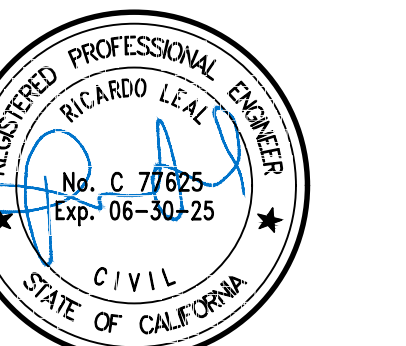


CENTRAL VALLEY

ENGINEERING & SURVEYING, INC.
2511 LOGAN STREET Tel: (559) 841-8811
SELMA, CA 95662 Fax: (559) 841-8815
WWW.CVEAS.COM Email: info@cvneas.com

PROJECT
LAND SURVEYING • CONSULTING • ARCHITECTURAL DRAFTING • COMMERCIAL & RESIDENTIAL BUILDING DESIGN • PLANNING & PROJECT MANAGEMENT

NEW SINGLE FAMILY RESIDENCE FOR:
GURDEEP DHADWAL
PALM AVE AND DOUGHERTY AVE
MORGAN HILLS, CA 95037
APN: 712-27-043



DATE SIGNED: 2/26/2024

Revisions	Date

OVERALL SITE PLAN

CVEAS JOB #:

DATE: 2/26/2024

PLANNING SUBMITTAL #: XX-XXXX

PLAN CHECK SUBMITTAL #: XX-XXXX

DRAWN BY:

CHECKED BY:

SCALE:

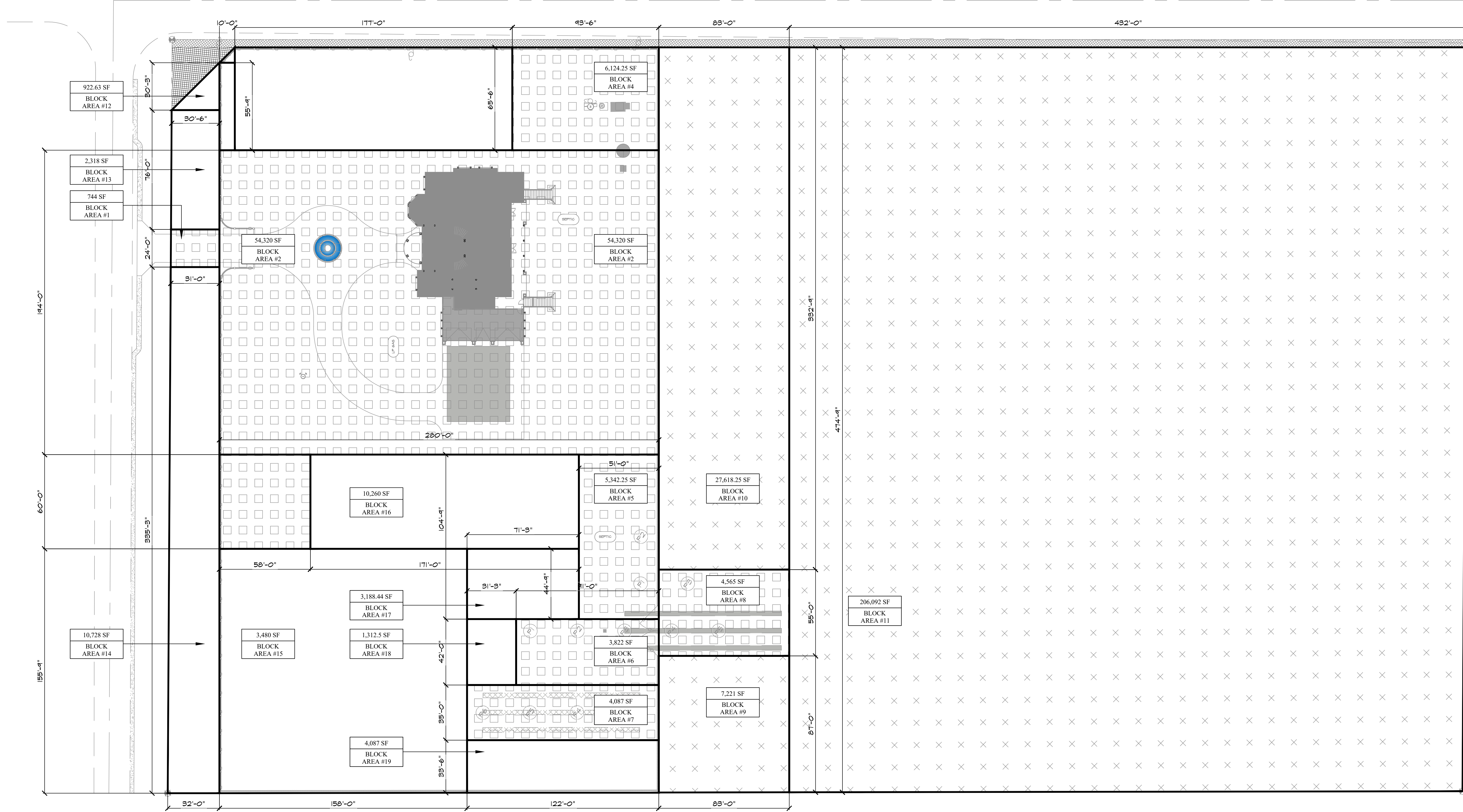
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BLOCK SITE PLAN

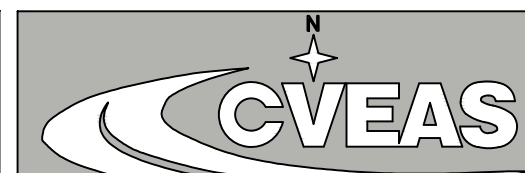
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BLOCK AREA LEGEND (SITE)

AREA	QNTY	DIMENSION (FEET)	SF PER AREA	ACRES
PARCEL (390-051-07)		395,736.30	SF	9.08
DEVELOPMENT AREA (2 ACRE OR 87,120 SF MAX.):				
BLOCK AREA 1	1	31.00 X 24.00	744.00	1.44
BLOCK AREA 2	1	280.00 X 194.00	54,320.00	54,320.00
BLOCK AREA 3	1	59.00 X 60.00	3,480.00	3,480.00
BLOCK AREA 4	1	43.50 X 65.50	6,124.25	6,124.25
BLOCK AREA 5	1	51.00 X 104.75	5,342.25	5,342.25
BLOCK AREA 6	1	41.00 X 42.00	1,722.00	1,722.00
BLOCK AREA 7	1	122.00 X 35.00	4,270.00	4,270.00
BLOCK AREA 8	1	83.00 X 55.00	4,565.00	4,565.00
TOTAL:				82,667.50
COYOTE VALLEY CLIMATE RESILIENCE COMBINING DISTRICT REQUIREMENT			2 ACRES MAX.	87,120 SF MAX.
AG AREA (60% MINIMUM):				
BLOCK AREA 9	1	83.00 X 81.00	7,221.00	7,221.00
BLOCK AREA 10	1	83.00 X 332.75	27,618.3	27,618.25
BLOCK AREA 11	1	432.00 X 474.75	205,042.00	205,042.00
TOTAL:				239,931.25
COYOTE VALLEY CLIMATE RESILIENCE COMBINING DISTRICT REQUIREMENT			60%	237,441.7800
REMAINDER OF PROPERTY:				
BLOCK AREA 12	1	30.50 X 30.25	461.31	461.31
BLOCK AREA 13	1	30.50 X 16.00	2,318.00	2,318.00
BLOCK AREA 14	1	32.00 X 335.25	10,728.00	10,728.00
BLOCK AREA 15	1	158.00 X 155.00	24,490.00	24,490.00
BLOCK AREA 16	1	171.00 X 104.75	17,912.25	17,912.25
BLOCK AREA 17	1	71.25 X 44.75	3,188.44	3,188.44
BLOCK AREA 18	1	31.25 X 42.00	1,312.50	1,312.50
BLOCK AREA 19	1	122.00 X 33.50	4,087.00	4,087.00
TOTAL:				64,491.50



ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF CVEAS OR CONSULTANTS, AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE REPRODUCED OR USED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF CVEAS OR CONSULTANTS. ANY REPRODUCTION OR USE THEREOF IS NOT PERMISSIBLE WITHOUT THE CONSENT OF CVEAS OR CONSULTANTS.



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CIVIL ENGINEERING • LAND SURVEYING • CONSULTING • ARCHITECTURAL DRAFTING • STRUCTURAL DESIGN • COMMERCIAL & RESIDENTIAL BUILDING DESIGN • PLANNING & PROJECT MANAGEMENT

NEW SINGLE FAMILY RESIDENCE FOR:
GURDEEP DHADWAL
PALM AVE AND DOUGHERTY AVE
MORGAN HILLS, CA 95037
APN: 712-27-043



DATE SIGNED: 2/26/2024

Revisions	Date

FLOOR PLAN FIRST FLOOR

CVEAS JOB #:	
DATE:	2/26/2024
PLANNING SUBMITTAL #:	XX-XXXX
PLAN CHECK SUBMITTAL #:	XX-XXXX
DRAWN BY:	
CHECKED BY:	
SCALE:	

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GENERAL NOTES

- INSTALL 12-INCH HIGH ADDRESS POSTING FROM THE STREET. THE SIGN SHALL BE TACTILE WITH SUITE NUMBERS IN RAISED NUMBERS AND BRAILLE AT THE MAIN ENTRY.
- THERE SHALL BE NO VERTICAL OFFSET GREATER THAN 1/2 INCH ALONG THE ENTIRE PATH OF TRAVEL FROM THE PUBLIC WAY.
- FINGER JOINTED STUDS IN STRUCTURAL WALLS (BEARING OR SHEAR) SHALL BE APPROVED AND ARE NOT ALLOWED IN HOLD-DOWN LOCATIONS.
- PROVIDE THE FOLLOWING FOR FLOORS AND WALLS IN WATER CLOSET COMPARTMENTS AND SHOWERS:
 - FLOORS: TOILET ROOM FLOORS SHALL HAVE A SMOOTH, HARD ABSORBENT SURFACE SUCH AS PORTLAND CEMENT, CONCRETE, CERAMIC TILE OR OTHER APPROVED MATERIAL THAT EXTENDS UPWARD ONTO THE WALLS AT LEAST 5 INCHES.
 - WALLS: WALLS WITHIN 2 FEET OF THE FRONT AND SIDES OF URINALS AND WATER CLOSETS SHALL HAVE SMOOTH, HARD ABSORBENT SURFACE OF PORTLAND CEMENT CONCRETE, CERAMIC TILE OR OTHER SMOOTH HARD NON-ABSORBENT SURFACE TO A HEIGHT OF 4 FEET. THE MATERIALS USED IN SUCH WALLS SHALL BE OF A TYPE THAT IS NOT ADVERSELY AFFECTED BY MOISTURE.
 - ACCESSORIES PROVIDED ON OR WITHIN RESTROOM WALLS SHALL BE INSTALLED AND SEALED TO PROTECT THE STRUCTURAL ELEMENTS FROM MOISTURE.
- FASTENERS IN PRESERVATIVE-TREATED WOOD SHALL BE APPROVED SILICON BRONZE OR COPPER, STAINLESS STEEL OR HOT-DIPPED ZINC-COATED GALVANIZED STEEL.
- ALL FINISHED MATERIALS (ADHESIVE SEALANTS, CAULKS, PAINTS, CARPETS, RESILIENT FLOORING, COMPOSITE WOOD PRODUCTS) SHALL COMPLY WITH CAL-GREEN 5.504.4.
- THIS PROJECT HAS BEEN DESIGNATED WITH A UNIFORM LOAD OF 15 POUNDS PER SQUARE-FOOT TO SUPPORT THE ADDED LOADS OF A FIRE-SPRINKLER SYSTEM. THE MAIN FRAMING MEMBERS HAVE BEEN DESIGNED TO SUPPORT THE CONCENTRATED LOADS OF A SPRINKLER SYSTEM.
- PROVIDE FIRE BLOCKING AT ALL FLOOR AND CEILING LEVELS AND AT TEN-FOOT INTERVALS.
- THE ATTIC ACCESS SHALL BE WEATHER STRIPPED & INSULATED TO R-30, ON THE ACCESS PANEL.
- CEILING HEIGHT SHALL BE 8'-0" MIN. UNLESS NOTED OTHERWISE.
- 1/2" SHEET ROCK @ ALL WALLS, CEILINGS, AND GARAGE. FOR NAILING, REFER TO NAILING SCHEDULE ON SHEET ----.
- ALL WEATHER STRIPPING, CAULKING, AND SEALING OF EXTERIOR DOOR(S), WINDOW(S), AND BUILDING ENVELOPE OPENINGS, AS REQUIRED BY STANDARDS, SHALL BE SUBJECT FIELD INSPECTION.
- OPEN-ABLE WINDOW AREA SHALL BE GREATER THAN OR EQUAL TO ONE-SIXTEENTH (1/16) OF THE FLOOR AREA. (CBC 1203.3).
- POWER DRIVEN FASTENERS RAM-LET PINS NO. 9350 @ BEARING WALLS 18" O.C. & NON-BEARING WALLS.
- ALL WINDOW/DOOR FLASHING REFER TO FLASHING DETAIL #1 ON SHEET D1.
- PROVIDE A 12"x12" MIN. OPENING FOR TUB EQUIPMENT ACCESS PANEL.
- SHOWERS MUST HAVE THE FOLLOWING:
 - A MIN. INSIDE CLEAR DIMENSION OF 30 INCHES WITHIN A MINIMUM TOTAL AREA OF 1,024 SQ. IN.
 - MUST HAVE WATERPROOF WALL FINISH @ 10 INCHES ABOVE THE SHOWER DRAIN.
 - SHOWER CURTAINS OR ENCLOSURES ARE REQUIRED.
 - SHOWER DOORS MUST BE AT LEAST 22 INCHES WIDE.
- PROVIDE A PEDESTRIAN EXIT FROM THE GARAGE OF THE SIZE TO PERMIT THE INSTALLATION OF A 36"x80" DOOR AND THE HARDWARE MAY NOT BE LOCKABLE.
- PROVIDE 5/8" TYPE "X" GYPSUM BOARD ON GARAGE SIDE OF FIREWALL BETWEEN THE GARAGE AND THE DWELLING UNIT AND ITS ATTIC FROM FLOOR TO ROOF. SHEATHING - PROVIDE 5/8" TYPE "X" GYPSUM BOARD ON GARAGE SIDE OF THE CEILING/FLOOR SYSTEM WHEN THERE IS HABITABLE AREA ABOVE GARAGE. THE FIRE BARRIER MAY TERMINATE AT THE CEILING WHERE FIRE BARRIER IS HORIZONTAL AND ALL STRUCTURAL MEMBERS THAT SUPPORT FIRE BARRIER ARE PROTECTED BY FIRE RESISTANT CONSTRUCTION NOT LESS THAN 5/8" GYPSUM BOARD OR EQUIVALENT.
- ALL DROP-IN TUBS SHALL BE JETTED OR SOAKING TUB ONLY.
- UPPER CABINETS SHALL BE A MINIMUM OF 18 INCHES ABOVE FINISHED DECK OR THE HOOD IS TO BE INSTALLED PER MANUFACTURER'S REQUIREMENTS WITH CLEARANCES AS REQUIRED BY THE RANGE/COOKTOP MANUFACTURER'S INSTALLATION INSTRUCTIONS.
- ALL RADIUS WALL(S) MUST BE 3/4" FLYWOOD SINGLE AT BOTTOM AND DOUBLE AT TOP.
- ALL GLASS IN DOORS MUST BE LABELED SAFETY GLASS OR TEMPERED GLASS.
- ALL TUB/SHOWER ENCLOSURE AND GLAZING WITHIN 60 INCHES FROM BOTTOM OF TUB/SHOWER MUST BE LABELED SAFETY GLASS OR TEMPERED GLASS.
- GAS APPLIANCE INSERT WITH STANDING PILOT SHALL COMPLY WITH TABLE 4-2 OF THE 2023 CGC.
- PROVIDE MANUFACTURER'S INSTALLATION INSTRUCTIONS AT JOB SITE FOR INSPECTION FOR THE FIREPLACE/WOODSTOVE.
- PROPANE LOG LIGHTERS ARE NOT ALLOWED.
- WOOD-BURNING, OPEN-HEARTH FIREPLACES (WHICH INCLUDES ALL SOLID-FUEL WOOD-BURNING FIREPLACES, FIRE-PITS, AND BARBEQUES) ARE NOT ALLOWED IF PROPERTY IS BELOW 5000 FEET IN ELEVATION.
- SHOWER DOORS MUST BE AT LEAST 32 INCHES IN WIDTH.

WALL LEGEND

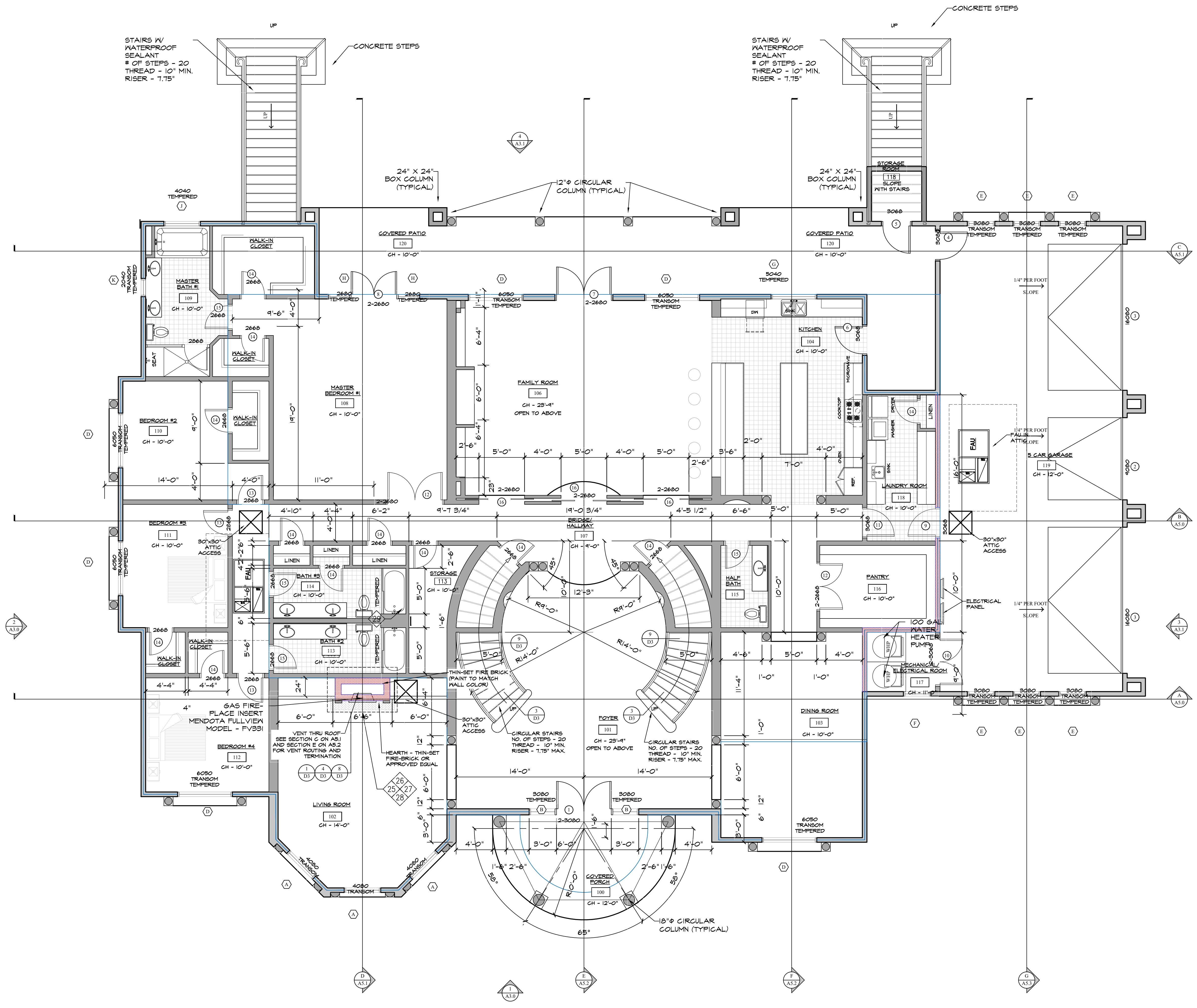
- NEW EXTERIOR WALL - 2x6 DFM2 WOOD STUD WALL @ 16" O.C. EXTERIOR SIDE - 3-LAYERED STUCCO FINISH 1/8" MIN THICKNESS OVER 1/2" GA. X 1/2" HEXAGONAL PAPER-BACKED WIRE LATH OVER 2-LAYERS OF TYPE "D" PAPER UNDER-LAYMENT OVER FLYWOOD. INTERIOR SIDE - 1/2" GYPSUM BD. INSULATION - R-19 REFER TO T24 FOR ADDTNL INFO.
- NEW 1 HOUR FIRE-RATED WALL - 2x6 DFM2 WOOD STUD WALL @ 16" O.C. EACH SIDE - 5/8" GYPSUM TYPE "X" CEILING - 1/2" GYPSUM BD. INSULATION - R-19 REFER TO T24 FOR ADDTNL INFO.
- NEW DOUBLE EXTERIOR WALL - 2x6 DFM2 WOOD STUD WALL @ 16" O.C. EXTERIOR SIDE - 3-LAYERED STUCCO FINISH 1/8" MIN THICKNESS OVER 1/2" GA. X 1/2" HEXAGONAL PAPER-BACKED WIRE LATH OVER 2-LAYERS OF TYPE "D" PAPER UNDER-LAYMENT OVER FLYWOOD. INTERIOR SIDE - 1/2" GYPSUM BD. INSULATION - R-19 REFER TO T24 FOR ADDTNL INFO.
- NEW INTERIOR WALL - 2x4 DFM2 WOOD STUD WALL @ 16" O.C. EACH SIDE - 1/2" GYPSUM BD.
- NEW INTERIOR WALL - 2x6 DFM2 WOOD STUD WALL @ 16" O.C. EACH SIDE - 1/2" GYPSUM BD.
- NEW DOUBLE INTERIOR WALL - 2x6 DFM2 WOOD STUD WALL @ 16" O.C. EACH SIDE - 1/2" GYPSUM BD.
- NEW 1 HOUR FIRE-RATED GARAGE WALL - 2x6 DFM2 WOOD STUD WALL @ 16" O.C. GARAGE SIDE - 5/8" GYPSUM TYPE "X" DWELLING SIDE - 5/8" GYPSUM BD. CEILING - 5/8" GYPSUM TYPE "X" ON CEILING IF HABITABLE SPACE ABOVE. INSULATION - R-19 REFER TO T24 FOR ADDTNL INFO.

FLOOR PLAN - 1ST FLOOR

SCALE: 3/16" = 1'-0"

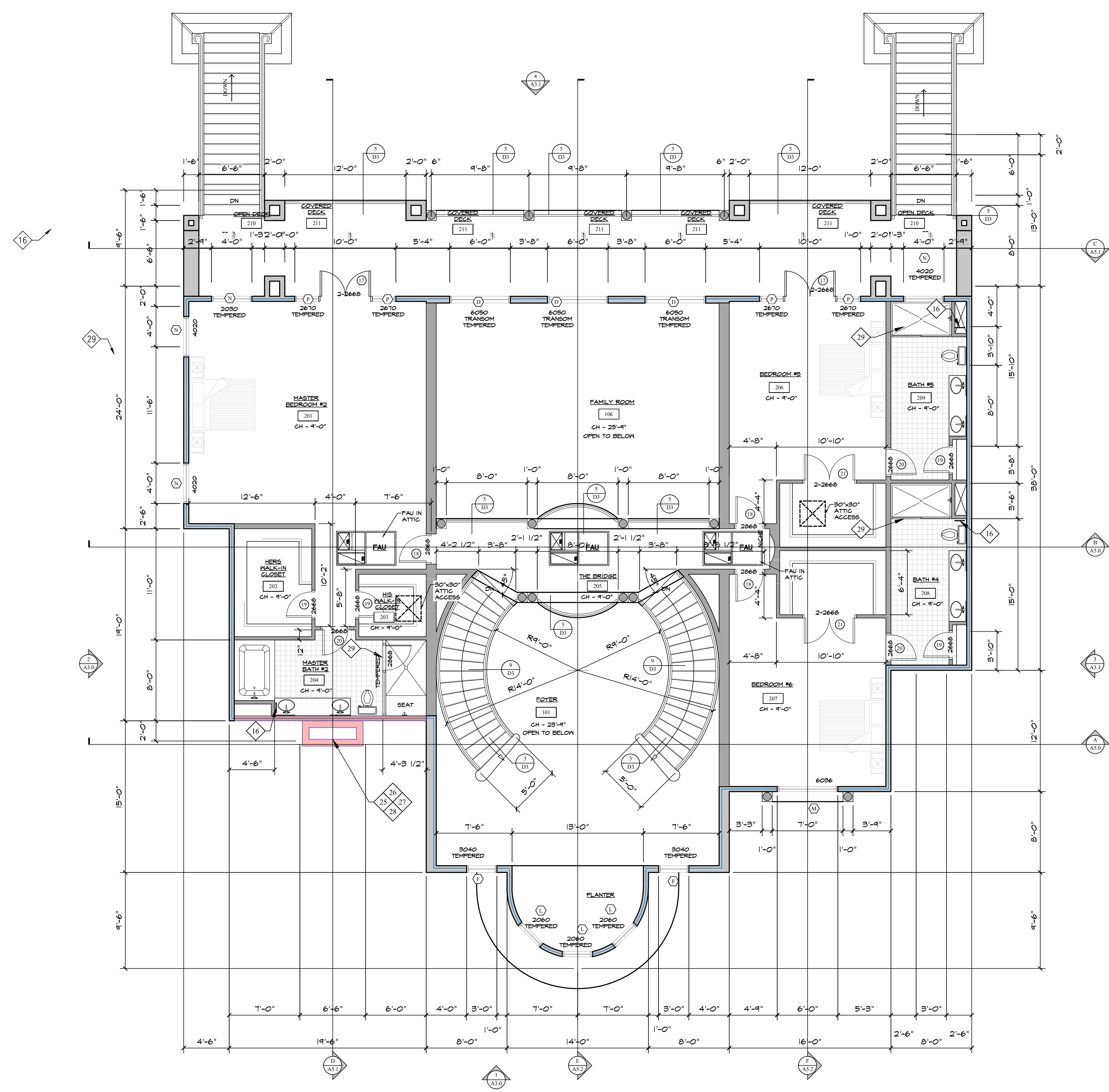
INSULATION LEGEND	
DESCRIPTION	TYPE
WALL INSULATION	R-19
ROOF INSULATION	R-30

SITE DATA	
PARCEL # (340-051-07):	
CUSTOM SINGLE FAMILY RESIDENCE (BOTH FLOORS):	7,480.3 SF
1ST FLOOR:	5,144.0 SF
2ND FLOOR:	2,336.3 SF
5-CAR GARAGE:	1,155.2 SF
COVERED PORCH:	187.1 SF
COVERED DECK:	559.0 SF
STAIR CASES:	319.2 SF
OPEN DECK:	128.0 SF
TOTAL CUSTOM SFR GROUND COVER:	7,486.3 SF
COYOTE VALLEY CLIMATE RESILIENCE COVAGING DISTRICT (COVCRD)	
TOTAL LOT COVERAGE REQUIREMENT:	7,500.0 SF



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FLOOR PLAN - SECOND FLOOR
SCALE: 3/8" = 1'-0"

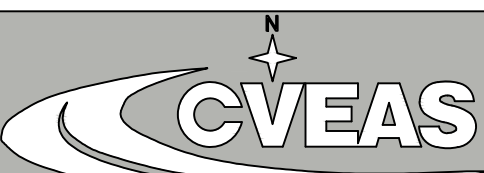
INSULATION LEGEND	
DESCRIPTION	TYPE
WALL INSULATION	R-19
ROOF INSULATION	R-38

SITE DATA	
PARCEL # (390-051-07):	
CUSTOM SINGLE FAMILY RESIDENCE (BOTH FLOORS):	7,480.3 SF
1ST FLOOR:	5,144.0 SF
2ND FLOOR:	2,331.3 SF
5-CAR GARAGE:	1,155.2 SF
COVERED PORCH:	187.1 SF
COVERED PATIO:	681.8 SF
COVERED DECK:	559.0 SF
STAIR CASES:	319.2 SF
OPEN DECK:	128.0 SF
TOTAL CUSTOM SFR GROUND COVER:	7,486.3 SF
COYOTE VALLEY CLIMATE RESILIENCE COMBING DISTRICT (CVCRCD)	
TOTAL LOT COVERAGE REQUIREMENT:	7,500.0 SF

- ### GENERAL NOTES
- INSTALL 12-INCH HIGH ADDRESS POSTING FROM THE STREET. THE SIGN SHALL BE TACTILE WITH SUITE NUMBERS IN RAISED NUMBERS AND BRAILLE AT THE MAIN ENTRY.
 - THERE SHALL BE NO VERTICAL OFFSET GREATER THAN 1/2 INCH ALONG THE ENTIRE PATH OF TRAVEL FROM THE PUBLIC WAY.
 - FINGER JOINTED STUDS IN STRUCTURAL WALLS (BEARING OR SHEAR) SHALL BE APPROVED AND ARE NOT ALLOWED IN HOLD-DOWN LOCATIONS.
 - PROVIDE THE FOLLOWING FOR FLOORS AND WALLS IN WATER CLOSET COMPARTMENTS AND SHOWERS:
 - FLOORS: TOILET ROOM FLOORS SHALL HAVE A SMOOTH, HARD ABSORBENT SURFACE SUCH AS PORTLAND CEMENT, CONCRETE, CERAMIC TILE OR OTHER APPROVED MATERIAL THAT EXTENDS UPWARD ONTO THE WALLS AT LEAST 5 INCHES.
 - WALLS: WALLS WITHIN 2 FEET OF THE FRONT AND SIDES OF URINALS AND WATER CLOSETS SHALL HAVE SMOOTH, HARD ABSORBENT SURFACE OF PORTLAND CEMENT, CONCRETE, CERAMIC TILE OR OTHER SMOOTH HARD NON-ABSORBENT SURFACE TO A HEIGHT OF 4 FEET. THE MATERIALS USED IN SUCH WALLS SHALL BE OF A TYPE THAT IS NOT ADVERSELY AFFECTED BY MOISTURE.
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 - FASTENERS IN PRESERVATIVE-TREATED WOOD SHALL BE APPROVED SILICON BRONZE OR COPPER, STAINLESS STEEL OR HOT-DIPPED ZINC-COATED GALVANIZED STEEL.
 - ALL FINISHED MATERIALS (ADHESIVE SEALANTS, CAULKS, PAINTS, CARPETS, RESILIENT FLOORING, COMPOSITE WOOD PRODUCTS) SHALL COMPLY WITH CAL-GREEN 5.504.4.
 - THIS PROJECT HAS BEEN DESIGNATED WITH A UNIFORM LOAD OF 15 POUNDS PER SQUARE-FOOT TO SUPPORT THE ADDED LOADS OF A FIRE-SPRINKLER SYSTEM. THE MAIN FRAMING MEMBERS HAVE BEEN DESIGNED TO SUPPORT THE CONCENTRATED LOADS OF A SPRINKLER SYSTEM.
 - PROVIDE FIRE BLOCKING AT ALL FLOOR AND CEILING LEVELS AND AT TEN-FOOT INTERVALS.
 - THE ATTIC ACCESS SHALL BE WEATHER STRIPPED & INSULATED TO R-38, ON THE ACCESS PANEL.
 - CEILING HEIGHT SHALL BE 8'-0" MIN. UNLESS NOTED OTHERWISE.
 - 1/2" SHEET ROCK @ ALL WALLS, CEILINGS, AND GARAGE. FOR NAILING, REFER TO NAILING SCHEDULE ON SHEET -----.
 - ALL WEATHER STRIPPING, CAULKING, AND SEALING OF EXTERIOR DOORS(S), WINDOWS), AND BUILDING ENVELOPE OPENINGS, AS REQUIRED BY STANDARDS, SHALL BE SUBJECT FIELD INSPECTION.
 - OPEN-ABLE WINDOW AREA SHALL BE GREATER THAN OR EQUAL TO ONE-SIXTEENTH (1/16) OF THE FLOOR AREA. (CBC 1203.3).
 - POWER DRIVEN FASTENERS RAM-LET PINS NO. 9330 @ BEARING WALLS 18" O.C. & NON-BEARING WALLS.
 - ALL WINDOW/DOOR FLASHING REFER TO FLASHING DETAIL #1 ON SHEET D1.
 - PROVIDE A 12"x12" MIN. OPENING FOR TUB EQUIPMENT ACCESS PANEL.
 - SHOWERS MUST HAVE THE FOLLOWING:
 - A MIN. INSIDE CLEAR DIMENSION OF 30 INCHES WITHIN A MINIMUM TOTAL AREA OF 1,024 SQ. IN.
 - MUST HAVE WATERPROOF WALL FINISH @ 10 INCHES ABOVE THE SHOWER DRAIN.
 - SHOWER CURTAINS OR ENCLOSURES ARE REQUIRED.
 - SHOWER DOORS MUST BE AT LEAST 22 INCHES WIDE.
 - PROVIDE A PEDESTRIAN EXIT FROM THE GARAGE OF THE SIZE TO PERMIT THE INSTALLATION OF A 36"x80" DOOR AND THE HARDWARE MAY NOT BE LOCKABLE.
 - PROVIDE 5/8" TYPE 'X' GYPSUM BOARD ON GARAGE SIDE OF FIREWALL BETWEEN THE GARAGE AND THE DWELLING UNIT AND ITS ATTIC FROM FLOOR TO ROOF. SHEATHING - PROVIDE 5/8" TYPE 'X' GYPSUM BOARD ON GARAGE SIDE OF THE CEILING/FLOOR SYSTEM WHEN THERE IS HABITABLE AREA ABOVE GARAGE. THE FIRE BARRIER MAY TERMINATE AT THE CEILING WHERE FIRE BARRIER IS HORIZONTAL AND ALL STRUCTURAL MEMBERS THAT SUPPORT FIRE BARRIER ARE PROTECTED BY FIRE RESISTANT CONSTRUCTION NOT LESS THAN 5/8" GYPSUM BOARD OR EQUIVALENT.
 - ALL DROP-IN TUBS SHALL BE JETTED OR SOAKING TUB ONLY.
 - UPPER CABINETS SHALL BE A MINIMUM OF 18 INCHES ABOVE FINISHED DECK OR THE HOOD IS TO BE INSTALLED PER MANUFACTURER'S REQUIREMENTS WITH CLEARANCES AS REQUIRED BY THE RANGE/COOKTOP MANUFACTURER'S INSTALLATION INSTRUCTIONS.
 - ALL RADIUS WALL(S) MUST BE 3/4" PLYWOOD SINGLE AT BOTTOM AND DOUBLE AT TOP.
 - ALL GLASS IN DOORS MUST BE LABELED SAFETY GLASS OR TEMPERED GLASS.
 - ALL TUB/SHOWER ENCLOSURE AND GLAZING WITHIN 60 INCHES FROM BOTTOM OF TUB/SHOWER MUST BE LABELED SAFETY GLASS OR TEMPERED GLASS.
 - GAS APPLIANCE INSERT WITH STANDING PILOT SHALL COMPLY WITH TABLE 4-2 OF THE 2023 CGC.
 - PROVIDE MANUFACTURER'S INSTALLATION INSTRUCTIONS AT JOB SITE FOR INSPECTION FOR THE FIREPLACE/WOODSTOVE.
 - PROPANE LOG LIGHTERS ARE NOT ALLOWED.
 - WOOD-BURNING, OPEN-HEARTH FIREPLACES (WHICH INCLUDES ALL SOLID-FUEL WOOD-BURNING FIREPLACES, FIRE-PITS, AND BARBECUES) ARE NOT ALLOWED IF PROPERTY IS BELOW 3000 FEET IN ELEVATION.
 - SHOWER DOORS MUST BE AT LEAST 32 INCHES IN WIDTH.

WALL LEGEND

- NEW EXTERIOR WALL - 2x6 DF#2 WOOD STUD WALL @ 16" O.C. EXTERIOR SIDE - 3-LAYERED STUCCO FINISH 1/8" MIN THICKNESS OVER 1/2 GA. X 1/2" HEXAGONAL PAPER-BACKED WIRE LATH OVER 2-LAYERS OF TYPE 'D' PAPER UNDER-LAYMENT OVER FLYWOOD. INTERIOR SIDE - 1/2" GYPSUM BD. INSULATION - R-19 REFER TO T24 FOR ADDTNL INFO.
- NEW 1 HOUR FIRE-RATED WALL - 2x6 DF#2 WOOD STUD WALL @ 16" O.C. EACH SIDE - 5/8" GYPSUM TYPE 'X' CEILING - 1/2" GYPSUM BD. INSULATION - R-19 REFER TO T24 FOR ADDTNL INFO.
- NEW DOUBLE EXTERIOR WALL - 2x6 DF#2 WOOD STUD WALL @ 16" O.C. EXTERIOR SIDE - 3-LAYERED STUCCO FINISH 1/8" MIN THICKNESS OVER 1/2 GA. X 1/2" HEXAGONAL PAPER-BACKED WIRE LATH OVER 2-LAYERS OF TYPE 'D' PAPER UNDER-LAYMENT OVER FLYWOOD. INTERIOR SIDE - 1/2" GYPSUM BD. INSULATION - R-19 REFER TO T24 FOR ADDTNL INFO.
- NEW INTERIOR WALL - 2x4 DF#2 WOOD STUD WALL @ 16" O.C. EACH SIDE - 1/2" GYPSUM BD.
- NEW INTERIOR WALL - 2x6 DF#2 WOOD STUD WALL @ 16" O.C. EACH SIDE - 1/2" GYPSUM BD.
- NEW DOUBLE INTERIOR WALL - 2x6 DF#2 WOOD STUD WALL @ 16" O.C. EACH SIDE - 1/2" GYPSUM BD.
- NEW 1 HOUR FIRE-RATED GARAGE WALL - 2x6 DF#2 WOOD STUD WALL @ 16" O.C. GARAGE SIDE - 5/8" GYPSUM TYPE 'X' DWELLING SIDE - 5/8" GYPSUM BD. CEILING - 5/8" GYPSUM TYPE 'X' ON CEILING IF HABITABLE SPACE ABOVE. INSULATION - R-19 REFER TO T24 FOR ADDTNL INFO.



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ENGINEERING & SURVEYING, INC.

2511 LOGAN STREET Tel: (559) 841-8811
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PROJECT

ARCHITECTURAL DRAFTING

COMMERCIAL & RESIDENTIAL BUILDING DESIGN

PLANNING & PROJECT MANAGEMENT

NEW SINGLE FAMILY RESIDENCE FOR:
GURDEEP DHADWAL
PALM AVE AND DOUGHERTY AVE
MORGAN HILLS, CA 95037
APN: 712-27-043



DATE SIGNED: 2/26/2024

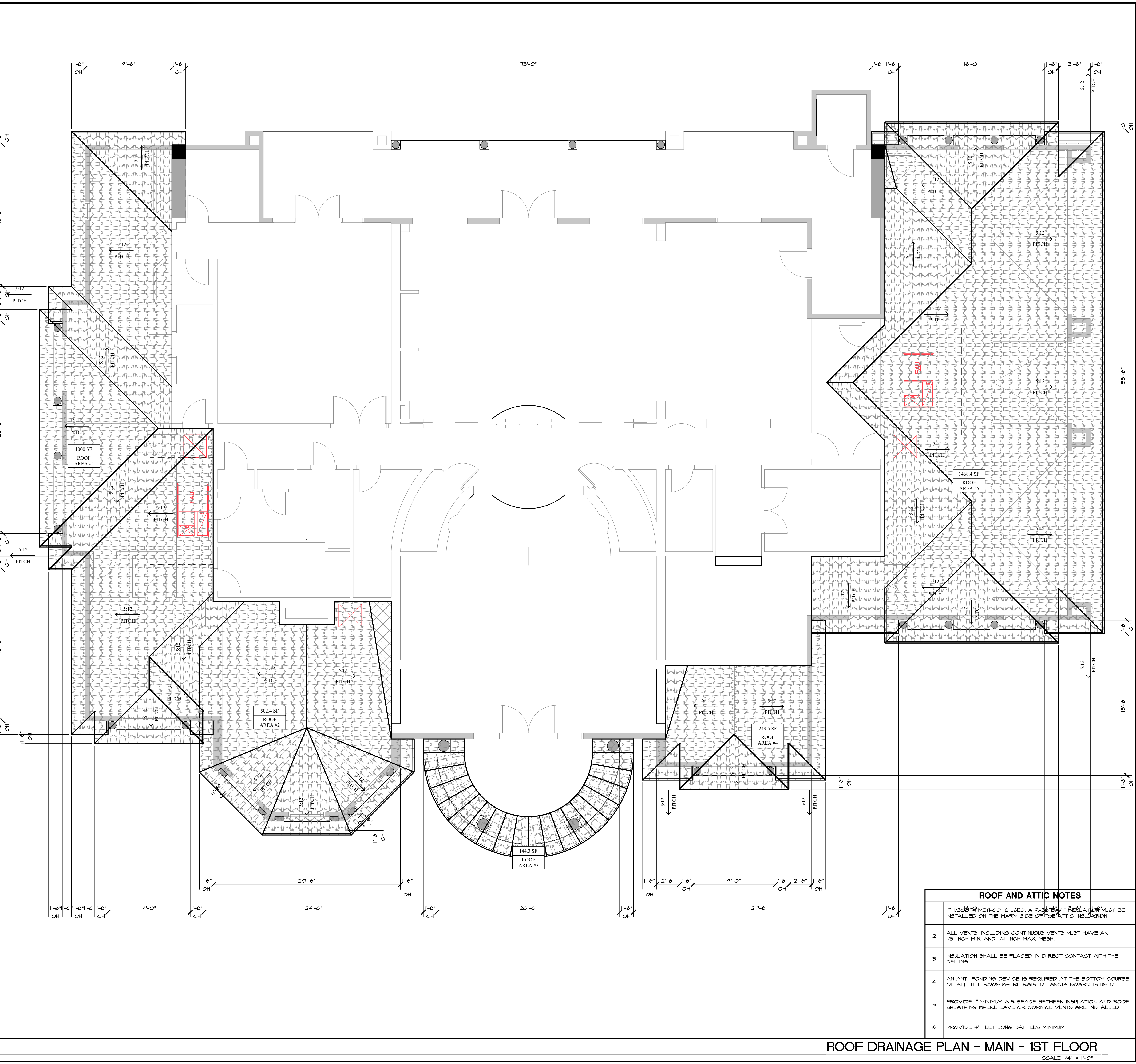
Revisions	Date

FLOOR PLAN
SECOND FLOOR

CVEAS JOB #:	
DATE:	2/26/2024
PLANNING SUBMITTAL #:	XX-XXXX
PLAN CHECK SUBMITTAL #:	XX-XXXX
DRAWN BY:	
CHECKED BY:	
SCALE:	

A3.1

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF CVEAS OR CONSULTANTS, AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE REPRODUCED, COPIED, REPRODUCED, REPRODUCED OR OTHERWISE REPRODUCED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF CVEAS OR CONSULTANTS. ANY REPRODUCTION OR USE THEREOF IS PERMISSIBLE WITHOUT THE CONSENT OF CVEAS OR CONSULTANTS.



RADIANT BARRIER NOTES

- LP TECHSHIELD RADIANT BARRIER (ESR 2586) BY LP BUILDING PRODUCTS, CA-TS70 (TN).
- RADIANT BARRIER TO COVER ALL VERTICAL SURFACES OF ATTIC SPACE SUCH AS GABLE END WALLS.

ROOF MATERIAL SCHEDULE

ROOFING LOCATION	ROOFING MATERIAL	SHEET	DESCRIPTION
ROOF AREA #1	SPANISH TILE	D10	REFER TO RADIANT BARRIER NOTE

HATCH LEGEND

	INDICATED ROOF AREA FIRST FLOOR
	INDICATE ROOF AREA SECOND FLOOR
	INDICATES CRICKET FRAMING
	INDICATES GABLE END WALL
	INDICATES SOLAR AREA

ATTIC VENTILATION CALCULATIONS

ROOF AREA - 1		FORMULA		
ROOF AREA	1000 SF	(ROOF AREA / METHOD) * 144		
METHOD	150 TH			
VENTILATION REQUIRED: 960.0 SQ IN.				
SYMBOL	QNTY.	DESCRIPTION	NET FREE AREA	TOTAL NFA
	4	HALF ROUND DORMER VENT 14" X 12"	63	252
	6	SOFFIT VENT 3" X 22"	60	360
	6	RIDGE VENT 15.5" X 48"	64	384
TOTAL VENTILATION PROVIDED:			996	

ROOF AREA - 2		FORMULA		
ROOF AREA	502.4 SF	(ROOF AREA / METHOD) * 144		
METHOD	150 TH			
VENTILATION REQUIRED: 482.90 SQ IN.				
SYMBOL	QNTY.	DESCRIPTION	NET FREE AREA	TOTAL NFA
	2	HALF ROUND DORMER VENT 14" X 12"	63	126
	4	SOFFIT VENT 3" X 22"	60	240
	2	RIDGE VENT 15.5" X 48"	64	128
TOTAL VENTILATION PROVIDED:			494	

ROOF AREA - 3		FORMULA		
ROOF AREA	144.3 SF	(ROOF AREA / METHOD) * 144		
METHOD	150 TH			
VENTILATION REQUIRED: 130.53 SQ IN.				
SYMBOL	QNTY.	DESCRIPTION	NET FREE AREA	TOTAL NFA
	2	HALF ROUND DORMER VENT 14" X 12"	63	126
	2	SOFFIT VENT 3" X 22"	60	120
	1	RIDGE VENT 15.5" X 48"	64	64
TOTAL VENTILATION PROVIDED:			310	


ROOF AREA - 4		FORMULA		
ROOF AREA	244.5 SF	(ROOF AREA / METHOD) * 144		
METHOD	150 TH			
VENTILATION REQUIRED: 234.52 SQ IN.				
SYMBOL	QNTY.	DESCRIPTION	NET FREE AREA	TOTAL NFA
	2	HALF ROUND DORMER VENT 14" X 12"	63	126
	2	SOFFIT VENT 3" X 22"	60	120
	1	RIDGE VENT 15.5" X 48"	64	64
TOTAL VENTILATION PROVIDED:			310	

ROOF AREA - 5		FORMULA		
ROOF AREA	1468.4 SF	(ROOF AREA / METHOD) * 144		
METHOD	150 TH			
VENTILATION REQUIRED: 1409.7 SQ IN.				
SYMBOL	QNTY.	DESCRIPTION	NET FREE AREA	TOTAL NFA
	10	HALF ROUND DORMER VENT 14" X 12"	63	630
	10	SOFFIT VENT 3" X 22"	60	600
	4	RIDGE VENT 15.5" X 48"	64	256
TOTAL VENTILATION PROVIDED:			1486	

ROOF AND ATTIC NOTES

- IF 1/32" METHOD IS USED, A R-30 BATT INSULATION MUST BE INSTALLED ON THE WARM SIDE OF THE ATTIC INSULATION.
- ALL VENTS, INCLUDING CONTINUOUS VENTS MUST HAVE AN 1/8-INCH MIN. AND 1/4-INCH MAX. MESH.
- INSULATION SHALL BE PLACED IN DIRECT CONTACT WITH THE CEILING.
- AN ANTI-PONDING DEVICE IS REQUIRED AT THE BOTTOM COURSE OF ALL TILE ROOFS WHERE RAISED FASCIA BOARD IS USED.
- PROVIDE 1" MINIMUM AIR SPACE BETWEEN INSULATION AND ROOF SHEATHING WHERE EAVE OR CORNICE VENTS ARE INSTALLED.
- PROVIDE 4' FEET LONG BAFFLES MINIMUM.

ROOF DRAINAGE PLAN - MAIN - 1ST FLOOR
SCALE 1/4" = 1'-0"




CENTRAL VALLEY
ENGINEERING & SURVEYING, INC.

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WWW.CVEAS.COM Email: info@cveas.com

PROJECT

NEW SINGLE FAMILY RESIDENCE FOR:
GURDEEP DHADWAL
PALM AVE AND DOUGHERTY AVE
MORGAN HILLS, CA 95037
APN: 712-27-043



DATE SIGNED: 2/26/2024

Revisions	Date

ROOF DRAINAGE PLAN FIRST FLOOR

CVEAS JOB #:

DATE: 2/26/2024

PLANNING SUBMITTAL #: XX-XXXX

PLAN CHECK SUBMITTAL #: XX-XXXX

DRAWN BY:

CHECKED BY:

SCALE:

A4.0

COUNTY OF SANTA CLARA
General Construction
Specifications

GENERAL CONDITIONS

- ALL CONSTRUCTION WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE SOILS AND/OR GEOTECHNICAL REPORT PREPARED BY EARTH SYSTEMS PACIFIC AND DATED APRIL 7, 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.
- DEVELOPER IS RESPONSIBLE FOR INSTALLATION OF THE IMPROVEMENTS SHOWN ON THESE PLANS, AND HE OR HIS SUCCESSOR PROPERTY OWNERS ARE RESPONSIBLE FOR THEIR CONTINUED MAINTENANCE.
- DEVELOPER SHALL BE RESPONSIBLE FOR CORRECTION OF ANY ERRORS OR OMISSIONS IN THESE PLANS. THE COUNTY SHALL BE AUTHORIZED TO REQUIRE DISCONTINUANCE OF ANY WORK AND SUCH CORRECTION AND MODIFICATION OF PLANS AS MAY BE NECESSARY TO COMPLY WITH COUNTY STANDARDS OR CONDITIONS OF DEVELOPMENT APPROVAL.
- DEVELOPER SHALL OBTAIN ALL NECESSARY PERMITS FROM THE SANTA CLARA VALLEY WATER DISTRICT AND CALIFORNIA DEPARTMENT OF TRANSPORTATION WHERE NEEDED. COPIES OF THESE PERMITS SHALL BE KEPT AT THE JOB SITE FOR REVIEW BY THE COUNTY'S INSPECTOR.
- DEVELOPER SHALL REMOVE ALL TREES TO BE PROVIDED AN UNOBSTRUCTED FIFTEEN (15) FOOT VERTICAL CLEARANCE FOR ROADWAY AREA. THIS PLAN AUTHORIZES THE REMOVAL OF ONLY THOSE TREES WITH TRUNK DIAMETERS GREATER THAN 12 INCHES MEASURED 4.5 FEET ABOVE THE GROUND THAT ARE SHOWN TO BE REMOVED UNLESS AN AMENDED PLAN IS APPROVED OR A SEPARATE TREE REMOVAL PERMIT IS OBTAINED FROM THE PLANNING OFFICE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT REMOVAL OF ADDITIONAL TREES HAS BEEN PERMITTED.
- DEVELOPER SHALL PROVIDE ADEQUATE DUST CONTROL AS REQUIRED BY THE COUNTY INSPECTOR.
- ALL PERSONS MUST COMPLY WITH SECTION 4442 OF THE PUBLIC RESOURCES CODE AND SECTION 13005 OF THE HEALTH AND SAFETY CODE RELATING TO THE USE OF SPARK ARRESTERS.
- UPON DISCOVERING OR UNCOVERING ANY BURIAL SITE AS EVIDENCED BY HUMAN SKELETAL REMAINS OR ARTIFACTS, THE PERSON MAKING SUCH DISCOVERY SHALL IMMEDIATELY NOTIFY THE COUNTY CORNER AT (408) 454-2520 AND LAND DEVELOPMENT ENGINEERING OFFICE AT (408) 299-5730. NO FURTHER DISTURBANCE OF THE SITE MAY BE MADE EXCEPT AS AUTHORIZED BY THE LAND DEVELOPMENT OFFICE IN ACCORD WITH PROVISIONS OF THIS ORDINANCE (COUNTY ORDINANCE CODE SECTION 16-18).
- THESE PLANS ARE FOR THE WORK DESCRIBED IN THE SCOPE OF WORK ONLY. A SEPARATE PERMIT WILL BE REQUIRED FOR THE STRUCTURE CONSTRUCTION.
- ANY DEVIATION FROM THESE APPROVED PLANS SHALL BE RE-APPROVED IN WRITING BY THE COUNTY ENGINEER PRIOR TO CONSTRUCTION.

CONSTRUCTION STAKING

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

CONSTRUCTION INSPECTION

- CONTRACTOR SHALL NOTIFY PERMIT INSPECTION UNIT, SANTA CLARA COUNTY PRIOR TO COMMENCING WORK AND FOR FINAL INSPECTION OF WORK AND SITE.
- THE COUNTY REQUIRES A MINIMUM OF 24 HOURS ADVANCE NOTICE FOR GENERAL INSPECTION, 48 HOURS FOR ASPHALT CONCRETE INSPECTION.
- 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.
- 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 FOR CONSTRUCTION.
- 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 (CLEANING AND GRUBBING)

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

UTILITY LOCATION, TRENCHING & BACKFILL

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

RETAINING WALLS

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

GRADING

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

LOCATION	CUT (C.Y.)	FILL (C.Y.)	VERT. DEPTH
RESIDENCE	0	743	2.0'
PONDING BASIN	90	0	3.0'
POOL/HARDSCAPE	0	132	0.5'
LANDSCAPE	0	0	0.5'
DRIVEWAY	3	7	0.75'
OFF SITE MOVEMENTS	30	5	0.75'
TOTAL	123	887	0.5"-3.0'

- NOTE: FILL VOLUMES INCLUDE 10% SHRINKAGE. EXCESS MATERIAL SHALL BE Hauled TO A COUNTY APPROVED DUMP SITE.
- NOTIFY SOILS ENGINEER TWO (2) DAYS PRIOR TO COMMENCEMENT OF ANY GRADING WORK TO COORDINATE THE WORK WITH THE COUNTY INSPECTOR.
 - ALL MATERIALS FOR FILL SHOULD BE APPROVED BY THE SOILS ENGINEER BEFORE IT IS BROUGHT TO THE SITE.
 - THE UPPER 6" OF THE SUBGRADE SOIL SHALL BE SCARIFIED, MOISTURE CONDITIONED AND COMPACTED TO A MINIMUM RELATIVE COMPACTION OF 95%.
 - ALL AGGREGATE BASE MATERIAL SHALL BE COMPACTED TO A MINIMUM 95% RELATIVE COMPACTION.
 - THE GEOTECHNICAL PLAN REVIEW LETTER MUST BE REVIEWED AND APPROVED AND CONDITIONED AND COMPACTED TO A MINIMUM RELATIVE COMPACTION OF 95% BY THE COUNTY ENGINEER PRIOR TO FINAL APPROVAL BY THE COUNTY ENGINEER FOR BUILDING OCCUPANCY.
 - THE PROJECT GEOTECHNICAL ENGINEER SHALL PERFORM COMPACTION TESTING AND PRESENT THE RESULTS TO THE COUNTY ENGINEERING INSPECTOR PRIOR TO THE CONSTRUCTION OF ANY PAVED AREA.
 - GRADING WORK BETWEEN OCTOBER 15TH AND APRIL 15TH IS AT THE DISCRETION OF THE SANTA CLARA COUNTY GRADING OFFICIAL.
 - TOTAL DISTURBED AREA FOR THE PROJECT 32,254 SF.
 - WDO NO.(N/A).
 - THE INSPECTOR MAY VERIFY THAT A VALID NOTICE OF INTENT (NOI) HAS BEEN ISSUED BY THE STATE AND THAT A CURRENT AND UP TO DATE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IS AVAILABLE ON SITE.

TREE PROTECTION

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

ACCESS ROADS AND DRIVEWAYS

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

STREET LIGHTING

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

SANITARY SEWER

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

PORTLAND CEMENT CONCRETE

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

AIR QUALITY, LANDSCAPING AND EROSION CONTROL

- WATER ALL ACTIVE CONSTRUCTION AREAS AT LEAST TWICE DAILY.
- COVER ALL TRUCKS HAULING SOIL, SAND, AND OTHER LOOSE MATERIALS OR REQUIRE ALL TRUCKS TO MAINTAIN AT LEAST TWO FEET OF FREEBOARD.
- PAVE, APPLY WATER THREE TIMES DAILY, OR APPLY (NON-TOXIC) SOIL STABILIZERS ON ALL UNPAVED ACCESS ROADS, PARKING AREAS AND STAGING AREAS AT CONSTRUCTION SITES.
- SWEEP DAILY (WITH WATER SWEEPERS) ALL PAVED ACCESS ROADS, PARKING AREAS AND STAGING AREAS AT CONSTRUCTION SITES. THE USE OF DRY POWDER SWEEPING IS PROHIBITED.
- SWEEP STREETS DAILY (WITH WATER SWEEPERS) IF VISIBLE SOIL MATERIAL IS CARRIED ONTO ADJACENT PUBLIC STREETS. THE USE OF DRY POWDER SWEEPING IS PROHIBITED.
- ALL CONSTRUCTION VEHICLES, EQUIPMENT AND DELIVERY TRUCKS SHALL HAVE A MAXIMUM IDLING TIME OF 5 MINUTES (AS REQUIRED BY THE CALIFORNIA AIRBORNE TOXIC CONTROL MEASURE TITLE 13, SECTION 2485 OF CALIFORNIA CODE OF REGULATIONS (CCR)). ENGINES SHALL BE SHUT OFF IF CONSTRUCTION REQUIRES LONGER IDLING TIME UNLESS NECESSARY FOR PROPER OPERATION OF THE VEHICLE.
- ALL VEHICLE SPEEDS ON UNPAVED ROADS SHALL BE LIMITED TO 15 MILES PER HOUR.
- ALL CONSTRUCTION EQUIPMENT SHALL BE MAINTAINED AND PROPERLY TUNED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. ALL EQUIPMENT SHALL BE CHECKED BY A CERTIFIED MECHANIC AND DETERMINED TO BE RUNNING IN PROPER CONDITION PRIOR TO OPERATION.
- POST A SIGN THAT IS AT LEAST 32 SQUARE FEET MINIMUM 2 INCHES LETTER HEIGHT RESISTANT TO THE ENTRANCE OF CONSTRUCTION SITE THAT IDENTIFIES THE FOLLOWING REQUIREMENTS. OBTAIN ENCROACHMENT PERMIT FOR SIGN FROM ROADS DEPARTMENT OR OTHER APPLICABLE AGENCY IF REQUIRED.
 - 15 MILES PER HOUR (MPH) SPEED LIMIT
 - 5 MINUTES MAXIMUM IDLING TIME OF VEHICLES
 - TELEPHONE NUMBER TO CONTACT THE BAY AREA AIR QUALITY MANAGEMENT DISTRICT REGARDING DUST COMPLAINTS. NOTE PHONE NUMBER OF THE BAY AREA AIR QUALITY MANAGEMENT DISTRICT AIR POLLUTION SQUAD IS 916-947-3400.

- ALL FILL SLOPES SHALL BE COMPACTED AND LEFT IN A SMOOTH AND FIRM CONDITION CAPABLE OF WITHSTANDING WEATHERING.
- 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.
- ALL DITCHES SHALL BE LINED PER COUNTY STANDARD SDB.
- ALL STORM DRAINAGE STRUCTURES SHALL BE INSTALLED WITH EFFECTIVE ENTRANCE & OUTFALL EROSION CONTROLS E.G. SACKED CONCRETE RIP-RAP. ENERGY DISSIPATORS SHALL BE INSTALLED AT ALL DITCH OUTFALLS, WHERE OUTFALLS ARE NOT INTO AN EXISTING CREEK OR WATER COURSE, RUNOFF SHALL BE RELEASED TO SHEET FLOW.
- PRIOR TO GRADING COMPLETION AND RELEASE OF THE BOND, ALL GRADED AREAS SHALL BE RESEDED IN CONFORMANCE WITH THE COUNTY GRADING ORDINANCE TO MINIMIZE THE VISUAL IMPACTS OF THE GRADE SLOPES AND REDUCE THE POTENTIAL FOR EROSION OF THE SUBJECT SITE.
- PERMANENT LANDSCAPING SHOWN ON THE ATTACHED LANDSCAPE PLAN MUST BE INSTALLED AND FIELD APPROVED BY THE COUNTY PLANNING OFFICE PRIOR TO FINAL APPROVAL BY THE COUNTY ENGINEER, AND FINAL OCCUPANCY RELEASE BY THE BUILDING INSPECTION OFFICE.
- THE OWNER SHALL PREPARE AND PRESENT A WINTERIZATION REPORT TO THE COUNTY INSPECTOR FOR REVIEW PRIOR TO OCTOBER 15TH OF EVERY YEAR.
- THE OWNER, CONTRACTOR, AND ANY PERSON PERFORMING CONSTRUCTION ACTIVITIES SHALL INSTALL AND MAINTAIN CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPs) ON THE PROJECT SITE AND WITHIN THE SANTA CLARA COUNTY ROAD RIGHT-OF-WAY THROUGHOUT THE DURATION OF THE CONSTRUCTION AND UNTIL THE ESTABLISHMENT OF PERMANENT STABILIZATION AND SEDIMENT CONTROL TO PREVENT THE DISCHARGE OF POLLUTANTS INCLUDING SEDIMENT, CONSTRUCTION MATERIALS, EXCAVATED MATERIALS, AND WASTE INTO THE SANTA CLARA COUNTY RIGHT-OF-WAY, STORM SEWER WATERWAYS, ROADWAY INFRASTRUCTURE. BMPs SHALL INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING:
 - PREVENTION OF POLLUTANTS IN STORM WATER DISCHARGES FROM THE CONSTRUCTION SITE AND THE CONTRACTOR'S MATERIAL AND EQUIPMENT LAYDOWN / STAGING AREAS.
 - PREVENTION OF TRACKING OF MUD, DIRT, AND CONSTRUCTION MATERIALS ONTO THE PUBLIC ROAD RIGHT-OF-WAY.
 - PREVENTION OF DISCHARGE OF WATER RUN-OFF DURING DRY AND WET WEATHER CONDITIONS ONTO THE PUBLIC ROAD RIGHT-OF-WAY.
- THE OWNER, CONTRACTOR, AND ANY PERSON PERFORMING CONSTRUCTION ACTIVITIES SHALL ENSURE THAT ALL TEMPORARY CONSTRUCTION FACILITIES, INCLUDING BUT NOT LIMITED TO CONSTRUCTION MATERIALS, DELIVERIES, HAZARDOUS AND NON-HAZARDOUS MATERIAL STORAGE, EQUIPMENT, TOOLS, PORTABLE TOILETS, CONCRETE WASHOUT, GARBAGE CONTAINERS, LAYDOWN YARDS, SECONDARY CONTAINMENT AREAS, ETC. ARE LOCATED OUTSIDE THE SANTA CLARA COUNTY ROAD RIGHT-OF-WAY.
- EROSION CONTROL PLAN IS A GUIDE AND SHALL BE AMENDED AS NECESSARY TO PREVENT EROSION AND ILLUOT 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 AND SITUATIONALLY APPROPRIATE EROSION CONTROL MEASURES MAY RESULT IN VIOLATIONS, FINES, AND A STOPPAGE OF WORK.

STORM DRAINAGE AND STORMWATER MANAGEMENT

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

AS-BUILT PLANS STATEMENT

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

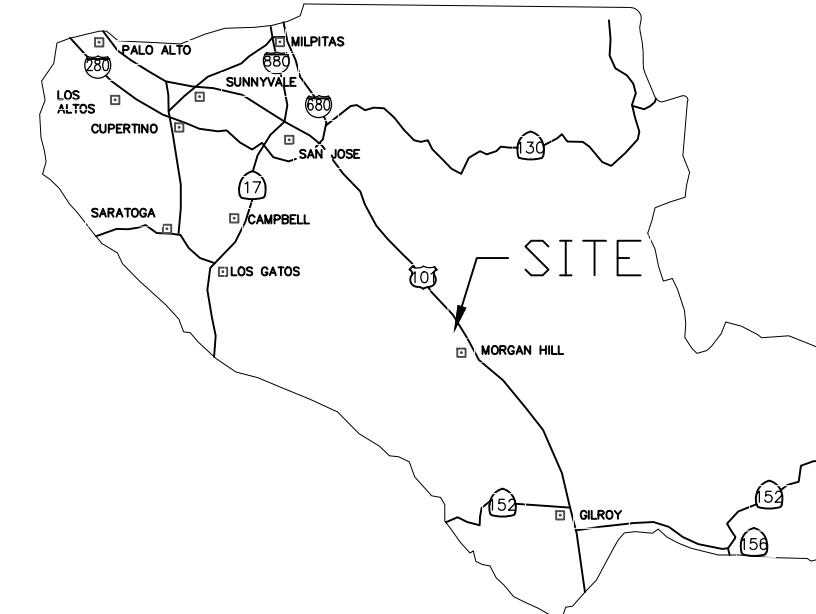
DATE: _____ SIGNATURE: _____

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

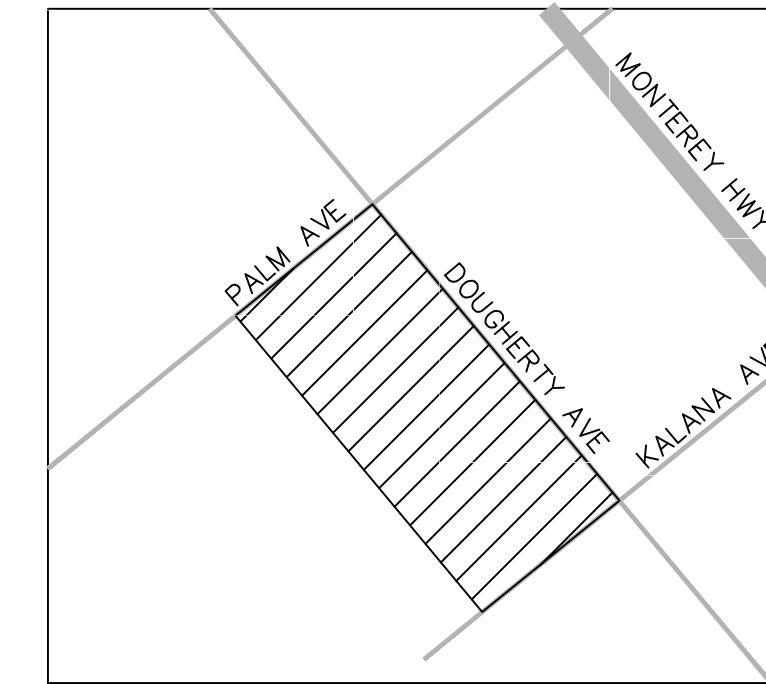
GEOTECHNICAL ENGINEER OBSERVATION

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

DATE: _____ SIGNATURE: _____
CHRISTOPHER L. FREITAS, RCE
42107 R.C.E. NO. _____ 3/31/24 EXPIRATION DATE



COUNTY LOCATION MAP

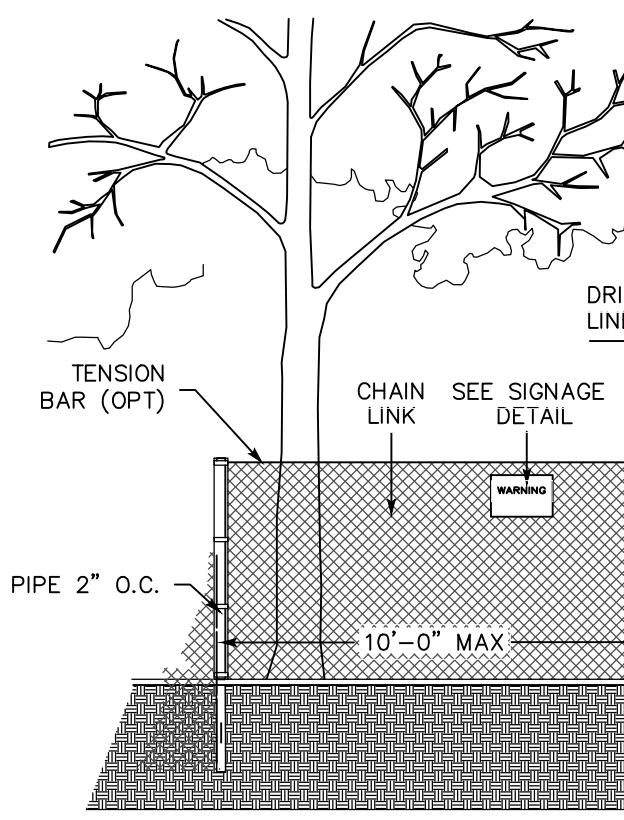


VICINITY MAP

NEW RESIDENCE FOR:
GURDEEP DHADWAL

SCOPE OF WORK

- THE DEVELOPER IS RESPONSIBLE FOR THE INSTALLATION OF THE WORK PROPOSED ON THE EROSION CONTROL PLAN. THE ENGINEER OF RECORD IS RESPONSIBLE FOR THE DESIGN OF THE EROSION CONTROL PLANS AND ANY MODIFICATIONS OF THE EROSION CONTROL PLANS TO PREVENT ILLUOT DISCHARGES FROM THE SITE DURING CONSTRUCTION.
- CONSTRUCTION OF 15' DRIVEWAY.
- CONSTRUCTION OF ONSITE PONDING BASIN.
- CONSTRUCTION OF OFFSITE IMPROVEMENT ALONG PALM AVENUE.



EXISTING TREE PROTECTION DETAILS

- 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.
- FENCE SHALL BE MINIMUM 5 FEET TALL CONSTRUCTED OF STURDY MATERIAL (CHAIN-LINK OR EQUIVALENT STRENGTH/ DURABILITY).
- FENCE SHALL BE SUPPORTED BY VERTICAL POSTS DRIVEN 2 FEET (MIN) INTO THE GROUND AND SPACED NOT MORE THAN 10 FEET APART.
- 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.
- 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.

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

ENGINEER'S CERTIFICATION:

THIS PLAN WILL NOT IMPOSE A DRAINAGE, GRADING OR FLOODING HAZARD TO SURROUNDING PROPERTIES.

Peter Pao Moua 2/2/23
PETER PAO MOUA, P.E. DATE
LIC. NO. C61918

SHEET INDEX

NO.	DESCRIPTION
1	COVER SHEET
2	GRADING PLAN
3	GRADING PLAN
4	OFFSITE STREET IMPROVEMENT
5	EROSION CONTROL PLAN
6	DETAILS
7	DETAILS
8	DETAILS
9	STANDARD TRAFFIC CONTROL PLANS
10	STANDARD TRAFFIC CONTROL PLANS

ENGINEER'S NAME: PETER P. MOUA, PE/LS
CENTRAL VALLEY ENGINEERING AND SURVEYING
2132 HIGH STREET
SELMA, CA 93662
PHONE NO.(559) 891-8811
Revision 1 3/21/18 APN 712-27-012 Sheet 1 of 10
Revision 2 5/24/18 Co. File
Revision 3 7/26/18



Revisions:	Date:
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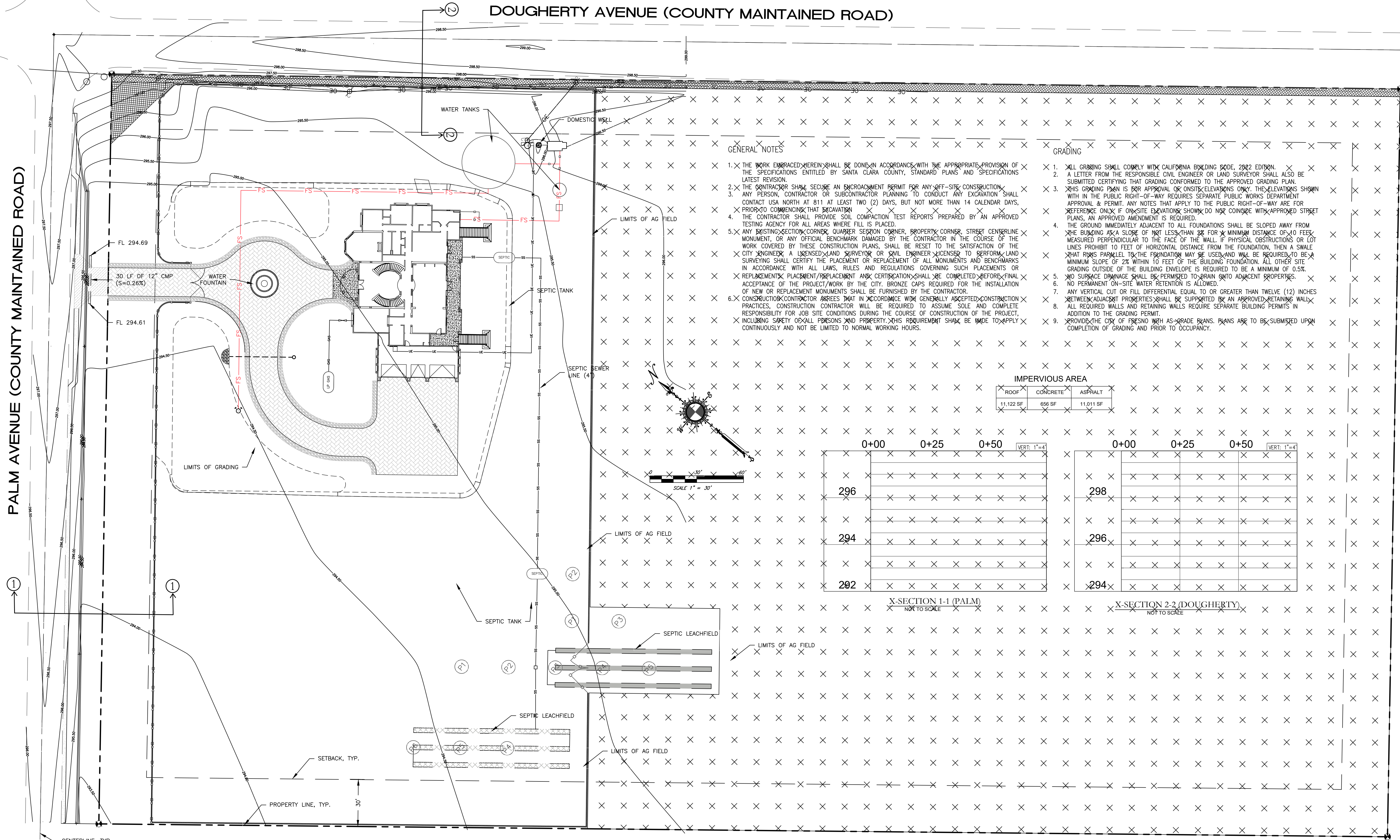
GRADING PLAN

CVEAS Job #:	16067
Current Release Date:	XXXX
Drawn By:	PM
Planning Submittal Date:	XXXX
P.C. Submittal Date:	
Checked By:	RL
Scale:	AS NOTED

SHEET
 2
 OF
 10

DOUGHERTY AVENUE (COUNTY MAINTAINED ROAD)

PALM AVENUE (COUNTY MAINTAINED ROAD)



GENERAL NOTES

1. THE WORK ENCOMPASSED HEREIN SHALL BE DONE IN ACCORDANCE WITH THE APPROPRIATE PROVISIONS OF THE SPECIFICATIONS ENTITLED BY SANTA CLARA COUNTY, STANDARD PLANS AND SPECIFICATIONS LATEST EDITION.
2. THE CONTRACTOR SHALL SECURE AN ENCROACHMENT PERMIT FOR ANY OFF-SITE CONSTRUCTION.
3. ANY PERSON, CONTRACTOR OR SUBCONTRACTOR PLANNING TO CONDUCT ANY EXCAVATION SHALL CONTACT USA NORTH AT 811 AT LEAST TWO (2) DAYS, BUT NOT MORE THAN 14 CALENDAR DAYS, PRIOR TO COMMENCING THAT EXCAVATION.
4. THE CONTRACTOR SHALL PROVIDE SOIL COMPACTION TEST REPORTS PREPARED BY AN APPROVED TESTING AGENCY FOR ALL AREAS WHERE FILL IS PLACED.
5. ANY EXISTING SECTION CORNER, QUARTER SECTION CORNER, PROPERTY CORNER, STREET CENTERLINE MONUMENT, OR ANY OFFICIAL BENCHMARK DAMAGED BY THE CONTRACTOR IN THE COURSE OF THE WORK COVERED BY THESE CONSTRUCTION PLANS, SHALL BE RESET TO THE SATISFACTION OF THE CITY ENGINEER, A LICENSED LAND SURVEYOR OR SOIL ENGINEER LICENSED TO PERFORM LAND SURVEYING SHALL CERTIFY THE PLACEMENT OR REPLACEMENT OF ALL MONUMENTS AND BENCHMARKS IN ACCORDANCE WITH ALL LAWS, RULES AND REGULATIONS GOVERNING SUCH PLACEMENTS OR REPLACEMENTS. PLACEMENT/REPLACEMENT AND CERTIFICATION SHALL BE COMPLETED BEFORE FINAL ACCEPTANCE OF THE PROJECT/WORK BY THE CITY. BRONZE CAPS REQUIRED FOR THE INSTALLATION OF NEW OR REPLACEMENT MONUMENTS SHALL BE FURNISHED BY THE CONTRACTOR.
6. CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

GRADING

1. ALL GRADING SHALL COMPLY WITH CALIFORNIA BUILDING CODE, 2022 EDITION.
2. A LETTER FROM THE RESPONSIBLE CIVIL ENGINEER OR LAND SURVEYOR SHALL ALSO BE SUBMITTED CERTIFYING THAT GRADING CONFORMED TO THE APPROVED GRADING PLAN.
3. THIS GRADING PLAN IS FOR APPROVAL OF ON-SITE ELEVATIONS ONLY. THE ELEVATIONS SHOWN WITHIN THE PUBLIC RIGHT-OF-WAY REQUIRES SEPARATE PUBLIC WORKS DEPARTMENT APPROVAL & PERMIT. ANY NOTES THAT APPLY TO THE PUBLIC RIGHT-OF-WAY ARE FOR REFERENCE ONLY. IF ON-SITE EXCAVATIONS SHOWN DO NOT COINCIDE WITH APPROVED STREET PLANS, AN APPROVED AMENDMENT IS REQUIRED.
4. THE GROUND IMMEDIATELY ADJACENT TO ALL FOUNDATIONS SHALL BE SLOPED AWAY FROM THE BUILDING AS A SLOPE OF NOT LESS THAN 3% FOR A MINIMUM DISTANCE OF 10 FEET, MEASURED PERPENDICULAR TO THE FACE OF THE WALL. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT 10 FEET OF HORIZONTAL DISTANCE FROM THE FOUNDATION, THEN A SWALE THAT RUNS PARALLEL TO THE FOUNDATION MAY BE USED, AND WILL BE REQUIRED TO BE A MINIMUM SLOPE OF 2% WITHIN 10 FEET OF THE BUILDING FOUNDATION. ALL OTHER SITE GRADING OUTSIDE OF THE BUILDING ENVELOPE IS REQUIRED TO BE A MINIMUM OF 0.5%.
5. NO SURFACE DRAINAGE SHALL BE PERMITTED TO DRAIN ONTO ADJACENT PROPERTIES.
6. NO PERMANENT ON-SITE WATER RETENTION IS ALLOWED.
7. ANY VERTICAL CUT OR FILL DIFFERENTIAL EQUAL TO OR GREATER THAN TWELVE (12) INCHES BETWEEN ADJACENT PROPERTIES SHALL BE SUPPORTED BY AN APPROVED RETAINING WALL.
8. ALL REQUIRED WALLS AND RETAINING WALLS REQUIRE SEPARATE BUILDING PERMITS IN ADDITION TO THE GRADING PERMIT.
9. PROVIDE THE CURB OF FRESNO WITH AS-SGRADE BEANS. PLANS ARE TO BE SUBMITTED UPON COMPLETION OF GRADING AND PRIOR TO OCCUPANCY.

IMPERVIOUS AREA

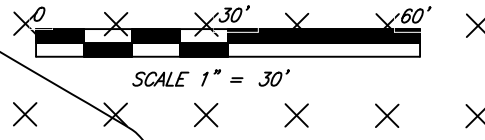
ROOF	CONCRETE	ASPHALT
11,122 SF	656 SF	11,011 SF

X-SECTION 1-1 (PALM)
NOT TO SCALE

Station	0+00	0+25	0+50	VERT: 1"=4'
296				
294				
292				

X-SECTION 2-2 (DOUGHERTY)
NOT TO SCALE

Station	0+00	0+25	0+50	VERT: 1"=4'
298				
296				
294				



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

VERTICAL CONTROL

CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 4 AS REFERENCED TO CSRS, EPOCH 2011.

BASIS OF BEARINGS:

CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 4 AS REFERENCED TO CSRS, EPOCH 2011.

ENGINEER'S CERTIFICATION:
 THIS PLAN WILL NOT IMPOSE A DRAINAGE, GRADING OR FLOODING HAZARD TO SURROUNDING PROPERTIES.

Peter Pao Moya
 PETER PAO MOYA, P.E.
 LIC. NO. C61918

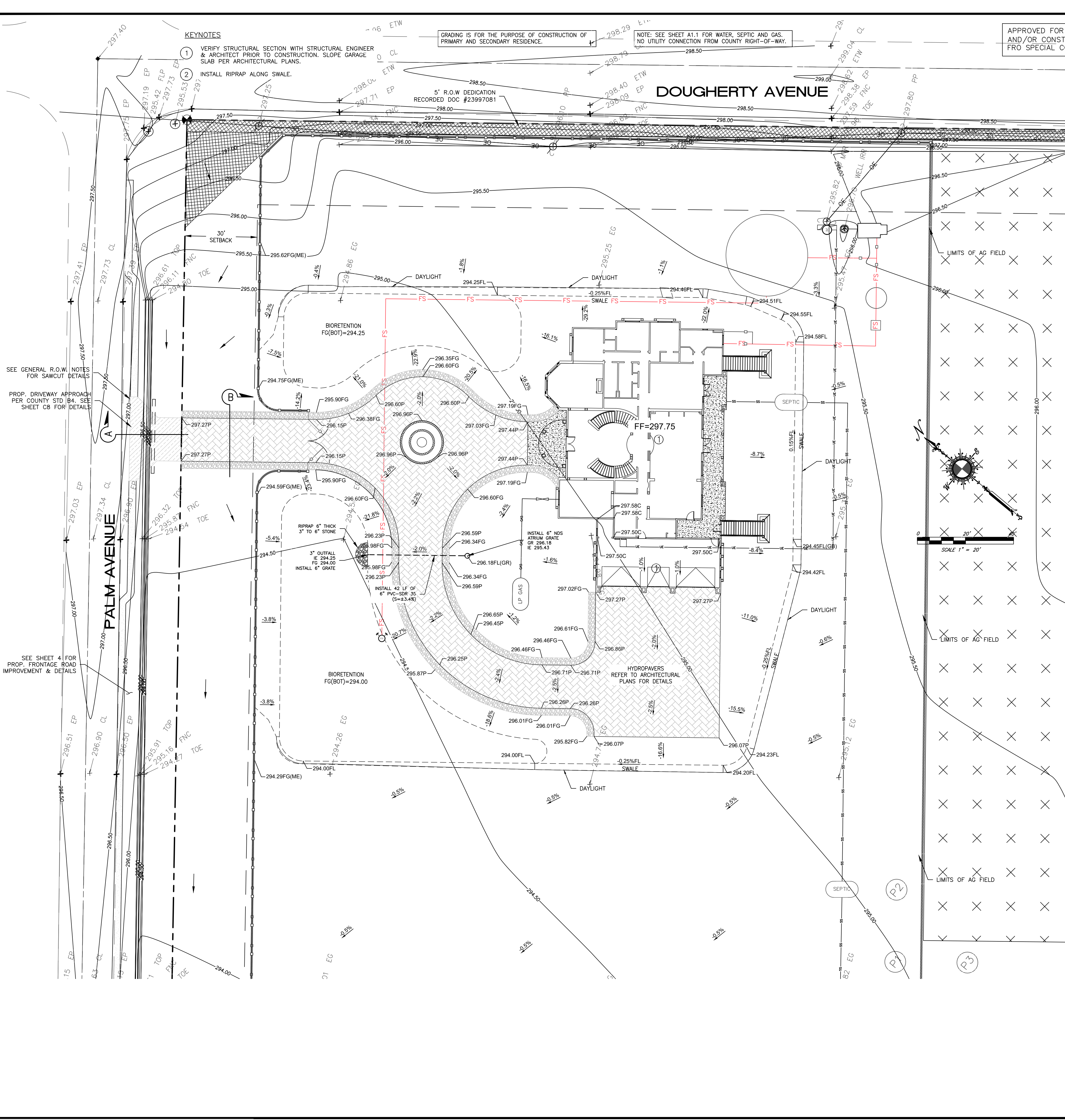
2/16/2024
 DATE



CALL UNDERGROUND
 SERVICE ALERT (U.S.A.)
 TOLL FREE (800) 227-2600
 48 HOURS
 BEFORE EXCAVATING

ALL IDEAS, DESIGNS, APPROPRIATIONS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF CVEAS OR CONSULTANTS, AND WERE CREATED, DEVELOPED AND DESIGNED BY SUCH IDEAS, DESIGNS, APPROPRIATIONS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF CVEAS OR CONSULTANTS. ANY REPRODUCTION OR USE THEREOF IS PERMISSIBLE WITHOUT THE CONSENT OF CVEAS.

ALL IDEAS, RESERVOIR, APPROPRIATEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF CVEAS OR CONSULTANTS. ANY REUSE, REPRODUCTION OR DISSEMINATION OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF CVEAS OR CONSULTANTS IS PROHIBITED. ANY PUBLIC AGENCY IS NOT PERMITTED TO REPRODUCE OR DISSEMINATE THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF CVEAS OR CONSULTANTS.



KEYNOTES
 1. VERIFY STRUCTURAL SECTION WITH STRUCTURAL ENGINEER & ARCHITECT PRIOR TO CONSTRUCTION. SLOPE GARAGE SLAB PER ARCHITECTURAL PLANS.
 2. INSTALL RIPRAP ALONG SWALE.

GRADING IS FOR THE PURPOSE OF CONSTRUCTION OF PRIMARY AND SECONDARY RESIDENCE.
 NOTE: SEE SHEET A1.1 FOR WATER, SEPTIC AND GAS. NO UTILITY CONNECTION FROM COUNTY RIGHT-OF-WAY.

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



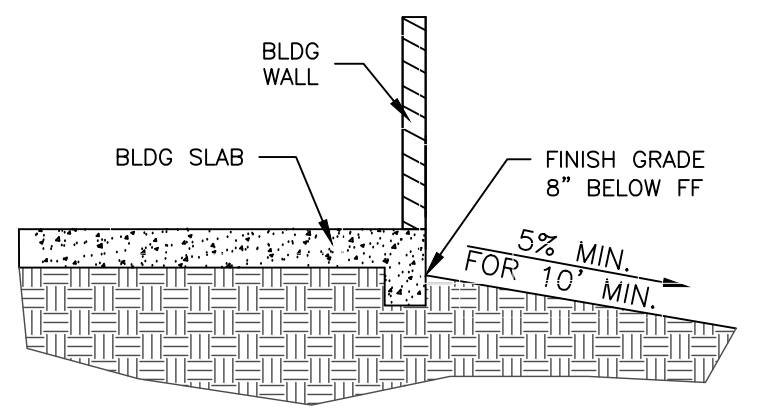
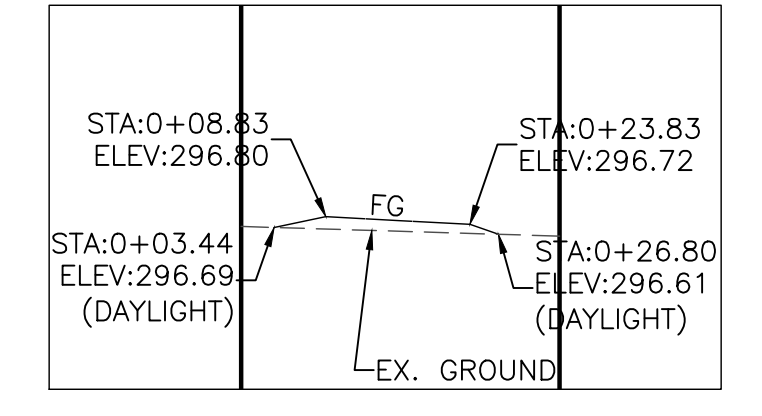
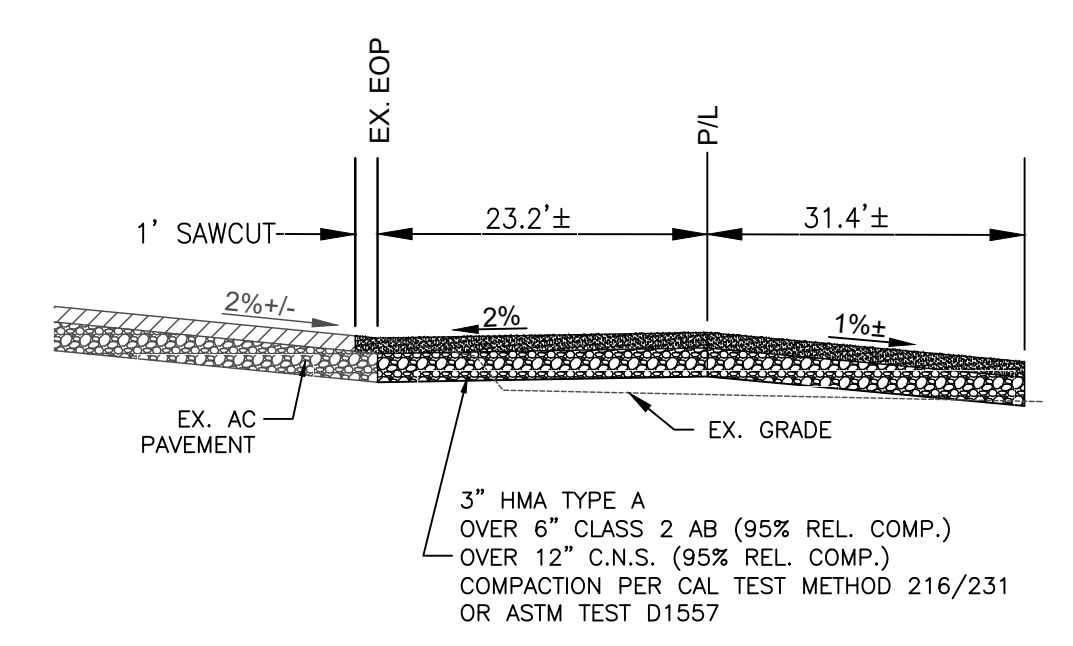
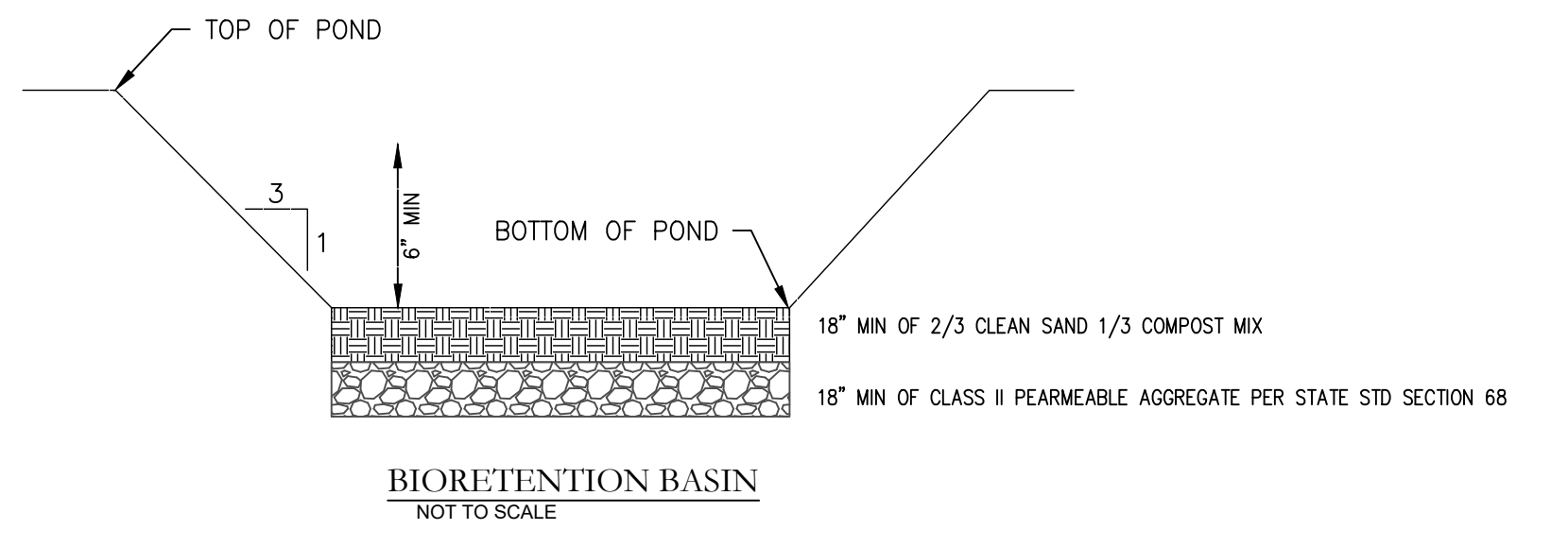
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CENTRAL VALLEY
 ENGINEERING & SURVEYING, INC.
 2132 HIGH STREET Tel: (559) 891-8811
 SELMA, CA 93662 Fax: (559) 891-8815
 WWW.CVEAS.COM Email: info@cveas.com

ABBREVIATIONS / LEGEND

AC	ASPHALTIC CONCRETE	FL	FLOW LINE	SDCO	STORM DRAIN CLEANOUT
C	CONCRETE	FNC	FENCE	SDI	STORM DRAIN INLET
CATV	CABLE TELEVISION LINE	FS	FIRE SPRINKLER	SDMH	STORM DRAIN MANHOLE
CC	CONCRETE CURB	GR	GUTTER/GUTTER LIP	SSCO	SEWER SANITARY CLEANOUT
CL	CENTER LINE	GRD	GROUND	TC	TOP OF CURB
CLF	CHAIN LINK FENCE	GUY	GUY WIRE	TF	TOP OF FOOTING
D	DIRTY/GROUND SURFACE	IE	INVERT ELEVATION	TTC	TOP FACE OF CURB
DI	DRAIN INLET	IRR	IRRIGATION	TP	TELEPHONE POLE
EC	END OF CURVE	MB	MAIL BOX	TW	TOP OF WALL
EG	EXISTING GROUND	MTR	METER	UE	UNDERGROUND ELECTRICAL
EP	EDGE OF PAVEMENT	O/H	OVERHEAD ELECTRICAL LINE	W	WATER
ETW	EDGE OF TRAVEL WAY	P	PAVEMENT		
EX	EXISTING	PP	POWER POLE		
FD	FOUND	P/L	PROPERTY LINE		
FF	FINISH FLOOR	RB	REBAR		
FG	FINISH GRADE	R/W	RIGHT OF WAY		

- GENERAL RIGHT-OF-WAY NOTES:**
- SAWCUT AND REPAVE A MINIMUM OF 1-FT OF PLAM AVENUE ALONG DRIVEWAY AND PROPERTY FRONTAGE.
 - RESTRIPE FOG LINE IN SAWCUT AREA IN KIND WITH 4-INCH WHITE REFLECTIVE PAVEMENT MARKINGS AND AS REQUESTED BY COUNTY INSPECTOR AND/OR ENGINEER.
 - ALL SAWCUT SPOILS SHALL BE VACUUMED.
 - OFF HAUL ALL CONSTRUCTION SPOILS AND DEBRIS TO AN APPROPRIATE DUMP FACILITY.
 - INSTALL AND MAINTAIN PROPER BMPs THROUGHOUT THE DURATION OF CONSTRUCTION.
 - INSTALL AND MAINTAIN TRAFFIC CONTROL IN ACCORDANCE WITH THE MUTCD.



ENGINEER'S CERTIFICATION:
 THIS PLAN WILL NOT IMPOSE A DRAINAGE, GRADING OR FLOODING HAZARD TO SURROUNDING PROPERTIES.

Peter Pao Moua
 PETER PAO MOUA, P.E.
 LIC. NO. C61918

2/16/2024
 DATE

CUT/FILL
 CUT = 273 CUBIC YARDS
 FILL = 2676 CUBIC YARDS
 NET FILL = 2403 CUBIC YARDS
 DISTURBED AREA = 46,526 SF

PROJECT: NEW RESIDENCE FOR: GURDEEP DHADWAL, PALM AVENUE AND DOUGHERTY AVE, MORGAN HILL, CA 95037, APN: 712-27-012



Revisions:	Date:

GRADING PLAN

CVEAS Job #:	16067
Current Release Date:	XXXX
Drawn By:	PM
Planning Submittal Date:	XXXX
P.C. Submittal Date:	
Checked By:	RL
Scale:	AS NOTED

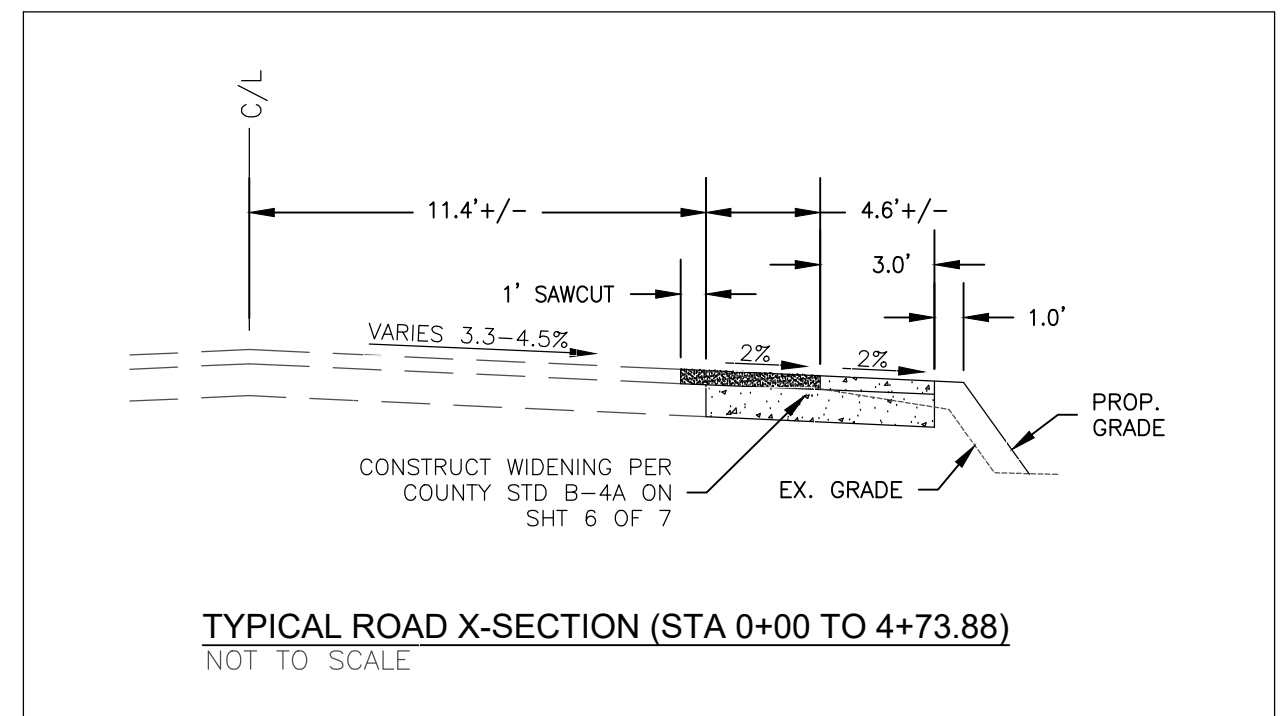
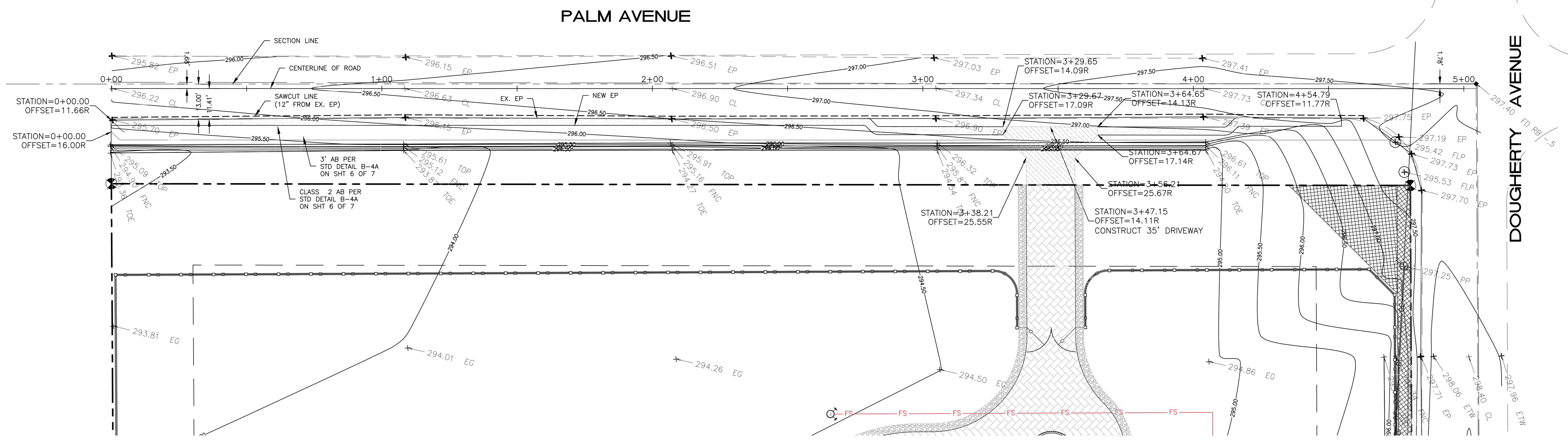
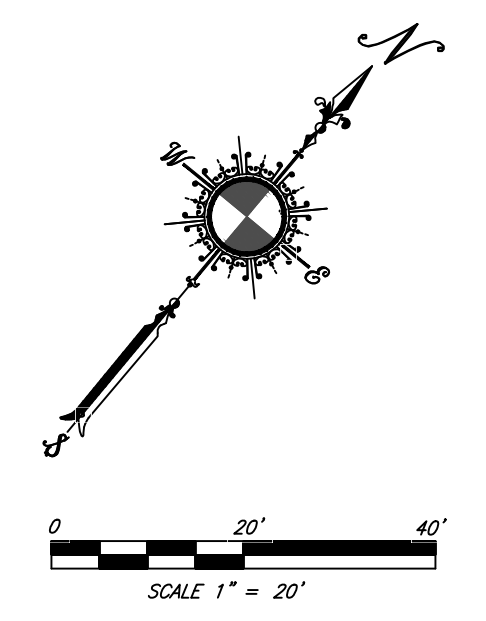
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PROJECT
NEW RESIDENCE FOR:
GURDEEP DHADWAL
PALM AVE AND DOUGHERTY AVE
MORGAN HILL, CA 95037
APN: 712-27-012



Revisions:	Date:

HALF STREET IMPROVEMENT

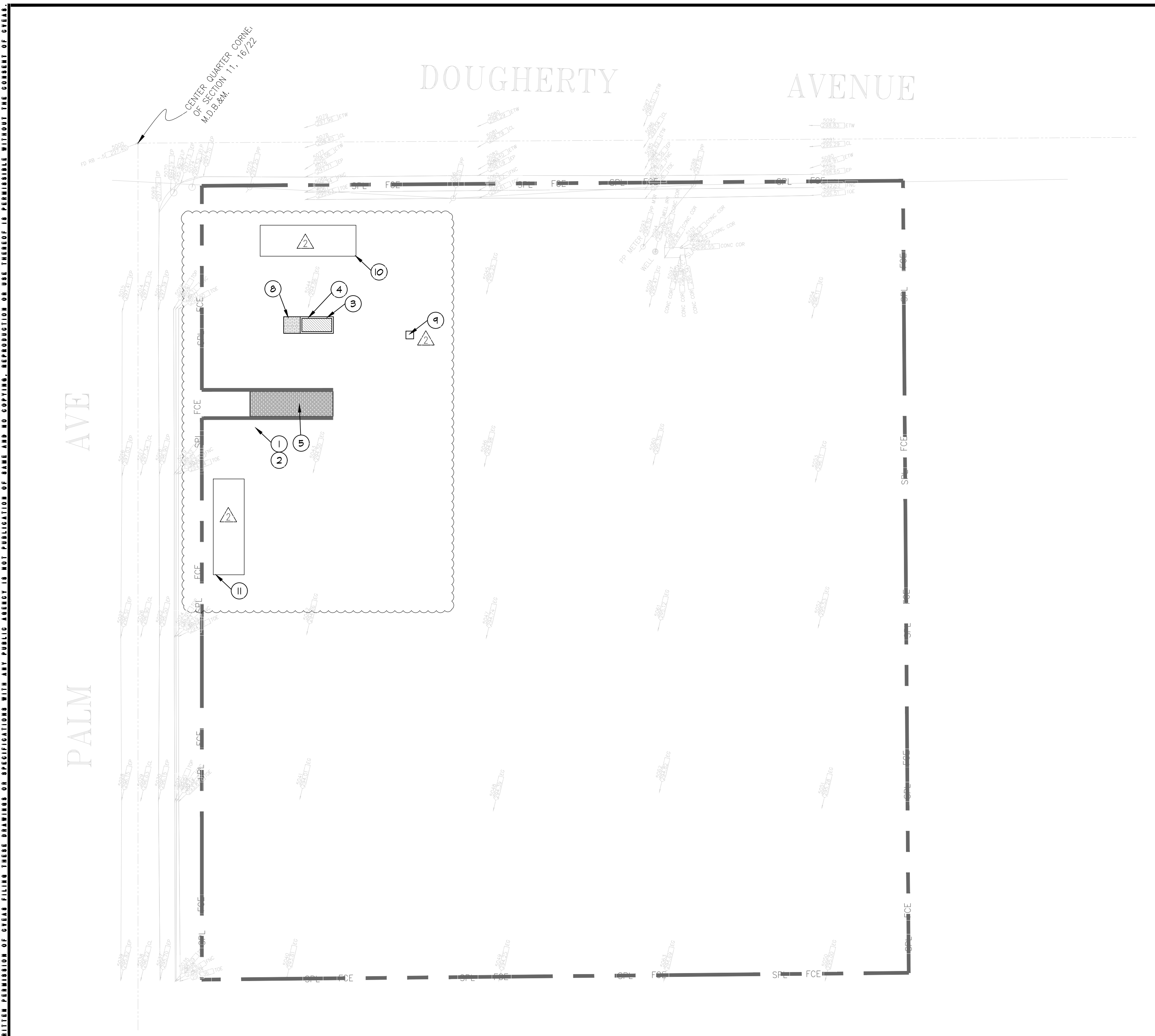
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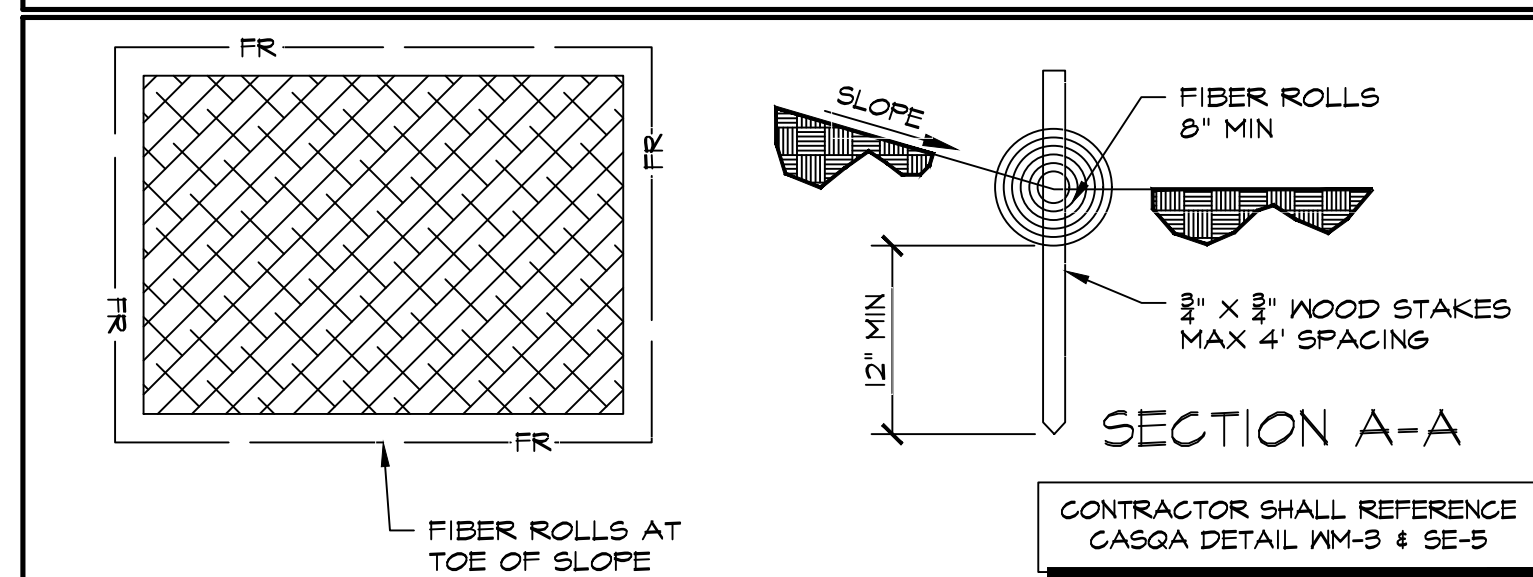
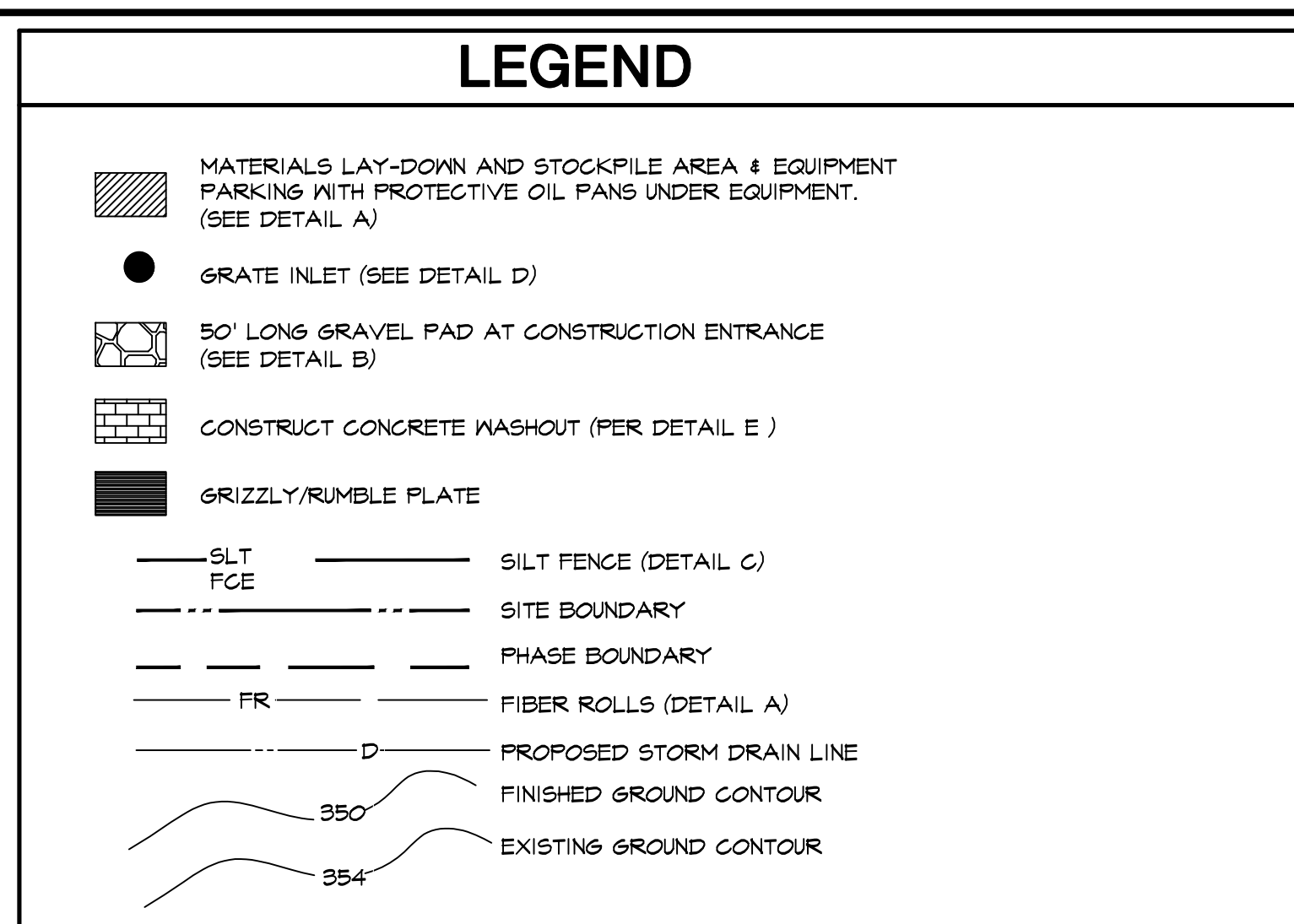
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DATE

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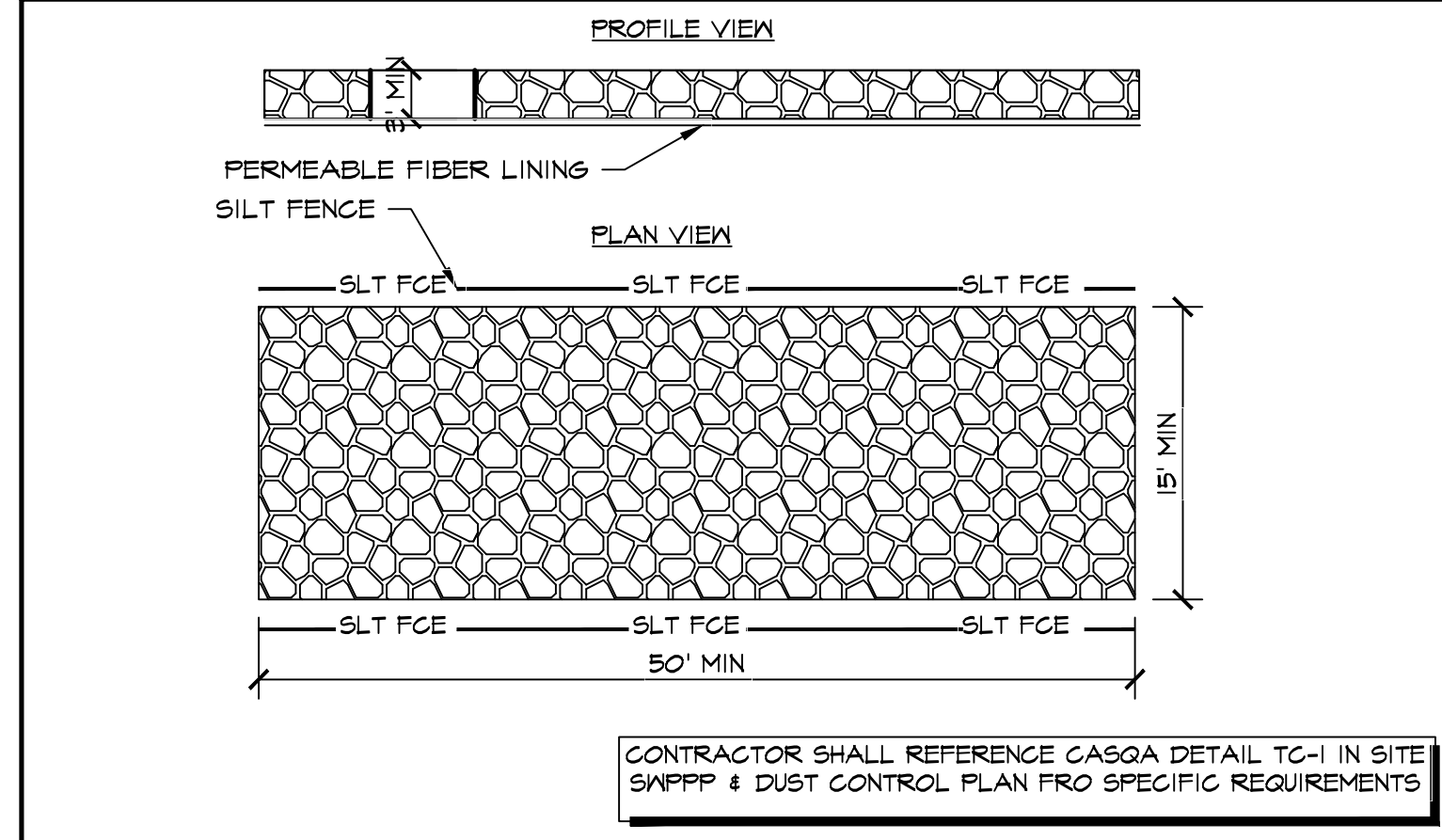
CIVIL ENGINEERING CONSULTING STRUCTURAL DESIGN ARCHITECTURAL DRAFTING COMMERCIAL & RESIDENTIAL BUILDING DESIGN PLANNING & PROJECT MANAGEMENT



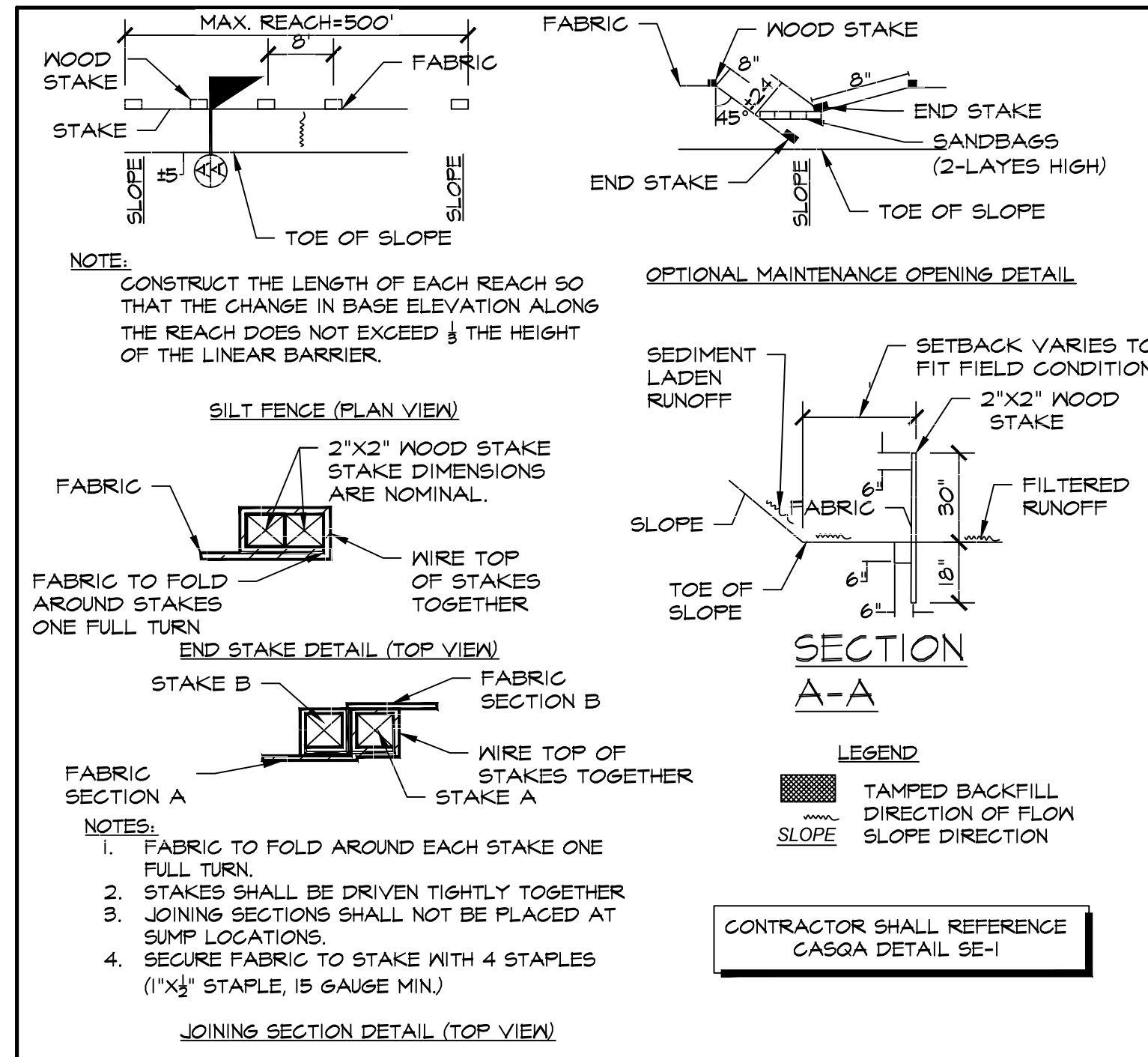
1 EROSION CONTROL PLAN
SCALE: 1"=40'



A STOCKPILE WITH FIBER ROLLS
NOT TO SCALE



B GRAVEL APRON AT CONST. ENTRANCE
NOT TO SCALE



C SILT FENCE
NOT TO SCALE

STORMWATER POLLUTION PREVENTION NOTES:

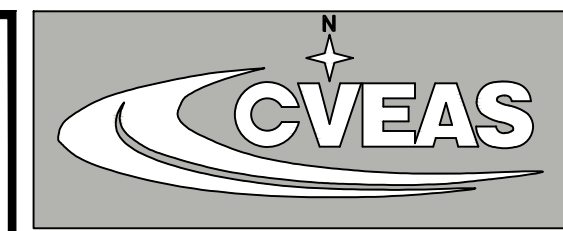
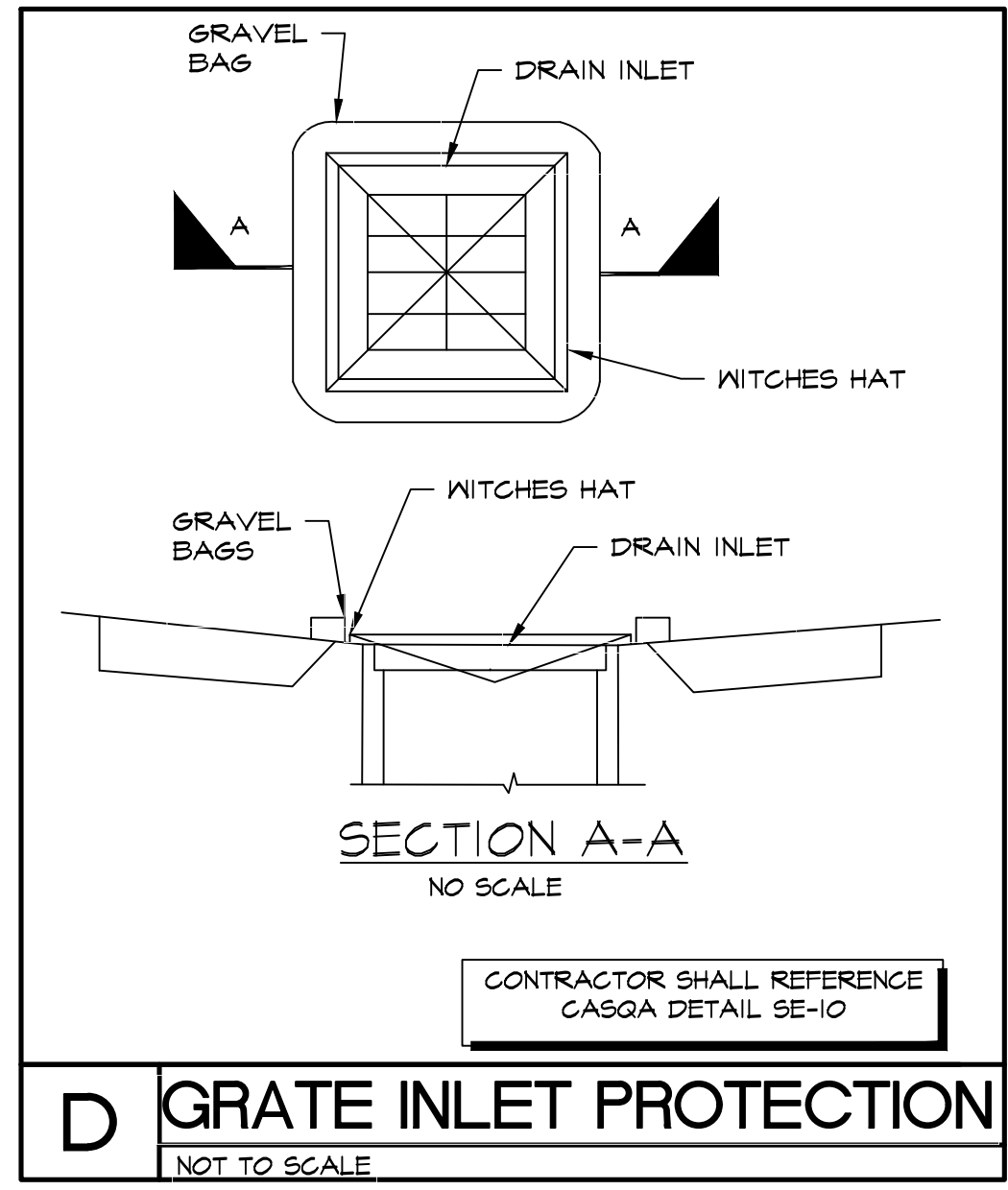
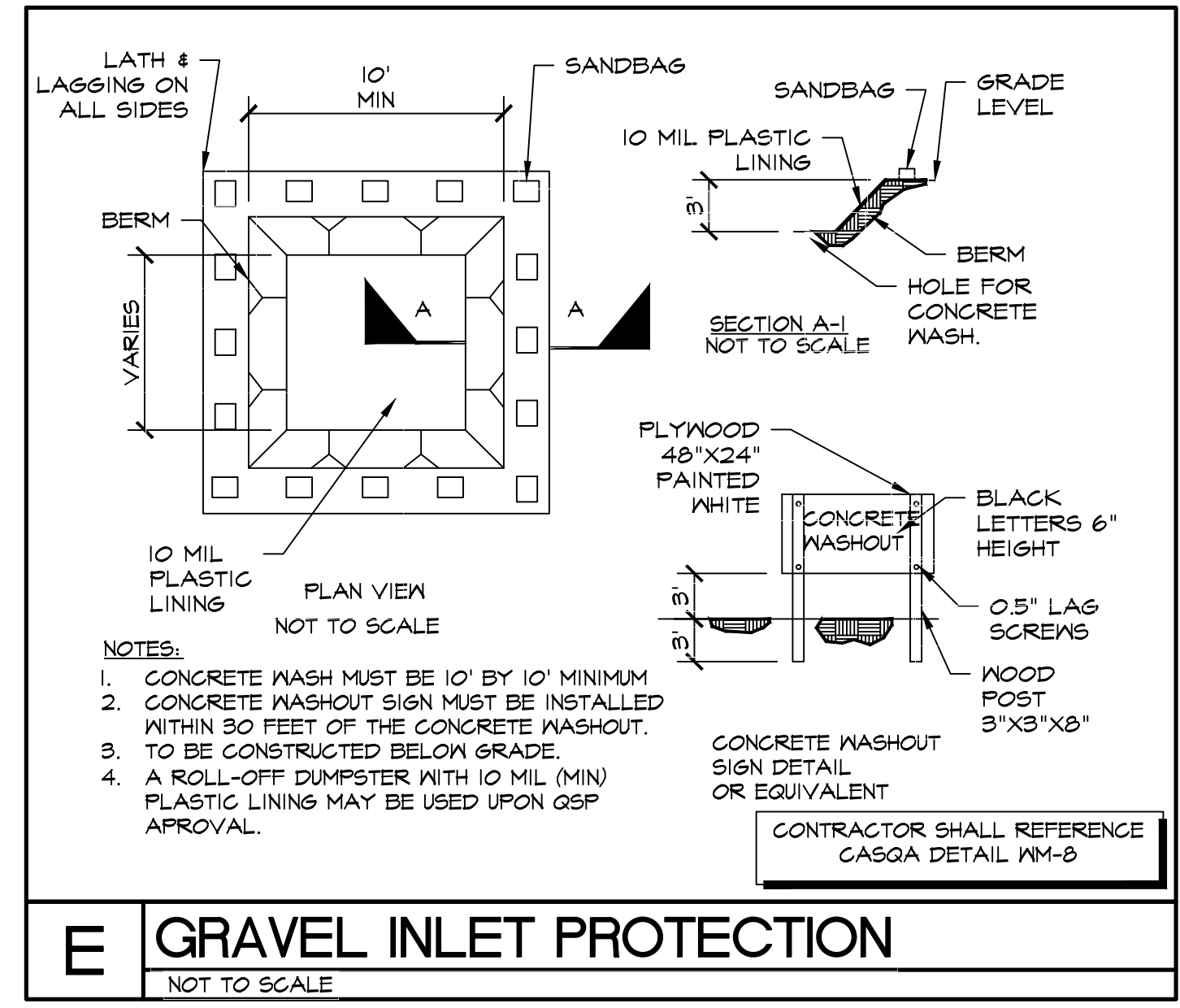
1. EROSION CONTROL DEVICES SHOWN ON THIS PLAN MAY BE REMOVED WHEN APPROVED BY THE QUALIFIED SWPPP DEVELOPER (GSD) OR THE QUALIFIED SWPPP PRACTITIONER (GSP).
2. GRADED AREAS ADJACENT TO FILL SLOPES LOCATED AT THE SITE PERIMETER MUST DRAIN AWAY FROM THE TOP OF THE SLOPE AT THE COMPLETION OF EACH WORKING DAY OR EROSION CONTROL BMP'S MUST BE IN PLACE. (EG-EG13)
3. THE USE OF A GRAVEL BLANKET AT CONSTRUCTION ENTRANCES WITH PUBLIC ROADS IS REQUIRED AT ALL TIMES DURING CONSTRUCTION. (TC-1)
4. THE CONTRACTOR SHALL RESTRICT TRAFFIC AND POST 15 MPH SPEED LIMITS ON THE SITE TO REDUCE DUST. (NE-1)
5. CONTRACTOR SHALL WATER THE SITE AS NEEDED TO ELIMINATE DUST (MINIMUM OF 500 GALLONS/AC, AND ONCE DAILY, (NE-1))
6. CONSTRUCTION EQUIPMENT SHALL BE PARKED, WHEN NOT IN USE AND FOR MAINTENANCE, IN DESIGNATED AREA (NS-B/O).
7. SILT FENCING, STRAW BALES AND SANDBAGS WILL BE INSTALLED AS DIRECTED BY THE GSD/GSP, AS NEEDED. (SEE USE-6SE-9SE-4)
8. EXCEPT AS OTHERWISE APPROVED BY THE GSD/GSP, ALL REMOVABLE PROTECTIVE DEVICES SHOWN SHALL BE IN PLACE AT THE END OF EACH WORKING DAY OR ON WEEKENDS WHEN THE 48-HOUR RAIN PROBABILITY FORECAST EXCEEDS 50%.
9. ALL LOOSE SOIL AND DEBRIS, WHICH MAY CREATE A POTENTIAL HAZARD TO OFFSITE PROPERTY, SHALL BE REMOVED FROM THE SITE AS DIRECTED BY THE GSP.
10. THE PLACEMENT OF ADDITIONAL DEVICES TO REDUCE EROSION DAMAGE WITHIN THE SITE IS AT THE DISCRETION OF THE GSP.
11. EROSION CONTROL DEVICES WILL BE MODIFIED AS NEEDED AS THE PROJECT PROGRESSES AND PLANS OF THESE CHANGES SUBMITTED FOR APPROVAL AS REQUIRED.
12. ALL SILT AND DEBRIS SHALL BE REMOVED FROM ALL DEVICES WITHIN 24 HOURS AFTER EACH RAINSTORM.
13. THIS PLAN HAS BEEN CREATED AS A BEGINNING CONCEPT ONLY. IF BMP'S SHOWN ARE DEEMED INEFFECTIVE OR UNNECESSARY, GSP IS TO REMOVE OR SELECT ALTERNATIVE BMP'S FROM CASQA'S HANDBOOK AND REDEFINE THIS PLAN AS NEEDED.
14. WHILE NOT ALL THE LISTED BMP'S ARE NOT INCLUDED IN THE SPECIFIC TEXT OF THE EROSION CONTROL PLAN, MANY OF THESE ITEMS ARE STILL NECESSARY TO ADDRESS SPECIFIC CONSTRUCTION PROCESSES THE CONTRACTOR PLANS IMPLEMENT. THESE ITEMS SUCH AS REFUELING STATIONS, BATCH PLANTS, WASTE FACILITIES AND THE LIKE ARE NOT SPECIFICALLY SITED ON THE PLAN BUT STILL ARE REQUIRED TO BE ADDRESSED BY THE CONTRACTORS BASED ON THE CONTRACTORS PLANNED LOCATIONS.
15. BMP'S MAY NOT BE LISTED ON THIS EROSION CONTROL PLAN, THE CONTRACTOR IS REFERRED TO BE FAMILIAR WITH THE SWPPP DOCUMENT FOR THIS SITE, AS IT MAY INCLUDE ADDITIONAL NECESSARY BMP'S.

DUST CONTROL NOTES:

- CONSTRUCTION OF THE PROJECT REQUIRES THE IMPLEMENTATION OF CONTROL MEASURES RECOMMENDED BY THE SAN JOAQUIN VALLEY AIR POLLUTION CONTROL DISTRICT THAT CAN REDUCE FUGITIVE DUST EMISSIONS ASSOCIATED WITH THIS PROJECT:
- A. ALL DISTURBED AREAS, INCLUDING STORAGE PILES, WHICH ARE NOT BEING ACTIVELY UTILIZED FOR CONSTRUCTION PURPOSES, SHALL BE EFFECTIVELY STABILIZED OF DUST EMISSIONS USING WATER, COVERED WITH A TARP OR OTHER SUITABLE COVER, OR VEGETATIVE GROUND COVER.
 - B. ALL ONSITE UNPAVED ROADS AND OFFSITE UNPAVED ACCESS ROADS SHALL BE EFFECTIVELY STABILIZED OF DUST EMISSIONS USING WATER.
 - C. ALL LAND CLEARING, GRUBBING, SCRAPING, EXCAVATION, LAND LEVELING, GRADING, CUT & FILL, AND DEMOLITION ACTIVITIES SHALL BE EFFECTIVELY CONTROLLED OF FUGITIVE DUST EMISSIONS UTILIZING APPLICATION OF WATER OR BY FRESHENING.
 - D. WHEN MATERIALS ARE TRANSPORTED OFFSITE, ALL MATERIALS SHALL BE COVERED OR EFFECTIVELY METTED TO LIMIT VISIBLE DUST EMISSIONS, AND AT LEAST SIX INCHES OF FREEBOARD SPACE FROM TOP OF THE CONTAINER SHALL BE MAINTAINED.
 - E. ALL OPERATIONS SHALL LIMIT OR EXPEDITIOUSLY REMOVE THE ACCUMULATION OF MUD OR TRACK-OUT FROM ADJACENT PUBLIC STREETS AT THE END OF EACH WORKDAY. (USING A PM10-EFFICIENT NET) (SE-7)
 - F. FOLLOWING THE ADDITION OF MATERIALS TO, OR THE REMOVAL OF MATERIALS FROM THE SURFACE OF OUTDOOR STORAGE PILES, SAID PILES SHALL BE EFFECTIVELY STABILIZED OF FUGITIVE DUST EMISSIONS UTILIZING SUFFICIENT WATER AND COVERINGS.
 - G. ASPHALT-CONCRETE PAVING SHALL COMPLY WITH BMP THAT PREVENT INFILTRATION OF PAVING MATERIALS AND RUNOFF INTO STORM DRAIN SYSTEMS (NS-B).
 - H. CEASE GRADING ACTIVITIES DURING PERIODS OF HIGH WINDS (GREATER THAN 20 MPH OVER A ONE-HOUR PERIOD).
 - I. LIMIT CONSTRUCTION RELATED VEHICLE SPEEDS TO 15 MPH ON ALL UNPAVED AREAS AT THE CONSTRUCTION SITE.
 - J. ALL DUST CONTROL MEASURES ARE NOT NECESSARILY LISTED HERE ON THIS PLAN THE CONTRACTOR IS REFERRED TO THE DUST CONTROL PLAN FOR THIS PROJECT AND/OR SAN JOAQUIN VALLEY AIR POLLUTION CONTROL DISTRICT RULES TO CHECK COMPLIANCE.

CONSTRUCTION NOTES:

1. POST "NO TRESPASSING" SIGN AT PROJECT ENTRANCE(S)
2. POST "CONSTRUCTION TRAFFIC IS MPH" SIGN AT PROJECT ENTRANCE(S)
3. MATERIAL LAY-DOWN AND STOCKPILE AREA. (DETAIL A)
4. EQUIPMENT PARKING WITH PROTECTIVE OIL PANS UNDER EQUIPMENT.
5. GRAVEL PAD AT CONSTRUCTION ENTRANCE MIN. 30' LONG (SEE DETAIL B)
6. INLET PROTECTION WITH GRAVEL BAGS. (SEE DETAIL D)
7. STOCKPILE FOR ALL PHASES [PLACE FIBER ROLLS AT TOE OF SLOPE ALL THE WAY AROUND THE STOCKPILE] (SEE DETAIL A)
8. CONSTRUCT CONCRETE WASHOUT (PER DETAIL E)
9. LOCATION OF PORT-O-LET (PORTABLE TOILET)
10. HAZARDOUS MATERIAL STORAGE AREA
11. CONSTRUCTION PARKING AREA



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PROJECT

PLANNING & PROJECT MANAGEMENT

ARCHITECTURAL DRAFTING • COMMERCIAL & RESIDENTIAL BUILDING DESIGN

STRUCTURAL DESIGN • LAND SURVEYING • CIVIL ENGINEERING

CONSULTING

CONSTRUCTION MANAGEMENT

NEW SINGLE FAMILY RESIDENCE FOR:
GURDEEP DHADWAL
PALM AND DOUGHERTY AVE.
MORGAN HILLS, CA 95037
APN: 712-27-043



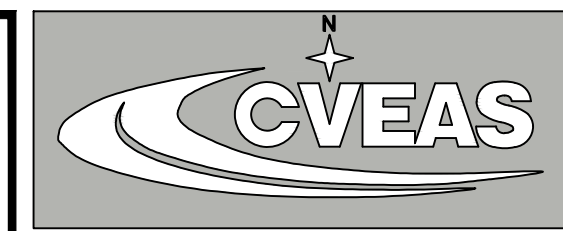
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EROSION CONTROL PLAN

CVEAS JOB #:	2246
DATE:	2/26/2024
PLANNING SUBMITTAL #:	XX-XXXX
PLAN CHECK SUBMITTAL #:	XX-XXXX
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CHECKED BY:	RL
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C5

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DATE SIGNED: 2/26/2024

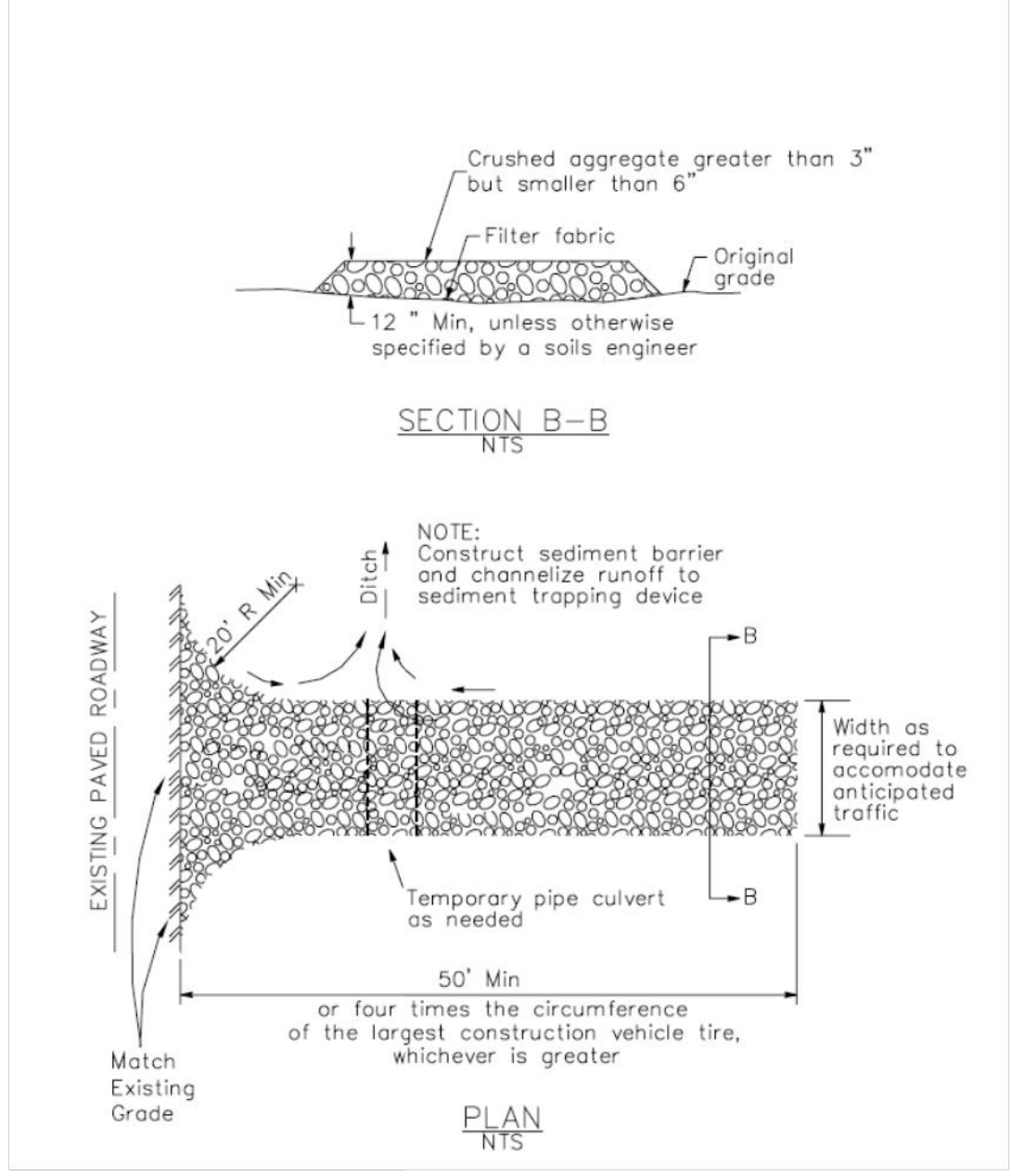
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SANTA CLARA
COUNTY ROAD AND
AIRPORT STANDARDS

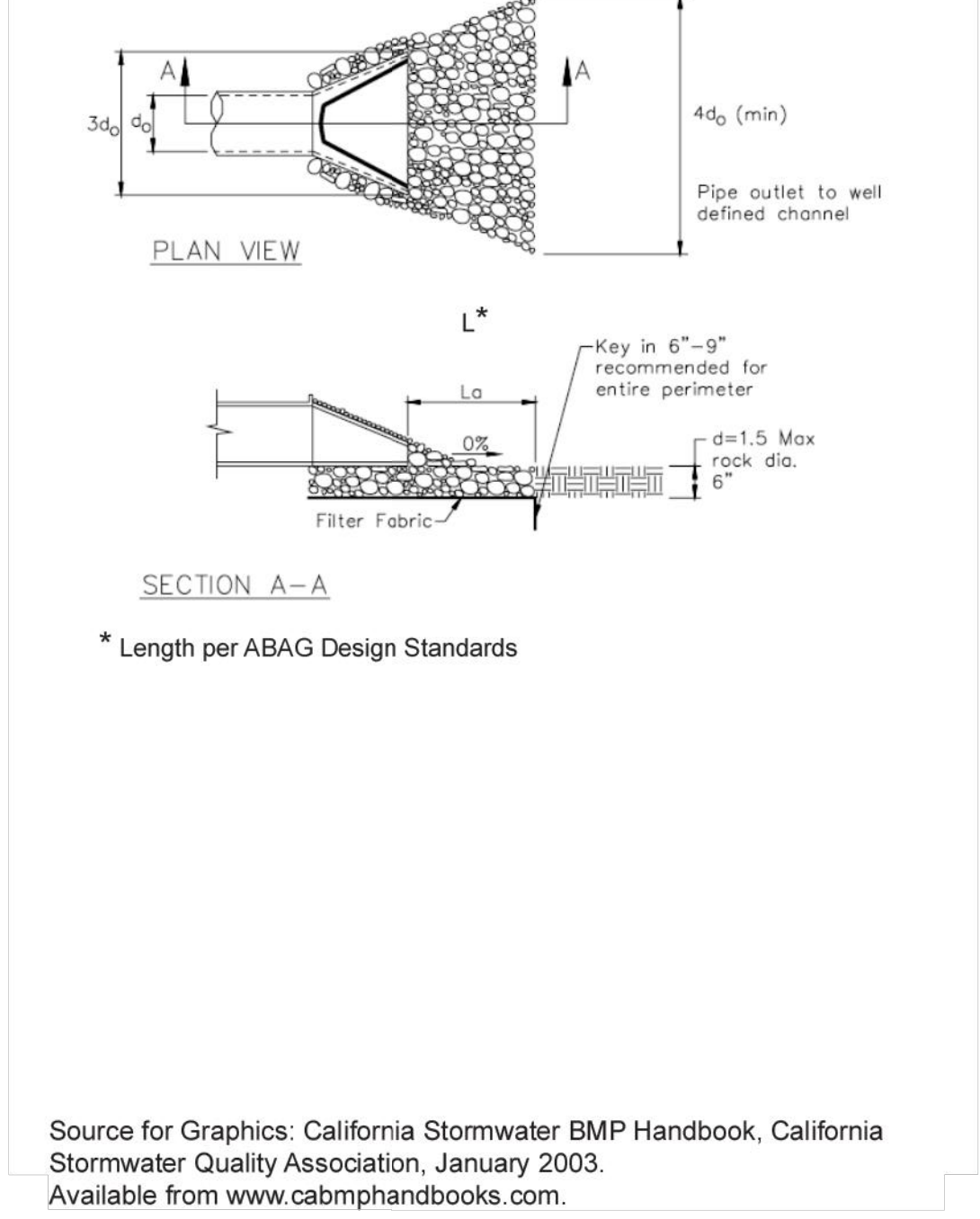
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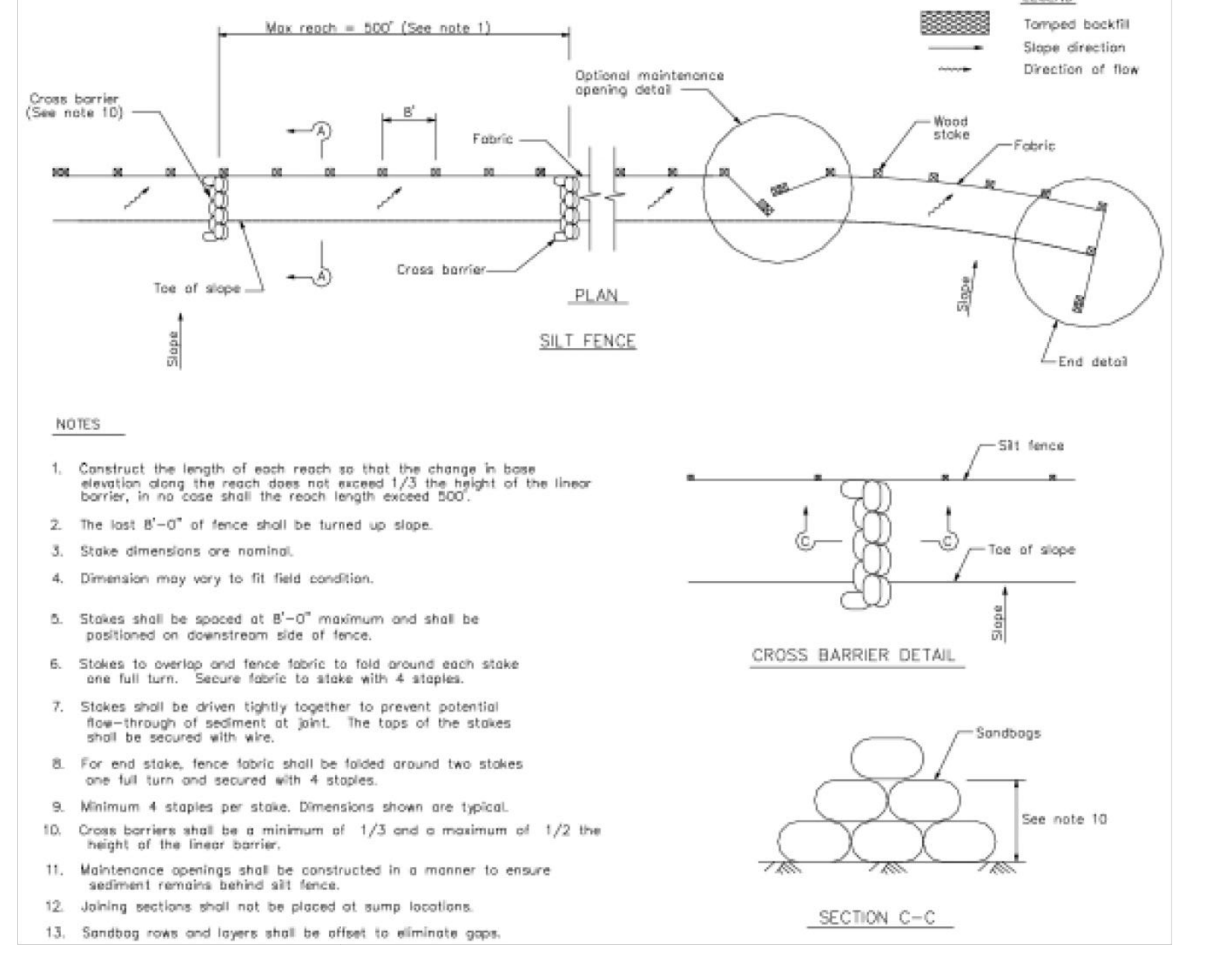
3 Stabilized Construction Entrance/Exit
CASQA Detail TC-1



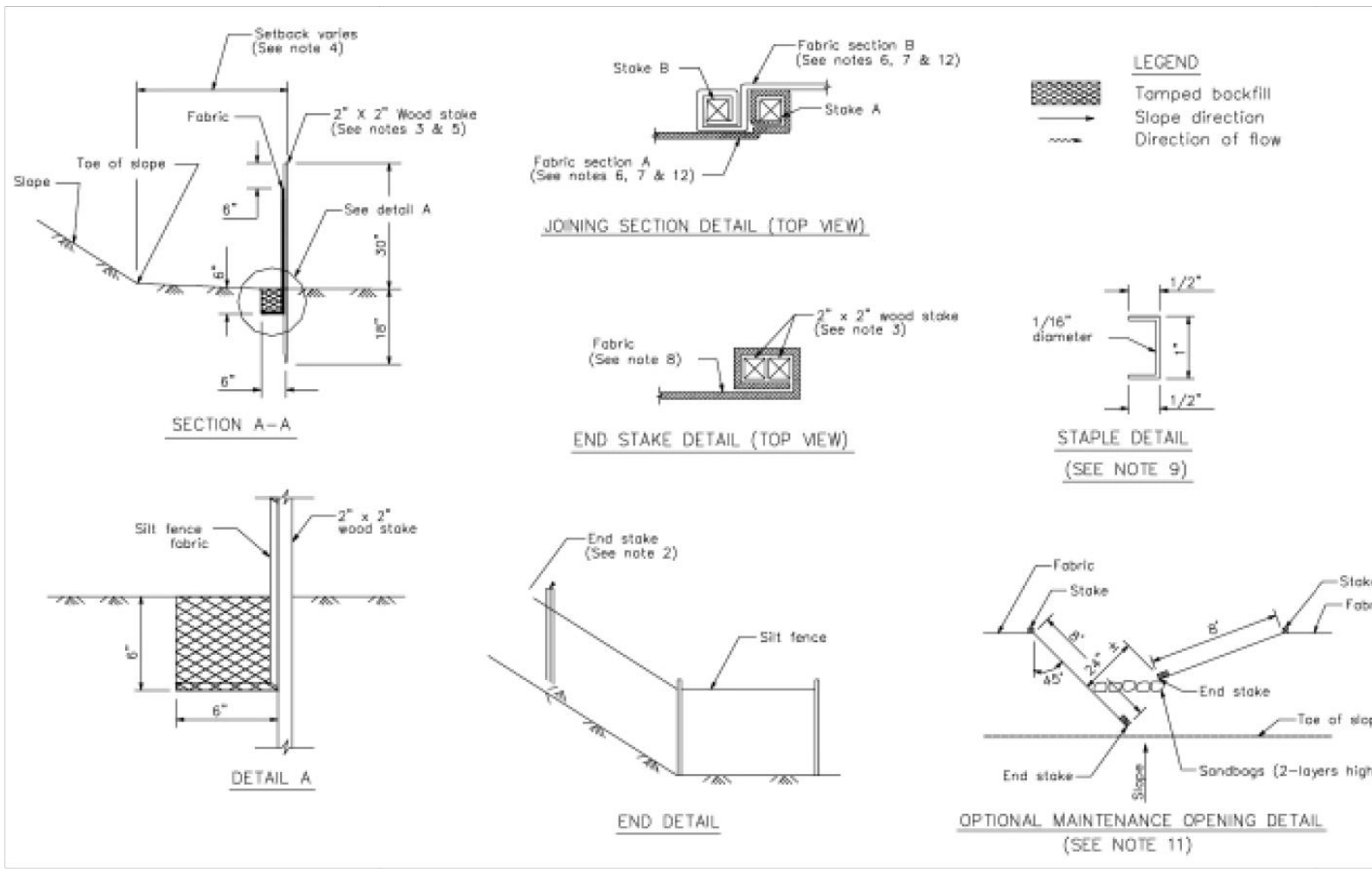
4 Velocity Dissipation Devices
CASQA Detail EC-10



1 Silt Fence
CASQA Detail SE-1



2 Silt Fence
CASQA Detail SE-1



STANDARD BEST MANAGEMENT PRACTICE NOTES

- Solid and Demolition Waste Management:** Provide designated waste collection areas and containers on site away from streets, gutters, storm drains, and waterways, and arrange for regular disposal. Waste containers must be watertight and covered at all times except when waste is deposited. Refer to Erosion & Sediment Control Field Manual, 4th Edition (page C3) or latest.
- Hazardous Waste Management:** Provide proper handling and 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.
- Spill Prevention and Control:** Provide proper storage areas for liquid and solid materials, including chemicals and hazardous substances, away from streets, gutters, storm drains, and waterways. Spill control materials must be kept on site where readily accessible. Spills must be cleaned up immediately and contaminated soil disposed properly. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages C-7 to C-8, C-13 to C-14) or latest.
- Vehicle and Construction Equipment Service and Storage:** 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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

- 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 rolls 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 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.
- 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.
- 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.
- 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.
- 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.
- Erosion and sediment control best management practices shall be operable year round or until vegetation is fully established on landscaped surfaces.

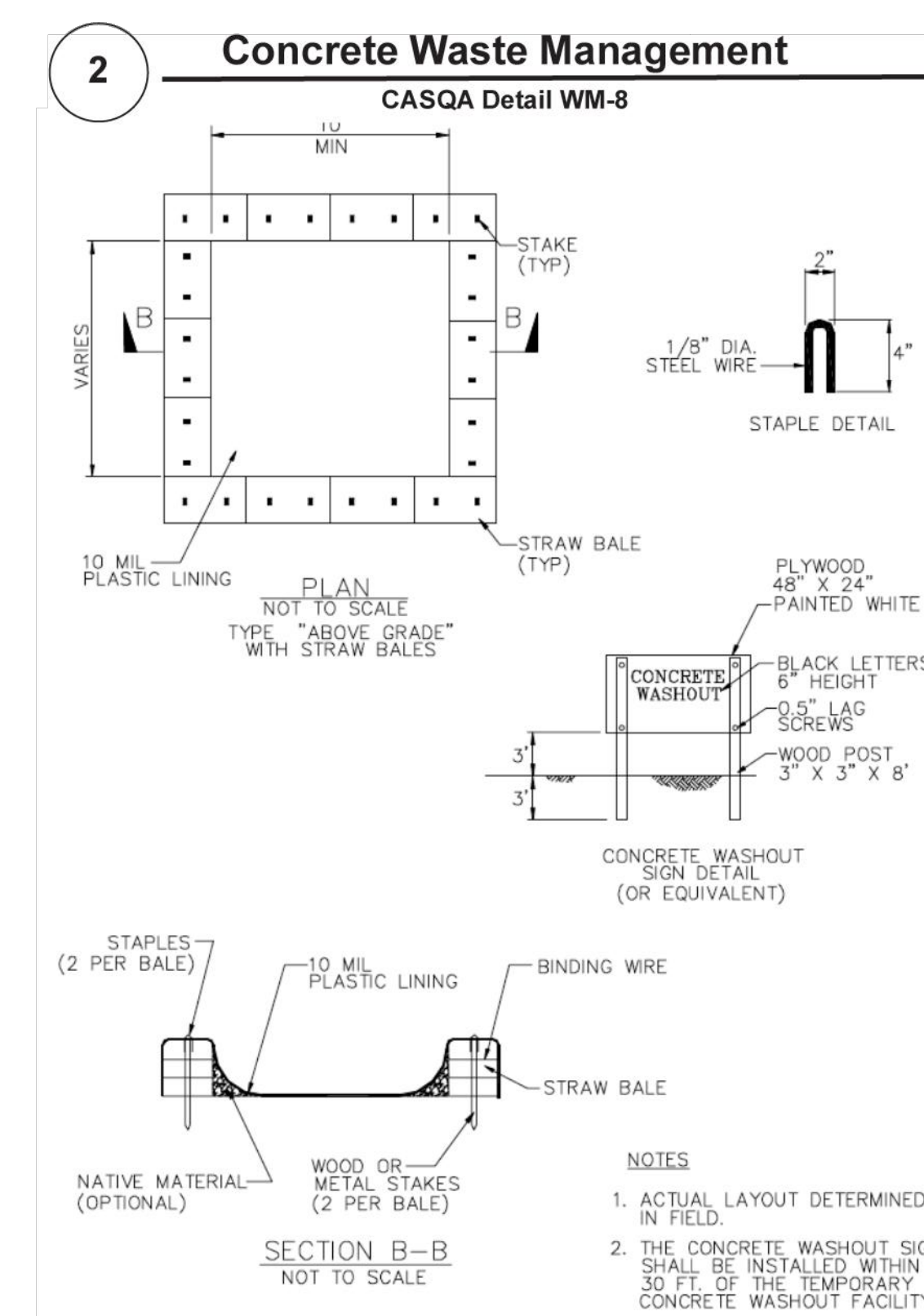
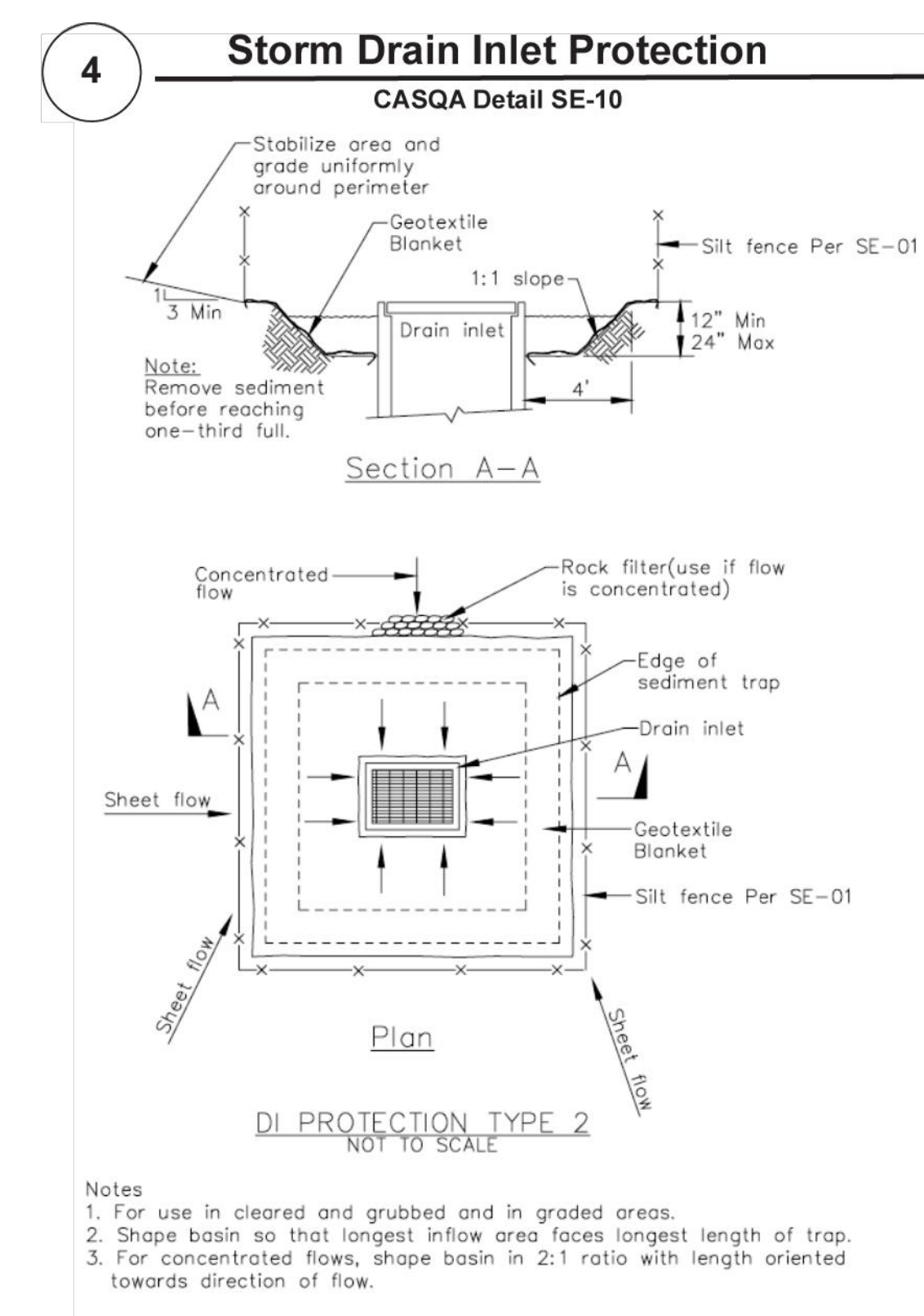
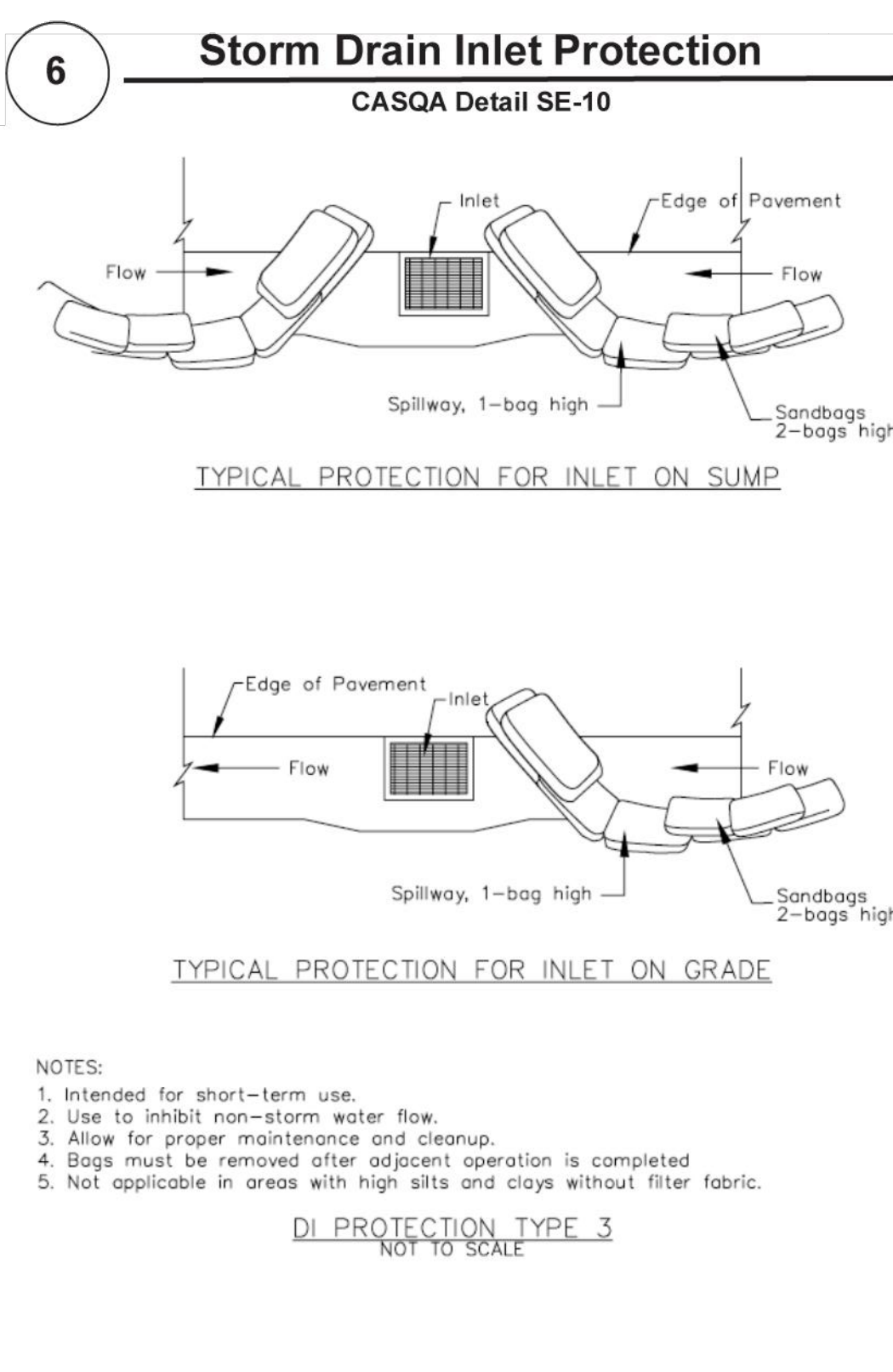
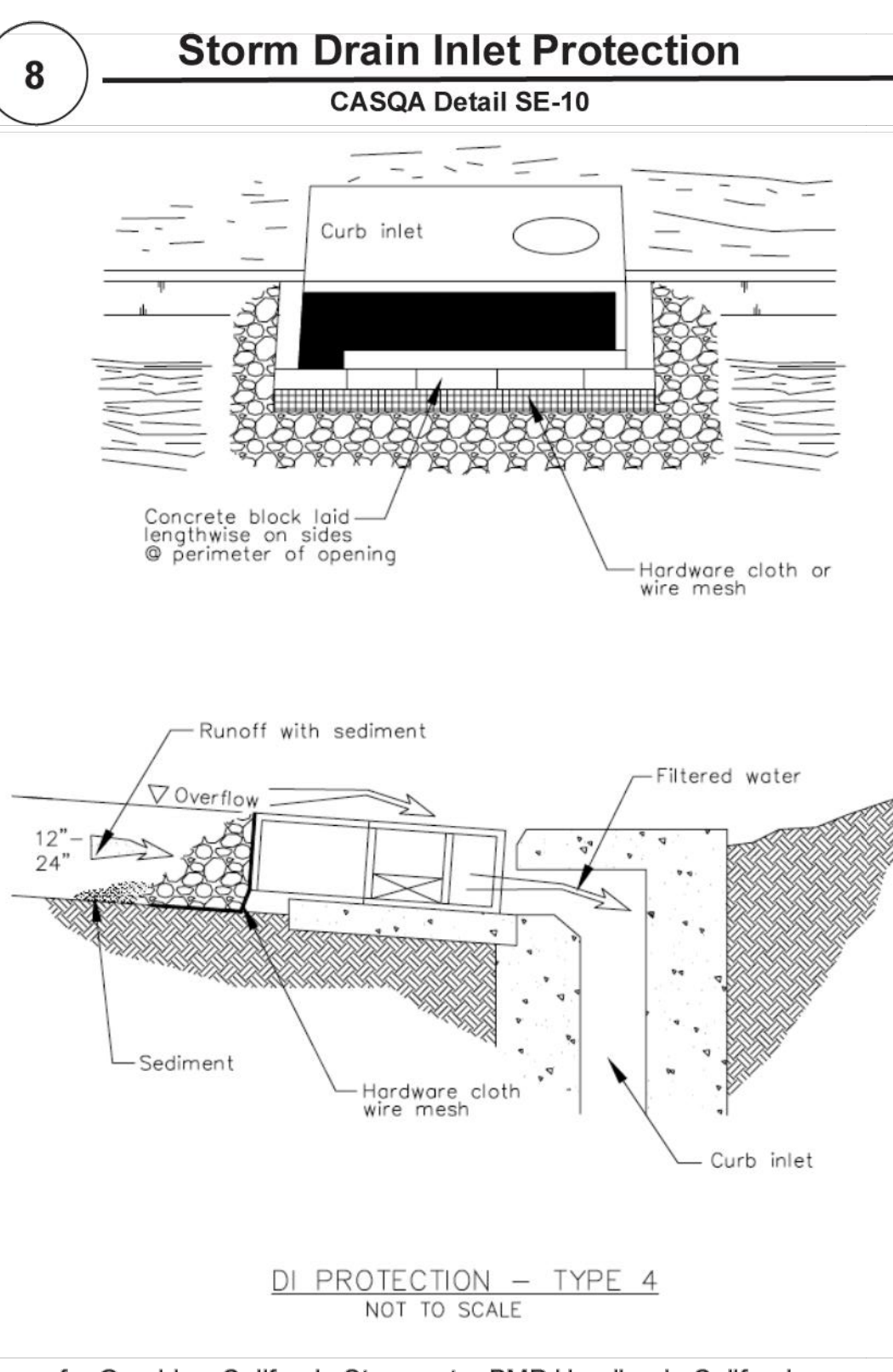
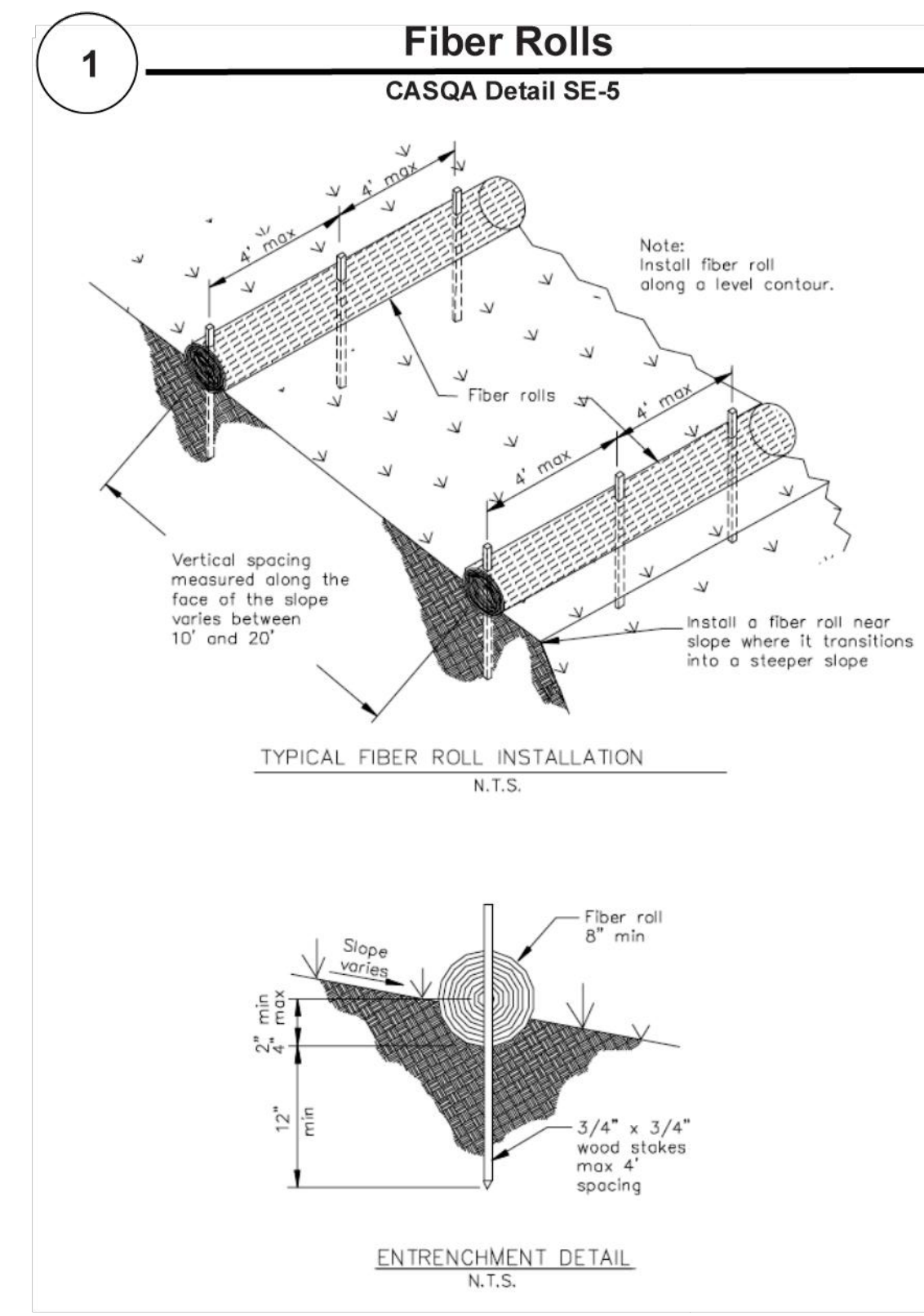
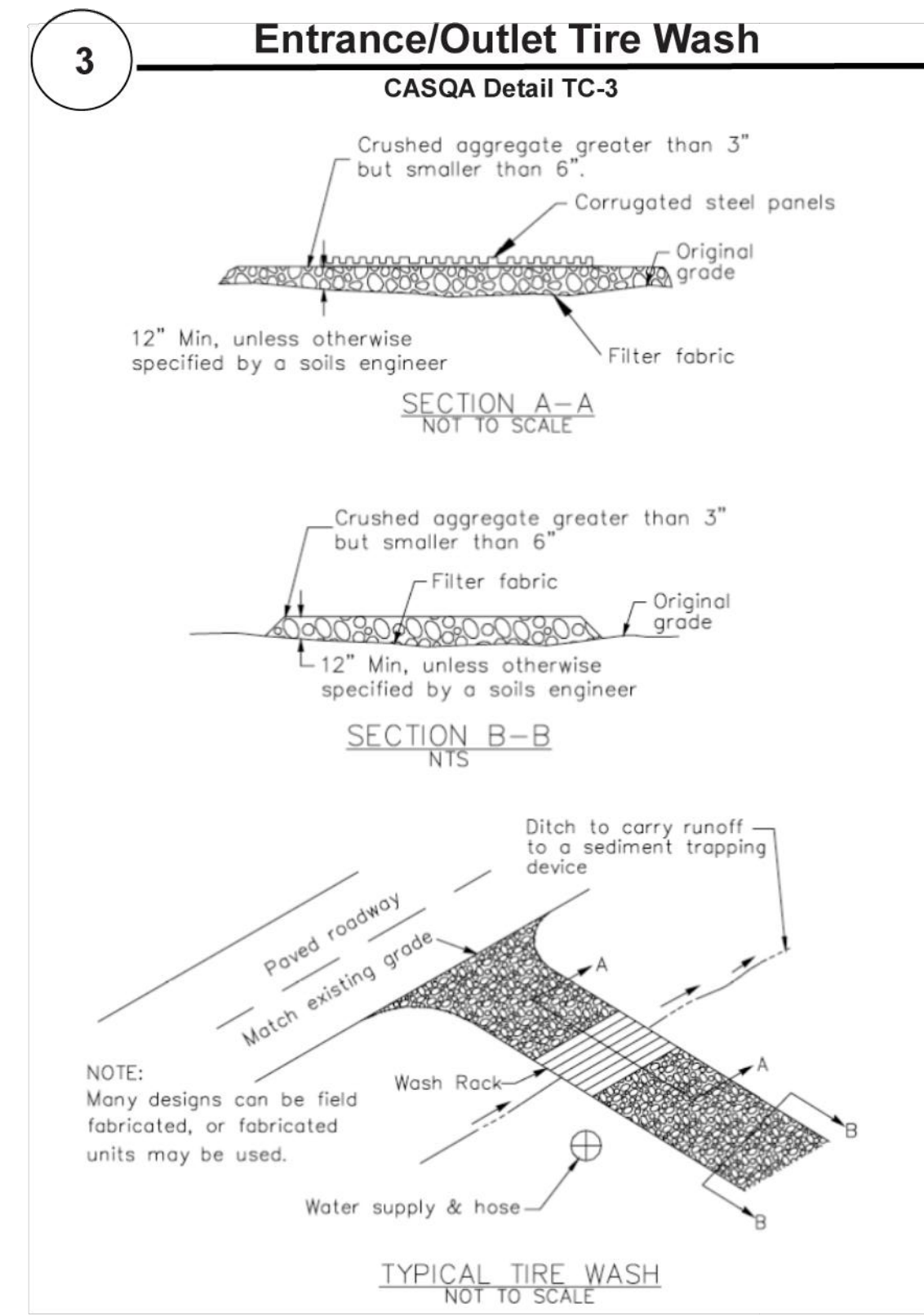
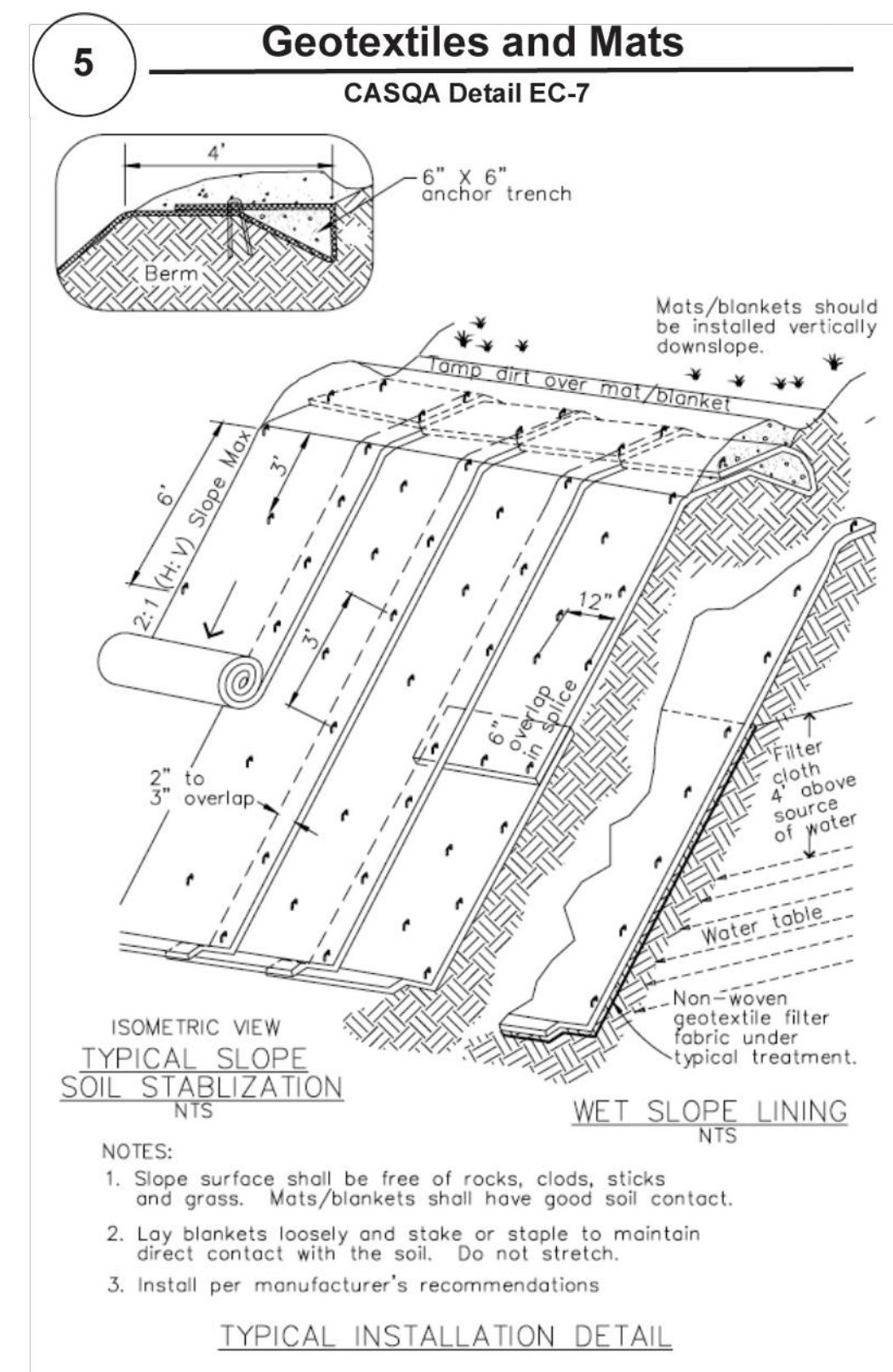
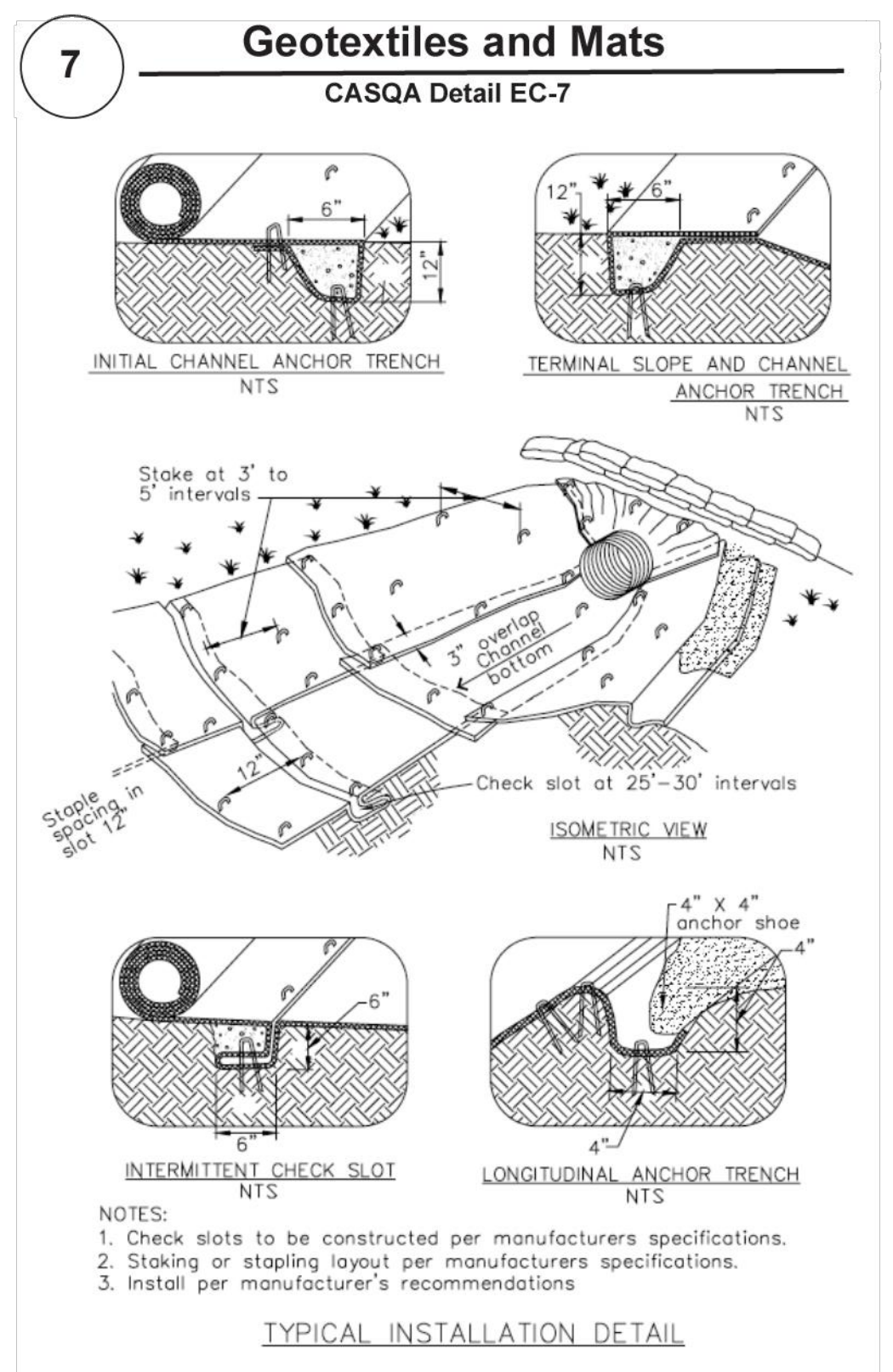
Project Information

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

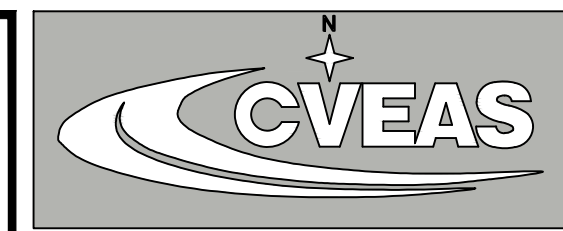


BMP-1

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



Project Information



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PROJECT
NEW SINGLE FAMILY RESIDENCE FOR:
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PALM AND DOUGHERTY AVE.
MORGAN HILLS, CA 95037
APN: 712-27-043

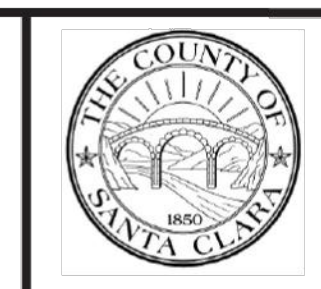


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SANTA CLARA COUNTY ROAD AND AIRPORT STANDARDS

CVEAS JOB #:	2246
DATE:	2/26/2024
PLANNING SUBMITTAL #:	XX-XXXX
PLAN CHECK SUBMITTAL #:	XX-XXXX
DRAWN BY:	KX
CHECKED BY:	RL
SCALE:	NOTE ON PLANS

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

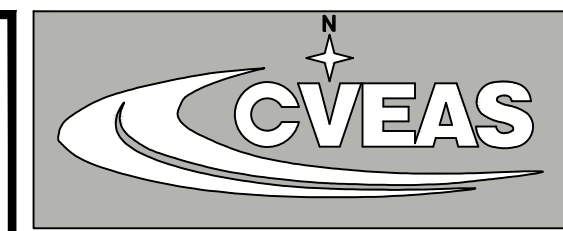


BMP-2

APPROVED FOR ISSUANCE
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AND/OR CONSTRUCTION
PERMIT AND PLAN COVER
SHEET FOR SPECIAL
CONDITIONS AND PERMIT
NUMBERS.

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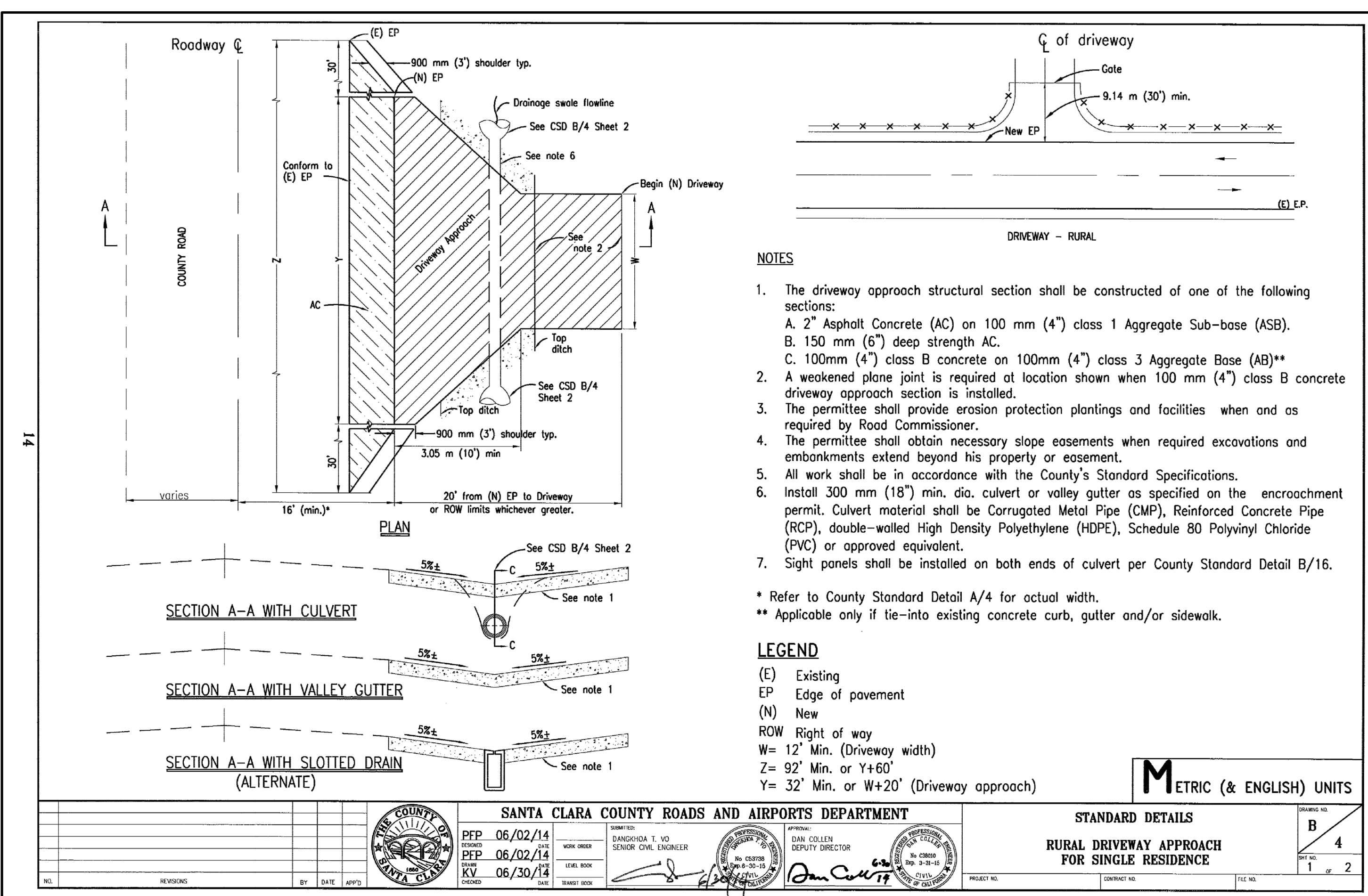
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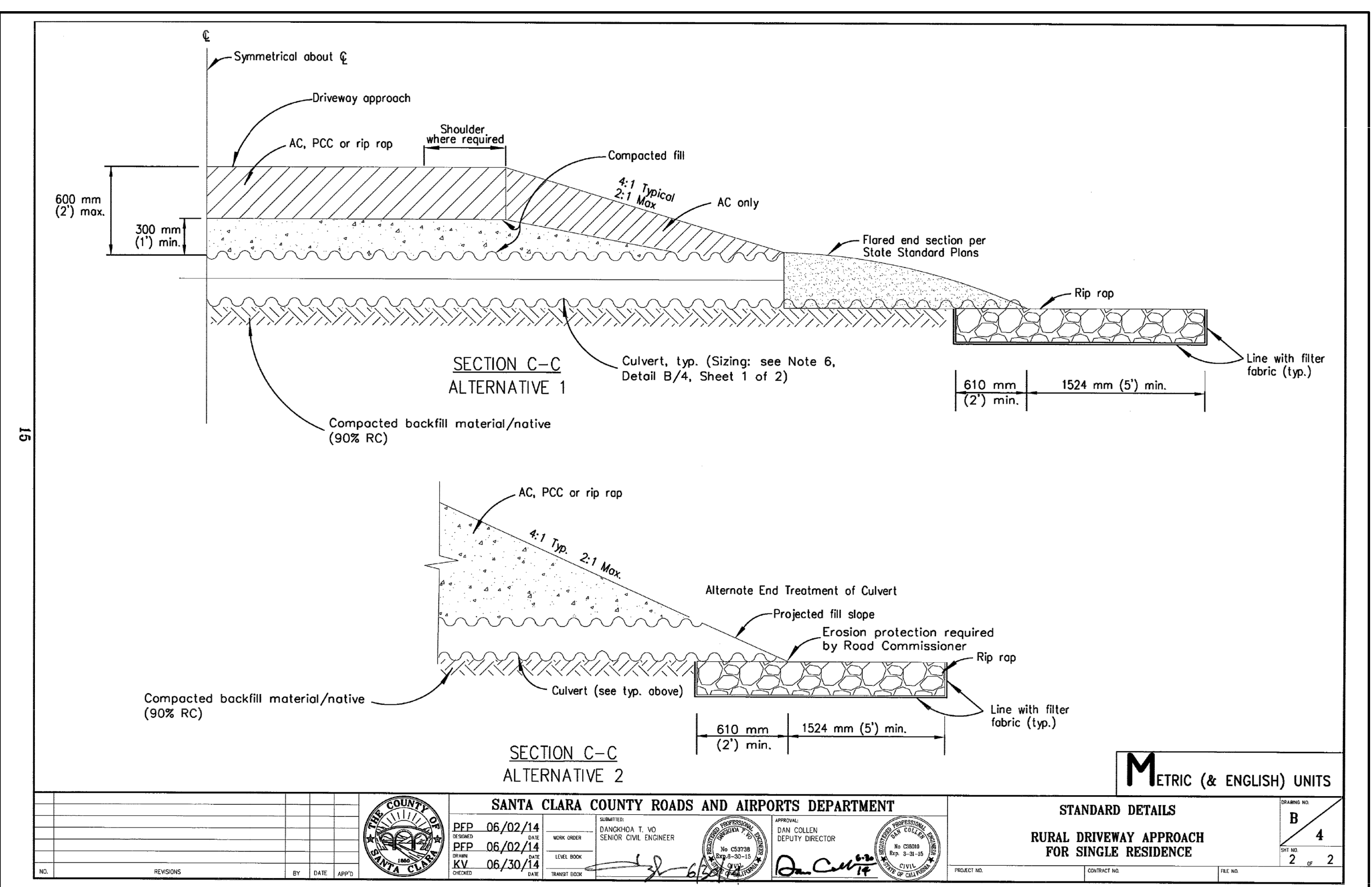
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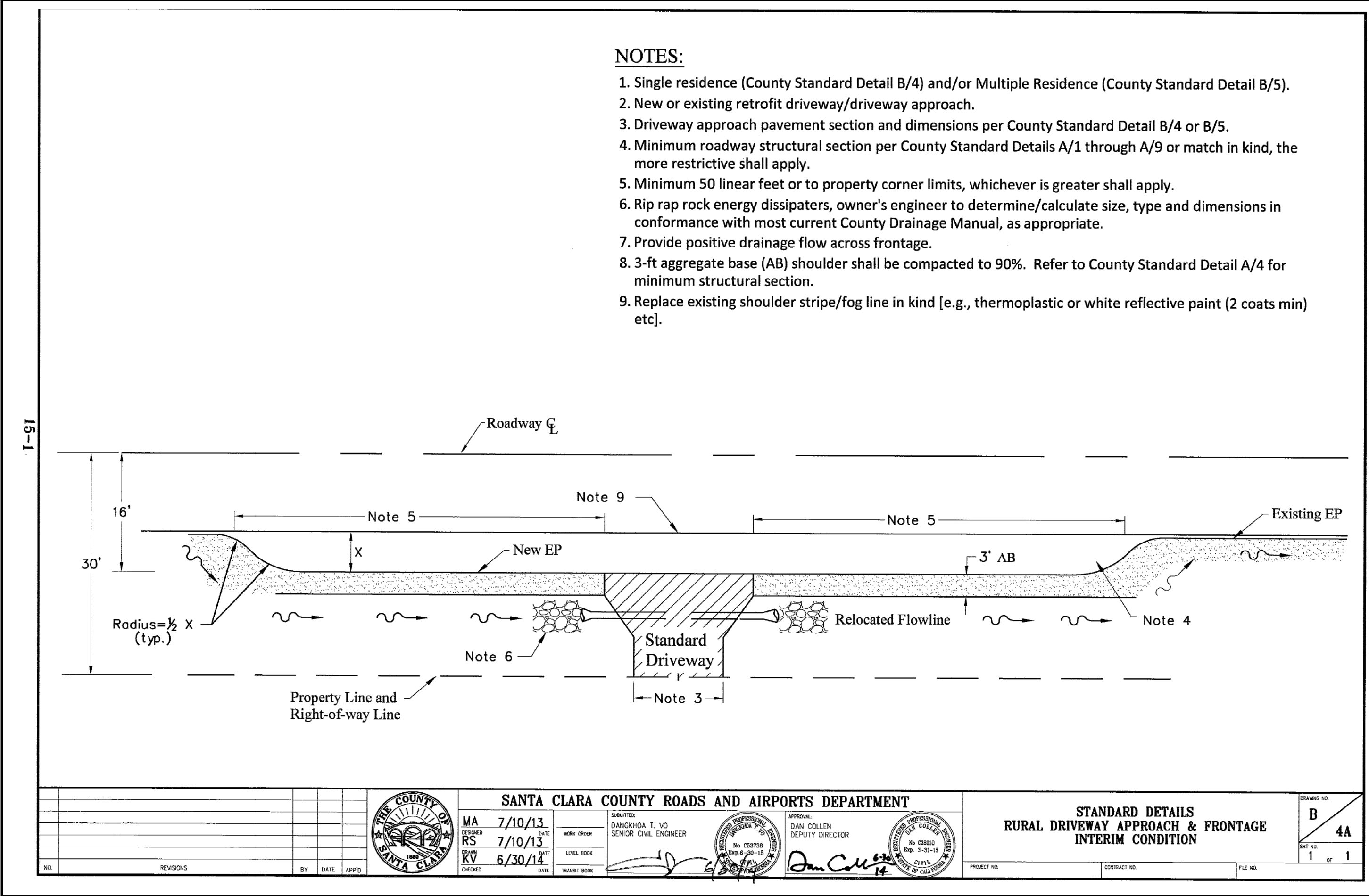
**NEW SINGLE FAMILY RESIDENCE FOR:
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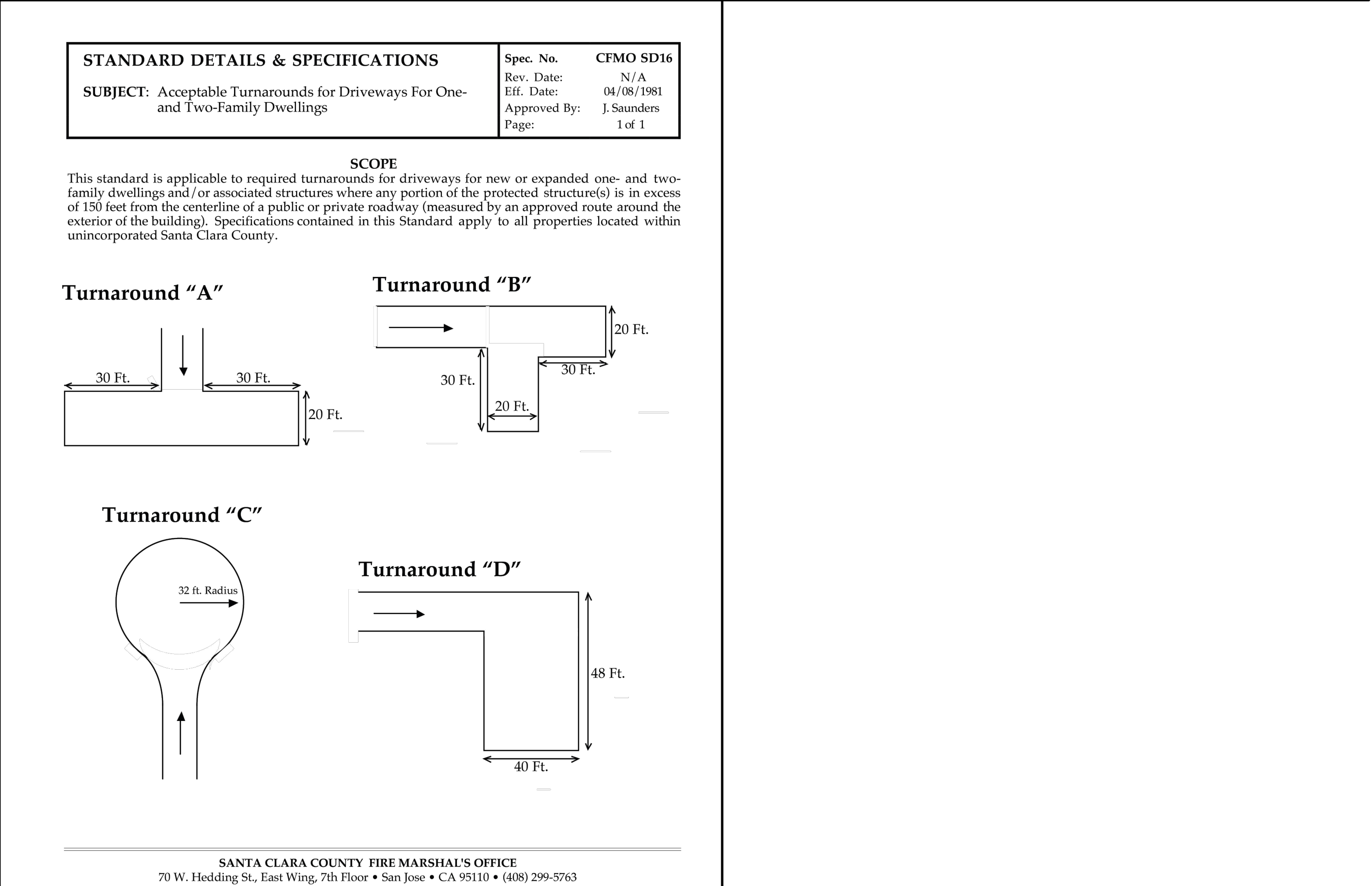
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 SCALE: N.T.S.



B4-2 SANTA CLARA COUNTY ROADS AND AIRPORTS DEPARTMENT STANDARD DWG.
 SCALE: N.T.S.



B4-4 SANTA CLARA COUNTY ROADS AND AIRPORTS DEPARTMENT STANDARD DWG.
 SCALE: N.T.S.



SD-16 SCMO - FIRE TRUCK TURN-AROUND
 SCALE: N.T.S.



DATE SIGNED: 2/26/2024

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SANTA CLARA COUNTY ROAD AND AIRPORT STANDARDS

CVEAS JOB #: 2246

DATE: 2/26/2024

PLANNING SUBMITTAL #: XX-XXXX

PLAN CHECK SUBMITTAL #: XX-XXXX

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CHECKED BY: FL

SCALE: NOTE ON PLANS

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**Notes for Figure 6H-10 6H-10(CA) and 6H-10A(CA) —Typical Application 10
Lane Closure on a Two-Lane Road Using Flaggers**

Option:

- For low-volume (Refer to Part 5, Section 5A.01) situations with short work zones on straight roadways where the flagger is visible to road users approaching from both directions, a single flagger, positioned to be visible to road users approaching from both directions, may be used (see Chapter 6E).
- The ROAD WORK AHEAD and the END ROAD WORK signs may be omitted for short-duration operations.
- Flashing warning lights and/or flags may be used to call attention to the advance warning signs. A BE PREPARED TO STOP sign may be added to the sign series.

Guidance:

- The buffer space should be extended so that the two-way traffic taper is placed before a horizontal (or crest vertical) curve to provide adequate sight distance for the flagger and a queue of stopped vehicles.

Standard:

- At night, flagger stations shall be illuminated, except in emergencies.

Guidance:

- When used, the BE PREPARED TO STOP sign should be located ~~between~~ after the Flagger sign and the ONE LANE ROAD sign.
- When a grade crossing exists within or upstream of the transition area and it is anticipated that queues resulting from the lane closure might extend through the grade crossing, the TTC zone should be extended so that the transition area precedes the grade crossing.
- When a grade crossing equipped with active warning devices exists within the activity area, provisions should be made for keeping flaggers informed as to the activation status of these warning devices.
- When a grade crossing exists within the activity area, drivers operating on the left-hand side of the normal center line should be provided with comparable warning devices as for drivers operating on the right-hand side of the normal center line.
- Early coordination with the railroad company or light rail transit agency should occur before work starts.

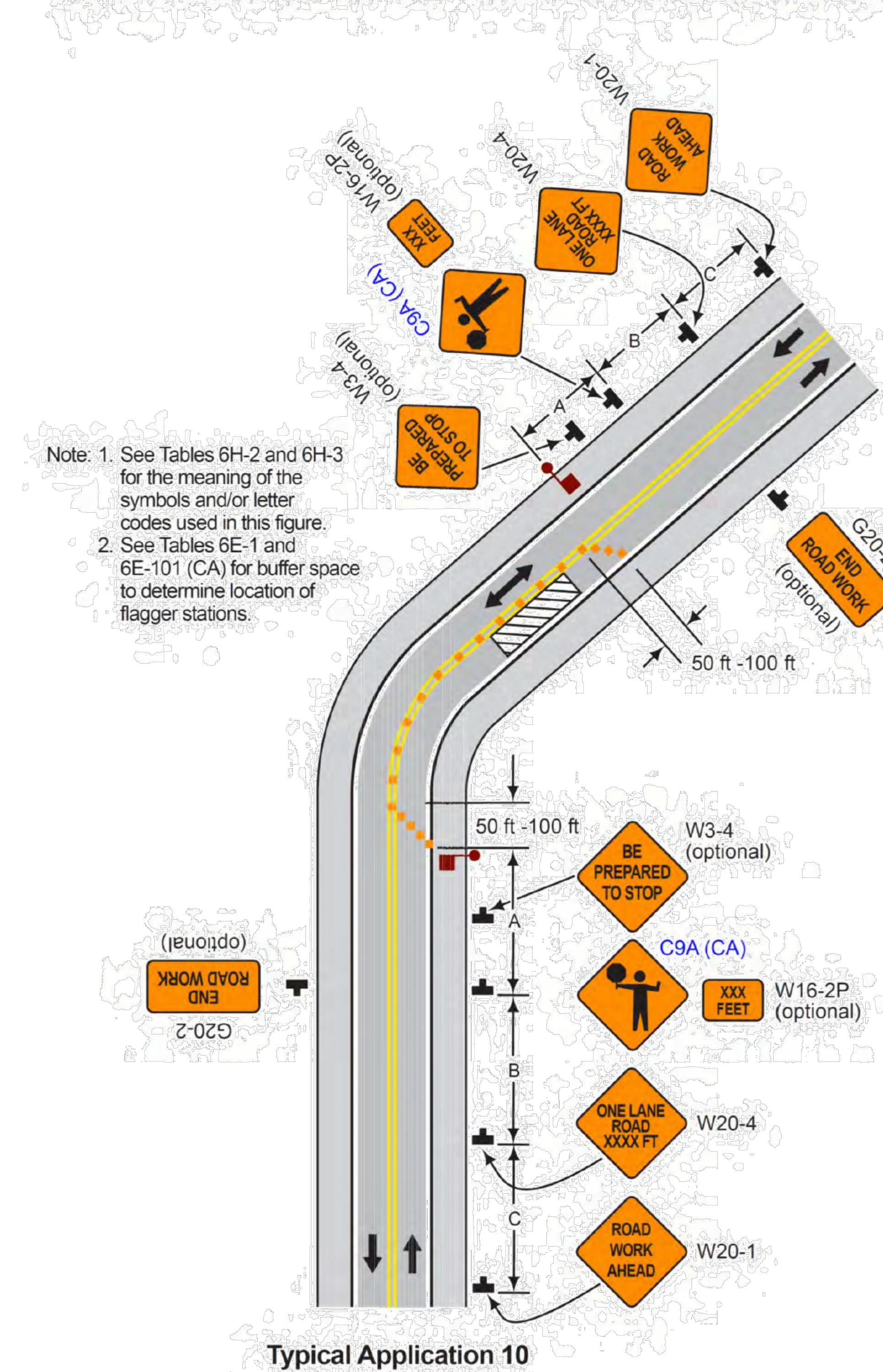
Option:

- A flagger or a uniformed law enforcement officer may be used at the grade crossing to minimize the probability that vehicles are stopped within 15 feet of the grade crossing, measured from both sides of the outside rails.

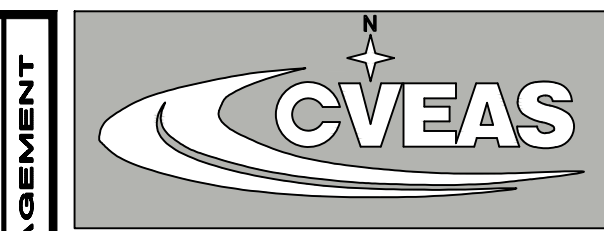
Support:

- For State highways, see Caltrans' Standard Plan T13. See Section 1A.11 for information regarding this publication.
- If portable transverse rumble strips are used for flagging operations, refer to Section 6F.87.

Figure 6H-10 (CA). Lane Closure on Two-Lane Road Using Flaggers (TA-10)

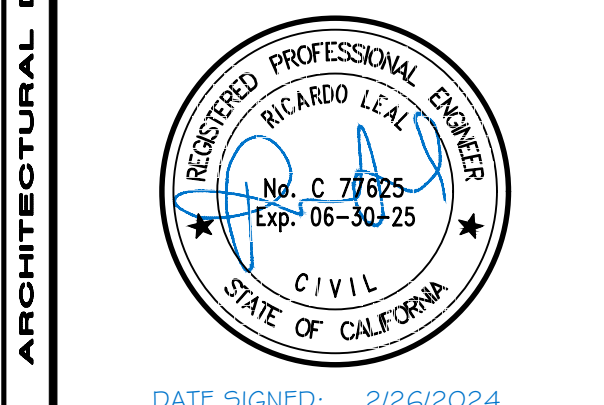


Typical Application 10



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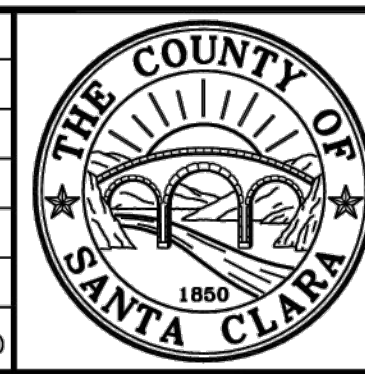
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SANTA CLARA COUNTY ROAD AND AIRPORT STANDARDS

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SCALE:	NOTE ON PLANS

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NO.	REVISIONS	BY	DATE	APP'D



COUNTY OF SANTA CLARA ROADS AND AIRPORTS DEPARTMENT			
DESIGNED	DATE	SUBMITTED	APPROVED
	5-2015		
DRAWN	DATE		
	5-2015		
CHECKED	DATE		

STANDARD TRAFFIC CONTROL PLANS - LOCAL LANE CLOSURE WITH FLAGGERS				DRAWING No. TCP
WORK ORDER No. xx	ADVERTISEMENT DATE:	CONTRACT No.	FILE No.	SHEET No. of

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