



ARCHITECTURE
307 Orchard City Dr. Ste 350
Campbell, CA 95008
408.265.5255

JEFFREY EATON ARCHITECT, INC
A CALIFORNIA CORPORATION

LEGEND

- PROPERTY LINE
- LENGTH OF PROPERTY LINE
- (E) FENCE
- PARKING STALL COUNT
- NON- PERMITTED BUILDING TO BE DEMOLISHED

SITE INFORMATION

OCCUPANCY: M
SITE AREA: 30,056 SF
BUILDING AREA: 2,025 SF
LOT COVERAGE (%): 6.74
ZONING: RR-5AC-SR-SM (RURAL RESIDENTIAL)

REQUIRED BUILDING SETBACK

FRONT: 30
SIDE: 30
REAR: 30
SCENIC ROAD: 100
MAX. BUILDING HEIGHT: 35 FT (2 STORIES)
APN: 825-14-050

SITE TABULATION

SITE AREA: 30,056 SF	SQUARE FEET		PERCENTAGE OF SITE	
	EXISTING	PROPOSED	EXISTING	PROPOSED
BUILDING COVERAGE	2,752 SF	2,025 SF	10 %	7 %
LANDSCAPE/ GRAVEL COVERAGE	17,842 SF	17,842 SF	59 %	59 %
PAVING COVERAGE	9,462 SF	10,189 SF	31 %	34 %

KEYNOTES

02.09	(E) UTILITY POLE.
02.10	(E) TRANSFORMER.
02.11	(E) AC.
02.12	(E) PARKING TO BE RE-STRIPED.
02.15	(E) NON-PERMITTED APPENDAGE AND SLAB TO BE DEMOLISHED: 727 SF.
02.41	(E) MONUMENT SIGN TO BE DEMOLISHED AND REPLACED IN KIND.
02.42	(E) LANDSCAPING TO BE REMOVE AND REPLACED IN KIND.
02.43	(E) CONCRETE WALKWAY TO REMAIN.
02.45	(E) BOLLARDS

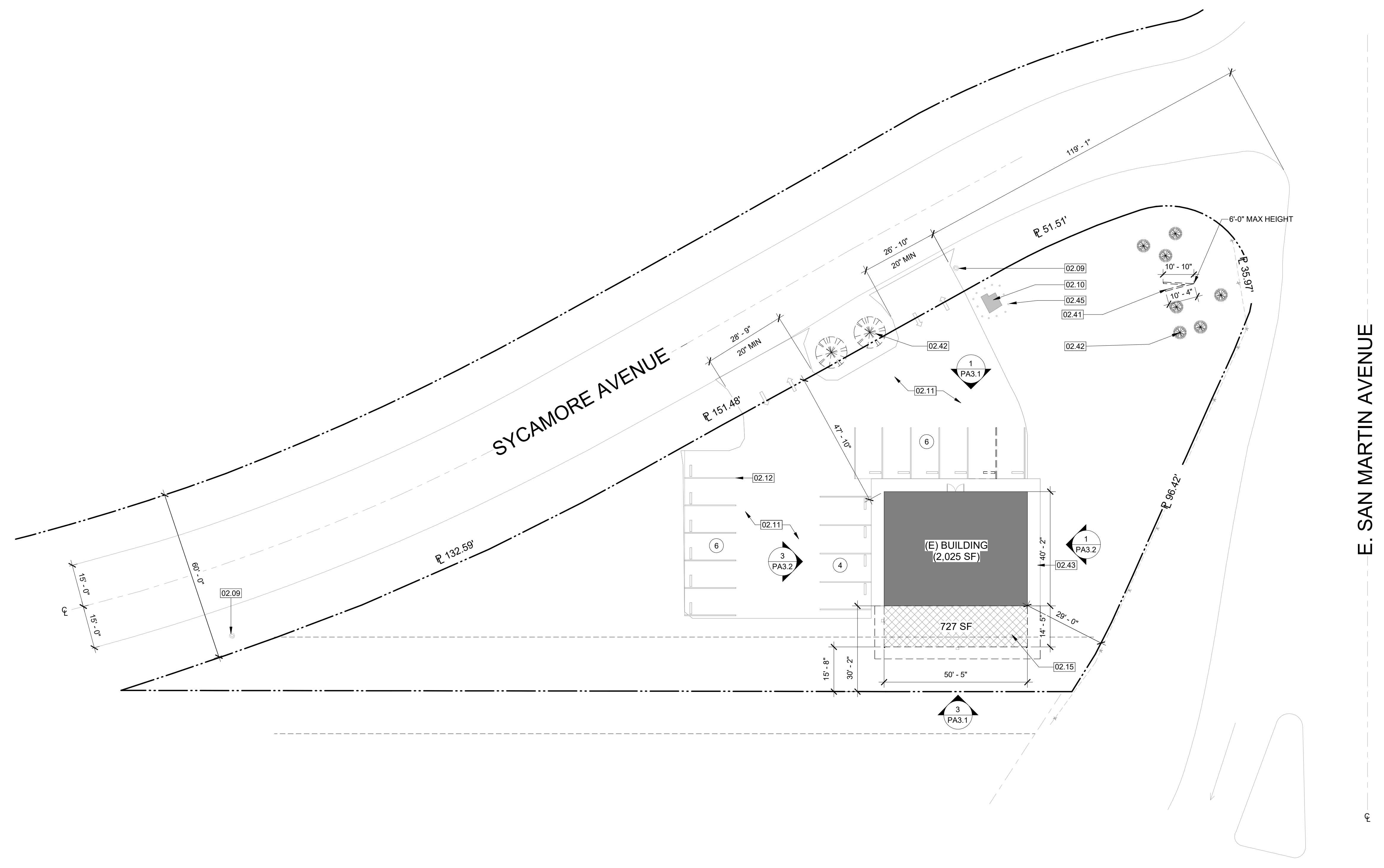
13305 SYCAMORE
13305 SYCAMORE AVE.
SAN MARTIN, CA 95046
Client: EUGENE MAMMIN

Rev. #	Description	Date
06/20/23	ISSUE FOR PLANNING ADOPTION	06/20/23
06/20/24	ISSUE FOR ASA CORRECTIONS S3	06/20/24
06/20/24	ISSUE FOR ASA CORRECTIONS S4	06/20/24
06/20/24	ISSUE FOR ASA CORRECTIONS S5	06/20/24
06/20/24	ISSUE FOR ASA CORRECTIONS S3	06/20/24

Project Number: 24024
Date: 06/20/24
Drawn by: EK
Checked by: AE

Sheet Title:
**EXISTING/DEMO
SITE PLAN**

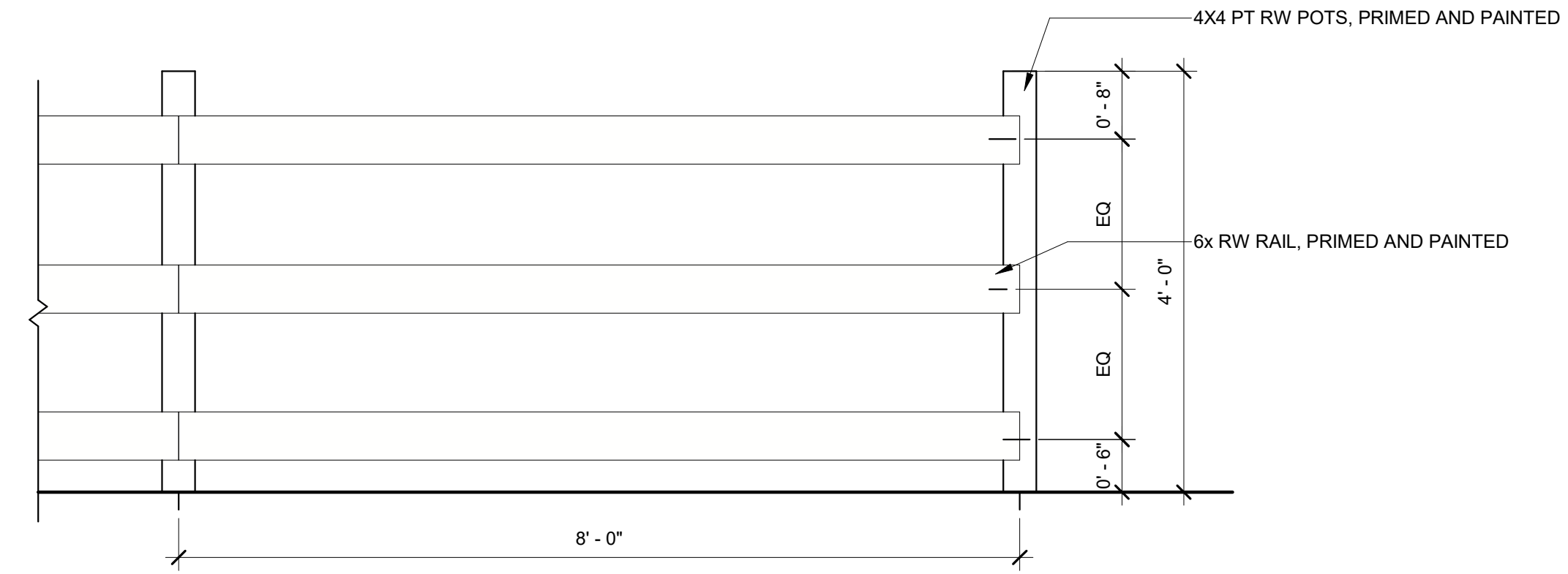
PA1.1



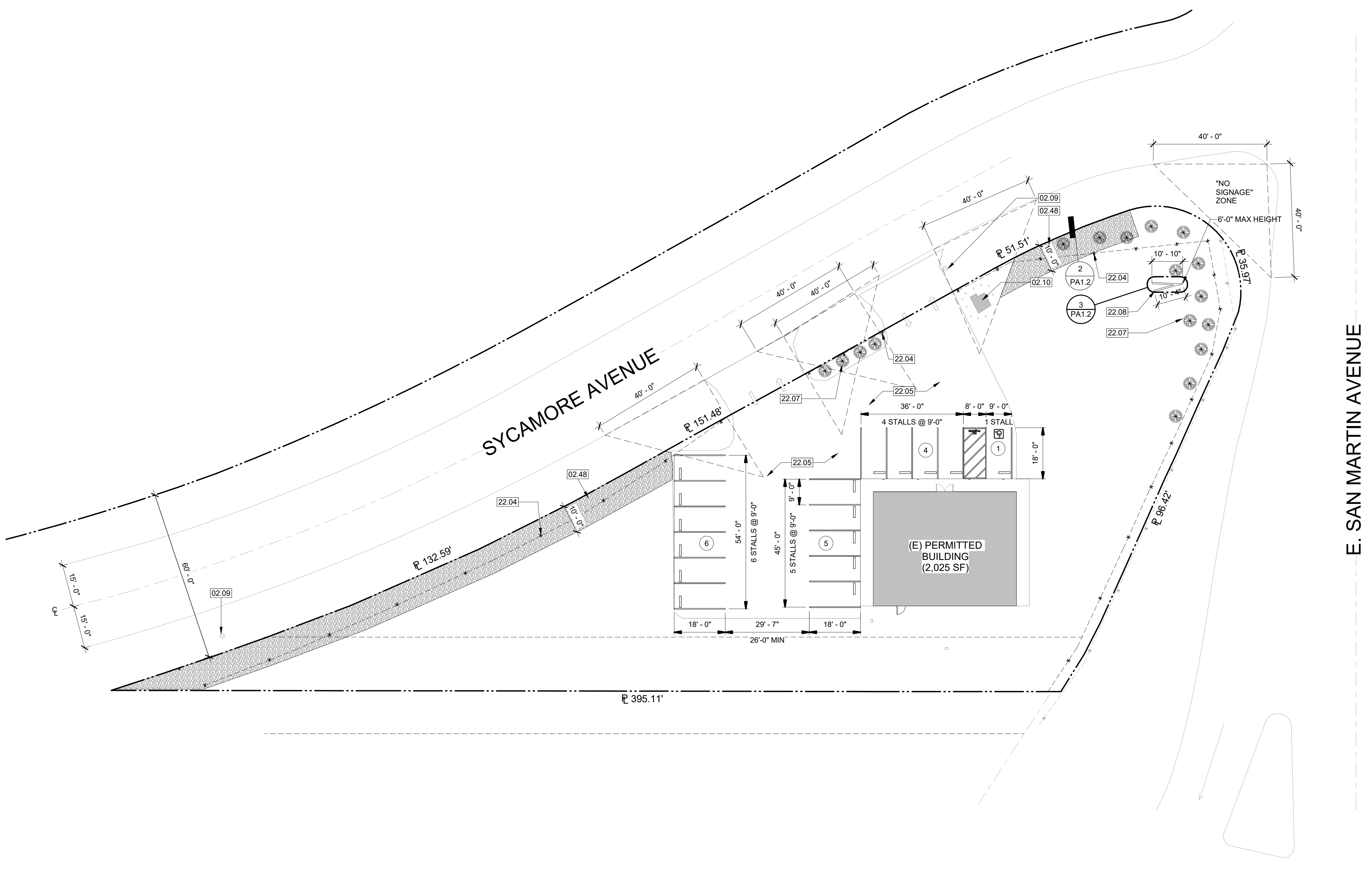
EXISTING/ DEMO SITE PLAN 1
1" = 20'-0"



PROPOSED SIGNAGE
NS **3**



PROPOSED FENCE
3/4" = 1'-0" **2**



PROPOSED SITE PLAN
1" = 20'-0" **1**

LEGEND

- PROPERTY LINE
- ℙ XX.XX' LENGTH OF PROPERTY LINE
- *- (E) FENCE
- *- (N) FENCE
- (X) PARKING STALL COUNT

SITE TABULATION

SITE AREA: 30,056 SF	SQUARE FEET		PERCENTAGE OF SITE	
	EXISTING	PROPOSED	EXISTING	PROPOSED
BUILDING COVERAGE	2,752 SF	2,025 SF	10 %	7 %
LANDSCAPE/ GRAVEL COVERAGE	17,842 SF	17,842 SF	59 %	59 %
PAVING COVERAGE	9,462 SF	10,189 SF	31 %	34 %

PARKING TABULATION

	STANDARD	ACCESSIBLE	TOTAL
EXISTING PARKING	15	1	16
PROPOSED PARKING	15	1	16

KEYNOTES

- 02.09 (E) UTILITY POLE.
- 02.10 (E) TRANSFORMER.
- 02.11 (E) AC.
- 02.48 (N) LANDSCAPING 10' DEEP ALONG SYCAMORE FRONTAGE.
- 22.04 (N) FENCE, PAINTED WOOD (KELLYMOORE SWISS COFFEE), 48" HIGH, 3 RAIL ESTATE FENCE TYP.
- 22.05 (E) AC TO BE RESEALED AND RESTRIPED
- 22.07 RESTORE (E) LANDSCAPE, REPLACE IN KIND; REFER TO SHEET PA1.4.
- 22.08 MONUMENT SIGNAGE TO BE REPLACED IN KIND PER USE PERMIT. SIZE: 12' x 2' x 6' HIGH TO TOP OF READER/STRUCTURE. SIGNAGE NOT PART OF THIS PERMIT BUT SHALL ADHERE TO PREVIOUS CUP CONDITIONS. NO SIGNS SHALL BE LOCATED WITHIN THE 40 FOOT TRIANGLE ALONG THE CURB SURFACE OF SYCAMORE AVENUE.



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Sheet Title:
PROPOSED SITE PLAN

PA1.2



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Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Land Surveying
Stormwater Compliance

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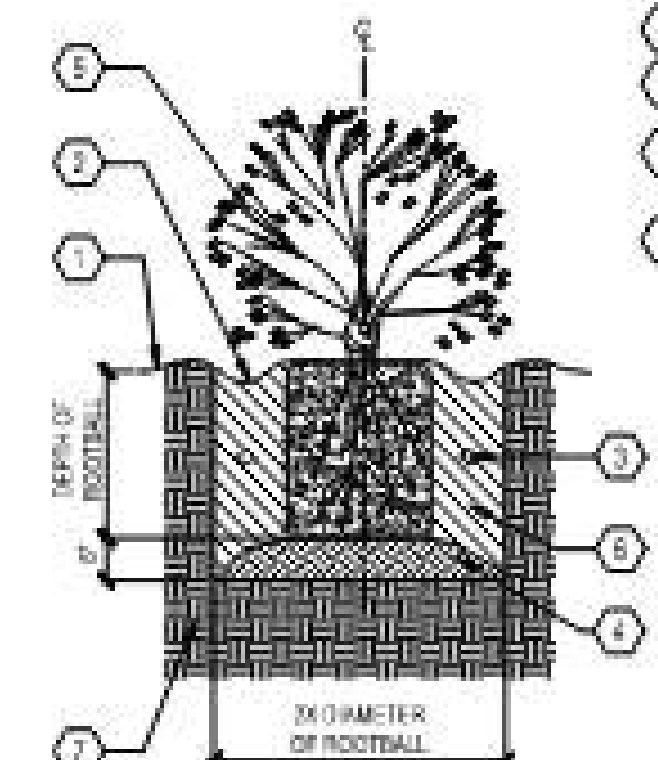
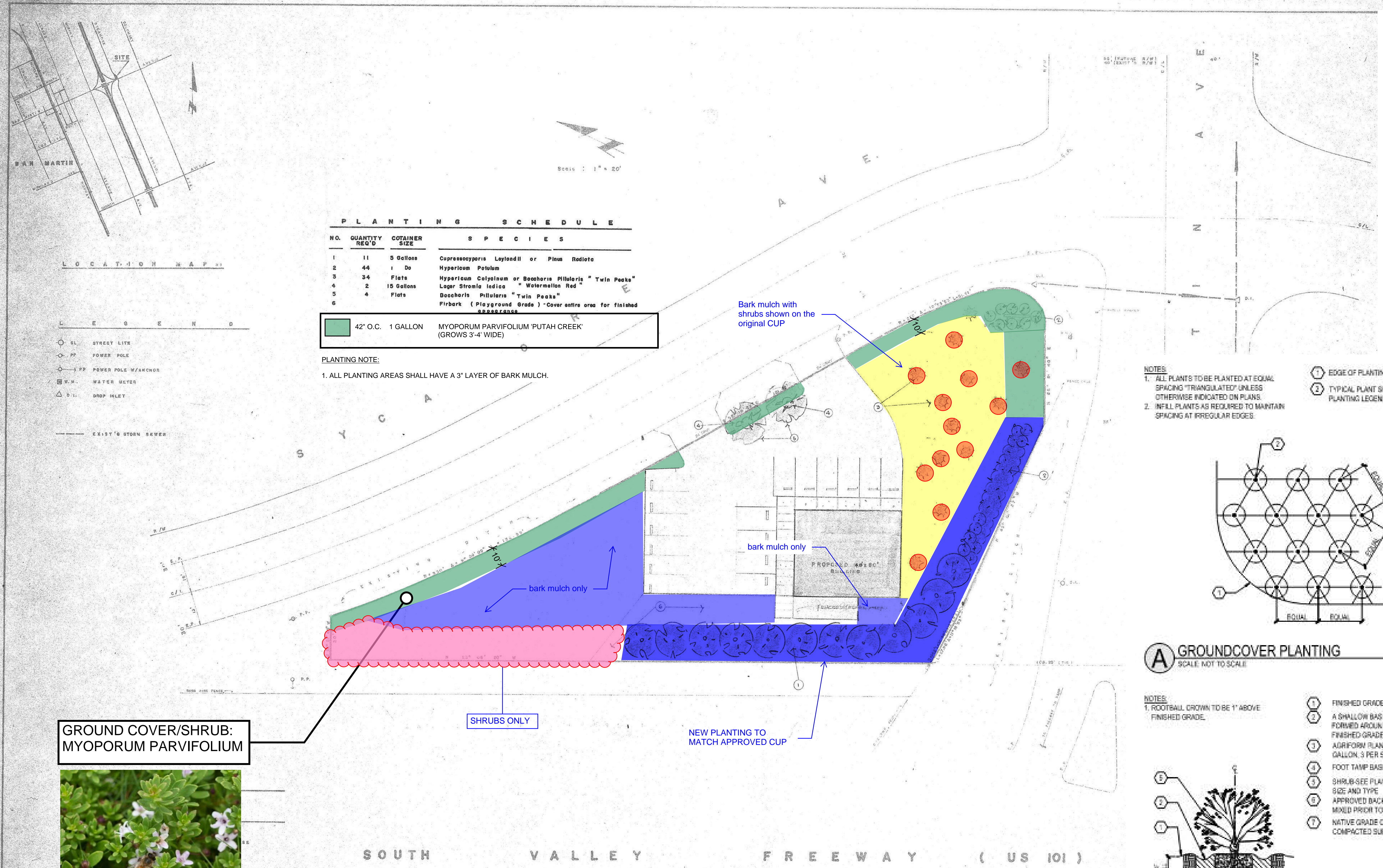
Rev. #	Description	Date
1	PLANNING/ASR CORRECTIONS SZ	05/20/24

Project Number: 6720.00
Date: 8/19/24
Drawn by: BG
Checked by: BG

Sheet Title:

LANDSCAPE PLAN

PA1.4



CONCEPTUAL PLAN

KEYNOTES

11.11	(N) FOUNTAIN STATION, TYP.
11.12	(N) CASHIER COUNTER.
11.14	(N) WALK-IN COOLER, CONTAINS COLD DRINKS AND PACKAGED FOOD.
11.15	(N) SHELVING CONTAINS FOOD MERCHANDISE, TYP.
11.16	(N) DELI CASE.
11.17	BACK OF HOUSE STORAGE AND SINK.
11.18	WARM BEVERAGE STATION, AND FOOD DISPLAYS.

TI SCOPE OF WORK

- INTERIOR ASSOCIATED MECHANICAL, ELECTRICAL, PLUMBING.
- FINISHES/ DISPLAYS/CASEWORK.
- SINGLE USER RESTROOM.
- EQUIPMENT, WALK IN REFRIGERATOR/ FREEZER.
- EXTERIOR HVAC UNITS ON ROOF.



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13305 SYCAMORE

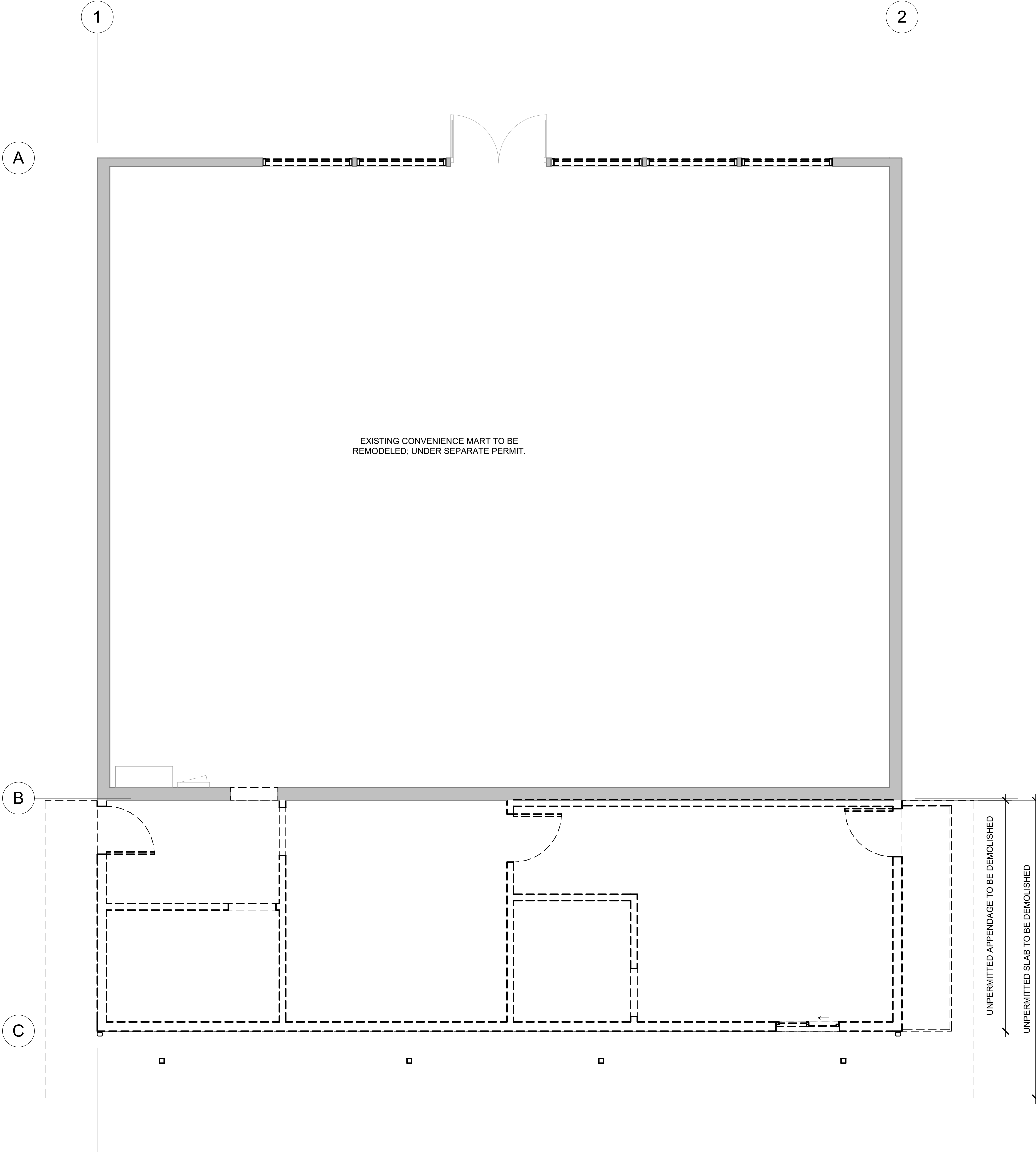
13305 SYCAMORE AVE.
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06/20/24	ISSUE FOR ASA CORRECTIONS S5	06/20/24
06/20/24	ISSUE FOR ASA CORRECTIONS S3	06/20/24

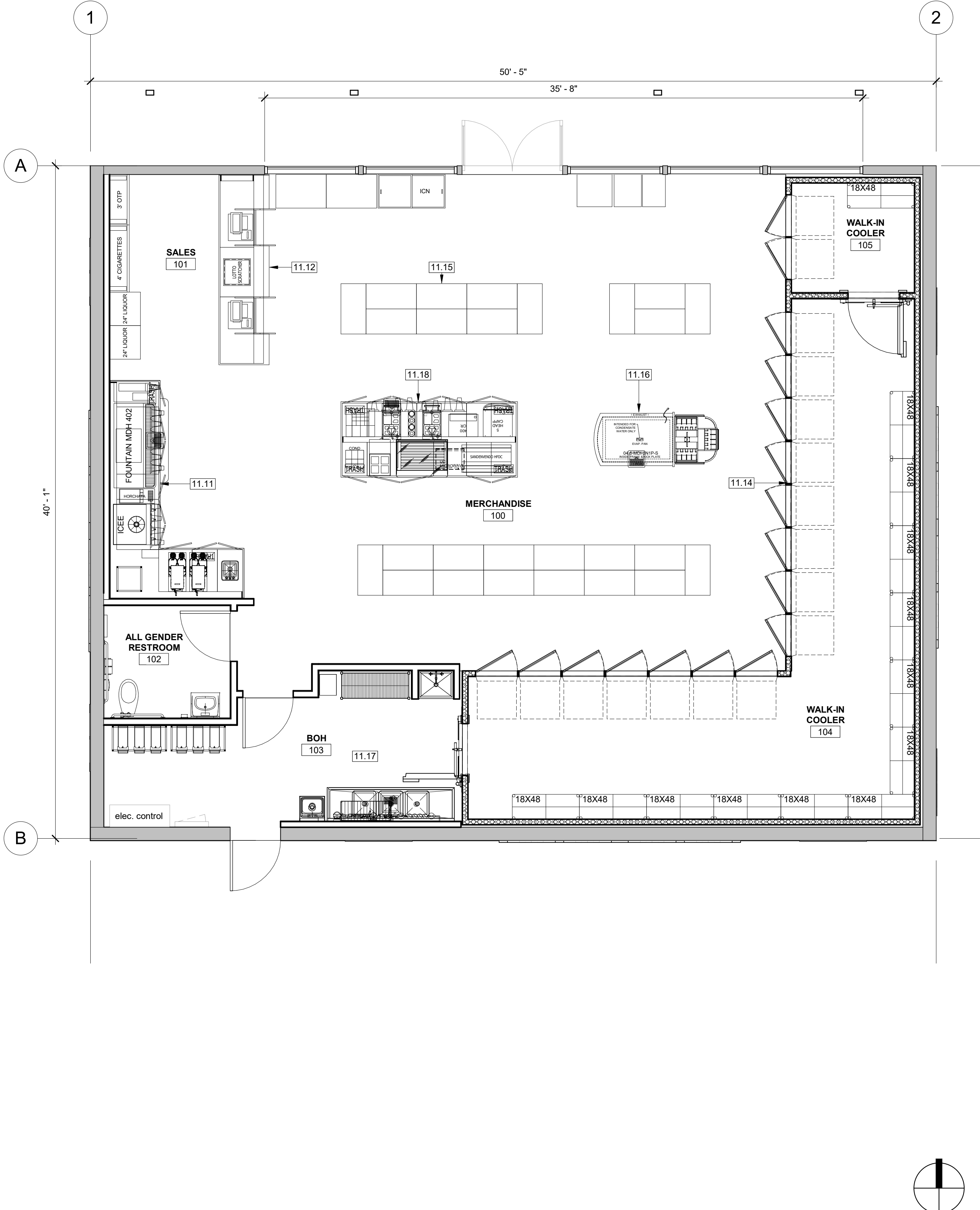
Project Number: 24024
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 Drawn by: AE
 Checked by: JE

Sheet Title:
**EXISTING/DEMO
 & PROPOSED
 FLOOR PLAN**

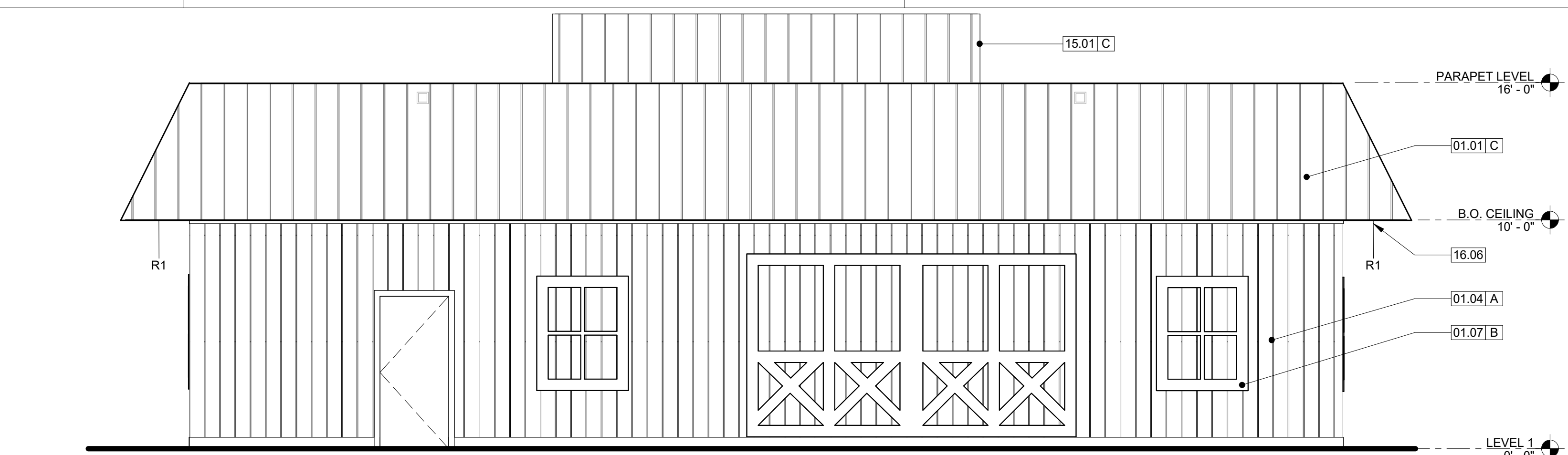
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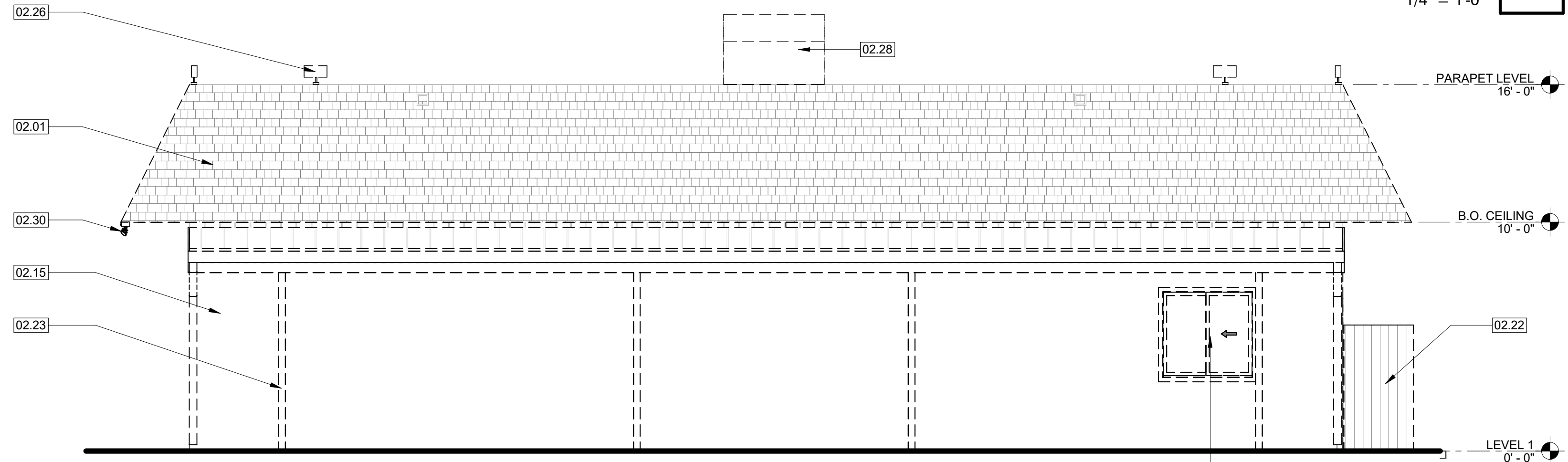
EXISTING / DEMO FLOOR PLAN 2
 1/4" = 1'-0"



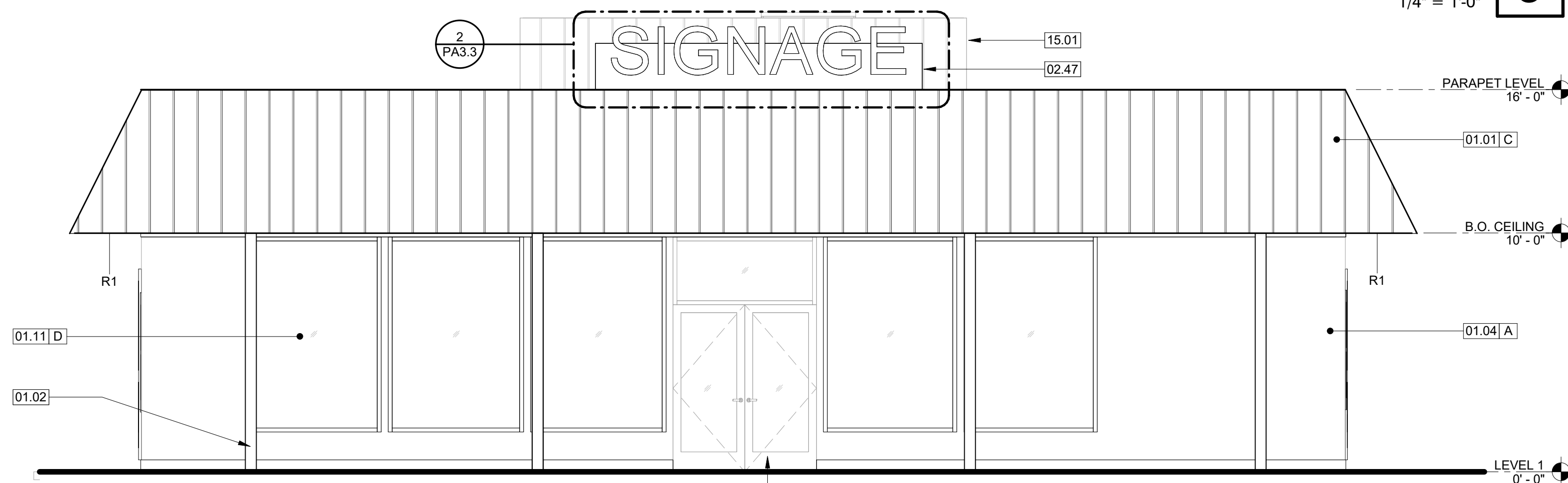
PROPOSED FLOOR PLAN 1
 1/4" = 1'-0"



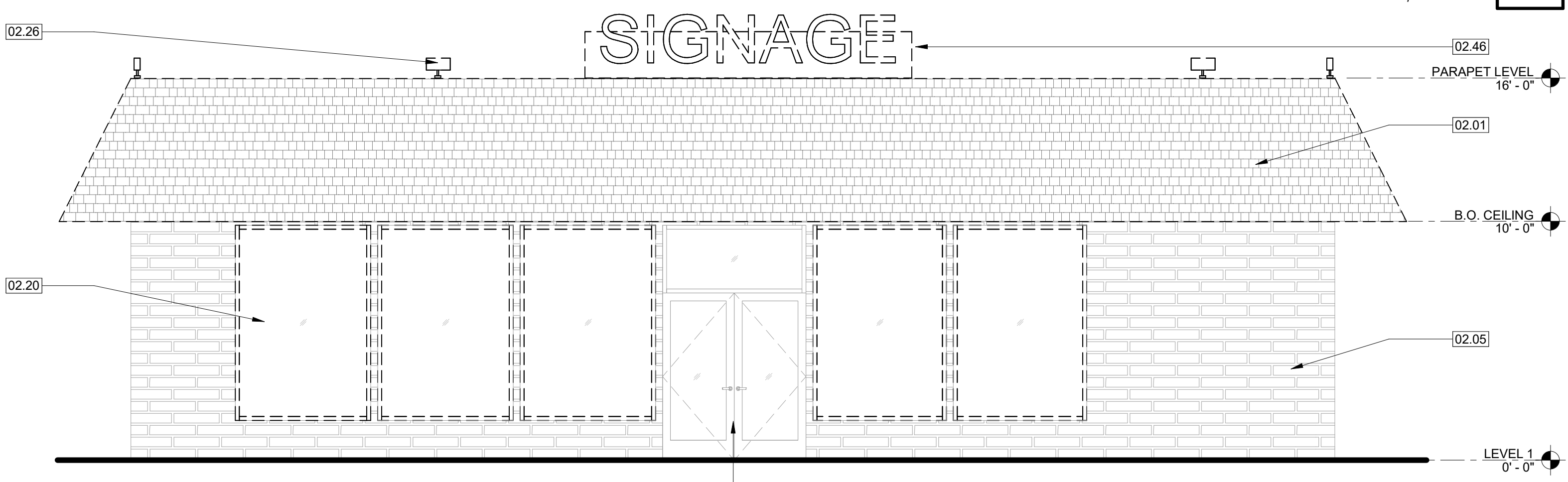
PROPOSED SOUTH EXTERIOR ELEVATION 4
1/4" = 1'-0"



EXISTING/DEMO SOUTH EXTERIOR ELEVATION 3
1/4" = 1'-0"



PROPOSED NORTH EXTERIOR ELEVATION 2
1/4" = 1'-0"



EXISTING/DEMO NORTH EXTERIOR ELEVATION 1
1/4" = 1'-0"

MATERIAL LEGEND

- # | A **T1-11 SIDING**
COLOR: DRIVE-IN CHERRY/ HLS4231 LVR 12
MANUFACTURER: KELLY MOORE
- # | B **TRIM**
COLOR: SWISS COFFEE/ 23 LVR 86
MANUFACTURER: KELLY MOORE
- # | C **CORRUGATED METAL ROOFING**
COLOR: RIB GALVALVALUM STEEL 29 GAUGE
MANUFACTURER: SM
- # | D **STOREFRONT SYSTEM**
COLOR: ANODIZED ALUMINUM.
MANUFACTURER: TBD

LIGHTING LEGEND

- R1 10" RECESSED DOWN LIGHT, LED 2500 LUMENS, 29.5 WATTS.*
- R2 8" RECESSED DOWN LIGHT, LED 2100 LUMENS, 21 WATTS.*

*(LIGHTING LUMENS NOT TO EXCEED EXISTING LINEAR SHOP LIGHTING)

KEYNOTES

01.01	(N) CORRUGATED METAL ROOFING
01.02	(N) 3.5"x5.5" WOOD POST, TYP.
01.04	(N) PAINTED T1-11 SIDING
01.07	(N) DECORATIVE TRIM, 1x4 PRIMED AND PAINTED WOOD.
01.11	(N) STOREFRONT SYSTEM, CLEAR ANODIZED FRAME, CLEAR GLAZING, REPLACED IN KIND, TYP.
02.01	(E) WOOD SHAKES ROOFING TO BE REMOVED
02.05	(E) CONCRETE MASONRY UNIT WALL
02.15	(E) NON-PERMITTED APPENDAGE AND SLAB TO BE DEMOLISHED; 727 SF.
02.20	(E) STOREFRONT SYSTEM TO BE REMOVED AND REPLACED IN KIND, TYP.
02.21	(E) STOREFRONT DOOR AND WINDOW TO REMAIN, CLEAR ANODIZED ALUMINUM.
02.22	(E) WOOD FENCE STORAGE SPACE TO BE REMOVED, TYP.
02.23	(E) 3.5"x3.5" WOOD POST TO BE REMOVED, TYP.
02.24	(E) 48"x48" SLIDING WINDOW TO BE DEMOLISHED
02.28	(E) FLOOD LIGHTING TO BE REMOVED
02.28	(E) MECHANICAL UNIT TO BE DEMOLISHED
02.30	(E) EXTERIOR LIGHTING TO BE DEMOLISHED
02.31	(E) DOOR TO REMAIN.
02.46	(E) SIGN TO BE REMOVED AND REPLACED IN KIND.
02.47	(E) SIGNAGE TO BE REPLACED IN KIND. SIGN SHOULD BE STATIONARY AND HAVE NO MOVEMENT OF FLASHING LIGHTS.
15.01	(N) MECHANICAL SCREEN TO MATCH (N) ROOF.
16.06	(N) RECESSED CAN LIGHTING ON EXISTING SOFFIT, TYP. LIGHTING LUMENS NOT TO EXCEED EXISTING LINEAR SURFACED MOUNTED SHOP LIGHTING.

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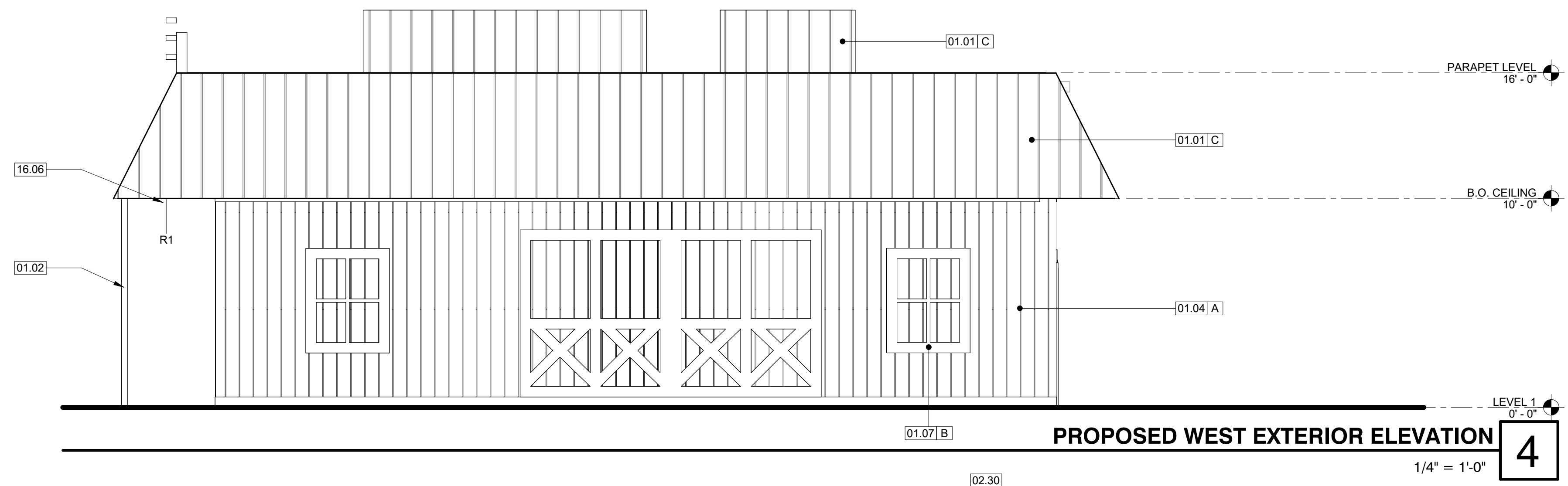
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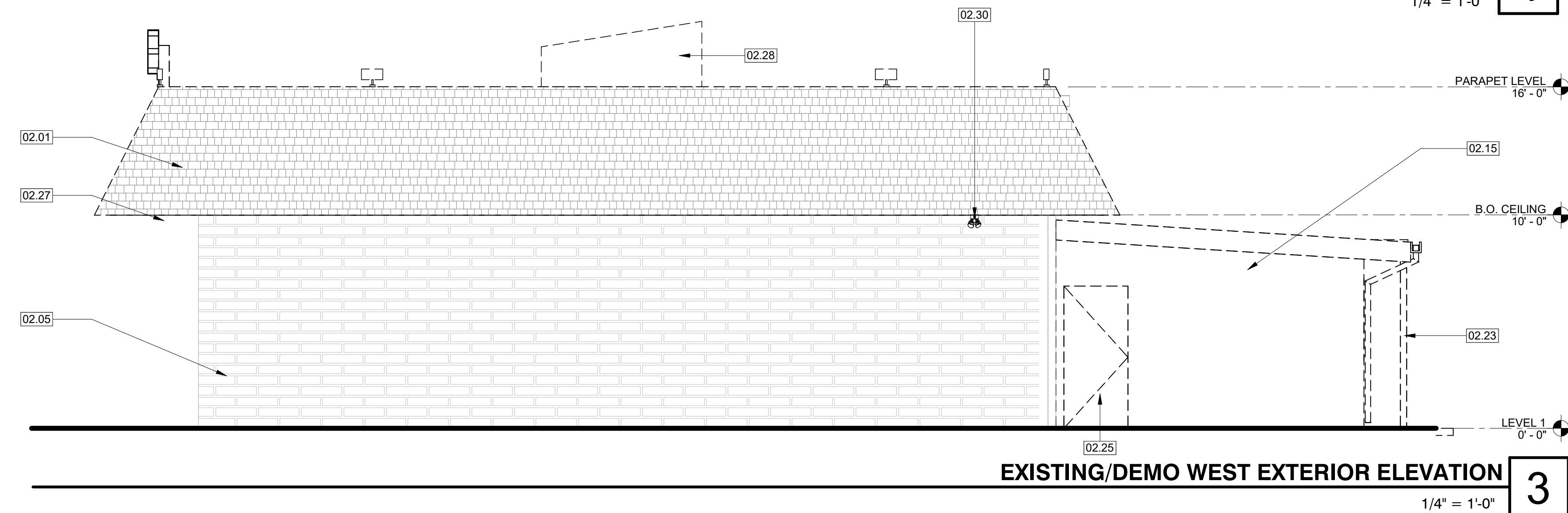
Sheet Title:
EXISTING/DEMO & PROPOSED SOUTH & NORTH EXTERIOR ELEVATIONS

PA3.1



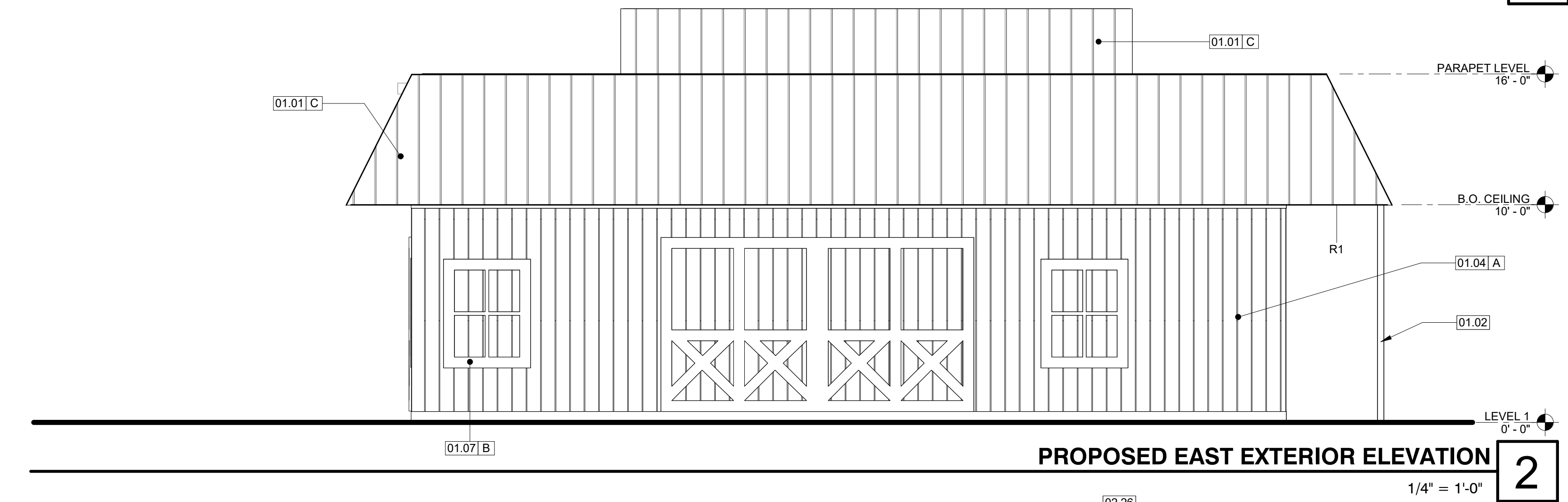
PROPOSED WEST EXTERIOR ELEVATION

4



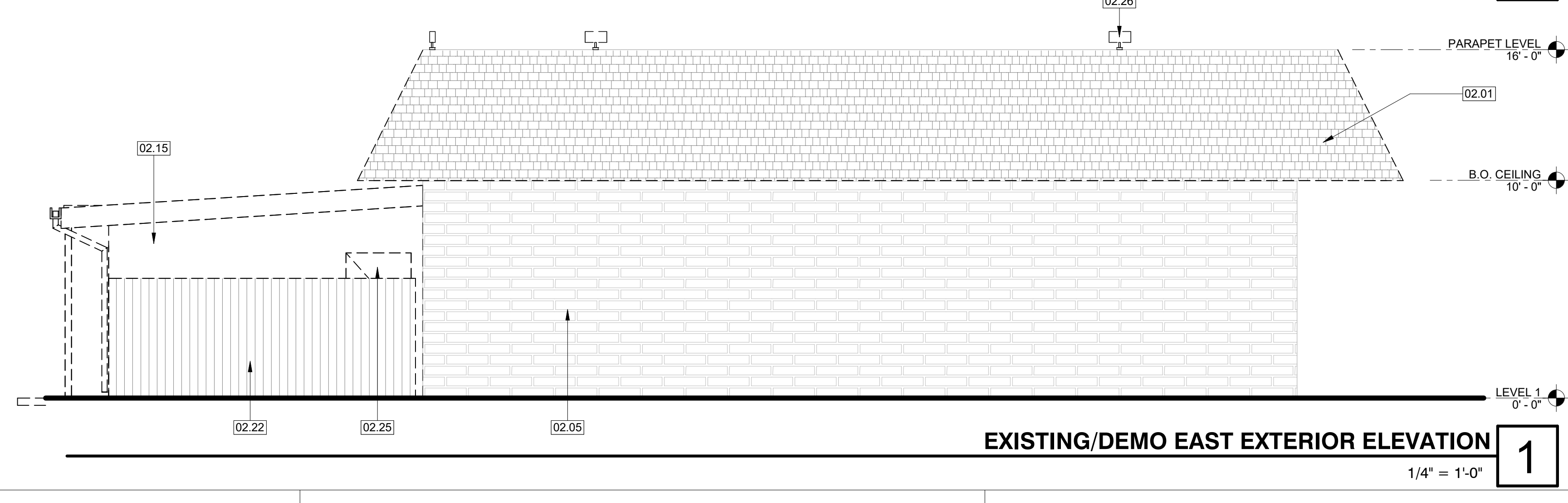
EXISTING/DEMO WEST EXTERIOR ELEVATION

3



PROPOSED EAST EXTERIOR ELEVATION

2



EXISTING/DEMO EAST EXTERIOR ELEVATION

1

FINISH LEGEND

- # A **T1-11 SIDING**
COLOR: DRIVE-IN CHERRY/ HLS4231 LVR 12
MANUFACTURER: KELLY MOORE
- # B **TRIM**
COLOR: SWISS COFFEE/ 23 LVR 86
MANUFACTURER: KELLY MOORE
- # C **CORRUGATED METAL ROOFING**
COLOR: RIB GALVALVALUM STEEL 29 GAUGE
MANUFACTURER: SM
- # D **STOREFRONT SYSTEM**
COLOR: ANODIZED ALUMINUM.
MANUFACTURER: TBD

LIGHTING LEGEND

R1	10" RECESSED DOWN LIGHT
R2	8" RECESSED DOWN LIGHT
F2	350 FLOOD LIGHT, WATT EQUIVALENT INTEGRATED OUTDOOR LED COMMERCIAL ELECTRIC LIGHT, 5000 LUMENS, DUSK TO DAWN SECURITY LIGHT

KEYNOTES

01.01	(N) CORRUGATED METAL ROOFING
01.02	(N) 3.5"x5.5" WOOD POST, TYP.
01.04	(N) PAINTED T1-11 SIDING
01.07	(N) DECORATIVE TRIM, 1x4 PRIMED AND PAINTED WOOD.
02.01	(E) WOOD SHAKES ROOFING TO BE REMOVED
02.05	(E) CONCRETE MASONRY UNIT WALL
02.15	(E) NON-PERMITTED APPENDAGE AND SLAB TO BE DEMOLISHED: 727 SF.
02.22	(E) WOOD FENCE STORAGE SPACE TO BE REMOVED, TYP.
02.23	(E) 3.5"x3.5" WOOD POST TO BE REMOVED, TYP.
02.25	(E) DOOR TO BE DEMOLISHED, TYP.
02.26	(E) FLOOD LIGHTING TO BE REMOVED.
02.27	(E) SURFACE LIGHTING TO BE REPLACED WITH (N) RECESSED CAN LIGHTING TYP.
02.28	(E) MECHANICAL UNIT TO BE DEMOLISHED
02.30	(E) EXTERIOR LIGHTING TO BE DEMOLISHED
16.06	(N) RECESSED CAN LIGHTING ON EXISTING SOFFIT, TYP. LIGHTING LUMENS NOT TO EXCEED EXISTING LINEAR SURFACED MOUNTED SHOP LIGHTING.



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Checked by: AE

Sheet Title:
**EXISTING/DEMO
& PROPOSED
EAST & WEST
EXTERIOR
ELEVATIONS**

PA3.2



ARCHITECTURE

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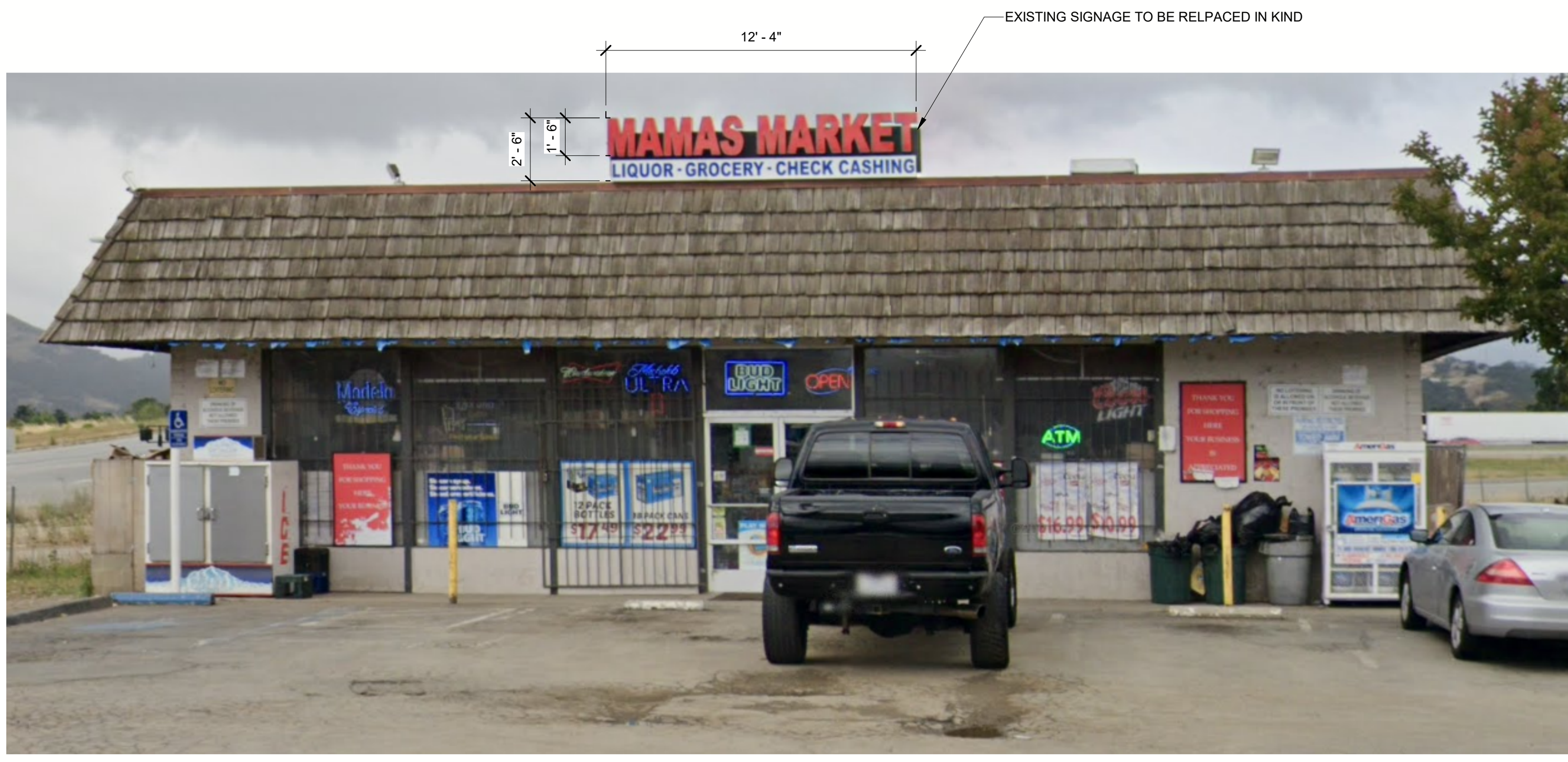
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Drawn by: Author
Checked by: Checker

Sheet Title:
FINISH BOARD

PA3.3



EAST EXISTING PHOTO NS 2



- T-11 SIDING**
COLOR: DRIVE-IN CHERRY/ HLS4231 LVR 12
MANUFACTURER: KELLY MOORE
- STOREFRONT SYSTEM**
COLOR: ANODIZED ALUMINUM.
MANUFACTURER: TBD
- GLAZING**
COLOR: CLEAR 1/4" SOLARBAN 60
MANUFACTURER: TBD
- CORRUGATED METAL ROOFING**
COLOR: RIB GALVALVALUM STEEL 29 GAUGE
MANUFACTURER: SM
- TRIM**
COLOR: SWISS COFFEE/ 23 LVR 86
MANUFACTURER: KELLY MOORE

EAST PROPOSED FINISH BOARD NS 1

TI SCOPE OF WORK

- INTERIOR ASSOCIATED MECHANICAL, ELECTRICAL, PLUMBING.
- FINISHES/ DISPLAYS/CASEWORK.
- SINGLE USER RESTROOM.
- EQUIPMENT, WALK IN REFRIGERATOR/ FREEZER.
- EXTERIOR HVAC UNITS ON ROOF.

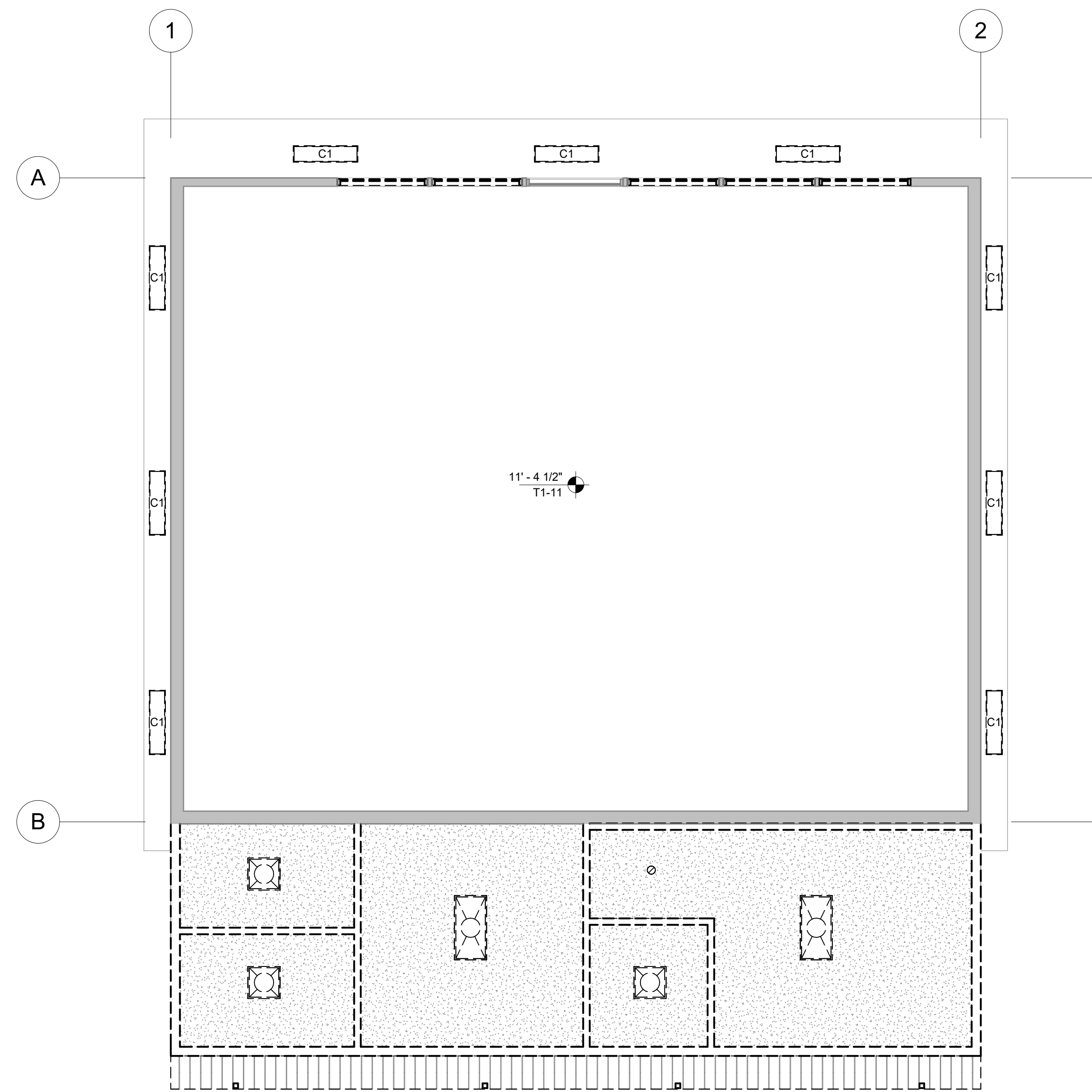
KEYNOTES



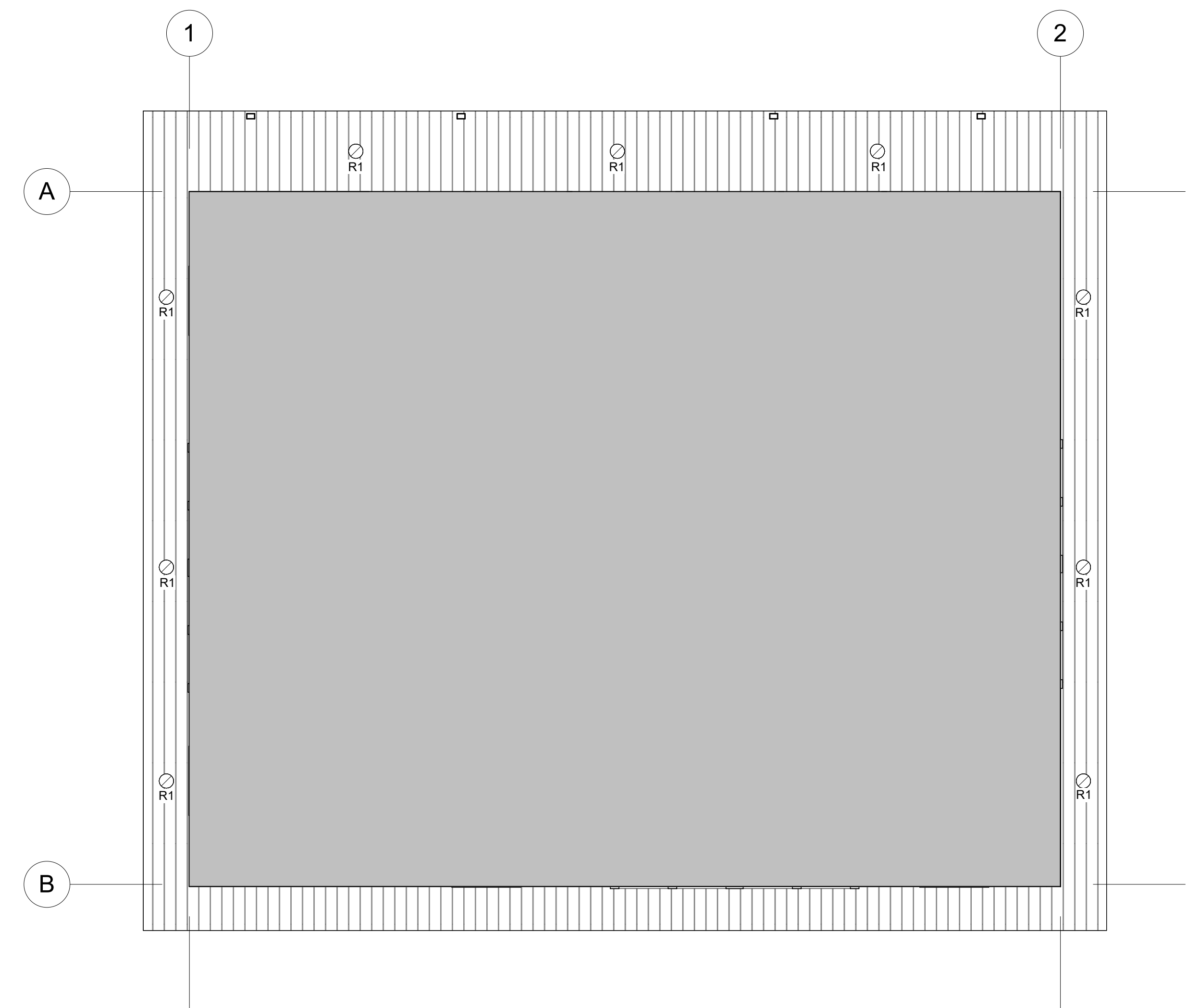
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JEFFREY EATON ARCHITECT, INC
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EXISTING / DEMO REFLECTED CEILING PLAN 2
NS



PROPOSED REFLECTED CEILING PLAN 1
NS

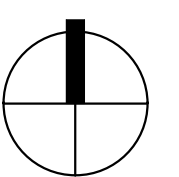
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Drawn by: -
Checked by: -

Sheet Title:
**EXISTING/
PROPOSED
EXTERIOR
LIGHTING**



PA6.1

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 STEVENS FERRONE & BAILEY ENGINEERING COMPANY, INC. SFB PROJECT NO. 538-3 AND DATED FEBRUARY 10, 2012 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. DEVELOPER SHALL PROVIDE ADEQUATE DUST CONTROL AS REQUIRED BY THE COUNTY INSPECTOR.
7. 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.
8. 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 CORNER AT (408) 454-2520 AND LAND DEVELOPMENT ENGINEERING OFFICE AT (408) 299-5730. NO FURTHER DISTURBANCE OF THE SITE MAY BE MADE EXCEPT AS AUTHORIZED BY THE LAND DEVELOPMENT OFFICE IN ACCORD WITH PROVISIONS OF THIS ORDINANCE (COUNTY ORDINANCE CODE SECTION B6-18).
9. THESE PLANS ARE FOR THE WORK DESCRIBED IN THE SCOPE OF WORK ONLY. A SEPARATE PERMIT WILL BE REQUIRED FOR THE SEPTIC LINE CONSTRUCTION.
10. 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.
5. IN ACCORDANCE WITH THE CALIFORNIA PROFESSIONAL LAND SURVEYORS' ACT (BUSINESS AND PROFESSIONS CODE) CHAPTER 15 SECTIONS 8771 AND 8725.1, CALIFORNIA PENAL CODE 605, AND CALIFORNIA GOVERNMENT CODE 27581, ANY PERSON PERFORMING CONSTRUCTION OR ACTIVITIES THAT WILL OR MAY DISTURB AN EXISTING ROADWAY STREET MONUMENT, PROPERTY CORNER, OR ANY OTHER PERMANENTLY SURVEYED MONUMENT AND/OR AS SHOWN ON THIS TENTATIVE MAP SHALL ENSURE THAT A CORNER RECORD AND/OR RECORD OF SURVEY ARE FILED WITH THE COUNTY SURVEYOR OFFICE PRIOR TO DISTURBING SAID MONUMENTS. ALL DISTURBED OR DESTROYED MONUMENTS SHALL BE RESET AND FILED IN COMPLIANCE WITH SECTION 8771.

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) 299-6888 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 BY THE PROJECT ENGINEER OR LAND SURVEYOR, PRIOR 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.

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, IT SHALL BE STRIPPED OF ALL VEGETATION. TO ACHIEVE A PROPER BOND WITH THE FILL MATERIAL, THE SURFACE OF THE GROUND SHALL BE SCARIFIED TO DEPTH OF 6" BEFORE FILL IS PLACED. WHERE NATURAL GROUND IS STEEPER THAN 5:1, IT SHALL BE BENCHED AND THE FILL KEED 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.

Table with 4 columns: LOCATION, CUT (C.Y.), FILL (C.Y.), VERT. DEPTH. Rows include GRADING VIOLATION, GRADING TO BE REMOVED, GRADING TO BE LEGALIZED, and TOTAL.

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 16,409 SF.
15. WDOI NO.
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 DRUPLINE 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. 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 COMPLAINT 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 SEEDDED WITH BROME SEED SPREAD AT THE RATE OF 5 LB. PER 1000 SQUARE FEET (OR APPROVED EQUAL). SEEDING AND WATERING SHALL BE MAINTAINED AS REQUIRED TO ENSURE GROWTH.
12. ALL DITCHES SHALL BE LINED PER COUNTY STANDARD SDB.
13. ALL STORM DRAINAGE STRUCTURES SHALL BE INSTALLED WITH EFFECTIVE ENTRANCE & OUTFALL EROSION CONTROLS E.G. SACKED CONCRETE RIP-RAP. ENERGY DISSIPATORS SHALL BE INSTALLED AT ALL DITCH OUTFALLS. WHERE OUTFALLS ARE NOT INTO AN EXISTING CREEK OR WATER COURSE, RUNOFF SHALL BE RELEASED TO SHEET FLOW.
14. PRIOR TO GRADING COMPLETION AND RELEASE OF THE BOND, ALL GRADED AREAS SHALL BE RESEEDDED IN CONFORMANCE WITH THE COUNTY GRADING ORDINANCE TO MINIMIZE THE VISUAL IMPACTS OF THE GRADE SLOPES AND REDUCE THE POTENTIAL FOR EROSION OF THE SUBJECT SITE.
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: PREVENTION OF POLLUTANTS IN STORM WATER DISCHARGES FROM THE CONSTRUCTION SITE AND THE CONTRACTOR'S MATERIAL AND EQUIPMENT LAYDOWN / STAGING AREAS.
A. 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 AND SITUATIONALLY 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 GALE 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

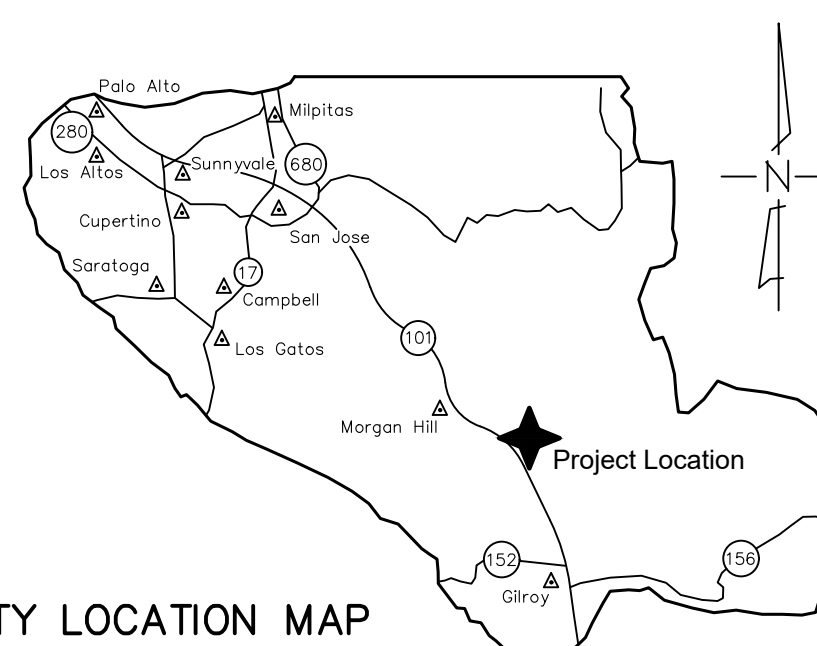
THIS IS A TRUE COPY OF THE AS-BUILT PLANS. THERE () WERE () WERE NOT) MINOR FIELD CHANGES - MARKED WITH THE SYMBOL (*). THERE () WERE () WERE NOT) PLAN REVISIONS INDICATING SIGNIFICANT CHANGES REVIEWED BY THE COUNTY ENGINEER AND MARKED WITH THE SYMBOL Δ.

DATE SIGNATURE

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

GEOTECHNICAL ENGINEER OBSERVATION

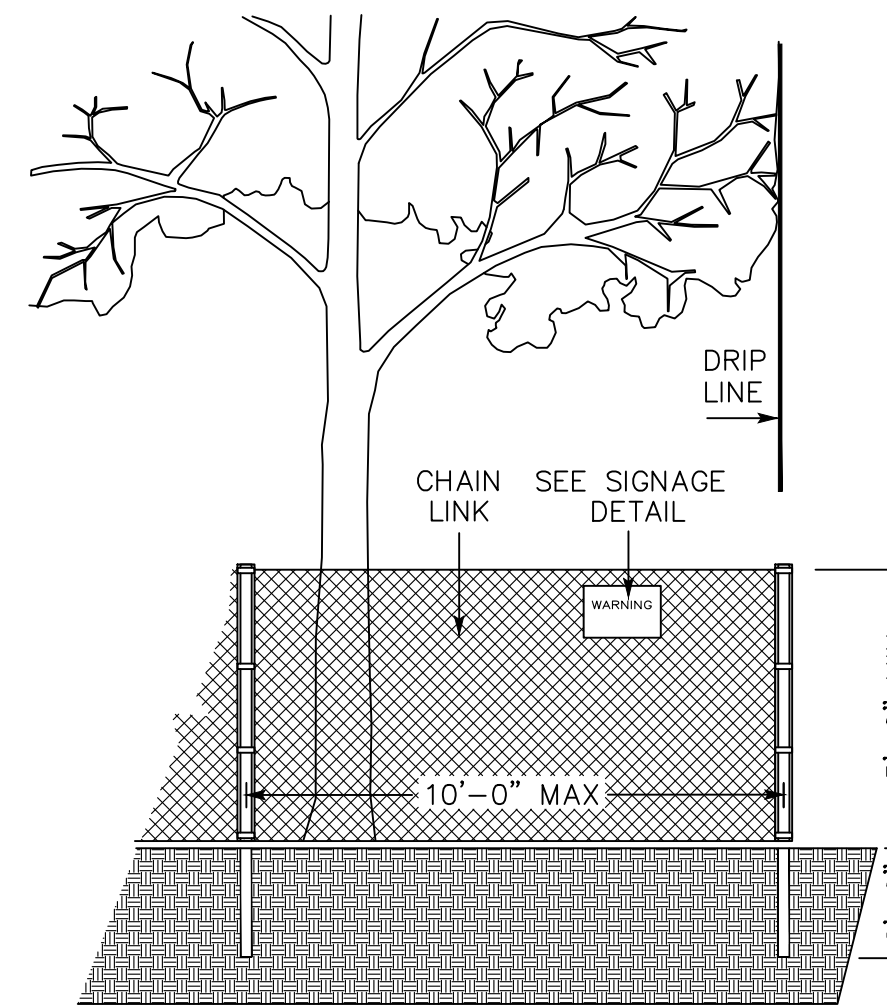
- 1. A CONSTRUCTION OBSERVATION LETTER FROM THE RESPONSIBLE GEOTECHNICAL ENGINEER AND ENGINEERING GEOLOGIST DETAILING CONSTRUCTION OBSERVATIONS AND CERTIFYING THAT THE WORK WAS DONE IN ACCORDANCE WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL AND GEOLOGIC REPORTS SHALL BE SUBMITTED PRIOR TO THE GRADING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



EXISTING TREE PROTECTION DETAILS

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

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

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

NO WORK SHALL BE DONE IN THE COUNTY'S RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT, INCLUDING THE STAGING OF CONSTRUCTION MATERIAL AND THE PLACEMENT OF PORTABLE TOILETS.

ENGINEER'S STATEMENT

I HEREBY STATE THAT THESE PLANS ARE IN COMPLIANCE WITH ADOPTED COUNTY STANDARDS, THE APPROVED TENTATIVE MAP (OR PLAN) AND CONDITIONS OF APPROVAL PERTAINING THERETO DATED FILE(S) NO.

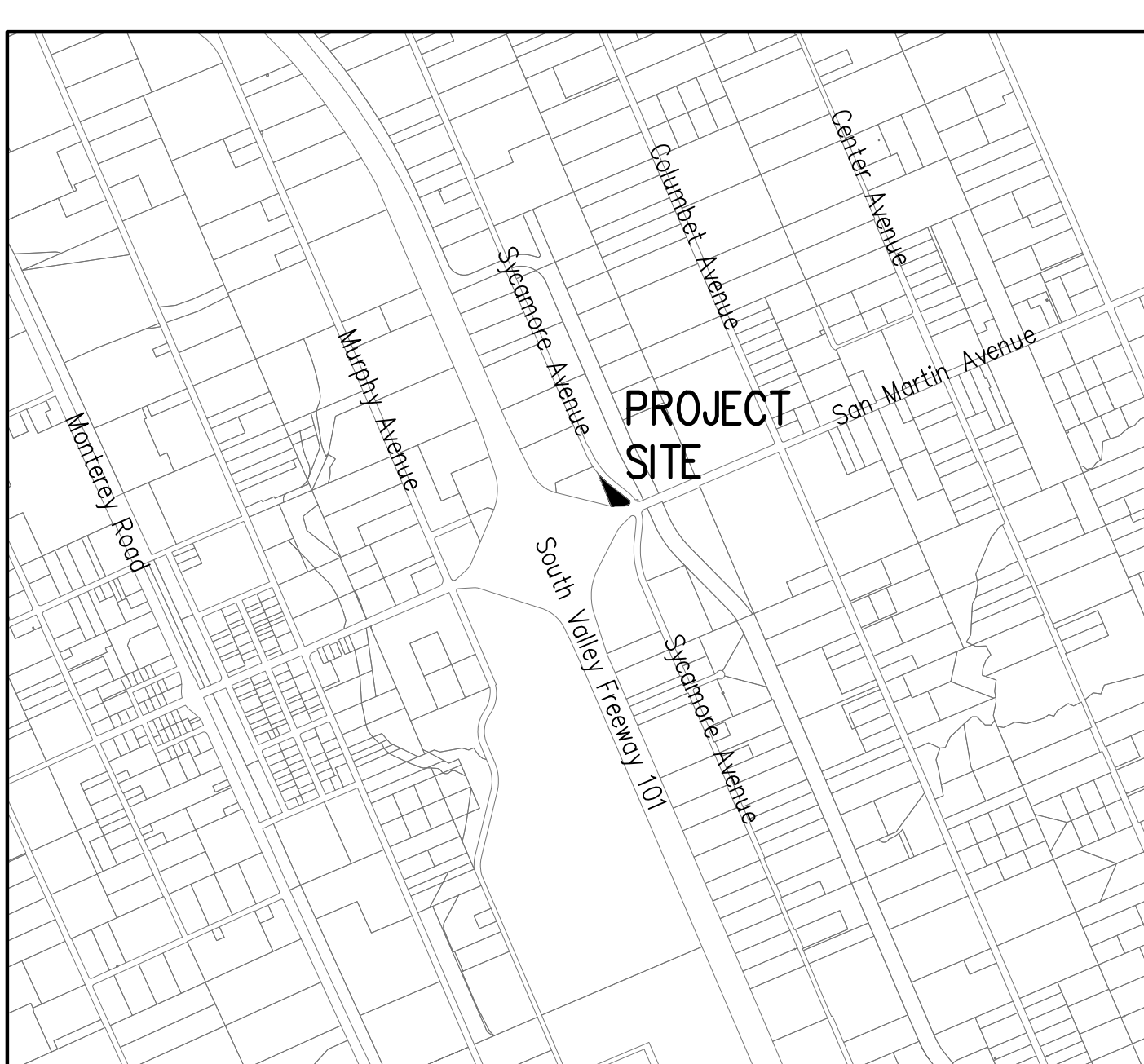
DATE 69278 R.C.E. NO.

COUNTY ENGINEER'S NOTE

ISSUANCE OF A PERMIT AUTHORIZING CONSTRUCTION DOES NOT RELEASE THE DEVELOPER, PERMITEE 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 DARRELL K.H. WONG

R.C.E. NO. 63958 EXPIRES 9/30/24



VICINITY MAP NO SCALE

SCOPE OF WORK

- 1. LEGALIZE GRAVEL FILL AREA
2. DEMOLISH BUILDING ADDITION (VIOLATION)

PRELIMINARY PLANS NOT FOR CONSTRUCTION

SHEET INDEX

Table with 2 columns: Sheet Number, Description. Rows: 1 COVER SHEET, 2 GRADING VIOLATION PLAN, 3 SITE DISTANCE PLAN

ENGINEER'S NAME: HANNA & BRUNETTI

ADDRESS: 7651 EGGLEBERRY STREET, GILROY CA 95020

PHONE NO. 408 842-2173 FAX NO. 408 842-3662

PRELIMINARY GRADING VIOLATION

FOR STF VENTURES, LLC 13305 SYCAMORE AVENUE, SAN MARTIN BEING A PORTION OF SUBLOT 'B' OF LOT 77 AND A PORTION OF SUBLOT 'A' OF LOT 86 AS SHOWN ON THE 'SAN MARTIN RANCH MAP NO. 3' BOOK 'G' OF MAPS AT PAGE 69 RECORDED IN THE RECORD OF SURVEY' IN BOOK 950 OF MAPS AT PAGE 32 FILED DECEMBER 19th, 2022 SANTA CLARA COUNTY, CALIFORNIA A.P.N.: 825-14-050

Table with 4 columns: Revision Number, Date, APN, Sheet Number. Rows: Revision 1, 2, 3

JOB NO. 21093

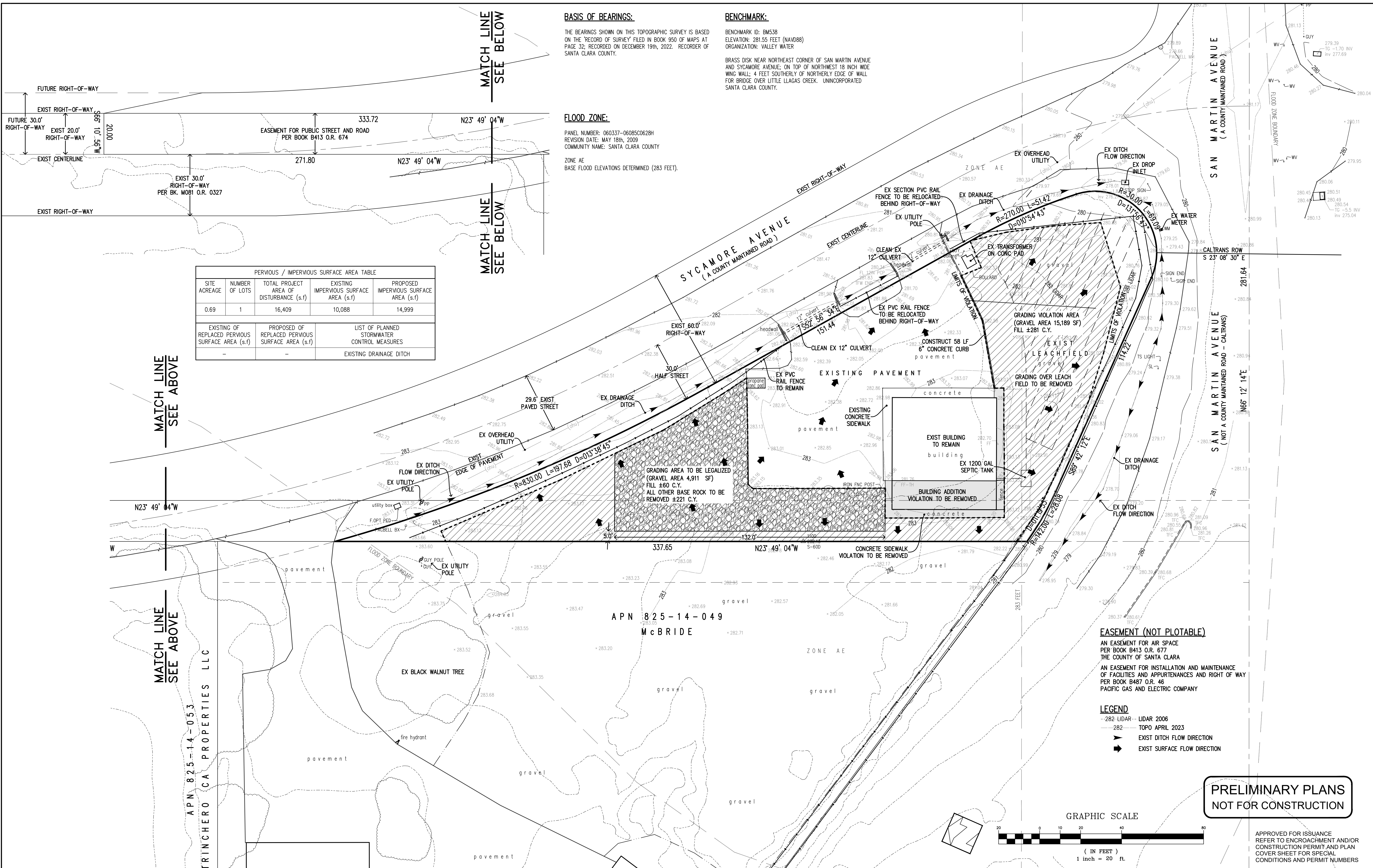
APPLICANT: STF VENTURES, LLC

ROAD: 13305 SYCAMORE AVENUE

COUNTY FILE NO.: PLN23-113

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR PART, IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS IN THE ENGINEER WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THESE RESTRICTIONS.

PLAN # _____ OF _____ SHEET



PERVIOUS / IMPERVIOUS SURFACE AREA TABLE				
SITE ACREAGE	NUMBER OF LOTS	TOTAL PROJECT AREA OF DISTURBANCE (s.f)	EXISTING IMPERVIOUS SURFACE AREA (s.f)	PROPOSED IMPERVIOUS SURFACE AREA (s.f)
0.69	1	16,409	10,088	14,999
EXISTING OF REPLACED PERVIOUS SURFACE AREA (s.f)		PROPOSED OF REPLACED PERVIOUS SURFACE AREA (s.f)		LIST OF PLANNED STORMWATER CONTROL MEASURES
-		-		EXISTING DRAINAGE DITCH

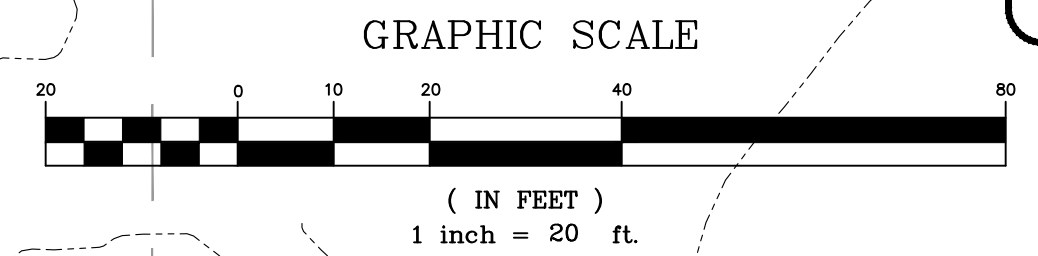
BASIS OF BEARINGS:
 THE BEARINGS SHOWN ON THIS TOPOGRAPHIC SURVEY IS BASED ON THE "RECORD OF SURVEY" FILED IN BOOK 950 OF MAPS AT PAGE 32, RECORDED ON DECEMBER 19th, 2022. RECORDER OF SANTA CLARA COUNTY.

FLOOD ZONE:
 PANEL NUMBER: 060337-0608500628H
 REVISION DATE: MAY 18th, 2009
 COMMUNITY NAME: SANTA CLARA COUNTY
 ZONE AE
 BASE FLOOD ELEVATIONS DETERMINED (283 FEET).

BENCHMARK:
 BENCHMARK ID: BM538
 ELEVATION: 281.55 FEET (NAVD88)
 ORGANIZATION: VALLEY WATER
 BRASS DISK NEAR NORTHEAST CORNER OF SAN MARTIN AVENUE AND SYCAMORE AVENUE; ON TOP OF NORTHWEST 18 INCH WIDE WING WALL; 4 FEET SOUTHERLY OF NORTHERLY EDGE OF WALL FOR BRIDGE OVER LITTLE LLAGAS CREEK. UNINCORPORATED SANTA CLARA COUNTY.

EASEMENT (NOT PLOTABLE)
 AN EASEMENT FOR AIR SPACE PER BOOK B413 O.R. 677 THE COUNTY OF SANTA CLARA
 AN EASEMENT FOR INSTALLATION AND MAINTENANCE OF FACILITIES AND APPURTENANCES AND RIGHT OF WAY PER BOOK B487 O.R. 46 PACIFIC GAS AND ELECTRIC COMPANY

LEGEND
 -282 LIDAR - LIDAR 2006
 -282 TOPO APRIL 2023
 -> EXIST DITCH FLOW DIRECTION
 -> EXIST SURFACE FLOW DIRECTION



PRELIMINARY PLANS NOT FOR CONSTRUCTION

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

REVISIONS:

DATE	DESCRIPTION	BY:

HANNA-BRUNETTI
 CIVIL ENGINEERS - LAND SURVEYORS
 CONSTRUCTION MANAGERS
 7651 EIGLEBERRY STREET - GILROY - 95020 - CALIFORNIA
 OFFICE (408) 842-2173 - FAX (408) 842-3682
 EMAIL: ENGINEERING@HANNABRUNETTI.COM

DATE: JANUARY 2024
 HORIZ. SCALE: 1"=20'
 VERT. SCALE: NONE
 DESIGNED BY: AM
 CHECKED BY: _____
 DRAWN BY: TM

date: Hanna - Brunetti
 Amanda Joy Musy-Verdel
 R.C.E. # 69278

REFERENCES

UNINCORPORATED
 JANUARY 2024

Grading Violation Plan

13305 Sycamore Avenue - apn 825-14-050

APPLICANT: STF VENTURES, LLC

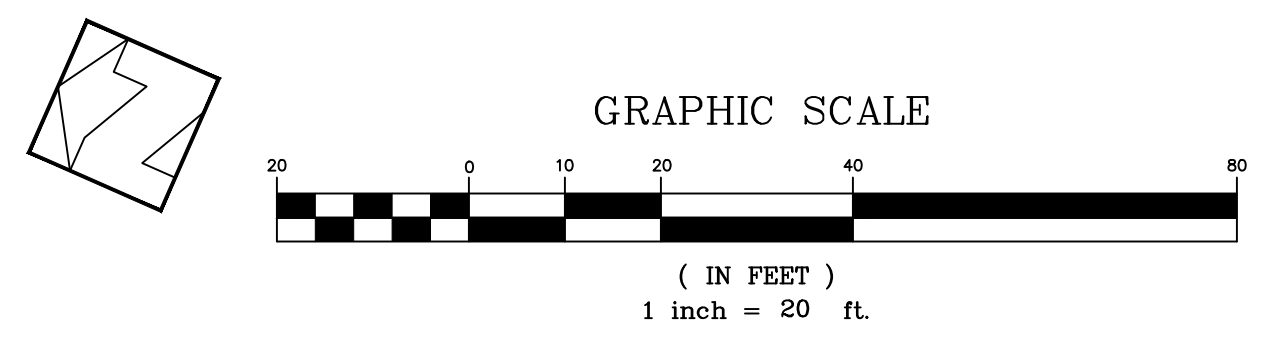
ROAD: 13305 SYCAMORE AVENUE

COUNTY FILE NO.: PLN23-113

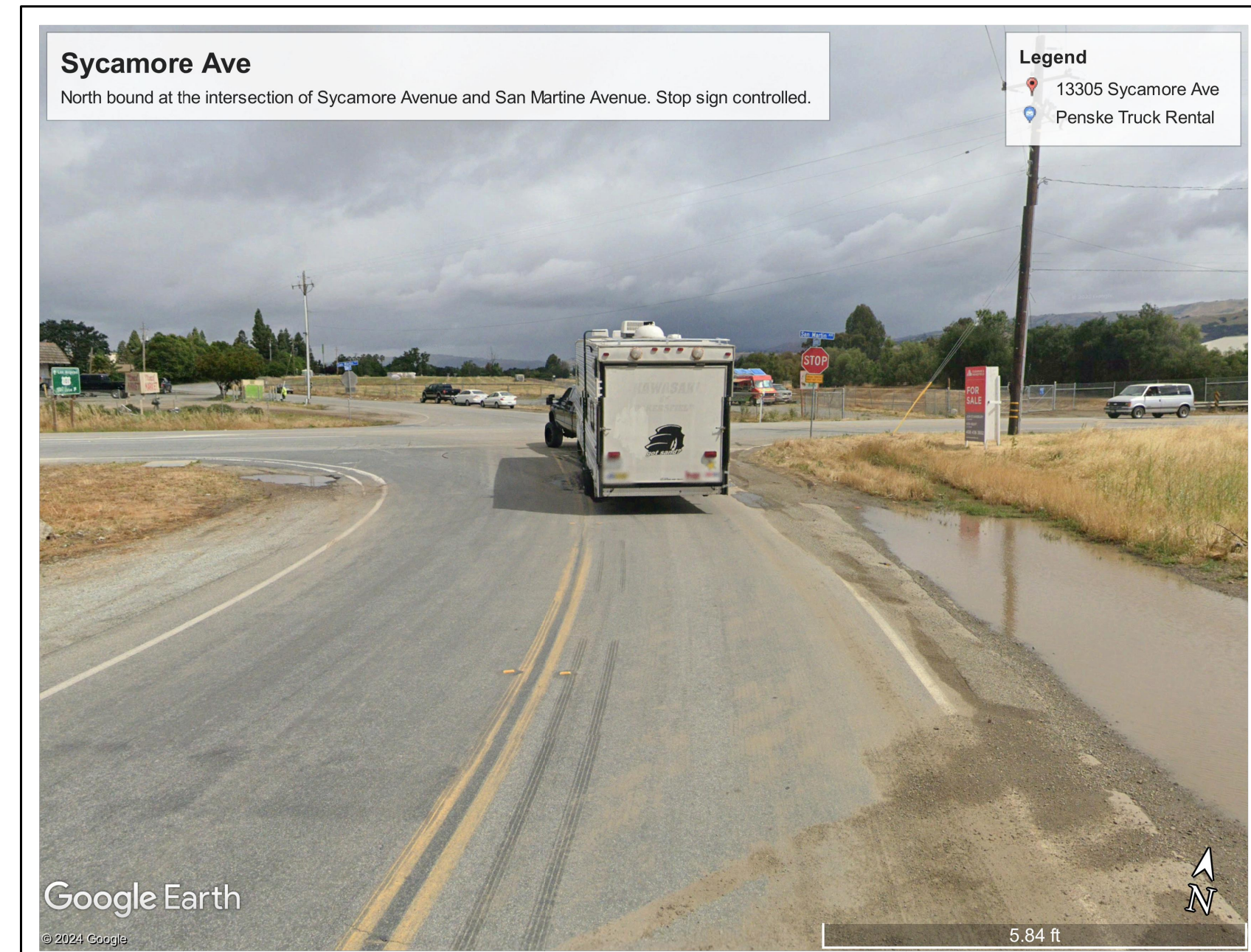
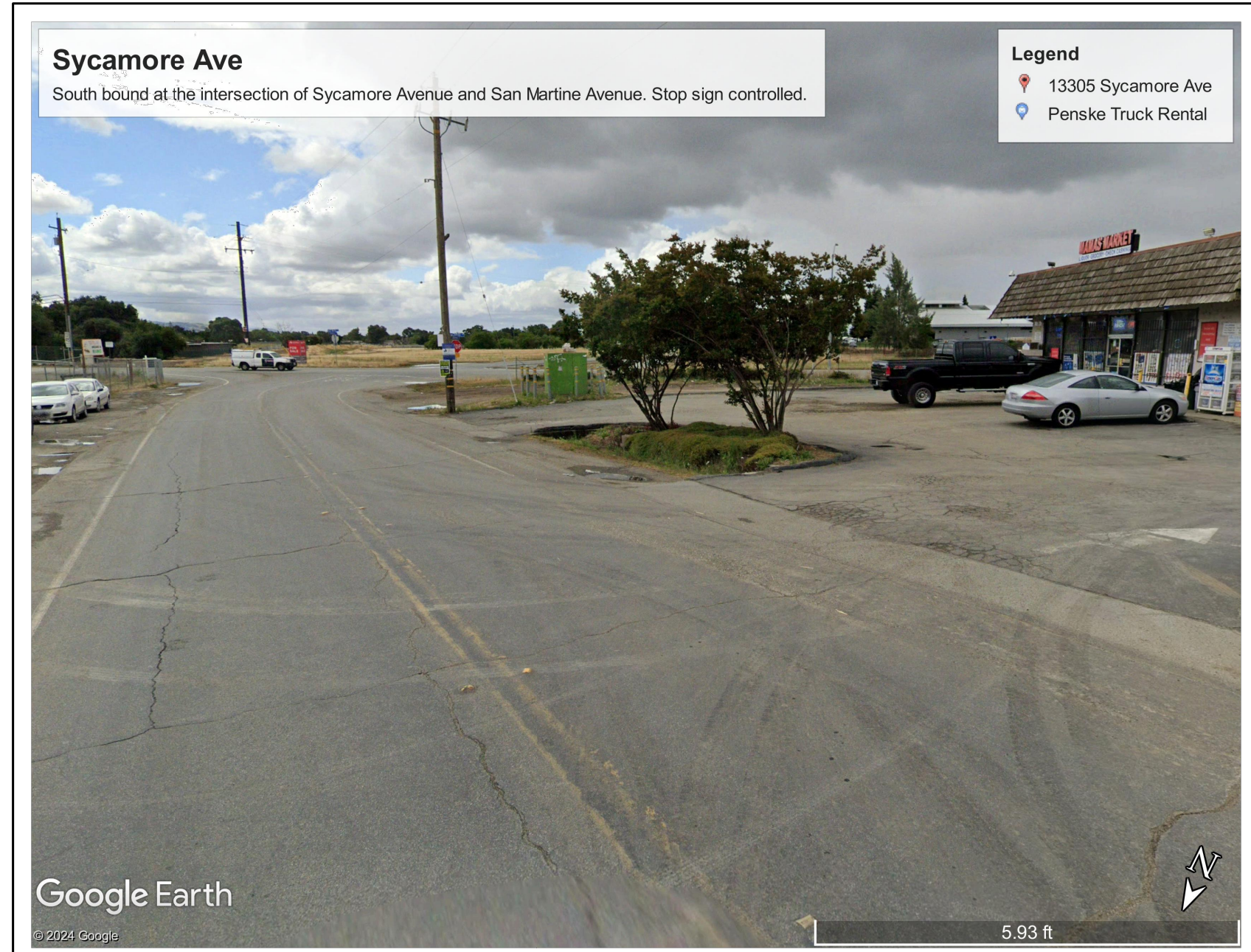
SANTA CLARA COUNTY
 CALIFORNIA

SHEET **2** OF 3
 JOB NO. 21093

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**PRELIMINARY PLANS
NOT FOR CONSTRUCTION**



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

REVISIONS:		
DATE	DESCRIPTION	BY:

HANNA-BRUNETTI
EST. 1992
CIVIL ENGINEERS • LAND SURVEYORS
CONSTRUCTION MANAGERS
7651 EIGLEBERRY STREET • GILROY • 95020 • CALIFORNIA
OFFICE (408) 842-2173 • FAX (408) 842-3682
EMAIL: ENGINEERING@HANNABRUNETTI.COM

DATE: JANUARY 2024
HORIZ. SCALE: 1"=20'
VERT. SCALE: NONE
DESIGNED BY: AM
CHECKED BY: _____
DRAWN BY: TM

date: _____
Hanna - Brunetti
Amanda Joy Musy-Verdel
R.C.E. # 69278



REFERENCES

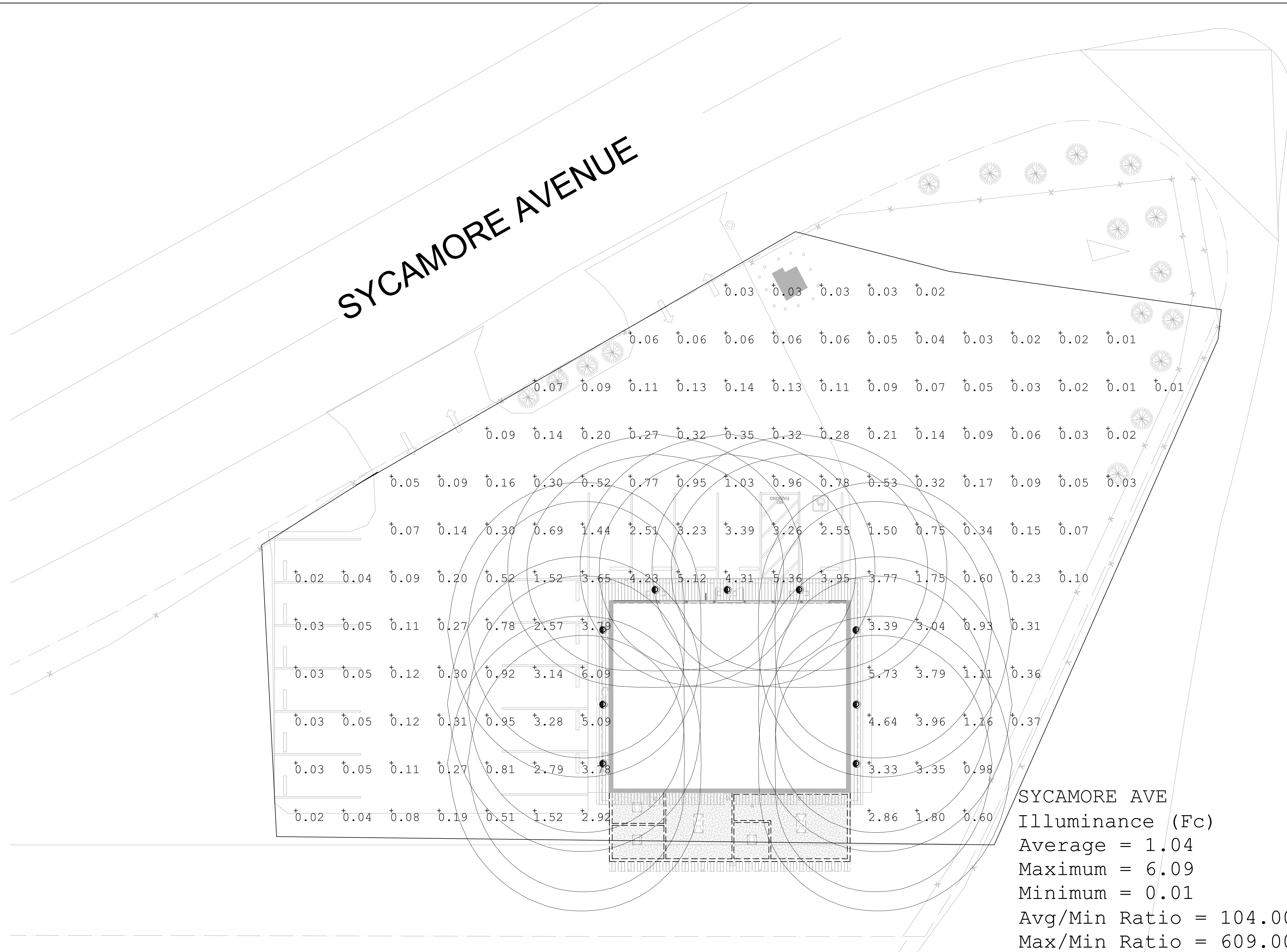
UNINCORPORATED
JANUARY 2024

Site Distance Plan

13305 Sycamore Avenue - apr 825-14-050

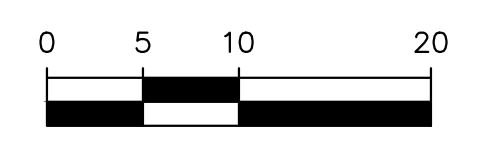
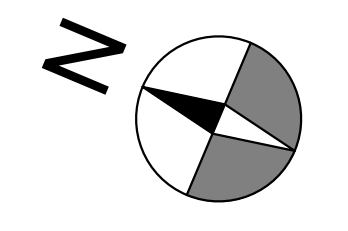
SANTA CLARA COUNTY
CALIFORNIA

SYCAMORE AVENUE



SYCAMORE AVE
 Illuminance (Fc)
 Average = 1.04
 Maximum = 6.09
 Minimum = 0.01
 Avg/Min Ratio = 104.00
 Max/Min Ratio = 609.00

Luminaire Schedule LED						
Project: SYCAMORE AVE						
Symbol	Arrangement	Description				
	DOWNLIGHT	10" LED COMMERCIAL DOWNLIGHT - 2500 LUMEN				
Calculation Summary						
Label	Avg	Max	Min	Avg/Min	Max/Min	
SYCAMORE AVE	1.04	6.09	0.01	104.00	609.00	



E. SAN MARTIN AVENUE

DATE:	
REVISION:	
DELTA NO.:	
DATE OF SIGNATURE:	
PHOTOMETRIC PLAN	CALIFORNIA
13305 SYCAMORE AVE	
E2 ARCHITECTURE	
SAN MARTIN	
PROJ. NO: 24-533	
SCALE: 1" = 10'	
PM: S. WINGERD	
DRAWN BY: S. WINGERD	
PG&E QUALIFIED DESIGNER:	
LAST UPDATED: 06-11-2024	
DRAWING NO: PM-2	
SHEET: 2 OF 2	