SINGLE FAMILY RESIDENCE FOR DHADWAL FAMILY

PALM AVE AND DOUGHERTY AVE
MORGAN HILLS, CA 95037
APN - 712-27-012

ABBREVIATIONS:

A.B.	ANCHOR BOLT	HGR.	HANGER
ADJ.	ADJUSTABLE	HDR.	HEADER
ABV.	ABOVE	HT.	HEIGHT
A.C.I.	AMERICAN CONCRETE INSTITUTE	HORIZ.	HORIZONTAL
		HSB	HIGH STRENGTH BOLT
A.I.S.C.	AMERICAN INSTITUTE OF STEEL CONSTRUCTION	H.S.	HIGH SIDE
		IN.	INCH
		I.D.	INSIDE DIAMETER
A.S.T.M	AMERICAN SOCIETY FOR TESTING & MATERIALS	INT.	INTERIOR
		JST.	JOIST
		K OR KIPS	1000 lbs.
A.P.A.	AMERICAL PLYWOOD ASSOCIATION	LAM.	LAMINATED
		LB OR LBS	POUNDS
ARCH.	ARCHITECT(URAL)	L.S.	LOW SIDE
AWS	AMERICAN WELDING SOCIETY	LT. WT.	LIGHT WEIGHT
		LLV	LONG LEG VERTICAL
BD.	BOARD	M.B.	MACHINE BOLT
BF.	BRACED FRAME	MAS.	MASONRY
BLK.	BLOCK	MAX.	MAXIMUM
BLKG.	BLOCKING	MF.	MOMENT FRAME
BOT.	BOTTOM	MTL.	METAL
BLDG.	BUILDING	MIN.	MINIMUM
BM.	BEAM	N.T.S.	NOT TO SCALE
B.N.	BOUNDARY NAILING	NO OR #	NUMBER
C	CHANNEL	O.C.	ON CENTER
CLG.	CEILING	OPNG.	OPENING
CLR.	CLEAR	OPP.	OPPOSITE
COL.	COLUMN	O.A.	OUTSIDE DIA.
C.M.U.	CONCRETE MASONRY UNIT	PL.	PLATE
		PENNY (d)	NAILS
C.J.	CONSTRUCTION JOINT	PLYWD.	PLYWOOD
CONC.	CONCRETE	P.S.F.	POUNDS PER SQUARE FOOT
CONN.	CONNECTION		
CONST.	CONSTRUCTION	P.S.I.	POUNDS PER SQUARE INCH
CONT.	CONTINUOUS		
DA	DOUBLE ANGLE	PRESS.	PRESSURE
DEMOL.	DEMOLISH	R	RADIUS
DET.	DETAIL	REINF.	REINFORCING
DIAG.	DIAGONAL	REQD.	REQUIRED
DIA.(ø)	DIAMETER	RM.	ROOM
DIM.	DIMENSION	SCHED.	SCHEDULE
DBL.	DOUBLE	SHTG.	SHEATHING
DWG.	DRAWING	SHT.	SHEET
EA.	EACH	SIM.	SIMILAR
E.N.	EDGE NAILING	SLV	SHORT LEG VERTICAL
ELEV.	ELEVATION	SPEC.	SPECIFICATION
EOR	ENGINEER OF RECORD	STGR.	STAGGER
ENG.	ENGINEER	STD.	STANDARD
EQ.	EQUAL	STL.	STEEL
EQUIP.	EQUIPMENT	STIFF.	STIFFENER
ES	EDGE SCREW OR EACH SIDE	STRUCT.	STRUCTURAL
		SQ.	SQUARE
EXIST (E)	EXISTING	SYM.	SYMMETRICAL
EXP.	EXPANSION	TF	TOP FLANGE
FIN.	FINISH	THK.	THICK
F.N.	FIELD NAILING	TS	TUBE STEEL
FM	FACE MOUNT	U.B.C.	UNIFORM BUILDING CODE
FLR.	FLOOR		
FTF	FLOOR TO FLOOR	U.N.O.	UNLESS NOTED OTHERWISE
FTG.	FOOTING		
FDN.	FOUNDATION	VERT.	VERTICAL
FRMG.	FRAMING	W.	WIDTH
GA.	GAUGE	WT.	WEIGHT
GALV.	GALVANIZED	W.W.F.	WELDED WIRE FABRIC
GF	GOOD FOR	W.W.M.	WELDED WIRE MESH
G.L.B.	GLUE LAM BEAM	WF.	WIDE FLANGE
GRD	GRADE	W/	WITH
H.D.	HOLDOWN	WS	WOOD SCREW

SOLAR REQUIREMENTS

1. MAIN SERVICE ENTRANCE WITH END FED BUSS. (CALIFORNIA ENERGY CODE SECTION 110.1(D)6) 1 & 2 (NO CENTER FED BUSS PANELS ALLOWED)].
2. MAIN SERVICE PANEL SHALL RESERVE AS A MINIMUM, A SPACE FOR A DOUBLE POLE CIRCUIT BREAKER AT THE OPPOSITE END OF THE BUSS FROM THE UTILITY FEED POINT AND SHALL BE MARKED "RESERVED FOR SOLAR INVERTERS" (CALIFORNIA ENERGY CODE SECTION 110.1(D)6) 2 A AND B).
3. ALL BUILDINGS THAT MUST INCLUDE A SOLAR ZONE MUST ALSO INCLUDE A PLAN FOR CONNECTING A PV AND SNH SYSTEM TO THE BUILDING'S ELECTRICAL AND PLUMBING SYSTEM. THE CONSTRUCTION DOCUMENTS SHALL INDICATE:
   - 3.1. A LOCATION FOR INVERTERS AND METERING EQUIPMENT FOR FUTURE SOLAR ELECTRIC SYSTEMS. [CALIFORNIA ENERGY CODE 110.10(C)].
   - 3.2. A PATHWAY FOR ROUTING CONDUIT FROM THE SOLAR ZONE TO THE POINT OF INTERCONNECTION WITH THE ELECTRICAL SERVICE. THERE IS NO REQUIREMENT TO INSTALL ANY CONDUIT. [CALIFORNIA ENERGY CODE 110.1 0(C)].
     - 3.2.1. ONE ACCEPTABLE METHOD WOULD BE TO RUN L TYPE NM 10-3 W/G CABLE RUN FROM THE SERVICE ENTRANCE SOLAR RESERVED BREAKER SPACE TO THE ROOF DECK AREA IN THE ATTIC NEAR THE SOLAR READY ROOF ZONE TERMINATED IN A JUNCTION BOX AND LABELED "PHOTOVOLTAIC CIRCUIT".
4. A PATHWAY FOR ROUTING OF PLUMBING FROM THE SOLAR ZONE TO THE WATER HEATING SYSTEM. THERE IS NO REQUIREMENT TO INSTALL ANY PIPING. [CALIFORNIA ENERGY CODE 110.10(C)].
5. ONE ACCEPTABLE METHOD OF MEETING THIS REQUIREMENT WOULD BE TO PROVIDE AN ELECTRICAL OUTLET AT THE WATER TANK LOCATION FOR A " PIPE RUNS WITH THREADED ½ CIRCULATION PUMP AND PROVIDE TWO TERMINATION AT BOTH ENDS FROM THE SOLAR RESERVE AREA TO THE WATER HEATING EQUIPMENT AREA.
6. THE SOLAR ZONES MUST BE CLEARLY INDICATED ON THE ROOF PLANS FOR ALL POSSIBLE ORIENTATIONS SHOWING THE MINIMUM 250 SQUARE FEET IN THE 110 TO 270 DEGREES OF "TRUE NORTH" ORIENTATIONS. [CALIFORNIA ENERGY CODE 110.10(B)1)A].
7. FOR THOSE HOMES WHICH WILL BE USING ANY OF THE EXCEPTIONS FROM THE C.E.C. SECTION 110.10(B) 1-7, IT SHALL BE CLEARLY INDICATED ON THE PLANS WHICH EXCEPTION IS TO BE USED FOR COMPLIANCE TO THE SOLAR READY REQUIREMENTS.
8. 1 & 11 ARE ONLY GIVEN AS EXAMPLES OF WAYS TO COMPLY W/ THE REQUIREMENTS. IT IS THE DESIGNER'S RESPONSIBILITY TO PROVIDE A PLAN FOR COMPLIANCE W/ THESE REQUIREMENTS.

GENERAL NOTES

1. CHEMICAL TOILET IS REQUIRED ON-SITE DURING CONSTRUCTION.
2. PROVIDE ILLUMINATED 12" HIGH ADDRESS POSTING (6" IF WITHIN 50 FEET OF THE STREET) WITH ILLUMINATED SUITE NUMBER 4" HIGH WITH MINIMUM 1/2 " STROKE, MOUNTED ON A CONTRASTING BACKGROUND CLEARLY VISIBLE FROM THE STREET.
3. IF THE PLANS DO NOT ACCURATELY REFLECT THE JOB CONDITIONS OR THE CONSTRUCTION IS NOT PER PLANS, NO INSPECTIONS WILL OCCUR UNTIL AN ADDENDUM IS APPROVED BY THE CITY/COUNTY IS OBTAINED.
4. ANY CHANGES FROM THE APPROVED PLANS DURING THE COURSE OF CONSTRUCTION SHALL CAUSE CONSTRUCTION TO BE SUSPENDED UNTIL SUCH TIME AS THE PLANS CAN BE AMENDED BY THE DESIGNER AND SUBMITTED TO THE CITY/COUNTY FOR REVIEW AND APPROVAL.
5. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL DIMENSIONS, GRADES, AND ALL OTHER CONDITIONS AND CORRELATE AT THE JOBSITE AND REPORT ANY DISCREPANCIES TO THE DESIGNER FOR CLARIFICATION PRIOR TO COMMENCING ANY WORK.
6. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE WORK AND THE COORDINATION OF ALL TRADES AND GOVERNING AGENCIES.
7. THE DESIGNER ASSUMES NO RESPONSIBILITY FOR THE SUPERVISION OF THE WORK AND/OR POSSIBLE ERRORS OR OMISSIONS SHOWN OR INFERRED ON THE DRAWINGS OR THE PROPER EXECUTION OF THE SAME.
8. JOB CARD REQUIRED TO BE AVAILABLE FOR SIGNATURE AT JOBSITE.
9. THESE PLANS AND RELATED DOCUMENTS MUST BE AVAILABLE AT THE JOBSITE DURING ANY INSPECTION ACTIVITY.
10. ANY YARDS USED FOR ALLOWABLE AREA INCREASE SHALL BE PERMANENTLY MAINTAINED.
11. PROVIDE A"WILL-SERVE" LETTER FROM AN APPROVED CONSTRUCTION DEBRIS RECYCLING/WASTE HAULER FOR THIS PROJECT. THIS LETTER IS TO BE PROVIDED BY AND SIGNED BY THE "WASET/RECYCLING HAULER" PRIOR TO THE ISSUANCE OF ANY PERMIT.
12. PROVIDE A CONSTRUCTION WASTE MANAGEMENT PLAN FOR THIS PROJECT THAT COMPLIES WITH 1 THRU 5 OF THE 2022 CAL-GREEN CODE, SEC. 4.408.2. REFER TO CONSTRUCTION WASTE MANAGEMENT PLAN REQUIREMENT SECTION ON SHEET C&G2.
13. ALL SHURB(S) AND BUSHES SHALL BE TRIM DOWN TO 3' OR LOWER AND TREE LIMB(S) SHALL BE TRIM UP TO 7' OR HIGHER TO MAXIMIZE VISION AND TO ALLOW FOR CLEAR LINES OF VISIBILITY IN THE PARKING LOT AND PROPERTY.
14. ACCORDANCE WITH UL325. GATES INTENDED FOR AUTOMATIC OPERATION SHALL BE DESIGNED, CONSTRUCTED, AND INSTALLED TO COMPLY WITH THE REQUIREMENTS OF ASTM F 2200. ALL MANUAL GATES SHALL BE EQUIPPED WITH A KNOX-BOX CONTAINING A KEY TO THE GATE, OR AN APPROVED KNOX-PADLOCK.
15. THIS PROJECT REQUIRES A MINIMUM 3.0 KWDC SOLAR SYSTEM.
16. THE QUANTITIES OF HAZARDOUS MATERIALS SHALL NOT EXCEED THE ALLOWABLE 1000 LBS FOR FLAMMABLE MATERIALS AND 100 GALLONS OF COMBUSTIBLE LIQUIDS.
17. SUBMIT PLANS TO AND OBTAIN PERMIT FROM THE FIRE PREVENTION DIVISION FOR THE INSTALLATION OR MODIFICATION OF FIRE SPRINKLER SYSTM.
18. THIS PERMIT DOES NOT INCLUDE ANY HIGH-PILE STORAGE PER CFC OR RACK STORAGE OVER 6 FEET IN HEIGHT. ANY SUCH PROPOSED STORAGE REQUIRES SUBMITTAL OF PLANS AND APPLICATION FOR PERMITS PER 2022 CFC, CHAPTER 23.
19. IF CONCRETE STRENGTH IS MORE THAN 2500 PSI. A SPECIAL INSPECTION IS REQUIRED BY THE GEO-TECHNICAL REPORT. THE INSPECTION REPORT SHALL BE SUBMITTED TO AND APPROVED BY THE CITY/COUNTY BUILDING DEPARTMENT PRIOR TO THE FOUNDATION INSPECTION.
20. PROVIDE 2% SLOPE AWAY FROM BUILDING FOR A MIN. OF 10 FEET.
21. RESIDENTIAL SPRINKLERS SHALL BE INSTALL IN DWELLINGS AND SHALL BE A DEFERRED SUBMITTAL.
22. DOUGHERTY AVE. AND PALM AVE. ARE COUNTY MAINTAINED ROADS.
23. WATER TANKS LARGER THAN 5,000 GALLON WILL REQUIRE SEPARATE BUILDING PERMITS.
24. A BIOLOGICAL REPORT FROM A QUALIFIED BIOLOGIST EXAMINING THE IMPACTS OF THE PROPOSED DEVELOPMENT ON AGRICULTURAL RESOURCES ON OR NEAR THE PROPERTY, AND IMPACTS TO SPECIAL STATUS SPECIES, INCLUDING BUT NOT LIMITED TO MIGRATORY BIRDS, NESTING RAPTORS, BATS, AND SPECIAL STATUS SPECIES WHICH MAY USE THE PROPERTY AS FORAGING AREAS OR AS MIGRATORY CORRIDORS, SUCH AS THE AMERICAN BADGER WILL BE REQUESTED TO CONDUCT AN ENVIRONMENTAL REVIEW.
25. AN ARCHAEOLOGICAL REPORT EXAMINING POTENTIAL IMPACTS OF THE PROPOSED DEVELOPMENT ON TRIBAL AND OTHER CULTURAL RESOURCES WILL BE REQUESTED TO CONDUCT AN ENVIRONMENTAL REVIEW.

CLEAN-AIR VEHICLE NOTES

1. INSTALL A LISTED RACEWAY(S) TO ACCOMMODATE ELECTRIC VEHICLE (EV) CHARGING. THE RACEWAY(S) SHALL COMPLY AS FOLLOWS.
   - 1.1. ORIGINATE AT THE MAIN SERVICE. PR SUB-PANEL AND SHALL TERMINATE INTO A LISTED CABINET, BOX, OR OTHER ENCLOSURE IN CLOSE PROXIMITY TO THE PROPOSED LOCATION OF AN EV CHARGER.
2. THE SERVICE PANEL AND/OR SUB-PANEL SHALL PROVIDE CAPACITY TO INSTALL A 40-AMPERE MINIMUM DEDICATED BRANCH CIRCUIT AND SPACE(S) RESERVED TO PERMIT INSTALLATION OF A BRANCH CIRCUIT OVER-CURRENT PROTECTIVE DEVICE.
3. THE SERVICE PANEL OR SUB-PANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVER-CURRENT PROTECTIVE DEVICE SPACE(S) RESERVED FOR FUTURE EV CHARGING AS "EV CAPABLE". THE RACEWAY TERMINATION LOCATION SHALL BE PERMANENTLY AND VISIBLY MARKED AS "EV CAPABLE".

DEFERRED SUBMITTALS

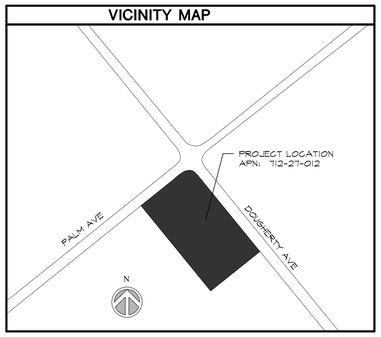
1. FIRE SPRINKLER AND ALARM SYSTEM SHALL BE A DEFERRED SUBMITTAL.

SITE COORDINATES

LATITUDE	37.181904
LONGITUDE	-121.708893

SEISMIC ITEM	VALUE	CBC REFERENCE
SITE CLASS	D	
SOILS BEARING CAPACITY	2000 PSF	APPENDIX 106.1 TABLE 1804.2
SEISMIC IMPORTANCE FACTOR	1.0	CBC 1603.1.5.1
SITE COEFFICIENT, Fa	1.0	TABLE 1613.3.3 (1)
Ss	1.5	FIGURE 1613.3.1 (1)
Sms	1.5	SECTION 1613.3.3 EQN. 16-37
Sds	1.0	TABLE 1613.3.5 (1)
SITE COEFFICIENT, Fv	NULL-SEE SECTION 11.4.8	TABLE 1613.3.3 (2)
S1	0.6	TABLE 1613.3.1 (2)
Sm1	NULL-SEE SECTION 11.4.8	SECTION 1613.3.3 EQN. 16-38
Sd1	NULL-SEE SECTION 11.4.8	TABLE 1613.3.3 (2)

VICINITY MAP



DESIGN SPECIFICATIONS

OCCUPANCY TYPES:	R3, U			
CONSTRUCTION TYPE:	VB			
GOVERNING CODE:	2022	CBC		
SEISMIC DESIGN CATEGORY:	D			
DESIGN WIND LOAD:	110	MPH	EXPOSURE:	C
ALLOWABLE SOIL BEARING	2000	PSI		
COMPRESSIVE STRENGTH OF CONCRETE AT 28 DAYS	2500	PSI		
LIVE LOADS:				
ROOF:	20	PSF		
FLOOR:	40	PSF		
DEAD LOADS:				
ROOF: (T-BAR CEILING)	N/A			
ROOF: (STUCCO CEILING)	20	PSF		
ROOF: (DRYWALL CEILING)	20	PSF		
WALL:	15	PSF		

HATCH LEGEND

STEEL		NATIVE SOIL	
MASONRY		ENGINEERED FILL	
AGGREGRATE		AC PAVING	
PEDIGATION		CONCRETE	
TRUNCATED DOMES		LANDSCAPE	

APPLICABLE CODES

2022	CALIFORNIA BUILDING CODE
2022	CALIFORNIA PLUMBING CODE
2022	CALIFORNIA ELECTRICAL CODE
2022	CALIFORNIA FIRE CODE
2022	CAL-GREEN
2022	TITLE 24 ENERGY
2022	NFPA 24
SANTA CLARA COUNTY MUNICIPAL CODES	

GROUND SNOW LOAD	WIND DESIGN		SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP.	ICE BARRIER UNDERLAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP.
	SPEED (MPH)	TOPOGRAPHIC EFFECTS		WEATHERING	FROST LINE DEPTH	TERMITE					
0.0 PSF	110	C	D	-5000	12"	YES	25°	NO	NO	1500	48° F

SHEET INDEX

SHEET	DESCRIPTION
	ARCHITECTURAL
A1.0	COVER SHEET
A1.1	SITE PLAN
A2.0	MAIN SFR ELEVATIONS
A2.1	MAIN SFR ELEVATONS
A3.0	PROPOSED FLOOR PLAN - 1ST
A3.1	PROPOSED FLOOR PLAN - 2ND
A3.2	PROPOSED FLOOR PLAN - 2ND
A3.3	OPENING SCHEDULES
A4.0	ROOF DRAINAGE PLAN - 1ST
A4.1	ROOF DRAINAGE PLAN - 2ND
A5.0	CROSS SECTIONS
A5.1	CROSS SECTIONS
A5.2	CROSS SECTIONS
A6.0	GUEST - PROPOSED FLOOR PLAN
A6.1	GUEST - ELEVATIONS
A6.2	GUEST - OPENING SCHEDULES
A6.3	GUEST - ROOF DRAINAGE PLAN
A6.4	GUEST - CROSS SECTIONS
	CAL-GREEN
CG1	CAL-GREEN MANDATORY MEASURES
CG2	CAL-GREEN MANDATORY MEASURES
CG3	CAL-GREEN MANDATORY MEASURES
CG4	CAL-GREEN MANDATORY MEASURES
	DETAILS
D1	DETAILS - EXTERIOR FRAMING
D2	DETAILS - OPENING FRAMING
D3	DETAILS - STAIRS AND RAILING
D4	DETAILS - ARCH FRAMING
D7	DETAILS - FIRE-RATED WALLS AND FIRE PENETRATIONS
D8	DETAILS - VALLEY AND CRICKET FRAMING
D9	SPECS - ROOF VENTS
D10	SPECS - ROOF TILES
D11	SPECS - SMOKE AND CO2 DETECTOR(S)
D12	SPECS - RESIDENTIAL HOOD
D13	SPECS - HARDIE BACKER
D14.0	SPECS - DELTEC
D14.1	SPECS - DELTEC
D15	SPECS - BALLASTER
	STRUCTURAL
S1.1	STANDARD NOTES AND DETAILS
S1.2	STANDARD NOTES AND DETAILS
S1.3	STANDARD NOTES AND DETAILS
S1.4	STANDARD NOTES AND DETAILS
S1.5	STANDARD NOTES AND DETAILS
S2.1	FOUNDATION PLAN - MAIN
S2.2	FOUNDATION PLAN - ADU
S3.1	FLOOR FRAMING PLAN
S3.2	ROOF FRAMING PLAN - 2ND
S3.3	ROOF FRAMING PLAN - ADU
S4.1	SECTIONS - MAIN
S4.2	SECTIONS - MAIN
S4.3	SECTIONS - MAIN
S4.4	SECTIONS - GUEST
S5.1	FOUNDATION DETAILS
S5.2	FOUNDATION DETAILS
S6.1	FRAMING DETAILS
S6.2	FRAMING DETAILS
S6.3	FRAMING DETAILS
S6.4	FRAMING DETAILS
S6.5	FRAMING DETAILS
S7.1	TJI SPECIFICATIONS
	ELECTRICAL
E1.0	ELECTRICAL NOTES, DETAILS, AND SCHEDULES - NORTH
E2.0	POWER PLAN - 1ST
E2.1	POWER PLAN - 2ND
E3.0	LIGHTING PLAN - 1ST
E3.1	LIGHTING PLAN - 2ND
E4.0	GUEST - ELECTRICAL PLAN
	MECHANICAL
M0.1	MECH. NOTES AND SCHEDS.
M1	MECHANICAL PLAN - 1ST FLOOR
M2	MECHANICAL PLAN - 2ND FLOOR
M3	MECHANICAL DETAILS
	PLUMBING
P1.0	PLUMBING SCHEDULES AND NOTES
P2.0	PLUMBING DETAILS
P3.0	WASTE PLAN - 1ST
P3.1	WASTE PLAN - 2ND
P4.0	WATER PLAN - 1ST
P4.1	WATER PLAN - 2ND
P5.0	GAS PLAN - 1ST
P6.0	GUEST - PLUMBING SCHEDULES, AND NOTES.
P6.1	GUEST - WASTE PLAN
P6.2	GUEST - WATER PLAN
P6.3	GUEST - GAS PLAN
	TITLE 24 ENERGY
T24-1	TITLE 24 ENERGY DOCUMENTATION - MAIN
T24-2	TITLE 24 ENERGY DOCUMENTATION - MAIN
T24-1	TITLE 24 ENERGY DOCUMENTATION - GUEST
T24-2	TITLE 24 ENERGY DOCUMENTATION - GUEST
	GRADING
C1	COVER SHEET - GRADING
C2	GRADING PLAN
C3	GRADING PLAN
C4	OFF-SITE STREET IMPROVEMENT
C5	EROSION CONTROL PLAN
C6	DETAILS
C7	DETAILS
C8	DETAILS
C9	STANDARD TRAFFIC CONTROL PLANS
C10	STANDARD TRAFFIC CONTROL PLANS
	SOLAR
PV-1	COVER SHEET - SOLAR
PV-2	SITE PLAN - SOLAR
PV-2A	ROOF PLAN WITH MODULE LAYOUT
PV-3	ELECTRICAL LINE DIAGRAM
PV-4	MSP PHOTOS AND MATERIAL LISTS
PV-5	LABELS
PV-6	DATA SHEET - MODULE
PV-6.1	DATA SHEET - INVERTER
PV-6.2	DATA SHEET - IQ COMBINER
PV-6.3	DATA SHEET
PV-6.4	DATA SHEET
PV-6.5	DATA SHEET
	SEPTIC SYSTEM
P1	SITE PLAN - SEPTIC
P2	MOUND LAYOUT
P3	COMBINED RESULT FROM PERC TEST 2 & 3
P4a	TANKS DETAILS
P4b	MOUNDS SYSTEM DETAILS
P5	MOUND PLAN
P6	MOUND DISPOSAL FIELD DETAILS
P7	LATERAL PIPE DETAILS
P8	GRADING AND DRAINAGE PLAN - SEPTIC

OWNER DATA

GURDEEP DHADWAL AND RAJKANT
2668 WESTBERRY DRIVE
SAN JOSE, CA 95132
PHONE: 408-859-4080 CONTACT: GURDEEP
EMAIL: dhadwalg@yahoo.com

DEVELOPMENT AGENCY

SANTA CLARA COUNTY
70 W. HEDDING STREET
SAN JOSE, CA 95132
PHONE: 408-299-5700 CONTACT: BUILDING DEPARTMENT
EMAIL:

ENGINEER IN RECORD

CVEAS, INC - RICARDO LEAL - PE
2251 LOGAN STREET
SELMA, CA 93662
PHONE: 559-891-8811 CONTACT: RICARDO
EMAIL: rleal@cveas.com

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MECHANICAL ENGINEER

ALI NEHME, MECHANICAL ENGINEER
22914 DRY CREEK ROAD
DIAMOND BAR, CA 91765
PHONE: 559-709-3296 CONTACT: ALI
EMAIL: ali8863@gmail.com

PROJECT DATA

EX. USE:	VACANT LAND
NEW USE:	SINGLE FAMILY RESIDENCE
APN:	712-27-043
SITE ADDRESS:	PALM AVE AND DOUGHERTY AVE MORGAN HILL, CA 95037
ZONE:	A-20A
CONSTRUCTION TYPE:	VB
OCCUPANCY:	R-3
CUSTOM RESIDENCE:	R-3
5-CAR GARAGE:	U
PORCH/PATIO:	U
FIRE SPRINKLER SYSTEM:	YES - DEFERRED
FIRE ALARM SYSTEM:	YES - DEFERRED

SITE DATA

PARCEL (712-27-043):	345,736 SF				9.1 ACRES
COYOTE VALLEY CLIMATE RESILIENCE COMBINS DISTRICT (CVCRCD): AS DEVELOPED REQUIREMENT (60% OF LOT AREA REQUIRED)					287,442 SF
AS DEVELOPED AREA (PEACH/ALMONDS/ETC.):	60% MIN OF LOT				287,442 SF
STREET DEDICATION:					4,103 SF
COYOTE VALLEY CLIMATE RESILIENCE					
SFR DEVELOPMENT AREA (87,300 SF):					83,043 SF
REMAINDER OF UNDISTURB SOIL:					71,144 SF
ALLOWABLE BUILDING AREA ANALYSIS	R-3	9000	X	3	27,000 SF
	R-3	9000	X	3	27,000 SF
PARCEL #1 (712-27-043):					
1ST FLOOR:	SFR GROUND COVER				4,993 SF
2ND FLOOR:					2,314 SF
5-CAR GARAGE:	SFR GROUND COVER				1,097 SF
COVERED PORCH:	SFR GROUND COVER				187 SF
COVERED PATIO:	SFR GROUND COVER				543 SF
COVERED DECK:					4358 SF
STAIR CASES:	SFR GROUND COVER				192 SF
OPEN DECK:					96 SF
WATER STORAGE TANK:	SFR GROUND COVER				456 SF
TOTAL CUSTOM SFR GROUND COVER:					7,468 SF
COYOTE VALLEY CLIMATE RESILIENCE COMBINS DISTRICT (CVCRCD): TOTAL LOT COVERAGE REQUIREMENT:					7,500.0 SF
TOTAL BUILDING GROUND COVER:					7,547.3 SF
ACTUAL GROUND LOT COVERAGE:					1.9 %
PERMEABLE PAVING:					9,729 SF
WATER STORAGE TANK PAD (FIRE HYDRANT):					908 SF
WATER STORAGE TANK PAD (SPRINKLER):					58 SF
WELL PUMP SLAB:					68 SF
WALKWAY IN FRONT OF PORCH:					166 SF
FOUNTAIN SLAB:					254 SF
TOTAL IMPERVIOUS SURFACES:					9,002 SF
TOTAL PERVIOUS SURFACES:					9,729 SF

CVEAS
CENTRAL VALLEY ENGINEERING & SURVEYING, INC.
2511 LOGAN STREET Tel. (559) 891-8811
SELMA, CA 93662 Fax (559) 891-8815
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CIVIL ENGINEERING • LAND SURVEYING • CONSULTING • STRUCTURAL DESIGN • ARCHITECTURAL DRAFTING • COMMERCIAL & RESIDENTIAL BUILDING DESIGN • PLANNING & PROJECT MANAGEMENT

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

REGISTERED PROFESSIONAL ENGINEER
RICARDO LEAL
No. C 71825
Exp. 06-30-25
CIVIL
STATE OF CALIFORNIA

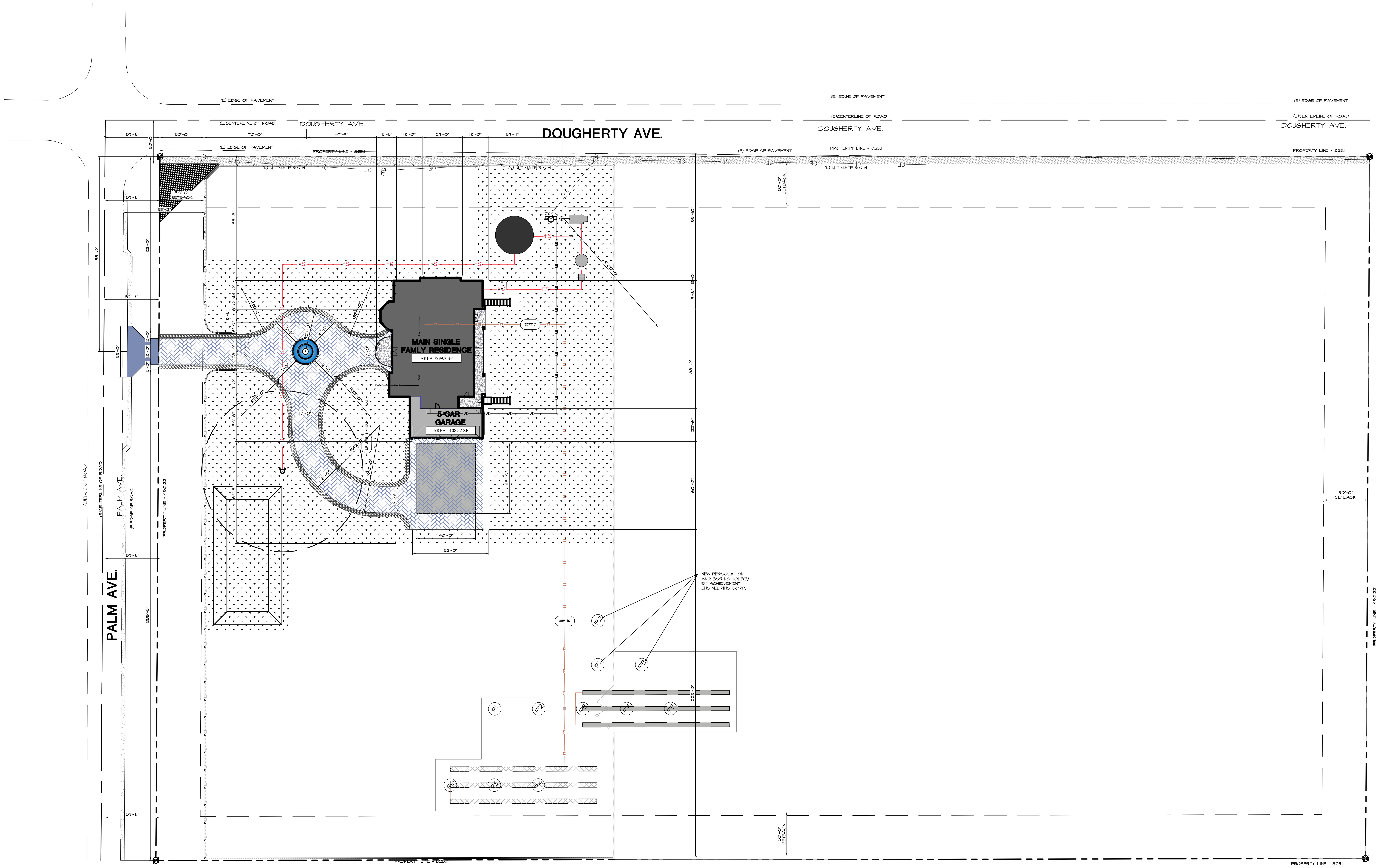
DATE SIGNED: 5/9/2024

Revisions:	Date:
1	
2	
3	
4	
5	

COVER SHEET

CVEAS JOB #:
DATE: 5/9/2024
PLANNING SUBMITTAL #: XX-XXXX
PLAN CHECK SUBMITTAL #: XX-XXXX
DRAWN BY:
CHECKED BY:
SCALE:

A1.0



OVERALL SITE PLAN

SCALE: 1:30

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CENTRAL VALLEY ENGINEERING & SURVEYING, INC.

2511 LOGAN STREET
SELMA, CA 93662
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CIVIL ENGINEERING • LAND SURVEYING • CONSULTING • STRUCTURAL DESIGN • ARCHITECTURAL DRAFTING • COMMERCIAL & RESIDENTIAL BUILDING DESIGN • PLANNING & PROJECT MANAGEMENT

PROJECT

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

REGISTERED PROFESSIONAL ENGINEER
RICARDO LEAL
No. C 77625
Exp. 06-30-25
CIVIL
STATE OF CALIFORNIA

DATE SIGNED: 5/9/2024

Revisions:	Date:
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OVERALL
SITE PLAN

CVEAS JOB #:

DATE: 5/9/2024

PLANNING SUBMITTAL #: XX-XXXX

PLAN CHECK SUBMITTAL #: XX-XXXX

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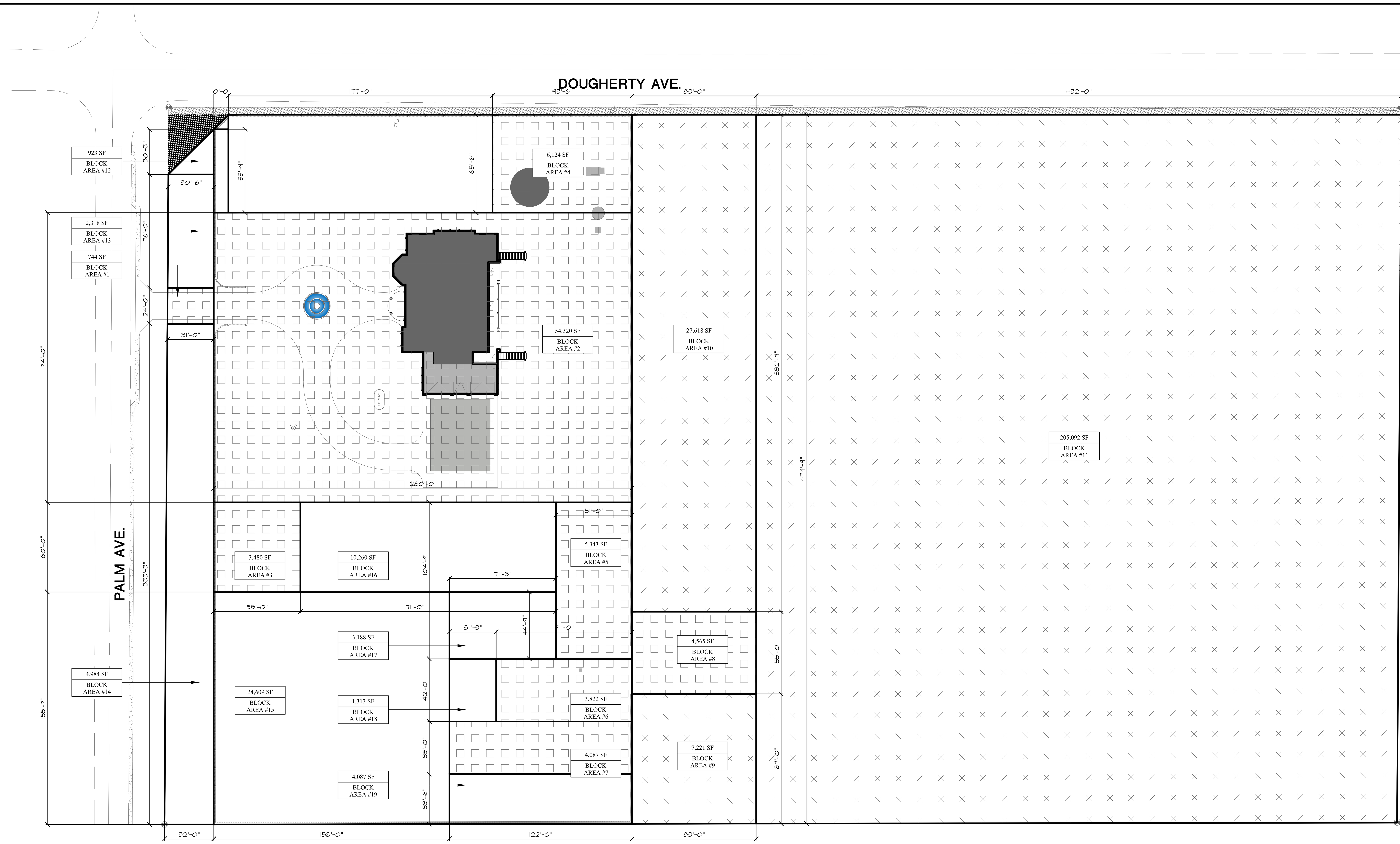

BLOCK SITE PLAN

SCALE: 1:30

BLOCK AREA LEGEND (SITE)

PARCEL (390-051-07)				395,736		SF	9.08	
AREA		QNTY		DIMENSION (FEET)			SF PER AREA	
DEVELOPMENT AREA (2 ACRE OR 87,120 SF MAX.):								
BLOCK AREA	1	1	X	31'	X	24'		744
BLOCK AREA	2	1	X	280'	X	194'		54,320
BLOCK AREA	3	1	X	58'	X	60'		3,480
BLOCK AREA	4	1	X	93'-6"	X	65'-6"		6,124
BLOCK AREA	5	1	X	51'	X	104'-9"		5,342
BLOCK AREA	6	1	X	91'	X	42'		3,822
BLOCK AREA	7	1	X	122'	X	35'		4,270
BLOCK AREA	8	1	X	83'	X	55'		4,565
							TOTAL:	82,667
COYOTE VALLEY CLIMATE RESILIENCE COMBINING DISTRICT REQUIREMENT							2 ACRES MAX.	87,120 SF MAX.
AG AREA (60% MININUM):								
BLOCK AREA	9	1	X	83'	X	87'		7,221
BLOCK AREA	10	1	X	83'	X	332'-9"		27,618
BLOCK AREA	11	1	X	432'	X	474'-9"		205,092
							TOTAL:	239,931
COYOTE VALLEY CLIMATE RESILIENCE COMBINING DISTRICT REQUIREMENT							60 %	237,448 SF MIN.
REMAINDER OF PROPERTY:								
BLOCK AREA	12	1	X	30'-6"	X	30'-3"		461
BLOCK AREA	13	1	X	30'-6"	X	76'		2,318
BLOCK AREA	14	1	X	32'	X	155'-9"		4,984
BLOCK AREA	15	1	X	158'	X	155'-9"		24,609
BLOCK AREA	16	1	X	60'	X	171'		10,260
BLOCK AREA	17	1	X	71'-3"	X	44'-9		3,188
BLOCK AREA	18	1	X	31'-3"	X	42'		1,313
BLOCK AREA	19	1	X	122'	X	33'-6"		4,087
							TOTAL:	51,220

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

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

REGISTERED PROFESSIONAL ENGINEER RICARDO LEAL No. C 77425 Exp. 06-30-25 CIVIL STATE OF CALIFORNIA

DATE SIGNED: 5/9/2024

Revisions	Date

OVERALL SITE PLAN

CVEAS JOB #:
DATE: 5/9/2024
PLANNING SUBMITTAL #: XX-XXXX
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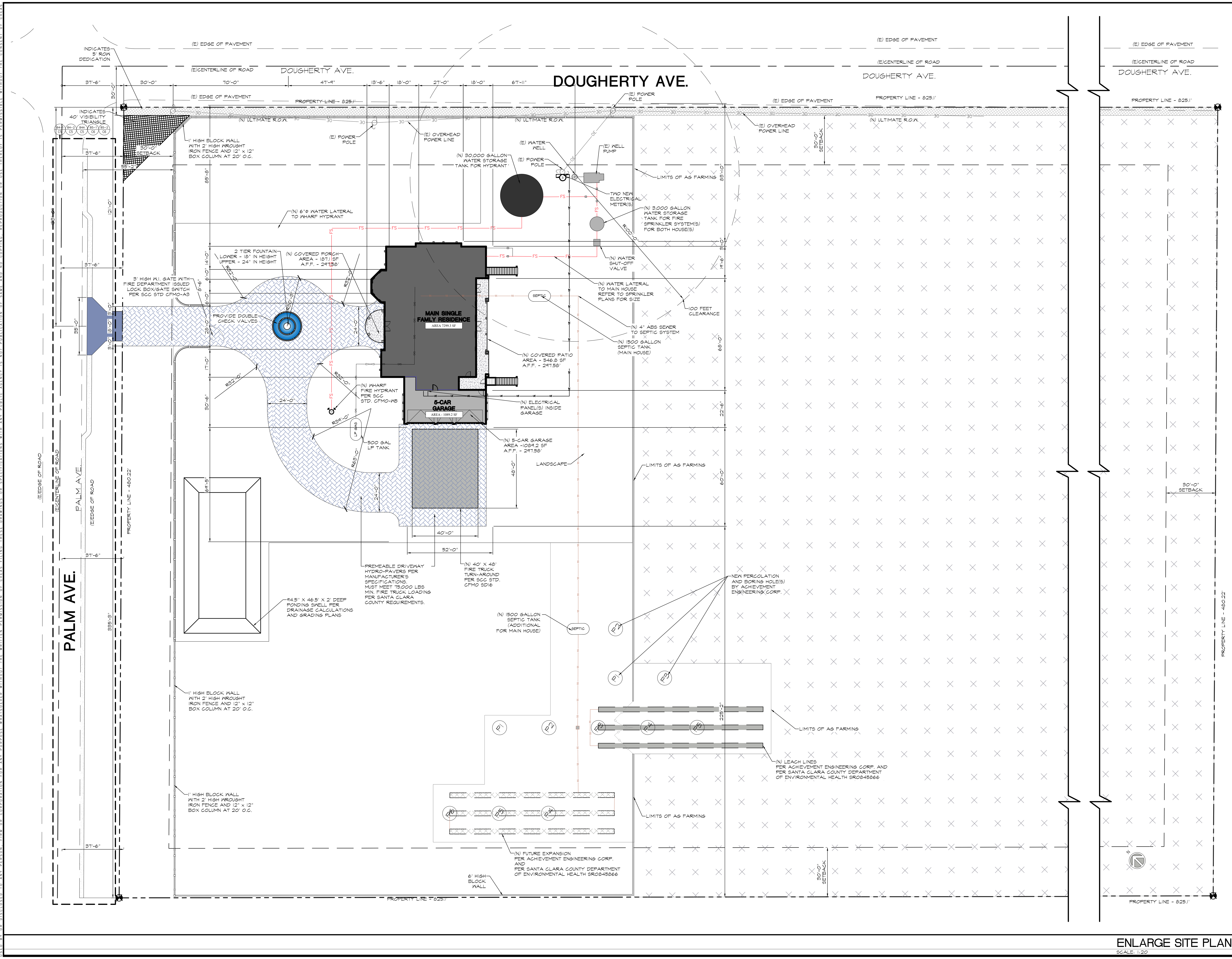
DOUGHERTY AVE.
PALM AVE.
(E) EDGE OF PAVEMENT
(E)CENTERLINE OF ROAD
PROPERTY LINE - 825.1'
PROPERTY LINE - 480.22'
(N) ULTIMATE R.O.W.
INDICATES 5' ROW DEDICATION
INDICATES 40' VISIBILITY TRIANGLE
30'-0" SETBACK
1' HIGH BLOCK WALL WITH 2' HIGH WROUGHT IRON FENCE AND 12" x 12" BOX COLUMN AT 20' O.C.
(E) POWER POLE
(E) OVERHEAD POWER LINE
(N) 30,000 GALLON WATER STORAGE TANK FOR HYDRANT
(E) WATER WELL
(E) WELL PUMP
TWO NEW ELECTRICAL METER(S)
(N) 3,000 GALLON WATER STORAGE TANK FOR FIRE SPRINKLER SYSTEM(S) FOR BOTH HOUSE(S)
LIMITS OF AG FARMING
(N) 6"Ø WATER LATERAL TO WHARF HYDRANT
2 TIER FOUNTAIN LOWER - 18" IN HEIGHT UPPER - 24" IN HEIGHT
(N) COVERED PORCH AREA - 187.1 SF A.F.F. - 297.58'
3' HIGH W.I. GATE WITH FIRE DEPARTMENT ISSUED LOCK BOX/GATE SWITCH PER SCC STD CFMO-A3
PROVIDE DOUBLE CHECK VALVES
MAIN SINGLE FAMILY RESIDENCE
(N) WATER SHUT-OFF VALVE
(N) WATER LATERAL TO MAIN HOUSE REFER TO SPRINKLER PLANS FOR SIZE
100 FEET CLEARANCE
(N) 4" ABS SEWER TO SEPTIC SYSTEM
(N) 1500 GALLON SEPTIC TANK (MAIN HOUSE)
(N) COVERED PATIO AREA - 546.8 SF A.F.F. - 297.58'
(N) WHARF FIRE HYDRANT PER SCC STD. CFMO-W5
(N) ELECTRICAL PANEL(S) INSIDE GARAGE
5-CAR GARAGE
500 GAL LP TANK
(N) 5-CAR GARAGE AREA - 1089.2 SF A.F.F. - 297.58'
LANDSCAPE
PREMEABLE DRIVEWAY HYDRO-PAVERS PER MANUFACTURER'S SPECIFICATIONS. MUST MEET 75,000 LBS MIN. FIRE TRUCK LOADING PER SANTA CLARA COUNTY REQUIREMENTS.
(N) 40' X 48' FIRE TRUCK TURN-AROUND PER SCC STD. CFMO SD16
94.5' X 46.5' X 2' DEEP PONDING SWELL PER DRAINAGE CALCULATIONS AND GRADING PLANS
NEW PERCOLATION AND BORING HOLE(S) BY ACHIEVEMENT ENGINEERING CORP.
(N) 1500 GALLON SEPTIC TANK (ADDITIONAL FOR MAIN HOUSE)
(N) LEACH LINES PER ACHIEVEMENT ENGINEERING CORP. AND PER SANTA CLARA COUNTY DEPARTMENT OF ENVIRONMENTAL HEALTH SR0845866
(N) FUTURE EXPANSION PER ACHIEVEMENT ENGINEERING CORP. AND PER SANTA CLARA COUNTY DEPARTMENT OF ENVIRONMENTAL HEALTH SR0845866
6' HIGH BLOCK WALL
30'-0" SETBACK
ENLARGE SITE PLAN
SCALE: 1:20

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PROJECT

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

REGISTERED PROFESSIONAL ENGINEER RICARDO LEAL No. C 77405 Exp. 06-30-25 CIVIL STATE OF CALIFORNIA

DATE SIGNED: 5/30/2024

Revisions	Date

ENLARGED SITE PLAN

CVEAS JOB #:

DATE: 5/30/2024

PLANNING SUBMITTAL #: XX-XXXX

PLAN CHECK SUBMITTAL #: XX-XXXX

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SCALE:

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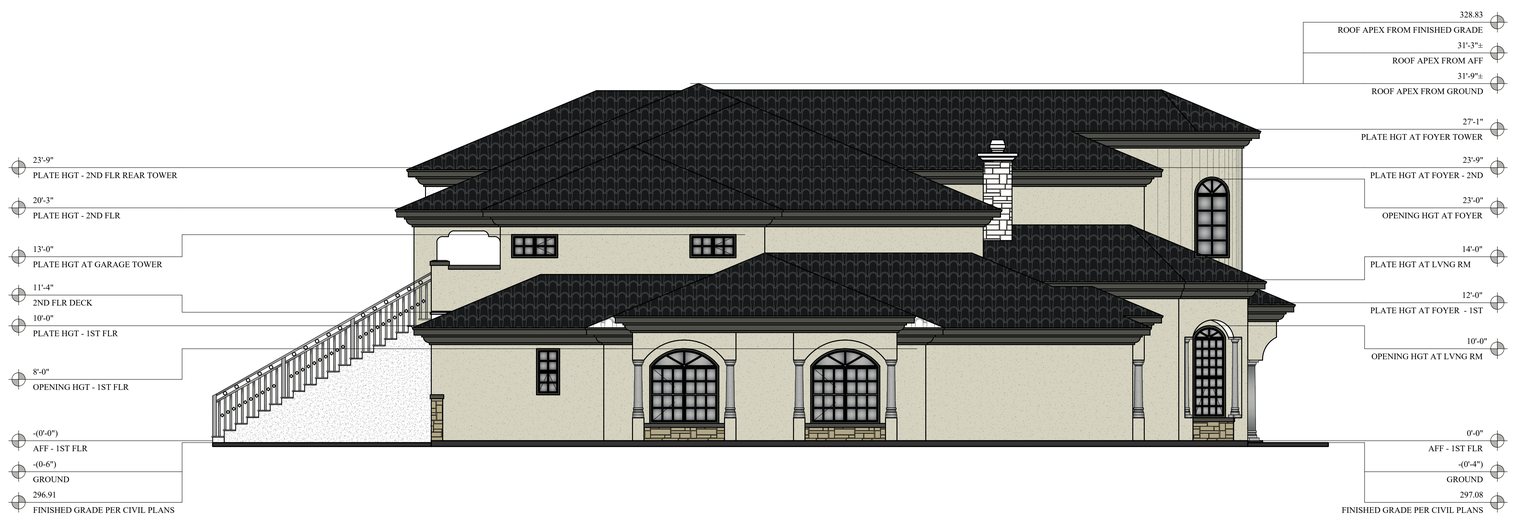
FRONT ELEVATION - EAST

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



LEFT SIDE ELEVATION - SOUTH

SCALE: 3/16" = 1'-0" | 2

COLOR SCHEDULE

A		STUCCO #1: 3-LAYERED STUCCO FINISH COLOR - SW7014 - EIDER WHITE OR EQUAL
B		ROOFING MATERIAL: SPANISH TILE
C		STONE VENEER: EL DORADO STONE VANTAGE 30 COLOR - WHITE ELM
D		METAL SIDING: METAL CLADDING SYSTEM FLATLOCK COLOR - MATTE BLACK STEEL OR EQUAL INSTALL PER MANUFACTURER'S SPECS AND INSTALLATION INSTRUCTIONS. REFER TO DETAILS ON D11.
E		CORNICE FINISH: SHERWIN WILLIAMS SW7020 COLOR - BLACK FOX OR EQUAL
F		TRIM FINISH: SHERWIN WILLIAMS SW7020 COLOR - BLACK FOX OR EQUAL.

ELEVATION KEYED NOTES

1	3 COAT STUCCO SMOOTH FINISH #1 (4 COLORS). 7/8" MIN. THICKNESS OVER 1" GA. X 1-1/2" HEXAGONAL PAPER BACKED WIRE LATH OVER 2-LAYERS OF TYPE "D" PAPER UNDER-LAYMENT OVER PLYWOOD. REFER TO WEEP SCREED DETAIL 1/D1 FOR EXTERIOR WALLS. REFER TO WEEP SCREED DETAIL 2/D1 FOR STEM WALLS REFER TO WEEP SCREED DETAILS 3/D1 FOR BOX COLUMN(S).
2	3 COAT STUCCO SMOOTH FINISH (UNDERSIDE CEILING). 7/8" MIN. THICKNESS OVER HI-RIB LATH OVER 2-LAYERS OF TYPE "D" PAPER UNDER-LAYMENT OVER PLYWOOD.
3	DOOR OPENING - REFER TO DOOR SCHEDULE ON SHEET A9.3 AND DETAIL(S) ON SHEET D2.
4	WINDOW OPENING - REFER TO WINDOW SCHEDULE ON SHEET A9.3 AND DETAIL(S) ON SHEET D2.
5	ROOF MATERIAL - SPANISH TILES - INSTALL PER MANUFACTURER'S SPECS AND INSTRUCTIONS. REFER TO DETAILS ON SHEET D10.
6	FOAM CORNICE UNDER FASCIA. REFER TO DETAIL 8/D1.
7	DOUBLE FOAM TRIM. REFER TO DETAIL 5/D1.
8	STONE VENEER AND TRIM. REFER TO DETAIL 7/D1.
9	BUILT-UP CHIMNEY. REFER TO DETAIL 1, 2, AND 3/D8.
10	COMPOSITE COLUMN INSTALL PER MANUFACTURER'S SPECS AND INSTALLATION MANUAL.
11	2x FASCIA. REFER TO DETAIL 8/D1.
12	44" HIGH HALF WALL W/ STUCCO FINISHED. REFER STUCCO NOTE #1 ABOVE.
13	44" HIGH GUARD RAIL(S). MUST RESIST 200 LBS FORCE. REFER TO DETAIL 5/D3.
14	24" X 24" DECK COLUMN WITH FOAM OR WOOD CAP. REFER TO DETAIL 7/D3.

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

REGISTERED PROFESSIONAL ENGINEER
RICARDO LEAL
No. C 79825
Exp. 06-30-25
CIVIL
STATE OF CALIFORNIA

DATE SIGNED: 4/24/2024

Revisions:	Date:
1	
2	
3	
4	
5	

ELEVATIONS
MAIN HOUSE

CVEAS JOB #:

DATE: 4/24/2024

PLANNING SUBMITTAL #: XX-XXXX

PLAN CHECK SUBMITTAL #: XX-XXXX

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SCALE:

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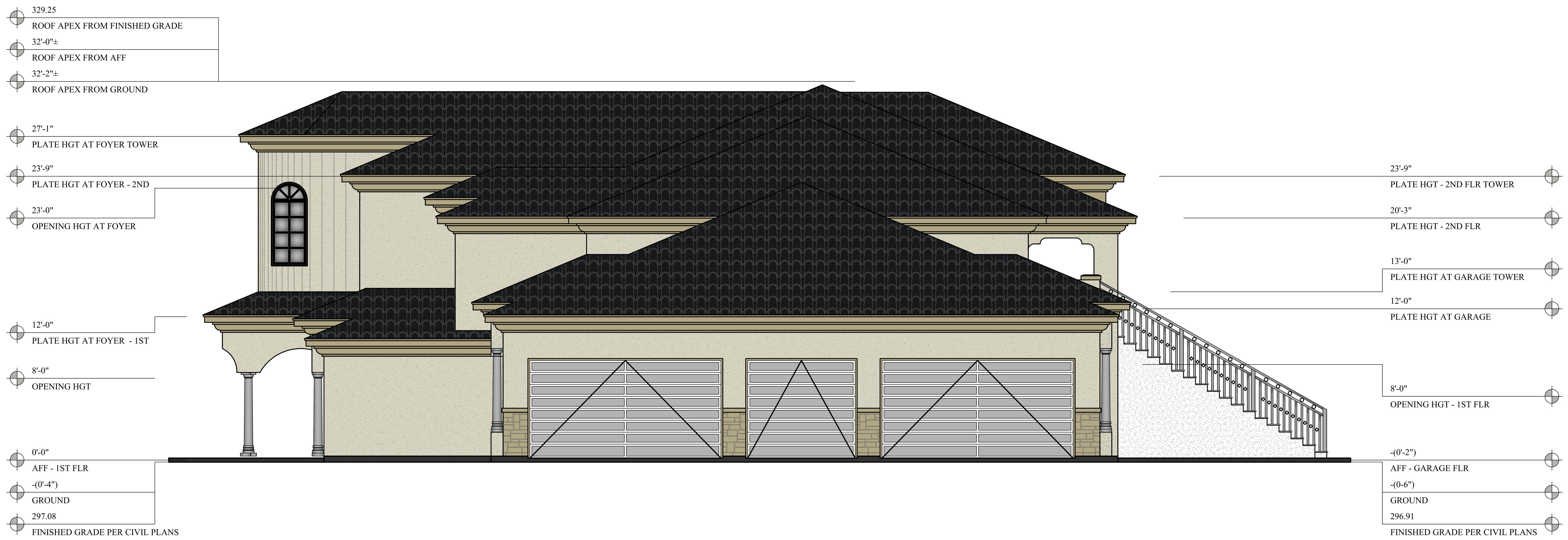

RIGHT SIDE ELEVATION - NORTH

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

3

REAR ELEVATION - WEST

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

4

COLOR SCHEDULE

A	STUCCO #1: 3-LAYERED STUCCO FINISH COLOR - SW7014 - EIDER WHITE OR EQUAL
B	ROOFING MATERIAL: SPANISH TILE
C	STONE VENEER: EL DORADO STONE VANTAGE 30 COLOR - WHITE ELM
D	METAL SIDING: METAL CLADDING SYSTEM FLATLOCK COLOR - MATTE BLACK STEEL OR EQUAL INSTALL PER MANUFACTURER'S SPECS AND INSTALLATION INSTRUCTIONS. REFER TO DETAILS ON D11.
E	CORNICE FINISH: SHERWIN WILLIAMS SW7020 COLOR - BLACK FOX OR EQUAL
F	TRIM FINISH: SHERWIN WILLIAMS SW7020 COLOR - BLACK FOX OR EQUAL.

ELEVATION KEYED NOTES

1	3 COAT STUCCO SMOOTH FINISH #1 (4 COLORS): 7/8" MIN. THICKNESS OVER 17 GA. X 1-1/2" HEXAGONAL PAPER BACKED WIRE LATH OVER 2-LAYERS OF TYPE "D" PAPER UNDER-LAYMENT OVER PLYWOOD. REFER TO WEEP SCREED DETAIL 1/D1 FOR EXTERIOR WALLS. REFER TO WEEP SCREED DETAIL 2/D1 FOR STEM WALLS REFER TO WEEP SCREED DETAILS 3/D1 FOR BOX COLUMN(S).
2	3 COAT STUCCO SMOOTH FINISH (UNDERSIDE CEILING): 7/8" MIN. THICKNESS OVER HI-RIB LATH OVER 2-LAYERS OF TYPE "D" PAPER UNDER-LAYMENT OVER PLYWOOD.
3	DOOR OPENING - REFER TO DOOR SCHEDULE ON SHEET A3.3 AND DETAIL(S) ON SHEET D2.
4	WINDOW OPENING - REFER TO WINDOW SCHEDULE ON SHEET A3.3 AND DETAIL(S) ON SHEET D2.
5	ROOF MATERIAL - SPANISH TILES - INSTALL PER MANUFACTURER'S SPECS AND INSTRUCTIONS. REFER TO DETAILS ON SHEET D10.
6	FOAM CORNICE UNDER FASCIA. REFER TO DETAIL 8/D1.
7	DOUBLE FOAM TRIM. REFER TO DETAIL 5/D1.
8	STONE VENEER AND TRIM. REFER TO DETAIL 7/D1.
9	BUILT-UP CHIMNEY. REFER TO DETAIL 1, 2, AND 3/D8.
10	COMPOSITE COLUMN INSTALL PER MANUFACTURER'S SPECS AND INSTALLATION MANUAL.
11	2x FASCIA. REFER TO DETAIL 8/D1.
12	44" HIGH HALF WALL W/ STUCCO FINISHED. REFER STUCCO NOTE #1 ABOVE.
13	44" HIGH GUARD RAIL(S). MUST RESIST 200 LBS FORCE. REFER TO DETAIL 5/D3.
14	24" X 24" DECK COLUMN WITH FOAM OR WOOD CAP. REFER TO DETAIL 7/D3.

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APN: 712-27-043

REGISTERED PROFESSIONAL ENGINEER RICARDO LEAL No. C 77625 Exp. 06-30-25 CIVIL STATE OF CALIFORNIA

DATE SIGNED: 4/24/2024

Revisions:	Date:

ELEVATIONS
MAIN HOUSE

CVEAS JOB #:

DATE: 4/24/2024

PLANNING SUBMITTAL #: XX-XXXX

PLAN CHECK SUBMITTAL #: XX-XXXX

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SCALE:

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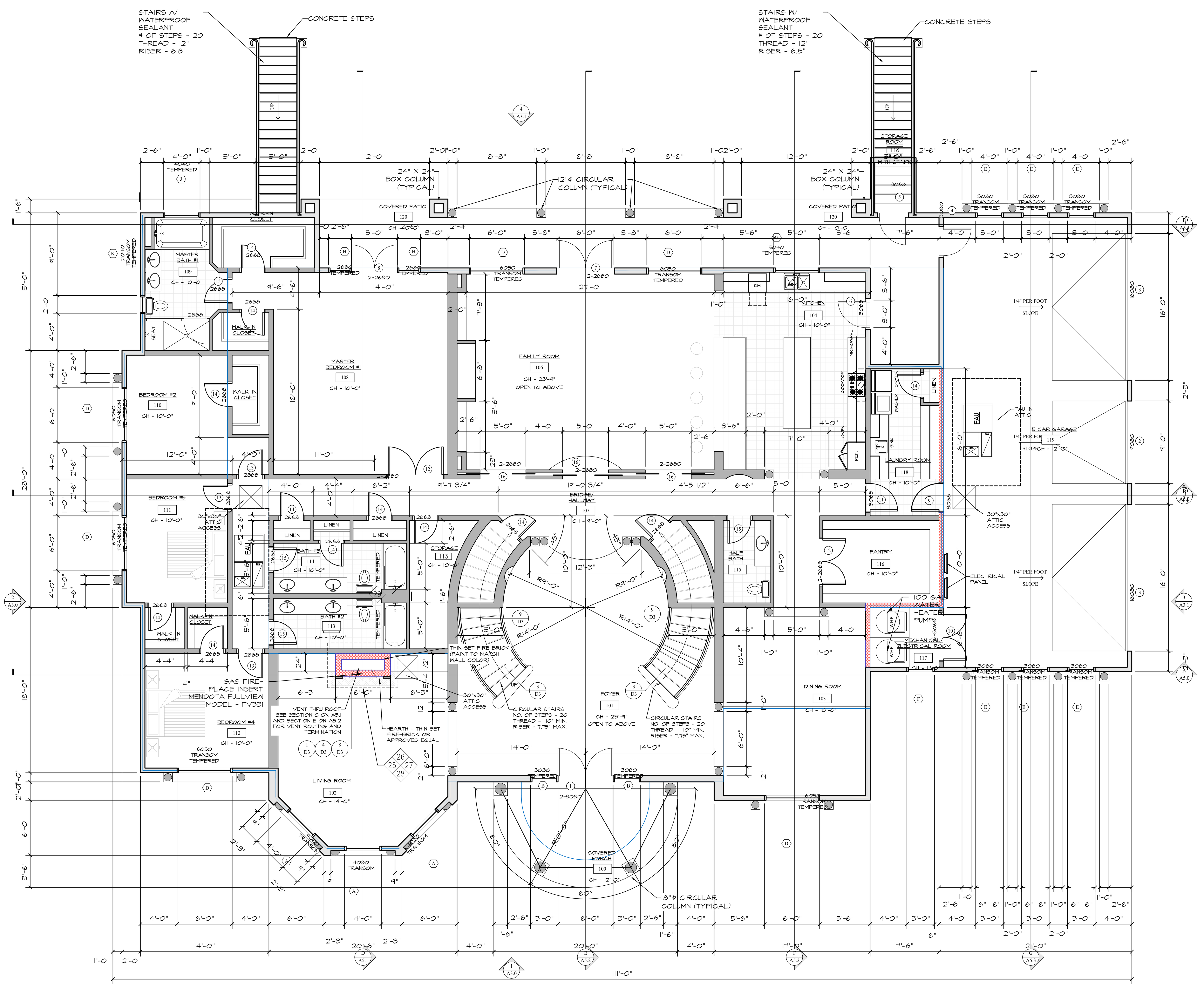

FLOOR PLAN - 1ST FLOOR

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

INSULATION LEGEND

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

GENERAL NOTES

1. 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
2. THERE SHALL BE NO VERTICAL OFFSET GREATER THAN 1/2 INCH ALONG THE ENTIRE PATH OF TRAVEL FROM THE PUBLIC WAY.
3. FINGER JOINTED STUDS IN STRUCTURAL WALLS (BEARING OR SHEAR) SHALL BE APPROVED AND ARE NOT ALLOWED IN HOLDOWN LOCATIONS.
4. PROVIDE THE FOLLOWING FOR FLOORS AND WALLS IN WATER CLOSET COMPARTMENTS AND SHOWERS:
   A. 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.
   B. 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-ASBORBENT 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.
   C. ACCESSORIES PROVIDED ON OR WITHIN RESTROOM WALLS SHALL BE INSTALLED AND SEALED TO PROTECT THE STRUCTURAL ELEMENTS FROM MOISTURE.
5. FASTENERS IN PRESERVATIVE-TREATED WOOD SHALL BE APPROVED SILICON BRONZE OR COPPER, STAINLESS STEEL OR HOT-DIPPED ZINC-COATED GALVANIZED STEEL.
6. ALL FINISHED MATERIALS (ADHESIVE, SEALANTS, CAULKS, PAINTS, CARPETS, RESILIENT FLOORING, COMPOSITE WOOD PRODUCTS) SHALL COMPLY WITH CAL-GREEN 5.504.4
7. THIS PROJECT HAS BEEN DESIGNATED WITH A UNIFORM LOAD OF 1.5 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.
8. PROVIDE FIRE BLOCKING AT ALL FLOOR AND CEILING LEVELS AND AT TEN-FOOT INTERVALS.
9. THE ATTIC ACCESS SHALL BE WEATHER STRIPPED & INSULATED TO R-38, ON THE ACCESS PANEL.
10. CEILING HEIGHT SHALL BE 8'-0" MIN. UNLESS NOTED OTHERWISE.
11. 1/2" SHEET ROCK @ ALL WALLS, CEILINGS, AND GARAGE. FOR NAILING, REFER TO NAILING SCHEDULE ON SHEET ------).
12. 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.
13. OPEN-ABLE WINDOW AREA SHALL BE GREATER THAN OR EQUAL TO ONE-SIXTEENTH (1/16) OF THE FLOOR AREA. (CBC 1203.3).
14. POWER DRIVEN FASTENERS RAMJET PINS NO. 3330 @ BEARING WALLS 18" O.C. & NON-BEARING WALLS.
15. ALL WINDOW/DOOR FLASHING REFER TO FLASHING DETAIL #9 ON SHEET D1.
16. PROVIDE A 12"x12" MIN. OPENING FOR TUB EQUIPMENT ACCESS PANEL.
17. SHOWERS MUST HAVE THE FOLLOWING:
   1. A MIN. INSIDE CLEAR DIMENSION OF 30 INCHES WITHIN A MINIMUM TOTAL AREA OF 1,024 SQ. IN.
   2. MUST HAVE WATERPROOF WALL FINISH UP @ 70 INCHES ABOVE THE SHOWER DRAIN.
   3. SHOWER CURTAINS OR ENCLOSURES ARE REQUIRED.
   4. SHOWER DOORS MUST BE AT LEAST 22 INCHES WIDE.
18. 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.
19. 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.
20. ALL DROP-IN TUBS SHALL BE JETTED OR SOAKING TUB ONLY.
21. 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.
22. ALL RADIUS WALL(S) MUST BE 3/4" PLYWOOD SINGLE AT BOTTOM AND DOUBLE AT TOP.
23. ALL GLASS IN DOORS MUST BE LABELED SAFETY GLASS OR TEMPERED GLASS.
24. ALL TUB/SHOWER ENCLOSURE AND GLAZING WITHIN 60 INCHES FROM BOTTOM OF TUB/SHOWER MUST BE LABELED SAFETY GLASS OR TEMPERED GLASS.
25. GAS APPLIANCE INSERT WITH STANDING PILOT SHALL COMPLY WITH TABLE 4-2 OF THE 2023 CEC.
26. PROVIDE MANUFACTURER'S INSTALLATION INSTRUCTIONS AT JOB SITE FOR INSPECTION FOR THE FIREPLACE/WOODSTOVE.
27. PROPANE LOG LIGHTERS ARE NOT ALLOWED.
28. WOOD-BURNING, OPEN-HEARTH FIREPLACES (WHICH INCLUDES ALL SOLID-FUEL, WOOD-BURNING FIREPLACES, FIRE-PITS, AND BARBEQUES) ARE NOT ALLOWED IF PROPERTY IS BELOW 3000 FEET IN ELEVATION.
29. 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 7/8" MIN. THICKNESS OVER 17 GA. X 1-1/2" HEXAGONAL PAPER-BACKED WIRE LATH OVER 2-LAYERS OF TYPE "D" PAPER UNDER-LAYMENT OVER PLYWOOD.
INTERIOR SIDE = 1/2" GYPSUM BD.
INSULATION - R-19
REFER TO T24 FOR ADDTN'L 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 ADDTN'L INFO.

NEW DOUBLE EXTERIOR WALL -
2x6 DF#2 WOOD STUD WALL @ 16" O.C.
EXTERIOR SIDE - 3-LAYERED STUCCO FINISH 7/8" MIN. THICKNESS OVER 17 GA. X 1-1/2" HEXAGONAL PAPER-BACKED WIRE LATH OVER 2-LAYERS OF TYPE "D" PAPER UNDER-LAYMENT OVER PLYWOOD.
INTERIOR SIDE = 1/2" GYPSUM BD.
INSULATION - R-19
REFER TO T24 FOR ADDTN'L 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 ADDTN'L INFO.

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SELMA, CA 93662 Fax (559) 891-8815
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PROJECT
NEW SINGLE FAMILY RESIDENCE FOR:
GURDEEP DHADWAL
PALM AVE AND DOUGHERTY AVE
MORGAN HILLS, CA 95037
APN: 712-27-043

REGISTERED PROFESSIONAL ENGINEER RICARDO LEAL No. C 77625 Exp. 06-30-25 CIVIL STATE OF CALIFORNIA

DATE SIGNED: 5/9/2024

Revisions:	Date:
1	
2	
3	
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FLOOR PLAN
FIRST FLOOR

CVEAS JOB #:
DATE: 5/9/2024
PLANNING SUBMITTAL #: XX-XXXX
PLAN CHECK SUBMITTAL #: XX-XXXX
DRAWN BY:
CHECKED BY:
SCALE:

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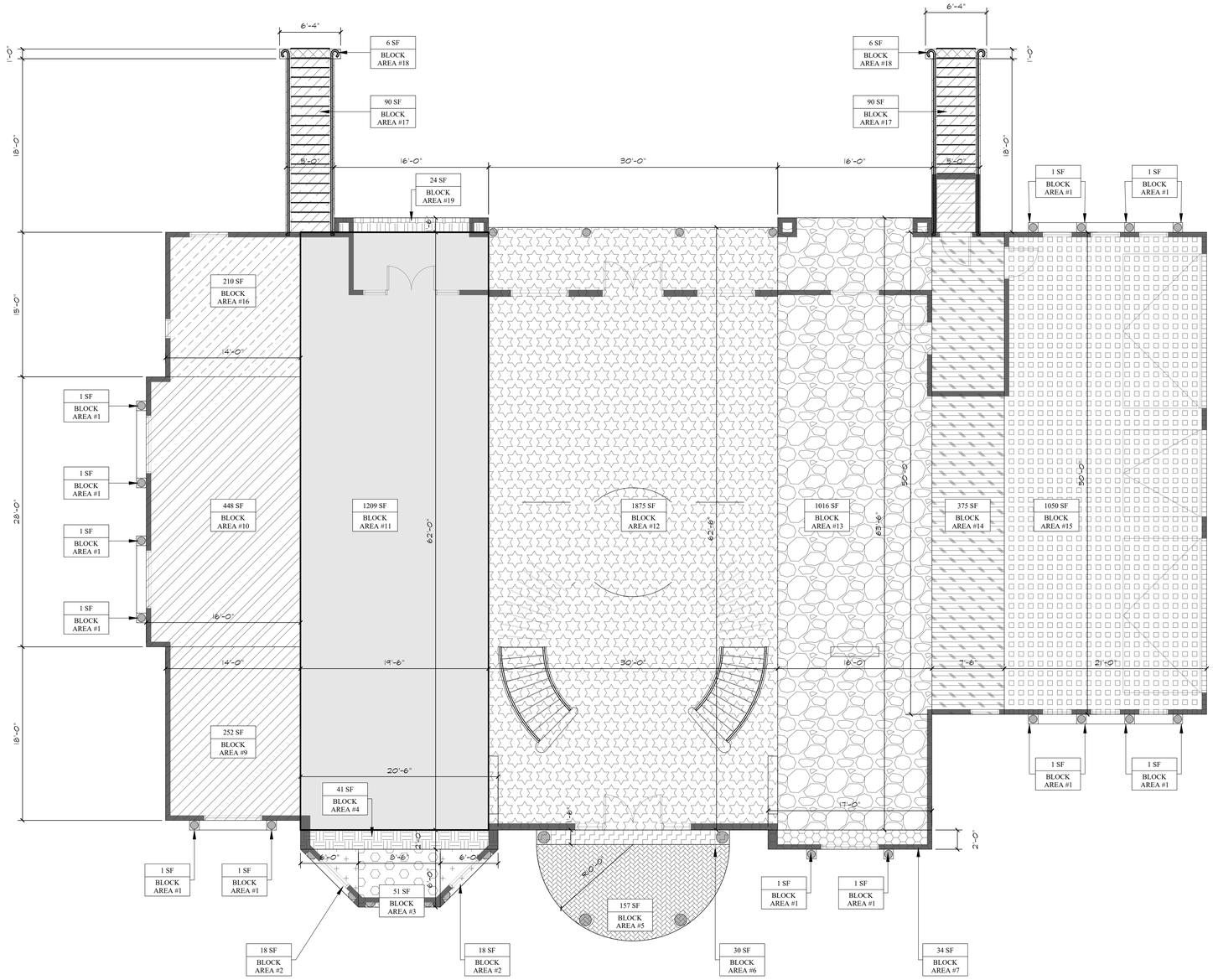
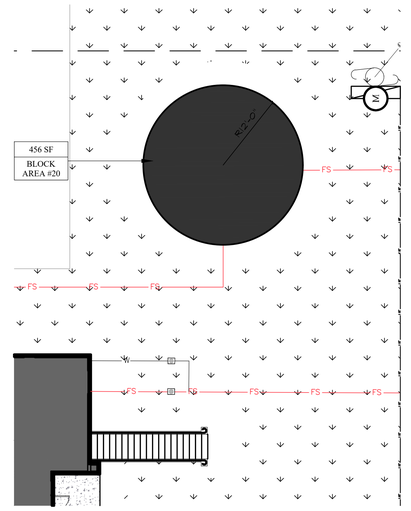


BLOCK AREA PLAN - 1ST FLOOR

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



BLOCK #20 - WATER STR TANK PAD

SCALE: 1:10

BLOCK AREA LEGEND (1ST FLOOR)

AREA		QNTY		DIMENSION (FEET)			SF PER AREA	
BLOCK AREA	1	16	X	1'	X	1'	16	
BLOCK AREA	2	2	X	6'	X	6'	18	
BLOCK AREA	3	1	X	8'-6"	X	6'	51	
BLOCK AREA	4	1	X	20'-6"	X	2'	41	
BLOCK AREA	5	1	X	20'	X	10'	157	
BLOCK AREA	6	1	X	20'	X	1'-6"	30	
BLOCK AREA	7	1	X	17'	X	2'	34	
BLOCK AREA	8	N/A	N/A	N/A	N/A	N/A	N/A	
BLOCK AREA	9	1	X	14'	X	18'	252	
BLOCK AREA	10	1	X	16'	X	28'	448	
BLOCK AREA	11	1	X	19'-6"	X	62'	1209	
BLOCK AREA	12	1	X	30'	X	62'-6"	1875	
BLOCK AREA	13	1	X	16'	X	63'-6"	1016	
BLOCK AREA	14	1	X	7'-6"	X	50'	375	
BLOCK AREA	15	1	X	21'	X	50'	1050	
BLOCK AREA	16	1	X	14'	X	15'	210	
BLOCK AREA	17	2	X	5'	X	18'	180	
BLOCK AREA	18	2	X	1'	X	6'-4"	18	
BLOCK AREA	19	1	X	16'	X	1'-6"	24	
TOTAL FLOOR AREA-GROUND LEVEL							7,010	
BLOCK AREA	20	1	X	12' RAD.	X	PI*R(SQ)	456	
						TOTAL:	7,468	

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BLOCK AREA PLAN
FIRST FLOOR

CVEAS JOB #:

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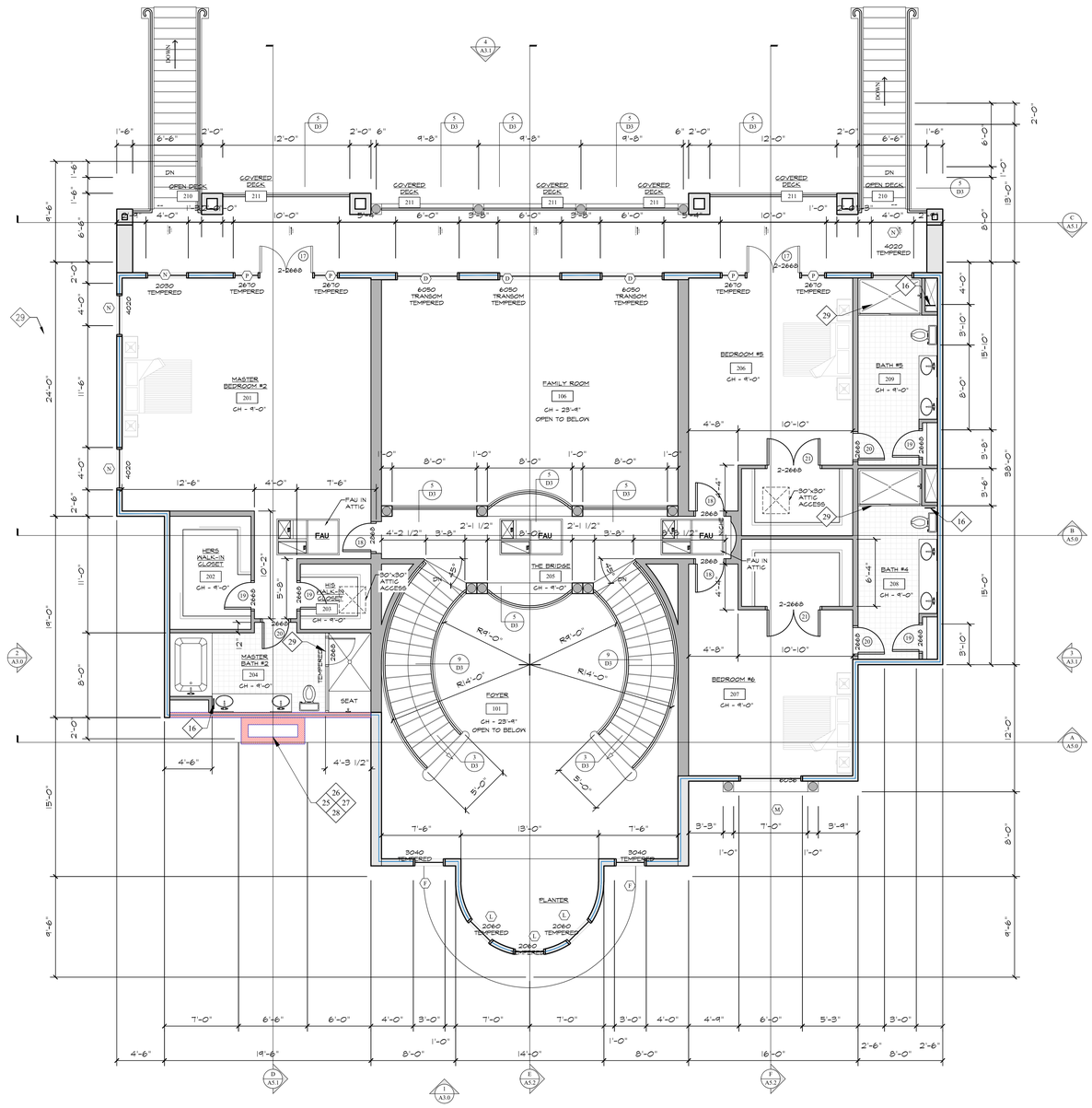

FLOOR PLAN - SECOND FLOOR

SCALE: 3/16" = 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:	5,149.0 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:	554.0 SF
STAIR CASES:	313.2 SF
OPEN DECK:	128.0 SF
TOTAL CUSTOM SFR GROUND COVER:	7,486.3 SF
COYOTE VALLEY CLIMATE RESILIENCE COMBINS DISTRICT (CVCRCD) TOTAL LOT COVERAGE REQUIREMENT:	7,500.0 SF

GENERAL NOTES

X

1. 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
2. THERE SHALL BE NO VERTICAL OFFSET GREATER THAN 1/2 INCH ALONG THE ENTIRE PATH OF TRAVEL FROM THE PUBLIC WAY.
3. FINGER JOINTED STUDS IN STRUCTURAL WALLS (BEARING OR SHEAR) SHALL BE APPROVED AND ARE NOT ALLOWED IN HOLDOWN LOCATIONS.
4. PROVIDE THE FOLLOWING FOR FLOORS AND WALLS IN WATER CLOSET COMPARTMENTS AND SHOWERS:
   - A. 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.
   - B. 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-ASBORBENT 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.
   - C. ACCESSORIES PROVIDED ON OR WITHIN RESTROOM WALLS SHALL BE INSTALLED AND SEALED TO PROTECT THE STRUCTURAL ELEMENTS FROM MOISTURE.
5. FASTENERS IN PRESERVATIVE-TREATED WOOD SHALL BE APPROVED SILICON BRONZE OR COPPER, STAINLESS STEEL OR HOT-DIPPED ZINC-COATED GALVANIZED STEEL.
6. ALL FINISHED MATERIALS (ADHESIVE, SEALANTS, CAULKS, PAINTS, CARPETS, RESILIENT FLOORING, COMPOSITE WOOD PRODUCTS) SHALL COMPLY WITH CAL-GREEN 5.504.4
7. THIS PROJECT HAS BEEN DESIGNATED WITH A UNIFORM LOAD OF 1.5 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.
8. PROVIDE FIRE BLOCKING AT ALL FLOOR AND CEILING LEVELS AND AT TEN-FOOT INTERVALS.
9. THE ATTIC ACCESS SHALL BE WEATHER STRIPPED & INSULATED TO R-38, ON THE ACCESS PANEL.
10. CEILING HEIGHT SHALL BE 8'-0" MIN. UNLESS NOTED OTHERWISE.
11. 1/2" SHEET ROCK @ ALL WALLS, CEILINGS, AND GARAGE. FOR NAILING, REFER TO NAILING SCHEDULE ON SHEET ------).
12. 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.
13. OPEN-ABLE WINDOW AREA SHALL BE GREATER THAN OR EQUAL TO ONE-SIXTEENTH (1/16) OF THE FLOOR AREA. (CBC 1203.3).
14. POWER DRIVEN FASTENERS RAMJET PINS NO. 3330 @ BEARING WALLS 18" O.C. & NON-BEARING WALLS.
15. ALL WINDOW/DOOR FLASHING REFER TO FLASHING DETAIL #9 ON SHEET D1.
16. PROVIDE A 12"X12" MIN. OPENING FOR TUB EQUIPMENT ACCESS PANEL.
17. SHOWERS MUST HAVE THE FOLLOWING:
   1. A MIN. INSIDE CLEAR DIMENSION OF 30 INCHES WITHIN A MINIMUM TOTAL AREA OF 1024 SQ. IN.
   2. MUST HAVE WATERPROOF WALL FINISH UP @ 70 INCHES ABOVE THE SHOWER DRAIN.
   3. SHOWER CURTAINS OR ENCLOSURES ARE REQUIRED.
   4. SHOWER DOORS MUST BE AT LEAST 22 INCHES WIDE.
18. 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.
19. 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.
20. ALL DROP-IN TUBS SHALL BE JETTED OR SOAKING TUB ONLY.
21. 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.
22. ALL RADIUS WALL(S) MUST BE 3/4" PLYWOOD SINGLE AT BOTTOM AND DOUBLE AT TOP.
23. ALL GLASS IN DOORS MUST BE LABELED SAFETY GLASS OR TEMPERED GLASS.
24. ALL TUB/SHOWER ENCLOSURE AND GLAZING WITHIN 60 INCHES FROM BOTTOM OF TUB/SHOWER MUST BE LABELED SAFETY GLASS OR TEMPERED GLASS.
25. GAS APPLIANCE INSERT WITH STANDING PILOT SHALL COMPLY WITH TABLE 4-2 OF THE 2023 CEC.
26. PROVIDE MANUFACTURER'S INSTALLATION INSTRUCTIONS AT JOB SITE FOR INSPECTION FOR THE FIREPLACE/WOODSTOVE.
27. PROPANE LOG LIGHTERS ARE NOT ALLOWED.
28. WOOD-BURNING, OPEN-HEARTH FIREPLACES (WHICH INCLUDES ALL SOLID-FUEL WOOD-BURNING FIREPLACES, FIRE-PITS, AND BARBEQUES) ARE NOT ALLOWED IF PROPERTY IS BELOW 3000 FEET IN ELEVATION.
29. 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 7/8" MIN. THICKNESS OVER 1 LAYER OF 1-1/2" HEXAGONAL PAPER-BACKED WIRE LATH OVER 2-LAYERS OF TYPE "D" PAPER UNDER-LAYMENT OVER PLYWOOD. INTERIOR SIDE = 1/2" GYPSUM BD. INSULATION - R-19 REFER TO T24 FOR ADDTN'L 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 ADDTN'L INFO.
- NEW DOUBLE EXTERIOR WALL - 2x6 DF#2 WOOD STUD WALL @ 16" O.C. EXTERIOR SIDE - 3-LAYERED STUCCO FINISH 7/8" MIN. THICKNESS OVER 1 LAYER OF 1-1/2" HEXAGONAL PAPER-BACKED WIRE LATH OVER 2-LAYERS OF TYPE "D" PAPER UNDER-LAYMENT OVER PLYWOOD. INTERIOR SIDE = 1/2" GYPSUM BD. INSULATION - R-19 REFER TO T24 FOR ADDTN'L 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 ADDTN'L INFO.

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REGISTERED PROFESSIONAL ENGINEER RICARDO LEAL No. C 74824 Exp: 06-30-25 CIVIL STATE OF CALIFORNIA

DATE SIGNED: 4/24/2024

Revisions:	Date:
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FLOOR PLAN
SECOND FLOOR

CVEAS JOB #:

DATE: 4/24/2024

PLANNING SUBMITTAL #: XX-XXXX

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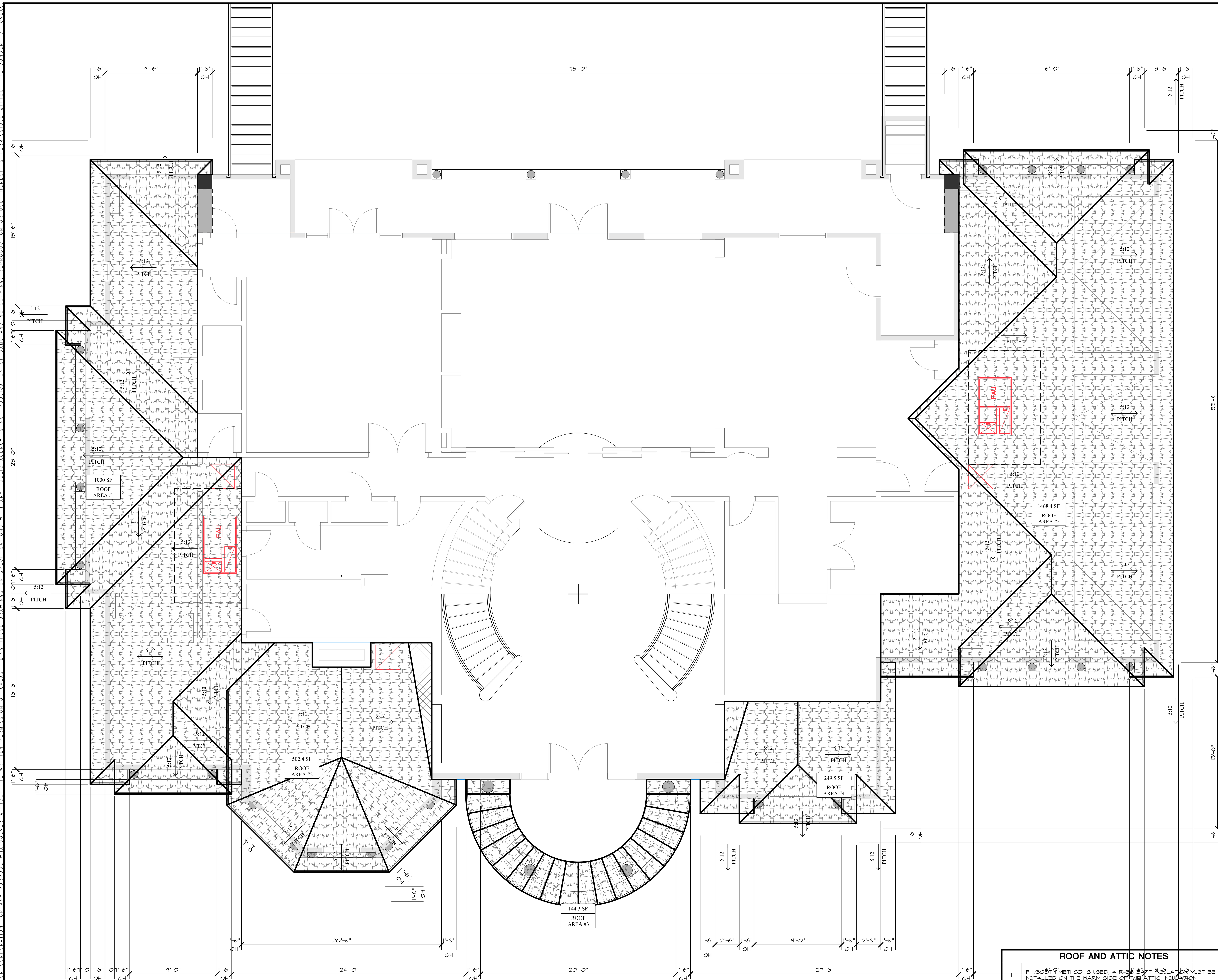

RADIANT BARRIER NOTES

1	LP TECHSHIELD RADIANT BARRIER (ESR 2586) BY LP BUILDING PRODUCTS. CA-T370 (TN).
2	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

(symbol)	INDICATED ROOF AREA FIRST FLOOR
(symbol)	INDICATE ROOF AREA SECOND FLOOR
(symbol)	INDICATES CRICKET FRAMING
(symbol)	INDICATES CATWALK IN ATTIC
(symbol)	INDICATES SOLAR AREA

ATTIC VENTILATION CALCULATIONS

ROOF AREA - 1

SYMBOL	QNTY.	DESCRIPTION	NET FREE AREA	TOTAL NFA
ROOF AREA	1000 SF	FORMULA (ROOF AREA / METHOD) * 144		
METHOD	150 TH			
VENTILATION REQUIRED	960.0 SQ IN.			
(symbol)	4	HALF ROUND DORMER VENT 14" X 12"	63	252
(symbol)	6	SOFFIT VENT 3"X22"	60	360
(symbol)	6	RIDGE VENT 15.5" X 48"	64	384
TOTAL VENTILATION PROVIDED :				996

ROOF AREA - 2

SYMBOL	QNTY.	DESCRIPTION	NET FREE AREA	TOTAL NFA
ROOF AREA	502.4 SF	FORMULA (ROOF AREA / METHOD) * 144		
METHOD	150 TH			
VENTILATION REQUIRED	482.30 SQ IN.			
(symbol)	2	HALF ROUND DORMER VENT 14" X 12"	63	126
(symbol)	4	SOFFIT VENT 3"X22"	60	240
(symbol)	2	RIDGE VENT 15.5" X 48"	64	128
TOTAL VENTILATION PROVIDED :				494

ROOF AREA - 3

SYMBOL	QNTY.	DESCRIPTION	NET FREE AREA	TOTAL NFA
ROOF AREA	144.3 SF	FORMULA (ROOF AREA / METHOD) * 144		
METHOD	150 TH			
VENTILATION REQUIRED	138.53 SQ IN.			
(symbol)	2	HALF ROUND DORMER VENT 14" X 12"	63	126
(symbol)	2	SOFFIT VENT 3"X22"	60	120
(symbol)	1	RIDGE VENT 15.5" X 48"	64	64
TOTAL VENTILATION PROVIDED :				310

ROOF AREA - 4

SYMBOL	QNTY.	DESCRIPTION	NET FREE AREA	TOTAL NFA
ROOF AREA	249.5 SF	FORMULA (ROOF AREA / METHOD) * 144		
METHOD	150 TH			
VENTILATION REQUIRED	239.52 SQ IN.			
(symbol)	2	HALF ROUND DORMER VENT 14" X 12"	63	126
(symbol)	2	SOFFIT VENT 3"X22"	60	120
(symbol)	1	RIDGE VENT 15.5" X 48"	64	64
TOTAL VENTILATION PROVIDED :				310

ROOF AREA - 5

SYMBOL	QNTY.	DESCRIPTION	NET FREE AREA	TOTAL NFA
ROOF AREA	1468.4 SF	FORMULA (ROOF AREA / METHOD) * 144		
METHOD	150 TH			
VENTILATION REQUIRED	1409.7 SQ IN.			
(symbol)	10	HALF ROUND DORMER VENT 14" X 12"	63	630
(symbol)	10	SOFFIT VENT 3"X22"	60	600
(symbol)	4	RIDGE VENT 15.5" X 48"	64	256
TOTAL VENTILATION PROVIDED :				1486

ROOF AND ATTIC NOTES

1	IF 1/300TH METHOD IS USED, A R-38 BATT INSULATION MUST BE INSTALLED ON THE WARM SIDE OF THE ATTIC INSULATION
2	ALL VENTS, INCLUDING CONTINUOUS VENTS MUST HAVE AN 1/8-INCH MIN. AND 1/4-INCH MAX. MESH.
3	INSULATION SHALL BE PLACED IN DIRECT CONTACT WITH THE CEILING
4	AN ANTI-PONDING DEVICE IS REQUIRED AT THE BOTTOM COURSE OF ALL TILE ROOS WHERE RAISED FASCIA BOARD IS USED.
5	PROVIDE 1" MINIMUM AIR SPACE BETWEEN INSULATION AND ROOF SHEATHING WHERE EAVE OR CORNICE VENTS ARE INSTALLED.
6	PROVIDE 4' FEET LONG BAFFLES MINIMUM.

ROOF DRAINAGE PLAN - MAIN - 1ST FLOOR

SCALE 1/4" = 1'-0"

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FIRST FLOOR

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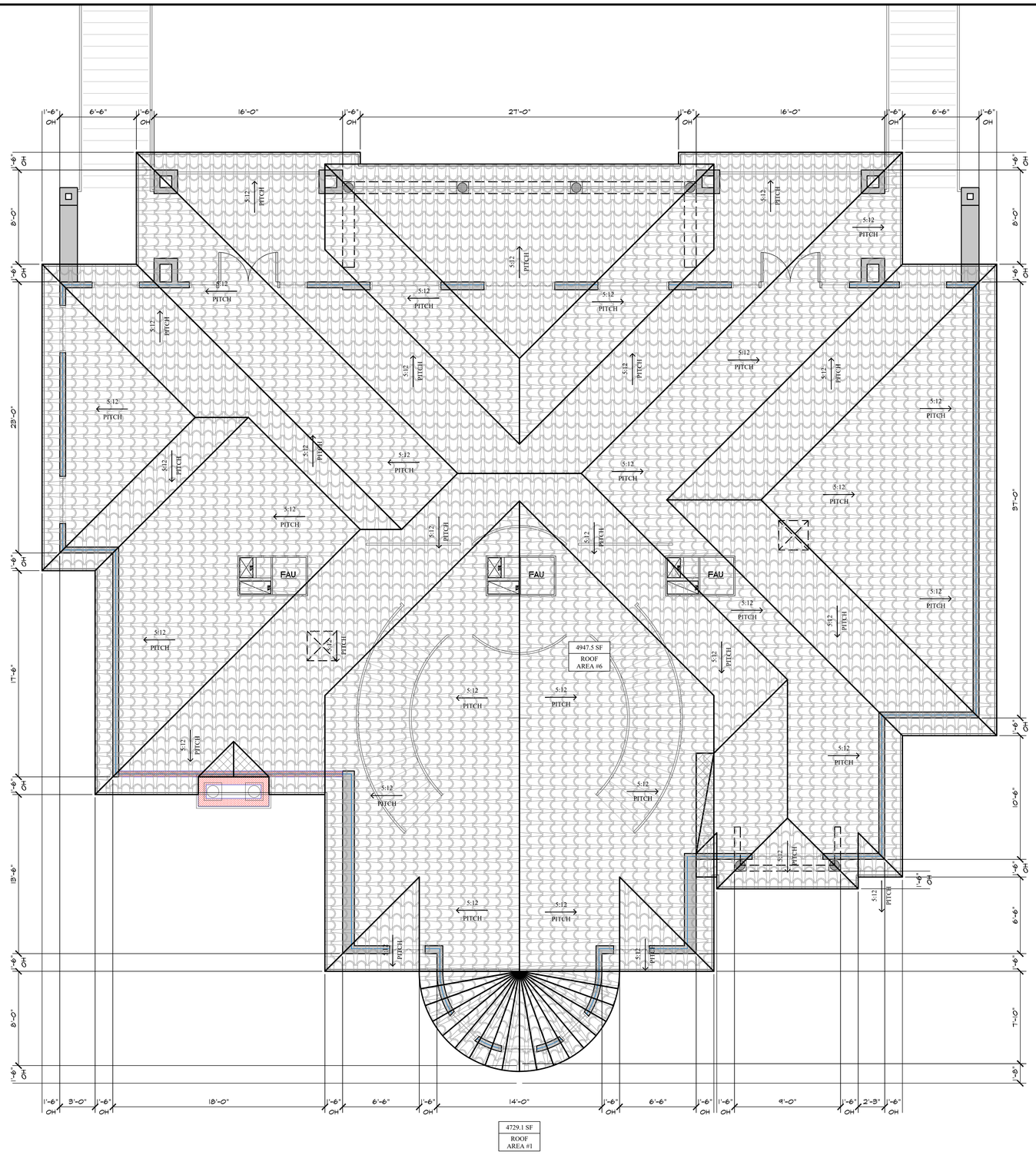

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ROOF MATERIAL SCHEDULE

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 CATWALK IN ATTIC
	INDICATES SOLAR AREA

ROOF AND ATTIC NOTES

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3	INSULATION SHALL BE PLACED IN DIRECT CONTACT WITH THE CEILING
4	AN ANTI-PONDING DEVICE IS REQUIRED AT THE BOTTOM COURSE OF ALL TILE ROOS WHERE RAISED FASCIA BOARD IS USED.
5	PROVIDE 1" MINIMUM AIR SPACE BETWEEN INSULATION AND ROOF SHEATHING WHERE EAVE OR CORNICE VENTS ARE INSTALLED.
6	PROVIDE 4' FEET LONG BAFFLES MINIMUM.

ATTIC VENTILATION CALCULATIONS

ROOF AREA - 6

ROOF AREA	4724 SF	FORMULA (ROOF AREA / METHOD) * 144		
METHOD	300 TH			
VENTILATION REQUIRED	2269.97 SQ IN.			
SYMBOL	QNTY.	DESCRIPTION	NET FREE AREA	TOTAL NFA
	12	HALF ROUND DORMER VENT 14" X 12"	63	756
	12	SOFFIT VENT 3"X22"	60	720
	14	RIDGE VENT 15.5" X 48"	64	896
TOTAL VENTILATION PROVIDED :				2372

ROOF DRAINAGE PLAN - MAIN - 2ND FLOOR

SCALE 1/4" = 1'-0"

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ROOF DRAINAGE PLAN
SECOND FLOOR

CVEAS JOB # :
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DRAWN BY:
CHECKED BY:
SCALE:

A4.1

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 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.
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 10/27/2015

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 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	1465	2.0'
PONDING BASIN	90	0	3.0'
POOL/HARDSCAPE	0	0	0.5'
LANDSCAPE	0	0	0.5'
DRIVEWAY	3	7	0.75'
OFF SITE IMPROVEMENTS	30	5	0.75'
TOTAL	123	1477	0.5'-3.0'

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 32,254 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

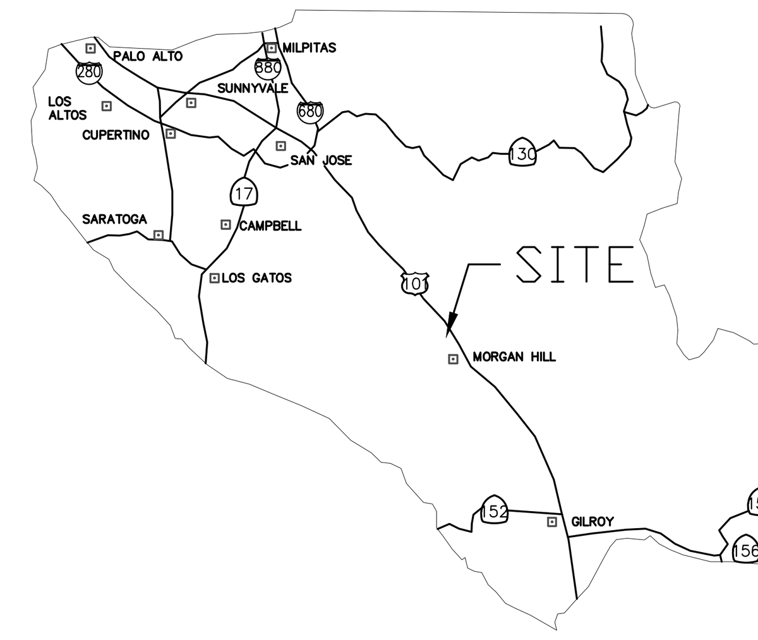
THIS IS A TRUE COPY OF THE AS-BUILT PLANS. THERE (___ WERE) (___ WERE NOT) MINOR FIELD CHANGES - MARKED WITH THE SYMBOL (^). THERE (___WERE) (___ WERE NOT) PLAN REVISIONS INDICATING SIGNIFICANT CHANGES REVIEWED BY THE COUNTY ENGINEER AND MARKED WITH THE SYMBOL△.

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

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 OR OTHERWISE IDENTIFY WITH PAINT OR OTHER MARKINGS ALL PERMANENT SURVEY MONUMENTS OF RECORD AND ANY UNRECORDED MONUMENTS THAT ARE DISCOVERED THAT ARE WITHIN 50 FEET OF THE CONSTRUCTION ACTIVITY.
3. THE LANDOWNER, CONTRACTOR AND/OR ANY PERSON PERFORMING CONSTRUCTION ACTIVITIES THAT WILL OR MAY DISTURB AN EXISTING MONUMENT, CORNER STAKE, OR ANY OTHER PERMANENT SURVEYED MONUMENT SHALL CAUSE TO HAVE A LICENSED LAND SURVEYOR OR CIVIL ENGINEER, AUTHORIZED TO PRACTICE SURVEYING, ENSURE THAT A CORNER RECORD AND/OR RECORD OF SURVEY ARE FILED WITH THE COUNTY SURVEYOR'S OFFICE PRIOR TO DISTURBING SAID MONUMENTS AND 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 DEPT. OF ROADS AND AIRPORTS
ISSUED BY: ____________ DATE: ____________
ENCROACHMENT PERMIT NO. ____________

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

ENGINEER'S STATEMENT

I HEREBY STATE THAT THESE PLANS ARE IN COMPLIANCE WITH ADOPTED COUNTY STANDARDS, THE APPROVED TENTATIVE MAP (OR PLAN) AND CONDITIONS OF APPROVAL PERTAINING THERETO DATED JULY 18, 2015 FILE(S) NO. 9470-60-45-14B.

DATE: **4/15/24** SIGNATURE

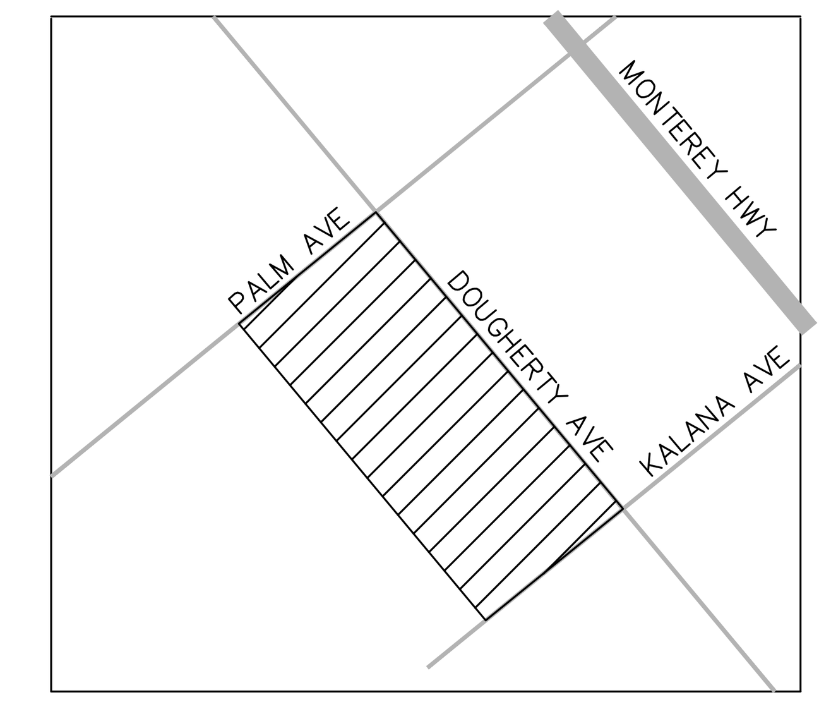
REGISTERED PROFESSIONAL ENGINEER PETER PAO MOUA No. C61918 CIVIL STATE OF CALIFORNIA

COUNTY ENGINEER'S NOTE

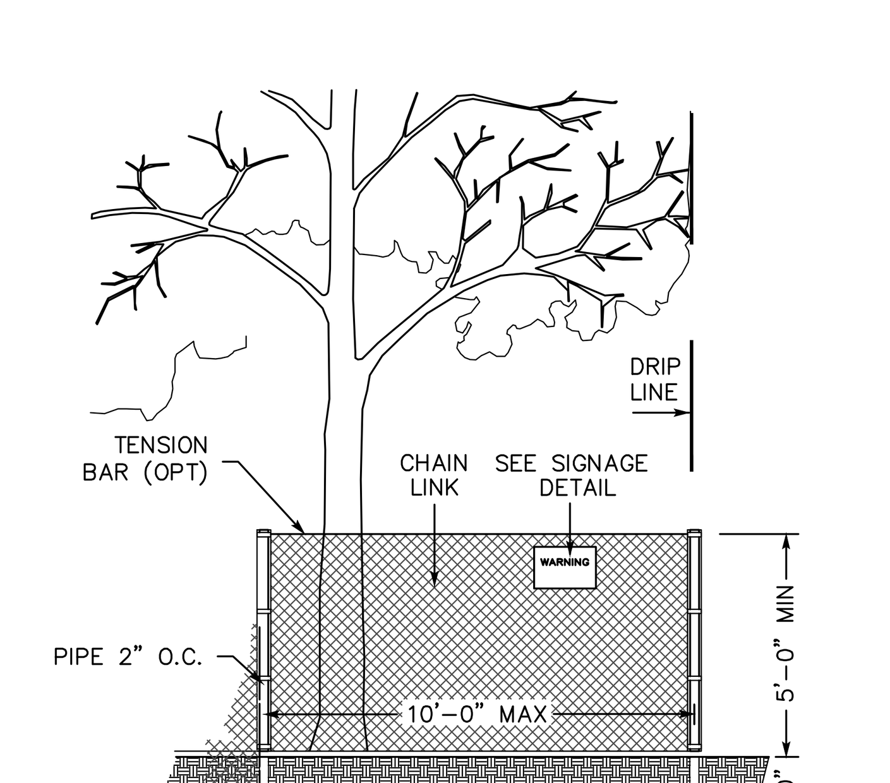
ISSUANCE OF A PERMIT AUTHORIZING CONSTRUCTION DOES NOT RELEASE THE DEVELOPER, PERMITTEE OF ENGINEER FROM RESPONSIBILITY FOR THE CORRECTION OF ERRORS OR OMISSIONS CONTAINED IN THE PLANS. IF, DURING THE COURSE OF CONSTRUCTION, THE PUBLIC INTEREST REQUIRES A MODIFICATION OF (OR DEPARTURE FROM) THE SPECIFICATIONS 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, RCE

42107 R.C.E. NO. 4/15/24 EXPIRATION DATE



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

NEW RESIDENCE FOR: GURDEEP DHADWAL

SCOPE OF WORK

1. THE DEVELOPER IS RESPONSIBLE FOR THE INSTALLATION OF THE WORK PROPOSED ON THE EROSION CONTROL PLAN. THE ENGINEER OF RECORD IS RESPONSIBLE FOR THE DESIGN OF THE EROSION CONTROL PLANS AND ANY MODIFICATIONS OF THE EROSION COTROL PLANS TO PREVENT ILLICIT DISCHARGES FROM THE SITE DURING CONSTRUCTION.
2. CONSTRUCTION OF 15' DRIVEWAY.
3. CONSTRUCTION OF PRIMARY AND 2ND RESIDENCE.
4. CONSTRUCTION OF ONSITE PONDING BASIN.
5. CONSTRUCTION OF OFFSITE IMPROVEMENT ALONG PALM AVENUE.

LEGEND

DESCRIPTION	PROPSED	EXISTING
POWER POLE		—○—
WELL		Ⓦ
MONUMENT		●

APPROVED FOR ISSUANCE REFER TO ENCROACHMENT AND/OR CONSTRUCTION PERMIT AND PLAN COVER 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, P.E.
LIC. NO. C61918

4/15/24
DATE

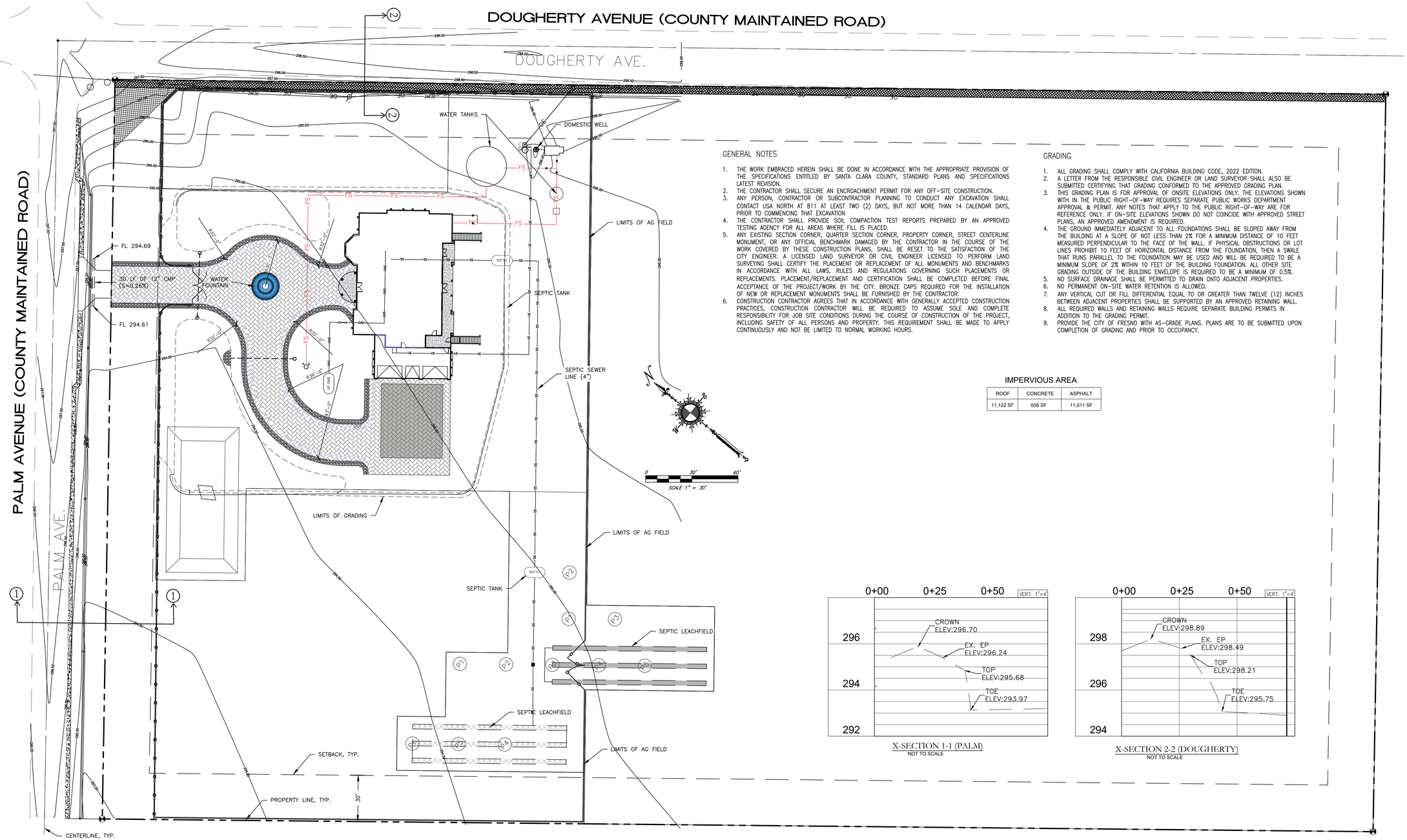
SHEET INDEX

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	Date	APN / Co. File	Sheet
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*		

APPLICANT: GURDEEP DHADWAL ROAD: PALM AVENUE COUNTY FILE NO.: 9470-14B



GENERAL NOTES

1. THE WORK EMBRACED HEREIN SHALL BE DONE IN ACCORDANCE WITH THE APPROPRIATE PROVISION OF THE SPECIFICATIONS ENTITLED BY SANTA CLARA COUNTY, STANDARD PLANS AND SPECIFICATIONS LATEST REVISION.
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 CIVIL 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 ONSITE ELEVATIONS ONLY. THE ELEVATIONS SHOWN WITH IN 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 ELEVATIONS 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 AT A SLOPE OF NOT LESS THAN 2% 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 CITY OF FRESNO WITH AS-GRADE PLANS. 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

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

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

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 CSRC, EPOCH 2011.

BASIS OF BEARINGS:

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

ENGINEER'S CERTIFICATION:

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PETER PAO MOUA, P.E.
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5/29/2024
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PROJECT
NEW RESIDENCE FOR:
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PALM AVE AND DOUGHERTY AVE
MORGAN HILL, CA 95037
APN: 712-27-012

REGISTERED PROFESSIONAL ENGINEER
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No. C61918
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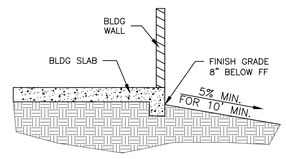
Revisions:	Date:

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

SHEET
2
OF
10



DRAIN AWAY FROM BLDG
NTS

ABBREVIATIONS / LEGEND

AC	ASPHALTIC	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
CG	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	DIRT/GROUND SURFACE	IE	INVERT ELEVATION	TFC	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		

GRAVEL
ASPHALT CONCRETE (AC)
PERVIOUS PAVERS
336.10 DESC SPOT ELEVATION & DESCRIPTION

KEYNOTES

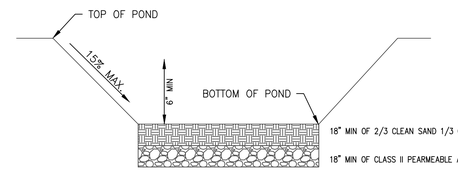
1. VERIFY STRUCTURAL SECTION WITH STRUCTURAL ENGINEER & ARCHITECT PRIOR TO CONSTRUCTION. SLOPE GARAGE SLAB PER ARCHITECTURAL PLANS.
2. INSTALL RIPRAP ALONG SWALE.

GENERAL NOTES:

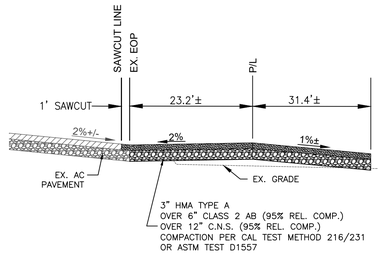
1. GRADING IS FOR THE PURPOSE OF CONSTRUCTION OF SINGLE FAMILY RESIDENCE.
2. SEE SHEET A1.1 FOR WATER, SEPTIC AND GAS. NO UTILITY CONNECTION FROM COUNTY RIGHT-OF-WAY.
3. APPROVED FOR ISSUANCE REFER TO ENCROACHMENT AND/OR CONSTRUCTION PERMIT AND PLAN COVER SHEET FOR SPECIAL CONDITIONS AND PERMIT NUMBERING.

GENERAL RIGHT-OF-WAY NOTES:

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



BIORETENTION BASIN
NOT TO SCALE



SECTION A-A
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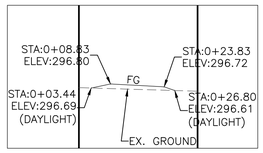

SECTION B-B
NOT TO SCALE

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

CUT/FILL

CUT = 90 CUBIC YARDS
FILL = 1465 CUBIC YARDS
NET FILL = 1375 CUBIC YARDS
DISTURBED AREA = 43,745 SF

ENGINEER'S CERTIFICATION:

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PETER PAO MOUA, P.E.
LIC. NO. C61918

5/29/2024
DATE

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

REGISTERED PROFESSIONAL ENGINEER
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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

SHEET
3
OF
10

CALL UNDERGROUND SERVICE ALERT(U.S.A.)
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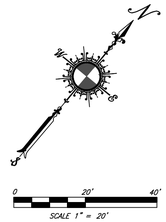

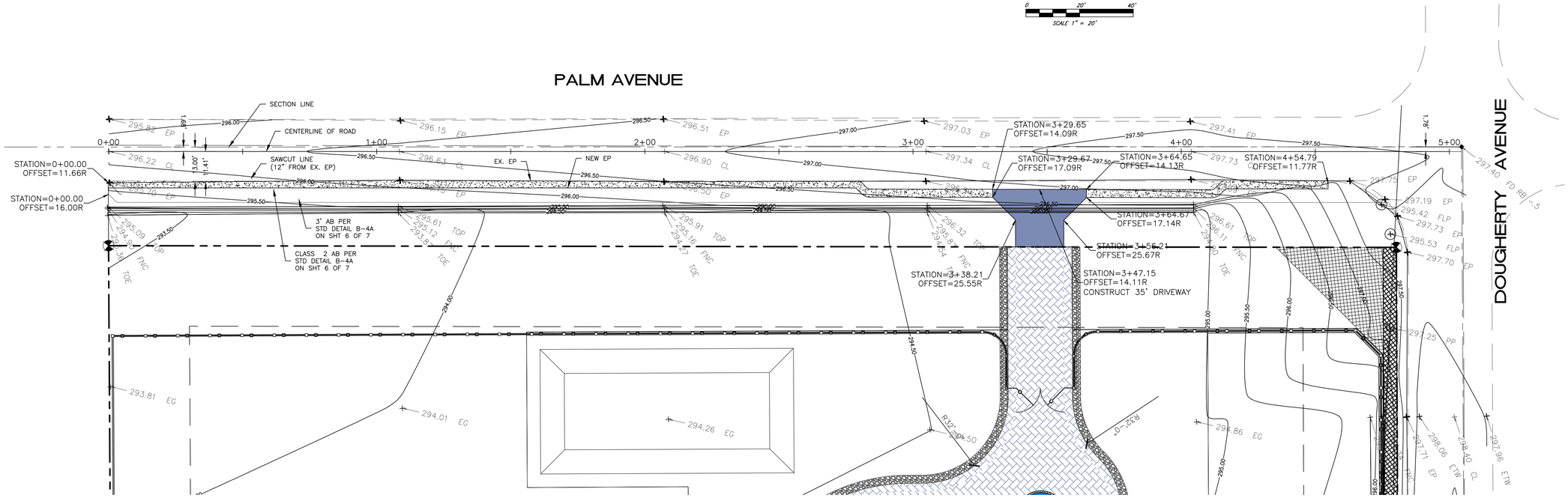

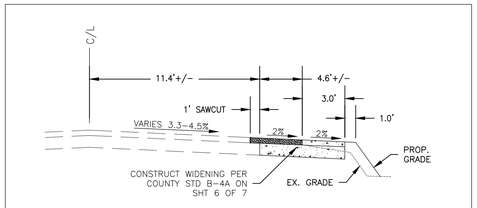

TYPICAL ROAD X-SECTION (STA 0+00 TO 4+73.88)
NOT TO SCALE

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1	
2	
3	
4	

HALF STREET IMPROVEMENT

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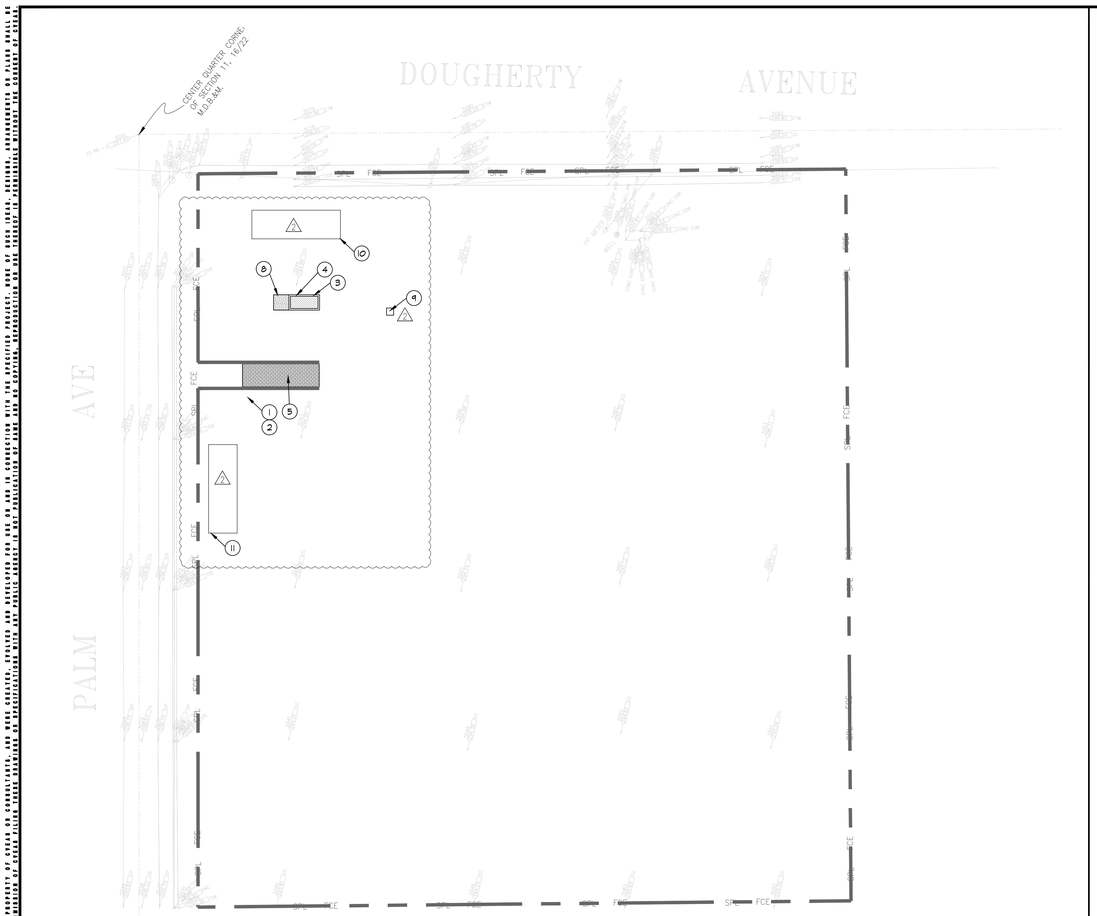
SHEET 4 OF 10

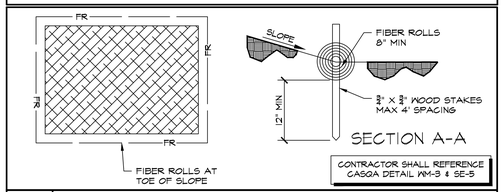


1 EROSION CONTROL PLAN

SCALE:1"=40'

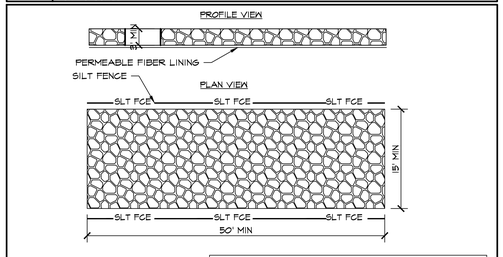
LEGEND

- MATERIALS LAY-DOWN AND STOCKPILE AREA & EQUIPMENT PARKING WITH PROTECTIVE OIL PANS UNDER EQUIPMENT. (SEE DETAIL A)
- GRATE INLET (SEE DETAIL D)
- 50' LONG GRAVEL PAD AT CONSTRUCT ENTRANCE (SEE DETAIL B)
- CONSTRUCT CONCRETE WASHOUT (PER DETAIL E)
- GRIZZLY/RUMBLE PLATE
- SILT FCE — SILT FENCE (DETAIL C)
- SITE BOUNDARY
- PHASE BOUNDARY
- FR — FIBER ROLLS (DETAIL A)
- D — PROPOSED STORM DRAIN LINE
- 350 — FINISHED GROUND CONTOUR
- 354 — EXISTING GROUND CONTOUR



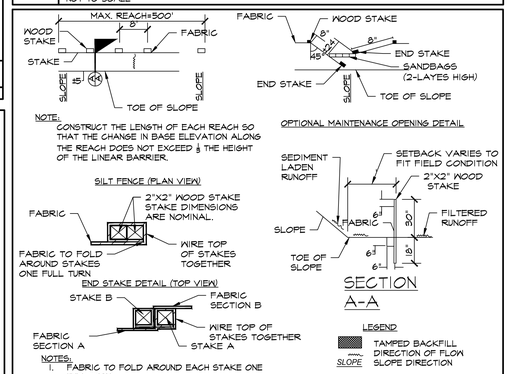
A STOCKPILE WITH FIBER ROLLS

NOT TO SCALE



B GRAVEL APRON AT CONST. ENTRANCE

NOT TO SCALE



C SILT FENCE

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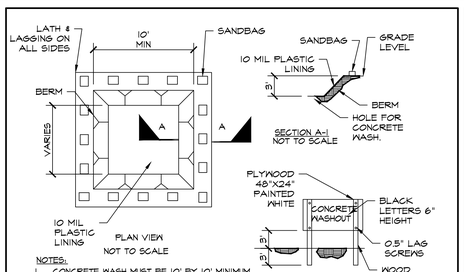
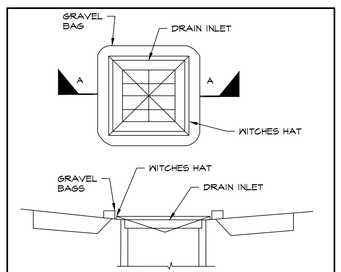


E GRAVEL INLET PROTECTION

NOT TO SCALE



D GRATE INLET PROTECTION

NOT TO SCALE

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STORMWATER POLLUTION PREVENTION NOTES:

1. EROSION CONTROL DEVICES SHOWN ON THIS PLAN MAY BE REMOVED WHEN APPROVED BY THE QUALIFIED SWPPP DEVELOPER (QSD) OR THE QUALIFIED SWPPP PRACTITIONER (QSP).
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. (EC1-EC13)
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. (WE-1)
5. CONTRACTOR SHALL WATER THE SITE AS NEEDED TO ELIMINATE DUST. (MINIMUM OF 650 GALLONS/AC. AND ONCE DAILY, WE-1)
6. CONSTRUCTION EQUIPMENT SHALL BE PARKED, WHEN NOT IN USE AND FOR MAINTENANCE, IN DESIGNATED AREA (NS-8)(1).
7. SILT FENCING, STRAW BALES AND SANDBAGS WILL BE INSTALLED AS DIRECTED BY THE QSD/QSP, AS NEEDED. (SE-1,SE-5,SE-6,SE-8,SE-9)
8. EXCEPT AS OTHERWISE APPROVED BY THE QSD/QSP, ALL REMOVABLE PROTECTIVE DEVICES SHOWN SHALL BE IN PLACE AT THE END OF EACH WORKING DAY OR ON WEEKENDS WHEN THE 48-HOUR RAIN PROPABILITY 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 QSP.
10. THE PLACEMENT OF ADDITIONAL DEVICES TO REDUCE EROSION DAMAGE WITHIN THE SITE IS AT THE DISCRETION OF THE QSP.
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, QSP IS TO REMOVE OR SELECT ALTERNATIVE BMP'S FROM CASQA'S HANDBOOK AND REDLINE 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 PROCEDURES 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 ADDRESS BY THE CONTRACTORS BASED ON THE CONTRACTORS PLANNED LOCATIONS.
15. ALL 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 PRESOAKING.

D. WHEN MATERIALS ARE TRANSPORTED OFFSITE, ALL MATERIALS SHALL BE COVERED, OR EFFECTIVELY WETTED 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 TRACKOUT FROM ADJACENT PUBLIC STREETS AT THE END OF EACH WORKDAY. (USING A PMIO-EFFICIENT METHOD, 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 COVERING.

G. ASPHALT-CONCRETE PAVING SHALL COMPLY WITH BMP THAT PREVENT INFILLTRATION OF PAVING MATERIALS AND RUNOFF INTO STORM DRAIN SYSTEMS (NS-3).

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 NECESSARY 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 15 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. 50' 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. CONTRUCT 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
NEW SINGLE FAMILY RESIDENCE FOR:
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MORGAN HILLS, CA 95037
APN: 712-27-043

REGISTERED PROFESSIONAL ENGINEER RICARDO LEAL No. C 77625 Exp: 06-30-25 CIVIL STATE OF CALIFORNIA

DATE SIGNED: 2/26/2024

Revisions:	Date:
1 -	-
2 -	-
3 -	-
4 -	-
5 -	-

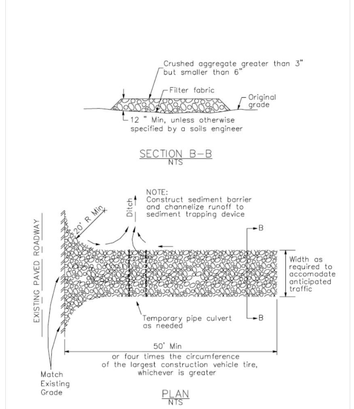
EROSION CONTROL PLAN

CVEAS JOB # : 22146
DATE: 2/26/2024
PLANNING SUBMITTAL #: XX-XXXX
PLAN CHECK SUBMITTAL #: XX-XXXX
DRAWN BY: KK
CHECKED BY: RL
SCALE: NOTE ON PLANS

C5

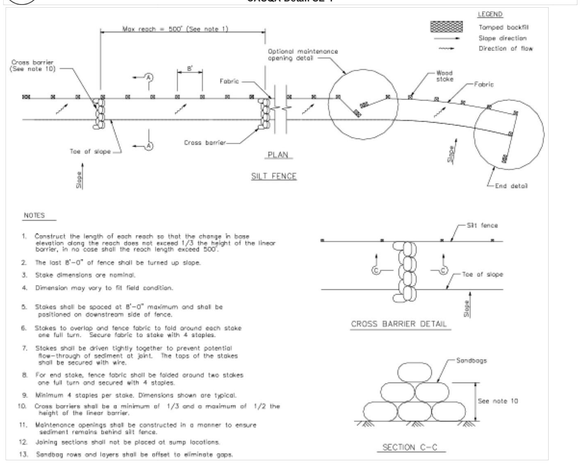
3 Stabilized Construction Entrance/Exit

CASQA Detail TC-1



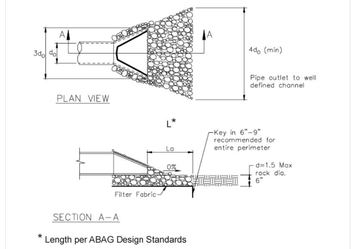
1 Silt Fence

CASQA Detail SE-1



4 Velocity Dissipation Devices

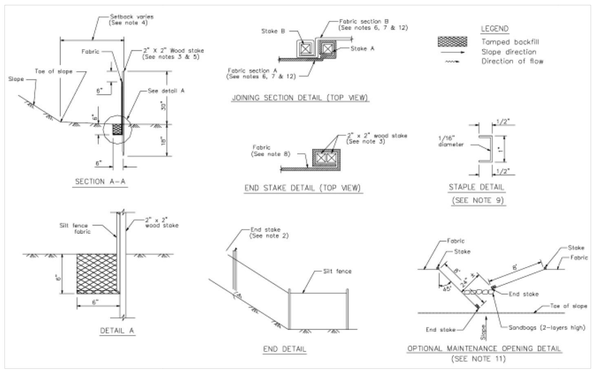
CASQA Detail EC-10



* Length per ABAG Design Standards

2 Silt Fence

CASQA Detail SE-1



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

STANDARD BEST MANAGEMENT PRACTICE NOTES

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

STANDARD EROSION CONTROL NOTES

1. Sediment Control Management:

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

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

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

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

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

Project Information

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.

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APN: 712-27-043

REGISTERED PROFESSIONAL ENGINEER RICARDO LEAL No. C 77825 Exp: 06-30-25 CIVIL STATE OF CALIFORNIA

DATE SIGNED: 2/26/2024

Revisions:	Date:
1 -	-
2 -	-
3 -	-
4 -	-
5 -	-

SANTA CLARA COUNTY ROAD AND AIRPORT STANDARDS

CVEAS JOB # : 22146
DATE: 2/26/2024
PLANNING SUBMITTAL #: XX-XXXX
PLAN CHECK SUBMITTAL #: XX-XXXX
DRAWN BY: KX
CHECKED BY: RL
SCALE: NOTE ON PLANS

C6

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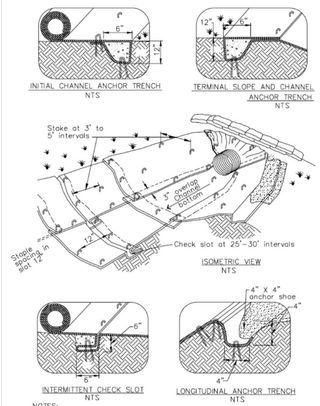
7 Geotextiles and Mats

CASQA Detail EC-7

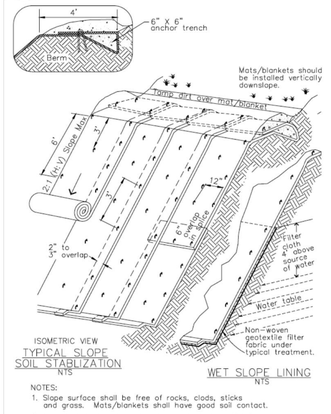


NOTES:
1. Check slots to be constructed per manufacturers specifications.
2. Staking or stapling layout per manufacturers specifications.
3. Install per manufacturer's recommendations

TYPICAL INSTALLATION DETAIL

5 Geotextiles and Mats

CASQA Detail EC-7

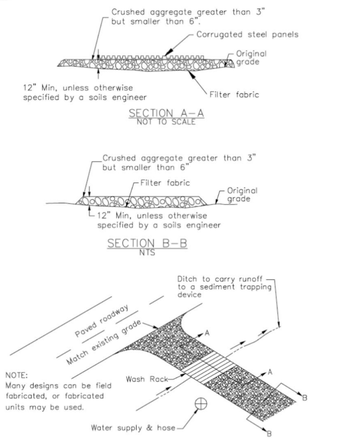


NOTES:
1. Slope surface shall be free of rocks, clods, sticks and grass. Mats/blankets shall have good soil contact.
2. Lay blankets loosely and stake or staple to maintain direct contact with the soil. Do not stretch.
3. Install per manufacturer's recommendations

TYPICAL INSTALLATION DETAIL

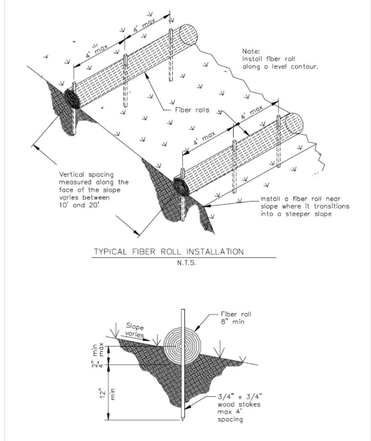
3 Entrance/Outlet Tire Wash

CASQA Detail TC-3



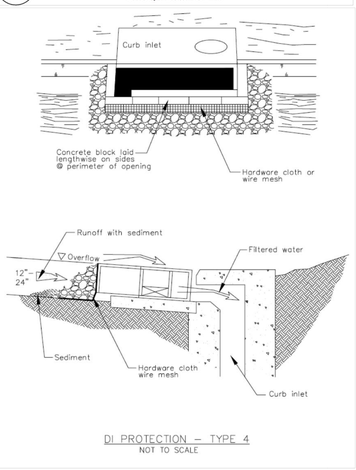
1 Fiber Rolls

CASQA Detail SE-5



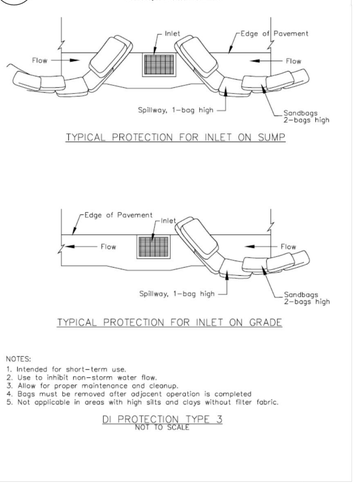
8 Storm Drain Inlet Protection

CASQA Detail SE-10



6 Storm Drain Inlet Protection

CASQA Detail SE-10

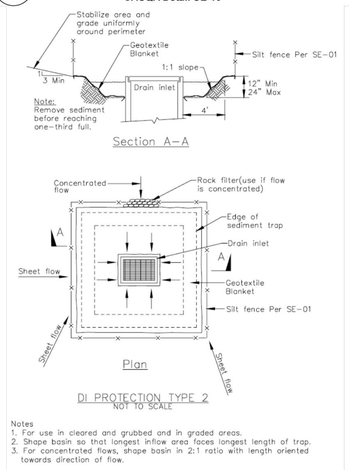


NOTES:
1. Intended for short-term use.
2. Use to inhibit non-storm water flow.
3. Allow for proper maintenance and cleanup.
4. Bags must be removed after adjacent operation is completed
5. Not applicable in areas with high silts and clays without filter fabric.

DI PROTECTION TYPE 3
NOT TO SCALE

4 Storm Drain Inlet Protection

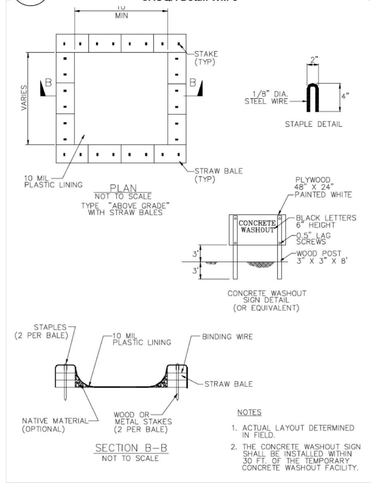
CASQA Detail SE-10



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

2 Concrete Waste Management

CASQA Detail WM-8



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

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

Project Information

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

BMP-2

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

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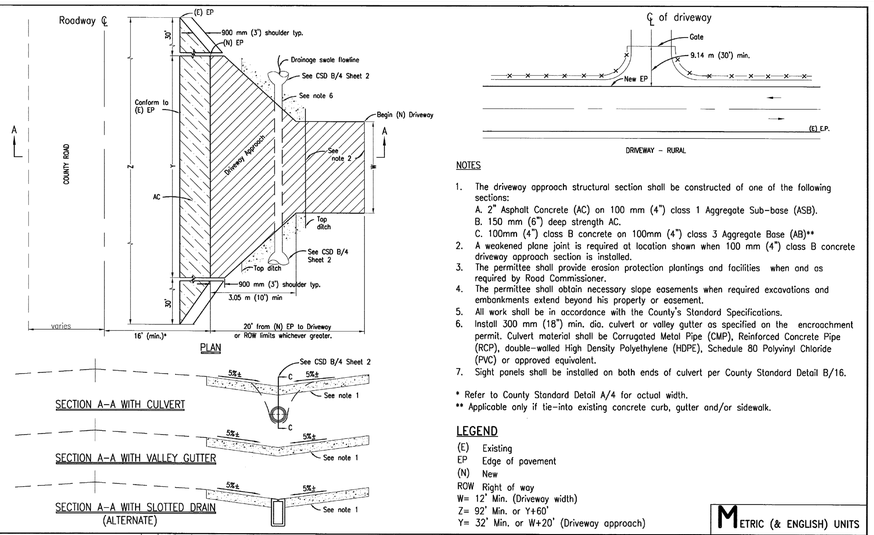
SANTA CLARA COUNTY ROAD AND AIRPORT STANDARDS

CVEAS JOB # :	22146
DATE:	2/26/2024
PLANNING SUBMITTAL #:	XX-XXXX
PLAN CHECK SUBMITTAL #:	XX-XXXX
DRAWN BY:	KX
CHECKED BY:	RL
SCALE:	NOTE ON PLANS

C7



NOTES

1. The driveway approach structural section shall be constructed of one of the following sections:
   A. 2" Asphalt Concrete (AC) on 100 mm (4") class 1 Aggregate Sub-base (ASB).
   B. 150 mm (6") deep strength AC.
   C. 100mm (4") class B concrete on 100mm (4") class 3 Aggregate Base (AB)**
2. A weakened plane joint is required at location shown when 100 mm (4") class B concrete driveway approach section is installed.
3. The permittee shall provide erosion protection plantings and facilities when and as required by Road Commissioner.
4. The permittee shall obtain necessary slope easements when required excavations and embankments extend beyond his property or easement.
5. All work shall be in accordance with the County's Standard Specifications.
6. Install 300 mm (18") min. dia. culvert or valley gutter as specified on the encroachment permit. Culvert material shall be Corrugated Metal Pipe (CMP), Reinforced Concrete Pipe (RCP), double-walled High Density Polyethylene (HDPE), Schedule 80 Polyvinyl Chloride (PVC) or approved equivalent.
7. Sight panels shall be installed on both ends of culvert per County Standard Detail B/16.

* Refer to County Standard Detail A/4 for actual width.
** Applicable only if tie-into existing concrete curb, gutter and/or sidewalk.

LEGEND

(E) Existing
EP Edge of pavement
(N) New
ROW Right of way
W= 12' Min. (Driveway width)
Z= 92' Min. or Y+60'
Y= 32' Min. or W+20' (Driveway approach)

METRIC (& ENGLISH) UNITS

SANTA CLARA COUNTY ROADS AND AIRPORTS DEPARTMENT

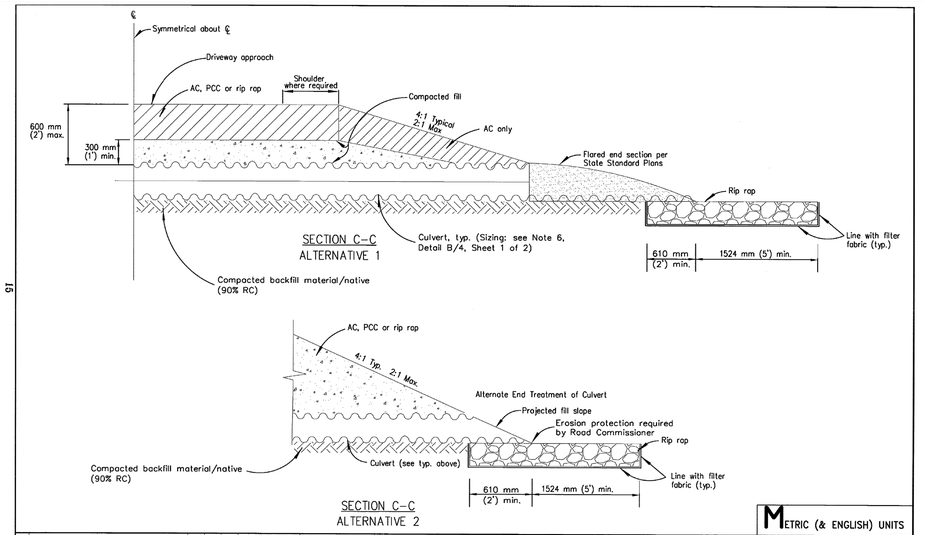
NO.	REVISIONS	BY	DATE	APP'D
PEP			06/02/14	
PEP			06/02/14	
KV			06/30/14	

SUBMITTED: DANGHOA T. VO, SENIOR CIVIL ENGINEER — APPROVED: DAN COLLEN, DEPUTY DIRECTOR

STANDARD DETAILS
RURAL DRIVEWAY APPROACH
FOR SINGLE RESIDENCE

DRAWING NO. B 4 — SHT NO. 1 of 2

B4-1 SANTA CLARA COUNTY ROADS AND AIRPORTS DEPARTMENT STANDARD DWG.
SCALE: N.T.S.



METRIC (& ENGLISH) UNITS

SANTA CLARA COUNTY ROADS AND AIRPORTS DEPARTMENT

NO.	REVISIONS	BY	DATE	APP'D
PEP			06/02/14	
PEP			06/02/14	
KV			06/30/14	

SUBMITTED: DANGHOA T. VO, SENIOR CIVIL ENGINEER — APPROVED: DAN COLLEN, DEPUTY DIRECTOR

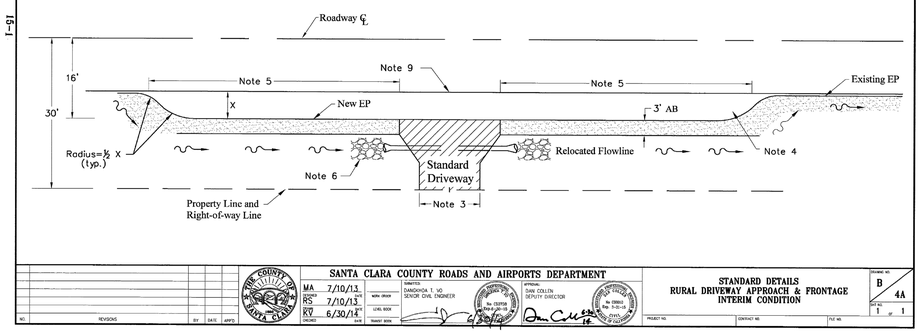
STANDARD DETAILS
RURAL DRIVEWAY APPROACH
FOR SINGLE RESIDENCE

DRAWING NO. B 4 — SHT NO. 2 of 2

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

NOTES:

1. Single residence (County Standard Detail B/4) and/or Multiple Residence (County Standard Detail B/5).
2. New or existing retrofit driveway/driveway approach.
3. Driveway approach pavement section and dimensions per County Standard Detail B/4 or B/5.
4. Minimum roadway structural section per County Standard Details A/1 through A/9 or match in kind, the more restrictive shall apply.
5. Minimum 50 linear feet or to property corner limits, whichever is greater shall apply.
6. Rip rap rock energy dissipaters, owner's engineer to determine/calculate size, type and dimensions in conformance with most current County Drainage Manual, as appropriate.
7. Provide positive drainage flow across frontage.
8. 3-ft aggregate base (AB) shoulder shall be compacted to 90%. Refer to County Standard Detail A/4 for minimum structural section.
9. Replace existing shoulder stripe/fog line in kind [e.g., thermoplastic or white reflective paint (2 coats min) etc].



SANTA CLARA COUNTY ROADS AND AIRPORTS DEPARTMENT

NO.	REVISIONS	BY	DATE	APP'D
MA			7/10/13	
RS			7/10/13	
KV			6/30/14	

SUBMITTED: DANGHOA T. VO, SENIOR CIVIL ENGINEER — APPROVED: DAN COLLEN, DEPUTY DIRECTOR

STANDARD DETAILS
RURAL DRIVEWAY APPROACH & FRONTAGE
INTERIM CONDITION

DRAWING NO. B 4A — SHT NO. 1 of 1

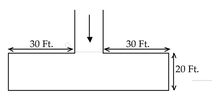
B-4A SANTA CLARA COUNTY ROADS AND AIRPORTS DEPARTMENT STANDARD DWG.
SCALE: N.T.S.

STANDARD DETAILS & SPECIFICATIONS	Spec. No.	CFMO SD16
SUBJECT: Acceptable Turnarounds for Driveways For One- and Two-Family Dwellings	Rev. Date:	N/A
	Eff. Date:	04/08/1981
	Approved By:	J. Saunders
	Page:	1 of 1

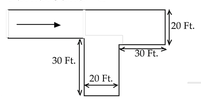
SCOPE

This standard is applicable to required turnarounds for driveways for new or expanded one- and two-family dwellings and/or associated structures where any portion of the protected structure(s) is in excess of 150 feet from the centerline of a public or private roadway (measured by an approved route around the exterior of the building). Specifications contained in this Standard apply to all properties located within unincorporated Santa Clara County.

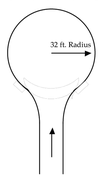
Turnaround "A"



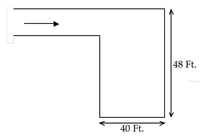
Turnaround "B"



Turnaround "C"



Turnaround "D"



SANTA CLARA COUNTY FIRE MARSHAL'S OFFICE
70 W. Hedding St., East Wing, 7th Floor • San Jose • CA 95110 • (408) 299-5763

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

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

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

REGISTERED PROFESSIONAL ENGINEER
RICARDO LEAL
No. C 77925
Exp: 06-30-25
CIVIL
STATE OF CALIFORNIA

DATE SIGNED: 2/26/2024

Revisions:	Date:
1 -	-
2 -	-
3 -	-
4 -	-
5 -	-

SANTA CLARA COUNTY ROAD AND AIRPORT STANDARDS

CVEAS JOB #: 22146
DATE: 2/26/2024
PLANNING SUBMITTAL #: XX-XXXX
PLAN CHECK SUBMITTAL #: XX-XXXX
DRAWN BY: KX
CHECKED BY: RL
SCALE: NOTE ON PLANS

C8

Table 6H-2. Meaning of Symbols on Typical Application Diagrams

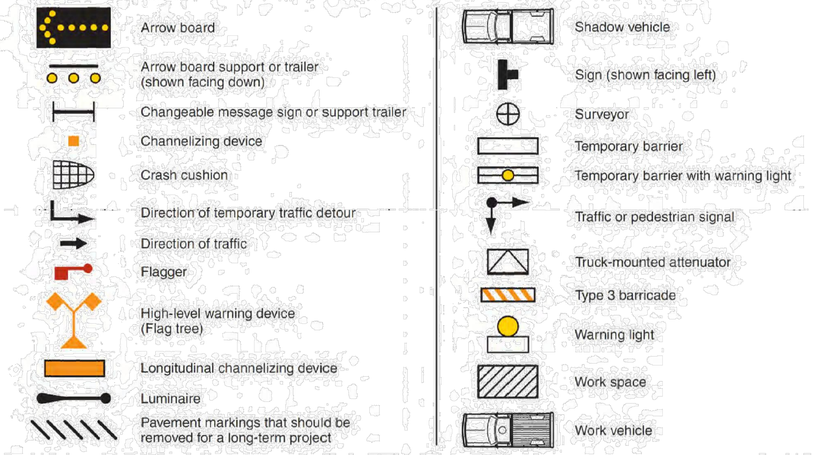

Table 6E-101(CA). Stopping Sight Distance as a Function of Speed on Downgrades. (Used as suggested longitudinal buffer space length or location for flagger station)

Speed (mph)	% Downgrade (Buffer Space)		
	-3% (feet)	-6% (feet)	-9% (feet)
20	116	120	126
25	158	165	173
30	205	215	227
35	257	271	287
40	315	333	354
45	378	400	427
50	446	474	507
55	520	553	593
60	598	638	686
65	682	728	785
70	771	825	891
75	866	927	1003

* Exhibit 3-2. A Policy on Geometric Design of Highways and Streets, AASHTO, 2001, p.115.

- Use appropriate TCP as needed during construction depending on type of work (for example, to block a lane, block the shoulder, or work off of the shoulder without blocking it).
- See the County Road Book at www.countyroads.org to confirm "Local Road" classification ("Local Urban", "Local Rural" as shown in note 5a on intro page of County Road Book)
- These TCP sheets for use on Local Roads only. All other classifications require an engineered site-specific plan.

NO.	REVISIONS	BY	DATE	APP'D

COUNTY OF SANTA CLARA ROADS AND AIRPORTS DEPARTMENT

DESIGNED 5-2015 DATE
DRAWN 5-2015 DATE
CHECKED 5-2015 DATE

SUBMITTED: _____
APPROVED: _____

STANDARD TRAFFIC CONTROL PLANS - LOCAL
NOTES & LEGEND

DRAWING No. TCP
SHT No. OF
WORK ORDER No. XX | ADVERTISEMENT DATE: | CONTRACT No. | FILE No. | Scale

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

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APN: 712-27-043

REGISTERED PROFESSIONAL ENGINEER RICARDO LEAL No. C 77625 Exp: 06-30-25 CIVIL STATE OF CALIFORNIA

DATE SIGNED: 2/26/2024

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SANTA CLARA COUNTY ROAD AND AIRPORT STANDARDS

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SCALE: NOTE ON PLANS

C9

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:

1. 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).
2. The ROAD WORK AHEAD and the END ROAD WORK signs may be omitted for short-duration operations.
3. 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:

4. 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:

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

Guidance:

6. When used, the BE PREPARED TO STOP sign should be located ~~between~~ after the Flagger sign and the ONE LANE ROAD sign.

7. 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.

8. 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.

9. 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.

10. Early coordination with the railroad company or light rail transit agency should occur before work starts.

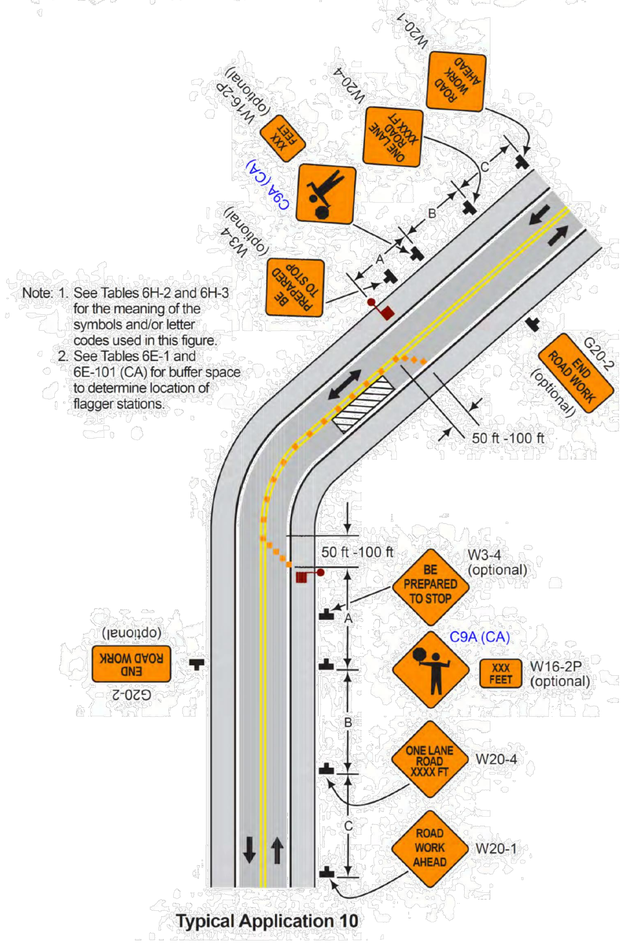
Option:

11. 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:

12. For State highways, see Caltrans' Standard Plan T13. See Section 1A.11 for information regarding this publication.
13. 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

NO.	REVISIONS	BY	DATE	APP'D

COUNTY OF SANTA CLARA ROADS AND AIRPORTS DEPARTMENT

DESIGNED	5-2015 DATE	SUBMITTED:	APPROVED:
DRAWN	5-2015 DATE		
CHECKED	5-2015 DATE		

STANDARD TRAFFIC CONTROL PLANS - LOCAL
LANE CLOSURE WITH FLAGGERS

DRAWING No. TCP

SHT No. OF

WORK ORDER No.	ADVERTISEMENT DATE:	CONTRACT No.	FILE No.	Scale
XX				

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