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C-2.1 WALL PROFILE
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OWTS SS-1 CONVENTIONAL OWTS TITLE SHEET
OWTS SS-2 CONVENTIONAL OWTS ENGINEERED PLAN

OWTS SS-3 CONVENTIONAL OWTS DETAILS

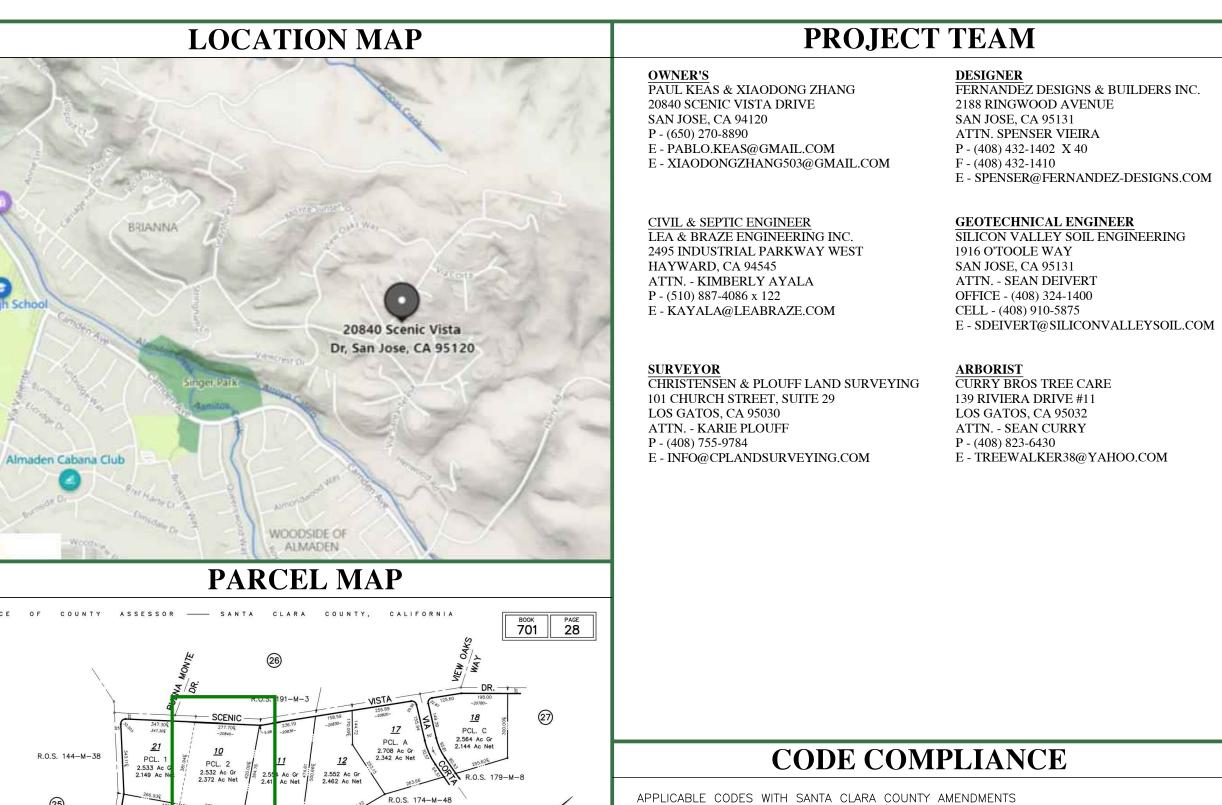
A3 OVERALL EXISTING FLOOR (DEMOLITION) PLAN

A4 OVERALL NEW FLOOR PLAN

# KEAS -- ZHANG RESIDENCE REMODEL / ADDITION



### 20840 SCENIC VISTA DRIVE, SAN JOSE, CA 94120



R.O.S. 197-M-37

R.O.S. 105-M-34

R.O.S. 86-M-50

R.O.S. 65-M-6

2022 CALIFORNIA ADMINISTRATIVE CODE, CAC (PART 1 OF TITLE 24)

2022 CALIFORNIA RESIDENTIAL BUILDING CODE, CRBC (PART 2.5 OF TITLE 24)

2022 CALIFORNIA HISTORICAL BUILDING CODE, CBC (PART 8 OF TITLE 24)

2021 INTERNATIONAL EXISTING BUILDING CODE. APPENDIX CHAPTERS A2 AND A5

2022 CALIFORNIA BUILDING CODE, CBC (PART 2 OF TITLE 24)

2022 CALIFORNIA ENERGY CODE (PART 6 OF TITLE 24)

2022 CALIFORNIA FIRE CODE, CFC (PART 9 OF TITLE 24)
2022 CALIFORNIA EXISTING CODE, CBC (PART 10 OF TITLE 24)

2022 CALIFORNIA ELECTRICAL CODE, CEC (PART 3 OF TITLE 24) 2022 CALIFORNIA MECHANICAL CODE, CMC (PART 4 OF TITLE 24) 2022 CALIFORNIA PLUMBING CODE, CPC (PART 5 OF TITLE 24)

2022 CALIFORNIA GREEN BUILDING STANDARDS (PART 11 TITLE 24)
2022 CALIFORNIA REFERENCED STANDARDS (PART 12 TITLE 24)

# PROJECT INFORMATION PROJECT ADDRESS 20840 SCENIC VISTA DRIVE

### PROJECT DESCRIPTION

DEMOLITION OF AN (E) 1,276.2 S.F. ENLCOSED PORCH AND REPLACING IT WITH A (N) 1,271.8 S.F. GREAT ROOM WITH A 121.2 S.F. ENTRY PORCH.
±212 S.F. OF THE LAUNDRY AREA OF THE GARAGE TO BE REMODELED ALONG WITH

CONVERSION OF THE (E) 85.5 S.F. PORCH AREA AT THE GARAGE WILL BE CONVERTED TO (N) GARAGE-LAUNDRY ROOM AREA.

AN (E) ±50'-0" WOOD RETAINING WALLS LOCATED BEHINED THE GARAGE-LAUNDRY ROOM PORTION OF THE HOME SHALL BE REMOVED AND REPLACED WITH A (N) C.M.U. RETAINING WALL.

THE (E) SEPTIC TANK FOR THE HOME IS TO BE REMOVED AND THE (E) LEACH FIELD ABANDSONED AND REPLACED WITH A (N) SPETIC TANK AND LEACH FIED.

PROJECT INFOR	RMATION
ASSESSOR'S PARECEL No.	701-28-010
ZONING:	RR-2.5AC-D1 (100%)
JURSISDICTION:	SANTA CLARA COUNTY
BUILDING OCUPLANCY GROUP:	R-3/U
USE:	SINGLE FAMILY RESIDENTIAL
TYPE OF CONSTRUCTION:	TYPE V-B
SPRINKLERED:	NO
FLOOD ZONE:	FEMA FLOOD ZONE D (100%)
Hazard Zone:	NO, YES CATEGORY
Wildfire Urban Interface (WUI) Area:	YES
Number of Stories:	1

PPOPERTY SETBACKS:			
AREA	REQUIRED	EXISTING	AT ADDITION
FRONT	30'-0"	47'-8"	NOT APPLICABLE
LEFT SIDE	30'-0"	66'-0"	NOT APPLICABLE
RIGHT SIDE	30'-0"	74'-6"	121'-6"
REAR	30'-0"	257'-3"	254'-7"
MAX. ALLOWED BUILDING HEIGHT:			35'-0"
EXISTING BUILDING HEIGHT:			16'-10'

18'-6'

6,241.1 (5.7%)

6,651.9 (6.0%)

NEW BUILDING HEIGHT:

**EXISITNG LOT COVERAGE:** 

NEW LOT COVERAGE:

FLOOR AREA	EXISTING	CONVERTED	NEW	TOTAL
LIVING	2,674.7	0.0	1,271.8	3,946.5
LIVING O/ 15'-0" CLG. HT.	0.0	0.0	222.6	222.6
GARAGE	1,525.6	85.5	0.0	1,611.1
PORCH'S < 50% ENCLOSED	202.6	-14.1		188.5
PORCH'S > 50% ENCLOSED	0.0	0.0	121.2	121.2
COVERED PATIO'S	1,276.2	-1,276.2	0.0	0.0
ACCESSORY STRUCTURE'S	562.0	0.0	0.0	562.0
TOTAL	6,241.1	-1,204.8	1,615.6	6,651.9
LOT AREA:			2.5	3 ACRES - 110.298

LOT AREA:	2.53 ACRES - 110,29
EXISTING FLOOR AREA:	5,476.5 (5.0%
NEW FLOOR AREA:	5,901.4 (5.4%

ERNANDEZ

JESIGNS
& BUILDERS INC.

Lic. No. B482703
SINCE
SINCE

2188 Ringwood Avenue San Jose, CA 95131

> (408) 432-1402 Fax: 432-1410

WEB SITE fernandez-designs.com
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### PROJECT HISTORY:

2021.07.18 OWNER(S) APPROVAL OF DESIGN DEVELOPMENT DRAWINGS

PLANNING DEPARTMENT DESIGN REVIEW & SITE APPROVAL

2022.11.21 PLANS SET SENT TO LEA & BRAZE

NOT APPROVED FOR CONSTRUCTION

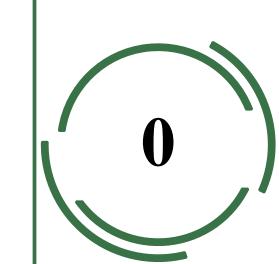
**APPROVALS** 

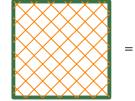


# PROJECT NAME: Keas-Zhang Residence

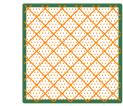
20840 Scenic Vista Dr. San Jose, CA 95120

DRAWING TITLE:
COVER SHEET

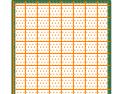




= (EL#) - (E) LIVING AREA



= (NL#) - (N) LIVING AREA



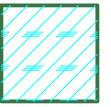
= (NL#) - (N) LIVING AREA ABOVE 12'-0" FROM THE FLOOR, NOT COUNTED TOWARDS LOT COVERAGE



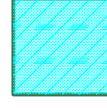
= (EG#) - (E) GARAGE AREA



= (EP)-(NG#) - (E) PORCH AREA CONVERTED TO (N) GARAGE AREA



= (EP#) - (E) COVERED PORCH AREA,
NOT COUNTED TOWARDS FLOOR AREA



= (NP#) - (N) COVERED PORCH AREA, NOT COUNTED TOWARDS FLOOR AREA



= (ECP#) - (E) ENCLOSED COVERED PATIO, NON-PERMITTED STRUCTURE TO BE DEMOLISHED AS PART OF THIS PROJECT

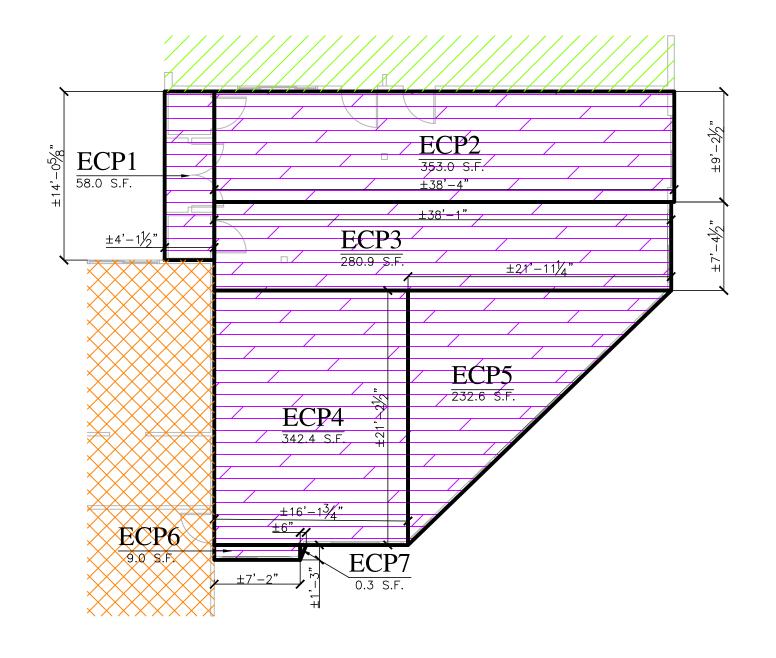


(EAS#) = (E) ACCESSORY STRUCTURE AREA,

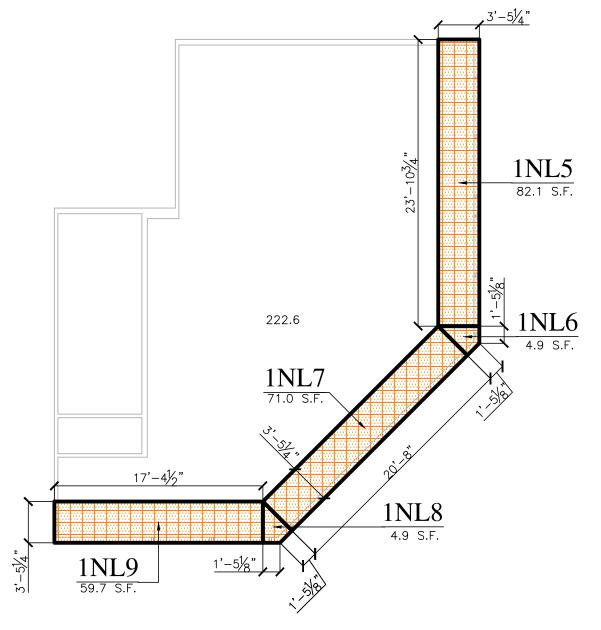
ZONING DISTRIC: RR-2.5Ac	e-D1 (100%)
LOT AREA	2.53 ACRES - 110,298
LOT AREA - GROSS	110,298
LOT AREA - NET	110,298
FLOOR AREA CALCULUATIO	NS
PRIMARY SINGLE FAMILY RESISENCE	
MAIN OR 1ST FLOOR	3,946.5
UPPER OR 2ND FLOOR	N.A
ANY FLOOR & CEILING EXCEEDING 15-FEET	222.6
ATTIC SPACE - COUNTABLE	N.A
BASEMENT SPACE - COUNTABLE	N.A
> 50% PORCHES, DECKS, ATTACHED GARAGE	1,732.3
SUBTOTAL	5,901.4
SECCOND DWELLING UNIT (ADU)	N.A
DETACHED ACCESSORY BUILDING'S	562.0
SUBTOTAL	562.0
GRAND TOTAL	6,443.4
FLOOD ADEA DATIO (FAD)	
<b>FLOOR-AREA RATIO (FAR)</b> 5,901.4 = 0.054 (5.4%)	
• • • • • • • • • • • • • • • • • • • •	
110,298	

SECTION	DIMENSIONS	AREA (S.F.)
EVICTING LIVING ARE	a /EL #\.	
<b>EXISTING LIVING ARE</b> EL1	20'-0 1/8" x 35'-10 7/8"	718.5
EL2	5'-8 7/8" x 33'-5 3/8"	192.0
EL3	44'-2 1/2" x 39'-10 1/8"	1,764.2
TOTAL (EL)		2,674.7
NEW LIVING AREA (N	_#):	
NL1	30'-7 1/2" x 14'-0 5/8"	430.3
NL2	35'-1 1/2" x 11'-3 1/8"	395.6
NL3	18'-6" x 16'-7 1/2"	307.6
NL4 TOTAL (NL)	16'-7 1/2" x 16'-7 1/2" /2	138.3 <b>1,271.8</b>
	REA WITH THE CEILING HEIGHT OVER 15'-0" (1NL#):	
	JNTED TOWARDS LOT COVERAGE	02.4
1NL5 1NL6	3'-5 1/4" x 23'-10 3/4" 3'-5 1/4" x 1'-5 1/8"	82.1 4.9
1NL7	3'-5 1/4" x 20'-8"	71.0
1NL8	3'-5 1/4" x 1'-5 1/8"	4.9
1NL9	17'-4 1/2" x 3'-5 1/4"	59.7
TOTAL (1NL)		222.6
TOTAL CALCULATED L	IVING AREA	
TOTAL (EL)	<del></del>	2,674.7
TOTAL (NL)		1,271.8
TOTAL (1NL)		222.6
TOTAL		4,169.1
EXISTING GARAGE AR	EA (EG#):	
EG1	30'-0 3/4" x 7'-0 1/2"	211.7
EG2	39'-3" x 31'-1 1/4"	1,220.8
EG3 EG4	2'-11 1/2" x 26'-9" 3'-2 1/2" x 4'-4 1/4"	79.1 14.0
TOTAL (EG)	3 21/2	1,525.6
NEW GARAGE AREA (I	NG#):	
•	•	
NG1 THIS AR	12'-1 3/4" x 7'-0 1/2"	85.5
THIS AR	•	85.5 <b>85.</b> 5
THIS AR	12'-1 3/4" x 7'-0 1/2"	
THIS AR TOTAL (NG) TOTAL CALCULATED G	12'-1 3/4" x 7'-0 1/2" EA IS CONVERTED FROM (E) PORCH AREA (EP3)	85.5
THIS AR  TOTAL (NG)  TOTAL CALCULATED ( TOTAL (EG)	12'-1 3/4" x 7'-0 1/2" EA IS CONVERTED FROM (E) PORCH AREA (EP3)	<b>85.5</b> 1,525.6
THIS AR  TOTAL (NG)  TOTAL CALCULATED G  TOTAL (EG)  TOTAL (NG)	12'-1 3/4" x 7'-0 1/2" EA IS CONVERTED FROM (E) PORCH AREA (EP3)	<b>85.5</b> 1,525.6 85.5
THIS AR  TOTAL (NG)  TOTAL CALCULATED G  TOTAL (EG)  TOTAL (NG)	12'-1 3/4" x 7'-0 1/2" EA IS CONVERTED FROM (E) PORCH AREA (EP3)	<b>85.5</b> 1,525.6
THIS AR  TOTAL (NG)  TOTAL CALCULATED G  TOTAL (EG)  TOTAL (NG)  TOTAL  EXISTING PORCH ARE	12'-1 3/4" x 7'-0 1/2" EA IS CONVERTED FROM (E) PORCH AREA (EP3)  GARAGE AREA  A (EP#): COVERED < THAN 50%	<b>85.5</b> 1,525.6 85.5
THIS AR  TOTAL (NG)  TOTAL CALCULATED OF TOTAL (NG)  TOTAL (NG)  TOTAL  EXISTING PORCH ARE, NOT COUNTED TOWA	12'-1 3/4" x 7'-0 1/2" EA IS CONVERTED FROM (E) PORCH AREA (EP3)  GARAGE AREA  A (EP#): COVERED < THAN 50% RDS FLOOR AREA	<b>85.5</b> 1,525.6 85.5
THIS AR  TOTAL (NG)  TOTAL CALCULATED G  TOTAL (EG)  TOTAL (NG)  TOTAL  EXISTING PORCH ARE  NOT COUNTED TOWARDS I	12'-1 3/4" x 7'-0 1/2" EA IS CONVERTED FROM (E) PORCH AREA (EP3)  GARAGE AREA  A (EP#): COVERED < THAN 50% RDS FLOOR AREA  LOT COVERAGE	1,525.6 85.5 <b>1,611.1</b>
THIS AR  TOTAL (NG)  TOTAL CALCULATED OF TOTAL (NG)  TOTAL  EXISTING PORCH ARE NOT COUNTED TOWARDS IN EP1	12'-1 3/4" x 7'-0 1/2" EA IS CONVERTED FROM (E) PORCH AREA (EP3)  GARAGE AREA  A (EP#): COVERED < THAN 50% RDS FLOOR AREA	<b>85.5</b> 1,525.6 85.5
THIS AR  TOTAL (NG)  TOTAL CALCULATED OF TOTAL (NG)  TOTAL (NG)  TOTAL  EXISTING PORCH ARE NOT COUNTED TOWARDS IN EP1  EP2  EP3	12'-1 3/4" x 7'-0 1/2" EA IS CONVERTED FROM (E) PORCH AREA (EP3)  GARAGE AREA  A (EP#): COVERED < THAN 50%  RDS FLOOR AREA OT COVERAGE  5'-8 7/8" x 2'-5 1/2"  25'-9" x 4'-0"  12'-1 3/4" x 7'-0 1/2"	1,525.6 85.5 1,611.1
THIS AR  TOTAL (NG)  TOTAL CALCULATED G  TOTAL (EG)  TOTAL (NG)  TOTAL  EXISTING PORCH ARE  NOT COUNTED TOWA  COUNTED TOWARDS I  EP1  EP2  EP3  THIS AR	12'-1 3/4" x 7'-0 1/2" EA IS CONVERTED FROM (E) PORCH AREA (EP3)  GARAGE AREA  A (EP#): COVERED < THAN 50% RDS FLOOR AREA OT COVERAGE  5'-8 7/8" x 2'-5 1/2" 25'-9" x 4'-0"	1,525.6 85.5 1,611.1 14.1 103.0 85.5
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THIS AR TOTAL (NG)  TOTAL CALCULATED OF TOTAL (EG) TOTAL (NG)  TOTAL  EXISTING PORCH AREA NOT COUNTED TOWARDS IS EP1 EP2 EP3 THIS AR TOTAL (EP)  NEW PORCH AREA (NICOUNTED TOWARDS IS COUNTED TOWARDS IS COUNTED TOWARDS IS NP1 TOTAL (EP)  EXISTING COVERED PA NOT COUNTED TOWARDS IS NP1	12'-1 3/4" x 7'-0 1/2" EA IS CONVERTED FROM (E) PORCH AREA (EP3)  GARAGE AREA  A (EP#): COVERED < THAN 50% RDS FLOOR AREA OT COVERAGE  5'-8 7/8" x 2'-5 1/2" 25'-9" x 4'-0" 12'-1 3/4" x 7'-0 1/2" EA WILL BE CONVERTED TO (N) GARAGE AREA (NG)  P#): COVERED > THAN 50% FLOOR AREA OT COVERAGE  8'-7 1/2" x 14'-0 5/8"  ATIO AREA (ECP#): RDS FLOOR AREA	1,525.6 85.5 1,611.1 14.1 103.0 85.5 202.6
THIS AR TOTAL (NG)  TOTAL CALCULATED OF TOTAL (EG) TOTAL (NG) TOTAL  EXISTING PORCH AREA NOT COUNTED TOWARDS IS EP1 EP2 EP3 THIS AR TOTAL (EP)  NEW PORCH AREA (NICCOUNTED TOWARDS IS COUNTED TOWARDS IS NP1 TOTAL (EP)  EXISTING COVERED PA NOT COUNTED TOWARDS IS NOT COUNTED TOWARDS IS COUNTED TOWARDS IS NP1 TOTAL (EP)	12'-1 3/4" x 7'-0 1/2" EA IS CONVERTED FROM (E) PORCH AREA (EP3)  GARAGE AREA  GA (EP#): COVERED < THAN 50% RDS FLOOR AREA OT COVERAGE  5'-8 7/8" x 2'-5 1/2"  25'-9" x 4'-0"  12'-1 3/4" x 7'-0 1/2"  EA WILL BE CONVERTED TO (N) GARAGE AREA (NG)  P#): COVERED > THAN 50% FLOOR AREA OT COVERAGE  8'-7 1/2" x 14'-0 5/8"  ATIO AREA (ECP#): RDS FLOOR AREA OT COVERAGE	1,525.6 85.5 1,611.1 14.1 103.0 85.5 202.6
THIS AR TOTAL (NG)  TOTAL CALCULATED OF TOTAL (EG) TOTAL (NG) TOTAL  EXISTING PORCH AREA (NOT COUNTED TOWARDS IN EP1 EP2 EP3 THIS AR TOTAL (EP)  NEW PORCH AREA (NOT COUNTED TOWARDS IN EP1 COUNTED TOWARDS IN EP1 TOTAL (EP)  EXISTING COVERED PA NOT COUNTED TOWARDS IN EXISTING COVERED	12'-1 3/4" x 7'-0 1/2" EA IS CONVERTED FROM (E) PORCH AREA (EP3)  GARAGE AREA  A (EP#): COVERED < THAN 50% RDS FLOOR AREA OT COVERAGE  5'-8 7/8" x 2'-5 1/2" 25'-9" x 4'-0" 12'-1 3/4" x 7'-0 1/2" EA WILL BE CONVERTED TO (N) GARAGE AREA (NG)  P#): COVERED > THAN 50% FLOOR AREA OT COVERAGE  8'-7 1/2" x 14'-0 5/8"  ATIO AREA (ECP#): RDS FLOOR AREA	1,525.6 85.5 1,611.1 14.1 103.0 85.5 202.6
THIS AR TOTAL (NG)  TOTAL CALCULATED OF TOTAL (EG) TOTAL (NG) TOTAL  EXISTING PORCH AREA (NOT COUNTED TOWARDS IN EP1 EP2 EP3 THIS AR TOTAL (EP)  NEW PORCH AREA (NOT COUNTED TOWARDS IN EP1 COUNTED TOWARDS IN EXISTING COVERED PANOT COUNTED TOWARDS IN EXECUTED TOWARDS IN EXECU	12'-1 3/4" x 7'-0 1/2" EA IS CONVERTED FROM (E) PORCH AREA (EP3)  GARAGE AREA  A (EP#): COVERED < THAN 50% RDS FLOOR AREA OT COVERAGE  5'-8 7/8" x 2'-5 1/2"  25'-9" x 4'-0"  12'-1 3/4" x 7'-0 1/2" EA WILL BE CONVERTED TO (N) GARAGE AREA (NG)  P#): COVERED > THAN 50% ELOOR AREA OT COVERAGE  8'-7 1/2" x 14'-0 5/8"  ATIO AREA (ECP#): RDS FLOOR AREA OT COVERAGE HED AS PART OF THIS PROJECT  4'-1 1/2" x 14'-0 5/8"  38'-4" x 9'-2 1/2"	1,525.6 85.5 1,611.1 14.1 103.0 85.5 202.6
THIS AR TOTAL (NG)  TOTAL CALCULATED OF TOTAL (EG) TOTAL (NG) TOTAL  EXISTING PORCH AREA (NOT COUNTED TOWARDS IN EP1 EP2 EP3 THIS AR TOTAL (EP)  NEW PORCH AREA (NOT COUNTED TOWARDS IN EP1 COUNTED TOWARDS IN EP1 TOTAL (EP)  EXISTING COVERED PANOT COUNTED TOWARDS IN EP1 TOTAL (EP)  EXISTING COVERED PANOT COUNTED TOWARDS IN EP1 TOTAL (EP)  EXISTING COVERED PANOT COUNTED TOWARDS IN EP1 AREA TO BE DEMOLISHED EP1 ECP2 ECP2 ECP3	12'-1 3/4" x 7'-0 1/2" EA IS CONVERTED FROM (E) PORCH AREA (EP3)  GARAGE AREA  A (EP#): COVERED < THAN 50% RDS FLOOR AREA OT COVERAGE  5'-8 7/8" x 2'-5 1/2"  25'-9" x 4'-0"  12'-1 3/4" x 7'-0 1/2"  EA WILL BE CONVERTED TO (N) GARAGE AREA (NG)  P#): COVERED > THAN 50% FLOOR AREA OT COVERAGE  8'-7 1/2" x 14'-0 5/8"  ATIO AREA (ECP#): RDS FLOOR AREA OT COVERAGE HED AS PART OF THIS PROJECT  4'-1 1/2" x 14'-0 5/8"  38'-4" x 9'-2 1/2"  38'-1" x 7'-4 1/2"	1,525.6 85.5 1,611.1 14.1 103.0 85.5 202.6 121.2 121.2
THIS AR TOTAL (NG)  TOTAL CALCULATED OF TOTAL (EG) TOTAL (NG) TOTAL  EXISTING PORCH AREA (NOT COUNTED TOWARDS IN EP1 EP2 EP3 THIS AR TOTAL (EP)  NEW PORCH AREA (NOT COUNTED TOWARDS IN EP1 COUNTED TOWARDS IN EP1 TOTAL (EP)  EXISTING COVERED PANOT COUNTED TOWARDS IN EXISTING COUNTED TOWARDS IN EXISTING COVERED PANOT COUNTED TOWARDS IN EXISTING COUNTED TOWARD COUNTED TOWARD COUNTED TOWARD COUNTED TOWARD COUNTED TOWARD COU	12'-1 3/4" x 7'-0 1/2" EA IS CONVERTED FROM (E) PORCH AREA (EP3)  GARAGE AREA  A (EP#): COVERED < THAN 50% RDS FLOOR AREA OT COVERAGE  5'-8 7/8" x 2'-5 1/2"  25'-9" x 4'-0"  12'-1 3/4" x 7'-0 1/2"  EA WILL BE CONVERTED TO (N) GARAGE AREA (NG)  P#): COVERED > THAN 50% FLOOR AREA OT COVERAGE  8'-7 1/2" x 14'-0 5/8"  ATIO AREA (ECP#): RDS FLOOR AREA OT COVERAGE HED AS PART OF THIS PROJECT  4'-1 1/2" x 14'-0 5/8"  38'-4" x 9'-2 1/2"  38'-1" x 7'-4 1/2"  16'-1 3/4" x 21'-2 1/2"	1,525.6 85.5 1,611.1 14.1 103.0 85.5 202.6 121.2 121.2 121.2
THIS AR TOTAL (NG)  TOTAL CALCULATED OF TOTAL (EG) TOTAL (NG)  TOTAL  EXISTING PORCH AREA (NOT COUNTED TOWARDS IN COUNTED TOWAR	12'-1 3/4" x 7'-0 1/2" EA IS CONVERTED FROM (E) PORCH AREA (EP3)  GARAGE AREA  A (EP#): COVERED < THAN 50% RDS FLOOR AREA OT COVERAGE  5'-8 7/8" x 2'-5 1/2"  25'-9" x 4'-0"  12'-1 3/4" x 7'-0 1/2"  EA WILL BE CONVERTED TO (N) GARAGE AREA (NG)  P#): COVERED > THAN 50% FLOOR AREA OT COVERAGE  8'-7 1/2" x 14'-0 5/8"  ATIO AREA (ECP#): RDS FLOOR AREA OT COVERAGE HED AS PART OF THIS PROJECT  4'-1 1/2" x 14'-0 5/8"  38'-4" x 9'-2 1/2"  38'-1" x 7'-4 1/2"	1,525.6 85.5 1,611.1 14.1 103.0 85.5 202.6 121.2 121.2
THIS AR TOTAL (NG)  TOTAL CALCULATED OF TOTAL (EG) TOTAL (NG) TOTAL  EXISTING PORCH AREA (NOT COUNTED TOWARDS IN EP1 EP2 EP3 THIS AR TOTAL (EP)  NEW PORCH AREA (NOT COUNTED TOWARDS IN EP1 COUNTED TOWARDS IN EP1 TOTAL (EP)  EXISTING COVERED PA NOT COUNTED TOWARDS IN EXISTING COVERED PA COUNTED TOWARDS IN EXISTING COVERED PA NOT COUNTED TOWARDS IN EXISTING COVERED PA C	12'-1 3/4" x 7'-0 1/2" EA IS CONVERTED FROM (E) PORCH AREA (EP3)  A (EP#): COVERED < THAN 50% RDS FLOOR AREA OT COVERAGE  5'-8 7/8" x 2'-5 1/2"  25'-9" x 4'-0"  12'-1 3/4" x 7'-0 1/2"  EA WILL BE CONVERTED TO (N) GARAGE AREA (NG)  P#): COVERED > THAN 50% FLOOR AREA OT COVERAGE  8'-7 1/2" x 14'-0 5/8"  ATIO AREA (ECP#): RDS FLOOR AREA OT COVERAGE HED AS PART OF THIS PROJECT  4'-1 1/2" x 14'-0 5/8"  38'-4" x 9'-2 1/2"  38'-1" x 7'-4 1/2"  16'-1 3/4" x 21'-2 1/2"  21'-11 1/4" x 21'-2 1/2"/2	1,525.6 85.5 1,611.1 14.1 103.0 85.5 202.6 121.2 121.2 121.2 121.2
THIS AR TOTAL (NG)  TOTAL CALCULATED OF TOTAL (EG) TOTAL (NG) TOTAL  EXISTING PORCH ARE. NOT COUNTED TOWARDS IS EP1 EP2 EP3 THIS AR TOTAL (EP)  NEW PORCH AREA (NICOUNTED TOWARDS IS NP1 TOTAL (EP)  EXISTING COVERED PANOT COUNTED TOWARDS IS NP1 TOTAL (EP)  EXISTING COVERED PANOT COUNTED TOWARDS IS NP1 TOTAL (EP)  EXISTING COVERED PANOT COUNTED TOWARDS IS ECP1 ECP2 ECP3 ECP4 ECP5 ECP6 ECP7	12'-1 3/4" x 7'-0 1/2" EA IS CONVERTED FROM (E) PORCH AREA (EP3)  A (EP#): COVERED < THAN 50% RDS FLOOR AREA OT COVERAGE  5'-8 7/8" x 2'-5 1/2" 25'-9" x 4'-0" 12'-1 3/4" x 7'-0 1/2" EA WILL BE CONVERTED TO (N) GARAGE AREA (NG)  P#): COVERED > THAN 50% FLOOR AREA OT COVERAGE  8'-7 1/2" x 14'-0 5/8"  ATIO AREA (ECP#): RDS FLOOR AREA OT COVERAGE HED AS PART OF THIS PROJECT  4'-1 1/2" x 14'-0 5/8" 38'-4" x 9'-2 1/2" 38'-1" x 7'-4 1/2" 16'-1 3/4" x 21'-2 1/2" 21'-11 1/4" x 21'-2 1/2" 21'-11 1/4" x 21'-2 1/2" 21'-11 1/4" x 21'-2 1/2" 21'-13"	1,525.6 85.5 1,611.1 14.1 103.0 85.5 202.6 121.2 121.2 121.2 121.2 123.6 9.0
THIS AR TOTAL (NG)  TOTAL CALCULATED OF TOTAL (EG) TOTAL (NG) TOTAL  EXISTING PORCH AREA (NOT COUNTED TOWARDS IN EP1 EP2 EP3 THIS AR TOTAL (EP)  NEW PORCH AREA (NOT COUNTED TOWARDS IN EP1 COUNTED TOWARDS IN EP1 TOTAL (EP)  EXISTING COVERED PANOT COUNTED TOWARDS IN EP1 TOTAL (EP)  EXISTING COVERED PANOT COUNTED TOWARDS IN EP1 ECP2 ECP3 ECP4 ECP5 ECP6 ECP7 TOTAL (ECP)	12'-1 3/4" x 7'-0 1/2" EA IS CONVERTED FROM (E) PORCH AREA (EP3)  GARAGE AREA  A (EP#): COVERED < THAN 50% RDS FLOOR AREA OT COVERAGE  5'-8 7/8" x 2'-5 1/2" 25'-9" x 4'-0" 12'-1 3/4" x 7'-0 1/2" EA WILL BE CONVERTED TO (N) GARAGE AREA (NG)  P#): COVERED > THAN 50% FLOOR AREA OT COVERAGE  8'-7 1/2" x 14'-0 5/8"  ATIO AREA (ECP#): RDS FLOOR AREA OT COVERAGE HED AS PART OF THIS PROJECT  4'-1 1/2" x 14'-0 5/8" 38'-4" x 9'-2 1/2" 38'-1" x 7'-4 1/2" 16'-1 3/4" x 21'-2 1/2" 21'-11 1/4" x 21'-2 1/2" 21'-11 1/4" x 21'-2 1/2" 21'-11 1/4" x 21'-2 1/2" 21'-13" 6" x 1'-3" /2	1,525.6 85.5 1,611.1 14.1 103.0 85.5 202.6 121.2 121.2 121.2 123.6 9.0 0.3
THIS AR TOTAL (NG)  TOTAL CALCULATED OF TOTAL (EG) TOTAL (NG) TOTAL  EXISTING PORCH AREA (NOT COUNTED TOWARDS IN EP1 EP2 EP3 THIS AR TOTAL (EP)  NEW PORCH AREA (NOT COUNTED TOWARDS IN INTERPORT TOWARDS INTERPORT TOWA	12'-1 3/4" x 7'-0 1/2" EA IS CONVERTED FROM (E) PORCH AREA (EP3)  GARAGE AREA  A (EP#): COVERED < THAN 50% RDS FLOOR AREA OT COVERAGE  5'-8 7/8" x 2'-5 1/2" 25'-9" x 4'-0" 12'-1 3/4" x 7'-0 1/2" EA WILL BE CONVERTED TO (N) GARAGE AREA (NG)  P#): COVERED > THAN 50% FLOOR AREA OT COVERAGE  8'-7 1/2" x 14'-0 5/8"  ATIO AREA (ECP#): RDS FLOOR AREA OT COVERAGE HED AS PART OF THIS PROJECT  4'-1 1/2" x 14'-0 5/8" 38'-4" x 9'-2 1/2" 38'-1" x 7'-4 1/2" 16'-1 3/4" x 21'-2 1/2" 21'-11 1/4" x 21'-2 1/2"/2 7'-2" x 1'-3" 6" x 1'-3" /2	1,525.6 85.5 1,611.1 14.1 103.0 85.5 202.6 121.2 121.2 121.2 123.6 9.0 0.3
THIS AR TOTAL (NG)  TOTAL CALCULATED OF TOTAL (EG) TOTAL (NG) TOTAL  EXISTING PORCH AREA (NOT COUNTED TOWARDS IN EP1 EP2 EP3 THIS AR TOTAL (EP)  NEW PORCH AREA (NOT COUNTED TOWARDS IN EP1 COUNTED TOWARDS IN EP1 TOTAL (EP)  EXISTING COVERED PANOT COUNTED TOWARDS IN EP1 TOTAL (EP)  EXISTING COVERED PANOT COUNTED TOWARDS IN EP1 TOTAL (EP)  EXISTING COVERED PANOT COUNTED TOWARDS IN EP1 ECP2 ECP3 ECP4 ECP5 ECP6 ECP7 TOTAL (ECP)	12'-1 3/4" x 7'-0 1/2" EA IS CONVERTED FROM (E) PORCH AREA (EP3)  GARAGE AREA  A (EP#): COVERED < THAN 50% RDS FLOOR AREA OT COVERAGE  5'-8 7/8" x 2'-5 1/2" 25'-9" x 4'-0" 12'-1 3/4" x 7'-0 1/2"  EA WILL BE CONVERTED TO (N) GARAGE AREA (NG)  P#): COVERED > THAN 50% FLOOR AREA OT COVERAGE 8'-7 1/2" x 14'-0 5/8"  ATIO AREA (ECP#): RDS FLOOR AREA OT COVERAGE 4'-1 1/2" x 14'-0 5/8" 38'-4" x 9'-2 1/2" 38'-1" x 7'-4 1/2" 16'-1 3/4" x 21'-2 1/2" 21'-11 1/4" x 21'-2 1/2" 21'-11 1/4" x 21'-2 1/2" 21'-11 1/4" x 21'-2 1/2"  5TRUCTURE(S) (EAS#): RDS FLOOR AREA	1,525.6 85.5 1,611.1 14.1 103.0 85.5 202.6 121.2 121.2 121.2 123.6 9.0 0.3
THIS AR TOTAL (NG)  TOTAL CALCULATED OF TOTAL (EG) TOTAL (NG) TOTAL  EXISTING PORCH AREA (NOT COUNTED TOWARDS IN COUNTED TOWARD	12'-1 3/4" x 7'-0 1/2" EA IS CONVERTED FROM (E) PORCH AREA (EP3)  SARAGE AREA  A (EP#): COVERED < THAN 50% RDS FLOOR AREA .OT COVERAGE  5'-8 7/8" x 2'-5 1/2"  25'-9" x 4'-0"  12'-1 3/4" x 7'-0 1/2" EA WILL BE CONVERTED TO (N) GARAGE AREA (NG)  P#): COVERED > THAN 50% FLOOR AREA .OT COVERAGE  8'-7 1/2" x 14'-0 5/8"  ATIO AREA (ECP#): RDS FLOOR AREA .OT COVERAGE HED AS PART OF THIS PROJECT  4'-1 1/2" x 14'-0 5/8"  38'-4" x 9'-2 1/2"  38'-1" x 7'-4 1/2"  16'-1 3/4" x 21'-2 1/2"  21'-11 1/4" x 21'-2 1/2"  21'-11 1/4" x 21'-2 1/2"  21'-11 1/4" x 21'-2 1/2"  5TRUCTURE(S) (EAS#): RDS FLOOR AREA .OT COVERAGE  3'-1" x 5'-10 1/2"	1,525.6 85.5 1,611.1 14.1 103.0 85.5 202.6 121.2 121.2 121.2 121.2 121.2 121.2 121.2
THIS AR TOTAL (NG)  TOTAL CALCULATED OF TOTAL (EG) TOTAL (NG) TOTAL  EXISTING PORCH AREA (NOT COUNTED TOWARDS IN EP1 EP2 EP3 THIS AR TOTAL (EP)  NEW PORCH AREA (NOT COUNTED TOWARDS IN EP1 TOTAL (EP)  EXISTING COVERED PANOT COUNTED TOWARDS IN EXISTING COVERED PANOT COUNTED TOWARDS IN ECP1 ECP2 ECP3 ECP4 ECP5 ECP6 ECP7 TOTAL (ECP)  EXISTING ACCESSORY NOT COUNTED TOWARDS IN ECP1 EXISTING ACCESSORY NOT COUNTED TOWARDS IN EXECUTED TOWARDS IN EXECU	12'-1 3/4" x 7'-0 1/2" EA IS CONVERTED FROM (E) PORCH AREA (EP3)  GARAGE AREA  A (EP#): COVERED < THAN 50% RDS FLOOR AREA OT COVERAGE  5'-8 7/8" x 2'-5 1/2" 25'-9" x 4'-0" 12'-1 3/4" x 7'-0 1/2" EA WILL BE CONVERTED TO (N) GARAGE AREA (NG)  P#): COVERED > THAN 50% FLOOR AREA OT COVERAGE  8'-7 1/2" x 14'-0 5/8"  ATIO AREA (ECP#): RDS FLOOR AREA OT COVERAGE 4'-1 1/2" x 14'-0 5/8" 38'-4" x 9'-2 1/2" 38'-1" x 7'-4 1/2" 16'-1 3/4" x 21'-2 1/2" 21'-11 1/4" x 21'-2 1/2" 21'-11 1/4" x 21'-2 1/2" 21'-11 1/4" x 21'-2 1/2"  5TRUCTURE(S) (EAS#): RDS FLOOR AREA OT COVERAGE	1,525.6 85.5 1,611.1 14.1 103.0 85.5 202.6 121.2 121.2 121.2 121.2 121.2 121.2 121.2
THIS AR TOTAL (NG)  TOTAL CALCULATED OF TOTAL (EG) TOTAL (NG) TOTAL  EXISTING PORCH AREA (NOT COUNTED TOWARDS IN COUNTED TOWARD	12'-1 3/4" x 7'-0 1/2" EA IS CONVERTED FROM (E) PORCH AREA (EP3)  SARAGE AREA  A (EP#): COVERED < THAN 50% RDS FLOOR AREA .OT COVERAGE  5'-8 7/8" x 2'-5 1/2"  25'-9" x 4'-0"  12'-1 3/4" x 7'-0 1/2" EA WILL BE CONVERTED TO (N) GARAGE AREA (NG)  P#): COVERED > THAN 50% FLOOR AREA .OT COVERAGE  8'-7 1/2" x 14'-0 5/8"  ATIO AREA (ECP#): RDS FLOOR AREA .OT COVERAGE HED AS PART OF THIS PROJECT  4'-1 1/2" x 14'-0 5/8"  38'-4" x 9'-2 1/2"  38'-1" x 7'-4 1/2"  16'-1 3/4" x 21'-2 1/2"  21'-11 1/4" x 21'-2 1/2"  21'-11 1/4" x 21'-2 1/2"  21'-11 1/4" x 21'-2 1/2"  5TRUCTURE(S) (EAS#): RDS FLOOR AREA .OT COVERAGE  3'-1" x 5'-10 1/2"	1,525.6 85.5 1,611.1 14.1 103.0 85.5 202.6 121.2 121.2 121.2 121.2 121.2 121.2 121.2

COUNTED TOWARDS FEOOR				
COUNTED TOWARDS LOT CO		U 4410=/="		
NP1	8'-7 1/2'	" x 14'-0 5/8"		121.2
TOTAL (EP)				121.2
EXISTING COVERED PATIO	· · · · · · · · · · · · · · · · · · ·			
NOT COUNTED TOWARDS F				
COUNTED TOWARDS LOT CO		C DROIFCT		
AREA TO BE DEMOLISHED A ECP1		" x 14'-0 5/8"		58.0
ECP1	•	x 14 -0 5/8 x 9'-2 1/2"		353.0
ECP3		x 7'-4 1/2"		280.9
ECP4		√		342.4
ECP5		' x 21'-2 1/2" /2		232.6
ECP6	•	!" x 1'-3"		9.0
ECP7		(1'-3" /2		0.3
TOTAL (ECP)		. 1 0 / 1		1,276.2
EXISTING ACCESSORY STRU	CTURE(S) (EAS	S#):		
NOT COUNTED TOWARDS F				
COUNTED TOWARDS LOT CO				
EAS1		5'-10 1/2"		23.0
EAS2	16'-6	5" x 32'-8"		539.0
TOTAL (EBA)				562.0
	AREA S	UMMERY		
SECTION	EXISTING	CONVERTED	NEW	TOTAL
IVING	2,674.7	0.0	1,271.8	3,946.5
IVING O/ 15'-0" CLG HT	0.0	0.0	222.6	222.6
GARAGE	1,525.6	85.5	0.0	1,611.1
PORCH'S < 50% ENCLOSED	202.6	-14.1	0.0	188.5
PORCH'S > 50% ENCLOSED	0.0	0.0	121.2	121.2
COVERED PATIO	1,276.2	-1,276.2	0.0	0.0
> 50% ENLCOSED		•		
ACCESSORY STRUCTURE'S	562.0	0.0	0.0	562.0
ΓΟΤΑL	6,241.1	-1,204.8	1,615.6	6,651.9
LOT AREA (S.F.)			2.53 ACRI	ES - 110,298
(E) FLOOR AREA RATIO			5.4	176.5 (5.0%
(N) FLOOR AREA RATIO				901.4 (5.4%
, . 10 0 / 11 / 11 / 11 / 11			3,.	, o ± , + , O , <del>-</del> , 0
			6.2	241.1 (5.7%
E) LOT COVERAGE			6,241.1 (5.7%) 6,651.9 (6.0%)	
(E) LOT COVERAGE (N) LOT COVERAGE			6.6	551.9 (6.0%



(E) ENCLOSED COVERED PATIO AREA PLAN. TO BE DEMOLISHED AS PART OF THIS PROJECT



(N) LIVING AREA 18'-0" ABOVE FINISH FLOOR

±12'-13/4"

EP3-NG

NCP1 121.2 S.F.

E13

±44'-2½"

85.5 S.F.

 $\pm 30' - 0\frac{3}{4}"$ 

EG1

EG2

NL1 430.3 S.F.

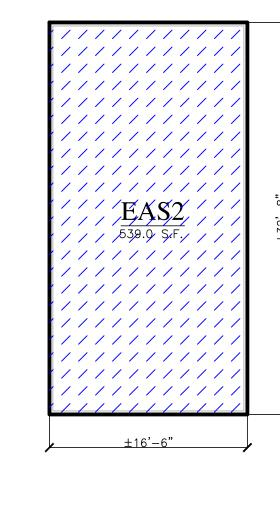
30'-71/5"

NL4 138.3 S.F.

35'-11/2"

NL2 395.6 S.F.

NL3 307.6 S.F.



EAS1 23.0 S.F.

±3'-2½"

& BUILDERS INC. 2188 Ringwood Avenue San Jose, CA 95131 (408) 432-1402 Fax: 432-1410 WEB SITE fernandez-designs.com

© FERNANDEZ DESIGNS & BUILDER'S INC. PROJECT HISTORY:

OWNER(S) APPROVAL OF DESIGN DEVELOPMENT DRAWINGS

PLANNING DEPARTMENT DESIGN & SITE APPROVAL DOCUMENTS





### **NOT APPROVED** CONSTRUCTION



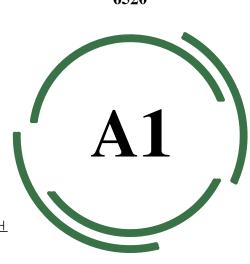
PROJECT NAME:

### **Keas-Zhang** Residence

20840 Scenic Vista Dr. San Jose, CA 95120

> **DRAWING TITLE:** FLOOR AREA CALCULATIONS

PROJECT NO. 6520



# FLOOR AREA CALCULATIONS /8" = 1'-0" 0' 16'-0"

EL1 718.5 S.F.

±20'-01/8"

EP2 103.0 S.F.

### KEY NOTES:

 $\langle \hat{\#} \rangle$  = KEY NOTE NUMBER FOR NOTES BELOW

- 1. (E) PUBLIC RIGHT-OF-WAY, ANY CONSTRUCTION WITHIN THE CITY
  RIGHT-OF-WAY MUST HAVE AN APPROVED "PERMIT FOR CONSTRUCTION IN THE
  PUBLIC STREET" PRIOR TO THE COMMENCEMENT OF THIS WORK. THE
  PERFORMANCE OF THIS WORK IS NOT AUTHORIZED BY THE BUILDING PERMIT
  ISSUANCE BUT SHOWN ON THE BUILDING PERMIT FOR INFORMATION ONLY
- 2. (E) ELECTRICAL METER LOCATION WITH OVERHEAD SERVICE V.I.F., FIELD VERIFY AMPS, NO (N) PROPOSED CHANGES TO SERVICE, CONTRACTOR TO COORDINATE (N) METER WITH PG&E IF REQUIRED BY INCREASED FIXTURE LOAD.
- 3. (E) PROPANE TANK LOCATION V.I.F., CONTRACTOR TO COORDINATE (N) TANK IF REQUIRED BY INCREASED FIXTURE LOAD.
- 4. (E) WATER METER LOCATION AND MAIN SUPPLY LINE, V.I.F., NO PROPOSED CHANGES TO SERVICE, INSPECT SUPPLY LINE TO DETERMINE CONDITION AND REPAIR AS REQUIRED. CONTRACTOR TO COORDINATE (N) METER WITH LOCAL WATER COMPANY IF REQUIRED BY INCREASED FIXTURE LOAD
- 5. (E) A/C HEAT PUMP CONDENSER(S) ON MIN. 3" CONDENSER PAD(S), AND OR 3" CONCRETE SLAB(S) V.I.F. NO PROPOSED CHANGES
- 6. (E) TREE(S) TO REMAIN, PROTECT TREES AS REQUIRED DURING CONSTRUCTION, PLACE TREE PROTECTION MEASURES IN PLACE BEFORE THE START OF CONSTRUCTION AND REMAIN IN PLACE THROUGHOUT THE CONSTRUCTION PROCESS. DO NOT PLACE OR LEAVE MATERIALS OR EQUIPMENT IN ROOT AREAS FOR EXTENDED PERIODS OF TIME.
- 7. (E) VEGETATION AND HARDSCAPE TO BE REMOVED AS REQUIRED FOR PROPOSED (N) WORK V.I.F.
- 8. (E) ASPHALT DRIVEWAY, NO (N) WORK PROPOSED, REPAIR AS REQUIRED V.I.F.
  9. (E) CONCRETE DRIVEWAY APPROACH, IN RIGHT—OF—WAY, NO (N) WORK
- 10. (E) FIREPLACE EXTENSION, NOT COUNTED TOWARDS LOT COVERAGE OR FLOOR
- 11. (E) SEPTIC TANK LOCATION V.I.F., TO BE REMOVED
- 12. (E) LEACH FIELD LOCATION V.I.F., TO BE ABANDONED
- 13. (E) ± 30'-0" LONG x 6'-6" HIGH WOOD RETAINING WALL TO BE REPLACED V.I.F. SEE CIVIL PLANS FOR ADDITIONAL INFO.
- 14. (E) PEPPER TREE. SEE ARBORIST REPORT FOR TREE PROTECTION AND CARE DURING CONSTRUCTION. TREE PROTECTION MEASURES MUST BE IN PLACE PRIOR TO THE START OF CONSTRUCTION ACTIVITY

### NOTES:

- 1. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS PRIOR TO COMMENCING ANY WORK TO VERIFY THAT THE WALLS ARE WITHIN THE SET BACK REQUIREMENTS PRIOR TO COMMENCEMENT OF THE WORK. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO COMMENCING WORK.
- 2. IT IS RECOMMENDED THAT THE OWNERS RETAIN A SURVEYOR FOR COMPLETE SITE AND TOPOGRAPHIC SURVEY IDENTIFYING PROPERTY BOUNDARIES, SITE SLOPES AND BUILDING LOCATIONS.
- 3. CONTRACTOR TO HAVE ALL BEST MANAGEMENT PRACTICES IN PLACE PRIOR THE START OF CONSTRUCTION. BEST MANAGEMENT PRACTICES SHALL BE INSTALLED BEFORE TO THE START OF CONSTRUCTION AND REMAIN IN PLACE TO THE COMPLETION OF THE PROJECT.
- 4. IT IS RECOMMENDED TO PROVIDE TEMPORARY PROTECTION FOR ANY EXISTING TREES. UNLESS REQUIRED BY CITY/COUNTY OR PER APPROVED ARBORIST REPORT. TREE PROTECTION SHALL BE INSTALLED BEFORE TO THE START OF CONSTRUCTION AND REMAIN IN PLACE TO THE COMPLETION OF THE PROJECT.

# THERE ARE NO TREES PROPOSED TO BE REMOVED AS PART OF THIS

### LEGEND:

DENOTES PROPERTY LINES

— — — DENOTES SETBACK LINES

DENOTES EASEMENT LINES, SEE PLAN FOR ADDITIONAL NOTES

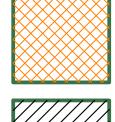
(E) OR (N) EXTERIOR WALLS AND WALLS BETWEEN (E) & (N) LIVING SPACE AND (E) & (N) GARAGE ON THE GROUND FLOOR THAT APPLY TOWARDS LOT COVERAGE. SEE (E) & (N) FLOOR PLANS FOR MORE INFO.

\_\_\_\_\_ (E) OR (N) ROOF EAVES, HIPS, VALLEYS, GABLES AND RIDGES. SEE (E) & (N) ROOF PLANS FOR MORE INFO.

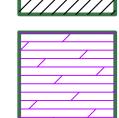
SPOT ELEVATION, SEE SURVEY DRAWINGS FOR MORE INFO.

 $- \Phi_{XX}^{\pm XX.XX'}$ 

(E) SINGLE STORY HOME WITH COVERED PORCH 2,791.8 S.F.



= (E) GARAGE-LAUNDRY WITH COVERED PORCH 1,611,1 S.F.



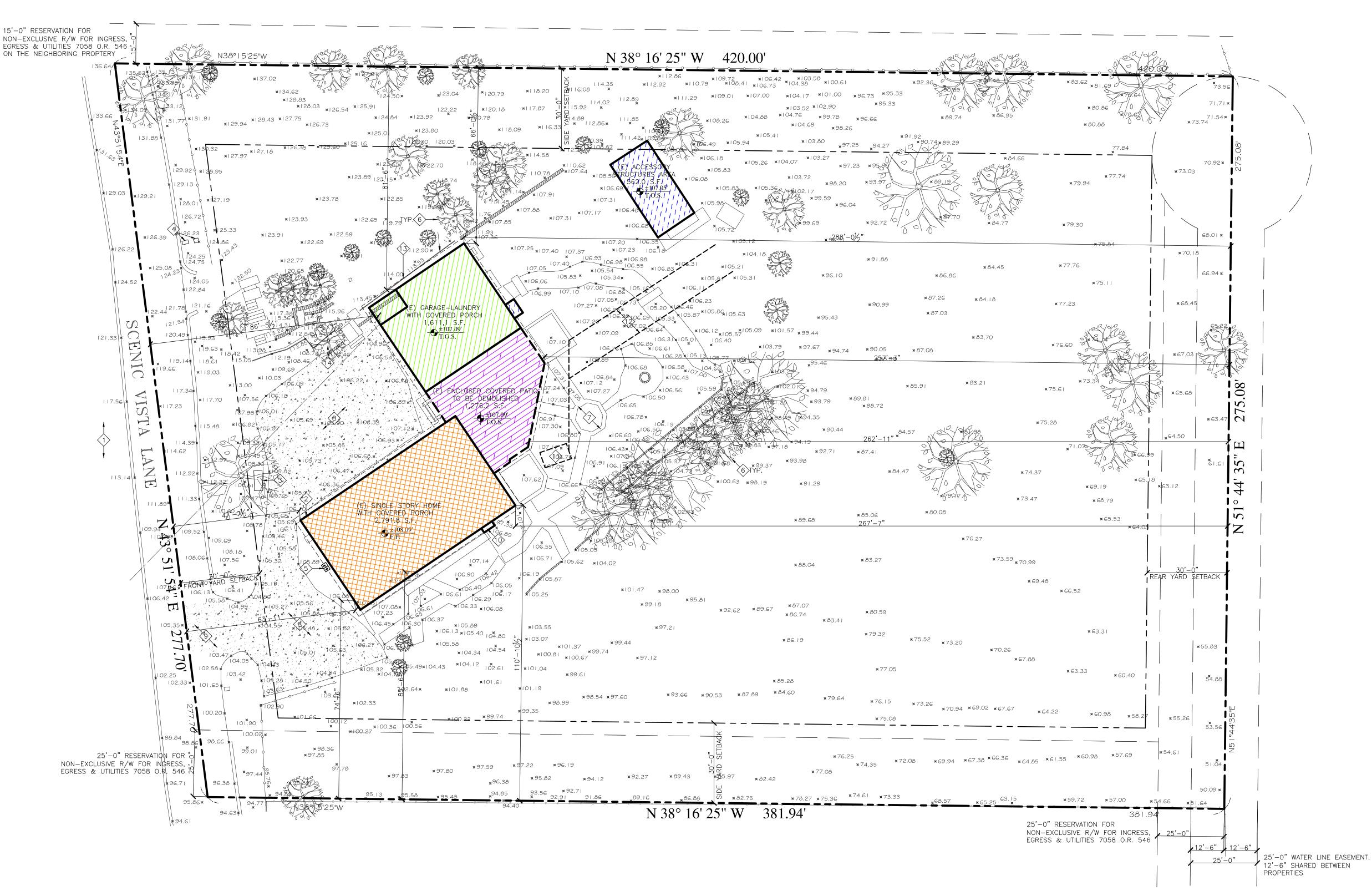
= (E) ENCLOSED COVERED PATIO TO BE DEMOLISHED 1,276.2 S.F.



= (E) ACCESSORY STRUCTURES AREA, 562.0 S.F.



= (E) DRIVEWAY AREA, 5,260 S.F.



### VICINITY MAP:



(E) LOT COVERAGE CALCULATIONS		
ONING	RR-2.5AC-d1 (100%)	
OT AREA	2.53 ACRES - 110,298	
) SINGLE STORY HOME	2,674.7	
) PORCH'S, DECKS & ATTACHED CARAGE	3,004.4	
) ACCESSORY STRUCUTRE (STORAGE)	562.0	
) DRIVEWAY	5,260	
) TOTAL	11,501.1	

# OVERALL - EXISTING SITE (DEMOLITION) PLAN





2188 Ringwood Avenue San Jose, CA 95131

> (408) 432-1402 Fax: 432-1410

WEB SITE fernandez-designs.com

### PROJECT HISTORY:

(C) FERNANDEZ DESIGNS & BUILDER'S INC.

2021.05.11 OWNER(S) APPROVAL OF DESIGN DEVELOPMENT DRAWINGS

PLANNING DEPARTMENT DESIGN & SITE APPROVAL DOCUMENTS

NOT APPROVED FOR CONSTRUCTION



**PROJECT NAME:** 

# **Keas-Zhang Residence**

20840 Scenic Vista Dr. San Jose, CA 95120

DRAWING TITLE:

OVERALL
EXISTING SITE
(DEMOLITION) PLAN



### **KEY NOTES:**

### $\langle \# \rangle$ = KEY NOTE NUMBER FOR NOTES BELOW

- 1. (E) PUBLIC RIGHT-OF-WAY, ANY CONSTRUCTION WITHIN THE CITY RIGHT-OF-WAY MUST HAVE AN APPROVED "PERMIT FOR CONSTRUCTION IN THE PUBLIC STREET" PRIOR TO THE COMMENCEMENT OF THIS WORK. THE PERFORMANCE OF THIS WORK IS NOT AUTHORIZED BY THE BUILDING PERMIT ISSUANCE BUT SHOWN ON THE BUILDING PERMIT FOR INFORMATION ONLY
- 2. (E) ELECTRICAL METER LOCATION WITH OVERHEAD SERVICE V.I.F., FIELD VERIFY AMPS, NO (N) PROPOSED CHANGES TO SERVICE, CONTRACTOR TO COORDINATE (N) METER WITH PG&E IF REQUIRED BY INCREASED FIXTURE LOAD.
- 3. (E) PROPANE TANK LOCATION V.I.F., CONTRACTOR TO COORDINATE (N) TANK IF RÉQUIRED BY INCREASED FIXTURE LOAD.
- 4. (E) WATER METER LOCATION AND MAIN SUPPLY LINE, V.I.F., NO PROPOSED CHANGES TO SERVICE, INSPECT SUPPLY LINE TO DETERMINE CONDITION AND REPAIR AS REQUIRED. CONTRACTOR TO COORDINATE (N) METER WITH LOCAL WATER COMPANY IF REQUIRED BY INCREASED FIXTURE LOAD
- 5. (E) A/C HEAT PUMP CONDENSER(S) ON MIN. 3" CONDENSER PAD(S), AND OR 3" CONCRETE SLAB(S) V.I.F. NO PROPOSED CHANGES
- 6. (E) TREE(S) TO REMAIN, PROTECT TREES AS REQUIRED DURING CONSTRUCTION, PLACE TREE PROTECTION MEASURES IN PLACE BEFORE THE START OF CONSTRUCTION AND REMAIN IN PLACE THROUGHOUT THE CONSTRUCTION PROCESS. DO NOT PLACE OR LEAVE MATERIALS OR EQUIPMENT IN ROOT AREAS FOR EXTENDED PERIODS OF TIME.
- 7. (E) VEGETATION AND HARDSCAPE TO BE REMOVED AS REQUIRED FOR PROPOSED (N) WORK V.I.F.
- 8. (E) ASPHALT DRIVEWAY, NO (N) WORK PROPOSED, REPAIR AS REQUIRED V.I.F. 9. (E) CONCRETE DRIVEWAY APPROACH, IN RIGHT-OF-WAY, NO (N) WORK
- 10. (E) FIREPLACE EXTENSION, NOT COUNTED TOWARDS LOT COVERAGE OR FLOOR AREA.
- 11. (E) SEPTIC TANK LOCATION V.I.F., TO BE REMOVED
- 12. (E) LEACH FIELD LOCATION V.I.F., TO BE ABANDONED
- 13. (E)  $\pm$  30'-0" LONG X 6'-6" HIGH WOOD RETAINING WALL TO BE REPLACED V.Í.F. SEE CIVIL PLANS FOR ADDITIONAL INFO.
- 14. (E) PEPPER TREE. SEE ARBORIST REPORT FOR TREE PROTECTION AND CARE DURING CONSTRUCTION. TREE PROTECTION MEASURES MUST BE IN PLACE PRIOR TO THE START OF CONSTRUCTION ACTIVITY

### NOTES:

- 1. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS PRIOR TO COMMENCING ANY WORK TO VERIFY THAT THE WALLS ARE WITHIN THE SET BACK REQUIREMENTS PRIOR TO COMMENCEMENT OF THE WORK. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO COMMENCING WORK.
- 2. IT IS RECOMMENDED THAT THE OWNERS RETAIN A SURVEYOR FOR COMPLETE SITE AND TOPOGRAPHIC SURVEY IDENTIFYING PROPERTY BOUNDARIES, SITE SLOPES AND BUILDING LOCATIONS.
- 3. CONTRACTOR TO HAVE ALL BEST MANAGEMENT PRACTICES IN PLACE PRIOR THE START OF CONSTRUCTION. BEST MANAGEMENT PRACTICES SHALL BE INSTALLED BEFORE TO THE START OF CONSTRUCTION AND REMAIN IN PLACE TO THE COMPLETION OF THE PROJECT.
- 4. IT IS RECOMMENDED TO PROVIDE TEMPORARY PROTECTION FOR ANY EXISTING TREES. UNLESS REQUIRED BY CITY/COUNTY OR PER APPROVED ARBORIST REPORT. TREE PROTECTION SHALL BE INSTALLED BEFORE TO THE START OF CONSTRUCTION AND REMAIN IN PLACE TO THE COMPLETION OF THE PROJECT.

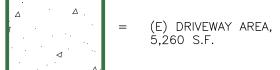
### THERE ARE NO TREES PROPOSED TO BE REMOVED **AS PART OF THIS**

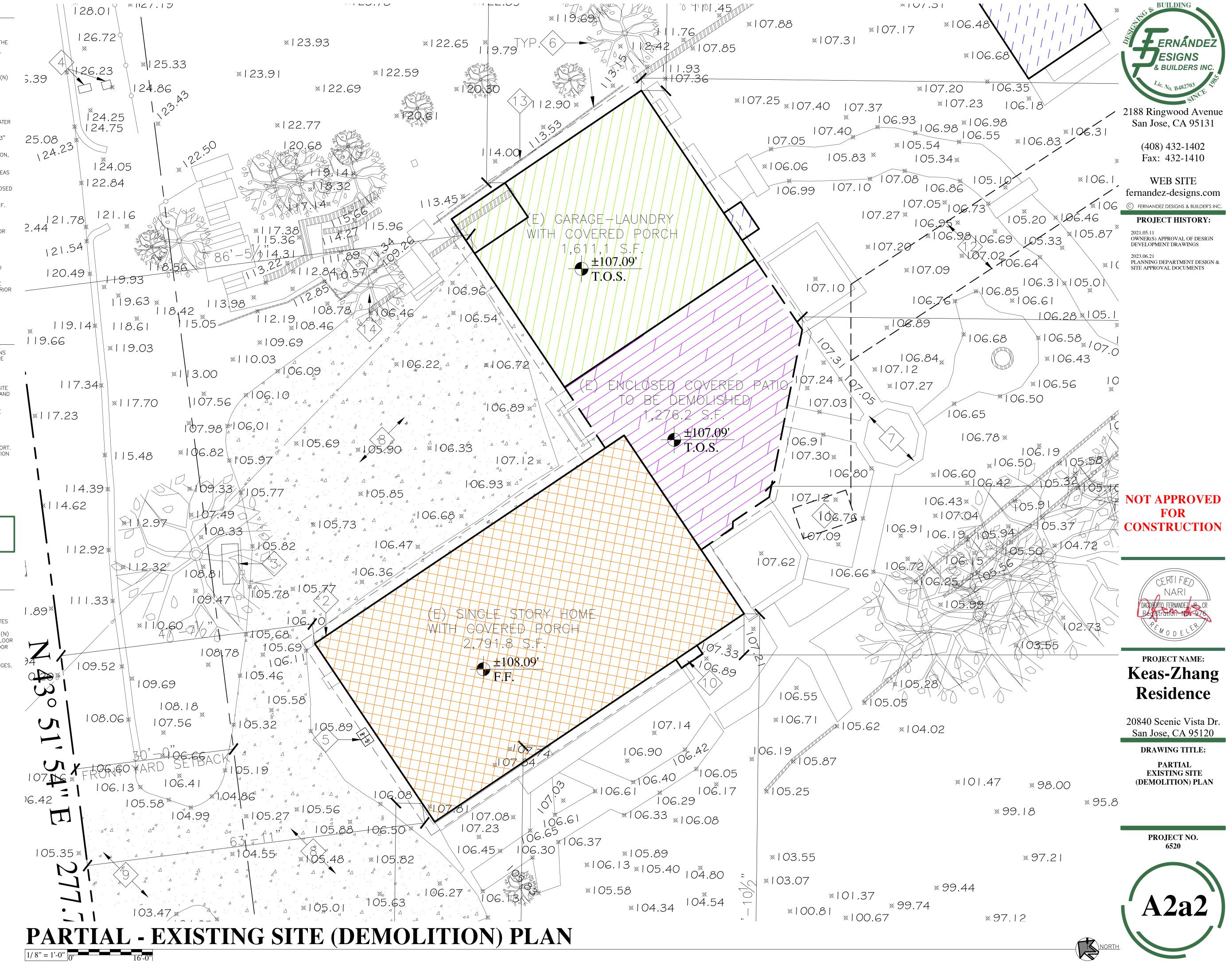
### LEGEND: DENOTES PROPERTY LINES DENOTES EASEMENT LINES, SEE PLAN FOR ADDITIONAL NOTES (E) OR (N) EXTERIOR WALLS AND WALLS BETWEEN (E) & (N) LIVING SPACE AND (E) & (N) GARAGE ON THE GROUND FLOOR THAT APPLY TOWARDS LOT COVERAGE. SEE (E) & (N) FLOOR PLANS FOR MORE INFO. (E) OR (N) ROOF EAVES, HIPS, VALLEYS, GABLES AND RIDGES. SEE (E) & (N) ROOF PLANS FOR MORE INFO. SPOT ELEVATION, SEE SURVEY DRAWINGS FOR MORE INFO.











### KEY NOTES:

 $\langle \hat{\#} \rangle$  = KEY NOTE NUMBER FOR NOTES BELOW

- 1. (E) PUBLIC RIGHT-OF-WAY, ANY CONSTRUCTION WITHIN THE CITY RIGHT-OF-WAY MUST HAVE AN APPROVED "PERMIT FOR CONSTRUCTION IN THE PUBLIC STREET" PRIOR TO THE COMMENCEMENT OF THIS WORK. THE PERFORMANCE OF THIS WORK IS NOT AUTHORIZED BY THE BUILDING PERMIT ISSUANCE BUT SHOWN ON THE BUILDING PERMIT FOR INFORMATION ONLY
- 2. (E) ELECTRICAL METER LOCATION WITH OVERHEAD SERVICE V.I.F., FIELD VERIFY AMPS, NO (N) PROPOSED CHANGES TO SERVICE, CONTRACTOR TO COORDINATE (N) METER WITH PG&E IF REQUIRED BY INCREASED FIXTURE LOAD.
- 3. (E) PROPANE TANK LOCATION V.I.F., CONTRACTOR TO COORDINATE (N) TANK IF REQUIRED BY INCREASED FIXTURE LOAD.
- 4. (E) WATER METER LOCATION AND MAIN SUPPLY LINE, V.I.F., NO PROPOSED CHANGES TO SERVICE, INSPECT SUPPLY LINE TO DETERMINE CONDITION AND REPAIR AS REQUIRED. CONTRACTOR TO COORDINATE (N) METER WITH LOCAL WATER COMPANY IF REQUIRED BY INCREASED FIXTURE LOAD
- 5. (E) A/C HEAT PUMP CONDENSER(S) ON MIN. 3" CONDENSER PAD(S), AND OR 3" CONCRETE SLAB(S) V.I.F. NO PROPOSED CHANGES
- 6. (E) TREE(S) TO REMAIN, PROTECT TREES AS REQUIRED DURING CONSTRUCTION, PLACE TREE PROTECTION MEASURES IN PLACE BEFORE THE START OF CONSTRUCTION AND REMAIN IN PLACE THROUGHOUT THE CONSTRUCTION PROCESS. DO NOT PLACE OR LEAVE MATERIALS OR EQUIPMENT IN ROOT AREAS FOR EXTENDED PERIODS OF TIME.
- 7. (N) VEGETATION AND HARDSCAPE N.I.C., REPLACE AS REQUIRED V.I.F.
- 8. (E) ASPHALT DRIVEWAY, NO (N) WORK PROPOSED, REPAIR AS REQUIRED V.I.F.
- 9. (E) CONCRETE DRIVEWAY APPROACH, IN RIGHT-OF-WAY, NO (N) WORK
- 10. (E) FIREPLACE EXTENSION, NOT COUNTED TOWARDS LOT COVERAGE OR FLOOR AREA.
- 11. (N) MIN. 4" SEWER LATERAL, OUT AT OUTSIDE OF BUILDING, CONTRACTOR TO VERIFY LOCATION IN FIELD, SEE SEPTIC DRAWINGS FOR MORE INFO.
- 12. (N) SEPTIC TANK LOCATION V.I.F., SEE SEPTIC DRAWINGS FOR MORE INFO.
- 13. (N) EFFLUENT LINE V.I.F., SEE SEPTIC DRAWINGS FOR MORE INFO.
- 14. (N) LEACH FIELD LINES V.I.F., SEE SEPTIC DRAWINGS FOR MORE INFO.
- 15. (N) C.M.U. RETAINING WALL. SEE CIVIL PLANS FOR ADDITIONAL INFO.
- 16. (E) PEPPER TREE. SEE ARBORIST REPORT FOR TREE PROTECTION AND CARE DURING CONSTRUCTION. TREE PROTECTION MEASURES MUST BE IN PLACE PRIOR TO THE START OF CONSTRUCTION ACTIVITY

### NOTES:

- 1. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS PRIOR TO COMMENCING ANY WORK TO VERIFY THAT THE WALLS ARE WITHIN THE SET BACK REQUIREMENTS PRIOR TO COMMENCEMENT OF THE WORK. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO COMMENCING WORK.
- 2. IT IS RECOMMENDED THAT THE CONTRACTOR RETAIN A SURVEYOR FOR FOUNDATION STAKING AS REQUIRED.
- 3. CONTRACTOR SHALL CONSULT WITH THE OWNERS AND/OR LANDSCAPE ARCHITECT CONCERNING THE LAYOUT OF NEW HARDSCAPE AND SOFTSCAPE AND/OR OTHER LANDSCAPE ELEMENTS PRIOR TO THE START OF THE WORK.
- 4. GRADING NOTES:
  A. CONTRACTOR SHALL FIELD VERIFY THE EXISTING / NEW GRADING OF THE SITE.
- B. SITE GRADING OR DRAINAGE SYSTEM TO DIVERT SURFACE WATER AWAY FROM ENTERING THE BUILDING PER CALGREEN 4.106.3 (I.E. SWALES, FRENCH DRAINS, WATER RETENTION GARDENS OR ETC.) THE GRADE SHALL FALL A MINIMUM OF 6" WITHIN THE FIRST 10 FEET (5%). WHERE LOT LINES, WALLS, SLOPES OR OTHER
- C. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2% AWAY FROM THE BUILDING.
- D. CONCENTRATED STORM WATER FROM DOWNSPOUTS SHALL FLOW AWAY FROM THE BUILDING AND AWAY FROM ADJOINING PROPERTIES AND SHALL NOT CREATE NUISANCE PER CBC 1101.1
- 5. DEGREE OF COMPACTION AT PAVEMENT AREAS: COMPACT THE UPPER SIX INCHES OF FILL UNDER AREAS OF CONCRETE SLABS, WALKS, OR PAVEMENT TO A MINIMUM RELATIVE COMPACTION OF 90%.

### LEGEND:

DENOTES PROPERTY LINES

\_\_\_\_\_ DENOTES SETBACK LINES

ì,611,1 S.F.

PHYSICAL BARRIER PROHIBIT 6" OF FALL WITHIN 10'-0".

DENOTES EASEMENT LINES, SEE PLAN FOR ADDITIONAL NOTES

(E) OR (N) EXTERIOR WALLS AND WALLS BETWEEN (E) & (N)
LIVING SPACE AND (E) & (N) GARAGE ON THE GROUND FLOOR
THAT APPLY TOWARDS LOT COVERAGE. SEE (E) & (N) FLOOR
PLANS FOR MORE INFO.

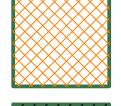
----- (E) OR (N) ROOF EAVES, HIPS, VALLEYS, GABLES AND RIDGES.

SEE (E) & (N) ROOF PLANS FOR MORE INFO.

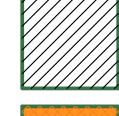
SPOT ELEVATION, SEE SURVEY DRAWINGS FOR MORE INFO.

### ±XX.XX

(E) SINGLE STORY HOME WITH COVERED PORCH 2,791.8 S.F.



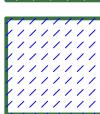
(E) GARAGE-LAUNDRY WITH COVERED PORCH



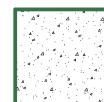
= (N) SINGLE STORY ROOM WITH COVERED PORCH ADDITION 1,393.0 S.F.



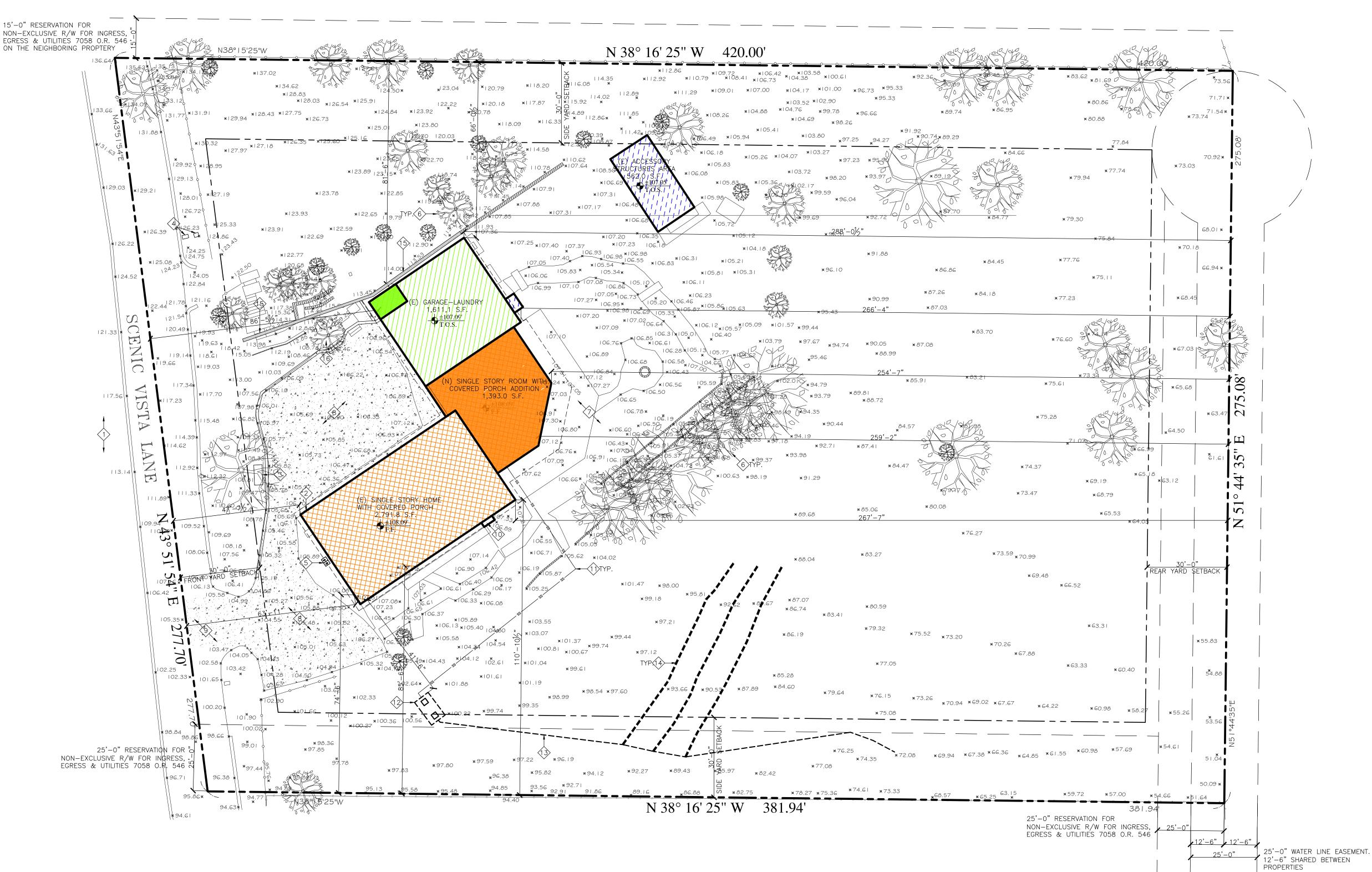
= (EP)-(NG#) - (E) PORCH AREA CONVERTED TO (N) GARAGE AREA



= (E) ACCESSORY STRUCTURES AREA, 562.0 S.F.



= (E) DRIVEWAY AREA, 5,260 S.F.



THERE ARE NO TREES
PROPOSED TO BE REMOVED
AS PART OF THIS

### VICINITY MAP:



(N) LOT COVERAGE CALO	CULATIONS
ZONING	RR-2.5AC-d1 (100%)
LOT AREA	2.53 ACRES - 110,298
(N) SINGLE STORY HOME	3,946.5
(N) PORCH'S, DECKS & ATTACHED CARAGE	1,920.8
(E) ACCESSORY STRUCUTRE (STORAGE)	562.0
(E) DRIVEWAY	5,260
(E) TOTAL	11,689.3

GRADI	NG CALCU	JLATION	S
LOCATION	CUT (C.Y.)	FILL (C.Y.)	VERT. DEPTH (FT.)
ESIDENCE	0	0	0
ACCESSORY STRUCTURE	0	0	0
OOL/HARDSCAPE	0	0	0
ANDSCAPE	200	0	5.6
PRIVEWAY	0	0	0
OFF SITE IMPROVEMENTS			
OTALS	200	0	
<u> </u>	·	.,	·



2188 Ringwood Avenue San Jose, CA 95131

> (408) 432-1402 Fax: 432-1410

WEB SITE fernandez-designs.com

### PROJECT HISTORY:

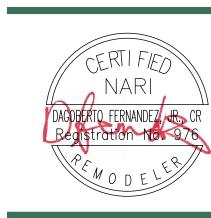
2021.05.11 OWNER(S) APPROVAL OF DESIGN

(C) FERNANDEZ DESIGNS & BUILDER'S INC

2023.06.21 PLANNING DEPARTMENT DESIGN & SITE APPROVAL DOCUMENTS

DEVELOPMENT DRAWINGS

# NOT APPROVED FOR CONSTRUCTION



PROJECT NAME:

# **Keas-Zhang Residence**

20840 Scenic Vista Dr. San Jose, CA 95120

DRAWING TITLE:

OVERALL
NEW SITE PLAN

PROJECT NO.



### OVERALL - NEW SITE PLAN



### ∞(1 ∠ J . J ) ×122.59 ×123.91 **KEY NOTES:** $\langle \# \rangle$ = KEY NOTE NUMBER FOR NOTES BELOW 124.86 ×122.69 ×107.20 ×107.25 ×107.40 107.37 1. (E) PUBLIC RIGHT-OF-WAY, ANY CONSTRUCTION WITHIN THE CITY RIGHT-OF-WAY MUST HAVE AN APPROVED "PERMIT FOR CONSTRUCTION IN THE PUBLIC STREET" PRIOR TO THE COMMENCEMENT OF THIS WORK. THE PERFORMANCE OF THIS WORK IS NOT AUTHORIZED BY THE BUILDING PERMIT 106.93 ISSUANCE BUT SHOWN ON THE BUILDING PERMIT FOR INFORMATION ONLY ×122.77 124.75 2. (E) ELECTRICAL METER LOCATION WITH OVERHEAD SERVICE V.I.F., FIELD VERIFY AMPS, NO (N) PROPOSED CHANGES TO SERVICE, CONTRACTOR TO COORDINATE (N) ×105.54 METER WITH PG&E IF REQUIRED BY INCREASED FIXTURE LOAD. 3. (E) PROPANE TANK LOCATION V.I.F., CONTRACTOR TO COORDINATE (N) TANK IF RÉQUIRED BY INCREASED FIXTURE LOAD. 4. (E) WATER METER LOCATION AND MAIN SUPPLY LINE, V.I.F., NO PROPOSED CHANGES TO SERVICE, INSPECT SUPPLY LINE TO DETERMINE CONDITION AND 122.84 REPAIR AS REQUIRED. CONTRACTOR TO COORDINATE (N) METER WITH LOCAL WATER 106.86` COMPANY IF REQUIRED BY INCREASED FIXTURE LOAD 5. (E) A/C HEAT PUMP CONDENSER(S) ON MIN. 3" CONDENSER PAD(S), AND OR 3" CONCRETE SLAB(S) V.I.F. NO PROPOSED CHANGES 107.27 ⋈ 6. (E) TREE(S) TO REMAIN, PROTECT TREES AS REQUIRED DURING CONSTRUCTION, GARAGLA PLACE TREE PROTECTION MEASURES IN PLACE BEFORE THE START OF CONSTRUCTION AND REMAIN IN PLACE THROUGHOUT THE CONSTRUCTION ×106.98106.69 105.33 PROCESS. DO NOT PLACE OR LEAVE MATERIALS OR EQUIPMENT IN ROOT AREAS FOR EXTENDED PERIODS OF TIME. ×107.20 7. (N) VEGETATION AND HARDSCAPE N.I.C., REPLACE AS REQUIRED V.I.F. 8. (E) ASPHALT DRIVEWAY, NO (N) WORK PROPOSED, REPAIR AS REQUIRED V.I.F. ×107.09 9. (E) CONCRETE DRIVEWAY APPROACH, IN RIGHT-OF-WAY, NO (N) WORK 120.49 PROPOSED 10. (E) FIREPLACE EXTENSION, NOT COUNTED TOWARDS LOT COVERAGE OR FLOOR √ 4 10*6.*96 106.76 ₩ 113,98 11. (N) MIN. 4" SEWER LATERAL, OUT AT OUTSIDE OF BUILDING, CONTRACTOR TO VERIFY LOCATION IN FIELD, SEE SEPTIC DRAWINGS FOR MORE INFO. 12. (N) SEPTIC TANK LOCATION V.I.F., SEE SEPTIC DRAWINGS FOR MORE INFO. ×106.89 13. (N) EFFLUENT LINE V.I.F., SEE SEPTIC DRAWINGS FOR MORE INFO. 119.66 14. (N) LEACH FIELD LINES V.I.F., SEE SEPTIC DRAWINGS FOR MORE INFO. ×119.03 15. (N) C.M.U. RETAINING WALL. SEE CIVIL PLANS FOR ADDITIONAL INFO. 106.84 16. (E) PEPPER TREE. SEE ARBORIST REPORT FOR TREE PROTECTION AND CARE ×406.72 DURING CONSTRUCTION. TREE PROTECTION MEASURES MUST BE IN PLACE PRIOR TO THE START OF CONSTRUCTION ACTIVITY ×113.00 117.34 NOTES: ×117.70 1. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS 106.89 × PRIOR TO COMMENCING ANY WORK TO VERIFY THAT THE WALLS ARE WITHIN THE SET BACK REQUIREMENTS PRIOR TO COMMENCEMENT OF THE WORK. THE $\times 117.23$ CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO COMMENCING WORK. 2. IT IS RECOMMENDED THAT THE CONTRACTOR RETAIN A SURVEYOR FOR FOUNDATION STAKING AS REQUIRED. 15.48 3. CONTRACTOR SHALL CONSULT WITH THE OWNERS AND/OR LANDSCAPE ARCHITECT CONCERNING THE LAYOUT OF NEW HARDSCAPE AND SOFTSCAPE AND/OR OTHER LANDSCAPE ELEMENTS PRIOR TO THE START OF THE WORK. 106.80 ×106.60 4. GRADING NOTES: 106.93 × A. CONTRACTOR SHALL FIELD VERIFY THE EXISTING / NEW GRADING OF THE SITE. 114.39\* B. SITE GRADING OR DRAINAGE SYSTEM TO DIVERT SURFACE WATER AWAY FROM 106.43× 114.62 ENTERING THE BUILDING PER CALGREEN 4.106.3 (I.E. SWALES, FRENCH DRAINS, WATER RETENTION GARDENS OR ETC.) THE GRADE SHALL FALL A MINIMUM OF 6" JØ6.76 × 106.68 ×̃ ×107<u>0</u>4 WITHIN THE FIRST 10 FEET (5%). WHERE LOT LINES, WALLS, SLOPES OR OTHER PHYSICAL BARRIER PROHIBIT 6" OF FALL WITHIN 10'-0". 106.91 C. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE 106.47 × SLOPED A MINIMUM OF 2% AWAY FROM THE BUILDING. 112.92\* D. CONCENTRATED STORM WATER FROM DOWNSPOUTS SHALL FLOW AWAY FROM THE BUILDING AND AWAY FROM ADJOINING PROPERTIES AND SHALL NOT CREATE 106.72 NUISANCE PER CBC 1101.1 5. DEGREE OF COMPACTION AT PAVEMENT AREAS: COMPACT THE UPPER SIX INCHES OF FILL UNDER AREAS OF CONCRETE SLABS, WALKS, OR PAVEMENT TO A MINIMUM RELATIVE COMPACTION OF 90%. 111.33\* LEGEND: .89<sup>×</sup> DENOTES PROPERTY LINES DENOTES SETBACK LINES 21.791.815. DENOTES EASEMENT LINES, SEE PLAN FOR ADDITIONAL NOTES 105.69 ±108.09' (E) OR (N) EXTERIOR WALLS AND WALLS BETWEEN (E) & (N) 106. LIVING SPACE AND (E) & (N) GARAGE ON THE GROUND FLOOR 109.52 THAT APPLY TOWARDS LOT COVERAGE. SEE (E) & (N) FLOOR 105.46 PLANS FOR MORE INFO. 109.69 (E) OR (N) ROOF EAVES, HIPS, VALLEYS, GABLES AND RIDGES. 106.55 SEE (E) & (N) ROOF PLANS FOR MORE INFO. <sup>⊿</sup> 105.58<sup>°</sup> 108.18 SPOT ELEVATION, SEE SURVEY DRAWINGS FOR MORE INFO. 108.06\* ×106.71 107.56 105.32 107.14 1\Q5.62 ×104.02 (E) SINGLE STORY HOME WITH COVERED PORCH 2,791.8 S.F. 106.90 106.19 MI 05.87 506.160 XARU <sup>∞</sup>106.05 ×106.40 106.41 (E) GARAGE-LAUNDRY WITH COVERED PORCH 106.13 × 106.17 ×106.61 ì,611,1 S.F. )6.42 106.29 I ×106.08 (N) SINGLE STORY ROOM WITH COVERED PORCH ADDITION 1,393.0 S.F. 106.30 105.35 ⋈ ×105.89 ×103.55 ×106.13 ×105.40 ×103.07 × 99.44 ×105.58 △ √ 106.27 ×101.37 104.54×99.74 ×100.81 ×100.67 104.05 × 1001/12 = (E) ACCESSORY STRUCTURES AREA, THERE ARE NO TREES 562.0 S.F. PROPOSED TO BE REMOVED AS PART OF THIS

**ESIGNS** 

2188 Ringwood Avenue

San Jose, CA 95131

(408) 432-1402

Fax: 432-1410

WEB SITE

fernandez-designs.com

(C) FERNANDEZ DESIGNS & BUILDER'S INC

**PROJECT HISTORY:** 

OWNER(S) APPROVAL OF DESIGN

PLANNING DEPARTMENT DESIGN &

**NOT APPROVED** 

**FOR** 

**CONSTRUCTION** 

**PROJECT NAME:** 

**Keas-Zhang** 

Residence

20840 Scenic Vista Dr.

San Jose, CA 95120

**DRAWING TITLE:** 

**PARTIAL** 

**NEW SITE PLAN** 

PROJECT NO.

SITE APPROVAL DOCUMENTS

DEVELOPMENT DRAWINGS

2023.06.21

×106.31

×106.83

105.20 ×106.46

106.31×105.01

106.58

×106.56

106.19

× 98.00

×97.21

×99.18

×97.12

106.28 × 105.13

×107.00

10;

×106.61

**≫**106.50

& BUILDERS INC.

×106.98

106.55

106.68

106.65

106.78 ⋈

PARTIAL - NEW SITE PLAN

= (E) DRIVEWAY AREA, 5,260 S.F.

- DRAWING SHOWS SCOPE OF DEMOLITION ONLY. METHOD OF DEMOLITION REQUIRED TO COMPLETE THE WORK TO BE PER STANDARD INDUSTRY PRACTICES AND WITHIN LIMITATIONS OF GOVERNING REGULATIONS.
- 2. DEMOLITION PLAN IS A GRAPHIC REPRESENTATION OF SCOPE OF DEMOLITION BUT IS NOT INTENDED TO BE COMPREHENSIVE. CONTRACTOR TO REVIEW EXISTING CONDITIONS RELATIVE TO SCOPE OF NEW WORK ON ALL ARCHITECTURAL AND STRUCTURAL PLANS FOR ACTUAL DEMONITOR AND CONTRACT DESIGNED IN THE EVENT OF ANY CONTRACT OF PROPERTY.
- BID. CONTACT DESIGNER IN THE EVENT OF ANY CONFLICTS OR DISCREPANCIES.

  3. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS PRIOR TO COMMENCING ANY WORK. THE CONTRACTOR SHALL NOTIFY THE

DESIGNER OF ANY DISCREPANCIES PRIOR TO COMMENCING WORK.

- 4. WHEN UNANTICIPATED MECHANICAL, ELECTRICAL OR STRUCTURAL ELEMENTS THAT CONFLICT WITH THE DESIGN INTENT ARE ENCOUNTERED, CONTRACTOR IS TO NOTIFY OWNER AND DESIGNER PRIOR TO PROCEEDING.
- VERIFY LOCATION OF REQUIRED STRUCTURAL FRAMING PRIOR TO REMOVAL. DO NOT REMOVE ANY ELEMENT THAT MIGHT RESULT IN A STRUCTURAL DEFICIENCY WITHOUT PROPER TEMPORARY SHORING.
- 6. EXCEPT FOR ITEMS OR MATERIALS INDICATED TO BE REUSED, SALVAGED, REINSTALLED OR INDICATED AS OWNERS PROPERTY, DEMOLITION MATERIALS SHALL BECOME CONTRACTORS PROPERTY AND SHALL BE REMOVED FROM ON SITE. COMPLY WITH LOCAL REQUIREMENTS FOR OFF HAULING AND DISPOSAL. VERIFY ITEMS TO BE SALVAGED WITH OWNER IN FIELD.
- 7. VERIFY ITEMS OR MATERIALS INDICATED TO BE REUSED, SALVAGED, REINSTALLED OR INDICATED AS OWNERS PROPERTY TO BE RETAINED.
- 8. NOTIFY THE DESIGNER AND OWNER OF SUSPECTED HAZARDOUS MATERIAL. ANY HAZARDOUS MATERIAL SHALL BE REMOVED BY LICENSED HAZMAT CONTRACTOR.
- 9. THE EXISTING BUILDING SHALL BE PROTECTED DURING THE COURSE OF
- 10. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE LOCAL JURISDICTION PRIOR TO COMMENCING DEMOLITION.
- 11. ALL REQUIRED EXCAVATION SHALL BE CLEARED OF ALL CONCRETE AND ORGANIC MATERIALS PRIOR TO BACKFILLING. ALL EXCAVATION SHALL BE FILLED UNDER THE SUPERVISION OF A SOILS ENGINEER WHERE APPLICABLE OR TO ACCEPTED INDUSTRY STANDARDS.
- 12. SAW CUT EXISTING CONCRETE TO BE DEMOLISHED WHEREVER FEASIBLE.

### LEGEND:

= (E) 2x WALLS TO REMAIN. REPAIR DAMAGE CAUSED BY REMOVING FINISHES. ALL NEW & ADJACENT WALL(S) TO RECEIVE NEW PAINT

(E) 2x WALLS, FIXTURES, OR NON-STRUCTURAL ELEMENTS TO BE REMOVED.

= FLOOR FLEVATION CHAN

(E) CRAWL ACCESS

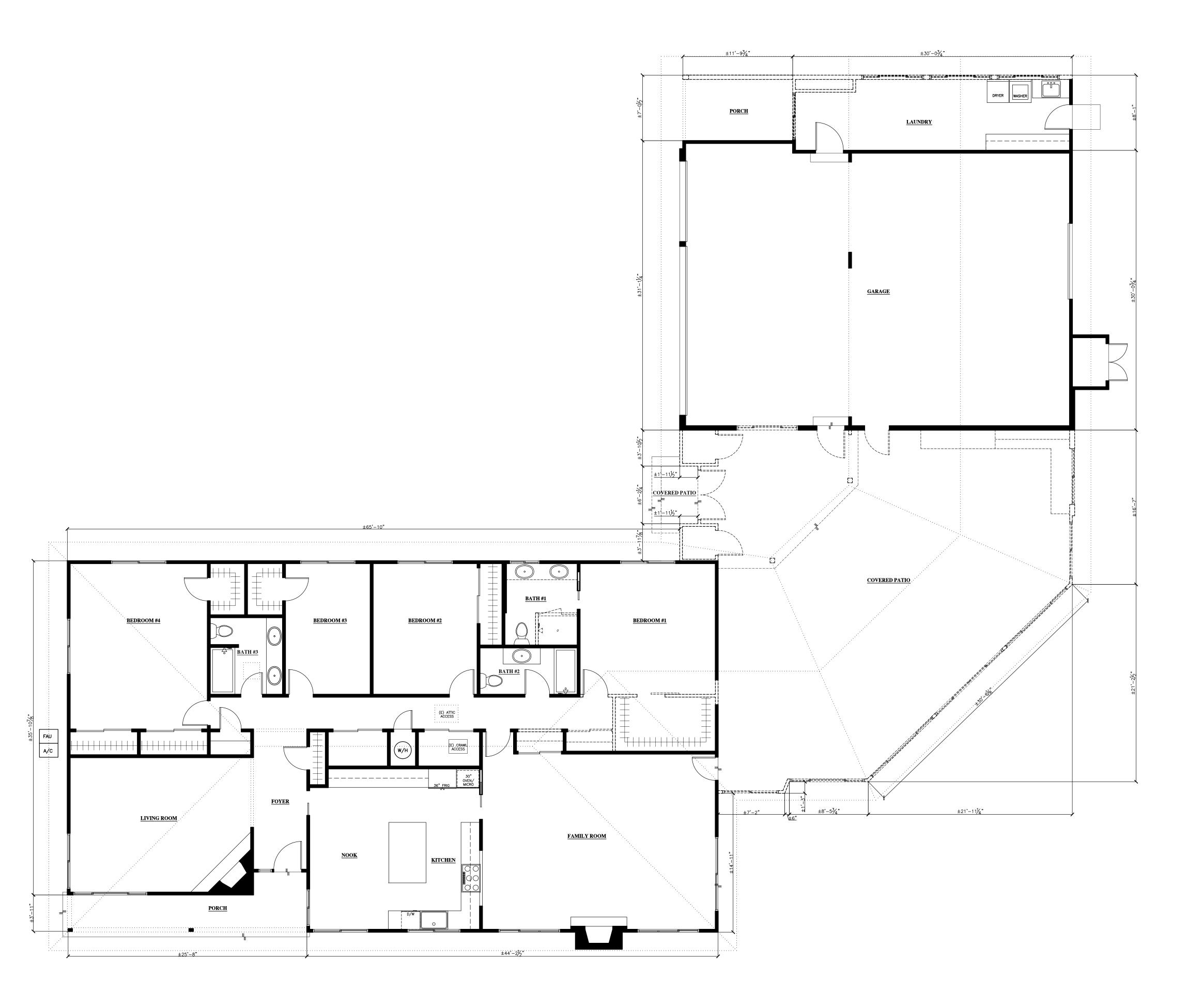
= (E) CRAWL SPACE ACCESS V.I.F.

(E) ATTIC

PLAN LEGEND:

= (E) ATTIC ACCESS

# SHEET A36





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> (408) 432-1402 Fax: 432-1410

WEB SITE fernandez-designs.com

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### PROJECT HISTORY:

OWNER(S) APPROVAL OF DESIGN DEVELOPMENT DRAWINGS

2023.06.21 PLANNING DEPARTMENT DESIGN & SITE APPROVAL DOCUMENTS

### NOT APPROVED FOR CONSTRUCTION



**PROJECT NAME:** 

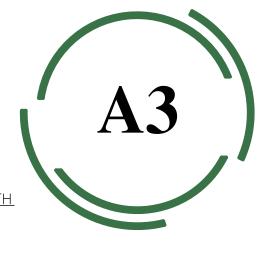
# **Keas-Zhang Residence**

20840 Scenic Vista Dr. San Jose, CA 95120

**DRAWING TITLE:** 

OVERALL EXISTING FLOOR (DEMOLITION) PLAN

PROJECT NO.



# OVERALL - EXISTING FLOOR (DEMOLITION) PLAN 3/16" = 1'-0" 0" 12'-0"

- DRAWING SHOWS SCOPE OF DEMOLITION ONLY. METHOD OF DEMOLITION REQUIRED TO COMPLETE THE WORK TO BE PER STANDARD INDUSTRY PRACTICES AND WITHIN LIMITATIONS OF GOVERNING REGULATIONS.
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- BID. CONTACT DESIGNER IN THE EVENT OF ANY CONFLICTS OR DISCREPANCIES.

  3. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS PRIOR TO COMMENCING ANY WORK. THE CONTRACTOR SHALL NOTIFY THE DESIGNER OF ANY DISCREPANCIES PRIOR TO COMMENCING WORK.
- 4. WHEN UNANTICIPATED MECHANICAL, ELECTRICAL OR STRUCTURAL ELEMENTS THAT CONFLICT WITH THE DESIGN INTENT ARE ENCOUNTERED, CONTRACTOR IS TO NOTIFY OWNER AND DESIGNER PRIOR TO PROCEEDING.
- 5. VERIFY LOCATION OF REQUIRED STRUCTURAL FRAMING PRIOR TO REMOVAL. DO NOT REMOVE ANY ELEMENT THAT MIGHT RESULT IN A STRUCTURAL DEFICIENCY WITHOUT PROPER TEMPORARY SHORING.
- 6. EXCEPT FOR ITEMS OR MATERIALS INDICATED TO BE REUSED, SALVAGED, REINSTALLED OR INDICATED AS OWNERS PROPERTY, DEMOLITION MATERIALS SHALL BECOME CONTRACTORS PROPERTY AND SHALL BE REMOVED FROM ON SITE. COMPLY WITH LOCAL REQUIREMENTS FOR OFF HAULING AND DISPOSAL. VERIFY ITEMS TO BE SALVAGED WITH OWNER IN FIFLD.
- ITEMS TO BE SALVAGED WITH OWNER IN FIELD.

  7. VERIFY ITEMS OR MATERIALS INDICATED TO BE REUSED, SALVAGED, REINSTALLED OR INDICATED AS OWNERS PROPERTY TO BE RETAINED.
- 8. NOTIFY THE DESIGNER AND OWNER OF SUSPECTED HAZARDOUS MATERIAL. ANY HAZARDOUS MATERIAL SHALL BE REMOVED BY LICENSED HAZMAT CONTRACTOR.
- 9. THE EXISTING BUILDING SHALL BE PROTECTED DURING THE COURSE OF DEMOLITION.
- 10. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE LOCAL JURISDICTION PRIOR TO COMMENCING DEMOLITION.
- 11. ALL REQUIRED EXCAVATION SHALL BE CLEARED OF ALL CONCRETE AND ORGANIC MATERIALS PRIOR TO BACKFILLING. ALL EXCAVATION SHALL BE FILLED UNDER THE SUPERVISION OF A SOILS ENGINEER WHERE APPLICABLE OR TO ACCEPTED INDUSTRY STANDARDS.
- 12. SAW CUT EXISTING CONCRETE TO BE DEMOLISHED WHEREVER FEASIBLE.

### LEGEND:

= (E) 2x WALLS TO REMAIN. REPAIR DAMAGE CAUSED BY REMOVING FINISHES. ALL NEW & ADJACENT WALL(S) TO RECEIVE NEW PAINT FINISH TO MATCH EXISTING.

(E) 2x WALLS, FIXTURES, OR NON—STRUCTURAL ELEMENTS TO BE REMOVED.

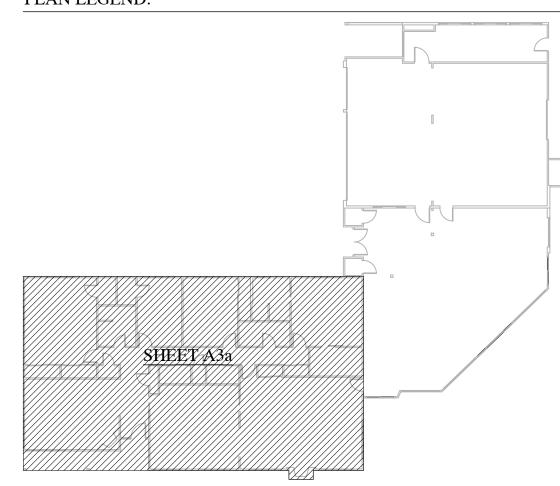
LINE OF BEAM(S), SOFFIT(S) AND/OR LIGHT WELL(S) ABOVE U.N.O. SEE REFLECTED CEILING PLAN FOR ADDITIONAL INFO.

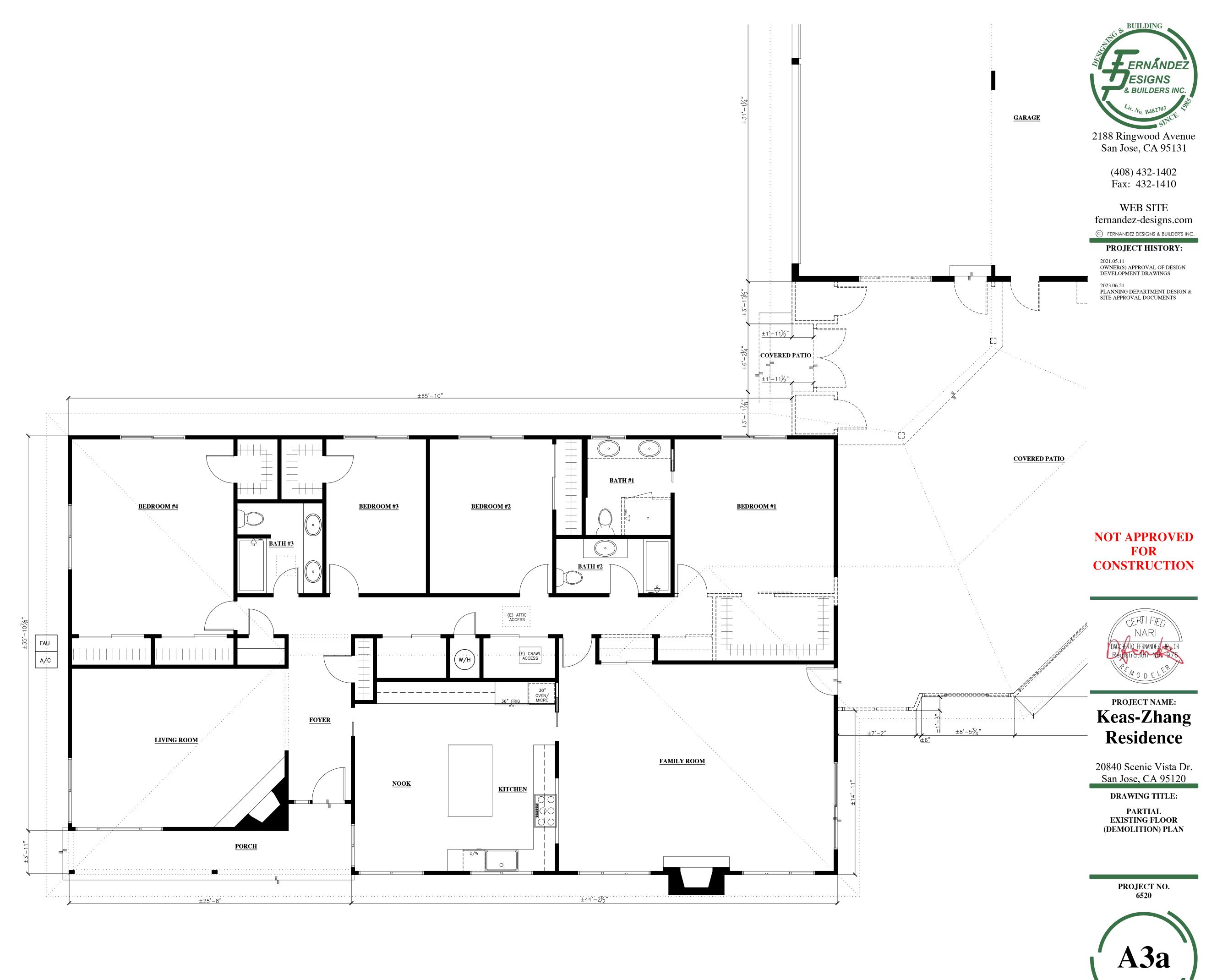
= FLOOR ELEVATION CHANGE

(E) CRAWL SPACE ACCESS V.I.F.

(E) ATTIC = (E) ATTIC ACCESS

PLAN LEGEND:





PARTIAL - EXISTING FLOOR (DEMOLITION) PLAN

1/4" = 1'-0" 0' 8'-0"

- 1. DRAWING SHOWS SCOPE OF DEMOLITION ONLY. METHOD OF DEMOLITION REQUIRED TO COMPLETE THE WORK TO BE PER STANDARD INDUSTRY PRACTICES AND WITHIN LIMITATIONS OF GOVERNING REGULATIONS.
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### LEGEND:

(E) 2x WALLS TO REMAIN. REPAIR DAMAGE CAUSED BY REMOVING FINISHES. ALL NEW & ADJACENT WALL(S) TO RECEIVE NEW PAINT

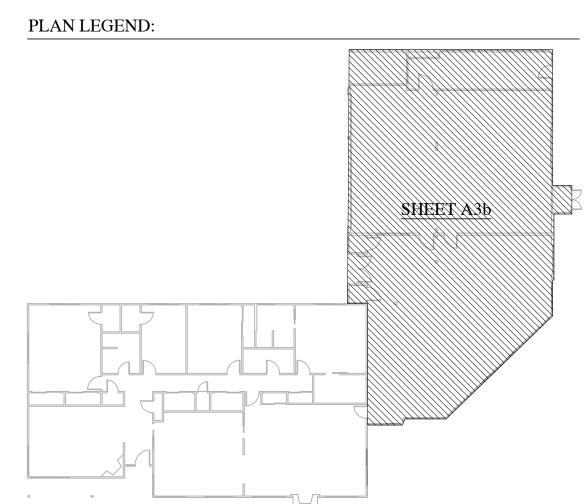
(E) 2x WALLS, FIXTURES, OR NON—STRUCTURAL ELEMENTS TO BE REMOVED. = LINE OF BEAM(S), SOFFIT(S) AND/OR LIGHT WELL(S) ABOVE U.N.O. SEE REFLECTED CEILING PLAN FOR ADDITIONAL INFO.

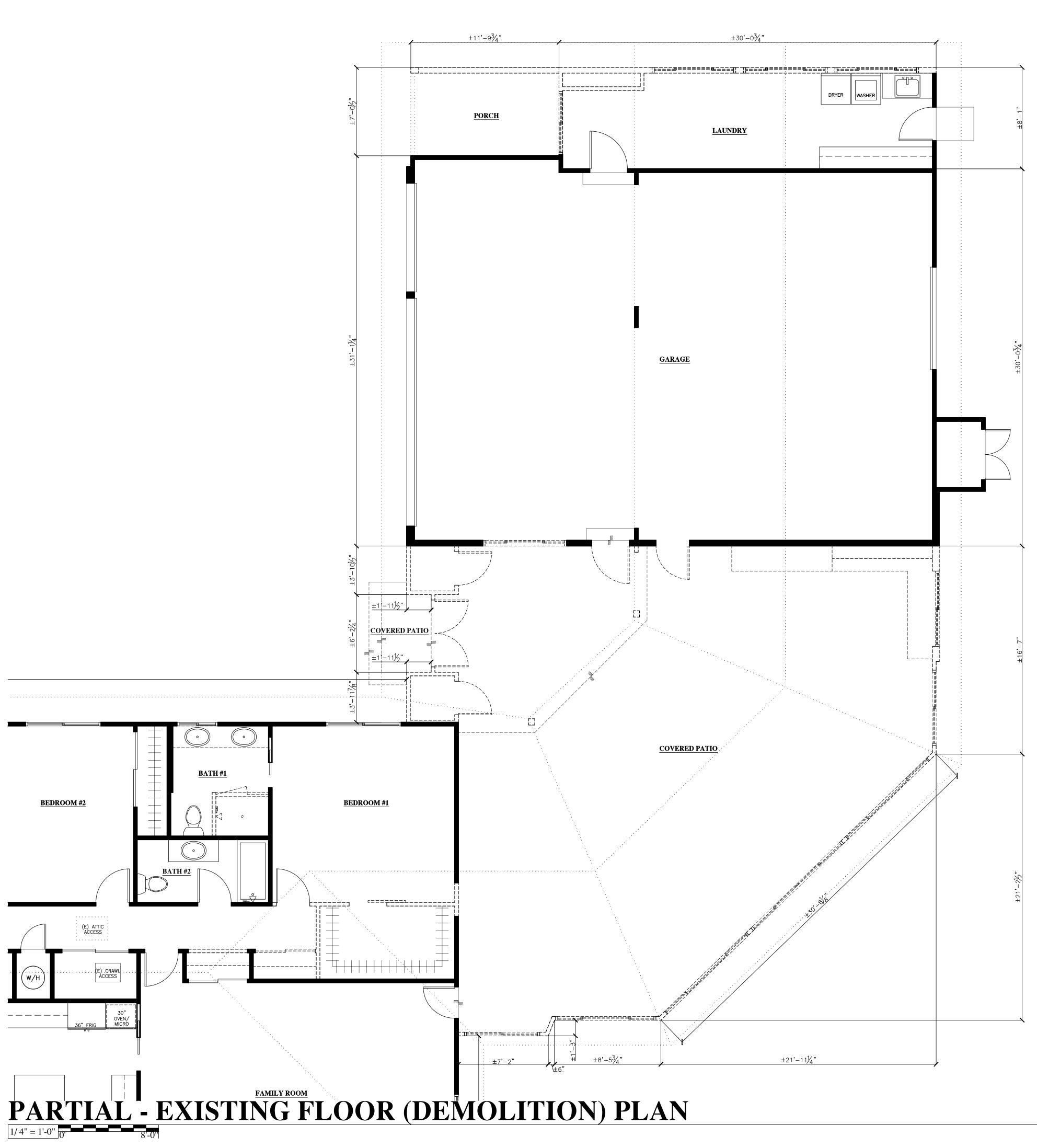
= FLOOR ELEVATION CHANGE

= (E) ATTIC ACCESS

(E) CRAWL ACCESS

= (E) CRAWL SPACE ACCESS V.I.F.







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WEB SITE fernandez-designs.com

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### **PROJECT HISTORY:**

OWNER(S) APPROVAL OF DESIGN DEVELOPMENT DRAWINGS

PLANNING DEPARTMENT DESIGN & SITE APPROVAL DOCUMENTS

NOT APPROVED CONSTRUCTION



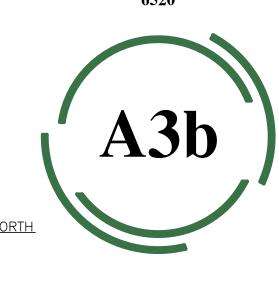
**PROJECT NAME:** 

### **Keas-Zhang** Residence

20840 Scenic Vista Dr. San Jose, CA 95120

**DRAWING TITLE:** 

PARTIAL EXISTING FLOOR (DEMOLITION) PLAN



### GENERAL NOTES:

LEGEND:

PLAN LEGEND:

- 1. ALL DIMENSIONS ARE TAKEN FROM FACE OF STUDS ONLY U.N.O.
- ALL DIMENSIONS AND CONDITIONS SHALL BE VERIFIED ON THE JOB SITE. NOTIFY THE DESIGNER IN WRITING OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH THE WORK.

= (E) 2x4 OR 2x6 REMAINING WALLS V.I.F. (SEE PLANS).
REPAIR (E) 1/2" GYPSUM BOARD OR 5/8" TYPE X GYPSUM
BOARD WHERE FIRE RESISTANCE RATED CONSTRUCTION IS

= (E) OR (N) ONE (1) HOUR FIRE SEPARATION BETWEEN GARAGE & LIVING AREA PER TABLE R302.6 - 5/8" TYPE 'X' GYPSUM

JOISTS/TRUSSES ARE AT 24" O.C.

= (E) OR (N) 2×6 INTERIOR WALL OR PLUMBING WALL FOR

LINE OF BEAM(S), SOFFIT(S) AND/OR LIGHT WELL(S) ABOVE U.O.N. SEE REFLECTED CEILING PLAN FOR ADDITIONAL INFO.

REQUIRED, MATCHING EXISTING WALL FINISH AS REQUIRED, OR (N) GYPSUM BOARD V.I.F. TAPED AND TEXTURED FOR PAINTING.

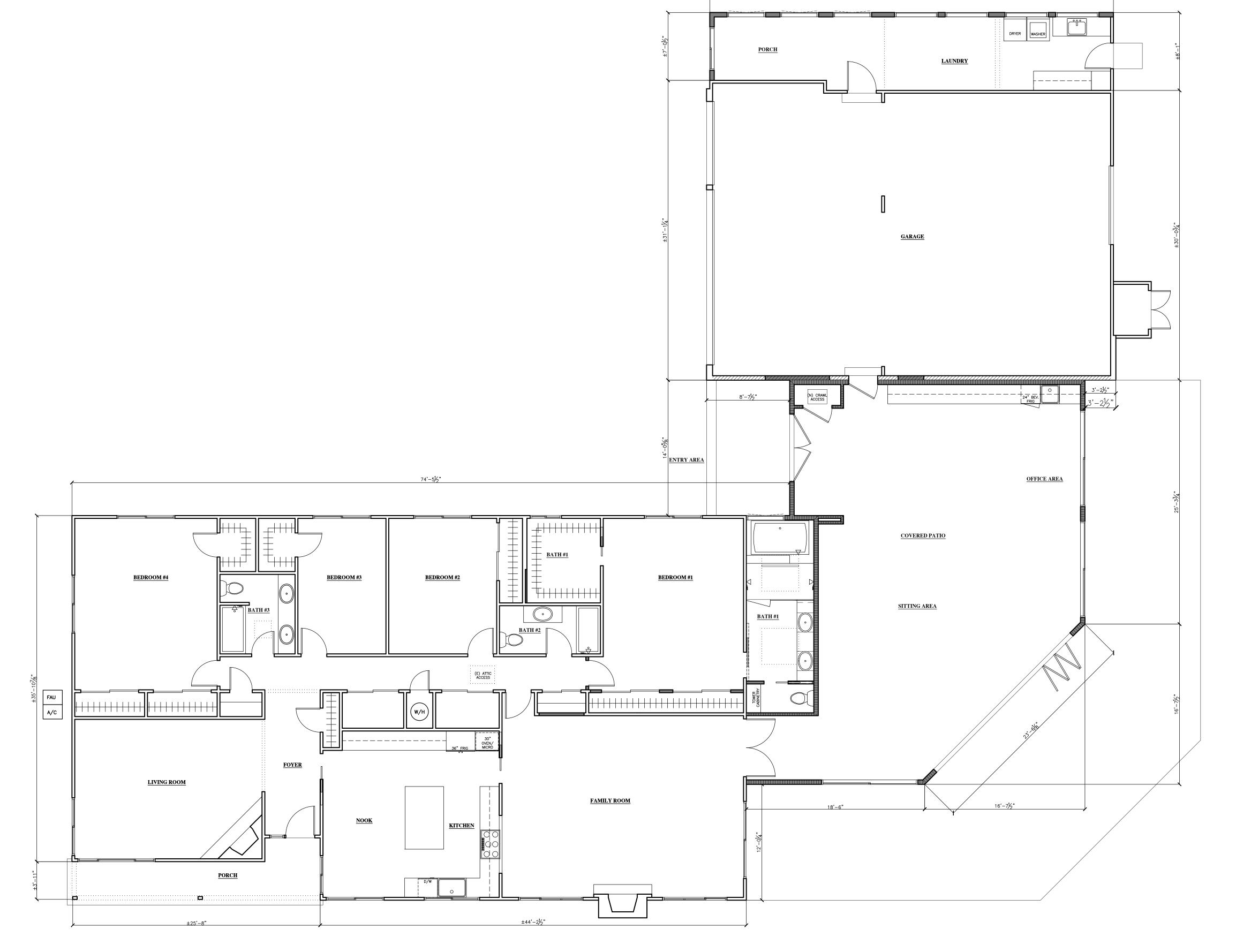
= (N) 2x4 OR 2x6 WALLS AND/OR EXISTING WALL OPENINGS THAT HAVE BEEN FRAMED IN (SEE PLANS). 1/2" GYPSUM BOARD OR 5/8" TYPE X GYPSUM BOARD WHERE FIRE RESISTANCE RATED CONSTRUCTION IS REQUIRED V.I.F. TAPED AND TEXTURED FOR

ON ALL WALLS FROM BASE OF FOUNDATION STEM WALLS TO CEILING'S OR TO TOP OF ROOF, ALL SUPPORTING MEMBERS, (i.e BEAMS, COLUMNS AND BEARING WALLS) CEILINGS OR ROOF FRAMING (ON GARAGE SIDE OF WALLS). TWO LAYERS OF 5/8" TYPE 'X' GYP BOARD IS REQUIRED WHEN RAFTERS/CEILING

CUTTING, DRILLING AND NOTCHING U.N.O. SEE (E) & (N) WALLS NOTES ABOVE FOR ADDITIONAL INFO.

SHEET A30

3. ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN SOLE/BOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR A SIMILAR METHOD ACCEPTABLE TO THE





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WEB SITE fernandez-designs.com

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PROJECT HISTORY:

2021.05.11 OWNER(S) APPROVAL OF DESIGN

DEVELOPMENT DRAWINGS
2023.06.21

2023.06.21 PLANNING DEPARTMENT DESIGN & SITE APPROVAL DOCUMENTS

NOT APPROVED FOR CONSTRUCTION



PROJECT NAME:
Keas-Zhang

Residence

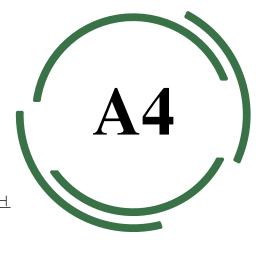
20840 Scenic Vista Dr. San Jose, CA 95120

DRAWING TITLE:

OVERALL

NEW FLOOR PLAN

PROJECT NO. 6520



# OVERALL - NEW FLOOR PLAN 3/16" = 1'-0" 0' 12'-0"

### GENERAL NOTES:

- 1. ALL DIMENSIONS ARE TAKEN FROM FACE OF STUDS ONLY U.N.O.
- ALL DIMENSIONS AND CONDITIONS SHALL BE VERIFIED ON THE JOB SITE. NOTIFY THE DESIGNER IN WRITING OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH THE WORK.
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### LEGEND:

= (E) 2x4 OR 2x6 REMAINING WALLS V.I.F. (SEE PLANS).
REPAIR (E) 1/2" GYPSUM BOARD OR 5/8" TYPE X GYPSUM BOARD WHERE FIRE RESISTANCE RATED CONSTRUCTION IS REQUIRED, MATCHING EXISTING WALL FINISH AS REQUIRED, OR (N) GYPSUM BOARD V.I.F. TAPED AND TEXTURED FOR PAINTING.

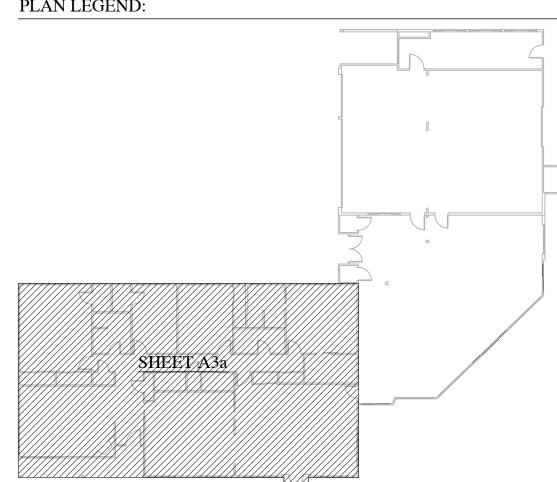
> = (N) 2x4 OR 2x6 WALLS AND/OR EXISTING WALL OPENINGS THAT HAVE BEEN FRAMED IN (SEE PLANS). 1/2" GYPSUM BOARD OR 5/8" TYPE X GYPSUM BOARD WHERE FIRE RESISTANCE RATED CONSTRUCTION IS REQUIRED V.I.F. TAPED AND TEXTURED FOR

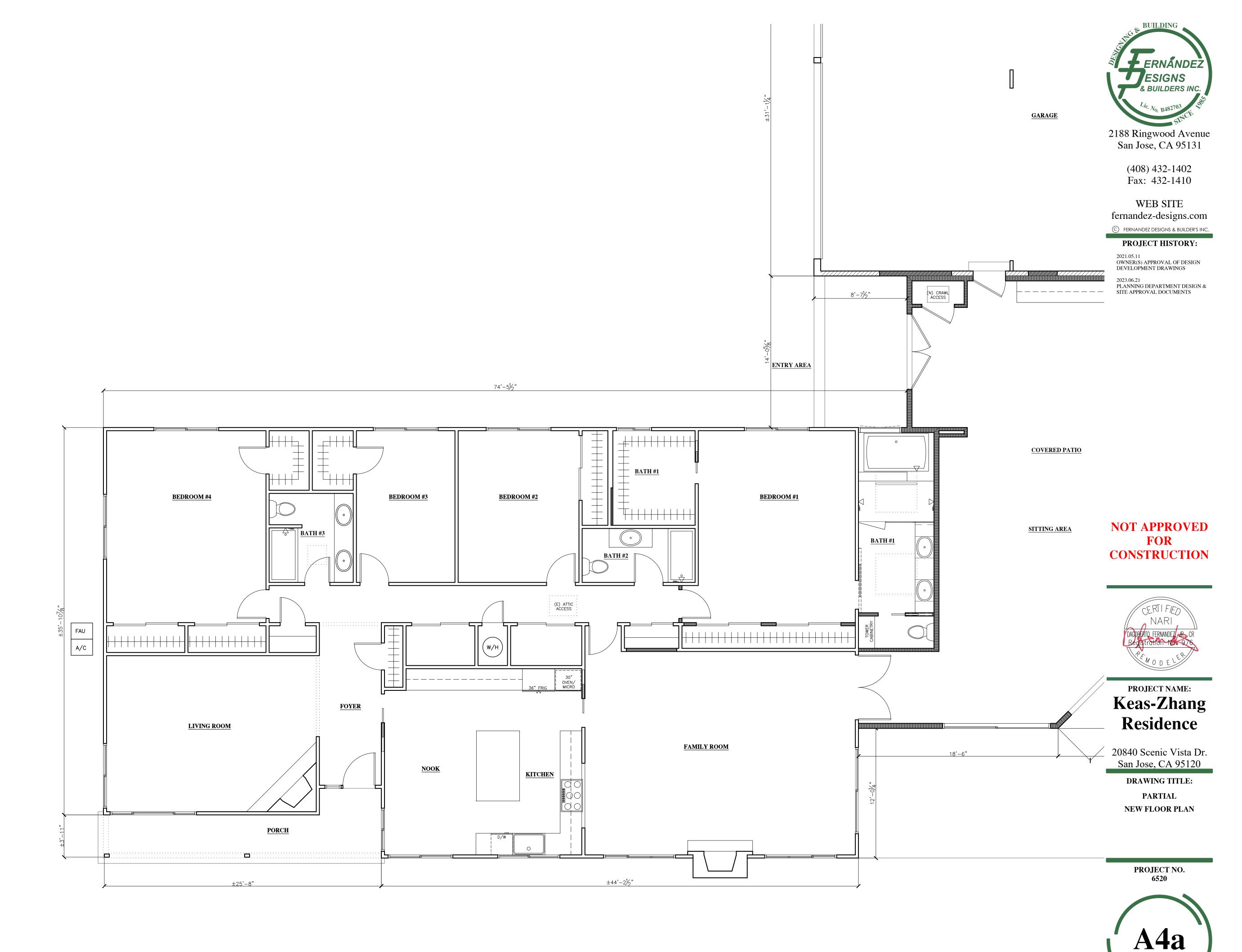
= (E) OR (N) ONE (1) HOUR FIRE SEPARATION BETWEEN GARAGE & LIVING AREA PER TABLE R302.6 - 5/8" TYPE 'X' GYPSUM ON ALL WALLS FROM BASE OF FOUNDATION STEM WALLS TO CEILING'S OR TO TOP OF ROOF, ALL SUPPORTING MEMBERS, (i.e BEAMS, COLUMNS AND BEARING WALLS) CEILINGS OR ROOF FRAMING (ON GARAGE SIDE OF WALLS). TWO LAYERS OF 5/8" TYPE 'X' GYP BOARD IS REQUIRED WHEN RAFTERS/CEILING JOISTS/TRUSSES ARE AT 24" O.C.

= (E) OR (N) 2x6 INTERIOR WALL OR PLUMBING WALL FOR CUTTING, DRILLING AND NOTCHING U.N.O. SEE (E) & (N) WALLS NOTES ABOVE FOR ADDITIONAL INFO.

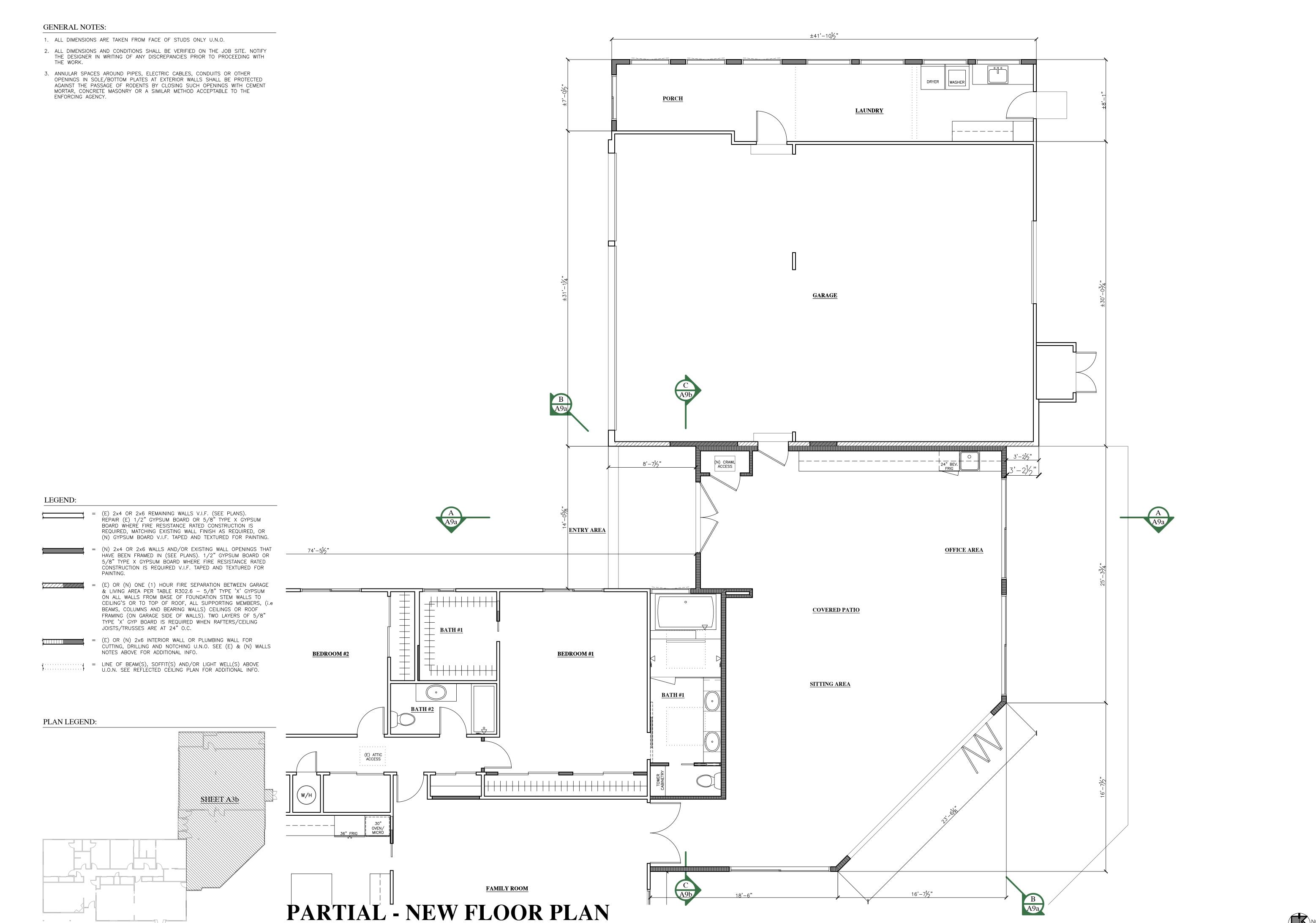
LINE OF BEAM(S), SOFFIT(S) AND/OR LIGHT WELL(S) ABOVE U.O.N. SEE REFLECTED CEILING PLAN FOR ADDITIONAL INFO.

### PLAN LEGEND:





PARTIAL - NEW FLOOR PLAN





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### PROJECT HISTORY:

OWNER(S) APPROVAL OF DESIGN DEVELOPMENT DRAWINGS

PLANNING DEPARTMENT DESIGN & SITE APPROVAL DOCUMENTS

### NOT APPROVED FOR CONSTRUCTION

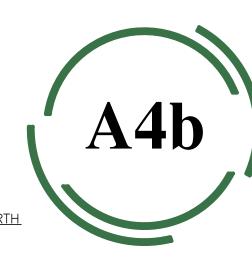


PROJECT NAME:

# **Keas-Zhang Residence**

20840 Scenic Vista Dr. San Jose, CA 95120

DRAWING TITLE:
PARTIAL
NEW FLOOR PLAN





# EXISTING WEST (FRONT) ELEVATION 1/4" = 1'-0" 0" 8'-0"



EXISTING NORTH (LEFT) ELEVATION

1/4" = 1'-0" 0' ELEVATION



NOT APPROVED



**PROJECT NAME: Keas-Zhang** Residence

20840 Scenic Vista Dr. San Jose, CA 95120

**DRAWING TITLE:** EXISTING ELEVATIONS







# EXISTING EAST (REAR) ELEVATION 1/4" = 1'-0" 0' 8'-0"



### NOT APPROVED CONSTRUCTION



# **PROJECT NAME:**

### **Keas-Zhang** Residence

20840 Scenic Vista Dr. San Jose, CA 95120

**DRAWING TITLE:** 

EXISTING ELEVATIONS

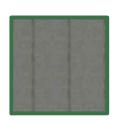
PROJECT NO.

**A8a2** 

# EXISTING SOUTH (RIGHT) ELEVATION 1/4" = 1'-0" 0' 8'-0"

FINISH LEGEND:

(E) ASPHALT COMPOSITION SHINGLE ROOFING, NO PROPOSED CHANGES, REPAIR AS REQUIRED V.I.F.



(E) ROOF CAP SHEET ROOFING, NO PROPOSED CHANGES, REPAIR AS REQUIRED V.I.F.



(E) PAINTED STEEL TOWELED CEMENT PLASTER SYSTEM, REPAIR AS REQUIRED V.I.F.



# NEW WEST (FRONT) ELEVATION 1/4" = 1'-0" 0' 8'-0"

NEW PORCH (LEFT SIDE) ELEVATION

1/4" = 1'-0"

 $\langle \# \rangle$  = KEY NOTE NUMBER FOR NOTES BELOW

SHED ONTO ADJACENT PROPERTIES.

MECHANICAL AND PLUMBING VENTS

TYPICAL U.N.O.

A. CONTRACTOR SHALL FIELD VERIFY THE EXISTING/NEW GRADING OF THE SITE.

(5%). WHERE LOT LINES, WALLS, SLOPES OR OTHER PHYSICAL BARRIER

D. WATER SHALL SHED AWAY FROM ALL BUILDING'S ON THE PROPERTY, BUT NOT

2. (N) SKYLIGHT(S), SEE SKYLIGHT SCHEDULE FOR MORE INFORMATION. THERE WILL

BE NO PLUMBING VENT TERMINATIONS AT THE ROOF WITHIN 10 FEET (10'-0")

SOUTH/WESTERN SIDE ORIENTATION). KEEP AREA CLEAR OF ROOFING EYEBROW,

5. REPAIR AND PAINT (E) STUCCO SIDING AS REQUIRED. V.I.F., SEE STUCCO NOTE

FROM, OR NOT LESS THAN 3 FEET (3'-0") ABOVE ANY OPERABLE SKYLIGHTS

PROHIBIT 6" OF FALL WITHIN 10'-0" DRAINS OR SWALES SHALL BE

3. (E) BRICK CHIMNEY WITH (E) OR (N) REQUIRED SPARK ARRESTOR V.I.F.

4. FUTURE SOLAR PANELS (N.I.C.) PER CEC 110.10 (MINIMUM 250 S.F. ON A

6. REPAIR (E) PAINTED 2x BARGE BOARD AS REQUIRED TO MATCH (E) V.I.F.

CONSTRUCTED TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE.

SLOPED A MINIMUM OF 2% AWAY FROM THE BUILDING.

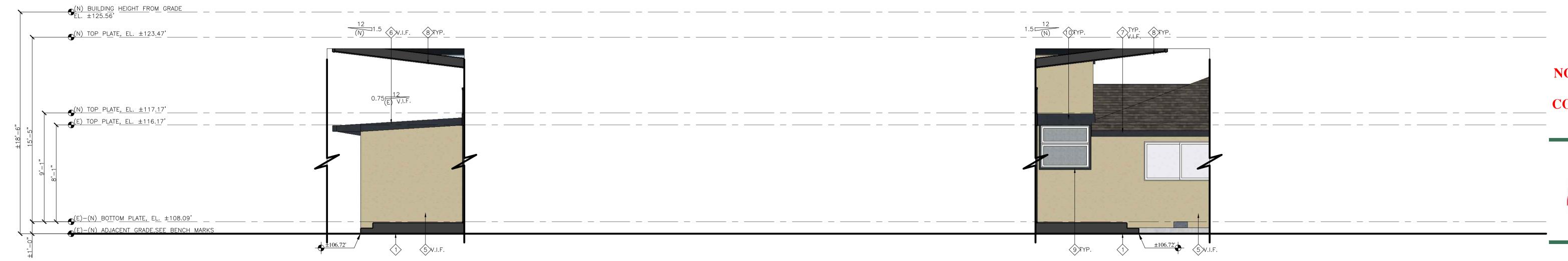
B. LOT SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM THE FOUNDATION

WALLS. THE GRADE SHALL FALL A MINIMUM OF 6" WITHIN THE FIRST 10 FEET

IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE

**ELEVATION KEY NOTES:** 

(E) OR (N) GRADING V.I.F.:



### **NOT APPROVED** CONSTRUCTION



### **PROJECT NAME: Keas-Zhang** Residence

## NEW PORCH (RIGHT SIDE) ELEVATION

20840 Scenic Vista Dr. San Jose, CA 95120

### **DRAWING TITLE:**

**ELEVATIONS** 

(N) FIRE RATED CRAWLSPACE VENTS AT (N) ADDITION. VENTS MANUFACTURED BY BRANDGUARD OR VULCAN. VENTS SHALL BE GALVANIZED ±6"x14", WITH 64.90 SQ. IN. OF VENTILATION AREA. VENTS SHALL BE FULLY COVERED WITH METAL WIRE MESH OR NONCOMBUSTIBLE MATERIALS WITH MINIMUM 1/16" - 1/8" MAXIMUM OPENINGS. VENTS SHALL PLACED BE WITHIN 3'-0" OF CORNERS BUT NOT IN SHEAR WALLS UNLESS REINFORCED.

(E) & (N) EXTERIOR PAINTED TRIM COLOR

SEE KEYNOTES FOR ADDITIONAL TRIM INFO.

SEE SHEET A8C FOR ADDITIONAL INFO.

MANUFACTURER: SHERWIN WILLIAMS

COLOR: SEAL SKIN SW7675

### PROJECT NO. 6520



### 7. REPAIR (E) 2x FASCIA AND METAL GUTTER AS REQUIRED TO MATCH (E) V.I.F.

- 8. (N) PAINTED  $2\times12$  FIRE FIRE RATED BARGE BOARD AND FASCIA WHERE OCCURS WITH PAINTED SHEET METAL DRIP EDGE AND SOFFITED EAVE WITH FIRE RATED STRIP VENTING, SEE RCP FOR ADDITIONAL INFO.
- 9. (N) PAINTED 2" WOOD WINDOW & DOOR TRIM TYPICAL, U.N.O.
- 10. (N) PAINTED CONTINUOUS 16" (TWO PIECE TRIM TO SUIT) WOOD BANDING WITH MIN. 1% SLOPE TYPICAL, U.N.O.
- 11. (E) OR (N) ADDRESS SIGNAGE PER CRC R319.1 V.I.F.: A. (E) & (N) BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE
- B. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND.
  C. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS.
- D. NUMBERS SHALL BE MINIMUM 4" (INCHES) HIGH WITH A MINIMUM STROKE WIDTH OF 1/2" (0.5 INCH).
- E. PROVIDE PHOTO-SENSOR CONNECTED LED BACKLIGHTING FOR EACH NUMBER. WHERE ACCESS IS BY MEANS OF A PRIVATE READ AND THE BUILDING CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER SIGN OF MEANS SHALL BE SUED TO IDENTIFY THE STRUCTURE.
- 12. (E) ELECTRICAL METER LOCATION V.I.F., SEE MEP PLANS FOR ADDITIONAL INFO.
- 13. (E) HEATING & A/C CONDENSER LOCATION V.I.F., SEE MEP PLANS FOR



FINISH LEGEND:

(E) ASPHALT COMPOSITION SHINGLE ROOFING TO REMAIN V.I.F. NÓ PROPOSED CHANGES. REPAIR AS REQUIRED MANUFACTURER: CERTAINTEED TYPE: PRESIDENTIAL SHAKE TL COLOR: COUNTRY GRAY

SEE SHEET A8c FOR ADDITIONAL INFO.

SEE SHEET A8c FOR ADDITIONAL INFO.

1/4'' = 1'-0''



(E) T.P.O. ROOF CAP SHEET ROOFING, NO PROPOSED CHANGES, RÉPAIR AS REQUIRED V.I.F. MANUFACTURER: CERTAINTEED SEE SHEET A8c FOR ADDITIONAL INFO.

#0309. SEE SHEET D1 FOR ROOF DETAILS WHERE THE OCCUR.



(N) STANDING SEAM METAL ROOF MANUFACTURER: AEP SPAN TYPE: 16" SPAN-LOCK HP METAL ROOFING COOL DURA TECH 5000 COLOR: MIDNIGHT BRONZE MIN CLASS A ASSEMBLY GAUGE: 22 VERIFY FINAL SELECTION WITH OWNER PRIOR TO PLACING ORDER. INSTALL PER MANUF. WARRANTY INSTRUCTIONS AND UES EVALUATION REPORT



COLOR: ANTLER VELVET SW9111 (N) PAINTED STEEL TROWELED IGNITION RESISTANT CEMENT PLASTER SYSTEM TO MATCH W/ (E) ON HOME V.I.F. 7/8" CEMENT PLASTER O/ METAL LATH O/ 2 LAYERS GRADE 'D' OR BETTER BUILDING PÁPER, 3 COAT SÝSTEM WITH 26 ga. WEEP SCREED AT WALL BASE AT LEAST 4" ABOVE GRADE OR 2" ABOVE

(N) 6" V-GROOVE ALUMINUM VERTICAL SIDING AND EAVE SOFFIT

o/ 1 LAYER TYVEK HOUSE WRAP OR AN APPROVED EQUAL.

ESR-4182. INSTALL PER MANUF. WARRANTY INSTRUCTIONS,

CLASS 'A' ASSEMBLY, ICC ES EVALUATION REPORT NO.

MÁNUFACTURER: LONGBOARD

COLOR LIGHT NATURAL WALNUT (LNW)

SEE SHEET A8c FOR ADDITIONAL INFO.

MANUFACTURER: SHERWIN WILLIAMS

(E) & (N) EXTERIOR PAINTED STUCCO COLOR

TYPE; PLANKS

HARDSCAPE AND/OR REPAIR AND PAINT (E) STUCCO SIDING AS REQUIRED. V.I.F. SEE SHEET A8c FOR ADDITIONAL INFO.



# NEW NORTH (LEFT) ELEVATION 1/4" = 1'-0" 0' 8'-0"

NEW EAST (REAR) ELEVATION

A. CONTRACTOR SHALL FIELD VERIFY THE EXISTING/NEW GRADING OF THE SITE.

(5%). WHERE LOT LINES, WALLS, SLOPES OR OTHER PHYSICAL BARRIER

PROHIBIT 6" OF FALL WITHIN 10'-0" DRAINS OR SWALES SHALL BE

3. (E) BRICK CHIMNEY WITH (E) OR (N) REQUIRED SPARK ARRESTOR V.I.F.

4. FUTURE SOLAR PANELS (N.I.C.) PER CEC 110.10 (MINIMUM 250 S.F. ON A

6. REPAIR (E) PAINTED 2x BARGE BOARD AS REQUIRED TO MATCH (E) V.I.F.

CONSTRUCTED TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE.

SLOPED A MINIMUM OF 2% AWAY FROM THE BUILDING.

B. LOT SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM THE FOUNDATION

WALLS. THE GRADE SHALL FALL A MINIMUM OF 6" WITHIN THE FIRST 10 FEET

C. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE

D. WATER SHALL SHED AWAY FROM ALL BUILDING'S ON THE PROPERTY, BUT NOT

2. (N) SKYLIGHT(S), SEE SKYLIGHT SCHEDULE FOR MORE INFORMATION. THERE WILL

BE NO PLUMBING VENT TERMINATIONS AT THE ROOF WITHIN 10 FEET (10'-0")

SOUTH/WESTERN SIDE ORIENTÁTION). KEEP AREA CLEAR OF ROOFING EYEBROW,

5. REPAIR AND PAINT (E) STUCCO SIDING AS REQUIRED. V.I.F., SEE STUCCO NOTE

FROM, OR NOT LESS THAN 3 FEET (3'-0") ABOVE ANY OPERABLE SKYLIGHTS

1/4" = 1'-0"

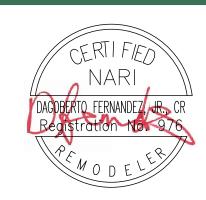
SHED ONTO ADJACENT PROPERTIES.

MECHANICAL AND PLUMBING VENTS

TYPICAL U.N.O.



### **NOT APPROVED FOR CONSTRUCTION**



**PROJECT NAME: Keas-Zhang** 

# Residence

20840 Scenic Vista Dr. San Jose, CA 95120

**DRAWING TITLE:** 

**ELEVATIONS** (E) & (N) EXTERIOR PAINTED TRIM COLOR

### PROJECT NO.

6520

### **ELEVATION KEY NOTES:** $\langle \# \rangle$ = KEY NOTE NUMBER FOR NOTES BELOW (E) OR (N) GRADING V.I.F.: 7. REPAIR (E) 2x FASCIA AND METAL GUTTER AS REQUIRED TO MATCH (E) V.I.F.

- 8. (N) PAINTED  $2\times12$  FIRE FIRE RATED BARGE BOARD AND FASCIA WHERE OCCURS WITH PAINTED SHEET METAL DRIP EDGE AND SOFFITED EAVE WITH FIRE RATED STRIP VENTING, SEE RCP FOR ADDITIONAL INFO.
- 9. (N) PAINTED 2" WOOD WINDOW & DOOR TRIM TYPICAL, U.N.O.
- 10. (N) PAINTED CONTINUOUS 16" (TWO PIECE TRIM TO SUIT) WOOD BANDING WITH MIN. 1% SLOPE TYPICAL, U.N.O.
- 11. (E) OR (N) ADDRESS SIGNAGE PER CRC R319.1 V.I.F.: A. (E) & (N) BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE
- B. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND.
  C. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS.
- D. NUMBERS SHALL BE MINIMUM 4" (INCHES) HIGH WITH A MINIMUM STROKE WIDTH OF 1/2" (0.5 INCH).
- E. PROVÍDE PHOTO-SENSOR CONNECTED LED BACKLIGHTING FOR EACH NUMBER. WHERE ACCESS IS BY MEANS OF A PRIVATE READ AND THE BUILDING CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER SIGN OF MEANS SHALL BE SUED TO IDENTIFY THE STRUCTURE.
- 12. (E) ELECTRICAL METER LOCATION V.I.F., SEE MEP PLANS FOR ADDITIONAL INFO.
- 13. (E) HEATING & A/C CONDENSER LOCATION V.I.F., SEE MEP PLANS FOR ADDITIONAL INFO.

### FINISH LEGEND:



(E) ASPHALT COMPOSITION SHINGLE ROOFING TO REMAIN V.I.F. NÓ PROPOSED CHANGES. REPAIR AS REQUIRED MANUFACTURER: CERTAINTEED TYPE: PRESIDENTIAL SHAKE TL COLOR: COUNTRY GRAY

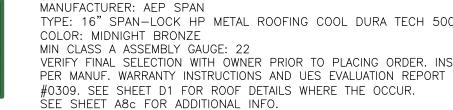
SEE SHEET A8c FOR ADDITIONAL INFO.



(E) T.P.O. ROOF CAP SHEET ROOFING, NO PROPOSED CHANGES, REPAIR AS REQUIRED V.I.F. MANUFACTURER: CERTAINTEED SEE SHEET A8c FOR ADDITIONAL INFO.



MANUFACTURER: AEP SPAN TYPE: 16" SPAN-LOCK HP METAL ROOFING COOL DURA TECH 5000 MIN CLASS A ASSEMBLY GAUGE: 22



(N) STANDING SEAM METAL ROOF VERIFY FINAL SELECTION WITH OWNER PRIOR TO PLACING ORDER. INSTALL



(N) PAINTED STEEL TROWELED IGNITION RESISTANT CEMENT PLASTER SYSTEM TO MATCH W/ (E) ON HOME V.I.F. 7/8" CEMENT PLASTER O/ METAL LATH O/ 2 LAYERS GRADE 'D' OR BETTER BUILDING PAPER, 3 COAT SYSTEM WITH 26 ga. WEEP

(N) 6" V-GROOVE ALUMINUM VERTICAL SIDING AND EAVE SOFFIT

MANUFACTURER: LONGBOARD

COLOR LIGHT NATURAL WALNUT (LNW)

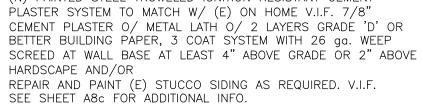
SEE SHEET A8c FOR ADDITIONAL INFO.

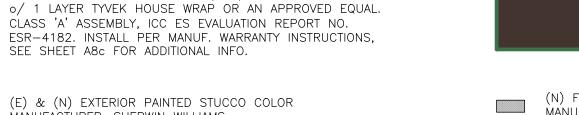
MÁNUFACTURER: SHERWIN WILLIAMS

COLOR: ANTLER VELVET SW9111

(E) & (N) EXTERIOR PAINTED STUCCO COLOR

TYPE; PLANKS





(N) FIRE RATED CRAWLSPACE VENTS AT (N) ADDITION. VENTS MANUFACTURED BY BRANDGUARD OR VULCAN. VENTS SHALL BE GALVANIZED ±6"x14", WITH 64.90 SQ. IN. OF VENTILATION AREA. VENTS SHALL BE FULLY COVERED WITH METAL WIRE MESH OR NONCOMBUSTIBLE MATERIALS WITH MINIMUM 1/16" - 1/8" MAXIMUM OPENINGS. VENTS SHALL PLACED BE WITHIN 3'-0" OF CORNERS BUT NOT IN SHEAR WALLS UNLESS REINFORCED.

MANUFACTURER: SHERWIN WILLIAMS

SEE KEYNOTES FOR ADDITIONAL TRIM INFO.

SEE SHEET A8C FOR ADDITIONAL INFO.

COLOR: SEAL SKIN SW7675





# NEW SOUTH-EAST (REAR-RIGHT) ELEVATION



### **NOT APPROVED FOR** CONSTRUCTION



**PROJECT NAME:** 

### **Keas-Zhang** Residence

20840 Scenic Vista Dr. San Jose, CA 95120

**DRAWING TITLE:** 

**ELEVATIONS** 

### PROJECT NO.

6520

### NEW SOUTH (RIGHT) ELEVATION

1/4" = 1'-0"

### **ELEVATION KEY NOTES:**

 $\langle \# \rangle$  = KEY NOTE NUMBER FOR NOTES BELOW

(E) OR (N) GRADING V.I.F.: A. CONTRACTOR SHALL FIELD VERIFY THE EXISTING/NEW GRADING OF THE SITE. B. LOT SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM THE FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6" WITHIN THE FIRST 10 FEET (5%). WHERE LOT LINES, WALLS, SLOPES OR OTHER PHYSICAL BARRIER

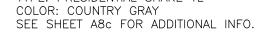
- PROHIBIT 6" OF FALL WITHIN 10'-0" DRAINS OR SWALES SHALL BE CONSTRUCTED TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE. C. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE
- SLOPED A MINIMUM OF 2% AWAY FROM THE BUILDING. D. WATER SHALL SHED AWAY FROM ALL BUILDING'S ON THE PROPERTY, BUT NOT SHED ONTO ADJACENT PROPERTIES.
- 2. (N) SKYLIGHT(S), SEE SKYLIGHT SCHEDULE FOR MORE INFORMATION. THERE WILL BE NO PLUMBING VENT TERMINATIONS AT THE ROOF WITHIN 10 FEET (10'-0") FROM, OR NOT LESS THAN 3 FEET (3'-0") ABOVE ANY OPERABLE SKYLIGHTS
- 3. (E) BRICK CHIMNEY WITH (E) OR (N) REQUIRED SPARK ARRESTOR V.I.F.
- 4. FUTURE SOLAR PANELS (N.I.C.) PER CEC 110.10 (MINIMUM 250 S.F. ON A SOUTH/WESTERN SIDE ORIENTATION). KEEP AREA CLEAR OF ROOFING EYEBROW, MECHANICAL AND PLUMBING VENTS
- 5. REPAIR AND PAINT (E) STUCCO SIDING AS REQUIRED. V.I.F., SEE STUCCO NOTE
- 6. REPAIR (E) PAINTED 2x BARGE BOARD AS REQUIRED TO MATCH (E) V.I.F. TYPICAL U.N.O.

- 7. REPAIR (E) 2x FASCIA AND METAL GUTTER AS REQUIRED TO MATCH (E) V.I.F.
- 8. (N) PAINTED  $2\times12$  FIRE FIRE RATED BARGE BOARD AND FASCIA WHERE OCCURS WITH PAINTED SHEET METAL DRIP EDGE AND SOFFITED EAVE WITH FIRE RATED STRIP VENTING, SEE RCP FOR ADDITIONAL INFO.
- 9. (N) PAINTED 2" WOOD WINDOW & DOOR TRIM TYPICAL, U.N.O.
- 10. (N) PAINTED CONTINUOUS 16" (TWO PIECE TRIM TO SUIT) WOOD BANDING WITH MIN. 1% SLOPE TYPICAL, U.N.O.
- 11. (E) OR (N) ADDRESS SIGNAGE PER CRC R319.1 V.I.F.: A. (E) & (N) BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE
- B. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND.
  C. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS.
- D. NUMBERS SHALL BE MINIMUM 4" (INCHES) HIGH WITH A MINIMUM STROKE WIDTH
- E. PROVIDE PHOTO-SENSOR CONNECTED LED BACKLIGHTING FOR EACH NUMBER. WHERE ACCESS IS BY MEANS OF A PRIVATE READ AND THE BUILDING CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER SIGN OF MEANS SHALL BE SUED TO IDENTIFY THE STRUCTURE.
- 12. (E) ELECTRICAL METER LOCATION V.I.F., SEE MEP PLANS FOR ADDITIONAL INFO.
- 13. (E) HEATING & A/C CONDENSER LOCATION V.I.F., SEE MEP PLANS FOR

### FINISH LEGEND:



(E) ASPHALT COMPOSITION SHINGLE ROOFING TO REMAIN V.I.F. NO PROPOSED CHANGES. REPAIR AS REQUIRED MANUFACTURER: CERTAINTEED TYPE: PRESIDENTIAL SHAKE TL





(E) T.P.O. ROOF CAP SHEET ROOFING, NO PROPOSED CHANGES, RÉPAIR AS REQUIRED V.I.F. MANUFACTURER: CERTAINTEED SEE SHEET A8c FOR ADDITIONAL INFO.



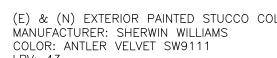
(N) STANDING SEAM METAL ROOF MANUFACTURER: AEP SPAN TYPE: 16" SPAN-LOCK HP METAL ROOFING COOL DURA TECH 5000 COLOR: MIDNIGHT BRONZE MIN CLASS A ASSEMBLY GAUGE: 22

VERIFY FINAL SELECTION WITH OWNER PRIOR TO PLACING ORDER. INSTALL PER MANUF. WARRANTY INSTRUCTIONS AND UES EVALUATION REPORT #0309. SEE SHEET D1 FOR ROOF DETAILS WHERE THE OCCUR. SEE SHEET A8c FOR ADDITIONAL INFO.



(N) 6" V-GROOVE ALUMINUM VERTICAL SIDING AND EAVE SOFFIT MÁNUFACTURER: LONGBOARD TYPE; PLANKS

COLOR LIGHT NATURAL WALNUT (LNW) o/ 1 LAYER TYVEK HOUSE WRAP OR AN APPROVED EQUAL. CLASS 'A' ASSEMBLY, ICC ES EVALUATION REPORT NO. ESR-4182. INSTALL PER MANUF. WARRANTY INSTRUCTIONS, SEE SHEET A8c FOR ADDITIONAL INFO.

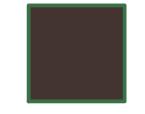


SEE SHEET A8c FOR ADDITIONAL INFO.

(N) PAINTED STEEL TROWELED IGNITION RESISTANT CEMENT PLASTER SYSTEM TO MATCH W/ (E) ON HOME V.I.F. 7/8" CEMENT PLASTER O/ METAL LATH O/ 2 LAYERS GRADE 'D' OR BETTER BUILDING PAPER, 3 COAT SYSTEM WITH 26 ga. WEEP SCREED AT WALL BASE AT LEAST 4" ABOVE GRADE OR 2" ABOVE HARDSCAPE AND/OR REPAIR AND PAINT (E) STUCCO SIDING AS REQUIRED. V.I.F.



(E) & (N) EXTERIOR PAINTED STUCCO COLOR



(N) FIRE RATED CRAWLSPACE VENTS AT (N) ADDITION. VENTS MANUFACTURED BY BRANDGUARD OR VULCAN. VENTS SHALL BE GALVANIZED ±6"x14", WITH 64.90 SQ. IN. OF VENTILATION AREA. VENTS SHALL BE FULLY COVERED WITH METAL WIRE MESH OR NONCOMBUSTIBLE MATERIALS WITH MINIMUM 1/16" - 1/8" MAXIMUM OPENINGS. VENTS SHALL PLACED BE WITHIN 3'-0" OF CORNERS BUT NOT IN SHEAR WALLS UNLESS REINFORCED.

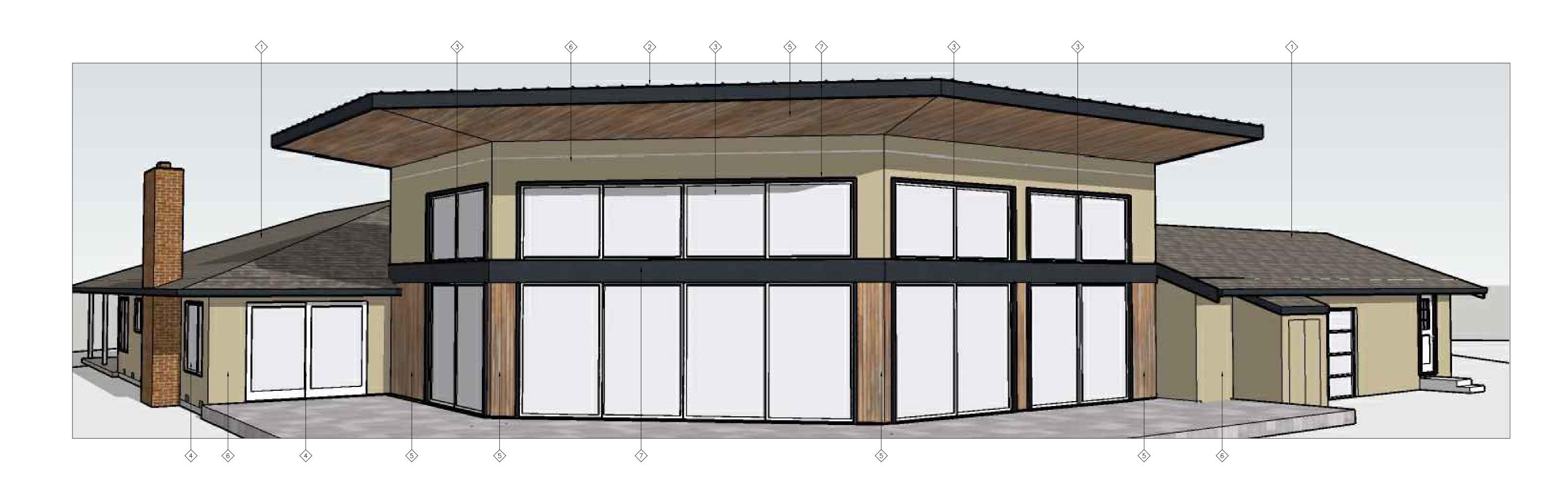
(E) & (N) EXTERIOR PAINTED TRIM COLOR

SEE KEYNOTES FOR ADDITIONAL TRIM INFO.

SEE SHEET A8C FOR ADDITIONAL INFO.

MANUFACTURER: SHERWIN WILLIAMS

COLOR: SEAL SKIN SW7675





(408) 432-1402 Fax: 432-1410

WEB SITE fernandez-designs.com

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### **PROJECT HISTORY:**

2021.05.11 OWNER(S) APPROVAL OF DESIGN DEVELOPMENT DRAWINGS

2023.06.21 PLANNING DEPARTMENT DESIGN & SITE APPROVAL DOCUMENTS

**NOT APPROVED** 

**FOR** 

CONSTRUCTION

**PROJECT NAME:** 

**Keas-Zhang** 

Residence

20840 Scenic Vista Dr.

San Jose, CA 95120

**DRAWING TITLE:** 

**COLOR-MATERIALS BOARD** 



(E) ASPHALT COMPOSITION SHINGLE ROOFING TO REMAIN V.I.F. NO PROPOSED CHANGES. REPAIR AS REQUIRED

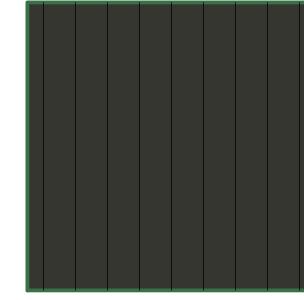
MANUFACTURER: CERTAINTEED

TYPE: PRESIDENTIAL SHAKE TL

COLOR: COUNTRY GRAY

LRV: 21 (NOTE: THERE IS NO LRV NO. AVAILABLE FROM THE MANUFACTURER FOR THIS SPECIFIC PRODUCT. LRV 21 IS BASED ON A SIMILAR ROOF PRODUCT WITH THE SAME COLOR

WEB SITE LINK: HTTPS://WWW.CERTAINTEED.COM/RESIDENTIAL-ROOFING/PRODUCTS/PRESIDENTIAL-SHAKE-TL/



(N) STANDING SEAM METAL ROOF

MANUFACTURER: AEP SPAN

TYPE: 16" SPAN-LOCK HP METAL ROOFING COOL DURA TECH 5000

COLOR: MIDNIGHT BRONZE

LRV: 7

WEB SITE LINK: HTTPS://WWW.AEPSPAN.COM/PRODUCT/SPAN-LOK-HP-METAL-ROOFING/



(E) T.P.O. CAP SHEET ROOFING TO REMAIN V.I.F. NO PROPOSED CHANGES. REPAIR AS REQUIRED MANUFACTURER: CERTAINTEED

TYPE: FLINTLASTIC

COLOR: WHITE

LRV: THERE IS NO LRV NO. AVAILABLE FROM THE MANUFACTURER FOR THIS PRODUCT.

HTTPS://WWW.CERTAINTEED.COM/COMMERCIAL-ROOFING/FLINTLASTIC-SA/



(N) DOOR & WINDOW FRAMES

MANUFACTURER: MILGARD

TYPE: A250 THERMALLY IMPROVED ALUMINUM

COLOR: BRONZE ANODIZED

LRV: THERE IS NO LRV NO. AVAILABLE FROM THE MANUFACTURER FOR THIS PRODUCT. HTTPS://WWW.MILGARD.COM/ALUMINUM



(E) WINDOW FRAMES NO PROPOSES CHANGES. TO REMAIN

MANUFACTURER: MILGARD

COLOR: WHITE

TYPE: V250 STYLE LINE® SERIES

LRV: THERE IS NO LRV NO. AVAILABLE FROM THE MANUFACTURER FOR THIS PRODUCT.



(N) 6" V-GROOVE ALUMINUM VERTICAL AND EAVE SOFFIT SIDING

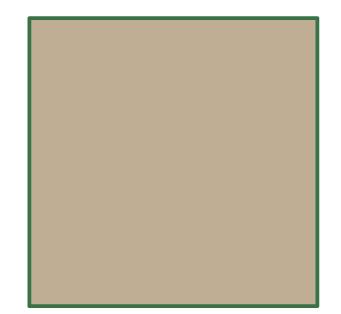
MANUFACTURER: LONGBOARD

TYPE: PLANKS

COLOR: LIGHT NATURAL WALNUT (LNW)

LRV: THERE IS NO LRV NO. AVAILABLE FROM THE MANUFACTURER FOR THIS PRODUCT.

WEB SITE:
HTTPS://LONGBOARDPRODUCTS.COM/EXTERIOR-PRODUCTS/CLADDING/TONGUE-GROOVE-PLANKS

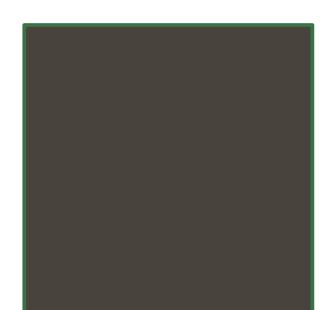


(E) & (N) EXTERIOR PAINTED STUCCO COLOR MANUFACTURER: SHERWIN WILLIAMS

COLOR: ANTLER VELVET SW9111

LRV: 43

WEB SITE LINK: HTTPS://WWW.SHERWIN-WILLIAMS.COM/EN-US/COLOR/COLOR-FAMILY/WHITE-PAINT-COLORS/SW9111-ANTLER-VELVET HTTPS://WWW.SHERWIN-WILLIAMS.COM/EN-US/COLOR/COLOR-FAMILY/WHITE-PAINT-COLORS/SW7675-SEAL-SKIN



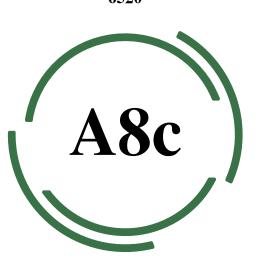
(E) & (N) EXTERIOR PAINTED STUCCO COLOR MANUFACTURER: SHERWIN WILLIAMS COLOR: SEAL SKIN SW7675

WEB SITE LINK:



(E) & (N) C.M.U. BLOCK RETAINING WALLS COLOR: UNFINISHED GRAY

LRV: NO KNOWN LRV No. CAN BE FOUND









> (408) 432-1402 Fax: 432-1410

WEB SITE fernandez-designs.com

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PROJECT HISTORY:

2021.05.11 OWNER(S) APPROVAL OF DESIGN DEVELOPMENT DRAWINGS

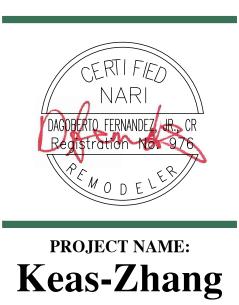
PLANNING DEPARTMENT DESIGN & SITE APPROVAL DOCUMENTS

PERSPECTIVE REAR





**NOT APPROVED** FOR CONSTRUCTION



Residence

20840 Scenic Vista Dr. San Jose, CA 95120

**DRAWING TITLE:** 

EXTERIOR PERSPECTIVES

PERSPECTIVE REAR - LEFT

PERSPECTIVE FRONT - LEFT







PROJECT NO. 6520



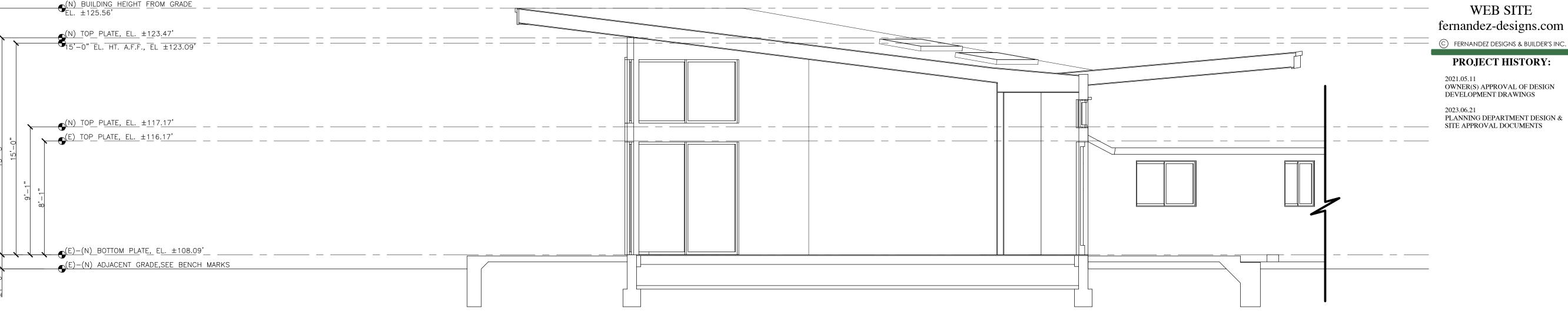
PERSPECTIVE RIGHT

PERSPECTIVE GREAT ROOM DOOR



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### **NOT APPROVED FOR** CONSTRUCTION



PROJECT NAME:
Keas-Zhang Residence

20840 Scenic Vista Dr. San Jose, CA 95120 CROSS SECTIONS DRAWING TITLE:

PROJECT NO. 6520

A9a

CROSS SECTION A-A

CROSS SECTION B-B

1/4" = 1'-0" 0' 8'-0"

(E)-(N) BOTTOM PLATE, EL. ±108.09'

(E)-(N) ADJACENT GRADE, SEE BENCH MARKS



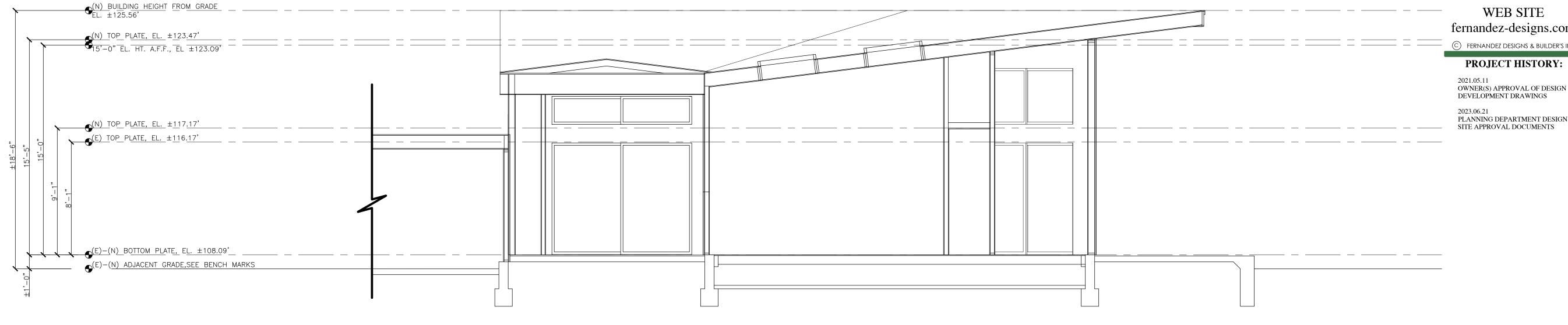
(408) 432-1402 Fax: 432-1410

WEB SITE fernandez-designs.com

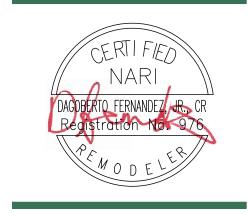
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2021.05.11 OWNER(S) APPROVAL OF DESIGN DEVELOPMENT DRAWINGS

2023.06.21 PLANNING DEPARTMENT DESIGN & SITE APPROVAL DOCUMENTS



### NOT APPROVED **FOR** CONSTRUCTION



PROJECT NAME:
Keas-Zhang Residence

20840 Scenic Vista Dr. San Jose, CA 95120 CROSS SECTIONS DRAWING TITLE:

PROJECT NO. 6520



# CROSS SECTION D-D 1/4" = 1'-0" 0' 8'-0"

(E)-(N) BOTTOM PLATE, EL. ±108.09'

(E)-(N) ADJACENT GRADE, SEE BENCH MARKS

### **Curry Bros Tree Care**

Arborist Report
139 Riviera Dr #11 Los Gatos, CA 95032
408-823-6430
treewalker38@yahoo.com

Client: Paul Keas	
20840 Scenic Vista Dr	
San Jose, CA	
95120	
pablo.keas@gmail.com	

### Date: 03/14/2023

On 03/08/2023, I, Sean Curry, was asked by Paul Keas to do an arborist report of a Brazilian pepper tree (*Schinus terebinthifolia*) at 20840 Scenic Vista Drive in San Jose, CA.

### Owner Request: Tree preservation

### **Basic Tree Info:**

1) Brazilian pepper tree (*Schinus terebinthifolia*)
Crown spread: approx. 16 feet
Diameter at breast height: 16 inches
Height: approx. 18 feet
Overall Health: Good

### **Arborist Observations:**

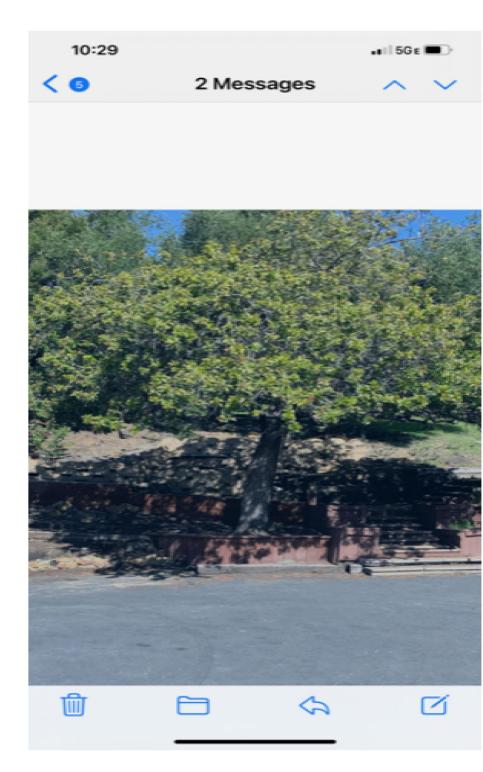
There is a retaining wall being installed at the edge of the dripline of the tree. The grade of the tree is significantly lower than the location of the proposed retaining wall, therefore none of the roots in the area should be affected as long as tree protection specifications are followed and soil compaction is minimized.

### **Tree Protection Specifications**

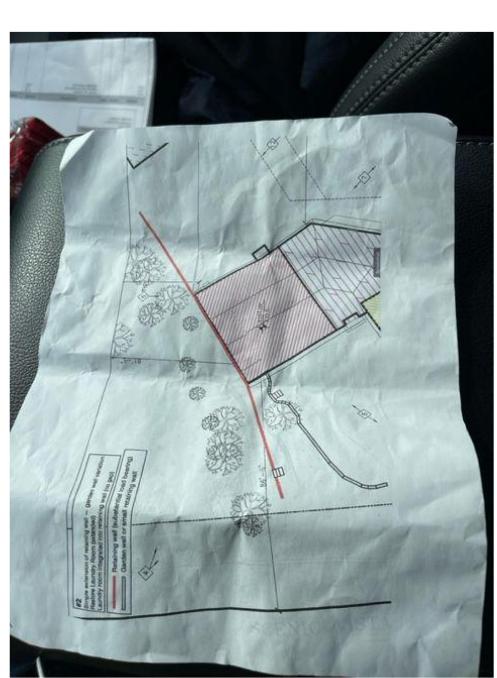
The trees should be protected with 2X4 boards draped around the trunk with snow fencing to hold the boards in place (see attached pic). Within the tree protection zone (TPZ), the contractor shall adhere to the following requirements, including but not limited to:

- 1. No stockpiling or storage of any material, debris, or soil
- 2. No storage of any construction equipment

- **3.** No vehicular access unless the vehicle is a rubber-tired or rubber-tracked excavator, coupled with the use of plywood tracks to drive over to minimize soil compaction
- 4. No disturbance of soil or grade changes
- **5.** No objects of any kind to be attached to tree trunks
- 6. Avoid injury to tree roots. When a ditching machine encounters roots smaller than 2", the wall of the trench adjacent to the trees shall be hand trimmed, making clear, clean cuts through the roots. All damaged, torn and cut roots shall be given a clean cut to remove ragged edges, which promote decay. Trenches shall be filled within 24 hours, but where this is not possible, the side of the trench adjacent to the trees shall be kept shaded with four layers of dampened, untreated burlap, wetted as frequently as necessary to keep burlap moist. Roots 2" or larger, when encountered, shall be reported immediately to the Project Arborist (Sean Curry), who will decide whether the contractor may cut the root as mentioned above or excavate by hand or with compressed air under the root. Root is to be protected throughout this process with dampened burlap.
- 7. Within the dripline, the first 12" of digging has to be done by hand.
- **8.** If any additional site visits by certified arborist Sean Curry are required, a \$250 minimum charge per site visit will be assessed, with an additional charge of \$180/hour for all site visits that exceed one hour in length.



Brazilian pepper tree



Site Map



Board Protection Example

If you have any questions about this report, please contact: Sean Curry at **(408) 823-6430**. Sincerely,



Sean Curry, Owner/Operator Curry Bros Tree Care 18 years experience ISA certified arborist we-10636a LIC. #801089 Fully Insured, P.L.P.D., Workman's Comp Member International Society of Arboriculture An OSHA & ANSI Z133 Safety Compliant Firm



2188 Ringwood Avenue San Jose, CA 95131

> (408) 432-1402 Fax: 432-1410

WEB SITE fernandez-designs.com

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### PROJECT HISTORY:

2021.07.18 OWNER(S) APPROVAL OF DESIGN DEVELOPMENT DRAWINGS

2022.06.28 PLANNING DEPARTMENT DESIGN REVIEW & SITE APPROVAL

2022.11.21 PLANS SET SENT TO LEA & BRAZE

### NOT APPROVED FOR CONSTRUCTION



# PROJECT NAME: Keas-Zhang Residence

20840 Scenic Vista Dr. San Jose, CA 95120

DRAWING TITLE:
ARBORIST REPORT



Landscape Ordinance

Page 1 of 5

Description:

Prescriptive Compliance Landscape Application Form

None

DocuSign Envelope ID: 90C561C0-BB1B-4081-8190-6320E84F801D

MAWA Calculations Select your closest region. Reference Evapotranspiration (ETo) = 45.30 San Jose Maximum Applied Water Allowance (MAWA) = (ETo)\*(0.62)\*((ETAF\*LA) + ((1-ETAF)\*SLA))MAWA gallons per year: Where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year; LA is the total landscape area in sq. ft.; SLA is the total special landscape area in sq. ft.;and ETAF is 0.55 for residential areas and 0.45 for non-residential areas. 27,805.14

### PLANT LIST GUIDE

- (A) Hydrozone Water Use Ranking:
- Hydrozone is defined as a portion of the landscape area having plants with similar water needs. Hydrozones shall be labeled as below:

  1. HW = High Water Use Plants (Plant Factors of 0.7-1.0)
- 2. MW = Moderate Water Use Plants (Plant Factors of 0.4-0.6) 3. LW = Low Water Use Plants (Plant Factors of 0.1-0.3)
- 4. VLW= Very Low Water Use Plants (Plant Factors of 0.0-0.1)
- (B) Plant in Hydrozone: Each plant in a hydrozone area must have a plant factor within the range of the water use ranking of the hydrozone. Water use rankings can be found in the agency Plant Water Use List, available online at Plant List . If your desired plant species is not found on the list, the agency will accept water use rankings established by the Sunset Western Garden Book published by Oxmoor House, 9th or subsequent editions. If the water use ranking of a plant species is in question, please indicate the plant species name and attach an explanation of the special
- (C) The Total Hydrozone Area should equal the Total Landscape Area.

Page **2** of **5** 

Page **4** of **5** 

Page 3 of 5

Page 5 of 5

Total of Hydrozone Area (sq. ft.) (C) 1,800.00

Plants in the Hydrozone (B)

(e.g. Heteroleles arbutifolia, Lupinus

chamissonis Festuca rubra)

Heteromeles arbutifolia

Pennisetum alopecuroides

Achillea millefolium

Helictotrichon sempervirens

Achillea millefolium 'Terra

Achillea millefolium rosea

Hydrozone Water Use Ranking (A)

Very Low Water Use (VLW)

Very Low Water Use (VLW)

Low Water Use (LW)

Hydrozone Area

(sq.ft.)

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Prescriptive Compliance Landscape Application Form

Landscape Parameter	Requirements	Project Compliance
TYDE	Turf area in the new or modified site shall not exceed 25% of the landscape area. Landscape projects exceeding the 25% turf limit shall be considered a performance landscaping project and must meet all performance landscaping requirements listed at LandscapeOrdinance	Yes
TURF	Turf shall not be planted on slopes greater than 25%	Yes
	Turf (if utilized) is not used in parkways less than 10 feet in width.	Yes
	Turf (if utilized) in parkways is irrigated by sub-surface irrigation or other technology that prevents overspray or runoff.	Yes
Non-Turf	At least 75% of the landscape area shall consist of low water use or climate appropriate plants.	Yes
	Plants with similar water needs shall be grouped within hydrozones. A hydrozone is the area controlled by a single irrigation valve.	Yes
Hydrozones	Sprinkler heads and other water emitting devices shall be selected based on the water needs for the plant type within a hydrozone	Not Applicable
	Where feasible, trees shall be placed on separate irrigation valves from shrubs, groundcovers, and turf.	Not Applicable
	All irrigation controllers shall be automatic and utilize either evapotranspiration or soil moisture sensor data and utilize a rain sensor	Not Applicable
	Irrigation controllers programming data will not be lost due to an interruption in the primary power source.	Not Applicable
Irrigation System	The irrigation system shall be designed to prevent drainage from low elevation sprinkler heads, runoff, and overspray	Not Applicable
miguton bytem	Areas less than 10 feet in any direction utilize sub-surface irrigation or other technology that prevents overspray or runoff.	Not Applicable
	Only turf areas shall be irrigated with overhead spray irrigation	Not Applicable
	A private landscape submeter is installed at non-residential landscape areas of 1000 sq.ft. or more.	Not Applicable
Irrigation Schedule	Overhead spray irrigation shall be scheduled between 8:00 p.m. and 10:00 a.m.	Not Applicable
	Incorporate compost at rate of at least four (4) cubic yards per 1000 sq.ft. to a depth of 6 inches into landscape area (unless contra-indicated by a soil test).	Yes
Mulch and Compost	A minimum three inch (3") layer of mulch shall be applied on all exposed soil surfaces of planting areas except areas of turf or creeping or rooting groundcovers.	Yes
Plant Water Use	Residential: Install climate adapted plants that require occasional, little or no summer water (average WUCOLS plant factor 0.3) for 75% of the plant area excluding edibles and areas using recycled water.  Non-Residential: Install climate adapted plants that require occasional, little or no	Yes
	summer water (average WUCOLS plant factor 0.3) for 100% of the plant area excluding edibles and areas using recycled water.	
Plant List	A complete performance landscaping plant list or a copy of your landscape planting plan shall be submitted with this checklist	Yes

subject to the Maximum Water Allowance calculation (MAWA). The landscape area does not include footprints of buildings or structures, sidewalks, driveways, parking lots, decks, patios, gravel or stone walks, other pervious or non-pervious landscapes, and other non-irrigated areas designated for non-development (e.g. open spaces and existing native vegetation.)

Prescriptive Compliance Landscape Application Form

DocuSign

Prescriptive Compliance Landscape Application Form

DocuSign Envelope ID: 90C561C0-BB1B-4081-8190-6320E84F801D

Plant List Water Saving Plant List

Hydrozone # and Plant Description

Area (1) on drawing

Area (2) on drawing

Area (3) on drawing

Area (4) on drawing

Area (5) on drawing

Area (6) on drawing

Area (7) on drawing

(e.g. 1 - Front Lawn)

Select Definition		
		ects. Residential landscape means landscapes surrounding single or multi-family homes. Non- al, mixed use, and public settings that may have areas designated for recreation or public
assembly.	iandscapes in commercial, institutional, industri	al, mixed use, and public settings that may have areas designated for recreation or public
		eatures in a landscape design plan subject to the Maximum Applied Water Allowance calculation
· · · · · · · · · · · · · · · · · · ·	include footprints of buildings or structures, sid	ewalks, other pervious or non-pervious hardscapes, and other non-irrigated areas designated for
non-development. 3) Special Landscape Area (SI	A) is an area of the landscape dedicated solely	o edible plants, recreational areas (such as parks, sports fields, golf courses, and where turf
		vested rainwater, water features using only rainwater, areas irrigated with recycled water, or
water features using recycled		
	I cover surface of mowed grass such as Annual b . Augustine grass, Zoysia grass, and Buffalo gras	luegrass, Kentucky bluegrass, Perennial ryegrass, Red fescue, Tall fescue, Bermuda grass, Kikuyu :
		tic or recreational function. Water features may include artificial ponds, waterfalls, and
	of water features is included in the high water us	
		of water needed by plants. The plant factor used in the Hydrozone Table shall be from the burty of Santa Clara Planning Department. Plant factors (PF) shall be classified as follows:
County of Santa Clara Plant L	ist, Wocols, or other sources allowed by the Co	unity of Santa Clara Planning Department. Plant factors (PP) shan be classified as follows:
Plant Factor	Water Use Ranking	
0.1	Very Low Water Use (VLW)	
0.1 - 0.3	Low Water Use (LW)	
0.4 - 0.6 0.7- 0.9	Moderate Water Use (MW) High Water Use (HW)	-
0.7 0.5	mgn water ose (rrw)	
<ul> <li>Cool season turf</li> </ul>	shall use a plant factor of 0.9 and warm season	turf shall use a plant factor of 0.7
	= ,	noderate water use) shall use the higher plant factor
	e surface area shall be included in the high wate	r use hydrozone and temporarily irrigated areas shall be included in the low water use
hydrozone.		
7) Irrigation Efficiency (IE) is r	measurement of the amount of water beneficial	y used divided by the amount of water applied. Use the following irrigation efficiencies as
appropriate for each hydrozo	one:	
looterator Marabard	Lucian Control	٦
Drip System	Irrigation Efficiency 0.81	-
Overhead Spray Devices	0.75	
	1 0.73	
(including rotors)	0.73	
(including rotors)		
(including rotors)  3) Estimated Total Water Allo	owance (ETWU) is the total amount of water use	d for the landscape. ETWU shall not exceed the Maximum Applied Water Allowance. The
(including rotors)  3) Estimated Total Water Allo	owance (ETWU) is the total amount of water use	e Hydrozone Table and using the following formula:
(including rotors)  B) Estimated Total Water Allo project's ETWU will be calcul Where:	owance (ETWU) is the total amount of water use ated based on the information you provide in th ETWU = ETo * 0.62 X [{{P	e Hydrozone Table and using the following formula: * HA]/IE) + SLA]
(including rotors)  B) Estimated Total Water Allo project's ETWU will be calcul Where:  ETO = The Reference Evapotr	owance (ETWU) is the total amount of water use ated based on the information you provide in th ETWU = ETO * 0.62 X [{{P	e Hydrozone Table and using the following formula: * HA]/IE) + SLA]
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(including rotors)  8) Estimated Total Water Alloproject's ETWU will be calcul  Where:  ETO = The Reference Evapotr  0.62 = Conversion Factor (gal  PF = Plant Factor	owance (ETWU) is the total amount of water use ated based on the information you provide in the ETWU = ETo * 0.62 X [{(P anspiration for County of Santa Clara in inches p	e Hydrozone Table and using the following formula: * HA]/IE) + SLA]
(including rotors)  8) Estimated Total Water Alloroject's ETWU will be calcul  Where:  ETO = The Reference Evapotr  0.62 = Conversion Factor (gal  PF = Plant Factor  HA = Hydrozone Area (sq.ft.)  E = Irrigation Efficiency; 0.81	owance (ETWU) is the total amount of water use ated based on the information you provide in the ETWU = ETo * 0.62 X [{(P anspiration for County of Santa Clara in inches p llons per square foot) without SLA for drip system and 0.75 for overhead spray de	e Hydrozone Table and using the following formula:  * HA}/IE) + SLA] er year
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(including rotors)  8) Estimated Total Water Alloproject's ETWU will be calcul  Where: ETO = The Reference Evapotr  0.62 = Conversion Factor (gal  PF = Plant Factor  HA = Hydrozone Area (sq.ft.)  IE = Irrigation Efficiency; 0.81  SLA = Special Landscape Area  9) Maximum Applied Water A	owance (ETWU) is the total amount of water use ated based on the information you provide in the ETWU = ETO * 0.62 X [{(Panspiration for County of Santa Clara in inches pllons per square foot)  without SLA for drip system and 0.75 for overhead spray deal in square feet  Allowance (MAWA) is the upper limit of annual a	e Hydrozone Table and using the following formula:  * HA}/IE) + SLA] er year
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Please note that after your project is approved and installed, a Certificate of Completion must be submitted to the County of Santa Clara Planning Department to

verify final compliance with the Sustainable Landscape Ordinance. The Prescriptive Certificate of Completion form can be found online at:

Prescriptive Compliance Landscape Application Form



2188 Ringwood Avenue San Jose, CA 95131

> (408) 432-1402 Fax: 432-1410

WEB SITE fernandez-designs.com

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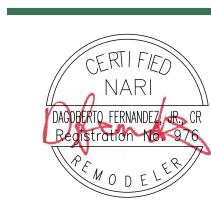
### PROJECT HISTORY:

2021.07.18 OWNER(S) APPROVAL OF DESIGN DEVELOPMENT DRAWINGS

2022.06.28 PLANNING DEPARTMENT DESIGN REVIEW & SITE APPROVAL

2022.11.21 PLANS SET SENT TO LEA & BRAZE

NOT APPROVED CONSTRUCTION

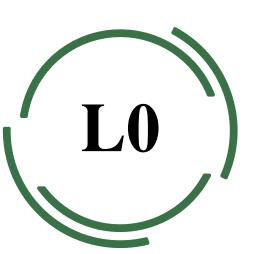


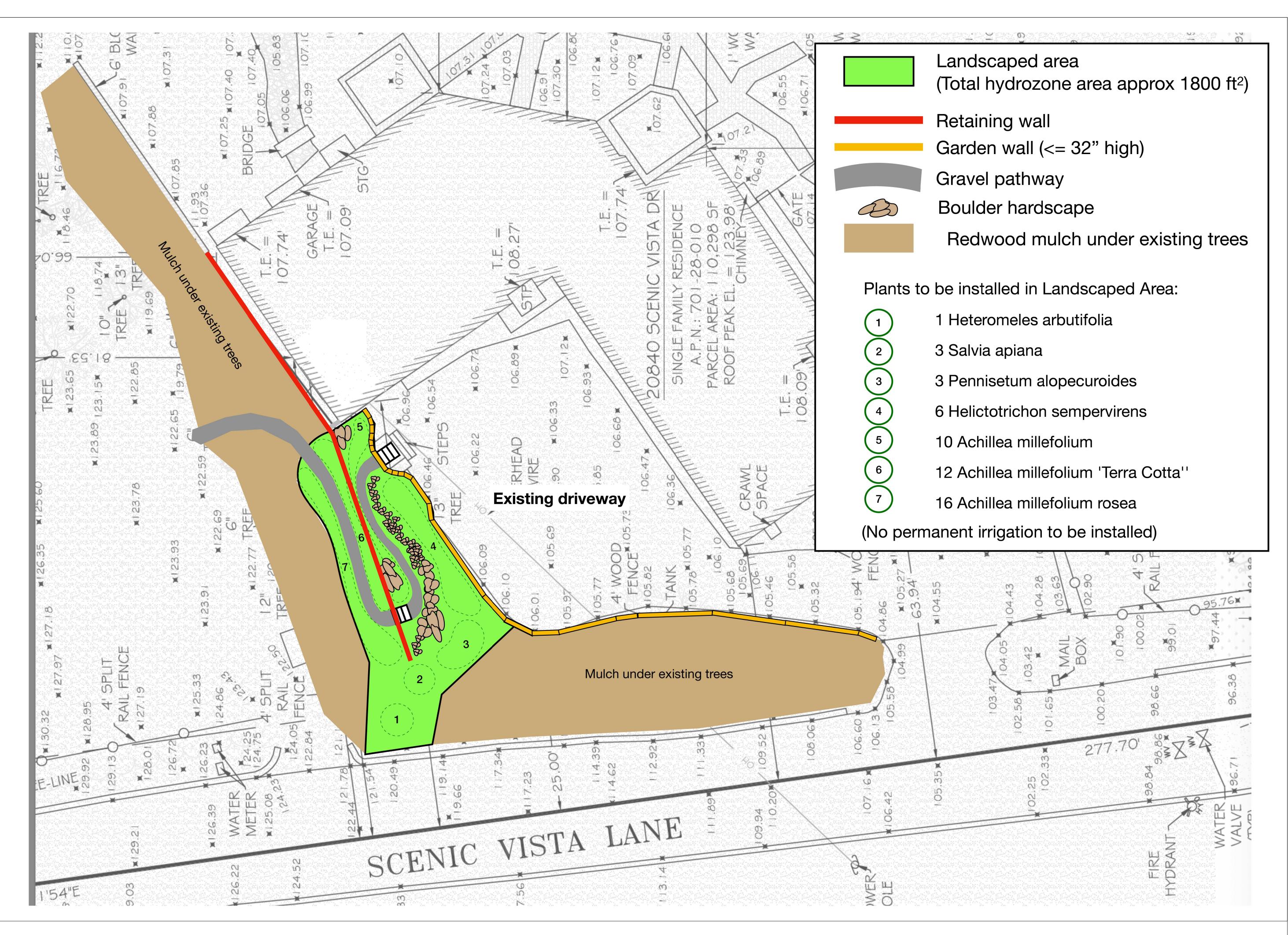
**PROJECT NAME: Keas-Zhang** Residence

20840 Scenic Vista Dr. San Jose, CA 95120

DRAWING TITLE:

LANDSCAPE **APPLICATION & NOTES** 







> (408) 432-1402 Fax: 432-1410

WEB SITE fernandez-designs.com

### PROJECT HISTORY:

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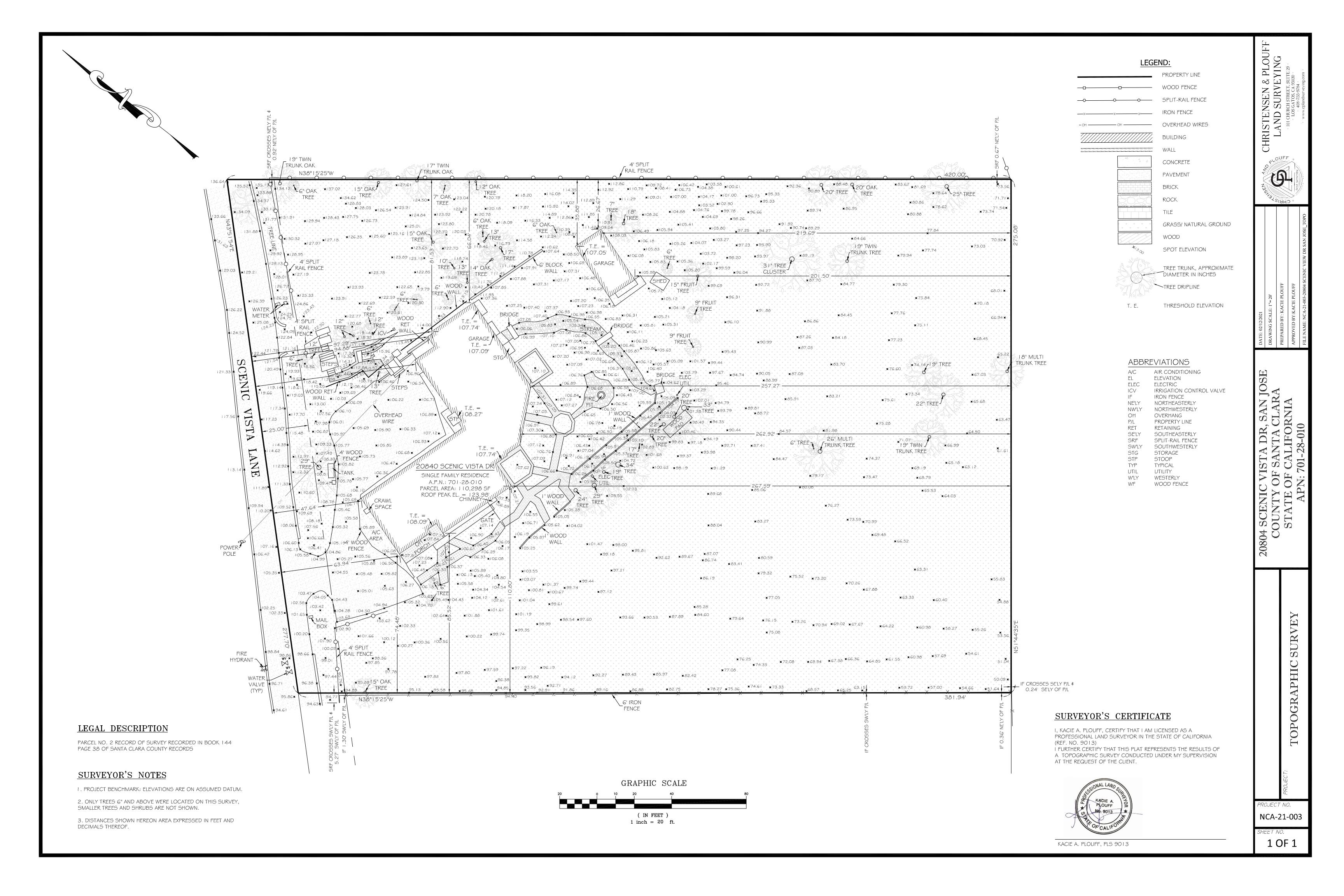
# PROJECT NAME: Keas-Zhang Residence

20840 Scenic Vista Dr. San Jose, CA 95120

DRAWING TITLE:

PARTIAL
LANDSCAPE PLAN





### <u>COUNTY OF SANTA CLARA</u> General Construction Specifications

### GENERAL CONDITIONS

- ALL CONSTRUCTION WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE SOILS AND/OR GEOTECHNICAL REPORT PREPARED BY SILICON VALLEY SOIL ENGINEERING AND DATED 12-22-2020
- 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
- DEVELOPER IS RESPONSIBLE FOR INSTALLATION OF THE IMPROVEMENTS SHOWN ON THESE PLANS AND HE OR HIS SUCCESSOR PROPERTY OWNERS ARE
- RESPONSIBLE FOR THEIR CONTINUED MAINTENANCE. DEVELOPER SHALL BE RESPONSIBLE FOR CORRECTION OF ANY ERRORS OR OMISSIONS IN THESE PLANS. THE COUNTY SHALL BE AUTHORIZED TO REQUIRE DISCONTINUANCE OF ANY WORK AND SUCH CORRECTION AND MODIFICATION OF PLANS AS MAY BE NECESSARY TO COMPLY WITH COUNTY STANDARDS OR CONDITIONS OF DEVELOPMENT APPROVAL
- DEVELOPER SHALL OBTAIN ENCROACHMENT PERMITS FROM THE SANTA CLARA VALLEY WATER DISTRICT AND CALIFORNIA DEPARTMENT OF TRANSPORTATION WHERE NEEDED. COPIES OF THESE PERMITS SHALL BE KEPT AT THE JOB SITE
- FOR REVIEW BY THE COUNTY'S INSPECTOR. DEVELOPER SHALL REMOVE OR TRIM ALL TREES TO PROVIDE AN UNOBSTRUCTED FIFTEEN (15) FOOT VERTICAL CLEARANCE FOR ROADWAY AREA. 5.
- 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
- ALL PERSONS MUST COMPLY WITH SECTION 4442 OF THE PUBLIC RESOURCES CODE AND SECTION 13005 OF THE HEALTH AND SAFETY CODE RELATING TO
- THE USE OF SPARK ARRESTERS. UPON DISCOVERING OR UNEARTHING ANY BURIAL SITE AS EVIDENCED BY HUMAN SKELETAL REMAINS OR ARTIFACTS, THE PERSON MAKING SUCH DISCOVERY SHALL IMMEDIATELY NOTIFY THE COUNTY CORONER AT (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). THESE PLANS ARE FOR THE WORK DESCRIBED IN THE SCOPE OF WORK ONLY.
- A SEPARATE PERMIT WILL BE REQUIRED FOR THE SEPTIC LINE CONSTRUCTION. ANY DEVIATION FROM THESE APPROVED PLANS SHALL BE RE-APPROVED IN WRITING BY THE COUNTY ENGINEER PRIOR TO CONSTRUCTION.

### CONSTRUCTION STAKING

COUNTY INSPECTOR.

- 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.
- CONSTRUCTION SHALL BE REPLACED BY DEVELOPER'S ENGINEER AND LICENSED 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

ANY PROPERTY LINE STAKES OR ROAD MONUMENTS DISTURBED DURING

ENGINEER OR LAND SURVEYOR AND VERIFIED BY THE COUNTY INSPECTOR PRIOR TO THE COMMENCEMENT OF GRADING.

### CONSTRUCTION INSPECTION

BEGINNING OF THE WORK.

- CONTRACTOR SHALL NOTIFY PERMIT INSPECTION UNIT, SANTA CLARA COUNTY PRIOR TO COMMENCING WORK AND FOR FINAL INSPECTION OF WORK AND SITE. COUNTY REQUIRES A MINIMUM OF 24 HOURS ADVANCE NOTICE FOR GENERAL INSPECTION, 48 HOURS FOR ASPHALT CONCRETE INSPECTION. INSPECTION BY SANTA CLARA COUNTY SHALL BE LIMITED TO INSPECTION OF MATERIALS AND PROCESSES OF CONSTRUCTION TO OBSERVE THEIR COMPLIANCE WITH PLANS & SPECIFICATIONS BUT DOES NOT INCLUDE
- RESPONSIBILITY FOR THE SUPERINTENDENT OF CONSTRUCTION. SITE CONDITIONS, EQUIPMENT OR PERSONNEL. CONTRACTOR SHALL NOTIFY THE COUNTY LAND DEVELOPMENT INSPECTOR AT PHONE (408) 299-6868 AT LEAST 24 HOURS PRIOR TO COMMENCING WORK AND FOR FINAL INSPECTION
- DEVELOPER AND/OR HIS AUTHORIZED REPRESENTATIVE MUST SUBMIT WRITTEN REQUEST FOR FINAL INSPECTION AND ACCEPTANCE, SAID REQUEST SHALL BE DIRECTED TO THE INSPECTION OFFICE NOTED ON THE PERMIT FORM. THE CONTRACTOR SHALL PROVIDE TO THE COUNTY CONSTRUCTION INSPECTOR WITH PAD ELEVATION AND LOCATION CERTIFICATES, PREPARED BY THE PROJECT ENGINEER OR LAND SURVEYOR, PRIOR TO COMMENCEMENT OF THE BUILDING FOUNDATION.

### SITE PREPARATION (CLEARING AND GRUBBING)

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

### ETAINING WALLS

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

### GRADING

- EXCAVATED MATERIAL SHALL BE PLACED IN THE FILL AREAS DESIGNATED OR SHALL BE HAULED AWAY FROM THE SITE TO A COUNTY APPROVED DISPOSAL SITE. WHERE FILL MATERIAL IS TO BE PLACED ON NATURAL GROUND, 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. THE UPPER 6" OF SUBGRADE BELOW DRIVEWAY ACCESS ROAD OR PARKING
- AREA SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY. MAXIMUM CUT SLOPE SHALL BE 2 HORIZONTAL TO 1 VERTICAL. MAXIMUM FILL SLOPE SHALL BE 2 HORIZONTAL TO 1 VERTICAL.

LOCATION	CUT (C	.Y.)	FILL	(C.	Y.)	VERT.	DEP	크
RESIDENCE	Ô	CY		0	CÝ		0	FT
ACCESSORY								
STRUCTURE	0	CY		0	CY		0	FT
POOL/HARDSCAPE	0	CY		0	CY		0	FΤ
LANDSCAPE	200	CY		0	CY		5.6	FT
DRIVEWAY	0	CY		0	CY		0	FT
OFF SITE								
IMPROVEMENTS		_			_			_

200 CY 0 CY

- NOTE: FILL VOLUMES INCLUDE 10% SHRINKAGE. EXCESS MATERIAL SHALL BE OFF HAULED TO A COUNTY APPROVED DUMP
- 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

POLLUTION PREVENTION PLAN (SWPPP) IS AVAILABLE ON SITE.

PROPER CONSTRUCTION STAKES SHALL BE SET IN THE FIELD BY THE PROJECT 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

### TREE PROTECTION

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

SEE EXISTING TREE PROTECTION DETAILS FOR MORE INFORMATION.

- 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
- ALL DRIVEWAY OR COMMON ACCESS ROAD SECTIONS IN EXCESS OF 15 LONGITUDINAL SLOPE MUST BE PAVED WITH A MINIMUM 2-INCH ASPHALT LIFT OR FULL DEPTH CONCRETE LIFT PRIOR TO ANY COMBUSTIBLE FRAMING. THE OWNER AND PRIME CONTRACTOR ARE RESPONSIBLE FOR MAINTAINING PROJECT SITE ACCESS AND NEIGHBORHOOD ACCESS FOR EMERGENCY VEHICLES
- AND LOCAL RESIDENTS 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.
- 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 <u>LIGHTING</u>

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

### SANITARY SEWER

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

### PORTLAND CEMENT CONCRETE

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

### AIR QUALITY, LANDSCAPING AND EROSION CONTROL

- WATER ALL ACTIVE CONSTRUCTION AREAS AT LEAST TWICE DAILY. COVER ALL TRUCKS HAULING SOIL, SAND, AND OTHER LOOSE MATERIALS OR
- REQUIRE ALL TRUCKS TO MAINTAIN AT LEAST TWO FEET OF FREEBOARD. 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.
- SWEEP DAILY (WITH WATER SWEEPERS) ALL PAVED ACCESS ROADS, PARKING AREAS AND STAGING AREAS AT CONSTRUCTION SITES. THE USE OF DRY POWDER SWEEPING IS PROHIBITED.
- SWEEP STREETS DAILY (WITH WATER SWEEPERS) IF VISIBLE SOIL MATERIAL IS CARRIED ONTO ADJACENT PUBLIC STREETS. THE USE OF DRY POWDER SWEEPING IS PROHIBITED.
- ALL CONSTRUCTION VEHICLES, EQUIPMENT AND DELIVERY TRUCKS SHALL HAVE A MAXIMUM IDLING TIME OF 5 MINUTES (AS REQUIRED BY THE CALIFORNIA AIRBORNE TOXIC CONTROL MEASURE TITLE 13, SECTION 2485 OF CALIFORNIA CODE OF REGULATIONS (CCR)). ENGINES SHALL BE SHUT OFF IF CONSTRUCTION REQUIRES LONGER IDLING TIME UNLESS NECESSARY FOR
- PROPER OPERATION OF THE VEHICLE. . ALL VEHICLE SPEEDS ON UNPAVED ROADS SHALL BE LIMITED TO 15 MILES PER HOUR.
- 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
- 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 B
  - 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.

### COUNTY LOCATION MAP

### VICINITY MAP

### PROJECT TITLE PAUL KEAS AND XIAODONG ZHANG SCENIC VISTA DRIVE SAN JOSE UNINCORPORATED

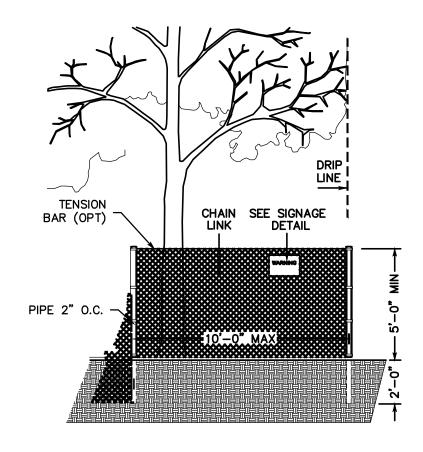
SEE SHEET C-1.1 FOR LEGEND & ABBREVIATIONS

### SCOPE OF WORK

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

### SURVEY MONUMENT PRESERVATION

- 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.



### EXISTING TREE PROTECTION DETAILS

- . PRIOR TO THE COMMENCEMENT OF ANY GRADING, TREE PROTECTIVE FENCING SHALL BE IN PLACE IN ACCORDANCE WITH THE TREE PRESERVATION PLAN AND INSPECTED BY A CERTIFIED ARBORIST. THE ARBORIST SHALL MONITOR CONSTRUCTION ACTIVITY TO ENSURE THAT THE TREE PROTECTION MEASURES ARE IMPLEMENTED AND ADHERED TO DURING CONSTRUCTION. THIS CONDITION SHALL BE INCORPORATED INTO THE GRADING PLANS.
- 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
- 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

### STORM DRAINAGE AND STORMWATER MANAGEMENT

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

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

### 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 OF SANTA CLARA DEPT. OF ROADS AND AIRPORTS ISSUED BY: \_\_\_\_\_ 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 FILE(S) NO.

**SIGNATURE** 

DATE 07/07/2022



09/30/2024 EXPIRATION DATE

GRADING / DRAINAGE PERMIT NO.

ISSUED BY: \_

### 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_	DARRELL K	.H. WONG
	63958	09/30/2024
	R.C.E. NO.	EXPIRATION DATE

### SHEET INDEX

| C-1.0 | TITLE SHEET C-1.1 OVERALL SITE PLAN C-2.0 GRADING & DRAINAGE PLAN C-2.1 | WALL LAYOUT PROFILE C-3.0 DETAILS C-4.0 | GRADING SPECIFICATIONS BEST MANAGEMENT PRACTICES BEST MANAGEMENT PRACTICES



**BAY AREA REGION** 2495 INDUSTRIAL PKWY WEST HAYWARD, CALIFORNIA 94545 (P) (510) 887-4086 (F) (510) 887-3019

SACRAMENTO REGION 3017 DOUGLAS BLVD, # 300 ROSEVILLE, CA 95661 (P) (916)966-1338 (F) (916)797-7363

WWW.LEABRAZE.COM

DATE: 03/13/23

Sheet

LB#: 2212010

Revision 1 Revision 2  ${m Date}$ 

701-28-010 Revision 3

ROAD: GLEN UNA DRIVE COUNTY FILE NO.: DEV22-3253 APPLICANT: SINGH

# 07/38°(\$5'25'

### **ABBREVIATIONS**

MAX

AGGREGATE BASE

ACCESSIBLE

**ASPHALT CONCRETE** 

X

**CURB INLET** 

FIRE HYDRANT

STREET SIGN

SPOT ELEVATION

FLOW DIRECTION

BENCHMARK

CONTOURS

DEMOLISH/REMOVE

TREE TO BE REMOVED

TREE PROTECTION FENCING

LINEAR FEET

MAXIMUM

MANHOLE

STORM DRAIN MANHOLE

SANITARY SEWER MANHOLE

AREA DRAIN MINIMUM BEGINNING OF CURVE MON. MONUMENT **BEARING & DISTANCE** MRO METERED RELEASE OUTLET BENCHMARK NEW BUBBLER BOX BUB NUMBER BW/FG BOTTOM OF WALL/FINISH NOT TO SCALE **GRADE** ON CENTER CATCH BASIN OVER CURB AND GUTTER PLANTING AREA CENTER LINE PEDESTRIAN CORRUGATED PLASTIC PIPE POST INDICATOR VALVE (SMOOTH INTERIOR) PUBLIC SERVICES EASEMENT ČLEANOUT PROPERTY LINE CLEANOUT TO GRADE POWER POLE CONC CONCRETE PUBLIC UTILITY EASEMENT **CONST** CONSTRUCT or -TION POLYVINYL CHLORIDE CONC COR CONCRETE CORNER CUBIC YARD REINFORCED CONCRETE PIPE DIAMETER RIM ELEVATION DROP INLET RAINWATER **DUCTILE IRON PIPE** R/W RIGHT OF WAY SLOPE END OF CURVE SEE ARCHITECTURAL DRAWINGS EXISTING GRADE SANITARY **ELEVATIONS** STORM DRAIN EDGE OF PAVEMENT **SDMH** STORM DRAIN MANHOLE **EQUIPMENT** SHEET EACH WAY S.L.D. SEE LANDSCAPE DRAWNGS **EXISTING SPEC** SPECIFICATION FACE OF CURB SANITARY SEWER FINISHED FLOOR SSC0 SANITARY SEWER CLEANOUT FINISHED GRADE SSMH SANITARY SEWER MANHOLE FIRE HYDRANT STREET FLOW LINE STA STATION FINISHED SURFACE STANDARD STD **STRUCT** STRUCTURAL GAGE OR GAUGE TELEPHONE GRADE BREAK TOP OF CURB HIGH DENSITY CORRUGATED **HDPE** TOW TOP OF WALL POLYETHYLENE PIPE **TEMP** TEMPORARY **HORIZ** HORIZONTAL TOP OF PAVEMENT HIGH POINT TOP OF WALL/FINISH GRADE HUB & TACK TYPICAL INSIDE DIAMETER VERTICAL CURVE INVERT ELEVATION VITRIFIED CLAY PIPE JUNCTION BOX **VERT** VERTICAL JOINT TRENCH JOINT UTILITY POLE WATER LINE LENGTH WATER METER **LNDG** LANDING WELDED WIRE FABRIC

### RETAINING WALL NOTES

1. TW/FG REPRESENTS FINISHED EARTHEN GRADE OR PAVEMENT ELEVATION AT TOP OF WALL, NOT ACTUAL TOP OF WALL MATERIAL. BW/FG REPRESENTS FINISH EARTHEN GRADE OR PAVEMENT ELEVATION AT BOTTOM OF WALL NOT INCLUDING FILL FOUNDATION. GRADES INDICATED ON THESE PLANS REFER TO THE FINISHED GRADES ADJACENT TO THE RETAINING WALL, NOT INCLUDING FOOTING, FREEBOARD, ETC.

2. DIMENSIONS SHOWN IN BRACKETS SHOWN AS [X.X'] DENOTE THE EFFECTIVE WALL HEIGHT ONLY. THE ACTUAL WALL HEIGHT AND DEPTH MAY DIFFER DUE TO CONSTRUCTION REQUIREMENTS.

3. REFER TO SPECIFIC WALL CONSTRUCTION DETAIL FOR STRUCTURAL ELEMENTS, FREEBOARD, AND EMBEDMENT.

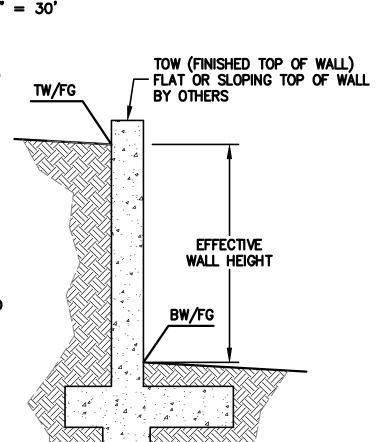
4. REFER TO ARCHITECTURAL, LANDSCAPE ARCHITECTURE, AND/OR STRUCTURAL PLANS FOR DETAILS. WALL ELEVATIONS. SUBDRAINAGE. WATERPROOFING. FINISHES, COLORS, STEEL REINFORCING, MATERIALS, ETC. PROVIDE CLIPS OR OTHER MEANS OF SECURING FINISH MATERIALS AS NECESSARY (WET SET INTO THE WALL).

5. ALL RETAINING WALLS SHOULD HAVE A BACK-OF-WALL SUB-SURFACE DRAINAGE SYSTEM INCLUDING WEEPHOLES TO PREVENT HYDROSTATIC

6. SEE DETAIL SHEET FOR SPECIFIC INFORMATION.

7. PROVIDE GUARDRAIL (WHERE APPLICABLE AND DESIGNED BY OTHERS) AS REQUIRED FOR GRADE SEPARATION OF 30 INCHES OR MORE MEASURED 5' HORIZONTALLY FROM FACE OF WALL, PER CBC.

### KEY MAP



\* BUILDING PAD NOTE: ADJUST PAD LEVEL AS REQUIRED. REFER TO STRUCTURAL PLANS FOR SLAB SECTION OR CRAWL SPACE DEPTH TO ESTABLISH PAD



FOR CONSTRUCTION STAKING SCHEDULING OR QUOTATIONS PLEASE CONTACT ALEX ABAYA AT LEA & BRAZE ENGINEERING (510)887-4086 EXT 116. aabaya@leabraze.com

# PROJECT SITE **VICINITY MAP**

### OWNER'S INFORMATION

PAUL KEAS AND XIAODONG ZHANG 20840 SCENIC VISTA DRIVE SAN JOSE, CA, 95120

APN: 701-28-010

### REFERENCES

THIS GRADING AND DRAINAGE PLAN IS SUPPLEMENTAL TO: TOPOGRAPHIC SURVEY BY CHRISTENSEN & PLOUFF LAND SURVERYING, INC., ENTITLED; "TOPOGRAPHIC SURVEY" 20804 SCENIC VISTA DRIVE SAN JOSE, CA 95030 DATED: 02-12-2021

2. SITE PLAN BY FERNANDEZ DESIGNS & BUILDERS INC. ENTITLES:: "SITE PLAN" 20804 SCENIC VISTA DRIVE SAN JOSE, CA 95030

3. SOIL REPORT BY SILICON VALLEY SOIL ENGINEERING "GEOTECHNICAL INVESTIGATION FOR PROPOSED ADDITION EXISTING RESIDENCE" 20840 SCENIC VISTA DRIVE SAN JOSE, CA 95030 FILE # SV2143 DATE: 12-22-2020

THE CONTRACTOR SHALL REFER TO THE ABOVE NOTED SURVEY AND PLAN, AND SHALL VERIFY BOTH EXISTING AND PROPOSED ITEMS ACCORDING TO THEM.

LEVEL.



SHEET INDEX TITLE SHEET C - 1.1

OVERALL SITE PLAN GRADING & DRAINAGE PLAN C - 2.1WALL LAYOUT PROFILE C - 3.0DETAILS C - 4.0GRADING SPECIFICATIONS

BEST MANAGEMENT PRACTICES

BEST MANAGEMENT PRACTICES

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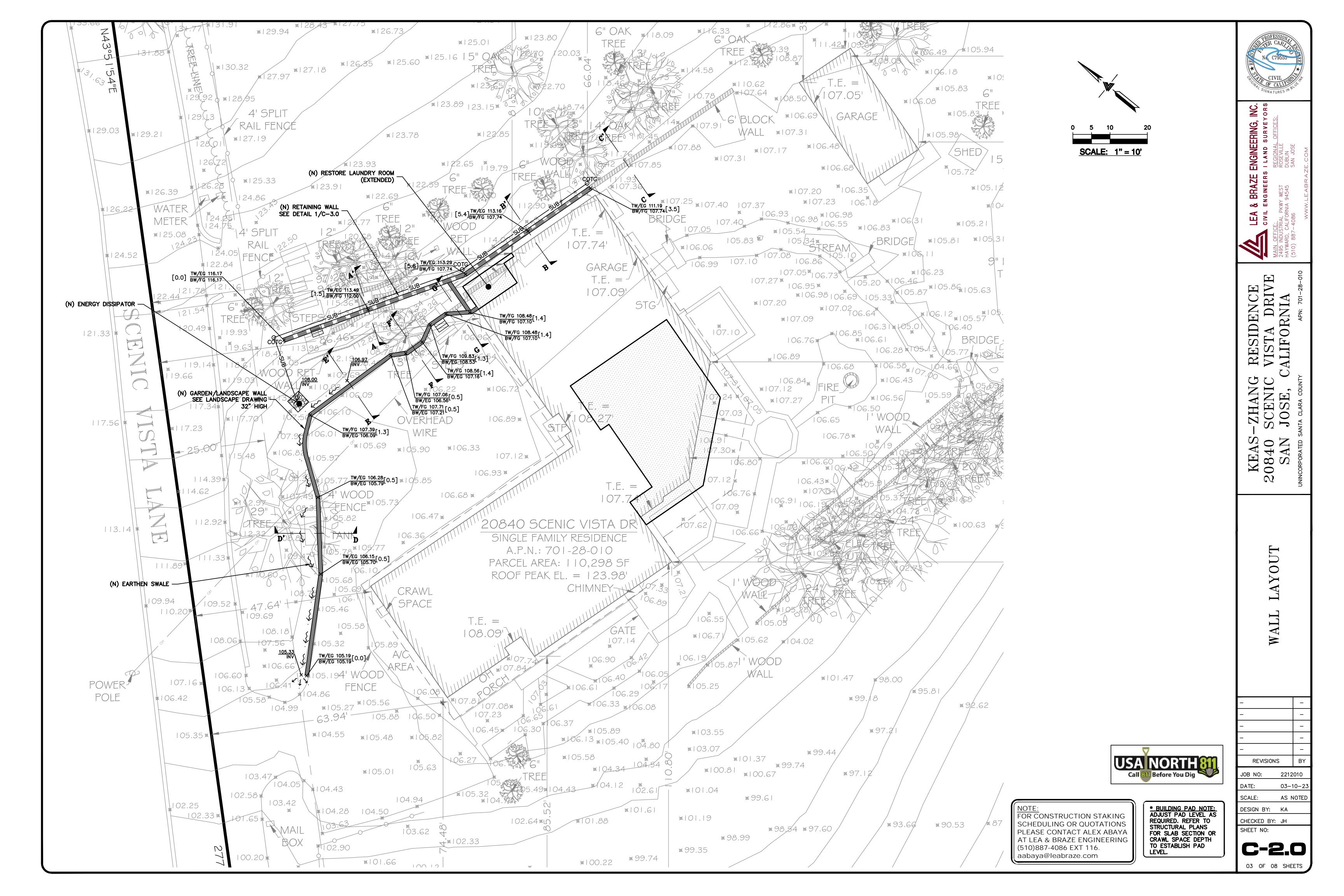
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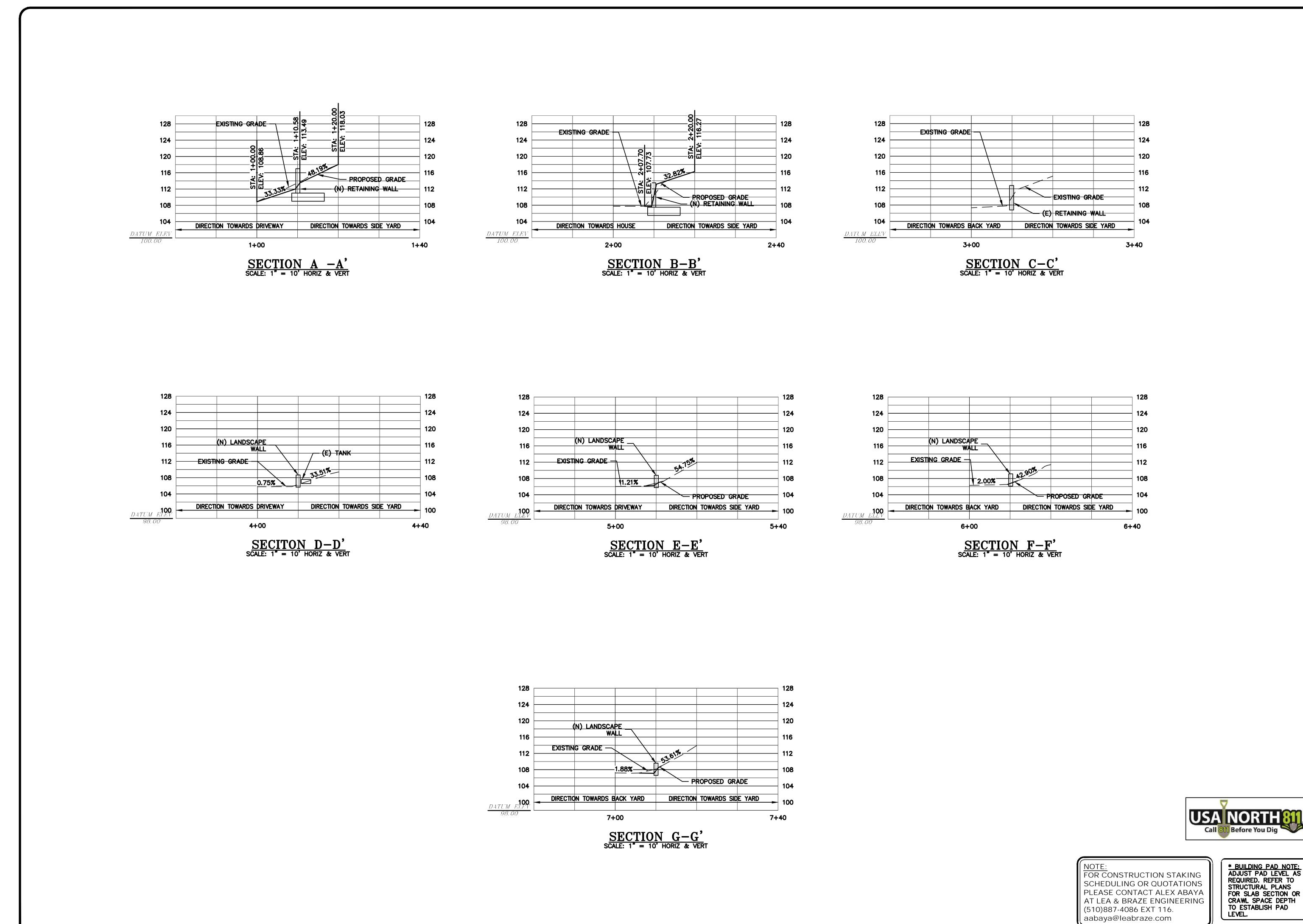
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& BRAZE ENGINEERING, INC. ENGINEERS I LAND SURVEYORS REGIONAL OFFICES: LEA RESIDENCE VISTA DRIVE SALIFORNIA

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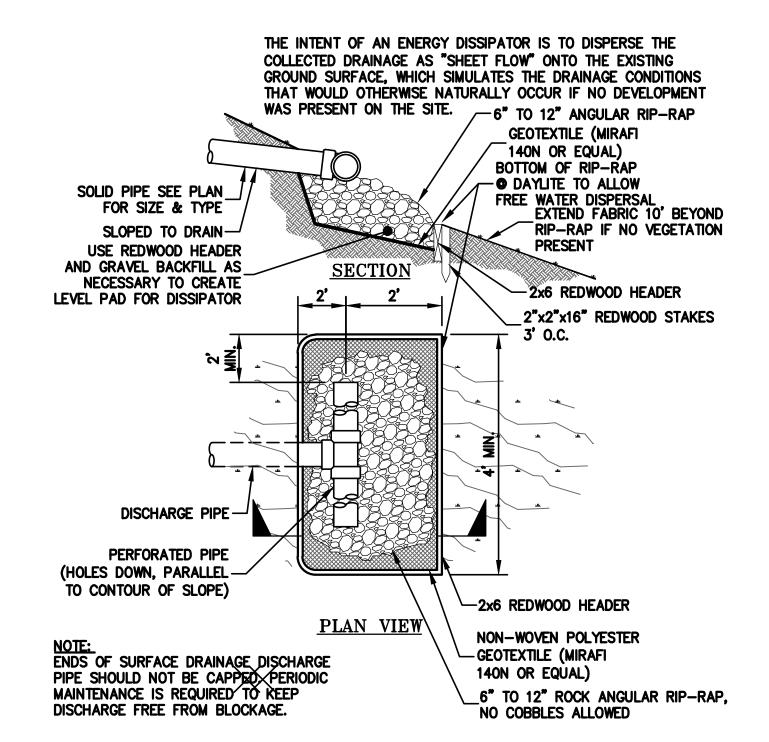
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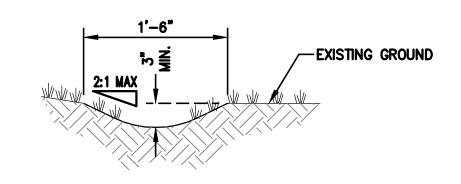
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### RETAINING WALL NOTES

- 1. GRADES INDICATED ON THESE PLANS REFER TO THE FINISHED GRADES ADJACENT TO THE RETAINING WALL, NOT TO THE EXTENTS OF THE WALL CONSTRUCTION ITSELF.
- 2. DIMENSIONS SHOWN IN BRACKETS SHOWN AS [X.X'] DENOTE THE APPROXIMATE DIFFERENCE IN FINISHED GRADE SEPARATION ONLY. THE ACTUAL WALL HEIGHT AND DEPTH MAY DIFFER.
- 3. REFER TO STRUCTURAL WALL DETAILS TO DETERMINE ACTUAL TOP OF WALL STRUCTURE, AND TOP (OR BOTTOM) OF FOOTING AS THE STRUCTURE MAY EXTEND ABOVE FINISHED GRADE AS FREEBOARD AND BELOW BACKFILLED FINISHED GRADES.
- 4. REFER ALSO TO ARCHITECTURAL, LANDSCAPE ARCHITECTURAL, AND STRUCTURAL PLANS FOR DETAILS, WALL ELEVATIONS, SUBDRAINAGE, WATERPROOFING, FINISHES, COLORS, STEEL REINFORCING, MATERIALS, ETC.
- 5. ALL RETAINING WALLS SHOULD HAVE A BACK-OF-WALL SUB-SURFACE DRAINAGE SYSTEM. REFER TO PLANS FOR ADDITIONAL AND SPECIFIC INFORMATION.







2 ENERGY DISSIPATER DISCHARGE C-3.0 NTS



ERS I LAND SURVEYORS
REGIONAL OFFICES:
ROSEVILLE
DUBLIN
SAN JOSE

LEA & BRAZE ENGINEER

CIVIL ENGINEERS I LAND SU

FRICE:

REGIONAL O

CIVIL ENGIN
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2495 INDUSTRIAL PKWY WES
HAYWARD, CALIFORNIA 9454
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RESIDENCE VISTA DRIVE

KEAS-ZHANG RESIJ 20840 SCENIC VISTA SAN JOSE, CALIFO

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JOB NO: 2212010

DATE: 03-10-23

SCALE: NTS

DESIGN BY: KA

CHECKED BY: JH

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THESE DRAWINGS AND THEIR CONTENT ARE AND SHALL REMAIN THE PROPERTY OF LEA AND BRAZE ENGINEERING, INC. WHETHER THE PROJECT FOR WHICH THEY ARE PREPARED IS EXECUTED OR NOT. THEY ARE NOT TO BE USED BY ANY PERSONS ON OTHER PROJECTS OR EXTENSIONS OF THE PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ENGINEER.

ALL WORK SHALL COMPLY WITH APPLICABLE CODES AND TRADE STANDARDS WHICH GOVERN EACH PHASE OF WORK INCLUDING, BUT NOT LIMITED TO, CALIFORNIA MECHANICAL CODE, CALIFORNIA PLUMBING CODE, CALIFORNIA ELECTRICAL CODE, CALIFORNIA FIRE CODE, CALTRANS STANDARDS AND SPECIFICATIONS, AND ALL APPLICABLE STATE AND/OR LOCAL CODES AND/OR LEGISLATION.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND ALL SUBCONTRACTORS TO CHECK AND VERIFY ALL CONDITIONS, DIMENSIONS, LINES AND LEVELS INDICATED. PROPER FIT AND ATTACHMENT OF ALL PARTS IS REQUIRED. SHOULD THERE BE ANY DISCREPANCIES, IMMEDIATELY NOTIFY THE ENGINEER FOR CORRECTION OR ADJUSTMENT THE EVENT OF FAILURE TO DO SO, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTION OF ANY ERROR.

ALL DIMENSIONS AND CONDITIONS SHALL BE CHECKED AND VERIFIED ON THE JOB BY EACH SUBCONTRACTOR BEFORE HE/SHE BEGINS HIS/HER WORK. ANY ERRORS, OMISSION, OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER/CONTRACTOR BEFORE CONSTRUCTION BEGINS.

COMMENCEMENT OF WORK BY THE CONTRACTOR AND/OR ANY SUBCONTRACTOR SHALL INDICATE KNOWLEDGE AND ACCEPTANCE OF ALL CONDITIONS DESCRIBED IN THESE CONSTRUCTION DOCUMENTS, OR EXISTING ON SITE, WHICH COULD AFFECT THEIR WORK.

### WORK SEQUENCE

In the event any special sequencing of the work is required by the owner or the CONTRACTOR. THE CONTRACTOR SHALL ARRANGE A CONFERENCE BEFORE ANY SUCH WORK IS BEGUN.

SITE EXAMINATION: THE CONTRACTOR AND ALL SUBCONTRACTORS SHALL THOROUGHLY EXAMINE THE SITE AND FAMILIARIZE HIM/HERSELF WITH THE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED. THE CONTRACTOR SHALL VERIFY AT THE SITE ALL MEASUREMENTS AFFECTING HIS/HER WORK AND SHALL BE RESPONSIBLE FOR THE CORRECTIONS OF THE SAME. NO EXTRA COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR EXPENSES DUE TO HIS/HER NEGLECT TO EXAMINE, OR FAILURE TO DISCOVER, CONDITIONS WHICH AFFECT HIS/HER WORK.

LEA AND BRAZE ENGINEERING, INC. EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF LEA AND BRAZE ENGINEERING, INC. IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD HARMLESS LEA AND BRAZE ENGINEERING, INC.

CONSTRUCTION IS ALWAYS LESS THAN PERFECT SINCE PROJECTS REQUIRE THE COORDINATION AND INSTALLATION OF MANY INDIVIDUAL COMPONENTS BY VARIOUS CONSTRUCTION INDUSTRY TRADES. THESE DOCUMENTS CANNOT PORTRAY ALL COMPONENTS OR ASSEMBLIES EXACTLY. IT IS THE INTENTION OF THESE ENGINEERING DOCUMENTS THAT THEY REPRESENT A REASONABLE STANDARD OF CARE IN THEIR CONTENT. IT IS ALSO PRESUMED BY THESE DOCUMENTS THAT CONSTRUCTION REVIEW SERVICES WILL BE PROVIDED BY THE ENGINEER. SHOULD THE OWNER NOT RETAIN THE ENGINEER TO PROVIDE SUCH SERVICES, OR SHOULD HE/SHE RETAIN THE ENGINEER TO PROVIDE ONLY PARTIAL OR LIMITED SERVICES, THEN IT SHALL BE THE OWNER'S AND CONTRACTOR'S RESPONSIBILITY TO FULLY RECOGNIZE AND PROVIDE THAT STANDARD OF CARE.

IF THE OWNER OR CONTRACTOR OBSERVES OR OTHERWISE BECOMES AWARE OF ANY FAULT OR DEFECT IN THE PROJECT OR NONCONFORMANCE WITH THE CONTRACT DOCUMENTS, PROMPT WRITTEN NOTICE THEREOF SHALL BE GIVEN BY THE OWNER AND/OR CONTRACTOR TO THE ENGINEER.

THE ENGINEER SHALL NOT HAVE CONTROL OF OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS, OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

### SITE PROTECTION

PROTECT ALL LANDSCAPING THAT IS TO REMAIN. ANY DAMAGE OR LOSS RESULTING FROM EXCAVATION. GRADING. OR CONSTRUCTION WORK SHALL BE CORRECTED OR REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL EXISTING SITE UTILITIES AND SHALL COORDINATE THEIR REMOVAL OR MODIFICATIONS (IF ANY) TO AVOID ANY INTERRUPTION OF SERVICE TO ADJACENT AREAS. THE GENERAL CONTRACTOR SHALL INFORM HIM/HERSELF OF MUNICIPAL REGULATIONS AND CARRY OUT HIS/HER WORK IN COMPLIANCE WITH ALL FEDERAL AND STATE REQUIREMENTS TO REDUCE FIRE HAZARDS AND INJURIES TO THE PUBLIC.

### STORMWATER POLLUTION PREVENTION NOTES

- 1) STORE, HANDLE, AND DISPOSE OF CONSTRUCTION MATERIALS AND WASTES PROPERLY, SO AS TO PREVENT THEIR CONTACT WITH STORMWATER.
- 2) CONTROL AND PREVENT THE DISCHARGE OF ALL POTENTIAL POLLUTANTS, INCLUDING SOLID WASTES, PAINTS. CONCRETE, PETROLEUM PRODUCTS, CHEMICALS, WASH WATER OR SEDIMENT, AND NON-STORMWATER DISCHARGES TO STORM DRAINS AND WATER COURSES.
- 3) USE SEDIMENT CONTROL OR FILTRATION TO REMOVE SEDIMENT FROM DEWATERING EFFLUENT.
- 4) AVOID CLEANING, FUELING, OR MAINTAINING VEHICLES ON SITE, EXCEPT IN A DESIGNATED AREA IN WHICH RUNOFF IS CONTAINED AND TREATED.
- 5) DELINEATE CLEARING LIMITS, EASEMENTS, SETBACKS, SENSITIVE OR CRITICAL AREAS, BUFFER ZONES, TREES AND DISCHARGE COURSE WITH FIELD MARKERS.
- 6) PROTECT ADJACENT PROPERTIES AND UNDISTURBED AREAS FROM CONSTRUCTION IMPACTS USING VEGETATIVE BUFFER STRIPS, SEDIMENT BARRIERS OF FILTERS, DIKES, MULCHING, OR OTHER MEASURES AS APPROPRIATE.
- 7) PERFORM CLEARING AND EARTH MOVING ACTIVITIES DURING DRY WEATHER TO THE MAXIMUM EXTENT PRACTICAL.
- 8) LIMIT AND TIME APPLICATIONS OF PESTICIDES AND FERTILIZERS TO PREVENT POLLUTED RUNOFF.

9) LIMIT CONSTRUCTION ACCESS ROUTES AND STABILIZE DESIGNATED ACCESS POINTS.

SWEEPING METHODS TO THE MAXIMUM EXTENT PRACTICAL.

10) AVOID TRACKING DIRT OR MATERIALS OFF—SITE; CLEAN OFF—SITE PAVED AREAS AND SIDEWALKS USING DRY

### SUPPLEMENTAL MEASURES

- A. THE PHRASE "NO DUMPING DRAINS TO BAY" OR EQUALLY EFFECTIVE PHRASE MUST BE LABELED ON STORM DRAIN INLETS (BY STENCILING, BRANDING, OR PLAQUES) TO ALERT THE PUBLIC TO THE DESTINATION OF STORM WATER AND TO PREVENT DIRECT DISCHARGE OF POLLUTANTS INTO THE STORM DRAIN.
- B. USING FILTRATION MATERIALS ON STORM DRAIN COVERS TO REMOVE SEDIMENT FROM DEWATERING EFFLUENT.
- C. STABILIZING ALL DENUDED AREAS AND MAINTAINING EROSION CONTROL MEASURES CONTINUOUSLY FROM OCTOBER 15 AND APRIL 15.
- D. REMOVING SPOILS PROMPTLY, AND AVOID STOCKPILING OF FILL MATERIALS, WHEN RAIN IS FORECAST. IF RAIN THREATENS, STOCKPILED SOILS AND OTHER MATERIALS SHALL BE COVERED WITH A TARP OR OTHER WATERPROOF MATERIAL.
- E. STORING. HANDLING. AND DISPOSING OF CONSTRUCTION MATERIALS AND WASTES SO AS TO AVOID THEIR ENTRY TO THE STORM DRAIN SYSTEMS OR WATER BODY.
- F. AVOIDING CLEANING, FUELING, OR MAINTAINING VEHICLES ON—SITE, EXCEPT IN AN AREA DESIGNATED TO CONTAIN AND TREAT RUNOFF.

### GRADING & DRAINAGE NOTES:

### 1. SCOPE OF WORK

these specifications and applicable plans pertain to and include all site grading and EARTHWORK ASSOCIATED WITH THE PROJECT INCLUDING, BUT NOT LIMITED TO THE FURNISHING OF ALL LABOR. TOOLS AND EQUIPMENT NECESSARY FOR SITE CLEARING AND GRUBBING, SITE PREPARATION, DISPOSAL OF EXCESS OR UNSUITABLE MATERIAL, STRIPPING, KEYING, EXCAVATION, OVER EXCAVATION RECOMPACTION PREPARATION FOR SOIL RECEIVING FILL, PAVEMENT, FOUNDATION OF SLABS, EXCAVATION, IMPORTATION OF ANY REQUIRED FILL MATERIAL, PROCESSING, PLACEMENT AND COMPACTION OF FILL AND SUBSIDIARY WORK NECESSARY TO COMPLETE THE GRADING TO CONFORM TO THE LINES, GRADING AND SLOPE SHOWN ON THE PROJECT GRADING PLANS.

### 2. GENERAL

- A. ALL SITE GRADING AND EARTHWORK SHALL CONFORM TO THE RECOMMENDATIONS OF THESE SPECIFICATIONS, THE SOILS REPORT BY SILICON VALLEY SOIL ENGINEERING; AND THE CITY OF SAN JOSE.
- B. ALL FILL MATERIALS SHALL BE DENSIFIED SO AS TO PRODUCE A DENSITY NOT LESS THAN 90% RELATIVE COMPACTION BASED UPON ASTM TEST DESIGNATION D1557. FIELD DENSITY TEST WILL BE PERFORMED IN ACCORDANCE WITH ASTM TEST DESIGNATION 2922 AND 3017. THE LOCATION AND FREQUENCY OF THE FIELD DENSITY TEST WILL BE AS DETERMINED BY THE SOIL ENGINEER. THE RESULTS OF THESE TEST AND COMPLIANCE WITH THE SPECIFICATIONS WILL BE THE BASIS UPON WHICH SATISFACTORY COMPLETION OF THE WORK WILL BE JUDGED BY THE SOIL ENGINEER. ALL CUT AND FILL SLOPES SHALL BE CONSTRUCTED AS SHOWN ON PLANS, BUT NO STEEPER THAN TWO (2) HORIZONTAL TO ONE (1) VERTICAL.
- C. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SATISFACTORY COMPLETION OF ALL THE EARTHWORK IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS. NO DEVIATION FROM THESE SPECIFICATIONS SHALL BE MADE EXCEPT UPON WRITTEN APPROVAL BY THE SOILS ENGINEER. BOTH CUT AND FILL AREAS SHALL BE SURFACE COMPLETED TO THE SATISFACTION OF THE SOILS ENGINEER AT THE CONCLUSION OF ALL GRADING OPERATIONS AND PRIOR TO FINAL ACCEPTANCE. THE CONTRACTOR SHALL NOTIFY THE SOILS ENGINEER AT LEAST TWO (2) WORKING DAYS PRIOR TO DOING ANY SITE GRADING AND EARTHWORK

### CLEARING AND GRUBBING

- A. THE CONTRACTOR SHALL ACCEPT THE SITE IN ITS PRESENT CONDITION. ALL EXISTING PUBLIC IMPROVEMENTS SHALL BE PROTECTED. ANY IMPROVEMENTS DAMAGED SHALL BE REPLACED BY THE CONTRACTOR AS DIRECTED BY THE LOCAL JURISDICTION WITH NO EXTRA COMPENSATION.
- B. ALL ABANDONED BUILDINGS AND FOUNDATIONS, TREE (EXCEPT THOSE SPECIFIED TO REMAIN FOR LANDSCAPING PURPOSES), FENCES, VEGETATION AND ANY SURFACE DEBRIS SHALL BE REMOVED AND DISPOSED OF OFF THE SITE BY THE CONTRACTOR.
- C. ALL ABANDONED SEPTIC TANKS AND ANY OTHER SUBSURFACE STRUCTURES EXISTING IN PROPOSED DEVELOPMENT AREAS SHALL BE REMOVED PRIOR TO ANY GRADING OR FILL OPERATION. ALL APPURTENANT DRAIN FIELDS AND OTHER CONNECTING LINES MUST ALSO BE TOTALLY REMOVED.
- D. ALL ABANDONED UNDERGROUND IRRIGATION OR UTILITY LINES SHALL BE REMOVED OR DEMOLISHED. THE APPROPRIATE FINAL DISPOSITION OF SUCH LINES DEPEND UPON THEIR DEPTH AND LOCATION AND THE METHOD OF REMOVAL OR DEMOLITION SHALL BE DETERMINED BY THE SOILS ENGINEER. ONE OF THE FOLLOWING METHODS WILL BE USED:
  - (1) EXCAVATE AND TOTALLY REMOVE THE UTILITY LINE FROM THE TRENCH.
  - (2) EXCAVATE AND CRUSH THE UTILITY LINE IN THE TRENCH.
  - (3) CAP THE ENDS OF THE UTILITY LINE WITH CONCRETE TO PREVENT THE ENTRANCE OF WATER. THE LOCATIONS AT WHICH THE UTILITY LINE WILL BE CAPPED WILL BE DETERMINED BY THE UTILITY DISTRICT ENGINEER. THE LENGTH OF THE CAP SHALL NOT BE LESS THAN FIVE FEET, AND THE CONCRETED MIX EMPLOYED SHALL HAVE MINIMUM SHRINKAGE.

### SITE PREPARATION AND STRIPPING

- A. ALL SURFACE ORGANICS SHALL BE STRIPPED AND REMOVED FROM BUILDING PADS, AREAS TO RECEIVE COMPACTED FILL AND PAVEMENT AREAS.
- B. UPON THE COMPLETION OF THE ORGANIC STRIPPING OPERATION, THE GROUND SURFACE (NATIVE SOIL SUBGRADE) OVER THE ENTIRE AREA OF ALL BUILDING PADS. STREET AND PAVEMENT AREAS AND ALL AREAS TO RECEIVE COMPACTED FILL SHALL BE PLOWED OR SCARIFIED UNTIL THE SURFACE IS FREE OF HUMMOCKS OR OTHER UNEVEN FEATURES WHICH MAY INHIBI GROUND SURFACE SHALL THEN BE DISCED OR BLADED TO A DEPTH OF AT LEAST 6 INCHES. UPON ENGINEER'S SATISFACTION. THE NEW SURFACE SHALL BE WATER CONDITIONED AND RECOMPACTED PER REQUIREMENTS FOR COMPACTING FILL MATERIAL.

### EXCAVATION

- A. UPON COMPLETION OF THE CLEARING AND GRUBBING, SITE PREPARATION AND STRIPPING, THE CONTRACTOR SHALL MAKE EXCAVATIONS TO LINES AND GRADES NOTED ON THE PLAN. WHERE REQUIRED BY THE SOILS ENGINEER. UNACCEPTABLE NATIVE SOILS OR UNENGINEERED FILL SHALL BE OVER EXCAVATED BELOW THE DESIGN GRADE. SEE PROJECT SOILS REPORT FOR DISCUSSION OF OVER EXCAVATION OF THE UNACCEPTABLE MATERIAL. RESULTING GROUND LINE SHALL BE SCARIFIED, MOISTURE-CONDITIONED AND RECOMPACTED AS SPECIFIED IN SECTION 4 OF THESE SPECIFICATIONS. COMPACTED FILL MATERIAL SHALL BE PLACED TO BRING GROUND LEVEL BACK TO DESIGN GRADE.
- B. EXCAVATED MATERIALS SUITABLE FOR COMPACTED FILL MATERIAL SHALL BE UTILIZED IN MAKING THE REQUIRED COMPACTED FILLS. THOSE NATIVE MATERIALS CONSIDERED UNSUITABLE BY THE SOILS ENGINEER SHALL BE DISPOSED OF OFF THE SITE BY THE CONTRACTOR.

### 6. PLACING. SPREADING AND COMPACTING FILL MATERIAL

the materials proposed for use as compacted fill shall be approved by the soils engineer BEFORE COMMENCEMENT OF GRADING OPERATIONS. THE NATIVE MATERIAL IS CONSIDERED SUITABLE FOR FILL; HOWEVER, ANY NATIVE MATERIAL DESIGNATED UNSUITABLE BY THE SOILS ENGINEER SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR. ANY IMPORTED MATERIAL SHALL BE APPROVED FOR USE BY THE SOILS ENGINEER, IN WRITING, BEFORE BEING IMPORTED TO THE SITE AND SHALL POSSESS sufficient fines to provide a competent soil matrix and shall be free of vegetative and ORGANIC MATTER AND OTHER DELETERIOUS MATERIALS. ALL FILL VOIDS SHALL BE FILLED AND PROPERLY COMPACTED. NO ROCKS LARGER THAN THREE INCHES IN DIAMETER SHALL BE PERMITTED.

### B. FILL CONSTRUCTION

THE SOILS ENGINEER SHALL APPROVE THE NATIVE SOIL SUBGRADE BEFORE PLACEMENT OF ANY COMPACTED FILL MATERIAL. UNACCEPTABLE NATIVE SOIL SHALL BE REMOVED AS DIRECTED BY THE SOILS ENGINEER. THE RESULTING GROUND LINE SHALL BE SCARIFIED MOISTURE CONDITIONED AND RECOMPACTED AS SPECIFIED IN SECTION 4 OF THESE SPECIFICATIONS. COMPACTED FILL MATERIAL SHALL BE PLACED TO BRING GROUND LEVEL BACK TO DESIGN GRADE. GROUND PREPARATION SHALL BE FOLLOWED CLOSELY BY FILL PLACEMENT TO PREVENT DRYING OUT OF THE SUBSOIL BEFORE PLACEMENT of the fill.

THE APPROVED FILL MATERIALS SHALL BE PLACED IN UNIFORM HORIZONTAL LAYERS NO THICKER THAN 8" IN LOOSE THICKNESS. LAYERS SHALL BE SPREAD EVENLY AND SHALL BE THOROUGHLY BLADE MIXED DURING THE SPREADING TO ENSURE UNIFORMITY OF MATERIAL IN EACH LAYER. THE SCARIFIED SUBGRADE AND FILL MATERIAL SHALL BE MOISTURE CONDITIONED TO AT LEAST OPTIMUM MOISTURE. when the moisture content of the fill is below that specified, water shall be added until THE MOISTURE DURING THE COMPACTION PROCESS. WHEN THE MOISTURE CONTENT OF THE FILL IS above that specified, the fill material shall be aerated by blading or other satisfactory METHODS UNTIL THE MOISTURE CONTENT IS AS SPECIFIED.

AFTER EACH LAYER HAS BEEN PLACED, MIXED, SPREAD EVENLY AND MOISTURE CONDITIONED, IT SHALL BE COMPACTED TO AT LEAST THE SPECIFIED DENSITY.

THE FILL OPERATION SHALL BE CONTINUED IN COMPACTED LAYERS AS SPECIFIED ABOVE UNTIL THE FILL HAS BEEN BROUGHT TO THE FINISHED SLOPES AND GRADES AS SHOWN ON THE PLANS. NO LAYER SHALL BE ALLOWED TO DRY OUT BEFORE SUBSEQUENT LAYERS ARE PLACED.

COMPACTION EQUIPMENT SHALL BE OF SUCH DESIGN THAT IT WILL BE ABLE TO COMPACT THE FILL TO THE SPECIFIED MINIMUM COMPACTION WITHIN THE SPECIFIED MOISTURE CONTENT RANGE. COMPACTION OF EACH LAYER SHALL BE CONTINUOUS OVER ITS ENTIRE AREA UNTIL THE REQUIRED MINIMUM DENSITY HAS BEEN OBTAINED.

### CUT OR FILL SLOPES

all constructed slopes, both cut and fill, shall be no steeper than 2 to 1 (horizontal TO VERTICAL). DURING THE GRADING OPERATION, COMPACTED FILL SLOPES SHALL BE OVERFILLED BY AT LEAST ONE FOOT HORIZONTALLY AT THE COMPLETION OF THE GRADING OPERATIONS, THE EXCESS fill existing on the slopes shall be bladed off to create the finished slope embankment. ALL CUT AND FILL SLOPES SHALL BE TRACK WALKED AFTER BEING BROUGHT TO FINISH GRADE AND then be planted with erosion control slope planting. The soils engineer shall review all CUT SLOPES TO DETERMINE IF ANY ADVERSE GEOLOGIC CONDITIONS ARE EXPOSED. IF SUCH CONDITIONS DO OCCUR, THE SOILS ENGINEER SHALL RECOMMEND THE APPROPRIATE MITIGATION MEASURES AT THE TIME OF THEIR DETECTION.

### 8. SEASONAL LIMITS AND DRAINAGE CONTROL

FILL MATERIALS SHALL NOT BE PLACED, SPREAD OR COMPACTED WHILE IT IS AT AN UNSUITABLY HIGH MOISTURE CONTENT OR DURING OTHERWISE UNFAVORABLE CONDITIONS. WHEN THE WORK IS Interrupted for any reason the fill operations shall not be resumed until field test PERFORMED BY THE SOILS ENGINEER INDICATE THAT THE MOISTURE CONDITIONS IN AREAS TO BE FILLED ARE AS PREVIOUSLY SPECIFIED. ALL EARTH MOVING AND WORKING OPERATIONS SHALL BE CONTROLLED TO PREVENT WATER FROM RUNNING INTO EXCAVATED AREAS. ALL EXCESS WATER SHALL BE PROMPTLY REMOVED AND THE SITE KEPT DRY.

### DUST CONTROL

the contractor shall take all steps necessary for the alleviation or prevention of any DUST NUISANCE ON OR ABOUT THE SITE CAUSED BY THE CONTRACTOR'S OPERATION EITHER DURING THE PERFORMANCE OF THE GRADING OR RESULTING FROM THE CONDITION IN WHICH THE CONTRACTOR LEAVES THE SITE. THE CONTRACTOR SHALL ASSUME ALL LIABILITY INCLUDING COURT COST OF CO-DEFENDANTS FOR ALL CLAIMS RELATED TO DUST OR WIND-BLOWN MATERIALS ATTRIBUTABLE TO HIS WORK. COST FOR THIS ITEM OF WORK IS TO BE INCLUDED IN THE EXCAVATION ITEM AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.

### 10. <u>INDEMNITY</u>

THE CONTRACTOR WILL HOLD HARMLESS. INDEMNIFY AND DEFEND THE ENGINEER. THE OWNER AND HIS CONSULTANTS AND EACH OF THEIR OFFICERS AND EMPLOYEES AND AGENTS, FROM ANY AND ALL LIABILITY CLAIMS, LOSSES OR DAMAGE ARISING OR ALLEGED TO HEREIN, BUT NOT INCLUDING THE SOLE NEGLIGENCE OF THE OWNER, THE ARCHITECT, THE ENGINEER AND HIS CONSULTANTS AND EACH OF THEIR OFFICERS AND EMPLOYEES AND AGENTS.

### 11. <u>SAFETY</u>

IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE. INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

THE DUTY OF THE ENGINEERS TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, ON OR NEAR THE CONSTRUCTION SITE.

### 12. GUARANTEE

VEITHER THE FINAL PAYMENT, NOR THE PROVISIONS IN THE CONTRACT, NOR PARTIAL, NOR ENTIRE USE OR OCCUPANCY OF THE PREMISES BY THE OWNER SHALL CONSTITUTE AN ACCEPTANCE OF THE WORK NOT DONE IN ACCORDANCE WITH THE CONTRACT OR RELIEVES THE CONTRACTOR OF LIABILITY IN RESPECT TO ANY EXPRESS WARRANTIES OR RESPONSIBILITY FOR FAULTY MATERIAL OR WORKMANSHIP.

THE CONTRACTOR SHALL REMEDY ANY DEFECTS IN WORK AND PAY FOR ANY DAMAGE TO OTHER WORK RESULTING THERE FROM WHICH SHALL APPEAR WITHIN A PERIOD OF ONE (1) CALENDAR YEAR FROM THE DATE OF FINAL ACCEPTANCE OF THE WORK.

### TRENCH BACKFILL

either the on—site inorganic soil or approved imported soil may be used as trench BACKFILL. THE BACKFILL MATERIAL SHALL BE MOISTURE CONDITIONED PER THESE SPECIFICATIONS AND SHALL BE PLACED IN LIFTS OF NOT MORE THAN SIX INCHES IN HORIZONTAL UNCOMPACTED LAYERS and be compacted by Mechanical Means to a minimum of 90% relative compaction. Imported SAND MAY BE USED FOR TRENCH BACKFILL MATERIAL PROVIDED IT IS COMPACTED TO AT LEAST 90% relative compaction. Water jetting associated with compaction using vibratory equipment WILL BE PERMITTED ONLY WITH IMPORTED SAND BACKFILL WITH THE APPROVAL OF THE SOILS ENGINEER. ALL PIPES SHALL BE BEDDED WITH SAND EXTENDING FROM THE TRENCH BOTTOM TO TWELVE INCHES ABOVE THE PIPE. SAND BEDDING IS TO BE COMPACTED AS SPECIFIED ABOVE FOR SAND

### EROSION CONTROL

- A. ALL GRADING, EROSION AND SEDIMENT CONTROL AND RELATED WORK UNDERTAKEN ON THIS SITE IS SUBJECT TO ALL TERMS AND CONDITIONS OF THE COUNTY GRADING ORDINANCE AND MADE A PART HEREOF BY REFERENCE.
- B. THE CONTRACTOR WILL BE LIABLE FOR ANY AND ALL DAMAGES TO ANY PUBLICLY OWNED AND MAINTAINED ROAD CAUSED BY THE AFORESAID CONTRACTOR'S GRADING ACTIVITIES, AND SHALL BE RESPONSIBLE FOR THE CLEANUP OF ANY MATERIAL SPILLED ON ANY PUBLIC ROAD ON THE HAUL ROUTE.
- C. THE EROSION CONTROL MEASURES ARE TO BE OPERABLE DURING THE RAINY SEASON, GENERALLY FROM OCTOBER FIRST TO APRIL FIFTEENTH. EROSION CONTROL PLANTING IS TO BE COMPLETED BY OCTOBER FIRST. NO GRADING OR UTILITY TRENCHING SHALL OCCUR BETWEEN OCTOBER FIRST AND APRIL FIFTEENTH UNLESS AUTHORIZED BY THE LOCAL JURISDICTION.
- D. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED AND CHANGES TO THIS EROSION AND SEDIMENT CONTROL PLAN SHALL BE MADE TO MEET FIELD CONDITIONS ONLY WITH THE APPROVAL OF OR AT THE DIRECTION OF THE SOILS ENGINEER.
- E. DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT—LADEN RUNOFF TO ANY STORM DRAINAGE SYSTEM.
- F. ALL EROSION CONTROL FACILITIES MUST BE INSPECTED AND REPAIRED AT THE END OF EACH WORKING DAY DURING THE RAINY SEASON.
- G. WHEN NO LONGER NECESSARY AND PRIOR TO FINAL ACCEPTANCE OF DEVELOPMENT. SEDIMENT BASINS SHALL BE REMOVED OR OTHERWISE DEACTIVATED AS REQUIRED BY THE LOCAL JURISDICTION.
- H. A CONSTRUCTION ENTRANCE SHALL BE PROVIDED AT ANY POINT OF EGRESS FROM THE SITE TO ROADWAY. A CONSTRUCTION ENTRANCE SHOULD BE COMPOSED OF COARSE DRAIN ROCK (2" TO 3") MINIMUM DIAMETER) AT LEAST EIGHT INCHES THICK BY FIFTY (50) FEET LONG BY TWENTY (20) FEET WIDE UNLESS SHOWN OTHERWISE ON PLAN AND SHALL BE MAINTAINED UNTIL THE SITE IS PAVED.
- I. ALL AREAS SPECIFIED FOR HYDROSEEDING SHALL BE NOZZLE PLANTED WITH STABILIZATION MATERIAL CONSISTING OF FIBER, SEED, FERTILIZER AND WATER, MIXED AND APPLIED IN THE FOLLOWING

SEED, 200 LBS/ACRE (SEE NOTE J, BELOW) FERTILIZER (11-8-4), 500 LBS/ACRE WATER, AS REQUIRED FOR APPLICATION

- J. SEED MIX SHALL BE PER CALTRANS STANDARDS.
- K. WATER UTILIZED IN THE STABILIZATION MATERIAL SHALL BE OF SUCH QUALITY THAT IT WILL PROMOTE GERMINATION AND STIMULATE GROWTH OF PLANTS. IT SHALL BE FREE OF POLLUTANT MATERIALS AND
- L. HYDROSEEDING SHALL CONFORM TO THE PROVISIONS OF SECTION 20. EROSION CONTROL AND HIGHWAY PLANTING". OF THE STANDARD SPECIFICATIONS OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION, AS LAST REVISED.
- M. A DISPERSING AGENT MAY BE ADDED TO THE HYDROSEEDING MATERIAL. PROVIDED THAT THE CONTRACTOR FURNISHES SUITABLE EVIDENCE THAT THE ADDITIVE WILL NOT ADVERSELY AFFECT THE PERFORMANCE OF THE SEEDING MIXTURE.
- N. STABILIZATION MATERIALS SHALL BE APPLIED AS SOON AS PRACTICABLE AFTER COMPLETION OF GRADING OPERATIONS AND PRIOR TO THE ONSET OF WINTER RAINS, OR AT SUCH OTHER TIME AS DIRECTED BY THE COUNTY ENGINEER. THE MATERIAL SHALL BE APPLIED BEFORE INSTALLATION OF OTHER LANDSCAPING MATERIALS SUCH AS TREES, SHRUBS AND GROUND COVERS.
- O. THE STABILIZATION MATERIAL SHALL BE APPLIED WITHIN 4-HOURS AFTER MIXING. MIXED MATERIAL NOT USED WITHIN 4-HOURS SHALL BE REMOVED FROM THE SITE.
- P. THE CONTRACTOR SHALL MAINTAIN THE SOIL STABILIZATION MATERIAL AFTER PLACEMENT. THE COUNTY ENGINEER MAY REQUIRE SPRAY APPLICATION OF WATER OR OTHER MAINTENANCE ACTIVITIES TO ASSURE THE EFFECTIVENESS OF THE STABILIZATION PROCESS. APPLICATION OF WATER SHALL BE ACCOMPLISHED USING NOZZLES THAT PRODUCE A SPRAY THAT DOES NOT CONCENTRATE OR WASH AWAY THE STABILIZATION MATERIALS.

### 15. CLEANUP

THE CONTRACTOR MUST MAINTAIN THE SITE CLEAN, SAFE AND IN USABLE CONDITION. ANY SPILLS OF SOIL. ROCK OR CONSTRUCTION MATERIAL MUST BE REMOVED FROM THE SITE BY THE CONTRACTOR DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. COST FOR THIS ITEM OF WORK SHALL BE INCLUDED IN THE EXCAVATION AND COMPACTION ITEM AND NO ADDITIONAL COMPENSATION SHALL

> NOTE:
> THESE NOTES ARE INTENDED TO BE USED AS A GENERAL GUIDELINE. THE REFERENCED SOILS REPORT FOR THE PROJECT AND GOVERNING AGENCY GRADING ORDINANCE SHALL SUPERSEDE THESE NOTES. THE SOILS ENGINEER MAY MAKE ON-SITE RECOMMENDATIONS DURING GRADING OPERATIONS.



INC. ENGINEERING, BRAZE ංජ

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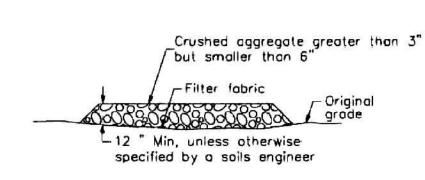
REVISIONS 2212010 JOB NO: DATE: 03-10-2 NO SCALE SCALE:

DESIGN BY: KA

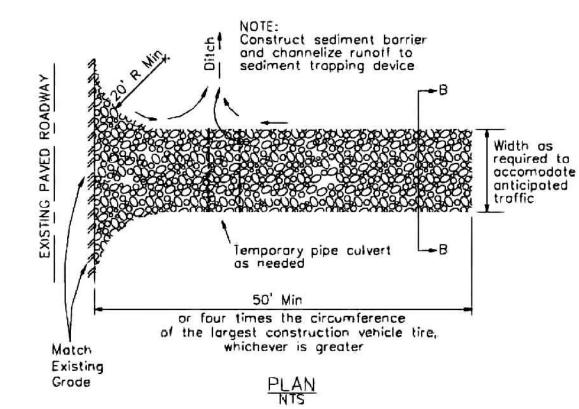
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SHEET NO:





SECTION B-B



### CASQA Detail SE-1 LEGEND Tamped backfill Max reach = 500" (See note 1) Slope direction Direction of Now Optional maintenance PLAN SILT FENCE

Silt Fence

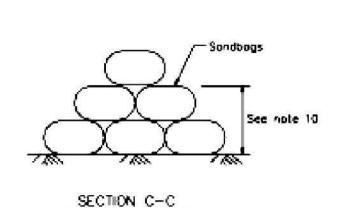
### NOTES

- Construct the length of each reach so that the change in base elevation along the reach does not exceed 1/3 the height of the linear barrier, in no case shall the reach length exceed 500.
- The last B'-0" of fence shall be furned up slape.
- Stake dimensions are naminal.
- 4. Dimension may very to fit field condition.
- 5. Stakes shall be spaced at B'-0" maximum and shall be
- positioned on downstream side of fence.
- Stakes shall be driven tightly together to prevent potential

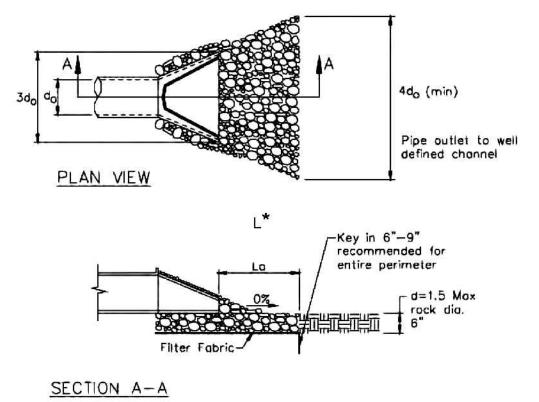
6. Stakes to overlap and tence tabric to fold around each stake

- flow-through of sediment at joint. The tops of the stakes
- 8. For end stake, lence tabric shall be taided around two stakes one full turn and secured with 4 stoples
- Minimum 4 staples per stake. Dimensions shown are typical.
- 10. Cross barriers shall be a minimum of 1/3 and a maximum of 1/2 the height of the linear barrier.
- 11. Maintenance openings shall be constructed in a manner to ensure sediment remains behind sit fence.
- 12. Joining sections shall not be placed at sump locations.
- 13. Sandbag rows and layers shall be offset to eliminate gaps.

CROSS BARRIER DETAIL







Source for Graphics: California Stormwater BMP Handbook, California

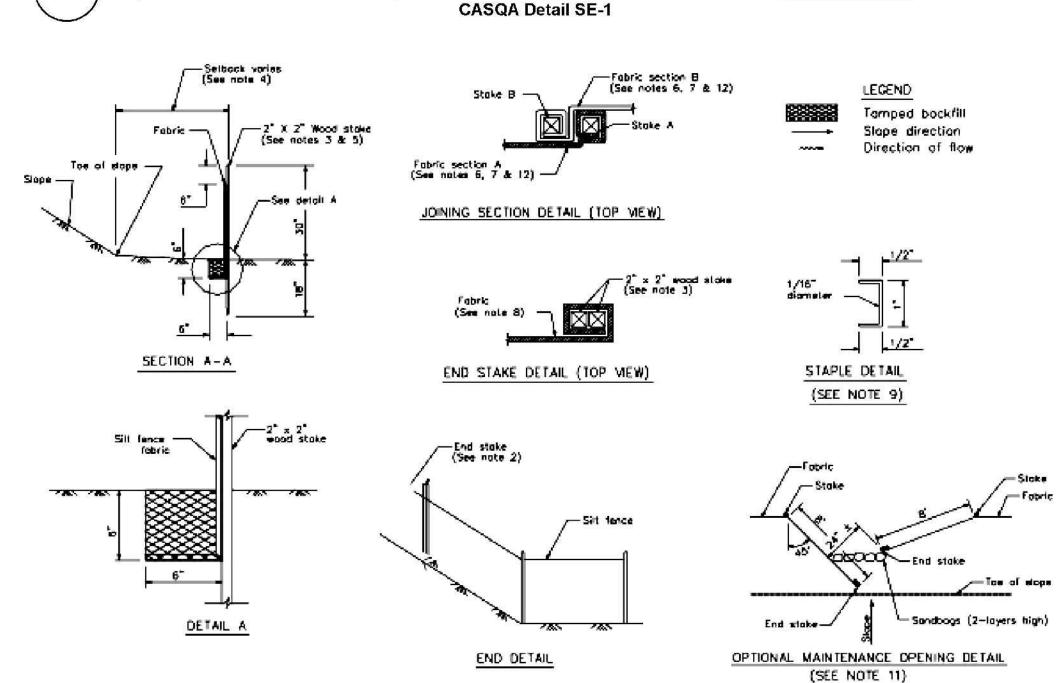
**Velocity Dissipation Devices** 

CASQA Detail EC-10

\* Length per ABAG Design Standards

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
- 2. <u>Hazardous Waste Management</u>: 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. <u>Vehicle and Construction Equipment Service and Storage</u>: An area shall be designated for the maintenance, where onsite 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
- 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. <u>Handling and Disposal of Concrete and Cement</u>: 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
- 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
- 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:

<u>Tracking Prevention & Clean Up</u>: 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 elogging 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.

<u>Dust Control</u>: 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. <u>Erosion Control</u>: During the rainy season, all disturbed areas must include an effective combination of crosion 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, crosion control measures must be applied sufficient to control wind erosion at the site.
- 3. <u>Inspection & Maintenance</u>: Disturbed areas of the Project's site, locations where vehicles enter or exit the site, and all crosion 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. <u>Project Completion</u>: 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

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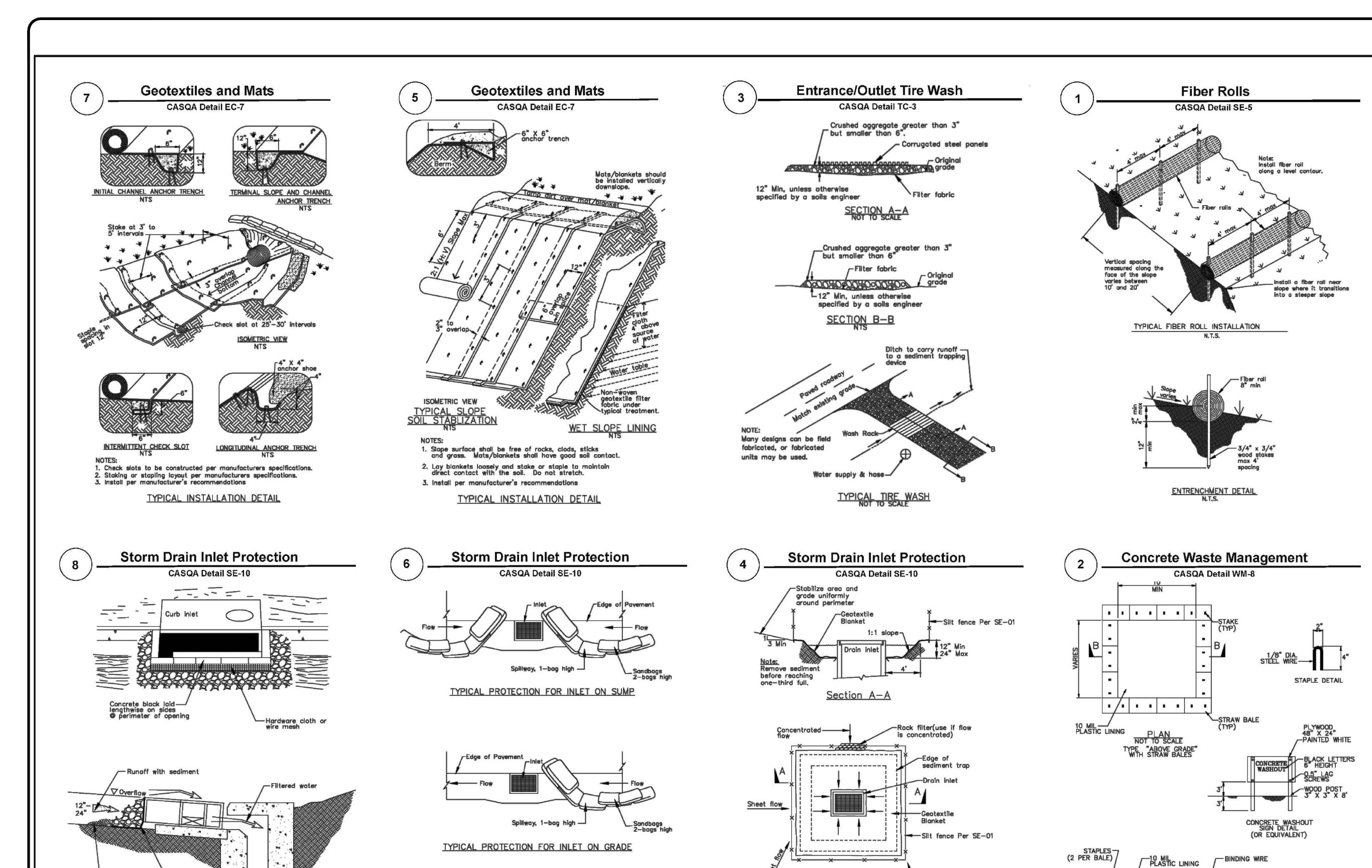
REVISIONS 2212010 03-10-23

SCALE: AS NOTED DESIGN BY: KA CHECKED BY: JH

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



BMP-1



DI PROTECTION TYPE 2

County of Santa Clara

towards direction of flow.

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

— Hardware cloth wire mesh

DI PROTECTION - TYPE 4
NOT TO SCALE

Source for Graphics: California Stormwater BMP Handbook, California

Stormwater Quality Association, January 2003.

Available from www.cabmphandbooks.com.

Intended for short-term use.
 Use to inhibit non-storm water flow.

. Allow for proper maintenance and cleanup.

Bags must be removed after adjacent operation is completed
 Not applicable in areas with high silts and clays without filter fabric.

DI PROTECTION TYPE 3

Information

Best Management Practices and Erosion Control Details Sheet 2

ACTUAL LAYOUT DETERMINED IN FIELD.

NATIVE MATERIAL—
(OPTIONAL)

SECTION B-B NOT TO SCALE

BMP-2

BMP-2

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MANAGEMENT PRACTICES

BES

REVISIONS

DESIGN BY: KA

CHECKED BY: JH

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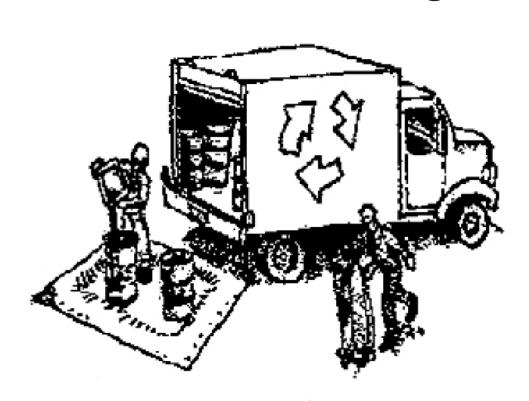
AS NOTED

# Construction Best Management Practices (BMPs)

Construction projects are required to implement year-round stormwater BMPs.



### Materials & Waste Management



### **Non-Hazardous Materials**

- ☐ Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or when they are not in use.
- ☐ Use (but don't overuse) reclaimed water for dust control.
- ☐ Ensure dust control water doesn't leave site or discharge to storm drains.

### **Hazardous Materials**

- ☐ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with City, County, State and Federal regulations.
- ☐ Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- ☐ Follow manufacturer's application instructions for hazardous materials and do not use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ☐ Arrange for appropriate disposal of all hazardous wastes.

### **Waste Management**

- □ Cover and maintain dumpsters. Check frequently for leaks. Place dumpsters under roofs or cover with tarps or plastic sheeting secured around the outside of the dumpster. A plastic liner is recommended to prevent leaks. Never clean out a dumpster by hosing it down on the construction site.
- ☐ Place portable toilets away from storm drains. Make sure they are in good working order. Check frequently for leaks.
- ☐ Dispose of all wastes and demolition debris properly. Recycle materials and wastes that can be recycled, including solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and cleared vegetation.
- ☐ Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.
- ☐ Keep site free of litter (e.g. lunch items, cigarette butts).
- ☐ Prevent litter from uncovered loads by covering loads that are being transported to and from site.

### **Construction Entrances and Perimeter**

- ☐ Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- ☐ Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

# **Equipment Management & Spill Control**



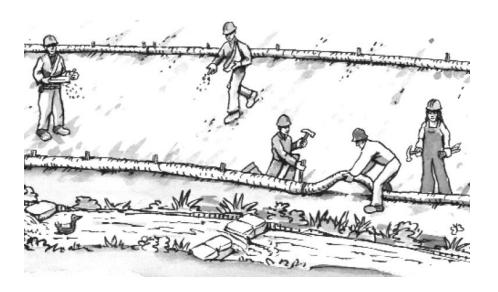
### **Maintenance and Parking**

- ☐ Designate an area of the construction site, well away from streams or storm drain inlets and fitted with appropriate BMPs, for auto and equipment parking, and storage.
- ☐ Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- ☐ If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan or drop cloths big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- ☐ If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- ☐ Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, or steam cleaning equipment, and do not use diesel oil to lubricate equipment or parts onsite.

### **Spill Prevention and Control**

- ☐ Keep spill cleanup materials (e.g., rags, absorbents and cat litter) available at the construction site at all times.
- ☐ Maintain all vehicles and heavy equipment. Inspect frequently for and repair leaks. Use drip pans to catch leaks until repairs are made.
- ☐ Clean up leaks, drips and other spills immediately and dispose of cleanup materials properly.
- ☐ Use dry cleanup methods whenever possible (absorbent materials, cat litter and/or rags).
- ☐ Sweep up spilled dry materials immediately. Never attempt to "wash them away" with water, or bury them.
- ☐ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- □ Report significant spills to the appropriate local spill response agencies immediately. If the spill poses a significant hazrd to human health and safety, property or the environment, you must report it to the State Office of Emergency Services. (800) 852-7550 (24 hours).

### **Earthmoving**



### **Grading and Earthwork**

- ☐ Schedule grading and excavation work during dry weather.
- ☐ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ☐ Remove existing vegetation only when absolutely necessary, plant temporary vegetation for erosion control on slopes or where construction is not immediately planned.
- ☐ Prevent sediment from migrating offsite and protect storm drain inlets, drainage courses and streams by installing and maintaining appropriate BMPs (i.e. silt fences, gravel bags, fiber rolls, temporary swales, etc.).
- ☐ Keep excavated soil on site and transfer it to dump trucks on site, not in the streets.

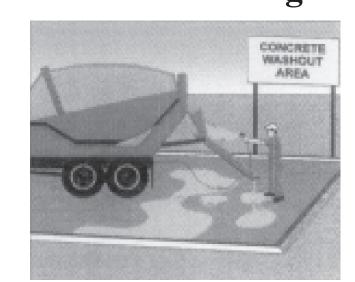
### **Contaminated Soils**

- ☐ If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
- Unusual soil conditions, discoloration, or odor.
- Abandoned underground tanks.
- Abandoned wells
- Buried barrels, debris, or trash.
- ☐ If the above conditions are observed, document any signs of potential contamination and clearly mark them so they are not distrurbed by construction activities.

### Landscaping

- ☐ Protect stockpiled landscaping materials from wind and rain by storing them under tarps all year-round.
- ☐ Stack bagged material on pallets and under cover.
- ☐ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

# **Concrete Management** and **Dewatering**



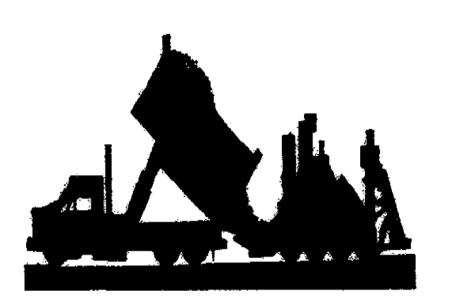
### **Concrete Management**

- ☐ Store both dry and wet materials under cover, protected from rainfall and runoff and away from storm drains or waterways. Store materials off the ground, on pallets. Protect dry materials from wind.
- Wash down exposed aggregate concrete only when the wash water can (1) flow onto a dirt area; (2) drain onto a bermed surface from which it can be pumped and disposed of properly; or (3) block any storm drain inlets and vacuum washwater from the gutter. If possible, sweep first.
- ☐ Wash out concrete equipment/trucks offsite or in a designated washout area onsite, where the water will flow into a temporary waste pit, and make sure wash water does not leach into the underlying soil. (See CASQA Construction BMP Handbook for properly designed concrete washouts.)

### **Dewatering**

- Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible, send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer, call your local wastewater treatment plant.
- ☐ Divert run-on water from offsite away from all disturbed areas.
- ☐ When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ☐ In areas of known or suspected contamination, call your local agency to determine whether the ground water must be tested. Pumped groundwater may need to be collected and hauled off-site for treatment and proper disposal.

### Paving/Asphalt Work



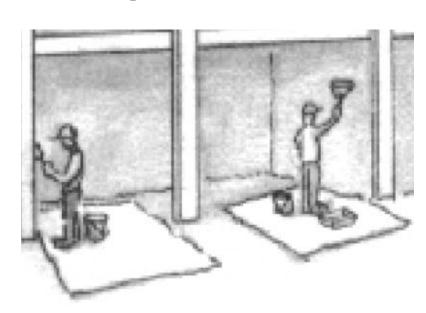
### **Paving**

- Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- ☐ Cover storm drain inlets and manholes when applying seal coat, slurry seal, fog seal, or similar materials.
- ☐ Collect and recycle or properly dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.

### Sawcutting & Asphalt/Concrete Removal

- ☐ Protect storm drain inlets during saw cutting
- ☐ If saw cut slurry enters a catch basin, clean it up immediately.
- ☐ Shovel or vacuum saw cut slurry deposits and remove from the site. When making saw cuts, use as little water as possible. Sweep up, and properly dispose of all residues.

### **Painting & Paint Removal**



### **Painting Cleanup and Removal**

- ☐ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- ☐ For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer.

  Never pour paint down a storm drain.
- ☐ For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids as hazardous waste.
- ☐ Sweep up or collect paint chips and dust from non-hazardous dry stripping and sand blasting into plastic drop cloths and dispose of as trash.
- ☐ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disposed of as hazardous waste.

  Lead based paint removal requires a statecertified contractor.



APN: 701-28-010

### REFERENCES

THIS GRADING AND DRAINAGE PLAN IS SUPPLEMENTAL TO: 1. TOPOGRAPHIC SURVEY BY CHRISTENSEN & PLOUFF LAND SURVERYING, INC., ENTITLED; "TOPOGRAPHIC SURVEY" 20804 SCENIC VISTA DRIVE SAN JOSE, CA 95030 DATED: 02-12-2021 JOB# NCA-21-003

2. SITE PLAN BY FERNANDEZ DESIGNS & BUILDERS INC. "SITE PLAN"

20804 SCENIC VISTA DRIVE SAN JOSE, CA 95030

3. SOIL REPORT BY SILICON VALLEY SOIL ENGINEERING

"GEOTECHNICAL INVESTIGATION FOR PROPOSED ADDITION EXISTING RESIDENCE" 20840 SCENIC VISTA DRIVE SAN JOSE, CA 95030 FILE # SV2143 DATE: 12-22-2020

THE CONTRACTOR SHALL REFER TO THE ABOVE NOTED SURVEY AND PLAN, AND SHALL VERIFY BOTH EXISTING AND PROPOSED ITEMS ACCORDING TO THEM.

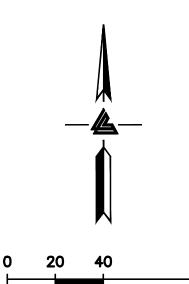
### GENERAL INSTALLATION NOTES:

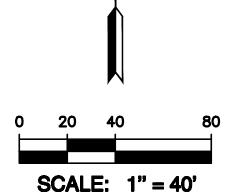
CONSTRUCTION OF THE SEWAGE DISPOSAL SYSTEM SHALL NOT COMMENCE WITHOUT WRITTEN APPROVAL FROM TOWN OF WOODSIDE AND SANTA CLARA COUNTY ENVIRONMENTAL HEALTH

CHANGES TO THE PLANS OR SPECIFICATIONS SHALL BE MADE ONLY AFTER CONSULTATION WITH AND APPROVAL OF THE DESIGNER AND PERMITTING AGENCY.

INSTALLATION;
ALL INSTALLATION WORK SHALL BE IN ACCORDANCE WITH COUNTY OF SANTA CLARA.

LOCATION OF THE SEPTIC TANK AND LEACHING TRENCHES:
LOCATIONS SHOWN ON THE PLANS ARE SUBJECT TO ADJUSTMENT IN THE FIELD BY DESIGNER WITH APPROVAL OF THE PERMITTING AGENCY. TRENCHES SHALL BE INSTALLED ALONG LEVEL CONTOUR TO ENSURE THE TRENCH BOTTOM IS MAINTAINED LEVEL THROUGHOUT THE ENTIRE LENGTH. A TRIPOD-MOUNTED LASER SHALL BE REQUIRED ON SITE.





### **ABBREVIATIONS**

AREA DRAIN

BFP	BACKFLOW PREVENT
CB	CATCH BASIN
<b>©</b>	CENTER LINE
ĊΟ	CLEANOUT
DIV	DIVERSION VALVE
Ē	EFFLUENT
ELEV	ELEVATIONS
(E)	EXISTING
FL	FLOW LINE
ÍNV	INVERT ELEVATION
JT	JOINT TRENCH
LNDG	LANDING
MM AX	MAXIMUM
MIN	MINIMUM
(N)	NEW
ŇŤS	NOT TO SCALE
O.C.	ON CENTER
P	PROPERTY LINE
ŔĬM	RIM ELEVATION
SS	SANITARY SEWER
SSCO	SANITARY SEWER
	CLEANOUT
SSMH	SANITARY SEWER
	MANHOLE
STD	STANDARD
TW/FG	TOP OF WALL/FINISI
,	GRADE
TYP	TYPICAL
W/	WITH
NAZ NAM	WATED LINE

### SANTA CLARA COUNTY OWTS SETBACKS:

MINIMUM DISTANCES (IN FEET) MEASURED FROM:	DISPOSAL FEILD	SEPTIC TANK
ALL WELLS AND SPINGS	100'	100'
WATERCOURSES* (TOP OF BANK)	100'	100'
RESERVOIRS (HIGHWATER MARK)	200'	200'
CUT OR STEEP EMBANKMENTS (TOP OF CUT)	4 X H**	10 FEET
STEEP SLOPES***	4 X H**	10 FEET
DRAINAGE/SWALE	50'	50'
FOUNDATION	10'	5'
PROPERTY LINE	10'	10'
SEPTIC TANKS	6'	N/A
SWIMMING POOL	25'	25'
ROAD EASEMENT, PAVEMENT, OR DRIVEWAY	5'	5'
PONDS AND LANSLIDES	100'	100'

\* WATERCOURSE - A RUNNING STREAM FED ROM PERMANENT OR NATURAL SOURCES, INCLUDING RIVERS, CREEKS, RUNS, AND RIVULETS. THERE MUST BE A STREAM, USUALLY FLOWING IN A PARTICULAR DIRECTION (THROUGH IT NEED NOT FLOW CONTINUOUSLY) IN A DEFINITE CHANNEL, HAVING A BED OR BANKS AND USUALLY DISCHARGING INTO SOME STREAM OR BODY OF WATER.

\*\* H EQUALS THE HEIGHT OF CUT OR EMBANKMENT IN FEET. THIS SETBACK DISTANCE REQUIREMENT MUST NOT BE LESS THAN 25 FEET OR MORE THAN 100 FEET.

\*\*\* AS DEFINED BY THE REGIONAL WATER QUALITY CONTROL BOARD HAVING JURISDICTION, BUT NOT EXCEEDING 67 PERCENT.

- (M) NO PRIVATE SEWAGE DISPOSAL SYSTEM MAY BE APPROVED ON ANY PARCEL OF LAND WHERE PERCOLATION RATE EXCEEDS 120 MIN/INCH OR IS LESS THAN ONE MIN/INCH.
- (N) NO PART OF ANY PRIVATE SEWAGE DISPOSAL SYSTEM MAY CROSS ANY PROPERTY LINE.
- (O) UPON NOTICE FROM THE DIRECTOR THAT WORK ON THE SEWAGE DISPOSAL SYSTEM IS BEING CONDUCTED IN VIOLATION OF THIS CHAPTER, OR IN AN UNSAFE OR DANGEROUS MANNER, THE WORK MUST BE IMMEDIATELY STOPPED. THE STOP-WORK MUST BE ISSUED TO THE OWNER OF THE PROPERTY INVOLVED, OR THE OWNER'S AGENT, OR THE PERSON DOING THE WORK. IT MUST STATE THE CONDITIONS UNDER WHICH WORK MAY B RESUMERD.NO PRIVATE SEWAGE DISPOSAL SYSTEM MAY BE APPROVED ON ANY PARCEL OF LAND WHERE PERCOLATOIN RATE EXCEEDS 120 MIN/INCH OR IS LESS THAN ONE MIN/INCH.

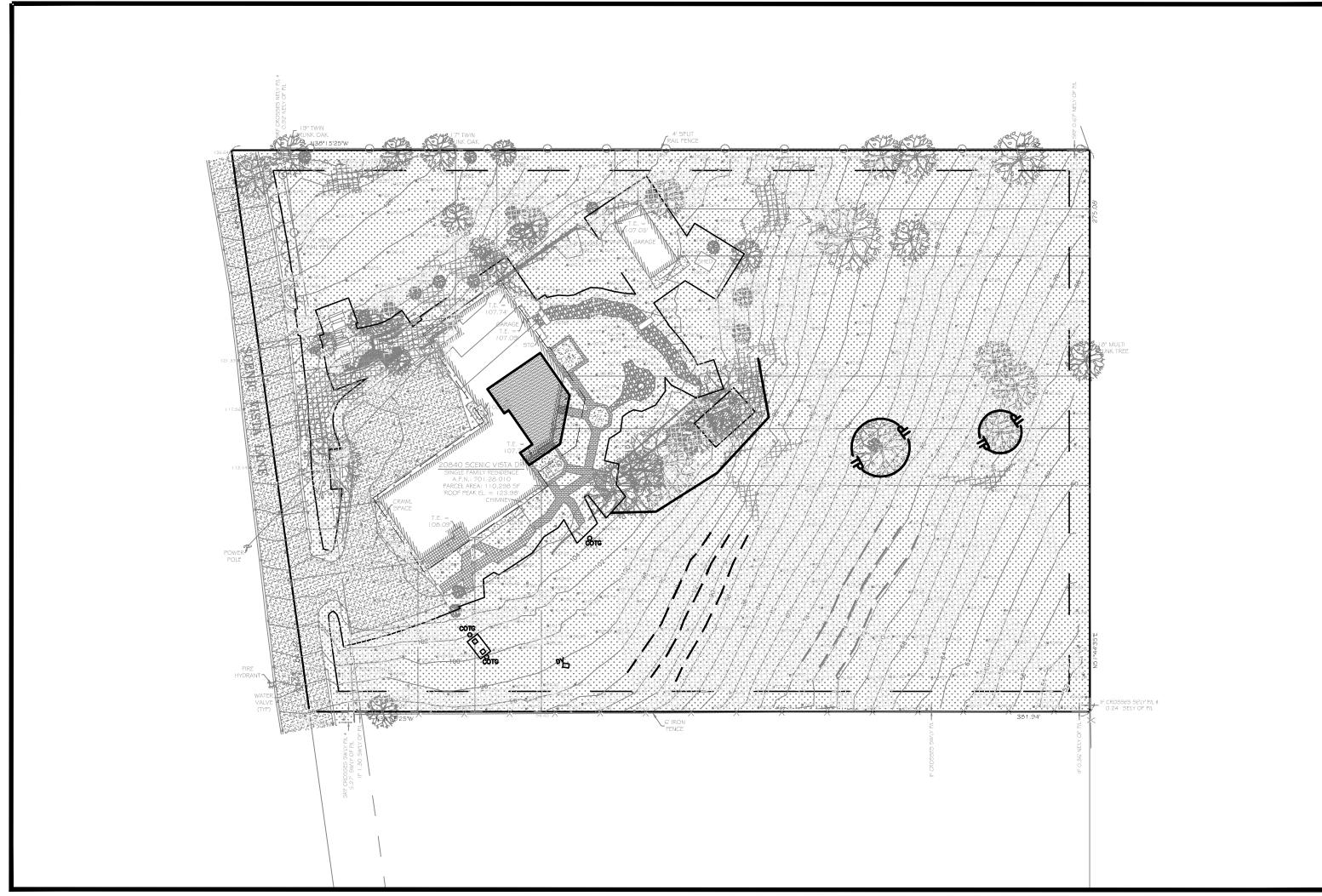
ALL TRENCHING FOR THE PROPOSED LEACHFIELDS WITHIN THE DRIPLINES OF ANY SIGNIFICANT TREE WILL BE DONE BY HAND UNDER THE SUPERVISION OF THE PROJECT ARBORIST

**COUNTY REQUIRES LEACH LINES TO BE** STAKED OUT BY A SURVEYOR PRIOR TO INSTALLATION. FOR CONSTRUCTION **STAKING SCHEDULING OR QUOTATIONS** PLEASE CONTACT ALEX ABAYA AT LEA & **BRAZE ENGINEERING** (510)887-4086 EXT 116.

aabaya@leabraze.com



# ENGINEERED PLANS FOR ON-STE WASTEWATER TREATMENT SYSTEM [OWTS] 20840 SCENIC VISTA DRIVE. SAN JOSE, CALIFORNIA



### CONVENTIONAL SYSTEM LEACH LINE CALCULATIONS:

PERCOLATION RATE BASED ON FIELD DATA WAS OBSERVED TO BE 47 MPI. IN ACCORDANCE WITH TABLE 1 (SECTION 3 BACK OF PAGE 3-18) OF THE SANTA CLARA COUNTY ONSITE SYSTEMS MANUAL THE APPLICATION RATE IS 0.44 GPD/SQFT.

HOME IS PROPOSED WITH 5 BEDROOMS, THEREFORE, WASTEWATER FLOW IS 600 GAL/DAY PER TABLE 3-1 (SECTION 3) OF THE SANTA CLARA COUNTY ONSITE SYSTEMS MANUAL.

REQUIRED LENGTH CALCULATED BY THE EQUATION SUPPLIED ON PAGE 3-17 OF THE SANTA CLARA COUNTY ONSITE SYSTEMS MANUAL (SECTION 3) THAT STATES:

TRENCH LENGTH = Q/(R\*A)Q=FLOW RATE (GPD) R=WASTEWATER APPLICATION RATE (GPD/SQFT) A=TOTAL INFILTRATIVE AREA PER LINEAR FOOT (SQFT) [4 SQFT STANDARD]

REQUIRED TRENCH LENGTH FOR 100% CAPACITY CALCULATION (OWTS ORDINANCE REQUIRES 2 100% FIELD "PRIMARY AND SECONDARY"): 600/(4\*0.44) = 341 FT REQUIRED

TOTAL CONVENTIONAL DISPERSAL TRENCH LENGTH REQUIRED = 682 LINEAR FEET

INFILTRATOR REDUCTION RATIO = 70% OF CONVENTIONAL TRENCH 682 \* 70% = 477TOTAL INFILTRATOR = 477 LINEAR FEET

SEE DISPERSAL TRENCH TABLE ON SHEET SS-2 FOR BREAKDOWN OF LEACH LINE LENGTH PROVIDED IN EACH FIELD.

### SHEET INDEX:

SEPTIC TITLE SHEET

SEPTIC SYSTEM DETAILS

SEPTIC SYSTEM ENGINEERED PLAN

**VICINITY MAP** 

### LEGEND

<u>LEGER</u>	<u>D</u>		
PROPOSED	<u>DESCRIPTION</u>		
	BOUNDARY		
	PRIMARY LEACH LINE		
	EXPANSION LEACH LINE		
	RETAINING WALL		
	LANDSCAPE RETAINING WALL		
TL	TIGHTLINE		
——— E ———	EFFLUENT LINE		
	SET BACK LINE		
——————————————————————————————————————	WATER LINE		
x	FENCE LINE		
———Р	PRESSURE LINE		
JT	JOINT TRENCH		
SUB	SUBDRAIN LINE		
	GRADING LIMIT LINE		
$O_{DIV}$	DIVERSION VALVE		
$O_{ extsf{DS}}$	DOWNSPOUT		
O <sub>SSCO</sub>	SANITARY SEWER CLEANOUT		
$O_{BFP}$	BACKFLOW PREVENTOR		
AD	AREA DRAIN		
SL	SEPTIC LID		
222.57 INV	SPOT ELEVATION		

### SEPTIC TANK AND DRAINFIELD **CONSTRUCTION NOTES:**

1. INSTALL A 1500-GALLON CONCRETE PRECAST SEPTIC TANK. 2. INSTALL GAS-TIGHT RISER TO GRADE.

3. INSTALL A LANGLEY HILL QUARRY DIVERSION VALVE. 4. INSTALL A DUAL LEACHING SYSTEM SEPARATED BY A DIVERSION VALVE.

### STAKING NOTES:

LEA & BRAZE SHALL STAKE OUT PROPOSED SEPTIC SYSTEM FOR VERIFICATION BY SANTA CLARA COUNTY ENVIRONMENTAL HEALTH PRIOR TO SITE INSPECTION

AREA BELOW IS FOR SANTA CLARA COUNTY DEPARTMENT OF ENVIRONMENTAL HEALTH USE ONLY:

### **SEWAGE SYSTEM REVIEW** SANTA CLARA COUNTY DEPARTMENT OF ENVIRONMENTAL HEALTH

### Major building addition, 5 bedrooms max

APPROVAL RECOMMENDED \_\_\_ With existing System (Existing No. \_\_\_ X Install/modify system per plan (describe below) [Obtain a permit from Environmental Health]

w/D-valve, 239'+239' Infiltrator Chamber system C.E.H.S. Jeff Camp Date 08/04/2022

Abandond (e) OWTS per DEH requirements. Install new 1500gal tank

Not A Sewage System Permit. Plan is void if absent signature

**OWTS** 01 OF 03 SHEETS

REVISIONS

DESIGN BY: KBC

CHECKED BY: JH

2212010

NTS

04-12-22

JOB NO:

SCALE:

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0

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WT AN TTIOI EERI VENGINE 

REVISIONS JOB NO: 2212010 DATE: 04-12-22 SCALE: NTS DESIGN BY: KBC

CHECKED BY: JH **OWTS SS-2** 

02 OF 03 SHEETS

NON-TRAFFIC, UP TO 3 FEET OF SOIL COVER, MAXIMUM 500 PSF.

TYPICAL GRAVITY INFILTRATOR SYSTEM

BOX DESIGN LOAD:

20

DESIGN BY: KBC

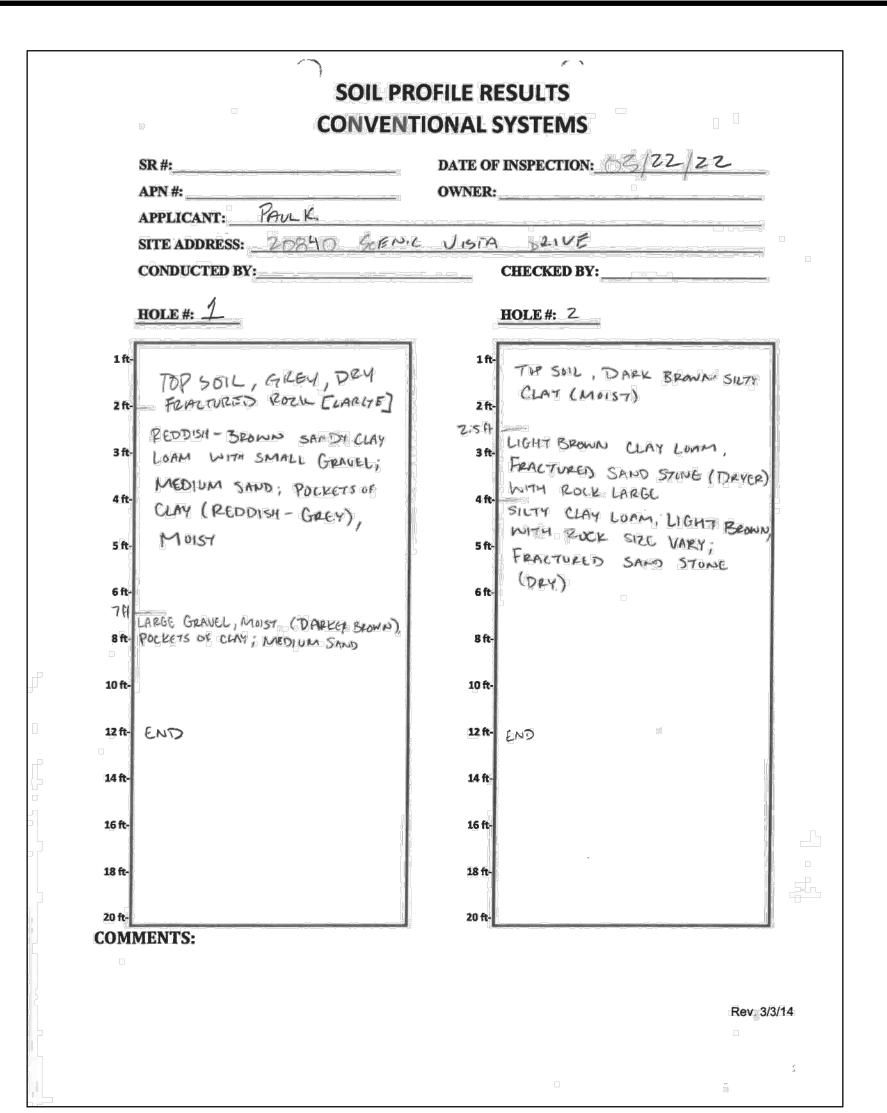
CHECKED BY: JH

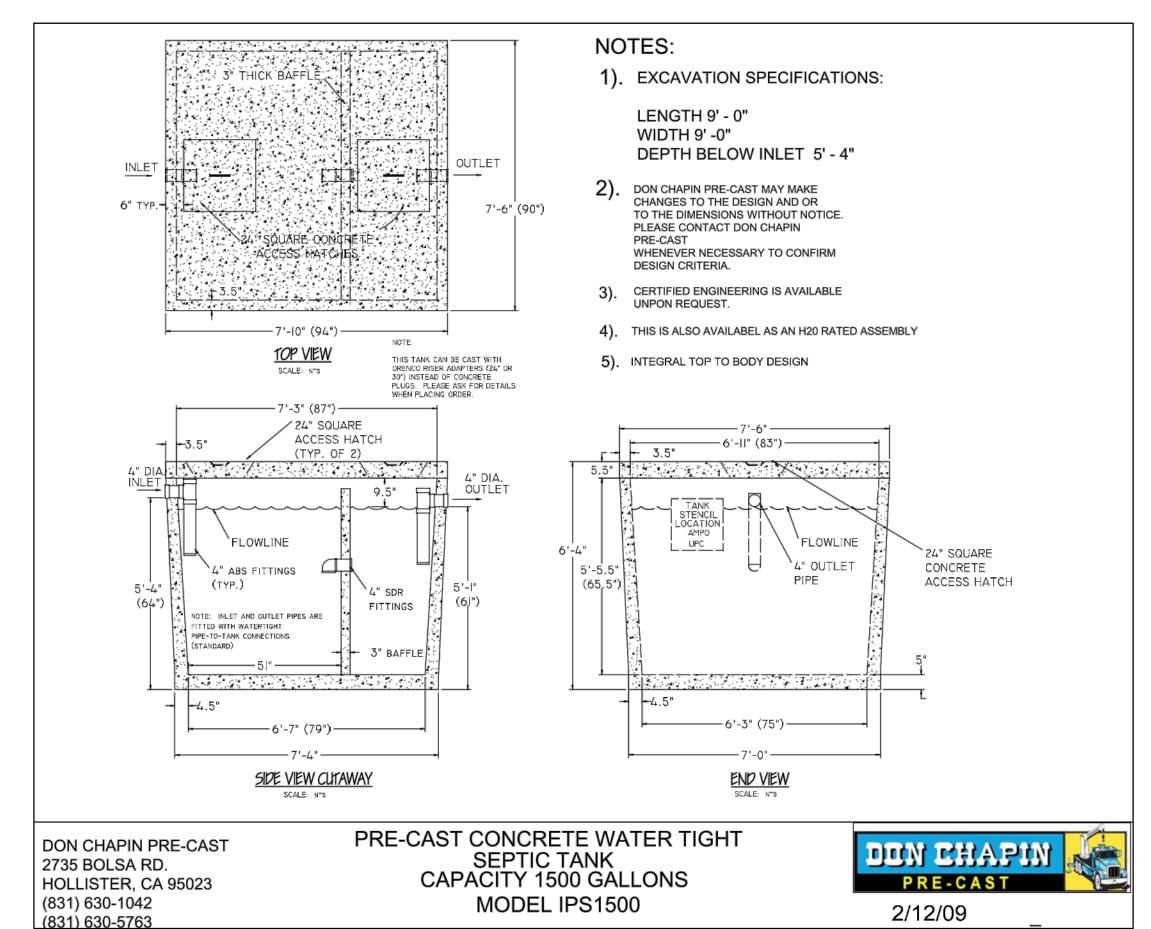
SHEET NO:

OVTS

SS-3

03 OF 03 SHEETS





PERCOLATION TEST
SS-3 NTS

County of Santa Clara - Department of Environemntal Health SOIL PERCOLATION TEST RECORDED MEASUREMENTS

START FINISH START FINISH AMIN AINCH MPI START FINISH START FINISH AMIN AINCH MPI

9:00 9:30 15 1/8 14 6/8 30 3/8 80.00 9:03 9:33 14 1/8 13 30 1 1/8 26.67

Stabilized MPI 80.00 Stabilized MPI 24.89

9:06 9:36 16 15 1/8 30 7/8 34.29 9:06 9:36 17 2/8 15 6/8 30 1 4/8 20.00

SR#: 0867951

TIME

REHS/RCE: Lea & Braze Engineering

HONE: (408) 965-8478

PLN FILE #

WATER LEVEL

0 9:33 10:03 14 2/8 13 30 1 2/8 0 10:03 10:33 14 1/8 13 30 1 1/8 0 10:33 10:33 14 2/8 13 30 1 2/8

WATER LEVEL

9:36 10:06 16 2/8 15 3/8 30 7/8 10:06 10:36 16 3/8 15 4/8 30 7/8

10:36 | 11:04 | 16 2/8 | 15 4/8 | 30 | 6/8

START | FINISH | START | FINISH | AMIN | AINCH | MPI

Stabilized MPI 36.19

START FINISH START FINISH AMIN AINCH MPI

 9:15
 9:45
 16 2/8
 15
 30
 1 2/8
 24.00

 9:45
 10:15
 16 1/8
 15
 30
 1 1/8
 26.67

Stabilized MPI

1 2 3 4 5 6

80.00 24.89 28.89 36.19 4.45 25.33

112.00 34.84 40.44 50.67 6.24 35.47

46.60954783

LEACH LINE (feet)

 10:15
 10:45
 16 2/8
 15
 30
 1 2/8

 10:45
 11:15
 16 1/8
 15
 30
 1 1/8

TEST DATE: 3/29/2022

OWNER/APPLICANT:

LOCATION: 20840 Scenic Vista Drive

WATER LEVEL

 9:30
 10:00
 15 2/8
 14 7/8
 30
 3/8
 8

 10:00
 10:30
 15 4/8
 15 1/8
 30
 3/8
 8

 10:30
 11:00
 15 4/8
 15 1/8
 30
 3/8
 8

WATER LEVEL

9:36 10:06 16 3/8 15 3/8 30 1 10:06 10:36 16 2/8 15 2/8 30 1

WATER LEVEL

 11:10
 11:20
 15
 12 7/8
 10
 2 1/8

 11:20
 11:30
 15
 12.75
 10
 2 2/8

11:30 11:40 15 1/8 12.75 10 2 3/8

Average Adjusted Stabilized MPI  $R_2=(\sum R_1)/\#Holes$ 

Stabilized MPI

R₁=R x 1.4

4.45

FOR OFFICE USE ONLY TANK SIZE (Gal):

9:12 9:42 15

9:42 10:12 15 4/8

10:12 10:42 15 4/8 10:42 11:12 15 4/8

Stablized MPI

# Bedrooms

Adjusted Stabilized MPI

START FINISH START FINISH AMIN AINCH

10:36 11:06 16 4/8 15 3/8 30 1 1/8 26

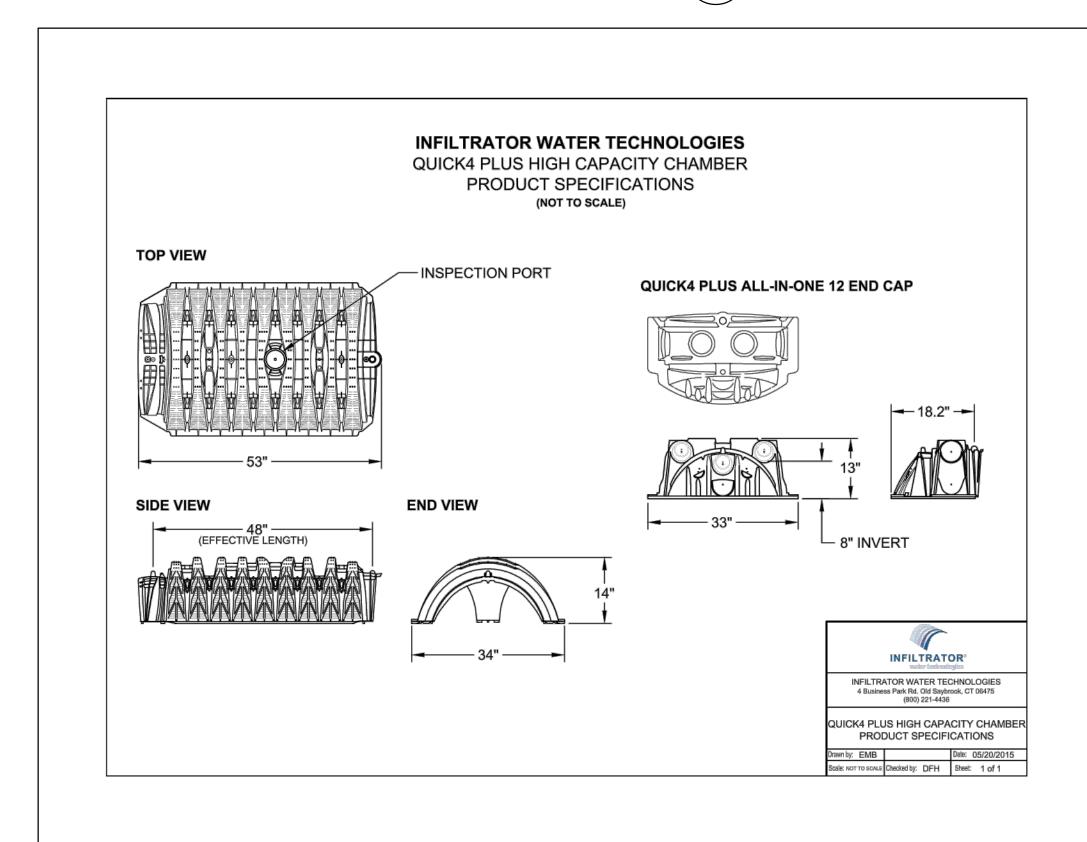
Stabilized MPI 28.89

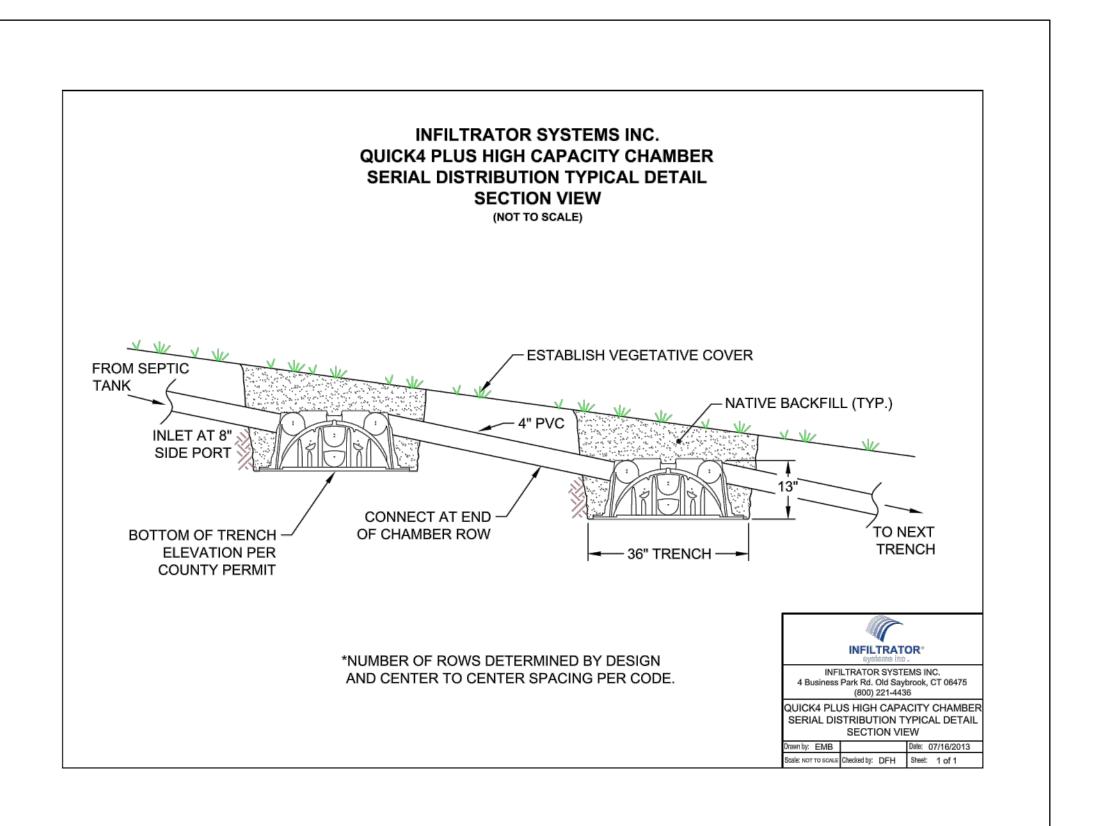
START FINISH START FINISH AMIN AINCH MPI

CONTACT PERSON: John Halbom

SOIL PROFILE NTS

SEPTIC TANK
SS-3 NTS





REVIEWED

By Jeff Camp at 1:45 pm, Aug 04, 2022



- 1. DRAWING SHOWS SCOPE OF DEMOLITION ONLY. METHOD OF DEMOLITION REQUIRED TO COMPLETE THE WORK TO BE PER STANDARD INDUSTRY PRACTICES AND WITHIN LIMITATIONS OF GOVERNING REGULATIONS.
- 2. DEMOLITION PLAN IS A GRAPHIC REPRESENTATION OF SCOPE OF DEMOLITION BUT IS NOT INTENDED TO BE COMPREHENSIVE. CONTRACTOR TO REVIEW EXISTING CONDITIONS RELATIVE TO SCOPE OF NEW WORK ON ALL ARCHITECTURAL AND STRUCTURAL PLANS FOR ACTUAL DEMOLITION REQUIREMENTS, PRIOR TO FINALIZING BID. CONTACT DESIGNER IN THE EVENT OF ANY CONFLICTS OR DISCREPANCIES.
- 3. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS PRIOR TO COMMENCING ANY WORK. THE CONTRACTOR SHALL NOTIFY THE DESIGNER OF ANY DISCREPANCIES PRIOR TO COMMENCING WORK.
- 4. WHEN UNANTICIPATED MECHANICAL, ELECTRICAL OR STRUCTURAL ELEMENTS THAT CONFLICT WITH THE DESIGN INTENT ARE ENCOUNTERED, CONTRACTOR IS TO NOTIFY OWNER AND DESIGNER PRIOR TO PROCEEDING.
- 5. VERIFY LOCATION OF REQUIRED STRUCTURAL FRAMING PRIOR TO REMOVAL. DO NOT REMOVE ANY ELEMENT THAT MIGHT RESULT IN A STRUCTURAL DEFICIENCY WITHOUT PROPER TEMPORARY SHORING.
- 6. EXCEPT FOR ITEMS OR MATERIALS INDICATED TO BE REUSED, SALVAGED, REINSTALLED OR INDICATED AS OWNERS PROPERTY, DEMOLITION MATERIALS SHALL BECOME CONTRACTORS PROPERTY AND SHALL BE REMOVED FROM ON SITE. COMPLY WITH LOCAL REQUIREMENTS FOR OFF HAULING AND DISPOSAL. VERIFY ITEMS TO BE SALVAGED WITH OWNER IN FIELD.
- 7. VERIFY ITEMS OR MATERIALS INDICATED TO BE REUSED, SALVAGED, REINSTALLED OR INDICATED AS OWNERS PROPERTY TO BE RETAINED.
- 8. NOTIFY THE DESIGNER AND OWNER OF SUSPECTED HAZARDOUS MATERIAL. ANY HAZARDOUS MATERIAL SHALL BE REMOVED BY LICENSED HAZMAT CONTRACTOR.
- 9. THE EXISTING BUILDING SHALL BE PROTECTED DURING THE COURSE OF
- 10. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE LOCAL JURISDICTION PRIOR TO COMMENCING DEMOLITION.
- 11. ALL REQUIRED EXCAVATION SHALL BE CLEARED OF ALL CONCRETE AND ORGANIC MATERIALS PRIOR TO BACKFILLING. ALL EXCAVATION SHALL BE FILLED UNDER THE SUPERVISION OF A SOILS ENGINEER WHERE APPLICABLE OR TO ACCEPTED
- 12. SAW CUT EXISTING CONCRETE TO BE DEMOLISHED WHEREVER FEASIBLE.



DENOTES EXISTING 2x WALLS TO REMAIN. REPAIR DAMAGE CAUSED BY REMOVING FINISHES. ALL NEW & ADJACENT WALL(S) TO RECEIVE NEW PAINT FINISH TO MATCH EXISTING.

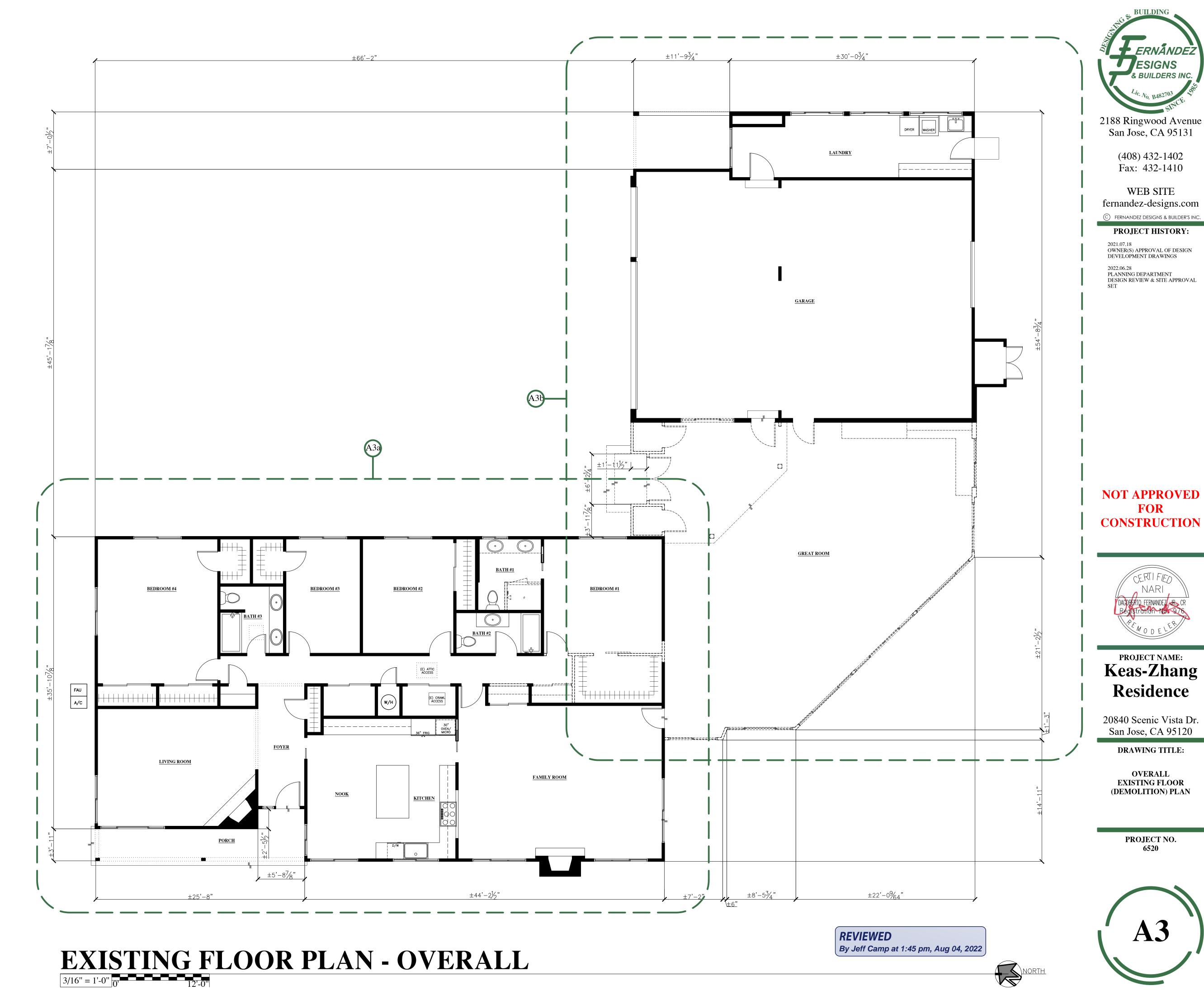
DENOTES 2x EXISTING WALLS, FIXTURES, OR NON—STRUCTURAL ELEMENTS TO BE REMOVED.

↓ LINE OF BEAM(S), SOFFIT(S) AND/OR LIGHT WELL(S) ABOVE U.O.N. SEE REFLECTED CEILING PLAN FOR ADDITIONAL INFO.

FLOOR ELEVATION CHANGE

(E) CRAWL SPACE ACCESS V.I.F.

(E) ATTIC ACCESS



& BUILDERS INC.

**FOR** 

**OVERALL** 

### GENERAL NOTES:

- 1. ALL DIMENSIONS ARE TAKEN FROM FACE OF STUDS ONLY U.N.O.
- ALL DIMENSIONS AND CONDITIONS SHALL BE VERIFIED ON THE JOB SITE. NOTIFY THE DESIGNER IN WRITING OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH THE WORK.

### LEGEND:

DENOTES (E) 2x4 OR 2x6 REMAINING WALLS V.I.F. (SEE PLANS).

REPAIR (E) 1/2" GYPSUM BOARD OR 5/8" TYPE X GYPSUM BOARD WHERE FIRE RESISTANCE RATED CONSTRUCTION IS REQUIRED, MATCHING EXISTING WALL FINISH AS REQUIRED, OR NEW GYPSUM BOARD V.I.F. TAPED AND TEXTURED FOR PAINTING.

DENOTES (N) 2x4 OR 2x6 WALLS AND/OR EXISTING WALL OPENINGS
THAT HAVE BEEN FRAMED IN (SEE PLANS). 1/2" GYPSUM BOARD OR
5/8" TYPE X GYPSUM BOARD WHERE FIRE RESISTANCE RATED
CONSTRUCTION IS REQUIRED V.I.F. TAPED AND TEXTURED FOR
PAINTING.

DENOTES (E) OR (N) ONE (1) HOUR FIRE SEPARATION BETWEEN GARAGE & LIVING AREA; 5/8" TYPE 'X' GYPSUM ON ALL WALLS FROM BASE OF FOUNDATION STEM WALLS TO CEILING'S OR TO TOP OF ROOF, ALL SUPPORTING MEMBERS, (i.e BEAMS, COLUMNS AND BEARING WALLS) CEILINGS OR ROOF FRAMING (ON GARAGE SIDE OF WALLS). TWO LAYERS OF 5/8" TYPE 'X' GYP BOARD IS REQUIRED WHEN RAFTERS/CEILING JOISTS/TRUSSES ARE AT 24" O.C. AND

DENOTES (N) 2x4 OR 2x6 BALLOON WALL FRAMING, SEE REFLECTED CEILING PLAN AND CROSS SECTIONS FOR ADDITIONAL INFO.

LINE OF BEAM(S), SOFFIT(S) AND/OR LIGHT WELL(S) ABOVE U.O.N.
SEE REFLECTED CEILING PLAN FOR ADDITIONAL INFO.

(E) OR (N) MIN. 18"x24" CRAWL SPACE ACCESS W/ MIN. 18"
CLEARANCE BETWEEN SUBFLOOR GRADE AND BOTTOM OF FLOOR

(E) 22"x30 ATTIC ACCESS V I.F., ATTIC OPENING TO BE LARGE
(E) ATTIC ENOUGH TO ALLOW FOR THE LARGEST PIECE OF MECHANICAL OR PLUMBING EQUIPMENT TO PASS THROUGH.

