

**SHEET INDEX**

**GENERAL:**

- 0.0 COVER SHEET
- 0.3 CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPs) 1

**ARCHITECTURAL:**

- A1 FLOOR AREA CALCULATIONS
- A2a1 OVERALL EXISTING (DEMOLITION) SITE PLAN
- A2a2 PARTIAL EXISTING (DEMOLITION) SITE PLAN
- A2b1 OVERALL NEW SITE PLAN
- A2b2 PARTIAL NEW SITE PLAN
- A3 OVERALL EXISTING FLOOR (DEMOLITION) PLAN
- A3a-b PARTIAL EXISTING FLOOR (DEMOLITION) PLAN
- A4 OVERALL NEW FLOOR PLAN
- A4a-b PARTIAL NEW FLOOR PLAN
- A8a1-2 EXISTING ELEVATIONS
- A8b1-3 NEW ELEVATIONS
- A8c COLOR-MATERIALS BOARD
- A8d EXTERIOR PERSPECTIVES
- A9a-b CROSS SECTIONS

**ARBORIST**

- AR1 ARBORIST REPORT

**LANDSCAPE:**

- L0 LANDSCAPE APPLICATION & NOTES
- L1 PARTIAL LANDSCAPE PLAN

**SURVEY:**

- NCA-21-003 TOPOGRAPHIC SURVEY

**CIVIL:**

- C-1.0 TITLE SHEET
- C-1.1 OVERALL SITE PLAN
- C-2.0 GRADING AND DRAINAGE PLAN 1
- C-2.1 WALL PROFILE
- C-3.0 DETAILS
- C-4.0 GRADING SPECIFICATIONS
- BMP-1 BEST MANAGEMENT PRACTICES
- BMP-2 BEST MANAGEMENT PRACTICES

**SEPTIC:**

- 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**



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 SET
- 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:**  
COVER SHEET

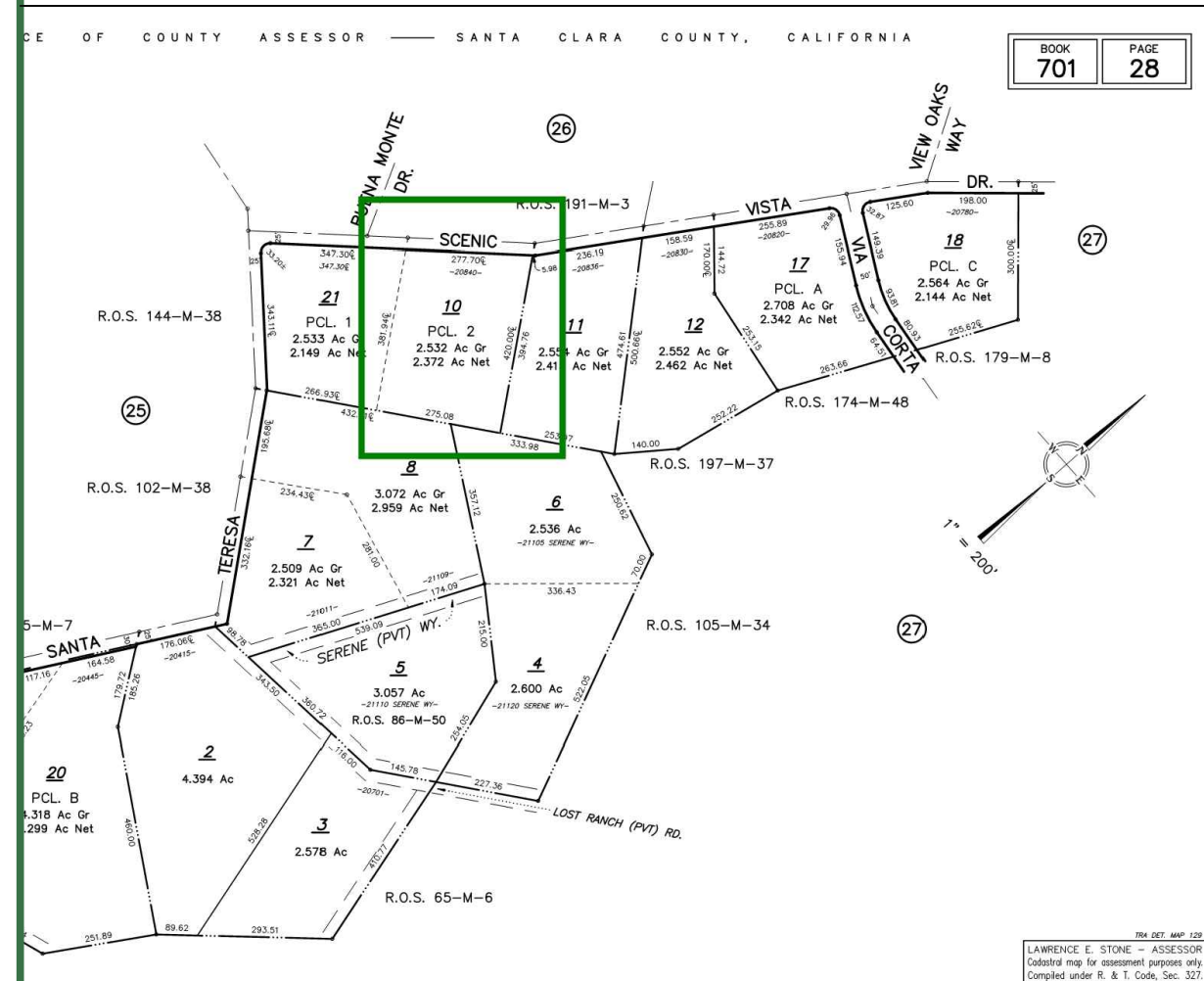
**PROJECT NO.**  
6520



**LOCATION MAP**



**PARCEL MAP**



**PROJECT TEAM**

**OWNER'S**  
PAUL KEAS & XIAODONG ZHANG  
20840 SCENIC VISTA DRIVE  
SAN JOSE, CA 94120  
P - (650) 270-8890  
E - PABLO.KEAS@GMAIL.COM  
E - XIAODONGZHANG503@GMAIL.COM

**DESIGNER**  
FERNANDEZ DESIGNS & BUILDERS INC.  
2188 RINGWOOD AVENUE  
SAN JOSE, CA 95131  
ATTN - SPENSER VIEIRA  
P - (408) 432-1402 X 40  
F - (408) 432-1410  
E - SPENSER@FERNANDEZ-DESIGNS.COM

**CIVIL & SEPTIC ENGINEER**  
LEA & BRAZE ENGINEERING INC.  
2495 INDUSTRIAL PARKWAY WEST  
HAYWARD, CA 94545  
ATTN - KIMBERLY AYALA  
P - (510) 887-4086 x 122  
E - KAYALA@LEABRAZE.COM

**GEOTECHNICAL ENGINEER**  
SILICON VALLEY SOIL ENGINEERING  
1916 OTOOLE WAY  
SAN JOSE, CA 95131  
ATTN - SEAN DEIVERT  
OFFICE - (408) 324-1400  
CELL - (408) 910-5875  
E - SDEIVERT@SILICONVALLEYSOIL.COM

**SURVEYOR**  
CHRISTENSEN & PLOUFF LAND SURVEYING  
101 CHURCH STREET, SUITE 29  
LOS GATOS, CA 95030  
ATTN - KARIE PLOUFF  
P - (408) 755-9784  
E - INFO@CPLANDSURVEYING.COM

**ARBORIST**  
CURRY BROS TREE CARE  
139 RIVIERA DRIVE #11  
LOS GATOS, CA 95032  
ATTN - SEAN CURRY  
P - (408) 823-6430  
E - TREEWALKER38@YAHOO.COM

**PROJECT INFORMATION**

<b>PROJECT ADDRESS</b>	
20840 SCENIC VISTA DRIVE SAN JOSE, CA 95120	
<b>PROJECT DESCRIPTION</b>	
DEMOLITION OF AN (E) 1,276.2 S.F. ENCLOSED 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) 150'-0" WOOD RETAINING WALLS LOCATED BEHIND 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 ABANDONED AND REPLACED WITH A (N) SPETIC TANK AND LEACH FIED.	
<b>PROJECT INFORMATION</b>	
ASSESSOR'S PARCEL No.	701-28-010
ZONING:	RR-2.5AC-D1 (100%)
JURISDICTION:	SANTA CLARA COUNTY
BUILDING OCCUPANCY 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

<b>PROPERTY SETBACKS:</b>			
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"
NEW BUILDING HEIGHT:	18'-6"

<b>FLOOR AREA</b>	<b>EXISTING</b>	<b>CONVERTED</b>	<b>NEW</b>	<b>TOTAL</b>
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
<b>TOTAL</b>	<b>6,241.1</b>	<b>-1,204.8</b>	<b>1,615.6</b>	<b>6,651.9</b>

LOT AREA:	2.53 ACRES - 110,298
EXISTING FLOOR AREA:	5,476.5 (5.0%)
NEW FLOOR AREA:	5,901.4 (5.4%)
EXISTING LOT COVERAGE:	6,241.1 (5.7%)
NEW LOT COVERAGE:	6,651.9 (6.0%)

**CODE COMPLIANCE**

APPLICABLE CODES WITH SANTA CLARA COUNTY AMENDMENTS

- 2022 CALIFORNIA ADMINISTRATIVE CODE, CAC (PART 1 OF TITLE 24)
- 2022 CALIFORNIA BUILDING CODE, CBC (PART 2 OF TITLE 24)
- 2022 CALIFORNIA RESIDENTIAL BUILDING CODE, CRBC (PART 2.5 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 ENERGY CODE (PART 6 OF TITLE 24)
- 2022 CALIFORNIA HISTORICAL BUILDING CODE, CBC (PART 8 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 GREEN BUILDING STANDARDS (PART 11 TITLE 24)
- 2022 CALIFORNIA REFERENCED STANDARDS (PART 12 TITLE 24)
- 2021 INTERNATIONAL EXISTING BUILDING CODE, APPENDIX CHAPTERS A2 AND A5



# Construction Best Management Practices (BMPs)

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



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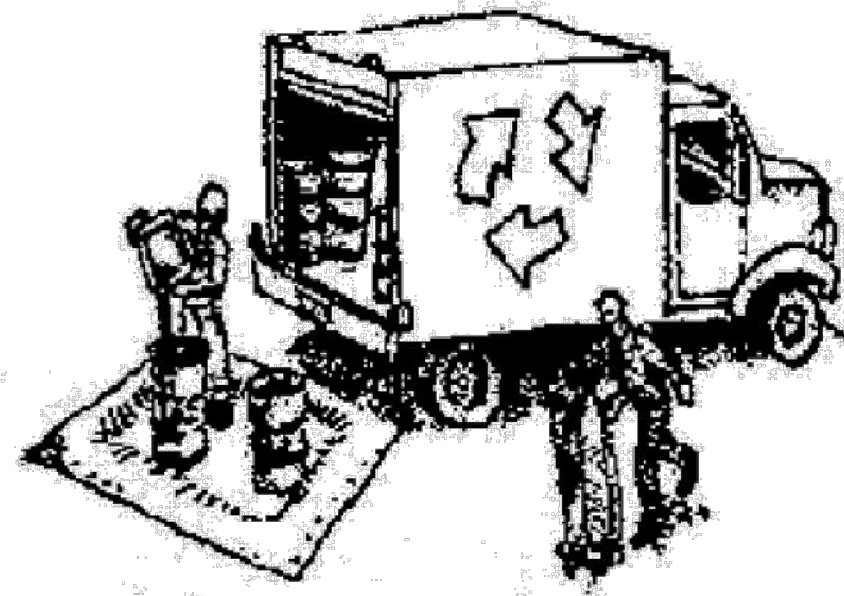
PROJECT HISTORY:

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## 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



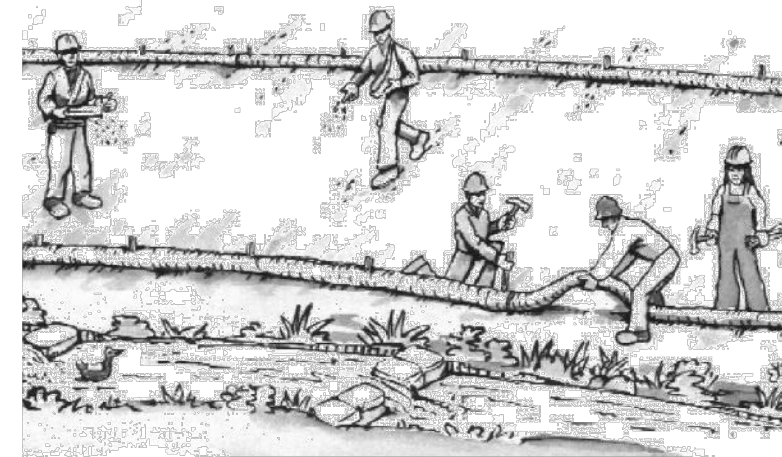
### Maintenance and Parking

- 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 hazard 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.

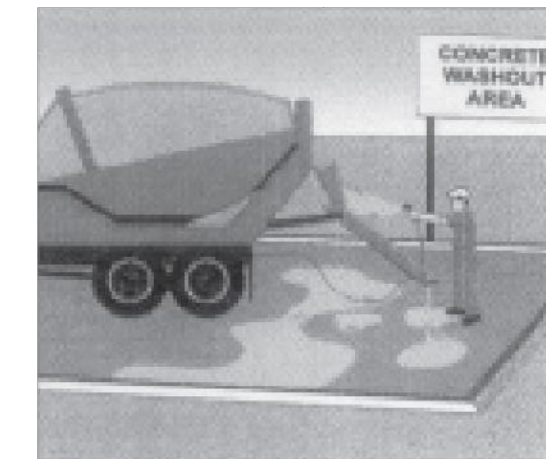
### Contaminated Soils

- 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 disturbed 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



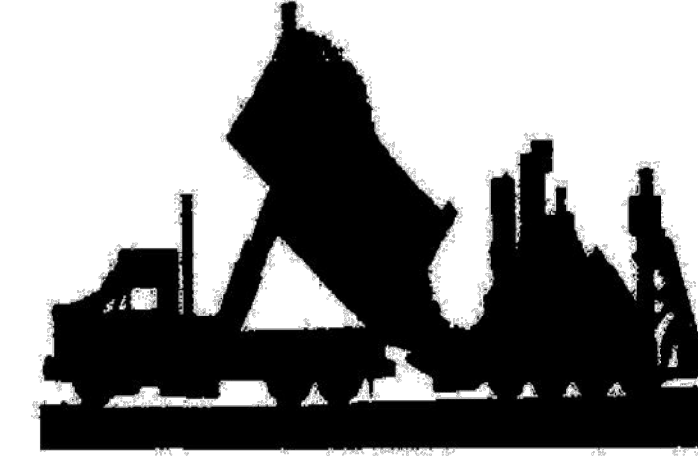
### Concrete Management

- 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

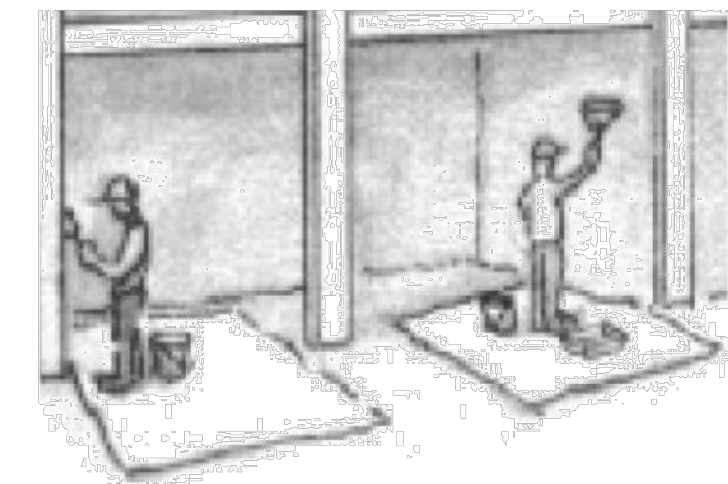
- Protect storm drain inlets during saw cutting.
- If saw cut slurry enters a catch basin, clean it up immediately.
- Shovel or vacuum saw cut slurry deposits and remove from the site. When making saw cuts, use as little water as possible. Sweep up, and properly dispose of all residues.



**Santa Clara Valley  
Urban Runoff**

**Pollution Prevention Program**

## 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 state-certified contractor.

**NOT APPROVED  
FOR  
CONSTRUCTION**



PROJECT NAME:  
**Keas-Zhang  
Residence**

20840 Scenic Vista Dr.  
San Jose, CA 95120

DRAWING TITLE:  
CONSTRUCTION BEST  
MANAGEMENT PRACTICES  
(BMPs)

PROJECT NO.  
6520

**0.3**

**Storm drain polluters may be liable for fines of up to \$10,000 per day!**

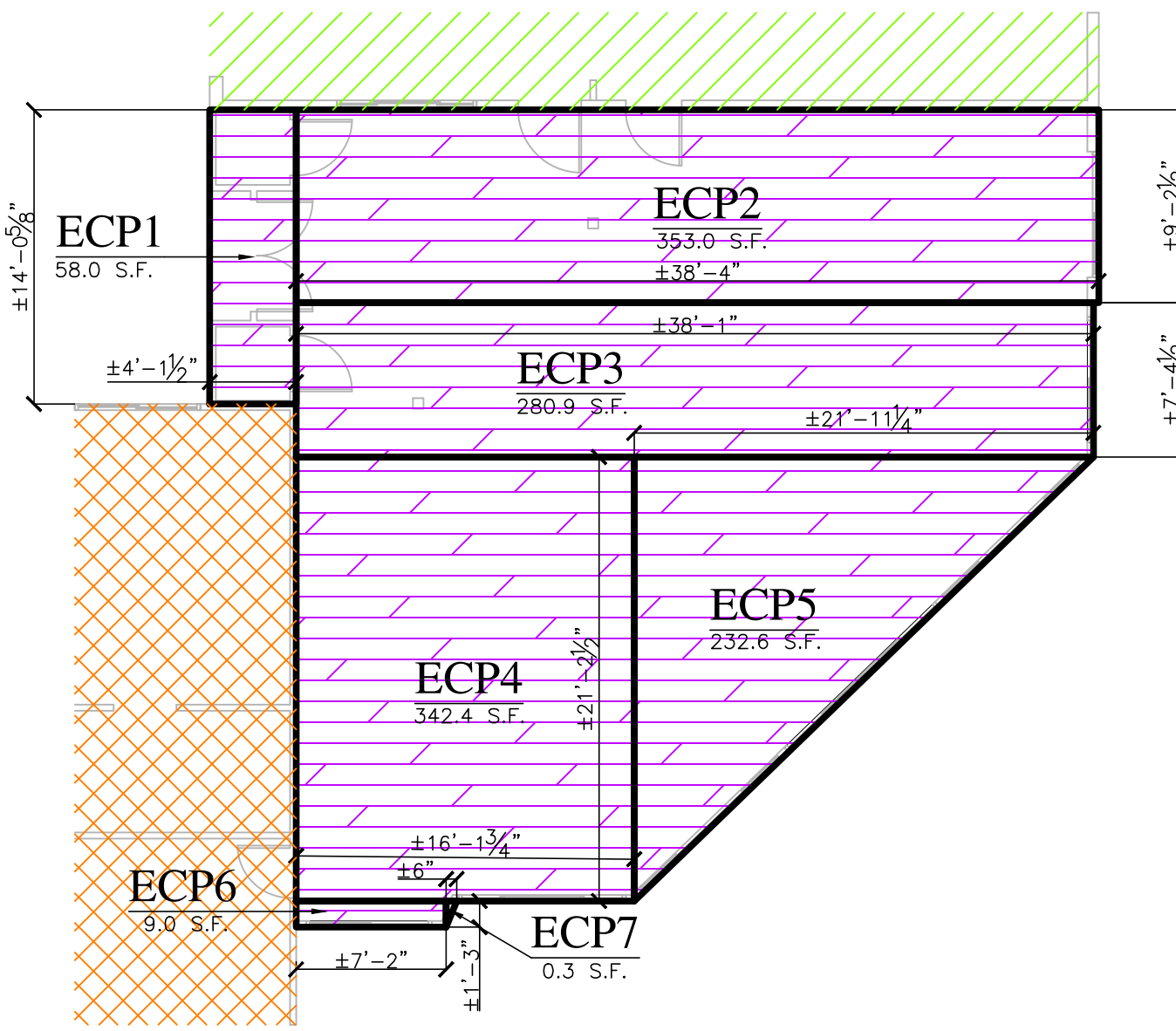


**LEGEND:**

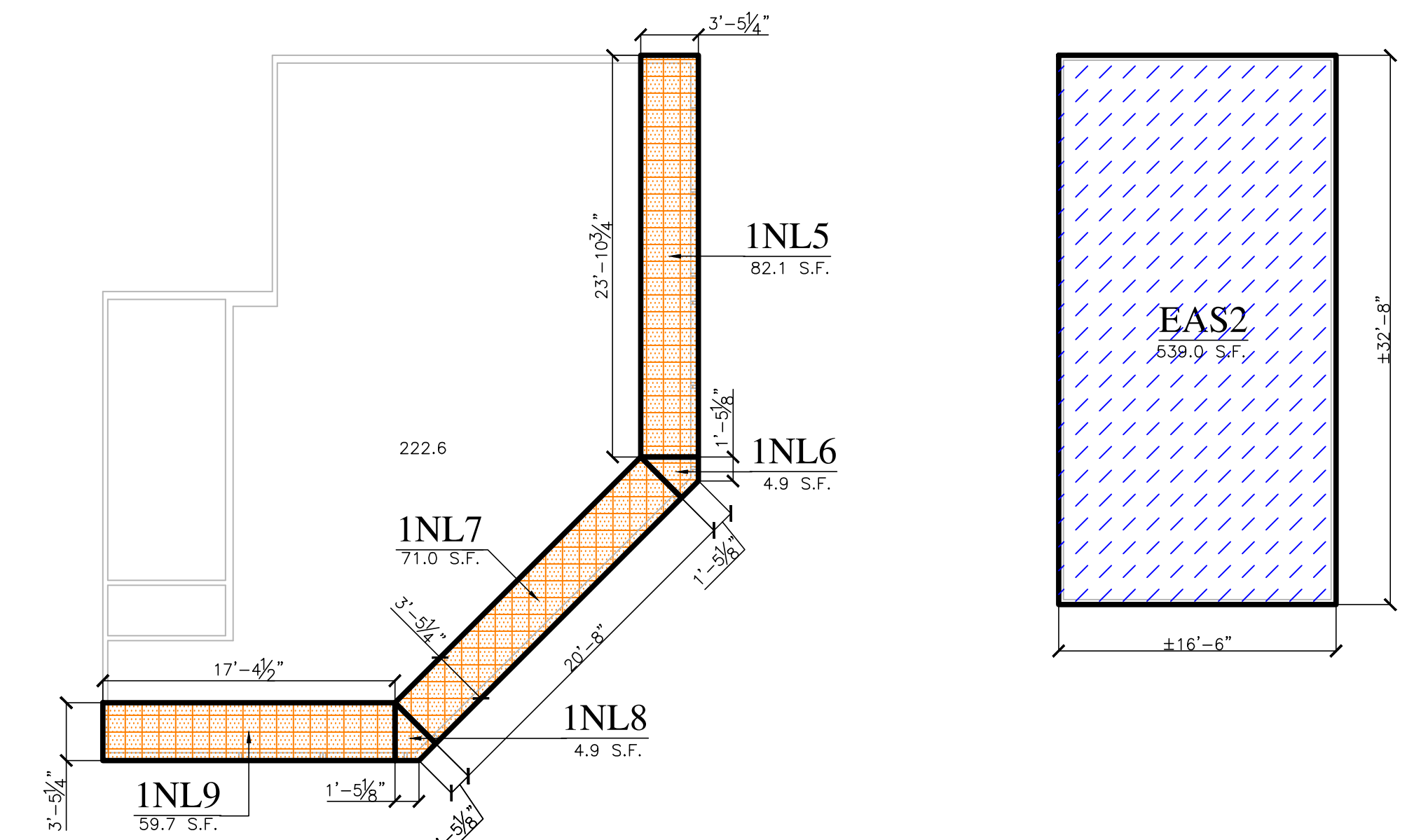
	= (EL#) - (E) LIVING AREA
	= (NL#) - (N) LIVING AREA
	= (NL#) - (N) LIVING AREA ABOVE 12'-0" FROM THE FLOOR, NOT COUNTED TOWARDS LOT COVERAGE
	= (EG#) - (E) GARAGE AREA
	= (EP)-(NG#) - (E) PORCH AREA CONVERTED TO (N) GARAGE AREA
	= (EP#) - (E) COVERED PORCH AREA, NOT COUNTED TOWARDS FLOOR AREA
	= (NP#) - (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,

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

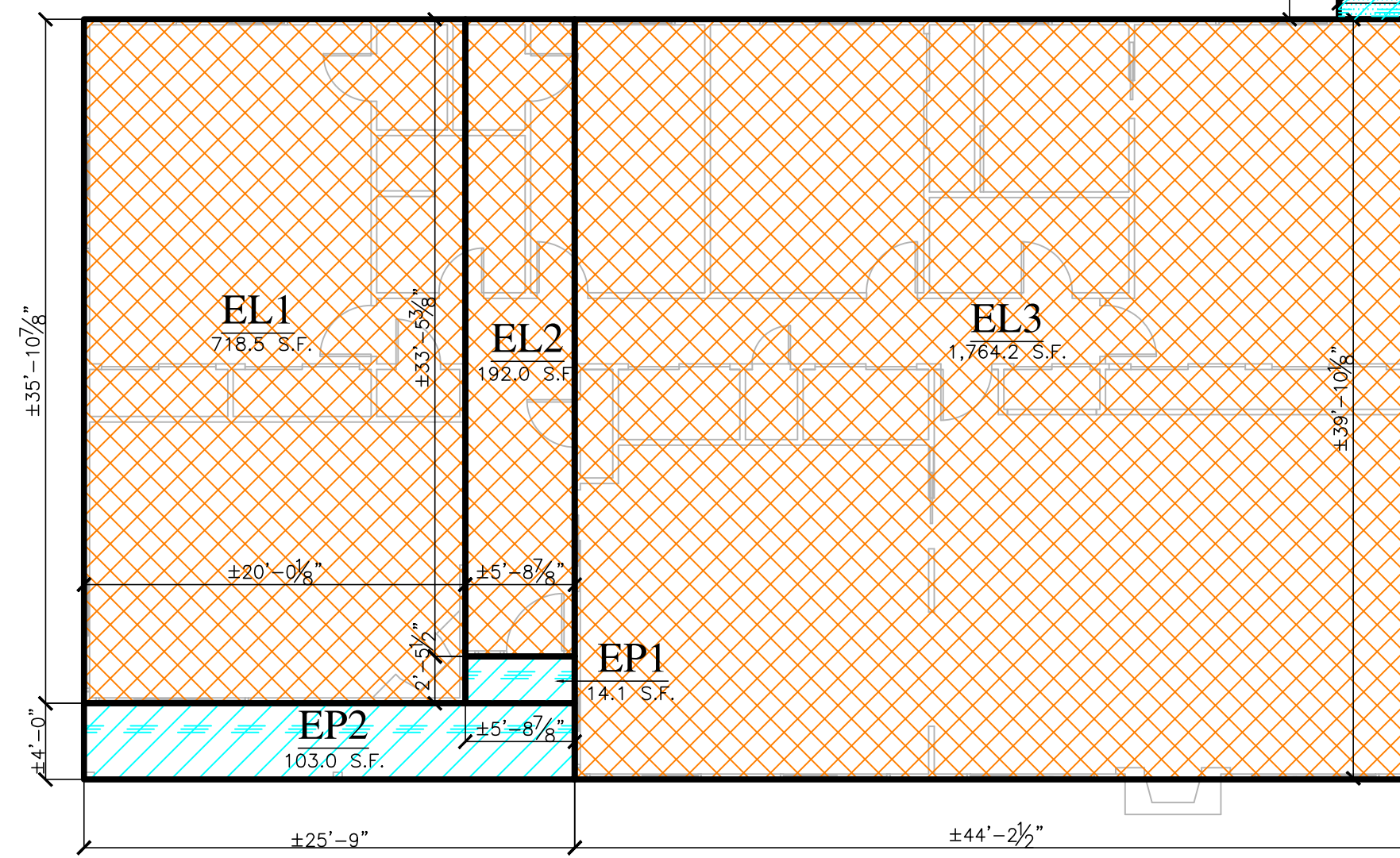
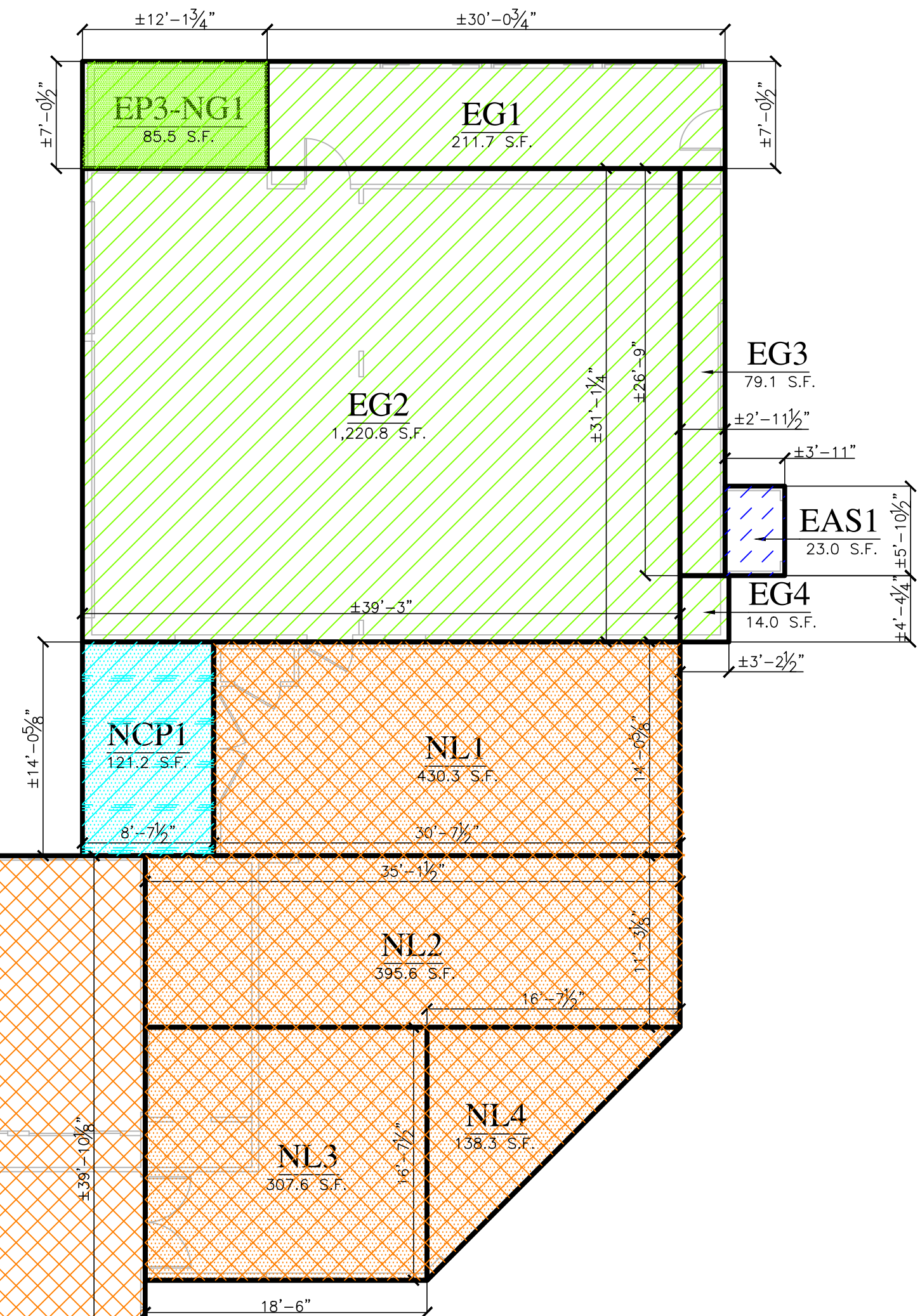
FLOOR AREA CALCULATIONS				
SECTION	DIMENSIONS	AREA (S.F.)		
<b>EXISTING LIVING AREA (EL#):</b>				
EL1	20'-0 1/8" x 35'-10 7/8"	718.5		
EL2	5'-8 7/8" x 33'-5 3/8"	192.0		
EL3	44'-2 1/2" x 39'-10 1/8"	1,764.2		
<b>TOTAL (EL)</b>		<b>2,674.7</b>		
<b>NEW LIVING AREA (NL#):</b>				
NL1	30'-7 1/2" x 14'-0 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	16'-7 1/2" x 16'-7 1/2" /2	138.3		
<b>TOTAL (NL)</b>		<b>1,271.8</b>		
<b>NEW FLOOR LIVING AREA WITH THE CEILING HEIGHT OVER 15'-0" (1NL#):</b>				
<b>THIS AREA IS NOT COUNTED TOWARDS LOT COVERAGE</b>				
1NL5	3'-5 1/4" x 23'-10 3/4"	82.1		
1NL6	3'-5 1/4" x 1'-5 1/8"	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		
<b>TOTAL (1NL)</b>		<b>222.6</b>		
<b>TOTAL CALCULATED LIVING AREA</b>				
TOTAL (EL)		2,674.7		
TOTAL (NL)		1,271.8		
TOTAL (1NL)		222.6		
<b>TOTAL</b>		<b>4,169.1</b>		
<b>EXISTING GARAGE AREA (EG#):</b>				
EG1	30'-0 3/4" x 7'-0 1/2"	211.7		
EG2	39'-3" x 31'-1 1/4"	1,220.8		
EG3	2'-11 1/2" x 26'-9"	79.1		
EG4	3'-2 1/2" x 4'-4 1/4"	14.0		
<b>TOTAL (EG)</b>		<b>1,525.6</b>		
<b>NEW GARAGE AREA (NG#):</b>				
NG1	12'-1 3/4" x 7'-0 1/2"	85.5		
THIS AREA IS CONVERTED FROM (E) PORCH AREA (EP3)				
<b>TOTAL (NG)</b>		<b>85.5</b>		
<b>TOTAL CALCULATED GARAGE AREA</b>				
TOTAL (EG)		1,525.6		
TOTAL (NG)		85.5		
<b>TOTAL</b>		<b>1,611.1</b>		
<b>EXISTING PORCH AREA (EP#): COVERED &lt; THAN 50%</b>				
NOT COUNTED TOWARDS FLOOR AREA				
COUNTED TOWARDS LOT COVERAGE				
EP1	5'-8 7/8" x 2'-5 1/2"	14.1		
EP2	25'-9" x 4'-0"	103.0		
EP3	12'-1 3/4" x 7'-0 1/2"	85.5		
THIS AREA WILL BE CONVERTED TO (N) GARAGE AREA (NG)				
<b>TOTAL (EP)</b>		<b>202.6</b>		
<b>NEW PORCH AREA (NP#): COVERED &gt; THAN 50%</b>				
COUNTED TOWARDS FLOOR AREA				
COUNTED TOWARDS LOT COVERAGE				
NP1	8'-7 1/2" x 14'-0 5/8"	121.2		
<b>TOTAL (NP)</b>		<b>121.2</b>		
<b>EXISTING COVERED PATIO AREA (ECP#):</b>				
NOT COUNTED TOWARDS FLOOR AREA				
COUNTED TOWARDS LOT COVERAGE				
AREA TO BE DEMOLISHED AS PART OF THIS PROJECT				
ECP1	4'-1 1/2" x 14'-0 5/8"	58.0		
ECP2	38'-4" x 9'-2 1/2"	353.0		
ECP3	38'-1" x 7'-4 1/2"	280.9		
ECP4	16'-1 3/4" x 21'-2 1/2"	342.4		
ECP5	21'-11 1/4" x 21'-2 1/2" /2	232.6		
ECP6	7'-2" x 1'-3"	9.0		
ECP7	6" x 1'-3" /2	0.3		
<b>TOTAL (ECP)</b>		<b>1,276.2</b>		
<b>EXISTING ACCESSORY STRUCTURE(S) (EAS#):</b>				
NOT COUNTED TOWARDS FLOOR AREA				
COUNTED TOWARDS LOT COVERAGE				
EAS1	3'-1" x 5'-10 1/2"	23.0		
EAS2	16'-6" x 32'-8"	539.0		
<b>TOTAL (EBA)</b>		<b>562.0</b>		
<b>AREA SUMMERY</b>				
SECTION	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	0.0	188.5
PORCH'S > 50% ENCLOSED	0.0	0.0	121.2	121.2
COVERED PATIO				
> 50% ENCLOSED	1,276.2	-1,276.2	0.0	0.0
ACCESSORY STRUCTURE'S	562.0	0.0	0.0	562.0
<b>TOTAL</b>	<b>6,241.1</b>	<b>-1,204.8</b>	<b>1,615.6</b>	<b>6,651.9</b>
LOT AREA (S.F.)		2.53 ACRES - 110,298		
(E) FLOOR AREA RATIO		5,476.5 (5.0%)		
(N) FLOOR AREA RATIO		5,901.4 (5.4%)		
(E) LOT COVERAGE		6,241.1 (5.7%)		
(N) LOT COVERAGE		6,651.9 (6.0%)		



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



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



# FLOOR AREA CALCULATIONS

1/8" = 1'-0" 0" 16'-0"



2188 Ringwood Avenue  
San Jose, CA 95131

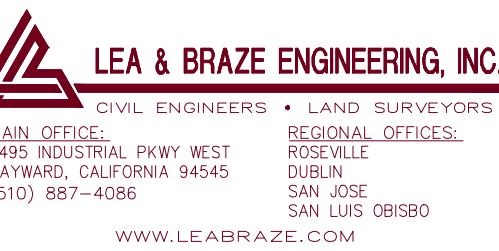
(408) 432-1402  
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WEB SITE  
fernandez-designs.com

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**PROJECT HISTORY:**

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- 2023.06.21 PLANNING DEPARTMENT DESIGN & SITE APPROVAL DOCUMENTS
- 2023.09.05 PLN23-121 (PC #1) RESUBMITTAL FOR DESIGN & SITE APPROVAL



for review of floor area numbers only

**NOT APPROVED FOR CONSTRUCTION**

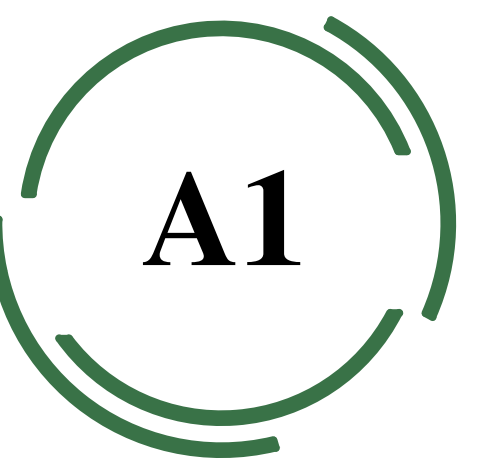


**PROJECT NAME:**  
**Keas-Zhang Residence**

20840 Scenic Vista Dr.  
San Jose, CA 95120

**DRAWING TITLE:**  
**FLOOR AREA CALCULATIONS**

**PROJECT NO.**  
**6520**





**KEY NOTES:**

- 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 200 AMP 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. UTILITY: SAN JOSE WATER COMPANY. 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. DRIVEWAY TO BE MADE OF AN "ALL WEATHER" MATERIAL, CAPABLE OF HOLDING 75,000 POUNDS PER SQ. FOOT PER SECTION D102 AND CPM-A1 SECTION U.6.
- 9. (E) CONCRETE DRIVEWAY APPROACH, IN RIGHT-OF-WAY, NO (N) WORK PROPOSED.
- 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) ± 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:**

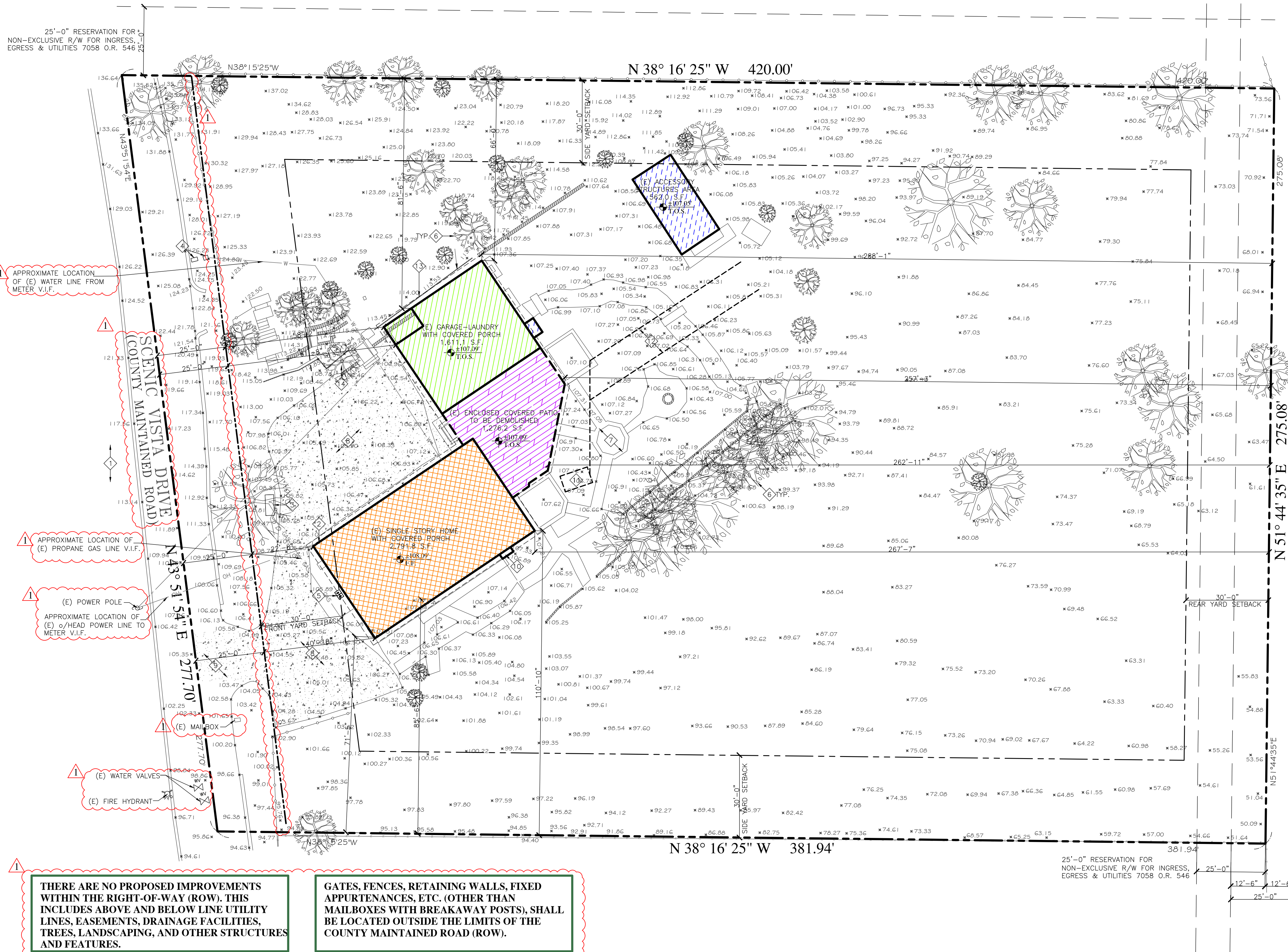
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- 2. IT IS RECOMMENDED THAT THE OWNERS RETAIN A SURVEYOR FOR COMPLETE SITE AND TOPOGRAPHIC SURVEY IDENTIFYING PROPERTY BOUNDARIES, SITE SLOPES AND BUILDING LOCATIONS.
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**THERE ARE NO TREES PROPOSED TO BE REMOVED AS PART OF THIS**

**LEGEND:**

- DENOTES PROPERTY LINES
- - - DENOTES (E) EDGE OF RIGHT-OF-WAY
- - - 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.
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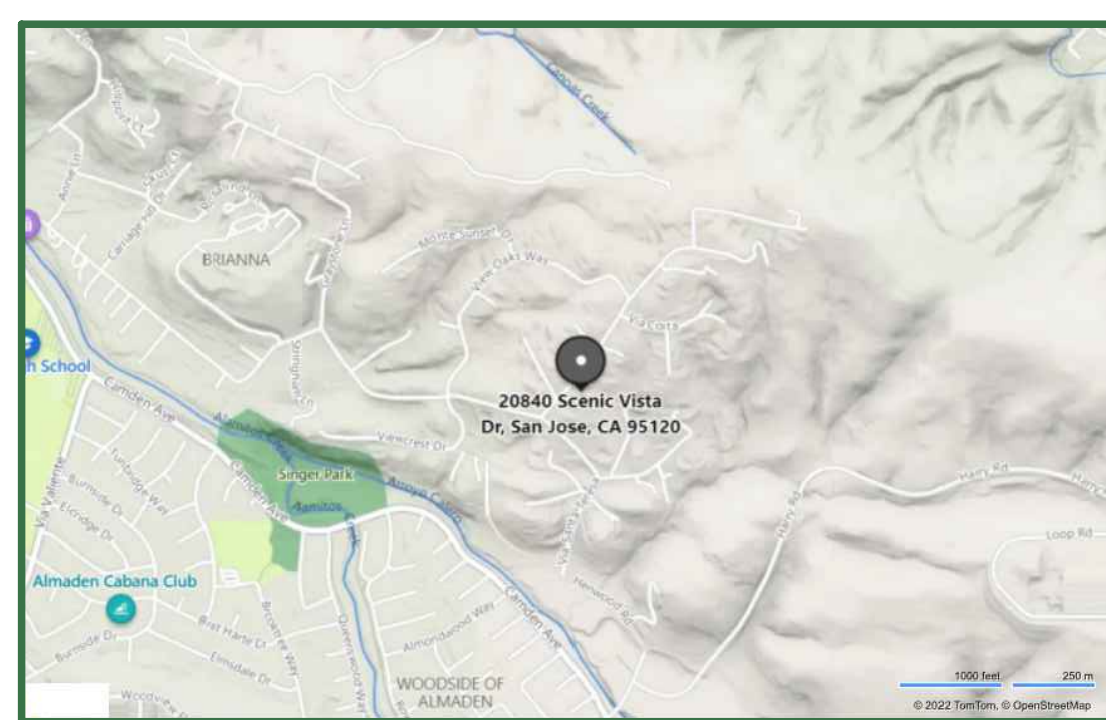
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- = (E) ACCESSORY STRUCTURES AREA 562.0 S.F.
- = (E) DRIVEWAY AREA 5,260 S.F.



**THERE ARE NO PROPOSED IMPROVEMENTS WITHIN THE RIGHT-OF-WAY (ROW). THIS INCLUDES ABOVE AND BELOW LINE UTILITY LINES, EASEMENTS, DRAINAGE FACILITIES, TREES, LANDSCAPING, AND OTHER STRUCTURES AND FEATURES.**

**GATES, FENCES, RETAINING WALLS, FIXED APPURTENANCES, ETC. (OTHER THAN MAILBOXES WITH BREAKAWAY POSTS), SHALL BE LOCATED OUTSIDE THE LIMITS OF THE COUNTY MAINTAINED ROAD (ROW).**

**VICINITY MAP:**



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

**OVERALL - EXISTING SITE (DEMOLITION) PLAN**

1" = 20'-0" 0 40'-0"



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**NOT APPROVED FOR CONSTRUCTION**



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

20840 Scenic Vista Dr.  
San Jose, CA 95120

**DRAWING TITLE:**  
**OVERALL EXISTING SITE (DEMOLITION) PLAN**

**PROJECT NO.**  
6520





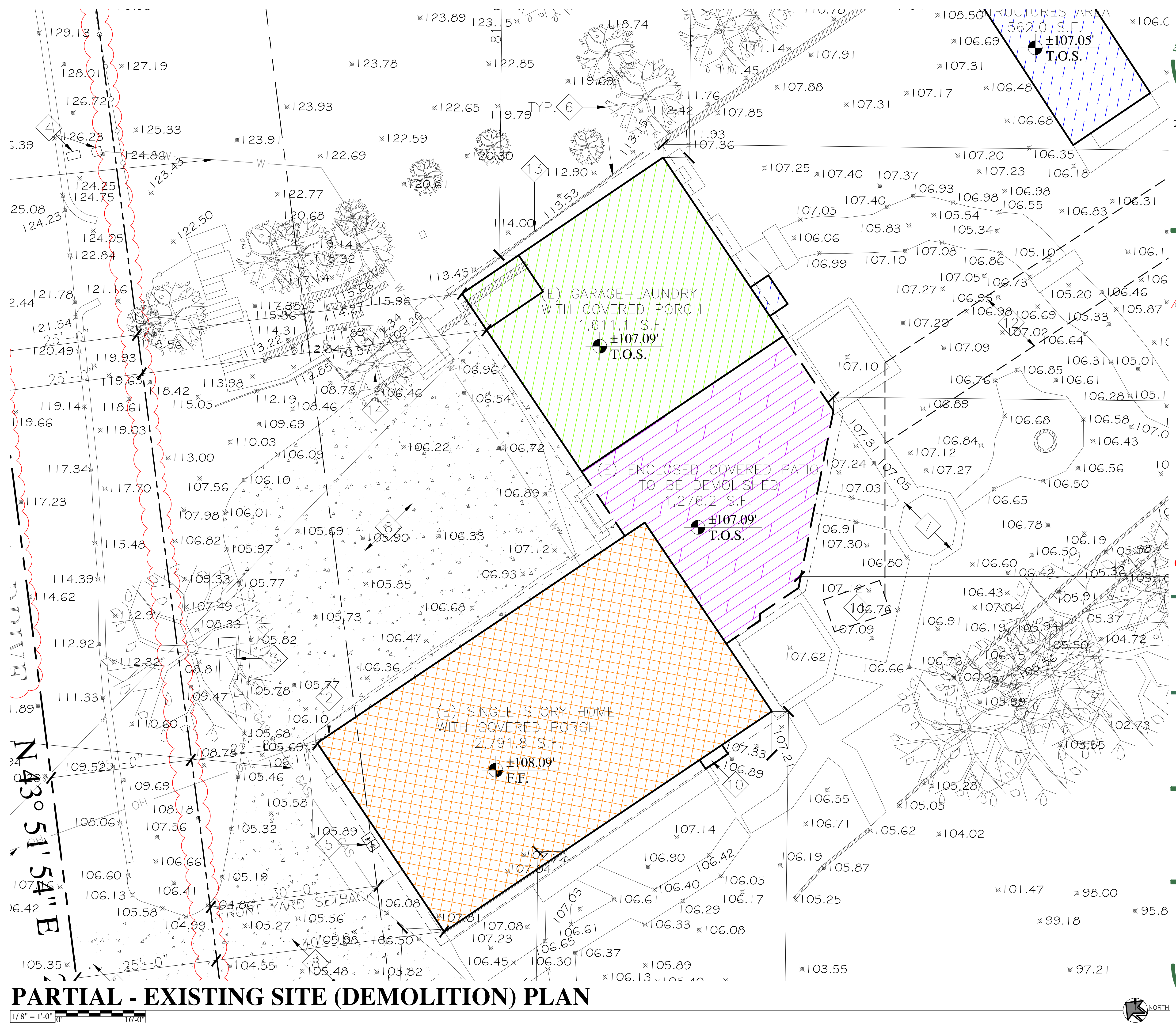
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  - ±XXX.XX DENOTES SPOT ELEVATION, SEE SURVEY DRAWINGS FOR MORE INFO.

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- (E) ACCESSORY STRUCTURES AREA 562.0 S.F.
- (E) DRIVEWAY AREA 5,260 S.F.



**PARTIAL - EXISTING SITE (DEMOLITION) PLAN**

1/8" = 1'-0" 16'-0"



2188 Ringwood Avenue  
San Jose, CA 95131  
(408) 432-1402  
Fax: 432-1410

WEB SITE  
fernandez-designs.com

PROJECT HISTORY:  
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2023.09.05 PLAN 23-121 (PC #1) RESUBMITTAL FOR DESIGN & SITE APPROVAL

**NOT APPROVED FOR CONSTRUCTION**



PROJECT NAME:  
**Keas-Zhang Residence**

20840 Scenic Vista Dr.  
San Jose, CA 95120

DRAWING TITLE:  
**PARTIAL EXISTING SITE (DEMOLITION) PLAN**

PROJECT NO.  
6520





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- 7. (N) VEGETATION AND HARDSCAPE N.I.C., REPLACE AS REQUIRED V.I.F.
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- 9. (E) CONCRETE DRIVEWAY APPROACH, IN RIGHT-OF-WAY, NO (N) WORK PROPOSED.
- 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.
- 17. 20 FOOT X 20 FOOT VISION TRIANGLE, ALL TREES, SHRUBS EXCEEDING 3- FEET IN HEIGHT WITHIN THE VISION TRIANGLE SHALL BE TRIMMED. FENCES EXCEEDING 3 FEET IN HEIGHT SHALL BE TRIMMED OR RELOCATED OUTSIDE THE VISION TRIANGLE. SEE MUNICIPAL CODE 2.20.050 FENCES SECTION B FOR ADDITIONAL INFO.

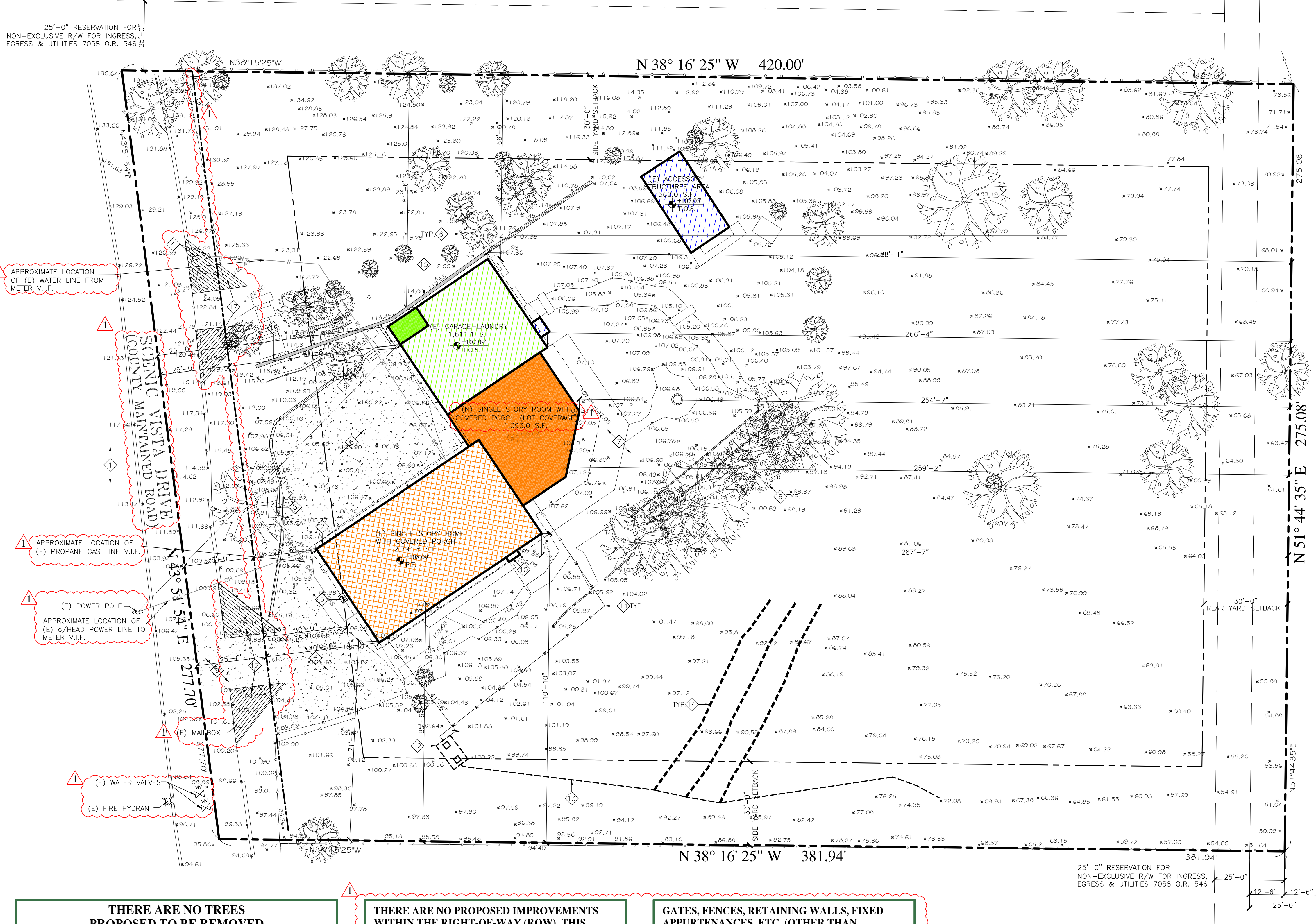
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- 2. IT IS RECOMMENDED THAT THE CONTRACTOR RETAIN A SURVEYOR FOR FOUNDATION STAKING AS REQUIRED.
- 3. CONTRACTOR SHALL CONSULT WITH THE OWNERS AND/OR LANDSCAPE ARCHITECT CONCERNING THE LAYOUT OF NEW HARDSCAPE AND SOFTSCAPE AND/OR OTHER LANDSCAPE ELEMENTS 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 PHYSICAL BARRIER PROHIBIT 6" OF FALL WITHIN 10'-0".
  - 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
  - E. 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 (E) EDGE OF RIGHT-OF-WAY
- - - - 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.
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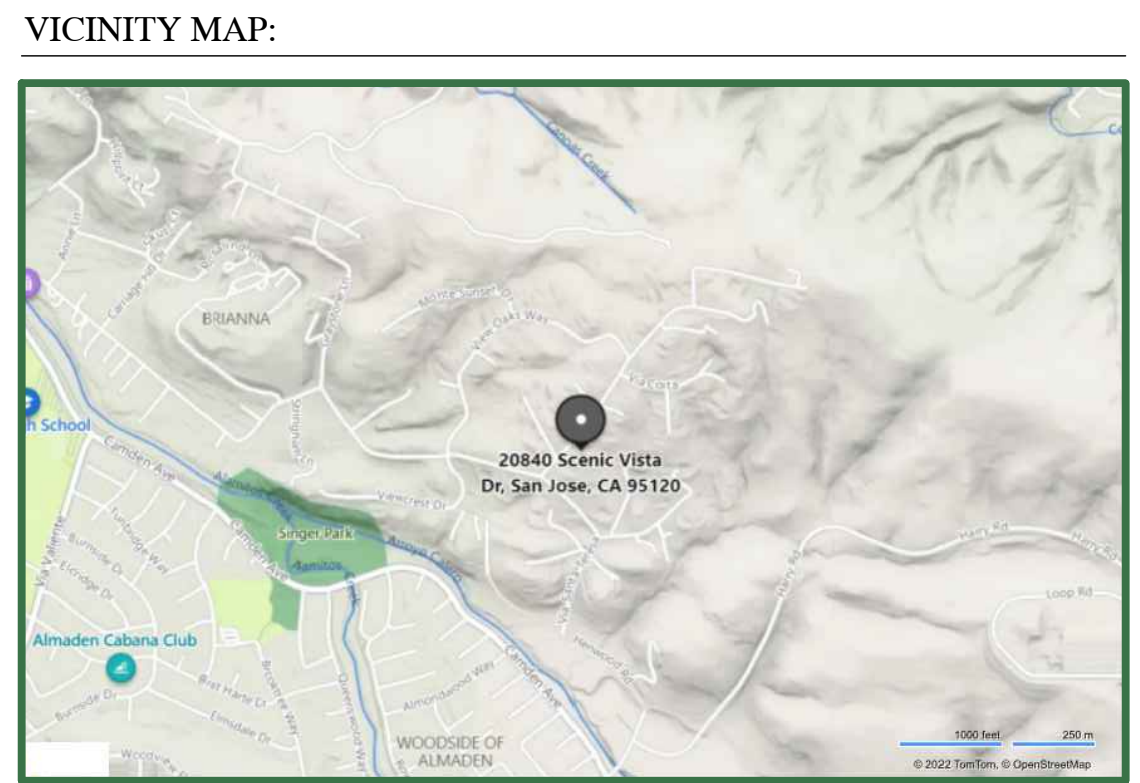
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- = (E) GARAGE-LAUNDRY WITH COVERED PORCH 1,611.1 S.F.
- = (N) SINGLE STORY ROOM WITH COVERED PORCH ADDITION 1,393.0 S.F.
- = (EP)-(NG#) - (E) PORCH AREA CONVERTED TO (N) GARAGE AREA
- = (E) ACCESSORY STRUCTURES AREA, 562.0 S.F.
- = (E) DRIVEWAY AREA, 5,260 S.F.



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

**THERE ARE NO PROPOSED IMPROVEMENTS WITHIN THE RIGHT-OF-WAY (ROW). THIS INCLUDES ABOVE AND BELOW LINE UTILITY LINES, EASEMENTS, DRAINAGE FACILITIES, TREES, LANDSCAPING, AND OTHER STRUCTURES AND FEATURES.**

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**(N) LOT COVERAGE CALCULATIONS**

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 GARAGE	1,920.8
(E) ACCESSORY STRUCTURE (STORAGE)	562.0
(E) DRIVEWAY	5,260
<b>(E) TOTAL</b>	<b>11,689.3</b>

**GRADING CALCULATIONS**

LOCATION	CUT (C.Y.)	FILL (C.Y.)	VERT. DEPTH (FT.)
RESIDENCE	0	0	0
ACCESSORY STRUCTURE	0	0	0
POOL/HARDSCAPE	0	0	0
LANDSCAPE	200	0	5.6
DRIVEWAY	0	0	0
OFF SITE IMPROVEMENTS	--	--	--
<b>TOTALS</b>	<b>200</b>	<b>0</b>	<b>--</b>

**OVERALL - NEW SITE PLAN**

1" = 20'-0" 0 40'-0"



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OVERALL NEW SITE PLAN

PROJECT NO.  
6520





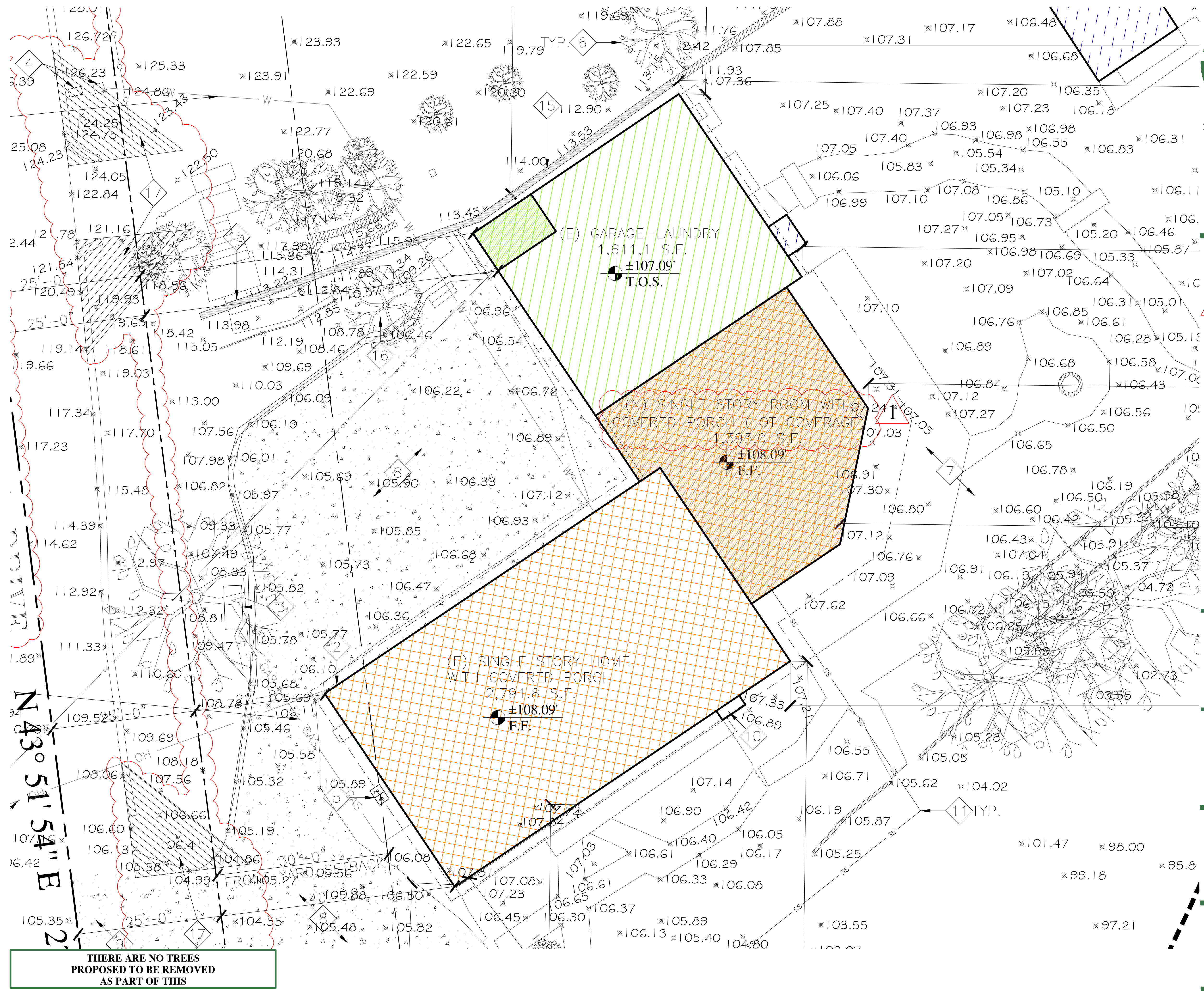
- KEY NOTES:**
- 4 = KEY NOTE NUMBER FOR NOTES BELOW
- (E) PUBLIC RIGHT-OF-WAY, ANY CONSTRUCTION WITHIN THE CITY RIGHT-OF-WAY MUST HAVE AN APPROVED "PERMIT FOR CONSTRUCTION IN THE PUBLIC STREET" PRIOR TO THE COMMENCEMENT OF THIS WORK. THE PERFORMANCE OF THIS WORK IS NOT AUTHORIZED BY THE BUILDING PERMIT ISSUANCE BUT SHOWN ON THE BUILDING PERMIT FOR INFORMATION ONLY.
  - (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 POLE IF REQUIRED BY INCREASED FIXTURE LOAD.
  - (E) PROPANE TANK LOCATION V.I.F., CONTRACTOR TO COORDINATE (N) TANK IF REQUIRED BY INCREASED FIXTURE LOAD.
  - (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.
  - (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.
  - (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.
  - (N) VEGETATION AND HARDSCAPE N.I.C., REPLACE AS REQUIRED V.I.F.
  - (E) ASPHALT DRIVEWAY, NO (N) WORK PROPOSED, REPAIR AS REQUIRED V.I.F.
  - (E) CONCRETE DRIVEWAY APPROACH, IN RIGHT-OF-WAY, NO (N) WORK PROPOSED.
  - (E) FIREPLACE EXTENSION, NOT COUNTED TOWARDS LOT COVERAGE OR FLOOR AREA.
  - (N) MIN. 4" SEWER LATERAL, OUT AT OUTSIDE OF BUILDING, CONTRACTOR TO VERIFY LOCATION IN FIELD, SEE SEPTIC DRAWINGS FOR MORE INFO.
  - (N) SEPTIC TANK LOCATION V.I.F., SEE SEPTIC DRAWINGS FOR MORE INFO.
  - (N) EFFLUENT LINE V.I.F., SEE SEPTIC DRAWINGS FOR MORE INFO.
  - (N) LEACH FIELD LINES V.I.F., SEE SEPTIC DRAWINGS FOR MORE INFO.
  - (N) C.M.U. RETAINING WALL, SEE CIVIL PLANS FOR ADDITIONAL INFO.
  - (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.
  - 20 FOOT X 20 FOOT VISION TRIANGLE, ALL TREES, SHRUBS EXCEEDING 3-FEET IN HEIGHT WITHIN THE VISION TRIANGLE SHALL BE TRIMMED, FENCES EXCEEDING 3 FEET IN HEIGHT SHALL BE TRIMMED OR RELOCATED OUTSIDE THE VISION TRIANGLE. SEE MUNICIPAL CODE 2.20.050 FENCES SECTION B FOR ADDITIONAL INFO.

- NOTES:**
- 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.
  - IT IS RECOMMENDED THAT THE CONTRACTOR RETAIN A SURVEYOR FOR FOUNDATION STAKING AS REQUIRED.
  - 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.
  - 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 PHYSICAL BARRIER PROHIBIT 6" OF FALL WITHIN 10'-0".  
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  
E. 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
- 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.
- ±XXX.XX DENOTES SPOT ELEVATION, SEE SURVEY DRAWINGS FOR MORE INFO.

	(E) SINGLE STORY HOME WITH COVERED PORCH 2,791.8 S.F.
	(E) GARAGE-LAUNDRY WITH COVERED PORCH 1,611.1 S.F.
	(N) SINGLE STORY ROOM WITH COVERED PORCH ADDITION 1,393.0 S.F.
	(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**

**PARTIAL - NEW SITE PLAN**

1/8" = 1'-0" 0 16'-0"



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**DRAWING TITLE:**  
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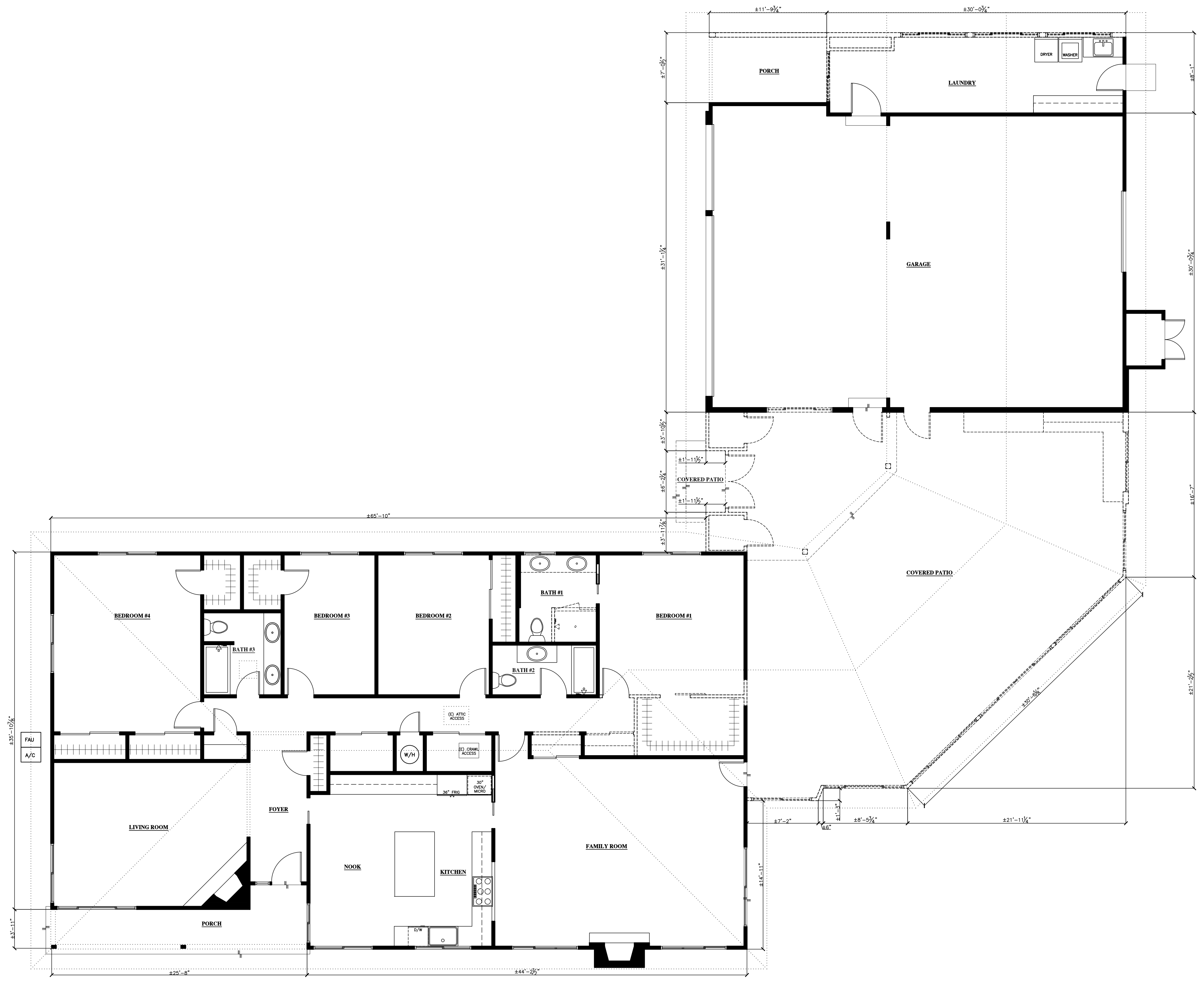
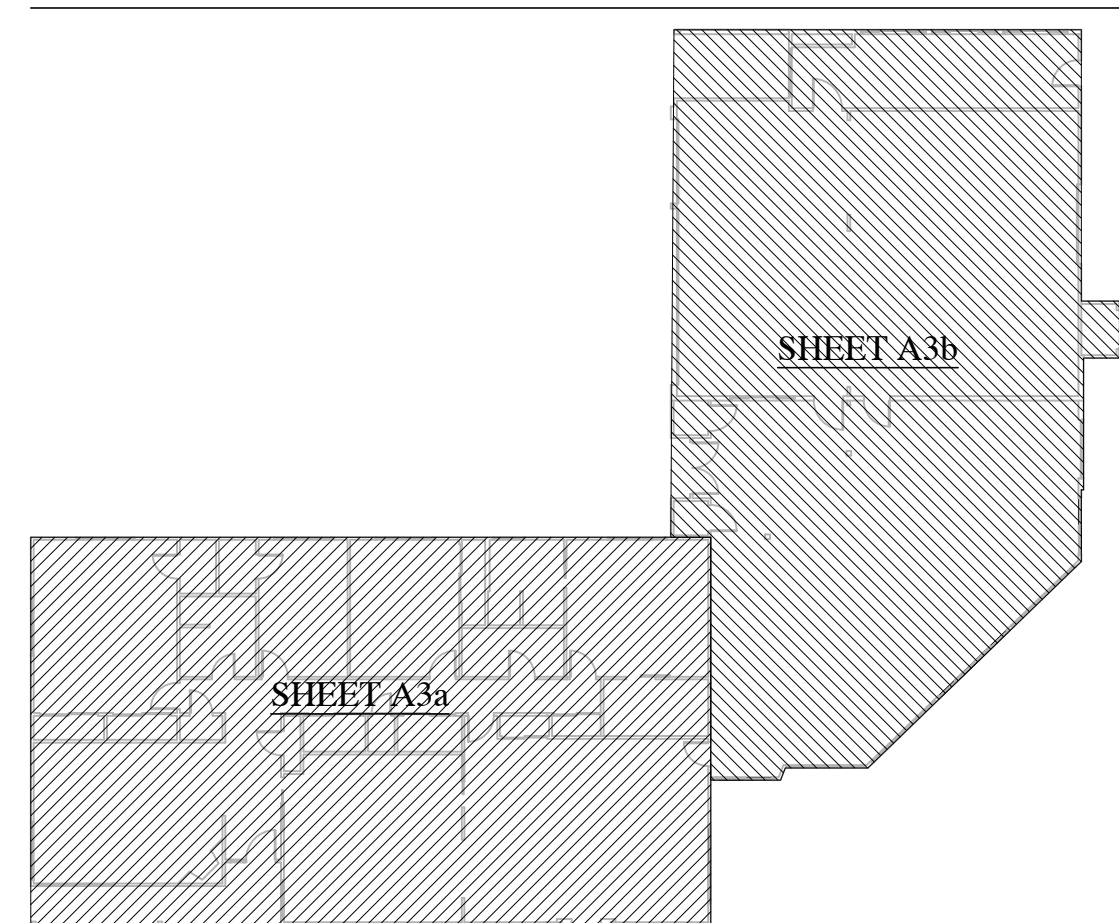
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**LEGEND:**

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**PLAN LEGEND:**



**OVERALL - EXISTING FLOOR (DEMOLITION) PLAN**

3/16" = 1'-0" 0 12'-0"



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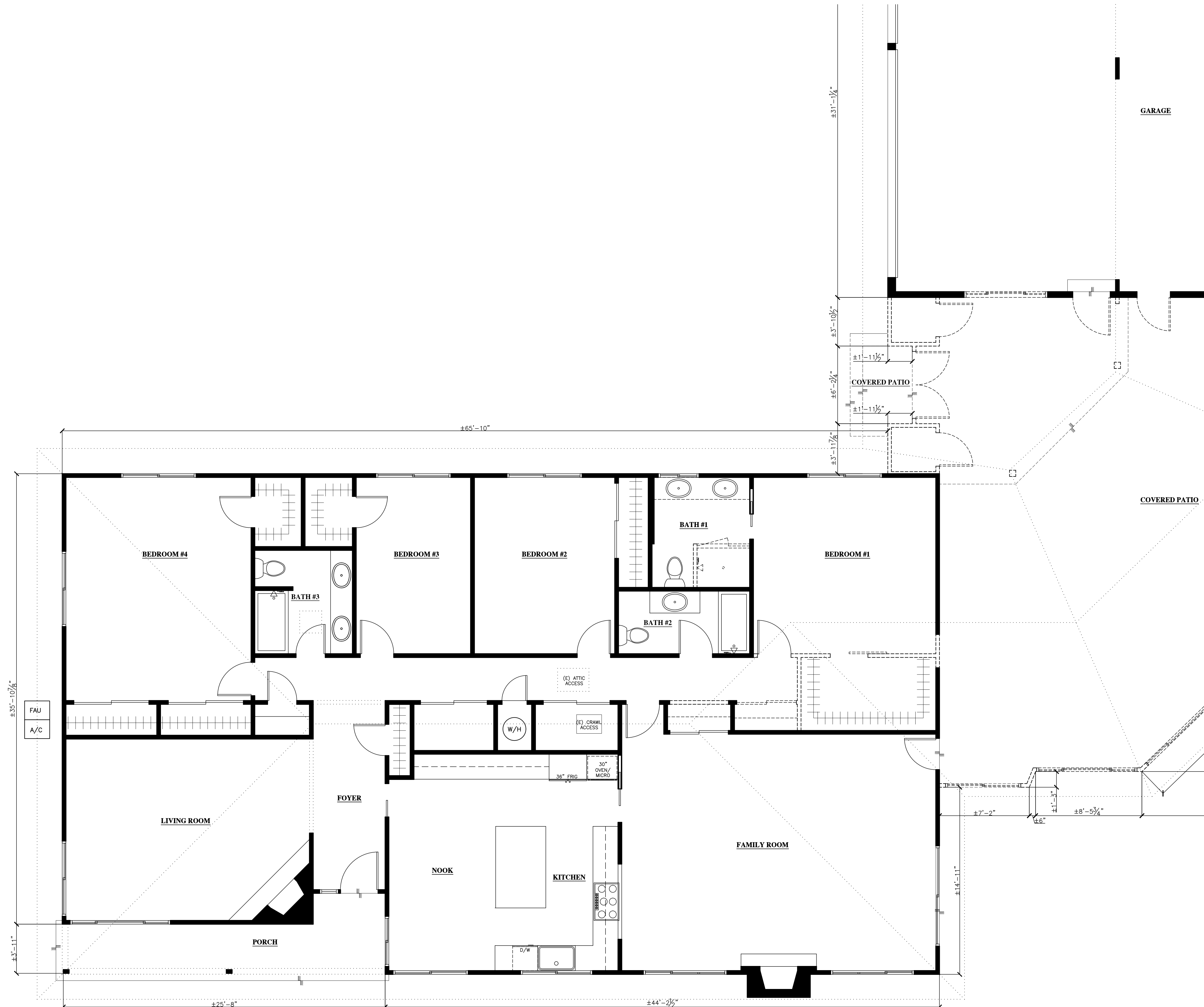
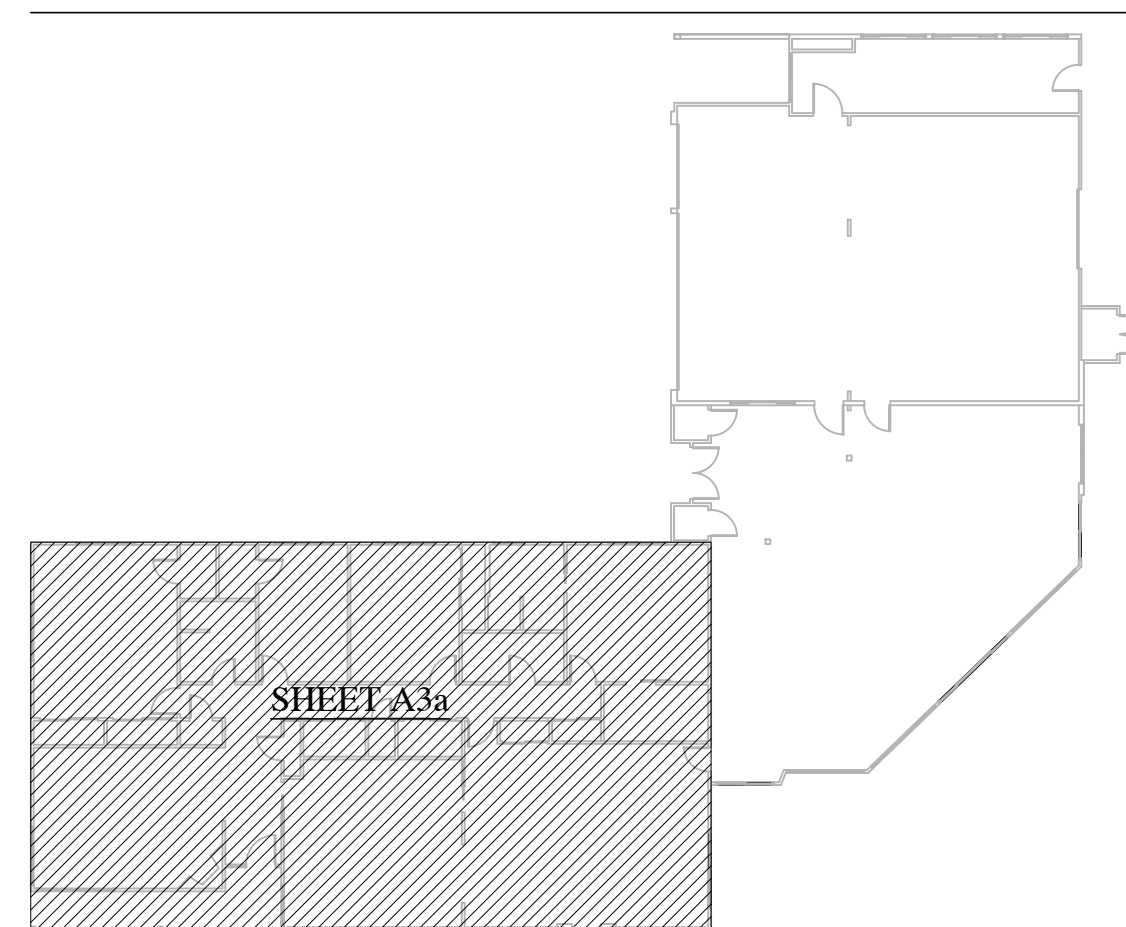
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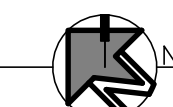
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**PLAN LEGEND:**



**PARTIAL - EXISTING FLOOR (DEMOLITION) PLAN**

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



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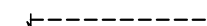
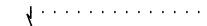

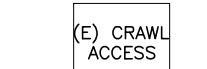
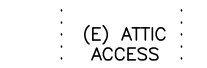




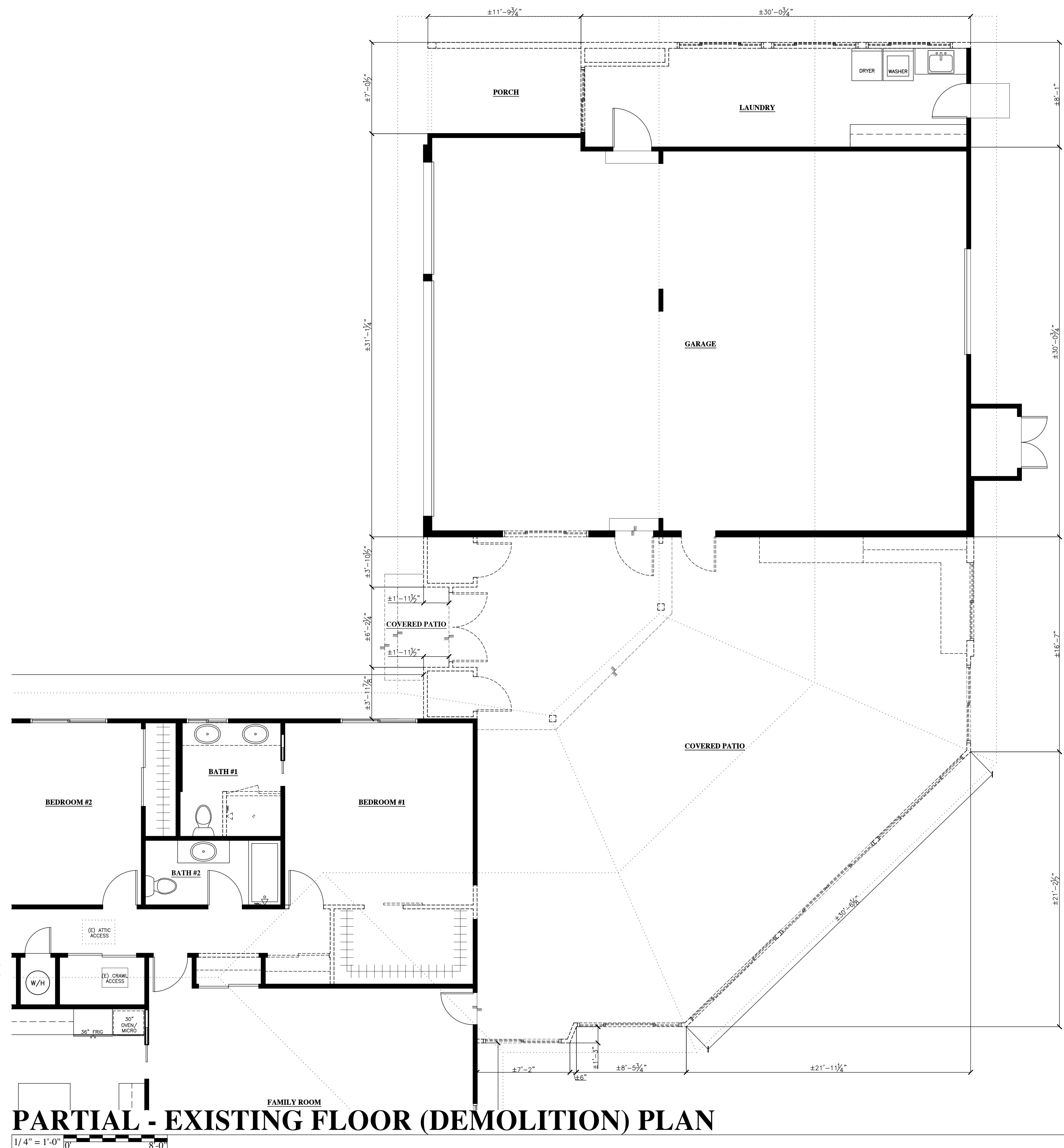
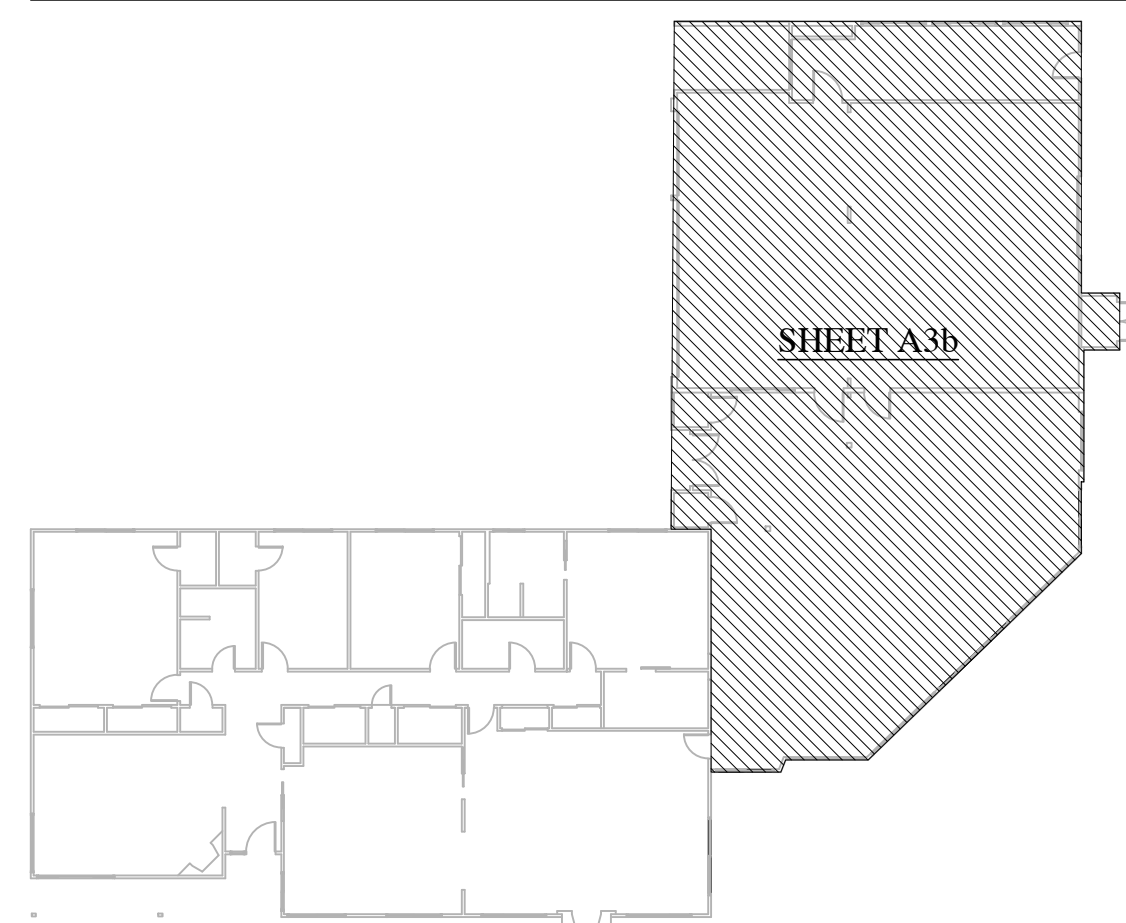
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1/4" = 1'-0" 8'-0"



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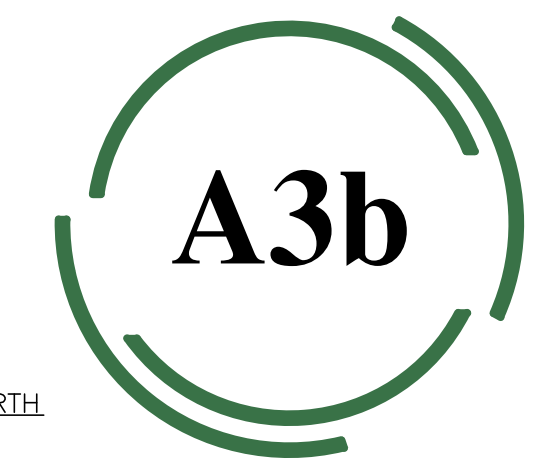


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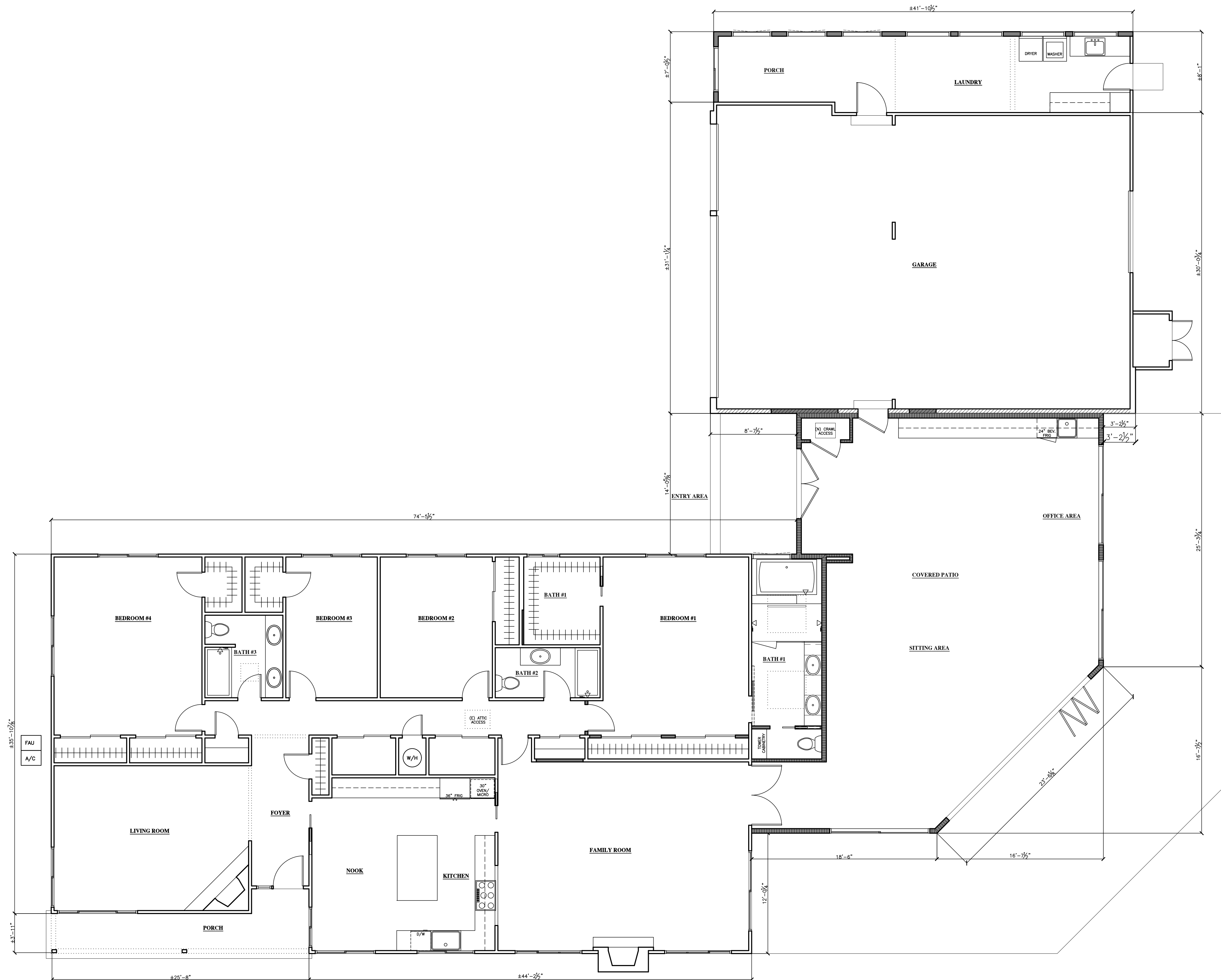
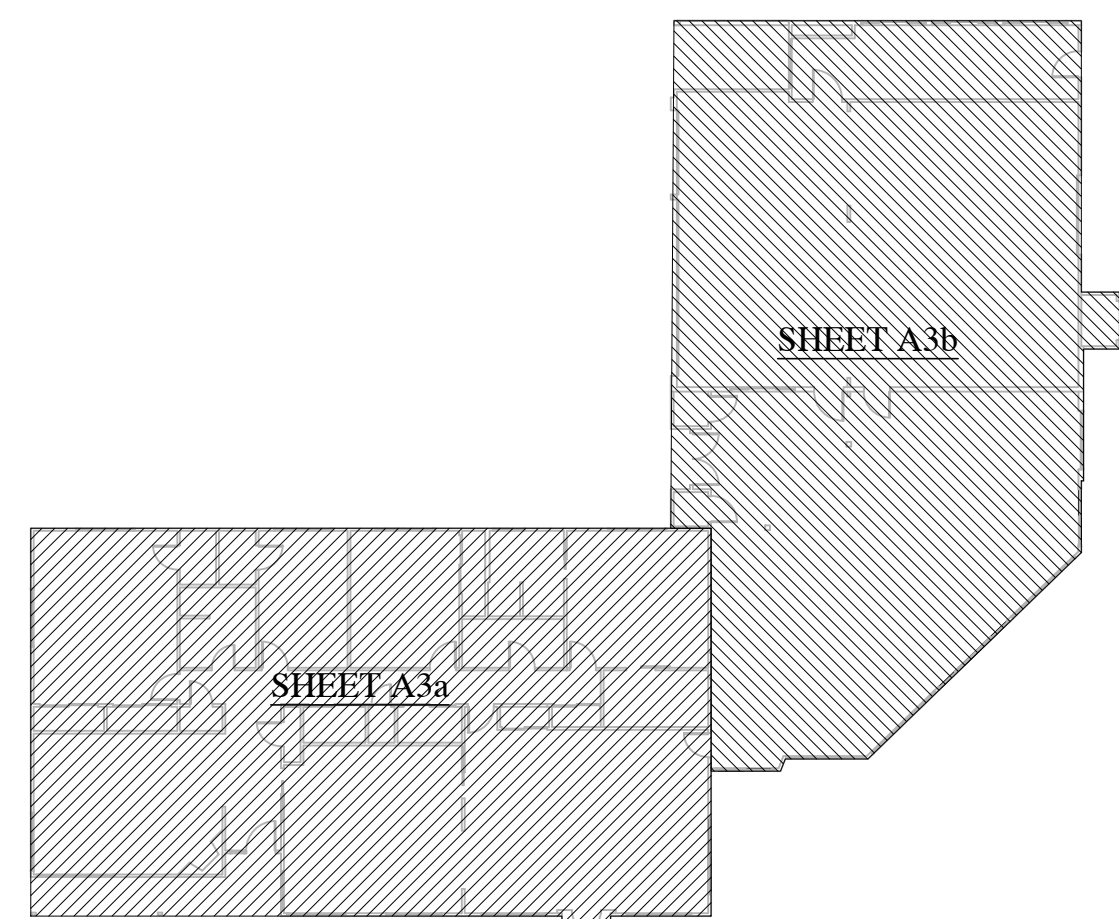
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**LEGEND:**

- = (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 PAINTING.
- = (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) CEILING 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:**



**OVERALL - NEW FLOOR PLAN**

3/16" = 1'-0" 12'-0"



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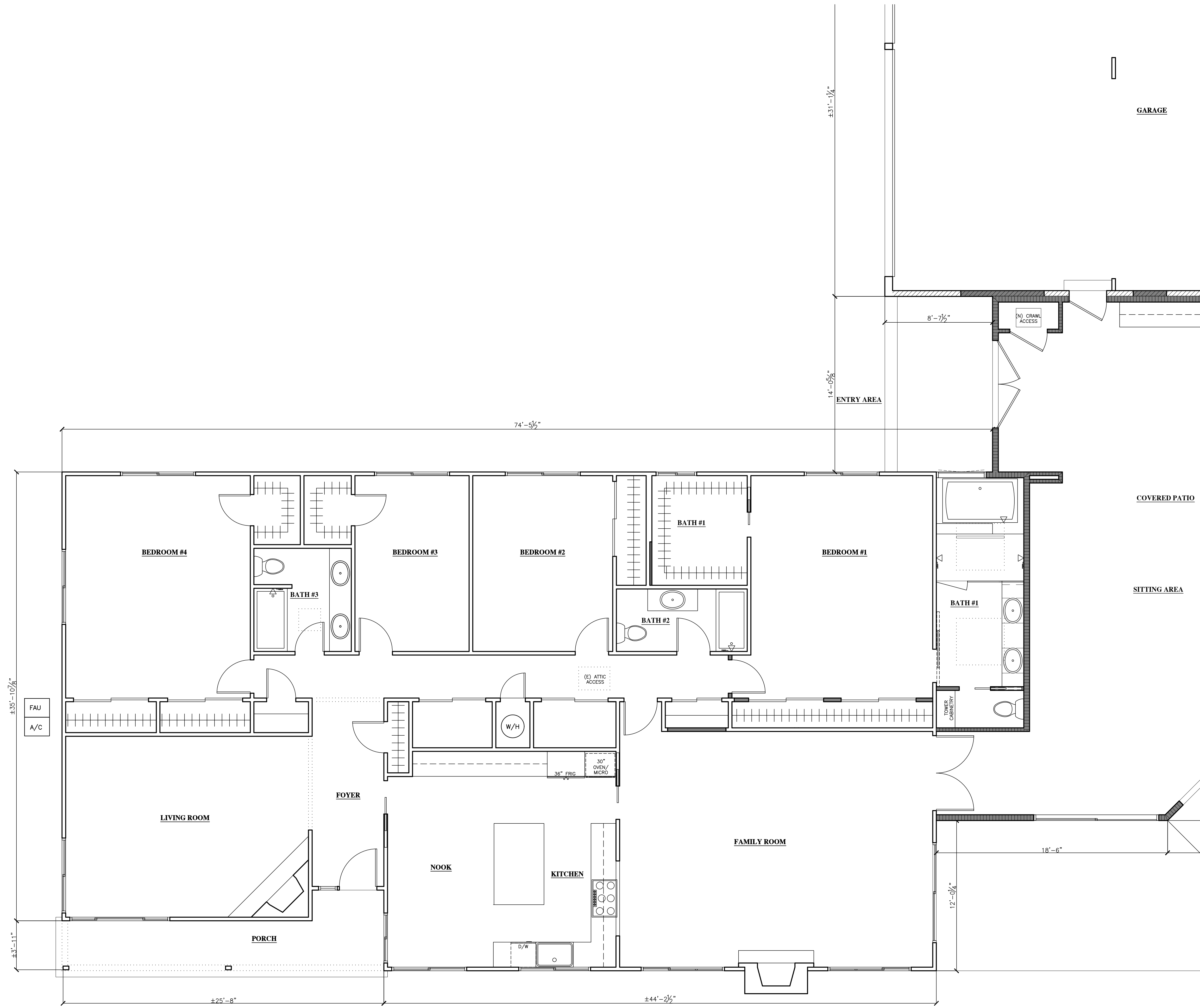
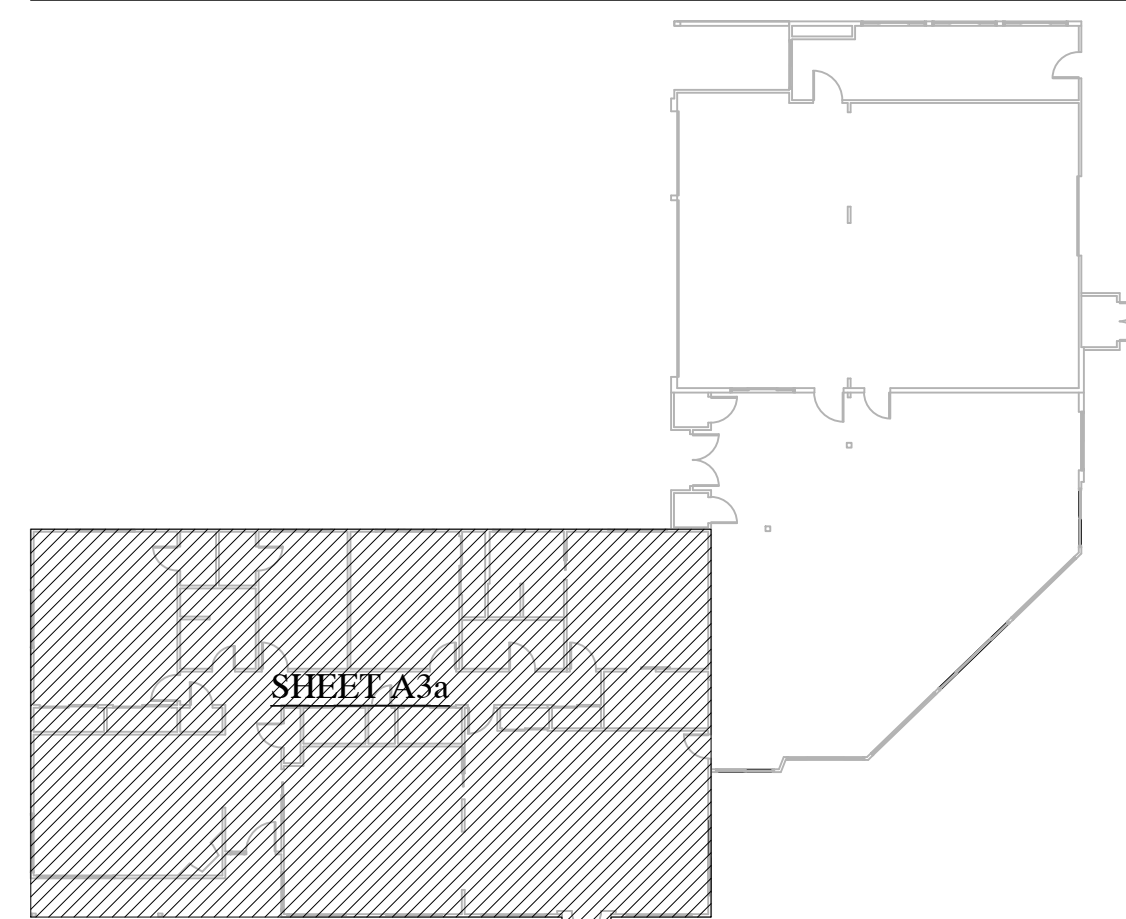
**PROJECT HISTORY:**

- 2021.05.11 OWNER(S) APPROVAL OF DESIGN DEVELOPMENT DRAWINGS
- 2023.06.21 PLANNING DEPARTMENT DESIGN & SITE APPROVAL DOCUMENTS
- 2023.09.05 PLN23-121 (PC #1) RESUBMITTAL FOR DESIGN & SITE APPROVAL

**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 PAINTING.
- (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) CEILING'S 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:**



**NOT APPROVED FOR CONSTRUCTION**



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

20840 Scenic Vista Dr.  
San Jose, CA 95120

**DRAWING TITLE:**  
**PARTIAL  
NEW FLOOR PLAN**

**PROJECT NO.**  
6520



**PARTIAL - NEW FLOOR PLAN**

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





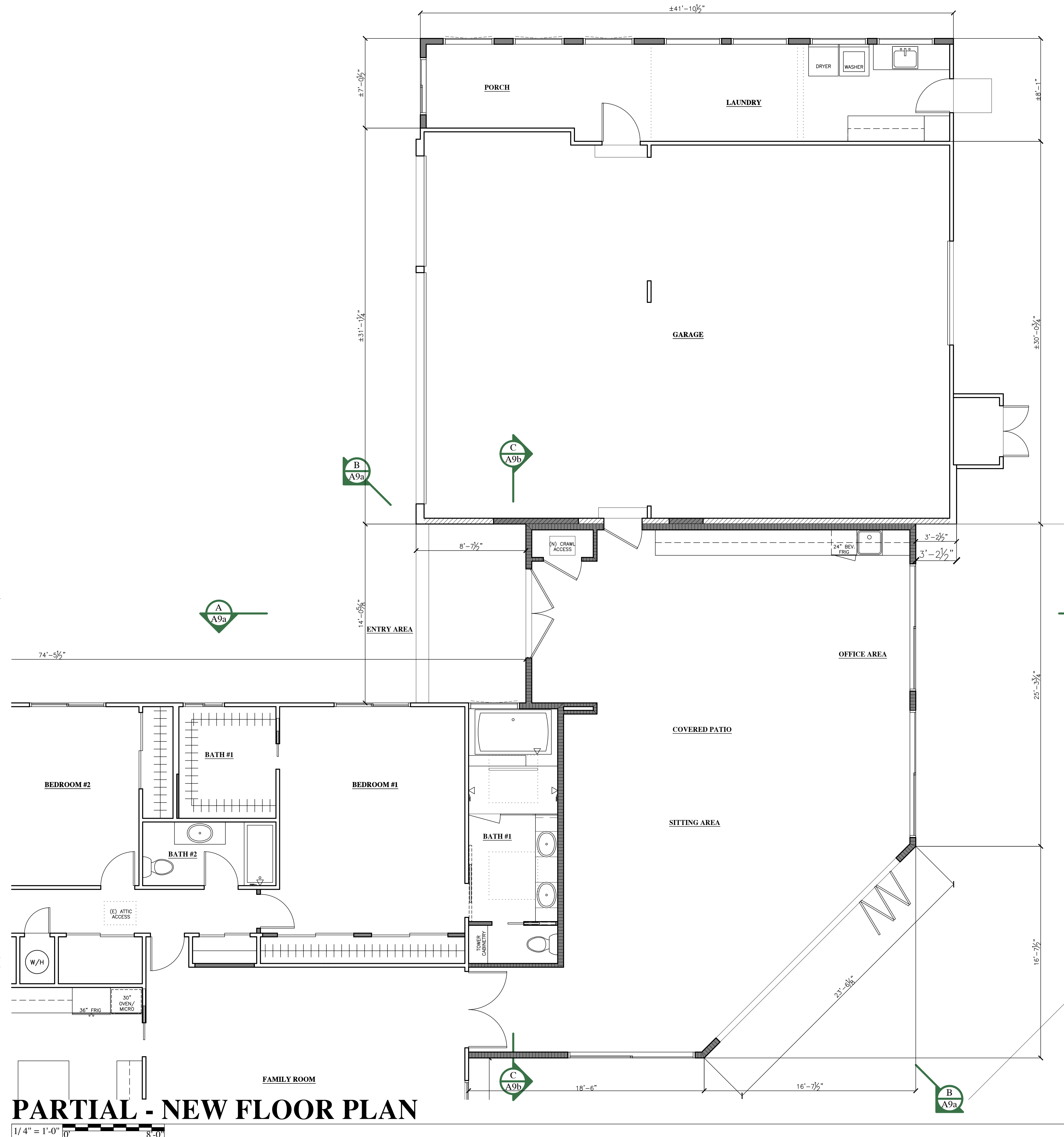
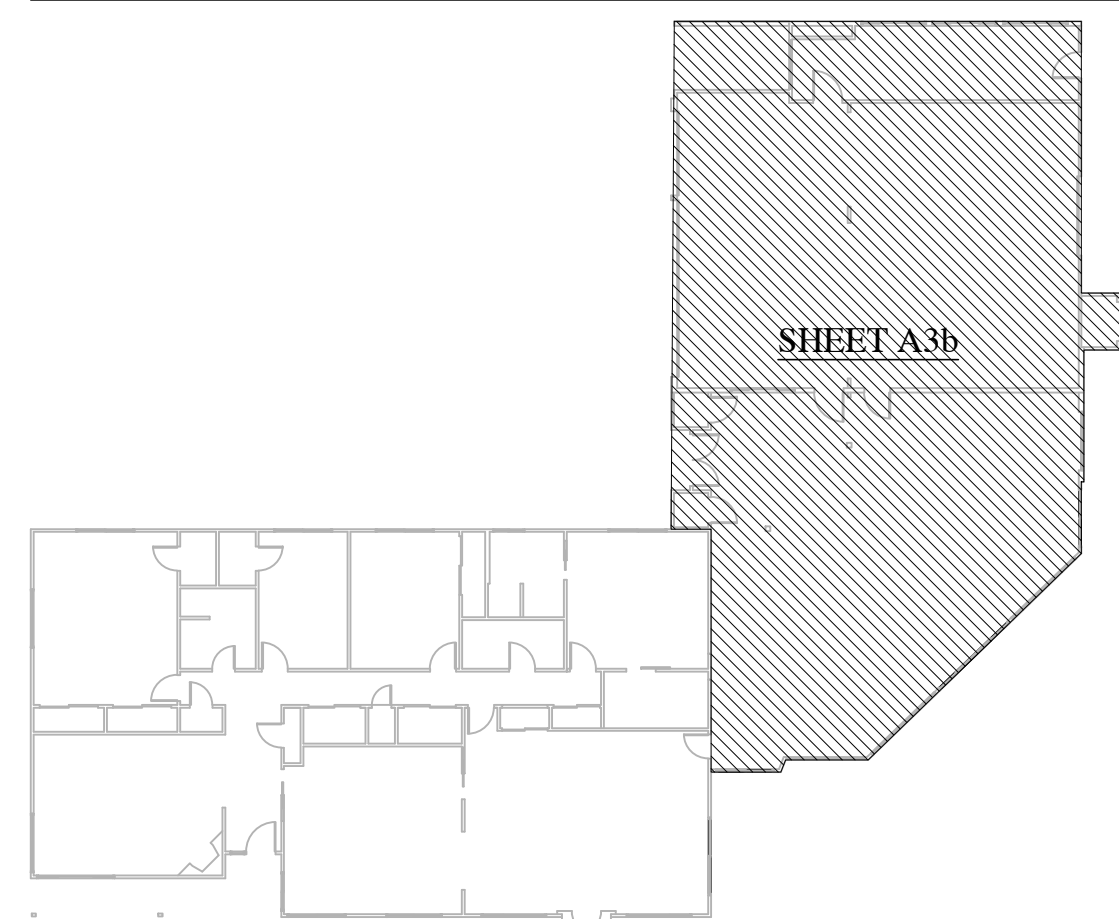
**GENERAL NOTES:**

1. ALL DIMENSIONS ARE TAKEN FROM FACE OF STUDS ONLY U.N.O.
2. 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.
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 ENFORCING AGENCY.

**LEGEND:**

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- = (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.
- = (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) CEILING'S 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**  
 1/4" = 1'-0" 0 8'-0"



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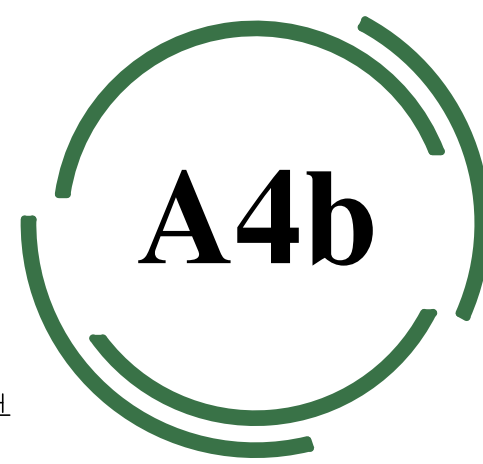


**PROJECT NAME:**  
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**DRAWING TITLE:**  
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**PROJECT NO.**  
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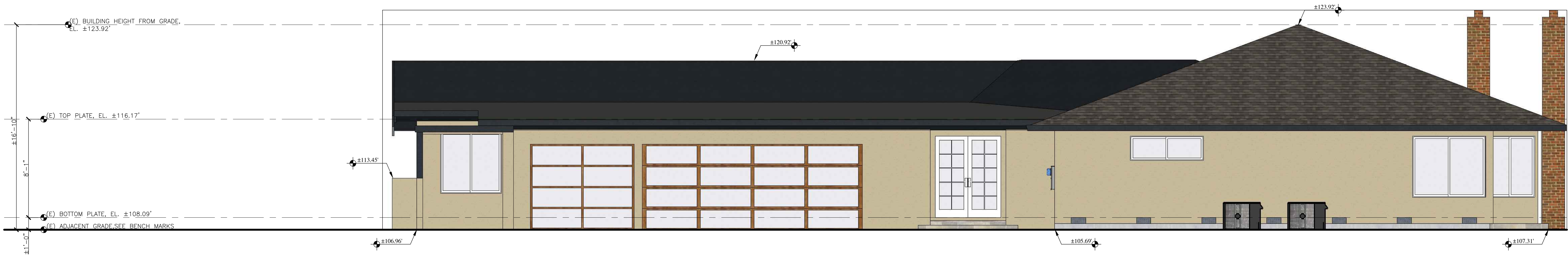
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## EXISTING WEST (FRONT) ELEVATION

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



## EXISTING NORTH (LEFT) ELEVATION

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

**NOT APPROVED FOR CONSTRUCTION**



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

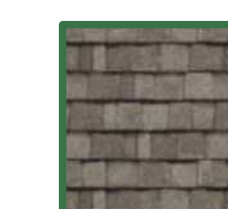
20840 Scenic Vista Dr.  
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**DRAWING TITLE:**  
**EXISTING ELEVATIONS**

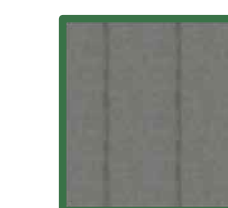
**PROJECT NO.**  
**6520**



**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 TROWELED CEMENT PLASTER SYSTEM, REPAIR AS REQUIRED V.I.F.





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## EXISTING EAST (REAR) ELEVATION

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



**NOT APPROVED FOR CONSTRUCTION**



PROJECT NAME:  
**Keas-Zhang Residence**

20840 Scenic Vista Dr.  
San Jose, CA 95120

DRAWING TITLE:  
EXISTING ELEVATIONS

PROJECT NO.  
6520



## EXISTING SOUTH (RIGHT) ELEVATION

1/4" = 1'-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.



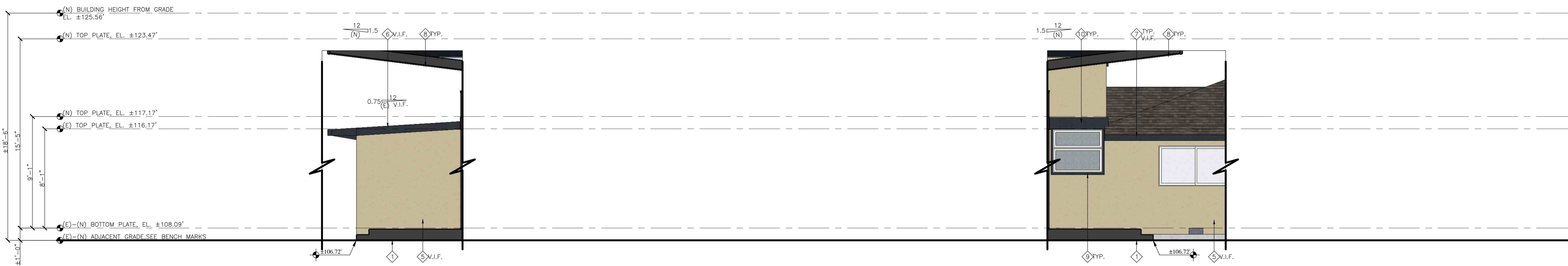
(E) PAINTED STEEL TOWELED CEMENT PLASTER SYSTEM, REPAIR AS REQUIRED V.I.F.





## NEW WEST (FRONT) ELEVATION

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



## NEW PORCH (LEFT SIDE) ELEVATION

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

## NEW PORCH (RIGHT SIDE) ELEVATION

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

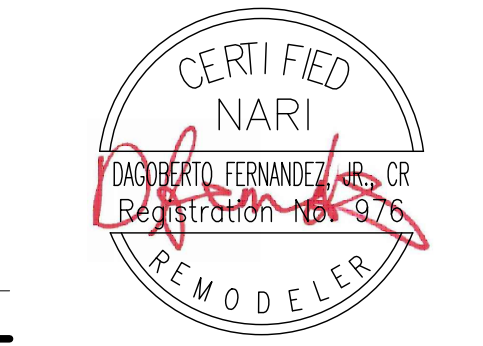
**ELEVATION KEY NOTES:**

- ◆ = KEY NOTE NUMBER FOR NOTES BELOW
- 1. (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 BUILDINGS 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 V.I.F.
- 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 UNDER LEGEND.
- 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. TYPICAL U.N.O.
- 8. (N) PAINTED 2x12 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 PROPERTY.
  - 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.
  - F. WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD 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:**

<p>(E) ASPHALT COMPOSITION SHINGLE ROOFING TO REMAIN V.I.F. NO PROPOSED CHANGES. REPAIR AS REQUIRED MANUFACTURER: CERTANTEED TYPE: PRESIDENTIAL SHAKE TL COLOR: COUNTRY GRAY SEE SHEET A8c FOR ADDITIONAL INFO.</p>	<p>(E) T.P.O. ROOF CAP SHEET ROOFING, NO PROPOSED CHANGES. REPAIR AS REQUIRED V.I.F. MANUFACTURER: CERTANTEED COLOR: WHITE SEE SHEET A8c FOR ADDITIONAL INFO.</p>	<p>(N) 6" V-GROOVE ALUMINUM VERTICAL SIDING AND EAVE SOFFIT MANUFACTURER: LONGBOARD TYPE: PLANKS COLOR: LIGHT NATURAL WALNUT (LNU) 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.</p>	<p>(E) &amp; (N) EXTERIOR PAINTED TRIM COLOR MANUFACTURER: SHERWIN WILLIAMS COLOR: SEAL SKIN SW7675 LRV: 6 SEE KEYNOTES FOR ADDITIONAL TRIM INFO. SEE SHEET A8c FOR ADDITIONAL INFO.</p>
<p>(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.</p>	<p>(E) &amp; (N) EXTERIOR PAINTED STUCCO COLOR MANUFACTURER: SHERWIN WILLIAMS COLOR: ANTLER VELVET SW9111 LRV: 43 (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. SEE SHEET A8c FOR ADDITIONAL INFO.</p>	<p>(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 BE WITHIN 3'-0" OF CORNERS BUT NOT IN SHEAR WALLS UNLESS REINFORCED.</p>	

**NOT APPROVED  
FOR  
CONSTRUCTION**



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Residence**

20840 Scenic Vista Dr.  
San Jose, CA 95120

**DRAWING TITLE:  
NEW  
ELEVATIONS**

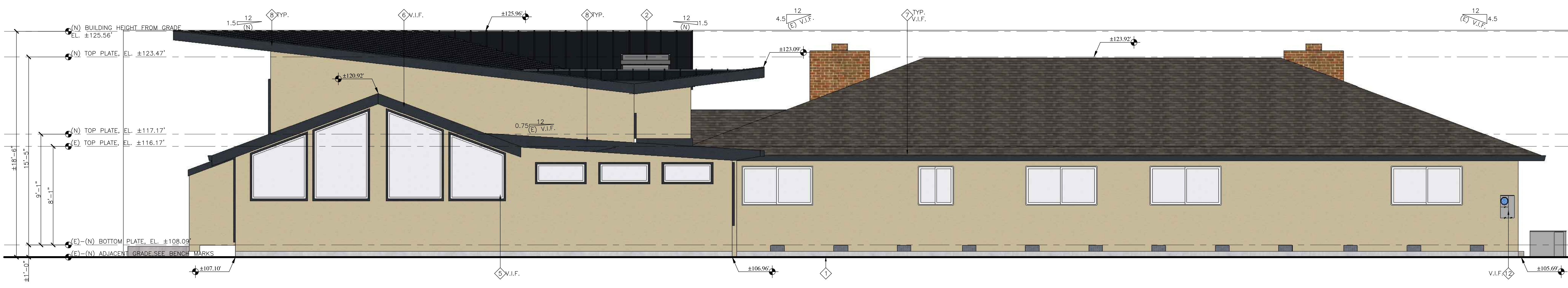
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**NEW NORTH (LEFT) ELEVATION**

1/4" = 1'-0"




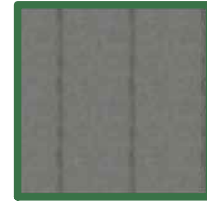
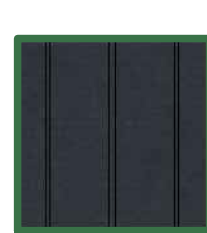


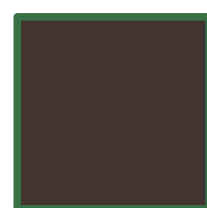
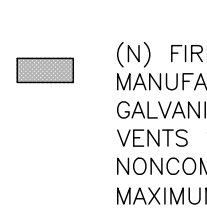
**NEW EAST (REAR) ELEVATION**

1/4" = 1'-0"

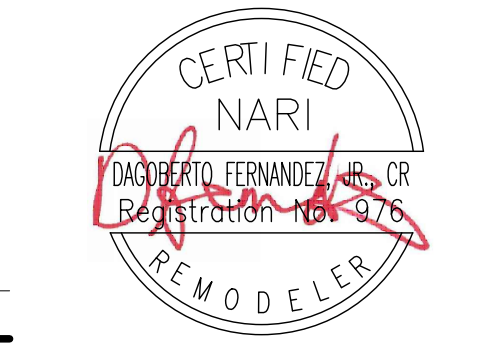
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- 6. REPAIR (E) PAINTED 2x BARGE BOARD AS REQUIRED TO MATCH (E) V.I.F. TYPICAL U.N.O.
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- 13. (E) HEATING & A/C CONDENSER LOCATION V.I.F., SEE MEP PLANS FOR ADDITIONAL INFO.

**FINISH LEGEND:**

 <p>(E) ASPHALT COMPOSITION SHINGLE ROOFING TO REMAIN V.I.F. NO PROPOSED CHANGES. REPAIR AS REQUIRED        MANUFACTURER: CERTANTEED        TYPE: PRESIDENTIAL SHAKE TL        COLOR: COUNTRY GRAY        SEE SHEET A8c FOR ADDITIONAL INFO.</p>	 <p>(E) T.P.O. ROOF CAP SHEET ROOFING, NO PROPOSED CHANGES. REPAIR AS REQUIRED V.I.F.        MANUFACTURER: CERTANTEED        COLOR: WHITE        SEE SHEET A8c FOR ADDITIONAL INFO.</p>	 <p>(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.</p>	 <p>(N) 6" V-GROOVE ALUMINUM VERTICAL SIDING AND EAVE SOFFIT        MANUFACTURER: 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.</p>	 <p>(E) &amp; (N) EXTERIOR PAINTED STUCCO COLOR        MANUFACTURER: SHERWIN WILLIAMS        COLOR: ANTLER VELVET SW9111        LRV: 43        (N) PAINTED STEEL TROWELED IGNITION RESISTANT 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. SEE SHEET A8c FOR ADDITIONAL INFO.</p>	 <p>(E) &amp; (N) EXTERIOR PAINTED TRIM COLOR        MANUFACTURER: SHERWIN WILLIAMS        COLOR: SEAL SKIN SW7675        LRV: 6        SEE KEYNOTES FOR ADDITIONAL TRIM INFO. SEE SHEET A8c FOR ADDITIONAL INFO.</p>	 <p>(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.</p>
---	--	---	---	---	--	--

**NOT APPROVED FOR CONSTRUCTION**



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

20840 Scenic Vista Dr.  
 San Jose, CA 95120

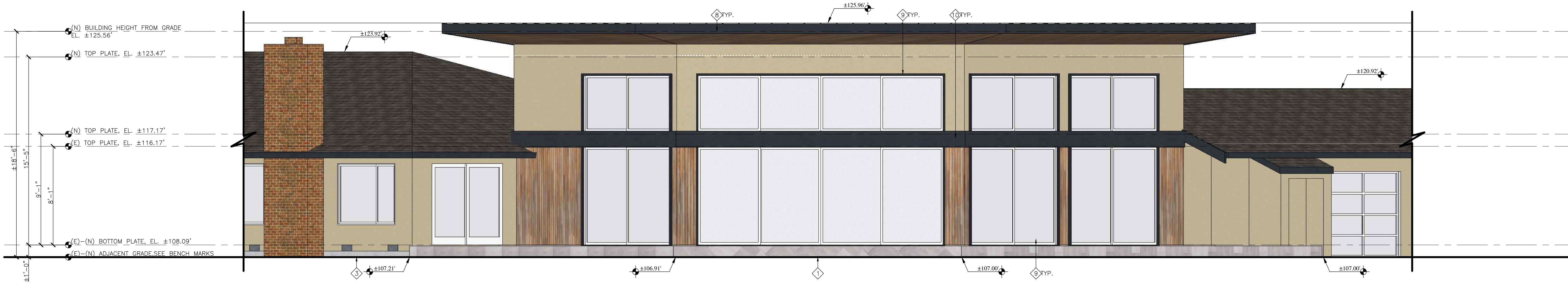
**DRAWING TITLE:**

**NEW ELEVATIONS**

**PROJECT NO. 6520**







## NEW SOUTH-EAST (REAR-RIGHT) ELEVATION

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



## NEW SOUTH (RIGHT) ELEVATION

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

**ELEVATION KEY NOTES:**

◆ = KEY NOTE NUMBER FOR NOTES BELOW

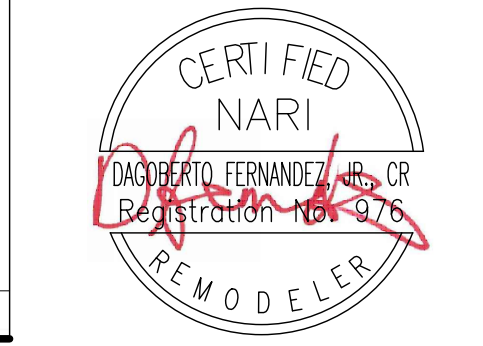
- (E) OR (N) GRADING V.I.F.;
- CONTRACTOR SHALL FIELD VERIFY THE EXISTING/NEW GRADING OF THE SITE.
- LOT SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM THE FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6" WITHIN THE FIRST 10 FEET (5%). WHERE LOT LINES, WALLS, SLOPES OR OTHER PHYSICAL BARRIER PROHIBIT 6" OF FALL WITHIN 10'-0" DRAINS OR SWALES SHALL BE CONSTRUCTED TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE.
- IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2% AWAY FROM THE BUILDING.
- WATER SHALL SHED AWAY FROM ALL BUILDINGS ON THE PROPERTY, BUT NOT SHED ONTO ADJACENT PROPERTIES.
- 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 V.I.F.
- BRICK CHIMNEY WITH (E) OR (N) REQUIRED SPARK ARRESTOR V.I.F.
- 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
- REPAIR AND PAINT (E) STUCCO SIDING AS REQUIRED. V.I.F., SEE STUCCO NOTE UNDER LEGEND.
- REPAIR (E) PAINTED 2x BARGE BOARD AS REQUIRED TO MATCH (E) V.I.F. TYPICAL U.N.O.

- REPAIR (E) 2x FASCIA AND METAL GUTTER AS REQUIRED TO MATCH (E) V.I.F. TYPICAL U.N.O.
- (N) PAINTED 2x12 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.
- (N) PAINTED 2" WOOD WINDOW & DOOR TRIM TYPICAL, U.N.O.
- (N) PAINTED CONTINUOUS 16" (TWO PIECE TRIM TO SUIT) WOOD BANDING WITH MIN. 1% SLOPE TYPICAL, U.N.O.
- (E) OR (N) ADDRESS SIGNAGE PER CRC R319.1 V.I.F.;
- (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 PROPERTY.
- THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND.
- ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS.
- NUMBERS SHALL BE MINIMUM 4" (INCHES) HIGH WITH A MINIMUM STROKE WIDTH OF 1/2" (0.5 INCH).
- PROVIDE PHOTO-SENSOR CONNECTED LED BACKLIGHTING FOR EACH NUMBER. WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD 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.
- (E) ELECTRICAL METER LOCATION V.I.F., SEE MEP PLANS FOR ADDITIONAL INFO.
- (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. NO PROPOSED CHANGES. REPAIR AS REQUIRED. MANUFACTURER: CERTANTEED TYPE: PRESIDENTIAL SHAKE TL COLOR: COUNTRY GRAY SEE SHEET A8c FOR ADDITIONAL INFO.		(N) 6" V-GROOVE ALUMINUM VERTICAL SIDING AND EAVE SOFFIT MANUFACTURER: 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.		(E) & (N) EXTERIOR PAINTED TRIM COLOR MANUFACTURER: SHERWIN WILLIAMS COLOR: SEAL SKIN SW7675 LRV: 6 SEE KEYNOTES FOR ADDITIONAL TRIM INFO. SEE SHEET ABC FOR ADDITIONAL INFO.
	(E) T.P.O. ROOF CAP SHEET ROOFING, NO PROPOSED CHANGES. REPAIR AS REQUIRED V.I.F. MANUFACTURER: CERTANTEED COLOR: WHITE SEE SHEET A8c FOR ADDITIONAL INFO.		(E) & (N) EXTERIOR PAINTED STUCCO COLOR MANUFACTURER: SHERWIN WILLIAMS COLOR: ANTLER VELVET SW9111 LRV: 43		(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 BE PLACED BE WITHIN 3'-0" OF CORNERS BUT NOT IN SHEAR WALLS UNLESS REINFORCED.
	(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.				

**NOT APPROVED FOR CONSTRUCTION**



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

20840 Scenic Vista Dr.  
San Jose, CA 95120

**DRAWING TITLE:**

**NEW ELEVATIONS**

**PROJECT NO. 6520**







2188 Ringwood Avenue  
San Jose, CA 95131

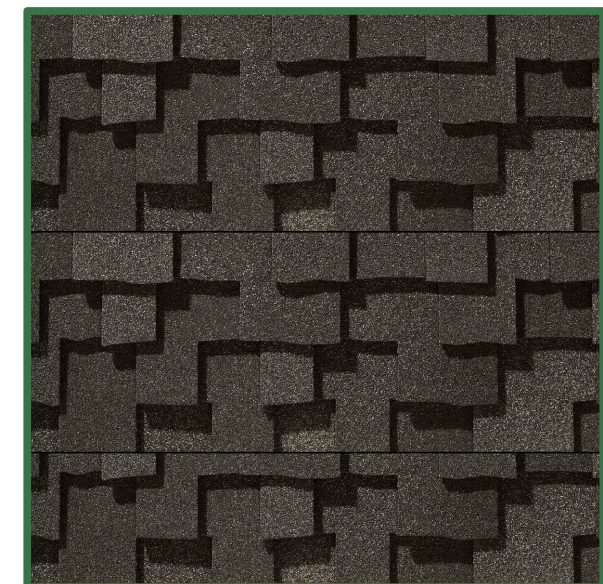
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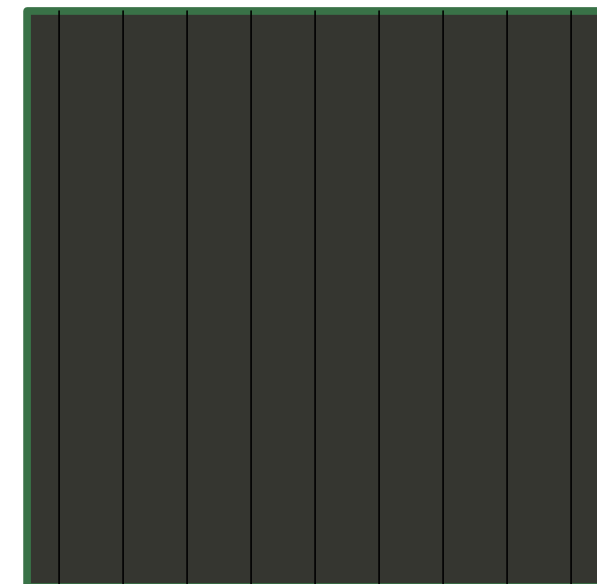
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**PROJECT HISTORY:**

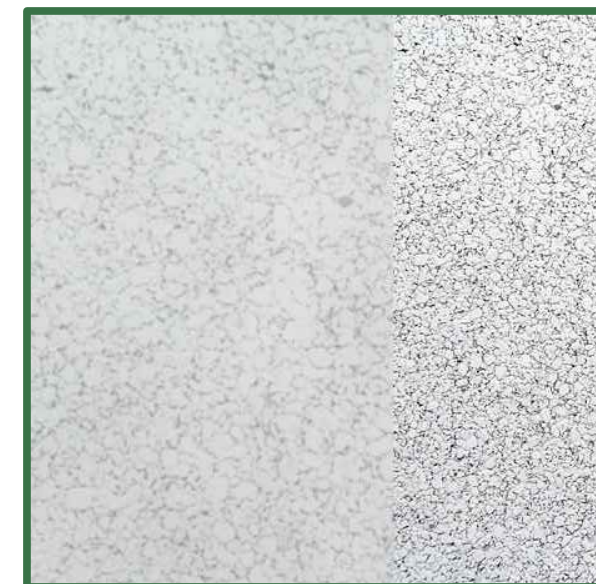
- 2021.05.11  
OWNER(S) APPROVAL OF DESIGN DEVELOPMENT DRAWINGS
- 2023.06.21  
PLANNING DEPARTMENT DESIGN & SITE APPROVAL DOCUMENTS
- 2023.09.05  
PLN23-121 (PC #1) RESUBMITTAL FOR DESIGN & SITE APPROVAL



1 (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 NAME).  
WEB SITE LINK:  
[HTTPS://WWW.CERTAINTEED.COM/RESIDENTIAL-ROOFING/PRODUCTS/PRESIDENTIAL-SHAKE-TL/](https://www.certainteed.com/residential-roofing/products/presidential-shake-tl/)



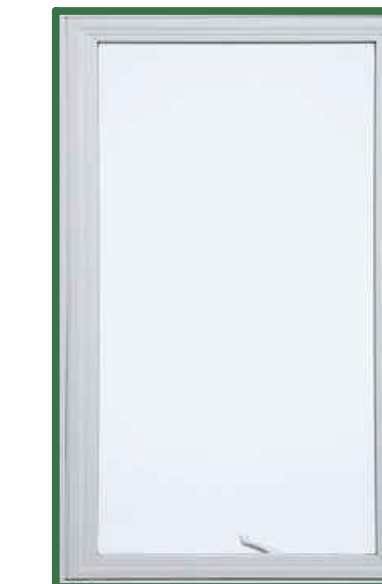
2 (N) STANDING SEAM METAL ROOF  
MANUFACTURER: AEP SPAN  
TYPE: 16" SPAN-LOCK HP METAL ROOFING COOL DURA TECH 5000  
COLOR: MIDNIGHT BRONZE  
LRV: 7  
WEB SITE LINK:  
[HTTPS://WWW.AEPSPAN.COM/PRODUCT/SPAN-LOK-HP-METAL-ROOFING/](https://www.aepspan.com/product/span-lok-hp-metal-roofing/)



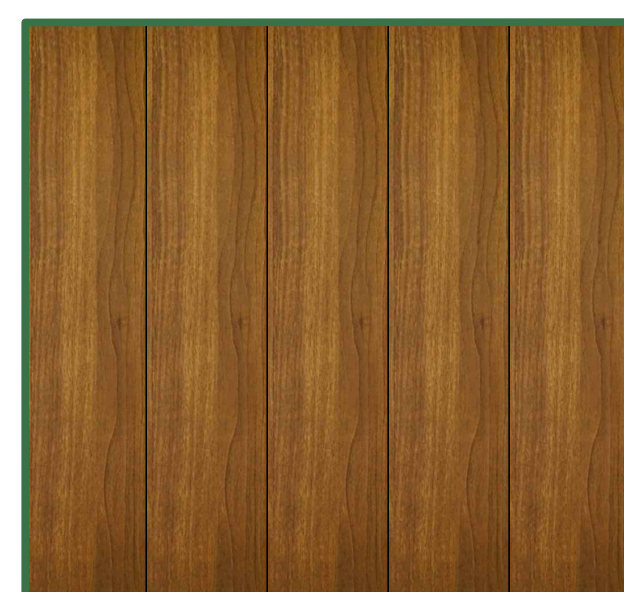
3 (E) T.P.O. CAP SHEET ROOFING TO REMAIN V.I.F. NO PROPOSED CHANGES. REPAIR AS REQUIRED  
MANUFACTURER: CERTAINTEED  
TYPE: FLINTLASTIC  
COLOR: WHITE  
LRV: THERE IS NO LRV NO. AVAILABLE FROM THE MANUFACTURER FOR THIS PRODUCT.  
WEB SITE LINK:  
[HTTPS://WWW.CERTAINTEED.COM/COMMERCIAL-ROOFING/FLINTLASTIC-SA/](https://www.certainteed.com/commercial-roofing/flintlastic-sa/)



4 (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.  
WEB SITE LINK:  
[HTTPS://WWW.MILGARD.COM/ALUMINUM](https://www.milgard.com/aluminum)



4 (E) WINDOW FRAMES  
NO PROPOSES CHANGES. TO REMAIN  
MANUFACTURER: MILGARD  
TYPE: V250 STYLE LINE® SERIES  
COLOR: WHITE  
LRV: THERE IS NO LRV NO. AVAILABLE FROM THE MANUFACTURER FOR THIS PRODUCT.  
WEB SITE LINK:  
[HTTPS://WWW.MILGARD.COM/WINDOWS/V250](https://www.milgard.com/windows/v250)



5 (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](https://longboardproducts.com/exterior-products/cladding/tongue-groove-planks)



6 (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/sw9111-antler-velvet)



6 (E) & (N) EXTERIOR PAINTED STUCCO COLOR  
MANUFACTURER: SHERWIN WILLIAMS  
COLOR: SEAL SKIN SW7675  
LRV: 6  
WEB SITE LINK:  
[HTTPS://WWW.SHERWIN-WILLIAMS.COM/EN-US/COLOR/COLOR-FAMILY/WHITE-PAINT-COLORS/SW7675-SEAL-SKIN](https://www.sherwin-williams.com/en-us/color/color-family/white-paint-colors/sw7675-seal-skin)



(E) & (N) C.M.U. BLOCK RETAINING WALLS  
COLOR: UNFINISHED GRAY  
LRV: NO KNOWN LRV No. CAN BE FOUND

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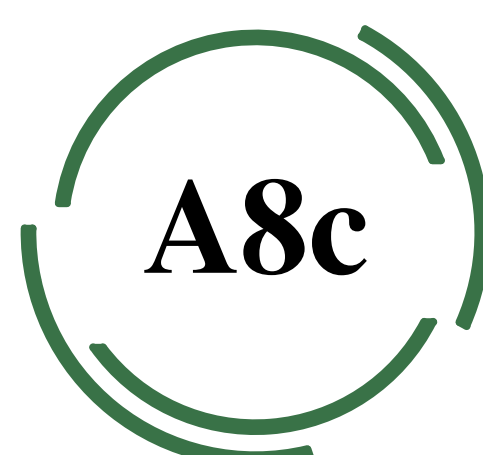


**PROJECT NAME:**  
**Keas-Zhang Residence**

20840 Scenic Vista Dr.  
San Jose, CA 95120

**DRAWING TITLE:**  
**COLOR-MATERIALS BOARD**

**PROJECT NO.**  
**6520**



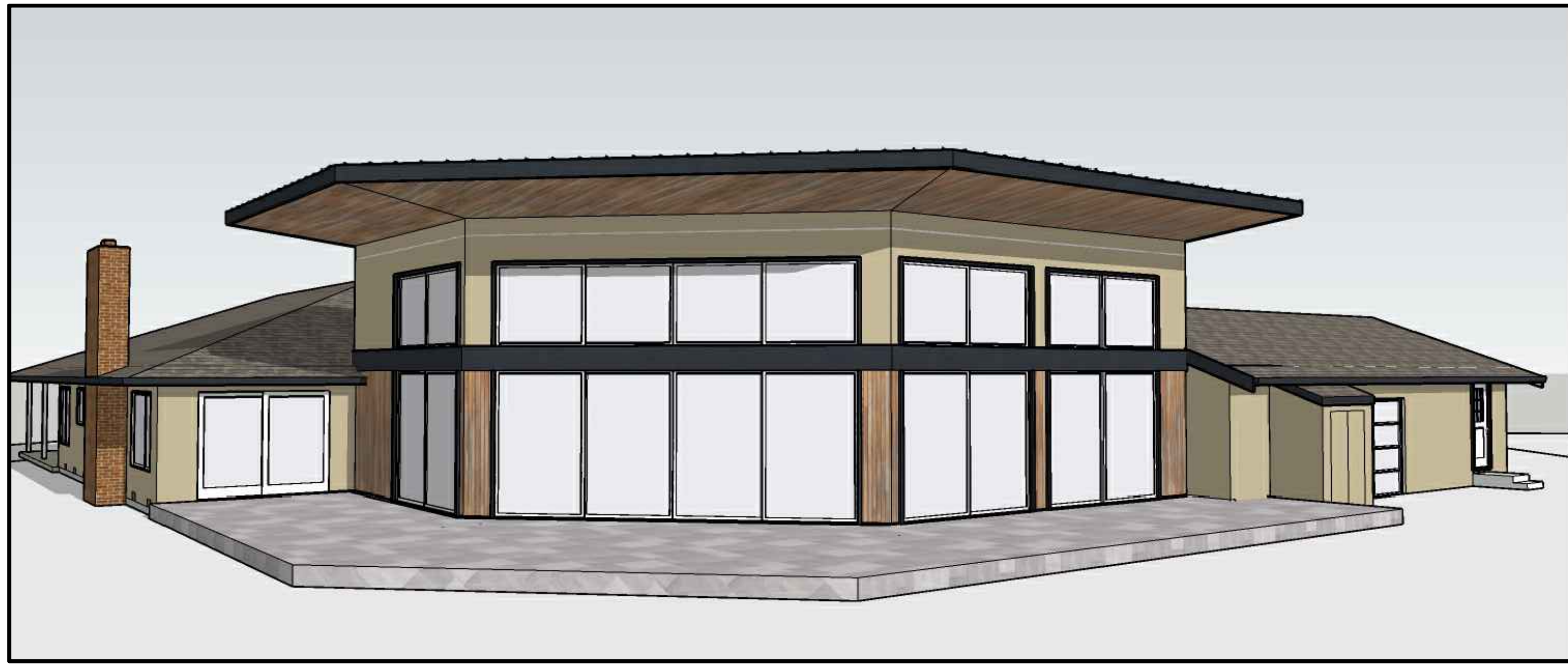




PERSPECTIVE REAR



PERSPECTIVE GREAT ROOM DOOR



PERSPECTIVE REAR - LEFT



PERSPECTIVE FRONT - LEFT



PERSPECTIVE REAR - RIGHT



PERSPECTIVE RIGHT



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PROJECT HISTORY:

2021.05.11  
OWNER(S) APPROVAL OF DESIGN  
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2023.06.21  
PLANNING DEPARTMENT DESIGN &  
SITE APPROVAL DOCUMENTS

2023.09.05  
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CONSTRUCTION**



PROJECT NAME:  
**Keas-Zhang  
Residence**

20840 Scenic Vista Dr.  
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DRAWING TITLE:

EXTERIOR  
PERSPECTIVES

PROJECT NO.  
6520







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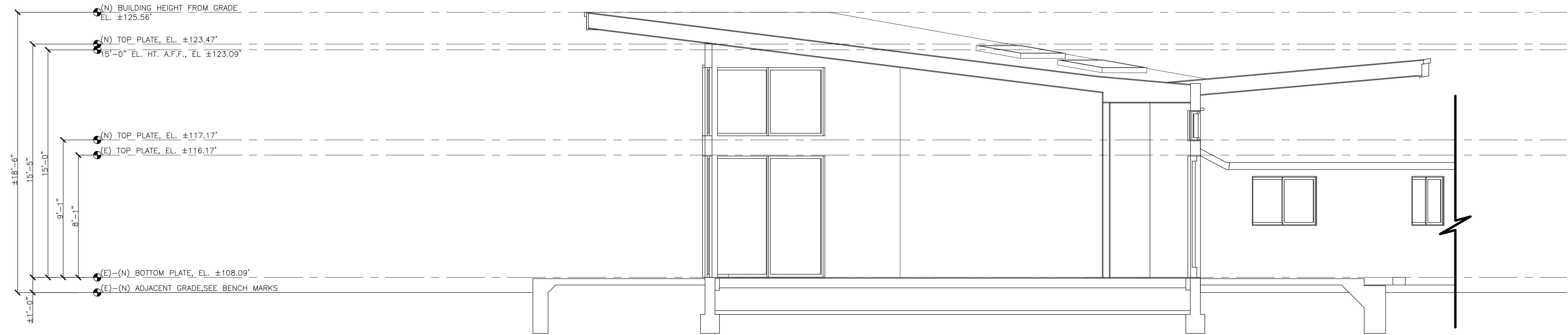
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### CROSS SECTION A-A

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

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FOR  
CONSTRUCTION**

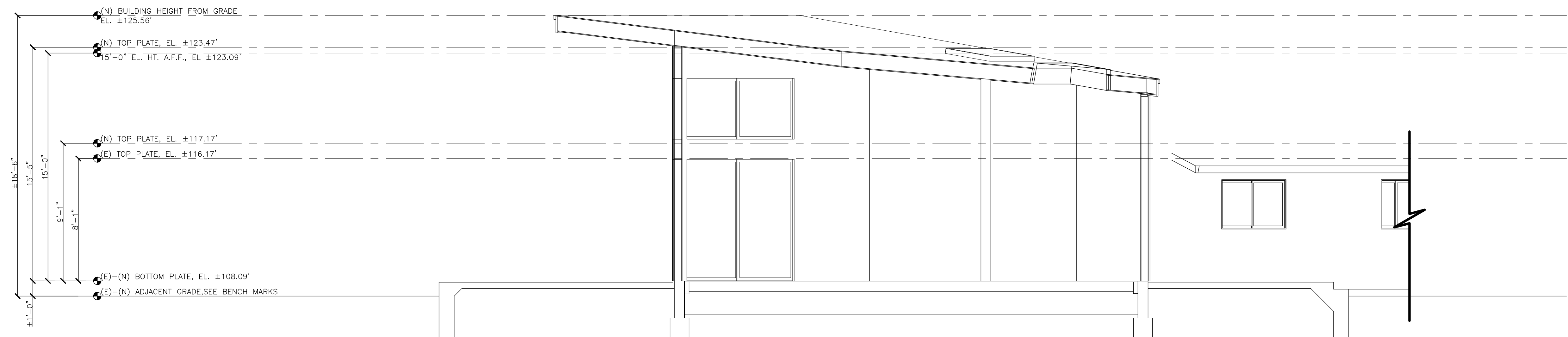


**PROJECT NAME:**

**Keas-Zhang  
Residence**

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San Jose, CA 95120

**CROSS SECTIONS  
DRAWING TITLE:**



### CROSS SECTION B-B

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

**PROJECT NO.  
6520**







2188 Ringwood Avenue  
San Jose, CA 95131

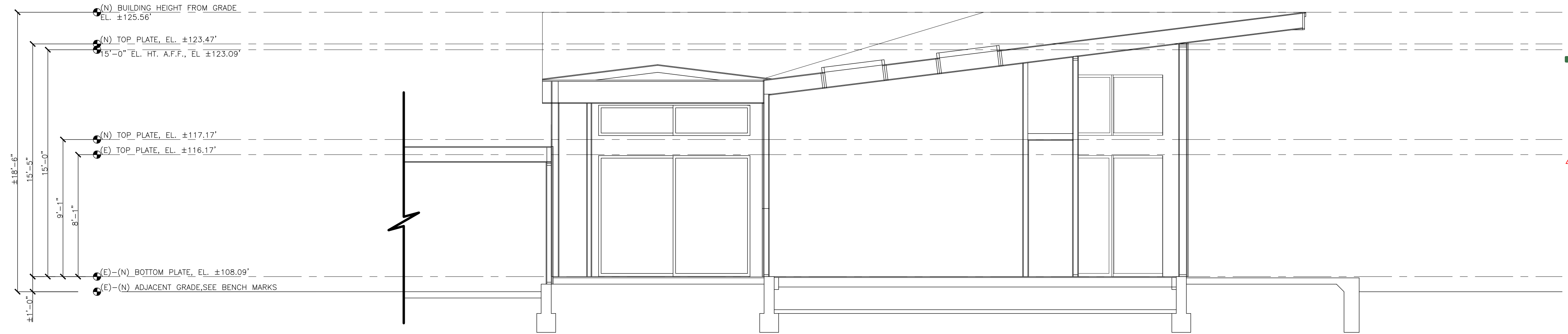
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DESIGN & SITE APPROVAL



**CROSS SECTION C-C**

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

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FOR  
CONSTRUCTION**



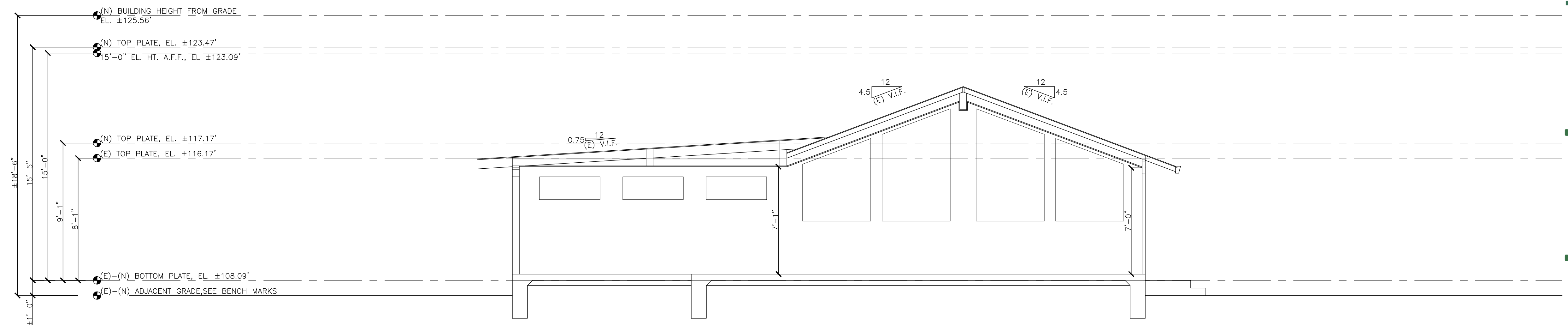
PROJECT NAME:

**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" 8'-0"



### Curry Bros Tree Care

#### Arborist Report

139 Riviera Dr #11 Los Gatos, CA 95032  
408-823-6430  
[treewalker38@yahoo.com](mailto:treewalker38@yahoo.com)

Client: Paul Keas  
20840 Scenic Vista Dr  
San Jose, CA  
95120

[pablo.keas@gmail.com](mailto: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:

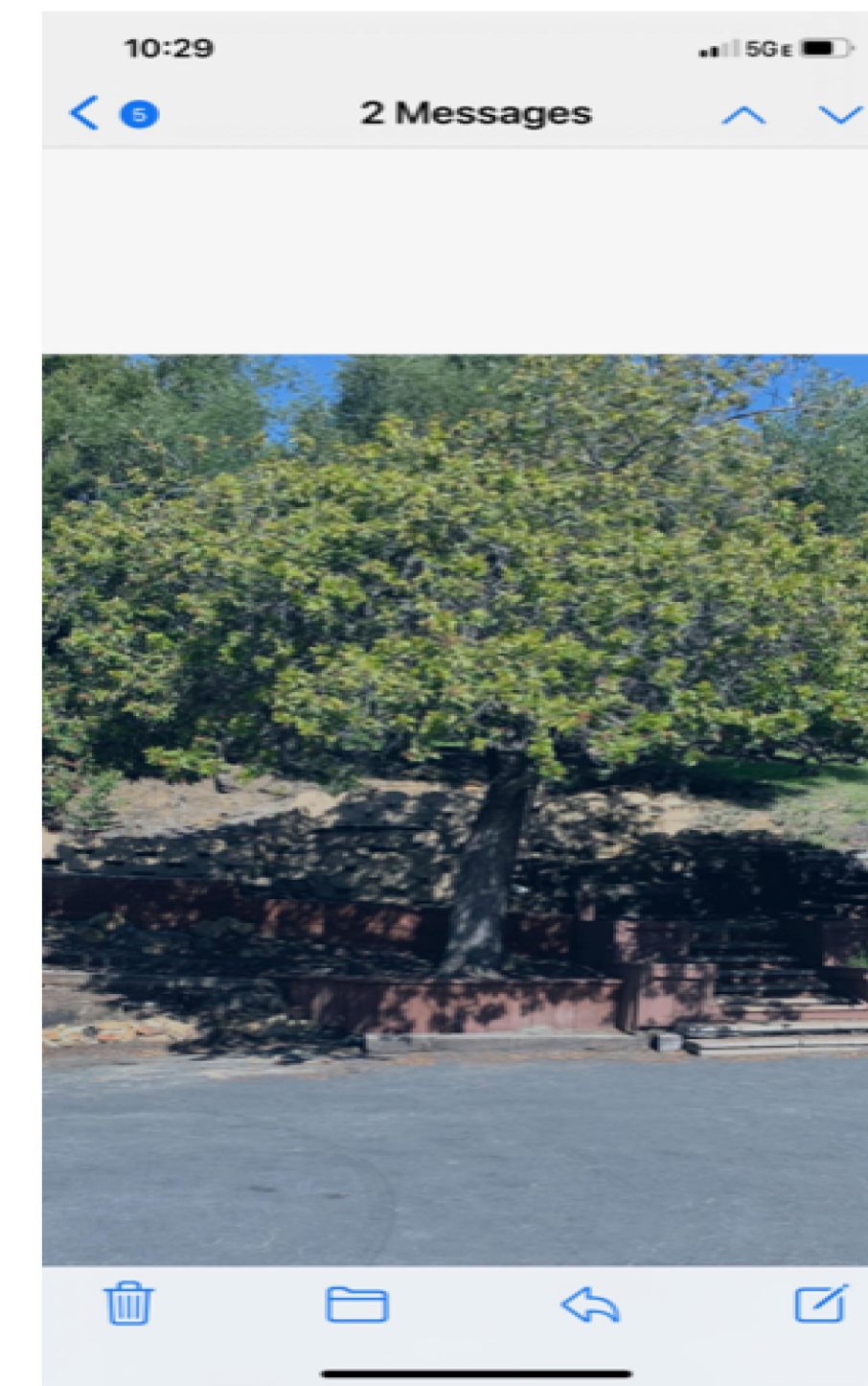
There is a retaining wall being installed at the edge of the dripline of the tree. The grade of the tree is significantly lower than the location of the proposed retaining wall, therefore none of the roots in the area should be affected as long as tree protection specifications are followed and soil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

#### Tree Protection Specifications

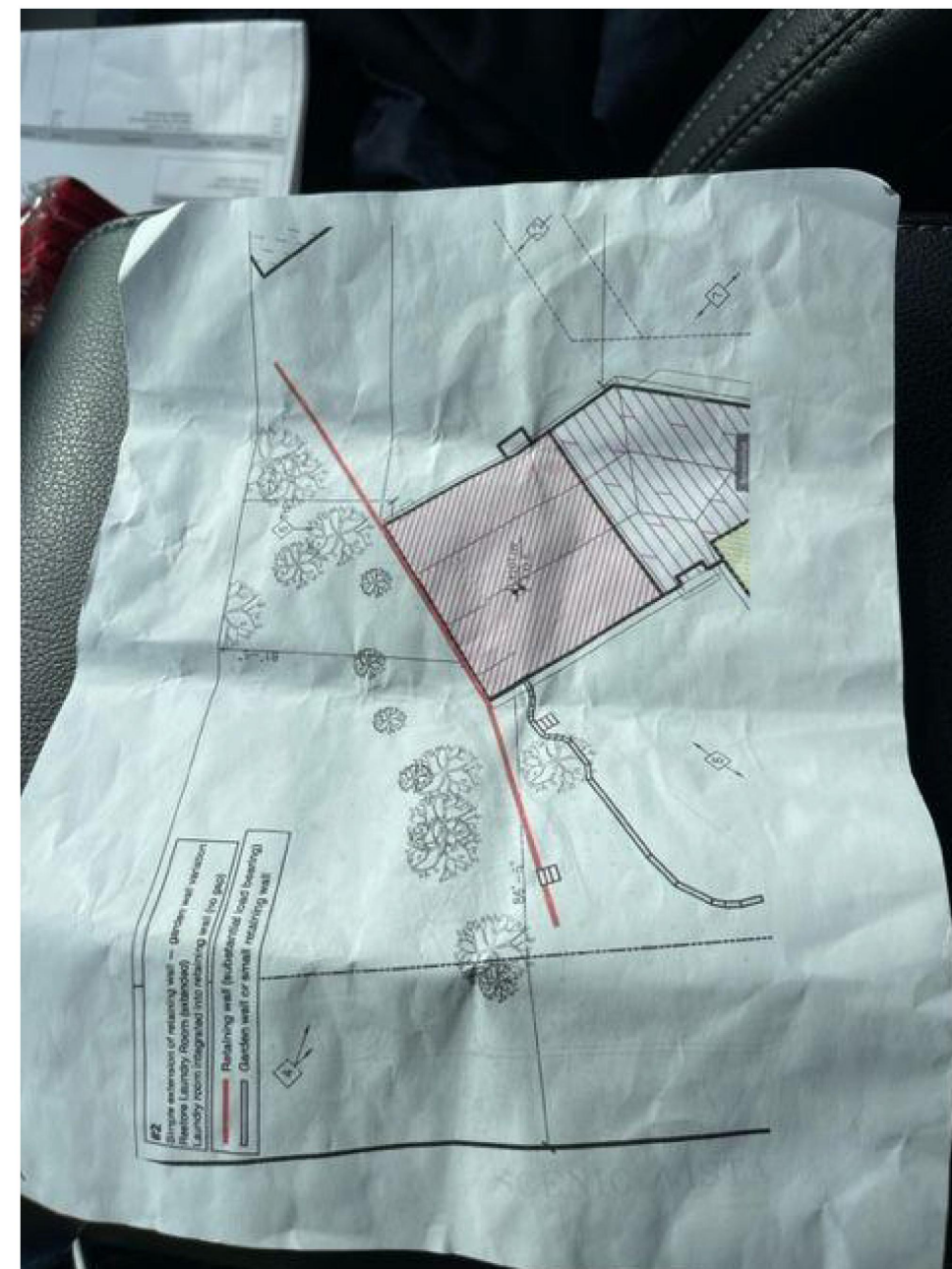
The trees should be protected with 2x4 boards draped around the trunk with snow fencing to hold the boards in place (see attached pic). Within the tree protection zone (TPZ), the contractor shall adhere to the following requirements, including but not limited to:

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



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PROJECT NAME:  
**Keas-Zhang  
Residence**

20840 Scenic Vista Dr.  
San Jose, CA 95120

ARBORIST REPORT  
DRAWING TITLE:

PROJECT NO.  
6520







Prescriptive Landscaping Permit Application

Application Information
Project Applicant Information
Name: Paul Keas
Title:
Company:
Phone: 650 270 8890
Fax:
Email: pab1o.keas@gmail.com
Address: 20840 Scenic Vista Dr
City: San Jose
State: California
ZipCode: 95120
Property Owner Information: Same as Project Applicant? [X]
Name:
Title:
Company:
Phone:
Fax:
Email:

Landscape Professional Information
Name: Paul Keas
Title: Property Owner
Company: N/A
Phone: 650 270 8890
Fax:
Email: pab1o.keas@gmail.com
Address: 20840 Scenic Vista Dr
City: San Jose
State: CA
ZipCode: 95120
License/Certificate Name:
License/Certificate Number:
Expiration Date:

Project Site Information
Name:
Assessor Parcel Number(APN):
20840 Scenic Vista Dr.
APN: 701-28-010
Address:
Street: 20840 Scenic Vista Dr.
City: San Jose
State: California
ZipCode: 95120
Additional Information About Project Site
Project Type 1: rehabilitated
Project Type 2: Residential
Local Retail Water Purveyor: San Jose water
Company
Water Supply Type: [X] Potable [ ] Recycled [ ] Private Well
Will this project be irrigated with non-potable water? (select all that applies) [ ] Recycled water [ ] Rain Water [ ] Gray Water

Landscape Area Information About Project Site
LA: Total Landscape Area (sq. ft.): 1,800.00
Turf Area (sq. ft.): 0
Non-Turf Area (sq. ft.): 1800
SLA: Special Landscape Area (sq. ft.): 0
Description:
None
WFSA: Water Feature Surface Area (sq. ft.): 0
Description:
None
Note: If the total modified landscape area exceeds 2500 sq. ft., if more than 25% of the total modified landscape area is turf or if less than 75% of the plants are climate appropriate and lower water use, then the project must comply with detailed landscape form requirements. For more information about the detailed landscape form requirements.
Please call: (408) 299-5770
Visit: Landscape Ordinance

MAWA Calculations
Reference Evapotranspiration (ETo) = 45.30 San Jose
Maximum Applied Water Allowance (MAWA) = (ETo)\*0.62\* ((ETAF\*LA) + ((1-ETAF)\*SLA))
MAWA gallons per year: 27,805.14
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.

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 Oxnard 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 circumstances.
(C) The Total Hydrozone Area should equal the Total Landscape Area.

Table with 4 columns: Plant List, water Saving Plant List, Hydrozone # and Plant Description, Hydrozone Water Use Ranking (A), Plants in the Hydrozone (B) (e.g. Heteromeles arbutifolia, Lupinus chamosicus, Festuca rubra), Hydrozone Area (sq. ft.)

Table with 3 columns: Landscape Parameter, Requirements, Project Compliance. Rows include Turf, Non-Turf, Hydrozones, Irrigation System, Irrigation Schedule, Mulch and Compost, Plant Water Use, Plant List.

NOTE: For the purpose of this form, landscape area includes all the planting areas, turf areas, and water features in a landscape design plan 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.)

Select Definition
1) Landscape Project Type is divided into residential and non-residential projects. Residential landscape means landscapes surrounding single or multi-family homes. Non-residential landscape means landscapes in commercial, institutional, industrial, mixed use, and public settings that may have areas designated for recreation or public assembly.
2) Landscape Area (LA) includes all the planting areas, turf areas, and water features in a landscape design plan subject to the Maximum Applied Water Allowance calculation. The landscape area does not include footprints of buildings or structures, sidewalks, other pervious or non-pervious landscapes, and other non-irrigated areas designated for non-development.
3) Special Landscape Area (SLA) is an area of the landscape dedicated solely to edible plants, recreational areas (such as parks, sports fields, golf courses, and where turf provides a playing surface), areas irrigated all or in part with graywater or harvested rainwater, water features using only rainwater, areas irrigated with recycled water, or water features using recycled water.
4) Turf is defined as a ground cover surface of mowed grass such as Annual bluegrass, Kentucky bluegrass, Perennial ryegrass, Red fescue, Tall fescue, Bermuda grass, kikuyu grass, Seashore Paspalum, St. Augustine grass, Zoysia grass, and Buffalo grass.
5) Water features is a design element where open water performs an aesthetic or recreational function. Water features may include artificial ponds, waterfalls, and fountains. The surface area of water features is included in the high water use hydrozone of the landscape area.
6) Plant Factor (PF) is a factor when multiplied by ETo, estimates the amount of water needed by plants. The plant factor used in the Hydrozone Table shall be from the County of Santa Clara Plant List, WUCOLS, or other sources allowed by the County of Santa Clara Planning Department. Plant factors (PF) shall 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 Moderate Water Use (MW)
0.7-0.9 High Water Use (HW)
7) Irrigation Efficiency (IE) is measurement of the amount of water beneficially used divided by the amount of water applied. Use the following irrigation efficiencies as appropriate for each hydrozone:
Irrigation Method Irrigation Efficiency
Drip System 0.81
Overhead Spray Devices (including rotors) 0.75
8) Estimated Total Water Allowance (ETWA) is the total amount of water used for the landscape. ETWA shall not exceed the Maximum Applied Water Allowance. The project's ETWA will be calculated based on the information you provide in the Hydrozone Table and using the following formula:
ETWA = ETo \* 0.62 \* X \* [(PF \* HA)/IE] + SLA
Where:
ETo = The Reference Evapotranspiration for County of Santa Clara in inches per year
0.62 = Conversion Factor (gallons per square foot)
PF = Plant Factor
HA = Hydrozone Area (sq. ft.) without SLA
IE = Irrigation Efficiency 0.81 for drip-system and 0.75 for overhead spray devices (including rotors)
SLA = Special Landscape Area in square feet
9) Maximum Applied Water Allowance (MAWA) is the upper limit of annual applied water for the established landscape area. If you have a dedicated irrigation meter, you can check your water bill to make sure that you are not exceeding the MAWA for your site. The project's MAWA will be calculated based on the information you provide using the following formula:
MAWA = Eto \* 0.62 \* X \* [(ETAF \* LA) + ((1-ETAF) \* SLA)]
Where:
ETo = The Reference Evapotranspiration for County of Santa Clara in inches per year
0.62 = Conversion Factor (gallons per square foot)
ETAF = Evapotranspiration Adjustment Factor, 0.55 for residential and 0.45 for non-residential areas; Note: you must select a Landscape Project Type in Project Summary.
LA = Total landscape area including special landscape area in square feet
SLA = Special Landscape Area in square feet
10) Low water use plants or climate appropriate plants are plants, shrubs, groundcovers, and tree species that, after a 3-year establishment period, will survive in the planting location and are irrigated as a low water use hydrozone. For a list of plants and their water use rankings, go to County of Santa Clara Plant List (www.sccgov.org/plantlist), or WUCOLS, or other sources allowed by the County of Santa Clara Planning Department.
Signatures
By signing my name below, I certify that the information provided in this application is, to the best of my knowledge, accurate and complete. I understand that any changes to the planned project will require an additional application. Additionally, I understand that in order to proceed with my "prescriptive" project application, I must receive approval from the County of Santa Clara Planning Department. I agree to stay within the Maximum Applied Water Allowance calculated above when irrigating this landscape.
Irrigated by: Paul Keas 4/13/2023
Signature of property owner or authorized representative Date
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:



2188 Ringwood Avenue
San Jose, CA 95131

(408) 432-1402
Fax: 432-1410

WEB SITE
fernandez-designs.com

FERNANDEZ DESIGNS & BUILDERS INC.

PROJECT HISTORY:

- 2021.07.18
OWNER(S) APPROVAL OF DESIGN DEVELOPMENT DRAWINGS
2022.06.28
PLANNING DEPARTMENT DESIGN REVIEW & SITE APPROVAL SET
2022.11.21
PLANS SET SENT TO LEA & BRAZE

NOT APPROVED FOR CONSTRUCTION

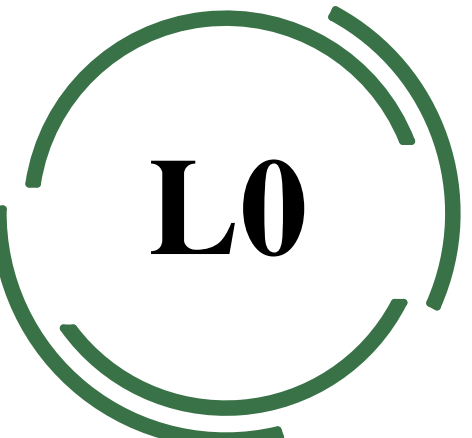


PROJECT NAME:
Keas-Zhang Residence

20840 Scenic Vista Dr.
San Jose, CA 95120

DRAWING TITLE:
LANDSCAPE APPLICATION & NOTES

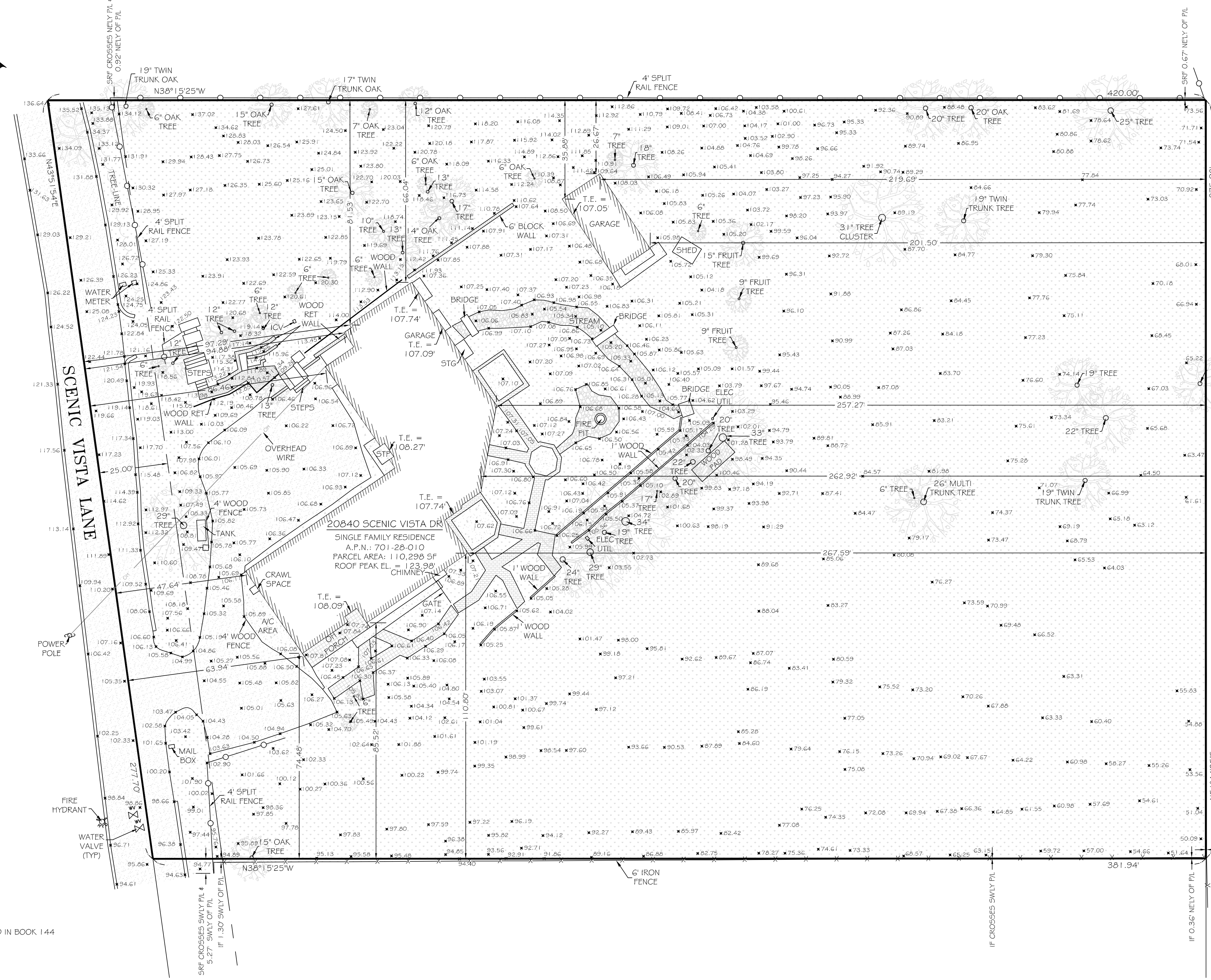
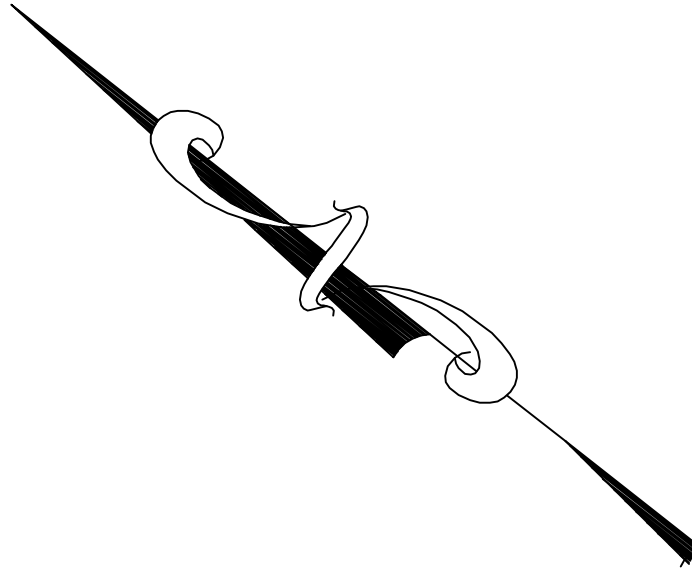
PROJECT NO.
6520











**LEGEND:**

- PROPERTY LINE
- WOOD FENCE
- SPLIT-RAIL FENCE
- IRON FENCE
- OVERHEAD WIRES
- BUILDING
- WALL
- CONCRETE
- PAVEMENT
- BRICK
- ROCK
- TILE
- GRASS/ NATURAL GROUND
- WOOD
- SPOT ELEVATION
- TREE TRUNK, APPROXIMATE DIAMETER IN INCHES
- TREE DRIFLINE
- T. E. THRESHOLD ELEVATION

**ABBREVIATIONS**

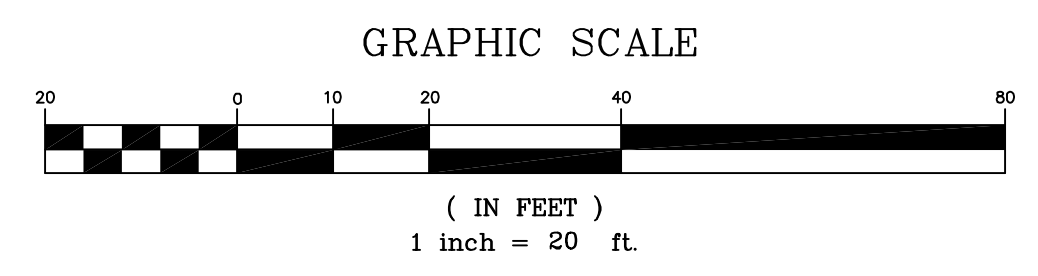
- A/C AIR CONDITIONING
- EL ELEVATION
- ELEC ELECTRIC
- ICV IRRIGATION CONTROL VALVE
- IF IRON FENCE
- NWLY NORTHWESTERLY
- NWLY NORTHWESTERLY
- OH OVERHANG
- P/L PROPERTY LINE
- RET RETAINING
- SELY SOUTHEASTERLY
- SRF SPLIT-RAIL FENCE
- SWLY SOUTHWESTERLY
- STG STORAGE
- STP STOOP
- TYP TYPICAL
- UTIL UTILITY
- WLY WESTERLY
- WF WOOD FENCE

**LEGAL DESCRIPTION**

PARCEL NO. 2 RECORD OF SURVEY RECORDED IN BOOK 144 PAGE 38 OF SANTA CLARA COUNTY RECORDS

**SURVEYOR'S NOTES**

1. PROJECT BENCHMARK: ELEVATIONS ARE ON ASSUMED DATUM.
2. ONLY TREES 6" AND ABOVE WERE LOCATED ON THIS SURVEY. SMALLER TREES AND SHRUBS ARE NOT SHOWN.
3. DISTANCES SHOWN HEREON AREA EXPRESSED IN FEET AND DECIMALS THEREOF.



**SURVEYOR'S CERTIFICATE**

I, KACIE A. PLOUFF, CERTIFY THAT I AM LICENSED AS A PROFESSIONAL LAND SURVEYOR IN THE STATE OF CALIFORNIA (REF. NO. 9013)  
 I FURTHER CERTIFY THAT THIS PLAT REPRESENTS THE RESULTS OF A TOPOGRAPHIC SURVEY CONDUCTED UNDER MY SUPERVISION AT THE REQUEST OF THE CLIENT.



KACIE A. PLOUFF, PLS 9013

CHRISTENSEN & PLOUFF  
 LAND SURVEYING  
 100 KUBERLE STREET, SUITE 201  
 LOS GATOS, CA 95030  
 408-255-8784  
 www.cplandsurveying.com

DATE: 02/20/2021  
 DRAWING SCALE: 1"=20'  
 PREPARED BY: KACIE PLOUFF  
 APPROVED BY: KACIE PLOUFF  
 FILE NAME: NCA-21-003-0004 SCENIC VIEW DR SAN JOSE TOPO

20804 SCENIC VISTA DR, SAN JOSE  
 COUNTY OF SANTA CLARA  
 STATE OF CALIFORNIA  
 APN: 701-28-010

PROJECT: TOPOGRAPHIC SURVEY  
 PROJECT NO.: NCA-21-003  
 SHEET NO.: 1 OF 1



COUNTY OF SANTA CLARA

General Construction Specifications

GENERAL CONDITIONS

- 1. ALL CONSTRUCTION WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE SOILS AND/OR GEOTECHNICAL REPORT PREPARED BY SILICON VALLEY SOIL ENGINEERING... 2. DEVELOPER IS RESPONSIBLE FOR INSTALLATION OF THE IMPROVEMENTS SHOWN ON THESE PLANS... 3. DEVELOPER SHALL BE RESPONSIBLE FOR CORRECTION OF ANY ERRORS OR OMISSIONS IN THESE PLANS... 4. DEVELOPER SHALL OBTAIN ENCROACHMENT PERMITS FROM THE SANTA CLARA VALLEY WATER DISTRICT AND CALIFORNIA DEPARTMENT OF TRANSPORTATION... 5. DEVELOPER SHALL REMOVE OR TRIM ALL TREES TO PROVIDE AN UNOBSTRUCTED FIFTEEN (15) FOOT VERTICAL CLEARANCE FOR ROADWAY AREA... 6. THIS PLAN AUTHORIZES THE REMOVAL OF ONLY THOSE TREES WITH TRUNK DIAMETERS GREATER THAN 4.5 INCHES MEASURED 4.5 FEET ABOVE THE GROUND... 7. DEVELOPER SHALL PROVIDE ADEQUATE DUST CONTROL AS REQUIRED BY THE COUNTY INSPECTOR... 8. ALL PERSONS MUST COMPLY WITH SECTION 4442 OF THE PUBLIC RESOURCES CODE AND SECTION 13005 OF THE HEALTH AND SAFETY CODE... 9. UPON DISCOVERING OR UNEARTHING ANY BURIAL SITE AS EVIDENCED BY HUMAN SKELETAL REMAINS OR ARTIFACTS... 10. THESE PLANS ARE FOR THE WORK DESCRIBED IN THE SCOPE OF WORK ONLY... 11. ANY DEVIATION FROM THESE APPROVED PLANS SHALL BE RE-APPROVED IN WRITING BY THE COUNTY ENGINEER PRIOR TO CONSTRUCTION.

CONSTRUCTION STAKING

- 1. THE DEVELOPER'S ENGINEER IS RESPONSIBLE FOR THE INITIAL PLACEMENT AND REPLACEMENT OF CONSTRUCTION GRADE STAKES... 2. ANY PROPERTY LINE STAKES OR ROAD MONUMENTS DISTURBED DURING CONSTRUCTION SHALL BE RE-ERECTED BY DEVELOPER'S ENGINEER AND LICENSED LAND SURVEYOR... 3. PROPERTY LINE STAKING MUST BE PERFORMED BY THE PROJECT ENGINEER OR LAND SURVEYOR TO ESTABLISH OR RE-ESTABLISH THE PROJECT BOUNDARY... 4. PROPER CONSTRUCTION STAKES SHALL BE SET IN THE FIELD BY THE PROJECT ENGINEER OR LAND SURVEYOR AND VERIFIED BY THE COUNTY INSPECTOR PRIOR TO THE COMMENCEMENT OF GRADING.

CONSTRUCTION INSPECTION

- 1. CONTRACTOR SHALL NOTIFY PERMIT INSPECTION UNIT, SANTA CLARA COUNTY PRIOR TO COMMENCING WORK AND FOR FINAL INSPECTION WORK AND SITE... 2. THE COUNTY REQUIRES A MINIMUM OF 24 HOURS ADVANCE NOTICE FOR GENERAL INSPECTION... 3. INSPECTION BY SANTA CLARA COUNTY SHALL BE LIMITED TO INSPECTION OF MATERIALS AND PROCESSES OF CONSTRUCTION TO OBSERVE THEIR COMPLIANCE WITH PLANS & SPECIFICATIONS... 4. DEVELOPER AND/OR HIS AUTHORIZED REPRESENTATIVE MUST SUBMIT WRITTEN REQUEST FOR FINAL INSPECTION AND ACCEPTANCE... 5. THE CONTRACTOR SHALL PROVIDE TO THE COUNTY CONSTRUCTION INSPECTOR WITH PAD ELEVATION AND LOCATION CERTIFICATES...

SITE PREPARATION (CLEARING AND GRUBBING)

- 1. EXISTING TREES AUTHORIZED FOR REMOVAL, ROOTS, AND FOREIGN MATERIAL IN AREAS TO BE IMPROVED WILL BE REMOVED TO AN AUTHORIZED DISPOSAL SITE AS FOLLOWS: A) TO A MINIMUM DEPTH OF TWO FEET BELOW THE FINISHED GRADE... B) FROM AREAS AFFECTED BY THE PROPOSED GRADING EXCEPT WHERE NOTED ON THE PLANS... 2. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO MOVE OR RELOCATE UTILITY POLES AND OTHER OBSTRUCTIONS IN THE WAY OF CONSTRUCTION.

UTILITY LOCATION, TRENCHING & BACKFILL

- 1. CONTRACTOR SHALL NOTIFY USA (UNDERGROUND SERVICE ALERT) AT 1-800-277-2600 A MINIMUM OF 24 HOURS BEFORE BEGINNING UNDERGROUND WORK... 2. ACCURATE VERIFICATION AS TO SIZE, LOCATION, AND DEPTH OF EXISTING UNDERGROUND CONDUITS OR FACILITIES SHALL BE THE INDIVIDUAL CONTRACTOR'S RESPONSIBILITY... 3. ALL UNDERGROUND INSTALLATIONS SHALL BE IN PLACE AND THE TRENCH BACKFILLED AND COMPACTED BEFORE PLACING AGGREGATE BASE MATERIAL... 4. TRENCH BACKFILL IN EXISTING PAVEMENT AREAS SHALL BE SAND MATERIAL IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF THE STATE SPECIFICATIONS... 5. TRENCH BACKFILL IN NEW CONSTRUCTION AREAS SHALL BE SAND MATERIAL COMPACTED TO A RELATIVE COMPACTION OF AT LEAST 90%... 6. BACKFILL AND TRENCH RESTORATION REQUIREMENTS SHALL APPLY AS MINIMUM STANDARDS TO ALL UNDERGROUND FACILITIES INSTALLED BY OTHER FIRMS OR PUBLIC AGENCIES.

RETAINING WALLS

- 1. REINFORCED CONCRETE AND CONCRETE MASONRY UNIT RETAINING WALLS SHALL HAVE FOUNDATION AND REINFORCEMENT INSPECTED BY THE COUNTY ENGINEERING INSPECTOR AND ENGINEER OF RECORD PRIOR TO POURING THE FOUNDATION AND FORMING THE WALL... 2. SEGMENTAL BLOCK RETAINING WALLS SHALL HAVE FOUNDATION AND REINFORCEMENT INSPECTED BY THE COUNTY ENGINEERING INSPECTOR.

GRADING

- 1. EXCAVATED MATERIAL SHALL BE PLACED IN THE FILL AREAS DESIGNATED OR SHALL BE HAULED AWAY FROM THE SITE TO A COUNTY APPROVED DISPOSAL SITE... 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... 5. THE UPPER 6" OF SUBGRADE BELOW DRIVEWAY ACCESS ROAD OR PARKING AREA SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY... 6. MAXIMUM CUT SLOPE SHALL BE 2 HORIZONTAL TO 1 VERTICAL. MAXIMUM FILL SLOPE SHALL BE 2 HORIZONTAL TO 1 VERTICAL.

Table with columns: LOCATION, CUT (C.Y.), FILL (C.Y.), VERT. DEPTH (0 FT). Rows include RESIDENCE, ACCESSORY STRUCTURE, POOL/HARDSCAPE, LANDSCAPE, DRIVEWAY, OFF SITE IMPROVEMENTS, and TOTAL.

- NOTE: FILL VOLUMES INCLUDE 10% SHRINKAGE. EXCESS MATERIAL SHALL BE OFF HAULED TO A COUNTY APPROVED DUMP SITE... 7. NOTIFY SOILS ENGINEER TWO (2) DAYS PRIOR TO COMMENCEMENT OF ANY GRADING WORK... 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... 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 IS 6,690 SF... 15. WDD NO. [blank]... 16. THE INSPECTOR MAY VERIFY THAT A VALID NOTICE OF INTENT (NOI) HAS BEEN ISSUED BY THE STATE AND THAT A CURRENT AND TO DATE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IS AVAILABLE ON SITE.

TREE PROTECTION

- 1. FOR ALL TREES TO BE RETAINED WITH A CANOPY IN THE DEVELOPMENT AREA OR INTERFACES WITH THE LIMITS OF GRADING FOR ALL PROPOSED DEVELOPMENT ON SITE, THE TREES SHALL BE PROTECTED BY THE PLACEMENT OF RIGID TREE PROTECTIVE FENCING... 2. THE FENCING SHALL BE MAINTAINED THROUGHOUT THE SITE CONSTRUCTION PERIOD... 3. FENCING SHALL BE REPAIRED, AS NECESSARY, TO PROVIDE A PHYSICAL BARRIER FROM CONSTRUCTION ACTIVITIES... 4. SIGNAGE STATING "WARNING - THIS FENCING SHALL NOT BE REMOVED WITHOUT PERMISSION FROM THE SANTA CLARA COUNTY PLANNING OFFICE (408) 299-5770... 5. THE CONTRACTOR SHALL PROVIDE TO THE COUNTY CONSTRUCTION INSPECTOR WITH PAD ELEVATION AND LOCATION CERTIFICATES... 6. THE CONTRACTOR SHALL PROVIDE TO THE COUNTY CONSTRUCTION INSPECTOR WITH PAD ELEVATION AND LOCATION CERTIFICATES... 7. SEE EXISTING TREE PROTECTION DETAILS FOR MORE INFORMATION.

ACCESS ROADS AND DRIVEWAYS

- 1. DRIVEWAY LOCATIONS SHALL BE AS SHOWN ON THE IMPROVEMENT PLANS WITH CENTERLINE STATIONING... 2. ALL DRIVEWAY OR COMMON ACCESS ROAD SECTIONS IN EXCESS OF 15 LONGITUDINAL SLOPE MUST BE PAVED WITH A MINIMUM 2-INCH ASPHALT LIFT OR FULL DEPTH CONCRETE LIFT... 3. THE OWNER AND PRIME CONTRACTOR ARE RESPONSIBLE FOR MAINTAINING PROJECT SITE ACCESS AND NEIGHBORHOOD ACCESS FOR EMERGENCY VEHICLES AND LOCAL RESIDENTS... 4. ROADWAYS DESIGNATED AS NOT COUNTY MAINTAINED ROADS AS SHOWN ON THE PLAN WILL NOT BE ELIGIBLE FOR COUNTY MAINTENANCE... 5. ALL WORK IN THE COUNTY ROAD RIGHT-OF-WAY SHALL BE SUBJECT TO THE 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.

STREET LIGHTING

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

SANITARY SEWER

- 1. THE SANITARY SEWER AND WATER UTILITIES SHOWN ON THESE PLANS ARE NOT PART OF THIS GRADING PERMIT AND ARE SHOWN FOR REFERENCE ONLY... 2. ALL MATERIALS AND METHODS OF CONSTRUCTION OF SANITARY SEWERS SHALL CONFORM TO THE SPECIFICATIONS OF THE JURISDICTION INVOLVED...

PORTLAND CEMENT CONCRETE

- 1. CONCRETE USED FOR STRUCTURAL PURPOSES SHALL BE CLASS "A" (6 SACK PER CUBIC YARD) AS SPECIFIED IN THE STATE STANDARD SPECIFICATIONS. CONCRETE PLACED MUST DEVELOP A MINIMUM STRENGTH FACTOR OF 2800 PSI IN A SEVEN-DAY PERIOD... 2. THE CONTRACTOR SHALL BE UNDER THE CONTINUAL CONTROL OF THE COUNTY INSPECTOR.

AIR QUALITY, LANDSCAPING AND EROSION CONTROL

- 1. WATER ALL ACTIVE CONSTRUCTION AREAS AT LEAST TWICE DAILY... 2. COVER ALL TRUCKS HAULING SOIL, SAND, AND OTHER LOOSE MATERIALS OR REQUIRE ALL TRUCKS TO MAINTAIN AT LEAST TWO FEET OF FREEBOARD... 3. PAVE, APPLY WATER THREE TIMES DAILY, OR APPLY (NON-TOXIC) SOIL STABILIZERS ON ALL UNPAVED ACCESS ROADS, PARKING AREAS AND STAGING AREAS... 4. SWEEP DAILY (WITH WATER SWEEPERS) ALL PAVED ACCESS ROADS, PARKING AREAS AND STAGING AREAS AT CONSTRUCTION SITES... 5. SWEEP STREETS DAILY (WITH WATER SWEEPERS) IF VISIBLE SOIL MATERIAL IS CARRIED ONTO ADJACENT PUBLIC STREETS... 6. ALL CONSTRUCTION VEHICLES, EQUIPMENT AND DELIVERY TRUCKS SHALL HAVE A MAXIMUM IDLING TIME OF 5 MINUTES... 7. ALL VEHICLE SPEEDS ON UNPAVED ROADS SHALL BE LIMITED TO 15 MILES PER HOUR... 8. ALL CONSTRUCTION EQUIPMENT SHALL BE MAINTAINED AND PROPERLY TUNED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS... 9. POST A SIGN THAT IS AT LEAST 32 SQUARE FEET IN AREA WITH MINIMUM 2 INCHES LETTER HEIGHT... 10. ALL FILL SLOPES SHALL BE COMPACTED AND LEFT IN A SMOOTH AND FIRM CONDITION... 11. ALL EXPOSED DISTURBED AREAS SHALL BE SEDED WITH BROME SEED SPREAD AT THE RATE OF 5 LB. PER 1000 SQUARE FEET... 12. ALL DITCHES SHALL BE LINED PER COUNTY STANDARD SDR... 13. ALL STORM DRAINAGE STRUCTURES SHALL BE INSTALLED WITH EFFECTIVE ENTRANCE & OUTFALL EROSION CONTROLS... 14. PRIOR TO GRADING COMPLETION AND RELEASE OF THE BOND, ALL GRADED AREAS SHALL BE RESEDED IN CONFORMANCE WITH THE COUNTY GRADING ORDINANCE... 15. PERMANENT LANDSCAPING SHOWN ON THE ATTACHED LANDSCAPE PLAN MUST BE INSTALLED AND FIELD APPROVED BY THE COUNTY PLANNING 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... 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... 20. PREVENTION OF POLLUTANTS IN STORM WATER DISCHARGES FROM THE CONSTRUCTION SITE AND THE CONTRACTOR'S MATERIAL AND EQUIPMENT LAYDOWN / STAGING AREAS... 21. PREVENTION OF TRACKING OF MUD, DIRT, AND CONSTRUCTION MATERIALS ONTO THE PUBLIC ROAD RIGHT-OF-WAY... 22. PREVENTION OF DISCHARGE OF WATER RUN-OFF DURING DRY AND WET WEATHER CONDITIONS ONTO THE PUBLIC ROAD RIGHT-OF-WAY... 23. 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... 24. EROSION CONTROL PLAN IS A GUIDE AND SHALL BE AMENDED AS NECESSARY TO PREVENT EROSION AND ILLICIT DISCHARGES ON A YEAR AROUND BASIS... 25. DEPENDING ON THE SEASON, WEATHER, AND FIELD CONDITIONS, EROSION CONTROL MEASURES IN ADDITION TO THOSE NOTED IN THE PERMITTED PLANS MAY BE NECESSARY... 26. FAILURE TO INSTALL SITE AND SITUATIONALLY APPROPRIATE EROSION CONTROL MEASURES MAY RESULT IN VIOLATIONS, FINES, AND A STOPPAGE OF WORK.

SURVEY MONUMENT PRESERVATION

- 1. THE LANDOWNER / CONTRACTOR MUST PROTECT AND ENSURE THE PERPETUATION OF SURVEY MONUMENTS AFFECTED BY CONSTRUCTION ACTIVITIES... 2. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL LOCATE, STAKE, AND FLAG OR OTHERWISE IDENTIFY WITH PAINT OR OTHER MARKINGS ALL PERMANENT SURVEY MONUMENTS OF RECORD AND ANY UNRECORDED MONUMENTS THAT ARE DISCOVERED THAT ARE WITHIN 50 FEET OF THE CONSTRUCTION ACTIVITY... 3. THE LANDOWNER / CONTRACTOR AND/OR ANY PERSON PERFORMING CONSTRUCTION ACTIVITIES THAT WILL OR MAY DISTURB AN EXISTING SURVEY 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... 4. THE OWNER SHALL PREPARE AND PRESENT A WINTERIZATION REPORT TO THE COUNTY INSPECTOR FOR REVIEW PRIOR TO OCTOBER 15TH OF EVERY YEAR... 5. 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... 6. PREVENTION OF POLLUTANTS IN STORM WATER DISCHARGES FROM THE CONSTRUCTION SITE AND THE CONTRACTOR'S MATERIAL AND EQUIPMENT LAYDOWN / STAGING AREAS... 7. PREVENTION OF TRACKING OF MUD, DIRT, AND CONSTRUCTION MATERIALS ONTO THE PUBLIC ROAD RIGHT-OF-WAY... 8. PREVENTION OF DISCHARGE OF WATER RUN-OFF DURING DRY AND WET WEATHER CONDITIONS ONTO THE PUBLIC ROAD RIGHT-OF-WAY... 9. 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... 10. EROSION CONTROL PLAN IS A GUIDE AND SHALL BE AMENDED AS NECESSARY TO PREVENT EROSION AND ILLICIT DISCHARGES ON A YEAR AROUND BASIS... 11. DEPENDING ON THE SEASON, WEATHER, AND FIELD CONDITIONS, EROSION CONTROL MEASURES IN ADDITION TO THOSE NOTED IN THE PERMITTED PLANS MAY BE NECESSARY... 12. FAILURE TO INSTALL SITE AND SITUATIONALLY APPROPRIATE EROSION CONTROL MEASURES MAY RESULT IN VIOLATIONS, FINES, AND A STOPPAGE OF WORK.

STORM DRAINAGE AND STORMWATER MANAGEMENT

- 1. DEVELOPER IS RESPONSIBLE FOR ALL NECESSARY DRAINAGE FACILITIES WHETHER SHOWN ON THE PLANS OR NOT... 2. DROP INLETS SHALL BE COUNTY STANDARD TYPE 5 UNLESS OTHERWISE NOTED ON THE PLANS... 3. WHERE CULVERTS ARE INSTALLED THE DEVELOPER SHALL BE RESPONSIBLE FOR GRADING THE OUTLET DITCH TO DRAIN TO AN EXISTING SWALE OR TO AN OPEN AREA FOR SHEET FLOW... 4. UPON INSTALLATION OF DRIVEWAY CONNECTIONS, PROPERTY OWNERS SHALL PROVIDE FOR THE UNINTERRUPTED FLOW OF WATER IN ROADSIDE DITCHES... 5. THE COUNTY SHALL INSPECT UNDERGROUND DRAINAGE IMPROVEMENTS AND STORMWATER MANAGEMENT FEATURES PRIOR TO BACKFILL.

AS-BUILT PLANS STATEMENT

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

ENGINEER'S STATEMENT

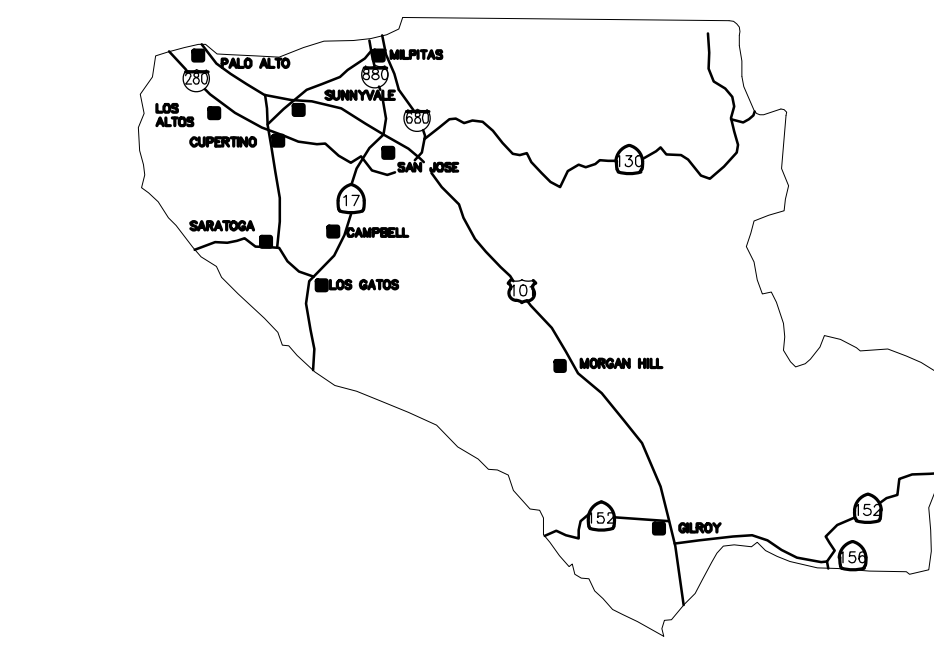
I HEREBY STATE THAT THESE PLANS ARE IN COMPLIANCE WITH ADOPTED COUNTY STANDARDS, THE APPROVED TENTATIVE MAP (OR PLAN) AND CONDITIONS OF APPROVAL PERTAINING THERETO DATED FILE(S) NO. 08-31-23

DATE 08-31-23 SIGNATURE [Signature] C79555 R.C.E. NO. 09/30/2024 EXPIRATION DATE

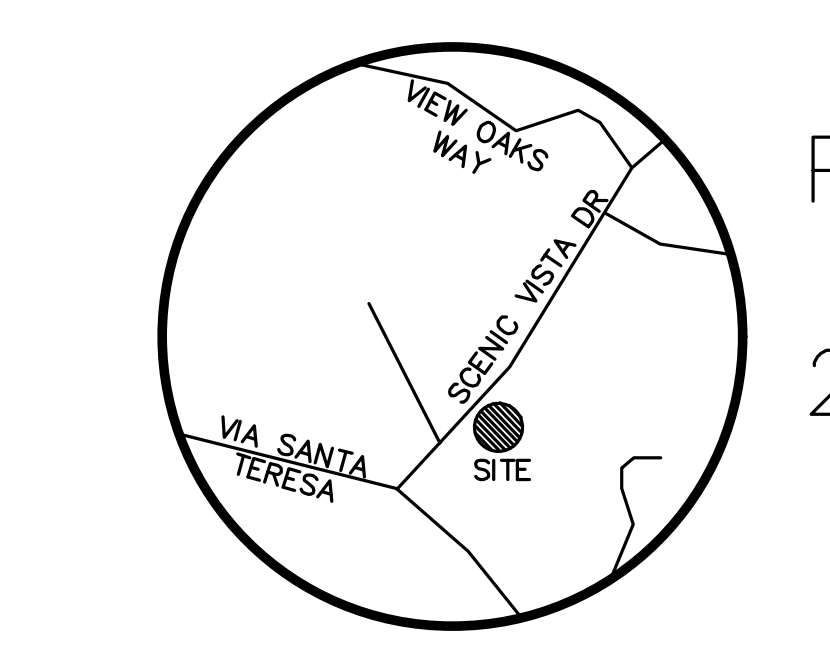
COUNTY ENGINEER'S NOTE

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



COUNTY LOCATION MAP



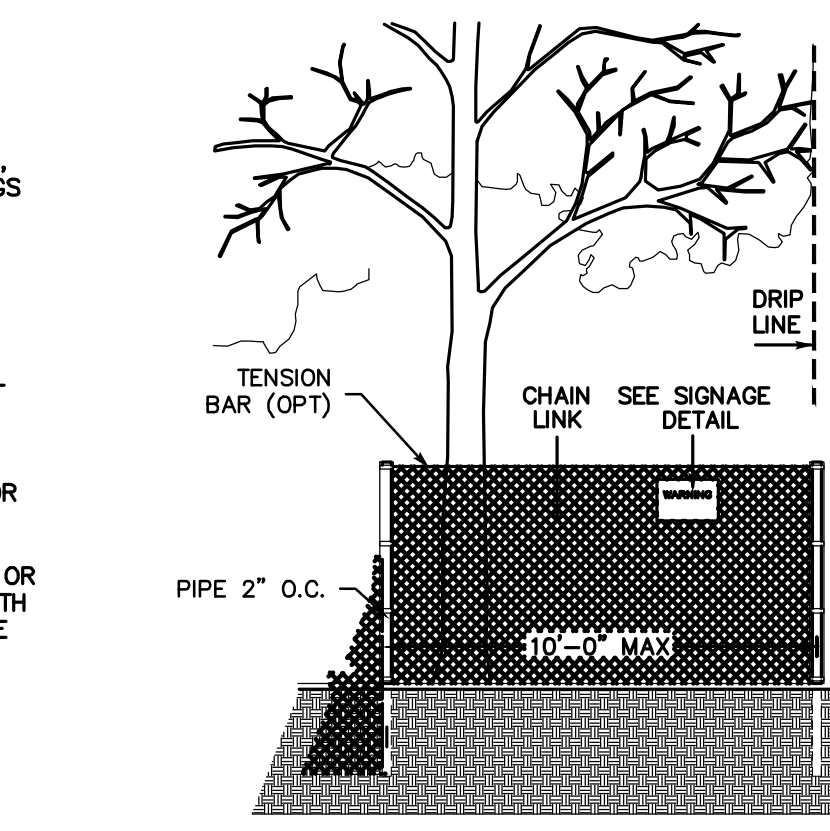
VICINITY MAP NO SCALE

PROJECT TITLE PAUL KEAS AND XIAODONG ZHANG 20840 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... 2. CONSTRUCTION OF RETAINING WALLS... 3. CONSTRUCTION OF STORM WATER DRAINAGE



EXISTING TREE PROTECTION DETAILS

- 1. PRIOR TO THE COMMENCEMENT OF ANY GRADING, TREE PROTECTIVE FENCING SHALL BE IN PLACE IN ACCORDANCE WITH THE TREE PRESERVATION PLAN... 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... 5. A SIGN THAT INCLUDES THE WORDS "WARNING: THIS FENCE SHALL NOT BE REMOVED WITHOUT THE EXPRESSED PERMISSION OF THE SANTA CLARA COUNTY PLANNING OFFICE" SHALL BE SECURELY ATTACHED TO THE FENCE IN A VISUALLY PROMINENT LOCATION.

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

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

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

ENGINEER'S STATEMENT I HEREBY STATE THAT THESE PLANS ARE IN COMPLIANCE WITH ADOPTED COUNTY STANDARDS, THE APPROVED TENTATIVE MAP (OR PLAN) AND CONDITIONS OF APPROVAL PERTAINING THERETO DATED FILE(S) NO. 08-31-23 SIGNATURE [Signature] C79555 R.C.E. NO. 09/30/2024 EXPIRATION DATE



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

SHEET INDEX

Table with columns: Sheet No., Title. Rows include C-1.0 TITLE SHEET, C-1.1 OVERALL SITE PLAN, C-2.0 GRADING & DRAINAGE PLAN, C-2.1 WALL PROFILE, C-3.0 DETAILS, C-4.0 GRADING SPECIFICATIONS, BMP-1 BEST MANAGEMENT PRACTICES, BMP-2 BEST MANAGEMENT PRACTICES.

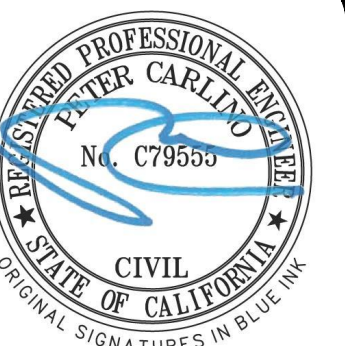
LEA & BRAZE ENGINEERING, INC. CIVIL ENGINEERS • LAND SURVEYORS BAY AREA REGION 2495 INDUSTRIAL TRWAY WEST HAYWARD, CALIFORNIA 94545 (P) (510) 887-4086 (F) (510) 887-3019 SACRAMENTO REGION 3017 DOUGLAS BLVD., # 300 ROSEVILLE, CA 95661 (P) (916)966-1338 (F) (916)797-7363 WWW.LEABRAZE.COM

Table with columns: Revision, Date, Co. File, Sheet. Rows include Revision 1 08-31-23 APN 701-28-010 Sheet 01 of 10, Revision 2 Date, Revision 3 Date.

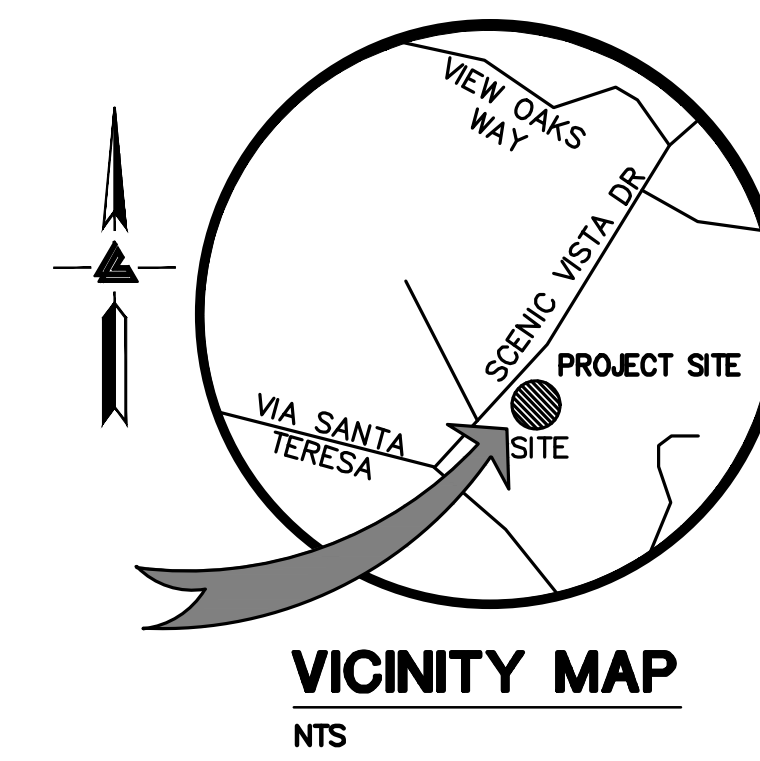
REVISED 10/27/2016



# KEAS-ZHANG RESIDENCE 20840 SCENIC VISTA DRIVE SAN JOSE, CALIFORNIA



**LEA & BRAZE ENGINEERING, INC.**  
CIVIL ENGINEERS & LAND SURVEYORS  
REGIONAL OFFICES:  
DUBLIN, CALIFORNIA 94568  
SAN JOSE, CALIFORNIA 95128  
(510) 887-4086  
WWW.LEABRAZE.COM



### OWNER'S INFORMATION

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

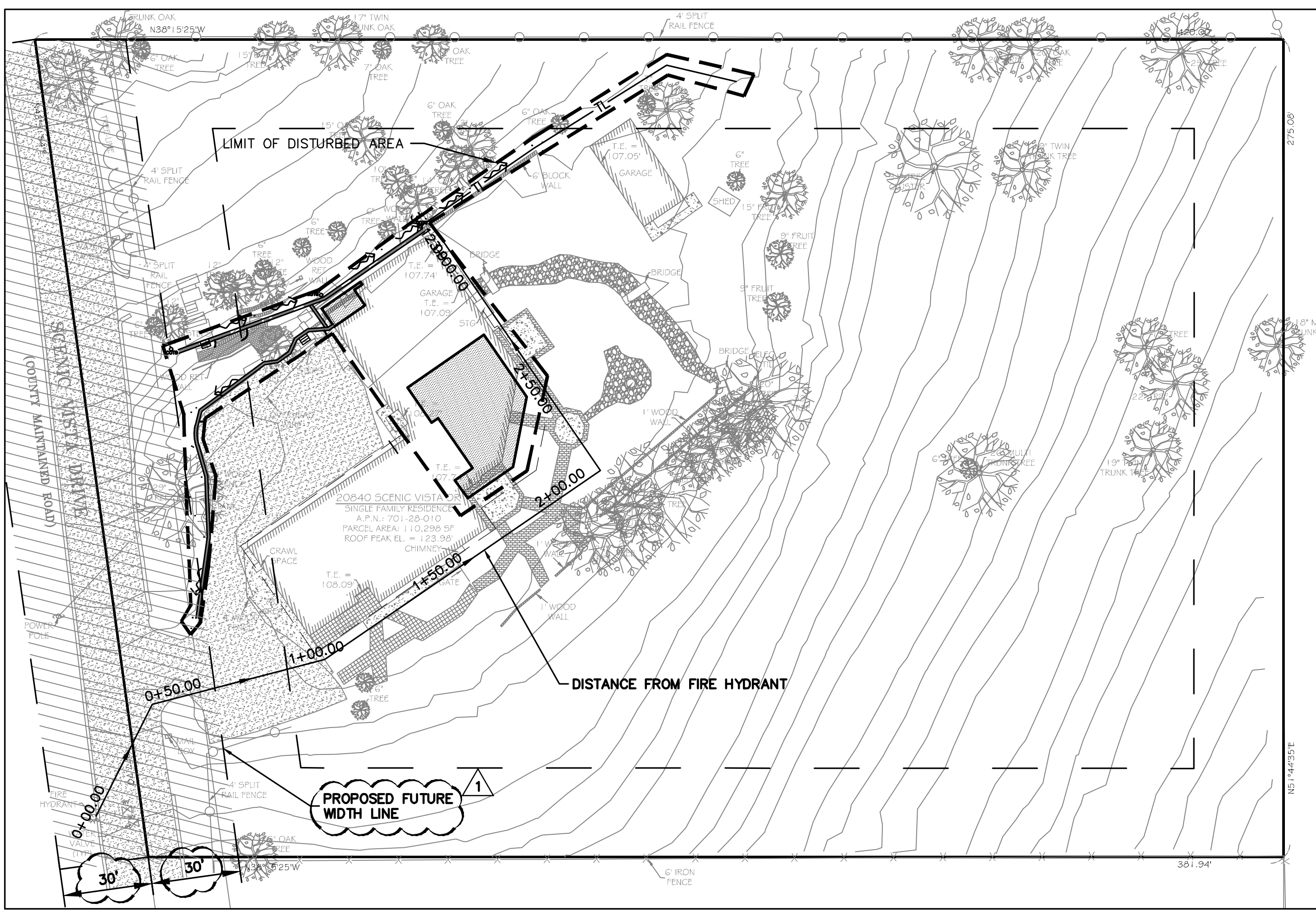
APN: 701-28-010

### REFERENCES

- THIS GRADING AND DRAINAGE PLAN IS SUPPLEMENTAL TO:
- TOPOGRAPHIC SURVEY BY CHRISTENSEN & PLOUFF LAND SURVEYING, INC., ENTITLED: "TOPOGRAPHIC SURVEY" 20804 SCENIC VISTA DRIVE SAN JOSE, CA 95030 DATED: 02-12-2021 JOB# NCA-21-003
  - SITE PLAN BY FERNANDEZ DESIGNS & BUILDERS INC. ENTITLED: "SITE PLAN" 20804 SCENIC VISTA DRIVE SAN JOSE, CA 95030
  - SOIL REPORT BY SILICON VALLEY SOIL ENGINEERING ENTITLED: "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.

EXISTING	PROPOSED	DESCRIPTION
---	---	BOUNDARY
---	---	PROPERTY LINE
---	---	RETAINING WALL
---	---	LANDSCAPE RETAINING WALL
---	---	RAINWATER TIGHTLINE
---	---	SUBDRAIN LINE
---	---	TIGHTLINE
---	---	STORM DRAIN LINE
---	---	SANITARY SEWER LINE
---	---	WATER LINE
---	---	GAS LINE
---	---	STORM DRAIN PRESSURE LINE
---	---	SANITARY SEWER PRESSURE LINE
---	---	JOINT TRENCH
---	---	SET BACK LINE
---	---	CONCRETE VALLEY GUTTER
---	---	EARTHEN SWALE
---	---	CATCH BASIN
---	---	JUNCTION BOX
---	---	AREA DRAIN
---	---	CURB INLET
---	---	STORM DRAIN MANHOLE
---	---	FIRE HYDRANT
---	---	SANITARY SEWER MANHOLE
---	---	STREET SIGN
---	---	SPOT ELEVATION
---	---	FLOW DIRECTION
---	---	DEMOLISH/REMOVE
---	---	BENCHMARK
---	---	CONTOURS
---	---	TREE TO BE REMOVED
---	---	TREE PROTECTION FENCING



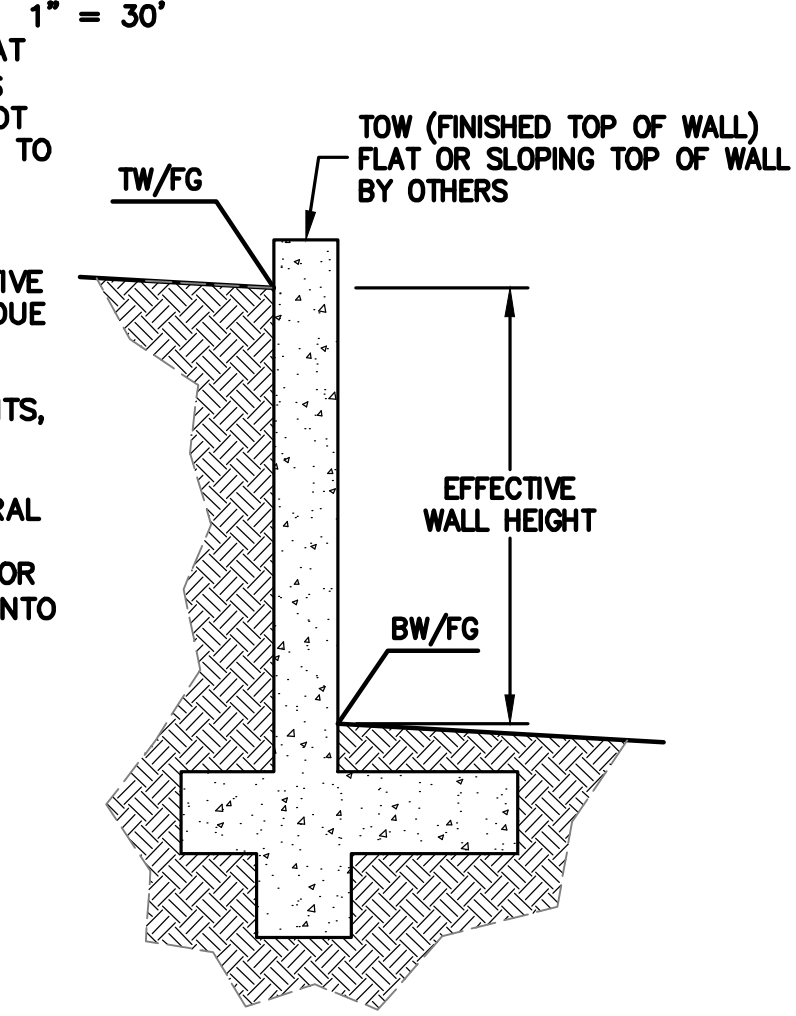
### ABBREVIATIONS

AB	AGGREGATE BASE	LF	LINEAR FEET
AC	ASPHALT CONCRETE	MAX	MAXIMUM
ACC	ACCESSIBLE	MH	MANHOLE
AD	AREA DRAIN	MIN	MINIMUM
BC	BEGINNING OF CURVE	MON.	MONUMENT
B & D	BEARING & DISTANCE	MRO	METERED RELEASE OUTLET
BM	BENCHMARK	(N)	NEW
BUB	BUBBLER BOX	NO.	NUMBER
BW/FG	BOTTOM OF WALL/FINISH GRADE	NTS	NOT TO SCALE
CB	CATCH BASIN	O.C.	ON CENTER
C & G	CURB AND GUTTER	O/	OVER
C	CENTER LINE	(PA)	PLANTING AREA
CPP	CORRUGATED PLASTIC PIPE (SMOOTH INTERIOR)	PED	PEDESTRIAN
CO	CLEANOUT	PIV	POST INDICATOR VALVE
COTG	CLEANOUT TO GRADE	PSS	PUBLIC SERVICES EASEMENT
CONC	CONCRETE	P	PROPERTY LINE
CONST	CONSTRUCT or -TION	PP	POWER POLE
CONC COR	CONCRETE CORNER	PUE	PUBLIC UTILITY EASEMENT
CY	CUBIC YARD	PVC	POLYVINYL CHLORIDE
D	DIAMETER	R	RADIUS
DI	DROP INLET	RCP	REINFORCED CONCRETE PIPE
DIP	DUCTILE IRON PIPE	RIM	RIM ELEVATION
EA	EACH	RW	RAINWATER
EC	END OF CURVE	R/W	RIGHT OF WAY
EG	EXISTING GRADE	S	SLOPE
EL	ELEVATIONS	S.A.D.	SEE ARCHITECTURAL DRAWINGS
EP	EDGE OF PAVEMENT	SAN	SANITARY
EQ	EQUIPMENT	SD	STORM DRAIN
EW	EACH WAY	SDM	STORM DRAIN MANHOLE
(E)	EXISTING	SHT	SHEET
FC	FACE OF CURB	S.L.D.	SEE LANDSCAPE DRAWINGS
FF	FINISHED FLOOR	SPEC	SPECIFICATION
FG	FINISHED GRADE	SS	SANITARY SEWER
FH	FIRE HYDRANT	SSCO	SANITARY SEWER CLEANOUT
FL	FLOW LINE	SSMH	SANITARY SEWER MANHOLE
FS	FINISHED SURFACE	ST.	STREET
G	GAGE OR GAUGE	STA	STATION
GB	GRADE BREAK	STD	STANDARD
HDPE	HIGH DENSITY CORRUGATED POLYETHYLENE PIPE	STRUCT	STRUCTURAL
HORIZ	HORIZONTAL	T	TELEPHONE
HI PT	HIGH POINT	TC	TOP OF CURB
H&T	HUB & TACK	TOW	TOP OF WALL
ID	INSIDE DIAMETER	TEMP	TEMPORARY
INV	INVERT ELEVATION	TP	TOP OF PAVEMENT
JB	JUNCTION BOX	TW/FG	TOP OF WALL/FINISH GRADE
JT	JOINT TRENCH	TYP	TYPICAL
JP	JOINT UTILITY POLE	VC	VERTICAL CURVE
L	LENGTH	VCP	VITRIFIED CLAY PIPE
LNDG	LANDING	VERT	VERTICAL
		W	WATER LINE
		WL	WATER LINE
		WM	WATER METER
		WWF	WELDED WIRE FABRIC

### RETAINING WALL NOTES

- 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.
- 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.
- REFER TO SPECIFIC WALL CONSTRUCTION DETAIL FOR STRUCTURAL ELEMENTS, FREEBOARD, AND EMBEDMENT.
- 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).
- ALL RETAINING WALLS SHOULD HAVE A BACK-OF-WALL SUB-SURFACE DRAINAGE SYSTEM INCLUDING WEEPHOLES TO PREVENT HYDROSTATIC PRESSURE.
- SEE DETAIL SHEET FOR SPECIFIC INFORMATION.
- 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



### DISTURBED AREA

TOTAL DISTURBED AREA FOR THE PROJECT IS 6,690 SF.

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

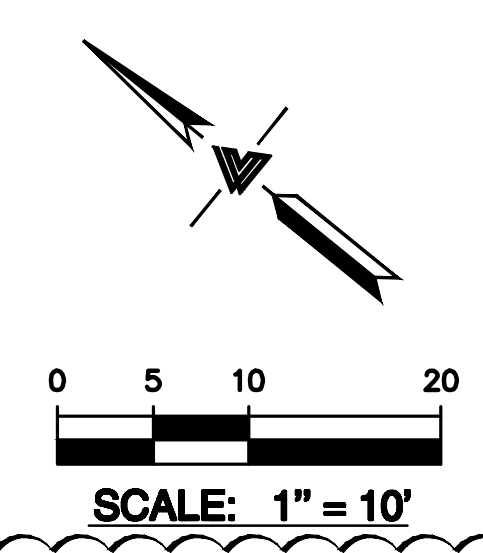
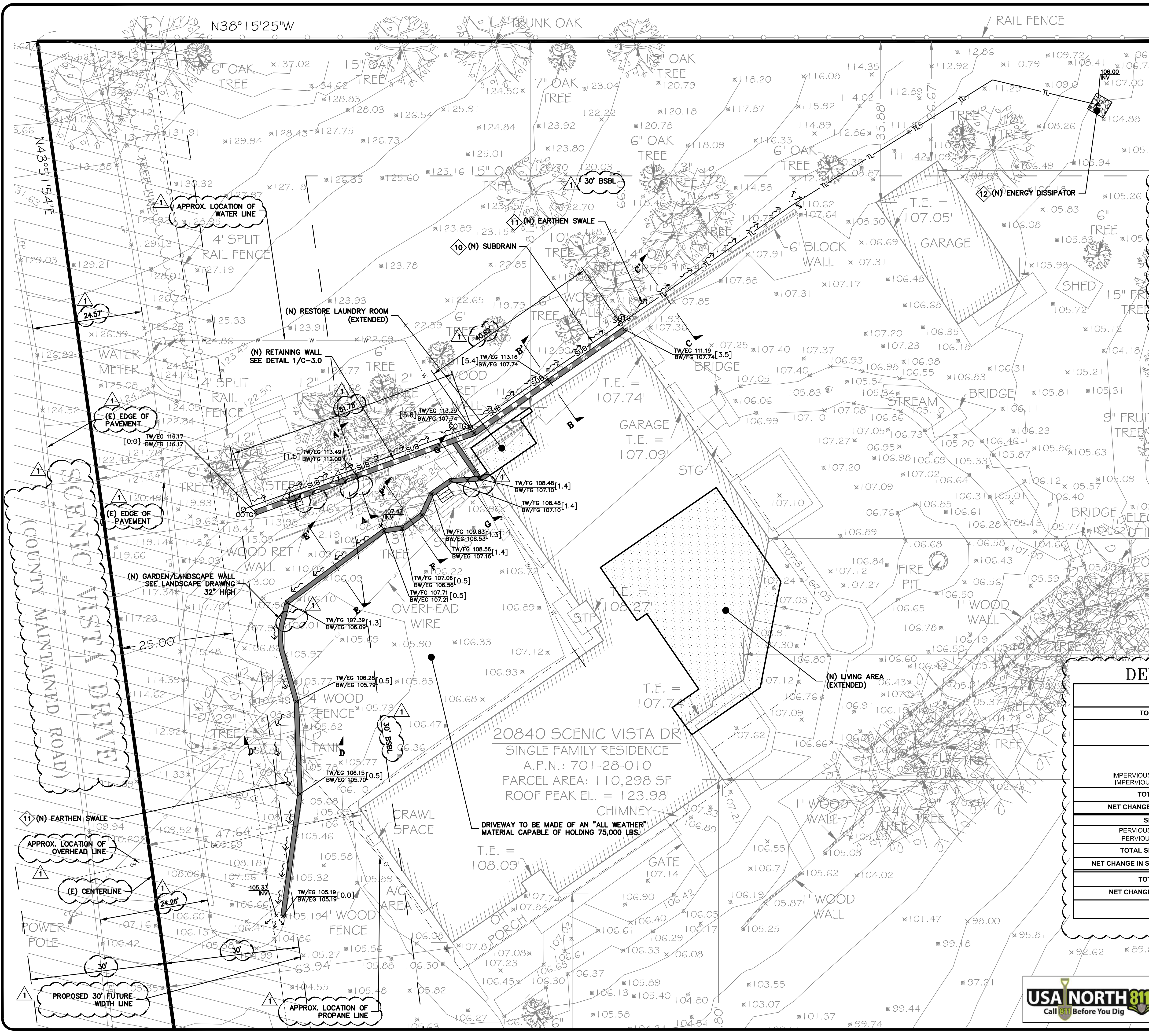


NOTE:  
FOR CONSTRUCTION STAKING SCHEDULING OR QUOTATIONS PLEASE CONTACT ALEX ABAYA AT LEA & BRAZE ENGINEERING (510)887-4086 EXT 116.  
aabaya@leabraze.com

### OVERALL SITE PLAN

NO.	PLAN	CHK	REV	BY
1	PLAN	CHK	REV	KA
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
REVISIONS				BY
JOB NO:				2212010
DATE:				03-10-23
SCALE:				AS NOTED
DESIGN BY:				KA
CHECKED BY:				JH
SHEET NO:				C-1.1





**STORM DRAIN KEYNOTES 10 TO 12**  
 INSTALL (N) SUBDRAIN. USE PERFORATED 4" PVC (SDR-35) WITH HOLES DOWN AND SLOPED AT 1% MINIMUM SURROUND WITH 3/4" DRAIN ROCK WRAPPED IN FILTER FABRIC (MIRAFI 140N). MIRADRAIN OR OTHER LEA & BRAZE PREAPPROVED DRAINAGE SYSTEM MAY ALSO BE USED. AVOID USING 90° BENDS AND INSTEAD USE (2) 45° BENDS AND WYE CONNECTIONS. PROVIDE CLEANOUT TO GRADE AT MAJOR CHANGES IN DIRECTION AND AT 100' MAXIMUM INTERVALS. SUBDRAIN SHALL REMAIN A DEDICATED SEPARATE SYSTEM UNTIL IT CONNECTS TO STORM DRAIN SYSTEM OR OUTFALL AS SHOWN. SEE DETAIL 1 ON SHEET C-3.0.

10 CONSTRUCT (N) EARTHEN SWALE SLOPED AT 1% MINIMUM TOWARDS POSITIVE OUTFALL. SEE DETAIL 3 ON SHEET C-3.0.

12 INSTALL (N) RIP-RAP ENERGY DISSIPATOR. SEE DETAIL 2 ON SHEET C-3.0.

DEVELOPMENT INFORMATION				
TOTAL SITE AREA	110,298 SQUARE FEET (2,532 ACRE)			
TOTAL DISTURBED AREA	6,690 SQUARE FEET (0.154 ACRE)			
IMPERVIOUS AREA	EXISTING	REMOVED	NEW	PROPOSED
	TOTAL S.F.	TOTAL S.F.	TOTAL S.F.	TOTAL S.F.
MAIN BUILDING	2,675	56	0	2,781
ACCESSORY BUILDING	562	0	0	562
GARAGE	1,526	0	86	1,612
IMPERVIOUS DRIVEWAY & PARKING	4,524	0	0	4,524
IMPERVIOUS PATIOS & WALKWAYS	3,631	86	0	3,545
<b>TOTAL IMPERVIOUS AREA</b>	<b>12,918</b>	<b>142</b>	<b>248</b>	<b>13,024</b>
<b>NET CHANGE IN IMPERVIOUS AREA + 106 SQUARE FEET (NET INCREASE)</b>				
SEMI-PERVIOUS PAVING				
PERVIOUS DRIVEWAY & PARKING	0	0	0	0
PERVIOUS PATIOS & WALKWAYS	0	0	0	0
<b>TOTAL SEMI-PERVIOUS PAVING</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>NET CHANGE IN SEMI-PERVIOUS PAVING + 0 SQUARE FEET (NET INCREASE)</b>				
<b>TOTAL DEVELOPED AREA</b>	<b>12,918</b>	<b>142</b>	<b>248</b>	<b>13,024</b>
<b>NET CHANGE IN DEVELOPED AREA + 106 SQUARE FEET (NET INCREASE)</b>				
FLOOR AREA	REFER TO THE ARCHITECTURAL PLANS FOR PROPOSED FLOOR AREA CALCULATIONS			

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

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



**LEA & BRAZE ENGINEERING, INC.**  
 CIVIL ENGINEERS & LAND SURVEYORS  
 REGIONAL OFFICES:  
 MAIN OFFICE: 10000 RAINY MIST DRIVE, DUBLIN, CALIFORNIA 94568  
 SAN JOSE OFFICE: 10000 RAINY MIST DRIVE, SAN JOSE, CALIFORNIA 95135  
 (510) 887-4086  
 WWW.LEABRAZE.COM

**KEAS-ZHANG RESIDENCE**  
**20840 SCENIC VISTA DRIVE**  
**SAN JOSE, CALIFORNIA**  
 UNINCORPORATED SANTA CLARA COUNTY  
 APN: 701-28-010

**GRADING AND DRAINAGE PLAN**

PLAN CHK REV	KA
REVISIONS	BY
JOB NO:	2212010
DATE:	03-10-23
SCALE:	AS NOTED
DESIGN BY:	KA
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SHEET NO:	C-2.0
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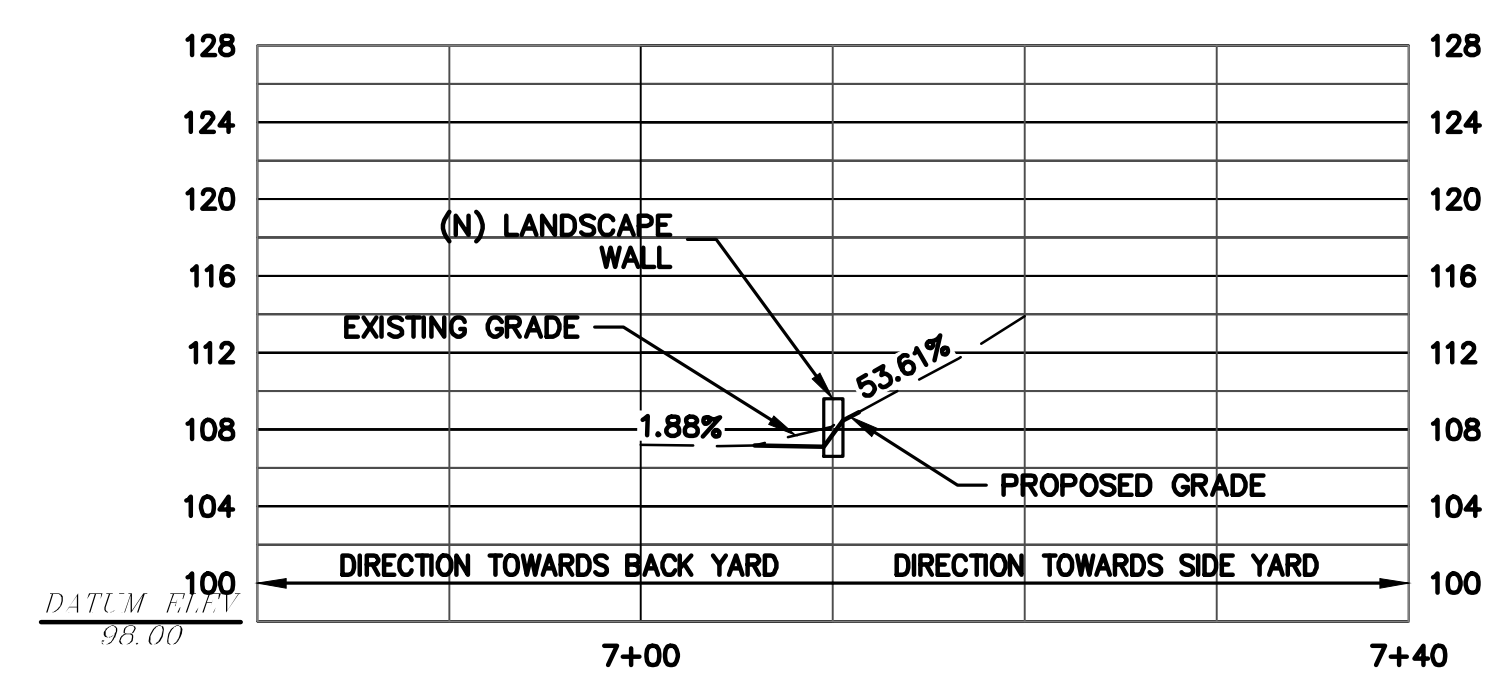
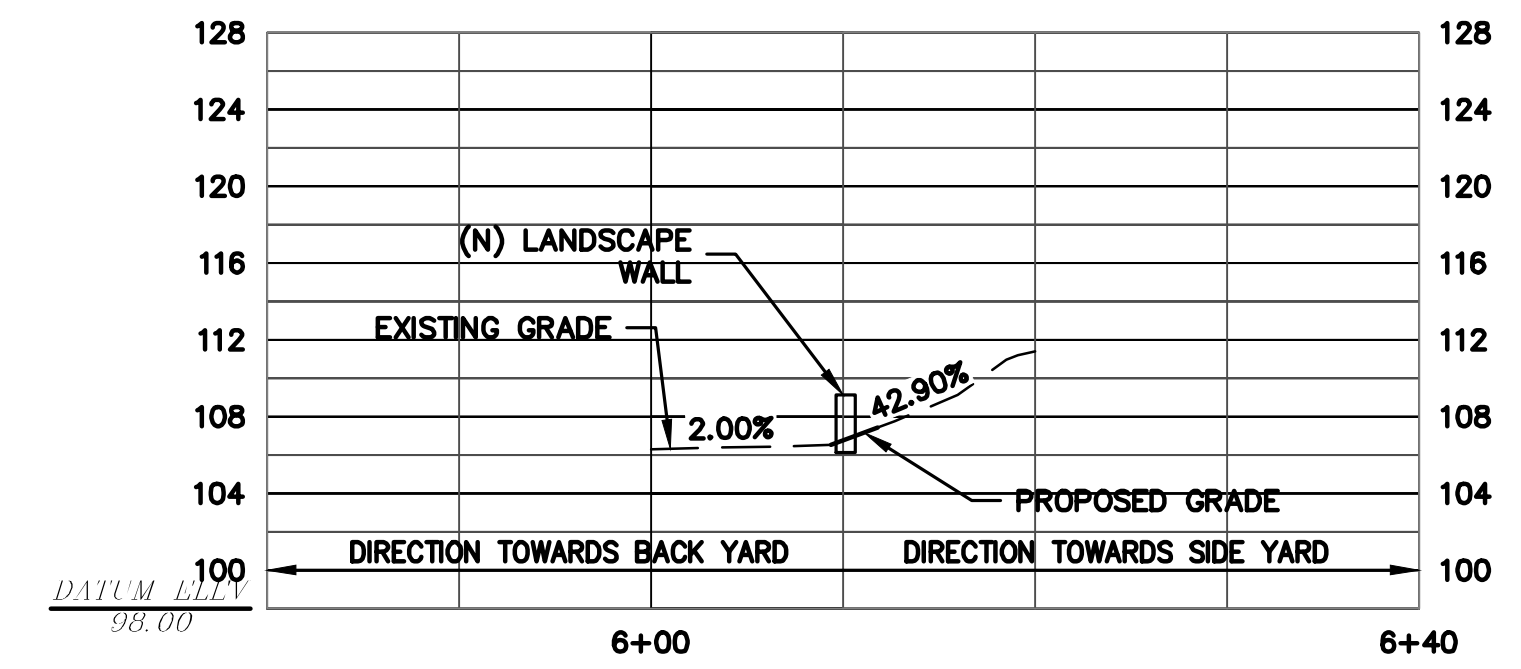
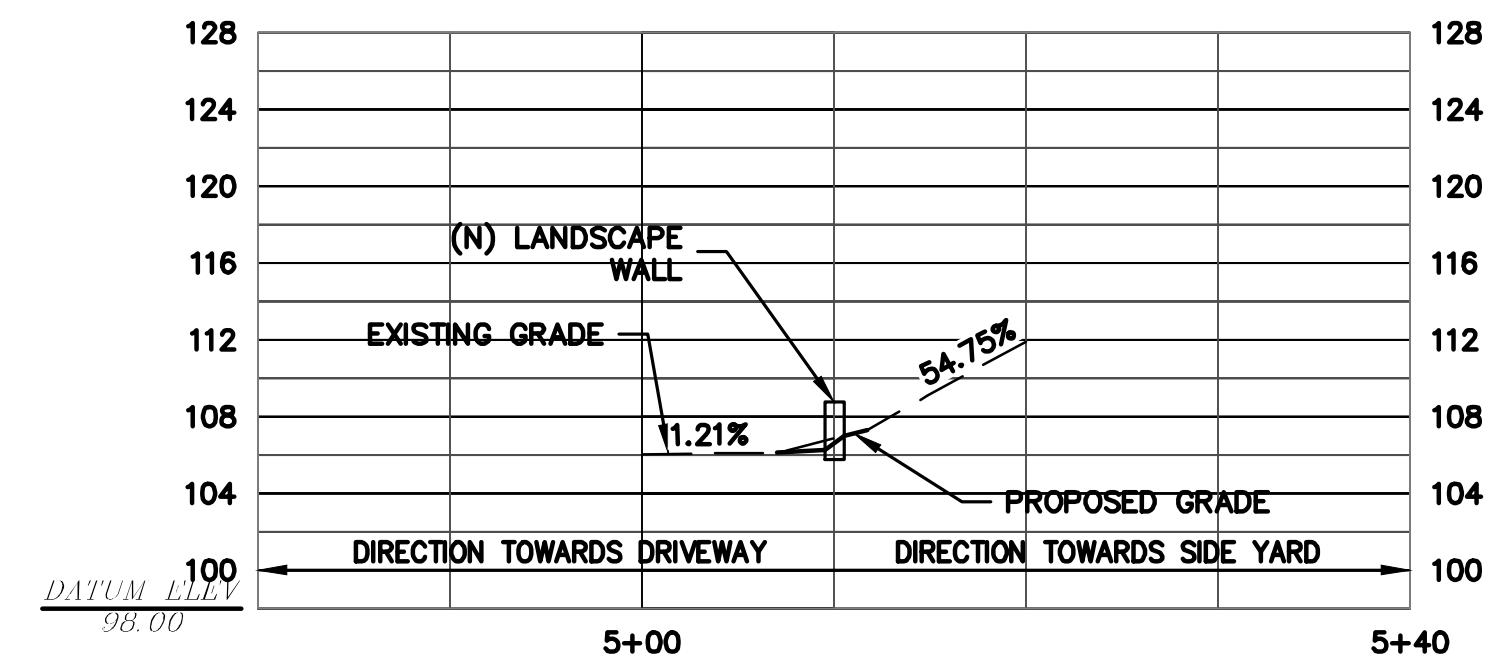
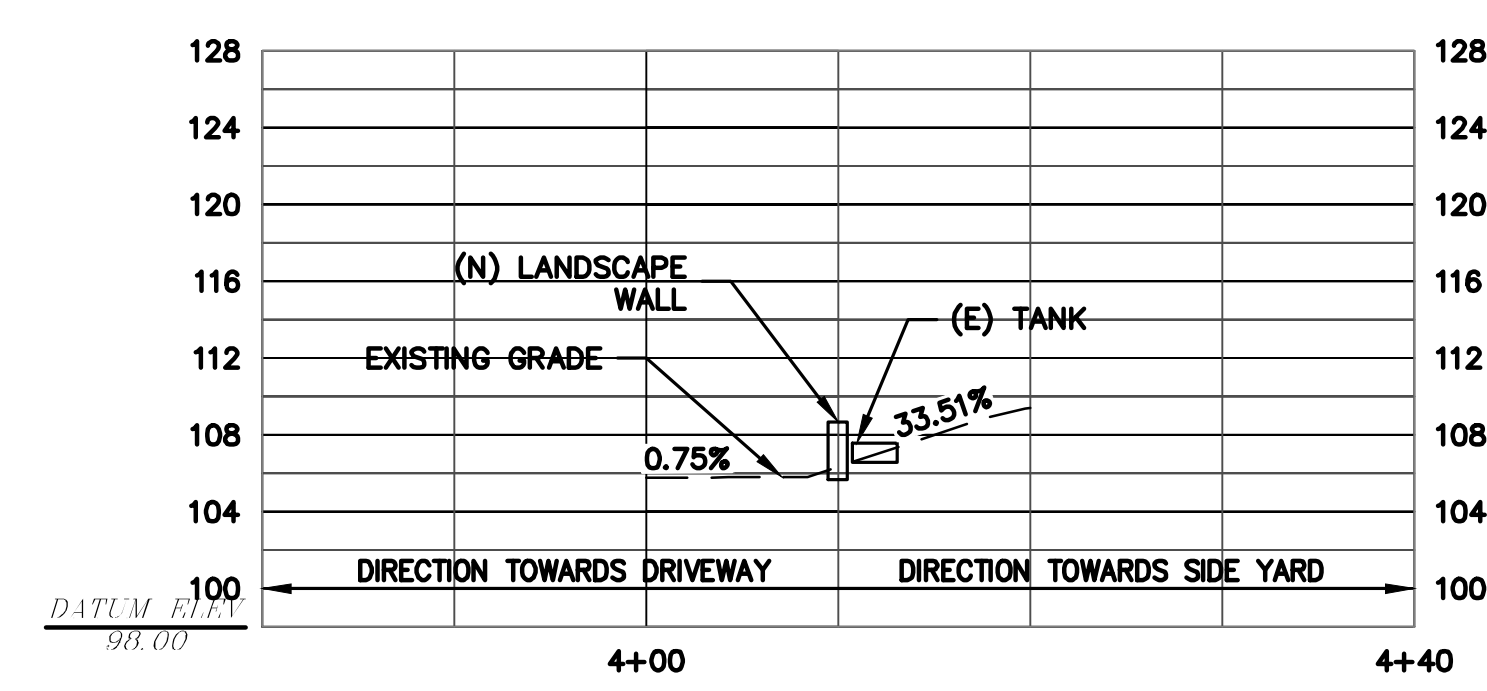
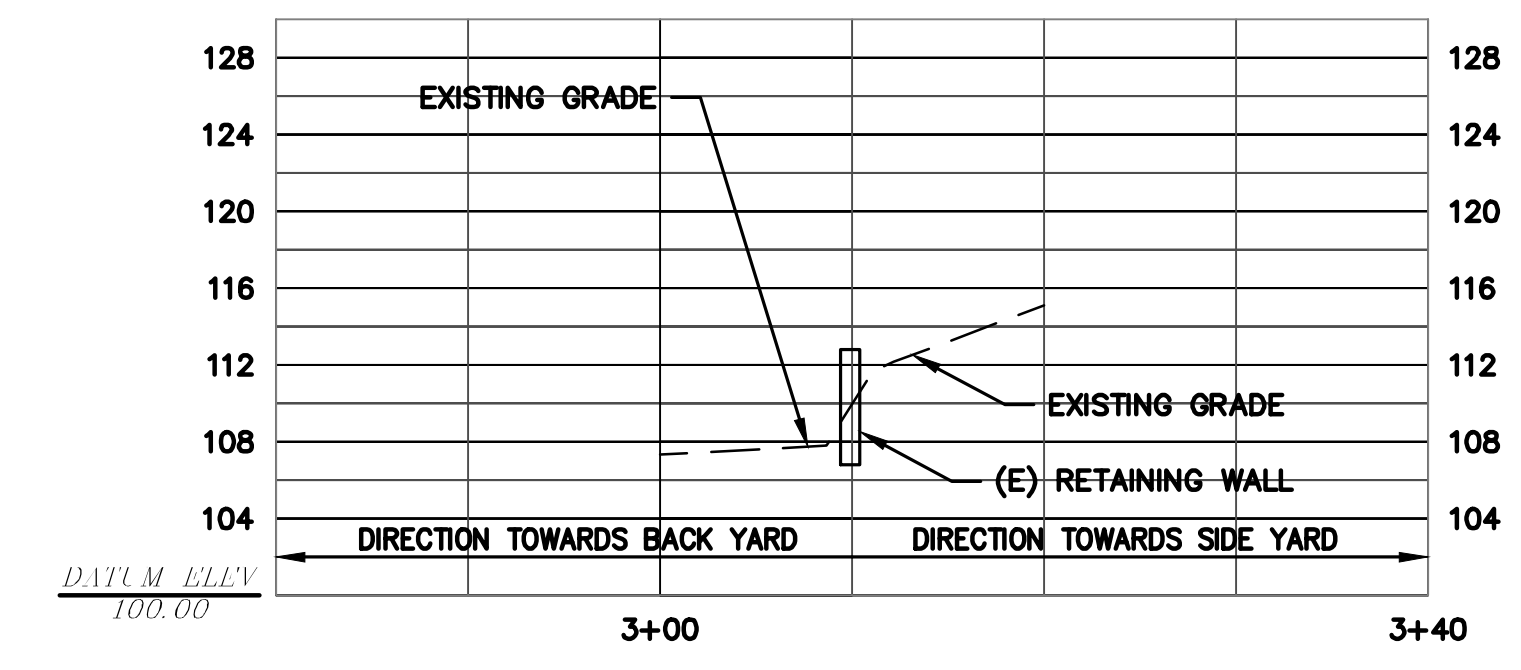
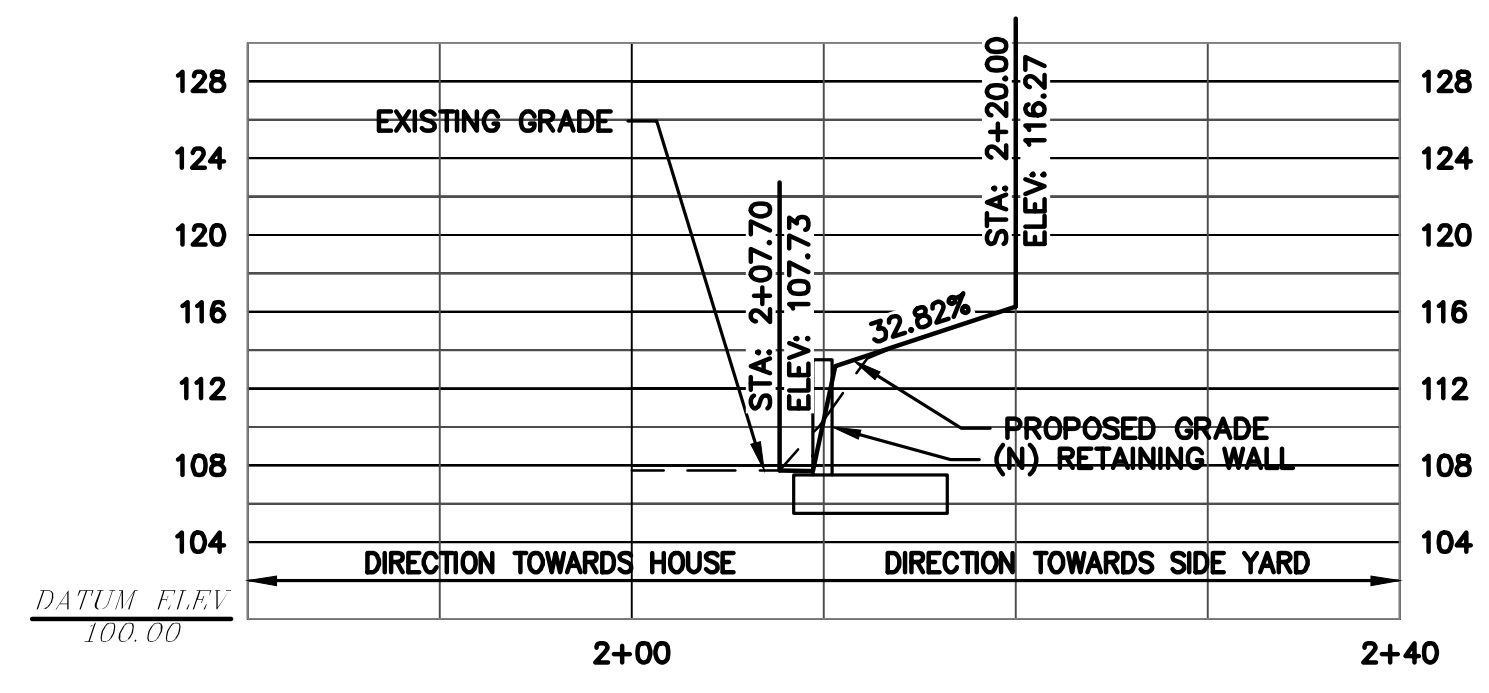
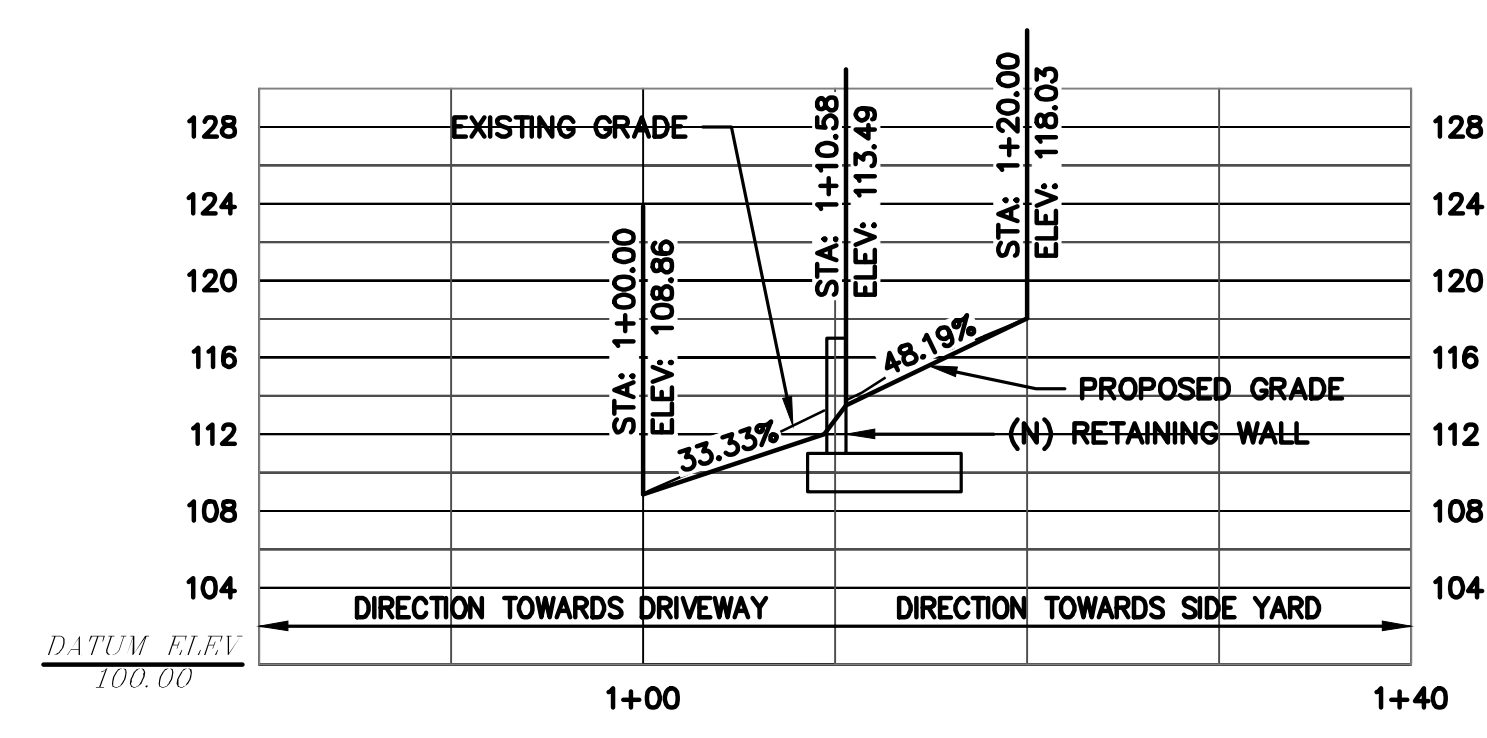


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 DUBLIN, CALIFORNIA 94568  
 SAN JOSE, CALIFORNIA 95128  
 (510) 887-4086  
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**SAN JOSE, CALIFORNIA**  
 UNINCORPORATED SANTA CLARA COUNTY  
 APN: 701-28-010

**WALL PROFILE**

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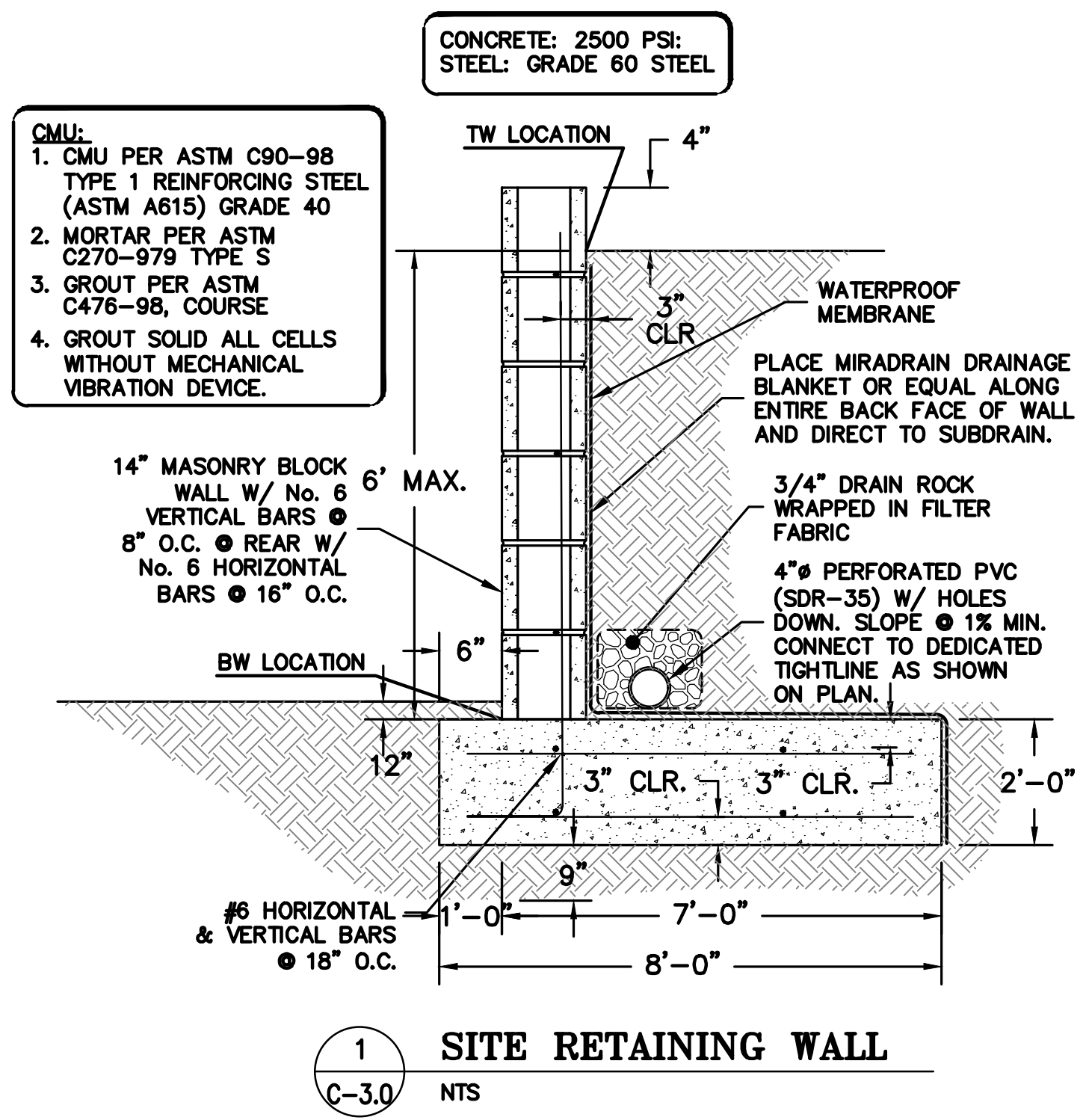


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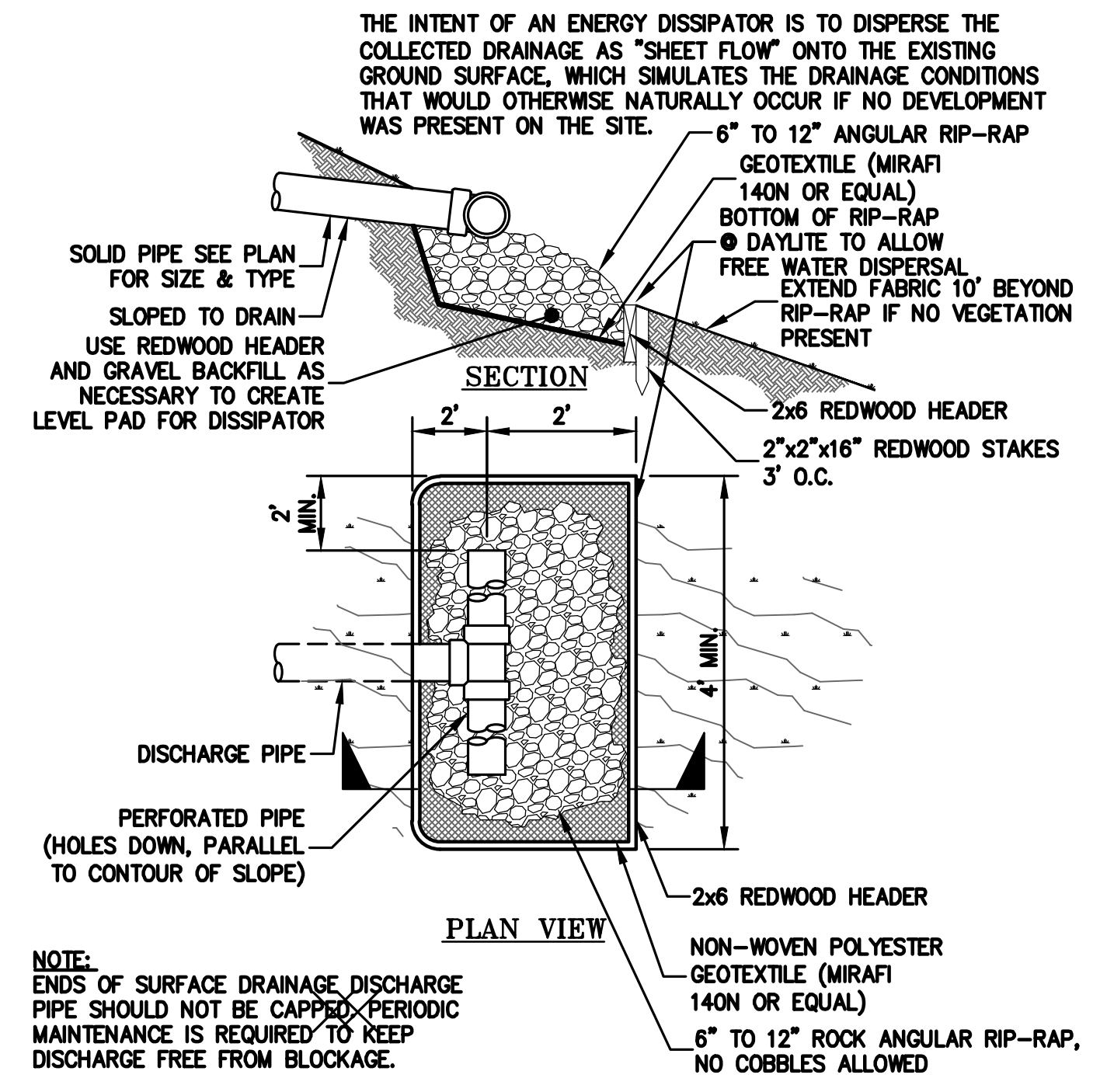
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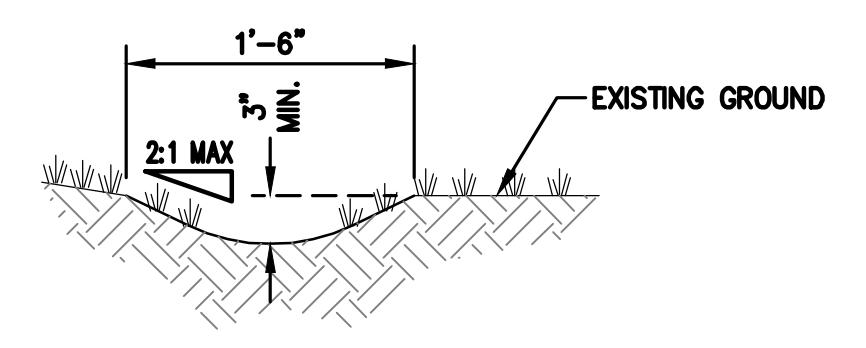


**1 SITE RETAINING WALL**  
 C-3.0 NTS

- RETAINING WALL NOTES**
- GRADES INDICATED ON THESE PLANS REFER TO THE FINISHED GRADES ADJACENT TO THE RETAINING WALL, NOT TO THE EXTENTS OF THE WALL CONSTRUCTION ITSELF.
  - 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.
  - 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.
  - REFER ALSO TO ARCHITECTURAL, LANDSCAPE ARCHITECTURAL, AND STRUCTURAL PLANS FOR DETAILS, WALL ELEVATIONS, SUBDRAINAGE, WATERPROOFING, FINISHES, COLORS, STEEL REINFORCING, MATERIALS, ETC.
  - 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



**3 ENERGY DISSIPATER DISCHARGE**  
 C-3.0 NTS



**GENERAL NOTES**

ALL GENERAL NOTES, SHEET NOTES, AND LEGEND NOTES FOUND IN THESE DOCUMENTS SHALL APPLY TYPICALLY THROUGHOUT. IF INCONSISTENCIES ARE FOUND IN THE VARIOUS NOTATIONS, NOTIFY THE ENGINEER IMMEDIATELY IN WRITING REQUESTING CLARIFICATION.

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 NEGLIGENCE 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.
- 10) AVOID TRACKING DIRT OR MATERIALS OFF-SITE; CLEAN OFF-SITE PAVED AREAS AND SIDEWALKS USING DRY SWEEPING METHODS TO THE MAXIMUM EXTENT PRACTICAL.

**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 SOILS 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 SOILS 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 INCLUDING CLEARING.

**3. 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 ADJURTANENT 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 CONCRETE MIX EMPLOYED SHALL HAVE MINIMUM SHRINKAGE.

**4. 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 RUTS, HUMMOCKS OR OTHER UNEVEN FEATURES WHICH MAY INHIBIT UNIFORM SOIL COMPACTION. THE 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.

**5. 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**

**A. FILL MATERIALS**

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 OYING 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 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 OPERATED 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.

**7. 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 OVERLAPPED 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.

**9. DUST CONTROL**

THE CONTRACTOR SHALL TAKE ALL STEPS NECESSARY FOR THE ALLEVATION 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. INDEMNITY**

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. SAFETY**

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**

NEITHER 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 THEREFROM WHICH SHALL APPEAR WITHIN A PERIOD OF ONE (1) CALENDAR YEAR FROM THE DATE OF FINAL ACCEPTANCE OF THE WORK.

**13. 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 SETTING 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 BACKFILL.

**14. 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 PROPORTIONS:
  - FIBER, 2000 LBS/ACRE
  - SEED, 200 LBS/ACRE (SEE NOTE J, BELOW)
  - FERTILIZER (11-0-4), 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 WEED SEED.
- 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 BE ALLOWED.

**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.



**LEA & BRAZE ENGINEERING, INC.**  
CIVIL ENGINEERS & LAND SURVEYORS  
REGIONAL OFFICES:  
SAN JOSE OFFICE: 1700 WILLOW DRIVE, SAN JOSE, CA 95128  
DUBLIN OFFICE: 1000 WILLOW DRIVE, DUBLIN, CA 94568  
SAN JOSE: (510) 887-4086  
WWW.LEAANDBRAZE.COM

**KEAS-ZHANG RESIDENCE**  
**20840 SCENIC VISTA DRIVE**  
**SAN JOSE, CALIFORNIA**  
UNINCORPORATED SANTA CLARA COUNTY  
APN: 701-28-010

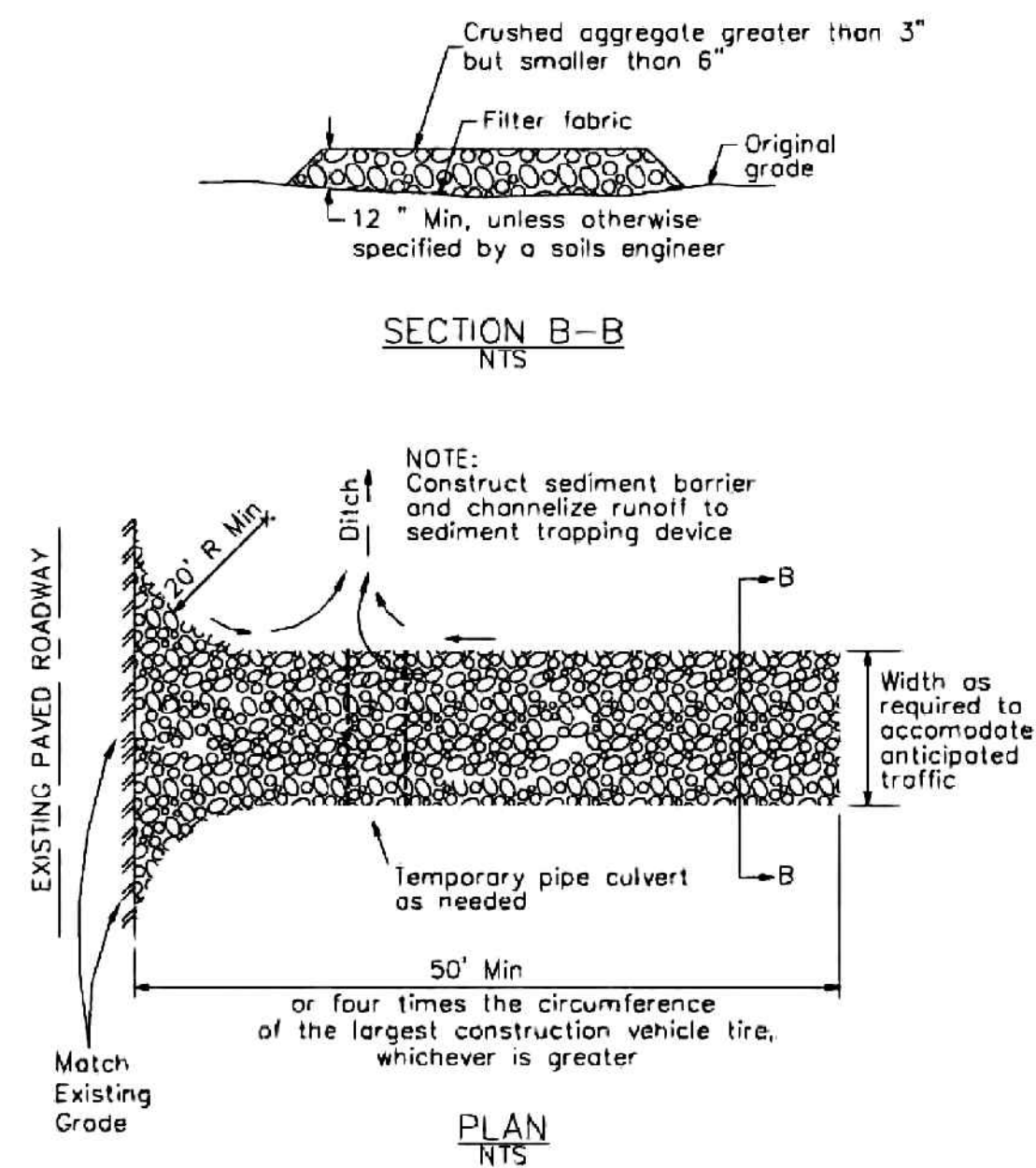
**GRADING SPECIFICATIONS**

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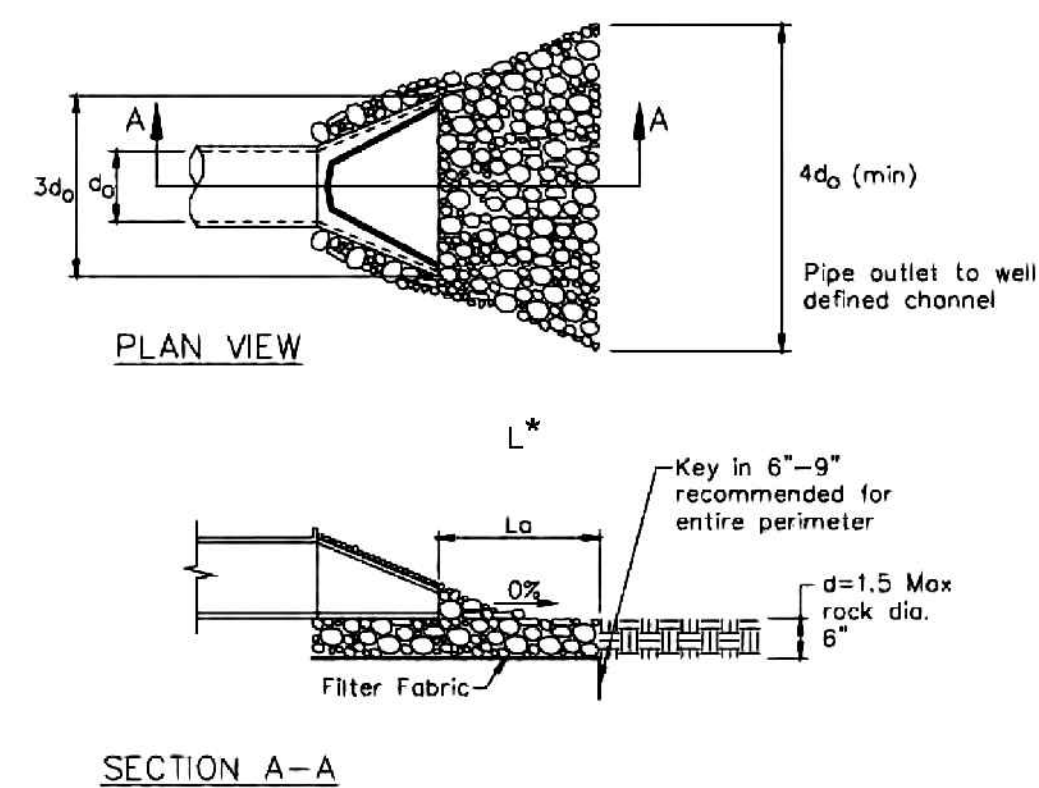
**3 Stabilized Construction Entrance/Exit**

CASQA Detail TC-1



**4 Velocity Dissipation Devices**

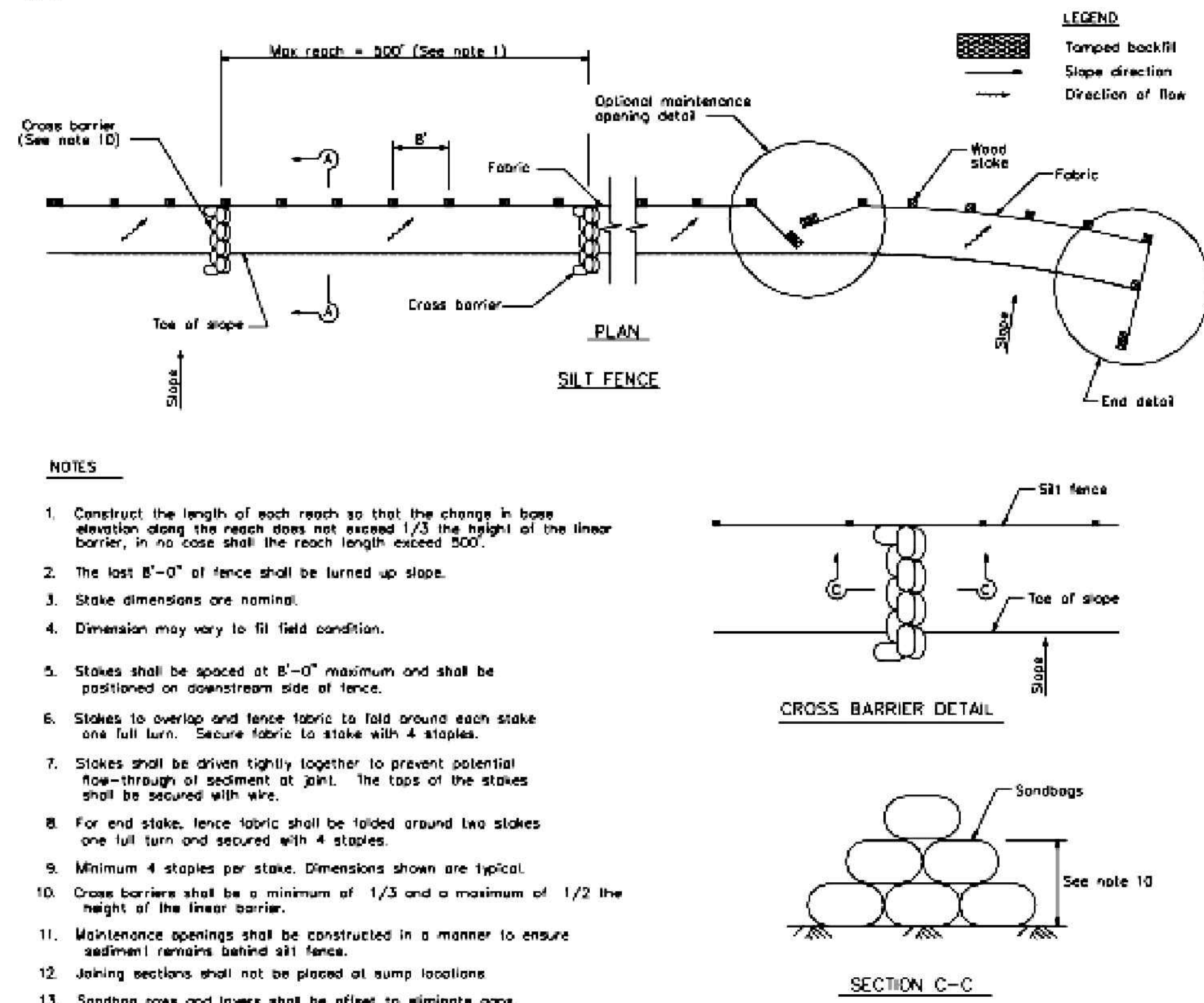
CASQA Detail EC-10



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

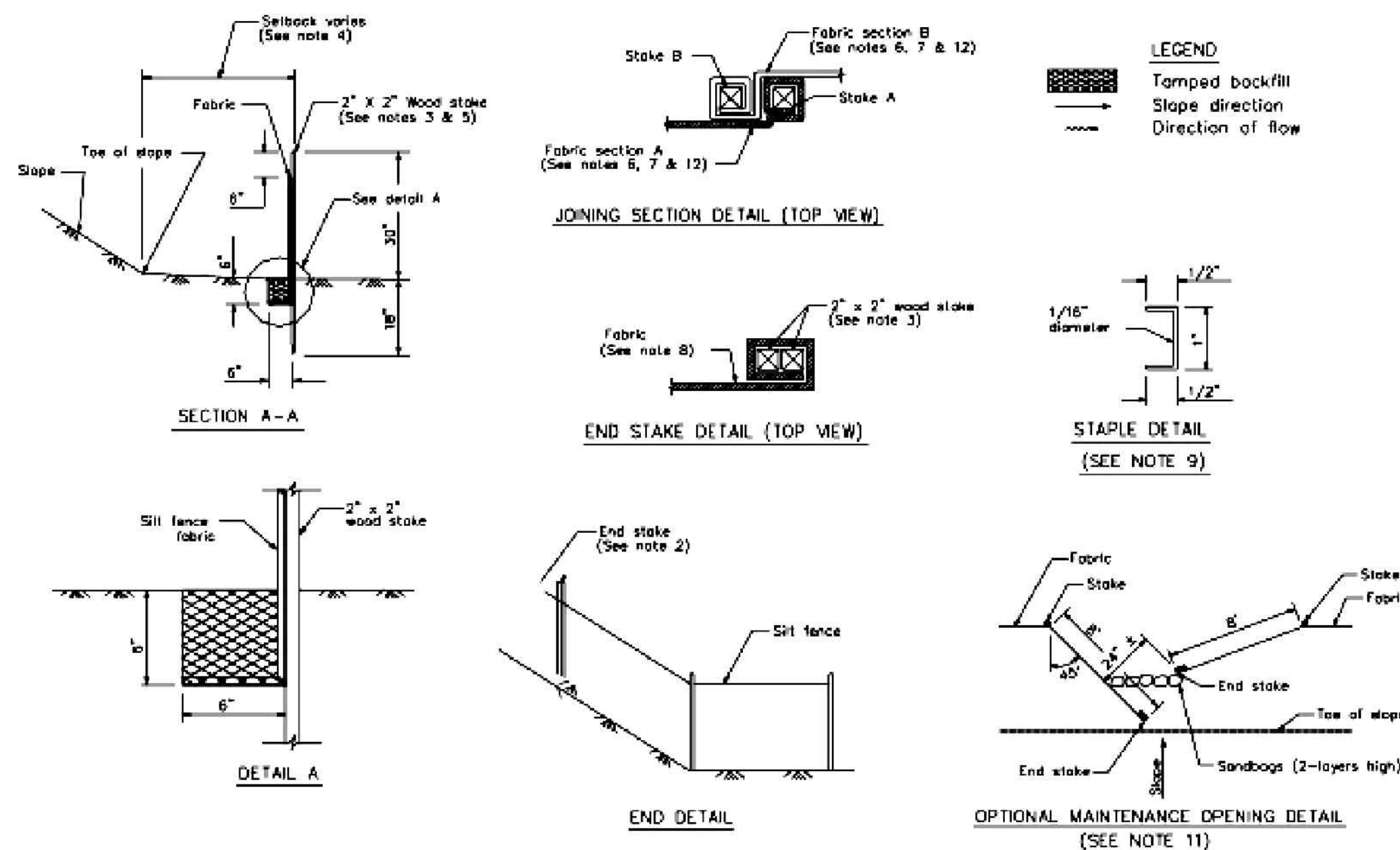
**1 Silt Fence**

CASQA Detail SE-1



**2 Silt Fence**

CASQA Detail SE-1



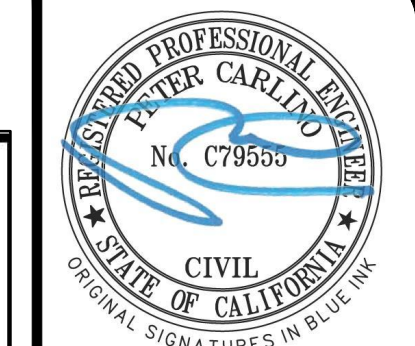
**STANDARD BEST MANAGEMENT PRACTICE NOTES**

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

**STANDARD EROSION CONTROL NOTES**

- Sediment Control Management:**
  - Tracking Prevention & Clean Up:** Activities shall be organized and measures taken as needed to prevent or minimize tracking of soil onto the public street system. A gravel or proprietary device construction entrance/exit is required for all sites. Clean up of tracked material shall be provided by means of a street sweeper prior to an approaching rain event, or at least once at the end of each workday that material is tracked, or more frequently as determined by the County Inspector. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages B-31 to B-33) or latest.
  - Storm Drain Inlet and Catch Basin Inlet Protection:** All inlets within the vicinity of the project and within the project limits shall be protected with gravel bags placed around inlets or other inlet protection. At locations where exposed soils are present, staked fiber roles or staked silt fences can be used. Inlet filters are not allowed due to clogging and subsequent flooding. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages B-49 to B-51) or latest.
  - Storm Water Runoff:** No storm water runoff shall be allowed to drain in to the existing and/or proposed underground storm drain system or other above ground watercourses until appropriate erosion control measures are fully installed.
  - Dust Control:** The contractor shall provide dust control in graded areas as required by providing wet suppression or chemical stabilization of exposed soils, providing for rapid clean up of sediments deposited on paved roads, furnishing construction road entrances and vehicle wash down areas, and limiting the amount of areas disturbed by clearing and earth moving operations by scheduling these activities in phases.
  - Stockpiling:** Excavated soils shall not be placed in streets or on paved areas. Borrow and temporary stockpiles shall be protected with appropriate erosion control measures (tarp, straw bales, silt fences, ect.) to ensure silt does not leave the site or enter the storm drain system or neighboring watercourse.
- Erosion Control:** During the rainy season, all disturbed areas must include an effective combination of erosion and sediment control. It is required that temporary erosion control measures are applied to all disturbed soil areas prior to a rain event. During the non-rainy season, erosion control measures must be applied sufficient to control wind erosion at the site.
- Inspection & Maintenance:** Disturbed areas of the Project's site, locations where vehicles enter or exit the site, and all erosion and sediment controls that are identified as part of the Erosion Control Plans must be inspected by the Contractor before, during, and after storm events, and at least weekly during seasonal wet periods. Problem areas shall be identified and appropriate additional and/or alternative control measures implemented immediately, within 24 hours of the problem being identified.
- Project Completion:** Prior to project completion and signoff by the County Inspector, all disturbed areas shall be reseeded, planted, or landscaped to minimize the potential for erosion on the subject site.
- It shall be the Owner's/Contractor's responsibility to maintain control of the entire construction operation and to keep the entire site in compliance with the erosion control plan.
- Erosion and sediment control best management practices shall be operable year round or until vegetation is fully established on landscaped surfaces.

Project Information



**LEA & BRAZE ENGINEERING, INC.**  
CIVIL ENGINEERS & LAND SURVEYORS  
REGIONAL OFFICES:  
SAN JOSE, CALIFORNIA 95128  
SAN JOSE, CALIFORNIA 95128  
(510) 887-4086  
WWW.LEABRAZE.COM

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**SAN JOSE, CALIFORNIA**  
UNINCORPORATED SANTA CLARA COUNTY  
APN: 701-28-010

**BEST MANAGEMENT PRACTICES**

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 CIVIL ENGINEERS & LAND SURVEYORS  
 REGIONAL OFFICES:  
 MAIN OFFICE: 1000 PLYMOUTH BLVD., SUITE 100, SAN JOSE, CALIFORNIA 95128  
 SAN JOSE OFFICE: 1000 PLYMOUTH BLVD., SUITE 100, SAN JOSE, CALIFORNIA 95128  
 (510) 887-4086  
 WWW.LEABRAZE.COM

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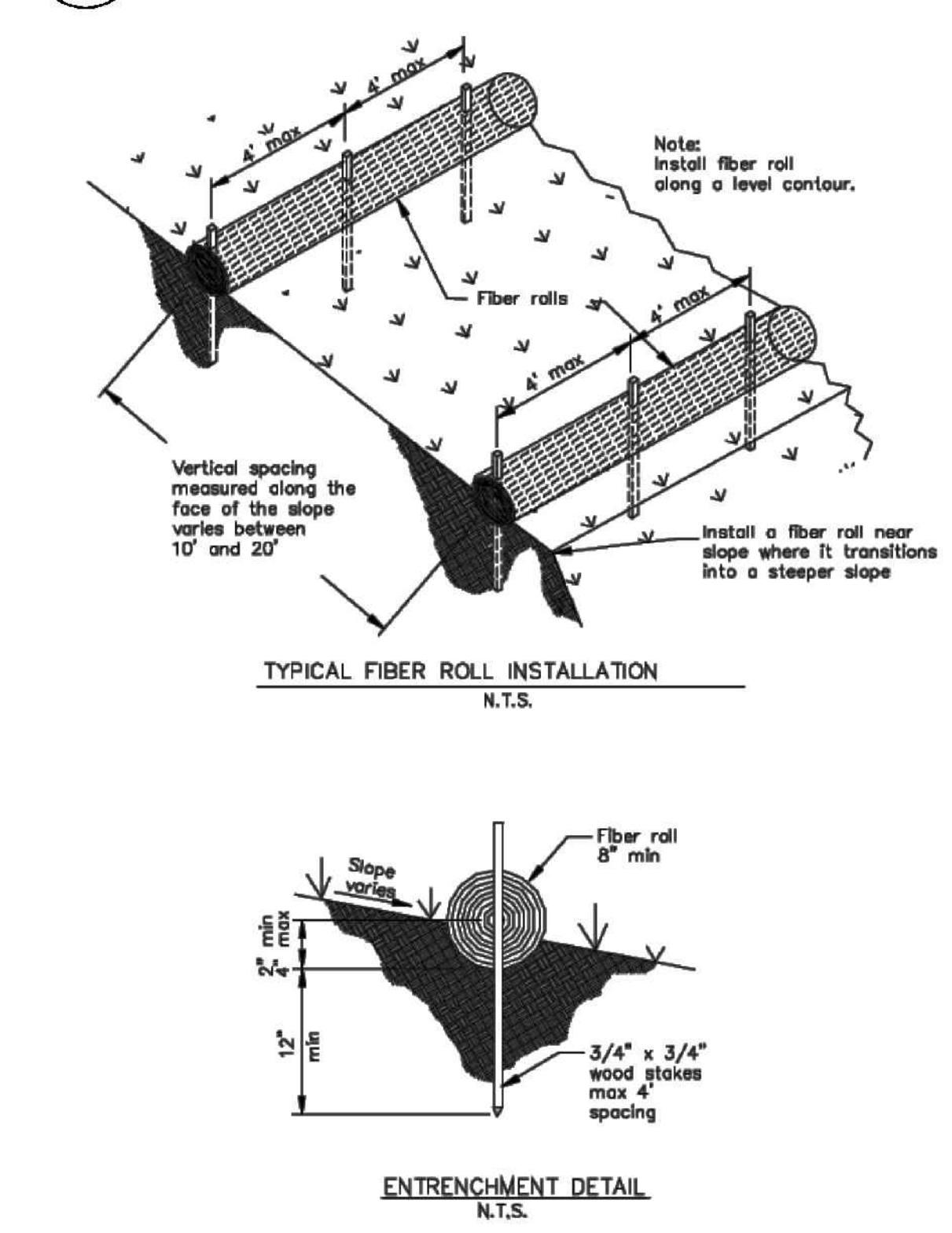
**BEST MANAGEMENT PRACTICES**

Project Information

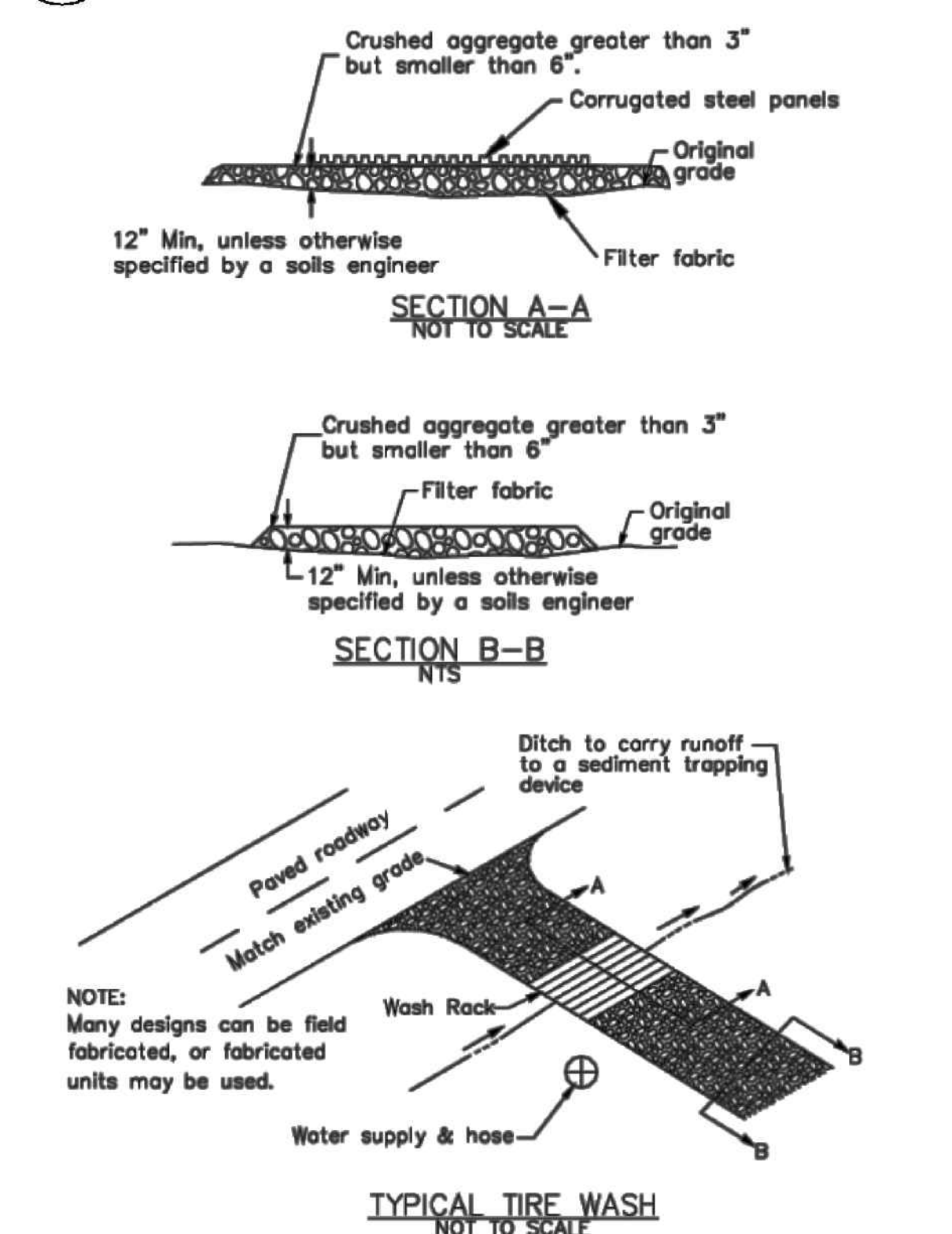
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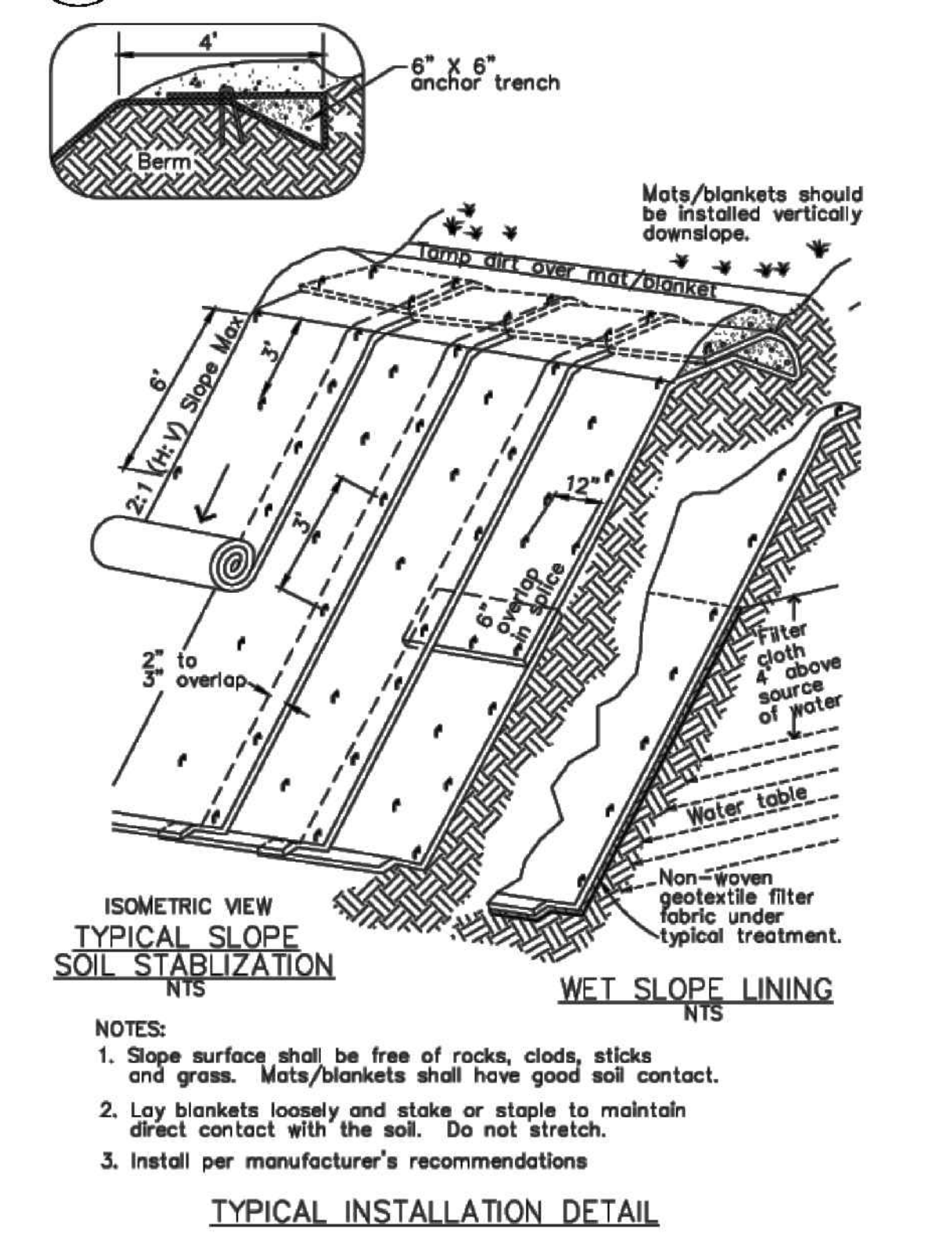
**1 Fiber Rolls**  
CASQA Detail SE-5



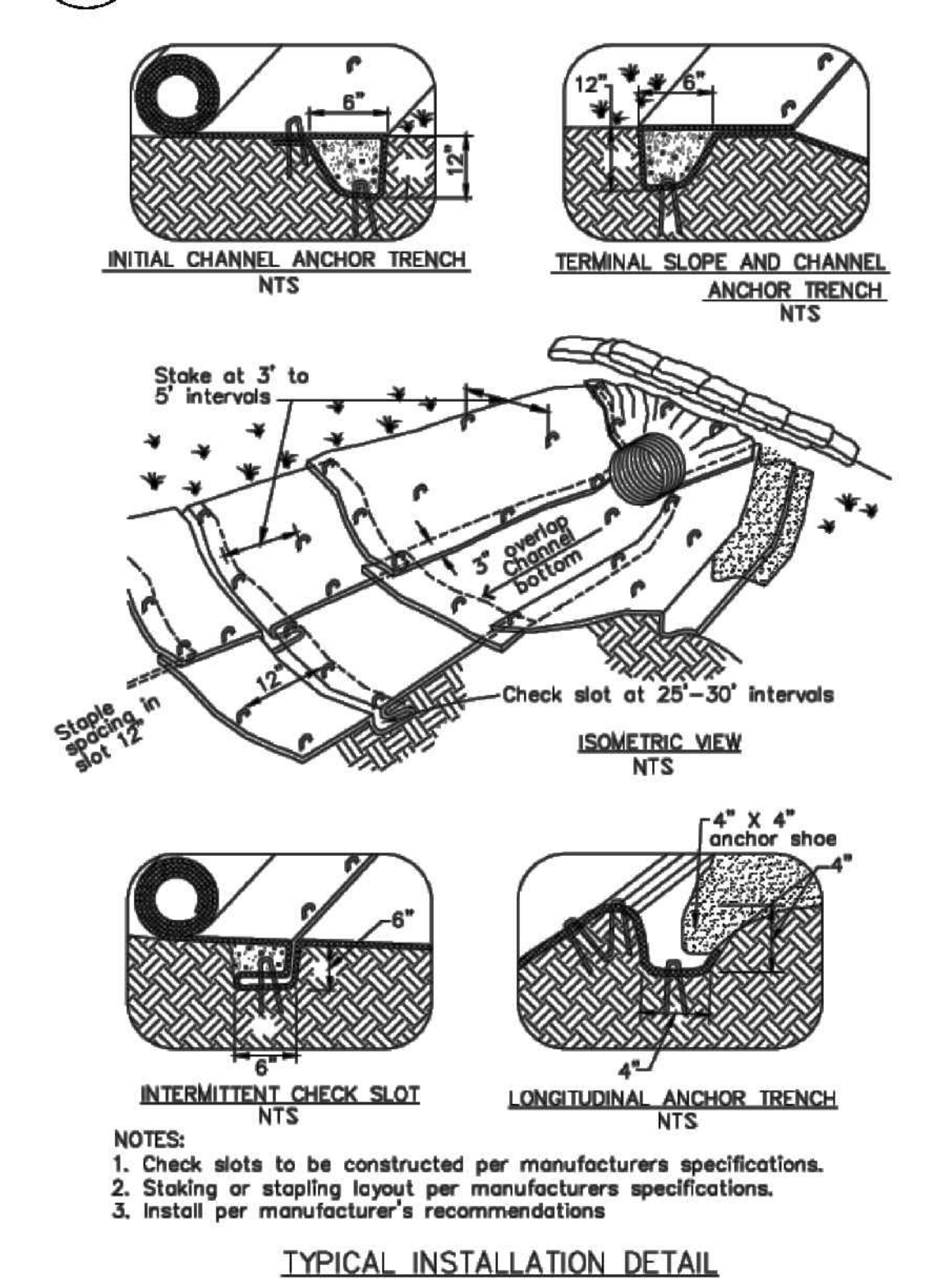
**3 Entrance/Outlet Tire Wash**  
CASQA Detail TC-3



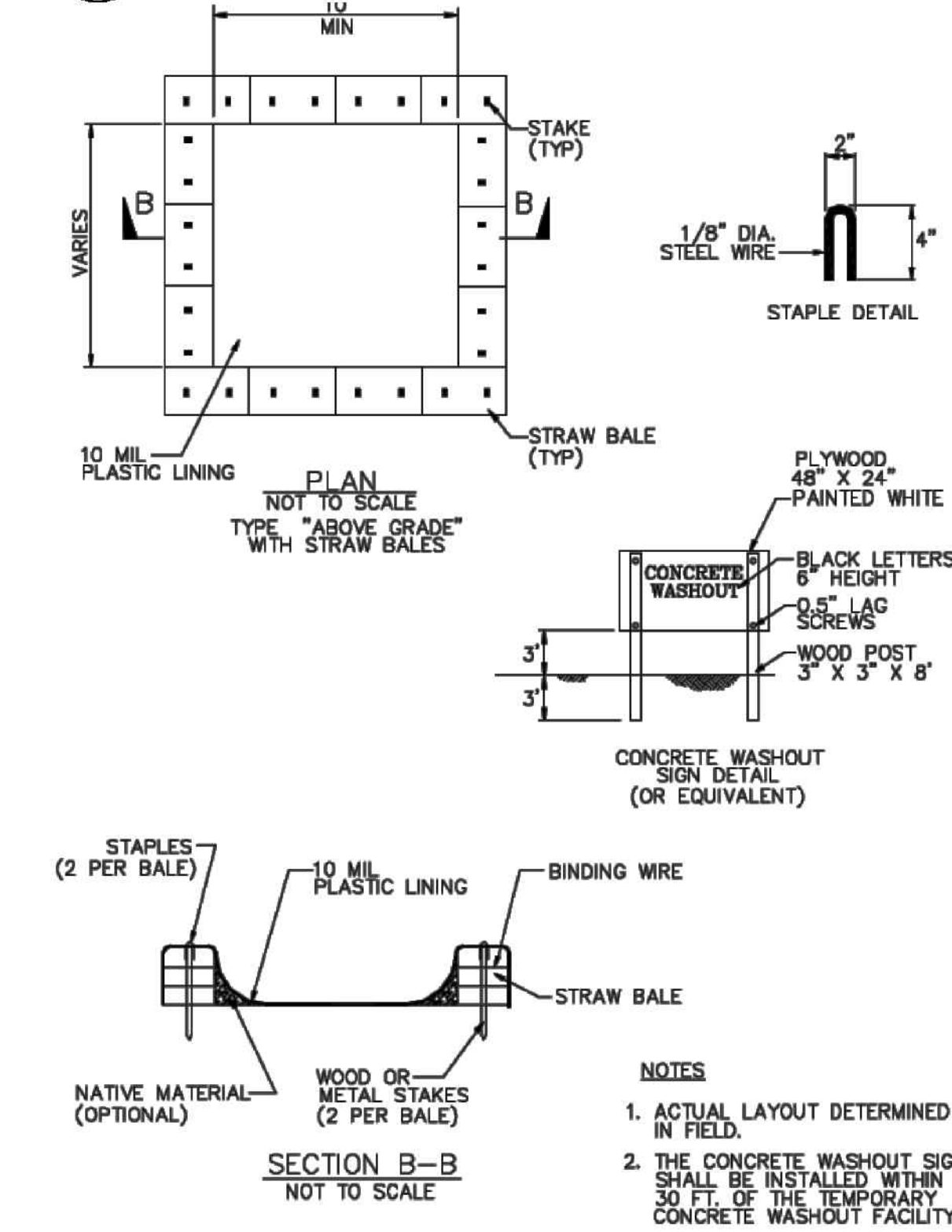
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CASQA Detail EC-7



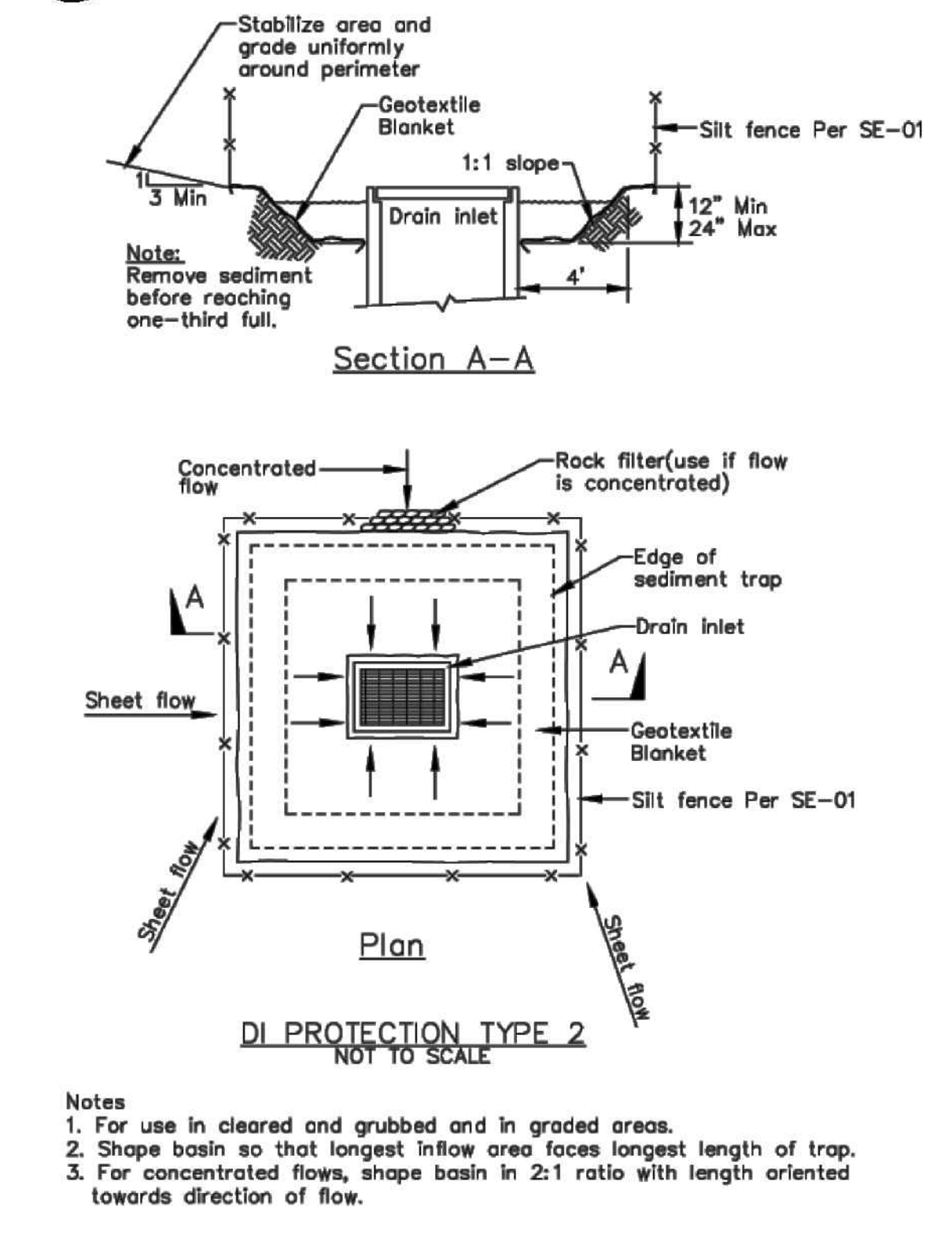
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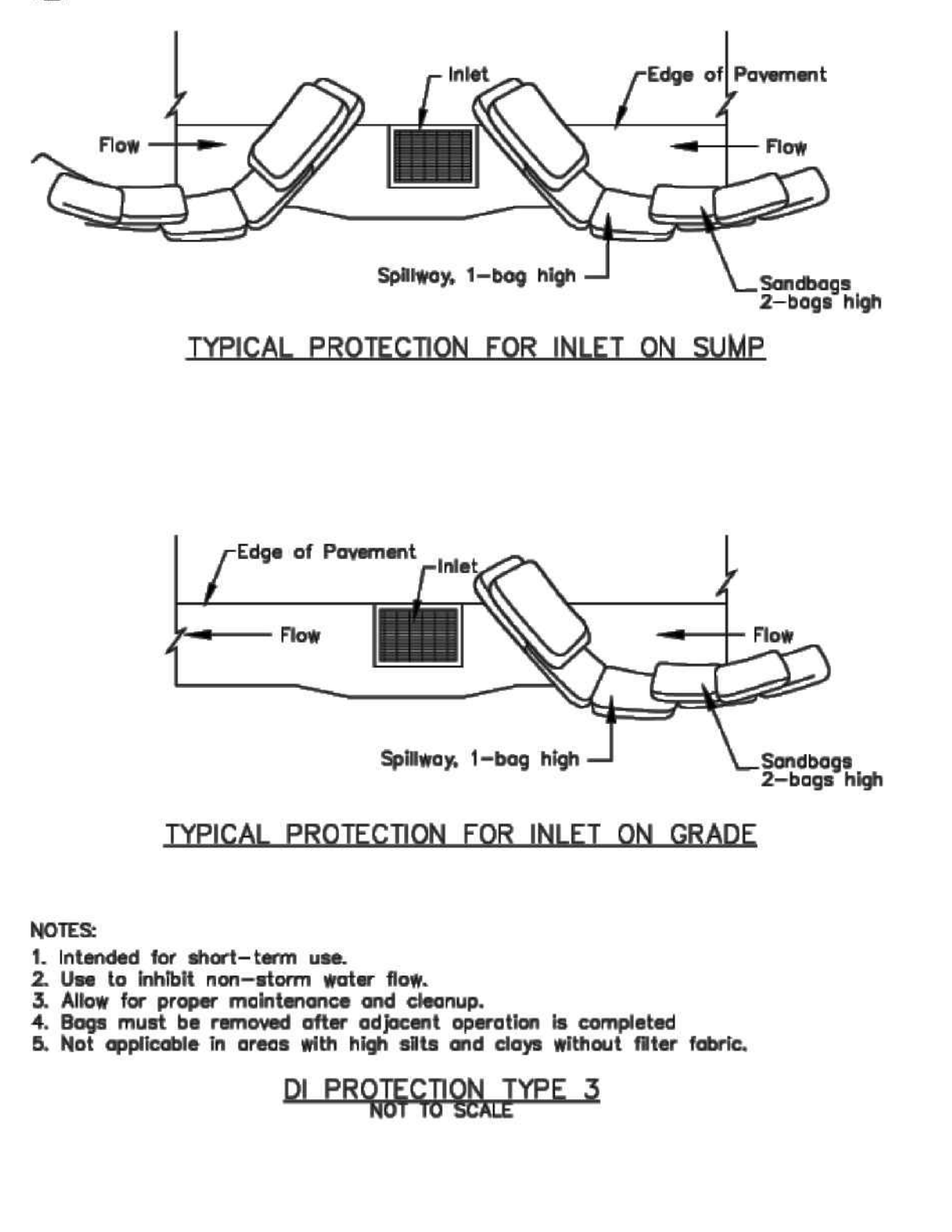
**2 Concrete Waste Management**  
CASQA Detail WM-8



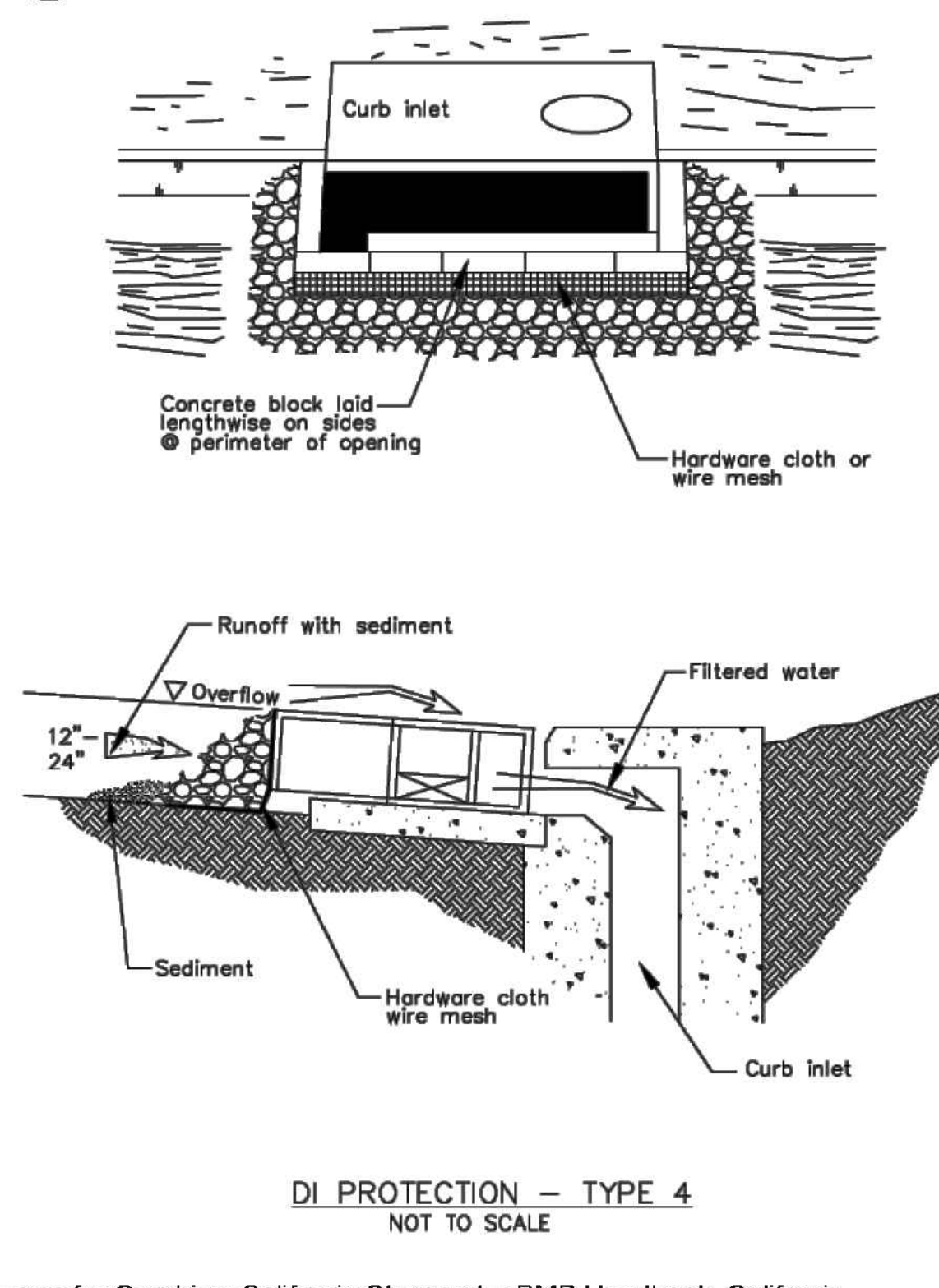
**4 Storm Drain Inlet Protection**  
CASQA Detail SE-10



**6 Storm Drain Inlet Protection**  
CASQA Detail SE-10



**8 Storm Drain Inlet Protection**  
CASQA Detail SE-10



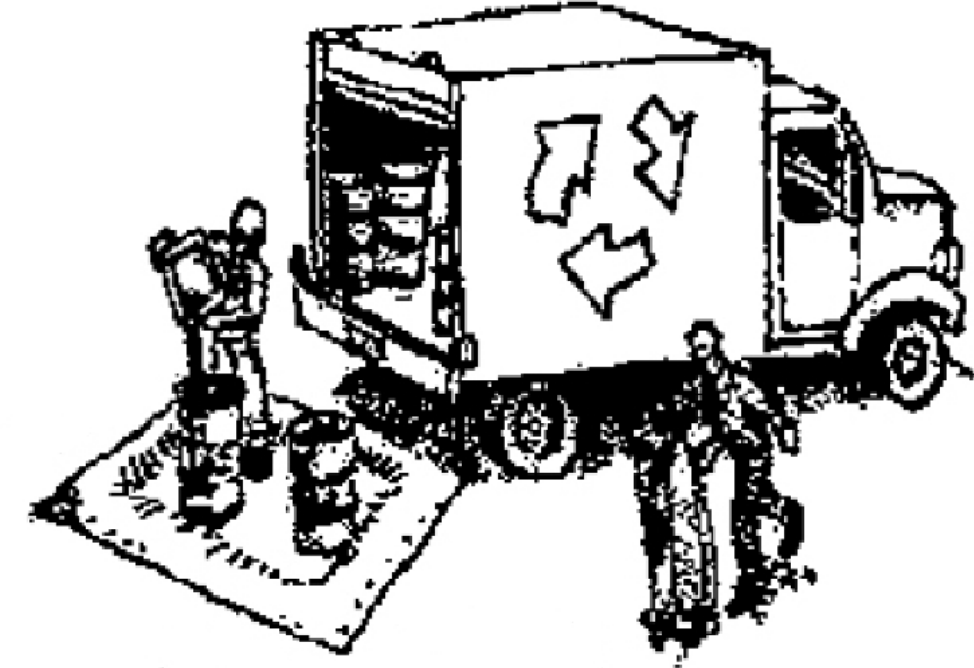
Source for Graphics: California Stormwater BMP Handbook, California Stormwater Quality Association, January 2003. Available from www.cabmphandbooks.com.



# 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 hazard 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.

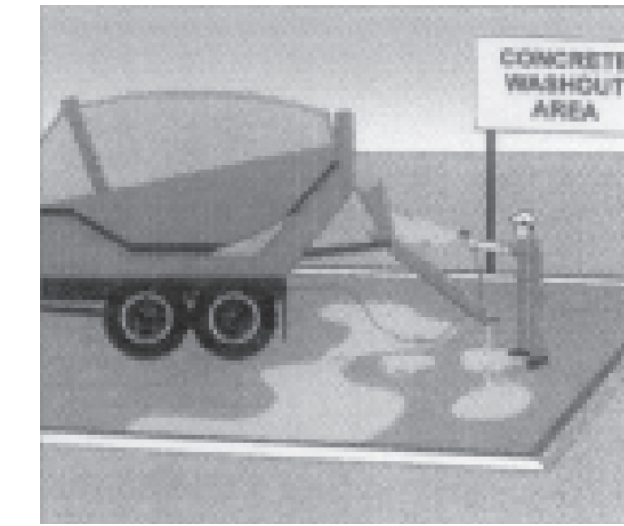
### Contaminated Soils

- 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 disturbed 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



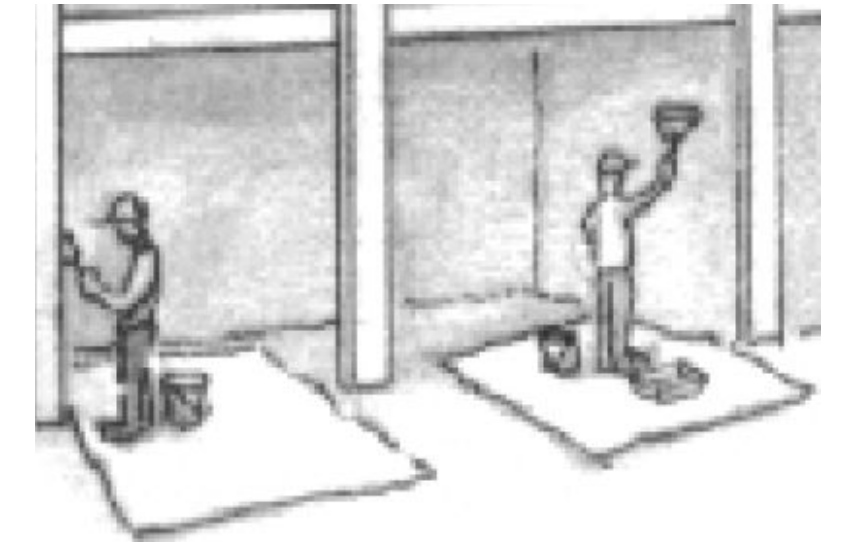
### Paving

- 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 state-certified contractor.



**Santa Clara Valley  
Urban Runoff  
Pollution Prevention Program**

**Storm drain polluters may be liable for fines of up to \$10,000 per day!**









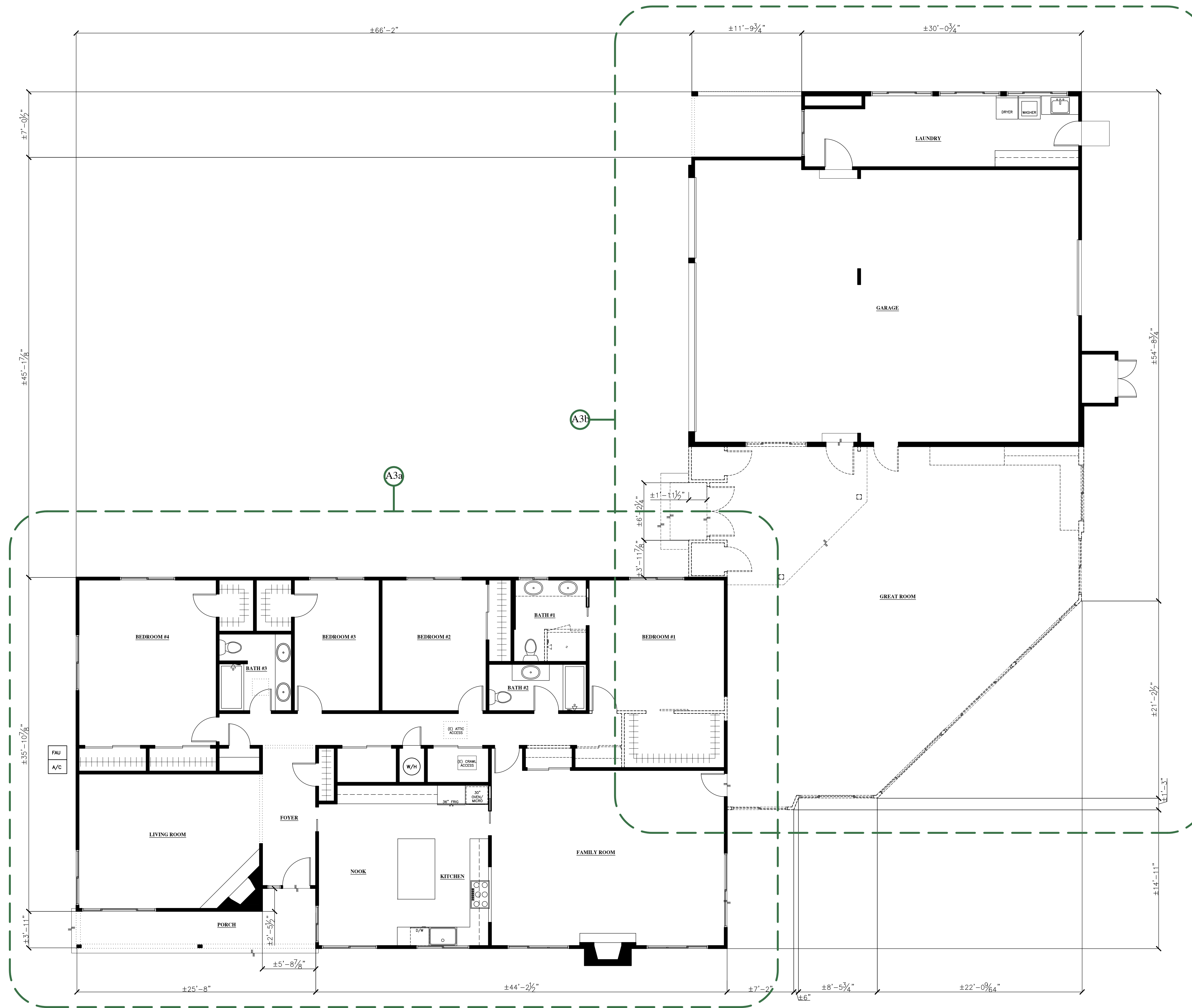






**NOTES:**

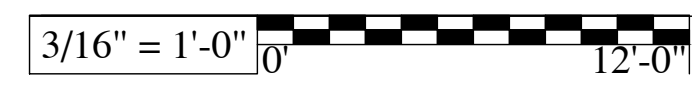
1. DRAWING SHOWS SCOPE OF DEMOLITION ONLY. METHOD OF DEMOLITION REQUIRED TO COMPLETE THE WORK TO BE PER STANDARD INDUSTRY PRACTICES AND WITHIN LIMITATIONS OF GOVERNING REGULATIONS.
2. DEMOLITION PLAN IS A GRAPHIC REPRESENTATION OF SCOPE OF DEMOLITION BUT IS NOT INTENDED TO BE COMPREHENSIVE. CONTRACTOR 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 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.



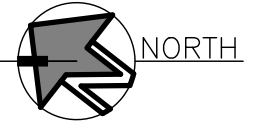
**LEGEND:**

- 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

**EXISTING FLOOR PLAN - OVERALL**



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



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 SET

**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.**  
6520





**GENERAL NOTES:**

1. ALL DIMENSIONS ARE TAKEN FROM FACE OF STUDS ONLY U.N.O.
2. 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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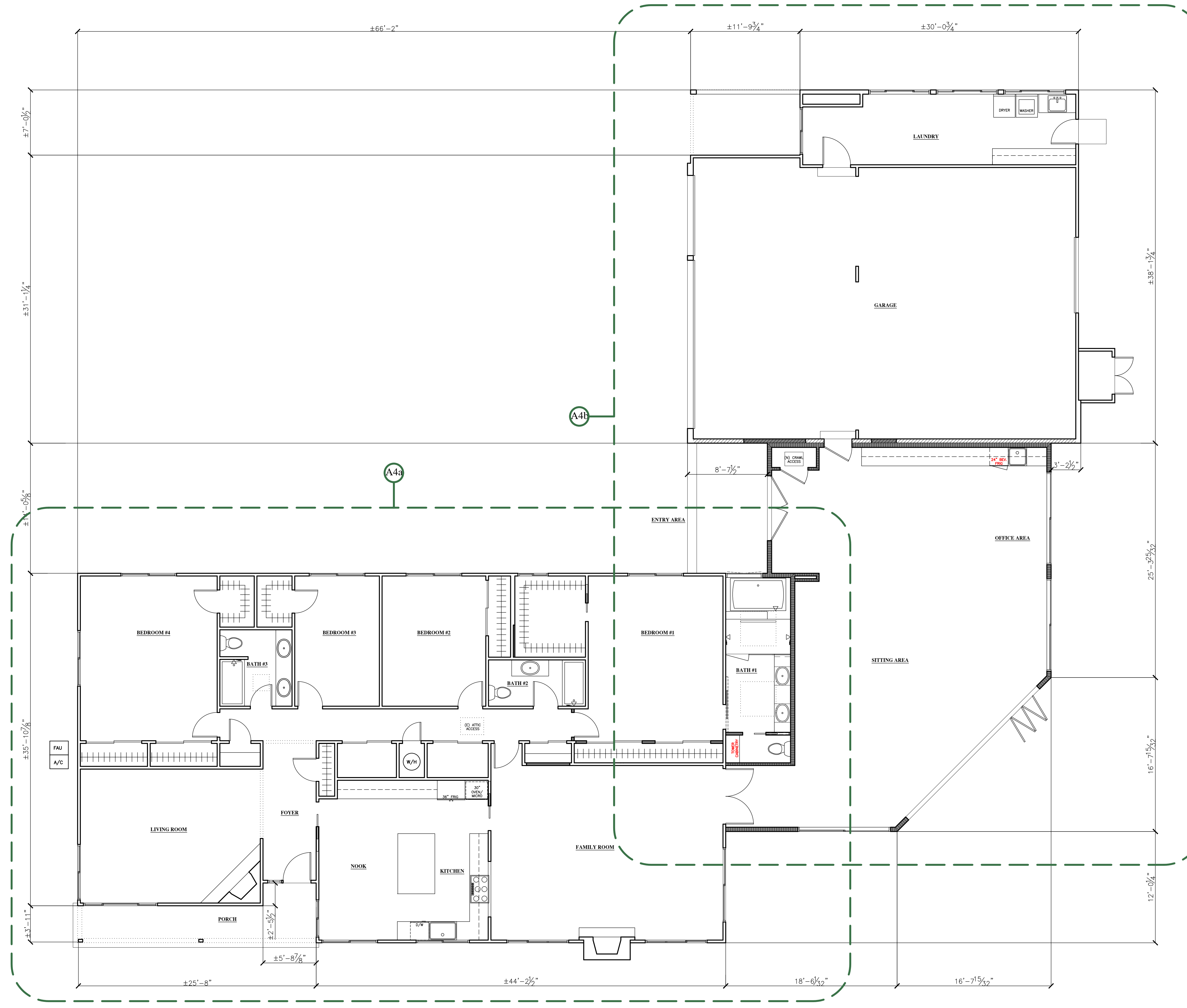
**DRAWING TITLE:**

OVERALL  
NEW  
FLOOR PLAN

PROJECT NO.  
6520

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



**NEW FLOOR PLAN - OVERALL**

3/16" = 1'-0" 12'-0"

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

