MOUNT HAMILTON RESIDENCE

14000 MOUNT HAMILTON ROAD, SAN JOSE, CA

PROJECT DIRECTORY

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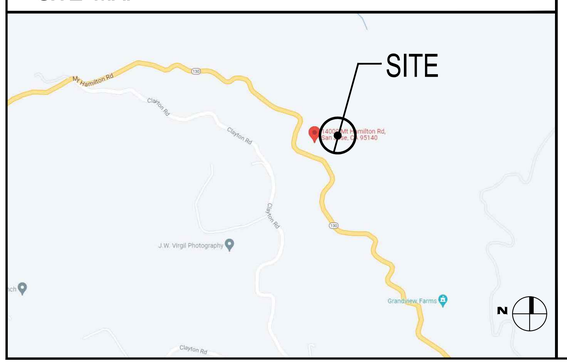
SITE MAP



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GENERAL NOTES

NEW SINGLE FAMILY DWELLING UNITS SHALL COMPLY WITH SAN JOSE MUNICIPAL CODE CHAPTER 15.67 (UNIVERSAL DESIGN).
THIS PROJECT IS LOCATED WITHIN THE CITY DESIGNATED HILL SIDE AND FIRE HAZARD AREAS (W.U.I. -WILD URBAN INTERFACE):
ADDITIONAL PROTECTION FOR BUILDING ENVELOPE AND PROJECTIONS ARE REQUIRED. PROVIDE ALL REQUIRED DETAILS TO SHOW HOW THE CODE REQUIREMENTS ARE MET. (CBC SEC. 701A.1, 704A, CRC R337)

A. ALL EXTERIOR FACES OF THE EXTERIOR WALLS SHALL BE OF AN ASSEMBLY QUALIFIED FOR EXTERIOR FACE OF RECOGNIZED ONE HOUR FIRE RESISTIVE ASSEMBLY. (CBC 7A.3.1.2 & CRC R337.7.3) COPY AND INCORPORATE UL WALL ASSEMBLY U355 ONTO THE PLAN SHEETS FOR REFERENCE. ALSO REVISE ENLARGE WALL SECTION DETAILS TO SHOW AND SPECIFY 5/8"TYPE X" GYPSUM BD. FOR THE INTERIOR FINISH.
B. ROOF COVERING SHALL HAVE AT LEAST CLASS A FIRE -RETARDANT ROOF. PLEASE INDICATE ON THE PLANS (CBC 705A.1.1, CRC R902.1.4, CRC R337.5, FMC 15.47.110). PROVIDE ROOFING MATERIAL ICC ESR REPORT # ON THE DRAWINGS.
C. ROOF COVERING AT RIDGES, EAVES AND VALLEYS SHALL HAVE PROFILES OF SUCH THAT DOES NOT ALLOW INTRUSION OF FLAMES OR AMBERS. AN ALTERNATIVE WILL BE TO PROVIDE ONE LAYER OF 72LB MINERAL SURFACED NON PERFORATED CAP SHEET COMPLYING WITH ASTM D3909 INSTALLED OVER THE COMBUSTIBLE DECKING FOR MINIMUM OF 36"FROM EAVES AND EACH SIDE OF RIDGE/HIP AND VALLEYS. (CBC 705A.2.3 & CRC R337.5.2)
D. EAVES AND ARCHITECTURAL PROJECTIONS SHALL BE ENCLOSED WITH NONCOMBUSTIBLE MATERIALS. (CBC 707A.4 AND 707A.5 & CRC R337.7.5). PER R337.6.3, UNDERSIDE OF EAVE SHALL BE PROTECTED BY NONCOMBUSTIBLE MATERIAL, AND IF EAVE VENTS WERE TO BE PROVIDED, THEY SHALL MEET THE REQUIREMENT OF R337.6.2 OR BE SPECIALLY APPROVED FOR USE IN WUI AREA. INDICATE APPROVED FIRE RATED EAVE VENTS WITH BRAND NAME AND MODEL NUMBER ON THE DETAILS (BRANDS SUCH AS VULCAN, OHAGIN, BRANDGUARD, ETC. ARE OFTEN USED). REVISE VENTILATION CALCULATIONS CORRESPONDING TO THE VENTS USED.
E. EXPOSED UNDERSIDE OF EXTERIOR PORCH CEILING SHALL BE PROTECTED AS REQUIRED PER CRC R337.7.6.
F. ROOF VENTS SHALL MEET THE REQUIREMENTS OF (CBC SEC. 706A & CRC R337.6.2)
G. UNDERFLOOR VENTS SHALL MEET THE REQUIREMENTS OF (CBC SEC. 706A, CRC R337.6.2)
H. EXTERIOR WINDOWS, GLAZING IN DOORS: DETAIL/SPECIFY ON THE PLANS THAT ALL (INCLUDING GARAGES) GLAZING IS INSULATED GLASS WITH A MINIMUM OF ONE-TEMPERED PANE OF GLASS MEETING THE REQUIREMENTS OF CBC SECTION 2406 OR GLASS BLOCK OR BE 20-MINUTE RATED TESTED IN ACCORDANCE WITH NFPA 257OR LISTED UNDER SFM 12-7A-2. SPECIFY EACH WINDOW ON THE PLANS AS TEMPERED OR LISTED FOR USE IN WUI AREAS. (CBC 708A & CRC R337.8.2)
I. EXTERIOR DOORS SHALL BE OF APPROVED NON-COMBUSTIBLE CONSTRUCTION; SOLID WOOD 1-3/8" THICK CONSTRUCTION OR SHALL HAVE FIRE RESISTANCE RATING OF NOT LESS THAN 20MIN. WHEN TESTED PER NFPA 252. (CBC 708.3 & CRC R337.8.3)
J. EXTERIOR DECKS SHALL BE CONSTRUCTED WITH IGNITION RESISTANT MATERIALS AND SHALL BE PROTECTED ON ALL EXPOSED SIDES, BELOW THE FLOOR LEVEL WITH MATERIALS APPROVED FOR ONE HOUR FIRE RESISTIVE CONSTRUCTION (CBC 709A & CRC R337.9)
K. ROOF GUTTERS SHALL HAVE MEANS TO PREVENT ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER. (CBC 705A.4, CRC R337.5.4)

CODES

CALIFORNIA FIRE CODE	2019 EDITION	#11-2019
CALIFORNIA BUILDING CODE	2019 EDITION	#12-2019
CALIFORNIA MECHANICAL CODE	2019 EDITION	#12-2019
CALIFORNIA PLUMBING CODE	2019 EDITION	#12-2019
CALIFORNIA ELECTRICAL CODE	2019 EDITION	#12-2019
CALIFORNIA RESIDENTIAL CODE	2019 EDITION	#12-2019
CALIFORNIA ENERGY CODE	2019 EDITION	#33-2007
CALIFORNIA GREEN BUILDING STANDARDS	2019 EDITION	#12-2019

WILDLAND URBAN INTERFACE AREA
ENERGY EFFICIENCY STANDARDS
ALONG WITH ANY OTHER APPLICABLE LOCAL AND STATE LAWS AND REGULATIONS

FIRE NOTES

.INSTALL AN N.F.P.A. 13-D FIRE SPRINKLER SYSTEM COMPLYING WITH LOCAL AMENDMENTS. RESIDENCE SPRINKLER HEADS SHALL BE USED IN THE DWELLING/GUEST PORTIONS OF THE BUILDING. THE SPRINKLER SYSTEM SHALL PROVIDE PROTECTION TO AT LEAST ALL OF THE FOLLOWING AREAS GARAGES, CARPORTS, BATHROOMS, CONCEALED SPACES, WATER HEATER/FURNACE ROOMS, CLOSETS, LAUNDRY ROOMS, ATTIC SPACES, UNDER WALKS, OR OVERHANGS, BALCONIES OR DECK GREATER THAN FOUR FEET IN DEPTH, FLOOR LANDINGS IF WHOLLY OR PARTIAL ENCLOSED, COVERED GUEST CARPORTS OR OTHER AREAS AS REQUIRED. FIRE SPRINKLER TEST WATER MUST DRAIN TO AN APPROPRIATELY-SIZED LANDSCAPED AREA." PLANS SHOWING PIPING OF AFES SHALL BE SUBMITTED FOR APPROVAL PRIOR TO INSTALLATION.
.BUILDING ADDRESS IS TO BE PLAINLY LEGIBLE AND VISIBLE FROM THE PUBLIC STREET. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND.
.THIS PROJECT IS LOCATED IN THE VERY HIGH FIRE HAZARD SEVERITY ZONE AND MUST MEET THE REQUIREMENTS OF THE CALIFORNIA RESIDENTIAL/BUILDING CODE AND THE FREMONT MUNICIPAL CODE.
.PROVIDE CLASS A ROOF COVERING. THE ROOF SHALL BE FIRE STOPPED TO PRECLUDE ENTRY OF FLAME OR EMBERS UNDER ROOF COVERING.
.EXTERIOR WINDOWS AND EXTERIOR GLAZED DOOR ASSEMBLIES SHALL COMPLY WITH ONE OF THE FOLLOWING: BE CONSTRUCTED OF MULTI-PANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE MEETING THE REQUIREMENTS OF SECTION 72406 SAFETY GLAZING OR CONSTRUCTED OF GLASS BLOCK UNITS OR HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 257 OR BE TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-7A-2.

PROJECT INFORMATION

SCOPE OF WORK:	TO BUILT A ONE STORY SINGLE RESIDENCE, WITH A 3-CAR ATTACHED GARAGE, AND A DETACHED 1,200 SF ACCESSORY DWELLING UNIT.
COUNTY:	SANTA CLARA
PARCEL ID:	APN 612-40-029
LOT SQUARE FOOTAGE:	31.45 AC - 1'369,962 S.F. GROSS 25.00 AC - 1'089,000 S.F. NET
NUMBER OF STORIES:	1 (CBC TABLE 503)
OCCUPANCY GROUP: (SECTION 310.1)	R3 & U
CONSTRUCTION TYPE:	TYPE V-B
FIRE SPRINKLERS	SPRINKLERED

PROJECT ANALYSIS

LOT AREA:	31.45 AC - 1,369,962 S.F. GROSS
TOTAL LIVING AREA:	3,871 SF (NOT INCLUDING GARAGE)
GARAGE:	891 SF
TOTAL AREA:	4,762 SF (INCLUDING GARAGE)
TOTAL ADU AREA:	998 SF
FAR:	0.35%
HARDSCAPE AREA:	4,200 SF
DRIVEWAY AREA:	5,400 SF
PLANTER AREA:	5,000 SF
TOTAL IMPERVIOUS AREA:	15,562 SF
PERCENTAGE COVERAGE AREA:	15,562 / 1,369,962 = 0.0114 (OR 1.14%)

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LICENSED ARCHITECT
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C-011442
RENEWAL DATE 1/31/23
STATE OF CALIFORNIA

Revisions:

KEY PLAN

MOUNT HAMILTON RESIDENCE
14,000 MOUNT HAMILTON ROAD
SAN JOSE, CALIFORNIA

Project No: Date: JUN 6, 2022
Sheet Title:

COVER SHEET

Review by: DH
Sheet No:

A0.0

of Sheets

MOUNT HAMILTON RESIDENCE
LANDS OF
VAN N TRIEU

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 ______________________________ AND DATED________________ THIS REPORT IS SUPPLEMENTED BY: 1) THESE PLANS AND SPECIFICATIONS, 2) THE COUNTY OF SANTA CLARA STANDARD DETAILS. 3) THE COUNTY OF SANTA CLARA STANDARD SPECS, 4) STATE OF CALIFORNIA STANDARD DETAILS, 5) STATE OF CALIFORNIA STANDARD SPECIFICATIONS. IN THE EVENT OF CONFLICT THE FORMER SHALL TAKE PRECEDENCE OVER THE LATTER. THE PERFORMANCE AND COMPLETION OF ALL WORK MUST BE TO THE SATISFACTION OF THE COUNTY.
2. DEVELOPER IS RESPONSIBLE FOR INSTALLATION OF THE IMPROVEMENTS SHOWN ON THESE PLANS AND HE OR HIS SUCCESSOR PROPERTY OWNERS ARE RESPONSIBLE FOR THEIR CONTINUED MAINTENANCE.
3. DEVELOPER SHALL BE RESPONSIBLE FOR CORRECTION OF ANY ERRORS OR OMISSIONS IN THESE PLANS. THE COUNTY SHALL BE AUTHORIZED TO REQUIRE DISCONTINUANCE OF ANY WORK AND SUCH CORRECTION AND MODIFICATION OF PLANS AS MAY BE NECESSARY TO COMPLY WITH COUNTY STANDARDS OR CONDITIONS OF DEVELOPMENT APPROVAL.
4. DEVELOPER SHALL OBTAIN ENCROACHMENT PERMITS FROM THE SANTA CLARA VALLEY WATER DISTRICT AND CALIFORNIA DEPARTMENT OF TRANSPORTATION WHERE NEEDED. COPIES OF THESE PERMITS SHALL BE KEPT AT THE JOB SITE FOR REVIEW BY THE COUNTY'S INSPECTOR.
5. DEVELOPER SHALL REMOVE OR TRIM ALL TREES TO PROVIDE AN UNOBSTRUCTED FIFTEEN (15) FOOT VERTICAL CLEARANCE FOR ROADWAY AREA.
6. THIS PLAN AUTHORIZES THE REMOVAL OF ONLY THOSE TREES WITH TRUNK DIAMETERS GREATER THAN 12 INCHES MEASURED 4.5 FEET ABOVE THE GROUND THAT ARE SHOWN TO BE REMOVED UNLESS AN AMENDED PLAN IS APPROVED OR A SEPARATE TREE REMOVAL PERMIT IS OBTAINED FROM THE PLANNING OFFICE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT REMOVAL OF ADDITIONAL TREES HAS BEEN PERMITTED.
7. DEVELOPER SHALL PROVIDE ADEQUATE DUST CONTROL AS REQUIRED BY THE COUNTY INSPECTOR.
8. ALL PERSONS MUST COMPLY WITH SECTION 4442 OF THE PUBLIC RESOURCES CODE AND SECTION 13005 OF THE HEALTH AND SAFETY CODE RELATING TO THE USE OF SPARK ARRESTERS.
9. UPON DISCOVERING OR UNEARTHING ANY BURIAL SITE AS EVIDENCED BY HUMAN SKELETAL REMAINS OR ARTIFACTS, THE PERSON MAKING SUCH DISCOVERY SHALL IMMEDIATELY NOTIFY THE COUNTY CORONER AT (4008) 454–2520 AND LAND DEVELOPMENT ENGINEERING OFFICE AT (408) 299–5730. NO FURTHER DISTURBANCE OF THE SITE MAY BE MADE EXCEPT AS AUTHORIZED BY THE LAND DEVELOPMENT OFFICE IN ACCORD WITH PROVISIONS OF THIS ORDINANCE (COUNTY ORDINANCE CODE SECTION B6–18).
10. THESE PLANS ARE FOR THE WORK DESCRIBED IN THE SCOPE OF WORK ONLY. A SEPARATE PERMIT WILL BE REQUIRED FOR THE SEPTIC LINE CONSTRUCTION.
11. ANY DEVIATION FROM THESE APPROVED PLANS SHALL BE RE–APPROVED IN WRITING BY THE COUNTY ENGINEER PRIOR TO CONSTRUCTION.

CONSTRUCTION STAKING

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

CONSTRUCTION INSPECTION

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

SITE PREPARATION (CLEARING AND GRUBBING)

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

UTILITY LOCATION, TRENCHING & BACKFILL

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

RETAINING WALLS

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

REVISED 10/27/2015

GRADING

1. EXCAVATED MATERIAL SHALL BE PLACED IN THE FILL AREAS DESIGNATED OR SHALL BE HAULED AWAY FROM THE SITE TO A COUNTY APPROVED DISPOSAL SITE. WHERE FILL MATERIAL IS TO BE PLACED ON NATURAL GROUND, IS SHALL BE STRIPPED OF ALL VEGETATION. TO ACHIEVE A PROPER BOND WITH THE FILL MATERIAL, THE SURFACE OF THE GROUND SHALL BE SCARIFIED TO DEPTH OF 6" BEFORE FILL IS PLACED. WHERE NATURAL GROUND IS STEEPER THAN 5:1, IT SHALL BE BENCHED AND THE FILL KEYED IN TO ACHIEVE STABILITY. WHERE NEW FILL IS TO BE PLACED ON EXISTING FILL THE EXISTING FILL SHALL BE REMOVED UNTIL MATERIAL COMPACTED TO 90% RELATIVE COMPACTION IS EXPOSED. THEN THE NEW FILL MATERIAL SHALL BE PLACED AS PER THESE CONSTRUCTION NOTES. FILL MATERIAL SHALL BE PLACED IN UNIFORM LIFTS NOT EXCEEDING 6" IN UNCOMPACTED THICKNESS. BEFORE COMPACTION BEGINS, THE FILL SHALL BE BROUGHT TO A WATER CONTENT THAT WILL PERMIT PROPER COMPACTION BY EITHER 1) AERATING THE FILL IF IT IS TOO WET OR 2) MOISTENING THE FILL WITH WATER IF IT IS TOO DRY. EACH LIFT SHALL BE THOROUGHLY MIXED BEFORE COMPACTION TO ENSURE A UNIFORM DISTRIBUTION OF MOISTURE.
2. EXCESS CUT MATERIAL SHALL NOT BE SPREAD OR STOCKPILED ON THE SITE.
3. SURPLUS EARTH FILL MATERIAL SHALL BE PLACED IN A SINGLE (8" MAX) THICK LAYER COMPACTED TO WITHSTAND WEATHERING IN THE AREA(S) DELINEATED ON THE PLAN.
4. NO ORGANIC MATERIAL SHALL BE PLACED IN ANY FILL. NO TREES SHALL BE REMOVED OUTSIDE OF CUT, FILL OR ROADWAY AREAS.
5. THE UPPER 6" OF SUBGRADE BELOW DRIVEWAY ACCESS ROAD OR PARKING AREA SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY.
6. MAXIMUM CUT SLOPE SHALL BE 2 HORIZONTAL TO 1 VERTICAL. MAXIMUM FILL SLOPE SHALL BE 2 HORIZONTAL TO 1 VERTICAL.

LOCATION	CUT (C.Y.)	FILL (C.Y.)	VERT. DEPTH
RESIDENCE			
ACCESSORY STRUCTURE			
POOL/HARDSCAPE			
LANDSCAPE			
DRIVEWAY			
OFF SITE IMPROVEMENTS			
TOTAL			

NOTE: FILL VOLUMES INCLUDE 10% SHRINKAGE.

EXCESS MATERIAL SHALL BE OFF HAULED TO A COUNTY APPROVED DUMP SITE.

7. NOTIFY SOILS ENGINEER TWO (2) DAYS PRIOR TO COMMENCEMENT OF ANY GRADING WORK TO COORDINATE THE WORK IN THE FIELD.
8. ALL MATERIALS FOR FILL SHOULD BE APPROVED BY THE SOILS ENGINEER BEFORE IT IS BROUGHT TO THE SITE.
9. THE UPPER 6" OF THE SUBGRADE SOIL SHALL BE SCARIFIED, MOISTURE CONDITIONED AND COMPACTED TO A MINIMUM RELATIVE COMPACTION OF 95%
10. ALL AGGREGATE BASE MATERIAL SHALL BE COMPACTED TO A MINIMUM 95% RELATIVE COMPACTION.
11. THE GEOTECHNICAL PLAN REVIEW LETTER MUST BE REVIEWED AND APPROVED BY THE COUNTY GEOLOGIST PRIOR TO FINAL APPROVAL BY THE COUNTY ENGINEER FOR BUILDING OCCUPANCY.
12. THE PROJECT GEOTECHNICAL ENGINEER SHALL PERFORM COMPACTION TESTING AND PRESENT THE RESULTS TO THE COUNTY ENGINEERING INSPECTOR PRIOR TO THE CONSTRUCTION OF ANY PAVED AREA.
13. GRADING WORK BETWEEN OCTOBER 15TH AND APRIL 15TH IS AT THE DISCRETION OF THE SANTA CLARA COUNTY GRADING OFFICIAL.
14. TOTAL DISTURBED AREA FOR THE PROJECT ______________________________SF.
15. WDID NO.____________________________.
16. THE INSPECTOR MAY VERIFY THAT A VALID NOTICE OF INTENT (NOI) HAS BEEN ISSUED BY THE STATE AND THAT A CURRENT AND UP TO DATE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IS AVAILABLE ON SITE.

TREE PROTECTION

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

ACCESS ROADS AND DRIVEWAYS

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

STREET LIGHTING

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

SANITARY SEWER

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

PORTLAND CEMENT CONCRETE

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

AIR QUALITY, LANDSCAPING AND EROSION CONTROL

1. WATER ALL ACTIVE CONSTRUCTION AREAS AT LEAST TWICE DAILY.
2. COVER ALL TRUCKS HAULING SOIL, SAND, AND OTHER LOOSE MATERIALS OR REQUIRE ALL TRUCKS TO MAINTAIN AT LEAST TWO FEET OF FREEBOARD.
3. PAVE, APPLY WATER THREE TIMES DAILY, OR APPLY (NON–TOXIC) SOIL STABILIZERS ON ALL UNPAVED ACCESS ROADS, PARKING AREAS AND STAGING AREAS AT CONSTRUCTION SITES.
4. SWEEP DAILY (WITH WATER SWEEPERS) ALL PAVED ACCESS ROADS, PARKING AREAS AND STAGING AREAS AT CONSTRUCTION SITES. THE USE OF DRY POWDER SWEEPING IS PROHIBITED.
5. SWEEP STREETS DAILY (WITH WATER SWEEPERS) IF VISIBLE SOIL MATERIAL IS CARRIED ONTO ADJACENT PUBLIC STREETS. THE USE OF DRY POWDER SWEEPING IS PROHIBITED.
6. ALL CONSTRUCTION VEHICLES, EQUIPMENT AND DELIVERY TRUCKS SHALL HAVE A MAXIMUM IDLING TIME OF 5 MINUTES (AS REQUIRED BY THE CALIFORNIA AIRBORNE TOXIC CONTROL MEASURE TITLE 13, SECTION 2485 OF CALIFORNIA CODE OF REGULATIONS (CCR)). ENGINES SHALL BE SHUT OFF IF CONSTRUCTION REQUIRES LONGER IDLING TIME UNLESS NECESSARY FOR PROPER OPERATION OF THE VEHICLE.
7. ALL VEHICLE SPEEDS ON UNPAVED ROADS SHALL BE LIMITED TO 15 MILES PER HOUR.
8. ALL CONSTRUCTION EQUIPMENT SHALL BE MAINTAINED AND PROPERLY TUNED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. ALL EQUIPMENT SHALL BE CHECKED BY A CERTIFIED MECHANIC AND DETERMINED TO BE RUNNING IN PROPER CONDITION PRIOR TO OPERATION.
9. POST A SIGN THAT IS AT LEAST 32 SQUARE FEET MINIMUM 2 INCHES LETTER HEIGHT VISIBLE NEAR THE ENTRANCE OF CONSTRUCTION SITE THAT IDENTIFIES THE FOLLOWING REQUIREMENTS. OBTAIN ENCROACHMENT PERMIT FOR SIGN FROM ROADS DEPARTMENT OR OTHER APPLICABLE AGENCY IF REQUIRED.
   A. 15 MILES PER HOUR (MPH) SPEED LIMIT
   B. 5 MINUTES MAXIMUM IDLING TIME OF VEHICLES
   C. TELEPHONE NUMBER TO CONTACT THE BAY AREA AIR QUALITY MANAGEMENT DISTRICT REGARDING DUST COMPLAINTS. NOTE PHONE NUMBER OF THE BAY AREA AIR QUALITY MANAGEMENT DISTRICT AIR POLLUTION COMPLAIN HOTLINE OF 1–800–334–6367.
10. ALL FILL SLOPES SHALL BE COMPACTED AND LEFT IN A SMOOTH AND FIRM CONDITION CAPABLE OF WITHSTANDING WEATHERING.
11. ALL EXPOSED DISTURBED AREAS SHALL BE SEEDED WITH BROME SEED SPREAD AT THE RATE OF 5 LB. PER 1000 SQUARE FEET (OR APPROVED EQUAL). SEEDING AND WATERING SHALL BE MAINTAINED AS REQUIRED TO ENSURE GROWTH.
12. ALL DITCHES SHALL BE LINED PER COUNTY STANDARD SD8.
13. ALL STORM DRAINAGE STRUCTURES SHALL BE INSTALLED WITH EFFECTIVE ENTRANCE & OUTFALL EROSION CONTROLS E.G. SACKED CONCRETE RIP–RAP. ENERGY DISSIPATERS SHALL BE INSTALLED AT ALL DITCH OUTFALLS. WHERE OUTFALLS ARE NOT INTO AN EXISTING CREEK OR WATER COURSE, RUNOFF SHALL BE RELEASED TO SHEET FLOW.
14. PRIOR TO GRADING COMPLETION AND RELEASE OF THE BOND, ALL GRADED AREAS SHALL BE RESEEDED IN CONFORMANCE WITH THE COUNTY GRADING ORDINANCE TO MINIMIZE THE VISUAL IMPACTS OF THE GRADE SLOPES AND REDUCE THE POTENTIAL FOR EROSION OF THE SUBJECT SITE.
15. PERMANENT LANDSCAPING SHOWN ON THE ATTACHED LANDSCAPE PLAN MUST BE INSTALLED AND FIELD APPROVED BY THE COUNTY PLANNING OFFICE PRIOR TO FINAL APPROVAL BY THE COUNTY ENGINEER, AND FINAL OCCUPANCY RELEASE BY THE BUILDING INSPECTION OFFICE.
16. THE OWNER SHALL PREPARE AND PRESENT A WINTERIZATION REPORT TO THE COUNTY INSPECTOR FOR REVIEW PRIOR TO OCTOBER 15TH OF EVERY YEAR.
17. THE OWNER, CONTRACTOR, AND ANY PERSON PERFORMING CONSTRUCTION ACTIVITIES SHALL INSTALL AND MAINTAIN CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPS) ON THE PROJECT SITE AND WITHIN THE SANTA CLARA COUNTY ROAD RIGHT–OF–WAY THROUGHOUT THE DURATION OF THE CONSTRUCTION AND UNTIL THE ESTABLISHMENT OF PERMANENT STABILIZATION AND SEDIMENT CONTROL TO PREVENT THE DISCHARGE OF POLLUTANTS INCLUDING SEDIMENT, CONSTRUCTION MATERIALS, EXCAVATED MATERIALS, AND WASTE INTO THE SANTA CLARA COUNTY RIGHT–OF–WAY, STORM SEWER WATERWAYS, ROADWAY INFRASTRUCTURE. BMPS SHALL INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING;
   A. PREVENTION OF POLLUTANTS IN STORM WATER DISCHARGES FROM THE CONSTRUCTION SITE AND THE CONTRACTOR'S MATERIAL AND EQUIPMENT LAYDOWN / STAGING AREAS.
   B. PREVENTION OF TRACKING OF MUD, DIRT, AND CONSTRUCTION MATERIALS ONTO THE PUBLIC ROAD RIGHT–OF–WAY.
   C. PREVENTION OF DISCHARGE OF WATER RUN–OFF DURING DRY AND WET WEATHER CONDITIONS ONTO THE PUBLIC ROAD RIGHT–OF–WAY.
18. THE OWNER, CONTRACTOR, AND ANY PERSON PERFORMING CONSTRUCTION ACTIVITIES SHALL ENSURE THAT ALL TEMPORARY CONSTRUCTION FACILITIES, INCLUDING BUT NOT LIMITED TO CONSTRUCTION MATERIALS, DELIVERIES, HAZARDOUS AND NON–HAZARDOUS MATERIAL STORAGE, EQUIPMENT, TOOLS, PORTABLE TOILETS, CONCRETE WASHOUT, GARBAGE CONTAINERS, LAYDOWN YARDS, SECONDARY CONTAINMENT AREAS, ETC. ARE LOCATED OUTSIDE THE SANTA CLARA COUNTY ROAD RIGHT–OF–WAY.
19. EROSION CONTROL PLAN IS A GUIDE AND SHALL BE AMENDED AS NECESSARY TO PREVENT EROSION AND ILLICIT DISCHARGES ON A YEAR AROUND BASIS, DEPENDING ON THE SEASON, WEATHER, AND FIELD CONDITIONS. EROSION CONTROL MEASURES IN ADDITION TO THOSE NOTED IN THE PERMITTED PLANS MAY BE NECESSARY. FAILURE TO INSTALL SITE SITE AND SITUATIONALY APPROPRIATE EROSION CONTROL MEASURES MAY RESULT IN VIOLATIONS, FINES, AND A STOPPAGE OF WORK.

STORM DRAINAGE AND STORMWATER MANAGEMENT

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

AS–BUILT PLANS STATEMENT

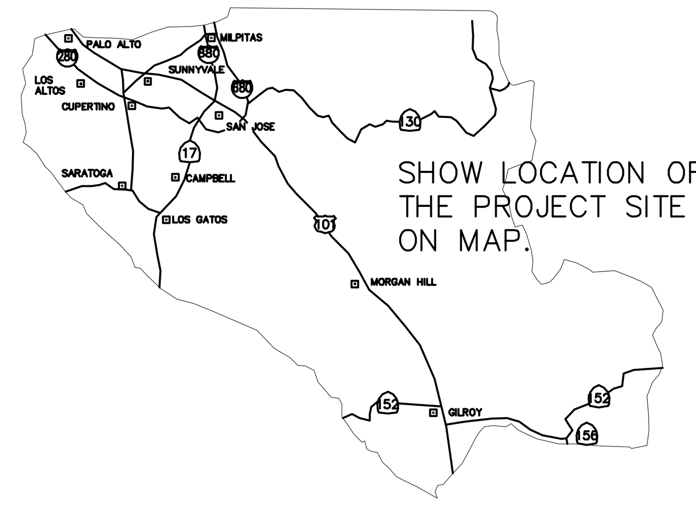
THIS IS A TRUE COPY OF THE AS–BUILT PLANS. THERE (___ WERE) (___ WERE NOT) MINOR FIELD CHANGES – MARKED WITH THE SYMBOL (^). THERE (___WERE) (___ WERE NOT) PLAN REVISIONS INDICATING SIGNIFICANT CHANGES REVIEWED BY THE COUNTY ENGINEER AND MARKED WITH THE SYMBOL △.

DATE ____________________ SIGNATURE ____________________

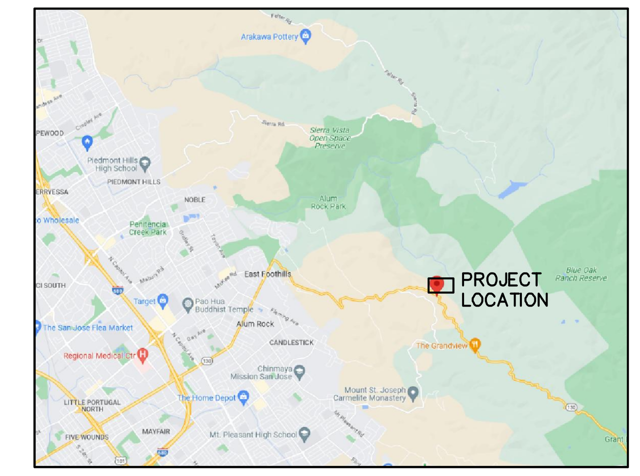
NOTE: THIS STATEMENT IS TO BE SIGNED BY THE PERSON AUTHORIZED BY THE COUNTY ENGINEER TO PERFORM THE INSPECTION WORK. A REPRODUCIBLE COPYOF THE AS–BUILT PLANS MUST BE FURNISHED TO THE COUNTY ENGINEER AFTERCONSTRUCTION.

GEOTECHNICAL ENGINEER OBSERVATION

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



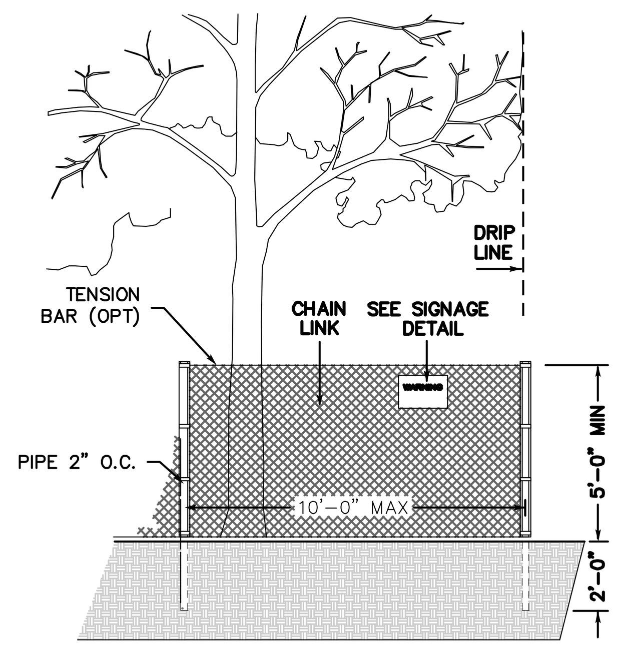
COUNTY LOCATION MAP



VICINITY MAP

SURVEY MONUMENT PRESERVATION

1. THE LANDOWNER / CONTRACTOR MUST PROTECT AND ENSURE THE PERPETUATION OF SURVEY MONUMENTS AFFECTED BY CONSTRUCTION ACTIVITIES.
2. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL LOCATE, STAKE, AND FLAG OR OTHERWISE IDENTIFY WITH PAINT OR OTHER MARKINGS ALL PERMANENT SURVEY MONUMENTS OF RECORD AND ANY UNRECORDED MONUMENTS THAT ARE DISCOVERED THAT ARE WITHIN 50 FEET OF THE CONSTRUCTION ACTIVITY.
3. THE LANDOWNER, CONTRACTOR AND/OR ANY PERSON PERFORMING CONSTRUCTION ACTIVITIES THAT WILL OR MAY DISTURB AN EXISTING MONUMENT, CORNER STAKE, OR ANY OTHER PERMANENT SURVEYED MONUMENT SHALL CAUSE TO HAVE A LICENSED LAND SURVEYOR OR CIVIL ENGINEER, AUTHORIZED TO PRACTICE SURVEYING, ENSURE THAT A CORNER RECORD AND/OR RECORD OF SURVEY ARE FILED WITH THE COUNTY SURVEYOR'S OFFICE PRIOR TO DISTURBING SAID MONUMENTS AND RESET PERMANENT MONUMENT(S) IN THE SURFACE OF THE NEW CONSTRUCTION OR SET A WITNESS MONUMENT(S) TO PERPETUATE THE LOCATION IF ANY PERMANENT MONUMENT COULD BE DESTROYED, DAMAGED, COVERED, DISTURBED, OR OTHERWISE OBLITERATED. THE LICENSED LAND SURVEYOR OR CIVIL ENGINEER SHALL FILE A CORNER RECORD OR RECORD OF SURVEY WITH COUNTY SURVEYOR PRIOR TO FINAL ACCEPTANCE OF THE PROJECT BY THE LAND DEVELOPMENT ENGINEERING INSPECTOR.



EXISTING TREE PROTECTION DETAILS

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

SCOPE OF WORK

1. THE DEVELOPER IS RESPONSIBLE FOR THE INSTALLATION OF THE WORK PROPOSED ON THE EROSION CONTROL PLAN. THE ENGINEER OF RECORD IS RESPONSIBLE FOR THE DESIGN OF THE EROSION CONTROL PLANS AND ANY MODIFICATIONS OF THE EROSION COTROL PLANS TO PREVENT ILLICIT DISCHARGES FROM THE SITE DURING CONSTRUCTION.
2. CONSTRUCTION OF A SINGLE FAMILY RESIDENCE WITH ATTACHED GARAGE AND A DETACHED ACCESSORY DWELLING UNITS.
3. CONSTRUCTION OF A NEW CONCRETE DRIVEWAY.
4. CONSTRUCTION OF RETAINING WALLS.
5. CONSTRUCTION OF STORMWATER FACILITIES.
6. CONSTRUCTION OF SEPTIC SYSTEM AND DISPERSAL FIELD.

LEGEND

DESCRIPTION	PROPSED	EXISTING
PROPERTY LINE		
LOT LINE		
CENTERLINE		
CURB AND GUTTER		
SIDEWALK		
STANDARD CITY BARRICADE		
STANDARD HOODED INLET		
ALTERNATE DRAINAGE INLETS (TYPE AS NOTED)		
CITY SURVEY MONUMENT		
FIRE HYDRANTS		
SANITARY SEWER	SS	SS
STORM SEWER	SD	SD
WATER	W	W
GAS	G	G
SANITARY MANHOLE		SS
STORM MANHOLE		SD
ELECTRICAL CONDUIT	JT	E
EDGE OF PAVEMENT		
DRIVEWAY		
HANDICAP RAMP		
PAVING CONFORM OR OVERLAY TO FORM SMOOTH A.C. TRANSITION		
NEW AC PAVEMENT		

COUNTY OF SANTA CLARA DEPT. OF ROADS AND AIRPORTS

ISSUED BY: ______________ DATE: ______________

ENCROACHMENT PERMIT NO. ______________

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

COUNTY OF SANTA CLARA
LAND DEVELOPMENT ENGINEERING & SURVEYING

GRADING / DRAINAGE PERMIT NO. ______________

ISSUED BY: ______________ DATE: ______________

ENGINEER'S STATEMENT

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

DATE ______________ SIGNATURE ______________

61124
R.C.E. NO.

12/31/2024
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 OF (OR DEPARTURE FROM) THE SPECIFICATIONS OF THE PLANS, THE COUNTY SHALL HAVE THE AUTHORITY TO REQUIRE THE SUSPENSION OF WORK, AND THE NECESSARY MODIFICATION OR DEPARTURE AND TO SPECIFY THE MANNER IN WHICH THE SAME IS TO BE MADE.

DATE ______________ ______________

R.C.E. NO. EXPIRATION DATE

SHEET INDEX

C0.0	COVER SHEET
C1.0	EXISTING CONDITIONS PLAN
C2.0–C2.1	SITE PLAN
C3.0–C3.1	GRADING AND DRAINAGE PLAN
BMP–1	BEST MANAGEMENT PRACTICES (1 OF 2)
BMP–2	BEST MANAGEMENT PRACTICES (2 OF 2)

ENGINEER'S NAME: ANH TUAN H. NGUYEN, P.E.
RCE 61124

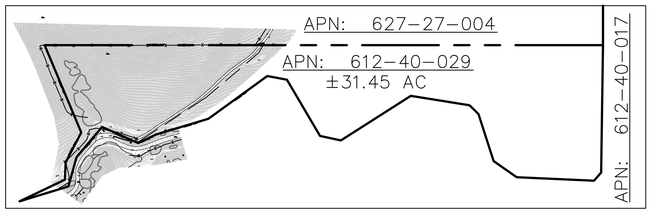
ADDRESS: 1730 N. FIRST STREET, SUITE 600
SAN JOSE, CA 95112

PHONE NO. (408) 467–9155
FAX NO. (408) 467–9199

Revision	Date	APN / Co. File	Sheet
Revision 1	Date	APN 612–40–029	Sheet 1 of 8
Revision 2	Date	Co. File	
Revision 3	Date		

APPLICANT: ROAD: COUNTY FILE NO.:

ENLARGED SITE PLAN
1"=30'



OVERALL SITE PLAN
1"=300'

ABBREVIATION

BLDG	BUILDING
BNDY	BOUNDARY
CB	CATCH BASIN
CONC	CONCRETE
COR	CORNER
CLF	CHAIN LINK FENCE
EB	ELECTRICAL BOX
ESMT	EASEMENT
EV	ELECTRICAL VAULT
FC	FACE OF CURB
INV	INVERT
MW	MONITORING WELL
TC	TOP OF CURB
TB	TELEPHONE BOX
UB	UTILITY BOX

LEGEND

	BOUNDARY LINE
	ADJACENT LOT LINE
	EASEMENT LINE
G	GAS LINE
W	WATER LINE
SS	SANITARY SEWER LINE
SD	STORM DRAIN LINE
TEL	TELEPHONE LINE
E	ELECTRICAL LINE
X	FENCE LINE

GRAPHIC SCALE
30 0 30 60

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REGISTERED PROFESSIONAL ENGINEER
MINH TUAN H. NGUYEN
No. 61124
CIVIL
STATE OF CALIFORNIA

Revisions:

KEY PLAN

MOUNT HAMILTON RESIDENCE
14,000 MOUNT HAMILTON ROAD
SAN JOSE, CALIFORNIA

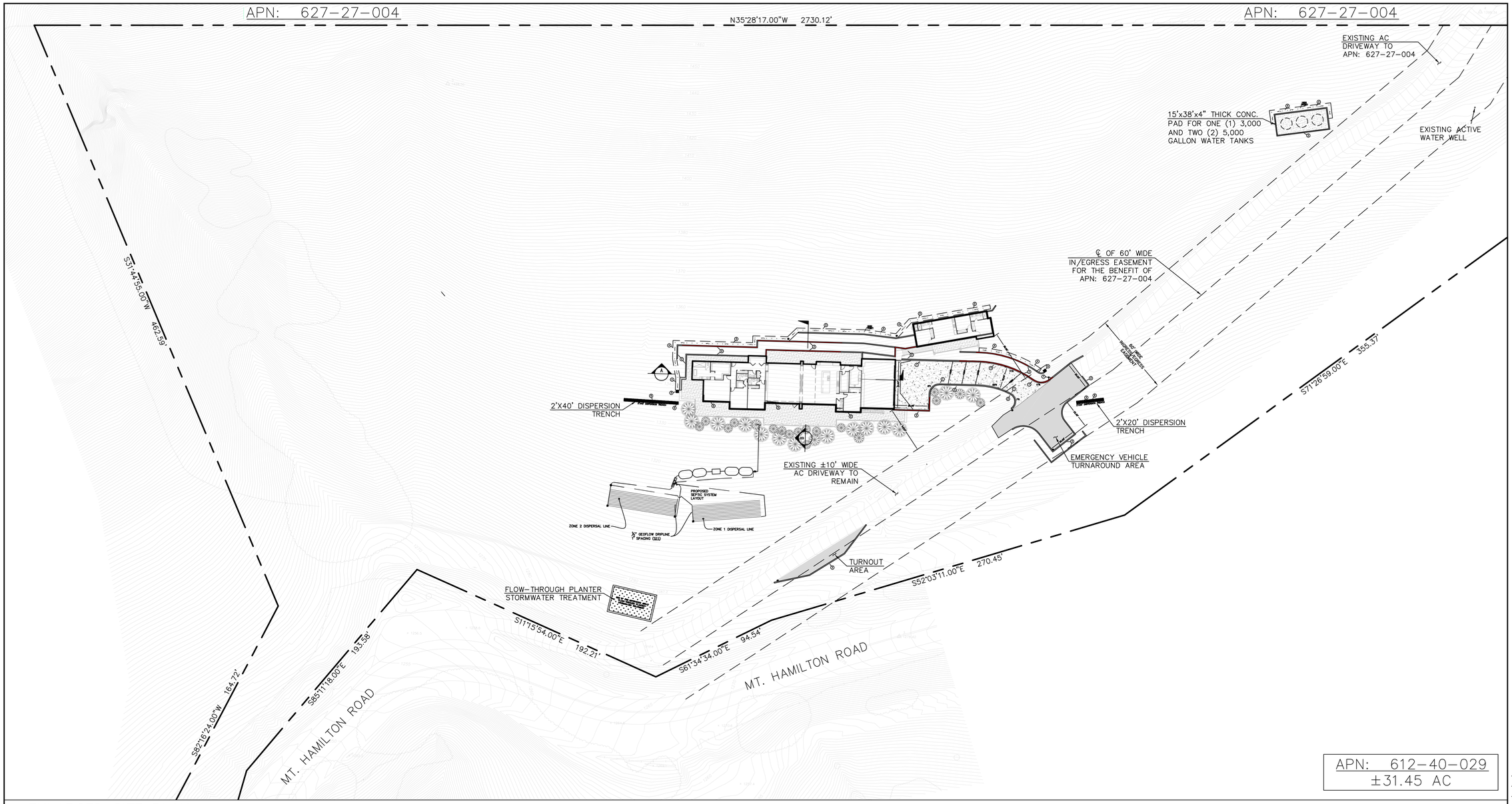
Project No: Date:12/29/2022
Sheet Title:

EXISTING CONDITIONS PLAN

Review by:
Sheet No:

C1.0

of Sheets



ENLARGED SITE PLAN
1"=30'

LEGEND

- NEW AC DRIVEWAY. STRUCTURAL SECTION SHALL BE MIN. 2.5" TYPE "B" AC OVER 4" CLASS II AB OR MATCH EXISTING.
- CONCRETE DRIVEWAY SHALL BE MIN. 6" PCC OVER 6" CLASS II AB
- CONCRETE EXTERIOR SLAB SHALL BE MIN. 4" PCC OVER 4" CLASS II AB
- FLOW DIRECTION

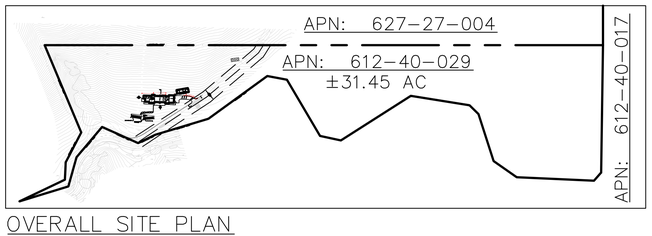
KEY NOTES

1. CONCRETE VERTICAL CURB
2. RETAINING WALL
3. UNLINED 3' WIDE SWALE/DITCH
4. LINED 3' WIDE SWALE/DITCH
5. CHRISTY V64 DRAIN BOX OR APPROVED EQUAL
6. 2' WIDE DISPERSION TRENCH
7. WHARF HYDRANT

SLOPE DENSITY CALCULATIONS

S = (0.00229 x IL) / A

I = CONTOUR INTERVAL	= 5'
L = SUMMATION OF INDIVIDUAL CONTOUR LENGTHS	= 3,244'
A = DEVELOPMENT AREA WITH 25' BUFFER	= 0.96 AC
S = AVERAGE SLOPE	= 38.69%



OVERALL SITE PLAN
1"=300'

GRAPHIC SCALE
30 0 30 60

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Revisions:

KEY PLAN

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14,000 MOUNT HAMILTON ROAD
SAN JOSE, CALIFORNIA

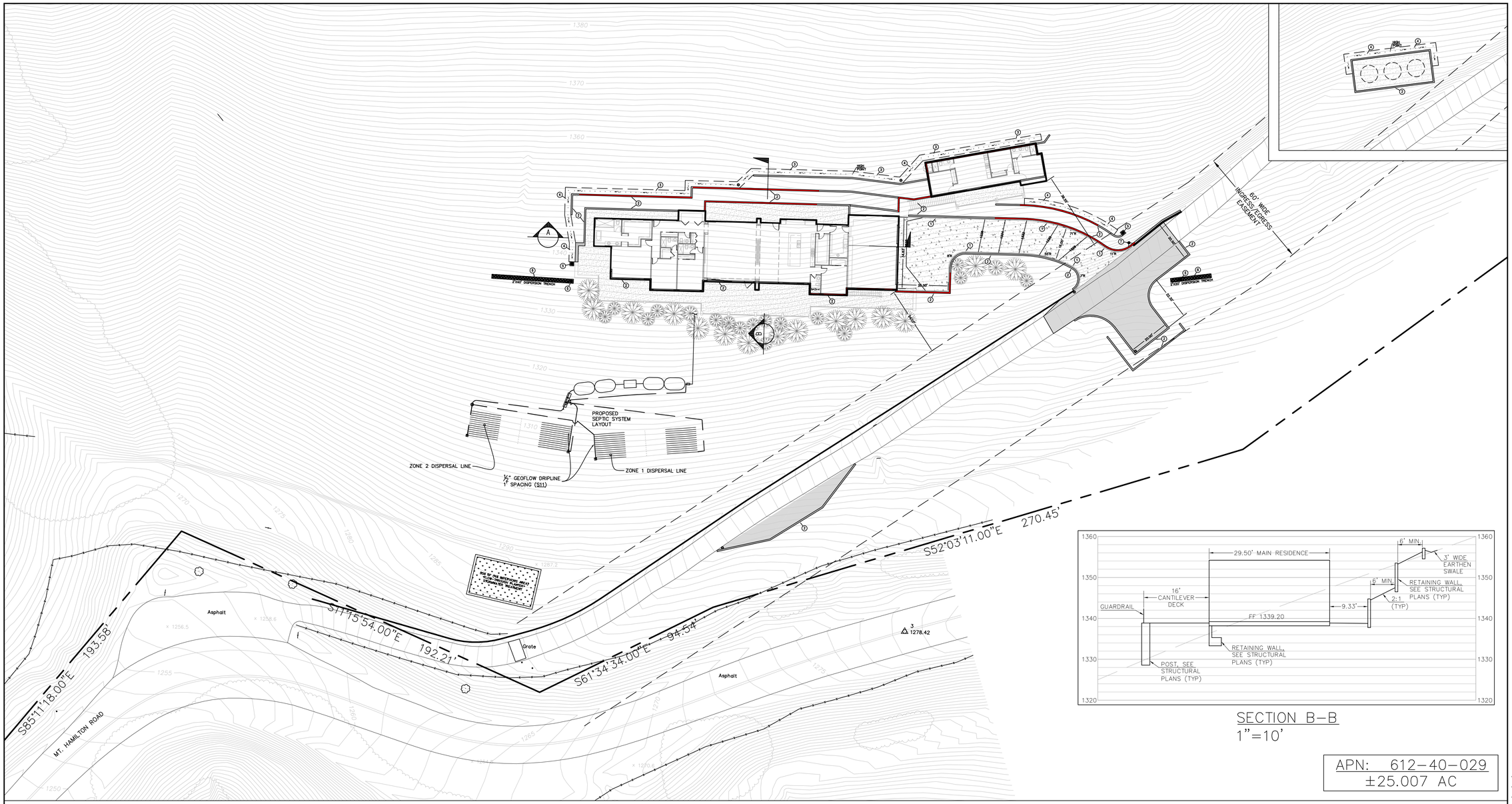
Project No: Date:12/29/2022
Sheet Title:

SITE PLAN

Review by:
Sheet No:

C2.0

of Sheets



ENLARGED SITE PLAN
1"=10'

SECTION B–B
1"=10'

APN: 612–40–029
±25.007 AC

LEGEND

- NEW AC DRIVEWAY. STRUCTURAL SECTION SHALL BE MIN. 2.5" TYPE "B" AC OVER 4" CLASS II AB OR MATCH EXISTING.
- CONCRETE DRIVEWAY SHALL BE MIN. 6" PCC OVER 6" CLASS II AB
- CONCRETE EXTERIOR SLAB SHALL BE MIN. 4" PCC OVER 4" CLASS II AB
- FLOW DIRECTION

KEY NOTES

1. CONCRETE VERTICAL CURB
2. RETAINING WALL
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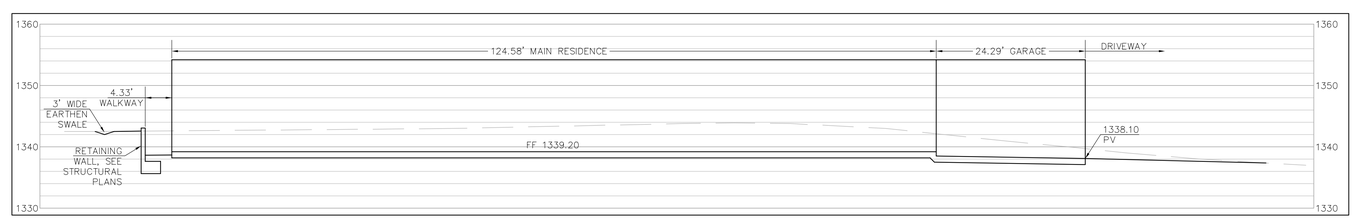

SECTION A–A
1"=10'

SLOPE DENSITY CALCULATIONS

S = (0.00229 x IL) / A

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KEY PLAN

MOUNT HAMILTON RESIDENCE
14,000 MOUNT HAMILTON ROAD
SAN JOSE, CALIFORNIA

Project No: Date: 12/29/2022
Sheet Title:
ENLARGED SITE PLAN

Review by:
Sheet No:
C2.1
of Sheets

ENLARGED SITE PLAN
1"=30'

LEGEND

NEW AC DRIVEWAY. STRUCTURAL SECTION SHALL BE MIN. 2.5" TYPE "B" AC OVER 4" CLASS II AB OR MATCH EXISTING.

CONCRETE DRIVEWAY SHALL BE MIN. 6" PCC OVER 6" CLASS II AB

CONCRETE EXTERIOR SLAB SHALL BE MIN. 4" PCC OVER 4" CLASS II AB

FLOW DIRECTION

1340.00BW BOTTOM OF WALL ELEVATION

1340.00FL FLOW LINE ELEVATION

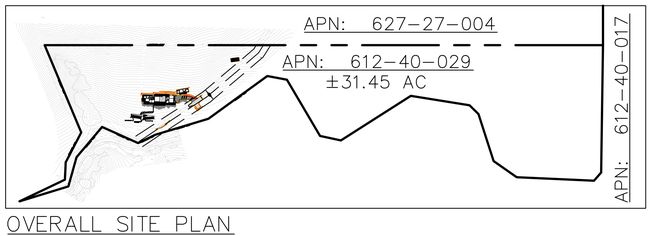
1340.00PV FINISHED PAVEMENT ELEVATION

1340.00TW TOP OF WALL ELEVATION

(1350) EXISTING ELEVATION

1350 NEW ELEVATION

GRADING QUANTITIES (CUBIC YARDS)						
	CUT	FILL	NET	MAX CUT (FEET)	MAX FILL (FEET)	EXEMPT?
RESIDENCE	-1,111	91	-1,020	-13.2	+6.6	Y
WATER TANK PAD	-30	11	-19	-4.0	+3.0	N
DRIVEWAY	-300	213	-87	-9.0	+7.8	N
LANDSCAPE	-448	24	-424	-12.3	+5.7	N
TOTAL	**-1,889**	**339**	**-1,550**			



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SAN JOSE, CALIFORNIA

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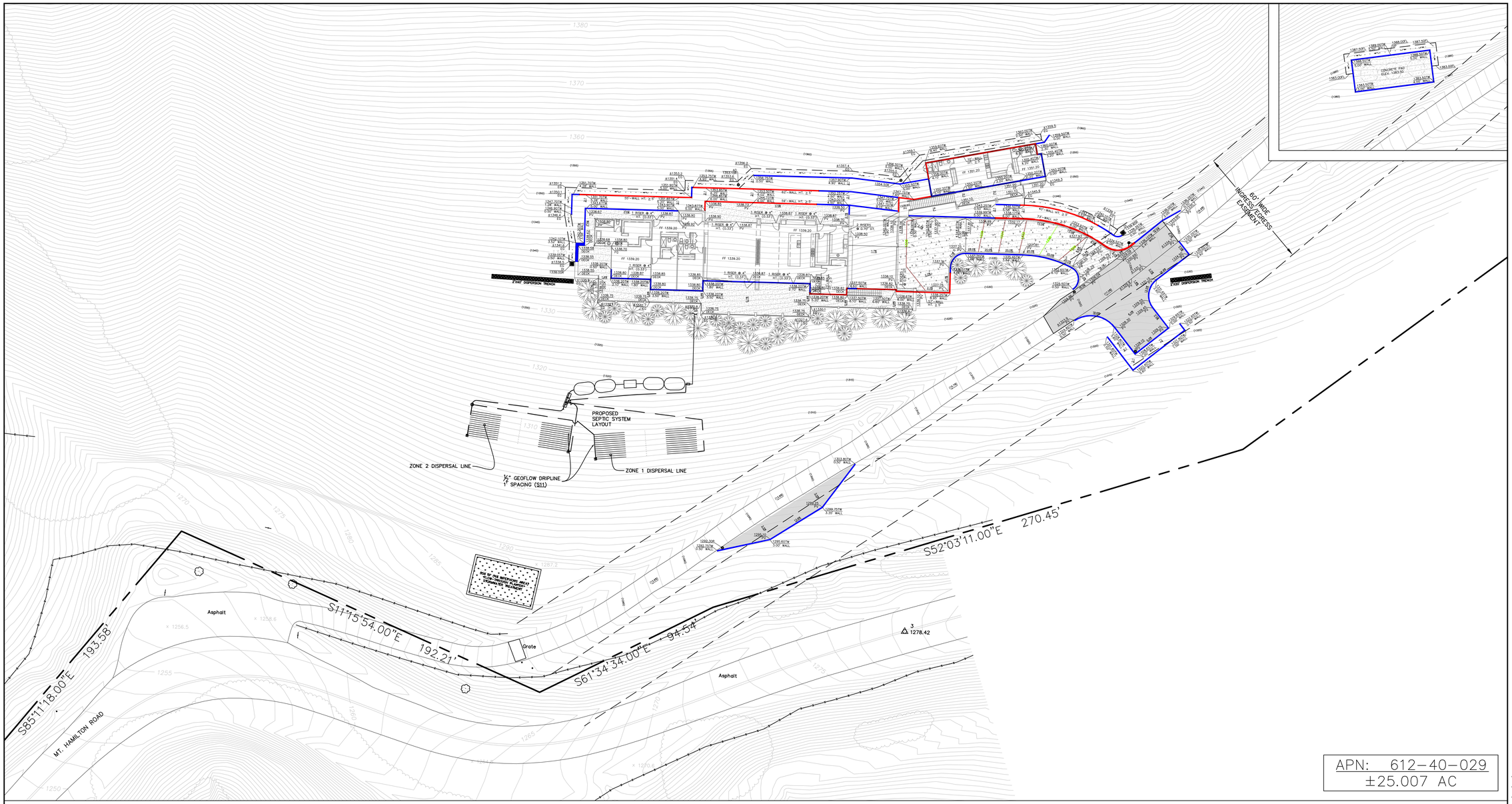
GRADING AND DRAINAGE PLAN

Review by:
Sheet No:

C3.0

of Sheets



APN: 612-40-029
±25.007 AC

ENLARGED SITE PLAN
1"=10'

LEGEND

NEW AC DRIVEWAY. STRUCTURAL SECTION SHALL BE MIN. 2.5" TYPE "B" AC OVER 4" CLASS II AB OR MATCH EXISTING.

CONCRETE DRIVEWAY SHALL BE MIN. 6" PCC OVER 6" CLASS II AB

CONCRETE EXTERIOR SLAB SHALL BE MIN. 4" PCC OVER 4" CLASS II AB

FLOW DIRECTION

1340.00BW BOTTOM OF WALL ELEVATION

1340.00FL FLOW LINE ELEVATION

1340.00PV FINISHED PAVEMENT ELEVATION

1340.00TW TOP OF WALL ELEVATION

(1350) EXISTING ELEVATION

1350 NEW ELEVATION

GRADING QUANTITIES (CUBIC YARDS)

	CUT	FILL	NET	MAX CUT (FEET)	MAX FILL (FEET)	EXEMPT?
RESIDENCE	-1,111	91	-1,020	-13.2	+6.6	Y
WATER TANK PAD	-30	11	-19	-4.0	+3.0	N
DRIVEWAY	-300	213	-87	-9.0	+7.8	N
LANDSCAPE	-448	24	-424	-12.3	+5.7	N
TOTAL	**-1,889**	**339**	**-1,550**			

GRAPHIC SCALE
20 0 20 40

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www.bkf.com

REGISTERED PROFESSIONAL ENGINEER
JONATHAN H. HOFFER
No. 61124
CIVIL
STATE OF CALIFORNIA

Revisions:

KEY PLAN

MOUNT HAMILTON RESIDENCE
14,000 MOUNT HAMILTON ROAD
SAN JOSE, CALIFORNIA

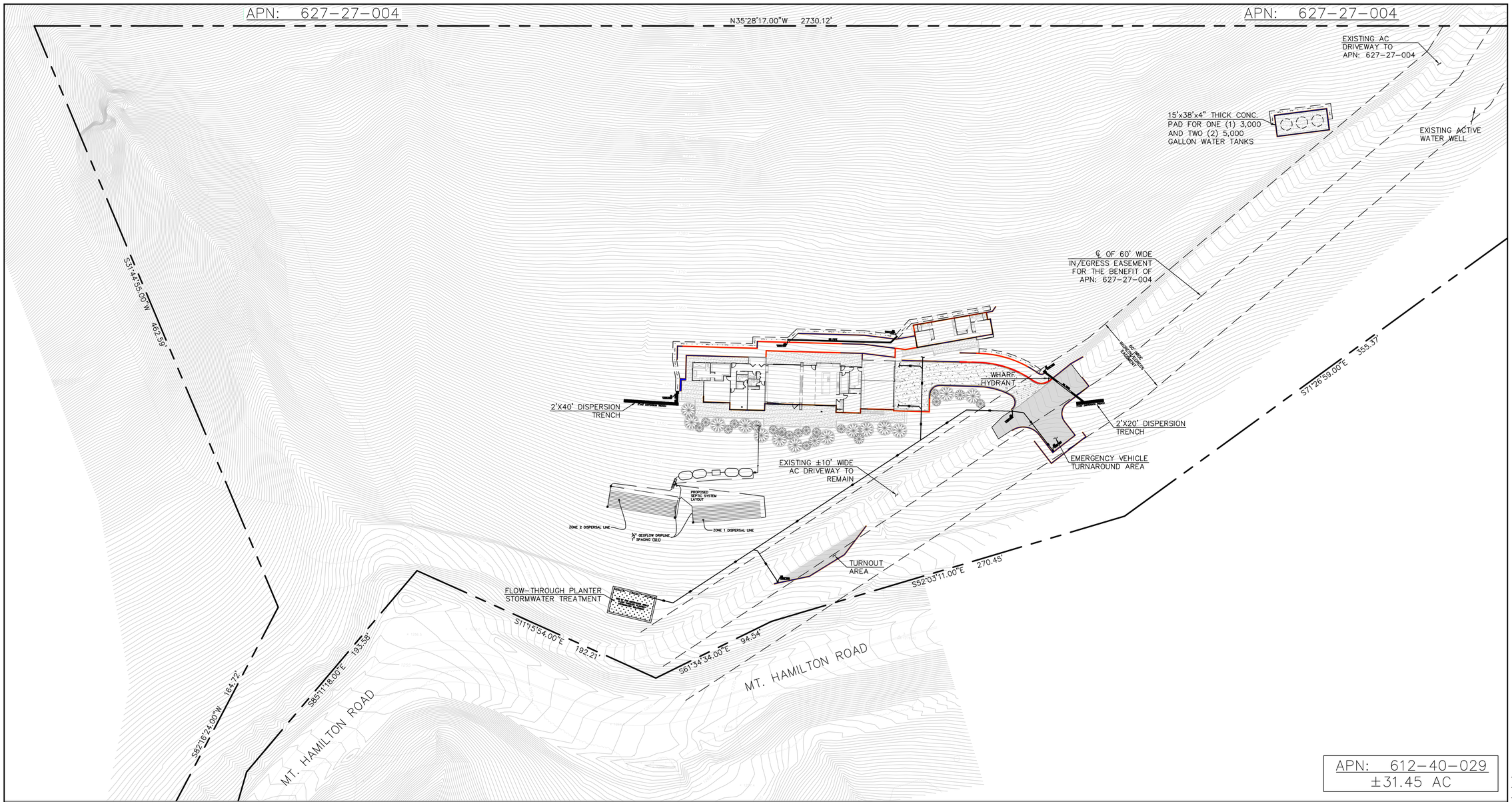
Project No: Date:12/29/2022
Sheet Title:

ENLARGED GRADING AND DRAINAGE PLAN

Review by:
Sheet No:

C3.1

of Sheets



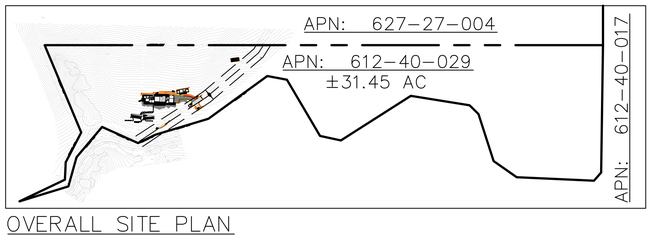
ENLARGED SITE PLAN
1"=30'

LEGEND

NEW AC DRIVEWAY. STRUCTURAL SECTION SHALL BE MIN. 2.5" TYPE "B" AC OVER 4" CLASS II AB OR MATCH EXISTING.

CONCRETE DRIVEWAY SHALL BE MIN. 6" PCC OVER 6" CLASS II AB

CONCRETE EXTERIOR SLAB SHALL BE MIN. 4" PCC OVER 4" CLASS II AB



OVERALL SITE PLAN
1"=300'

GRAPHIC SCALE
30 0 30 60

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MOUNT HAMILTON RESIDENCE
14,000 MOUNT HAMILTON ROAD
SAN JOSE, CALIFORNIA

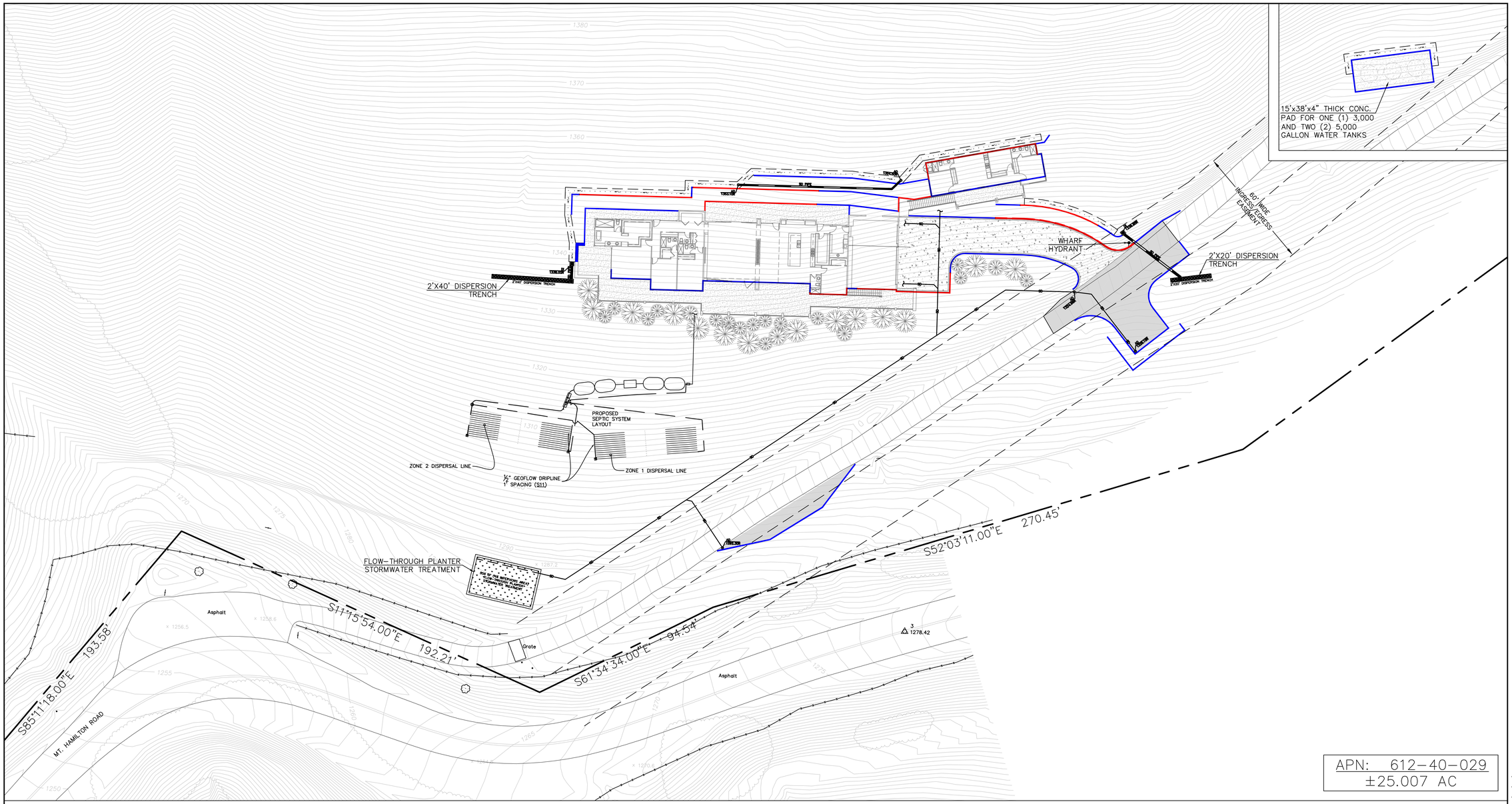
Project No: Date:12/29/2022
Sheet Title:

UTILITY PLAN

Review by:
Sheet No:

C4.0

of Sheets



APN: 612-40-029
±25.007 AC

ENLARGED SITE PLAN
1"=10'

LEGEND

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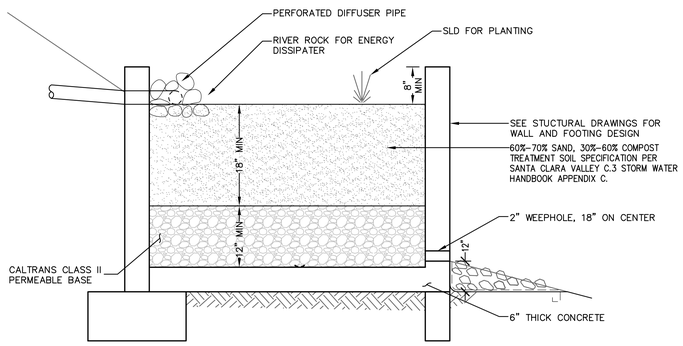
CONCRETE EXTERIOR SLAB SHALL BE MIN. 4" PCC OVER 4" CLASS II AB



FLOW-THROUGH PLANTER
NOT TO SCALE

GRAPHIC SCALE
20 0 20 40

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Revisions:

KEY PLAN

MOUNT HAMILTON RESIDENCE
14,000 MOUNT HAMILTON ROAD
SAN JOSE, CALIFORNIA

Project No: Date:12/29/2022
Sheet Title:

ENLARGED UTILITY PLAN

Review by:
Sheet No:

C4.1

of Sheets

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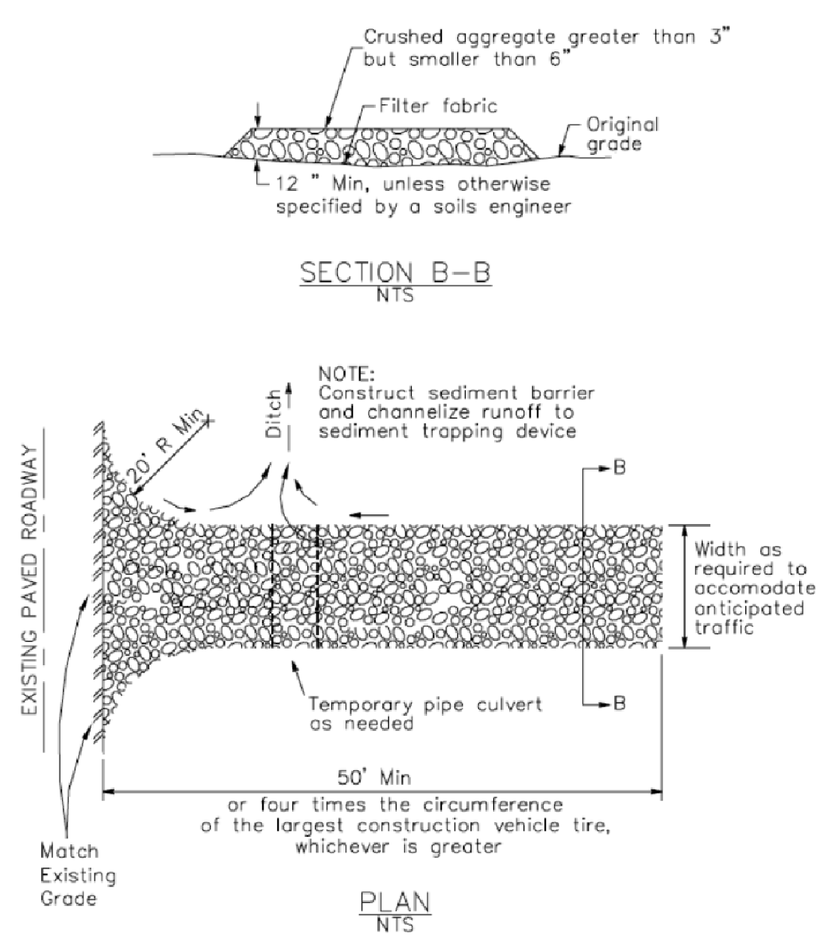
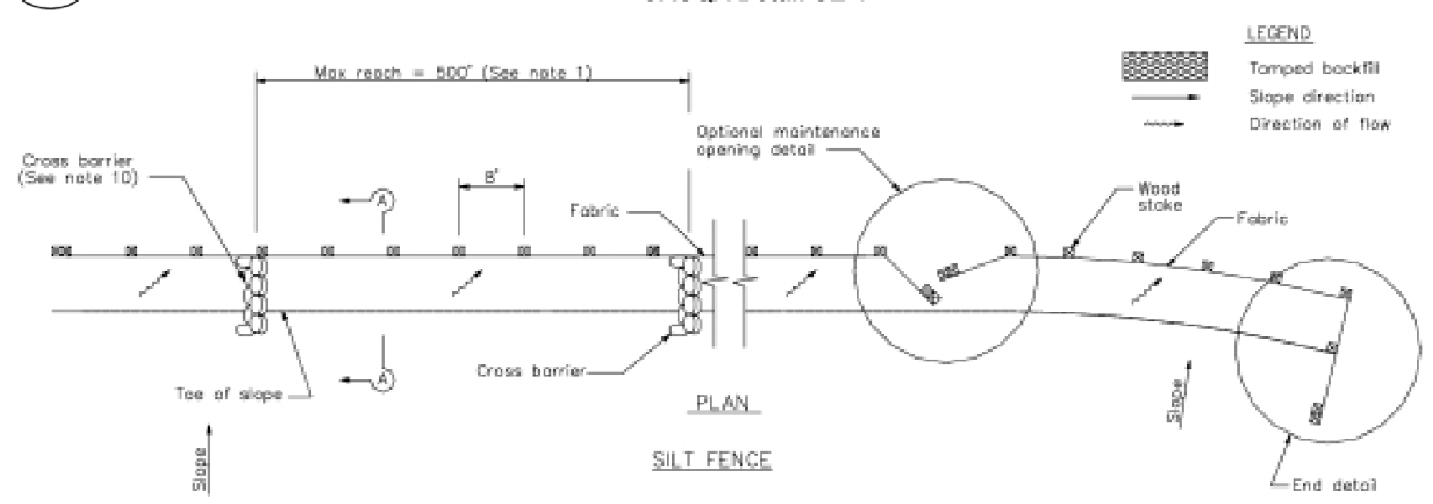
3 Stabilized Construction Entrance/Exit

CASQA Detail TC-1



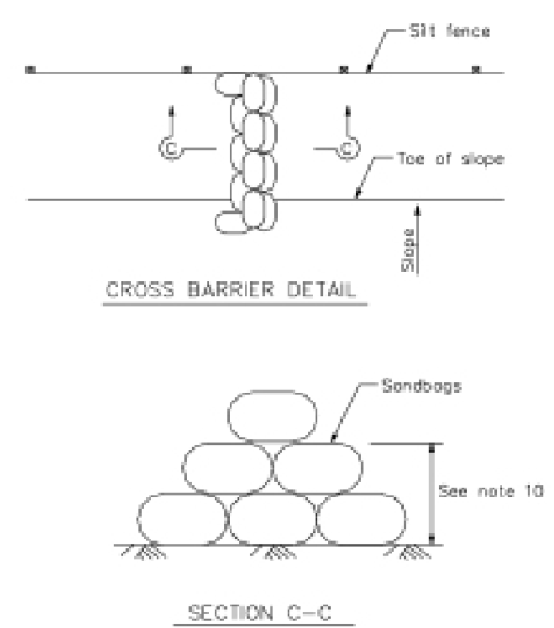
1 Silt Fence

CASQA Detail SE-1



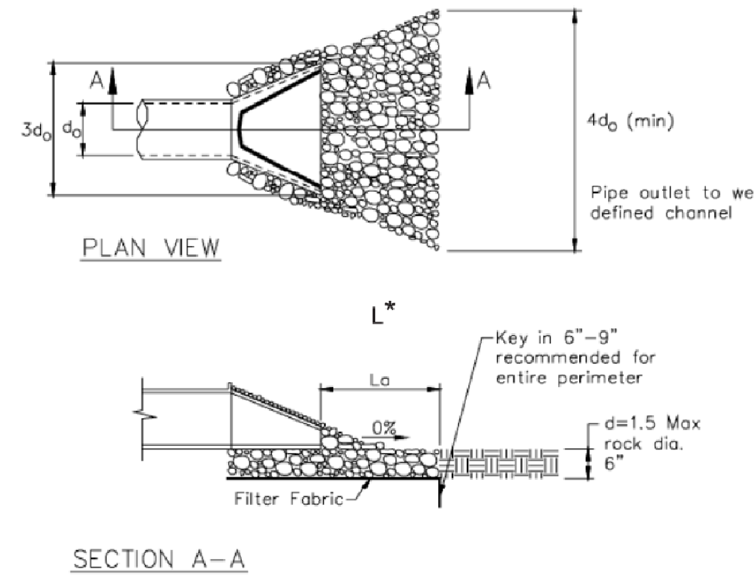
NOTES

1. Construct the length of each reach so that the change in base elevation along the reach does not exceed 1/3 the height of the linear barrier, in no case shall the reach length exceed 500'.
2. The last 8'-0" of fence shall be turned up slope.
3. Stake dimensions are nominal.
4. Dimension may vary to fit field condition.
5. Stakes shall be spaced at 8'-0" maximum and shall be positioned on downstream side of fence.
6. Stakes to overlap and fence fabric to fold around each stake one full turn. Secure fabric to stake with 4 staples.
7. Stakes shall be driven tightly together to prevent potential flow-through of sediment at joint. The tops of the stakes shall be secured with wire.
8. For end stake, fence fabric shall be folded around two stakes one full turn and secured with 4 staples.
9. Minimum 4 staples per stake. Dimensions shown are typical.
10. Cross barriers shall be a minimum of 1/3 and a maximum of 1/2 the height of the linear barrier.
11. Maintenance openings shall be constructed in a manner to ensure sediment remains behind silt fence.
12. Joining sections shall not be placed at sump locations.
13. Sandbag rows and layers shall be offset to eliminate gaps.



4 Velocity Dissipation Devices

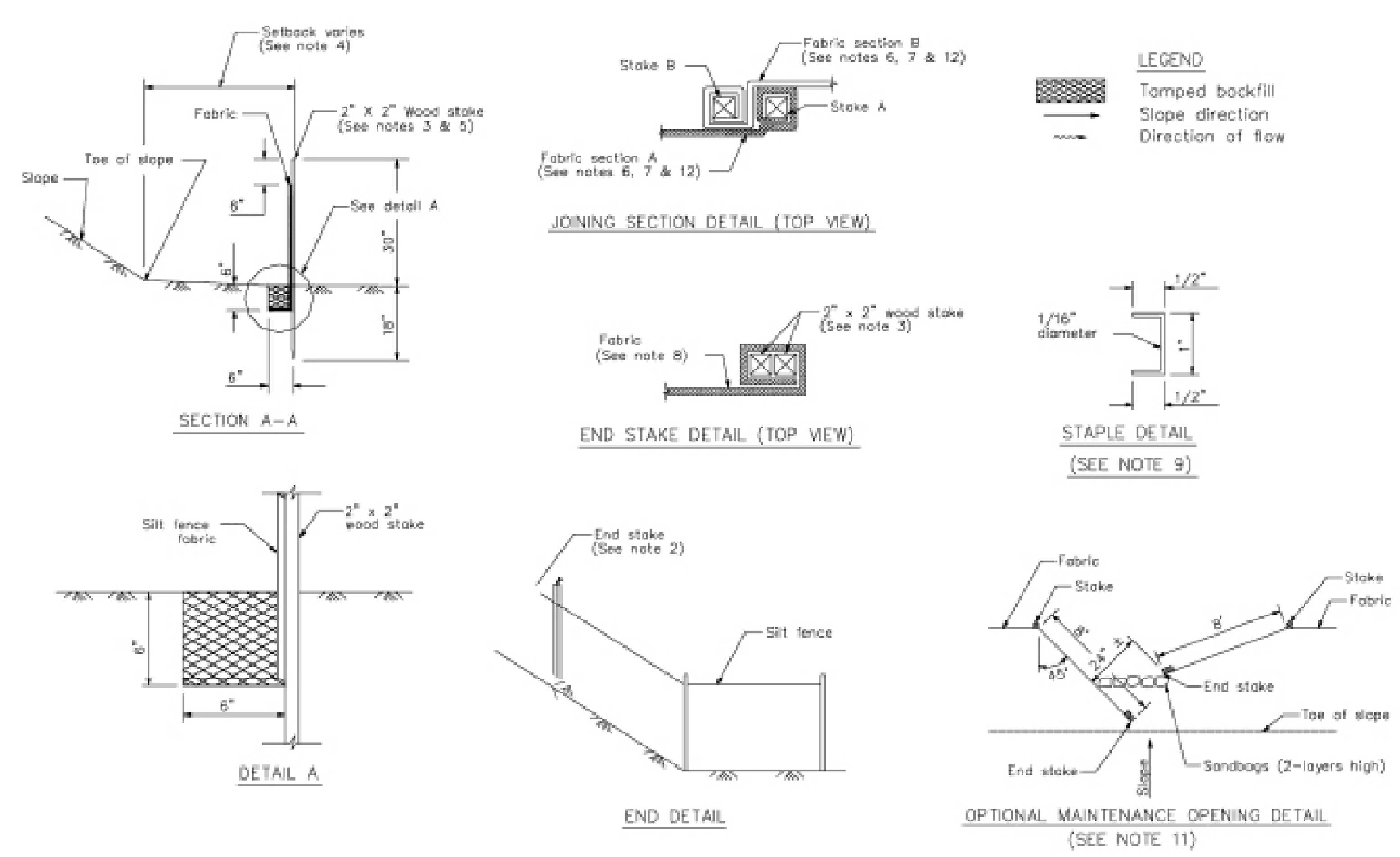
CASQA Detail EC-10



* Length per ABAG Design Standards

2 Silt Fence

CASQA Detail SE-1



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

STANDARD BEST MANAGEMENT PRACTICE NOTES

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

STANDARD EROSION CONTROL NOTES

1. Sediment Control Management:

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

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

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

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

   Stockpiling: Excavated soils shall not be placed in streets or on paved areas. Borrow and temporary stockpiles shall be protected with appropriate erosion control measures(tarps, straw bales, silt fences, ect.) to ensure silt does not leave the site or enter the storm drain system or neighboring watercourse.

2. Erosion Control: During the rainy season, all disturbed areas must include an effective combination of erosion and sediment control. It is required that temporary erosion control measures are applied to all disturbed soil areas prior to a rain event. During the non-rainy season, erosion control measures must be applied sufficient to control wind erosion at the site.
3. Inspection & Maintenance: Disturbed areas of the Project's site, locations where vehicles enter or exit the site, and all erosion and sediment controls that are identified as part of the Erosion Control Plans must be inspected by the Contractor before, during, and after storm events, and at least weekly during seasonal wet periods. Problem areas shall be identified and appropriate additional and/or alternative control measures implemented immediately, within 24 hours of the problem being identified.
4. Project Completion: Prior to project completion and signoff by the County Inspector, all disturbed areas shall be reseeded, planted, or landscaped to minimize the potential for erosion on the subject site.
5. It shall be the Owner's/Contractor's responsibility to maintain control of the entire construction operation and to keep the entire site in compliance with the erosion control plan.
6. Erosion and sediment control best management practices shall be operable year round or until vegetation is fully established on landscaped surfaces.

Project Information

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

BMP-1

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Revisions:

KEY PLAN

MOUNT HAMILTON RESIDENCE
14,000 MOUNT HAMILTON ROAD
SAN JOSE, CALIFORNIA

Project No: Date:12/29/2022
Sheet Title:

BEST MANAGEMENT PRACTICES

Review by:
Sheet No:

BMP-1

of Sheets

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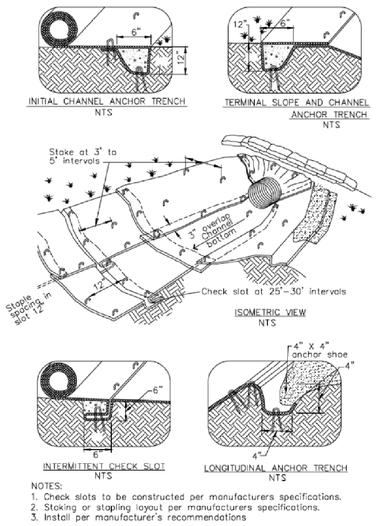
REGISTERED PROFESSIONAL ENGINEER
JONATHAN H. HOYER
No. 61124
CIVIL
STATE OF CALIFORNIA

7 Geotextiles and Mats

CASQA Detail EC-7

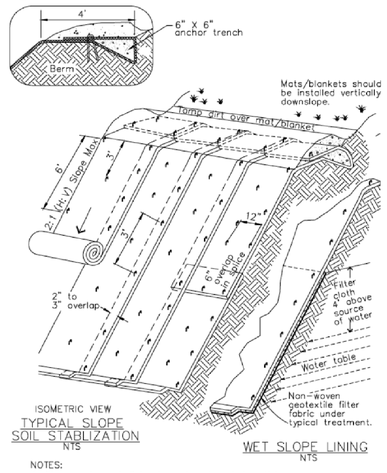


NOTES:
1. Check slots to be constructed per manufacturers specifications.
2. Staking or stapling layout per manufacturers specifications.
3. Install per manufacturer's recommendations

TYPICAL INSTALLATION DETAIL

5 Geotextiles and Mats

CASQA Detail EC-7

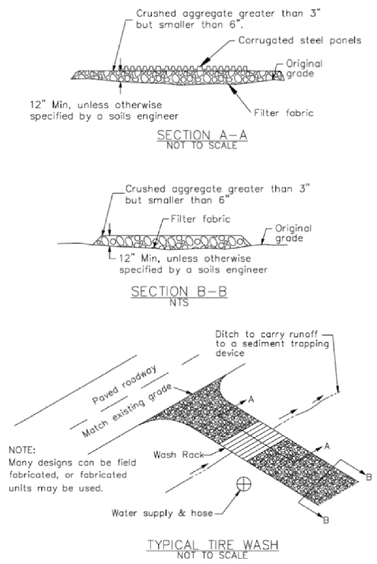


NOTES:
1. Slope surface shall be free of rocks, clods, sticks and grass. Mats/blankets shall have good soil contact.
2. Lay blankets loosely and stake or staple to maintain direct contact with the soil. Do not stretch.
3. Install per manufacturer's recommendations

TYPICAL INSTALLATION DETAIL

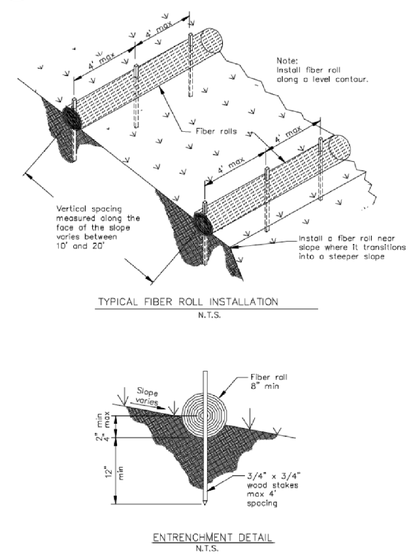
3 Entrance/Outlet Tire Wash

CASQA Detail TC-3



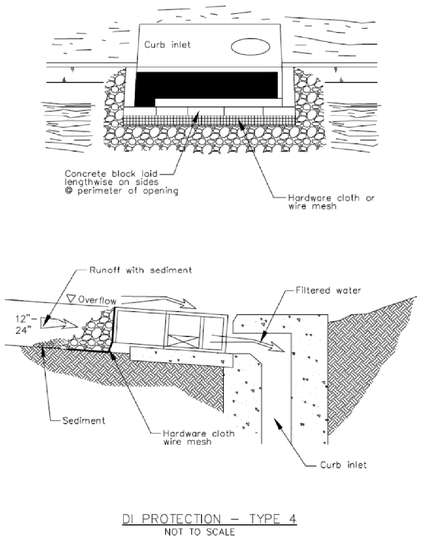
1 Fiber Rolls

CASQA Detail SE-5



8 Storm Drain Inlet Protection

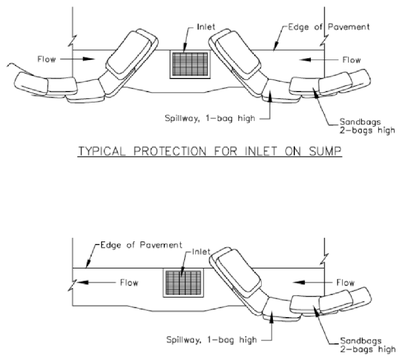
CASQA Detail SE-10



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

6 Storm Drain Inlet Protection

CASQA Detail SE-10

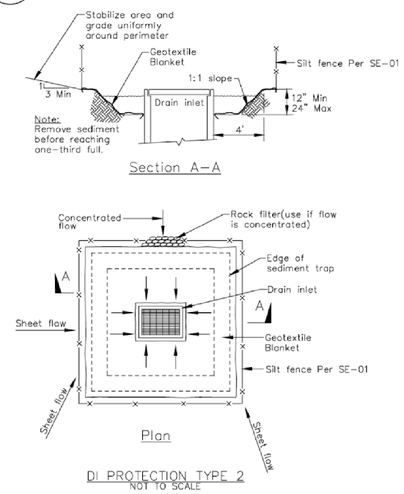


NOTES:
1. Intended for short-term use.
2. Use to inhibit non-storm water flow.
3. Allow for proper maintenance and cleanup.
4. Bags must be removed after adjacent operation is completed
5. Not applicable in areas with high silts and clays without filter fabric.

DI PROTECTION TYPE 3
NOT TO SCALE

4 Storm Drain Inlet Protection

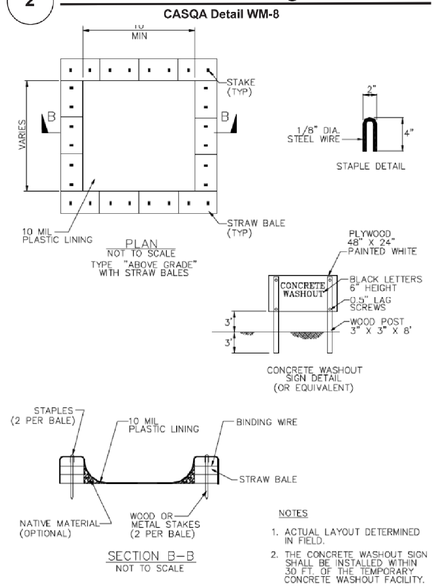
CASQA Detail SE-10



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

2 Concrete Waste Management

CASQA Detail WM-8



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

Project Information

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

BMP-2

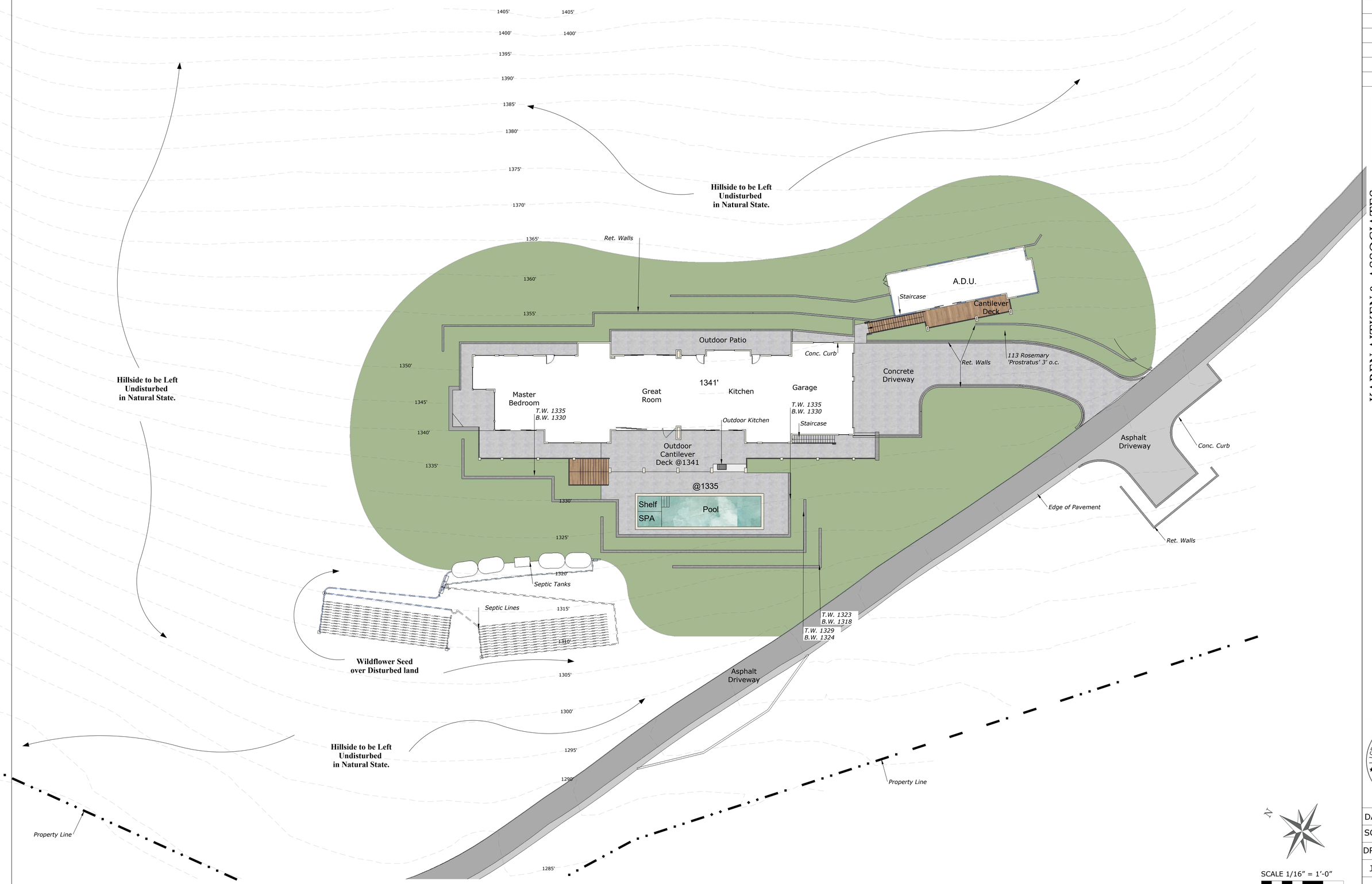
Revisions:

KEY PLAN

MOUNT HAMILTON RESIDENCE
14,000 MOUNT HAMILTON ROAD
SAN JOSE, CALIFORNIA

Project No: Date:12/29/2022
Sheet Title:
BEST MANAGEMENT PRACTICES

Review by:
Sheet No:
BMP-2
of Sheets



REVISIONS	BY

KAREN AITKEN & ASSOCIATES
LANDSCAPE ARCHITECTS

8262 Rancho Real Gilroy Ca. 95020
Calif. Reg.#2239 (408) 842-0245
karen@KAA.Design

TRIEU RESIDENCE

14000 Mount Hamilton Rd., San Jose, CA.

LAYOUT PLAN

LICENSED LANDSCAPE ARCHITECT
KAREN JONES AITKEN
No. 2239
Exp. 8-31-23
STATE OF CALIFORNIA

DATE	07-18-23
SCALE	1/16"=1'-0"
DRAWN	IN
JOB	TRIEU

L-1

SCALE 1/16" = 1'-0"
0 16 32

*** NOTES (E) = Existing**

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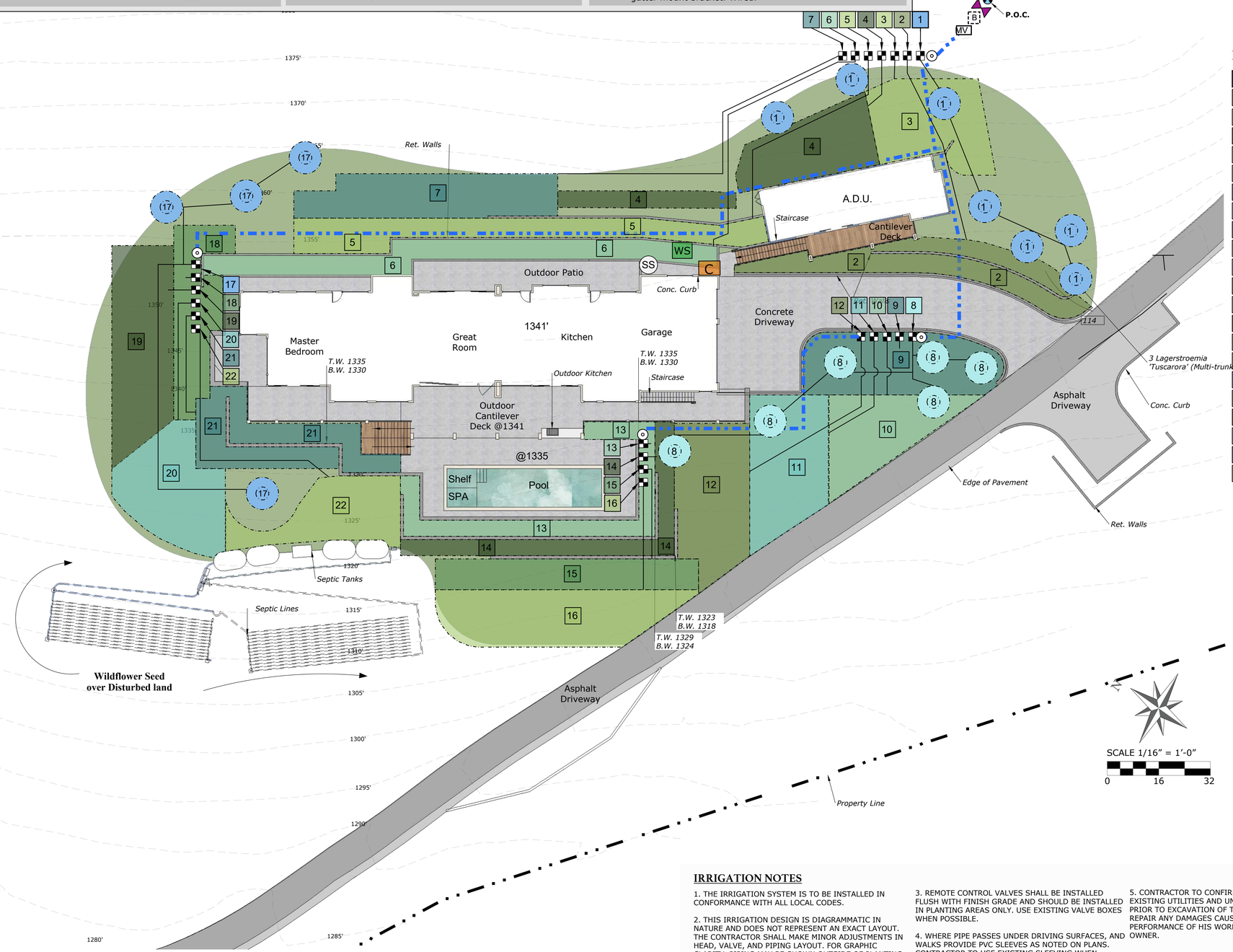
IRRIGATION KEY

- **P.O.C.** Point of Connection
- WM — Water Meter 1-1/2" NEW IRRIGATION WATER METER
- Shut Off Valve
- B — **FEBCO 825Y 1-1/2"** Reduced Pressure Backflow Preventer
- MV — **Hunter ICV-G-BSP 1-1/2"** 1", 1-1/2", 2", and 3" Plastic Electric Master Valve, Globe Configuration, with BSP Threaded Inlet/Outlet, for Commercial/Municipal Use.
- **Hunter HFS-150** Flow Sensor for use with ACC controller, 1-1/2" Schedule 40 Sensor Body, 24 VAC, 2 amp.
- **Hunter ICZ-101-25-LF** Drip Control Zone Kit. 1" ICV Globe Valve with 1" HY100 filter system. Pressure Regulation: 25psi. Flow Range: .5-15 GPM. 150 mesh stainless steel screen.
- Area to Receive Dripline HDL-06-12-CV: Hunter Dripline w/ 0.6 GPH emitters at 12" O.C. Check valve, dark brown tubing with gray striping. Dripline laterals spaced at 12" apart, with emitters offset for triangular pattern. Install with Hunter PLD barbed or PLD-LOC fittings.
- Tree Ring Irrigation / Shrub Ring Irrigation Dripline w/ 0.9 drip emitters placed every 12 in. Inner ring 12" from tree trunk. Outter ring 30-36" from tree trunk. For Shrubs 1 Outter ring 20-24" from plant. Place tie down every 4' in loam and 5' in clay.
- Irrigation Lateral Line: PVC Schedule 40
- Irrigation Mainline: PVC Schedule 40
- Pipe Sleeve: PVC Class 200 Typical pipe sleeve for irrigation pipe. Pipe sleeve size shall allow for irrigation piping and their related couplings to easily slide through sleeving material. Extend sleeves 18 inches beyond edges of paving or construction.
- C — **Hunter ACC-1200** 12 Station Outdoor Modular Controller. No Module Required. High-End Commercial Use. Metal Cabinet.
- WS — **Hunter SOIL-CLIK** The Soil-Clik probe uses proven technology to measure moisture within the root zone. When the probe senses that the soil has reached its desired moisture level, it will shut down irrigation, preventing water waste.
- SS — **Hunter Solar-Sync** Solar, rain freeze sensor with outdoor interface, connects to Hunter PCC, Pro-C, and I-Core Controllers, install as noted. Includes 10 year lithium battery and rubber module cover, and gutter mount bracket. Wired.

Refer to L-3 for Water Calculations & Irrigation Details

Color Indicates the Irrigated Area — *Water Use (Low, Moderate or High)* — 1 — 100 SF Low Water Drip — *Hydrozone Number (Valve)*



Hydrozones

1	140 SF Med Water Drip
2	904 SF Low Water Drip
3	926 SF Low Water Drip
4	1090 SF Low Water Drip
5	1050 SF Low Water Drip
6	985 SF Low Water Drip
7	1044 SF Low Water Drip
8	120 SF Med Water Drip
9	1060 SF Low Water Drip
10	800 SF Low Water Drip
11	1006 SF Low Water Drip
12	1035 SF Low Water Drip
13	710 SF Low Water Drip
14	620 SF Low Water Drip
15	780 SF Low Water Drip
16	1210 SF Low Water Drip
17	80 SF Med Water Drip
18	767 SF Low Water Drip
19	1180 SF Low Water Drip
20	1030 SF Low Water Drip
21	870 SF Low Water Drip
22	770 SF Low Water Drip

"I have complied with the criteria of the ordinance and applied them for the efficient use of water in the landscape and irrigation design plan"

Karen Aitken

IRRIGATION NOTES

1. THE IRRIGATION SYSTEM IS TO BE INSTALLED IN CONFORMANCE WITH ALL LOCAL CODES.

2. THIS IRRIGATION DESIGN IS DIAGRAMMATIC IN NATURE AND DOES NOT REPRESENT AN EXACT LAYOUT. THE CONTRACTOR SHALL MAKE MINOR ADJUSTMENTS IN HEAD, VALVE, AND PIPING LAYOUT. FOR GRAPHIC CLARITY, PIPING MAY BE SHOWN OUTSIDE OF PLANTING AREAS BUT SHOULD BE INSTALLED IN BEDS WHENEVER POSSIBLE.

3. REMOTE CONTROL VALVES SHALL BE INSTALLED FLUSH WITH FINISH GRADE AND SHOULD BE INSTALLED IN PLANTING AREAS ONLY. USE EXISTING VALVE BOXES WHEN POSSIBLE.

4. WHERE PIPE PASSES UNDER DRIVING SURFACES, AND WALKS PROVIDE PVC SLEEVES AS NOTED ON PLANS. CONTRACTOR TO USE EXISTING SLEEVING WHEN POSSIBLE AND IS TO LOCATE ON SITE.

5. CONTRACTOR TO CONFIRM THE LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND STRUCTURES PRIOR TO EXCAVATION OF TRENCHES. CONTRACTOR TO REPAIR ANY DAMAGES CAUSED BY, OR DURING THE PERFORMANCE OF HIS WORK AT NO EXTRA COST TO THE OWNER.

Karen Aitken & Associates -2023

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*** NOTES (E) = Existing**

REVISIONS	BY

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TRIEU RESIDENCE

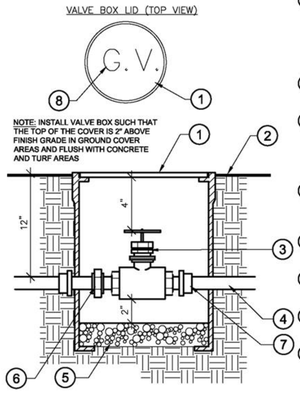
14000 Mount Hamilton Rd., San Jose, CA.

IRRIGATION PLAN

LICENSED LANDSCAPE ARCHITECT — KAREN JONES AITKEN — No. 2239 — Exp. 8-31-23 — STATE OF CALIFORNIA

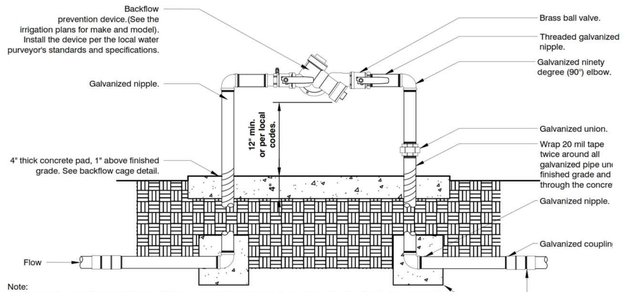
DATE	07-18-23
SCALE	1/16"=1'-0"
DRAWN	IN
JOB	TRIEU

L-2



1. CARSON ROUND VALVE BOX (SEE IRRIGATION EQUIPMENT SCHEDULE) INSTALL FLUSH W/ FINISH GRADE
2. FINISH GRADE
3. GATE VALVE (SEE IRRIGATION LEGEND AND IRRIGATION EQUIPMENT SCHEDULE)
4. PRESSURIZED PVC MAINLINE
5. 1 CU CRUSHED GRAVEL
6. BRASS UNION
7. SCH 80 PVC NIPPLE
8. HEAT BRAND "G.V." IN 2" TALL CHARACTERS ON TOP CENTER OF VALVE BOX LID

ISOLATION SHUT OFF VALVE



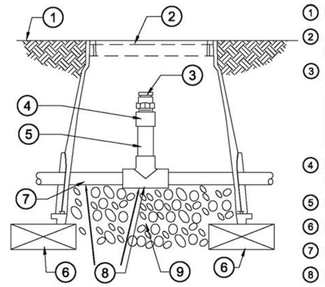
Note:
1- All assembly parts (threaded nipples, fittings, etc.) shall be galvanized or brass per local codes and requirements.
2- Galvanized nipple shall extend 12" past the edge of the concrete footing.
3- Sch. 80 PVC male adapter shall be used in connection from galvanize to the mainline.
4- Backflow prevention device shall be located as close as possible to the landscape meter.
5- Backflow prevention device shall be located in planting area unless approved by Owner's Representative.
6- See detail for backflow cage installation.
7- All backflow prevention devices shall have freeze blanket included upon installation.
8- All galvanized connections shall to be made using pipe thread sealant. All Sch. 80 PVC to galvanized connections to be made using teflon tape.

BACKFLOW PREVENTION DEVICE

1" = 1'-0"

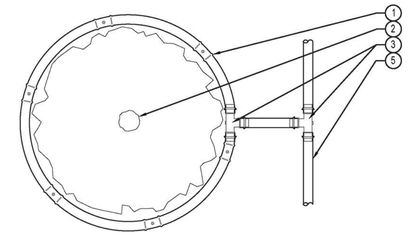
URBAN TREE FOUNDATION © 2014
OPEN SOURCE FREE TO USE

FX-IR-FX-BACK-02



1. FINISH GRADE
2. SMALL CARSON VALVE BOX
3. DRIP AIR RELIEF VALVE INSTALLED AT HIGH POINTS OF THE DRIP ZONE - MATCH TO DRIPLINE MANUFACTURER
4. PVC SCH 40 FEMALE ADAPTER
5. PVC SCH 80 RISER
6. BRICK
7. PVC HEADER PIPE
8. PVC SCH 40 TEE
9. 3" MINIMUM DEPTH OF 3/4" WASHED GRAVEL

AIR RELIEF VALVE IN PVC HEADER



LEGEND:
1. HUNTER DRIPLINE (HDL) PER PLAN
2. SHRUB (SEE PLANTING PLAN)
3. PLD OR PLD-LOC FITTING TYP.
4. BLANK HUNTER DRIPLINE

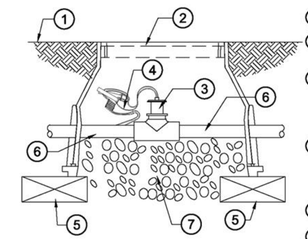
NOTES
AIR RELIEF VALVE (PLD-AVR) INSTALLED IN VALVE BOX AT OPTIMAL HIGHEST POINT FROM CONTROL ZONE KIT. MULTIPLE AIR RELIEF VALVES MAY BE NEEDED TO ACCOMMODATE DIFFERENCES IN GRADE.

ECO-INDICATOR TO BE INSTALLED AT OPTIMAL FURTHES POINT FROM CONTROL ZONE KIT IN CLEAR VIEW WHEN POPPED UP.

FLUSH POINT TO BE INSTALLED AT OPTIMAL FURTHEST POINT FROM CONTROL ZONE KIT TO ALLOW FOR MAXIMU DEBRIS FLUSH IN SYSTEM.

XX HUNTER DRIPLINE - SHRUB RING

Hunter HM.HDL.12



1. FINISH GRADE
2. CARSON VALVE BOX WITH LOCKING LID
3. FLOW SENSOR (SEE IRRIGATION LEGEND FOR MANUFACTURER, MODEL AND SIZE)
4. IRRIGATION CONTROL WIRES WITH MINIMUM 12" COIL OF WIRE
5. (4) BRICKS
6. MAINLINE PIPE FROM MASTER VALVE
7. 3" MINIMUM DEPTH OF 3/4" WASHED GRAVEL

NOTES:

1- FLOW SENSOR WIRE SHALL BE PER THE CONTROLLER MANUFACTURER'S SPECIFICATIONS.

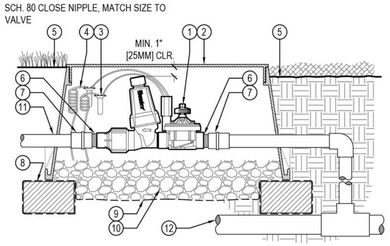
2- INSTALL FLOW SENSOR PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.

3- ALL WIRE RUNS SHALL BE CONTINUOUS WITHOUT ANY SPLICES. WIRE CONNECTIONS SHALL BE MADE USING DBR/Y-6 CONNECTORS OR APPROVED EQUAL.

FLOW SENSOR

LEGEND

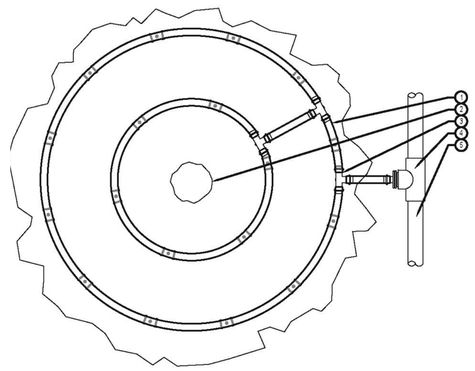
1. HUNTER REMOTE CONTROL VALVE (ICZ) WITH FILTER REGULATOR
2. IRRIGATION VALVE BOX: HEAT STAMP LID WITH 'RCV' IN 2" LETTERS
3. WATERPROOF CONNECTORS (2)
4. 18"-24" COILED WIRE TO CONTROLLER
5. FINISH GRADE AT ADJACENT SURFACE (TURF OR MULCH)
6. SCH. 80 CLOSE NIPPLE, MATCH SIZE TO VALVE
7. PVC SLIP X FPT ADAPTOR
8. BRICK SUPPORTS (4)
9. FILTER FABRIC - WRAP TWICE AROUND BRICK SUPPORTS
10. 3/4" WASHED GRAVEL - 4" MIN. DEPTH
11. IRRIGATION LATERAL
12. MAINLINE LATERAL AND FITTINGS



DRIP CONTROL ZONE KIT (ICZ-101-LF)

Hunter V.ICZ.01

NO SCALE



LEGEND:
1. HUNTER DRIPLINE (HDL) PER PLAN
2. TREE (SEE PLANTING PLAN)
3. PLD OR PLD-LOC FITTING TYP.
4. PVC TO DRIP LINE TUBING CONNECTION (PLD OR PLD-LOC FITTINGS) TYP.
5. PVC LATERAL LINE

NOTES:
AIR RELIEF VALVE (PLD-AVR) INSTALLED IN VALVE BOX AT OPTIMAL HIGHEST POINT FROM CONTROL ZONE KIT. MULTIPLE AIR RELIEF VALVES MAY BE NEEDED TO ACCOMMODATE DIFFERENCES IN GRADE.

ECO-INDICATOR TO BE INSTALLED AT OPTIMAL FURTHEST POINT FROM CONTROL ZONE KIT IN CLEAR VIEW WHEN POPPED UP.

FLUSH POINT TO BE INSTALLED AT OPTIMAL FURTHEST POINT FROM CONTROL ZONE KIT TO ALLOW FOR MAXIMUM DEBRIS FLUSH IN SYSTEM.

XX HUNTER DRIPLINE - TREE RING LARGE SPECIMEN

Hunter HM.HDL.10

NOT TO SCALE

MAWA EPPT and ETWU Calculations

Project Name:	Trieu Residence
Project Location:	14000 Mount Hamilton Rd., San Jose, CA.
Total Landscape Area:	18,177.0 sq. ft.
Date:	7-18-23

MAWA CALCULATION

MAWA = (Eto)(.62)[(.0.55xLA) + (1-ETAF x SLA)]

MAWA = Maximum Applied Water Allowance (gallons per year)
Eto = Reference Evapotranspiration (inches per year)
.62 = Conversion Factor (to gallons)
0.55 = Et Adjustment Factor (ETAF)
LA = Landscape Area including SLA (square feet)
0.45 = Additional Water Allowance for SLA
SLA = Special Landscape Area (square feet)

Eto =	45.3		
Conversion	0.62		
ETAF	0.55		
LA =	18,177		
SLA =	0		
MAWA =		280,785.6	gallons per year
		37,538.2	cubic feet per year

MAWA with EPPT

MAWA = (Eto-Eppt)(.62)[(.0.55xLA) + (1-ETAF x SLA)]
Eppt= 25% of Annual precipitation

Eto =	45.3		
Eppt=	7.7		
ETAF=	0.55		
LA =	18,177		
SLA =	0		
MAWA w/ EPPT =		233,081.5	gallons per year
		31,160.6	cubic feet

ETWU CALCULATION

ETWU = (Eto)(.62)((PF/IE)(LA)

ETWU = Estimated Total Water Use Per Year (gallons)
ETo = Reference Evapotranspiration
PF = Plant Factor from WUCOLS (Region 2, Water Use: H 0.7 - 0.9, M 0.4 - 0.6, L 0.1 - 0.3, VL < 0.1, All Turf 0.8)
LA = Landscape Area (High, Medium, and low water use areas)(square feet)
SLA = Special Landscape Area
.62 = Conversion Factor
IE = Irrigation Efficiency (drip spray and bubblers .81, sub surface .81, spray sprinklers .75
ET Adjustment Factor (ETAF) .55 for Residential and .45 for Non Residential

Reference Evapotranspiration (Eto)	45.3	San Jose, CA

REGULAR LANDSCAPE AREAS

Hydrozone #/ Plant Description	Irrigation Method	Plant Factor (PF)	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (sq. ft)	ETAF x Area	ETWU
1.) Med Water Use/ Trees	Drip	0.4	0.81	0.49382716	140.0	69.1	1,941.7
2.) Low Water Use/ Shrubs	Drip	0.3	0.81	0.37037037	904.0	334.8	9,403.6
3.) Low Water Use/ Shrubs	Drip	0.3	0.81	0.37037037	926.0	343.0	9,632.5
4.) Low Water Use/ Shrubs	Drip	0.3	0.81	0.37037037	1,090.0	403.7	11,338.4
5.) Low Water Use/ Shrubs	Drip	0.3	0.81	0.37037037	1,050.0	388.9	10,922.3
6.) Low Water Use/ Shrubs	Drip	0.3	0.81	0.37037037	985.0	364.8	10,246.2
7.) Low Water Use/ Shrubs	Drip	0.3	0.81	0.37037037	1,044.0	386.7	10,859.9
8.) Med Water Use/ Trees	Drip	0.4	0.81	0.49382716	120.0	59.3	1,664.4
9.) Low Water Use/ Shrubs	Drip	0.3	0.81	0.37037037	1,060.0	392.6	11,026.4
10.) Low Water Use/ Shrubs	Drip	0.3	0.81	0.37037037	800.0	296.3	8,321.8
11.) Low Water Use/ Shrubs	Drip	0.3	0.81	0.37037037	1,006.0	372.6	10,464.6
12.) Low Water Use/ Shrubs	Drip	0.3	0.81	0.37037037	1,035.0	383.3	10,766.3
13.) Low Water Use/ Shrubs	Drip	0.3	0.81	0.37037037	710.0	263.0	7,385.6
14.) Low Water Use/ Shrubs	Drip	0.3	0.81	0.37037037	620.0	229.6	6,449.4
15.) Low Water Use/ Shrubs	Drip	0.3	0.81	0.37037037	780.0	288.9	8,113.7
16.) Low Water Use/ Shrubs	Drip	0.3	0.81	0.37037037	1,210.0	448.1	12,586.7
17.) Med Water Use/ Trees	Drip	0.4	0.81	0.49382716	80.0	39.5	1,109.6
18.) Low Water Use/ Shrubs	Drip	0.3	0.81	0.37037037	767.0	284.1	7,978.5
19.) Low Water Use/ Shrubs	Drip	0.3	0.81	0.37037037	1,180.0	437.0	12,274.6
20.) Low Water Use/ Shrubs	Drip	0.3	0.81	0.37037037	1,030.0	381.5	10,714.3
21.) Low Water Use/ Shrubs	Drip	0.3	0.81	0.37037037	870.0	322.2	9,049.9
22.) Low Water Use/ Shrubs	Drip	0.3	0.81	0.37037037	770.0	285.2	8,009.7
					Total sf ft..	Totals	Totals
					18,177.0	6,774.2	190,260.1

SPECIAL LANDSCAPE AREAS

Hydrozone #/ Plant Description	Irrigation Method	Plant Factor (PF)	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (sq. ft)	ETAF x Area	ETWU
				1	0	0	0.0
					Totals	Totals	Totals
					0	0	0.0
						ETWU TOTAL	190,260.1
						MAWA	280,785.6

ETAF CALCULATIONS

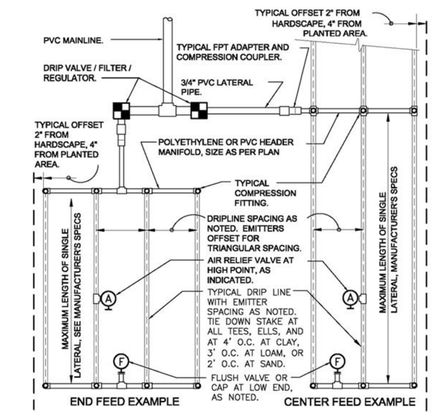
Regular Landscape Areas

Total ETAF x Area	6,774.2
Total Area	18,177.0
Average ETAF	0.3726796

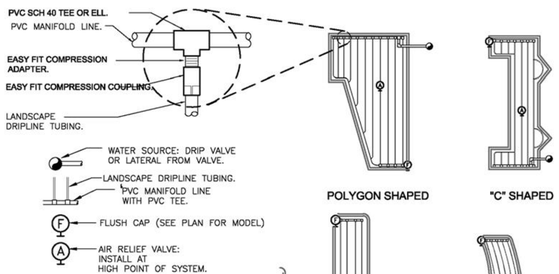
Average ETAF for Regular Landscape Areas must be .55 or below for residential areas, and .45 or below for non residential areas.

"I have complied with the criteria of the ordinance and applied them for the efficient use of water in the landscape and irrigation design plan"

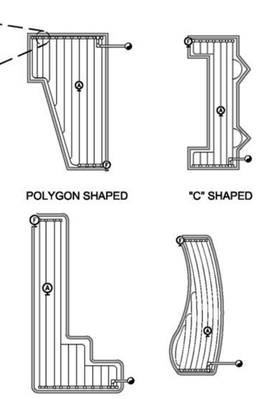
Karen Aitken

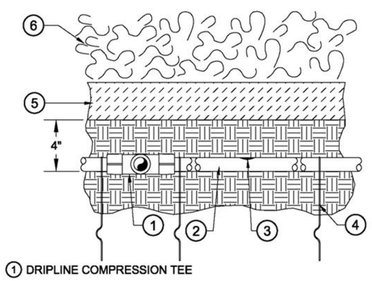


TYPICAL DRIPLINE LAYOUT



SLOPED CONDITION NOTE:
1. DRIPLINE LATERALS SHOULD FOLLOW THE CONTOURS OF THE SLOPE WHENEVER POSSIBLE.
2. INSTALL AIR RELIEF VALVE AT HIGHEST POINT.
3. NORMAL SPACING WTHIN THE TOP 1/3 OF SLOPE,
4. INSTALL DRIPLINE AT 25% GREATER SPACING AT THE BOTTOM OF THE SLOPE.
5. WHEN ELEVATION CHANGE IS 10 FT OR MORE, ZONE THE BOTTOM 1/3 ON A SEPARATE VALVE.





1. DRIPLINE COMPRESSION TEE
2. SUB-SURFACE DRIPLINE - SEE LEGEND FOR DRIP LINE MANUFACTURER, SPECIFICATIONS, SIZE AND SPACING
3. IN-LINE DRIP EMITTER
4. TIE-DOWN STAKES SPACE 3' O.C. PER DRIP LINE MANUFACTURER
5. MULCH - SEE PLANTING NOTES FOR DEPTH OF MULCH
6. PLANT MATERIAL - SEE PLANS FOR TYPE AND SPACING

SUB-SURFACE DRIPLINE BURIAL

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TRIEU RESIDENCE
14000 Mount Hamilton Rd., San Jose, CA.

IRRIGATION DETAILS

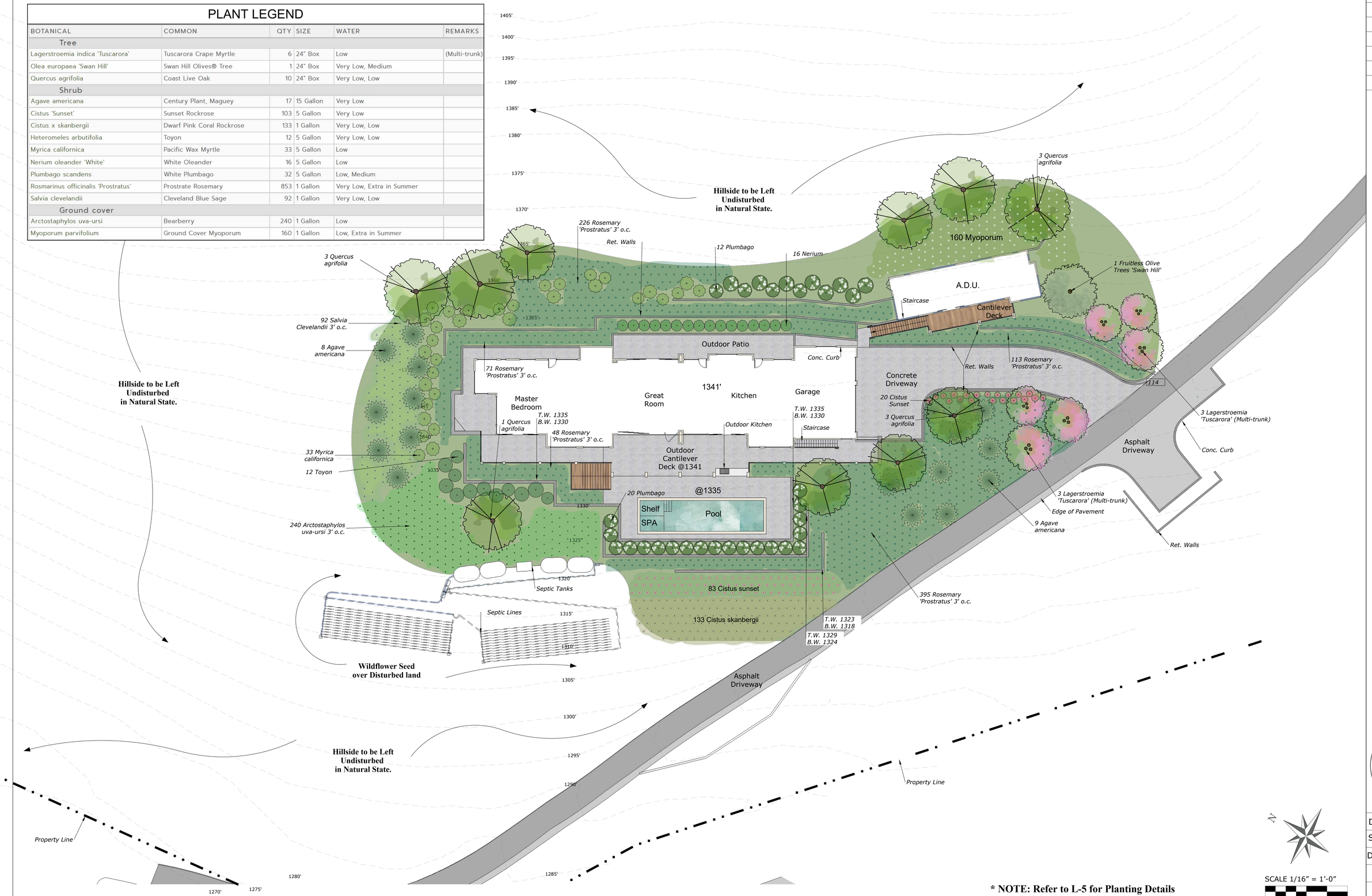
LICENSED LANDSCAPE ARCHITECT
KAREN JONES AITKEN
No. 2239
Exp. 8-31-23
STATE OF CALIFORNIA

DATE	07-18-23
SCALE	
DRAWN	IN
JOB	TRIEU

L-3

PLANT LEGEND

BOTANICAL	COMMON	QTY	SIZE	WATER	REMARKS
Tree					
Lagerstroemia indica 'Tuscarora'	Tuscarora Crape Myrtle	6	24" Box	Low	(Multi-trunk)
Olea europaea 'Swan Hill'	Swan Hill Olives® Tree	1	24" Box	Very Low, Medium	
Quercus agrifolia	Coast Live Oak	10	24" Box	Very Low, Low	
Shrub					
Agave americana	Century Plant, Maguey	17	15 Gallon	Very Low	
Cistus 'Sunset'	Sunset Rockrose	103	5 Gallon	Very Low	
Cistus x skanbergii	Dwarf Pink Coral Rockrose	133	1 Gallon	Very Low, Low	
Heteromeles arbutifolia	Toyon	12	5 Gallon	Very Low, Low	
Myrica californica	Pacific Wax Myrtle	33	5 Gallon	Low	
Nerium oleander 'White'	White Oleander	16	5 Gallon	Low	
Plumbago scandens	White Plumbago	32	5 Gallon	Low, Medium	
Rosmarinus officinalis 'Prostratus'	Prostrate Rosemary	853	1 Gallon	Very Low, Extra in Summer	
Salvia clevelandii	Cleveland Blue Sage	92	1 Gallon	Very Low, Low	
Ground cover					
Arctostaphylos uva-ursi	Bearberry	240	1 Gallon	Low	
Myoporum parvifolium	Ground Cover Myoporum	160	1 Gallon	Low, Extra in Summer	



*** NOTE: Refer to L-5 for Planting Details**

SCALE 1/16" = 1'-0"
0 16 32

*** NOTES (E) = Existing**

Karen Aitken & Associates -2023

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TRIEU RESIDENCE

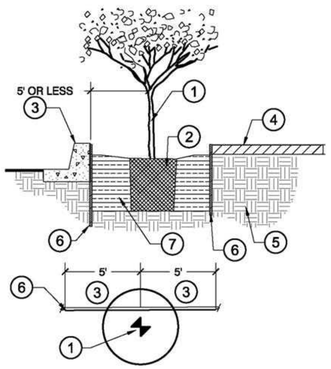
14000 Mount Hamilton Rd., San Jose, CA.

PLANTING PLAN

LICENSED LANDSCAPE ARCHITECT
KAREN JONES AITKEN
No. 2239
Exp. 8-31-23
STATE OF CALIFORNIA

DATE	07-18-23
SCALE	1/16"=1'-0"
DRAWN	IN
JOB	TRIEU

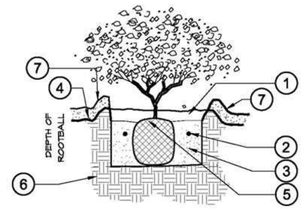
L-4



1. PLANT TRUNK
2. ROOT BALL
3. CONCRETE CURB OR HARDSCAPE
4. FINISH GRADE OR PAVING
5. UNDISTURBED NATIVE SOIL
6. 18" DEEP ROOT-BARRIER AT THE CURB SIDES AND 12" DEEP AT SIDE WALK SIDES (LINEAR INSTALLATION AROUND PERIMETER OF PLANTER FOR TREES 5' OR LESS ADJACENT TO ANY HARDSCAPE, BUILDINGS OR WALLS)
7. BACKFILL MIX (SEE TREE PLANTING DETAILS FOR MIX)

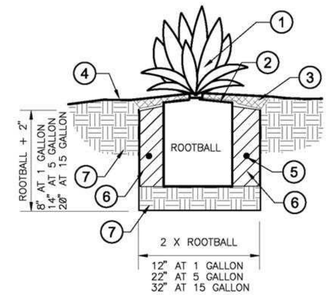
NOTE
- ALL ROOT-BARRIER PANELS SHALL EXTEND 5' FROM THE CENTER OF THE TRUNK AGAINST HARDSCAPE
- ALL ROOT-BARRIER PANELS 12" AND 18" DEEP PANELS INSTALLED PER THEIR LINEAR SPECIFICATIONS.
- CONTACT ROOT-BARRIER BY VILLA ROOT BARRIER AT (714) 720-3593 OR TOLL FREE (800) 654-4067 OR VISIT WWW.VILLAROOTBARRIER.COM

ROOT PANEL BARRIER



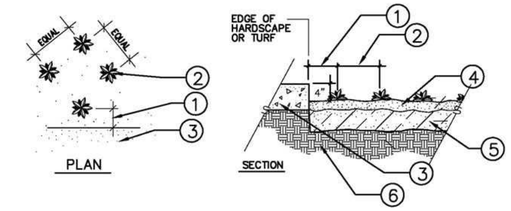
1. WATER BASIN WITH 2" X 2" SHREDDED BARK MULCH.
2. TRI-C MYCO PAKS (SEE DETAIL "E" ON THIS SHEET). APPLICATION RATES PER MANUFACTURER SPECIFICATIONS.
3. BACKFILL MIX- 1/3 SITE SOIL, 1/3 SAND, 1/3 GROW MULCH.
4. FINISH GRADE
5. ROOTBALL 1"-2" ABOVE FINISH GRADE
6. NATIVE SOIL SUBGRADE EXCAVATE TO CORRECT HEIGHT FOR PLANTING. SCARIFY BOTTOM TO ENSURE ADEQUATE DRAINAGE FOR HEALTHY GROWTH OF PLANT.
7. 3" MULCH LAYER

TYPICAL SHRUB PLANTING



1. ACCENT SHRUB/SUCCULENT
2. SET ROOTBALL AT SAME LEVEL AS FINISH GRADE
3. 1-INCH LAYER OF MULCH
4. FINISH GRADE
5. PLANT TABLETS AS NOTED OR SPECIFIED
6. BACKFILL MIX, SEE NOTES OR SPECIFICATIONS
7. NATIVE SOIL FIRMLY COMPACTED

ACCENT PLANTING



LEGEND

1. 1/2 TIMES O.C.SPACING
2. GROUNDCOVER PLANTS / SEE LEGEND FOR TYPE, SIZE AND SPACING SPEC.
3. HARDSCAPE OR TURF
4. 3" DEEP SHREDDED BARK MULCH LAYER 3/4" MINUS SIZE
5. TILLED AND AMENDED PLANTING BED PER PLANTING NOTES.
6. UNDISTURBED NATIVE SOIL SUBGRADE

NOTE: ESTABLISH FINISH GRADE 2" BELOW FINISH SURFACE OF HARDSCAPE/CURB. ROTOTILL AREAS BEING AMENDED TO A DEPTH OF 6" . BLEND AMENDMENTS INTO NATIVE SOIL TO AVOID ANY DISTINCT SOIL HORIZON.

GROUNDCOVER PLANTING DETAIL

SOIL PREPARATION, MULCH AND AMENDMENTS

THE FOLLOWING CRITERIA SHALL BE USED IN THE PREPARATION OF ON-SITE SOILS AND FOR MULCHING PROCEDURES:

A) PRIOR TO THE PLANTING OF ANY MATERIALS, COMPACTED SOILS SHALL BE TRANSFORMED TO A FRIABLE CONDITION. ON ENGINEERED SLOPES, ONLY AMENDED PLANTING HOLES NEED MEET THIS REQUIREMENT;

B) SOIL AMENDMENTS SHALL BE INCORPORATED ACCORDING TO RECOMMENDATIONS OF THE SOIL REPORT AND WHAT IS APPROPRIATE FOR THE PLANTS SELECTED;

C) FOR LANDSCAPE INSTALLATIONS, COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES INTO THE SOILS WITH GREATER THAN 6% ORGANIC MATTER IN THE TOP 6 INCHES OF SOIL ARE EXEMPT FROM ADDING COMPOST AND TILLING;

D) A MINIMUM 3 INCH (3") LAYER OF BARK MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT IN TURF AREAS.

REVISIONS	BY

Karen Aitken & Associates
Landscape Architecture & Design

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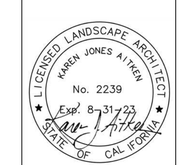
Calif. Reg.#2239 (408) 842-0245
karen@KAA.Design

TRIEU RESIDENCE
14000 Mount Hamilton Rd., San Jose, CA.

PLANTING DETAILS



DATE	07-18-23
SCALE	
DRAWN	IN
JOB	TRIEU

L-5

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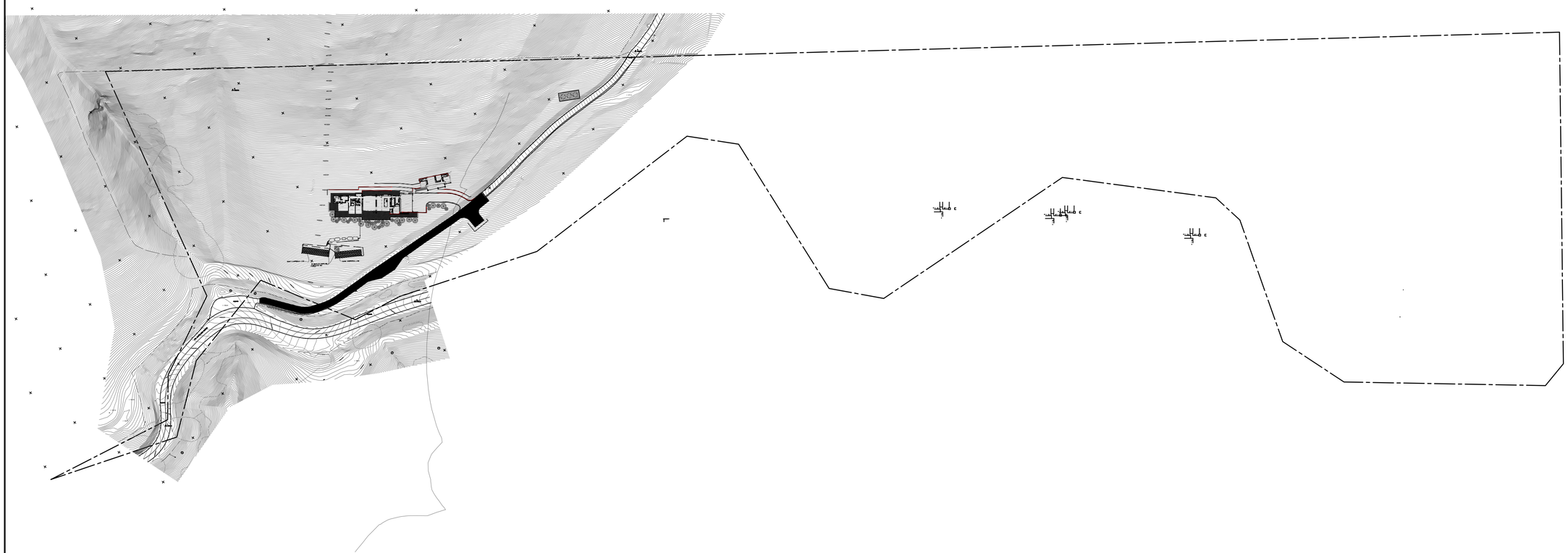

PROPERTY LINE

1 **OVERALL SITE PLAN**
1" = 1000'

TRUE NORTH

MAGNETIC NORTH

0 10' 50' 100' 200'
SCALE : 1" = 1000'

LPMD Architects
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LICENSED ARCHITECT
DUYEN Q. NGUYEN
C-011442
RENEWAL DATE 1/31/23
STATE OF CALIFORNIA

Revisions:

KEY PLAN

MOUNT HAMILTON RESIDENCE
14,000 MOUNT HAMILTON ROAD
SAN JOSE, CALIFORNIA

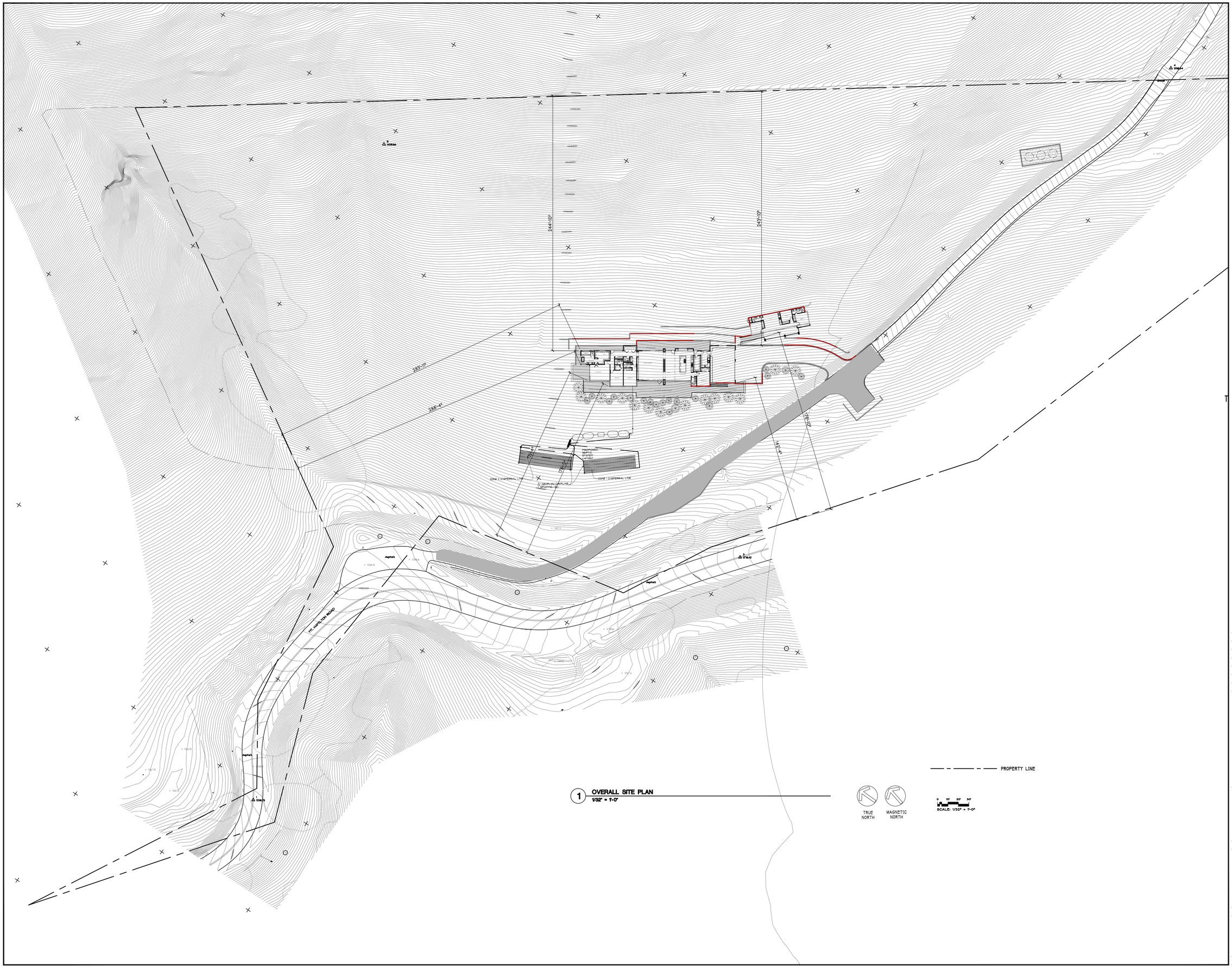
Project No: Date: JUN 6, 2022

Sheet Title:
OVERALL SITE PLAN

Review by: DH

Sheet No:
A1.0

of Sheets



1 **OVERALL SITE PLAN**
1/32" = 1'-0"

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KEY PLAN

MOUNT HAMILTON RESIDENCE

14,000 MOUNT HAMILTON ROAD
SAN JOSE, CALIFORNIA

Project No: Date: JUN 6, 2022

Sheet Title:

PARTIAL SITE PLAN

Review by: DH

Sheet No:

A1.1

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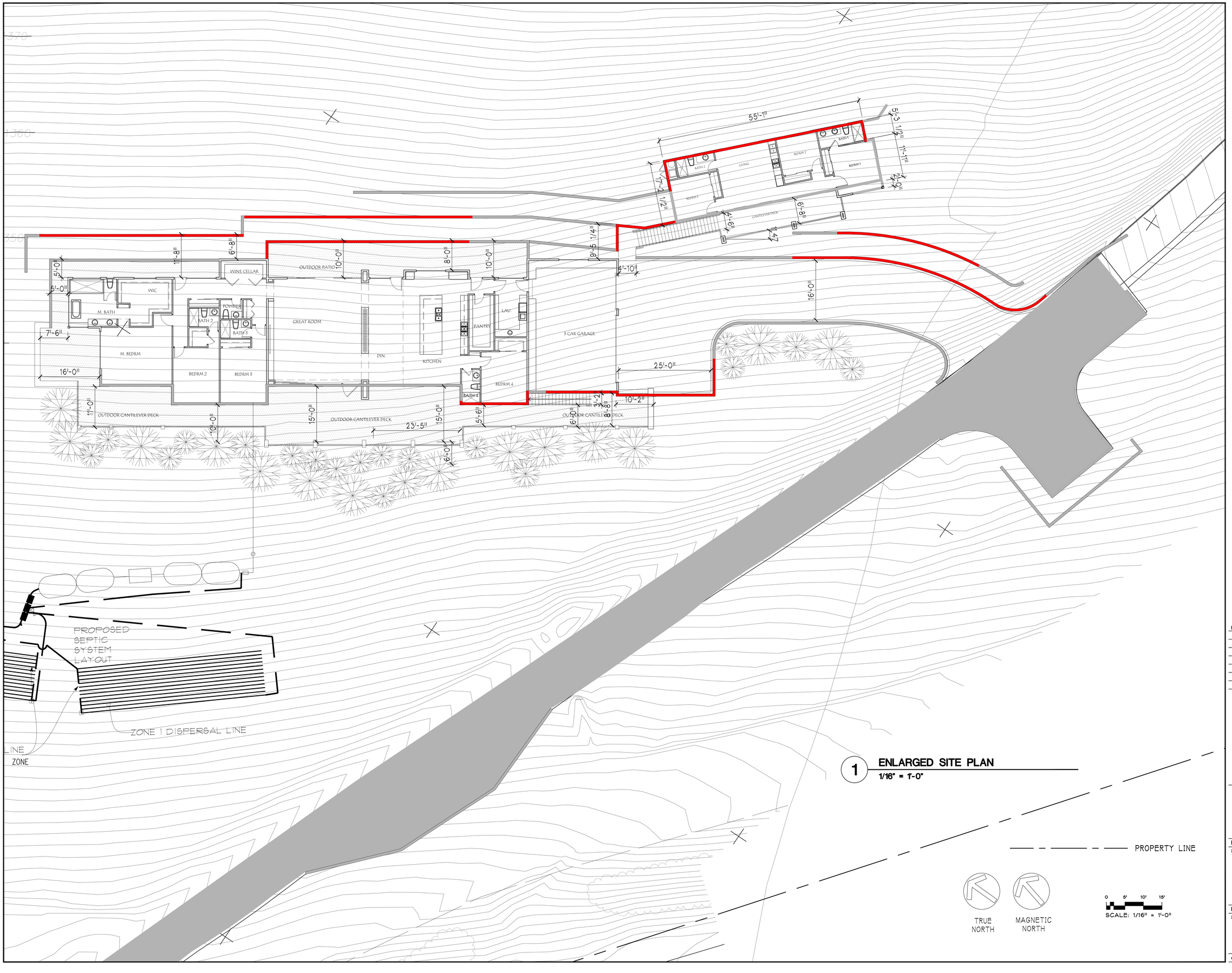

1 ENLARGED SITE PLAN
1/16" = 1'-0"

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KEY PLAN

MOUNT HAMILTON RESIDENCE
14,000 MOUNT HAMILTON ROAD
SAN JOSE, CALIFORNIA

Project No: Date: JUN 6, 2022

Sheet Title:
ENLARGED SITE PLAN

Review by:

Sheet No:
A1.2

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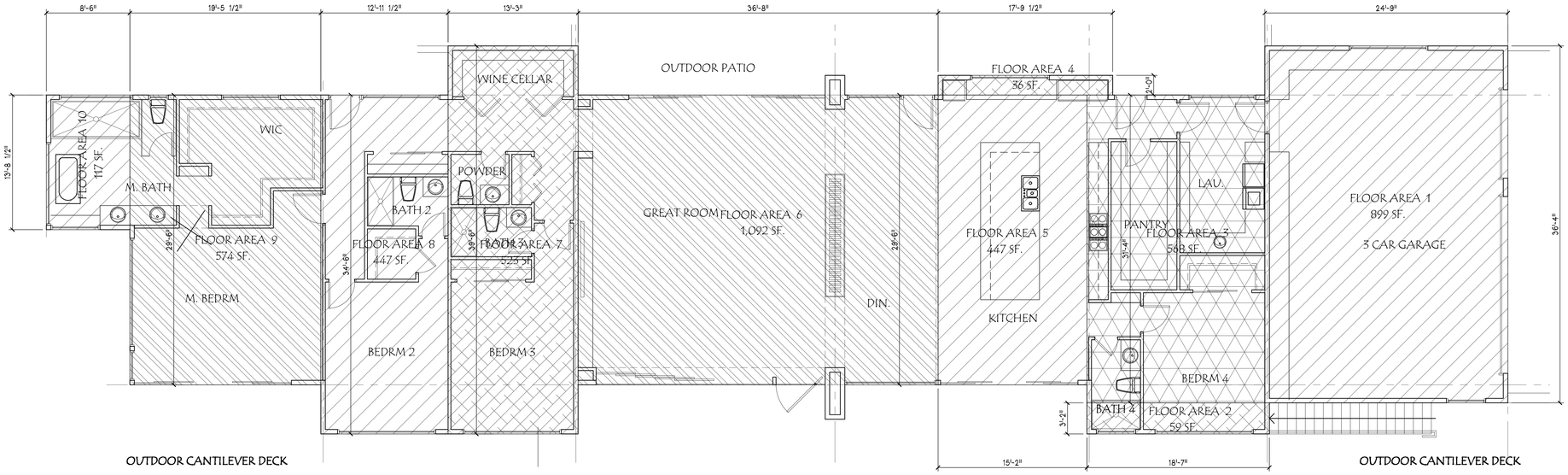
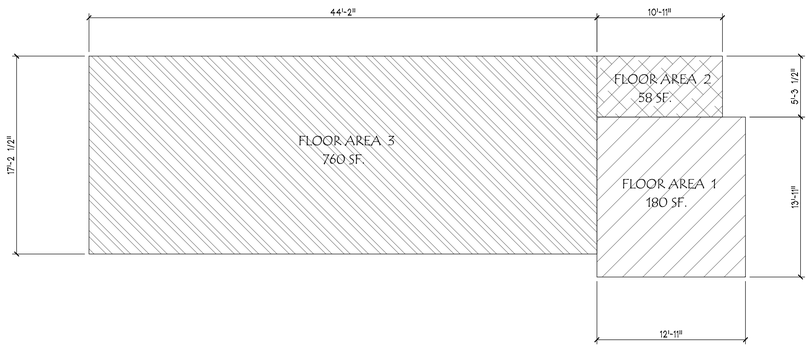


1 **MAIN HOUSE FLOOR PLAN LIVING AREA**
3/16" = 1'-0"



2 **ADU FLOOR PLAN LIVING AREA**
3/16" = 1'-0"

ADU LIVING AREA CHART		
FIRST FLOOR	FLOOR AREA 1	180 SQFT.
	FLOOR AREA 2	58 SQFT.
	FLOOR AREA 3	760 SQFT.
	TOTAL :	998 SQFT

TOTAL LIVING AREA:

TOTAL FIRST FLOOR AREA: 998 SF

MAIN HOUSE LIVING AREA CHART		
FIRST FLOOR	FLOOR AREA 1	899 SQFT.
	FLOOR AREA 2	59 SQFT.
	FLOOR AREA 3	568 SQFT.
	FLOOR AREA 4	36 SQFT.
	FLOOR AREA 5	447 SQFT.
	FLOOR AREA 6	1,092 SQFT.
	FLOOR AREA 7	523 SQFT.
	FLOOR AREA 8	447 SQFT.
	FLOOR AREA 9	574 SQFT.
	FLOOR AREA 10	117 SQFT.
	TOTAL :	4,762 SQFT

TOTAL LIVING AREA:

TOTAL FIRST FLOOR AREA: 4,762 SF

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KEY PLAN

MOUNT HAMILTON RESIDENCE
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SAN JOSE, CALIFORNIA

Project No: Date: JUN 6, 2022

Sheet Title:

AREA CALCULATIONS

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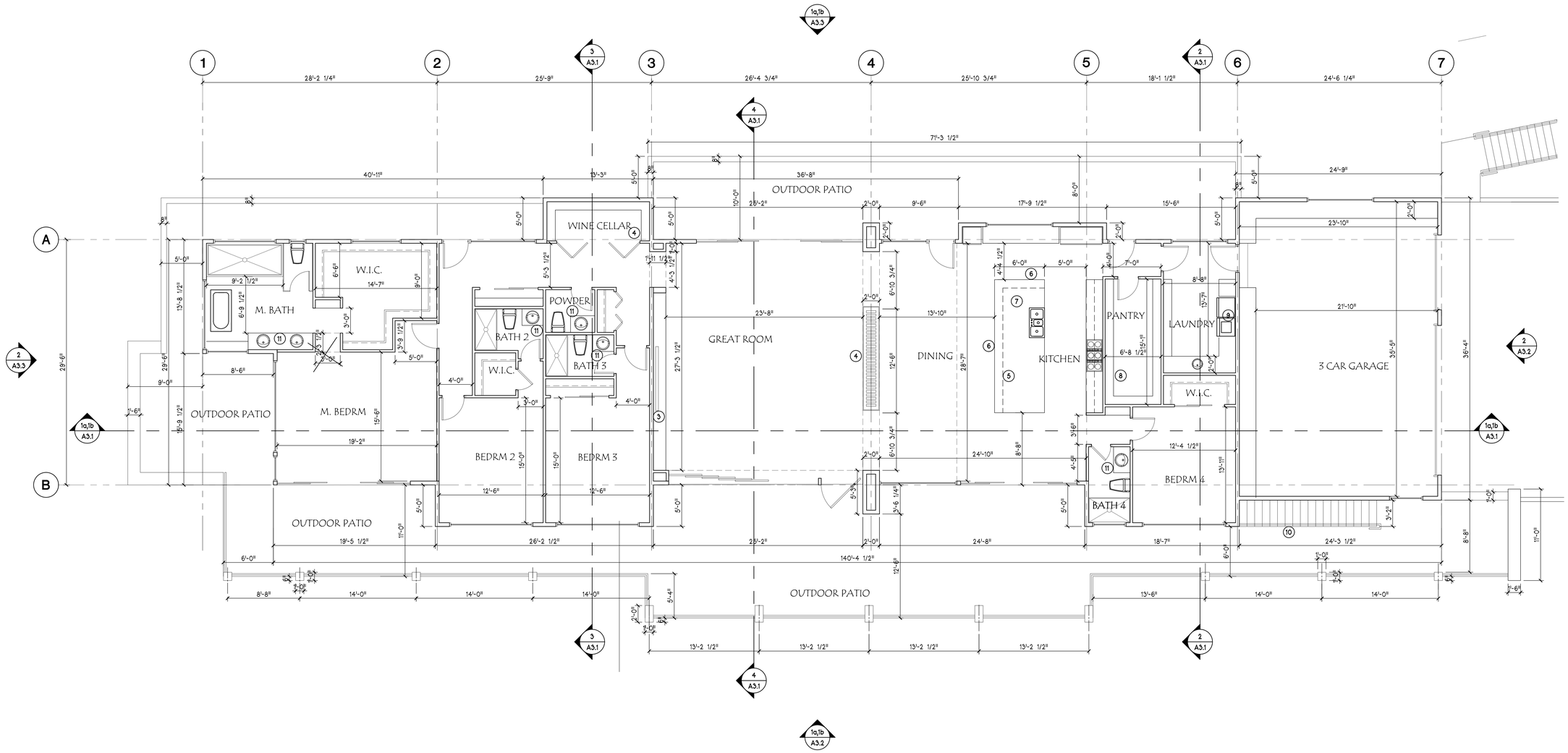

1 **FLOOR PLAN**
3/16" = 1'-0"

TRUE NORTH

MAGNETIC NORTH

KEYNOTES

1. SWIMMING POOL
2. HOT TUB
3. FIREPLACE/ ENTERTAINMENT
4. WINE CELLAR
5. 2 X 6 FRAMED PLUMBING WALL BELOW COUNTERTOP
6. COUNTER EXTENSION AT 36" HIGH COUNTER HEIGHT. SEE PLAN.
7. 36" HIGH ISLAND COUNTER W/ CABINET FINISH ON ALL FOUR SIDES
8. WALK IN PANTRY CLOSET
9. WASHER/ DRYER
10. METAL STAIRS BY OTHERS
11. SINK AND VANITY. 36" TO SINK RIM

LEGEND

- 2X4 WOOD FRAMING WALL
- 1 HOUR RATED WALL
- RATED WALL
- 2X6 WOOD FRAMING WALL
- DOOR
- WINDOW
- DOOR/ WINDOW CENTERLINE
- EGRESS WINDOW/DOOR
- TEMPER GLASS

GENERAL NOTES

1. INSULATE MASTER BEDROOM COMMON WALL
2. CLEANOUTS TO EXTEND TO EXTERIOR MIN. 20'-0" AWAY
3. SEE INTERIOR PLANS SET FOR COMPLETE SPECIFICATIONS ON FINISHES/ CABINETRY AND FIXTURE SELECTIONS
4. 5/8" GYP. BOARD TO BE USED THROUGHOUT THE RESIDENCE
5. 5/8" GYP. BOARD TYPE 'X' TO BE USED THROUGHOUT THE GARAGE

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MOUNT HAMILTON RESIDENCE

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MAIN HOUSE FLOOR PLAN

Review by: DH

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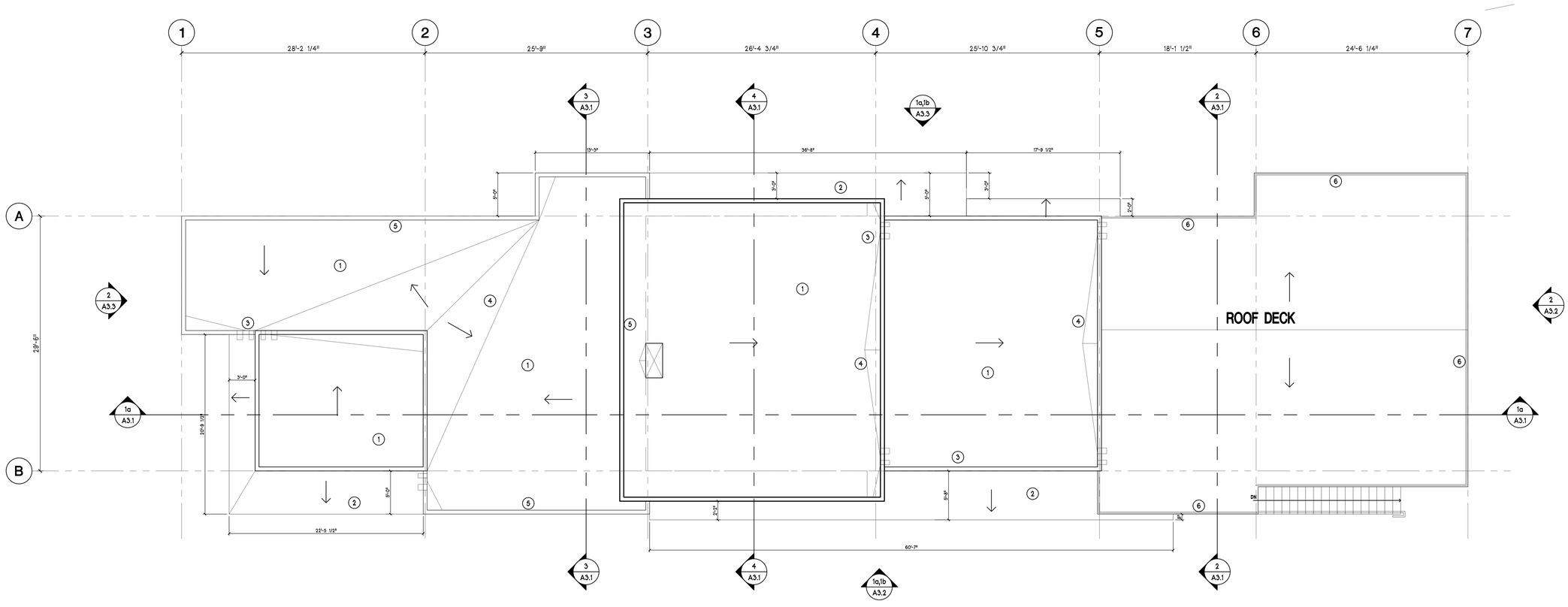

1 ROOF PLAN
3/16" = 1'-0"

KEYNOTES

1. TPO ROOFING. SLOPE MIN. 1/2" : 1'-0"
2. WOOD FRAMING AWNING
3. 26 GA. G.S.M. GUTTER W/DOWNSPOUTS
4. ROOF CRICKET
5. ROOF PARAPET
6. METAL HANDRAIL 42" HEIGHT

LEGEND

GENERAL NOTES

Revisions:

KEY PLAN

MOUNT HAMILTON RESIDENCE
14,000 MOUNT HAMILTON ROAD
SAN JOSE, CALIFORNIA

Project No: Date: JUN 6, 2022
Sheet Title:
MAIN HOUSE ROOF PLAN

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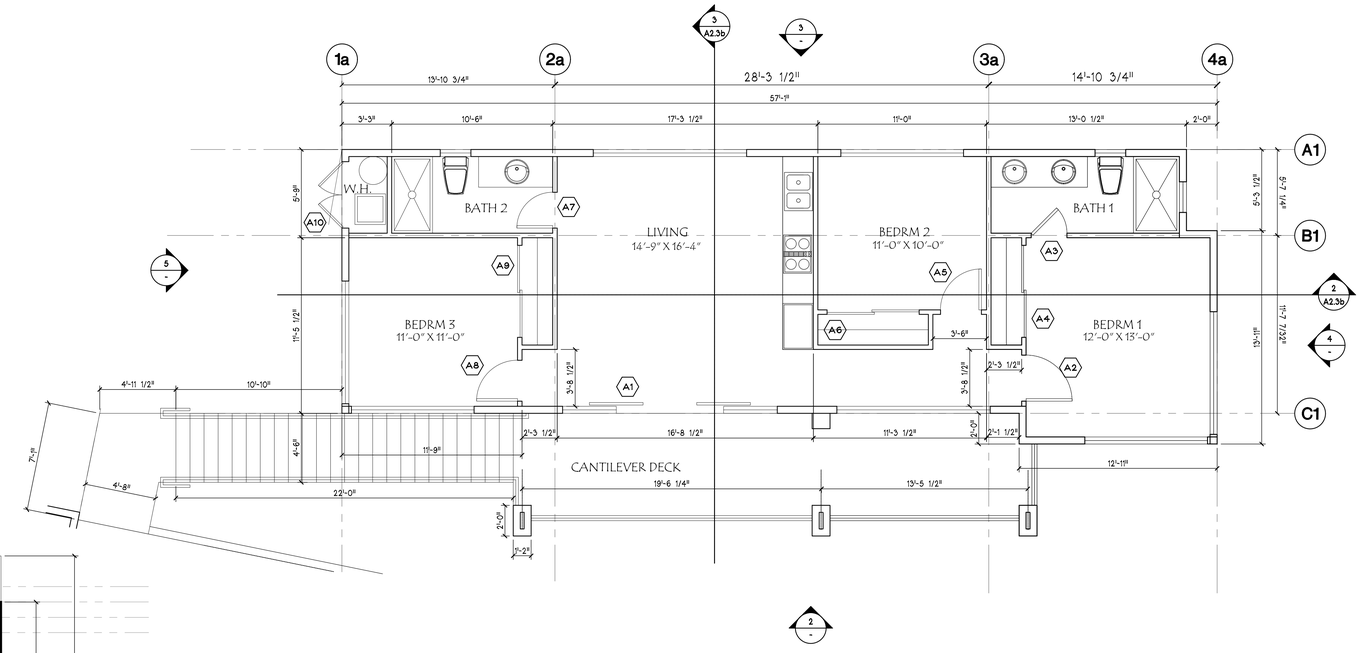
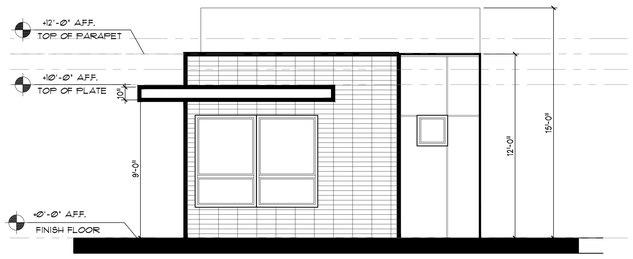
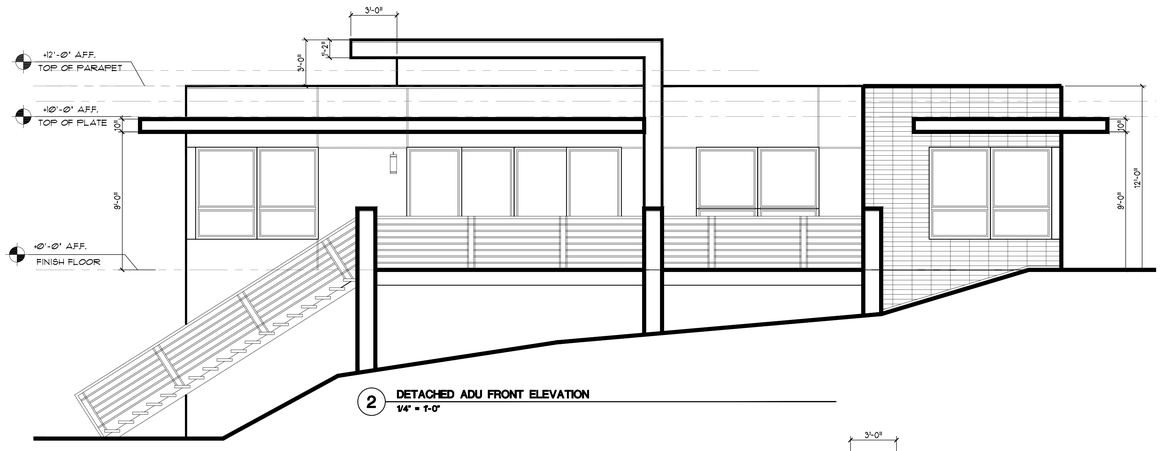
A2.2
of Sheets



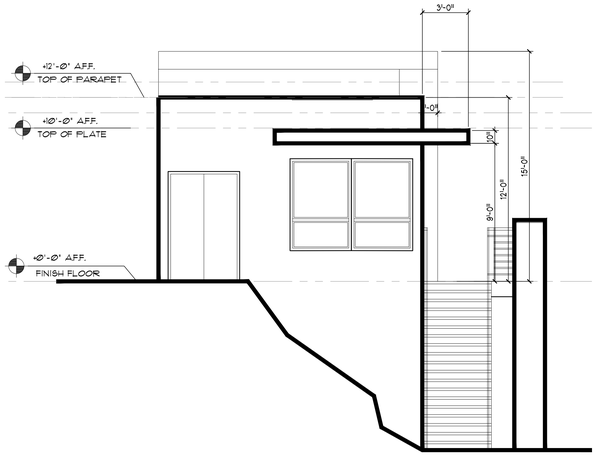
1 DETACHED ADU FLOOR PLAN
1/4" = 1'-0"



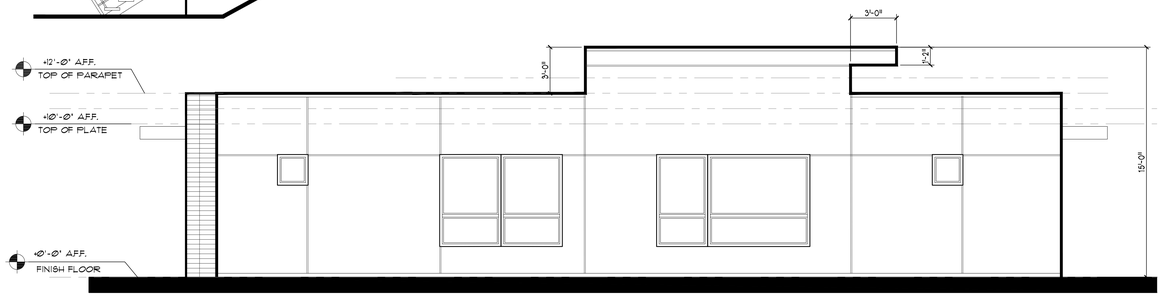
4 DETACHED ADU RIGHT ELEVATION
1/4" = 1'-0"



2 DETACHED ADU FRONT ELEVATION
1/4" = 1'-0"



5 DETACHED ADU LEFT ELEVATION
1/4" = 1'-0"



3 DETACHED ADU REAR ELEVATION
1/4" = 1'-0"

KEYNOTES

GENERAL NOTES

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C-011442
RENEWAL DATE 1/31/23
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KEY PLAN

MOUNT HAMILTON RESIDENCE
14,000 MOUNT HAMILTON ROAD
SAN JOSE, CALIFORNIA

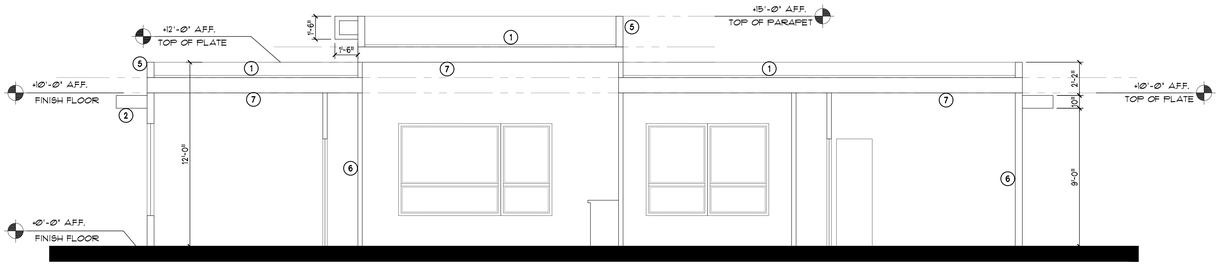
Project No: Date: JUN 6, 2022
Sheet Title:

ADU FLOOR PLAN & ELEVATIONS

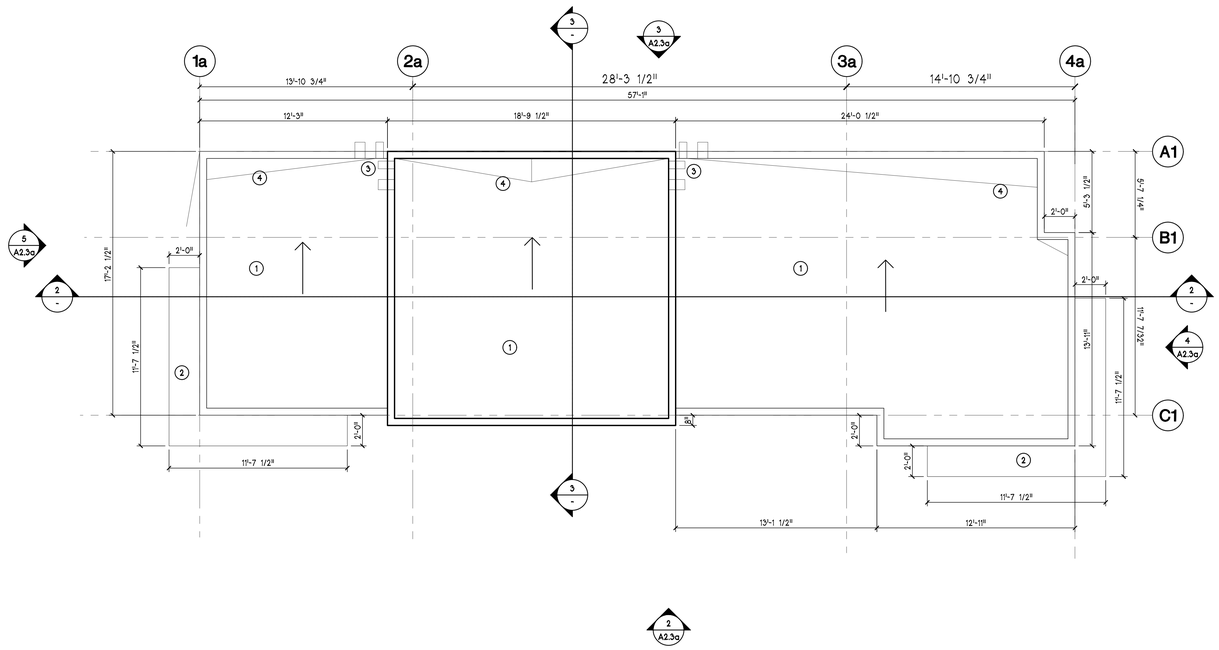
Review by: DH
Sheet No:

A2.3a

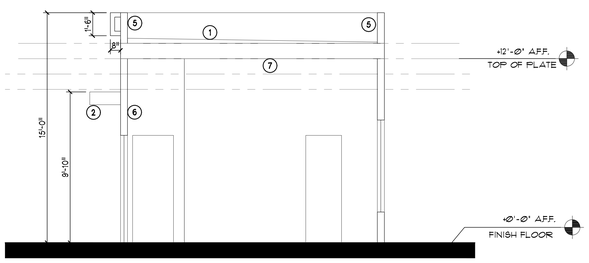
of Sheets



2 DETACHED ADU SECTION D-D
1/4" = 1'-0"



1 DETACHED ADU ROOF PLAN
1/4" = 1'-0"



3 DETACHED ADU SECTION E-E
1/4" = 1'-0"

KEYNOTES

1. TPO ROOFING. SLOPE MIN. 1/2" : 1'-0"
2. WOOD FRAMING AWNING
3. 26 GA. G.S.M. GUTTER W/DOWNSPOUTS
4. ROOF CRICKET
5. ROOF PARAPET
6. 2X WOOD FRAMING
7. ROOF FRAMING

LEGEND

GENERAL NOTES

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KEY PLAN

MOUNT HAMILTON RESIDENCE
14,000 MOUNT HAMILTON ROAD
SAN JOSE, CALIFORNIA

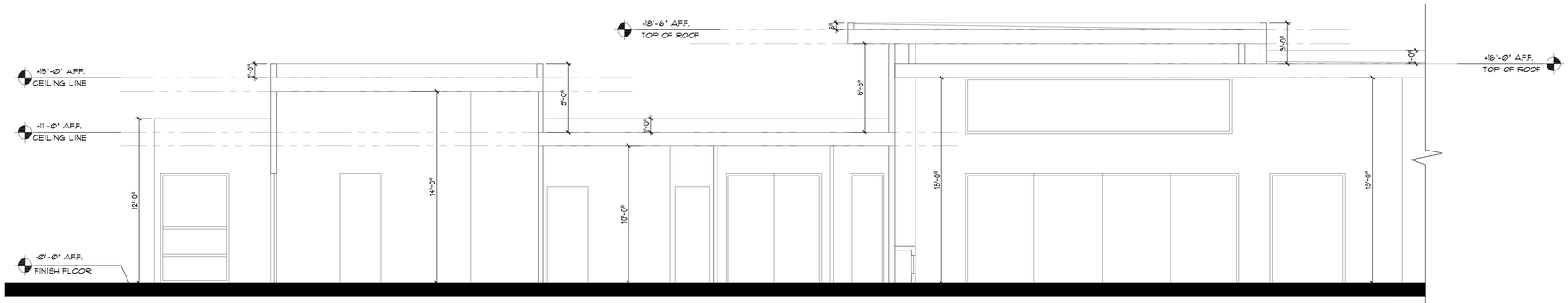
Project No: Date: JUN 6, 2022
Sheet Title:

ADU ROOF PLAN & SECTIONS

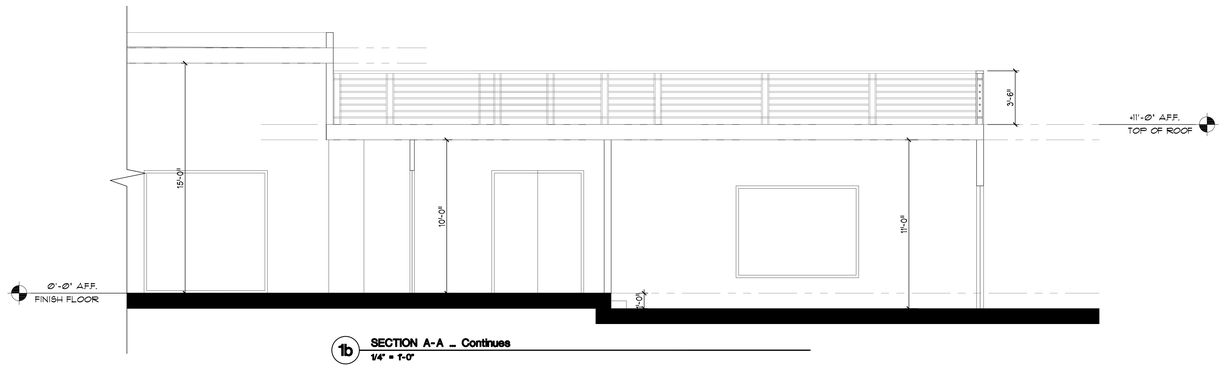
Review by: DH ☐
Sheet No:

A2.3b

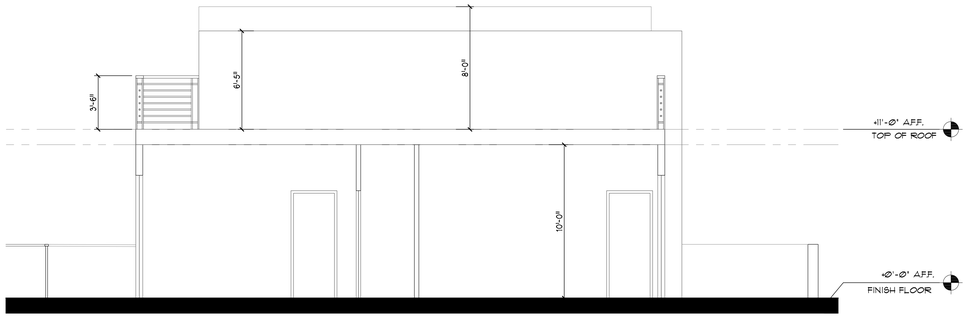
of Sheets



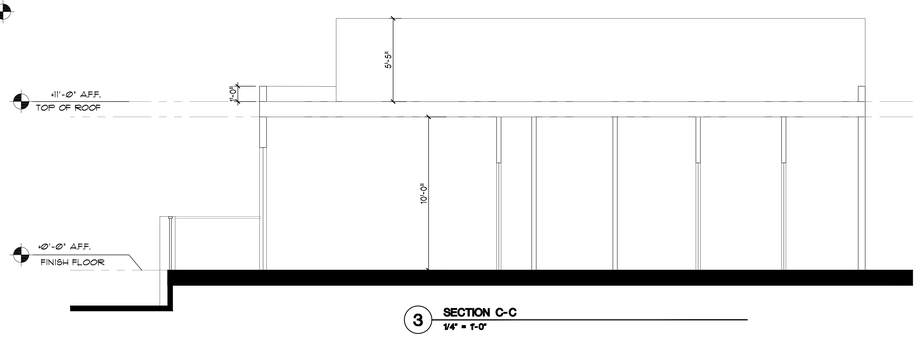
1a SECTION A-A
1/4" = 1'-0"



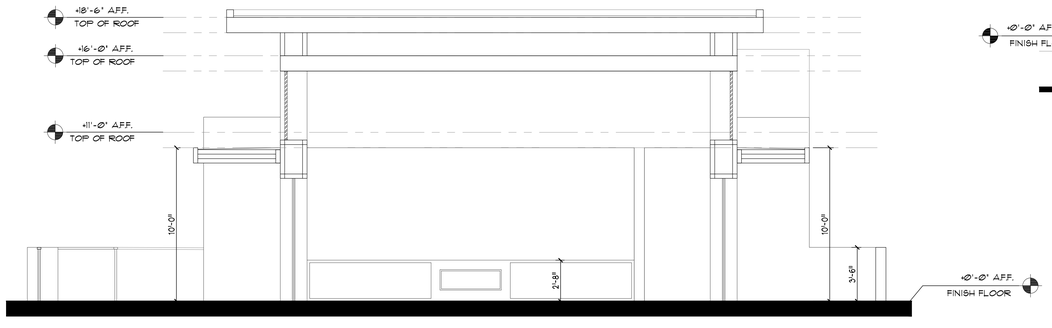
1b SECTION A-A _ Continues
1/4" = 1'-0"



2 SECTION B-B
1/4" = 1'-0"



3 SECTION C-C
1/4" = 1'-0"



4 SECTION D-D
1/4" = 1'-0"

KEYNOTES

LEGEND

GENERAL NOTES

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LICENSED ARCHITECT
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C-011442
RENEWAL DATE 1/31/23
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Revisions:

KEY PLAN

MOUNT HAMILTON RESIDENCE

14,000 MOUNT HAMILTON ROAD
SAN JOSE, CALIFORNIA

Project No: Date: JUN 6, 2022
Sheet Title:

MAIN HOUSE SECTIONS

Review by: DH
Sheet No:

A3.1

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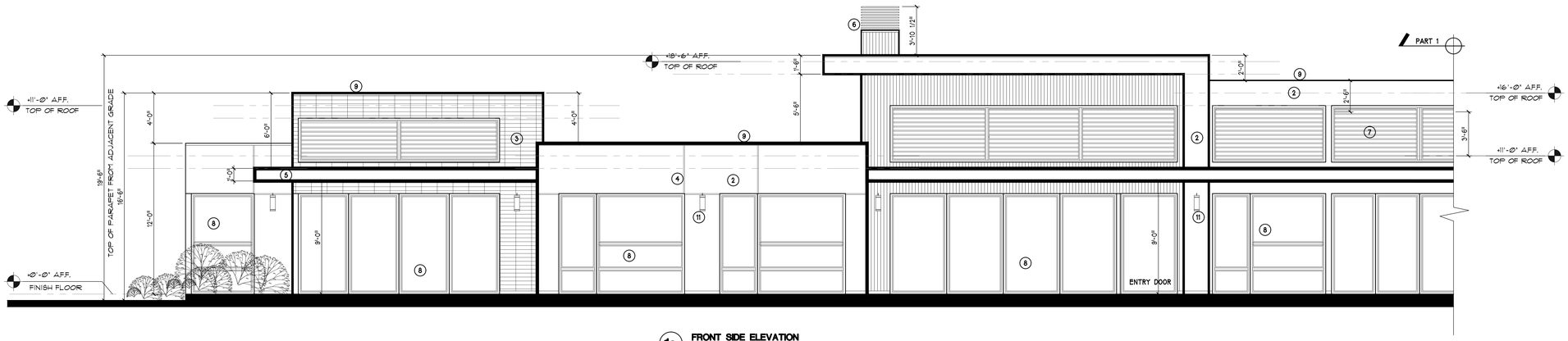
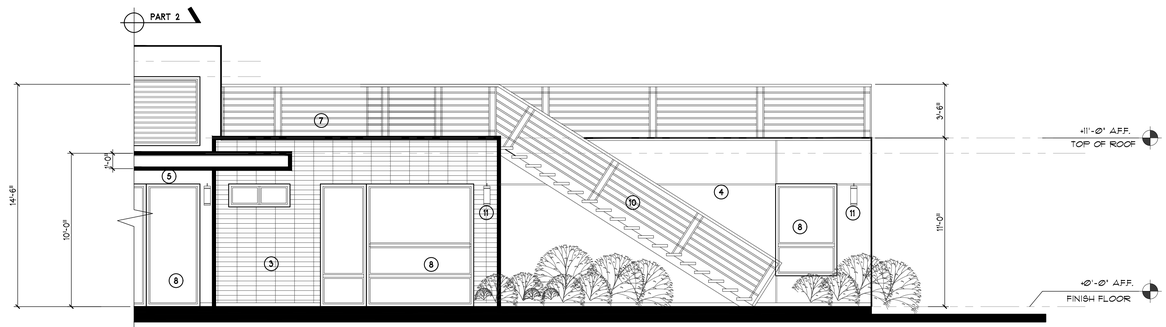
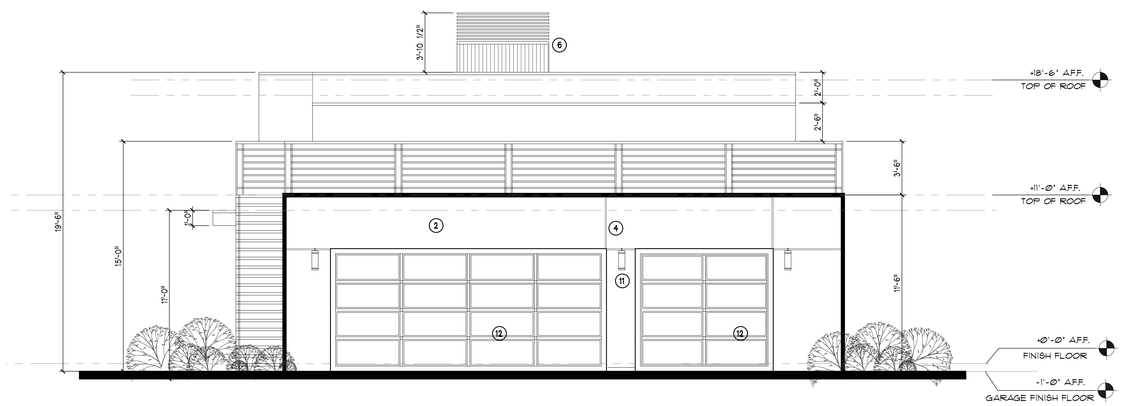


1a FRONT SIDE ELEVATION
1/4" = 1'-0"



1b FRONT SIDE ELEVATION ...Continues
1/4" = 1'-0"



2 RIGHT SIDE ELEVATION
1/4" = 1'-0"

KEYNOTES

1. 6" VERTICAL COMPOSITE SIDING, ASSIMILATED WOOD GRAIN
2. FINE SAND STUCCO FINISH
3. EXTERIOR TILE VENEER
4. 1/2" METAL REVEAL CHANNEL
5. AWNING
6. CHIMNEY METAL GRILL - DARK BRONZE
7. METAL RAILING - DARK BRONZE
8. DARK BRONZE ALUMINUM STORE FRONT WINDOW AND DOOR
9. 20 GA GALVANIZE MTL. FLASHING PAINTED
10. EXTERIOR METAL STAIR - BY OTHER
11. EXTERIOR LIGHTING - DOWN LIT ONLY
12. TEMPERED GLASS GARAGE DOOR WITH METAL FRAME

LEGEND

GENERAL NOTES

LPMD Architects
1288 Kifer Road, Unit 206,
Sunnyvale, CA 94086
Telephone : 408-992-0280
Fax : 408-992-0281

LICENSED ARCHITECT
DUNG Q. NGUYEN
C-011442
RENEWAL DATE 1/31/23
STATE OF CALIFORNIA

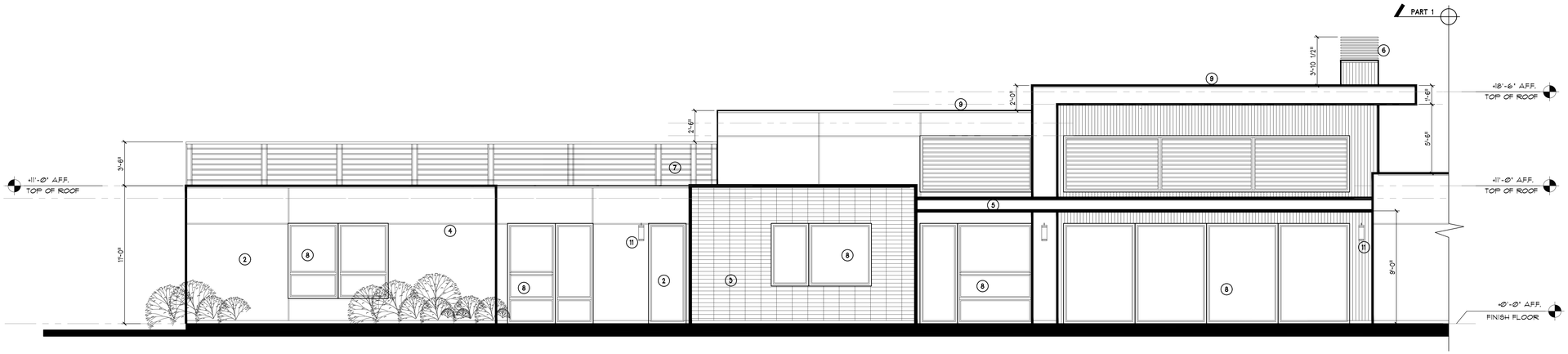
Revisions:

KEY PLAN

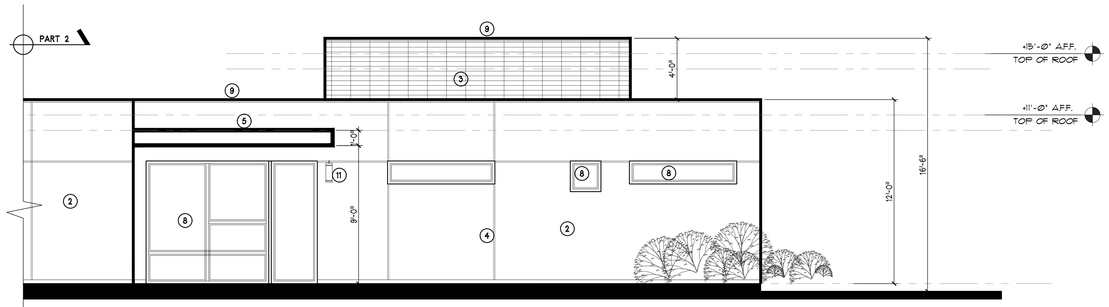
MOUNT HAMILTON RESIDENCE
14,000 MOUNT HAMILTON ROAD
SAN JOSE, CALIFORNIA

Project No: Date: JUN 6, 2022
Sheet Title:
MAIN HOUSE ELEVATIONS

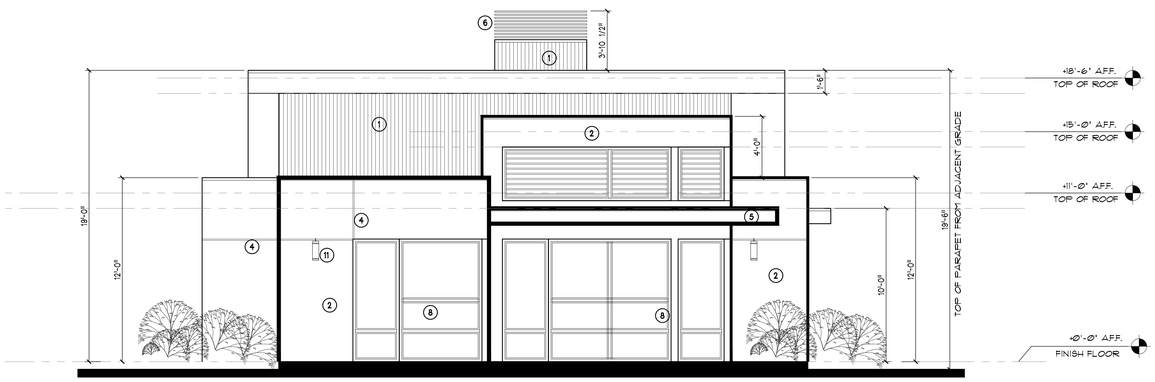
Review by: DH
Sheet No:
A3.2
of Sheets



1a REAR SIDE ELEVATION
1/4" = 1'-0"



1b REAR SIDE ELEVATION _ Continues
1/4" = 1'-0"



2 LEFT SIDE ELEVATION
1/4" = 1'-0"

KEYNOTES

1. 6" VERTICAL COMPOSITE SIDING, ASSIMILATED WOOD GRAIN
2. FINE SAND STUCCO FINISH
3. EXTERIOR TILE VENEER
4. 1/2" METAL REVEAL CHANNEL
5. AWNING
6. CHIMNEY METAL GRILL - DARK BRONZE
7. METAL RAILING - DARK BRONZE
8. DARK BRONZE ALUMINUM STORE FRONT WINDOW AND DOOR
9. 20 GA GALVANIZE MTL. FLASHING PAINTED
10. EXTERIOR METAL STAIR - BY OTHER
11. EXTERIOR LIGHTING - DOWN LIT ONLY
12. TEMPERED GLASS GARAGE DOOR WITH METAL FRAME

LEGEND

GENERAL NOTES

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LICENSED ARCHITECT
DAVID Q. NGUYEN
C-011442
RENEWAL DATE 1/31/23
STATE OF CALIFORNIA

Revisions:

KEY PLAN

MOUNT HAMILTON RESIDENCE
14,000 MOUNT HAMILTON ROAD
SAN JOSE, CALIFORNIA

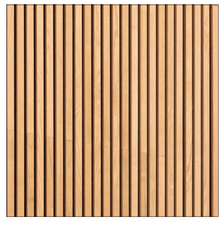
Project No: Date: JUN 6, 2022
Sheet Title:

MAIN HOUSE ELEVATIONS

Review by: DH
Sheet No:

A3.3

of Sheets



1

COMPOSITE VERTICAL SIDING
WOOD GRAIN
LRV: 42

2

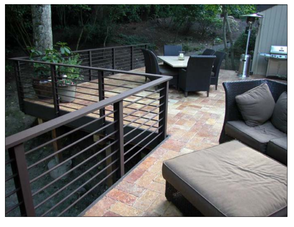
METAL/ GLASS FRONT DOOR
DARK BRONZE FRAME
LRV: 11

3

METAL/ GLASS WINDOW
DARK BRONZE FRAME
LRV: 11

4

METAL/ GLASS GARAGE DOOR
DARK BRONZE FRAME
LRV: 11

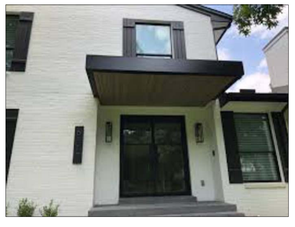


5

METAL RAILING
DARK BRONZE COLOR
LRV: 11

6

STONE VENEER
LIGHT GRAY
LRV: 36



7

METAL CLADDING OVERHANG
DARK BRONZE
LRV: 11

8

MANUF.: KELLY MOORE
COLOR: WHITE RUSSIAN
COLOR CODE: KM4557-2
LRV: 44

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C-011442
RENEWAL DATE 1/31/23
STATE OF CALIFORNIA

Revisions:

KEY PLAN

MOUNT HAMILTON RESIDENCE
14,000 MOUNT HAMILTON ROAD
SAN JOSE, CALIFORNIA

Project No: Date: JUN 6, 2022
Sheet Title:

COLOR BOARD

Review by: DH
Sheet No:

A4.1

of Sheets