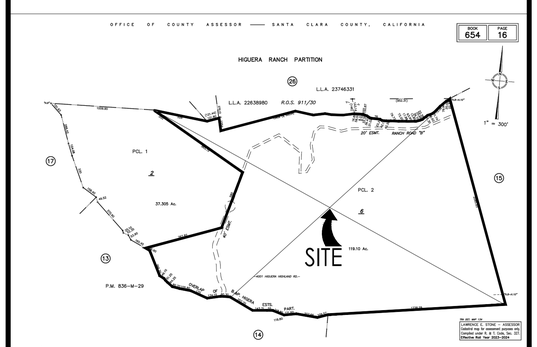
KINION-GILSBERG RESIDENCE

NEW SINGLE FAMILY HOUSE

Higuera Road, San Jose, CA

LOCATION MAP

ASSESSOR'S PARCEL MAP



SCOPE OF WORK

CONSTRUCTION OF A NEW ONE STORY SINGLE FAMILY HOUSE ON AN EMPTY UNDEVELOPED LOT OF 119.1 ACRES.
THE NEW RESIDENCE WILL BE 2BR AND 2BA HOUSE WITH 2,793.2 S.F. LIVING AREA AND ATTACHED 1,032.7 S.F. GARAGE AREA TOTALING 3,825.9 S.F.
THE PROJECT INCLUDES COVERED PORCH AND PATIO OF CUMULATIVELY 1,000 S.F.
THE PREFAB BARN IS NOT PART OF THE DESIGN REVIEW SUBMITTAL.

PROJECT SUMMARY

PROJECT SUMMARY

Assessor's Parcel No.	**654-16-006**
Zoning:	**HS-D1**
Jurisdiction:	**Santa Clara County**
Type of Construction:	**TYPE V-B, SPRINKLERED**
Building Occ. Groups:	**R-3/U (SINGLE FAMILY RESIDENTIAL)**
Required Property Setbacks:	
Proposed Property Setbacks:	
Front	**557'-7"**
Rear	**1546'-6 1/2"**
Right Side	**564'-7"**
Left Side	**1378'-10"**
Proposed Building Height	**18'-2 1/2"**
Gross Lot Area:	**119.1 acre**
Net Lot Area:	**5,187,996.0**
Total New Garage	**1,032.7**
Total New Living Area	**2,793.2**
Total New Covered Areas Counted as FAR	**279.8**
Zoning d1 Tier 2 Floor Area Max	**12,500.0**
Total New Residence	**4,105.8** ≤12,500 ok
FAR Percentage	**0.08%**
Proposed Lot Coverage	**5832.87**

DEFERRED SUBMITTALS

1. FIRE SPRINKLERS IN ACCORDANCE WITH NFPA 13D AND STATE AND LOCAL REQUIREMENTS--NOTE THAT PER CRC 313.3.7, A SIGN OR VALVE TAG SHALL BE INSTALLED AT THE MAIN SHUTOFF VALVE TO THE WATER DISTRIBUTION SYSTEM STATING THE FOLLOWING: "*WARNING, THE WATER SYSTEM FOR THIS HOME SUPPLIES FIRE SPRINKLERS THAT REQUIRE CERTAIN FLOWS AND PRESSURES TO FIGHT A FIRE. DEVICES THAT RESTRICT THE FLOW OR DECREASE THE PRESSURE OR AUTOMATICALLY SHUT OFF THE WATER TO THE FIRE SPRINKLER SYSTEM, SUCH AS WATER SOFTENERS, FILTRATION SYSTEMS AND AUTOMATIC SHUTOFF VALVES, SHALL NOT BE ADDED TO THIS SYSTEM WITHOUT A REVIEW OF THE FIRE SPRINKLER SYSTEM BY A FIRE PROTECTION SPECIALIST. DO NOT REMOVE THIS SIGN*"
2. SOLAR PHOTOVOLTAIC SYSTEM TO BE UNDER A SEPARATE PERMIT

REQ'D CONTRACTOR SUBMITTALS TO ARCHITECT

THE FOLLOWING ARE REQUIRED TO BE SUBMITTED TO THE ARCHITECT FOR APPROVAL/REVIEW:

1. WINDOW/DOOR PACKAGE
2. CABINET SHOP DRAWINGS AND FINISH SAMPLES
3. MECHANICAL DUCTING PLAN
4. MISC. STEEL SHOP DRAWINGS

NOTE: SEE STRUCTURAL PLANS FOR ADDITIONAL REQUIRED SUBMITTALS FOR SHOP DRAWINGS, ETC.

REQ'D CONTRACTOR SUBMITTALS TO BUILDING DEPT. PRIOR TO PERMIT ISSUANCE

1. LICENSE NUMBER
2. INSURANCE AND WORKER'S COMP POLICIES
3. CONSTRUCTION STAGING PLAN
4. CONSTRUCTION WASTE MANAGEMENT PLAN IN ACCORDANCE WITH CALGREEN 4.408.2

APPLICABLE CODES

APPLICABLE CODES (with Santa Clara County Amendments)

-2022 CALIFORNIA ADMINISTRATIVE CODE, CAC
-2022 CALIFORNIA BUILDING CODE, CBC
-2022 CALIFORNIA RESIDENTIAL BUILDING CODE, CRC
-2022 CALIFORNIA ELECTRICAL CODE, CEC
-2022 CALIFORNIA MECHANICAL CODE, CMC
-2022 CALIFORNIA PLUMBING CODE, CPC
-2022 CALIFORNIA ENERGY CODE, CEnC
-2022 CALIFORNIA HISTORICAL CODE, CHC
-2022 CALIFORNIA FIRE CODE, CFC
-2022 CALIFORNIA EXISTING BUILDING CODE
-2022 CALIFORNIA GREEN BUILDING STANDARDS
-2022 CALIFORNIA REFERENCED STANDARDS
-SANTA CLARA COUNTY STANDARD DETAIL AND SPECIFICATION SI-7 FOR CONSTRUCTION SITE SAFETY

SHEET INDEX

PROJECT TEAM

OWNER
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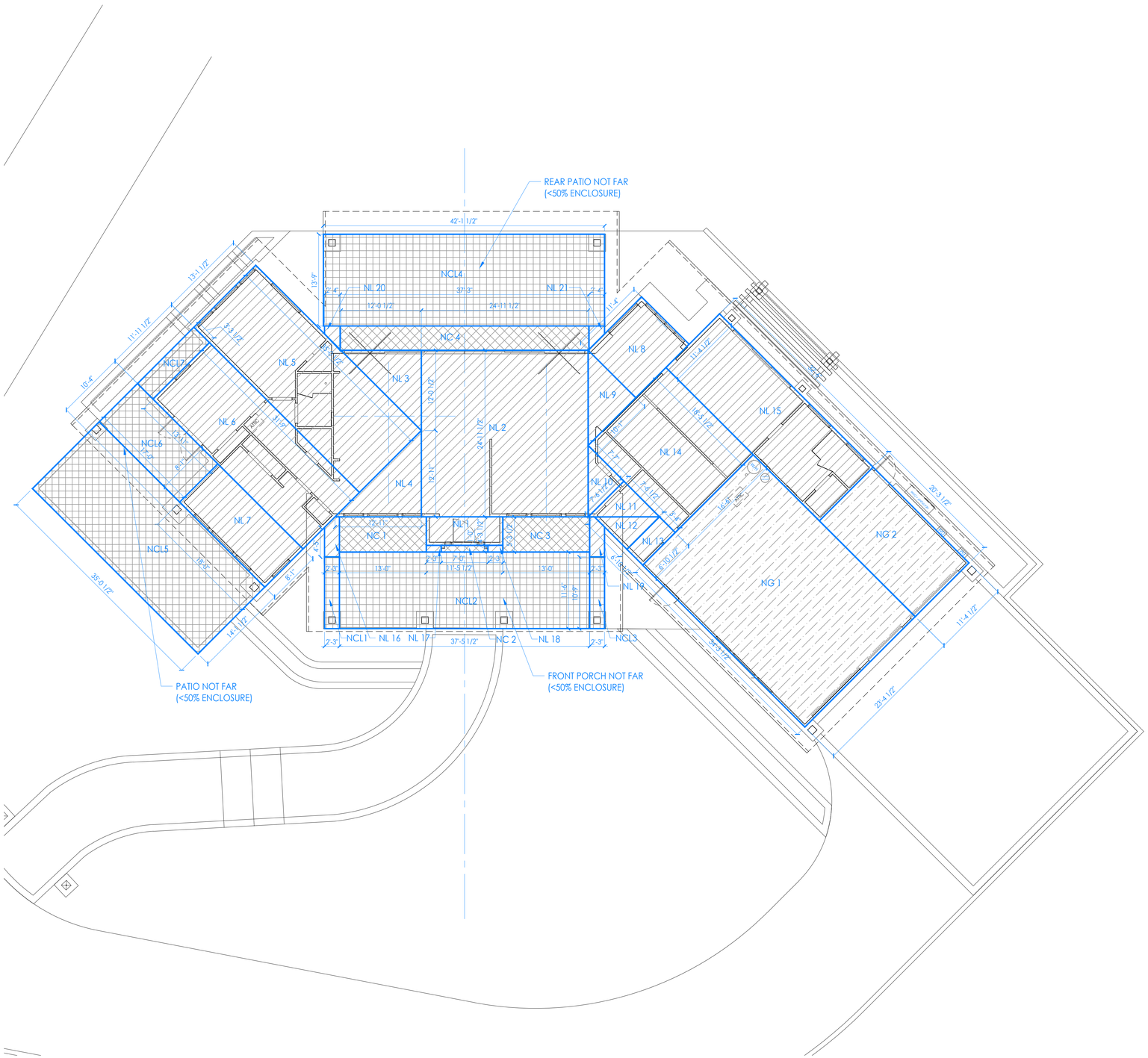
Kinion-Ginsberg Residence
NEW SINGLE FAMILY HOUSE
Higuera Road, San Jose, CA
Pamela Kinion & Matt Ginsberg

LICENSED ARCHITECT — STATE OF CALIFORNIA — C27,719 — 12-31-25

PROJECT NO.	DATE	DESCRIPTION	DRAWN BY
23-001	2024.02.01	BSA PACKAGE	JA/MBD
REVISION			

COVER SHEET

A0.0



	New First Floor Living Area		
NL1		11'-5 1/2" x 4'-3 1/2"	48.90
NL2		24'-11 1/2" x 24'-11 1/2"	622.87
NL3		(12'-0 1/2" x 12'-0 1/2")/2	72.30
NL4		(12'-11" x 12'-11')/2	83.50
NL5		13'-1 1/2" x 35'-0 1/2"	458.90
NL6		11'-11 1/2" x 31'-9"	379.30
NL7		8'-1" x 18'-0"	145.90
NL8		11'-4" x 10'-0 1/2"	113.70
NL9		(10'-1" x 10'-0 1/2')/2	50.70
NL10		(7'-6" 1/2" x 7'-7")/2	28.60
NL11		(7'-6" 1/2" x 7'-6" 1/2")/2	28.50
NL12		(6-10" 1/2" x 6'-10 1/2")/2	23.70
NL13		6'-10 1/2" x 3'-4"	22.90
NL14		16'-6" x 18'-5 1/2"	304.15
NL15		11'-4 1/2" x 32'-6"	369.40
NL16			12.12
NL17			2.20
NL18			2.20
NL19			12.12
NL20			5.63
NL21			5.63
NL	**Total New Second Floor Living Area**		**2,793.22**

	New Garage Area		
NG1		23'-4 1/2" X 34'-3 1/2"	801.90
NG2		11'-4 1/2" X 20'- 3 1/2"	230.80
NG	**Total Garage Area**		**1,032.70**

	New Covered Area counted as Lot Coverage		
NLC1		2'-3" X 10'-9"	23.93
NLC2		37'-5 1/2" X 11'-6"	429.37
NLC3		2'-3" X 10'-9"	23.93
NLC4		42'-1 1/2" X 13'-9"	577.96
NLC5		35'-0 1/2" X 14'-1 1/2"	495.00
NLC6		17'-0" X 8'-1"	137.70
NLC7		3'-3 1/2" X 11'-11 1/2"	39.22
NLC	**Total Covered Area counted as Lot Coverage**		**1,727.11**

	New Covered Area (attached and > 50% enclosed)		
NC1		32'-7" x 5'-1 1/2"	68.50
NC2		20'-0" x 9'-2"	6.99
NC3		46'-8 1/2" x 19'-4 1/2"	68.50
NC4		13'-6 1/2" x 21'-0"	135.85
TPC	**Total Porch Coverage**		**279.84**

GLA	***Gross Lot Area:***	**5,187,996.0**
NLA	***Net Lot Area:***	**5,187,996.0**
NG	***Total New Garage***	**1,032.7**
TNL=NL	***Total New Living Area***	**2,793.2**
TNC=TPC	***Total New Covered Areas Counted as FAR***	**279.8**
	Zoning d1 Tier 2 Floor Area Max	**12,500.0**
TNR=TNL+NG+TNC	***Total New Residence***	**4,105.8 ≤12,500 ok**
TNR/NLA	***FAR Percentage***	**0.08%**
NLC	**Total Covered Area counted as Lot Coverage**	**1,727.1**
	Proposed Lot Coverage	**5,832.9**

TOTAL FLOOR AREA ≤ 12,500 S.F. THEREFORE RESIDENCE IS d1 TIER 2

NL# = NEW LIVING AREA

NG# = NEW GARAGE AREA

NC# = NEW COVERED AREA (ATTACHED AND > 50% ENCLOSED) COUNTED AS FAR

NCL# = NEW COVERED AREA COUNTED AS LOT COVERAGE, NOT AS FLOOR AREA RATION

1 2 4 8 12 feet

FIRST FLOOR AREA CALCS | 1/8" | 1

FLOOR AREA LEGEND | -

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LICENSED ARCHITECT
EUGENE R. SAKAI, AIA, LEED
C27,719
12-31-25
OF CALIFORNIA

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REVISION	DATE	DRAWN BY
	2024.02.01	BSA PACKAGE
		JA/MBD

FLOOR AREA CALCULATION

A0.2

SITE PLAN | 1"=150' | 1

= NUMBER TO KEY NOTE BELOW

1. EXISTING PUBLIC RIGHT OF WAY--ANY CONSTRUCTION WITHIN THE CITY RIGHT-OF-WAY MUST HAVE AN APPROVED "PERMIT FOR CONSTRUCTION IN THE PUBLIC STREET" PRIOR TO THE COMMENCEMENT OF THIS WORK. THE PERFORMANCE OF THIS WORK IS NOT AUTHORIZED BY THE BUILDING PERMIT ISSUANCE BUT SHOWN ON THE BUILDING PERMIT FOR INFORMATION ONLY -- SEE CIVIL PLANS FOR ADDITIONAL INFO.
2. (N) WATER METER--CONTRACTOR TO COORDINATE WITH LOCAL WATER COMPANY IF REQUIRED BY INCREASED FIXTURE LOAD
3. (N) ELECTRICAL METER LOCATION--CONTRACTOR TO COORDINATE WITH LOCAL ELECTRICAL COMPANY FOR UPGRADE (400 AMPS) WITH UFER GROUND CONNECTION PER CEC 250-52
4. (N) GAS METER
5. (N) HEATPUMP UNIT PAD(S)--PROVIDE ELECTRICAL TO THIS LOCATION AS REQUIRED, VERIFY SIZE AND QUANTITY WITH HVAC CONTRACTOR. HEATPUMP UNITS TO COMPLY WITH JURISDICTION'S NOISE ORDINANCE OF 66 DECIBELS -- MITSUBISHI - 42K BTU - M-SERIES OUTDOOR CONDENSER- FOR 2-5 ZONES MODEL # MXZ-5C42NA2--FAN SPEED COOLING 56 dB/HEATING 58 dB 5 FEET FROM THE UNIT
6. (N) DRIVEWAY, CONCRETE OVER 8" BASE ROCK AND 2" SAND PER GEOTECH REPORT -- ENHANCED STAMPED VEHICULAR CONCRETE PAVING -- SEE LANDSCAPE FOR MORE INFO
7. (N) HARDSCAPE--SLOPE AWAY FROM HOUSE @ 2% MIN.
8. (N) 36" MIN. DEEP LEVEL LANDING PER CRC 311.3 W STEPS (MAX. 7.75" RISER)- PROVIDE EQUAL RISERS IF MORE THAN 1 STEP
9. (N) WALKWAY -- ENHANCED STAMPED PEDESTRIAN CONCRETE PAVING -- SEE LANDSCAPE FOR MORE INFO
10. (N) OUTDOOR KITCHEN
11. (N) PORCH COLUMNS
12. (N) ARBOR
13. (N) LOW STONE SKIRT
14. (N) ASPHALT DRIVEWAY PER CIVIL, TYP.
15. (N) DECORATIVE ENTRY COLUMN WITH LIGHTING
16. APPROXIMATE LOCATION OF (N) JOINT TRENCH (FOR ELECTRICAL, CABLE, TEL, ETC.) -- SEE CIVIL PLANS FOR MORE INFO. COORDINATE WITH PG&E FOR DETAILS. S
17. (N) WATER LINE -- SEE CIVIL PLANS FOR MORE INFO
18. (N) SANITARY SEWER LATERAL TO SEPTIC SYSTEM -- DESIGNED BY OTHERS -- SEE CIVIL PLANS FOR MORE INFO
19. (N) WOOD DECK COMPOSITE -- SEE LANDSCAPE FOR MORE INFO
20. (E) TREE(S) TO REMAIN- PROTECT AS REQUIRED DURING CONSTRUCTION - DO NOT LEAVE MATERIALS OR EQUIPMENT IN ROOT AREAS FOR EXTENDED PERIODS OF TIME.
21. (N) TREE(S)--SEE LANDSCAPE PLAN FOR MORE INFO.

SITE PLAN KEYNOTES | -

PROPERTY LINE--SEE TOPO SURVEY FOR MORE INFO

REQUIRED YARD SETBACK

TREE PROTECTION FENCING AND TREE CARE PER ARBORIST REPORT -- TREE PROTECTION FENCING TO BE INSTALLED PRIOR TO THE START OF CONSTRUCTION AND REMAIN IN PLACE TILL COMPLETION OF CONSTRUCTION.

NEW BUILDING AREA

NEW GARAGE AREA

NEW BARN AREA

NEW HARDSCAPE AREA -- SEE CIVIL & LANDSCAPE PLANS FOR ADDITIONAL INFO.

+/-XX.XX' XX — SPOT ELEVATION, SEE CIVIL DRAWINGS FOR MORE INFO

(1) — TREE NUMBER--REFER TO ARBORIST REPORT FOR SPECIES AND OTHER INFO

NOTES:
1. (E) WATER SUPPLY TO BE REPLACED FROM METER IN.
2. (E) SEWER LATERAL TO BE REPLACED FROM PROPERTY LINE IN.

SITE PLAN LEGEND | -

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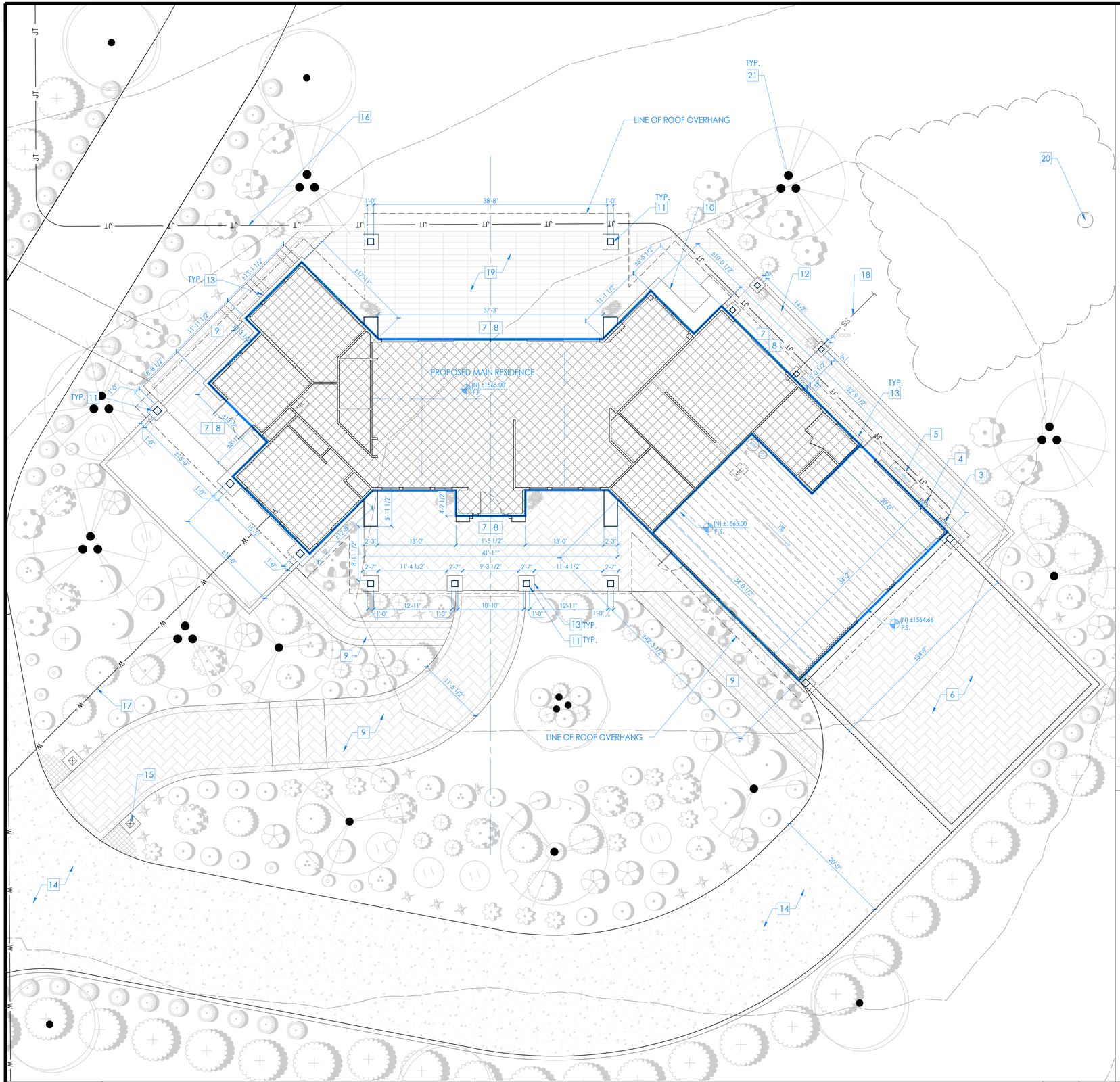
SITE PLAN

A1.0a



ENLARGED SITE PLAN | 1/8" | 1

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21. (N) TREE(S)--SEE LANDSCAPE PLAN FOR MORE INFO.

SITE PLAN KEYNOTES | -

- PROPERTY LINE--SEE TOPO SURVEY FOR MORE INFO
- REQUIRED YARD SETBACK
- TREE PROTECTION FENCING AND TREE CARE PER ARBORIST REPORT -- TREE PROTECTION FENCING TO BE INSTALLED PRIOR TO THE START OF CONSTRUCTION AND REMAIN IN PLACE TILL COMPLETION OF CONSTRUCTION.
- NEW BUILDING AREA
- NEW GARAGE AREA
- NEW BARN AREA
- NEW HARDSCAPE AREA -- SEE CIVIL & LANDSCAPE PLANS FOR ADDITIONAL INFO.
- +/-.XX.XX' XX — SPOT ELEVATION, SEE CIVIL DRAWINGS FOR MORE INFO
- (1) TREE NUMBER--REFER TO ARBORIST REPORT FOR SPECIES AND OTHER INFO

NOTES:
1. (E) WATER SUPPLY TO BE REPLACED FROM METER IN.
2. (E) SEWER LATERAL TO BE REPLACED FROM PROPERTY LINE IN.

SITE PLAN LEGEND | -

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ENLARGED SITE PLAN

W N E S

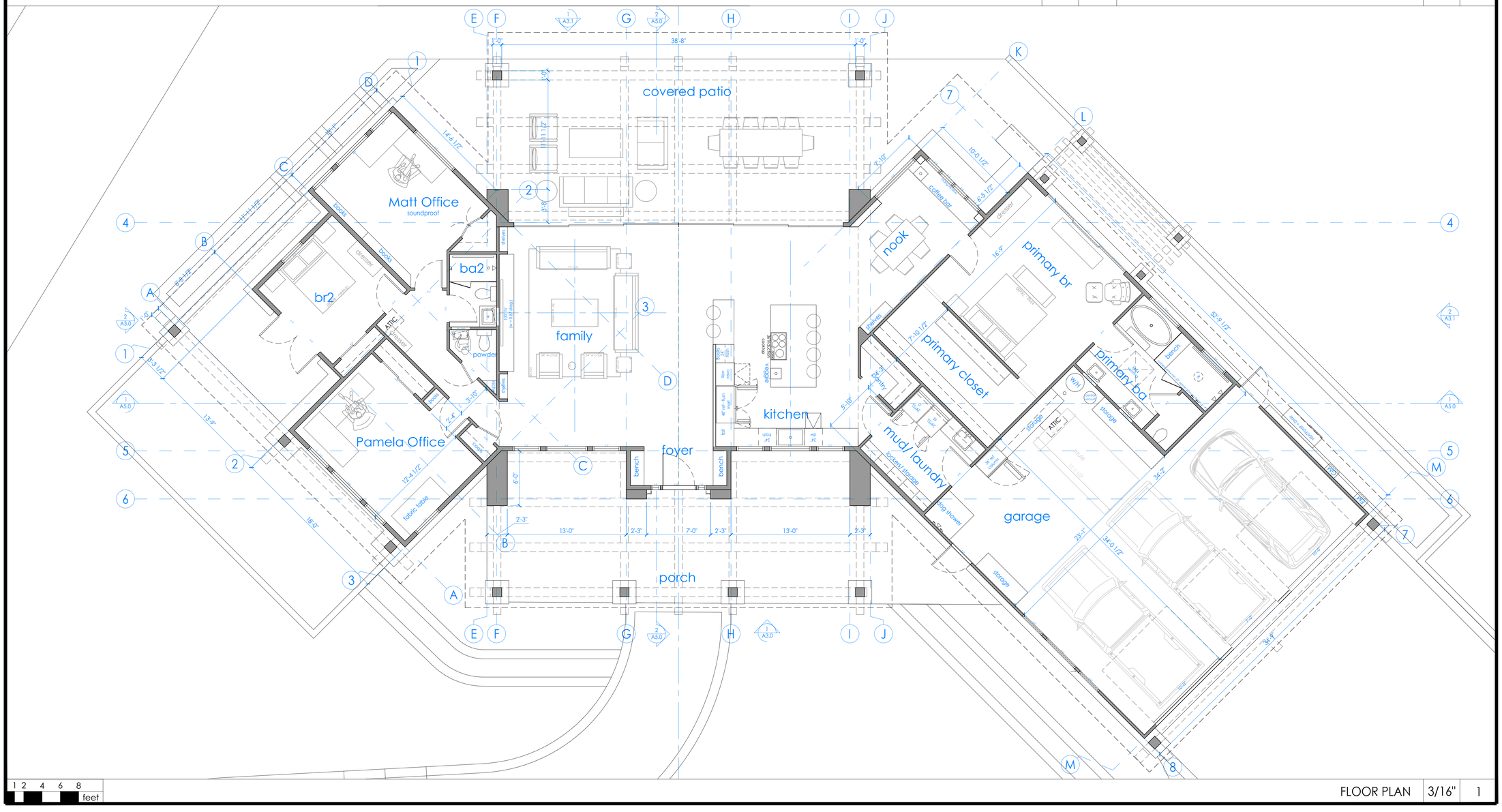
A1.0b

#

(N) WALL: EXTERIOR: 2x6 STUDS @16" O.C.; INTERIOR 2x4 STUDS @16"O.C--SEE ELEVATIONS AND STRUCTURAL DRAWINGS FOR EXTERIOR WALL MATERIAL ASSEMBLIES. INSTALL 1 LAYER (MIN.) OF WEATHER RESISTIVE BARRIER (TYVEK HOUSE WRAP OR EQ.) OVER EXTERIOR WALLS SHEATHING PER CRC 703.2--INSTALL PER MANUF. INSTRUCTIONS. PROVIDE 5/8" TYPE 'X' GYPSUM BOARD EACH SIDE @ INTERIOR PARTITIONS. PROVIDE CEMENT BOARD OR TILE BACKER BOARD AT SHOWER/TUB LOCATIONS. ALL WALLS TO RECEIVE (N) PAINT FINISH. ALL CEILINGS AT TUB/SHOWERS TO BE M.R. BOARD

NOTE:
1. SEE 2/A0.1a FOR PLUMBING GENERAL NOTES
2. SEE 3/A0.1a FOR MECHANICAL GENERAL NOTES
3. SEE 4/A0.1a FOR ELECTRICAL GENERAL NOTES
4. SEE 5/A0.1a FOR PLAN AND INTERIOR GENERAL NOTES

FLOOR PLAN KEYNOTES | - | FLOOR PLAN LEGEND | -



1 2 4 6 8 feet

FLOOR PLAN | 3/16" | 1

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FLOOR PLAN

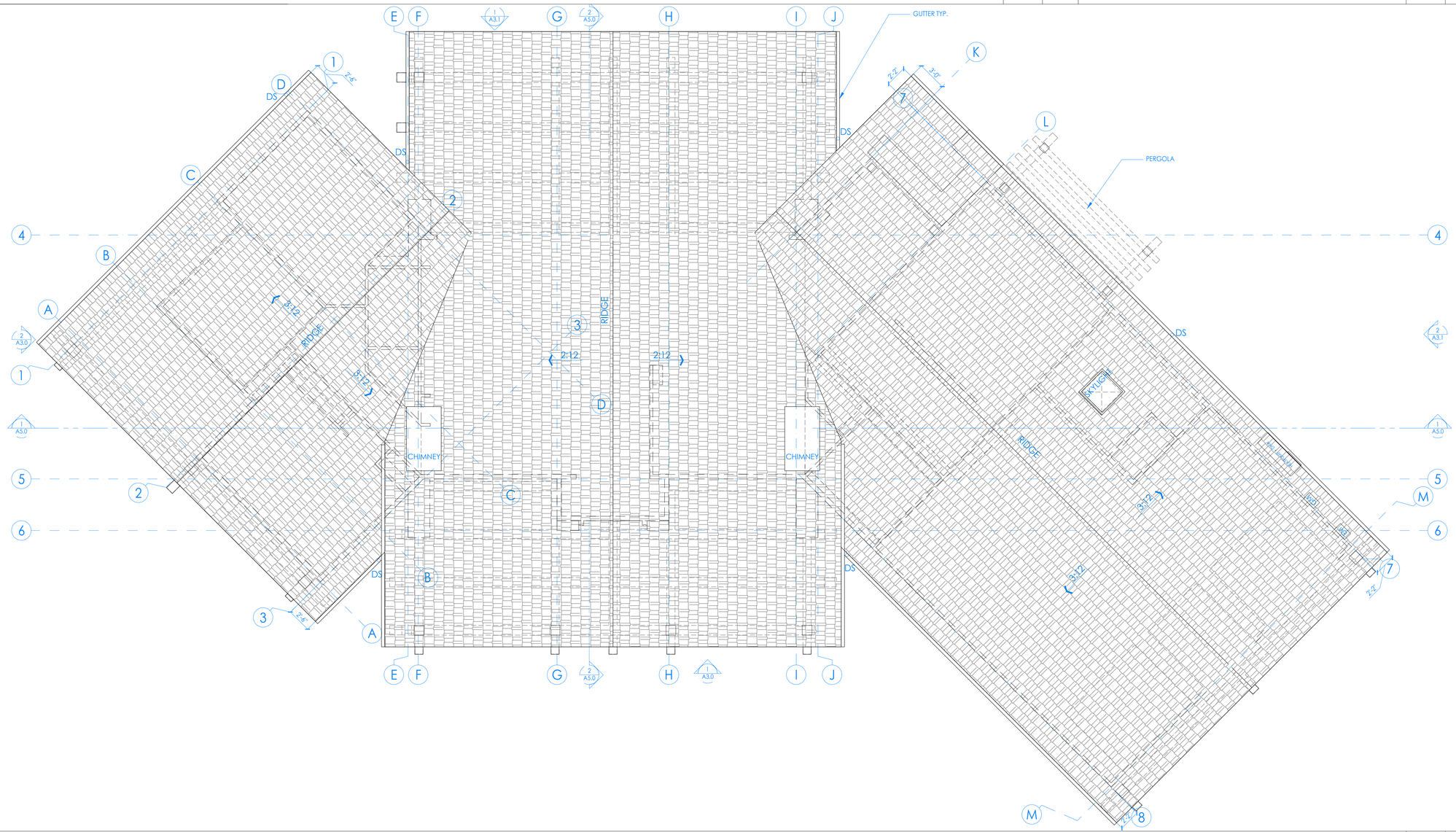
W S N E
A2.1

1. INSTALL ALL NEW ROOFING MATERIALS--SEE LEGEND BELOW FOR MATERIALS--CONFIRM COLOR SELECTION W/ OWNER PRIOR TO PLACING ORDER
2. PAINT ALL ROOF PENETRATIONS TO MATCH ROOFING COLOR.
3. NO ROOF PENETRATIONS THROUGH ROOF THAT ARE VISIBLE FROM THE STREET WILL BE ACCEPTED. PLUMBING VENTS TO BE MIN. 10' AWAY FROM, OR AT LEAST 3' ABOVE ANY OPERABLE WINDOW OR SKYLIGHT PER CPC 906.2.
4. ROUTE PLUMBING VENTS WITHIN ATTIC SPACE SO THAT ROOF PENETRATIONS ARE BEHIND MAIN ROOF RIDGE AND ARE NOT VISIBLE FROM THE STREET
5. FUTURE SOLAR PANELS PER CEC 110.10 (MINIMUM 250 S.F. ON A SOUTH SIDE ORIENTATION). KEEP AREA CLEAR OF ROOFING EYEBROW, MECHANICAL AND PLUMBING VENTS.
6. SEE ROOF PLAN FOR SLOPE.
7. PROVIDE (N) GSM ROOF JACKS, TYP. CAULK ALL EXPOSED NAIL HEADS WITH SILICONE SEALANT.
8. PROVIDE (N) GUTTERS AND DOWNSPOUTS AT LOCATIONS SHOWN--GUTTERS TO SLOPE 1:240 FRONT-TOBACK, BUT TO BE LEVEL SIDE TO SIDE
9. INSTALL KICKOUT FLASHING PER 8/A8.0 WHEREVER GUTTERS TERMINATE AT A WALL
10. ALL PLATE HEIGHTS PER SECTIONS AND RCP. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
11. CONNECT ALL DOWNSPOUTS TO FLEXIBLE PLASTIC DRAINPIPE AND RUN TO A LOCATION SPECIFIED BY CIVIL PLANS

ROOF GENERAL NOTES

	CONCRETE TILE ROOFING o/ 1 LAYER 15# ROOF FELT (EXCEPT FOR AT ROOF SLOPES BETWEEN 2-4:12, INSTALL 2 LAYERS) PER CRC 905.2.7--MIN. CLASS [C/A]--MANUF: [BORAL ROOFING]; STYLE: [STYLE]; COLOR: [COLOR]; LIFE EXPECTANCY: 30 YEAR MINIMUM--VERIFY FINAL SELECTION WITH OWNER PRIOR TO PLACING ORDER. INSTALL PER MANUF. WARRANTY INSTRUCTIONS AND ICC-ES EVALUATION REPORT #ESR-1647
DS	DENOTES GUTTER DRAIN (3" DIA.) AND DOWNSPOUT (2" X 3") 26 GA ALUMINUM - PAINTED TO MATCH TRIM COLOR-- VERIFY SPEC. W/ OWNER. INSTALL PER MFR. INSTRUCTIONS
⟵	DENOTES DIRECTION OF SLOPE FROM HIGH TO LOW--ROOF SLOPE APPROX., REFER TO ELEVATIONS FOR MAX HT AND VERTICAL CONTROL
	LINE OF BLDG. BELOW

ROOF PLAN LEGEND



1 2 4 6 8 feet

ROOF PLAN | 3/16" | 1

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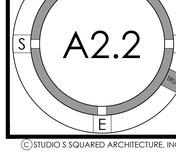

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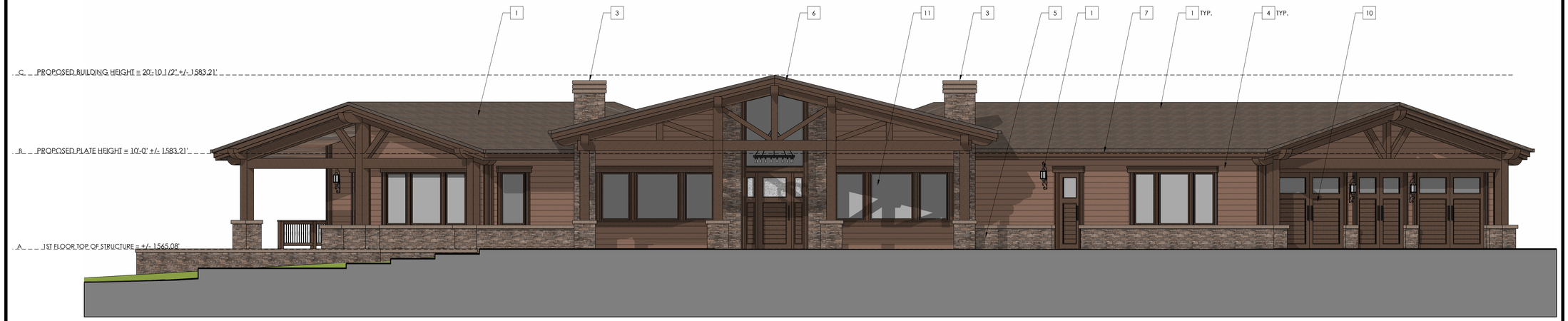
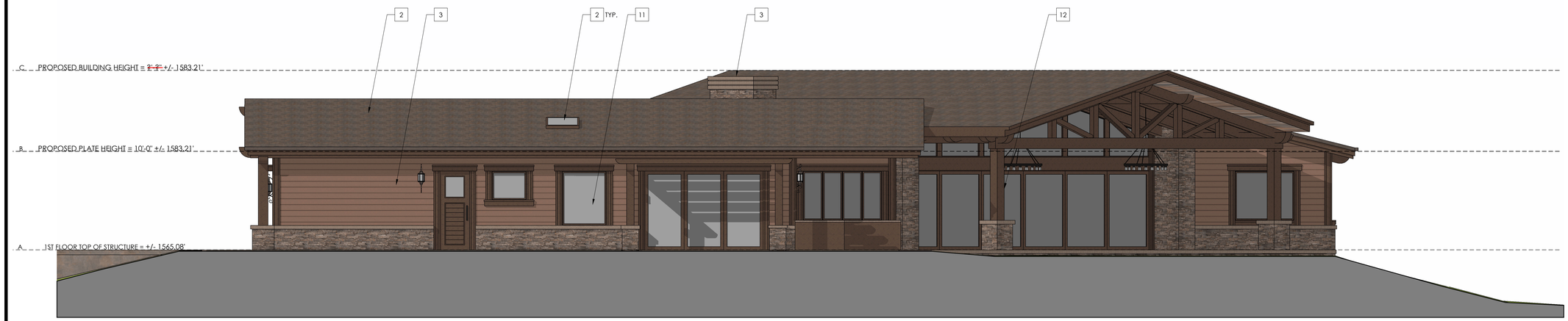
ROOF PLAN

A2.2



1 2 3 4 6 feet

SOUTH ELEVATION (FRONT) | 3/16" | 1



1 2 3 4 6 feet

SOUTH ELEVATION (FRONT) | 3/16" | 1

[#] = NUMBER OF KEYNOTE BELOW

1 ASPHALT COMP SHINGLE ROOFING--SEE ROOF PLAN FOR MORE INFO
2 SKYLIGHT--SEE WINDOW SCHEDULE FOR MORE INFO
3 WOOD FRAMED "FALSE" CHIMNEY WITH 16" TALL PRECAST STONE CORNICE CAP/ www.chimneyking.com--SEE ROOF PLAN FOR LOCATION--INTENT OF CHIMNEY IS TO SCREEN MULTIPLE PLUMBING/HVAC ROOF PENETRATIONS FROM VIEW
4 FIELD PAINTED FIBER CEMENT LAP SIDING o/ 1 LAYER TYVEK HOUSE WRAP--MANUF.: JAMES HARDIE; STYLE: ARTISAN; EXPOSURE: 6"; STYLE: SMOOTH--www.artisanluxury.com
5 ADHERED LIGHTWEIGHT STONE VENEER (<15 LBS/SF)--MANUF.: U.S. STONE; STYLE: BRADFORD; COLOR: SILVERDALE; INSTALLATION STYLE: DRYSTACK; WAINSCOT SILL OVER STEEL "L" ANGLE: CHISELED EDGE; SILL COLOR: SILVERDALE--www.usstoneindustries.com--INSTALL PER MANUF. INSTRUCTIONS, ICC-ES EVALUATION REPORT ESR-1215, AND MVMA INSTALLATION GUIDE FOR COMPLIANCE WITH ASTM C1780. CONTACT TERESA VASQUEZ AT BORAL STONE GROUP (415-418-9730, Teresa.Vasquez@Boral.com) FOR FIELD REVIEW OF LATH INSTALLATION PRIOR TO INSTALLING SCRATCH COAT. SEAL VENEER WITH SILANE OR SILOXANE BASED MASONRY TREATMENT SUCH AS CRAFTSHIELD PER MANUF. INSTRUCTIONS.
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7 PAINTED REDWOOD TRIM--2x10 FASCIA WITH 4" SEAMLESS PAINTED SHEET METAL GUTTER-- VERIFY GUTTER PROFILE WITH OWNER PRIOR TO FABRICATION--SEE ROOF PLAN FOR MORE INFO
8 PAINTED REDWOOD 8" x 13" SHAPED BRACKET--CUT BARGEBOARD TO FIT TIGHT TO BRACKETS
9 PAINT GRADE REDWOOD OR A.Y.C.TRELLIS--SEE ROOF PLAN FOR MORE INFO
10 STAIN GRADE WOOD GARAGE DOOR WITH TEMPERED GLAZING PICTURE WINDOWS--SEE DOOR SCHEDULE FOR MORE INFO
11 WINDOW/DOOR OPENING--SEE WINDOW AND DOOR SCHEDULES FOR MORE INFO--DOORS AND WINDOWS TO HAVE 7.5" STAIN GRADE WOOD TRIM TYPICAL, U.N.O.
12 12" BASE SQ. STAIN GRADE REDWOOD OR A.Y.C. COLUMN [WITH STONE BASE UP TO 3'-0" A.T.O.S.]
13 EXTERIOR LIGHT, INSTALL PER MANUF. INSTRUCTIONS--MANUF.: HINKLEY ; STYLE: TRADITIONAL ; COLOR: MUSEUM BLACK--www.hinkley.com

KEYNOTES | - | -

NOTES:
1. SEE 2/A0.1a FOR PLUMBING GENERAL NOTES
2. SEE 3/A0.1a FOR MECHANICAL GENERAL NOTES
3. SEE 3/A0.1a FOR ELECTRICAL GENERAL NOTES
4. SEE 4/A0.1a FOR PLAN AND INTERIOR GENERAL NOTES
5. EXTERIOR HARDSCAPE AND EXTERIOR STAIRS NOT SHOWN FOR CLARITY--SEE A0.3a FOR 3D MODEL VIEWS

ELEVATION GRID LINE KEY | - | -

ELEVATION GRID LINE KEY
A 1ST FLOOR TOP OF STRUCTURE = +/- 1565.08'
B PROPOSED PLATE HEIGHT= +/- 1575.08' PROPOSED
C BUILDING HEIGHT = 20'-10 1/2" +/- 1583.21'

MAX BUILDING HEIGHT ALLOWED = 35'-0" +/- ?'

GRADE FOR MEASURING HEIGHT (SLOPING SITE): ?'

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STUDIO S SQUARED
ARCHITECTURE

1000 S. Winchester Blvd
San Jose, CA 95128
P : (408) 998 - 0983

Kinion-Ginsberg Residence
NEW SINGLE FAMILY HOUSE

Higuera Highland Lane, San Jose CA

Pamela Kinion & Matt Ginsberg

LICENSED ARCHITECT
EUGENE H. SAKAI, AIA, LEED AP
C27,719
12-31-25
STATE OF CALIFORNIA

PROJECT NO.			
REVISION	DATE	DESCRIPTION	DRAWN BY
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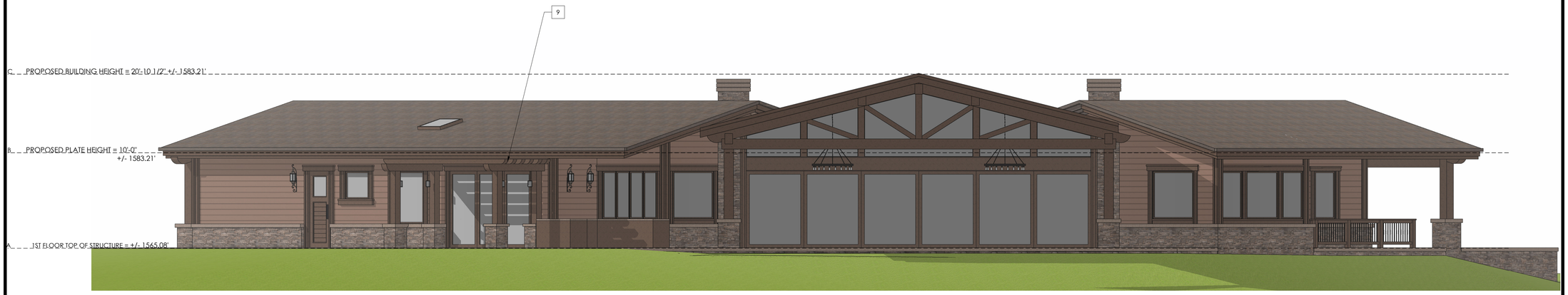
MATCH CAD TITLE BLOCK

EXTERIOR ELEVATIONS

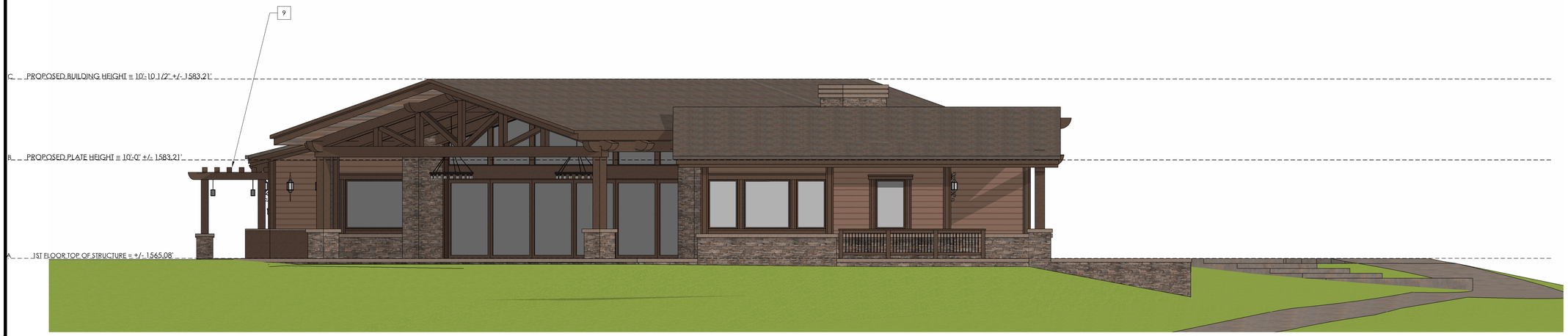
A3.0a



1/2"

1 2 3 4 6 feet

SOUTH ELEVATION (FRONT) | 3/16" | 1



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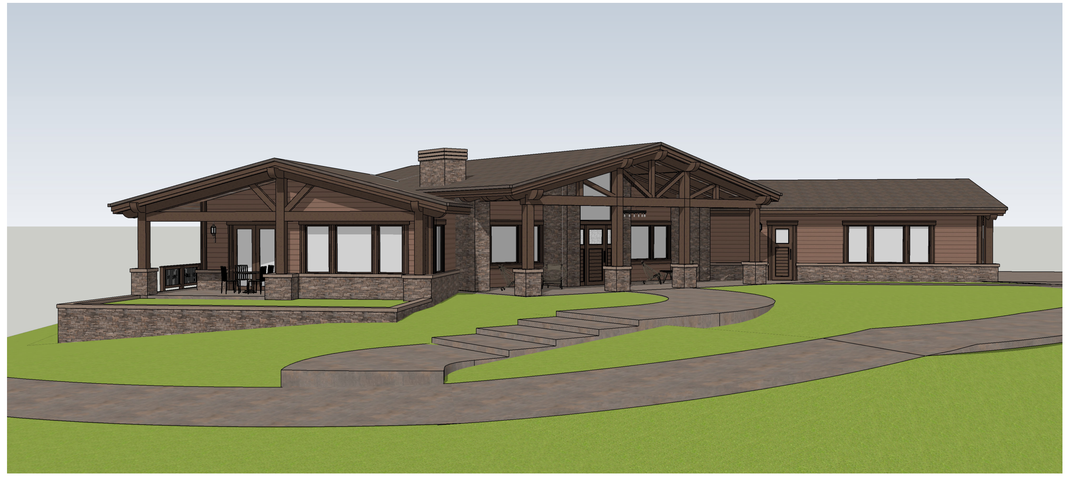
EXTERIOR ELEVATIONS

A3.0b

PERSPECTIVE EXTERIOR RIGHT | - | 4



PERSPECTIVE EXTERIOR FRONT LEFT | - | 1

PERSPECTIVE EXTERIOR REAR RIGHT | - | 5

PERSPECTIVE EXTERIOR FRONT | - | 2

PERSPECTIVE EXTERIOR REAR LEFT | - | 6

PERSPECTIVE EXTERIOR FRONT RIGHT | - | 3

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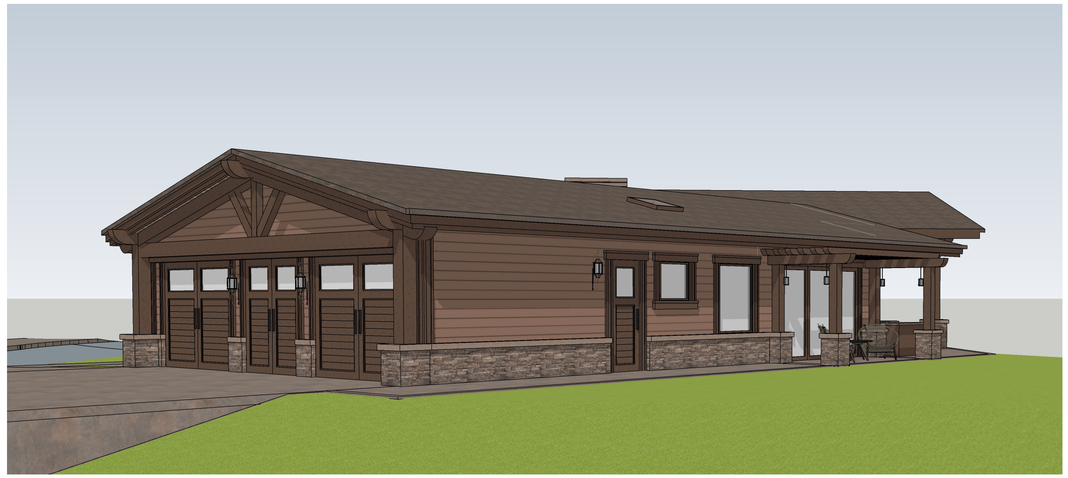
DRAWN BY: JA/MBD

EXTERIOR PERSPECTIVES

A3.1

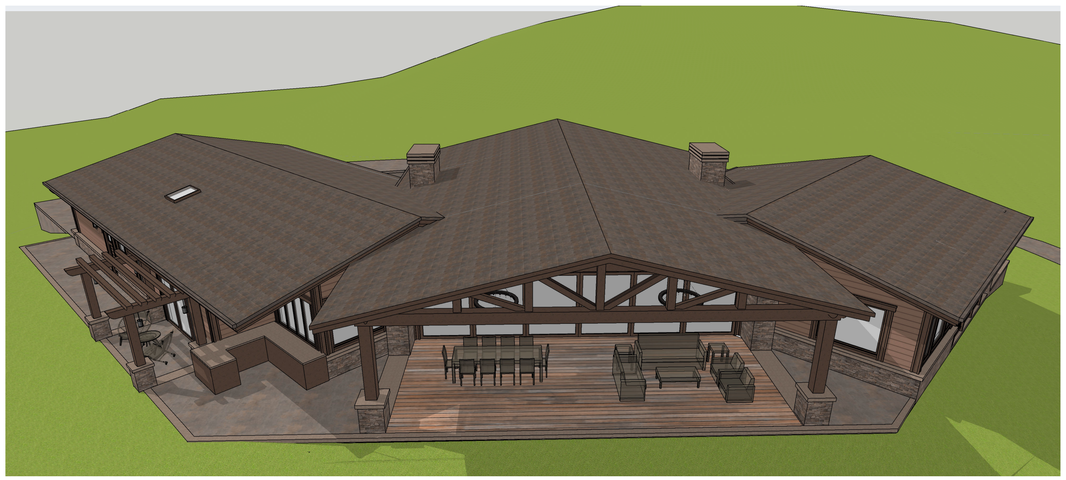
PERSPECTIVE EXTERIOR - PORCH | - | 4



PERSPECTIVE EXTERIOR RIGHT | - | 1

PERSPECTIVE EXTERIOR FRONT HIGH | - | 5

PERSPECTIVE EXTERIOR FRONT ENTRY | - | 2



PERSPECTIVE EXTERIOR REAR HIGH | - | 6

PERSPECTIVE EXTERIOR REAR PATIO | - | 3

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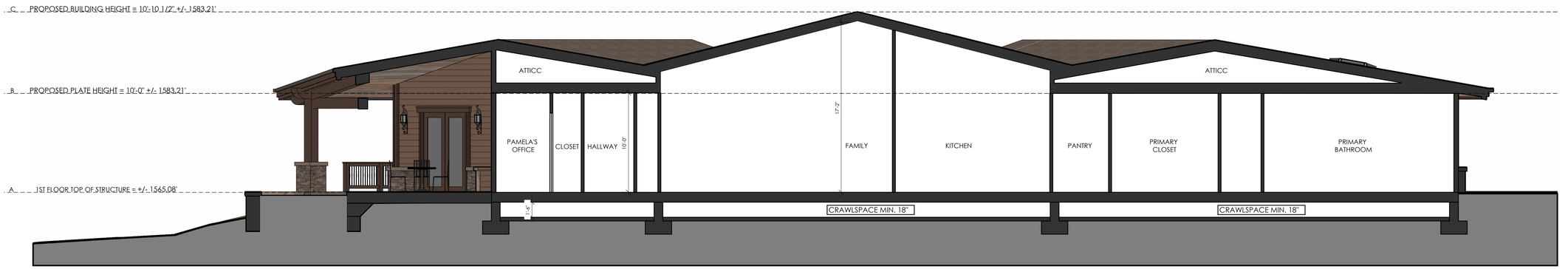
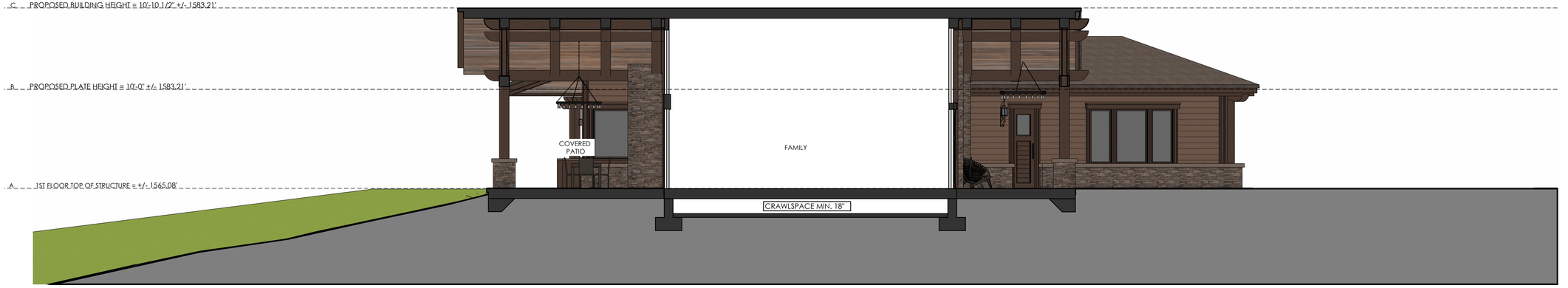
EXTERIOR PERSPECTIVES

A3.2



1 2 3 4 6 feet

SECTION 1 | 3/16" | 1



1 2 3 4 6 feet

SECTION 2 | 3/16 | 2

RED DASHED LINE DENOTES EXISTING GRADING

SOLID FILL DENOTES PROPOSED GRADING

ELEVATION GRID LINE KEY
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MAX BUILDING HEIGHT ALLOWED = 35'-0" +/- ?'

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KEYNOTES | - | -

ELEVATION GRID LINE KEY | - | -

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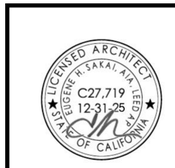

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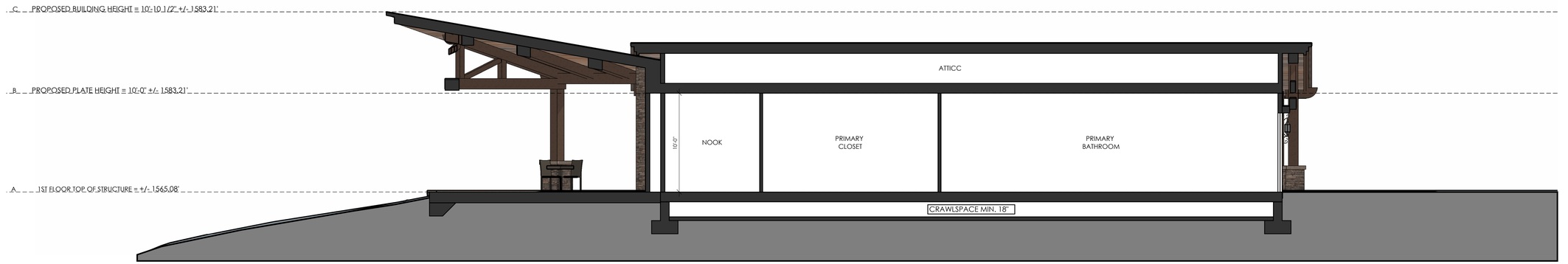
SECTIONS

A5.0



1 2 3 4 6 feet

SECTION 1 | 3/16" | 1

1 2 3 4 6 feet

SECTION 2 | 3/16" | 1

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SECTIONS

A5.1

COUNTY OF SANTA CLARA
General Construction Specifications

GENERAL CONDITIONS

1. ALL CONSTRUCTION WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE SOILS AND/OR GEOTECHNICAL REPORT ONCE RECEIVED. 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.

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	275	135	5'
ACCESSORY STRUCTURE	85	2,145	5'
POOL/HARDSCAPE	130	445	7'
LANDSCAPE	65	190	5'
DRIVEWAY	2,075	735	6'
OFF SITE IMPROVEMENTS	0	0	0'
TOTAL	2,630	3,650	

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 345,300 SF.
15. WDID NO. N/A.
16. THE INSPECTOR MAY VERIFY THAT A VALID NOTICE OF INTENT (NOI) HAS BEEN ISSUED BY THE STATE AND THAT A CURRENT AND UP TO DATE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IS AVAILABLE ON SITE.

TREE PROTECTION

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

ACCESS ROADS AND DRIVEWAYS

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

STREET LIGHTING

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

SANITARY SEWER

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

PORTLAND CEMENT CONCRETE

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

AIR QUALITY, LANDSCAPING AND EROSION CONTROL

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

STORM DRAINAGE AND STORMWATER MANAGEMENT

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

AS-BUILT PLANS STATEMENT

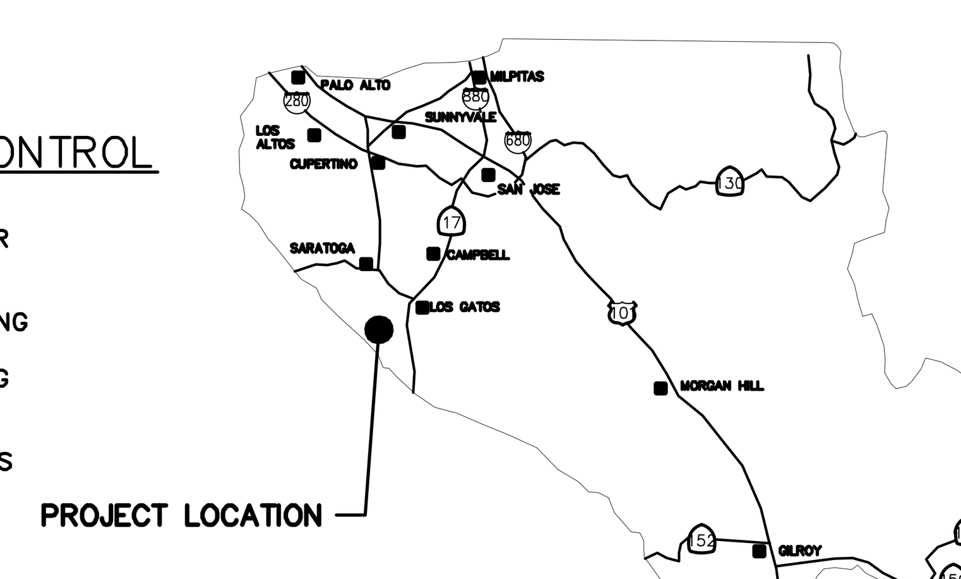
THIS IS A TRUE COPY OF THE AS-BUILT PLANS. THERE (____ WERE) (____ WERE NOT) MINOR FIELD CHANGES – MARKED WITH THE SYMBOL (^). THERE (____WERE) (____ WERE NOT) PLAN REVISIONS INDICATING SIGNIFICANT CHANGES REVIEWED BY THE COUNTY ENGINEER AND MARKED WITH THE SYMBOL △.

DATE ____________ SIGNATURE ____________

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

GEOTECHNICAL ENGINEER OBSERVATION

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



COUNTY LOCATION MAP

SURVEY MONUMENT PRESERVATION

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

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

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

ENGINEER'S STATEMENT

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

DATE ____________ ____________ SIGNATURE

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 ____________ ____________ NAME

____________ R.C.E. NO. ____________ EXPIRATION DATE

IMPROVEMENT PLANS RANCHO HIGUERA ROAD SAN JOSE, CALIFORNIA

GINSBERG PROPERTY

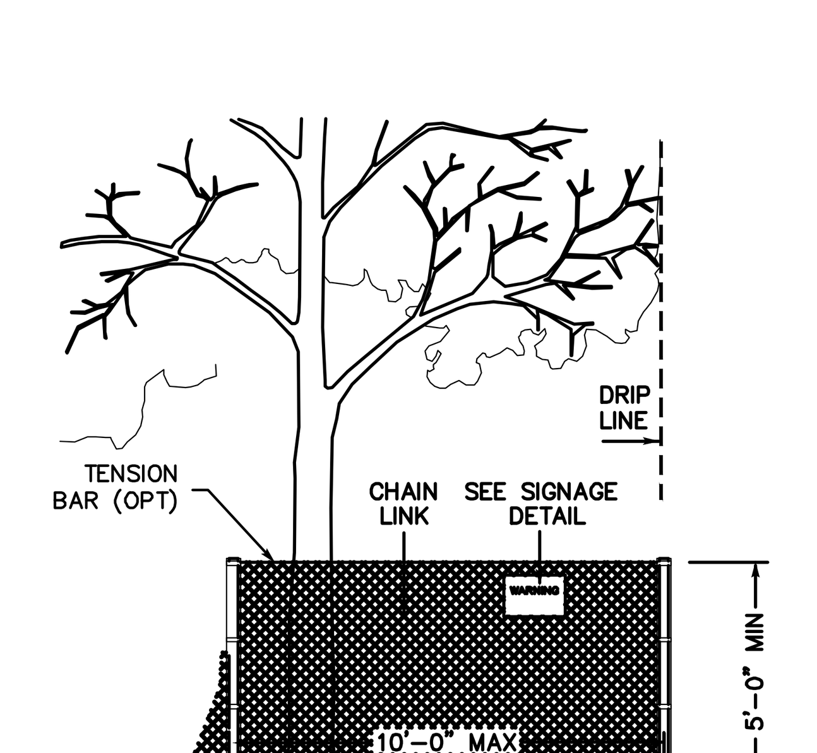
PROJECT DESCRIPTION:

ON-SITE IMPROVEMENTS

THE SCOPE OF WORK TO BE PERFORMED UNDER THIS GRADING PERMIT IS TO CONSTRUCT A NEW DRIVEWAY, NEW SINGLE RESIDENCE, ATTACHED GARAGE BUILDING, WALKWAYS/PATIOS, AND APPURTENANT SITE IMPROVEMENTS. JOINT TRENCH CONNECTION TO EXISTING ELECTRIC AND GAS LINE ON-SITE. NEW STORM DRAIN SYSTEM AND RETENTION, WATER SERVICE, AND SANITARY SEWER SYSTEM FOR THE PROJECT SITE.

OFF-SITE IMPROVEMENTS

ONE COUNTY STANDARD DRIVEWAY APPROACHES. DOES NOT OBSTRUCT VEHICULAR ACCESS. ASPHALT AND SAWCUT TO CONFORM DRIVEWAY APPROACH.



EXISTING TREE PROTECTION DETAILS

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

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

SHEET INDEX

LEA & BRAZE ENGINEERING, INC.
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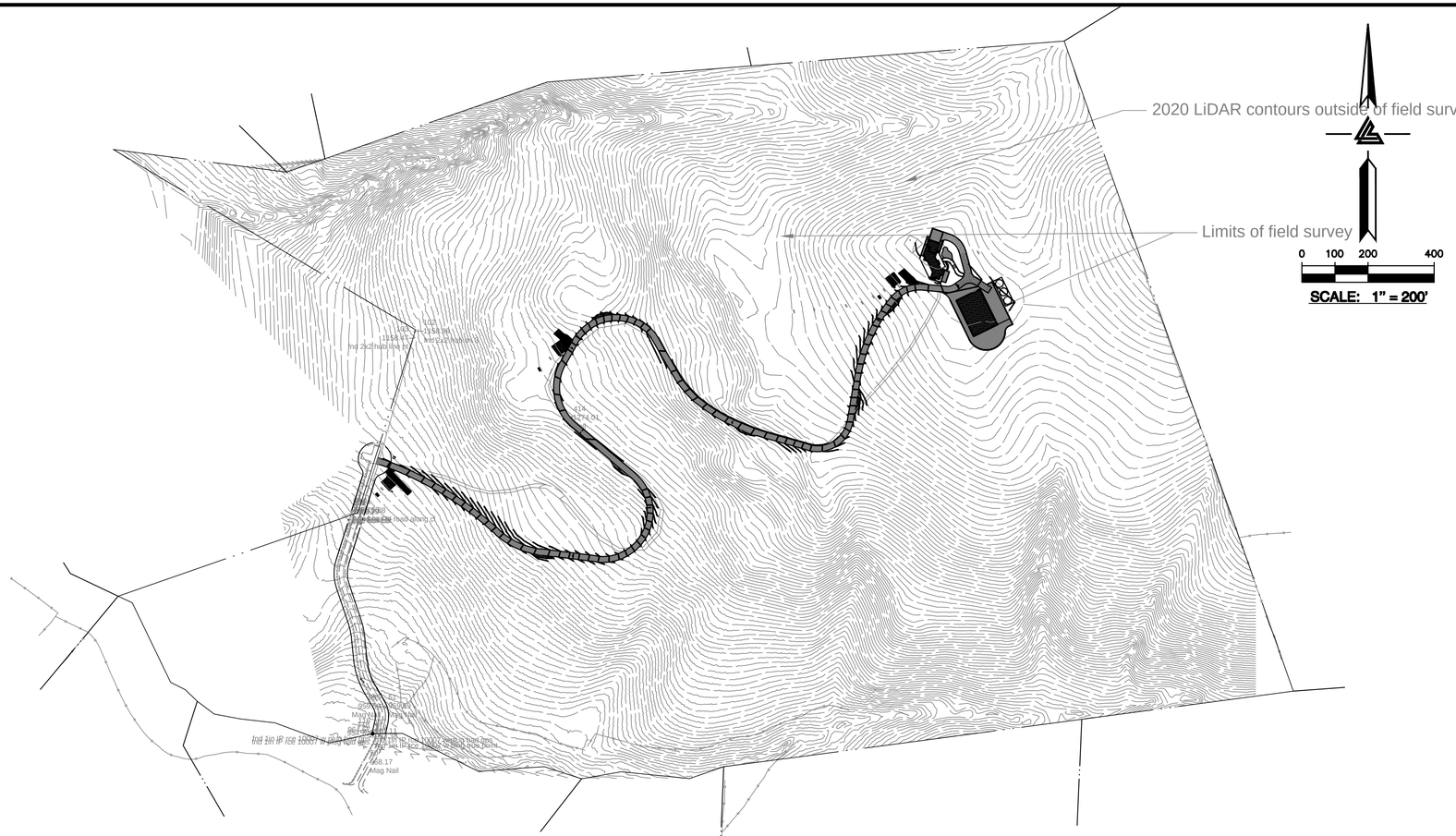
LB#: 2230247 P1
DATE: 03/23/2023

Revision 1	*Date*	*APN* 654-16-006	*Sheet* 01 *of* 24
Revision 2	*Date*		
Revision 3	*Date*	*Co. File*	

APPLICANT: LU WANG   ROAD: RANCHO HIGUERA ROAD   COUNTY FILE NO.:

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		BOUNDARY
		PROPERTY LINE
		RETAINING WALL
		LANDSCAPE RETAINING WALL
	RW RW	RAINWATER TIGHTLINE
	SUB	SUBDRAIN LINE
	TL	TIGHTLINE
SD	SD	STORM DRAIN LINE
SS	SS	SANITARY SEWER LINE
W	W	WATER LINE
G	G	GAS LINE
P	SDP	STORM DRAIN PRESSURE LINE
P	SSP	SANITARY SEWER PRESSURE LINE
JT	JT	JOINT TRENCH
		SET BACK LINE
		CONCRETE VALLEY GUTTER
		EARTHEN SWALE
CB	CB	CATCH BASIN
JB	JB	JUNCTION BOX
AD	AD	AREA DRAIN
		CURB INLET
SDMH	SDMH	STORM DRAIN MANHOLE
		FIRE HYDRANT
SSMH	SSMH	SANITARY SEWER MANHOLE
222.57 INV	222.57 INV	STREET SIGN
		SPOT ELEVATION
		FLOW DIRECTION
	D	DEMOLISH/REMOVE
		BENCHMARK
200	200	CONTOURS
	XX" TREE	TREE TO BE REMOVED
	TP	TREE PROTECTION FENCING



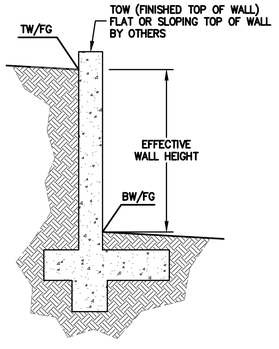
KEY MAP
1" = 200'

ABBREVIATIONS

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

RETAINING WALL NOTES

1. TW/FG REPRESENTS FINISHED EARTHEN GRADE OR PAVEMENT ELEVATION AT TOP OF WALL, NOT ACTUAL TOP OF WALL MATERIAL. BW/FG REPRESENTS FINISH EARTHEN GRADE OR PAVEMENT ELEVATION AT BOTTOM OF WALL NOT INCLUDING FILL FOUNDATION. GRADES INDICATED ON THESE PLANS REFER TO THE FINISHED GRADES ADJACENT TO THE RETAINING WALL, NOT INCLUDING FOOTING, FREEBOARD, ETC.
2. DIMENSIONS SHOWN IN BRACKETS SHOWN AS [X.X'] DENOTE THE EFFECTIVE WALL HEIGHT ONLY. THE ACTUAL WALL HEIGHT AND DEPTH MAY DIFFER DUE TO CONSTRUCTION REQUIREMENTS.
3. REFER TO SPECIFIC WALL CONSTRUCTION DETAIL FOR STRUCTURAL ELEMENTS, FREEBOARD, AND EMBEDMENT.
4. REFER TO ARCHITECTURAL, LANDSCAPE ARCHITECTURE, AND/OR STRUCTURAL PLANS FOR DETAILS, WALL ELEVATIONS, SUBDRAINAGE, WATERPROOFING, FINISHES, COLORS, STEEL REINFORCING, MATERIALS, ETC. PROVIDE CLIPS OR OTHER MEANS OF SECURING FINISH MATERIALS AS NECESSARY (WET SET INTO THE WALL).
5. ALL RETAINING WALLS SHOULD HAVE A BACK-OF-WALL SUB-SURFACE DRAINAGE SYSTEM INCLUDING WEEPHOLES TO PREVENT HYDROSTATIC PRESSURE.
6. SEE DETAIL SHEET FOR SPECIFIC INFORMATION.
7. PROVIDE GUARDRAIL (WHERE APPLICABLE AND DESIGNED BY OTHERS) AS REQUIRED FOR GRADE SEPARATION OF 30 INCHES OR MORE MEASURED 5' HORIZONTALLY FROM FACE OF WALL, PER CBC.



OWNER'S INFORMATION

OWNER:
MATT GINSBERG
RANCHO HIGUERA ROAD
SAN JOSE, CA

APN: 654-16-006

REFERENCES

THIS GRADING AND DRAINAGE PLAN IS SUPPLEMENTAL TO:
1. TOPOGRAPHIC SURVEY BY MH ENGINEERING, CO., ENTITLED;
"TOPOGRAPHIC SURVEY"
RANCHO HIGUERA ROAD
SAN JOSE, CA

2. SITE PLAN BY STUDIO S. SQUARED ARCHITECTURE, INC., ENTITLED:
"RANCHO HIGUERA ROAD"
RANCHO HIGUERA ROAD
SAN JOSE, CA

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

REGISTERED PROFESSIONAL ENGINEER
TAYLER CARLIAD
No. C79550
CIVIL
STATE OF CALIFORNIA
ORIGINAL SIGNATURES IN BLUE INK

LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS | LAND SURVEYORS
MAIN OFFICE:
2495 INDUSTRIAL PKWY WEST
HAYWARD, CALIFORNIA 94545
(510) 887-4086
REGIONAL OFFICES:
ROSEVILLE
DUBLIN
SAN JOSE
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GINSBERG RESIDENCE
RANCHO HIGUERA ROAD
SAN JOSE, CALIFORNIA

UNINCORPORATED SANTA CLARA COUNTY

APN: 654-16-006

OVERALL SITE PLAN

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–	–
–	–
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–	–
REVISIONS	BY
JOB NO:	2230247
DATE:	03-23-23
SCALE:	1" = 20'
DESIGN BY:	KA/KBC
CHECKED BY:	JH
SHEET NO:	C-1.1
02 OF 24 SHEETS	

Xref .\2230247 TB.dwg

GENERAL NOTES

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

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

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

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

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

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

WORK SEQUENCE

IN THE EVENT ANY SPECIAL SEQUENCING OF THE WORK IS REQUIRED BY THE OWNER OR THE CONTRACTOR, THE CONTRACTOR SHALL ARRANGE A CONFERENCE BEFORE ANY SUCH WORK IS BEGUN.

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

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

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

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

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

SITE PROTECTION

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

STORMWATER POLLUTION PREVENTION NOTES

1) STORE, HANDLE, AND DISPOSE OF CONSTRUCTION MATERIALS AND WASTES PROPERLY, SO AS TO PREVENT THEIR CONTACT WITH STORMWATER.

2) CONTROL AND PREVENT THE DISCHARGE OF ALL POTENTIAL POLLUTANTS, INCLUDING SOLID WASTES, PAINTS, CONCRETE, PETROLEUM PRODUCTS, CHEMICALS, WASH WATER OR SEDIMENT, AND NON-STORMWATER DISCHARGES TO STORM DRAINS AND WATER COURSES.

3) USE SEDIMENT CONTROL OR FILTRATION TO REMOVE SEDIMENT FROM DEWATERING EFFLUENT.

4) AVOID CLEANING, FUELING, OR MAINTAINING VEHICLES ON SITE, EXCEPT IN A DESIGNATED AREA IN WHICH RUNOFF IS CONTAINED AND TREATED.

5) DELINEATE CLEARING LIMITS, EASEMENTS, SETBACKS, SENSITIVE OR CRITICAL AREAS, BUFFER ZONES, TREES AND DISCHARGE COURSE WITH FIELD MARKERS.

6) PROTECT ADJACENT PROPERTIES AND UNDISTURBED AREAS FROM CONSTRUCTION IMPACTS USING VEGETATIVE BUFFER STRIPS, SEDIMENT BARRIERS OF FILTERS, DIKES, MULCHING, OR OTHER MEASURES AS APPROPRIATE.

7) PERFORM CLEARING AND EARTH MOVING ACTIVITIES DURING DRY WEATHER TO THE MAXIMUM EXTENT PRACTICAL.

8) LIMIT AND TIME APPLICATIONS OF PESTICIDES AND FERTILIZERS TO PREVENT POLLUTED RUNOFF.

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

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

SUPPLEMENTAL MEASURES

A. THE PHRASE "NO DUMPING - DRAINS TO BAY" OR EQUALLY EFFECTIVE PHRASE MUST BE LABELED ON STORM DRAIN INLETS (BY STENCILING, BRANDING, OR PLAQUES) TO ALERT THE PUBLIC TO THE DESTINATION OF STORM WATER AND TO PREVENT DIRECT DISCHARGE OF POLLUTANTS INTO THE STORM DRAIN.

B. USING FILTRATION MATERIALS ON STORM DRAIN COVERS TO REMOVE SEDIMENT FROM DEWATERING EFFLUENT.

C. STABILIZING ALL DENUDED AREAS AND MAINTAINING EROSION CONTROL MEASURES CONTINUOUSLY FROM OCTOBER 15 AND APRIL 15.

D. REMOVING SPOILS PROMPTLY, AND AVOID STOCKPILING OF FILL MATERIALS, WHEN RAIN IS FORECAST. IF RAIN THREATENS, STOCKPILED SOILS AND OTHER MATERIALS SHALL BE COVERED WITH A TARP OR OTHER WATERPROOF MATERIAL.

E. STORING, HANDLING, AND DISPOSING OF CONSTRUCTION MATERIALS AND WASTES SO AS TO AVOID THEIR ENTRY TO THE STORM DRAIN SYSTEMS OR WATER BODY.

F. AVOIDING CLEANING, FUELING, OR MAINTAINING VEHICLES ON-SITE, EXCEPT IN AN AREA DESIGNATED TO CONTAIN AND TREAT RUNOFF.

GRADING & DRAINAGE NOTES:

1. SCOPE OF WORK

THESE SPECIFICATIONS AND APPLICABLE PLANS PERTAIN TO AND INCLUDE ALL SITE GRADING AND EARTHWORK ASSOCIATED WITH THE PROJECT INCLUDING, BUT NOT LIMITED TO THE FURNISHING OF ALL LABOR, TOOLS AND EQUIPMENT NECESSARY FOR SITE CLEARING AND GRUBBING, SITE PREPARATION, DISPOSAL OF EXCESS OR UNSUITABLE MATERIAL, STRIPPING, KEYING, EXCAVATION, OVER EXCAVATION, RECOMPACTION PREPARATION FOR SOIL RECEIVING FILL, PAVEMENT, FOUNDATION OF SLABS, EXCAVATION, IMPORTATION OF ANY REQUIRED FILL MATERIAL, PROCESSING, PLACEMENT AND COMPACTION OF FILL AND SUBSIDIARY WORK NECESSARY TO COMPLETE THE GRADING TO CONFORM TO THE LINES, GRADING AND SLOPE SHOWN ON THE PROJECT GRADING PLANS.

2. GENERAL

A. ALL SITE GRADING AND EARTHWORK SHALL CONFORM TO THE RECOMMENDATIONS OF THESE SPECIFICATIONS, THE SOILS REPORT BY XXXXXXXXXXXXXXXX; AND THE CITY/TOWN/COUNTY OF XXXXXXX.

B. ALL FILL MATERIALS SHALL BE DENSIFIED SO AS TO PRODUCE A DENSITY NOT LESS THAN 90% RELATIVE COMPACTION BASED UPON ASTM TEST DESIGNATION D1557. FIELD DENSITY TEST WILL BE PERFORMED IN ACCORDANCE WITH ASTM TEST DESIGNATION 2922 AND 3017. THE LOCATION AND FREQUENCY OF THE FIELD DENSITY TEST WILL BE AS DETERMINED BY THE SOIL ENGINEER. THE RESULTS OF THESE TEST AND COMPLIANCE WITH THE SPECIFICATIONS WILL BE THE BASIS UPON WHICH SATISFACTORY COMPLETION OF THE WORK WILL BE JUDGED BY THE SOIL ENGINEER. ALL CUT AND FILL SLOPES SHALL BE CONSTRUCTED AS SHOWN ON PLANS, BUT NO STEEPER THAN TWO (2) HORIZONTAL TO ONE (1) VERTICAL.

C. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SATISFACTORY COMPLETION OF ALL THE EARTHWORK IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS. NO DEVIATION FROM THESE SPECIFICATIONS SHALL BE MADE EXCEPT UPON WRITTEN APPROVAL BY THE SOILS ENGINEER. BOTH CUT AND FILL AREAS SHALL BE SURFACE COMPLETED TO THE SATISFACTION OF THE SOILS ENGINEER AT THE CONCLUSION OF ALL GRADING OPERATIONS AND PRIOR TO FINAL ACCEPTANCE. THE CONTRACTOR SHALL NOTIFY THE SOILS ENGINEER AT LEAST TWO (2) WORKING DAYS PRIOR TO DOING ANY SITE GRADING AND EARTHWORK INCLUDING CLEARING.

3. CLEARING AND GRUBBING

A. THE CONTRACTOR SHALL ACCEPT THE SITE IN ITS PRESENT CONDITION. ALL EXISTING PUBLIC IMPROVEMENTS SHALL BE PROTECTED. ANY IMPROVEMENTS DAMAGED SHALL BE REPLACED BY THE CONTRACTOR AS DIRECTED BY THE LOCAL JURISDICTION WITH NO EXTRA COMPENSATION.

B. ALL ABANDONED BUILDINGS AND FOUNDATIONS, TREE (EXCEPT THOSE SPECIFIED TO REMAIN FOR LANDSCAPING PURPOSES), FENCES, VEGETATION AND ANY SURFACE DEBRIS SHALL BE REMOVED AND DISPOSED OF OFF THE SITE BY THE CONTRACTOR.

C. ALL ABANDONED SEPTIC TANKS AND ANY OTHER SUBSURFACE STRUCTURES EXISTING IN PROPOSED DEVELOPMENT AREAS SHALL BE REMOVED PRIOR TO ANY GRADING OR FILL OPERATION. ALL APPURTENANT DRAIN FIELDS AND OTHER CONNECTING LINES MUST ALSO BE TOTALLY REMOVED.

D. ALL ABANDONED UNDERGROUND IRRIGATION OR UTILITY LINES SHALL BE REMOVED OR DEMOLISHED. THE APPROPRIATE FINAL DISPOSITION OF SUCH LINES DEPEND UPON THEIR DEPTH AND LOCATION AND THE METHOD OF REMOVAL OR DEMOLITION SHALL BE DETERMINED BY THE SOILS ENGINEER. ONE OF THE FOLLOWING METHODS WILL BE USED:

(1) EXCAVATE AND TOTALLY REMOVE THE UTILITY LINE FROM THE TRENCH.

(2) EXCAVATE AND CRUSH THE UTILITY LINE IN THE TRENCH.

(3) CAP THE ENDS OF THE UTILITY LINE WITH CONCRETE TO PREVENT THE ENTRANCE OF WATER. THE LOCATIONS AT WHICH THE UTILITY LINE WILL BE CAPPED WILL BE DETERMINED BY THE UTILITY DISTRICT ENGINEER. THE LENGTH OF THE CAP SHALL NOT BE LESS THAN FIVE FEET, AND THE CONCRETED MIX EMPLOYED SHALL HAVE MINIMUM SHRINKAGE.

4. SITE PREPARATION AND STRIPPING

A. ALL SURFACE ORGANICS SHALL BE STRIPPED AND REMOVED FROM BUILDING PADS, AREAS TO RECEIVE COMPACTED FILL AND PAVEMENT AREAS.

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

5. EXCAVATION

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

B. EXCAVATED MATERIALS SUITABLE FOR COMPACTED FILL MATERIAL SHALL BE UTILIZED IN MAKING THE REQUIRED COMPACTED FILLS. THOSE NATIVE MATERIALS CONSIDERED UNSUITABLE BY THE SOILS ENGINEER SHALL BE DISPOSED OF OFF THE SITE BY THE CONTRACTOR.

6. PLACING, SPREADING AND COMPACTING FILL MATERIAL

A. FILL MATERIALS

THE MATERIALS PROPOSED FOR USE AS COMPACTED FILL SHALL BE APPROVED BY THE SOILS ENGINEER BEFORE COMMENCEMENT OF GRADING OPERATIONS. THE NATIVE MATERIAL IS CONSIDERED SUITABLE FOR FILL; HOWEVER, ANY NATIVE MATERIAL DESIGNATED UNSUITABLE BY THE SOILS ENGINEER SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR. ANY IMPORTED MATERIAL SHALL BE APPROVED FOR USE BY THE SOILS ENGINEER, IN WRITING, BEFORE BEING IMPORTED TO THE SITE AND SHALL POSSESS SUFFICIENT FINES TO PROVIDE A COMPETENT SOIL MATRIX AND SHALL BE FREE OF VEGETATIVE AND ORGANIC MATTER AND OTHER DELETERIOUS MATERIALS. ALL FILL VOIDS SHALL BE FILLED AND PROPERLY COMPACTED. NO ROCKS LARGER THAN THREE INCHES IN DIAMETER SHALL BE PERMITTED.

B. FILL CONSTRUCTION

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

THE APPROVED FILL MATERIALS SHALL BE PLACED IN UNIFORM HORIZONTAL LAYERS NO THICKER THAN 8" IN LOOSE THICKNESS. LAYERS SHALL BE SPREAD EVENLY AND SHALL BE THOROUGHLY BLADE MIXED DURING THE SPREADING TO ENSURE UNIFORMITY OF MATERIAL IN EACH LAYER. THE SCARIFIED SUBGRADE AND FILL MATERIAL SHALL BE MOISTURE CONDITIONED TO AT LEAST OPTIMUM MOISTURE. WHEN THE MOISTURE CONTENT OF THE FILL IS BELOW THAT SPECIFIED, WATER SHALL BE ADDED UNTIL THE MOISTURE DURING THE COMPACTION PROCESS. WHEN THE MOISTURE CONTENT OF THE FILL IS ABOVE THAT SPECIFIED, THE FILL MATERIAL SHALL BE AERATED BY BLADING OR OTHER SATISFACTORY METHODS UNTIL THE MOISTURE CONTENT IS AS SPECIFIED.

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

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

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

7. CUT OR FILL SLOPES

ALL CONSTRUCTED SLOPES, BOTH CUT AND FILL, SHALL BE NO STEEPER THAN 2 TO 1 (HORIZONTAL TO VERTICAL). DURING THE GRADING OPERATION, COMPACTED FILL SLOPES SHALL BE OVERFILLED BY AT LEAST ONE FOOT HORIZONTALLY AT THE COMPLETION OF THE GRADING OPERATIONS, THE EXCESS FILL EXISTING ON THE SLOPES SHALL BE BLADED OFF TO CREATE THE FINISHED SLOPE EMBANKMENT. ALL CUT AND FILL SLOPES SHALL BE TRACK WALKED AFTER BEING BROUGHT TO FINISH GRADE AND THEN BE PLANTED WITH EROSION CONTROL SLOPE PLANTING. THE SOILS ENGINEER SHALL REVIEW ALL CUT SLOPES TO DETERMINE IF ANY ADVERSE GEOLOGIC CONDITIONS ARE EXPOSED. IF SUCH CONDITIONS DO OCCUR, THE SOILS ENGINEER SHALL RECOMMEND THE APPROPRIATE MITIGATION MEASURES AT THE TIME OF THEIR DETECTION.

8. SEASONAL LIMITS AND DRAINAGE CONTROL

FILL MATERIALS SHALL NOT BE PLACED, SPREAD OR COMPACTED WHILE IT IS AT AN UNSUITABLY HIGH MOISTURE CONTENT OR DURING OTHERWISE UNFAVORABLE CONDITIONS. WHEN THE WORK IS INTERRUPTED FOR ANY REASON THE FILL OPERATIONS SHALL NOT BE RESUMED UNTIL FIELD TEST PERFORMED BY THE SOILS ENGINEER INDICATE THAT THE MOISTURE CONDITIONS IN AREAS TO BE FILLED ARE AS PREVIOUSLY SPECIFIED. ALL EARTH MOVING AND WORKING OPERATIONS SHALL BE CONTROLLED TO PREVENT WATER FROM RUNNING INTO EXCAVATED AREAS. ALL EXCESS WATER SHALL BE PROMPTLY REMOVED AND THE SITE KEPT DRY.

9. DUST CONTROL

THE CONTRACTOR SHALL TAKE ALL STEPS NECESSARY FOR THE ALLEVIATION OR PREVENTION OF ANY DUST NUISANCE ON OR ABOUT THE SITE CAUSED BY THE CONTRACTOR'S OPERATION EITHER DURING THE PERFORMANCE OF THE GRADING OR RESULTING FROM THE CONDITION IN WHICH THE CONTRACTOR LEAVES THE SITE. THE CONTRACTOR SHALL ASSUME ALL LIABILITY INCLUDING COURT COST OF CO-DEFENDANTS FOR ALL CLAIMS RELATED TO DUST OR WIND-BLOWN MATERIALS ATTRIBUTABLE TO HIS WORK. COST FOR THIS ITEM OF WORK IS TO BE INCLUDED IN THE EXCAVATION ITEM AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.

10. INDEMNITY

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

11. SAFETY

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

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

12. GUARANTEE

NEITHER THE FINAL PAYMENT, NOR THE PROVISIONS IN THE CONTRACT, NOR PARTIAL, NOR ENTIRE USE OR OCCUPANCY OF THE PREMISES BY THE OWNER SHALL CONSTITUTE AN ACCEPTANCE OF THE WORK NOT DONE IN ACCORDANCE WITH THE CONTRACT OR RELIEVES THE CONTRACTOR OF LIABILITY IN RESPECT TO ANY EXPRESS WARRANTIES OR RESPONSIBILITY FOR FAULTY MATERIAL OR WORKMANSHIP.

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

13. TRENCH BACKFILL

EITHER THE ON-SITE INORGANIC SOIL OR APPROVED IMPORTED SOIL MAY BE USED AS TRENCH BACKFILL. THE BACKFILL MATERIAL SHALL BE MOISTURE CONDITIONED PER THESE SPECIFICATIONS AND SHALL BE PLACED IN LIFTS OF NOT MORE THAN SIX INCHES IN HORIZONTAL UNCOMPACTED LAYERS AND BE COMPACTED BY MECHANICAL MEANS TO A MINIMUM OF 90% RELATIVE COMPACTION. IMPORTED SAND MAY BE USED FOR TRENCH BACKFILL MATERIAL PROVIDED IT IS COMPACTED TO AT LEAST 90% RELATIVE COMPACTION. WATER JETTING ASSOCIATED WITH COMPACTION USING VIBRATORY EQUIPMENT WILL BE PERMITTED ONLY WITH IMPORTED SAND BACKFILL WITH THE APPROVAL OF THE SOILS ENGINEER. ALL PIPES SHALL BE BEDDED WITH SAND EXTENDING FROM THE TRENCH BOTTOM TO TWELVE INCHES ABOVE THE PIPE. SAND BEDDING IS TO BE COMPACTED AS SPECIFIED ABOVE FOR SAND BACKFILL.

14. EROSION CONTROL

A. ALL GRADING, EROSION AND SEDIMENT CONTROL AND RELATED WORK UNDERTAKEN ON THIS SITE IS SUBJECT TO ALL TERMS AND CONDITIONS OF THE COUNTY GRADING ORDINANCE AND MADE A PART HEREOF BY REFERENCE.

B. THE CONTRACTOR WILL BE LIABLE FOR ANY AND ALL DAMAGES TO ANY PUBLICLY OWNED AND MAINTAINED ROAD CAUSED BY THE AFORESAID CONTRACTOR'S GRADING ACTIVITIES, AND SHALL BE RESPONSIBLE FOR THE CLEANUP OF ANY MATERIAL SPILLED ON ANY PUBLIC ROAD ON THE HAUL ROUTE.

C. THE EROSION CONTROL MEASURES ARE TO BE OPERABLE DURING THE RAINY SEASON, GENERALLY FROM OCTOBER FIRST TO APRIL FIFTEENTH. EROSION CONTROL PLANTING IS TO BE COMPLETED BY OCTOBER FIRST. NO GRADING OR UTILITY TRENCHING SHALL OCCUR BETWEEN OCTOBER FIRST AND APRIL FIFTEENTH UNLESS AUTHORIZED BY THE LOCAL JURISDICTION.

D. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED AND CHANGES TO THIS EROSION AND SEDIMENT CONTROL PLAN SHALL BE MADE TO MEET FIELD CONDITIONS ONLY WITH THE APPROVAL OF OR AT THE DIRECTION OF THE SOILS ENGINEER.

E. DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT-LADEN RUNOFF TO ANY STORM DRAINAGE SYSTEM.

F. ALL EROSION CONTROL FACILITIES MUST BE INSPECTED AND REPAIRED AT THE END OF EACH WORKING DAY DURING THE RAINY SEASON.

G. WHEN NO LONGER NECESSARY AND PRIOR TO FINAL ACCEPTANCE OF DEVELOPMENT, SEDIMENT BASINS SHALL BE REMOVED OR OTHERWISE DEACTIVATED AS REQUIRED BY THE LOCAL JURISDICTION.

H. A CONSTRUCTION ENTRANCE SHALL BE PROVIDED AT ANY POINT OF EGRESS FROM THE SITE TO ROADWAY. A CONSTRUCTION ENTRANCE SHOULD BE COMPOSED OF COARSE DRAIN ROCK (2" TO 3") MINIMUM DIAMETER) AT LEAST EIGHT INCHES THICK BY FIFTY (50) FEET LONG BY TWENTY (20) FEET WIDE UNLESS SHOWN OTHERWISE ON PLAN AND SHALL BE MAINTAINED UNTIL THE SITE IS PAVED.

I. ALL AREAS SPECIFIED FOR HYDROSEEDING SHALL BE NOZZLE PLANTED WITH STABILIZATION MATERIAL CONSISTING OF FIBER, SEED, FERTILIZER AND WATER, MIXED AND APPLIED IN THE FOLLOWING PROPORTIONS:

FIBER, 2000 LBS/ACRE
SEED, 200 LBS/ACRE (SEE NOTE J, BELOW)
FERTILIZER (11-8-4), 500 LBS/ACRE
WATER, AS REQUIRED FOR APPLICATION

J. SEED MIX SHALL BE PER CALTRANS STANDARDS.

K. WATER UTILIZED IN THE STABILIZATION MATERIAL SHALL BE OF SUCH QUALITY THAT IT WILL PROMOTE GERMINATION AND STIMULATE GROWTH OF PLANTS. IT SHALL BE FREE OF POLLUTANT MATERIALS AND WEED SEED.

L. HYDROSEEDING SHALL CONFORM TO THE PROVISIONS OF SECTION 20, EROSION CONTROL AND HIGHWAY PLANTING", OF THE STANDARD SPECIFICATIONS OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION, AS LAST REVISED.

M. A DISPERSING AGENT MAY BE ADDED TO THE HYDROSEEDING MATERIAL, PROVIDED THAT THE CONTRACTOR FURNISHES SUITABLE EVIDENCE THAT THE ADDITIVE WILL NOT ADVERSELY AFFECT THE PERFORMANCE OF THE SEEDING MIXTURE.

N. STABILIZATION MATERIALS SHALL BE APPLIED AS SOON AS PRACTICABLE AFTER COMPLETION OF GRADING OPERATIONS AND PRIOR TO THE ONSET OF WINTER RAINS, OR AT SUCH OTHER TIME AS DIRECTED BY THE COUNTY ENGINEER. THE MATERIAL SHALL BE APPLIED BEFORE INSTALLATION OF OTHER LANDSCAPING MATERIALS SUCH AS TREES, SHRUBS AND GROUND COVERS.

O. THE STABILIZATION MATERIAL SHALL BE APPLIED WITHIN 4-HOURS AFTER MIXING. MIXED MATERIAL NOT USED WITHIN 4-HOURS SHALL BE REMOVED FROM THE SITE.

P. THE CONTRACTOR SHALL MAINTAIN THE SOIL STABILIZATION MATERIAL AFTER PLACEMENT. THE COUNTY ENGINEER MAY REQUIRE SPRAY APPLICATION OF WATER OR OTHER MAINTENANCE ACTIVITIES TO ASSURE THE EFFECTIVENESS OF THE STABILIZATION PROCESS. APPLICATION OF WATER SHALL BE ACCOMPLISHED USING NOZZLES THAT PRODUCE A SPRAY THAT DOES NOT CONCENTRATE OR WASH AWAY THE STABILIZATION MATERIALS.

15. CLEANUP

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

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

REGISTERED PROFESSIONAL ENGINEER
PETER CARLINO
No. C79555
CIVIL
STATE OF CALIFORNIA
ORIGINAL SIGNATURES IN BLUE INK

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CIVIL ENGINEERS I LAND SURVEYORS
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RANCHO HIGUERA ROAD
SAN JOSE, CALIFORNIA
UNINCORPORATED SANTA CLARA COUNTY
APN: 654-16-006

GRADING SPECIFICATIONS

REVISIONS	BY
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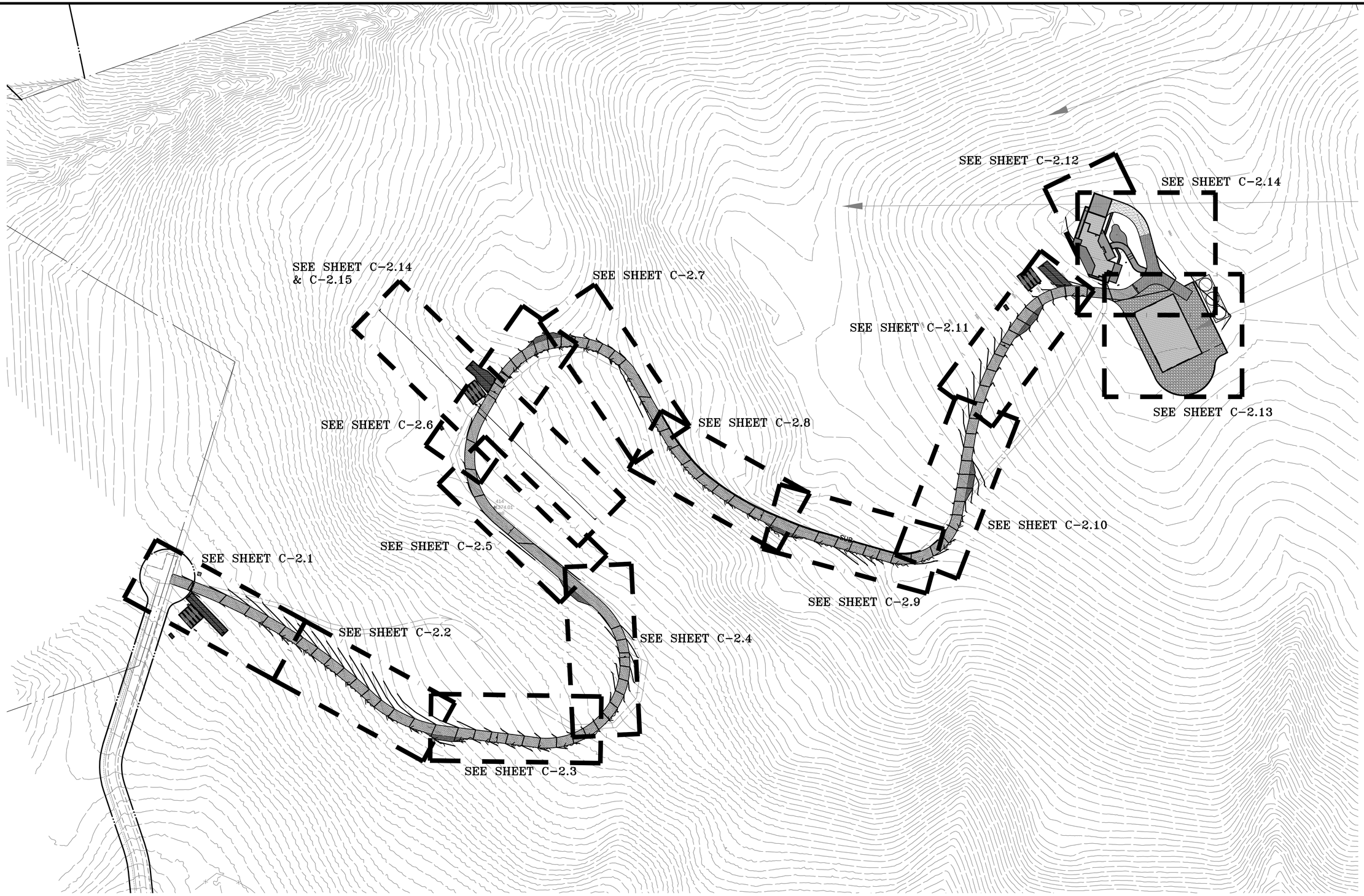
JOB NO: 2230247
DATE: 03-23-23
SCALE: NO SCALE
DESIGN BY: KA/KBC
CHECKED BY: JH
SHEET NO:
C-1.2



0 40 80 160

SCALE: 1" = 80'

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

REGISTERED PROFESSIONAL ENGINEER
TYLER CARLIAD
No. C79550
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OVERALL GRADING & DRAINAGE PLAN

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JOB NO:	2230247
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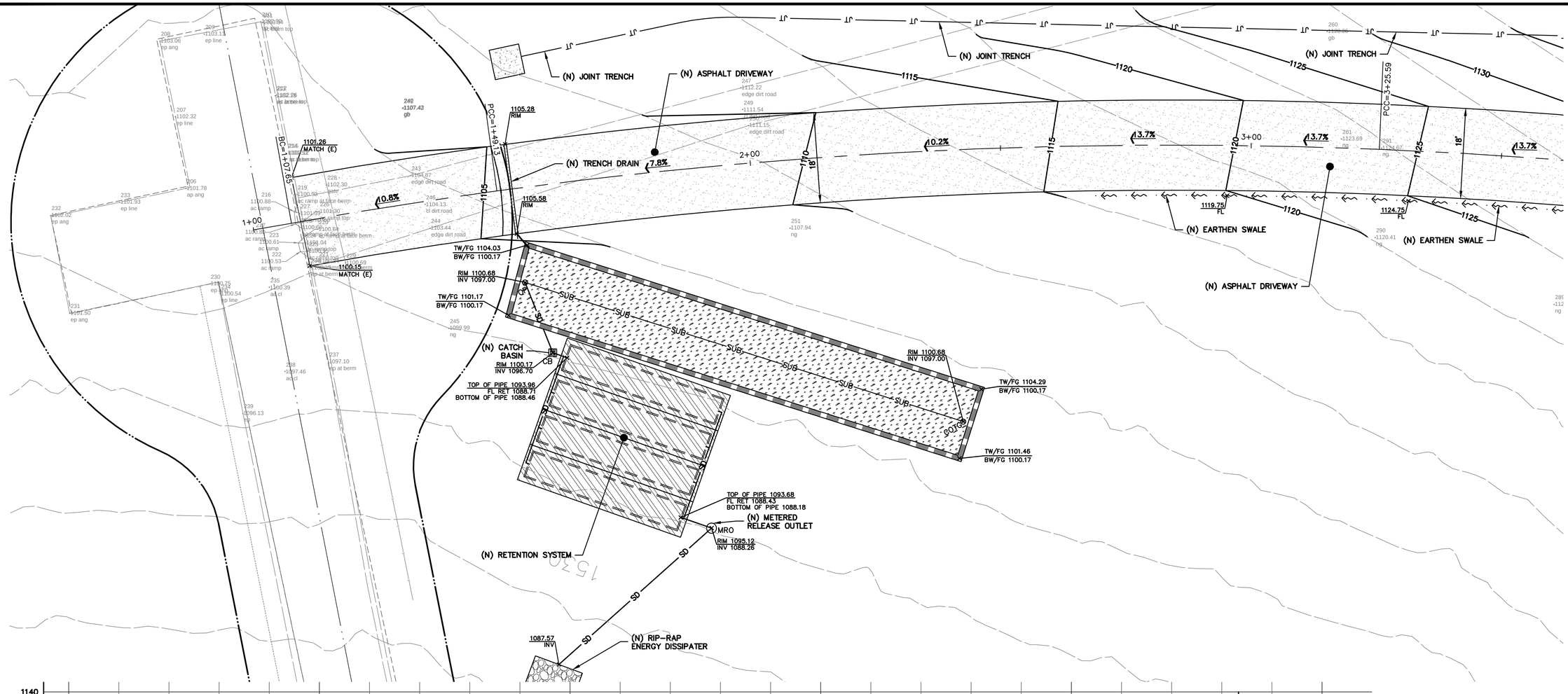
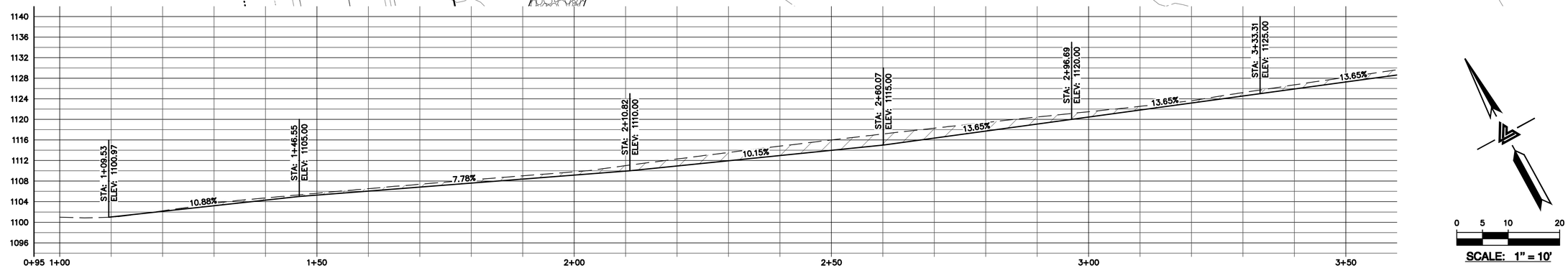
SHEET NO:	C-2.0

04 OF 24 SHEETS





DRIVEWAY PROFILE
SCALE: 1" = 10' HORIZ & VERT

HATCH LEGEND
FILL

CUT

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SITE DEVELOPMENT KEYNOTES (1) TO (X)

(1) (N) CONCRETE DRIVEWAY. SEE DETAIL X ON SHEET C-X.

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REMOVE (E) TREE. CONTRACTOR SHALL OBTAIN THE PROPER TREE REMOVAL PERMITS AS REQUIRED.

PROVIDE TREE PROTECTION AROUND TREES TO REMAIN. SEE DETAIL 6 ON SHEET ER-2.

0 5 10 20
SCALE: 1" = 10'

REGISTERED PROFESSIONAL ENGINEER TAYLER CARLIAD No. C79550 CIVIL STATE OF CALIFORNIA ORIGINAL SIGNATURES IN BLUE INK

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APN: 654-16-006

GRADING & DRAINAGE PLAN

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REVISIONS	BY
JOB NO:	2230247
DATE:	03-23-23
SCALE:	AS NOTED
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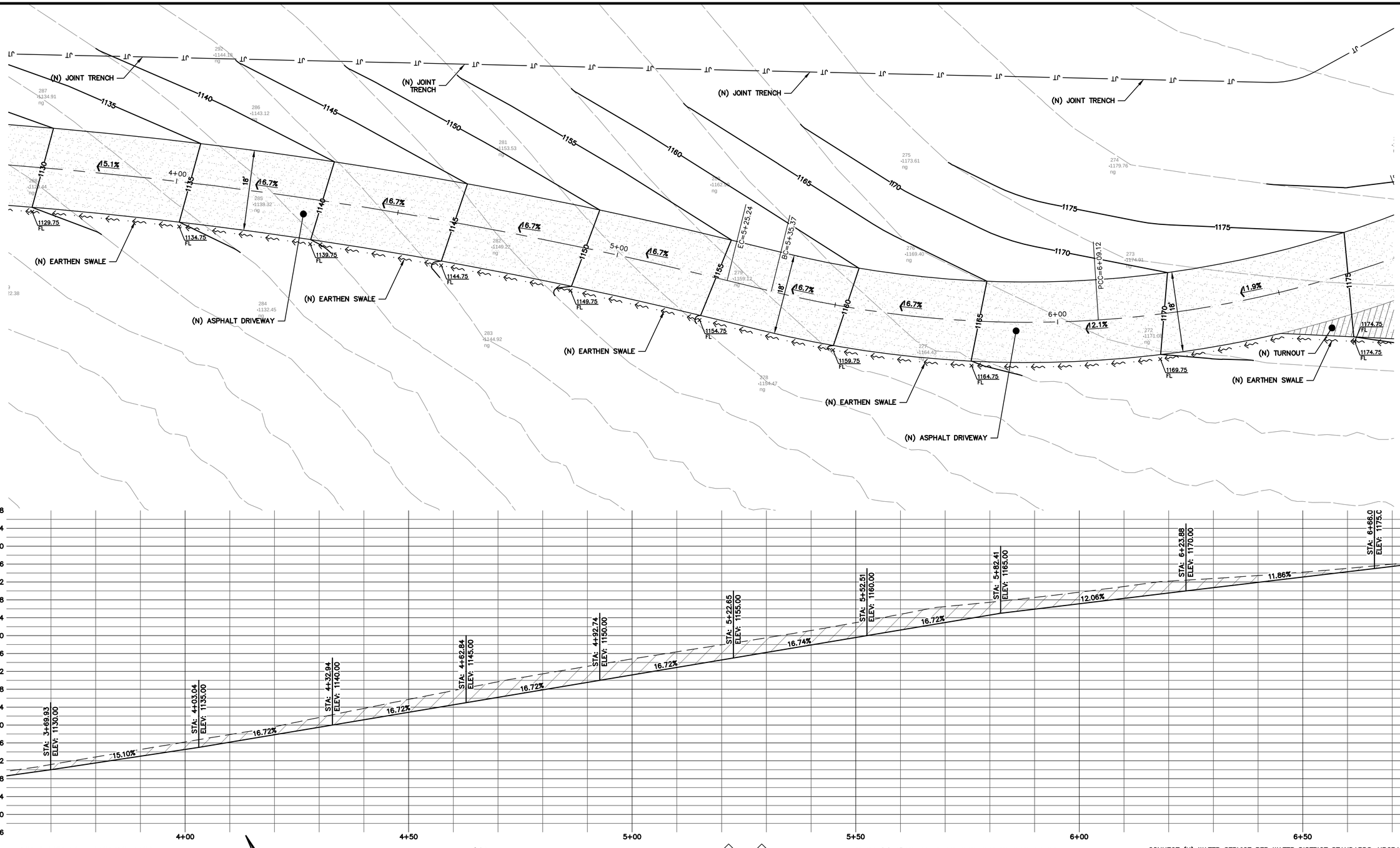
05 OF 24 SHEETS



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HATCH LEGEND

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aabaya@leabraze.com

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REGISTERED PROFESSIONAL ENGINEER
JAVIER CARLIAD
No. C79550
CIVIL
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UNINCORPORATED SANTA CLARA COUNTY APN: 654-16-006

GRADING & DRAINAGE PLAN

REVISIONS	BY
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JOB NO:	2230247
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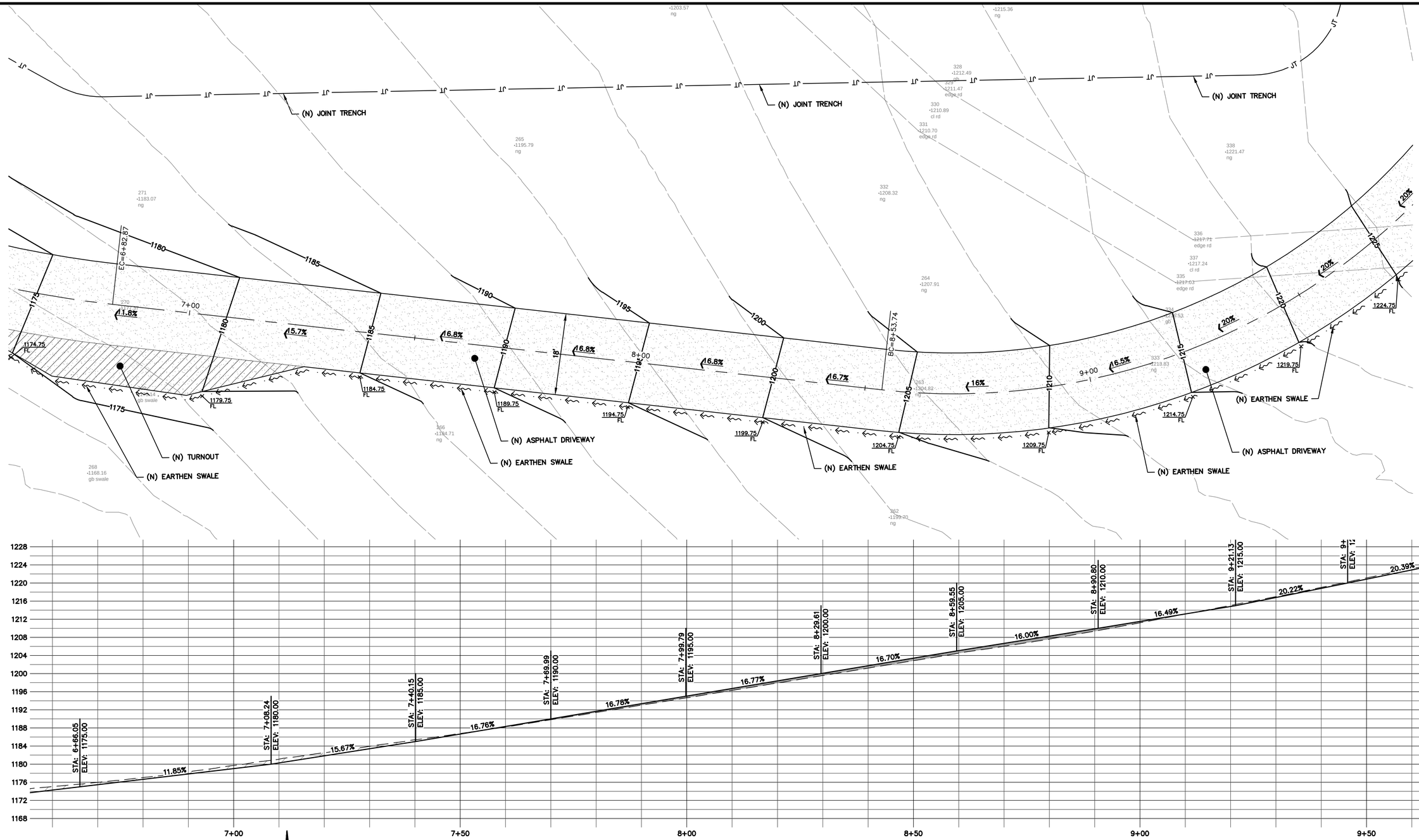
SHEET NO:	C-2.2

06 OF 24 SHEETS



DRIVEWAY PROFILE
SCALE: 1" = 10' HORIZ & VERT

HATCH LEGEND
FILL

CUT

0 5 10 20

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1-800-642-2444 CALL BEFORE YOU DIG UNDERGROUND SERVICE ALERT

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REGISTERED PROFESSIONAL ENGINEER TYLER CARLILE No. C79550 CIVIL STATE OF CALIFORNIA ORIGINAL SIGNATURES IN BLUE INK

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GRADING & DRAINAGE PLAN

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07 OF 24 SHEETS

(N) TURNOUT

(N) JOINT TRENCH

(N) ASPHALT DRIVEWAY

(N) EARTHEN SWALE

PCC=10+37.97

EC=12+22.19

1224.75 FL

1229.75 FL

1234.75 FL

1239.75 FL

10+00

11+00

12+00

20%

22%

DRIVEWAY PROFILE

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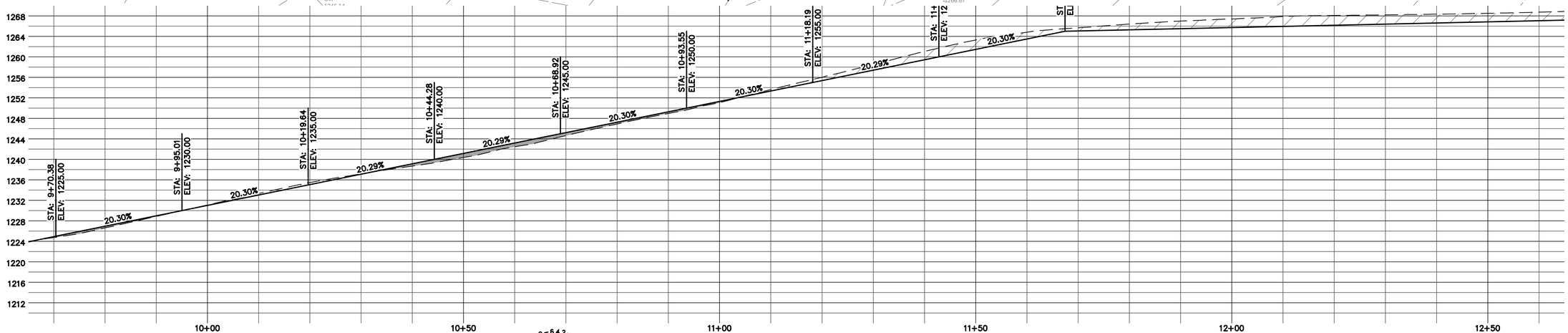

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REGISTERED PROFESSIONAL ENGINEER TYLER CARLIAD No. C79550 CIVIL STATE OF CALIFORNIA ORIGINAL SIGNATURES IN BLUE INK

LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS | LAND SURVEYORS

MAIN OFFICE:
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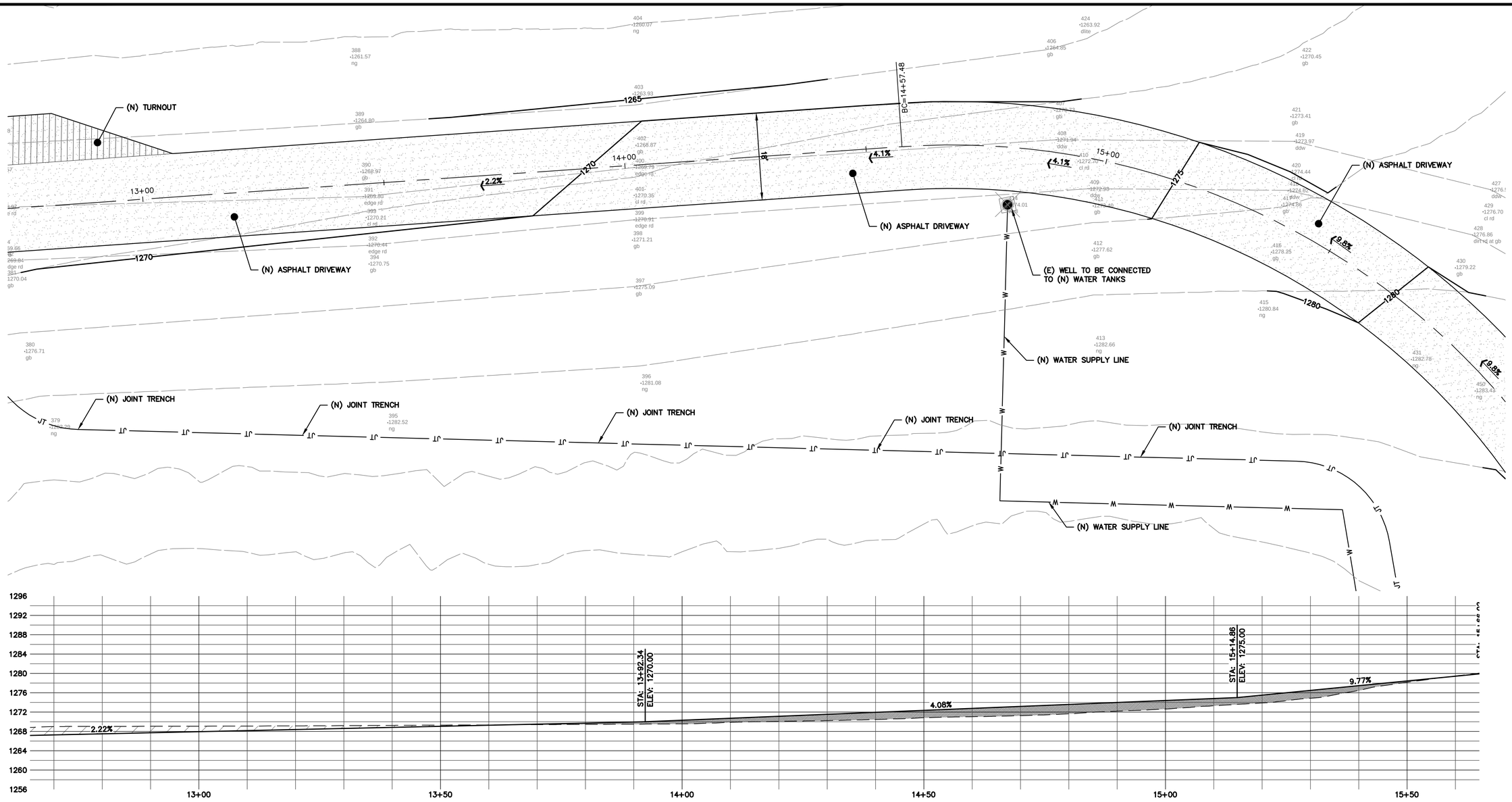
UNINCORPORATED SANTA CLARA COUNTY

APN: 654-16-006

GRADING & DRAINAGE PLAN

REVISIONS	BY
JOB NO:	2230247
DATE:	03-23-23
SCALE:	AS NOTED
DESIGN BY:	KA/KBC
CHECKED BY:	JH
SHEET NO:	C-2.4

08 OF 24 SHEETS



DRIVEWAY PROFILE
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FILL

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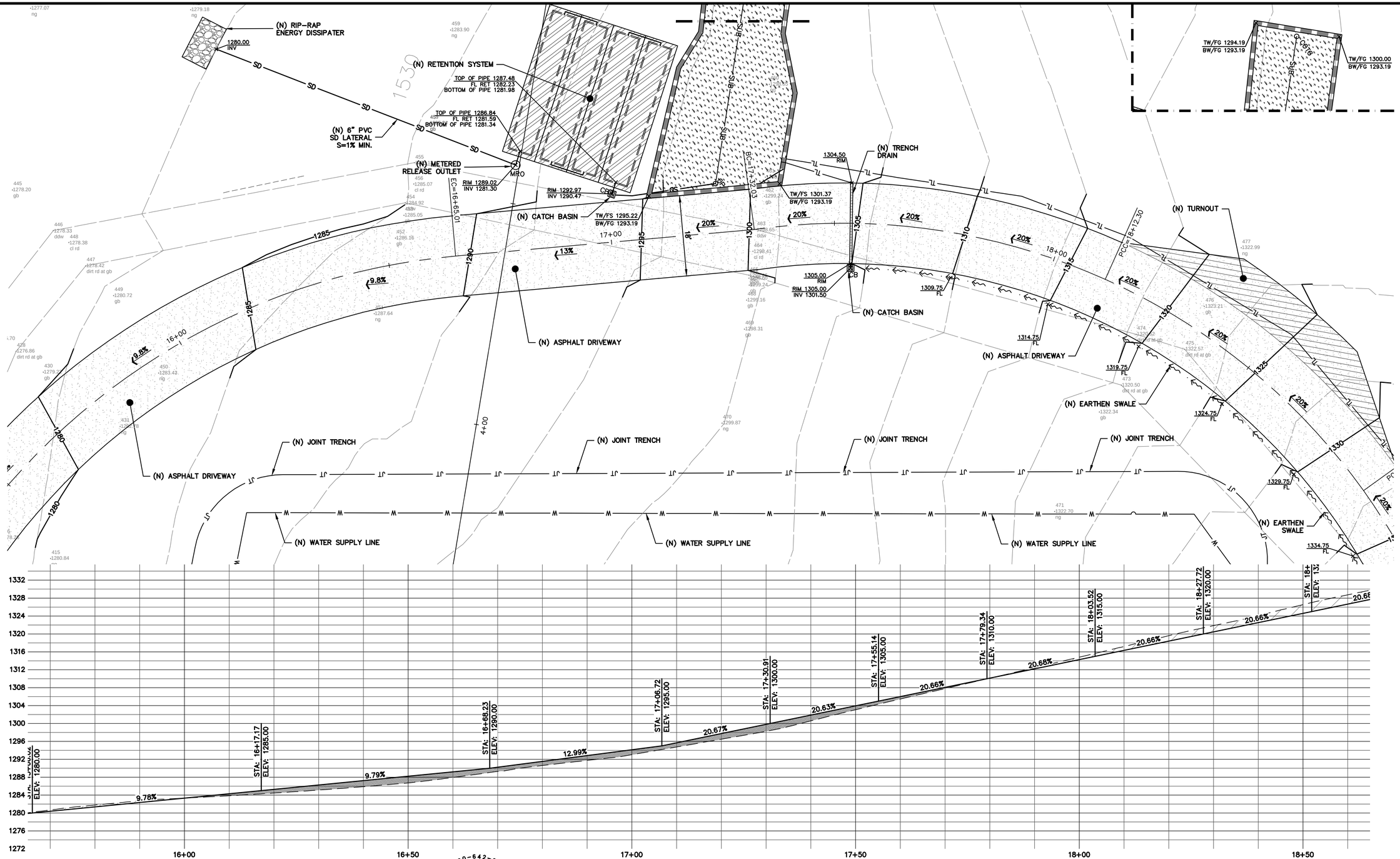

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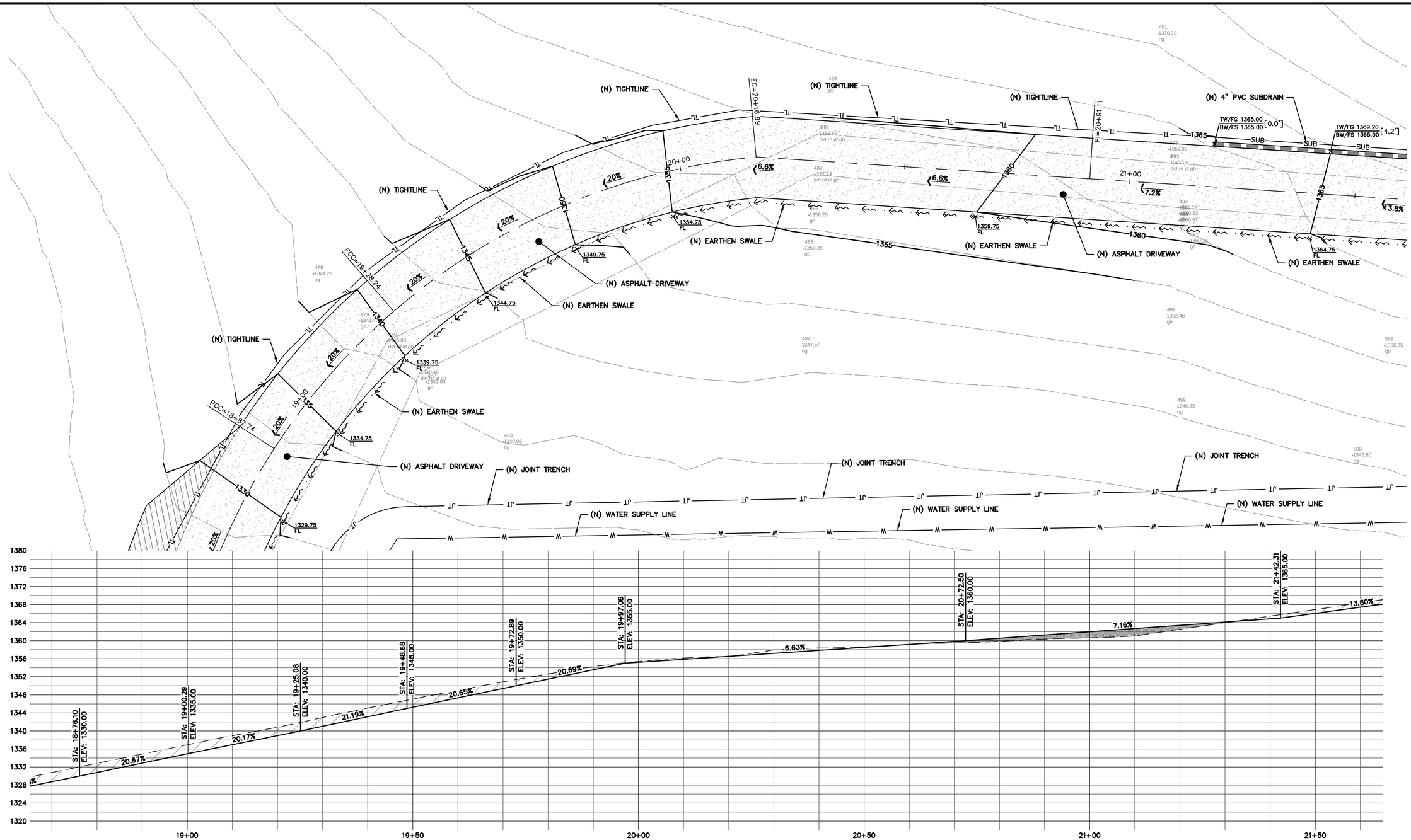

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GRADING & DRAINAGE PLAN

REVISIONS	BY
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JOB NO:	2230247
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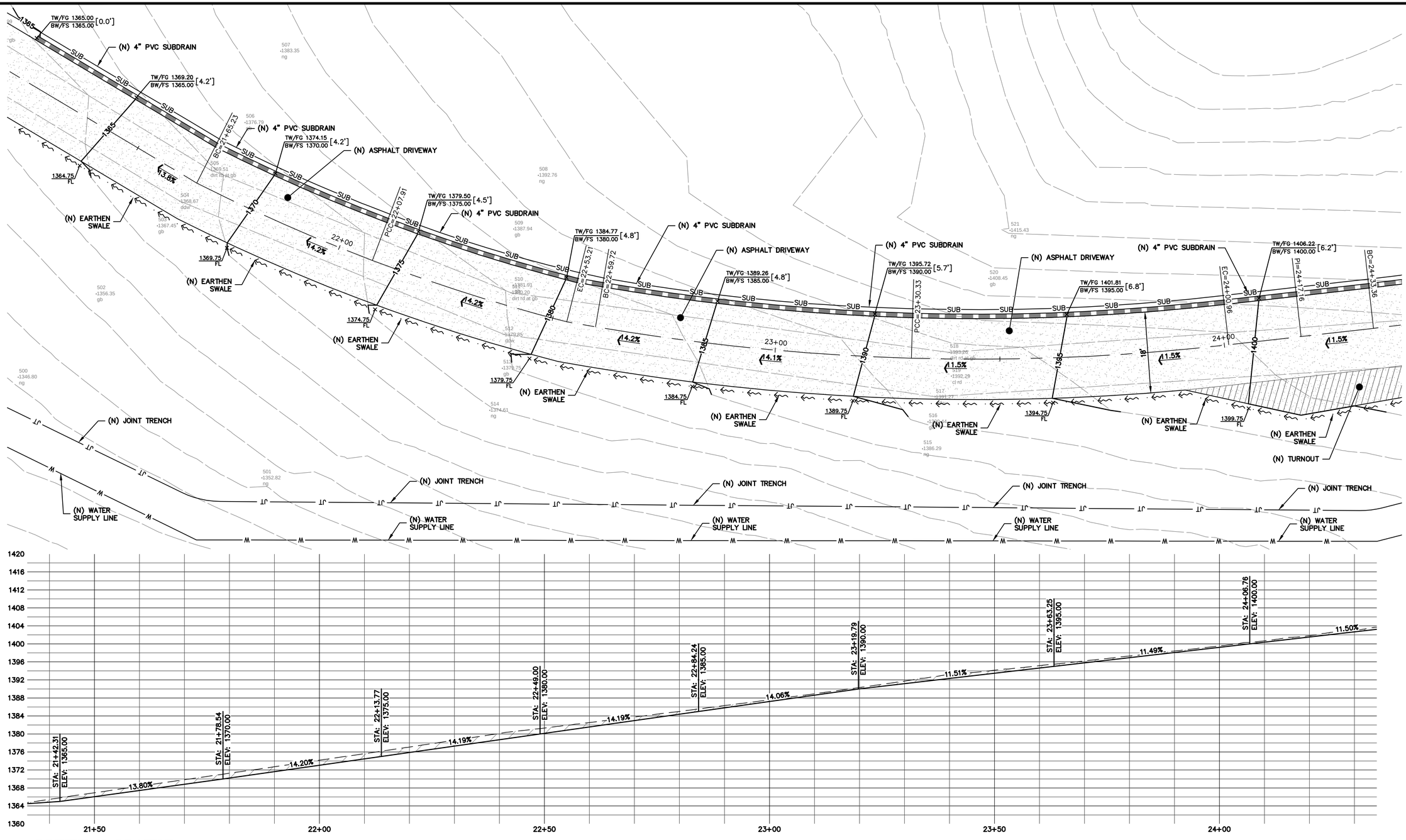

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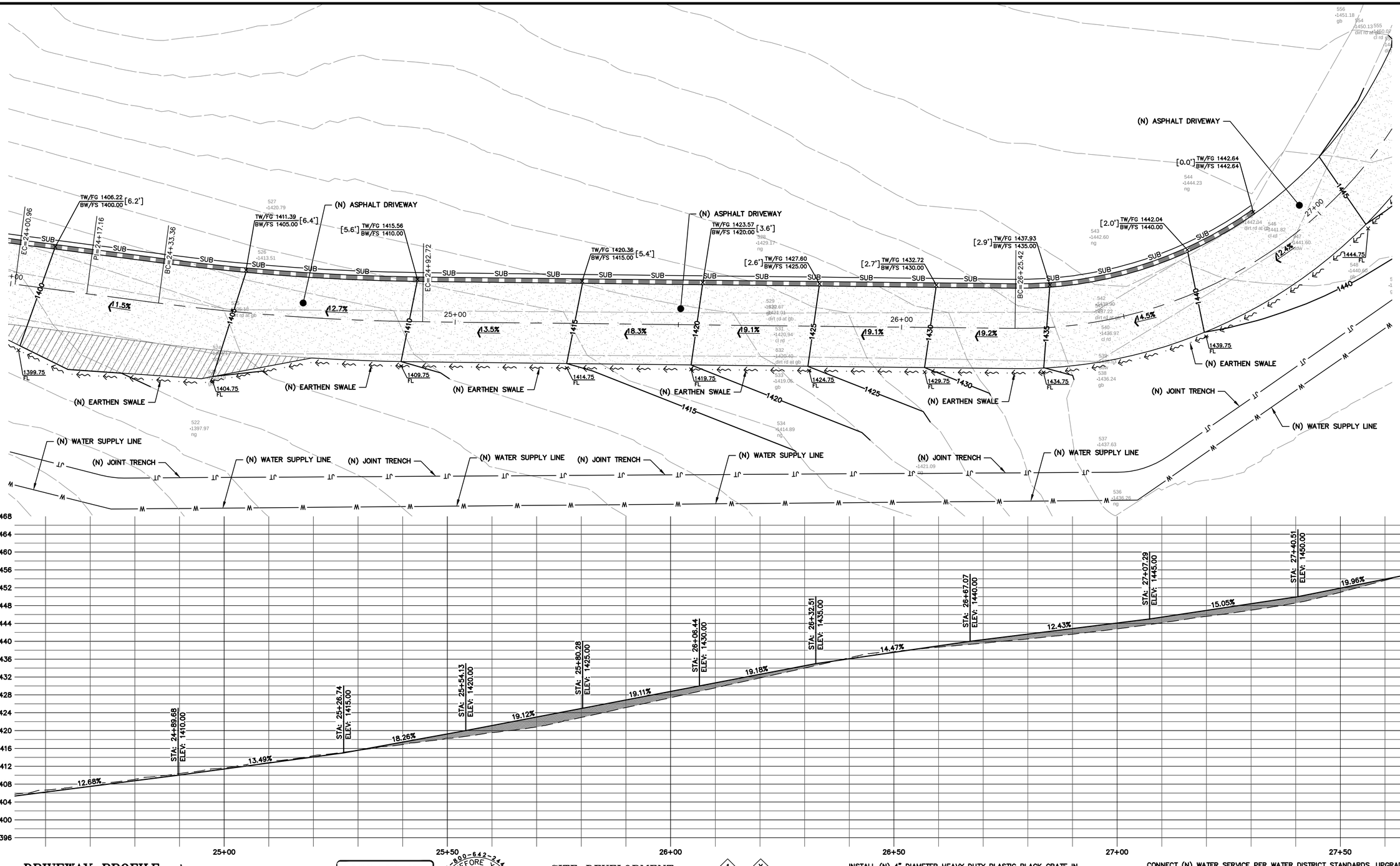

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REMOVE (E) TREE. CONTRACTOR SHALL OBTAIN THE PROPER TREE REMOVAL PERMITS AS REQUIRED.

PROVIDE TREE PROTECTION AROUND TREES TO REMAIN. SEE DETAIL 6 ON SHEET ER-2.

REGISTERED PROFESSIONAL ENGINEER
JAVIER CARLIAD
No. C79553
CIVIL
STATE OF CALIFORNIA
ORIGINAL SIGNATURES IN BLUE INK

LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS | LAND SURVEYORS
MAIN OFFICE:
2495 INDUSTRIAL PKWY WEST
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(510) 887-4086
REGIONAL OFFICES:
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DUBLIN
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WWW.LEABRAZE.COM

GINSBERG RESIDENCE
RANCHO HIGUERA ROAD
SAN JOSE, CALIFORNIA

UNINCORPORATED SANTA CLARA COUNTY APN: 654-16-006

GRADING & DRAINAGE PLAN

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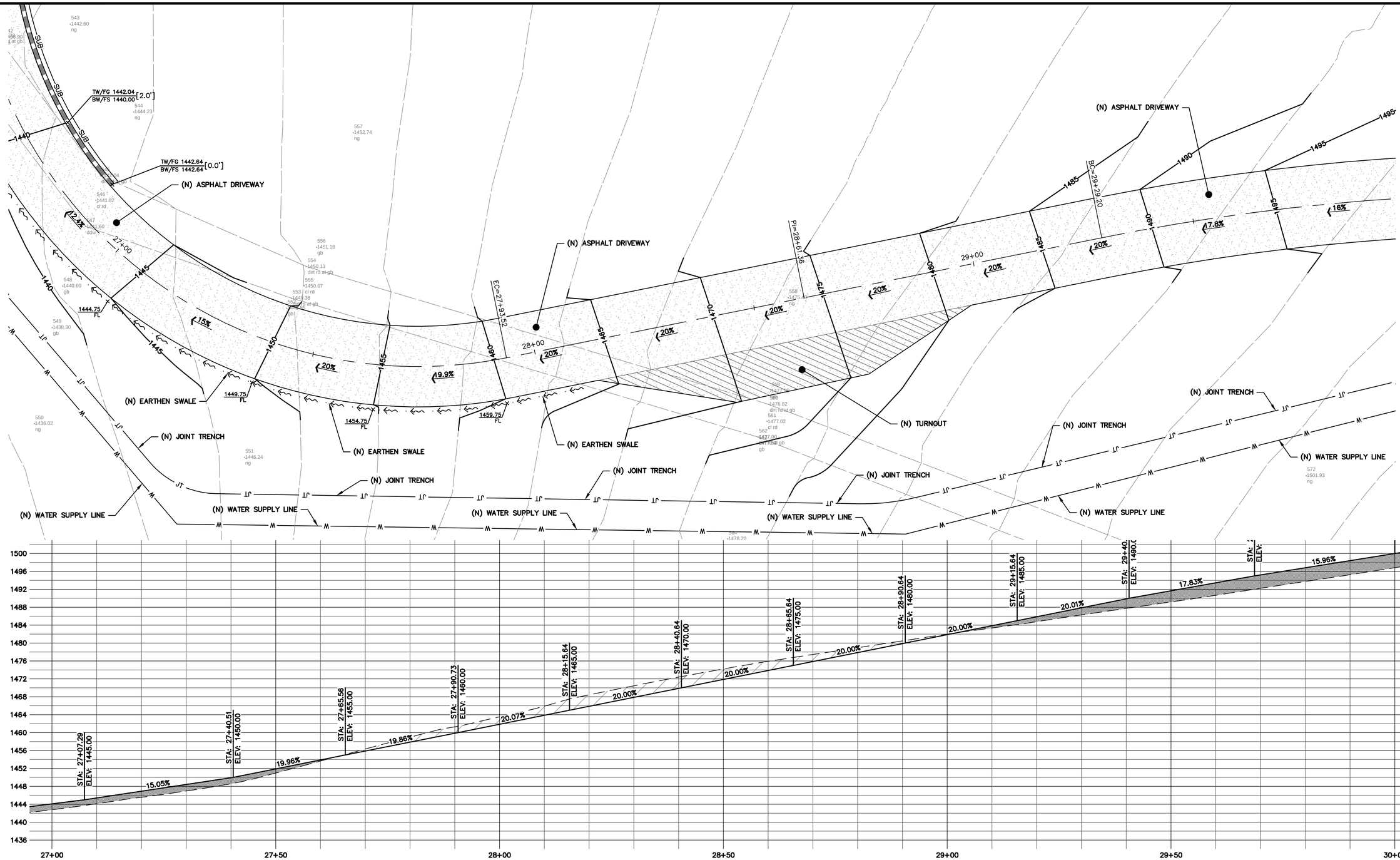
REVISIONS		BY

JOB NO:	2230247
DATE:	03-23-23
SCALE:	AS NOTED
DESIGN BY:	KA/KBC
CHECKED BY:	JH
SHEET NO:	C-2.9

13 OF 24 SHEETS



DRIVEWAY PROFILE

SCALE: 1" = 10' HORIZ & VERT

HATCH LEGEND

FILL

CUT

0 5 10 20

SCALE: 1" = 10'

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

NOTE:
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1-800-642-2444 CALL BEFORE YOU DIG 811 UNDERGROUND SERVICE ALERT

SITE DEVELOPMENT KEYNOTES (1) TO (X)

(1) (N) CONCRETE DRIVEWAY. SEE DETAIL X ON SHEET C-X.

INSTALL (N) ON-SITE STORM DRAIN SYSTEM. USE MINIMUM 6" PVC (SDR 35) OR HDPE (ADS N-12 W/ SMOOTH INTERIOR WALLS). MAINTAIN 24" MINIMUM COVER AND SLOPED AT 1% MINIMUM AT ALL TIMES UNLESS OTHERWISE NOTED. PROVIDE CLEANOUT TO GRADE AT MAJOR CHANGES IN DIRECTION. AVOID USING 90° BENDS AND INSTEAD USE (2) 45° BENDS AND WYE CONNECTIONS.

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

INSTALL (N) 4" DIAMETER HEAVY DUTY PLASTIC BLACK GRATE IN LANDSCAPE OR PLANTER AREAS (NDS PART 78 OR 90 FOR 6" DIAMETER HEAVY DUTY PLASTIC BLACK GRATE). SEE DETAIL X ON C-X.

INSTALL (N) "CHRISTY V-24" CATCH BASIN W/ CONCRETE BOTTOM FLUSH W/ LOWEST OUTGOING INVERT. PLACE BOX ON 6" CLASS 2 AGGREGATE BASE MATERIAL. SEE DETAIL X ON SHEET C-X.

TRENCH DRAINS SHALL BE 6" NDS "DURA-SLOPE" PRESLOPED TRENCH DRAINS W/ TRAFFIC RATED GRATE OR APPROVED EQUAL. CONNECT TO NEAREST STORM DRAIN LINE VIA 4" PVC TIGHTLINE.

INSTALL (N) RETENTION SYSTEM AND METERED RELEASE OUTLET. SEE DETAIL X ON SHEET C-X.

INSTALL (N) RIP-RAP ENERGY DISSIPATER. SEE DETAIL X ON SHEET C-X.

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

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UNINCORPORATED SANTA CLARA COUNTY

GRADING & DRAINAGE PLAN

REVISIONS	BY
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JOB NO:	2230247
DATE:	03-23-23
SCALE:	AS NOTED
DESIGN BY:	KA/KBC
CHECKED BY:	JH

SHEET NO:

C-2.10

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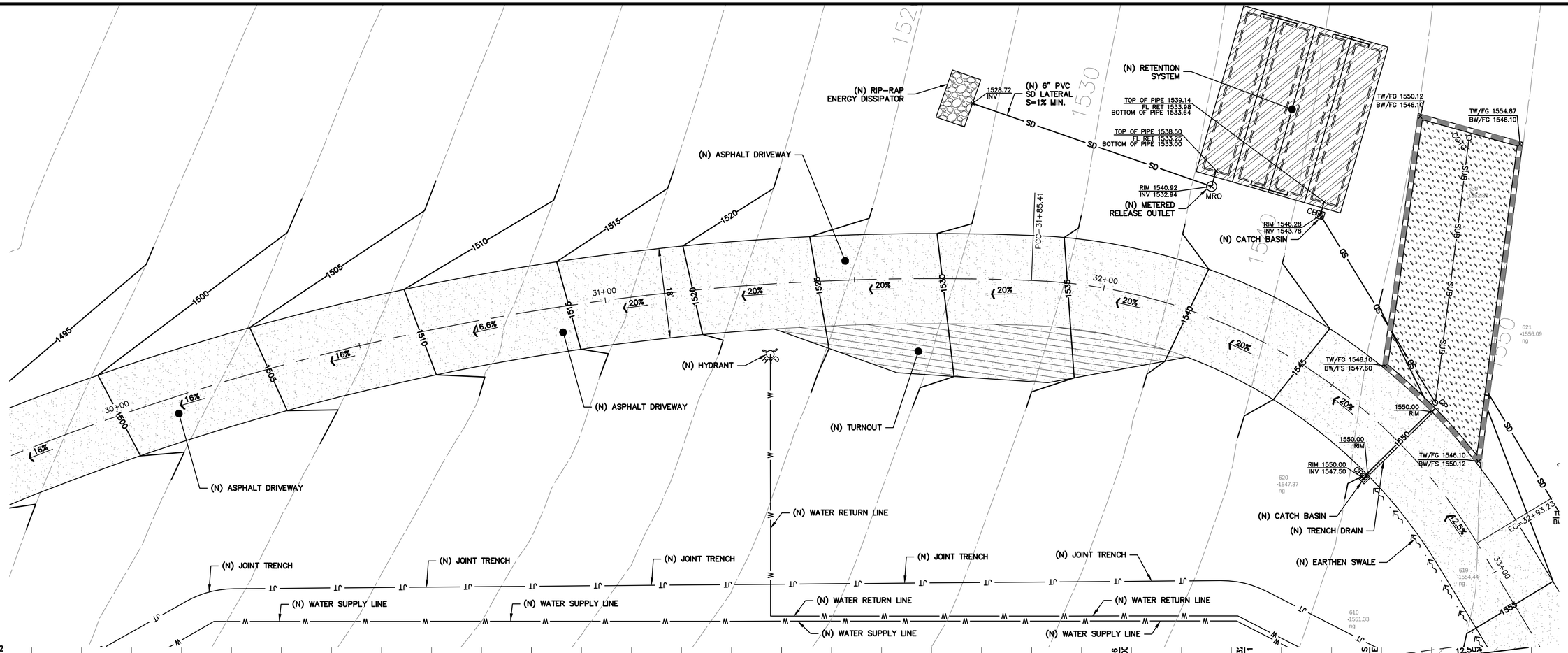

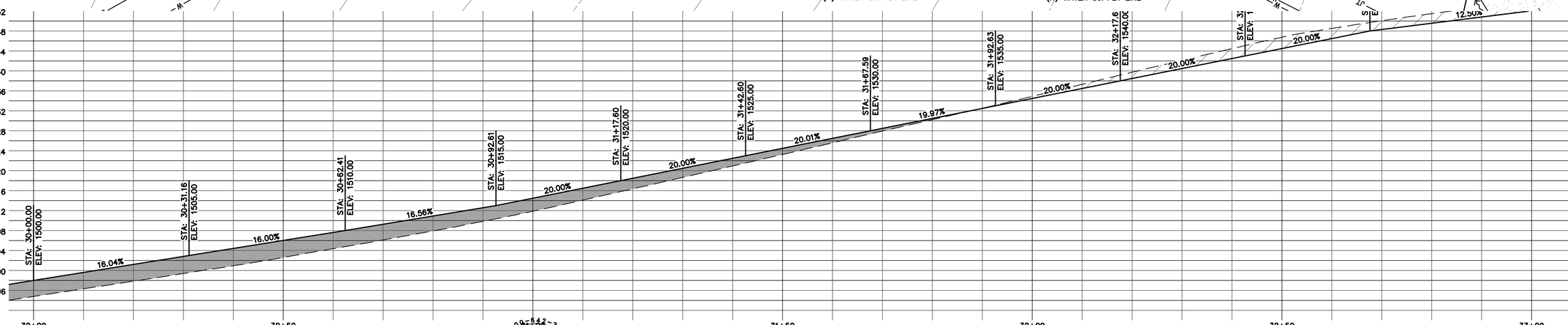

DRIVEWAY PROFILE
SCALE: 1" = 10' HORIZ & VERT

HATCH LEGEND
FILL

CUT

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SCALE: 1" = 10'

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

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GRADING & DRAINAGE PLAN

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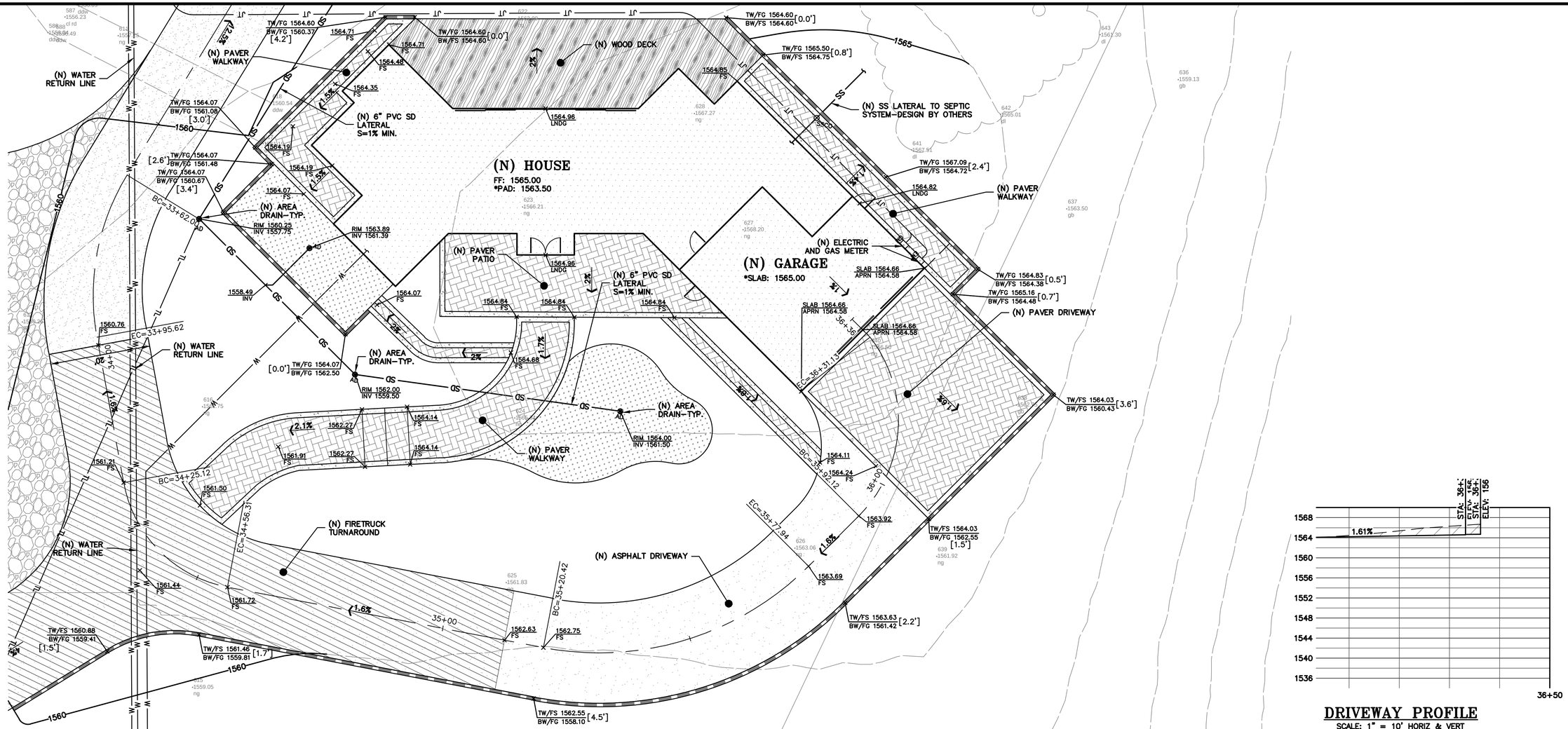
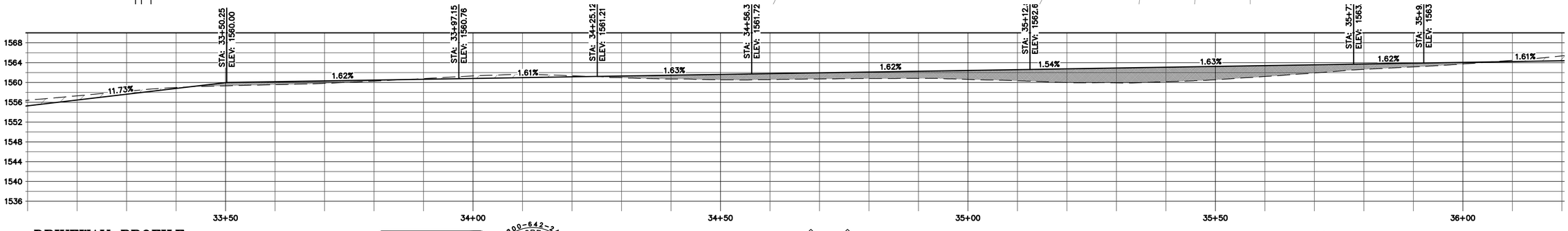
JOB NO:	2230247
DATE:	03-23-23
SCALE:	AS NOTED
DESIGN BY:	KA/KBC
CHECKED BY:	JH
SHEET NO:	C-2.11

15 OF 24 SHEETS





DRIVEWAY PROFILE
SCALE: 1" = 10' HORIZ & VERT

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SITE DEVELOPMENT KEYNOTES 1 TO X

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APN: 654–16–006

GRADING & DRAINAGE PLAN

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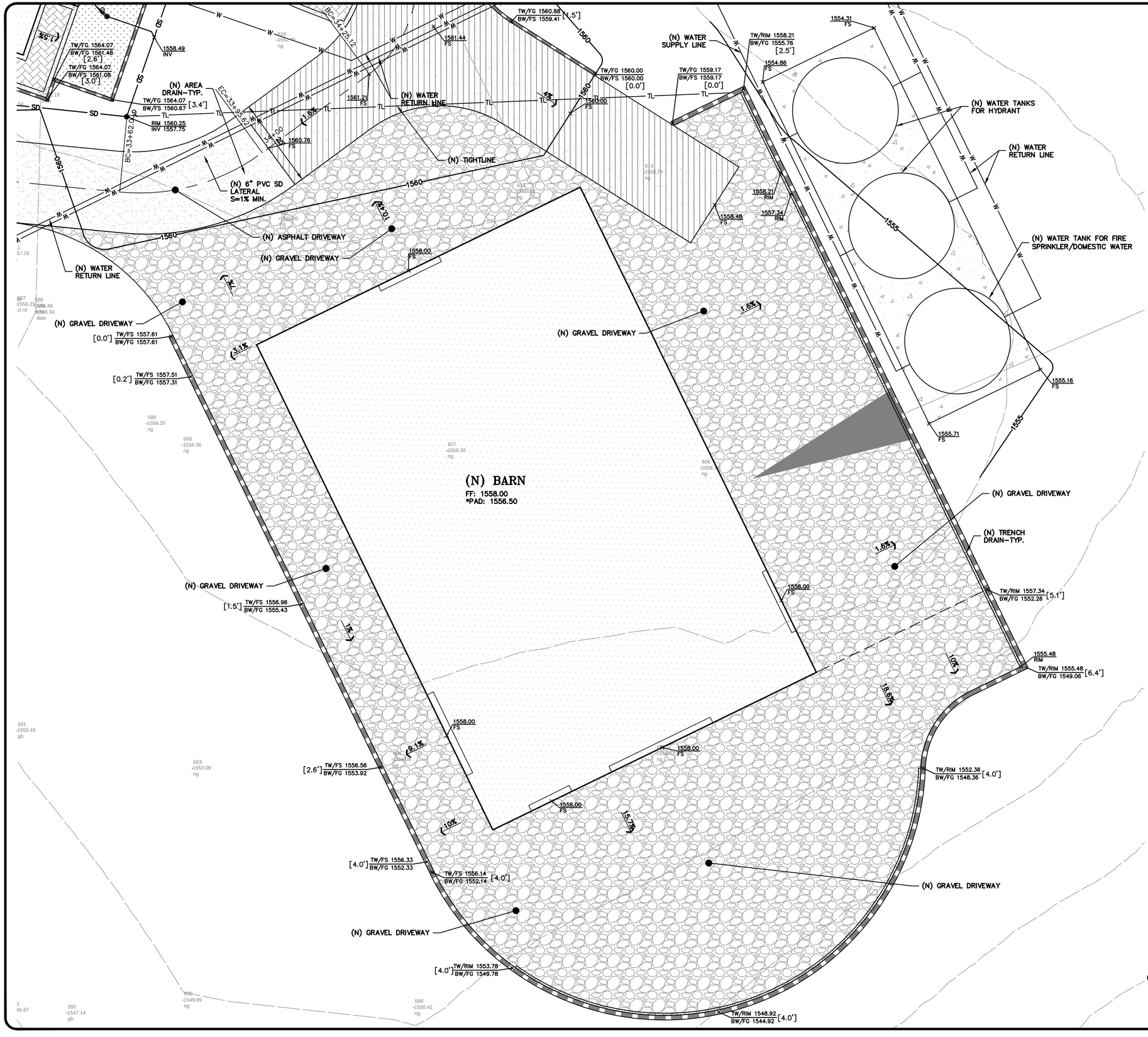
JOB NO:	2230247
DATE:	03–23–23
SCALE:	AS NOTED
DESIGN BY:	KA/KBC
CHECKED BY:	JH
SHEET NO:	C–2.12

16 OF 24 SHEETS



FLATWORK KEYNOTES 1 TO X

1

FINISHED GRADES AT BUILDING PERIMETER SHALL BE SLOPED AT A MINIMUM OF 5% FOR THE FIRST 10' AWAY FROM THE BUILDING PER CBC 1804.4 OR TO AN APPROVED DRAINAGE SWALE OR STRUCTURE. GRADES SHALL CONTINUE TO SLOPE TOWARDS POSITIVE DRAINAGE AND A POSITIVE OUTFALL. MAINTAIN 8" CLEARANCE BETWEEN FINISH EARTHEN GRADE AND BOTTOM OF MUD SILL AT ALL TIMES PER CBC 2304.12.1.2 UNLESS STRUCTURAL DETAILING ALLOWS LESS. REFER TO STRUCTURAL PLANS FOR FOUNDATION DESIGN AND DETAILS.

SLOPE GARAGE SLAB 1% MINIMUM (1/8" PER FOOT) FROM BACK TO FRONT TO ALLOW FOR ADEQUATE DRAINAGE. MAINTAIN 1/2" TO 1" LIP BETWEEN GARAGE SLAB AND DRIVEWAY. SEE PLANS FOR SPECIFIC DROP

PROVIDE 2% SLOPE ACROSS FLAT WORK AND/OR PAVING PER CBC 1804.4. SLOPE TOWARDS POSITIVE DRAINAGE AS SHOWN ON PLAN.

(N) AC DRIVEWAY. SEE DETAIL X ON SHEET C–X.

GRIND AC TO TIE (N) AC INTO (E) AC PAVING. SEE DETAIL X ON SHEET C–X.

INSTALL (N) CONCRETE PAVER DRIVEWAY. SEE DETAIL X ON SHEET C–X.

(N) GRAVEL DRIVEWAY. SEE DETAIL X ON SHEET C–X.

(N) CONCRETE PAVER PATIOS/WALKWAYS. SEE DETAIL X ON SHEET C–X.

(N) CONCRETE PATIOS/WALKWAYS. SEE DETAIL X ON SHEET C–X.

STORM DRAIN KEYNOTES 10 TO X

INSTALL (N) ON–SITE STORM DRAIN SYSTEM. USE MINIMUM 6" PVC (SDR 35) OR HDPE (ADS N–12 W/ SMOOTH INTERIOR WALLS). MAINTAIN 24" MINIMUM COVER AND SLOPED AT 1% MINIMUM AT ALL TIMES UNLESS OTHERWISE NOTED. PROVIDE CLEANOUT TO GRADE AT MAJOR CHANGES IN DIRECTION. AVOID USING 90° BENDS AND INSTEAD USE (2) 45° BENDS AND WYE CONNECTIONS.

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

CONSTRUCT (N) EARTHEN SWALE SLOPED AT 1% MINIMUM TOWARDS POSITIVE OUTFALL. SEE DETAIL X ON SHEET C–X.

CONNECT RAIN WATER DOWNSPOUTS TO 4" PVC (SDR–35) TIGHTLINE, SLOPED AT 1% MINIMUM. DIRECT TO NEAREST STORM DRAIN LINE AS SHOWN ON PLANS. PROVIDE CLEANOUT TO GRADE AT MAJOR CHANGES IN DIRECTION. AVOID USING 90° BENDS AND INSTEAD USE (2) 45° BENDS. TIGHTLINE MAY BE PLACED IN COMMON TRENCH WITH SUBDRAIN LINES, HOWEVER, DO NOT CONNECT TO SUBDRAIN LINES. SEE DETAIL X ON SHEET C–X.

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INSTALL (N) "CHRISTY V–12" CATCH BASIN W/ CONCRETE BOTTOM FLUSH W/ LOWEST OUTGOING INVERT. PLACE BOX ON 6" CLASS 2 AGGREGATE BASE MATERIAL. SEE DETAIL X ON SHEET C–X.

TRENCH DRAINS SHALL BE 6" NDS "DURA–SLOPE" PRESLOPED TRENCH DRAINS W/ TRAFFIC RATED GRATE OR APPROVED EQUAL. CONNECT TO NEAREST STORM DRAIN LINE VIA 4" PVC TIGHTLINE.

INSTALL (N) RETENTION SYSTEM. SEE DETAIL X ON SHEET C–X.

INSTALL (N) SUMP PUMP FOR RETENTION SYSTEM. SEE DETAIL X ON SHEET C–X.

INSTALL (N) RIP–RAP ENERGY DISSIPATER. SEE DETAIL X ON SHEET C–X.

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UNINCORPORATED SANTA CLARA COUNTY

GRADING & DRAINAGE PLAN

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JOB NO:	2230247
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SHEET NO:	C–2.13

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FLATWORK KEYNOTES 1 TO X

FINISHED GRADES AT BUILDING PERIMETER SHALL BE SLOPED AT A MINIMUM OF 5% FOR THE FIRST 10' AWAY FROM THE BUILDING PER CBC 1804.4 OR TO AN APPROVED DRAINAGE SWALE OR STRUCTURE. GRADES SHALL CONTINUE TO SLOPE TOWARDS POSITIVE DRAINAGE AND A POSITIVE OUTFALL. MAINTAIN 8" CLEARANCE BETWEEN FINISH EARTHEN GRADE AND BOTTOM OF MUD SILL AT ALL TIMES PER CBC 2304.12.1.2 UNLESS STRUCTURAL DETAILING ALLOWS LESS. REFER TO STRUCTURAL PLANS FOR FOUNDATION DESIGN AND DETAILS.

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STORM DRAIN KEYNOTES 10 TO X

INSTALL (N) ON-SITE STORM DRAIN SYSTEM. USE MINIMUM 6" PVC (SDR 35) OR HDPE (ADS N-12 W/ SMOOTH INTERIOR WALLS). MAINTAIN 24" MINIMUM COVER AND SLOPED AT 1% MINIMUM AT ALL TIMES UNLESS OTHERWISE NOTED. PROVIDE CLEANOUT TO GRADE AT MAJOR CHANGES IN DIRECTION. AVOID USING 90° BENDS AND INSTEAD USE (2) 45° BENDS AND WYE CONNECTIONS.

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

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

CONNECT RAIN WATER DOWNSPOUTS TO 4" PVC (SDR-35) TIGHTLINE, SLOPED AT 1% MINIMUM. DIRECT TO NEAREST STORM DRAIN LINE AS SHOWN ON PLANS. PROVIDE CLEANOUT TO GRADE AT MAJOR CHANGES IN DIRECTION. AVOID USING 90° BENDS AND INSTEAD USE (2) 45° BENDS. TIGHTLINE MAY BE PLACED IN COMMON TRENCH WITH SUBDRAIN LINES, HOWEVER, DO NOT CONNECT TO SUBDRAIN LINES. SEE DETAIL X ON SHEET C-X.

INSTALL (N) 4" DIAMETER HEAVY DUTY PLASTIC BLACK GRATE IN LANDSCAPE OR PLANTER AREAS (NDS PART 78 OR 90 FOR 6" DIAMETER HEAVY DUTY PLASTIC BLACK GRATE). SEE DETAIL X ON C-X.

INSTALL (N) "CHRISTY V-12" CATCH BASIN W/ CONCRETE BOTTOM FLUSH W/ LOWEST OUTGOING INVERT. PLACE BOX ON 6" CLASS 2 AGGREGATE BASE MATERIAL. SEE DETAIL X ON SHEET C-X.

TRENCH DRAINS SHALL BE 6" NDS "DURA-SLOPE" PRESLOPED TRENCH DRAINS W/ TRAFFIC RATED GRATE OR APPROVED EQUAL. CONNECT TO NEAREST STORM DRAIN LINE VIA 4" PVC TIGHTLINE.

INSTALL (N) RETENTION SYSTEM. SEE DETAIL X ON SHEET C-X.

INSTALL (N) SUMP PUMP FOR RETENTION SYSTEM. SEE DETAIL X ON SHEET C-X.

INSTALL (N) RIP-RAP ENERGY DISSIPATER. SEE DETAIL X ON SHEET C-X.

UTILITIES KEYNOTES 31 TO X

(N) SEWER LATERAL, SEPTIC TANK, AND LEACH FIELD (BY SEPARATE DESIGN). LATERAL SHALL BE 4" PVC (SDR-26 OR BETTER) SLOPED AT 2%

CONNECT (N) WATER SERVICE PER WATER DISTRICT STANDARDS. UPGRADE (E) WATER METER PER WATER DISTRICT STANDARDS AS APPLICABLE. INSTALL (N) 2" MINIMUM SERVICE LINE TO (N) RESIDENCE OR AS DIRECTED BY FIRE SPRINKLER DESIGNER.

INSTALL (N) JOINT TRENCH FOR SERVICES INCLUDING GAS, CATV & ELECTRIC FROM NEAREST POINT OF CONNECTION. DESIGN BY OTHERS.

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

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

0 5 10 20
SCALE: 1" = 10'

CALL 1-800-642-2444 BEFORE YOU DIG UNDERGROUND SERVICE ALERT

REGISTERED PROFESSIONAL ENGINEER TAYLER CARLIAD No. C79550 CIVIL STATE OF CALIFORNIA ORIGINAL SIGNATURES IN BLUE INK

LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS I LAND SURVEYORS
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REGIONAL OFFICES: ROSEVILLE DUBLIN SAN JOSE
WWW.LEABRAZE.COM

GINSBERG RESIDENCE
RANCHO HIGUERA ROAD
SAN JOSE, CALIFORNIA

APN: 654-16-006
UNINCORPORATED SANTA CLARA COUNTY

GRADING & DRAINAGE PLAN

REVISIONS	BY
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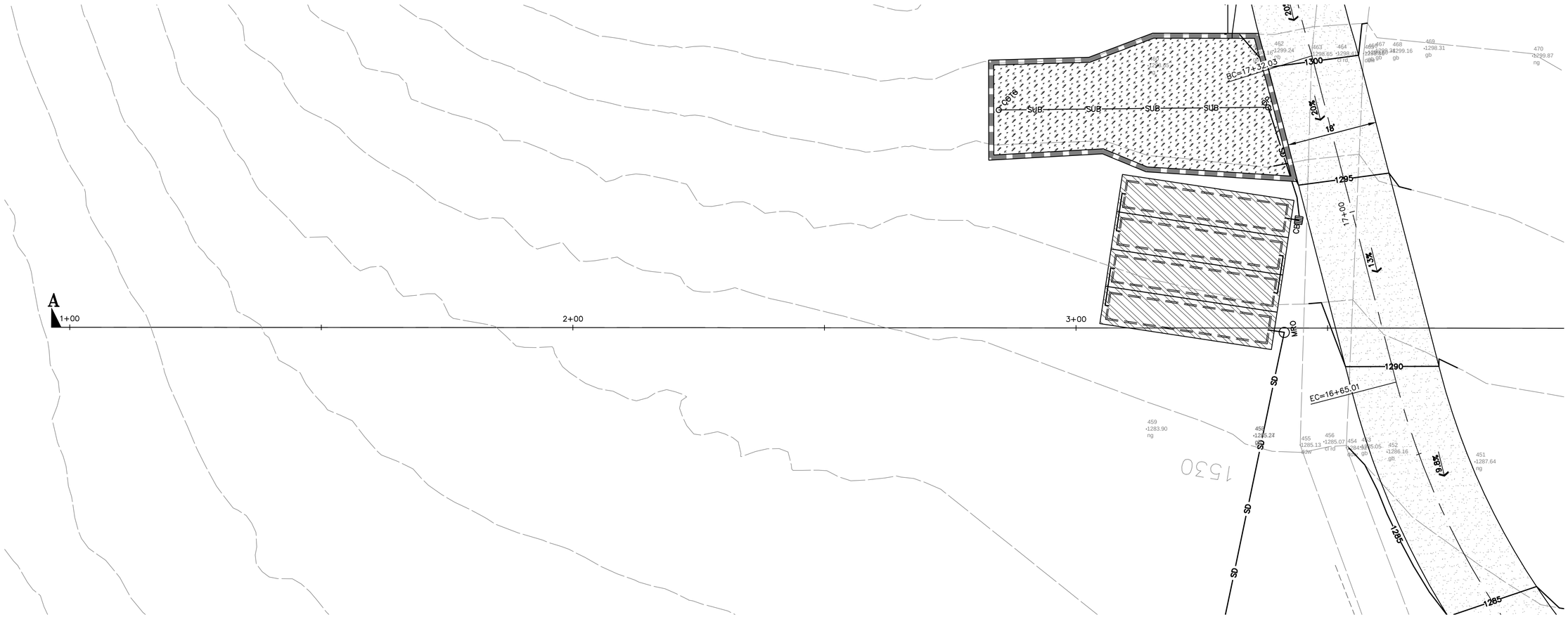
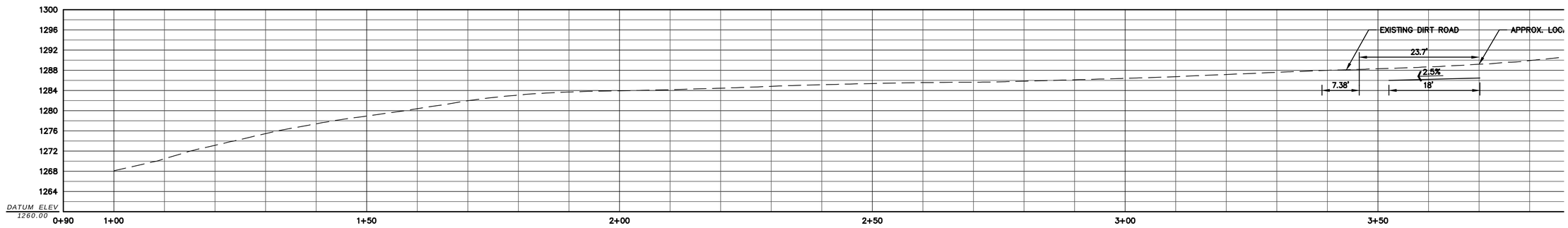
JOB NO:	2230247
DATE:	03-23-23
SCALE:	AS NOTED
DESIGN BY:	KA/KBC
CHECKED BY:	JH
SHEET NO:	C-2.14

18 OF 24 SHEETS





CROSS SECTION A–A'

SCALE: 1" = 10' HORIZ & VERT

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SCALE: 1" = 10'

REGISTERED PROFESSIONAL ENGINEER
JENNIFER CARLIAD
No. C79550
CIVIL
STATE OF CALIFORNIA
ORIGINAL SIGNATURES IN BLUE INK

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RANCHO HIGUERA ROAD
SAN JOSE, CALIFORNIA

UNINCORPORATED SANTA CLARA COUNTY

APN: 654-16-006

SECTION A–A'

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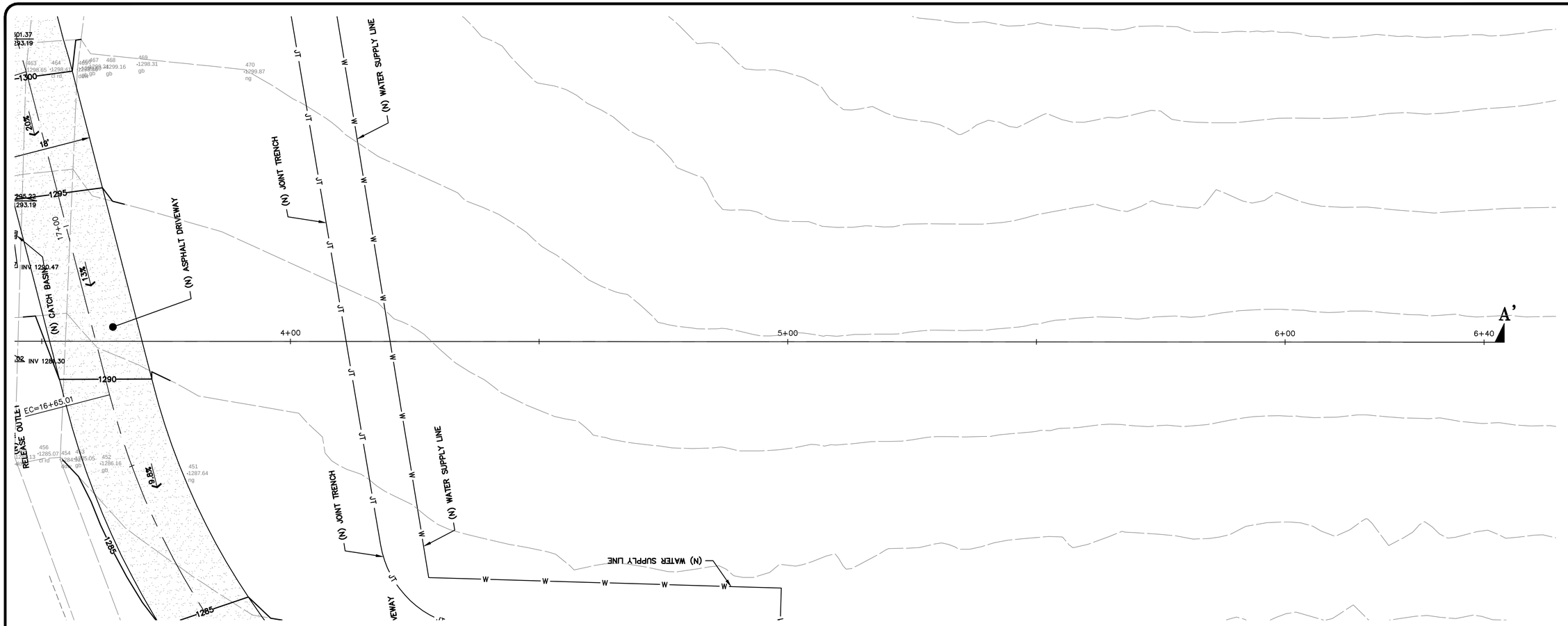
JOB NO: 2230247
DATE: 03-23-23
SCALE: AS NOTED
DESIGN BY: KA/KBC
CHECKED BY: JH
SHEET NO:

C-2.15

19 OF 24 SHEETS



CROSS SECTION A–A'

SCALE: 1" = 10' HORIZ & VERT

0 5 10 20

SCALE: 1" = 10'

REGISTERED PROFESSIONAL ENGINEER
JAVIER CARLIAD
No. C79550
CIVIL
STATE OF CALIFORNIA
ORIGINAL SIGNATURES IN BLUE INK

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RANCHO HIGUERA ROAD
SAN JOSE, CALIFORNIA

UNINCORPORATED SANTA CLARA COUNTY

APN: 654-16-006

SECTION A–A'

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REVISIONS	BY

JOB NO:	2230247
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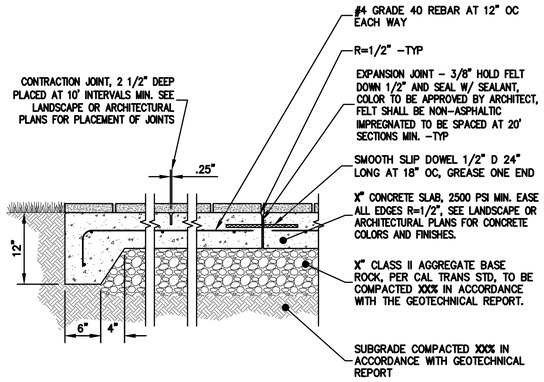
CHECKED BY:	JH
SHEET NO:	C-2.16

20 OF 24 SHEETS

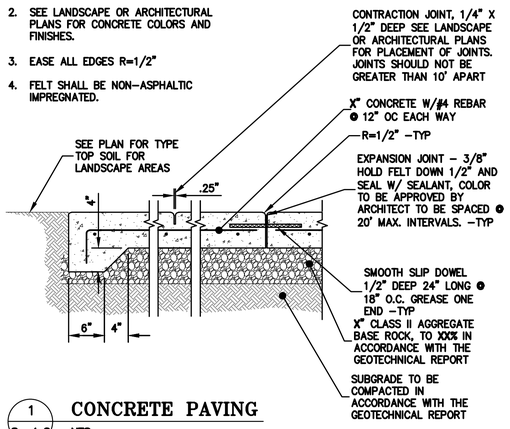


X / C-X.X — **DRIVEWAY SLAB OR CONC. PAVING**

NTS

NOTES:

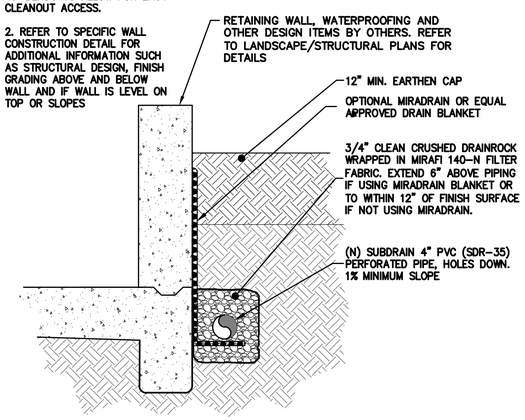
1. SLOPE ALL CONCRETE TO DRAIN 1% MIN.
2. SEE LANDSCAPE OR ARCHITECTURAL PLANS FOR CONCRETE COLORS AND FINISHES.
3. EASE ALL EDGES R=1/2"
4. FELT SHALL BE NON-ASPHALTIC IMPREGNATED.



1 / C-4.0 — **CONCRETE PAVING**

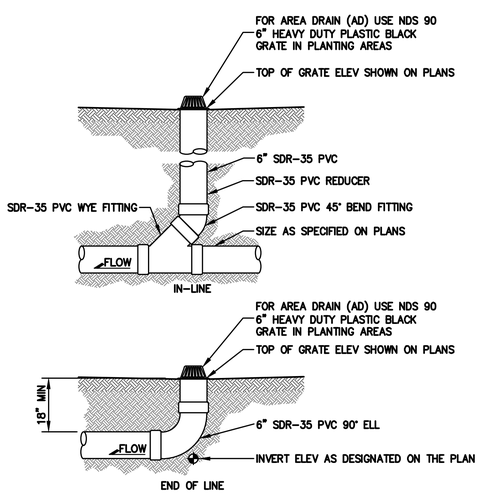
NTS

NOTES:
1. PROVIDE CLEANOUTS TO GRADE @ ALTERNATING BENDS OR EVERY 100 LF OF PIPE RUN. CONNECT TO SUBDRAIN VIA WYE CONNECTION. DO NOT USE 90° BENDS. USE 90° SWEEP OR TWO 45° BENDS TO ALLOW FOR EASY CLEANOUT ACCESS.
2. REFER TO SPECIFIC WALL CONSTRUCTION DETAIL FOR ADDITIONAL INFORMATION SUCH AS STRUCTURAL DESIGN, FINISH GRADING ABOVE AND BELOW WALL AND IF WALL IS LEVEL ON TOP OR SLOPES



2 / C-4.0 — **SITE RETAINING WALL SUBDRAIN**

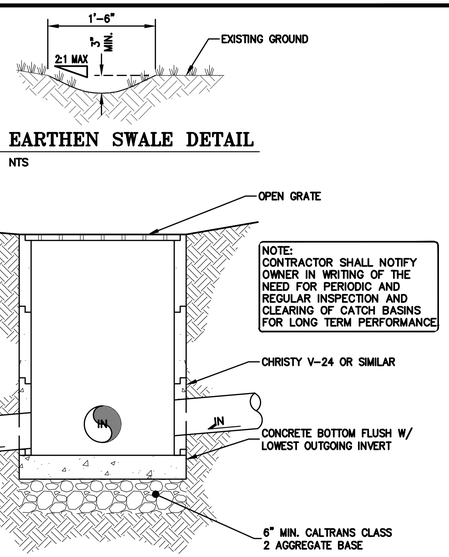
NTS



NOTE:
GLUED FITTINGS MAY BE SUBSTITUTED FOR GASKETED FITTINGS AT THE OPTION OF THE INSTALLATION CONTRACTOR.

X / C-X.X — **AREA DRAIN**

NTS

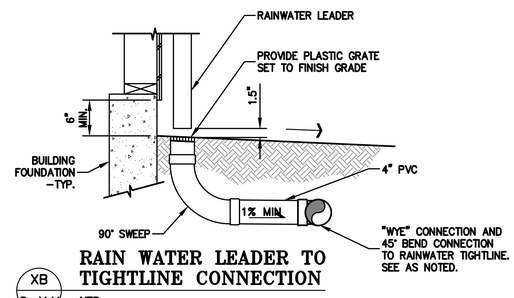


X / C-X.X — **EARTHEN SWALE DETAIL**

NTS

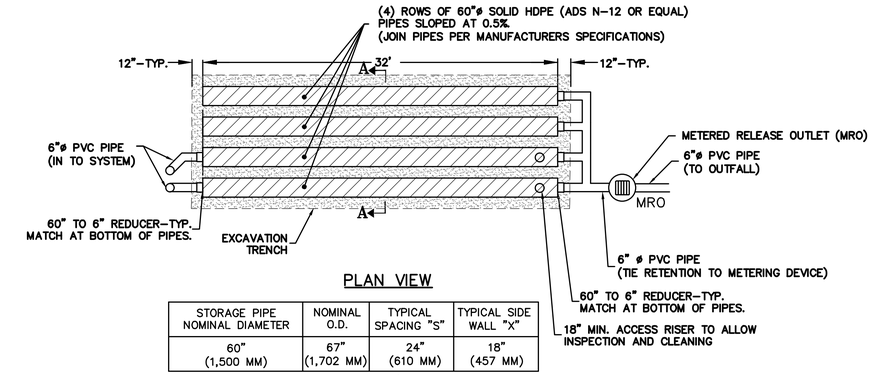
X / C-X.X — **CATCH BASIN**

NTS



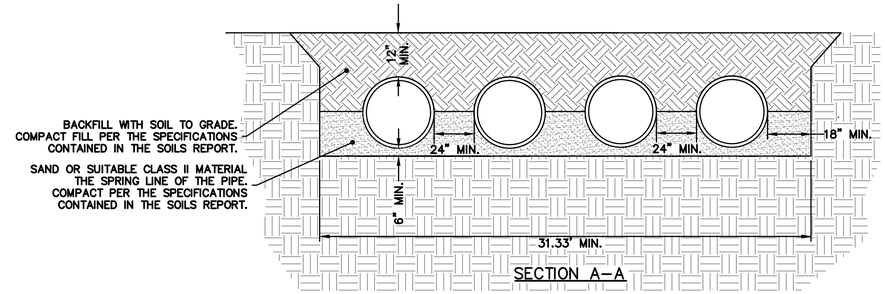
XB / C-X.X — **RAIN WATER LEADER TO TIGHTLINE CONNECTION**

NTS



PLAN VIEW

STORAGE PIPE NOMINAL DIAMETER	NOMINAL O.D.	TYPICAL SPACING "S"	TYPICAL SIDE WALL "X"
60" (1,500 MM)	67" (1,702 MM)	24" (610 MM)	18" (457 MM)



SECTION A-A

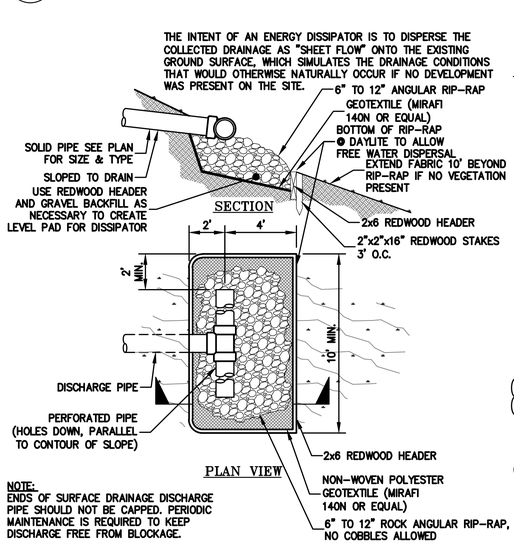
NOTES:

1. ALL REFERENCES TO CLASS I OR II MATERIAL ARE PER ASTM D2321 "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST EDITION.
2. ALL STORM DRAIN SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, LATEST EDITION AND THE MANUFACTURER'S PUBLISHED INSTALLATION GUIDELINES.
3. MEASURES SHOULD BE TAKEN TO PREVENT THE MIGRATION OF NATIVE FINES INTO THE BACKFILL MATERIAL, WHEN REQUIRED. SEE ASTM D2321.
4. FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER. AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.
5. BEDDING: SUITABLE MATERIAL SHALL BE SAND OR CLASS II*. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. UNLESS OTHERWISE NOTED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 4" FOR 4"-24"; 6" FOR 30"-60" COMPACTED TO 90% SPD.
6. INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE SAND OR CLASS II. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.
7. MINIMUM COVER: MINIMUM COVER OVER ALL STORM DRAIN SYSTEMS IN NON-TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 18" FROM TOP OF PIPE TO GROUND SURFACE, COMPACT AS RECOMMENDED BY THE SOILS ENGINEER. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOATATION.

1 / C-4.2 — **STORMWATER RETENTION SYSTEM DETAILS**

NTS

NOTE:
REFER TO THE PLANS FOR SPECIFIC INLET AND OUTLET LOCATIONS.
REFER TO THE PLANS FOR SPECIFIC ACCESS COVER LOCATIONS.

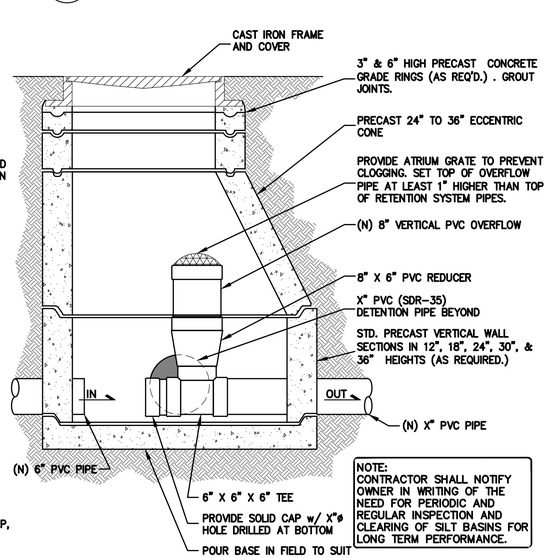


PLAN VIEW

NOTE:
ENDS OF SURFACE DRAINAGE DISCHARGE PIPE SHOULD NOT BE CAPPED. PERIODIC MAINTENANCE IS REQUIRED TO KEEP DISCHARGE FREE FROM BLOCKAGE.

X / C-X.X — **ENERGY DISSIPATER DISCHARGE**

NTS



NOTE:
CONTRACTOR SHALL NOTIFY OWNER IN WRITING OF THE NEED FOR PERIODIC AND REGULAR INSPECTION AND CLEARING OF SILT BASINS FOR LONG TERM PERFORMANCE.

3 / C-4.2 — **METERED RELEASE OUTLET**

NTS

REGISTERED PROFESSIONAL ENGINEER — PETER CARLIAD — No. C79530 — CIVIL — STATE OF CALIFORNIA — ORIGINAL SIGNATURES IN BLUE INK

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REGIONAL OFFICES: ROSEVILLE DUBLIN SAN JOSE
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GINSBERG RESIDENCE
RANCHO HIGUERA ROAD
SAN JOSE, CALIFORNIA
APN: 654-16-006
UNINCORPORATED SANTA CLARA COUNTY

DETAILS

REVISIONS	BY
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-	-

JOB NO:	2230247
DATE:	03-23-23
SCALE:	NTS
DESIGN BY:	KA/KBC
CHECKED BY:	JH

SHEET NO:
C-4.0
21 OF 24 SHEETS

PURPOSE:

THE PURPOSE OF THIS PLAN IS TO STABILIZE THE SITE TO PREVENT EROSION OF GRADED AREAS AND TO PREVENT SEDIMENTATION FROM LEAVING THE CONSTRUCTION AREA AND AFFECTING NEIGHBORING SITES, NATURAL AREAS, PUBLIC FACILITIES OR ANY OTHER AREA THAT MIGHT BE AFFECTED BY SEDIMENTATION. ALL MEASURES SHOWN ON THIS PLAN SHOULD BE CONSIDERED THE MINIMUM REQUIREMENTS NECESSARY. SHOULD FIELD CONDITIONS DICTATE ADDITIONAL MEASURES, SUCH MEASURES SHALL BE PER CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL AND THE CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION. LEA & BRAZE ENGINEERING SHOULD BE NOTIFIED IMMEDIATELY SHOULD CONDITIONS CHANGE.

EROSION CONTROL NOTES:

1. 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 THIS EROSION CONTROL PLAN.
2. THE INTENTION OF THIS PLAN IS FOR INTERIM EROSION AND SEDIMENT CONTROL ONLY. ALL EROSION CONTROL MEASURES SHALL CONFORM TO CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL, THE CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION, AND THE LOCAL GOVERNING AGENCY FOR THIS PROJECT.
3. OWNER/CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO, DURING, AND AFTER STORM EVENTS. PERSON IN CHARGE OF MAINTAINING EROSION CONTROL MEASURES SHOULD WATCH LOCAL WEATHER REPORTS AND ACT APPROPRIATELY TO MAKE SURE ALL NECESSARY MEASURES ARE IN PLACE.
4. SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.
5. DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT-LADEN RUNOFF TO ANY STORM DRAINAGE SYSTEM, INCLUDING EXISTING DRAINAGE SWALES AND WATERCOURSES.
6. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION WILL BE MINIMIZED. COMPLIANCE WITH FEDERAL, STATE AND LOCAL LAWS CONCERNING POLLUTION SHALL BE MAINTAINED AT ALL TIMES.
7. CONTRACTOR SHALL PROVIDE DUST CONTROL AS REQUIRED BY THE APPROPRIATE FEDERAL, STATE AND LOCAL AGENCY REQUIREMENTS.
8. ALL MATERIALS NECESSARY FOR THE APPROVED EROSION CONTROL MEASURES SHALL BE IN PLACE BY OCTOBER 15TH.
9. EROSION CONTROL SYSTEMS SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE RAINY SEASON, OR FROM OCTOBER 15TH THROUGH APRIL 15TH, WHICHEVER IS LONGER.
10. IN THE EVENT OF RAIN, ALL GRADING WORK IS TO CEASE IMMEDIATELY AND THE SITE IS TO BE SEALED IN ACCORDANCE WITH THE APPROVAL EROSION CONTROL MEASURES AND APPROVED EROSION CONTROL PLAN.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING AND REPAIRING EROSION CONTROL SYSTEMS AFTER EACH STORM.
12. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BY LOCAL JURISDICTION'S ENGINEERING DEPARTMENT OR BUILDING OFFICIALS.
13. MEASURES SHALL BE TAKEN TO COLLECT OR CLEAN ANY ACCUMULATION OR DEPOSIT OF DIRT, MUD, SAND, ROCKS, GRAVEL OR DEBRIS ON THE SURFACE OF ANY STREET, ALLEY OR PUBLIC PLACE OR IN ANY PUBLIC STORM DRAIN SYSTEMS. THE REMOVAL OF AFORESAID SHALL BE DONE BY STREET SWEEPING OR HAND SWEEPING. WATER SHALL NOT BE USED TO WASH SEDIMENTS INTO PUBLIC OR PRIVATE DRAINAGE FACILITIES.
14. EROSION CONTROL MEASURES SHALL BE ON-SITE FROM SEPTEMBER 15TH THRU APRIL 15TH.
15. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE RAINY SEASON OR FROM OCTOBER 1ST THROUGH APRIL 30TH, WHICHEVER IS GREATER.
16. PLANS SHALL BE DESIGNED TO MEET C3 REQUIREMENTS OF THE MUNICIPAL STORMWATER REGIONAL PERMIT("MRP") NPDES PERMIT CAS 612008.
17. THE CONTRACTOR TO NPDES (NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM) BEST MANAGEMENT PRACTICES (BMP) FOR SEDIMENTATION PREVENTION AND EROSION CONTROL TO PREVENT DELETERIOUS MATERIALS OR POLLUTANTS FROM ENTERING THE TOWN OR COUNTY STORM DRAIN SYSTEMS.
18. THE CONTRACTOR MUST INSTALL ALL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO THE INCEPTION OF ANY WORK ONSITE AND MAINTAIN THE MEASURES UNTIL THE COMPLETION OF ALL LANDSCAPING.
19. THE CONTRACTOR SHALL MAINTAIN ADJACENT STREETS IN A NEAT, CLEAN DUST FREE AND SANITARY CONDITION AT ALL TIMES AND TO THE SATISFACTION OF THE TOWN INSPECTOR. THE ADJACENT STREET SHALL AT ALL TIMES BE KEPT CLEAN OF DEBRIS, WITH DUST AND OTHER NUISANCE BEING CONTROLLED AT ALL TIMES. THE CONTRACTOR BE RESPONSIBLE FOR ANY CLEAN UP ON ADJACENT STREETS AFFECTED BY THE BY THEIR CONSTRUCTION, METHOD OF STREET CLEANING SHALL BE BY DRY SWEEPING OF ALL PAVED AREAS. NO STOCKPILING OF BUILDING MATERIALS WITHIN THE TOWN RIGHT-OF-WAY.
20. SEDIMENTS AND OTHER MATERIALS SHALL NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONTRACTOR SHALL INSTALL A STABILIZED CONSTRUCTION ENTRANCE PRIOR TO THE INSPECTION OF ANY WORK ONSITE AND MAINTAIN IT FOR THE DURATION OF THE CONSTRUCTION PROCESS SO AS TO NOT INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC RIGHT-OF-WAY UNTIL THE COMPLETION OF ALL LANDSCAPING.
21. THE CONTRACTOR SHALL PROTECT DOWN SLOPE DRAINAGE COURSES, STREAMS AND STORM DRAINS WITH ROCK FILLED SAND BAGS, TEMPORARY SWALES, SILT FENCES, AND EARTH PERMS IN CONJUNCTION OF ALL LANDSCAPING.
22. STOCKPILED MATERIALS SHALL BE COVERED WITH VISQUEEN OR A TARPAULIN UNTIL THE MATERIAL IS REMOVED FROM THE SITE. ANY REMAINING BARE SOIL THAT EXISTS AFTER THE STOCKPILE HAS BEEN REMOVED SHALL BE COVERED UNTIL A NATURAL GROUND COVER IS ESTABLISHED OR IT IS SEEDED OR PLANTED TO PROVIDE GROUND COVER PRIOR TO THE FALL RAINY SEASON.
23. EXCESS OR WASTE CONCRETE MUST NOT BE WASHED INTO THE PUBLIC RIGHT-OF-WAYOR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
24. TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION AND DISPERSAL BY WIND

EROSION CONTROL NOTES CONTINUED:

24. FUELS, OILS, SOLVENTS AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MUST NOT BE WASHED INTO THE DRAINAGE SYSTEM,
25. DUST CONTROL SHALL BE DONE BY WATERING AND AS OFTEN AS REQUIRED BY THE TOWN INSPECTOR.
26. SILT FENCE(S) AND/OR FIBER ROLL(S) SHALL BE INSTALLED PRIOR TO SEPTEMBER 15TH AND SHALL REMAIN IN PLACE UNTIL THE LANDSCAPING GROUND COVER IS INSTALLED. CONTRACTOR SHALL CONTINUOUSLY MONITOR THESE MEASURES, FOLLOWING AND DURING ALL RAIN EVENTS,TO PUBLIC OWNED FACILITIES.

EROSION CONTROL MEASURES:

1. THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 15TH TO APRIL 15. EROSION CONTROL FACILITIES SHALL BE IN PLACE PRIOR TO OCTOBER 15TH OF ANY YEAR. GRADING OPERATIONS DURING THE RAINY SEASON WHICH LEAVE DENUDED SLOPES SHALL BE PROTECTED WITH EROSION CONTROL MEASURES IMMEDIATELY FOLLOWING GRADING ON THE SLOPES.
2. SITE CONDITIONS AT TIME OF PLACEMENT OF EROSION CONTROL MEASURES WILL VARY. APPROPRIATE ACTION INCLUDING TEMPORARY SWALES, INLETS, HYDROSEEDING, STRAW BALES, ROCK SACKS, ETC. SHALL BE TAKEN TO PREVENT EROSION AND SEDIMENTATION FROM LEAVING SITE. EROSION CONTROL MEASURES SHALL BE ADJUSTED AS THE CONDITIONS CHANGE AND THE NEED OF CONSTRUCTION SHIFT.
3. CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF GRADING. ALL CONSTRUCTION TRAFFIC ENTERING ONTO THE PAVED ROADS MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCES. CONTRACTOR SHALL MAINTAIN STABILIZED ENTRANCE AT EACH VEHICLE ACCESS POINT TO EXISTING PAVED STREETS. ANY MUD OR DEBRIS TRACKED ONTO PUBLIC STREETS SHALL BE REMOVED DAILY AND AS REQUIRED BY THE GOVERNING AGENCY.
4. ALL EXPOSED SLOPES THAT ARE NOT VEGETATED SHALL BE HYDROSEEDED. IF HYDROSEEDING IS NOT USED OR IS NOT EFFECTIVE BY OCTOBER 15, THEN OTHER IMMEDIATE METHODS SHALL BE IMPLEMENTED, SUCH AS EROSION CONTROL BLANKETS, OR A THREE-STEP APPLICATION OF 1) SEED, MULCH, FERTILIZER 2) BLOWN STRAW 3) TACKIFIER AND MULCH. HYDROSEEDING SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF SECTION 20" EROSION CONTROL AND HIGHWAY PLANTING" OF THE STANDARD SPECIFICATION OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION, AS LAST REVISED. REFER TO THE EROSION CONTROL SECTION OF THE GRADING SPECIFICATIONS THAT ARE A PART OF THIS PLAN SET FOR FURTHER INFORMATION.
5. INLET PROTECTION SHALL BE INSTALLED AT OPEN INLETS TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM. INLETS NOT USED IN CONJUNCTION WITH EROSION CONTROL ARE TO BE BLOCKED TO PREVENT ENTRY OF SEDIMENT. MINIMUM INLET PROTECTION SHALL CONSIST OF A ROCK SACKS OR AS SHOWN ON THIS PLAN
6. THIS EROSION AND SEDIMENT CONTROL PLAN MAY NOT COVER ALL THE SITUATIONS THAT MAY ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. VARIATIONS AND ADDITIONS MAY BE MADE TO THIS PLAN IN THE FIELD. A REPRESENTATIVE OF LEA & BRAZE ENGINEERING SHALL PERFORM A FIELD REVIEW AND MAKE RECOMMENDATIONS AS NEEDED. CONTRACTOR IS RESPONSIBLE TO NOTIFY LEA & BRAZE ENGINEERING AND THE GOVERNING AGENCY OF ANY CHANGES.
7. THE EROSION CONTROL MEASURES SHALL CONFORM TO THE LOCAL JURISDICTION'S STANDARDS AND THE APPROVAL OF THE LOCAL JURISDICTION'S ENGINEERING DEPARTMENT.
8. STRAW ROLLS SHALL BE PLACED AT THE TOE OF SLOPES AND ALONG THE DOWN SLOPE PERIMETER OF THE PROJECT. THEY SHALL BE PLACED AT 25 FOOT INTERVALS ON GRADED SLOPES. PLACEMENT SHALL RUN WITH THE CONTOURS AND ROLLS SHALL BE TIGHTLY END BUTTED. CONTRACTOR SHALL REFER TO MANUFACTURES SPECIFICATIONS FOR PLACEMENT AND INSTALLATION INSTRUCTIONS.

REFERENCES:

1. CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL
2. CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION

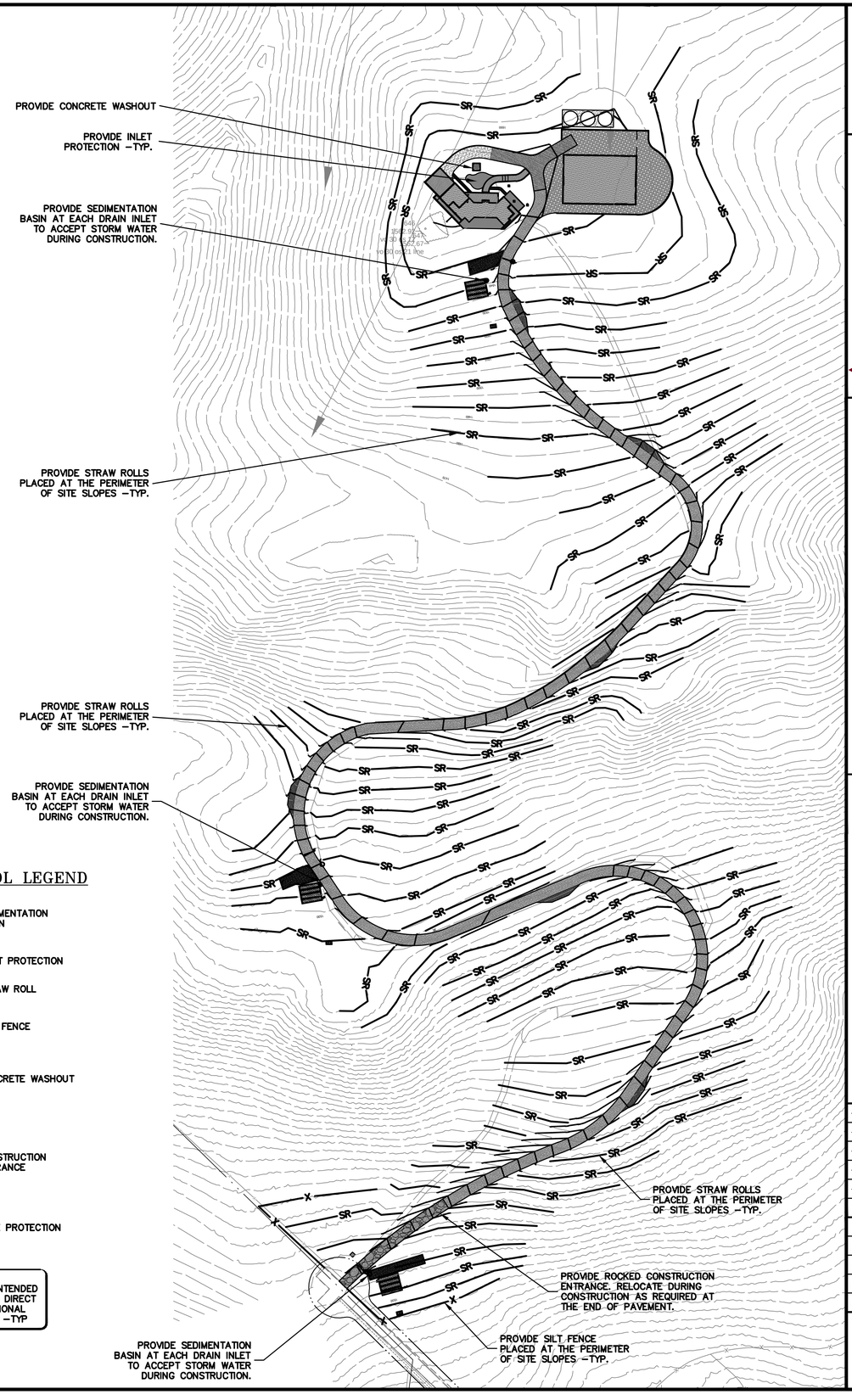
PERIODIC MAINTENANCE:

1. MAINTENANCE IS TO BE PERFORMED AS FOLLOWS:
   - A. DAMAGES CAUSED BY SOIL EROSION OR CONSTRUCTION SHALL BE REPAIRED AT THE END OF EACH WORKING DAY.
   - B. SWALES SHALL BE INSPECTED PERIODICALLY AND MAINTAINED AS NEEDED.
   - C. SEDIMENT TRAPS, BERMS, AND SWALES ARE TO BE INSPECTED AFTER EACH STORM AND REPAIRS MADE AS NEEDED.
   - D. SEDIMENT SHALL BE REMOVED AND SEDIMENT TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO A DEPTH OF 1' FOOT.
   - E. SEDIMENT REMOVED FROM TRAP SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
   - F. RILLS AND GULLIES MUST BE REPAIRED.
2. GRAVEL BAG INLET PROTECTION SHALL BE CLEANED OUT WHENEVER SEDIMENT DEPTH IS ONE HALF THE HEIGHT OF ONE GRAVEL BAG.
3. STRAW ROLLS SHALL BE PERIODICALLY CHECKED TO ASSURE PROPER FUNCTION AND CLEANED OUT WHENEVER THE SEDIMENT DEPTH REACHED HALF THE HEIGHT OF THE ROLL.
4. SILT FENCE SHALL BE PERIODICALLY CHECKED TO ASSURE PROPER FUNCTION AND CLEANED OUT WHENEVER THE SEDIMENT DEPTH REACHES ONE FOOT IN HEIGHT.
5. CONSTRUCTION ENTRANCE SHALL BE REGRAVELED AS NECESSARY FOLLOWING SILT/SOIL BUILDUP.
6. ANY OTHER EROSION CONTROL MEASURES SHOULD BE CHECKED AT REGULAR INTERVALS TO ASSURE PROPER FUNCTION

EROSION CONTROL LEGEND

- SEDIMENTATION BASIN
- INLET PROTECTION
- SR — SR — STRAW ROLL
- X — X — SILT FENCE
- CONCRETE WASHOUT
- CONSTRUCTION ENTRANCE
- TREE PROTECTION

NOTE:
SEAL ALL OTHER INLETS NOT INTENDED TO ACCEPT STORM WATER AND DIRECT FLOWS TEMPORARILY TO FUNCTIONAL SEDIMENTATION BASIN INLETS. -TYP



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APN: 654-16-006
UNINCORPORATED SANTA CLARA COUNTY

EROSION CONTROL PLAN

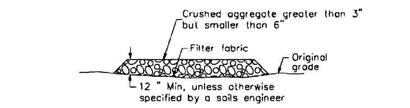
REVISIONS	BY
-	-
-	-
-	-
-	-
-	-

JOB NO:	2230247
DATE:	03-23-23
SCALE:	AS NOTED
DESIGN BY:	KA/KBC
CHECKED BY:	JH

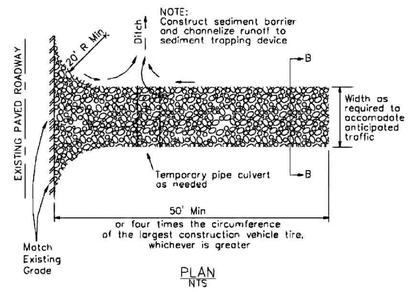
SHEET NO:
ER-1
22 OF 24 SHEETS

3 Stabilized Construction Entrance/Exit

CASQA Detail TC-1



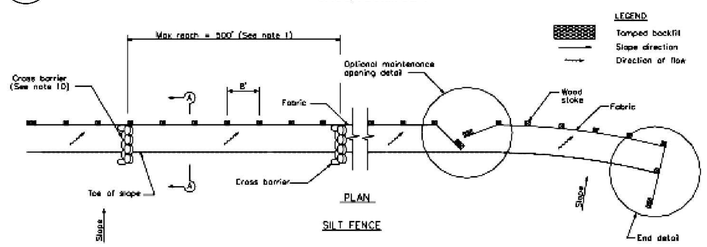
SECTION B–B
NTS



PLAN
NTS

1 Silt Fence

CASQA Detail SE-1

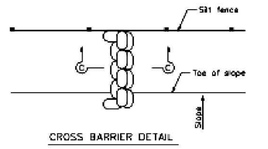


PLAN

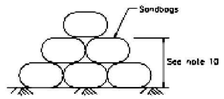
SILT FENCE

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.



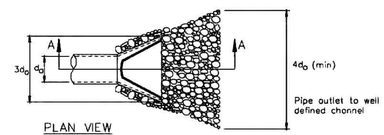
CROSS BARRIER DETAIL



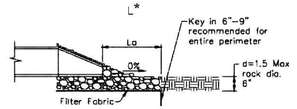
SECTION C–C

4 Velocity Dissipation Devices

CASQA Detail EC-10



PLAN VIEW

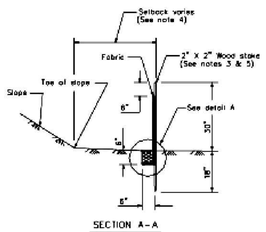


SECTION A–A

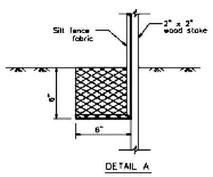
* Length per ABAG Design Standards

2 Silt Fence

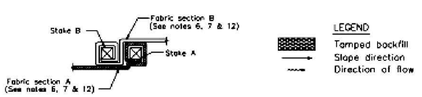
CASQA Detail SE-1



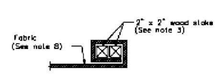
SECTION A–A



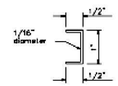
DETAIL A



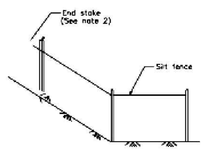
JOINING SECTION DETAIL (TOP VIEW)



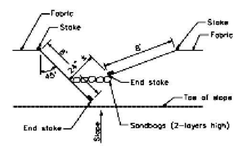
END STAKE DETAIL (TOP VIEW)



STAPLE DETAIL
(SEE NOTE 9)



END DETAIL



OPTIONAL MAINTENANCE OPENING DETAIL
(SEE NOTE 11)

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 rolos 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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RANCHO HIGUERA ROAD
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UNINCORPORATED SANTA CLARA COUNTY

EROSION CONTROL DETAILS

REVISIONS	BY
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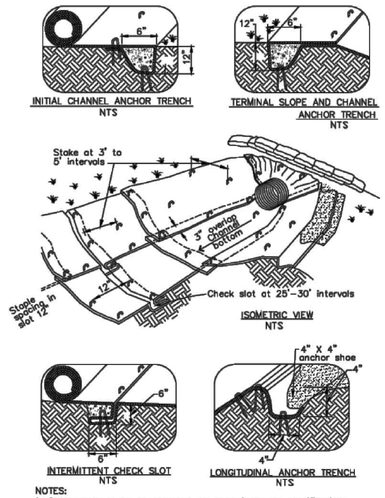
JOB NO:	2230247
DATE:	03–23–23
SCALE:	AS NOTED
DESIGN BY:	KA/KBC
CHECKED BY:	JH
SHEET NO:	BMP-1

23 OF 24 SHEETS

7 Geotextiles and Mats

CASQA Detail EC-7

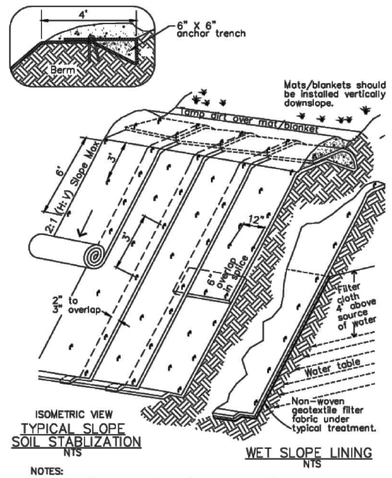


NOTES:
1. Check slots to be constructed per manufacturers specifications.
2. Staking or stapling layout per manufacturers specifications.
3. Install per manufacturer's recommendations

TYPICAL INSTALLATION DETAIL

5 Geotextiles and Mats

CASQA Detail EC-7

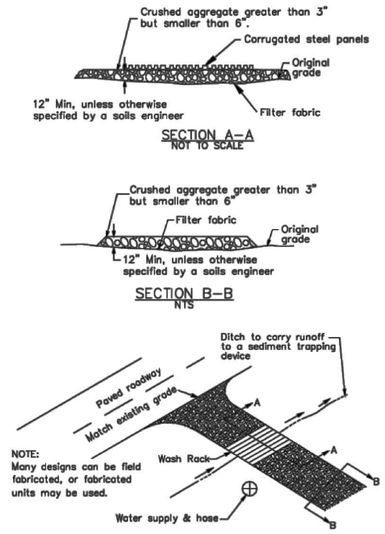


NOTES:
1. Slope surface shall be free of rocks, clods, sticks and grass. Mats/blankets shall have good soil contact.
2. Lay blankets loosely and stake or staple to maintain direct contact with the soil. Do not stretch.
3. Install per manufacturer's recommendations

TYPICAL INSTALLATION DETAIL

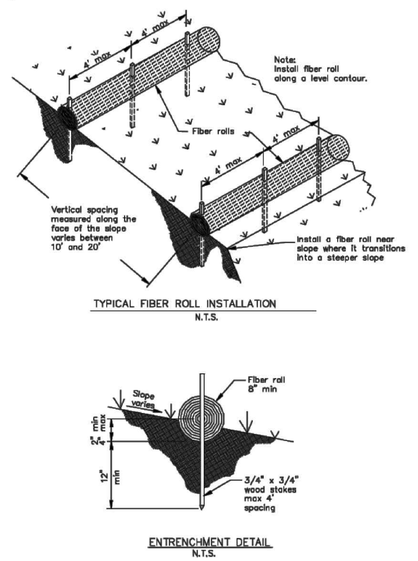
3 Entrance/Outlet Tire Wash

CASQA Detail TC-3



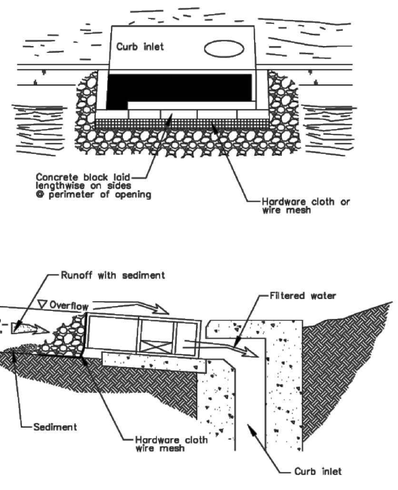
1 Fiber Rolls

CASQA Detail SE-5



8 Storm Drain Inlet Protection

CASQA Detail SE-10

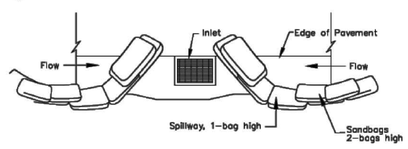


DI PROTECTION – TYPE 4
NOT TO SCALE

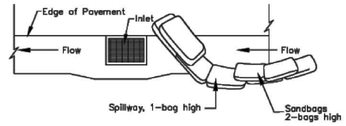
Source for Graphics: California Stormwater BMP Handbook, California Stormwater Quality Association, January 2003.
Available from www.cabmphandbooks.com.

6 Storm Drain Inlet Protection

CASQA Detail SE-10



TYPICAL PROTECTION FOR INLET ON SUMP



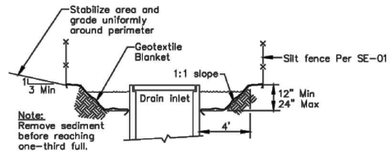
TYPICAL PROTECTION FOR INLET ON GRADE

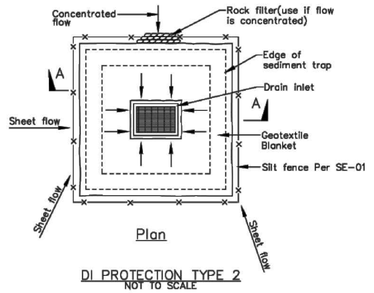
NOTES:
1. Intended for short-term use.
2. Use to inhibit non-storm water flow.
3. Allow for proper maintenance and cleanup.
4. Bags must be removed after adjacent operation is completed
5. Not applicable in areas with high silts and clays without filter fabric.

DI PROTECTION TYPE 3
NOT TO SCALE

4 Storm Drain Inlet Protection

CASQA Detail SE-10



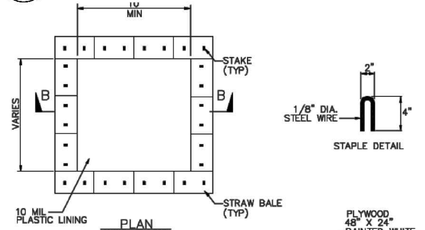


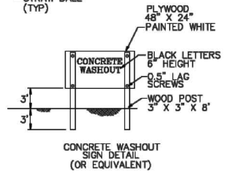
DI PROTECTION TYPE 2
NOT TO SCALE

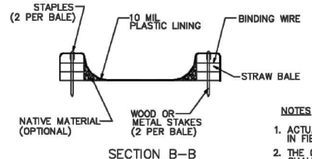
Notes
1. For use in cleared and grubbed and in graded areas.
2. Shape basin so that longest inflow area faces longest length of trap.
3. For concentrated flows, shape basin in 2:1 ratio with length oriented towards direction of flow.

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

REGISTERED PROFESSIONAL ENGINEER
TAYER CARLIAD
No. C79550
CIVIL
STATE OF CALIFORNIA
ORIGINAL SIGNATURES IN BLUE INK

LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS I LAND SURVEYORS
MAIN OFFICE:
2495 INDUSTRIAL PKWY WEST
HAYWARD, CALIFORNIA 94545
(510) 887-4086
REGIONAL OFFICES:
ROSEVILLE
DUBLIN
SAN JOSE
WWW.LEABRAZE.COM

GINSBERG RESIDENCE
RANCHO HIGUERA ROAD
SAN JOSE, CALIFORNIA
APN: 654-16-006
UNINCORPORATED SANTA CLARA COUNTY

EROSION CONTROL DETAILS

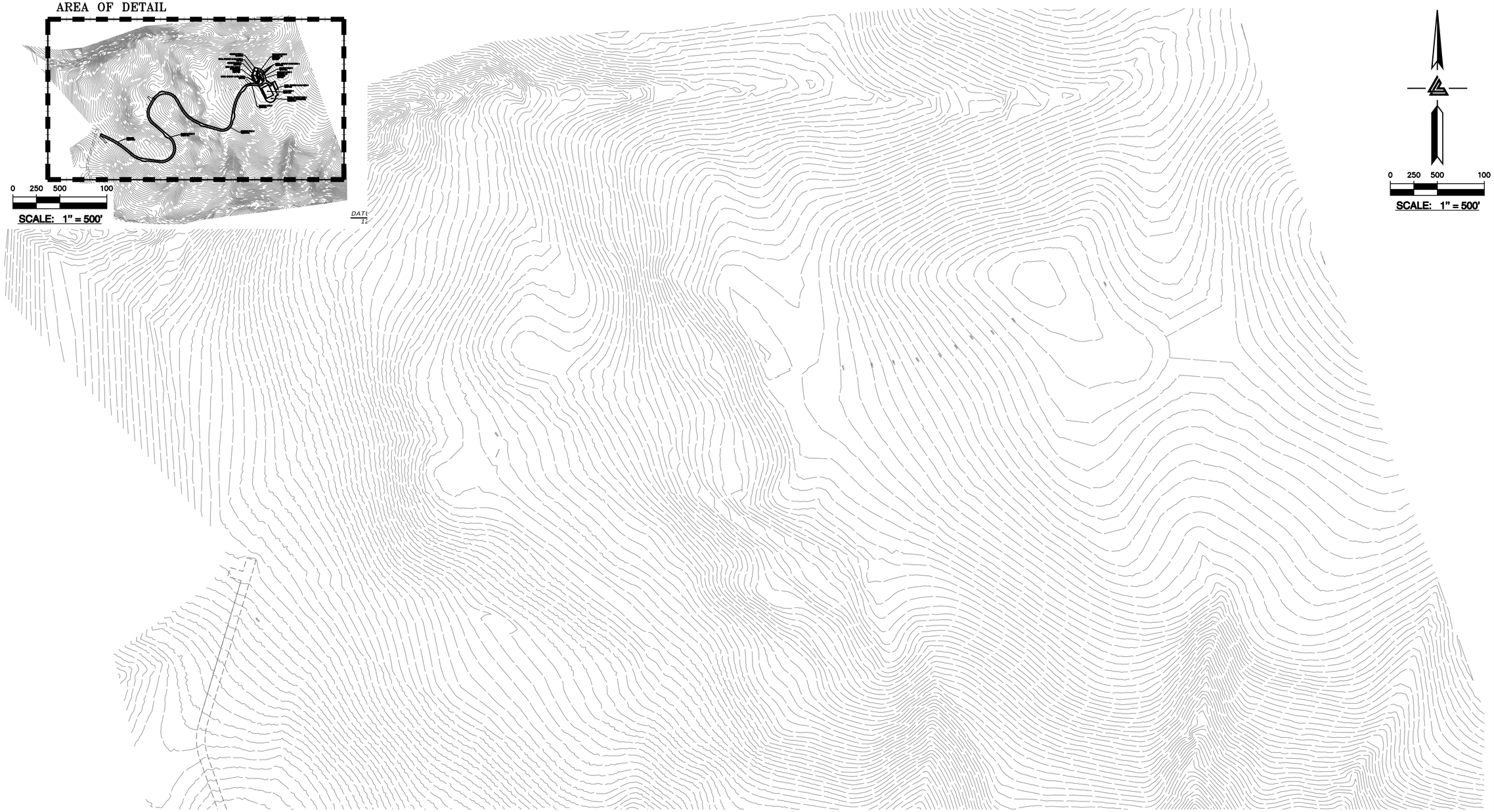
REVISIONS	BY
-	-
-	-
-	-
-	-
-	-

JOB NO: 2230247
DATE: 03-23-23
SCALE: AS NOTED
DESIGN BY: KA/KBC
CHECKED BY: JH
SHEET NO:
BMP-2
24 OF 24 SHEETS

AREA OF DETAIL

0 250 500 100

SCALE: 1" = 500'



0 250 500 100

SCALE: 1" = 500'

DEVELOPMENT AREA INFORMATION

TOTAL SITE AREA	**5,187,996 SQUARE FEET (119.100 ACRE)**			
TOTAL PROJECT AREA	**2,615,710 SQUARE FEET (60.048 ACRE)**			
TOTAL DISTURBED AREA	**345,300 SQUARE FEET (5.631 ACRE)**			
IMPERVIOUS AREAS	**EXISTING TOTAL S.F.**	**REMOVED TOTAL S.F.**	**NEW TOTAL S.F.**	**PROPOSED TOTAL S.F.**
RESIDENCE	0	0	3,782	3,782
BARN	0	0	9,600	9,600
DRIVEWAY & PARKING	0	0	68,574	68,574
PATIOS, WALKWAYS & PADS	0	0	5,126	5,126
PUBLIC ROADWAY	0	0	0	0
TOTAL IMPERVIOUS AREA	**0**	**0**	**87,082**	**87,082**
NET CHANGE IN IMPERVIOUS AREA	+ 87,082 SQFT (NET INCREASE)			
PERVIOUS PAVING				
WOOD DECK/GRAVEL DRIVEWAY	0	0	16,315	16,315
TOTAL PERVIOUS PAVING AREA	0	0	16,315	16,315
NET CHANGE IN PERVIOUS PAVING AREA	+16,315 SQFT (NO INCREASE)			
TOTAL DEVELOPED AREA	0	0	103,397	103,397
NET CHANGE IN DEVELOPED AREA	+ 103,397 SQFT (NET INCREASE)			
LANDSCAPE AREA	345,300			241,903

DRAINAGE ZONE INFORMATION

TOTAL PROJECT AREA	**822,193 SQUARE FEET (18.875 ACRE)**					
	DRAINAGE ZONE #1		**DRAINAGE ZONE #2**		**DRAINAGE ZONE #3**	
	EXISTING	**PROPOSED**	**EXISTING**	**PROPOSED**	**EXISTING**	**PROPOSED**
TOTAL DRAINAGE ZONE AREA	68,539	68,539	135,854	135,854	140,838	140,838
IMPERVIOUS AREAS	**EXISTING TOTAL S.F.**	**PROPOSED TOTAL S.F.**	**EXISTING TOTAL S.F.**	**PROPOSED TOTAL S.F.**	**EXISTING TOTAL S.F.**	**PROPOSED TOTAL S.F.**
RESIDENCE	0	3,782	0	0	0	0
BARN	0	9,600	0	0	0	0
DRIVEWAY & PARKING	0	9,277	0	29,436	0	29,861
PATIOS, WALKWAYS & PADS	0	5,126	0	0	0	0
PUBLIC ROADWAY	0	0	0	0	0	0
TOTAL IMPERVIOUS AREA	**0**	**27,785**	**0**	**29,436**	**0**	**29,861**
NET CHANGE IN IMPERVIOUS AREA	+ 27,785 SQFT (NET INCREASE)		+ 29,436 SQFT (NET INCREASE)		+ 29,861 SQFT (NET INCREASE)	
PERVIOUS PAVING						
WOOD DECK	0	1,090	0	0	0	0
TOTAL PERVIOUS PAVING AREA	0	1,090	0	0	0	0
NET CHANGE IN PERVIOUS PAVING AREA	+1,090 SQFT (NET INCREASE)		0 SQFT (NO CHANGE)		0 SQFT (NO CHANGE)	
LANDSCAPE AREA	68,345	39,664	135,854	106,418	140,644	110,977

ZONE 1 RETENTION SYSTEM INFORMATION

DRAINAGE ZONE #1 AREA	**68,539 SQUARE FEET (1.573 ACRE)**		
TOTAL AREA SUBJECT TO CAPTURE	**30,000 SQUARE FEET (0.639 ACRE)**		
IMPERVIOUS AREAS	**PROPOSED AREA TOTAL S.F.**	**AREA SUBJECT TO COLLECTION TOTAL S.F.**	**AREA NOT SUBJECT TO COLLECTION TOTAL S.F.**
RESIDENCE	3,782	3,782	0
BARN	9,600	9,600	0
DRIVEWAY & PARKING	9,277	9,277	0
PATIOS, WALKWAYS & PADS	5,126	5,126	0
PUBLIC ROADWAY	0	0	0
TOTAL IMPERVIOUS AREA	**27,785**	**27,785**	**0**
PERVIOUS PAVING			
WOOD DECK	1,090	0	1,090
TOTAL PERVIOUS PAVING AREA	0	0	0
LANDSCAPE AREA	2,215	2,215	0

REGISTERED PROFESSIONAL ENGINEER
PETER CARLSON
No. C79550
CIVIL
STATE OF CALIFORNIA
ORIGINAL SIGNATURES IN BLUE INK

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GINSBERG RESIDENCE
RANCHO HIGUERA ROAD
SAN JOSE, CALIFORNIA

UNINCORPORATED SANTA CLARA COUNTY

APN: 654-16-006

IMPERVIOUS SURFACE EXHIBIT EXISTING

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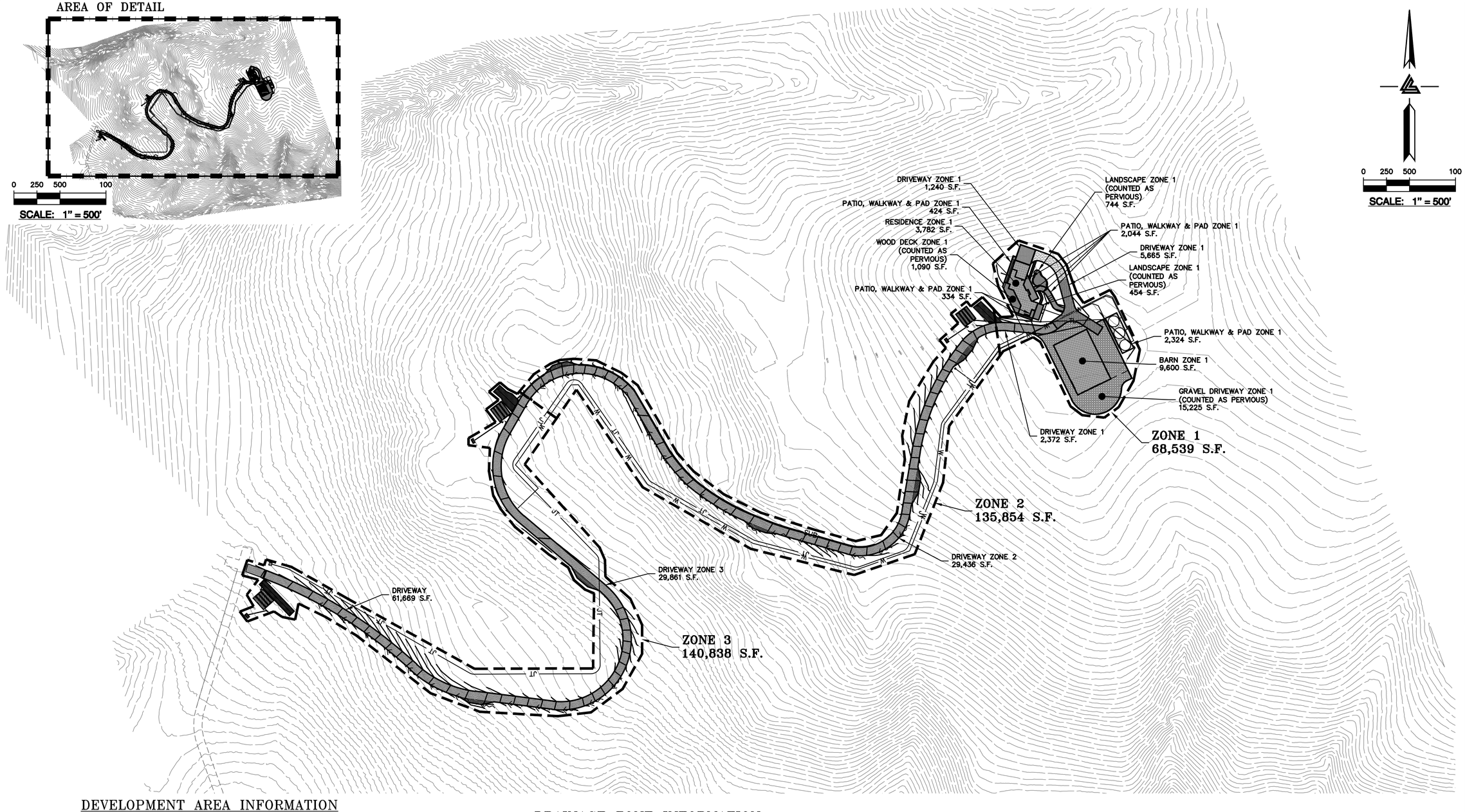
–	–
REVISIONS	BY

JOB NO: 2230247
DATE: 03-23-23
SCALE: AS NOTED
DESIGN BY: KA/KBC
CHECKED BY: JH
SHEET NO:

HYD-1

01 OF 03 SHEETS

AREA OF DETAIL



DEVELOPMENT AREA INFORMATION

TOTAL SITE AREA	**5,187,996 SQUARE FEET (119.100 ACRE)**			
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IMPERVIOUS AREAS	**EXISTING TOTAL S.F.**	**REMOVED TOTAL S.F.**	**NEW TOTAL S.F.**	**PROPOSED TOTAL S.F.**
RESIDENCE	0	0	3,782	3,782
BARN	0	0	9,600	9,600
DRIVEWAY & PARKING	0	0	68,574	68,574
PATIOS, WALKWAYS & PADS	0	0	5,126	5,126
PUBLIC ROADWAY	0	0	0	0
TOTAL IMPERVIOUS AREA	**0**	**0**	**87,082**	**87,082**
NET CHANGE IN IMPERVIOUS AREA	+ 87,082 SQFT (NET INCREASE)			
PERVIOUS PAVING				
WOOD DECK/GRAVEL DRIVEWAY	0	0	16,315	16,315
TOTAL PERVIOUS PAVING AREA	0	0	16,315	16,315
NET CHANGE IN PERVIOUS PAVING AREA	+16,315 SQFT (NO INCREASE)			
TOTAL DEVELOPED AREA	0	0	103,397	103,397
NET CHANGE IN DEVELOPED AREA	+ 103,397 SQFT (NET INCREASE)			
LANDSCAPE AREA	345,300			241,903

DRAINAGE ZONE INFORMATION

TOTAL PROJECT AREA	**822,193 SQUARE FEET (18.875 ACRE)**					
	DRAINAGE ZONE #1		**DRAINAGE ZONE #2**		**DRAINAGE ZONE #3**	
	EXISTING	**PROPOSED**	**EXISTING**	**PROPOSED**	**EXISTING**	**PROPOSED**
TOTAL DRAINAGE ZONE AREA	68,539	68,539	135,854	135,854	140,838	140,838
IMPERVIOUS AREAS	**EXISTING TOTAL S.F.**	**PROPOSED TOTAL S.F.**	**EXISTING TOTAL S.F.**	**PROPOSED TOTAL S.F.**	**EXISTING TOTAL S.F.**	**PROPOSED TOTAL S.F.**
RESIDENCE	0	3,782	0	0	0	0
BARN	0	9,600	0	0	0	0
DRIVEWAY & PARKING	0	9,277	0	29,436	0	29,861
PATIOS, WALKWAYS & PADS	0	5,126	0	0	0	0
PUBLIC ROADWAY	0	0	0	0	0	0
TOTAL IMPERVIOUS AREA	**0**	**27,785**	**0**	**29,436**	**0**	**29,861**
NET CHANGE IN IMPERVIOUS AREA	+ 27,785 SQFT (NET INCREASE)		+ 29,436 SQFT (NET INCREASE)		+ 29,861 SQFT (NET INCREASE)	
PERVIOUS PAVING						
WOOD DECK	0	1,090	0	0	0	0
TOTAL PERVIOUS PAVING AREA	0	1,090	0	0	0	0
NET CHANGE IN PERVIOUS PAVING AREA	+1,090 SQFT (NET INCREASE)		0 SQFT (NO CHANGE)		0 SQFT (NO CHANGE)	
LANDSCAPE AREA	68,345	39,664	135,854	106,418	140,644	110,977

REGISTERED PROFESSIONAL ENGINEER
PETER CARLJAN
No. C79550
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STATE OF CALIFORNIA
ORIGINAL SIGNATURES IN BLUE INK

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GINSBERG RESIDENCE
RANCHO HIGUERA ROAD
SAN JOSE, CALIFORNIA
UNINCORPORATED SANTA CLARA COUNTY
APN: 654-16-006

IMPERVIOUS SURFACE EXHIBIT EXISTING

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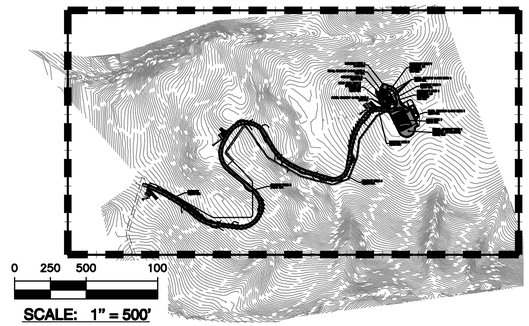
–	–
–	–
–	–
REVISIONS	BY

JOB NO: 2230247
DATE: 03-23-23
SCALE: AS NOTED
DESIGN BY: KA/KBC
CHECKED BY: JH
SHEET NO:

HYD-2

02 OF 03 SHEETS

AREA OF DETAIL



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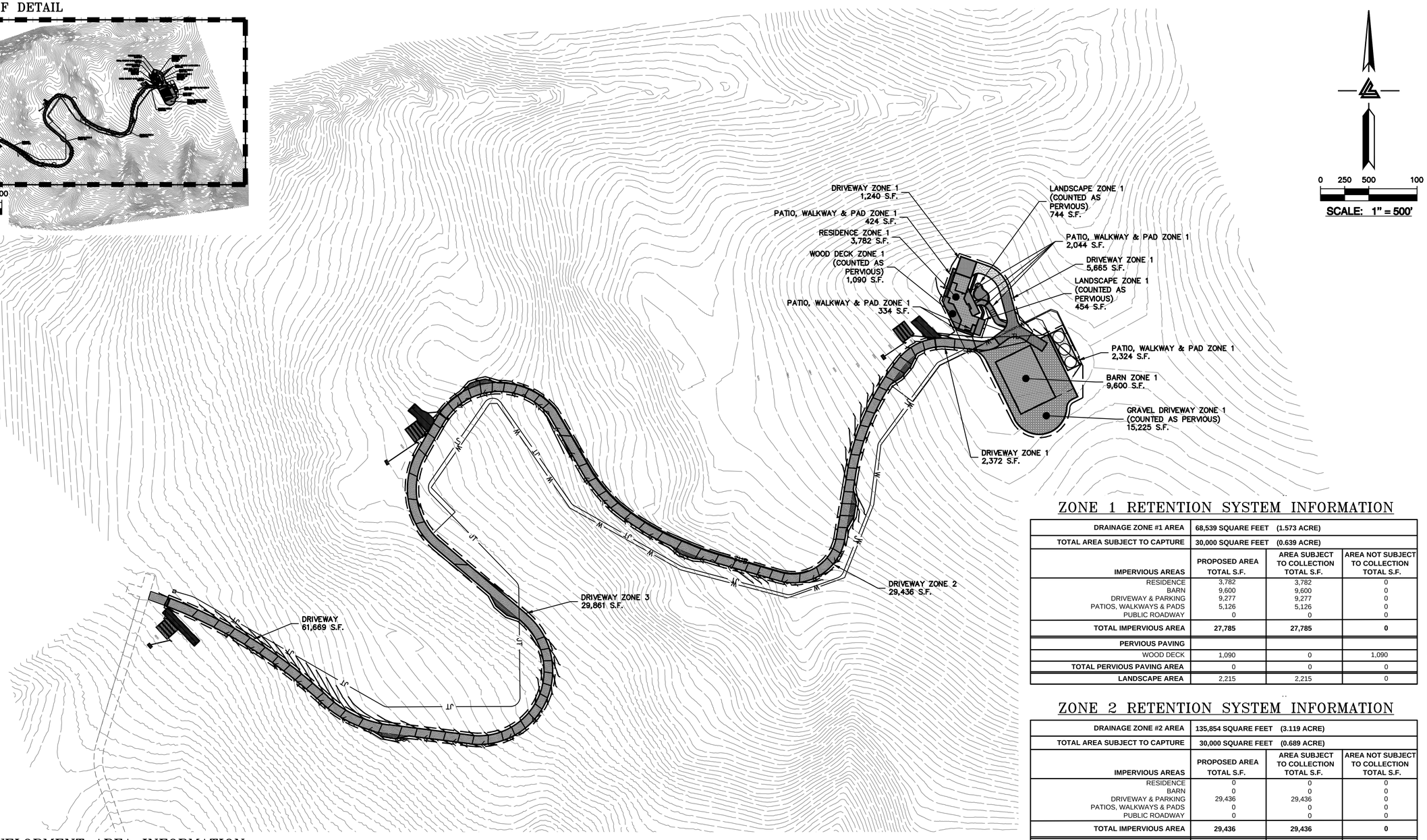
SCALE: 1" = 500'



ZONE 1 RETENTION SYSTEM INFORMATION

DRAINAGE ZONE #1 AREA	68,539 SQUARE FEET (1.573 ACRE)		
TOTAL AREA SUBJECT TO CAPTURE	30,000 SQUARE FEET (0.639 ACRE)		
IMPERVIOUS AREAS	PROPOSED AREA TOTAL S.F.	AREA SUBJECT TO COLLECTION TOTAL S.F.	AREA NOT SUBJECT TO COLLECTION TOTAL S.F.
RESIDENCE	3,782	3,782	0
BARN	9,600	9,600	0
DRIVEWAY & PARKING	9,277	9,277	0
PATIOS, WALKWAYS & PADS	5,126	5,126	0
PUBLIC ROADWAY	0	0	0
TOTAL IMPERVIOUS AREA	**27,785**	**27,785**	**0**
PERVIOUS PAVING			
WOOD DECK	1,090	0	1,090
TOTAL PERVIOUS PAVING AREA	0	0	0
LANDSCAPE AREA	2,215	2,215	0

ZONE 2 RETENTION SYSTEM INFORMATION

DRAINAGE ZONE #2 AREA	135,854 SQUARE FEET (3.119 ACRE)		
TOTAL AREA SUBJECT TO CAPTURE	30,000 SQUARE FEET (0.689 ACRE)		
IMPERVIOUS AREAS	PROPOSED AREA TOTAL S.F.	AREA SUBJECT TO COLLECTION TOTAL S.F.	AREA NOT SUBJECT TO COLLECTION TOTAL S.F.
RESIDENCE	0	0	0
BARN	0	0	0
DRIVEWAY & PARKING	29,436	29,436	0
PATIOS, WALKWAYS & PADS	0	0	0
PUBLIC ROADWAY	0	0	0
TOTAL IMPERVIOUS AREA	**29,436**	**29,436**	**0**
PERVIOUS PAVING			
WOOD DECK	0	0	0
TOTAL PERVIOUS PAVING AREA	0	0	0
LANDSCAPE AREA	564	564	0

ZONE 3 RETENTION SYSTEM INFORMATION

DRAINAGE ZONE #3 AREA	140,838 SQUARE FEET (3.233 ACRE)		
TOTAL AREA SUBJECT TO CAPTURE	30,000 SQUARE FEET (0.689 ACRE)		
IMPERVIOUS AREAS	PROPOSED AREA TOTAL S.F.	AREA SUBJECT TO COLLECTION TOTAL S.F.	AREA NOT SUBJECT TO COLLECTION TOTAL S.F.
RESIDENCE	0	0	0
BARN	0	0	0
DRIVEWAY & PARKING	29,861	29,861	0
PATIOS, WALKWAYS & PADS	0	0	0
PUBLIC ROADWAY	0	0	0
TOTAL IMPERVIOUS AREA	**29,861**	**29,861**	**0**
PERVIOUS PAVING			
WOOD DECK	0	0	0
TOTAL PERVIOUS PAVING AREA	0	0	0
LANDSCAPE AREA	139	139	0

DEVELOPMENT AREA INFORMATION

TOTAL SITE AREA	5,187,996 SQUARE FEET (119.100 ACRE)			
TOTAL PROJECT AREA	2,615,710 SQUARE FEET (60.048 ACRE)			
TOTAL DISTURBED AREA	345,300 SQUARE FEET (5.631 ACRE)			
IMPERVIOUS AREAS	EXISTING TOTAL S.F.	REMOVED TOTAL S.F.	NEW TOTAL S.F.	PROPOSED TOTAL S.F.
RESIDENCE	0	0	3,782	3,782
BARN	0	0	9,600	9,600
DRIVEWAY & PARKING	0	0	68,574	68,574
PATIOS, WALKWAYS & PADS	0	0	5,126	5,126
PUBLIC ROADWAY	0	0	0	0
TOTAL IMPERVIOUS AREA	**0**	**0**	**87,082**	**87,082**
NET CHANGE IN IMPERVIOUS AREA	+ 87,082 SQFT (NET INCREASE)			
PERVIOUS PAVING				
WOOD DECK/GRAVEL DRIVEWAY	0	0	16,315	16,315
TOTAL PERVIOUS PAVING AREA	0	0	16,315	16,315
NET CHANGE IN PERVIOUS PAVING AREA	+16,315 SQFT (NO INCREASE)			
TOTAL DEVELOPED AREA	0	0	103,397	103,397
NET CHANGE IN DEVELOPED AREA	+ 103,397 SQFT (NET INCREASE)			
LANDSCAPE AREA	345,300			241,903

DRAINAGE ZONE INFORMATION

TOTAL PROJECT AREA	822,193 SQUARE FEET (18.875 ACRE)					
	DRAINAGE ZONE #1		DRAINAGE ZONE #2		DRAINAGE ZONE #3	
	EXISTING	PROPOSED	EXISTING	PROPOSED	EXISTING	PROPOSED
TOTAL DRAINAGE ZONE AREA	68,539	68,539	135,854	135,854	140,838	140,838
IMPERVIOUS AREAS	EXISTING TOTAL S.F.	PROPOSED TOTAL S.F.	EXISTING TOTAL S.F.	PROPOSED TOTAL S.F.	EXISTING TOTAL S.F.	PROPOSED TOTAL S.F.
RESIDENCE	0	3,782	0	0	0	0
BARN	0	9,600	0	0	0	0
DRIVEWAY & PARKING	0	9,277	0	29,436	0	29,861
PATIOS, WALKWAYS & PADS	0	5,126	0	0	0	0
PUBLIC ROADWAY	0	0	0	0	0	0
TOTAL IMPERVIOUS AREA	**0**	**27,785**	**0**	**29,436**	**0**	**29,861**
NET CHANGE IN IMPERVIOUS AREA	+ 27,785 SQFT (NET INCREASE)		+ 29,436 SQFT (NET INCREASE)		+ 29,861 SQFT (NET INCREASE)	
PERVIOUS PAVING						
WOOD DECK	0	1,090	0	0	0	0
TOTAL PERVIOUS PAVING AREA	0	1,090	0	0	0	0
NET CHANGE IN PERVIOUS PAVING AREA	+1,090 SQFT (NET INCREASE)		0 SQFT (NO CHANGE)		0 SQFT (NO CHANGE)	
LANDSCAPE AREA	68,345	39,664	135,854	106,418	140,644	110,977

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SAN JOSE, CALIFORNIA

APN: 654-16-006

UNINCORPORATED SANTA CLARA COUNTY

IMPERVIOUS SURFACE EXHIBIT DRAINAGE ZONES

–	–	–	–
–	–	–	–
–	–	–	–
REVISIONS	BY		

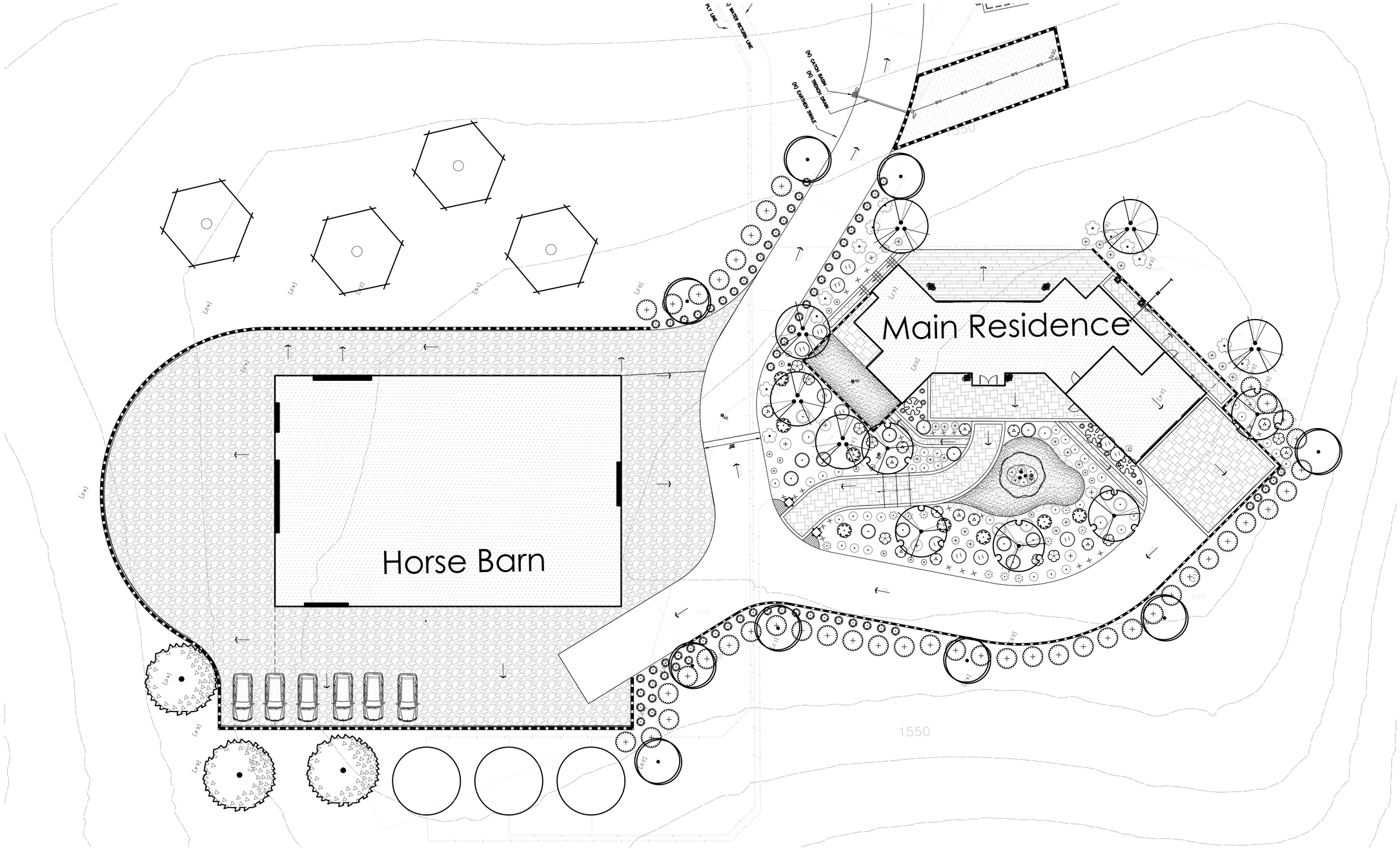
JOB NO: 2230247
DATE: 03-23-23
SCALE: AS NOTED
DESIGN BY: KA/KBC
CHECKED BY: JH
SHEET NO:

HYD-3

03 OF 03 SHEETS

KINION- GINSBERG RESIDENCE

HIGUERA ROAD - SAN JOSE, CA



OVERALL SITE PLAN

CONTEXTO LANDSCAPE
815 West Grand Ave.
Grover Beach, CA 93433
contexto.landscape@gmail.com
contextoland.com

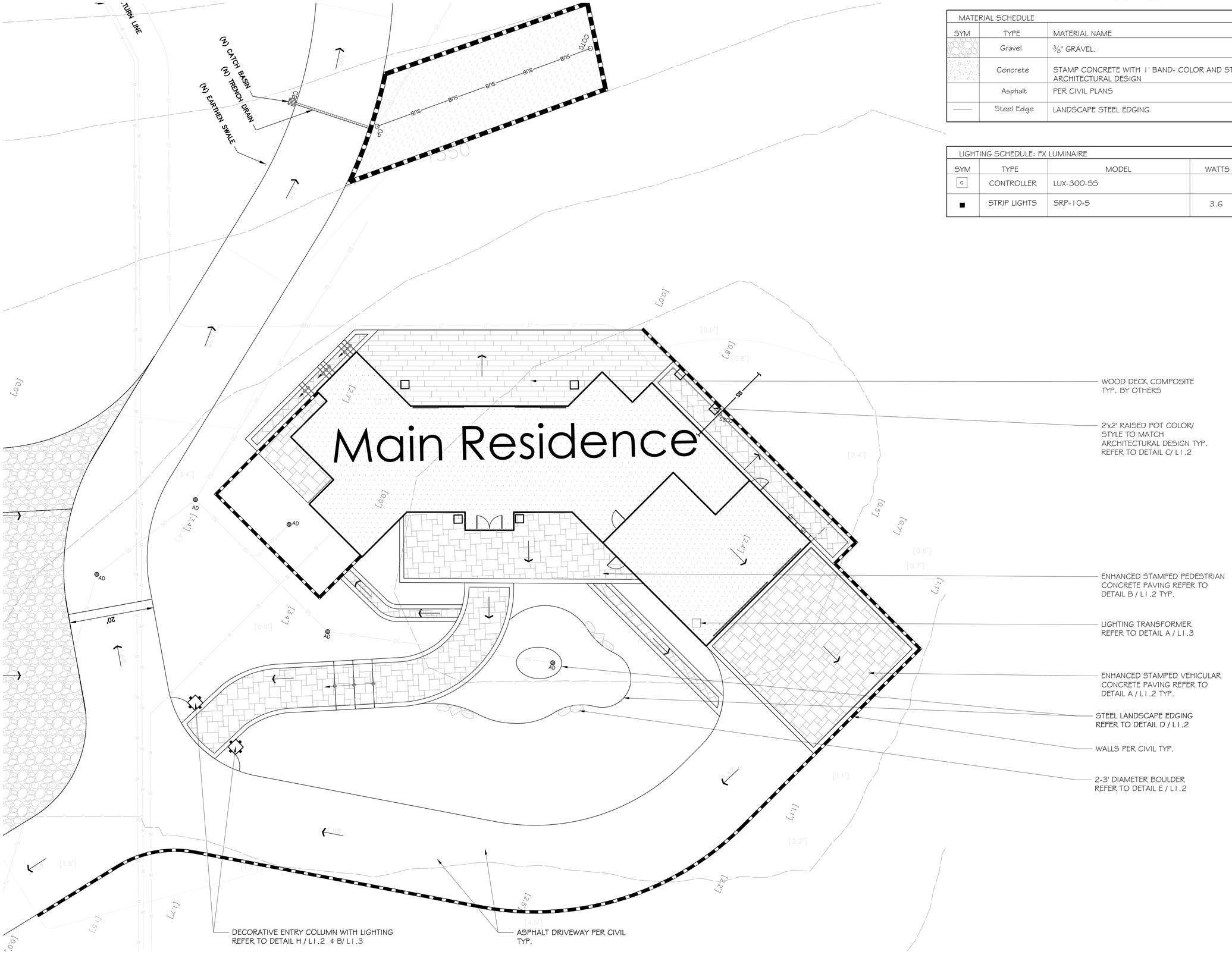
DATE
1/26/2024

KINION- GINSBERG RESIDENCE
HIGUERA ROAD, SAN JOSE, CA

N

SCALE: 1"= 16'-0"

L0.0
TITLE SHEET



SCHEDULES:

MATERIAL SCHEDULE

SYM	TYPE	MATERIAL NAME
	Gravel	3/8" GRAVEL.
	Concrete	STAMP CONCRETE WITH 1' BAND- COLOR AND STYLE TO MATCH ARCHITECTURAL DESIGN
	Asphalt	PER CIVIL PLANS
——	Steel Edge	LANDSCAPE STEEL EDGING

LIGHTING SCHEDULE: FX LUMINAIRE

SYM	TYPE	MODEL	WATTS	QTY
C	CONTROLLER	LUX-300-SS		1
■	STRIP LIGHTS	SRP-10-S	3.6	2

CONTEXTO LANDSCAPE
815 West Grand Ave.
Grover Beach, CA 93433
contexto.landscape@gmail.com
contextoland.com

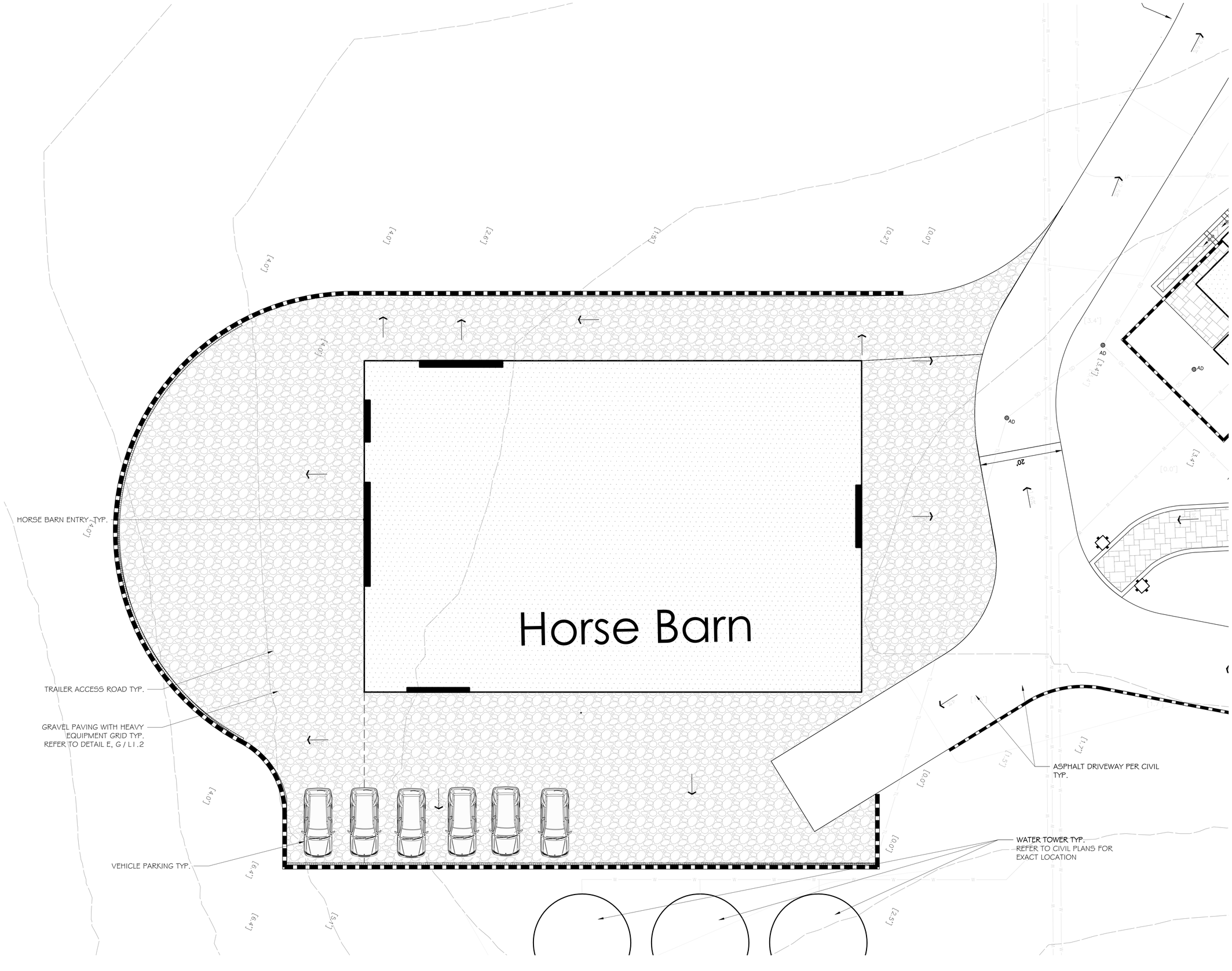
DATE 1/26/2024

KINION- GINSBERG RESIDENCE

HIGUERA ROAD, SAN JOSE, CA

SCALE: 1"= 10'-0"

L1.0
CONSTRUCTION PLAN



CONTEXTO

CONTEXTO LANDSCAPE
815 West Grand Ave.
Grover Beach, CA 93433
contexto.landscape@gmail.com
contextoland.com

DATE
1/26/2024

KINION- GINSBERG RESIDENCE

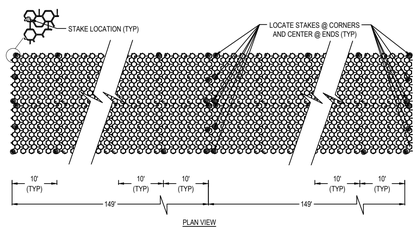
HIGUERA ROAD, SAN JOSE, CA

N

SCALE: 1"= 10'-0"

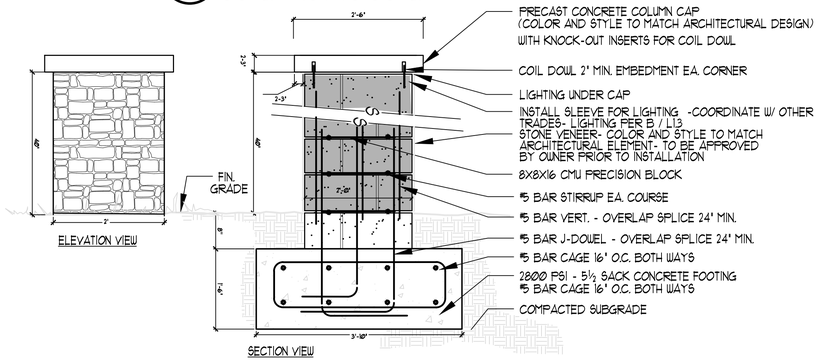
L1.1
CONSTRUCTION PLAN

NDS, INC.
851 NORTH HARVARD AVE.
LINDSAY, CA 93247
TOLL FREE: 1-800-726-1994
PHONE: (559) 562-9888
(OR APPROVED EQUAL)
www.ndspro.com



NOTES:
1. STAKES TO BE INSERTED IN MOLDED STAKE LOCATION AS SHOWN ABV.
2. THE DIAGRAM ABV. IS DESIGNED FOR STRAIGHT LINE RUNS, MITERS, CUTS AND DIRECTIONAL CHANGES MAY REQUIRE ADDITIONAL STAKES. CONSULT YOUR LOCAL NDS DISTRIBUTOR, NDS REPRESENTATIVE OR CONTACT NDS TECHNICAL SERVICES @ NUMBER LISTED BLW.
3. STAKES WILL BE PROVIDED BY NDS AT A QUANTITY OF 40 PER 3.87' x 149' ROLL. IF ADDITIONAL STAKES ARE REQUIRED ORDER THROUGH YOUR AUTHORIZED NDS REPRESENTATIVE USING PART # GP STAKE.
4. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

G EZ- ROLL GRAVEL- PAVER- STAKING
SCALE: NOT TO SCALE

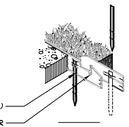


H DECORATIVE ENTRY COLUMN
SCALE: NOT TO SCALE

ARCHITECT NOTE: CHECK OFF APPLICABLE SIZE & FINISH BEFORE ORDER

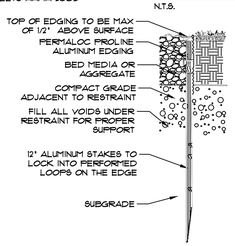
ALL 8' LENGTHS w/ Ø2⅛" THICK EXPOSED TOP LIP
☐ 1/8" X 4" ☐MF ☐BL

FINISH LEGEND:
(MF) MILL FINISH-NATURAL ALUMINUM
(BL) BLACK DURAFLEX-ELECTROSTATICALLY APPLIED BAKED ON PAINT, MEETS AAMA 2603

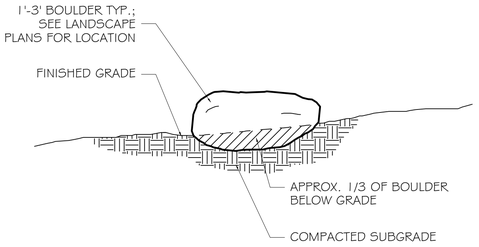


ISOMETRIC VIEW:
N.T.S.

NOTES:
1. INSTALLATION PER MANUFACTURER INSTALLATION GUIDELINES
2. CORNERS - CUT BASE EDGING UP HALFWAY AND FOR A CONTINUOUS CORNER.
3. 16'-0" (4.88 M) SECTIONS TO INCLUDE (5) 12" (305 MM) ALUMINUM STAKES.
4. 8'-0" (2.44 M) SECTIONS TO INCLUDE (3) 12" (305 MM) ALUMINUM STAKES.
5. PERMALOC PROLINE METAL EDGING AS MANUFACTURED BY PERMALOC CORPORATION, HOLLAND MI (800)356-9860 (616) 399-9600
6. CONTRACTOR'S NOTE: FOR PRODUCT AND PURCHASING INFORMATION VISIT: WWW.PERMALOC.COM



D LANDSCAPE STEEL EDGING
SCALE: NOT TO SCALE

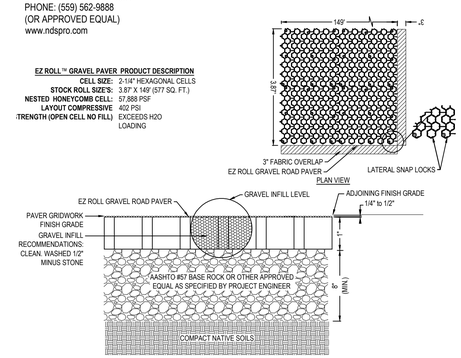


E BOULDER INSTALLATION
SCALE: NOT TO SCALE

NDS, INC.
851 NORTH HARVARD AVE.
LINDSAY, CA 93247
TOLL FREE: 1-800-726-1994
PHONE: (559) 562-9888
(OR APPROVED EQUAL)
www.ndspro.com

EZ ROLL™ GRAVEL PAVER PRODUCT DESCRIPTION

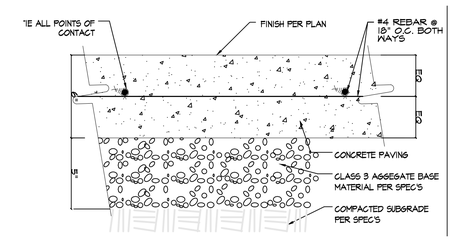
CELL SIZE:	2-1/4" HEXAGONAL CELLS
STOCK ROLL SIZE'S:	3.87' X 149' (577 SQ. FT.)
NESTED HONEYCOMB CELL:	57,888 PSF
LAYOUT COMPRESSIVE STRENGTH (OPEN CELL NO FILL):	402 PSI EXCEEDS H20 LOADING



NOTES:
1. EXISTING SOILS SHOULD BE EVALUATED TO ENSURE PROPER STRUCTURAL AND PERMEABILITY PROPERTIES.
2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

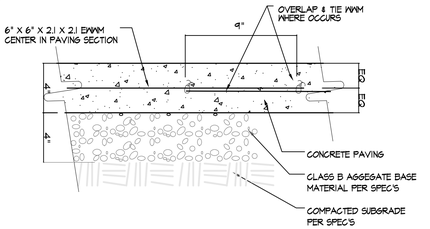
F EZ- ROLL GRAVEL- PAVER (FIRE/HEAVY DUTY LOAD)
SCALE: NOT TO SCALE

NOTE:FOR REFERENCE ONLY INSTALL PER CIVIL PLANS- FINISH PER PLAN

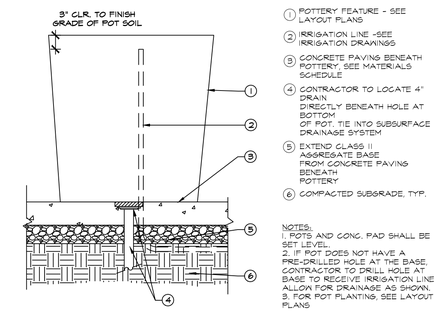


A VEHICULAR CONCRETE PAVING
SCALE: NOT TO SCALE

NOTE:FOR REFERENCE ONLY INSTALL PER CIVIL PLANS- FINISH PER PLAN



B CONCRETE PEDESTRIAN PAVING
SCALE: NOT TO SCALE



NOTES:
1. POTS AND CONC. PAD SHALL BE SET LEVEL.
2. IF POT DOES NOT HAVE A PRE-DRILLED HOLE AT THE BASE, CONTRACTOR TO DRILL HOLE AT BASE TO RECEIVE IRRIGATION LINE ALLOW FOR DRAINAGE AS SHOWN.
3. FOR POT PLANTING, SEE LAYOUT PLANS

C POTTERY DETAIL
SCALE: NOT TO SCALE

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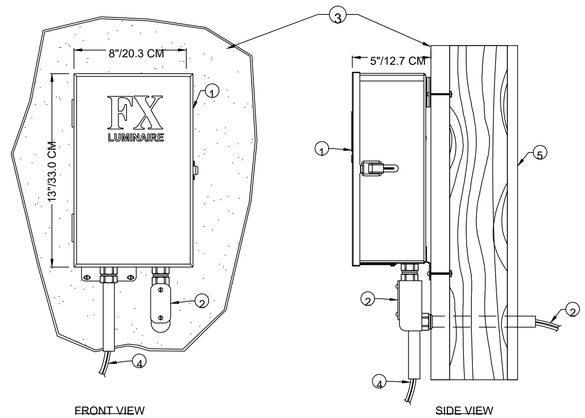
contexto.landscape@gmail.com
contextoland.com

DATE
1/26/2024

KINION- GINSBERG RESIDENCE
HIGUERA ROAD, SAN JOSE, CA

SCALE: AS NOTED

L1.2
CONSTRUCTION DETAILS



FRONT VIEW

SIDE VIEW

DETAIL LEGEND:

①FX Luminaire Luxor transformer. See plan legend for mounting instructions.

②FX available electric hardwire to 120 volt power source. For international/export version ("e"), input 230V with separately purchased power cord.

③Outdoor stucco mounting surface.

④Length of wire and junction box to be determined. Use direct bury, UF/UL, copper, low voltage cable with 3M DBR/Y-6 direct bury splice kit.

⑤See plan legend for type of material for inside wall surface.

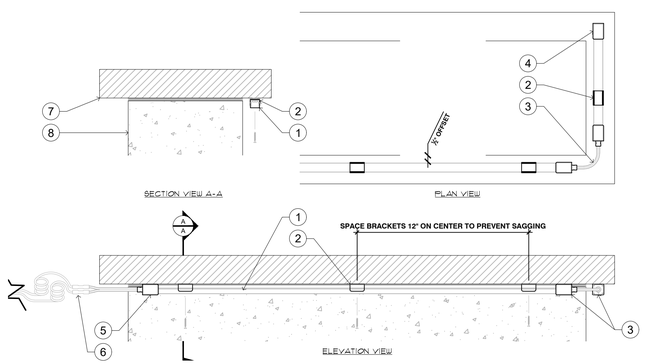
NOTES:

A. Installation to be completed in accordance with manufacturer's specifications.

B. Always refer to FX product installation notes prior to installation.

A FX LUMINAIRE LUXUR TRANSFORMER OUTDOOR INSTALLATION

SCALE: NOT TO SCALE



LEGEND

1. FX LUMINAIRE SRP STRIP LIGHT (SRP-SERIES) PER PLAN
2. MOUNTING CLIPS (INCLUDED) SPACED 12" ON CENTER, SECURE MOUNT TO CAPSTONE WITH APPROPRIATE FASTENERS
3. JUMPER CABLE (3" OR 6") WITH U-SPACER AND CLAMP
4. END CONNECTOR
5. POWER FEED
6. DIRECT BURY, UF/UL 486 D (IEC/EN 60998) COPPER, LOW-VOLTAGE CABLE WITH WATERPROOF CONNECTIONS. LEAVE 18" ¾-5000 MM²/s MINIMUM WIRE LOOP COILED BELOW FIXTURE FOR SERVICE
7. SUBSTRATE
8. ADJACENT WALL OR SURFACE

NOTES:

1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS
2. TRIM STRIP LIGHT IN 2" INCREMENTS FOR PRECISION CUSTOMIZATION
3. FIXTURE REQUIRES 10-15 VOLTS AC/DC
4. INSTALL TO A UL 1838 (IEC/EN 61347) LISTED TRANSFORMER

B FX LUMINAIRE SRP STRIP LIGHTS WITH MOUNTING CLIPS

SCALE: NOT TO SCALE

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KINION- GINSBERG RESIDENCE

HIGUERA ROAD, SAN JOSE, CA

SCALE: AS NOTED

L1.3
CONSTRUCTION DETAILS

REFER TO SHEET L2.2 FOR PLANTING LEGEND

Notes:

1. Plant diameter size shown on plan is of fully mature plant.
2. All landscape areas shall receive 2"-3" of gorilla bark and style bark to cover drip tubing and soil
   All planter areas shall receive drip irrigation.
3. Irrigation control valves to be set in in-ground irrigation boxes.
4. All trees will be staked with 8" lodgepoles and cinch tie rubber straps as necessary
5. All plants to be amended with 50/50 mix each plant hole.
6. Welo-water budget calculations and irrigation plan to be developed and permitted by landscape architect

(N) CATCH BASIN
(N) TRENCH DRAIN
(N) EARTHEN SWALE

Main Residence

WOOD DECK COMPOSITE TYP. BY OTHERS
EXISTING TREE REMAIN PROTECTED IN PLACE
2'x2' RAISED POT COLOR/ STYLE TO MATCH ARCHITECTURAL DESIGN TYP.
VINE TO TRAIL OVER TRELLIS
ENHANCED PAVING TYP.
WALLS PER CIVIL TYP.
ASPHALT DRIVEWAY PER CIVIL TYP.
NO MOW TURF AREA TYP.
PLANTING ALONG DRIVEWAY EDGE 3' OFFSET

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KINION- GINSBERG RESIDENCE
HIGUERA ROAD, SAN JOSE, CA

N

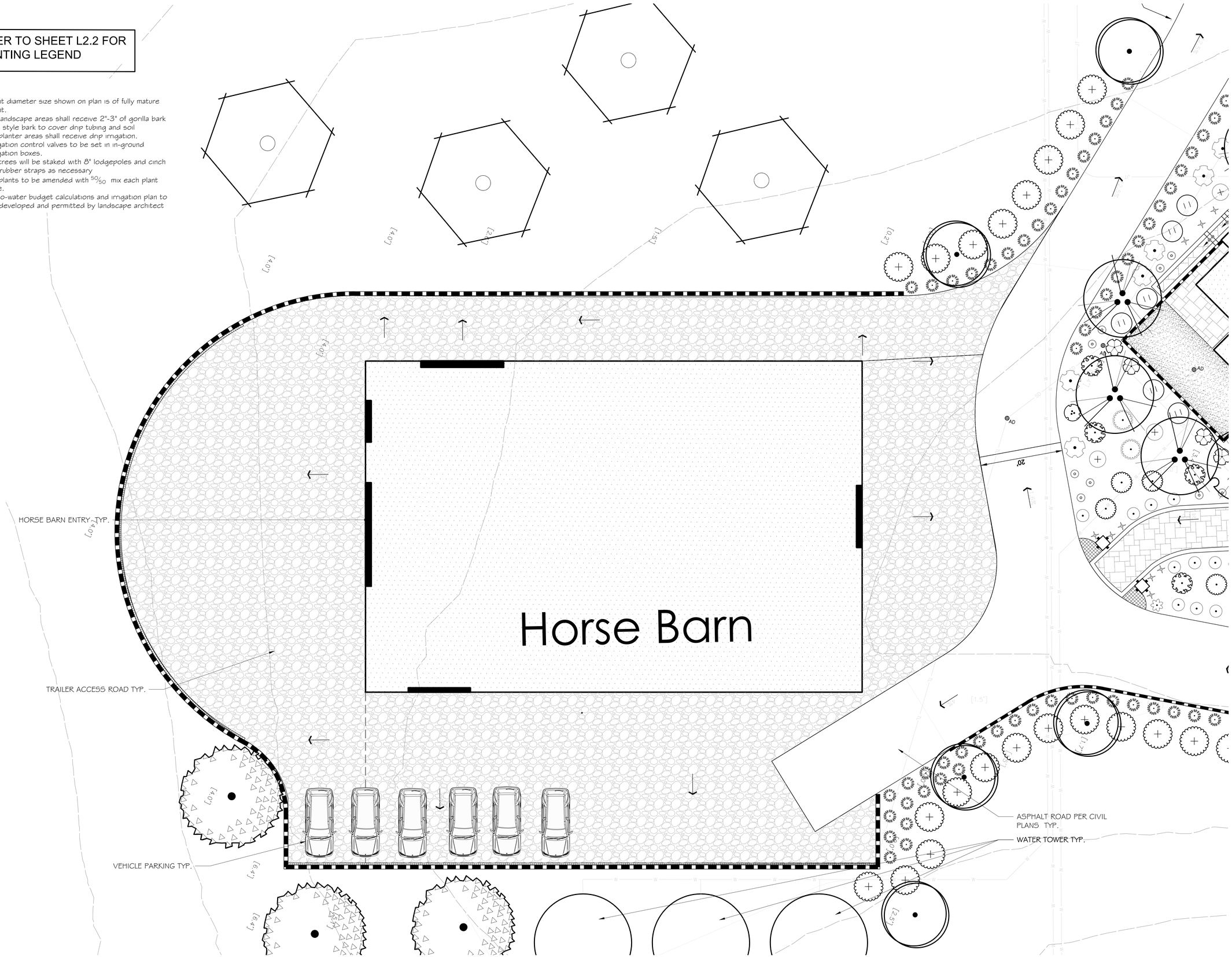
SCALE: 1"= 10'-0"

L2.0
PLANTING PLAN

REFER TO SHEET L2.2 FOR PLANTING LEGEND

Notes:

1. Plant diameter size shown on plan is of fully mature plant.
2. All landscape areas shall receive 2"-3" of gorilla bark and style bark to cover drip tubing and soil
   All planter areas shall receive drip irrigation.
3. Irrigation control valves to be set in in-ground irrigation boxes.
4. All trees will be staked with 8' lodgepoles and cinch tie rubber straps as necessary
5. All plants to be amended with 50/50 mix each plant hole.
6. Welo-water budget calculations and irrigation plan to be developed and permitted by landscape architect



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KINION- GINSBERG RESIDENCE

HIGUERA ROAD, SAN JOSE, CA

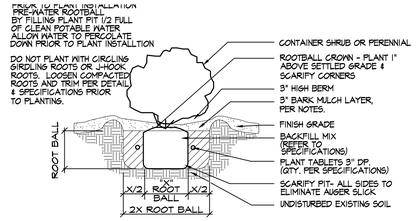
N

SCALE: 1"= 10'-0"

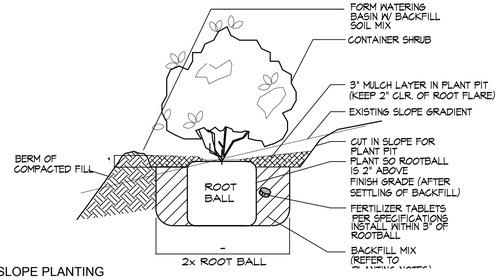
L2.1
PLANTING PLAN

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY	DETAIL
TREES						
	ARBUTUS X 'MARINA'	MARINA STRAWBERRY TREE MULTI-TRUNK	24" BOX	AS SHOWN	1	A,B/L2.2
	GEIJERA PARVIFLORA	AUSTRALIAN WILLOW	15 GAL.	AS SHOWN	9	A,B/L2.2
	GINKGO BILOBA	MAIDENHAIR TREE	15 GAL.	AS SHOWN	3	A,B/L2.2
	LAGERSTROEMIA INDICA X FAURIEI 'TUSCARORA'	TUSCARORA CRAPE MYRTLE	15 GAL.	AS SHOWN	5	A,B/L2.2
	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	15 GAL.	AS SHOWN	6	A,B/L2.2
	UMBELLULARIA CALIFORNICA	BAY LAUREL	15 GAL.	AS SHOWN	4	A,B/L2.2
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY	DETAIL
SHRUBS						
	ARCTOSTAPHYLOS EDMUNDSII 'CARMEL SUR'	CARMEL SUR LITTLE SUR MANZANITA	1 GAL.	9' o.c.	44	C,D,L2.2
	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	5 GAL.	60" o.c.	26	C,D,L2.2
	CAMELLIA JAPONICA `LA PEPPERMINT`	LA PEPPERMINT CAMELLIA	15 GAL.	72" o.c.	3	C,D,L2.2
	CEANOTHUS GRISEUS HORIZONTALIS 'YANKEE POINT'	YANKEE POINT CARMEL CREEPER	1 GAL.	96" o.c.	13	C,D,L2.2
	CERASTIUM TOMENTOSUM	SNOW IN SUMMER	4" POT	48" o.c.	15	C,D,L2.2
	CISTUS X PURPUREUS	ORCHID ROCKROSE	1 GAL.	72" o.c.	13	C,D,L2.2
	EURYOPS PECTINATUS	GOLDEN SHRUB DAISY	1 GAL.	72" o.c.	7	C,D,L2.2
	GALVEZIA SPECIOSA 'FIRECRACKER'	FIRECRACKER ISLAND SNAPDRAGON	1 GAL.	60" o.c.	10	C,D,L2.2
	LAVANDULA STOECHAS	SPANISH LAVENDER	1 GAL.	48" o.c.	23	C,D,L2.2
	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	1 GAL.	60" o.c.	66	C,D,L2.2
	PHILODENDRON XANADU	XANADU PHILODENDRON	1 GAL.	24" o.c.	4	C,D,L2.2
	PHORMIUM 'TENAX 'ALL BLACK'	ALL BLACK NEW ZEALAND FLAX	5 GAL.	84" o.c.	12	C,D,L2.2
	ROSMARINUS OFFICINALIS 'TUSCAN BLUE'	TUSCAN BLUE ROSEMARY	1 GAL.	84" o.c.	13	C,D,L2.2
	SALVIA APIANA	WHITE SAGE	1 GAL.	84" o.c.	7	C,D,L2.2
	SALVIA CLEVELANDII	CLEVELAND SAGE	1 GAL.	84" o.c.	8	C,D,L2.2
	SALVIA LEUCANTHA `SANTA BARBARA`	SANTA BARBARA MEXICAN BUSH SAGE	5 GAL.	84" o.c.	9	C,D,L2.2
	TEUCRIUM CHAMAEDRYS 'PROSTRATUM'	PROSTRATE GERMANDER	1 GAL.	48" o.c.	41	C,D,L2.2
	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE TRELLIS	---	24" o.c.	2	C,D,L2.2
	VINCA MINOR	COMMON PERIWINKLE	1 GAL.	36" o.c.	20	C,D,L2.2
GROUND COVERS						
	ANNUAL COLOR		4"		35 SF	D/L2.2
	CALIFORNIA NATIVE NO MOW GRASS SEED MIXTURE- STOVER SEED-1.5 POUNDS PER 1,000 SQUARE FEET				1,191 SF	



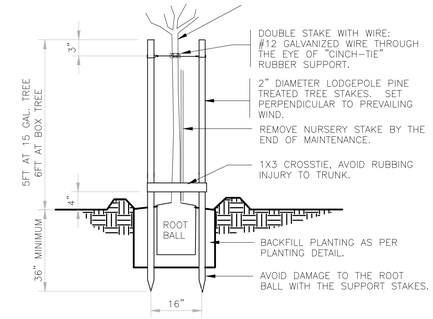
FLAT SURFACE PLANTING



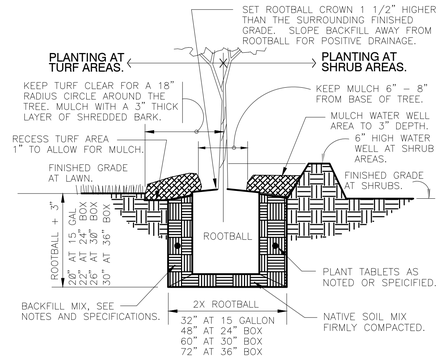
SLOPE PLANTING

C CONTAINER PLANTING

SCALE: 1" = 1'-0"



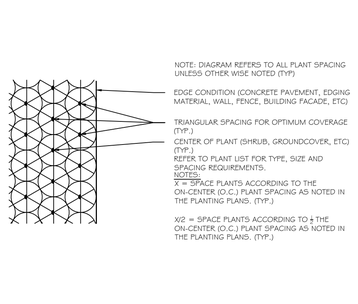
STAKING DETAIL



PLANT PIT DETAIL

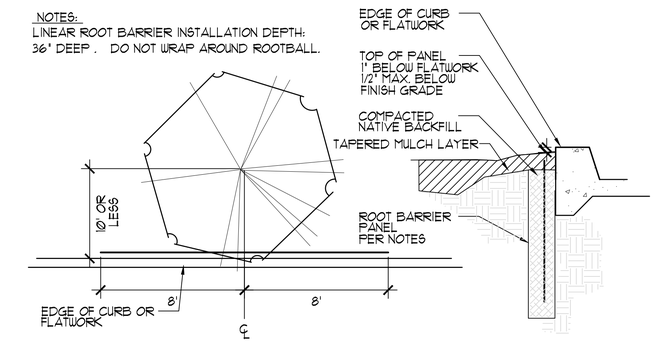
A TREE PLANTING DOUBLE STAKE

1" = 1'-0"



D TRAINGULAR SPACING DIAGRAM

SCALE: ¾" = 1'-0"



B ROOT BARRIER

SCALE: ¼" = 1'-0"

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KINION- GINSBERG RESIDENCE

HIGUERA ROAD, SAN JOSE, CA

SCALE: AS NOTED

L2.2
PLANTING DETAILS

IRRIGATION NOTES

1. ALL IRRIGATION EQUIPMENT AND INSTALLATION IMPROVEMENTS SHALL ADHERE TO CITY OF JOSE STANDARD AND WELO REQUIREMENTS. AN AUTOMATIC BELOW GRADE IRRIGATION SYSTEM SHALL BE INSTALLED TO PROVIDE COVERAGE FOR ALL PLANTING AREAS SHOWN ON THE PLAN. LOW VOLUME, LOW FLOW IRRIGATION EQUIPMENT AND CONSERVATION TECHNIQUES SHALL BE EMPLOYED ALONG WITH THE DOCUMENTATION PACKAGE TO PROVIDE SUFFICIENT WATER FOR PLANT GROWTH WITH A MINIMUM WATER LOSS DUE TO WATER RUN-OFF. ZERO RUNOFF IS PERMITTED.
2. BUBBLERS AND DRIP IRRIGATION SYSTEMS SHALL BE USED WITH HIGH QUALITY, AUTOMATIC CONTROL VALVES, CONTROLLERS, MASTER VALVE, FLOW SENSOR AND RAIN SHUT-OFF SENSOR AND OTHER NECESSARY IRRIGATION EQUIPMENT FOR BEST EFFICIENCY AND WATER CONSERVATION.
3. ALL COMPONENTS SHALL BE OF NON-CORROSIVE MATERIAL.
4. ALL IRRIGATION EQUIPMENT, SENSORS AND CONTROLLERS SHALL BE INSTALLED PER MANUFACTURER GUIDELINES AND SPECIFICATIONS, AND ADHERE TO ALL CODE RESTRICTIONS AND GUIDELINES.
5. ALL IRRIGATION PIPING AND WIRING SHALL BE SLEEVED UNDER ALL HARDSCAPE AND VEHICULAR AREAS, WITH STANDARD DEPTH OF COVER PER CITY OF FREMONT LDRP REQUIREMENTS.
6. FIELD ADJUST ALL BUBBLERS AND EMITTERS TO ELIMINATE OVERSPRAY ONTO SIDEWALKS, DRIVEWAYS AND HARDSCAPE AREAS.
7. ALL IRRIGATION AREAS SHALL BE APPROPRIATELY HYDROZONED AND INSTALLED ACCORDING TO ORDINANCE REQUIREMENTS AND LANDSCAPE DESIGN STANDARDS.

REFER TO SHEET L3.4
FOR IRRIGATION LEGEND

NOTE: BMP PLANTERS TO MEET CITY OF SAN JOSE REQUIREMENTS AND STANDARDS.

Main Residence

BMP PER CIVIL PLANS

(N) CATCH BASIN

(N) TRENCH DRAIN

(N) EARTHEN SWALE

NON-IRRIGATED LANDSCAPE

POTS TO BE CONNECTED TO PERMANENT IRRIGATION TYP.

IRRIGATION SLEEVE UNDER ALL HARDSCAPE COORDINATE WITH OTHER TRADES TYP.

IRRIGATION CONTROLLER COORDINATE ELECTRICAL CONNECTION WITH OWNER

RAIN SENSOR TO BE INSTALL CLEAR OF OBSTRUCTION

DRIPLINE TO BE INSTALLED PARALLEL TO CONTOUR TYP.

DRIVEWAY

P.O.C. -CONTRACTOR TO FIELD VERIFY LOCATION

1	¾"	6.06
2	1"	4
3	¾"	7.94
4	¾"	5.18
5	¾"	15.7
6	1"	9.09
7	1"	8
8	1"	2.55
9	¾"	11.0
10	¾"	6.74
11	1"	3
12	1"	4
13	¾"	5.6
14	¾"	9.12
15	1"	6

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KINION- GINSBERG RESIDENCE

HIGUERA ROAD, SAN JOSE, CA

N

SCALE: 1"= 10'-0"

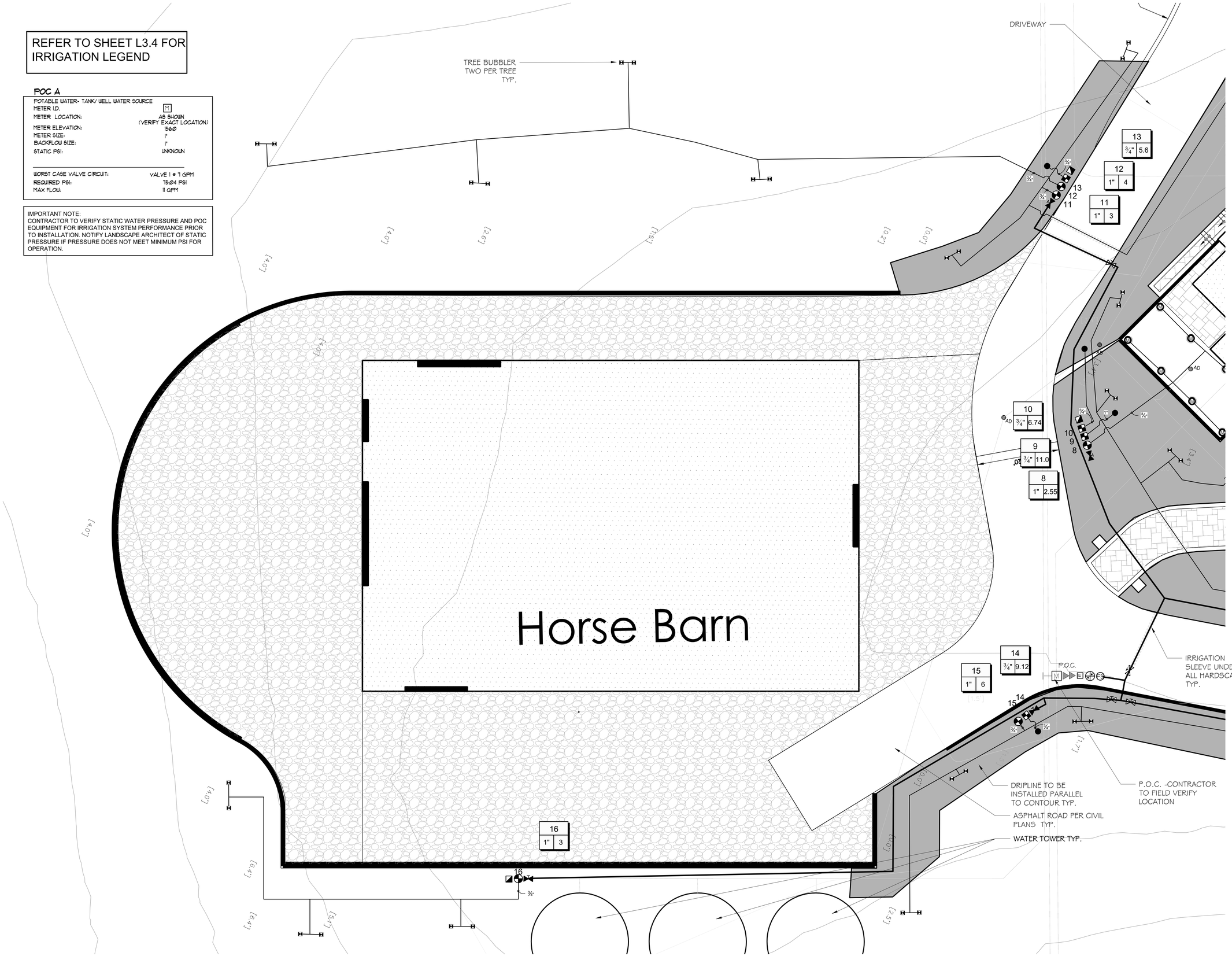
L3.0
IRRIGATION PLAN

REFER TO SHEET L3.4 FOR IRRIGATION LEGEND

POC A

POTABLE WATER- TANK/ WELL WATER SOURCE	
METER I.D.	M
METER LOCATION:	AS SHOWN (VERIFY EXACT LOCATION)
METER ELEVATION:	1560
METER SIZE:	1"
BACKFLOW SIZE:	1"
STATIC PSI:	UNKNOWN
WORST CASE VALVE CIRCUIT:	VALVE 1 @ 7 GPM
REQUIRED PSI:	75@4 PSI
MAX FLOW:	11 GPM

IMPORTANT NOTE:
CONTRACTOR TO VERIFY STATIC WATER PRESSURE AND POC EQUIPMENT FOR IRRIGATION SYSTEM PERFORMANCE PRIOR TO INSTALLATION. NOTIFY LANDSCAPE ARCHITECT OF STATIC PRESSURE IF PRESSURE DOES NOT MEET MINIMUM PSI FOR OPERATION.



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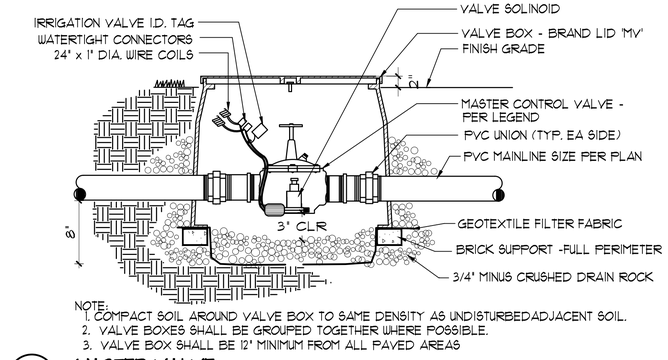
KINION- GINSBERG RESIDENCE

HIGUERA ROAD, SAN JOSE, CA

SCALE: 1"= 10'-0"

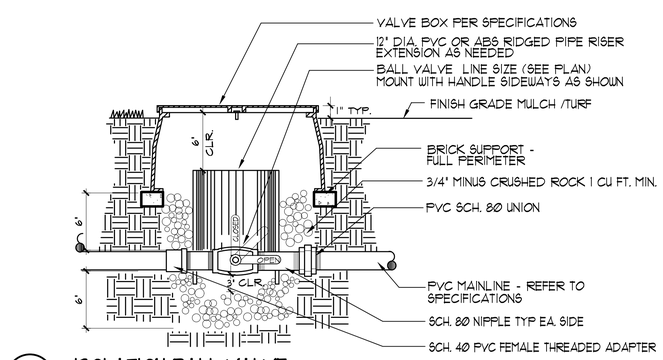
L3.1
IRRIGATION PLAN



NOTE:
1. COMPACT SOIL AROUND VALVE BOX TO SAME DENSITY AS UNDISTURBEDADJACENT SOIL.
2. VALVE BOXES SHALL BE GROUPED TOGETHER WHERE POSSIBLE.
3. VALVE BOX SHALL BE 12" MINIMUM FROM ALL PAVED AREAS

I MASTER VALVE

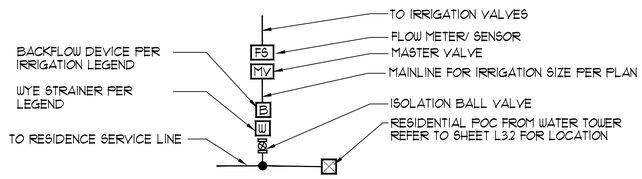
SCALE: 1"=1'-0"



E ISOLATION BALL VALVE

SCALE: 1"=1'-0"

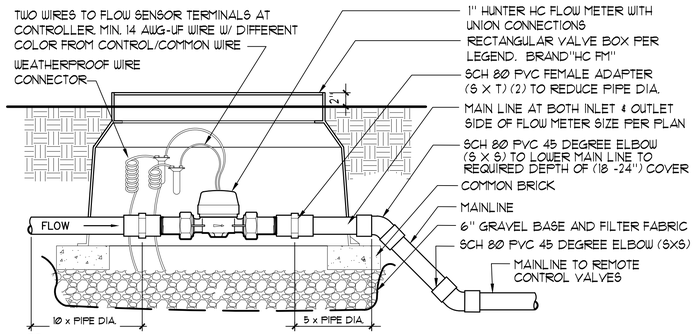
INSTALLATION SHALL MEET CITY STANDARDS AND WELO REGULATIONS REQUIREMENTS



PLAN VIEW DIAGRAMMATIC IRRIGATION P.O.C.

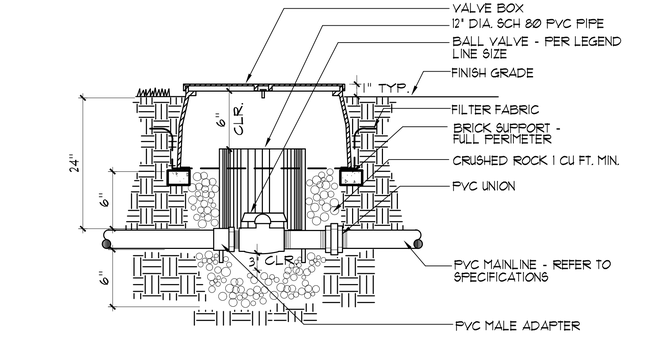
A IRRIGATION POC

SCALE: 1/2"=1'-0"



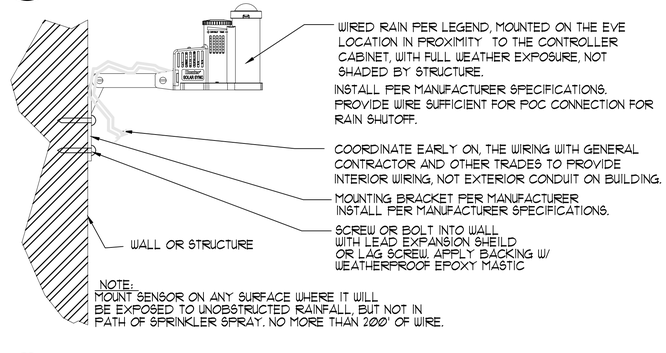
J 1" HC FLOW METER

SCALE: NTS



F BALL VALVE

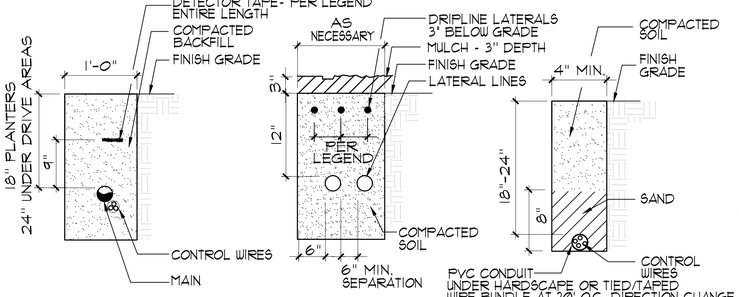
SCALE: NTS



NOTE:
MOUNT SENSOR ON ANY SURFACE WHERE IT WILL BE EXPOSED TO UNOBSTRUCTED RAINFALL, BUT NOT IN PATH OF SPRINKLER SPRAY. NO MORE THAN 200' OF WIRE.

B WIRED RAIN SENSOR

SCALE: 3'=1'-0"



MAIN AND CONDUCTORS
DEPTH OF COVER PER COUNTY STANDARDS
SLEEVE UNDER ALL HARDSCAPE PER NOTES, SIZE SLEEVE 2X PIPE DIAMETER
NO OTHER TRADES ALLOWED IN SAME TRENCH

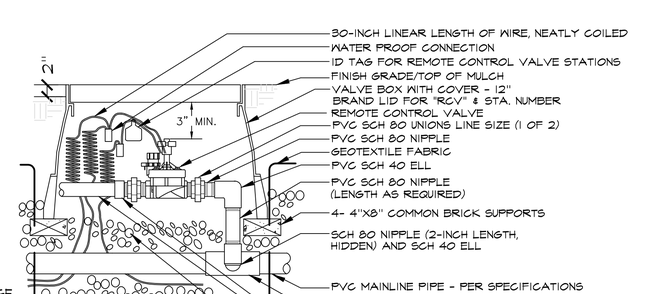
LATERALS

K TRENCHING DETAIL

SCALE: N.T.S.

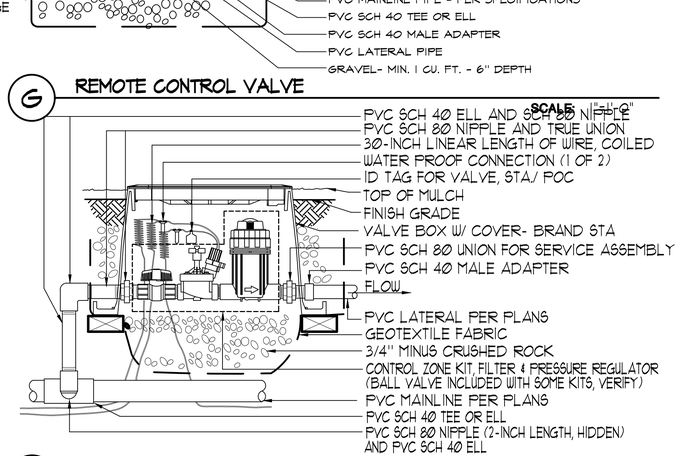
L FIXED RISER HEAD

SCALE: N.T.S.



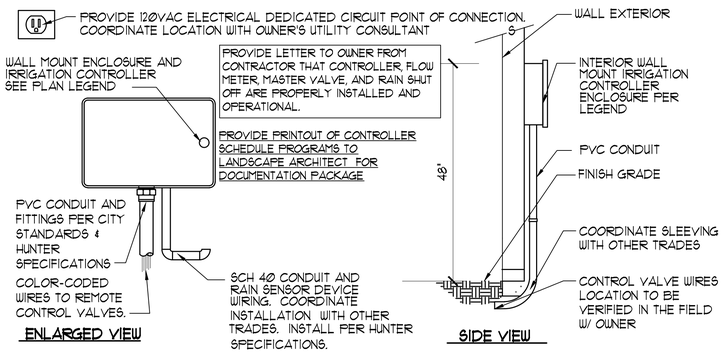
G REMOTE CONTROL VALVE

SCALE: 1"=1'-0"



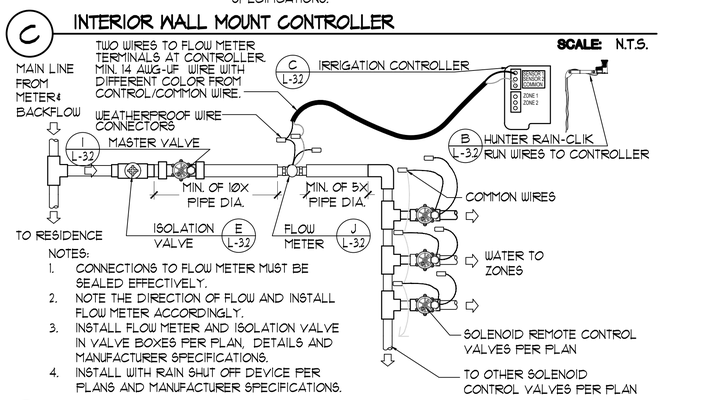
H DRIP VALVE ASSEMBLY- (RCV, REGULATOR, FILTER)

SCALE: 1"=1'-0"



C INTERIOR WALL MOUNT CONTROLLER

SCALE: N.T.S.



NOTES:
1. CONNECTIONS TO FLOW METER MUST BE SEALED EFFECTIVELY.
2. NOTE THE DIRECTION OF FLOW AND INSTALL FLOW METER ACCORDINGLY.
3. INSTALL FLOW METER AND ISOLATION VALVE IN VALVE BOXES PER PLAN, DETAILS AND MANUFACTURER SPECIFICATIONS.
4. INSTALL WITH RAIN SHUT OFF DEVICE PER PLANS AND MANUFACTURER SPECIFICATIONS.

D SCHEMATIC DIAGRAM

SCALE: 1/2"=1'-0"

CONTEXTO LANDSCAPE
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contextoland.com

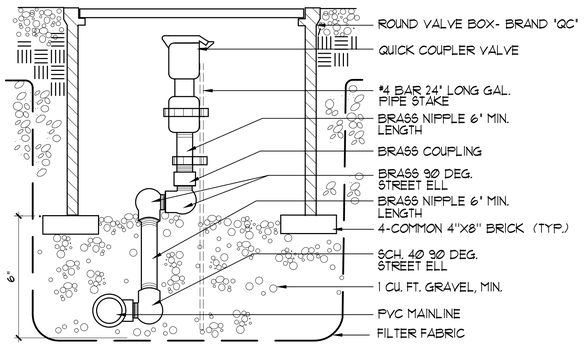
DATE 1/26/2024

KINION- GINSBERG RESIDENCE

HIGUERA ROAD, SAN JOSE, CA

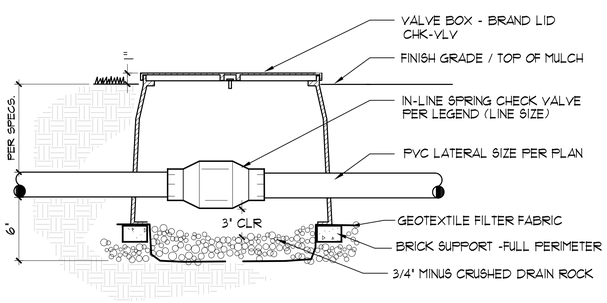
SCALE: AS NOTED

L3.2
IRRIGATION DETAILS



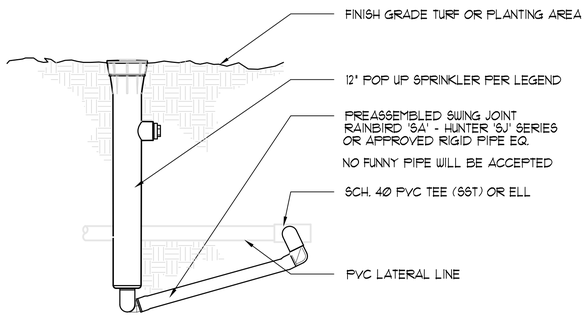
I QUICK COUPLER VALVE

SCALE: N.T.S.



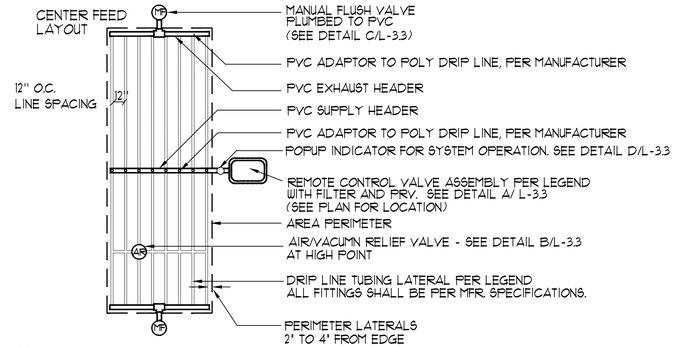
J SPRING CHECK VALVE

SCALE: 1"=1'-0"



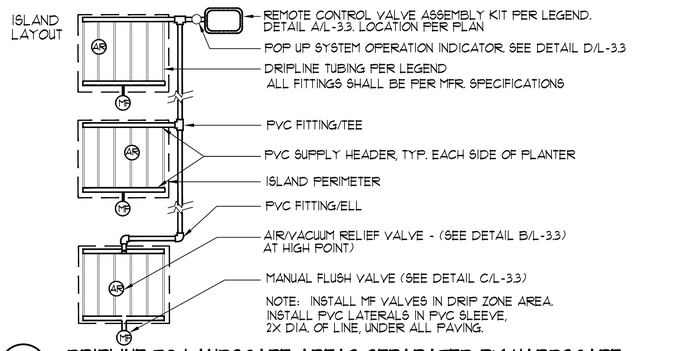
K 12" POP UP SPRAY HEAD

SCALE: 3"=1'-0"



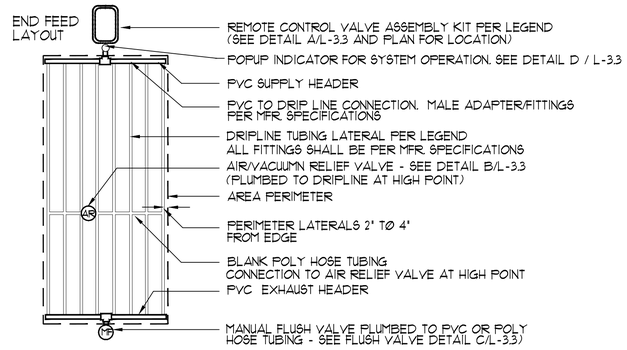
E DRIP LINE CENTER FEED TYPICAL LAYOUT

SCALE: N.T.S.



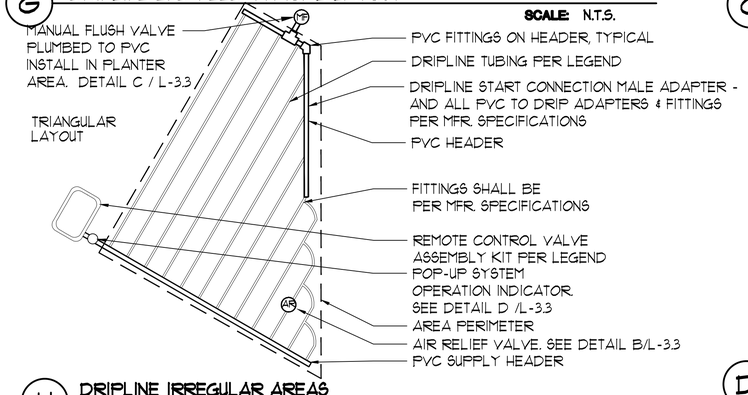
F DRIPLINE TO LANDSCAPE AREAS SEPARATED BY HARDSCAPE

SCALE: N.T.S.



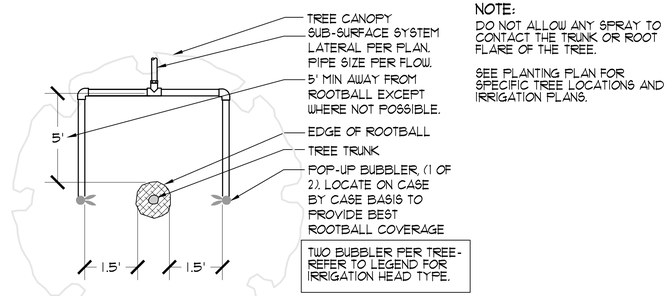
G DRIPLINE END FEED TYPICAL LAYOUT

SCALE: N.T.S.



H DRIPLINE IRREGULAR AREAS

SCALE: **NTS**

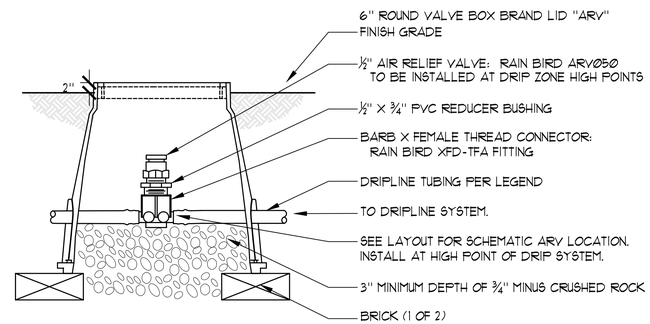


NOTE:
DO NOT ALLOW ANY SPRAY TO CONTACT THE TRUNK OR ROOT FLARE OF THE TREE.

SEE PLANTING PLAN FOR SPECIFIC TREE LOCATIONS AND IRRIGATION PLANS.

A STREAM BUBBLERS FOR TREES

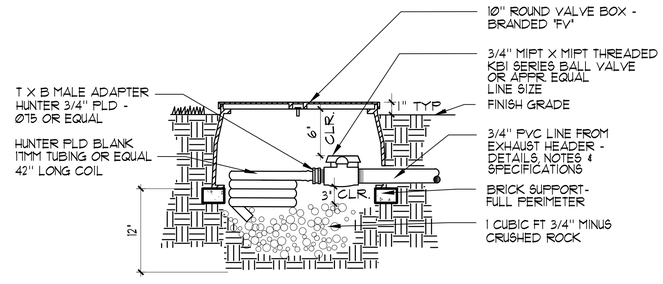
SCALE: 1/4"=1'-0"



NOTE: PROVIDE VERTICAL SEPARATION FOR CROSS CONNECTIONS

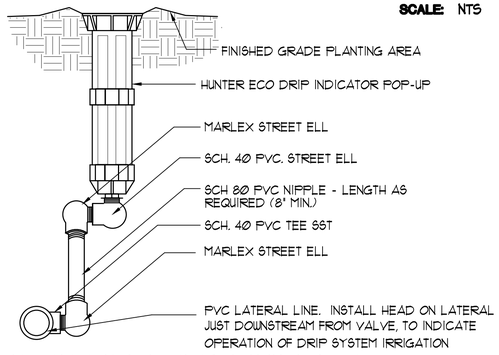
B XFS SUB-SURFACE DRIPLINE 1/2" AIR RELIEF VALVE ON DRIPLINE

SCALE: NTS



C MANUAL FLUSH VALVE

SCALE: NTS



D POP UP DRIP SYSTEM OPERATION INDICATOR

SCALE: N.T.S.

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DATE 1/26/2024

KINION- GINSBERG RESIDENCE

HIGUERA ROAD, SAN JOSE, CA

SCALE: AS NOTED

L3.3
IRRIGATION DETAILS

IRRIGATION EQUIPMENT LEGEND

VALVES, CONTROLS, & MISC. EQUIPMENT

DETAIL	SYM.	MANUFACTURER / MODEL #	DESCRIPTION
CIVIL	M	1" RESIDENTIAL METER WITH 1" SERVICE LINE	METER DETAIL / PER CIVIL PLANS VERIFY LOCATION AND SIZE PER CIVIL PLANS
A/L-3.2	P.O.C.	IRRIGATION POINT OF CONNECTION	SYSTEM CONNECTION DOWN STREAM OF METER
I/L-3.2		HUNTER 1BV-1016-FS MASTER VALVE	1" BRASS VALVE NORMALLY CLOSED-INSTALL IN STANDARD RECTANGULAR VALVE BOX-BRAND LID 'MV'
D / L-3.2	FM	HUNTER HC-100-FLOW METER	1" SUBMETER/FLOW SENSOR -INSTALL IN STD. RECTANGULAR VALVE BOX-BRAND LID 'FM'
F/L-3.2		KING BROS SERIES BALL VALVE	BALL VALVE - LINE SIZE- INSTALL IN 10" ROUND VALVE BOX-BRAND 'BV'
E/L-3.2		HAMMOND UPB501/8503 SERIES ISOLATION VALVE	STANDARD PORT BRASS BALL VALVE - LINE SIZE , BRAND 'IRR SHUT OFF" IN ROUND VALVE BOX
I/L-3.3		HUNTER HQ-33DLRC QUICK COUPLER	3/4" QUICK COUPLER VALVE - INSTALL IN 10" ROUND VALVE BOX - BRAND LID 'QCV' PROVIDE KEY TO OWNER
G/L-3.2		HUNTER ICV-1016 REMOTE CONTROL VALVE	1" GLOVE VALVE INSTALL BELOW GRADE PER DETAIL & MANUFACTURER SPECIFICATION. IN VALVE BOX
H/L-3.2		HUNTER ICZ-101 GLOBE VALVE W/ DRIP FILTER AND REGULATOR KIT	1" DRIP VALVE KIT, INSTALLED WITH FILTER AND PRESSURE REGULATOR IN VALVE BOX
A/L-3.4		FEBCO 825-Y SERIES BACKFLOW PREVENTER DEVICE	1" BACKFLOW DEVICE PER DETAIL/MFR. SPECIFICATIONS VERIFY SIZE WITH CIVIL
B/L-3.4	NO SYM.	GUARDSMACK GSS SERIES- STAINLESS STEEL BACKFLOW ENCLOSURE W/ PAD	SS BACKFLOW ENCLOSURE- VERIFY SIZE ENCLOSURE PRIOR TO ORDER.
C/L-3.4	W	FEBCO WYE STAINER LF65OA SERIES	1" BRASS WYE STRAINER -VERIFY SIZE
B,C/ L-3.2	C RS	HUNTER HCC-CONTROLLER W/ MODULES AS NEEDED HUNTER WR-CLIK RAIN SENSOR	22 STA. SMART CONTROLLER (WIFI)-COORDINATE HARD WIRED RAIN SENSOR ATTACH TO GUTTER/EAVE WALL MOUNT IRRIGATION ENCLOSURE EXACT LOCATION PER OWNER (WIFI ENABLE FLOW SENSOR, & RAIN SHUT-OFF)
I/L-3.3 PER MANUFAC		DURA 512 SERIES	PVC INLINE SPRING CHECK VALVE

SPRINKLER HEADS

DETAIL	SYMBOLS	MANUFACTURER / MODEL #	GPM - AT 30 PSI					DESCRIPTION
L/L-3.2 A/L-3.3 L5D-1,2	360 210-210 210-40	HUNTER PCN-50 BUBBLER 12 PER TREE/30 PSI W/ HUNTER PROS-12-PRS30-CV	360	210	210	180	40	FIXED RISER / POP BUBBLER
			30					
			GPM - AT 40 PSI					
K/ L-3.3	360 210-210 210-40	HUNTER PROS-12-PRS40-CV W/ HUNTER MP1000 RADIUS 8' TO 15'	360	210	210	180	40	POP-UP ROTATOR
			.75	.51	.43	.37	.19	
		HUNTER PROS-12-PRS40-CV W/ HUNTER MP2000 RADIUS 15' TO 21'	1.47	1.0	.86	.74	.40	
		HUNTER PROS-12-PRS40-CV W/ HUNTER MP3000 RADIUS 22' TO 30'	3.64	2.73	2.12	1.82	.86	
	ADJ.	HUNTER PROS-12-PRS40-CV W/ HUNTER MP-8005R RADIUS 6' TO 12'	.78		.53	.42	.23	

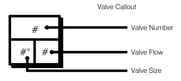
SUBSURFACE DRIP LINE

DETAILS	SYM.	DESCRIPTION	GPM - AT 40 PSI	DESCRIPTION
L / L-3.2 B-H/ L-3.3		RAINBIRD XFS SERIES DRIPPER LINE RAINBIRD XFS-06-12 AVAILABLE IN 100' OR 500' COIL LENGTHS HEADER AND EXHAUST LINES TO DRIP LINE SHALL BE PVC CLS. 200 SOLVENT WELD PIPING	.02 PER 100' L.F. FLOW: 0.6 GPH EMITTER SPACING: 12" O.C. DRIP LINE SPACING: 18" O.C.	SUBSURFACE 'IN-LINE' EMITTER DRIP TUBING
D/L-3.3	(NO SYM)	HUNTER ECO INDICATOR. POP-UP INDICATOR FOR DRIP SYSTEMS AT SYSTEM END INSTALL ONE, MINIMUM FOR EACH DRIP VALVE TO SHOW WHEN SYSTEM IS ON.		

SUB-SURFACE DRIP LINE NOTES:

INSTALL MANUAL LINE FLUSHING VALVE PER DETAIL C/L-3.3 AT LOW POINT AND AT END OF EACH SYSTEM.
INSTALL FLUSH VALVE PLUMBED ON PVC EXHAUST HEADER & PER MANUFACTURER'S RECOMMENDATIONS.
INSTALL DRIP OPERATION INDICATOR FOR EACH SYSTEM AT END OF HYDROZONE PER DETAIL D/L-3.3
INSTALL RAINBIRD AIR RELIEF VALVE ARV050 AT HIGH POINT OF EACH SYSTEM. INSTALL PER DETAIL B/L-3.3 AND MANUFACTURER'S RECOMMENDATIONS.
INSTALL DRIPLINE 3-4" (MIN) BELOW GRADE (TO TOP OF PIPE) IN A LINEAR PATTERN,
ANCHOR WITH 6" WIRE SOIL STAPLES AT 4' O.C., CHANGES IN DIRECTION, AND AT ALL PVC TO POLY FITTINGS
DRIP LINES TO BE INSTALLED PARALLEL TO CONTOURS AND 8" CLEAR OF PAVING, HARDSCAPE AND CURB EDGES
DRIPLINE LATERAL SHALL NOT EXCEED 450' LINEAR FEET BETWEEN PVC SUPPLY & EXHAUST HEADERS

VALVE KEY



PIPING & SLEEVING

DETAIL	SYM.	DESCRIPTION
J / L-3.2	— • —	SCHEDULE 40 PVC PRESSURE MAINLINE PIPING - WITH MYLAR DETECTION TAPE 1 1/2" SIZE UNLESS NOTED
	———	SCHEDULE 40 PVC NON-PRESSURE LATERAL LINE PIPING - 3/4" SIZE UNLESS NOTED
		PVC CLASS 315 SLEEVING FOR MAIN AND LATERAL LINE PIPING SLEEVE SIZE 2X PIPE DIAMETER OF PIPING
	NOT SHOWN GRAPHICALLY	CONTROL VALVE CONDUCTORS - TAPE TO MAINLINE EVERY 20' - PROVIDE 18" WIRE COIL AT CHANGES IN DIRECTION PROVIDE SPARE COMMON AND 2 SPARE CONDUCTORS
		WIRE CONNECTORS TO BE DB-SERIES "GREASE PACK" TYPE CONNECTOR
		INSTALL CONDUCTORS IN DB-60 PVC RNG IN PVC SCH. 40 SLEEVE UNDER ALL FLATWORK AND PAVING

IRRIGATION PIPE AND EQUIPMENT ARE DIAGRAMMATIC. INSTALL ALL EQUIPMENT IN LANDSCAPE AREAS. INSTALL PIPE IN PLANTERS, SLEEVE AS REQUIRED UNDER HARDSCAPE DEPTH OF COVER. CONTRACTOR TO PROVIDE IRRIGATION SCHEDULE PRINT OUT PRIOR TO END OF 90 DAY MAINTENANCE AND SWITCH TO SMART CONTROLLER SETTINGS BEFORE TURNOVER FOR ALL CONTROLLERS AND PROVIDE OWNER & LANDSCAPE ARCHITECT WITH SCHEDULE AND RUN TIMES FOR DOCUMENTATION PKG.

Irrigation System Pressure Requirements

Worst Case Operation/Friction Loss Analysis

VALVE NO 1 @ 7 GPM
POINT OF CONNECTION 1" RESIDENTIAL METER
DATE: 1-24-2024
LATERAL PIPE
SECTION (SH. 40)

	PIPE SIZE	SECTION LENGTH	SECTION GPM FLOW	PIPE SECTION MULT. FACTOR	PRESSURE FRICTION LOSS
1.	3/4"	165	10.00	0.0479	7.90
2.	1"		12.00	0.0198	0.00
3.	1-1/2"		25.00	0.0134	0.00
4.	2"		44.00	0.018	0.00
5.	2-1/2"		0	0.0141	0.00

TOTAL LATERAL LINE LOSS *7.90*

MAINLINE PIPE
SECTION (SCH40)

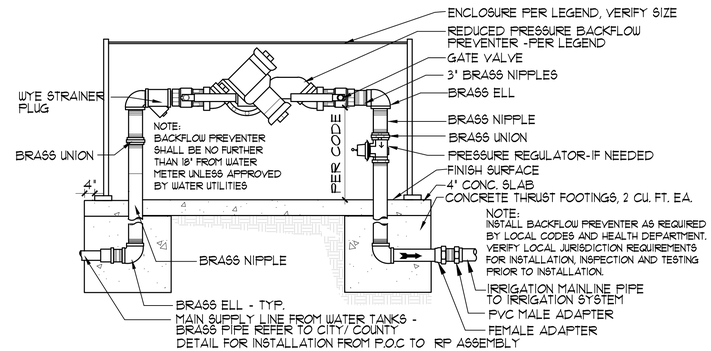
	PIPE SIZE	SECTION LENGTH	SECTION GPM FLOW	SECTION MULT. FACTOR	PRESSURE FRICTION LOSS
1.	1 1/2"	250	12	0.0044	1.10

TOTAL MAINLINE LOSS *1.10*

TOTAL IRRIGATION LINE LOSS **9.00**

SYSTEM PRESSURE LOSS CALCULATION

METER 'A'	
METER SIZE	1"
STATIC PRESSURE AT POC	UNKNOWN
Elevation @ POC	1560.0
Elevation @ LAST HEAD	1565.0
ELEVATION PSI LOSS	-5.0
WATER METER LOSS	1.40
BACKFLOW PREVENTER LOSS	12.00
MASTER VALVE LOSS	3.00
MAIN LINE LOSS	1.10
GATE/BALL VALVE LOSS	1.50
REMOTE CONTROL VALVE LOSS	3.00
LATERAL LINE LOSS	7.90
FRICTION LOSS SUBTOTAL =	**29.90**
FITTING LOSSES 10%	2.99
ELEVATION LOSS	-2.15
MINIMUM OPERATIONAL PSI	40.00
FRICTION LOSS SUBTOTAL	29.90
SYSTEM OPERATIONAL TOTAL=	**75.04**
STATIC PRESSURE	UNKNOWN
SYSTEM OPERATIONAL REQ.	75.04
REQUIRED PSI	**75.04**



A **BACKFLOW PREVENTER**

SCALE: NTS

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DATE 1/26/2024

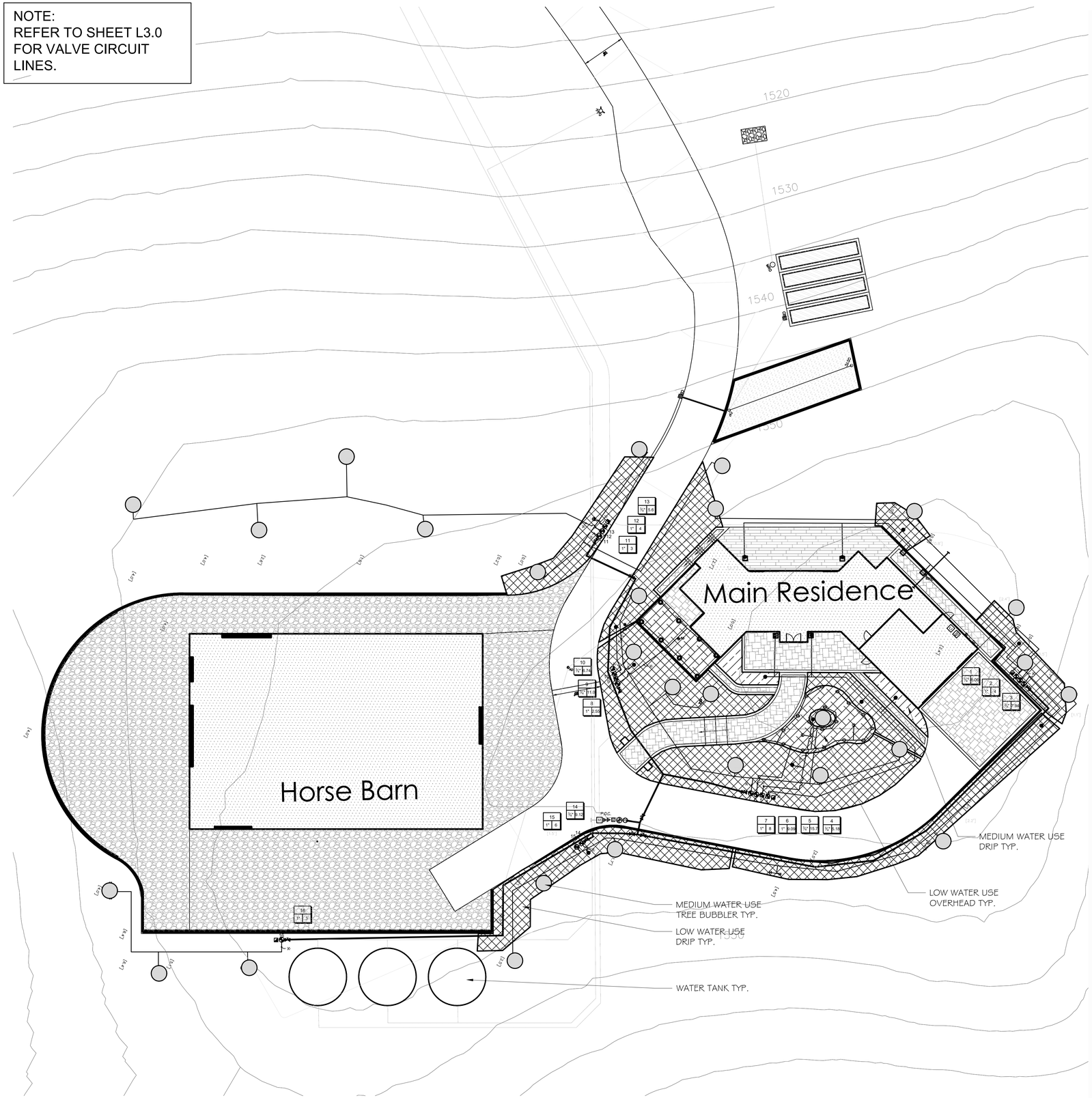
KINION-GINSBERG RESIDENCE

HIGUERA ROAD, SAN JOSE, CA

SCALE: AS NOTED

L3.4
IRRIGATION DETAILS

NOTE:
REFER TO SHEET L3.0
FOR VALVE CIRCUIT
LINES.



California Water Efficient Landscape Worksheet-1-23-24

Reference Evapotranspiration (ET_o): 45.3 | Project Type: Residential | 0.55

Hydrozone # / Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas							
LOW WATER DRIP	0.3	Drip	0.81	0.37	9714	3598	101047
MEDIUM WATER DRIP	0.5	Drip	0.81	0.62	370	228	6415
TREE BUBBLER MEDIUM	0.5	Drip	0.81	0.62	560	346	9709
LOW WATER OVERHEAD	0.3	Overhead	0.75	0.40	1124	450	12627
				Totals	11768	4621	129798
Special Landscape Areas							
				1		0	0
				1		0	0
				Totals	0	0	0
						ETWU Total	129798
						Maximum Allowed Water Allowance (MAWA)[e]	181784

ETAF Calculations

Regular Landscape Areas	
Total ETAF x Area	4621
Total Area	11768
Average ETAF	0.39

All Landscape Areas	
Total ETAF x Area	4621
Total Area	11768
Average ETAF	0.39

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

Overhead Spray	0.75
Drip	0.81

a Hydrozone # / Planting Description e.g.
1.) Front lawn
2.) Low water use planting
3.) Medium water use planting

b Irrigation Method
1.) Overhead Spray
2.) Drip

c Irrigation Efficiency
1.) 0.75 for Overhead Spray
2.) 0.81 for Drip

0.45	Non-Residential
0.55	Residential
0.81	Drip
0.75	Overhead

Hydrozone Category	PF-Plant Factor
Very Low Water Use	0.0 - 0.1
Low Water Use*	0.1 - 0.3
Moderate Water Use	0.4 - 0.6
High Water Use	0.7 - 1.0

d ETWU (Annual Gallons Required) =
Eto x 0.62 x ETAF x Area
Where 0.62 is a conversion factor to change acre-inches per acre per year to gallons per square foot per year

e MAWA (Annual Gallons Allowed) =
(Eto) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]
Where 0.62 is a conversion factor to change acre-inches per acre per year to gallons per square foot per year, LA is the total regular landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is 0.55 for residential areas and 0.45 for non-residential areas

MWELO NOTES:

At the time of final inspection, the permit applicant must provide the owner of the property with a certificate of completion, certificate of installation, irrigation schedule of landscape and irrigation maintenance.

An irrigation audit report shall be completed by a certified irrigation auditor at the time of final inspection. The report shall be submitted to the county engineering department for review and acceptance.

A diagram of the irrigation plan showing hydrozones shall be kept with the irrigation controller for subsequent management purposes.

A certificate of completion shall be filled out and certified by either the landscape architect, designer, of the planting / irrigation plans, or the licensed landscape contractor for the project.

Hydrozone Key

Low Overhead Water Use = .3	1,124 SQ FEET
Low Drip Water Use = .3	9,714 SQ FEET
Medium Drip Water Use = .5	370 SQ FEET
Moderate Bubbler Water Use = .5	560 SQ FEET

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1/26/2024

KINION- GINSBERG RESIDENCE

HIGUERA ROAD, SAN JOSE, CA

N

SCALE: 1"= 20'-0"

L4.0
MWELO PLAN