

28. The improvement plans shall include an Erosion and Sediment Control Plan that outlines seasonally appropriate erosion and sediment controls during the construction period). Include the County's Standard Best Management Practice Plan Sheets BMP-1 and BMP-2 with the Plan Set.

29. All applicable easements affecting the parcel(s) with benefactors and recording information shall be shown on the improvement plans.

Drainage

30. Provide a drainage analysis prepared by a licensed civil engineer in accordance with criteria as designated in the 2007 County Drainage Manual (see Section 6.3.3 and Appendix L for design requirements). The on-site drainage will be controlled in such a manner as to not increase the downstream peak flow for the 10-year and 100-year storm event or cause a hazard or public nuisance. The mean annual precipitation is available on the on-line property profile.

Utilities

31. All new on-site utilities, mains and services shall be placed underground and extended to serve the proposed development. All extensions shall be included in the improvement plans. Off-site work should be coordinated with any other undergrounding to serve other properties in the immediate area.

Stormwater Treatment – SF Bay Watershed

32. Include one of the following site design measures in the project design: (a) direct hardscape and/or roof runoff onto vegetated areas, (b) collect roof runoff in cisterns or rain barrels for reuse, or (c) construct hardscape (driveway, walkways, patios, etc.) with permeable surfaces. Though only one site design measure is required, it is encouraged to include multiple site design measures in the project design. For additional information, please refer to the C.3 Stormwater Handbook (June 2016) available at the following website: \$ www.scvurppp.org > Resources > reports and work products > New Development and Redevelopment >C.3 Stormwater Handbook (June 2016)

Soils and Geology

33. Submit one copy of the signed and stamped of the geotechnical report for the project.

34. Submit a plan review letter by the Project Geotechnical Engineer certifying that the geotechnical recommendation in the above geotechnical report have been incorporated into the improvement plan.

Notice of Intent

35. Indicate on the improvement plans the land area that will be disturbed. If one acre or more of land area will be disturbed, file a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB) for coverage under the State General Construction Permit. The SWRCB will issue a Waste Discharge Identification number (WDID). The WDID number

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shall be shown on the on the final improvement plans. The SWRCB web site is at: www.waterboards.ca.gov > Water Issues > Programs > Stormwater

Agreements:

36. Submit an Engineer's Estimate of Probable Construction Cost prepared by a registered civil engineer with the all stages of work clearly identified for all improvements and grading as proposed in this application. Pay necessary inspection and plan check fees and provide County with a Certificate of Worker's Compensation Insurance. (C12-206).

Environmental Health

37. Based upon a percolation rate of 6.3 minutes per inch, sewage conditions have been determined at 190 lineal feet plus 190 lineal feet. This sewage dispersal system shall be designed as a pressure dosing wastewater treatment system, sized to serve a 5-bedroom single family residence (600 gallons per day). The onsite wastewater treatment system (OWTS) shall require a 2,000-gallon septic tank and a 1,500 gallon pump tank.

38. At the time of application for a building permit, submit four (4) revised plot plans to scale (1" = 20') on a grading and drainage plan showing the house, driveway, accessory structures, septic tank and required drainlines to contour in order to obtain a septic system permit. Maintain all setbacks as outlined within County of Santa Clara Onsite Manual. The original plans must be submitted to the field office for sign-off prior to the issuance of the septic system permit, and submitted as the final grading plan to Land Development Engineering when a grading permit is required. Contact Ross Kakinami at 408-918-3479 for sign-off.

39. Submitted grading and drainage plans that show a closed drainage pipe placed over the **proposed dispersal field. Prior to issuance of a building permit, revise drainage plan.** Closed pipe drainage must maintain a minimum of a 10-foot horizontal setback to OWTS.

40. Prior to issuance of a building permit, provide a water will-serve letter from the local water purveyor (Bella Madeira).

Fire Marshal

Fire Protection Water

Note: Fire protection water system shall be functioning prior to approval of the foundation. System shall be maintained in good working order and accessible throughout construction. A stop work order may be placed on the project if the required hydrant systems are not installed, accessible, and/or functioning.

41. Fire-Flow: The minimum fire-flow shall be 500 gpm at 20 psi. (gpm has been reduced for installation of fire sprinklers). NOTE: the fire flow may be adjusted depending upon the final size of the structures shown on the building permit set of drawings.

a. At the time of plan submittal for building permit, provide written verification from the water company that this condition can be satisfied.

b. If an existing approved water system is within 300 ft. of the property line, extension

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replacement of twenty-eight (28) 24-inch box California native oak trees are required per the abovementioned guidelines.

20. Prior to the issuance of a building permit, submit a final landscape documentation package for review and approval consistent with the preliminary landscape plan prepared by Pennino Design Group in August 2019, and as approved at the December 5, 2019 Zoning Administration hearing. The submittal shall include a landscape plan, showing the tree location and species, irrigation design and water budget calculation stamped and signed by a licensed landscape architect. The requirements of Division B33 of the County Ordinance Code (Sustainable Landscape Ordinance) shall apply as the total landscape area appears to exceed 2,500 square feet. The landscape ordinance and supporting information can be found on the following web page: <https://www.sccgov.org/sites/dpd/PlansOrdinances/Landscape/Pages/welo-apply.aspx>

21. Per County Municipal Code Division C16-3(e), any tree that was required to be planted or retained by the conditions of approval of any land use entitlement are protected trees, regardless the size. The project trees are subject to tree removal and replacement trees. Irrigation system is highly recommended to increase the tree's survival.

22. For all trees to be retained with a canopy in the development area or interfaces with the limits of grading for any proposed development on-site, the trees shall be protected by the placement of five (5)-foot tall rigid tree protective fencing, as shown on final grading and final building plans and must 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 should be maintained throughout the site during the entire construction period and should be inspected periodically for damage and proper functions.

c. Fencing should be repaired as necessary to provide a physical barrier from construction activities.

d. The following sign shall be placed on all tree protection fencing and must remain until final occupancy. The sign must read: "Warning. This fencing shall not be removed without permission from the Santa Clara County Planning Office. County of Santa Clara tree protection measures may be found at: <http://www.sccplanning.gov>, or call 408-299-5770 for additional details."

e. Protection measures must be in place prior to construction activity commencing.

f. Evidence of tree protective fencing can be provided by taking photos and emailing to the project planner.

Landscape Permit

23. The requirements of Division B33 of the County Ordinance Code (Sustainable Landscape Ordinance) shall apply. Calculate square footage of new landscaped area and if it equals or exceeds 500 sq. feet, then a landscaping permit is required. The landscape ordinance and supporting information can be found on the following web page: <https://www.sccgov.org/sites/dpd/PlansOrdinances/Landscape/Pages/welo-apply.aspx>

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Land Development Engineering

24. Obtain a Grading Permit from Land Development Engineering (LDE) prior to beginning any construction activities. Issuance of the grading permit is required prior to LDE clearance of the building permit (building and grading permits may be applied for concurrently). The process for obtaining a grading permit and the forms that are required can be found at the following web page: www.sccplanning.org > I Want to... > Apply for a Permit > Grading Permit

If the County Roads and Airports Department provides a condition of approval to obtain an encroachment permit, for your convenience, the grading and encroachment permits will be processed concurrently under one set of improvement (grading) plans. Please contact LDE at (408) 299-5734 for additional information and timelines.

25. Final plans shall include a single sheet which contains the County standard notes and certificates, as shown on County Standard Cover Sheet. Plans shall be neatly and accurately drawn, at an appropriate scale that will enable ready identification and recognition of submitted information.

26. Final improvement plans shall be prepared by a licensed civil engineer for review and approval by LDE and the scope of work shall be in substantial conformance with the conditionally approved preliminary plans on file with the Planning Office. Include plan, profile, typical sections, contour grading for all street, road, driveway, structures and other improvements as appropriate for construction. The final design shall be in conformance with all currently adopted standards and ordinances. The following standards are available on-line: \$ Standard Details Manual, September 1997, County of Santa Clara, Roads and Airports Department available at: www.sccgov.org/sites/rda > Published Standards, Specifications, Documents and Forms \$ March 1981 Standards and Policies Manual, Volume 1 (Land Development) www.sccplanning.org > Plans & Ordinances > Land Development Standards and Policies \$ 2007 Santa Clara County Drainage Manual www.sccplanning.org > Plans & Ordinances > Grading and Drainage Ordinance

27. Survey monuments shall be shown on the improvement plan to provide sufficient information to locate the proposed improvements and the property lines. Existing monuments must be exposed, verified and noted on the grading plans. Where existing monuments are below grade, they shall be field verified by the surveyor and the grade shall be restored and a temporary stake shall be placed identifying the location of the found monument. If existing survey monuments are not found, temporary staking delineating the property line may be placed prior to construction and new monuments shall be set prior to final acceptance of the improvements. The permanent survey monuments shall be set pursuant to the State Land Surveyor's Act. The Land Surveyor / Engineer in charge of the boundary survey shall file appropriate records pursuant to Business and Professions Code Section 8762 or 8771 of the Land Surveyors Act with the County Surveyor.

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Ordinance Section B11-154 and prohibited between the hours of 7:00 p.m. and 7:00 a.m. on weekdays and Saturdays, or at any time on Sundays for the duration of construction.

Fire Marshal

11. General Requirements:

a. These are minimum Fire Marshal standards. Should these standards conflict with any other local, state or federal requirement, the most restrictive shall apply.

b. Construction of access roads and driveways shall use good engineering practice.

c. All required access roads, driveways, turnarounds, and turnouts shall be installed, and serviceable prior to approval of the foundation, and shall be maintained throughout construction. A stop work order may be placed on the project if required driving surfaces are not installed, accessible, and/or maintained at all times.

12. Driveways (roads serving only one lot) shall comply with the following when the distance between the centerline of the access road and any portion of the structure exceeds 150 ft. (measured along the path of travel).

a. Width: Clear width of drivable surface of 12 feet.

b. Vertical Clearance: Minimum vertical clearance of 15 feet shall be maintained between the access road and the building site (trim or remove, tree limbs, electrical wires, structures, and similar improvements).

c. Curve Radius: Inside turn radius for curves shall be a minimum of 50 feet.

d. Grade: Maximum grade shall not exceed 16%. Grades exceeding 15% shall be paved in compliance with County Standard SD5.

e. Surface: All driving surfaces shall be all-weather and capable of sustaining 75,000-pound gross vehicle weight.

f. Turnouts: Passing turnouts in compliance with SD-16 shall be provided at every 400 feet and wherever hydrants are placed adjacent to driveways.

g. Turnarounds: Turnaround shall be provided for driveways in excess of 150 feet as measured along the path of travel from the centerline of the access road to the structure. Acceptable turnarounds shall be a 40-foot by 48-foot pad, hammerhead, or bulb of 40-foot radius complying with County Standard SD-16. All turnarounds shall have a slope of not more than 5% in any direction.

h. Gates: Gates shall not obstruct the required width or vertical clearance of the driveway and may require a Fire Department Lock Box/Gate Switch to allow for fire department access. Installation shall comply with CFMO-A3.

Miscellaneous:

13. Property is located within the State Response Area (served by Cal Fire).

14. This property is located in the Wildland/Urban Interface Fire Area. All of the following conditions shall apply:

a. A Class "A" roof assembly is required. Detail shall be included in plans submitted for building permit.

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b. Provide a 1/2-inch spark arrester for the chimney.

c. Remove significant combustible vegetation within 30 feet of the structure to minimize risk of wildfire casualty. Maintain appropriate separation of vegetative fuels in areas between 30 feet and 100 feet from the structure.

15. Maintenance: Fire protection water systems and equipment shall be accessible and maintained in operable condition at all times and shall be replaced or repaired where defective. Fire protection water shall be made available to the fire department. Fire department access roads, driveways, turnouts, and turnarounds shall be maintained free and clear and accessible at all times for fire department use. Gates shall be maintained in good working order and shall remain in compliance with Fire Marshal Standard CFMO-A3 at all times.

CONDITIONS OF APPROVAL TO BE COMPLETED PRIOR TO FINAL GRADING AND BUILDING PERMIT ISSUANCE

Planning

16. Prior to issuance of any permits, the applicant shall pay all reasonable costs associated with the work by the Department of Planning and Development.

17. Prior to issuance of a building permit, and pursuant to Zoning Ordinance Section 5.20.125 record a Notice of Permit and Conditions with the County Office of Clerk-Recorder to ensure that successor property owners are aware that certain conditions of approval shall have enduring obligation. Evidence of such recordation shall be provided prior to building **permit issuance**.

18. Prior to issuance of a building permit, submit final color samples for the house facade, trim and roof indicating the Light Reflectivity Value (LRV) is less than or equal to 45 LRV, pursuant to Zoning Ordinance Section 3.20.040B, consistent with the project, color samples and plans approved at the November 7, 2019 Zoning Administration Hearing.

Tree Protection

19. Grading and building plans shall clearly identify the size and species of all trees proposed for removal. For each tree Twelve (12)-inches (diameter) or greater designated for removal, replacement shall occur per the County of Santa Clara Guidelines for Tree Protection and Preservation for Land Use Applications. The following tree replacement ratios apply:

- For the removal of one small tree (5- 18 inches):
(3) 15-gallon trees, or (2) 24-inch box trees.
- For the removal of one medium tree (18 – 24 inches):
(4) 15-gallon trees or (3) 24-inch box trees.
- For the removal of a tree larger than 24 inches
(5) 15-gallon trees or (4) 24-inch box trees.

The project proposes to remove eight (8) California coastal live oak trees per Tree Removal Plan submitted on August 22, 2019. Based on the size of the trees to be removed,

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ATTACHMENT B
PRELIMINARY DESIGN REVIEW AND
GRADING APPROVAL CONDITIONS OF APPROVAL

Date: December 5, 2019

Owner/Applicant: James Le

Location: 0 Bella Madeira Lane, San Jose, CA (APN: 654-64-012)

File Number: PLN17-10706 (10706-17G-17DR)

CEQA: Categorically Exempt – Section 15303, Class 3(a)

Project Description: Design Review Approval (Tier 2) and Grading Approval for a 6,735 square-foot single-family residence with attached garage. Associated site improvements include an approximate 500-foot driveway, septic system, and removal of eight (8) trees. Grading consists of approximately 1,745 cubic yards of cut and 670 cubic yards of fill (total 2,415 cubic yards). Approval is based on plans submitted on August 22, 2019.

The proposed single-family residence is an approved building site, pursuant to Tract Map No. 6455. The project does not require coverage by the Santa Clara Valley Habitat Plan.

If you have any question regarding the following final conditions of approval, call the person whose name is listed below as the contact for that agency. She/he represents a specialty and can provide details about the conditions of approval.

Agency	Name	Phone	E-mail
Planning	Xue Ling	(408) 299- 5784	xue.ling@pln.sccgov.org
Environmental Health	Darrin Lee	(408) 299 – 5748	darrin.lee@cep.sccgov.org
Fire Marshal	Alex Goff	(408) 299 – 5763	alex.goff@sccfd.org
Land Development Engineering	Ed Duazo	(408) 299 - 5733	ed.duazo@pln.sccgov.org
Geology	Jim Baker	(408) 299 - 5774	jim.baker@pln.sccgov.org
Building Inspection		(408) 299 - 5700	

STANDARD CONDITIONS OF APPROVAL

Building Inspection

1. For detailed information about the requirements for a building permit, obtain a Building Permit Application Instruction handout from the Building Inspection Office or visit the website at www.sccbuilding.org.

Planning

2. Development must take place in substantial conformance with the approved plans, submitted on August 22, 2019 and the Conditions of Approval. Any changes to the proposed project

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may result in additional environmental review, pursuant to the California Environmental Quality Act, and additional Planning review.

3. Existing zoning is HS-d1 (Hillsides - Combined Design Review District). Maintain the following minimum dwelling setbacks (Zoning Ordinance Sections 2.20.030):

Front: 30 feet Sides: 30 feet Rear: 30 feet

The maximum height of dwellings is 35 feet and shall not exceed three (3) stories.

4. Two (2) off-street parking spaces are required, one (1) of which must be covered.

5. With the exception of trim and minor details, the exterior surfaces of the house shall be painted muted colors with a light reflectivity value (LRV) of 45 or lower and shall be consistent with the color samples provided with this approval.

Grading

6. All on-site grading shall be limited to the work in this Grading Approval and as shown on the approved plans. Grading plans submitted into Plan Check shall be in substantial conformance with the approved plans received August 22, 2019. Any increase in grading quantities, or modification to the grading or design may require a Grading Approval and associated fees, as well as additional environmental review pursuant to the California Environmental Quality Act.

7. Building and grading permits shall be submitted to the Building Inspection Office concurrently.

Archaeological Resources

8. In the event that human skeletal remains are encountered, the applicant is required by County Ordinance No. B6-18 to immediately notify the County Coroner. Upon determination by the County Coroner that the remains are Native American, the coroner shall contact the California Native American Heritage Commission, pursuant to subdivision (c) of section 7050.5 of the Health and Safety Code and the County Coordinator of Indian affairs. No further disturbance of the site may be made except as authorized by the County Coordinator of Indian Affairs in accordance with the provisions of state law and this chapter. If artifacts are found on the site a qualified archaeologist shall be contacted along with the County Planning Office. No further disturbance of the artifacts may be made except as authorized by the County Planning Office.

Land Development Engineer

9. Property owner is responsible for the adequacy of any drainage facilities and for the continued maintenance thereof in a manner that will preclude any hazard to life, health or damage to adjoining property.

Environmental Health

10. All construction activities shall be in conformance with the Santa Clara County Noise

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STEVE BENZING ARCHITECT
C-17985
12103 FREDERICKSBURG
SARTOGA CALIFORNIA
TEL : 408-805-1328
EMAIL: steve@benzarch.com
WEBSITE: BENZARCH.COM

NEW RESIDENCE ON
BELLA MADEIRA LANE
SAN JOSE, CA
APN : 654-64-012

CONDITIONS OF APPROVAL

DATE:	2/10/2025	DESIGNED BY:	T. PENG	DRAWN BY:	N.SINGH	CHECKED BY:	M. SANI	APPROVED BY:	M. SANI
REVISIONS									
NO.									

SHEET NUMBER

A1.1

GENERAL PROJECT NOTES

A. THIS WORK SHALL COMPLY WITH ALL 2022 CBC, CFC, CMC, CPC, CEC, 2022 CAL. ENERGY CODE, 2022 CAL. RESIDENTIAL CODE, 2022 CAL GREEN BUILDING STANDARDS CODE AND ALL OTHER REGULATIONS AS AMENDED TO DATES APPROVED BY THE COUNTY OF SANTA CLARA

B. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. WRITTEN DIMENSIONS ARE APPROXIMATE AND MUST BE VERIFIED BY CONTRACTOR. CONTRACTOR SHALL VERIFY, AND BE RESPONSIBLE FOR, ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO, AND DURING, ALL PHASES OF WORK.

C. IF THE CONTRACTOR FINDS ANY LACK OF INFORMATION, DISCREPANCY, AND/OR OMISSIONS IN THESE DRAWINGS, OR IF THE CONTRACTOR IS UNCLEAR AS TO THE DRAWINGS’ MEANING AND/OR INTENT, THE CONTRACTOR SHALL CONTACT THE ARCHITECT AT ONCE FOR INTERPRETATION AND/OR CLARIFICATION BEFORE PROCEEDING WITH THAT PORTION OF THE WORK. IF ANY SUBCONTRACTOR FINDS ANY LACK OF INFORMATION, DISCREPANCY, AND/OR OMISSIONS IN THESE DRAWINGS, OR IF ANY SUBCONTRACTOR IS UNCLEAR AS TO THE DRAWINGS’ MEANING AND/OR INTENT, THAT SUBCONTRACTOR SHALL CONTACT THE GENERAL CONTRACTOR, WHO SHALL THEN CONTACT THE ARCHITECT AT ONCE FOR INTERPRETATION AND/OR CLARIFICATION BEFORE DIRECTING THE SUBCONTRACTOR TO PROCEED WITH THAT PORTION OF THE WORK.

D. NO CHANGES, MODIFICATIONS, OR DEVIATIONS SHALL BE MADE TO AND/OR FROM THE DRAWINGS AND/OR SPECIFICATIONS WITHOUT FIRST SECURING WRITTEN PERMISSION FROM THE ARCHITECT OR THE OWNER.

E. ALL MATERIALS USED SHALL BE EQUAL TO, OR EXCEED, ALL APPLICABLE STATE AND LOCAL CODES AND REQUIREMENTS.

F. THE CONTRACTOR SHALL PROMPTLY AND LEGALLY REMOVE ALL ACCUMULATED DEBRIS DAILY, SHALL PROTECT ALL EXPOSED PORTIONS OF THE WORK FROM WEATHER ELEMENTS, SHALL AVOID OVER-LOADING THE STRUCTURE WITH CONSTRUCTION MATERIALS, AND SHALL SECURELY STORE ALL ITEMS TO BE USED FOR AND IN THE CONSTRUCTION OF THE WORK.

G. ALL GLASS IN HAZARDOUS AREAS (INCLUDING TUBS AND/OR SHOWERS), ALL GLASS WITHIN 18” OF THE FINISHED FLOOR, AND ALL GLASS WITHIN 24” OF AN OPERABLE DOOR SHALL BE SAFETY GLASS, AND SHALL BE PERMANENTLY LABELED AS SUCH. (CBC SECTION 2406.4)

H. THE CONTRACTOR SHALL MAINTAIN, KEEP IN SERVICE, AND PROTECT AGAINST DAMAGE, ALL EXISTING UTILITIES AND CITY SERVICES DURING CONSTRUCTION.

I. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO EXCAVATION.

J. ALL ELECTRICAL CALCULATIONS AND WIRE SIZES SHALL BE PROVIDED BY A CALIFORNIA–LICENSED ELECTRICAL CONTRACTOR. RECEPTACLE, SWITCH, FIXTURE, AND EQUIPMENT LOCATIONS SHALL BE FOUND ON THE SITE PLAN AND PROPOSED FLOOR PLANS WITHIN THESE DRAWINGS. THE CONTRACTOR SHALL VERIFY THE LOCATION, FIXTURE TYPES, AND EQUIPMENT WITH THE OWNER PRIOR TO PURCHASE AND INSTALLATION.

K. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONARY MEASURES TO PROTECT THE PUBLIC AND ADJACENT PROPERTIES FROM DAMAGE THROUGHOUT CONSTRUCTION.

L. ANY EXISTING UTILITIES TO BE ABANDONED SHALL BE PROPERLY DISCONNECTED, PLUGGED, OR CAPPED AS REQUIRED BY CODE AND/OR SOUND CONSTRUCTION PRACTICES.

M. THE CONTRACTOR SHALL PROVIDE ADEQUATE CONCEALED BLOCKING AND ANCHORING FOR ALL CEILING– AND WALL–MOUNTED EQUIPMENT, HARDWARE, FIXTURES, AND ACCESSORIES.

N. UNLESS OTHERWISE NOTED, ELECTRICAL CONDUITS, PLUMBING LINES, ETC. SHALL BY RUN IN CONCEALED SPACES, AND ALL FRAMING SHALL BE ADEQUATELY SIZED TO ACCOMPLISH THIS RESULT WITHOUT CAUSING ANY DEFORMATION IN THE WALL PLANE.

O. INTERIOR DIMENSIONS ARE SHOWN FROM CENTER OF WALL AND EXTERIOR DIMENSIONS ARE SHOWN FROM FACE OF STUD.

P. EACH BEDROOM SHALL HAVE ONE EXTERIOR EGRESS–COMPLIANT WINDOW OR DOOR THAT IS OPENABLE FROM THE BEDROOM’S INTERIOR WITHOUT THE USE OF A KEY OR SPECIAL TOOLS, KNOWLEDGE, OR EFFORT.

Q. ALL PRODUCTS LISTED IN THESE DRAWINGS BY ICC/NER NUMBER SHALL BE INSTALLED PER THE REPORT AND MANUFACTURER’S WRITTEN INSTRUCTIONS. PRODUCT SUBSTITUTION FOR PRODUCTS LISTED SHALL ALSO HAVE AN ICC/NER–APPROVED WRITTEN EVALUATION REPORT AND BE APPROVED AND LISTED BY OTHER NATIONALLY–RECOGNIZED TESTING AGENCIES.

R. EXTERIOR OPENABLE WINDOWS AND DOOR SHALL BE WEATHER–STRIPPED. ALL OPEN JOINTS, PENETRATIONS, AND OTHER OPENINGS IN THE BUILDING ENVELOPE SHALL BE SEALED, CAULKED, GASKETED, AND/OR WEATHER–STRIPPED TO LIMIT, OR ELIMINATE, AIR LEAKAGE.

S. SEE STRUCTURAL SHEETS FOR PROJECT CONSTRUCTION NOTES AND DETAILS.

T. SEE ATTACHED TITLE 24 FORMS AND/OR CALCULATIONS FOR PROJECT ENERGY EFFICIENCY REQUIREMENTS.

FIRE DEPT REQUIREMENTS

1. CONSTRUCTION SITE FIRE SAFETY:
ALL CONSTRUCTION SITES MUST COMPLY WITH APPLICABLE PROVISIONS OF THE CFC CHAPTER 33 AND OUR STANDARD DETAIL AND SPECIFICATION SI–7. PROVIDE APPROPRIATE NOTATIONS AND SUBSEQUENT PLAN SUBMITTALS, AS APPROPRIATE TO THE PROJECT. CFC CH. 33.

2. WATER SUPPLY REQUIREMENTS:
POTABLE WATER SUPPLIES SHALL BE PROTECTED FROM CONTAMINATION CAUSED BY FIRE PROTECTION WATER SUPPLIES. IT IS THE RESPONSIBILITY OF THE APPLICANT AND ANY CONTRACTORS AND SUBCONTRACTORS TO CONTACT THE WATER PURVEYOR SUPPLYING THE SITE OF SUCH PROJECT, AND TO COMPLY WITH THE REQUIREMENTS OF THAT PURVEYOR. SUCH REQUIREMENTS SHALL BE INCORPORATED INTO THE DESIGN OF ANY WATER–BASED FIRE PROTECTION SYSTEMS, AND/OR FIRE SUPPRESSION WATER SUPPLY SYSTEMS OR STORAGE CONTAINERS THAT MAY BE PHYSICALLY CONNECTED IN ANY MANNER TO AN APPLIANCE CAPABLE OF CAUSING CONTAMINATION OF THE POTABLE WATER SUPPLY OF THE PURVEYOR OF RECORD. FINAL APPROVAL OF THE SYSTEM(S) UNDER CONSIDERATION WILL NOT BE GRANTED BY THIS OFFICE UNTIL COMPLIANCE WITH THE REQUIREMENTS OF THE WATER PURVEYOR OF RECORD ARE DOCUMENTED BY THAT PURVEYOR AS HAVING BEEN MET BY THE APPLICANT(S). 2016 CFC SEC. 903.3.5 AND HEALTH AND SAFETY CODE 13114.7.

3. ADDRESS IDENTIFICATION.
NEW AND EXISTING BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS, OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. WHERE REQUIRED BY THE FIRE CODE OFFICIAL, ADDRESS NUMBERS SHALL BE PROVIDED IN ADDITIONAL APPROVED LOCATIONS TO FACILITATE EMERGENCY RESPONSE. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL BE A MINIMUM OF 4 INCHES (101.6 MM) HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH (12.7 MM). WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING CANNOT BE VIEWED FROM THE PUBLIC WAY A MONUMENT, POLE, OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. ADDRESS NUMBERS SHALL BE MAINTAINED. CFC SEC. 505.1.

to site is required, provided it is feasible to do so. Contact local water purveyor as soon as possible. If the water company will not grant a water connection, submit official documentation from the water company to that effect.

c. If the water company provides domestic water, but cannot provide the required hydrant fire–flow, installation of an approved residential fire sprinkler system complying with CFMO–SP6 shall be required throughout.

d. If fire protection water cannot be supplied from a recognized water purveyor, fire protection water supply shall be provided by on–site aboveground storage tank(s) and wharf hydrant.

Geology

42. Prior to permit issuance, submit a geotechnical engineer’s Plan Review Letter that confirms the plans conform with the recommendations presented in the approved report (Langan Treadwell Rollo, dated 7–26–2016).

CONDITIONS OF APPROVAL TO BE COMPLETED PRIOR TO OCCUPANCY OR ONE YEAR FROM THE DATE OF THE LAND DEVELOPMENT AGREEMENT, WHICHEVER COMES FIRST.

Planning

43. Prior to final inspection, contact Xue Ling, Assistant Planner, at least a week in advance to schedule a site visit to verify the approved exterior colors and landscaping have been installed, as approved.

Land Development Engineering

44. Existing and set permanent survey monuments shall be verified by inspectors prior to final acceptance of the improvements by the County. Any permanent survey monuments damaged or missing shall be reset by a licensed land surveyor or registered civil engineer authorized to practice land surveying and they shall file appropriate records pursuant to Business and Professions Code Section 8762 or 8771 of the Land Surveyors Act with the County Surveyor.

45. Construct all of the aforementioned improvements. Construction staking is required and shall be the responsibility of the developer.

Environmental Health

46. Prior to building final, provide proof of garbage service at the time of final occupancy sign–off. Garbage service in the unincorporated areas of Santa Clara County is mandatory.

Fire Marshal

47. Fire Sprinkler System: An approved residential fire sprinkler system complying with CFMO–SP6 shall be installed throughout the structure (including existing residences when square footage is added).

Note: The fire sprinkler system shall be installed and finalized by this office prior to File PLN17 – 10706 Zoning Administration Meeting James Le Design Review and Grading Page 9 December 5, 2019 Continued Item #1 occupancy. A separate permit shall be obtained from this office by a state licensed C–16 contractor prior to installation. Please allow for a minimum of 30 days for plan review of fire sprinkler plans by this office.

Geology

48. Prior to Final Inspection, submit a Construction Observations Letter that verifies the work was completed in accordance with the approved plans.

File PLN17 – 10706 Zoning Administration Meeting James Le Design Review and Grading Page 10 December 5, 2019 Continued Item #1

STEVE BENZING ARCHITECT
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NEW RESIDENCE ON
BELLA MADEIRA LANE
SAN JOSE, CA
APN: 654-64-012

CONDITIONS OF
APPROVAL, GENERAL &
MISC. NOTES

REVISIONS

NO

DATE: 2/10/2025

DESIGNED BY: T. PENG

DRAWN BY: N SINGH

CHECKED BY: M. SAINI

APPROVED BY: M. SAINI

SHEET NUMBER

A1.2

APPLICANT: JAMES LE

ROAD: BELLA MADEIRA LN

COUNTY FILE NO.: DEV21-0127

[illegible]

FLOOR PLAN NOTES
Egress
all bedrooms shall have windows or doors
meeting egress requirements. all egress windows
with two or more latches shall have the latches
interconnected and operable from the lowest
latch, typical, u.n.o.+

Splash Areas
NO GREENBOARD ALLOWED
provide water resistant 5/8" Dens-Shield by
Georgia-Pacific or 1/4" HardieBacker
board by JamesHardie, o/ asphalt saturated
felt paper, o/ wood studs at all water
splash areas, typical, u.n.o.

Bathtubs/Showers and Enclosures
all wall & ceiling tile to be installed
o/ water-proofing, o/ moisture resistant
underlayment (per note #2 above) to
a height of 72 min. above drain inlet

Cabinetry, Fixtures, Closet Packages, and
Appliances
contractor & cabinet maker shall verify all
final design details & materials w/owner as
well as all room dimensions & rough openings
for fixtures & appliances, prior to fabrication &
installation, typical, u.n.o.

Crawl Space Access
provide 18" x 24" min. access where shown w/
double 2x framing all around opening. see
foundation plan for more info. typical, u.n.o.

HVAC System
Contractor to coordinate all supply and return
air ducts, zones, thermostat locations,
requirements of mechanical units and systems w/
Electrical, Mechanical & Plumbing contractors,
typical, run line sets to connect to new a.c.
condensers at side yards per site plan.

Water Heater see electrical/mechanical plan drawings for
more info., typical, u.n.o.

Conc. Porches/Patios.
slope to drain @ 1/4" per ft. away from structures. all
slabs to be installed o/ properly pre-moistened &
compacted subgrade per
soils report.
all stoops outside exterior doors shall conform
to 2019 CRC sec. R311.3, typical.

Bath Accessories
verify all colors, sizes, finishes, etc. of bath
accessories, towel bars, roll holders, medicine
cabinets, etc. w/ interior designer, typ., u.n.o.
water closets, showers, & baths, typical, u.n.o.
provide new 2x8 solid blocking @ 16" o.c. p.p.o.
center line of block for future grab bars @ all

fire blocking
provide fireblocking per section 302.11 & 302.12 of the 2019 cr.
min 2x lumber in concealed spaces of walls & partitions, including
furred spaces,

vertically at the ceiling & floor levels
horizontally at intervals not exceeding 10 ft.
concealed space btwn stair stringers & at top & btm of run
see code for all listed spaces

PLUMBING FIXTURE FLOW RATES

ALL PLUMBING FIXTURES AND FITTINGS SHALL MEET THE STANDARDS REFERENCED
IN TABLE 1701.1 OF THE 2022 CALIF PLUMBING CODE

FLOW RATES FOR NEW FIXTURES ARE TO BE:

1.20 GALLONS PER FLUSH FOR TOILETS

1.60 GPM @ 80 PSI FOR SINGLE SHOWERHEAD INSTALLATIONS AND MULTIPLE
SHOWERHEADS SERVING ONE SHOWER - COMBINED FLOW RATE OF ALL
SHOWERHEADS &/OR OTHER SHOWER FIXTURES CONTROLLED BY A SINGLE VALVE

1.8 gpm @ 80 PSI

1.2 GPM @ 60 PSI (min shall be not less than 0.8 gpm@ 20 psi)FOR LAVATORY
FAUCETS

1.6 GPM @ 60 PSI FOR KITCHEN FAUCETS

SHOWER NOTES

TUB/SHOWER WALLS SHALL HAVE A SMOOTH, HARD NON-ABSORBENT
SURFACE OVER A MOISTURE-RESISTANT UNDERLAYMENT TO A HGT OF
72" ABOVE THE DRAIN INLET.

NOTE - WATER-RESISTANT GYP. BACKING BD. SHALL NOT BE USED
OVER A VAPOR RETARDER IN SHOWER OR BATHTUB COMPARTMENTS
TUB/SHR WALLS SHALL RECEIVE HARDIE PANEL
OR EQUAL FULL HT

BATHROOM NOTES

PROVIDE 2x8 WOODEN BACKING LOCATED AT 34" FROM THE FLOOR TO
THE CENTER OF THE BACKING IN ALL BATHROOM WALLS AT W/C,
SHOWER & BATHTUB LOCATIONS. BACKING SHALL BE SUITABLE FOR
THE ADDITION OF GRAB BARS.

NOTES:

CONTRACTOR TO VERIFY THAT A BACKWATER VALVE IS INSTALLED.
TOWN CODE REQUIRES AN APPROVED BACKWATER VALVE ON
DRAINAGE PIPING SERVING FIXTURES THAT HAVE FLOOD LEVEL
RIMS LESS THAN 12 INCHES ABOVE THE ELEVATION OF THE NEXT
UPSTREAM MANHOLE.

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

R302.11 Fireblocking.

In combustible construction, fireblocking shall be provided to cut off both vertical and horizontal concealed draft openings and to form an effective fire barrier between stories, and between a top story and the roof space

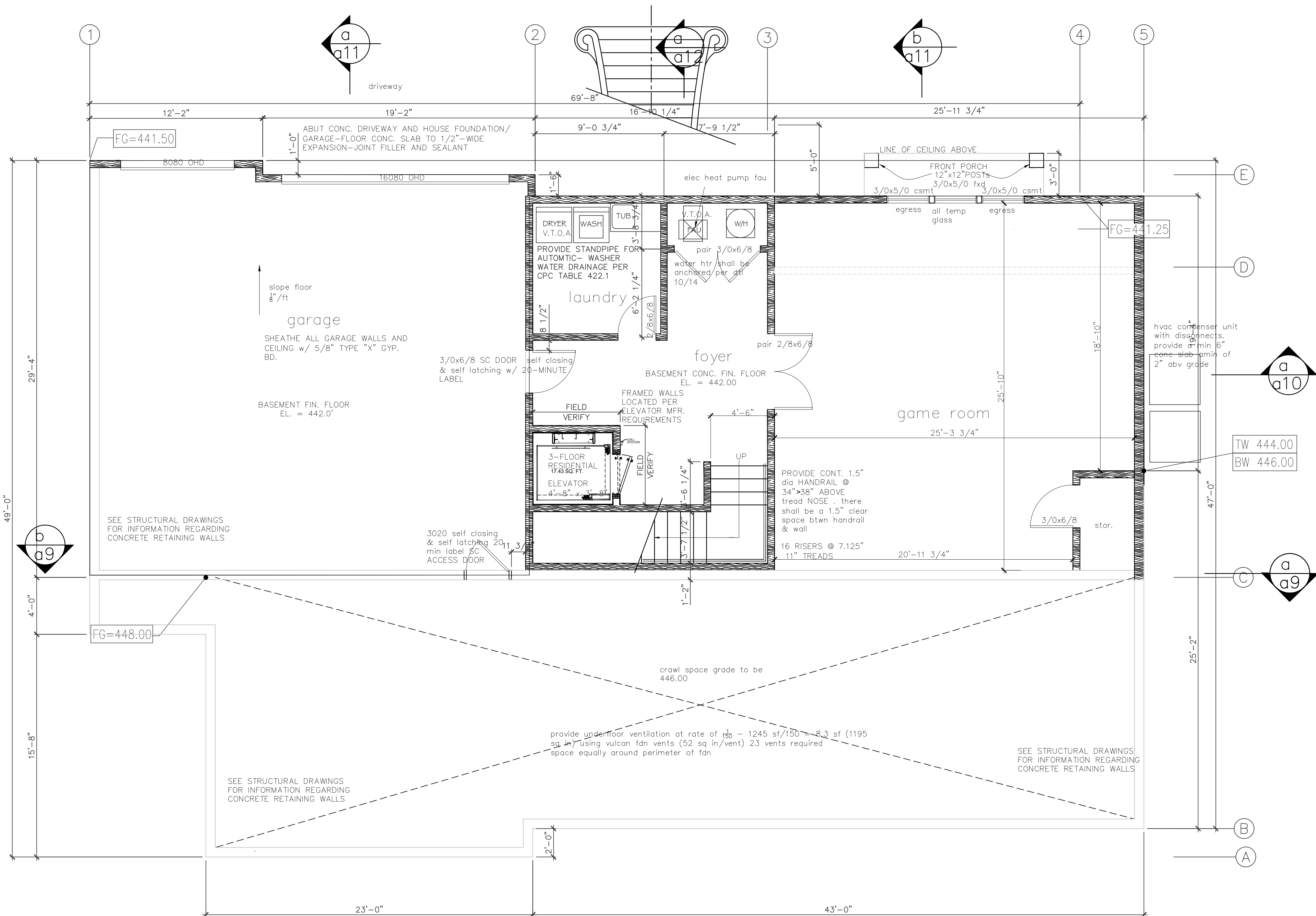
Fireblocking shall be provided in wood framed construction in the following locations.

- In concealed spaces of stud walls and partitions, including furred spaces and parallel rows of studs or staggered studs, as follows:
 - Vertically at the ceiling and floor levels.
 - Horizontally at intervals not exceeding 10 feet (3048 mm).
- At interconnections between concealed vertical and horizontal spaces such as occur at soffits, drop ceilings and cove ceilings.
- In concealed spaces between stair stringers at the top and bottom of the run. Enclosed spaces under stairs shall comply with Section R302.7.
- At openings around vents, pipes, ducts, cables and wires at ceiling and floor level, with an approved material to resist the free passage of flame and products of combustion. The material filling this annular space shall not be required to meet the ASTM E130 requirements.
- For the fireblocking of chimneys and fireplaces, see Section R1003.19
- For fireblocking of cornices of a two-family dwelling is required at the line of dwelling unit separation.

R302.11.1 Fireblocking materials.

Except as provided in Section R302.11, Item 4, fireblocking shall consist of the following materials.

- Two-inch (51 mm) nominal lumber.
- Two thicknesses of 1-inch (25.4 mm) nominal lumber with broken lap joints.
- One thickness of 2 1/2-inch (18.3 mm) wood structural panels with joints backed by 2 1/2-inch (18.3 mm) wood structural panels.
- One thickness of 3/4-inch (19.1 mm) particleboard with joints backed by 3/4-inch (19.1 mm) particleboard.
- One-half-inch (12.7 mm) gypsum board.
- One-quarter-inch (6.4 mm) cement-based millboard.
- Batts or blankets of mineral wool or glass fiber or other approved materials installed in such a manner as to be securely retained in place.
- Cellulose insulation installed as tested in accordance with ASTM E119 or UL 263, for the specific application.



LOWER LEVEL PLAN



NORTH

scale 1/4" = 1'-0"

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NEW RESIDENCE ON
BELLA MADEIRA LANE
SAN JOSE, CA
APN: 654-64-012

LOWER LEVEL
FLOOR PLAN

DATE: 2/10/2025

DESIGNED BY: T. PENG

DRAWN BY: N. SINGH

CHECKED BY: M. SAINI

APPROVED BY: M. SAINI

REVISIONS

NO.

SHEET NUMBER

A3

DECK WATERPROOFING SHALL BE:

Paraseal® LG
HDPE/Bentonite Sheet Membrane Dual Waterproofing

FLOOR PLAN NOTES

all bedrooms shall have windows or doors meeting egress requirements. all egress windows with two or more latches shall have the latches interconnected and operable from the lowest latch, typical, u.n.o.+

Splash Areas
NO GREENBOARD ALLOWED.
provide water resistant 5/8" Dens-Shield by Georgia-Pacific® or 1/4" HardieBacker board by JamesHardie, o/ asphalt saturated felt paper, o/ wood studs at all water splash areas, typical, u.n.o.

Bathrooms/Showers and Enclosures
all wall & ceiling tile to be installed o/ water-proofing. o/ moisture resistant underlayment (per note #2 above) to a height of 72" min. above drain inlet

Cabinetry, Fixtures, Closet Packages, and Appliances
contractor & cabinet maker shall verify all final design details & materials w/owner as well as all room dimensions & rough openings for fixtures & appliances, prior to fabrication & installation, typical, u.n.o.

Crawl Space Access
provide 18" x 24" min. access where shown w/ double 2x framing all around opening, see foundation plan for more info. typical, u.n.o.

Attic Access
22'x30' min. size per
provide access opening large enough for removal of hvac unit where occurs.
provide 30"x43" pull down attic access stair at location indicated w/ min 30" clear headroom in the attic space at or above the access opening.
provide dbl 2x framing all around opp.
w/ plywood path & platform to hvac unit, work light w/ switch * receptacle per sec 904.11, 2016 cmc

HVAC System
Contractor to coordinate all supply and return air ducts, zones, thermostat locations, and power requirements of mechanical units and systems w/ Electrical, Mechanical & Plumbing contractors, typical. run line sets to connect to new a.c. condensers at side yards per site plan.

Water Heater see electrical/mechanical plan drawings for more info., typical, u.n.o.

Conc. Porches/Patios
slope to drain @ 1/4" per ft. away from structures, all slabs to be installed o/ properly pre-moistened & compacted subgrade per soils report.
all stoops outside exterior doors shall conform to 2019 CRC sec. R311.3, typical.

Both Accessories
verify all colors, sizes, finishes, etc. of both accessories, towel bars, roll holders, medicine cabinets, etc. w/ interior designer, yp, u.n.o.
provide new 2x8 solid blocking @ 34" A.F.F. to water closets, showers, & baths typical u.n.o.
center line of block for future grab bars @ all

PLUMBING FIXTURE FLOW RATES

ALL PLUMBING FIXTURES AND FITTINGS SHALL MEET THE STANDARDS REFERENCED IN TABLE 1701.1 OF THE 2022 CALIF PLUMBING CODE

FLOW RATES FOR NEW FIXTURES ARE TO BE:

1.20 GALLONS PER FLUSH FOR TOILETS
1.80 GPM @ 80 PSI FOR SINGLE SHOWERHEAD INSTALLATIONS AND MULTIPLE SHOWERHEADS SERVING ONE SHOWER - COMBINED FLOW RATE OF ALL SHOWERHEADS &/OR OTHER SHOWER FIXTURES CONTROLLED BY A SINGLE VALVE

1.8 gpm @ 80 PSI
1.2 GPM @ 60 PSI (min shall be not less than 0.8 gpm @ 20 psi) FOR LAVATORY FAUCETS
1.8 GPM @ 60 PSI FOR KITCHEN FAUCETS

SHOWER NOTES

TUB/SHOWER WALLS SHALL HAVE A SMOOTH, HARD NON-ABSORBENT SURFACE OVER A MOISTURE-RESISTANT UNDERLAYMENT TO A HGT OF 72" ABOVE THE DRAIN INLET.
NOTE - WATER-RESISTANT GYP. BACKING BD. SHALL NOT BE USED OVER A VAPOR RETARDER IN SHOWER OR BATHTUB COMPARTMENTS
TUB/SHR WALLS SHALL RECEIVE HARDIE PANEL OR EQUAL FULL HT

BATHROOM NOTES

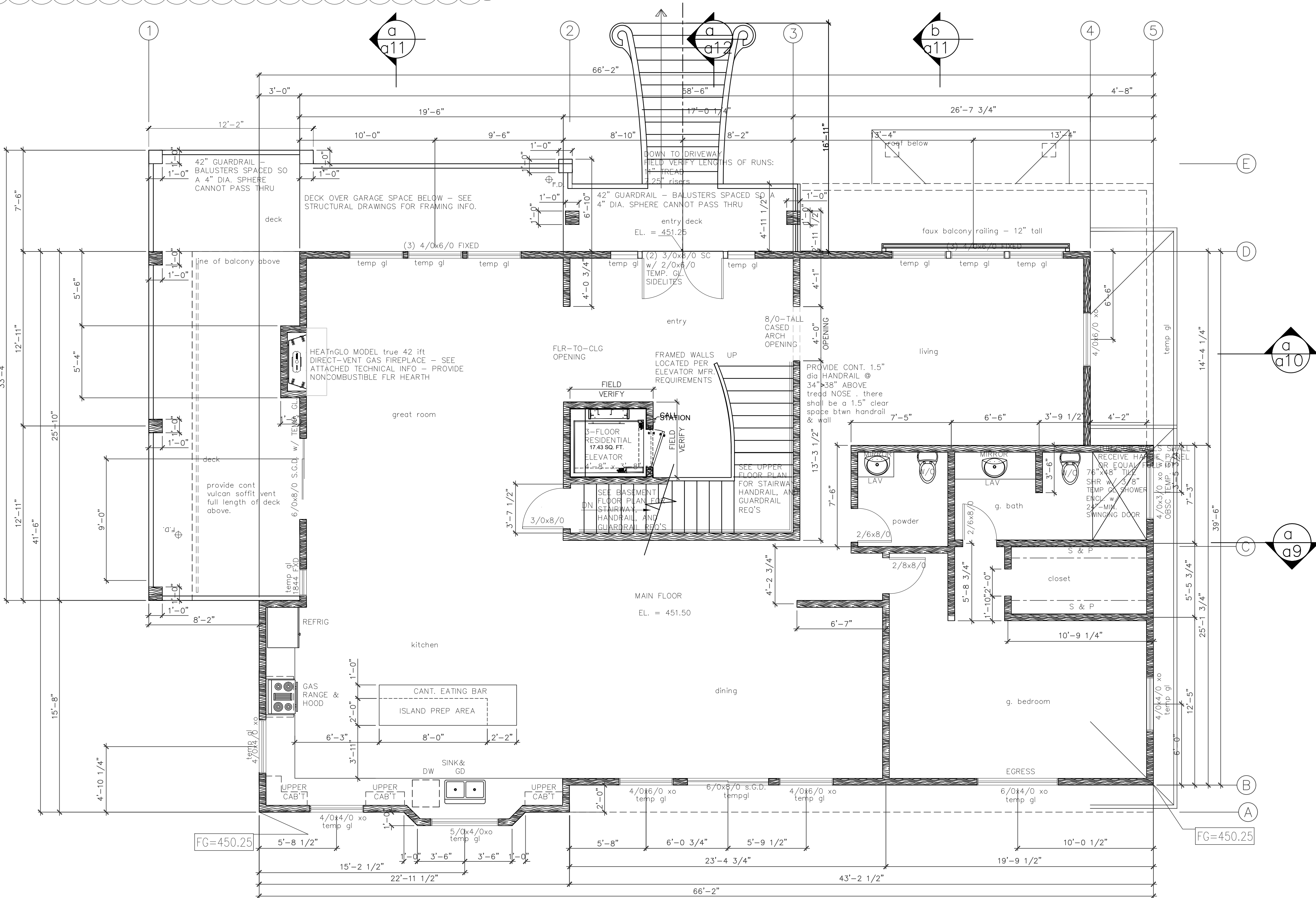
PROVIDE 2x8 WOODEN BACKING LOCATED AT 34" FROM THE FLOOR TO THE CENTER OF THE BACKING IN ALL BATHROOM WALLS AT W/C, SHOWER & BATHTUB LOCATIONS. BACKING SHALL BE SUITABLE FOR THE ADDITION OF GRAB BARS.
MIN. 15" CLR. EA. SIDE OF W/C C/L AND MIN. 24" CLR. IN FRONT OF W/C

DISHWASHER NOTE:

NO DOMESTIC DISHWASHING MACHINE SHALL BE DIRECTLY CONNECTED TO A DRAINAGE SYSTEM OR FOOD-WASTE DISPOSER WITHOUT THE USE OF AN APPROVED DISHWASHER-AIR-GAP FITTING ON THE DISCHARGE SIDE OF THE DISHWASHING MACHINE. LISTED AIRGAPS SHALL BE INSTALLED WITH THE FLOOD LEVEL MARKING AT OR ABOVE THE FLOOD LEVEL OF THE SINK OR DRAINBOARD, WHICHEVER IS HIGHER.

CONTRACTOR TO VERIFY THAT A BACKWATER VALVE IS INSTALLED. TOWN CODE REQUIRES AN APPROVED BACKWATER VALVE ON DRAINAGE PIPING SERVING FIXTURES THAT HAVE FLOOD LEVEL RIMS LESS THAN 12 INCHES ABOVE THE ELEVATION OF THE NEXT UPSTREAM MANHOLE.

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



MAIN FLOOR PLAN



NORTH
scale 1/4" = 1'-0"

FLOOR PLAN NOTES

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NEW RESIDENCE ON
BELLA MADEIRA LANE
SAN JOSE, CA
APN: 654-64-012

MAIN LEVEL
FLOOR PLAN

DATE:	2/10/2025
DESIGNED BY:	T. PENG
DRAWN BY:	N.SINGH
CHECKED BY:	M. SANI
APPROVED BY:	M. SANI

REVISIONS

NO.

SHEET NUMBER

A4

FLOOR PLAN NOTES

ALL BEDROOMS SHALL HAVE WINDOWS OR DOORS MEETING EGRESS REQUIREMENTS. ALL EGRESS WINDOWS WITH TWO OR MORE LATCHES SHALL HAVE THE LATCHES INTERCONNECTED AND OPERABLE FROM THE LOWEST LATCH, TYPICAL, U.N.O.+

SPLASH AREAS
NO GREENBOARD ALLOWED.
PROVIDE WATER RESISTANT 5/8" DENS-SHIELD BY GEORGIA-PACIFIC OR 1/4" HARDIEBACKER BOARD BY JAMESHARDIE, O/ ASPHALT SATURATED FELT PAPER, O/ WOOD STUDS AT ALL WATER SPLASH AREAS, TYPICAL, U.N.O.

BATHTUBS/SHOWERS AND ENCLOSURES
ALL WALL & CEILING TILE TO BE INSTALLED O/ WATER-PROOFING/ MOISTURE RESISTANT UNDERLAYMENT (PER NOTE #2 ABOVE) TO A HEIGHT OF 72" MIN. ABOVE DRAIN INLET

CABINETS, FIXTURES, CLOSET PACKAGES, AND APPLIANCES
CONTRACTOR & CABINET MAKER SHALL VERIFY ALL FINAL DESIGN DETAILS & MATERIALS W/ OWNER AS WELL AS ALL ROOM DIMENSIONS & ROUGH OPENINGS FOR FIXTURES & APPLIANCES, PRIOR TO FABRICATION & INSTALLATION, TYPICAL, U.N.O.

CRAWL SPACE ACCESS
PROVIDE 18" X 24" MIN. ACCESS WHERE SHOWN W/ DOUBLE 2X FRAMING ALL AROUND OPENING. SEE FOUNDATION PLAN FOR MORE INFO. TYPICAL, U.N.O.

ATTIC ACCESS
22"x30" MIN. SIZE PER
PROVIDE ACCESS OPENING LARGE ENOUGH FOR REMOVAL OF HVAC UNIT WHERE OCCURS.
PROVIDE 30"x43" PULL DOWN ATTIC ACCESS STAIR AT LOCATION INDICATED W/ MIN 30" CLEAR HEADROOM IN THE ATTIC SPACE AT OR ABOVE THE ACCESS OPENING. PROVIDE DBL 2X FRAMING ALL AROUND OPG.
W/ PLYWD PATH & PLATFORM TO HVAC UNIT, WORK LIGHT W/ SWITCH * RECEPTACLE PER SEC 904.11, 2016 CMC

HVAC SYSTEM
CONTRACTOR TO COORDINATE ALL SUPPLY AND RETURN AIR DUCTS, ZONES, THERMOSTAT LOCATIONS AND REQUIREMENTS OF MECHANICAL UNITS AND SYSTEMS W/ ELECTRICAL, MECHANICAL & PLUMBING CONTRACTORS, TYPICAL. RUN LINES TO CONNECT TO NEW A.C. CONDENSERS AT SIDE YARDS PER SITE PLAN.

WATER HEATER SEE ELECTRICAL/MECHANICAL PLAN DRAWINGS FOR MORE INFO., TYPICAL, U.N.O.

CONC. PORCHES/PATIOS
SLOPE TO DRAIN @ 1/4" PER 8' AWAY FROM STRUCTURES. ALL SLABS TO BE INSTALLED O/ PROPERLY PRE-MOISTENED & COMPACTED SUBGRADE PER SOILS REPORT.
ALL STOOPS OUTSIDE EXTERIOR DOORS SHALL CONFORM TO 2019 CRC SEC. R311.3, TYPICAL.

BATH ACCESSORIES
VERIFY ALL COLORS, SIZES, FINISHES, ETC. OF BATH ACCESSORIES, TOWEL BARS, TOWEL HOLDERS, MEDICINE CABINETS, ETC. W/ INTERIOR DESIGNER, TYP., U.N.O.
PROVIDE NEW 2X8 SOLID BLOCKING @ 34" A.F.F. TO WATER CLOSETS, SHOWERS, & BATHS TYPICAL U.N.O.
CENTER LINE OF BLOCK FOR FUTURE GRAB BARS @ ALL

PLUMBING FIXTURE FLOW RATES

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1.2 GPM @ 60 PSI (MIN SHALL BE NOT LESS THAN 0.8 GPM @ 20 PSI) FOR LAVATORY FAUCETS
1.8 GPM @ 60 PSI FOR KITCHEN FAUCETS

SHOWER NOTES

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NOTE - WATER-RESISTANT GYP. BACKING BD. SHALL NOT BE USED OVER A VAPOR RETARDER IN SHOWER OR BATHTUB COMPARTMENTS
TUB/SHR WALLS SHALL RECEIVE HARDIE PANEL OR EQUAL FULL HT

BATHROOM NOTES

PROVIDE 2X8 WOODEN BACKING LOCATED AT 34" FROM THE FLOOR TO THE CENTER OF THE BACKING IN ALL BATHROOM WALLS AT W/C, SHOWER & BATHTUB LOCATIONS. BACKING SHALL BE SUITABLE FOR THE ADDITION OF GRAB BARS.
MIN. 15" CLR. EA. SIDE OF W/C C/L AND MIN. 24" CLR. IN FRONT OF W/C

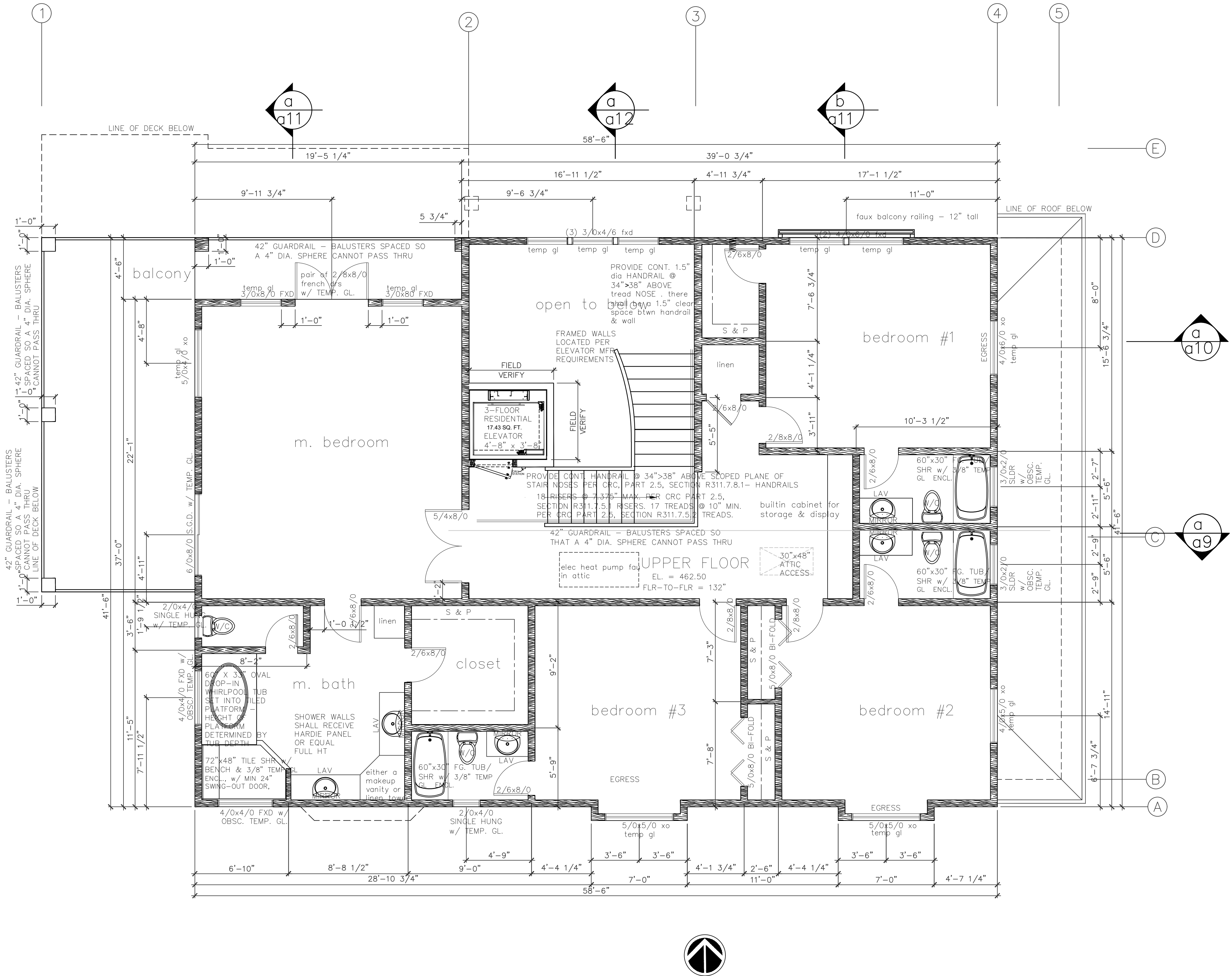
DISHWASHER NOTE:

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NOTES:

CONTRACTOR TO VERIFY THAT A BACKWATER VALVE IS INSTALLED. TOWN CODE REQUIRES AN APPROVED BACKWATER VALVE ON DRAINAGE PIPING SERVING FIXTURES THAT HAVE FLOOD LEVEL RIMS LESS THAN 12 INCHES ABOVE THE ELEVATION OF THE NEXT UPSTREAM MANHOLE.

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



UPPER FLOOR PLAN



NORTH

scale 1/4" = 1'-0"

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NEW RESIDENCE ON
BELLA MADEIRA LANE
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UPPER LEVEL
FLOOR PLAN

DATE:	2/10/2025
DESIGNED BY:	T. PENG
DRAWN BY:	N. SINGH
CHECKED BY:	M. SAINI
APPROVED BY:	M. SAINI

REVISIONS

NO.

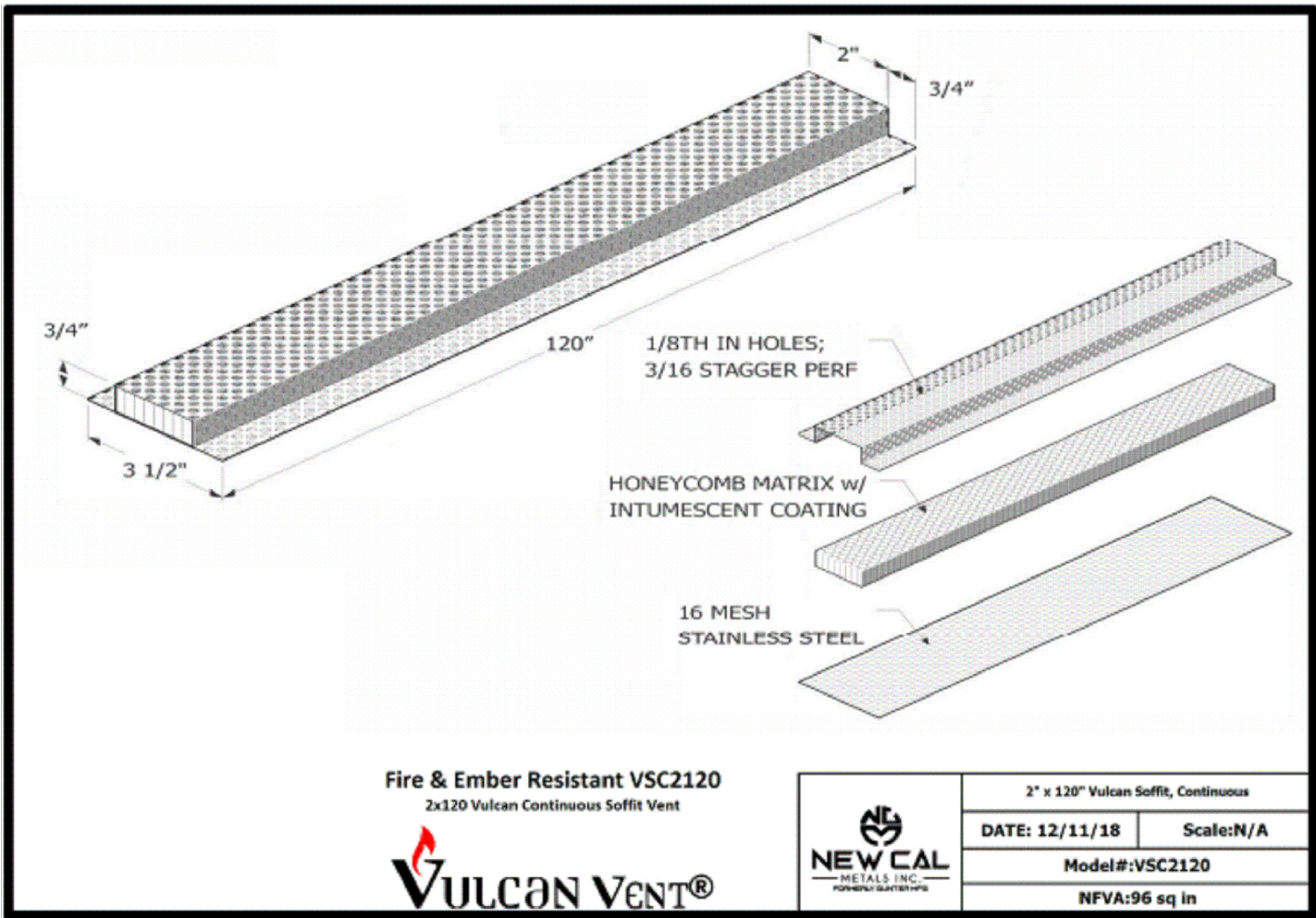
SHEET NUMBER

A5

1. CLASS A ROOFING SYSTEM
ALL ROOFING TO BE INSTALLED OVER 1/2" EXTERIOR GRADE LP
OSB STRUCTURAL I OR CD-X PLYWOOD SHEATHING OR EQUIV.
W/ ROOF PITCHES AS SHOWN, TYP., U.N.O.
SEE ROOF FRAMING PLAN & NOTES, SHEATHING SPECS,
AND DETAILS FOR MORE INFO., TYPICAL, U.N.O.
EAGLE ROOFING LIGHTWTGT ROOFING TILE - COLOR VALLEJO RANGE, APPROX WGT
100#/SQUARE

2.GUTTERS AND DOWNSPOUTS
SEE EAVE DETAILS FOR MORE INFO., TYPICAL, U.N.O.
SEE CIVIL PLANS FOR MORE SURFACE DRAINAGE INFO.,
DO NOT CONNECT DOWNSPOUT DRAINS TO FOOTING DRAINS. FINALIZE ALL DOWNSPOUT
LOCATIONS WITH WALK THROUGH IN FIELD WITH DEVELOPER PRIOR TO SETTING
UNDERGROUND DRAINAGE PIPING.
A. GUTTERS
5" FASCIA GUTTERS, 24 GA. FASCIA BONDERIZED , GUTTERS W/ G.I.
BRACKETS AT APPROX. 4'-0" O.C. INCLUDE G.I. GUTTER COVER/SCREEN MESH AS
REQUIRED TO PREVENT ACCUMULATION OF LEAVES/DEBRIS IN GUTTERS PER
2022 CRC SEC. R327.5.4, & 2022 CBC SEC.
705A.4, TYPICAL, U.N.O.
B. DOWNSPOUTS
3" DIA. ROUND 24 GA. G.I. DOWNSPOUTS WITH G.I. BRACKETS

3. ROOF JACKS
PROVIDE NEOPRENE GASKETS & G.I. ROOF JACK/ RAIN CAP. PAINT TO MATCH ROOF
COLOR & LOCATE WHERE NOT VISIBLE FROM STREET WHEREVER POSSIBLE, TYPICAL,
U.N.O.
A. EXHAUST VENTS
ALL EXHAUST VENTS SHALL BE LOCATED A MIN. OF 3' FROM OR 1' ABOVE ALL ROOF
OR WALL OPENINGS PER 2022 CMC SEC. 504.5, SEC. 510.8.2 & SEC. 510.8.3, TYPICAL,
U.N.O.
B. PLUMBING VENTS
ALL PLUMBING VENTS TO BE LOCATED A MIN. OF 10' FROM OR 3' ABOVE ROOF OR
WALL OPENINGS PER SEC. 510.5.2, SEC. 906.1, & SEC. 906.2, 2022 CPC, TYPICAL,
UNDERFLASHING
24 GA. G.I. FLASHING PER SEC. R905.2.8, 2022 CRC SEE ROOF PLAN AND DETAILS
FOR MORE INFO., TYPICAL, U.N.O. INSTALL FLASHING IN A MANNER TO PREVENT ENTRY
OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING
STRUCTURAL FRAMING COMPONENTS
A. VALLEY FLASHING
24 GA. G.I. "W" FLASHING OVER CONT. 36" WIDE (MIN.) EXTRA LAYER OF 30# FELT @
ALL VALLEYS, TYPICAL, U.N.O.
B. STEP FLASHING
24 GA. G.I. STEP "L" FLASHING PER DETAILS AT ROOF & UNDER EXT. WALL SIDING,
TYPICAL, U.N.O.
C. PITCH BREAK FLASHING @ ALL WALL TO PITCHED ROOFS, TYP., U.N.O.
D. WINDOW/DOOR HEAD FLASHING
24 GA. G.I. "Z" FLASHING ABOVE WINDOWS & DOORS, TYPICAL, U.N.O.



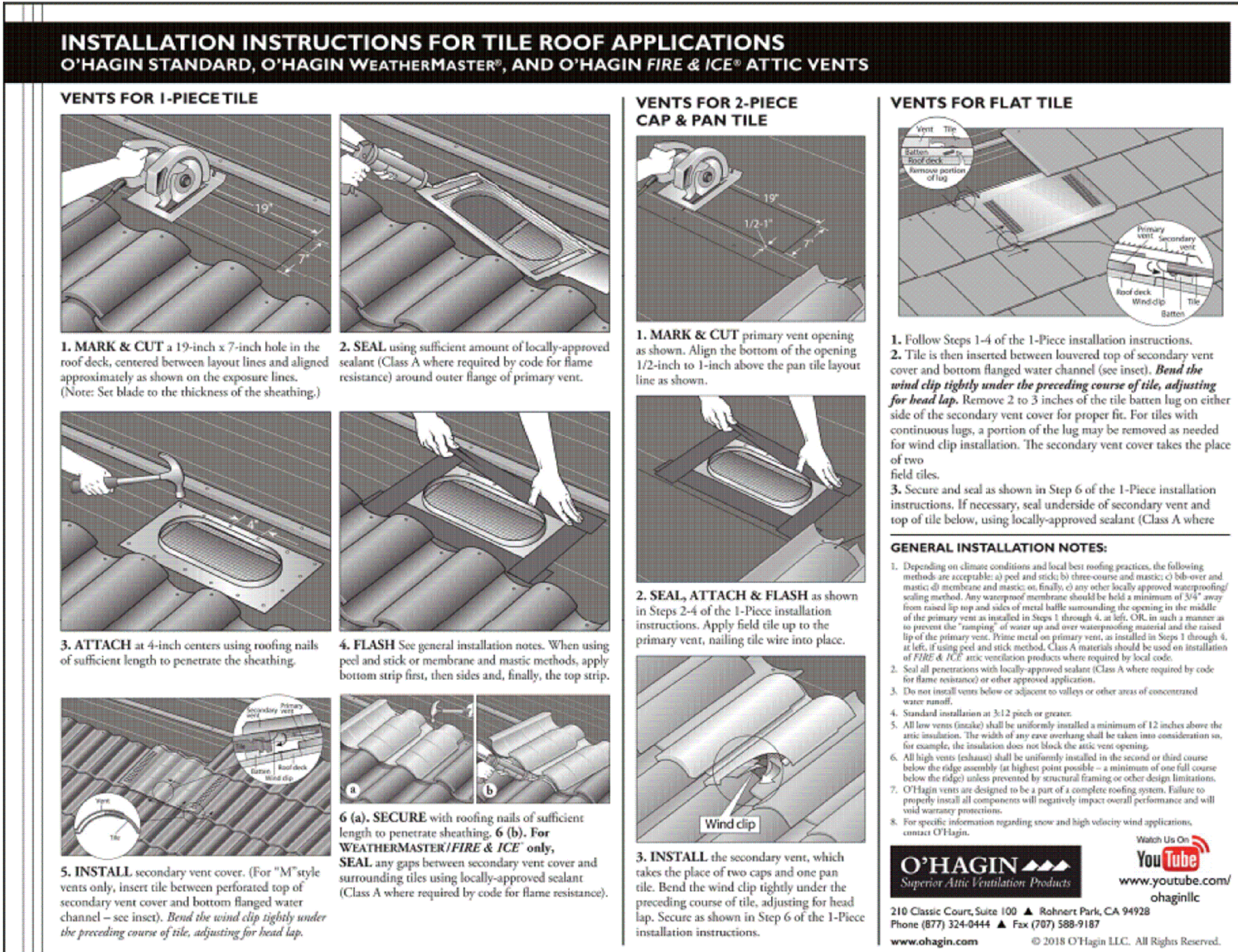
CALIFORNIA DEPARTMENT OF FORESTRY & FIRE PROTECTION
OFFICE OF THE STATE FIRE MARSHAL
FIRE ENGINEERING - BUILDING MATERIALS LISTING PROGRAM
LISTING SERVICE

LISTING No. 8165-2192-0100 Page 1 of 1
CATEGORY: 8165 - VENTS FOR WILDLAND URBAN INTERFACE (W.U.I.)
LISTEE: Vulcan Technologies 580 Irwin Street, Suite 1, San Rafael, CA 94901
Contact: Larry Dumm (916) 626-2400 Fax (916) 647-0477
Email: Larry@newcalmetals.com
DESIGN: Vulcan Technologies
Model VF5414 (4'X14"), VF8614 (6'X14"), VF8814 (8'X14") foundation vent.
Model VE3822 (3.5'X22"), VE 6522 (6.5'X22"), 7522 (7.5'X22") Soffit/Eave vent.
Model VSC2120 Continuous Soffit Vent.
Aluminum honeycomb core, .58" nominal thickness with 1/4" cells.
1 to 2 mil cell walls.
16" stainless steel mesh.
Intumescent coating
RATING: Rated for use as materials for exterior wildfire exposure in Wildland Urban Interface (WUI) fire areas.
INSTALLATION: In accordance with listee's printed installation instructions, applicable codes and ordinances and in a manner acceptable to the authority having jurisdiction.
MARKING: Listee name, Model number, rating and SFM label.
APPROVAL: Listed as foundation vent, soffit vent, and eave vent for use in Wildland Urban Interface Areas (WUI).
NOTE: This listing is considered an alternate method of compliance with T06A, 2016 CBC. Alternate Methods of Compliance are listed as a one time listing only.

Revision 09-27-2017.doc

This listing is based upon technical data submitted by the applicant. CSFM Fire Engineering staff has reviewed the test results and/or other data but does not make an independent verification of any claims. This listing is not an endorsement or recommendation of the item listed. This listing should not be used to verify correct operational requirements or installation criteria. Refer to a separate data sheet, installation instructions and/or other

Date Issued: July 09, 2019 Listing Expires: June 30, 2020
Authorized By: DAVID CASTILLO, Program Coordinator
Fire Engineering Division



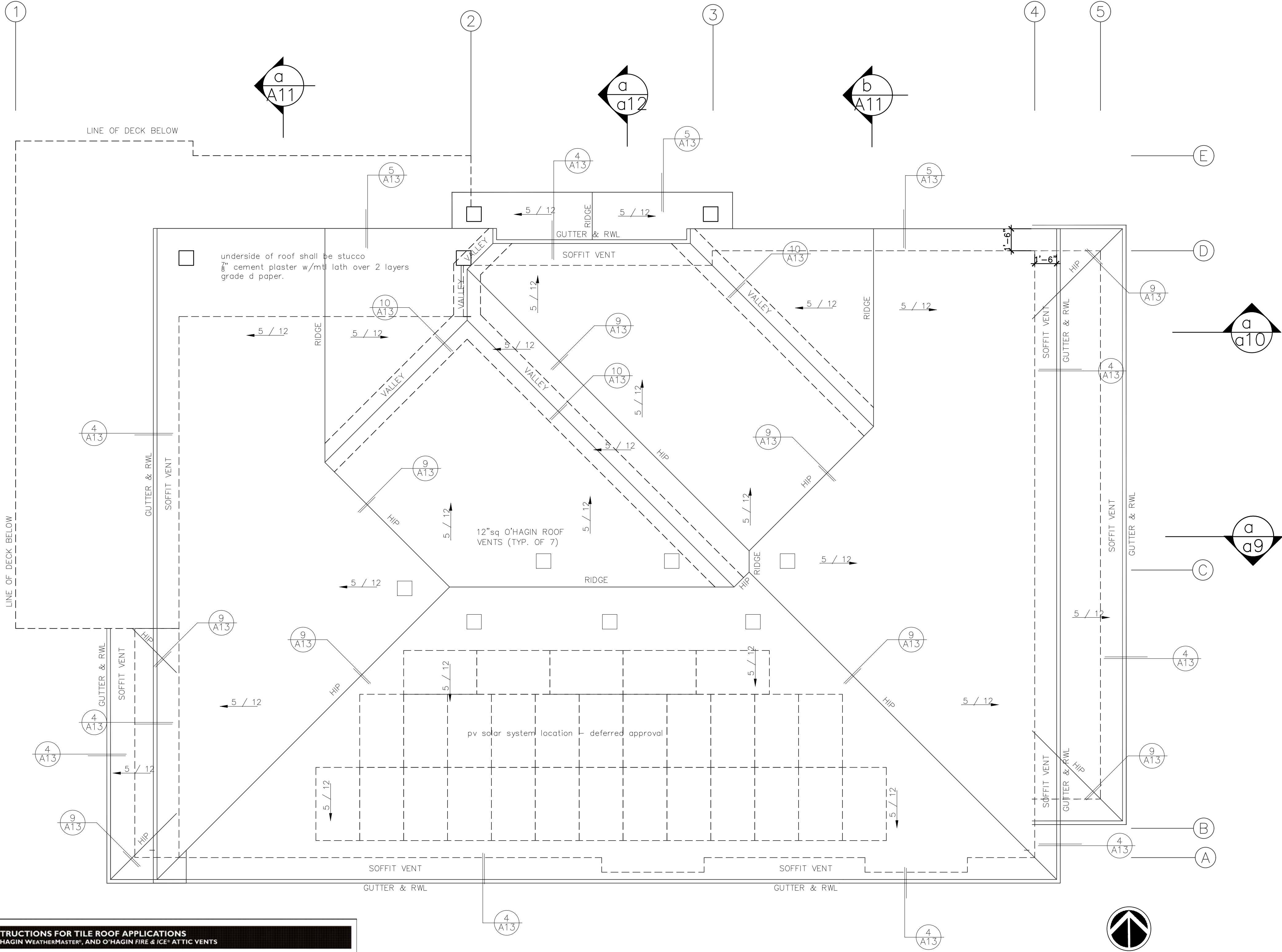
SEE SHEET A9 FOR WUI
COMPLIANCE FOR O'HAGIN
VENTS

ROOF PLAN

NORTH

scale 3/8" = 1'-0"
ROOFING SHALL BE CLASS A ROOF SYSTEM - EAGLE LIGHTWTG CONC ROOF TILES - COLOR VALLEJO RANGE
APPROX WEIGHT - 720#/100 SF
ROOF PITCH TO BE 5/12
FLASH ALL VALLEYS w/ 24ga GALV MTL VALLEY FLASHING UP EACH SIDE MIN 11" - INSTALLED OVER A MIN 36" WIDE UNDERLAYMENT OF No. 72 CAP SHEET RUNNING THE FULL LENGTH OF THE VALLEY
PROVIDE OCEE GALV GUTTERS AND 2"x3" RWL AS NECESSARY
PROVIDE METAL GUTTER GUARDS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTERS FOR THE ENTIRE RESIDENCE
ROOF VENTILATION:
ROOF VENTILATION SHALL BE @ THE RATE OF 1SF VENT / 300SF ROOF AREA. 2,501 SF ROOF AREA / 300 = 8.34 SF, OR 1,200 SI OF VENTING REQUIRED. PROVIDE 7- 12"x12" OHAGIN ROOF VENTS @ 80 SI NFA / VENT, EQUALING 560 SI OF VENTING PROVIDED. 1,200 SI - 560 SI = 640 SI LEFT TO PROVIDE. PROVIDE CONT. 3"-WIDE SOFFIT VENT @ RATE OF 10SI NFA / LF: 640 SI / 10 SI/LF = 64 LF OF SOFFIT VENTING REQUIRED. DISTRIBUTE SOFFIT VENTING EQUALLY TO ALL FOUR SIDES OF ROOF, AND NO FARTHER THAN 3 FT FROM ANY CORNER.

THE TILE ROOF SHALL BE FIRESTOPPED AT EAVE ENDS OR SHALL HAVE ONE LAYER OF 72 LB. MEINERAL SURFACES NONPERFORATED CAP SHEET COMPLYING ASTM D3909 INSTALLED OVER THE COMBUSTIBLE DECKING PER CRC R337.5.2



STEVE BENZING ARCHITECT
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NEW RESIDENCE ON
BELLA MADEIRA LANE
SAN JOSE, CA
APN: 654-64-012

ROOF PLAN

DATE: 2/10/2025

DESIGNED BY: T. PENG

DRAWN BY: N.SINGH

CHECKED BY: M. SAINI

APPROVED BY: M. SAINI

REVISIONS

NO.

SHEET NUMBER

A6

APPLICANT: JAMES LE

ROAD: BELLA MADEIRA LN

COUNTY FILE NO.: DEV21-0127

COUNTY FILE NO.: DEV21-0127

CLASS "A" ROOFING SYSTEM:
ALL ROOFING SHALL BE INSTALLED OVER 1/2" EXTERIOR GRADE LP OSB STRUCTURAL 1 OR CD-X PLYWOOD SHEATHING OR EQUIVALENT WITH ROOF PITCHES AS SHOWN, TYPICAL. U.N.O. - SEE ROOF FRAMING PLAN, NOTES, AND DETAILS, AND SHEATHING SPECS AND DETAILS FOR MORE INFORMATION, TYPICAL U.N.O..

LIGHTWEIGHT CONCRETE ROOF TILE:
(SPECIFY BRAND SPECIFICS)

GUTTERS AND DOWNSPOUTS:
SEE EAVE DETAILS FOR MORE INFORMATION, TYPICAL U.N.O. SEE SITE PLAN FOR MORE SURFACE-DRAINAGE INFORMATION. DO NOT CONNECT DOWNSPOUT DRAINS TO FOUNDATION FOOTING DRAINS. FINALIZE ALL DOWNSPOUT LOCATIONS WITH IN-FIELD WALK-THROUGH WITH OWNER/DEVELOPER PRIOR TO SETTING UNDERGROUND DRAINAGE PIPING.

GUTTERS:
PROVIDE 5"-DIA. 24-GA. HALF-ROUND BONDERIZED GUTTERS W/ G.I. BRACKETS AT APPROX. 4'-0" O/C. INCLUDE G.I. GUTTER COVER/SCREEN MESH AS REQUIRED TO PREVENT THE ACCUMULATION OF LEAVES/DEBRIS IN GUTTERS PER 2016 CRC SEC. R327.5.4. AND 2019 CBC SEC. 705A.4, TYPICAL U.N.O..

DOWNSPOUTS:
PROVIDE 3"-DIA. ROUND 24-GA. G.I. DOWNSPOUTS WITH G.I. BRACKETS.

ROOF JACKS:
PROVIDE NEOPRENE GASKETS AND G.I. ROOF JACK/RAIN CAP - PAINT TO MATCH ROOFING COLOR AND LOCATE WHERE NOT VOISIBLE FROM STREET WHEREVER POSSIBLE, TYPICAL U.N.O..

EXHAUST VENTS:
ALL EXHAUST VENTS SHALL BE LOCATED A MIN. OF 3' FROM, OR 1' ABOVE, ALL ROOF OR WALL OPENINGS PER 2019 CMC SEC. 504.5, SEC. 510.8.2, AND SEC. 510.8.3, TYPICAL U.N.O..

PLUMBING VENTS:
ALL PLUMBING VENTS SHALL BE LOCATED A MIN. OF 10' FROM, OR 3' ABOVE, ROOF OR WALL OPENINGS PER 2019 CPC SEC. 510.5.2, SEC. 906.1, AND SEC. 906.2, TYPICAL U.N.O..

ADDRESS NUMBERS:
APPROVED ADDRESS NUMBERS SHALL BE PLACED (OR MAINTAINED) ON THE BUILDING IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET, OR ROAD, FRONTING THE PROPERTY, AND CONTRASTING TO THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE A MIN. OF 4" HIGH WITH A MIN. ILLUMINATED STROKE WIDTH OF 1/2", TYPICAL U.N.O..

FLASHING:
PROVIDE 26-GA. GALV. FLASHING PER 2016 CRC SEC. R905.2.8. SEE ROOF PLAN AND DETAILS FOR MORE INFORMATION, TYPICAL U.N.O. INSTALL FLASHING IN A MANNER TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS.

VALLEY FLASHING:
PROVIDE 26-GA. GALV. "W" FLASHING OVER CONTINUOUS 36"-WIDE (MIN.) EXTRA LAYER 30# FELT AT ALL VALLEYS, TYPICAL U.N.O..

STEP FLASHING:
PROVIDE 26-GA. GALV. STEPV "L" FLASHING PER DETAILS AT ROOF AND UNDER EXTERIOR WALL SIDING, TYPICAL U.N.O..

PITCH BREAK FLASHING:
PROVIDE 26-GA. GALV. "L" FLASHING AT ALL WALL/PITCHED-ROOF INTERSECTIONS, TYPICAL U.N.O..

WINDOW/DOOR HEAD FLASHING:
PROVIDE 26-GA. GALV. "Z" FLASHING ABOVE ALL WINDOWS AND DOORS, TYPICAL U.N.O..

EXTERIOR SIDING & TRIM:
SEE WALL, DOOR, AND WINDOW DETAILS FOR MORE INFORMATION. INSTALL ALL ADHERED STONE VENEER PER MANUFACTURER'S SPECIFICATIONS.

EXTERIOR STUCCO SIDING:
PROVIDE 7/8"-THICK MIN. 3-COAT ACRYLIC STUCCO WITH "OLD WORLD" TEXTURE OVER STUCCO WIRE LATH OVER 2 LAYERS CLASS "D" BUILDING PAPER OR TYVEK BUILDING WRAP, WITH WEEP SCREED AT BASE, TYPICAL U.N.O..

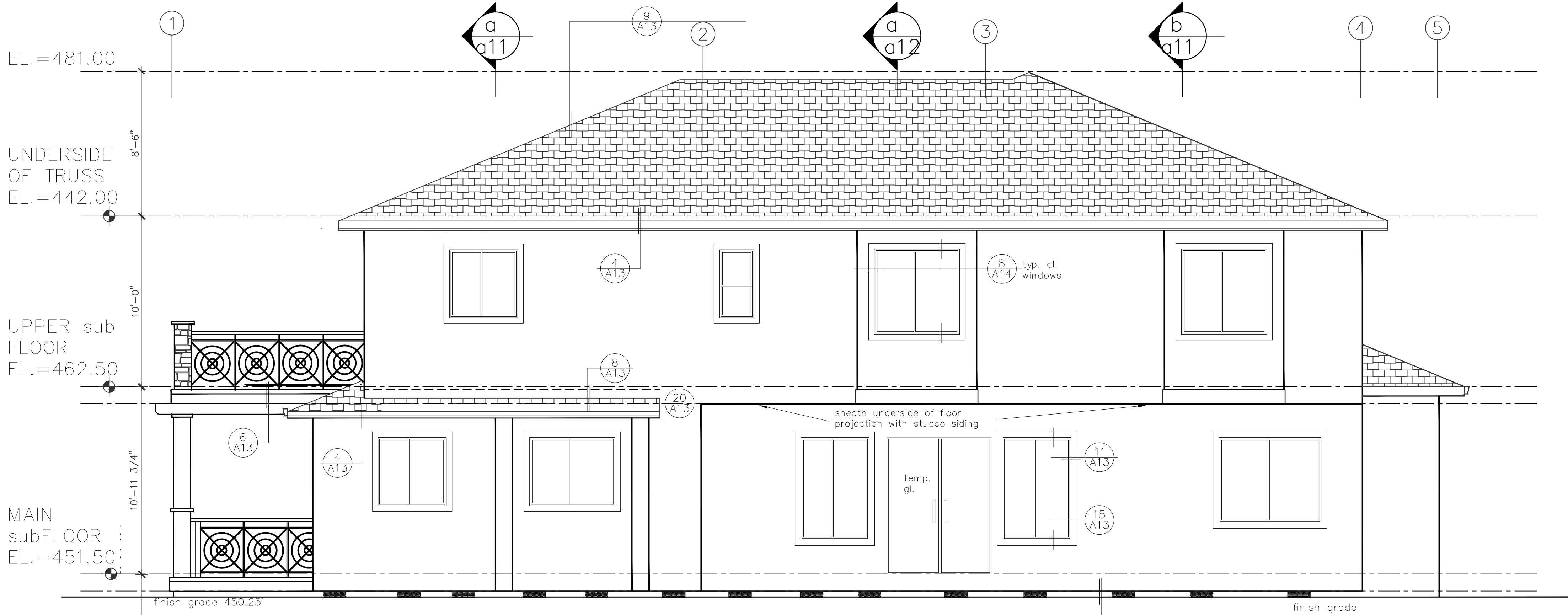
ADHERED THIN STONE VENEER
EL DORADO "COURSED STONE" ADHERED VENEER, COLOR: "SANTA BARBARA". AT WALLS, CHIMNEYS, ETC. WHERE SHOWN ON DRAWINGS. INSTALL ALL STONE OVER 3/4"-1"-THICK MORTAR BED OVER STUCCO WIRE LATH OVER "CADCO J-DRAIN #303" DRAINAGE BLANKET (OR EQUIVALENT) OVER 2 LAYERS KRAFT WATERPROOF BUILDING PAPER OR TYVEK BUILDING WRAP OVER BUILDING SHEATHING PER STRUCTURAL DRAWINGS OVER 2X STUDS AT 16" O/C, TYPICAL U.N.O..

WINDOW/DOOR TRIM:
WINDOW AND DOOR TRIM IS INTEGRAL TO THE INDIVIDUAL UNITS.

WINDOWS:
JEN-WELD WINDOW CO. ALUMINUM-CLAD WOOD-FRAME WINDOWS WITH PAINT-GRADE INTERIORS AND DUAL-GLAZED LOW-E2 GLASS, TYPICAL U.N.O. REFER TO WINDOW SCHEDULE FOR MORE INFORMATION.

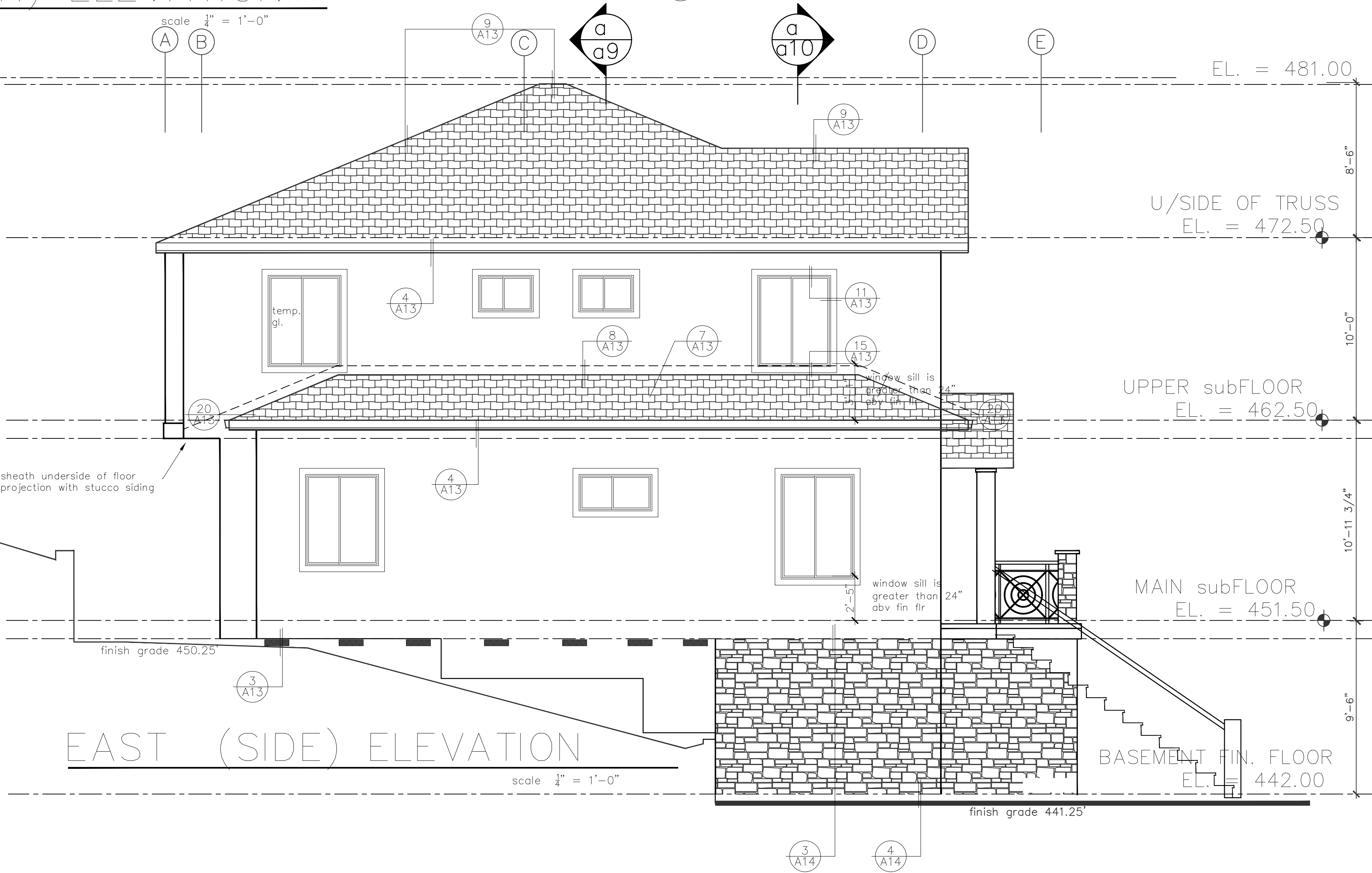
EXTERIOR DOOR:
REFER TO DOOR SCHEDULE FOR MORE INFORMATION, TYPICAL U.N.O..

EXTERIOR RAILING:
WROUGHT IRON RAILING TO BE SELECTED BY OWNER.



SOUTH (REAR) ELEVATION

scale 1/4" = 1'-0"



EAST (SIDE) ELEVATION

scale 1/4" = 1'-0"

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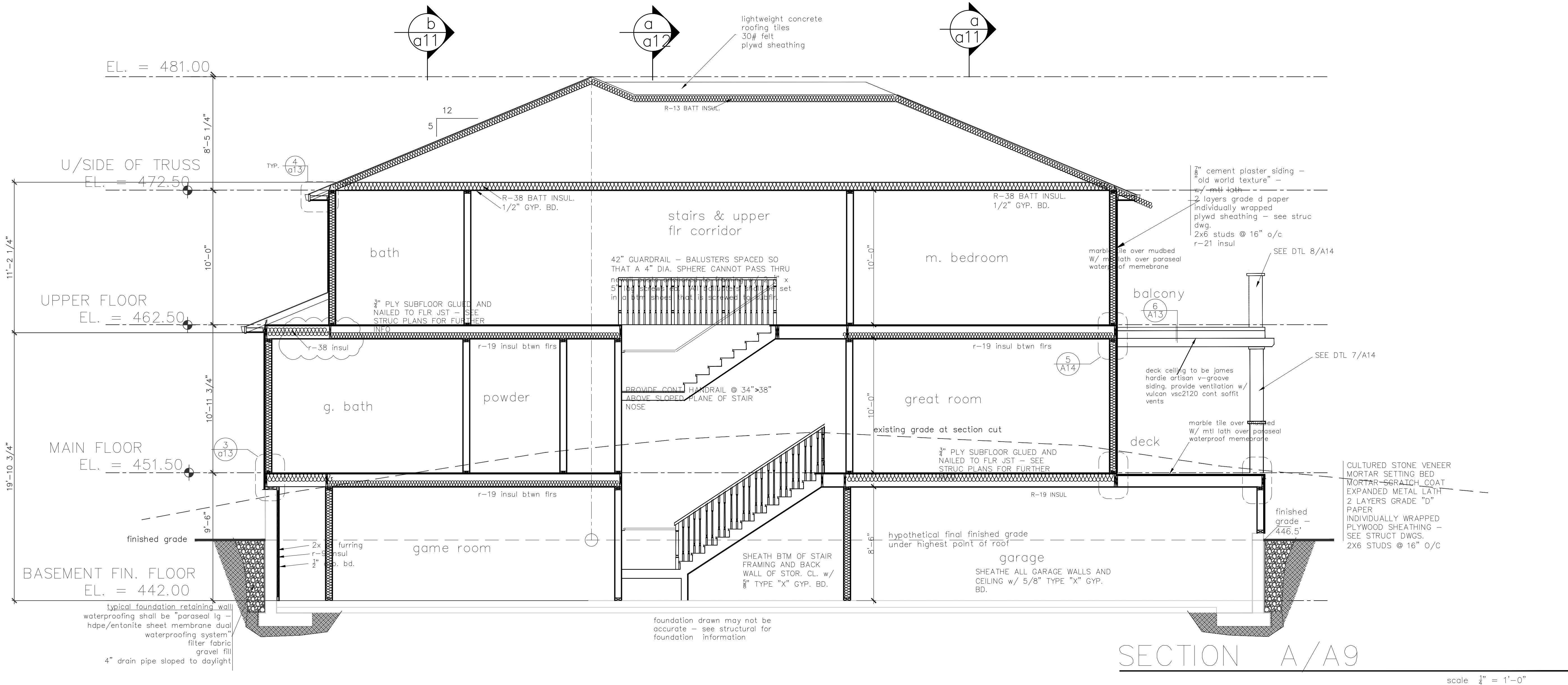
NEW RESIDENCE ON
BELLA MADEIRA LANE
SAN JOSE, CA
APN: 664-64-012

EXTERIOR
ELEVATIONS

NO.	REVISIONS	DATE	2/10/2025
		DESIGNED BY:	T. PENG
		DRAWN BY:	N. SINGH
		CHECKED BY:	M. SAINI
		APPROVED BY:	M. SAINI

SHEET NUMBER

A8



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NEW RESIDENCE ON
BELLA MADEIRA LANE
SAN JOSE, CA
APN: 654-64-012

BUILDING
SECTION

DATE	2/10/2025
DESIGNED BY:	T. PENG
DRAWN BY:	N. SINGH
CHECKED BY:	M. SAINI
APPROVED BY:	M. SAINI

NO.	
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SHEET NUMBER
A9

Owner's Manual
Care and Operation

INSTALLER: Leave this manual with party responsible for use and operation.
OWNER: Retain this manual for future reference.
Contact your dealer with questions regarding installation, operation or service.

NOTICE: DO NOT discard this manual!

HEAT&GLO
No one builds a better fire.

Models:
TRUE-36G-IFT
TRUE-36TG-IFT
TRUE-36S-IFT
TRUE-42G-IFT
TRUE-42TG-IFT
TRUE-42S-IFT
TRUE-50TG-IFT
TRUE-50S-IFT

GAS-FIRED
UL LISTED

WARNING: FIRE OR EXPLOSION HAZARD
Failure to follow safety warnings exactly could result in serious injury, death, or property damage.

- DO NOT store or use gasoline or other flammable vapors and liquids in the vicinity of this or any other appliance.
- What to do if you smell gas
 - DO NOT try to light any appliance.
 - DO NOT touch any electrical switch. DO NOT use any phone in your building.
 - Leave the building immediately.
 - Immediately call your gas supplier from a neighbor's phone. Follow the gas supplier's instructions.
 - If you cannot reach your gas supplier, call the fire department.
- Installation and service must be performed by a qualified installer, service agency, or the gas supplier.

DANGER
HOT GLASS WILL CAUSE BURNS.
DO NOT TOUCH GLASS UNTIL COOLED.
NEVER ALLOW CHILDREN TO TOUCH GLASS.
A barrier designed to reduce the risk of burns from the hot-viewing glass is provided with this appliance and must be installed for the protection of children and other at-risk individuals.

In the Commonwealth of Massachusetts installation must be performed by a licensed plumber or gas fitter. See appliance installation manual for additional Commonwealth of Massachusetts requirements.

Pour demander un exemplaire en français de ce Manuel de l'utilisateur, visitez www.heatandglo.com/franais

Specifications

HEAT&GLO
No one builds a better fire.

Please consult the manufacturer's installation manual for all details and requirements before making a final design layout decision.

TRUE
42" Direct Vent Gas Fireplace

MODEL	FRONT WIDTH	BACK WIDTH	HEIGHT	DEPTH	GLASS SIZE
TRUE-42	Actual Framing Actual Framing	Actual Framing Actual Framing	Actual Framing Actual Framing	Actual Framing Actual Framing	41-7/8 x 36-1/16
	67 65-9/16	65-9/16 62-5/8	61 62-5/8	24 24	

UNIT

Top: 60-5/16" (1608), 30-11/16" (783), 16" (406), 24" (610), 23-1/2" (597), 59-15/16" (1522), 46-3/8" (1178), 41-7/8" (1064), 45-7/8" (1165)

FRONTS

Left: 36-1/16" (914), 2-3/8" (76), 16-1/8" (416)

Front: 67" (1702), 62-5/8" (1591)

Right: 46-3/8" (1178), 41-7/8" (1064), 45-7/8" (1165)

Arch: 36-1/16" (914), 2-3/8" (76), 16-1/8" (416)

Arch: 67" (1702), 62-5/8" (1591)

Additional information can be found online at www.heatandglo.com

O'HAGIN
THE TECHNOLOGICAL LEADER IN ATTIC VENTILATION

MATERIAL: CLAY TILE
PRODUCT: MEDIUM PROFILE (M)

1. SELECT METAL
Standard: 26 Gauge, G-90 Galvanized Steel, 20 Year Warranty
Upgrade Options: .032" Aluminum, 50 Year Warranty; 14 Oz. Copper, 50 Year Warranty

2. SELECT FINISH
Upgrade Options: Pre-Painted Galvanized Steel Finish*
BLACK, BROWN, CHARCOAL, GRAY, TERRA COTTA, WHITE

3. SELECT SUBFLASHING OPTIONS
Standard: 2" Flange
Upgrade Options: 4" Flange, 6" Flange, Diverter***
NFVA**

4. SELECT WIRE MESH
Standard: 1/4" Galvanized, 86.25 sq. in.
Upgrade Options: 1/4" Stainless Steel, 86.25 sq. in.
1/8" Galvanized, 77.63 sq. in.
1/8" Stainless Steel, 77.63 sq. in.

FREE VENT LAYOUT AND CALCULATIONS
Send us your plans. No plans? No problem. Provide us with your address and roofing material. We'll figure out the rest. vent@ohagin.com

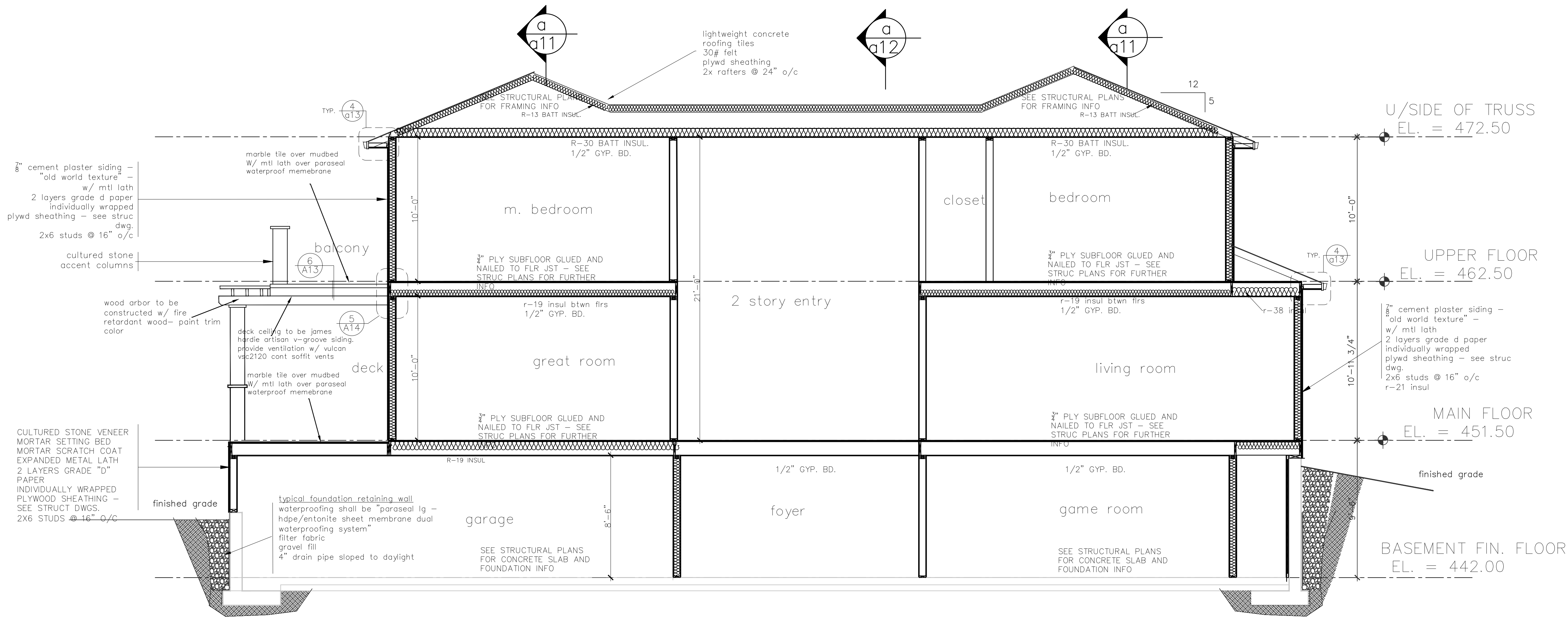
WATCH OUR INSTALL VIDEOS
Scan this QR Code with your smart phone to watch easy step-by-step install videos.

LOCAL AND NATIONAL APPROVALS
O'Hagin is a recognized leader in attic ventilation testing and design.

www.ohagin.com
210 Classic Court, Suite 100 • Redwood Park, CA 94028
Toll Free 877-326-0444 • Fax 707-588-9187

O'HAGIN IS PROUD TO WORK WITH THESE AND MANY OTHER QUALITY MANUFACTURERS

O'hagin vents are manufactured and produced under strict quality control standards. (DGA) 131, (DGA) 234, (DGA) 391, (DGA) 392, (DGA) 393, (DGA) 394, (DGA) 395, (DGA) 396, (DGA) 397, (DGA) 398, (DGA) 399, (DGA) 400, (DGA) 401, (DGA) 402, (DGA) 403, (DGA) 404, (DGA) 405, (DGA) 406, (DGA) 407, (DGA) 408, (DGA) 409, (DGA) 410, (DGA) 411, (DGA) 412, (DGA) 413, (DGA) 414, (DGA) 415, (DGA) 416, (DGA) 417, (DGA) 418, (DGA) 419, (DGA) 420, (DGA) 421, (DGA) 422, (DGA) 423, (DGA) 424, (DGA) 425, (DGA) 426, (DGA) 427, (DGA) 428, (DGA) 429, (DGA) 430, (DGA) 431, (DGA) 432, (DGA) 433, (DGA) 434, (DGA) 435, (DGA) 436, (DGA) 437, (DGA) 438, (DGA) 439, (DGA) 440, (DGA) 441, (DGA) 442, (DGA) 443, (DGA) 444, (DGA) 445, (DGA) 446, (DGA) 447, (DGA) 448, (DGA) 449, (DGA) 450, (DGA) 451, (DGA) 452, (DGA) 453, (DGA) 454, (DGA) 455, (DGA) 456, (DGA) 457, (DGA) 458, (DGA) 459, (DGA) 460, (DGA) 461, (DGA) 462, (DGA) 463, (DGA) 464, (DGA) 465, (DGA) 466, (DGA) 467, (DGA) 468, (DGA) 469, (DGA) 470, (DGA) 471, (DGA) 472, (DGA) 473, (DGA) 474, (DGA) 475, (DGA) 476, (DGA) 477, (DGA) 478, (DGA) 479, 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SECTION A/A10

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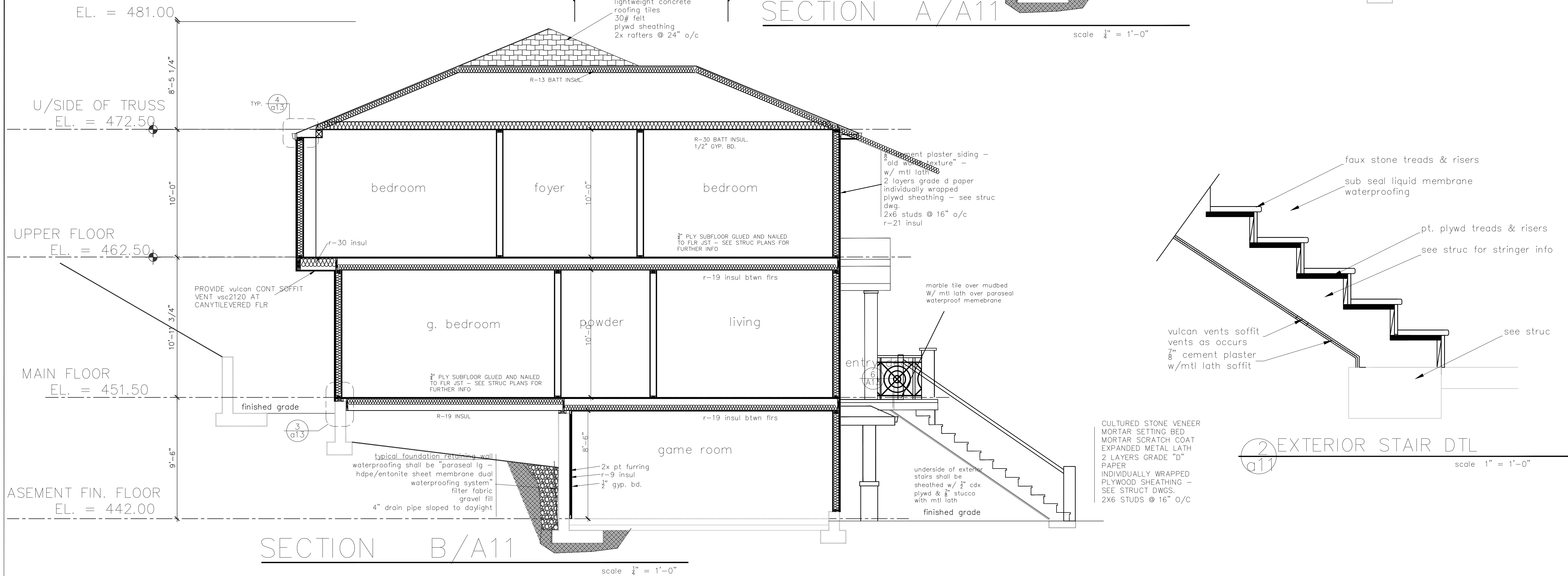
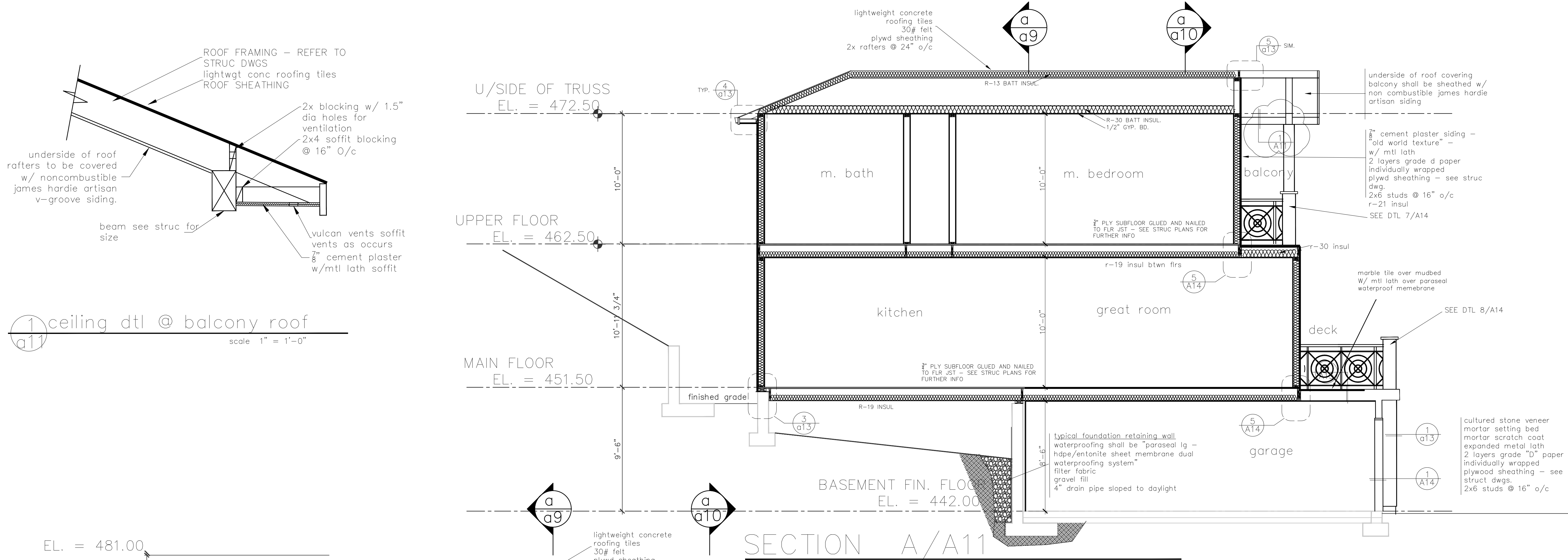
STEVE BENZING ARCHITECT
C-17985
12103 FREDERICKSBURG
SARTOGA CALIFORNIA
TEL: 408-805-1328
EMAIL: steve@benzarch.com
WEBSITE: BENZARCH.COM

NEW RESIDENCE ON
BELLA MADEIRA LANE
SAN JOSE, CA
APN: 654-64-012

BUILDING
SECTION

NO.	REVISIONS	DATE:	2/10/2025
		DESIGNED BY:	T. PENG
		DRAWN BY:	N. SINGH
		CHECKED BY:	M. SAINI
		APPROVED BY:	M. SAINI

SHEET NUMBER
A10



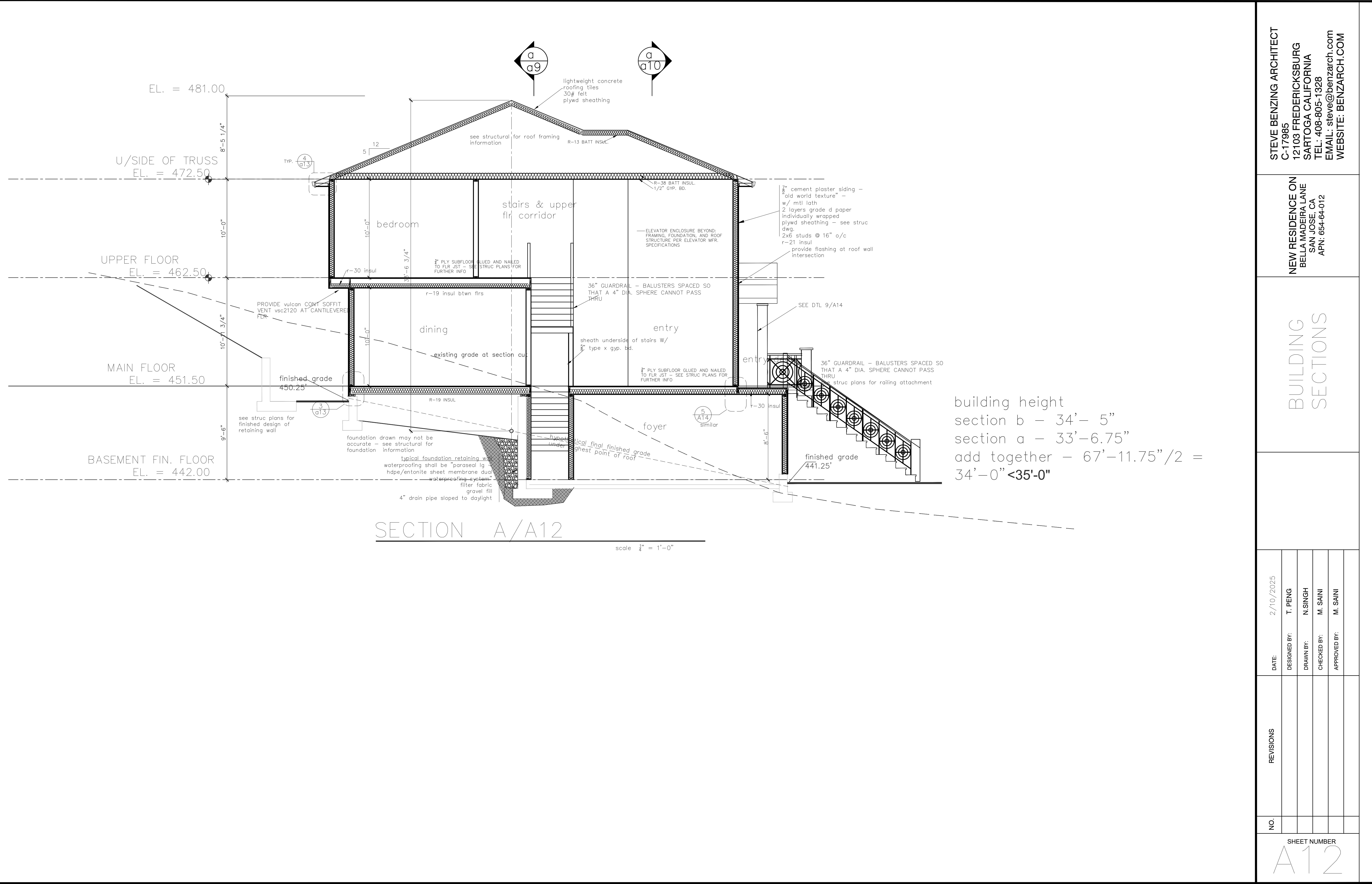
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SAN JOSE, CA
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BUILDING
SECTIONS

NO.	REVISIONS	DATE	DESIGNED BY:	DRAWN BY:	CHECKED BY:	APPROVED BY:
		2/10/2025	T. PENG	N. SINGH	M. SAINI	M. SAINI

SHEET NUMBER
A11



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NEW RESIDENCE ON
BELLA MADEIRA LANE
SAN JOSE, CA
APN: 654-64-012

BUILDING
SECTIONS

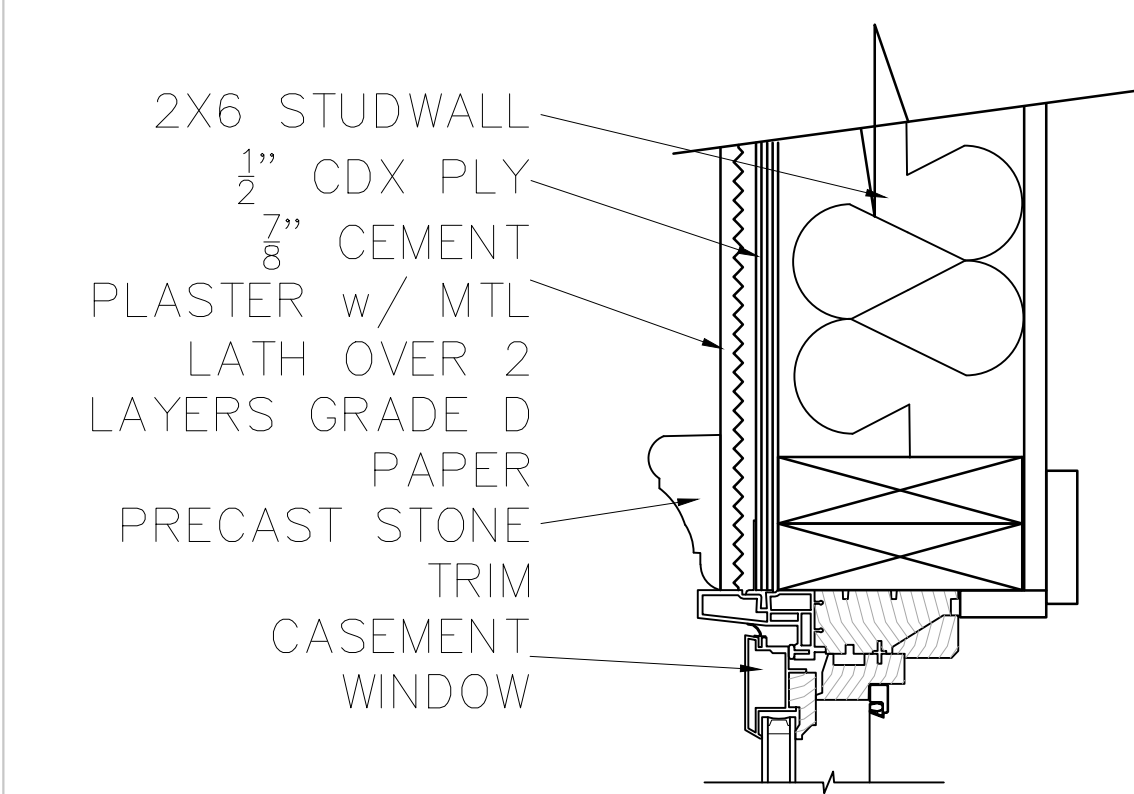
DATE:	2/10/2025
DESIGNED BY:	T. PENG
DRAWN BY:	N. SINGH
CHECKED BY:	M. SAINI
APPROVED BY:	M. SAINI

REVISIONS

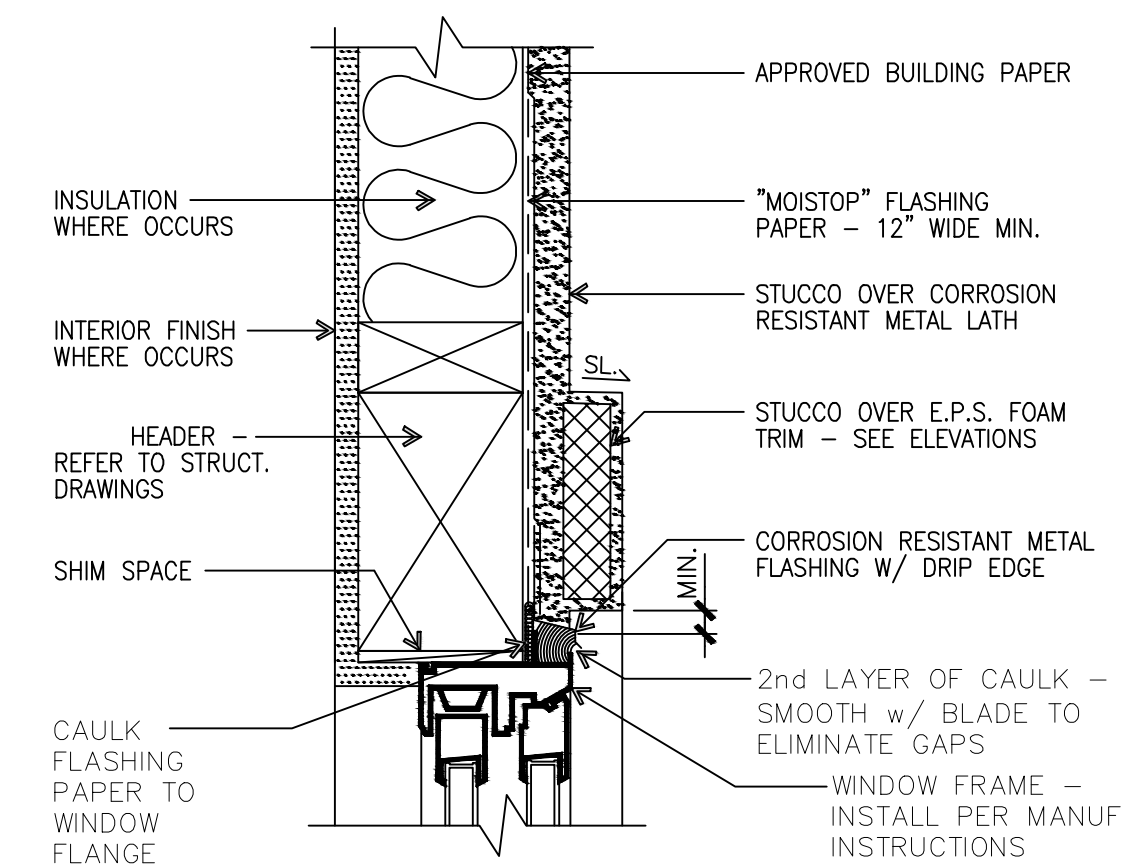
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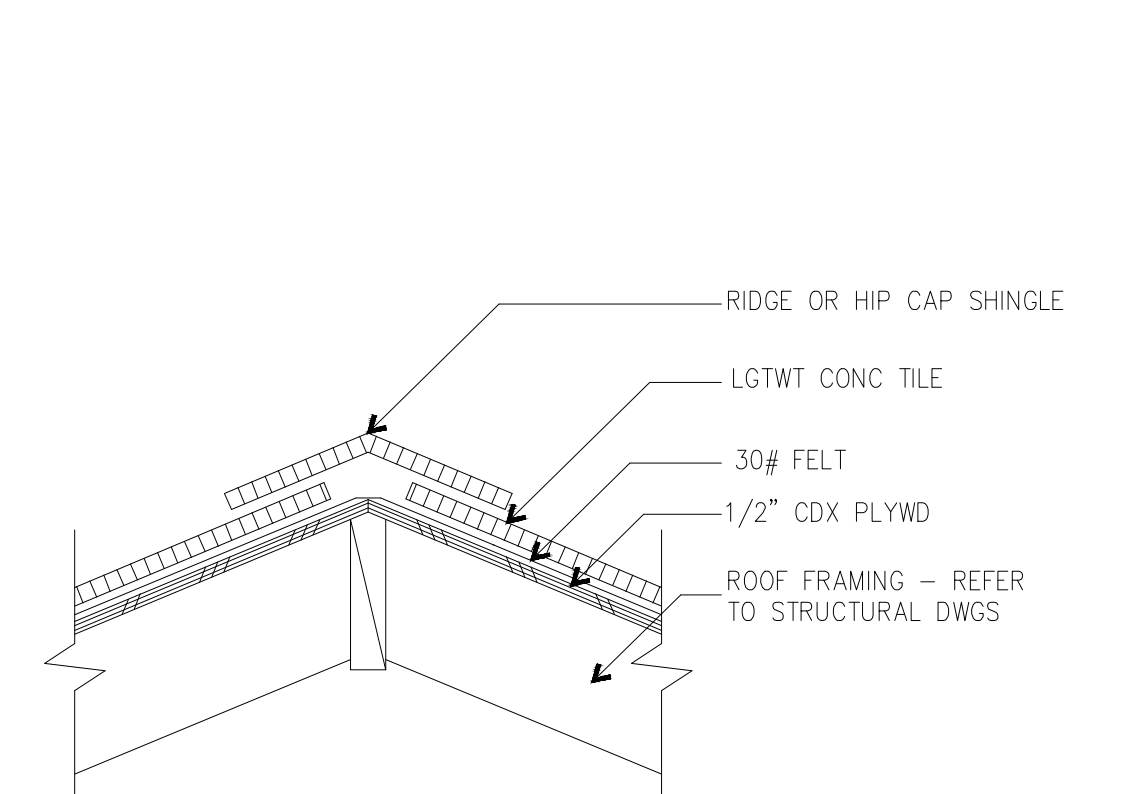
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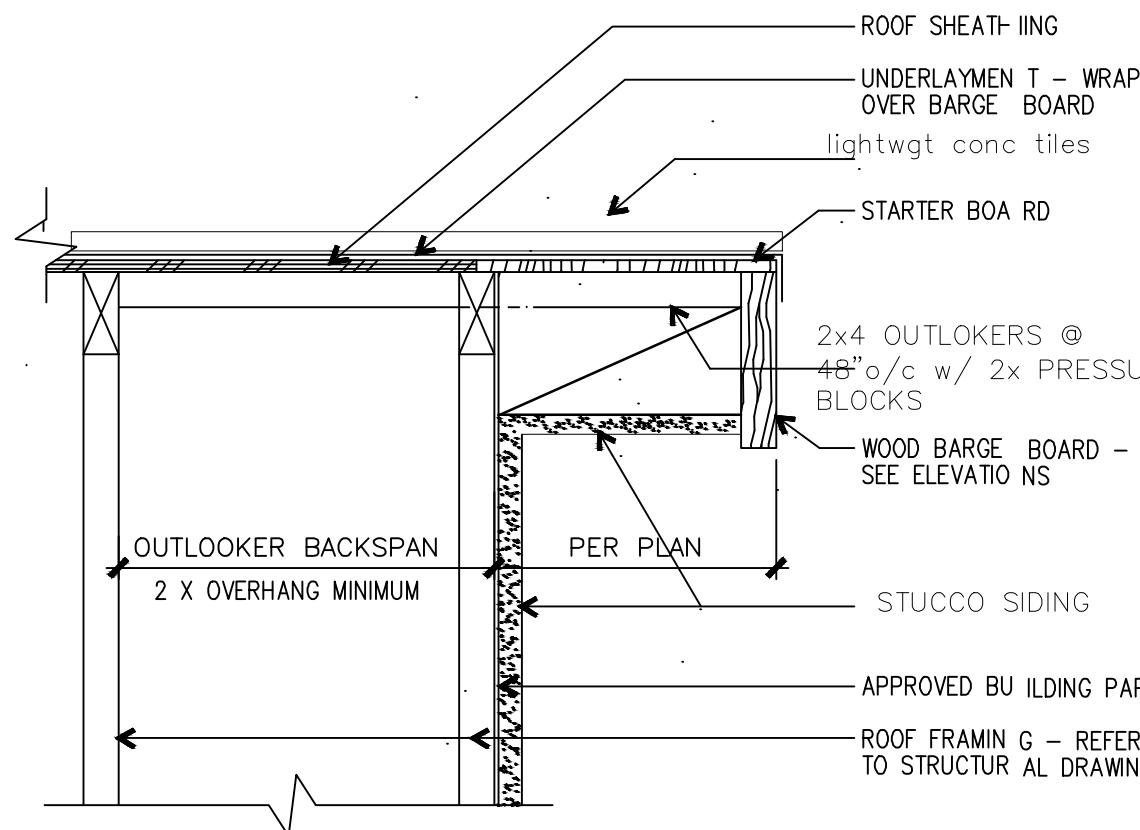
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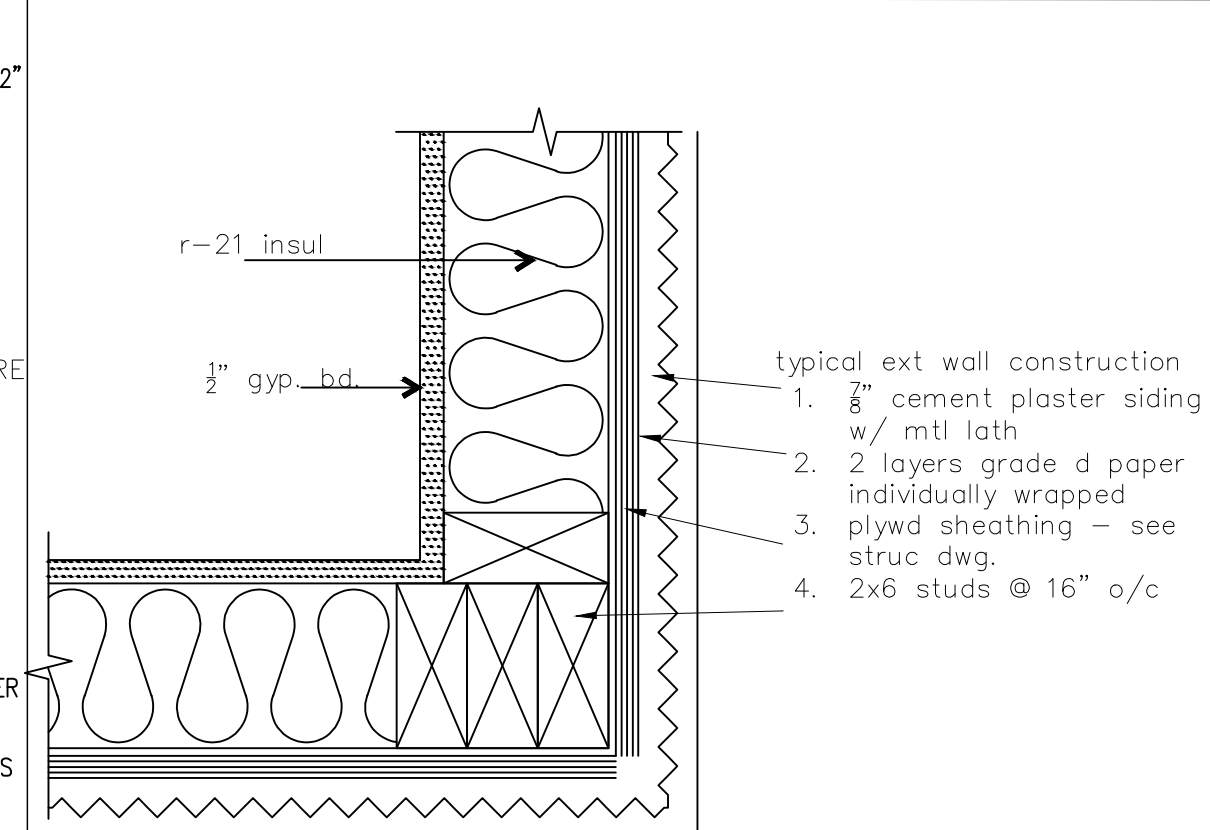
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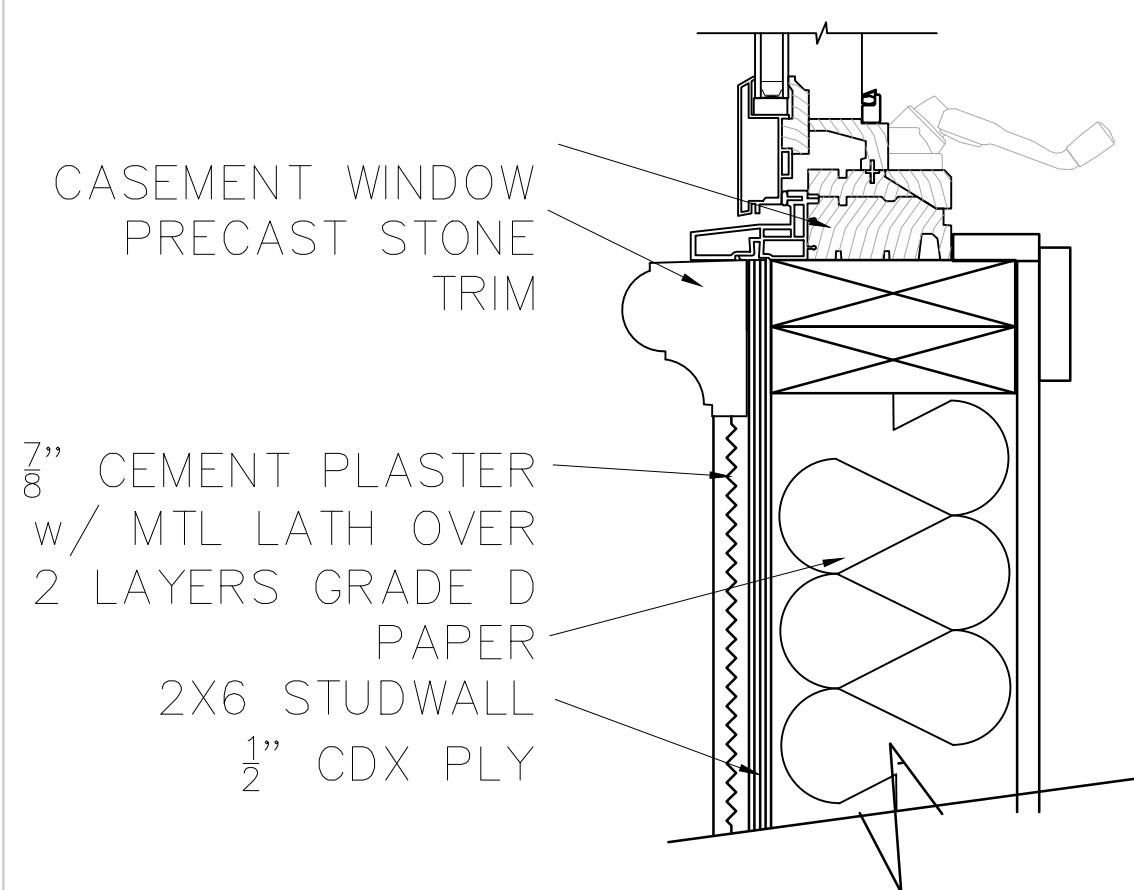
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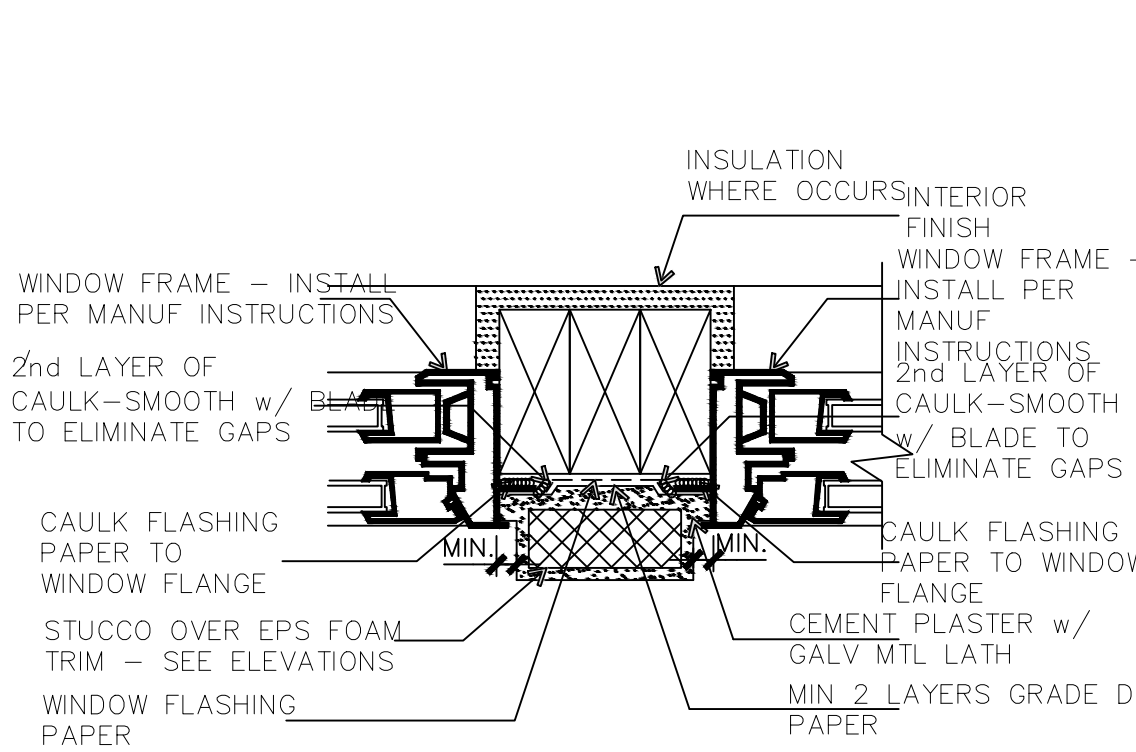
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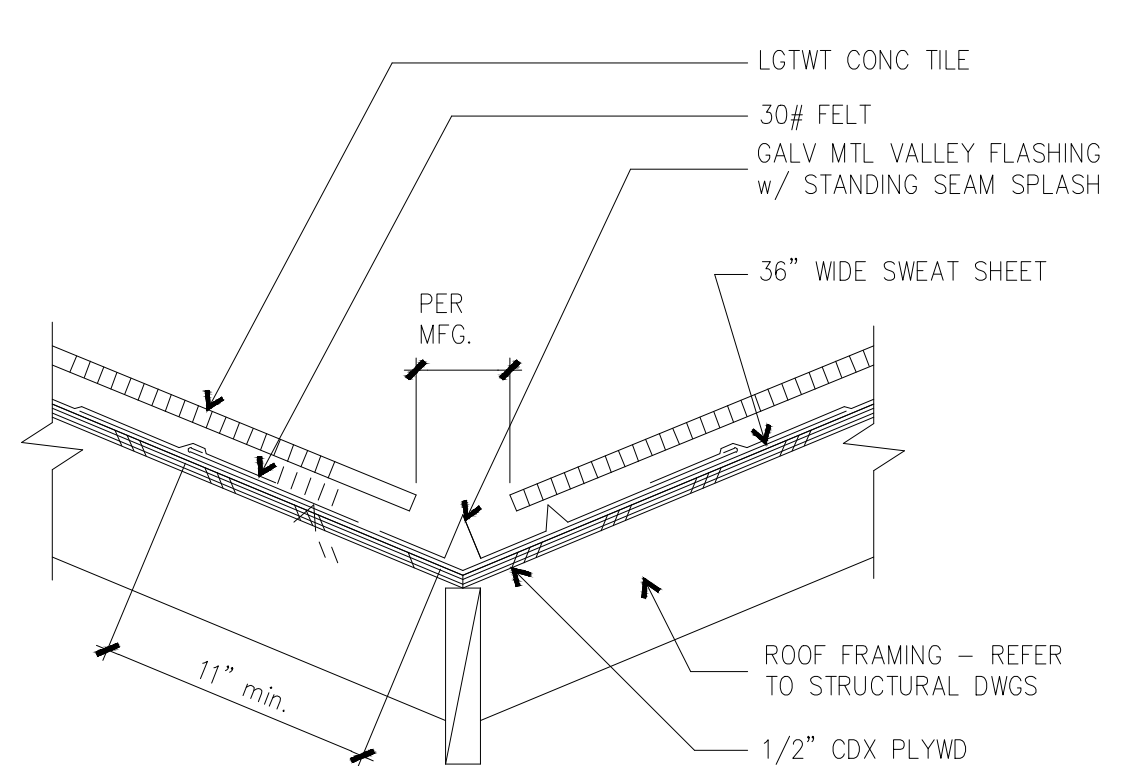
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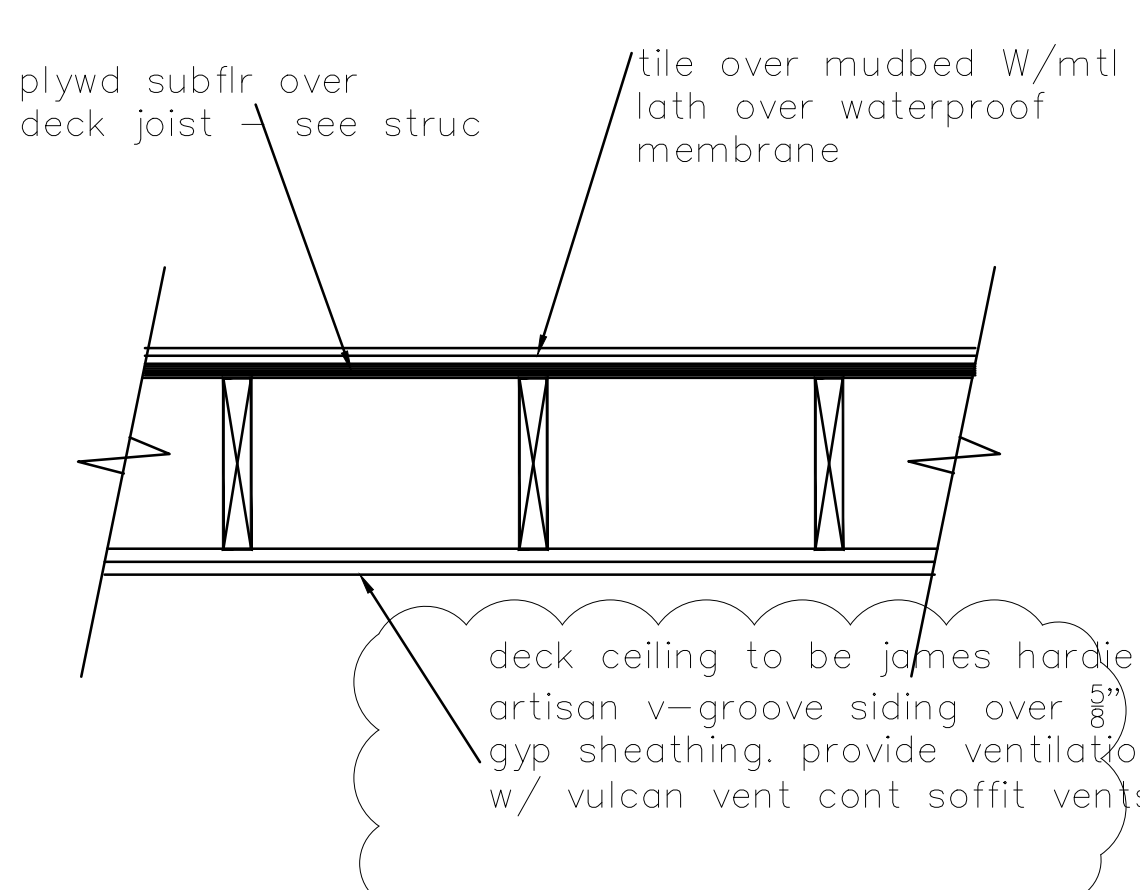
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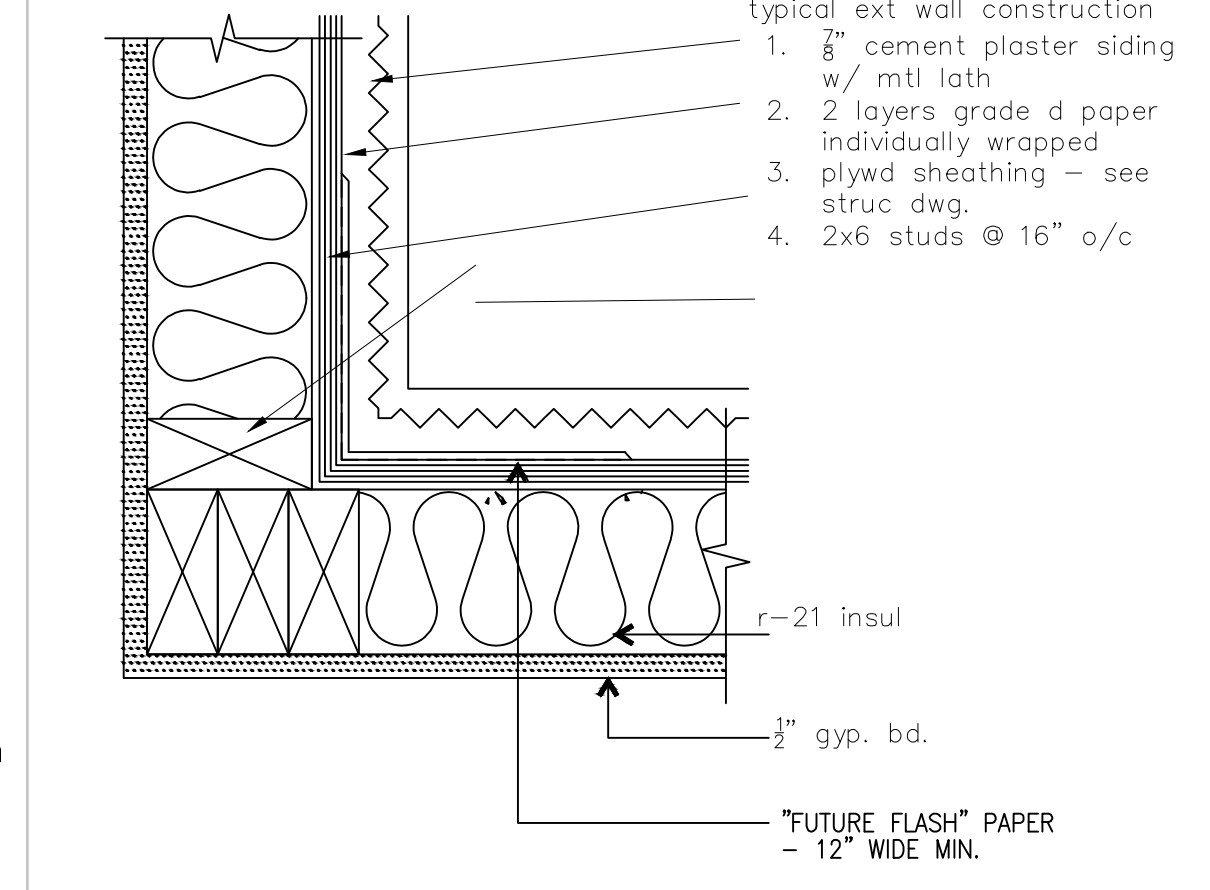
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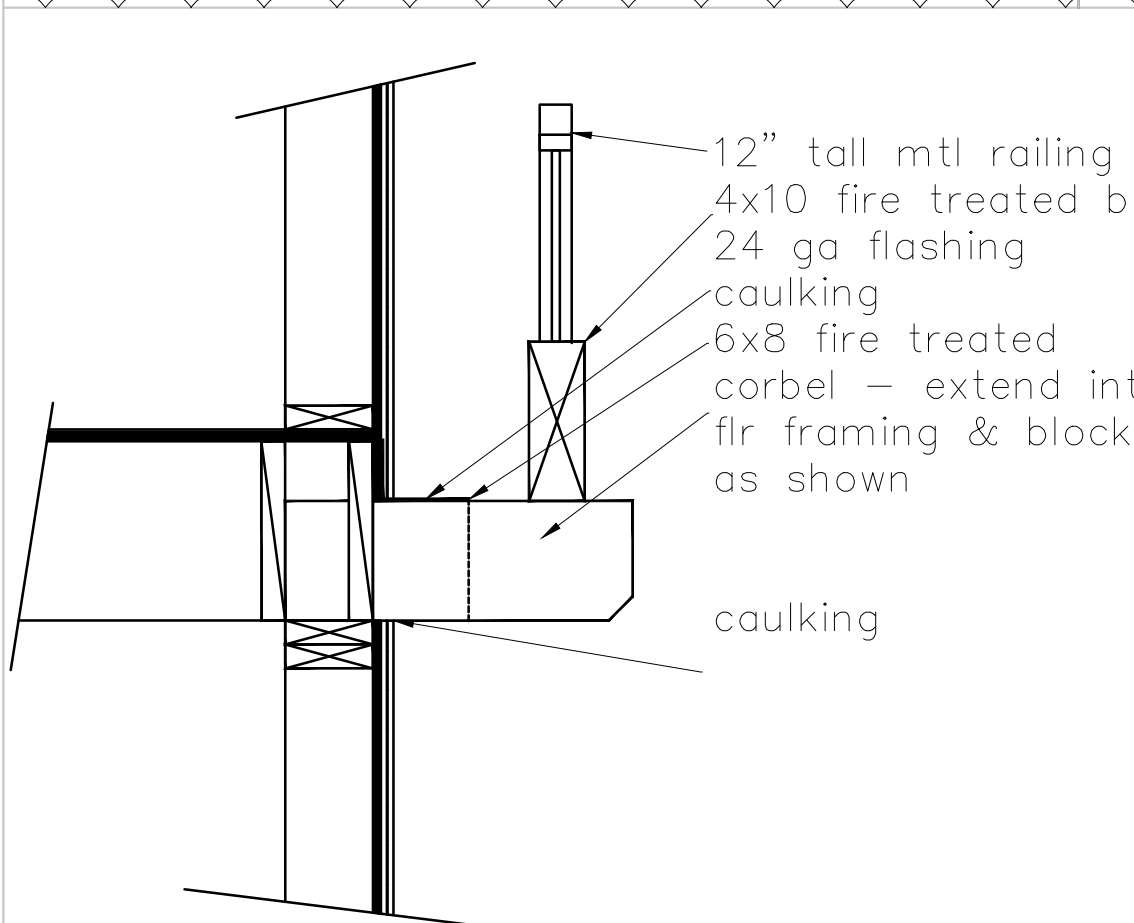
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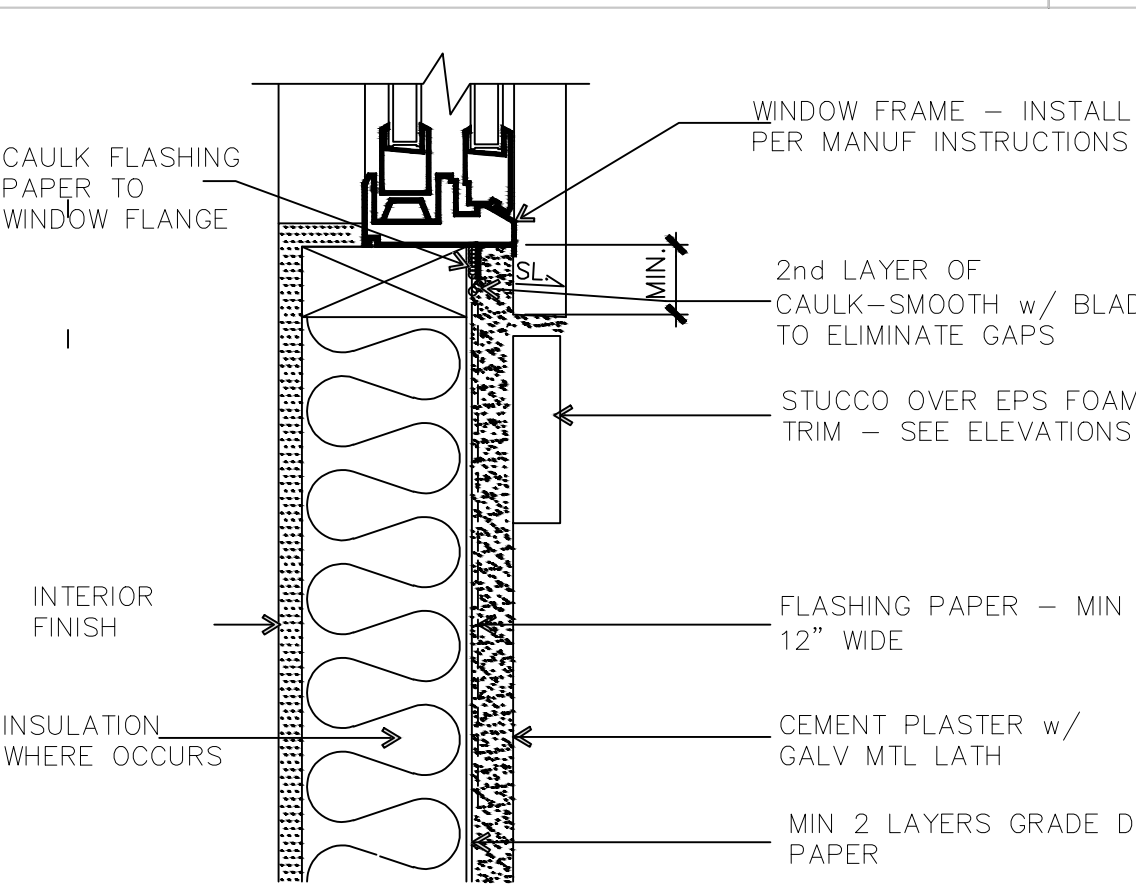
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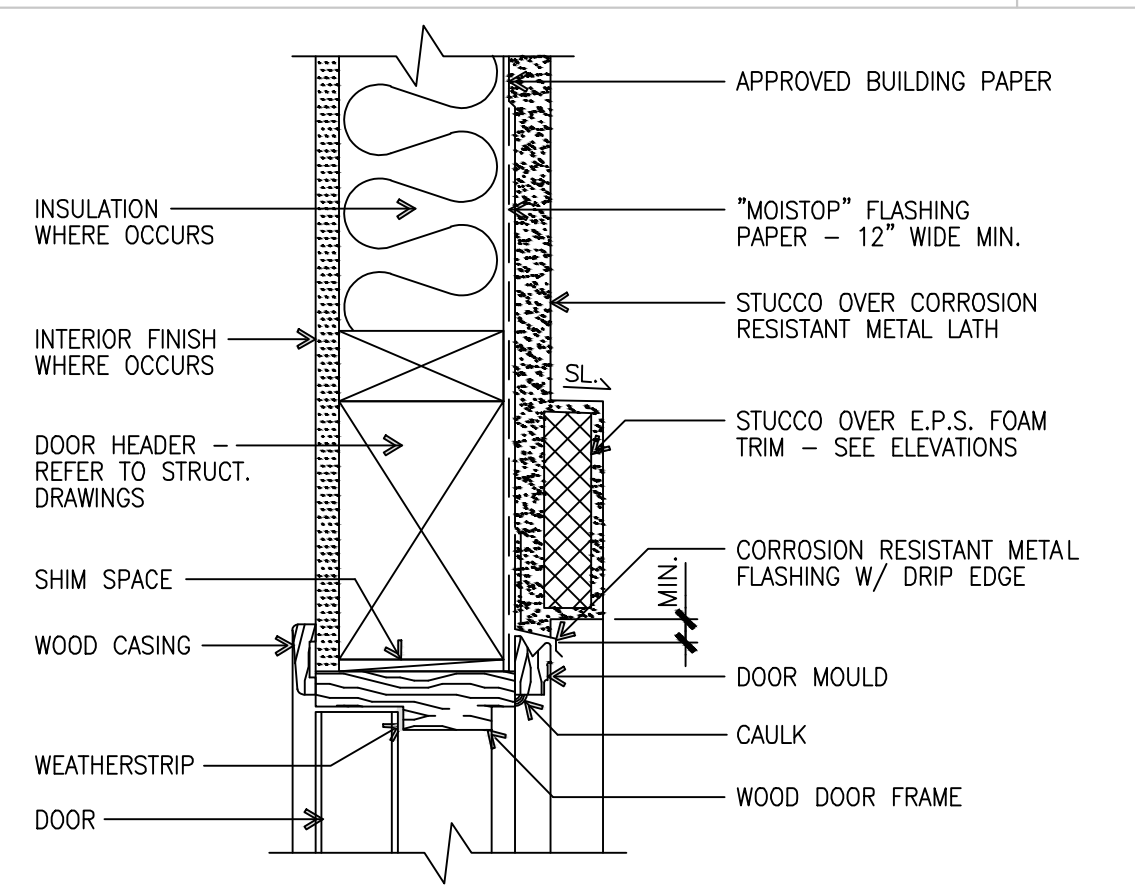
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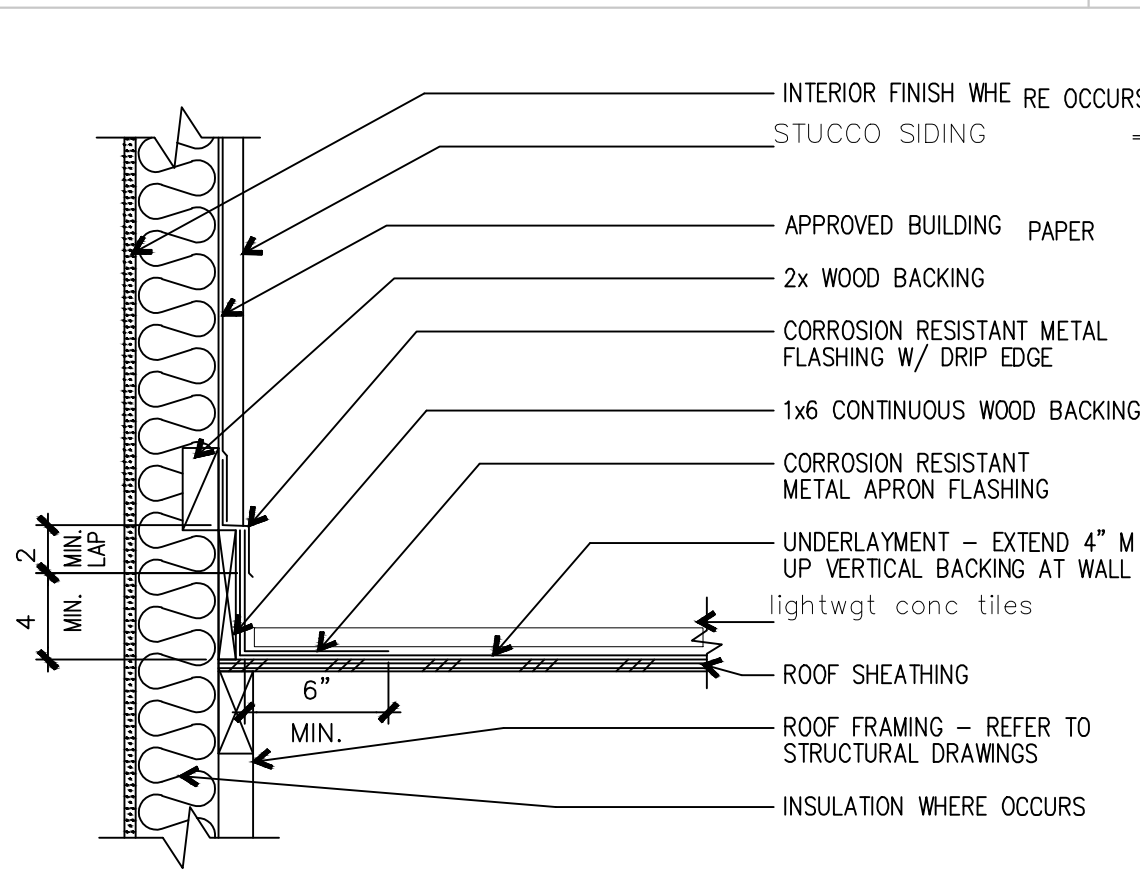
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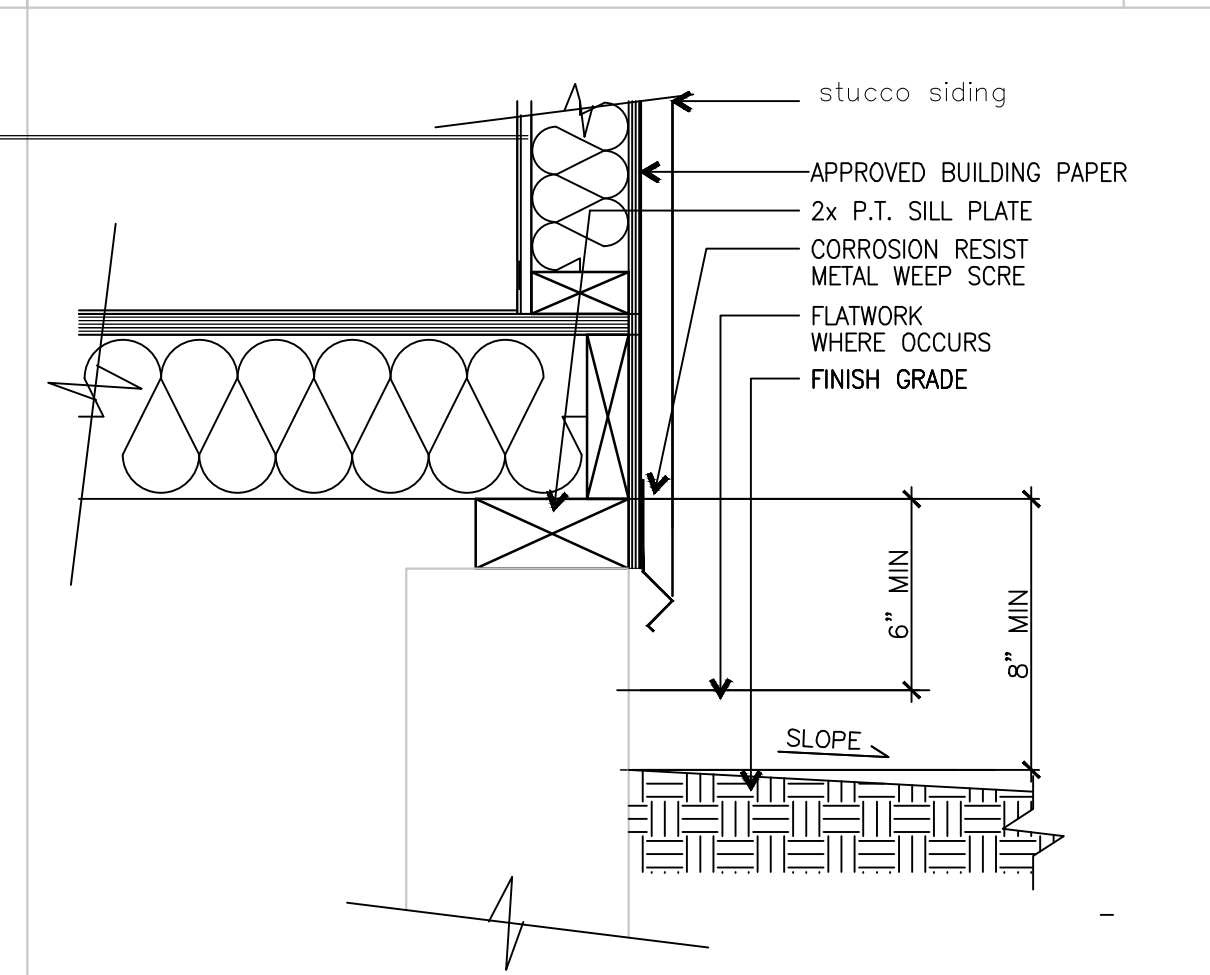
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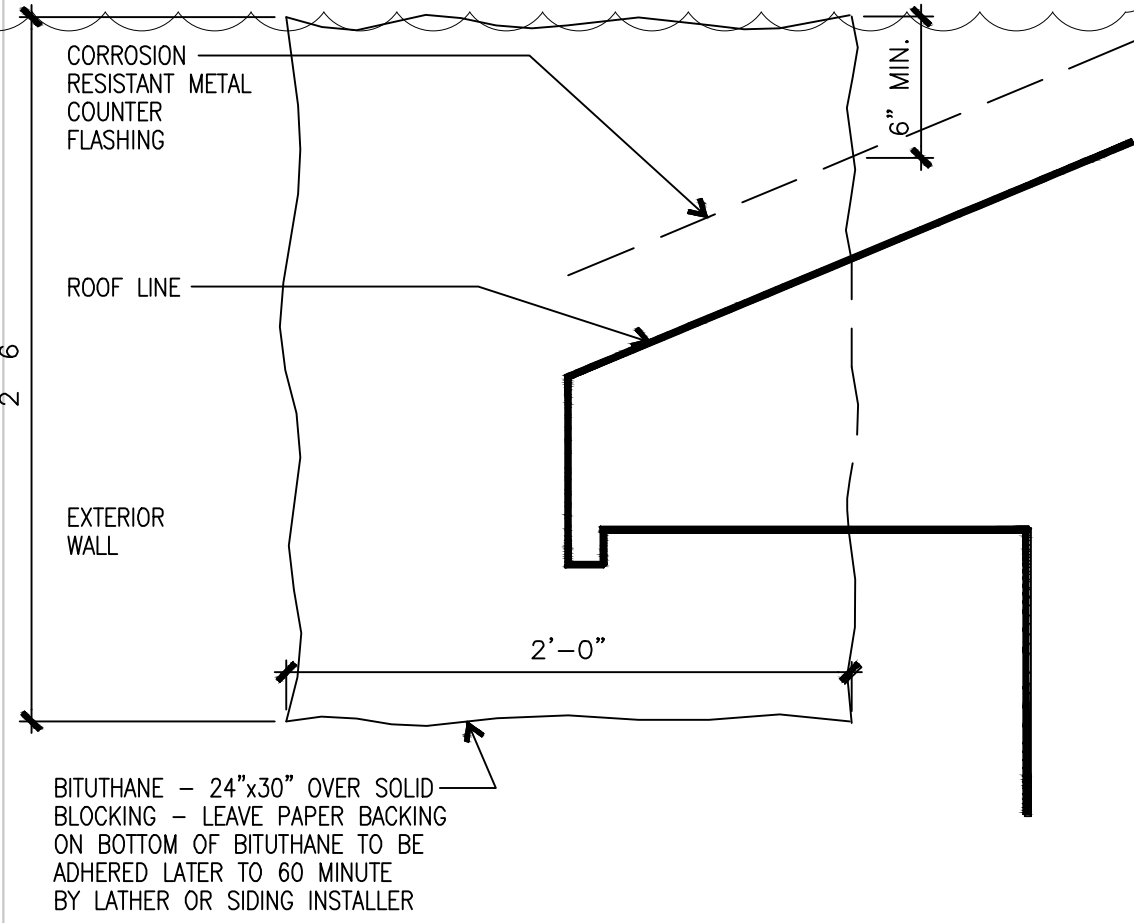
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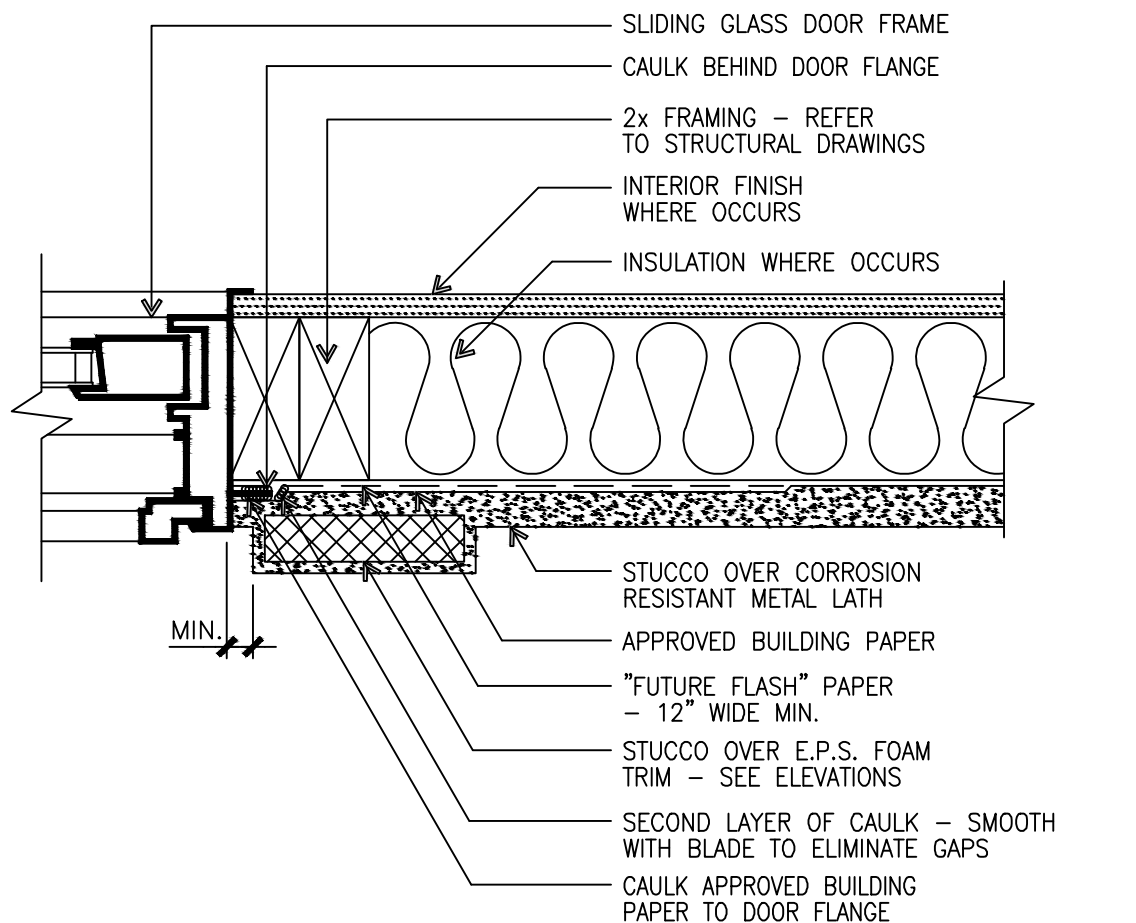
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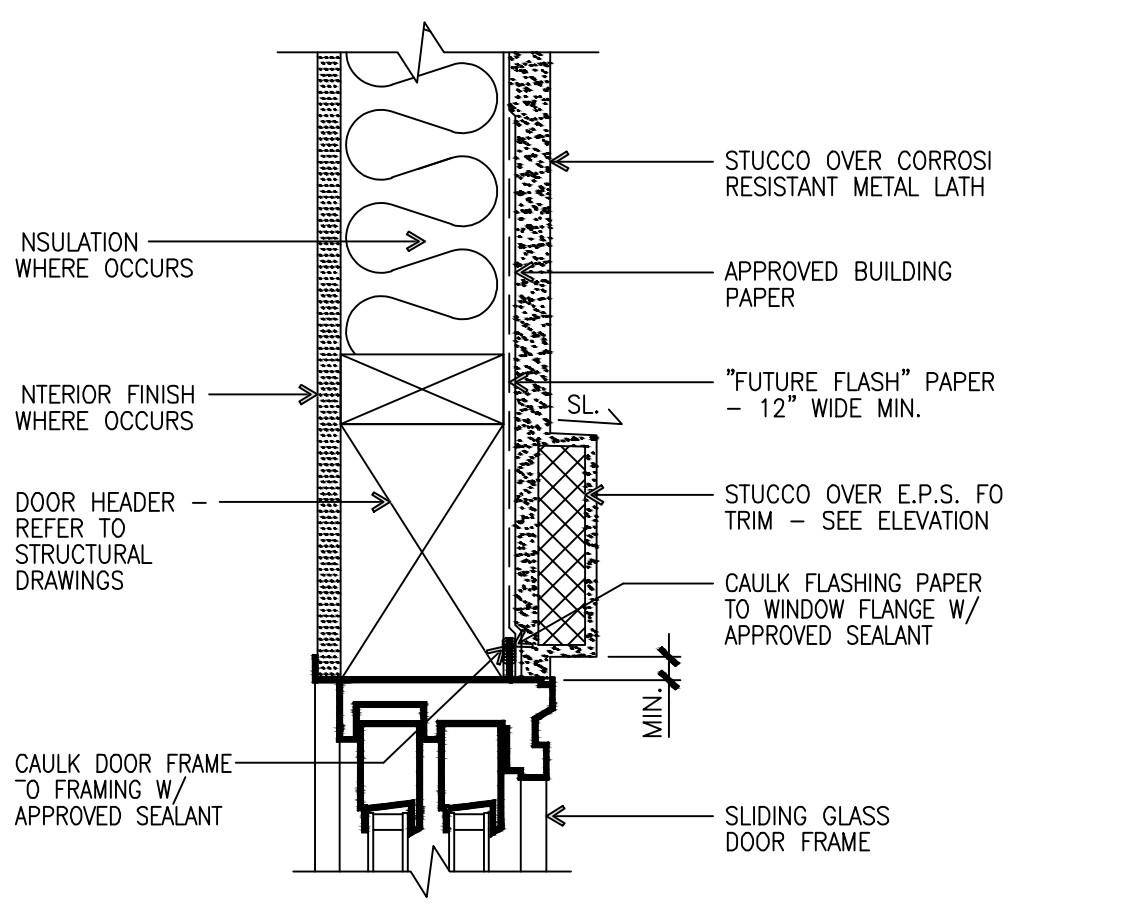
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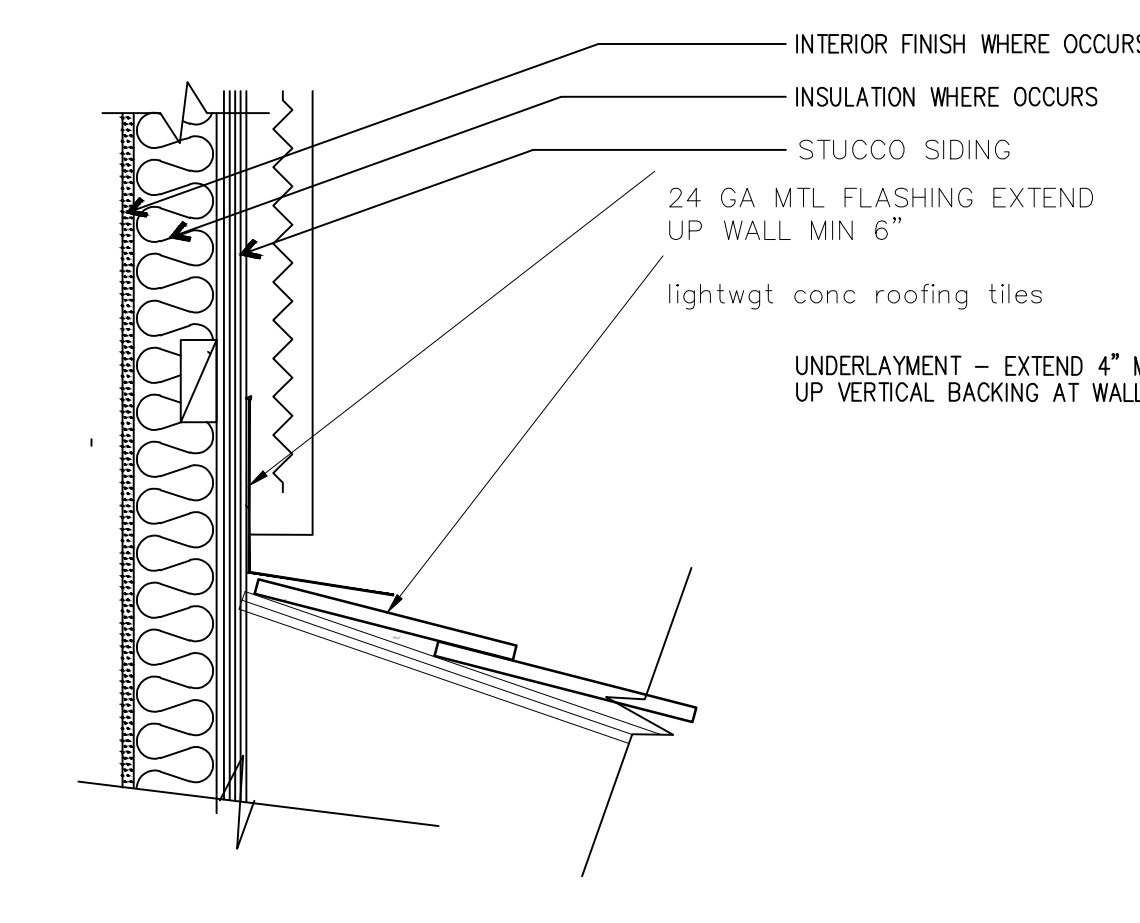
FASCIA TO WALL 20



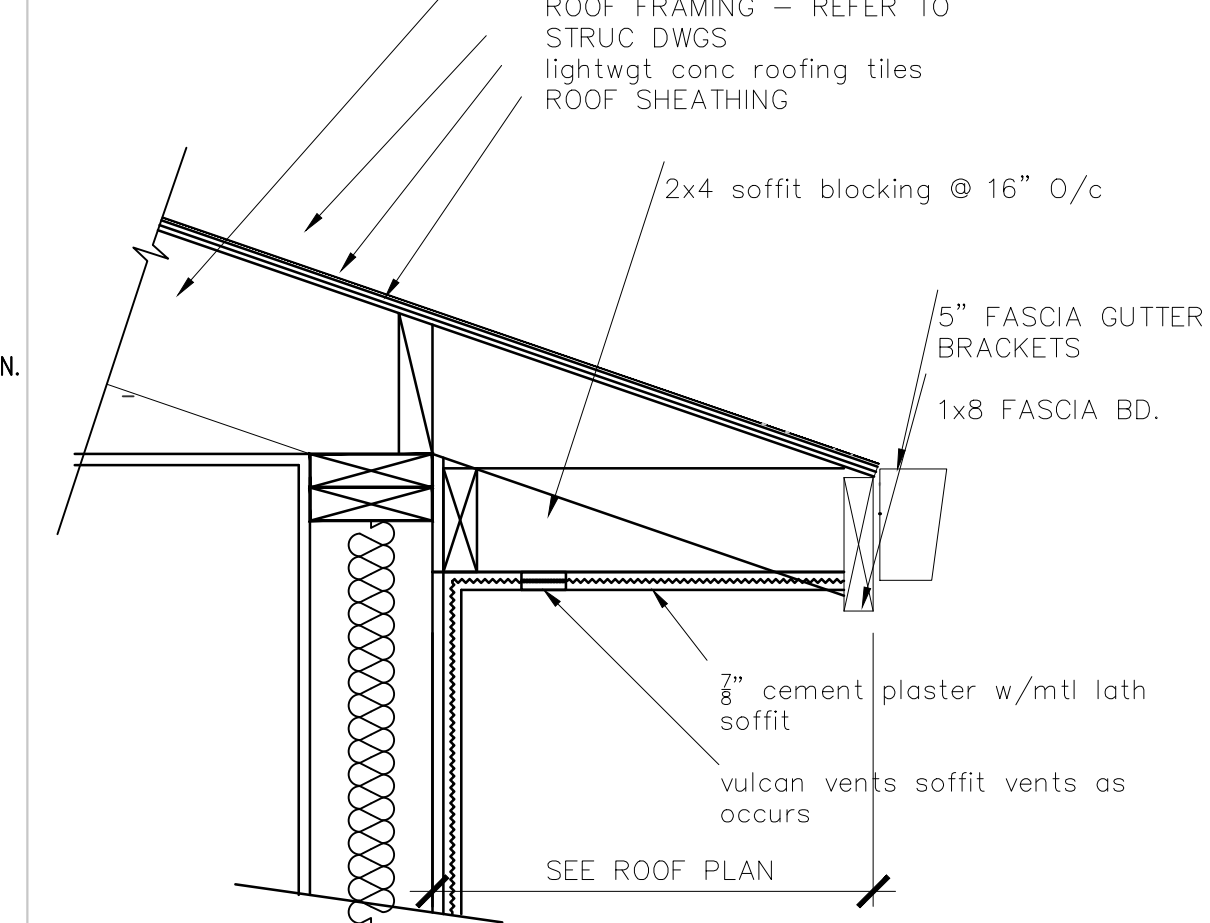
SLIDING GLASS DOOR JAMB 16



SLIDING GLASS DOOR HEAD 12



ROOF/WALL INTERSECTION 8



TYPICAL EAVE 4

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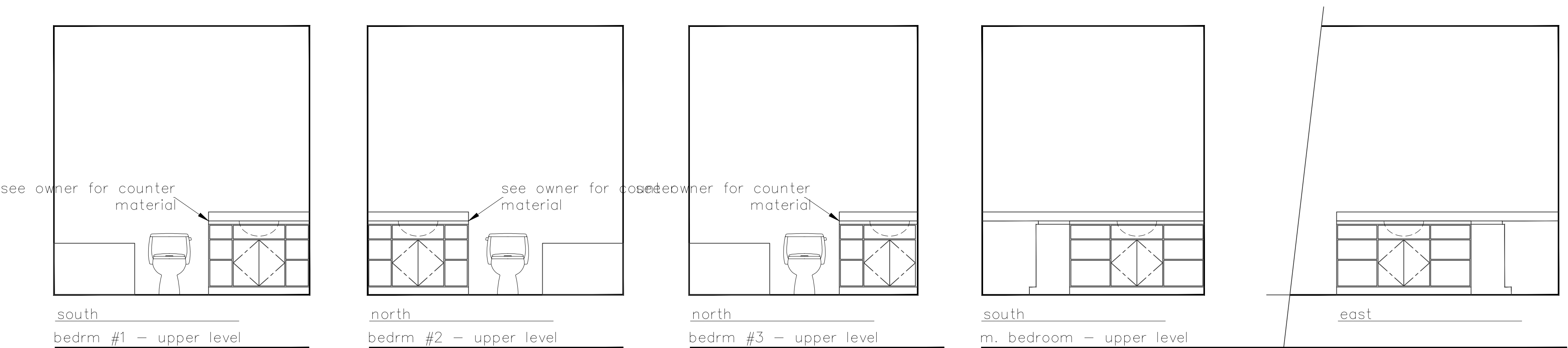
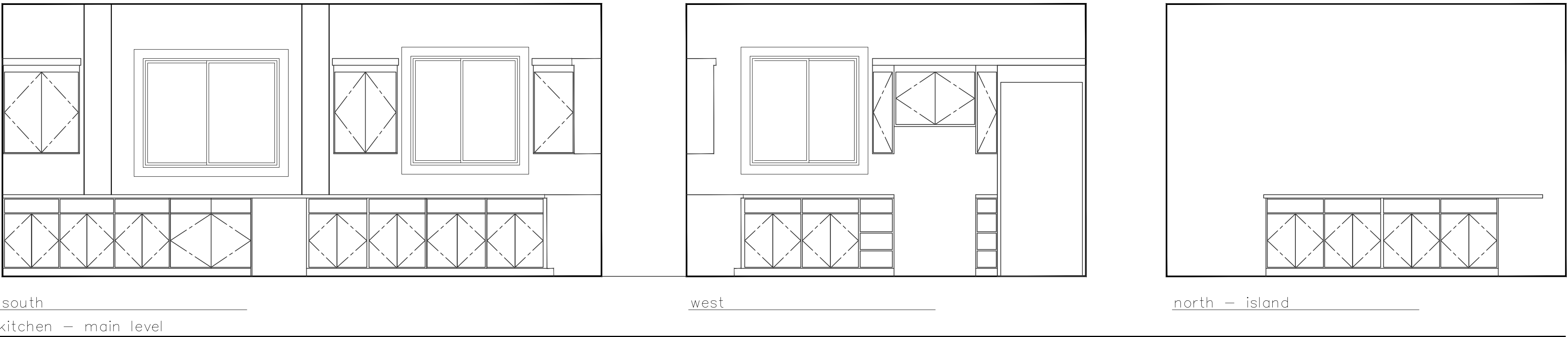
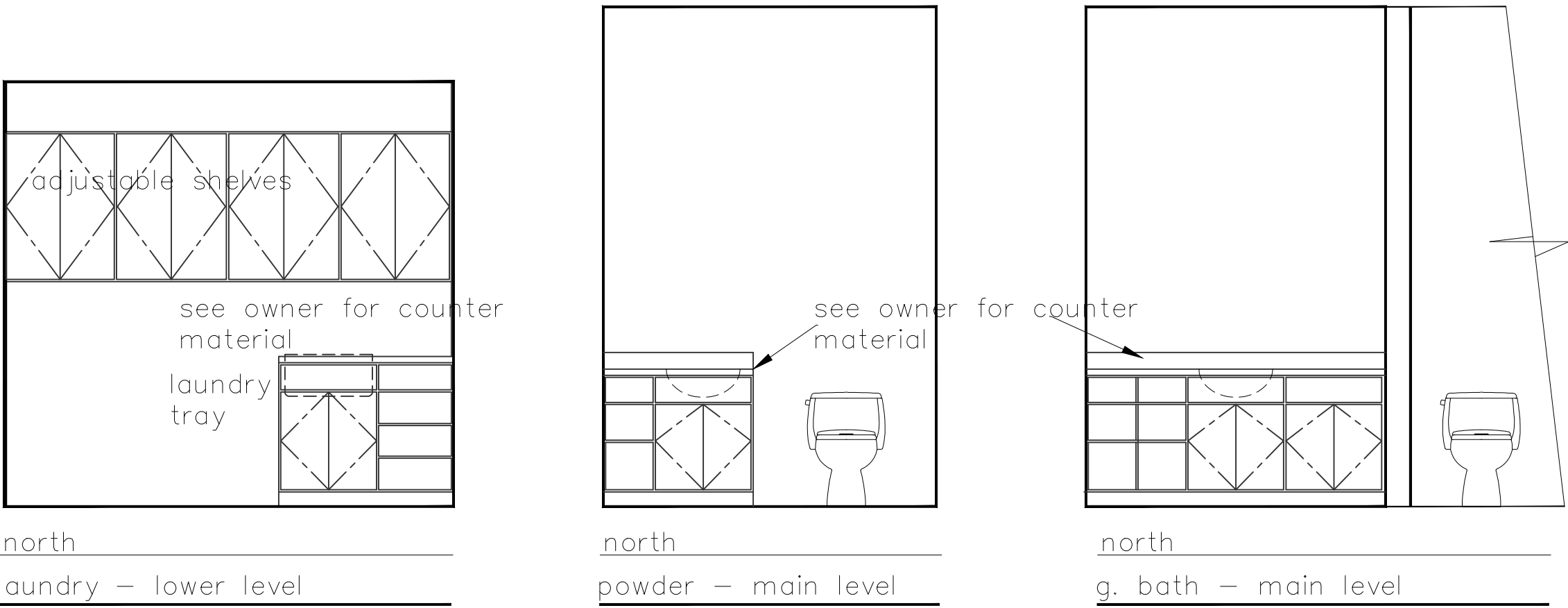
NEW RESIDENCE ON
BELLA MADEIRA LANE
SAN JOSE, CA
APN: 654-64-012

DETAILS

DATE:	DESIGNED BY:	DRAWN BY:	CHECKED BY:	APPROVED BY:
2/10/2025	T. PENG	N. SINGH	M. SAINI	M. SAINI

NO.	REVISIONS

SHEET NUMBER
A13



cabinet elevations

scale $\frac{3}{8}" = 1'-0"$

cabinet elevations are for schematic purposes only – see owner for final decisions regarding all finish materials, cabinet heights, door & drawer organizations.

STEVE BENZING ARCHITECT
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NEW RESIDENCE ON
BELLA MADEIRA LANE
SAN JOSE, CA
APN: 654-64-012

CABINET
ELEVATIONS

NO.	REVISIONS	DATE:	2/10/2025
		DESIGNED BY:	T. PENG
		DRAWN BY:	N.SINGH
		CHECKED BY:	M. SAINI
		APPROVED BY:	M. SAINI
SHEET NUMBER			
A15			

COUNTY OF SANTA CLARA

General Construction Specifications

GENERAL CONDITIONS

1. ALL CONSTRUCTION WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE SOILS AND/OR GEOTECHNICAL REPORT PREPARED BY LANGAN TREADWELL ROLLO AND DATED JULY 26 2016 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 ANY UNHEALTHY ANY BURIAL SITE AS EVIDENCED BY HUMAN SKELETAL REMAINS OR ARTIFACTS, THE PERSON MAKING SUCH DISCOVERY SHALL IMMEDIATELY NOTIFY THE COUNTY CORONER AT (408) 454-2520 AND LAND DEVELOPMENT ENGINEERING OFFICE AT (408) 299-5730. NO FURTHER DISTURBANCE OF THE SITE MAY BE MADE EXCEPT AS AUTHORIZED BY THE LAND DEVELOPMENT OFFICE IN ACCORD WITH PROVISIONS OF THIS ORDINANCE (COUNTY ORDINANCE CODE SECTION B6-18).
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 PRIOR TO THE END OF 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 CONSTRUCTION OF THE PROJECT. THE COUNTY DOES NOT HAVE COMPLIANCE WITH PLANS & SPECIFICATIONS BUT DOES NOT INCLUDE RESPONSIBILITY FOR THE SUPERINTENDING OF CONSTRUCTION, SITE CONDITIONS, EQUIPMENT OR PERSONNEL. CONTRACTOR SHALL NOTIFY THE COUNTY LAND DEVELOPMENT ENGINEERING OFFICE AT (408) 299-5730 FOR FINAL INSPECTION 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. IT WILL BORE UNLESS SPECIFICALLY AUTHORIZED BY THE COUNTY. GAS AND WATER MAINS SHALL BE INSTALLED OUTSIDE THE PAVED AREAS.
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 KEVED 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	685	0	10
ACCESSORY STRUCTURE	0	0	0
POOL/HARDSCAPE	0	0	0
LANDSCAPE	0	0	0
DRIVEWAY	104	776	6
OFF SITE IMPROVEMENTS	680	170	4.5
TOTAL	1469	946	

- 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 40470 SF.
15. VOID NO. NA.
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 PLAN AND INCLUDING 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 NOT 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 SECONDS PER HOUR MAXIMUM IDLING TIME OF VEHICLES.
- B. 5 MINUTES MAXIMUM IDLING TIME OF VEHICLES.
- C. TELEPHONE NUMBER TO CONTACT THE BAY AREA AIR QUALITY MANAGEMENT DISTRICT REGARDING DUST COMPLAINTS. NOTE PHONE NUMBER OF THE BAY AREA AIR QUALITY MANAGEMENT DISTRICT AIR POLLUTION COMPLAINT HOTLINE OF 1-800-334-6367.
10. ALL FILL SLOPES SHALL BE COMPACTED AND LEFT IN A SMOOTH AND FIRM CONDITION CAPABLE OF WITHSTANDING WEATHERING.
11. ALL EXPOSED DISTURBED AREAS SHALL BE SEED WITH BROME SEED SPREAD AT THE RATE OF 5 LB. PER 1000 SQUARE FEET (OR APPROVED EQUAL). SEEDING AND WATERING SHALL BE MAINTAINED AS REQUIRED TO ENSURE GROWTH.
12. ALL DITCHES SHALL BE LINED PER COUNTY STANDARD SDB.
13. ALL STORM DRAINAGE STRUCTURES SHALL BE INSTALLED WITH EFFECTIVE ENTRANCE & OUTFALL EROSION CONTROLS E.G. SACKED CONCRETE RIP-RAP. ENERGY DISSIPATORS SHALL BE INSTALLED AT ALL DITCH OUTFALLS. WHERE OUTFALLS ARE NOT IN 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 RESEDED 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 SYSTEMS, 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 WEATHERATION 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 NEEDED ON FAILURE TO INSTALL SITE AND SITUATION 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 WITHOUT SHOWN ON THE PLANS AND HE OR HIS SUCCESSOR.
2. 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 CA5612008 / ORDER NO. R2-2009-0047 AND NPDES PERMIT CA500004 / ORDER NO. 2013-0001-DWQ.
3. 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.
4. WHERE CULVERTS ARE INSTALLED THE DEVELOPER SHALL BE RESPONSIBLE FOR GRADING THE OUTFALL DITCH TO DRAIN TO AN EXISTING SWALE OR TO AN OPEN AREA FOR SHEET FLOW.
5. UPON INSTALLATION OF DRIVEWAY CONNECTIONS, PROPERTY OWNERS SHALL PROVIDE FOR THE UNINTERRUPTED FLOW OF WATER IN ROADSIDE DITCHES.
6. THE COUNTY SHALL INSPECT UNDERGROUND DRAINAGE IMPROVEMENTS AND STORMWATER MANAGEMENT FEATURES PRIOR TO BACKFILL.

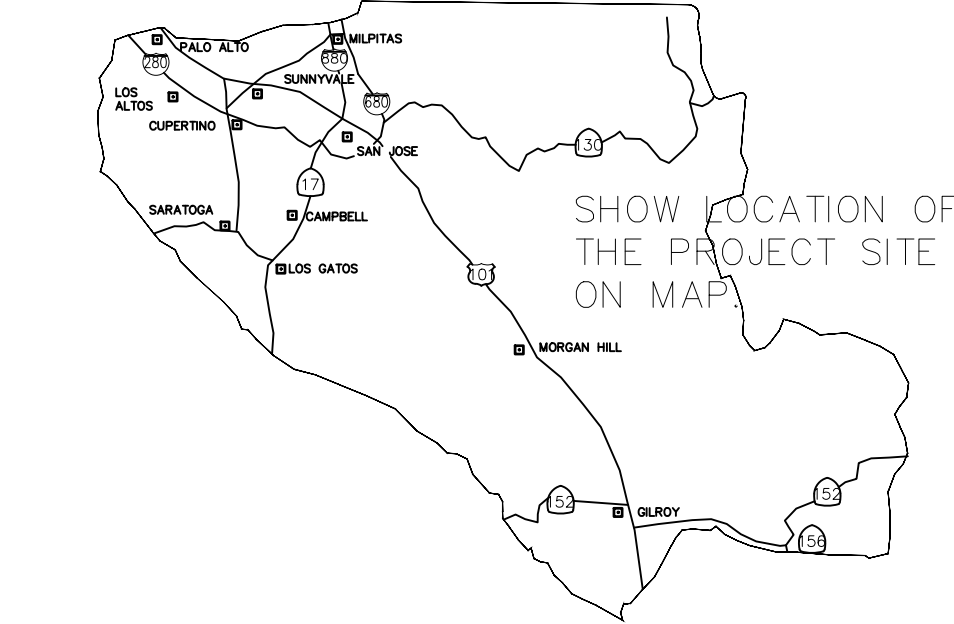
AS-BUILT PLANS STATEMENT

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

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

GEOTECHNICAL ENGINEER OBSERVATION

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



COUNTY LOCATION MAP



SURVEY MONUMENT PRESERVATION

1. THE LANDOWNER / CONTRACTOR MUST PROTECT AND ENSURE THE PERPETUATION OF SURVEY MONUMENTS AFFECTED BY CONSTRUCTION ACTIVITIES.
2. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL LOCATE, STAKE, AND FLAG 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
LAND DEVELOPMENT ENGINEERING & SURVEYING

GRADING / DRAINAGE PERMIT NO. _____

ISSUED BY: _____ DATE: _____

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 WITHOUT AN ENCROACHMENT PERMIT, INCLUDING THE STAGING OF CONSTRUCTION MATERIAL AND THE PLACEMENT OF PORTABLE TOILETS.

ENGINEER'S STATEMENT

I HEREBY STATE THAT THESE PLANS ARE IN COMPLIANCE WITH ADOPTED COUNTY STANDARDS, THE APPROVED TENTATIVE MAP (OR PLAN) AND CONDITIONS OF APPROVAL PERTAINING THERETO DATED 12/05/2019 FILE(S) NO. _PLN17-10706

DATE 2/10/2025 SIGNATURE _____ R.C.E. NO. _____

EXPIRATION DATE _____

COUNTY ENGINEER'S NOTE

ISSUANCE OF A PERMIT AUTHORIZING CONSTRUCTION DOES NOT RELEASE THE DEVELOPER, PERMITTEE OF ENGINEER FROM RESPONSIBILITY FOR THE CORRECTION OF ERRORS OR OMISSIONS CONTAINED IN THE PLANS. IF, DURING THE COURSE OF CONSTRUCTION, THE PUBLIC INTEREST REQUIRES A MODIFICATION OF (OR DEPICTURE FROM) THE SPECIFICATIONS OF THE PLANS, THE COUNTY SHALL HAVE THE AUTHORITY TO REQUIRE THE SUSPENSION OF WORK, AND THE NECESSARY MODIFICATION OR DEPARTURE AND TO SPECIFY THE MANNER IN WHICH THE SAME IS TO BE MADE.

DATE _____ DARRELL K.H.WONG

63958 9/30/22

R.C.E. NO. EXPIRATION DATE

GRADING PLANS
[APN 654-64-012]
JAMES LE RESIDENTIAL DEVELOPMENT
BELLA MADEIRA LANE
SAN JOSE, SANTA CLARA COUNTY

LEGEND

DESCRIPTION

TO BE CONST.

EXISTING

PROPERTY LINE		
LIMITS OF WORK OR BOUNDARY		
CURB AND GUTTER		
SIDEWALK		
CITY SURVEY MONUMENT		
SEPTIC TIGHT-LINE		
SEPTIC TANK		
STORM SEWER		
STORM DRAIN MANHOLE		
DRAINAGE INLET AT CURB		
ELECTROLIER		
EDGE OF PAVEMENT		
PACING CONFORM OR OVERLAY TO FORM SMOOTH AC TRANSITION		
CATCH BASIN		

SCOPE OF WORK

1. THE DEVELOPER IS RESPONSIBLE FOR THE INSTALLATION OF THE WORK PROPOSED ON THE EROSION CONTROL PLAN. THE ENGINEER OF RECORD IS RESPONSIBLE FOR THE DESIGN OF THE EROSION CONTROL PLANS AND ANY MODIFICATIONS OF THE EROSION CONTROL PLANS TO PREVENT ILLICIT DISCHARGES FROM THE SITE DURING CONSTRUCTION.
2. THE PROJECT IS A NEW RESIDENTIAL DEVELOPMENT, DOUBLE STORY WITH BASEMENT GARAGE AND MEDIA ROOM.
3. APPROXIMATE SQUARE FOOTAGE=2,400 SQ.FT (REFER FLOOR PLAN DRAWING), AND APPROXIMATELY 1,000 SQ FT BASEMENT AREA.
4. THE PROJECT REQUIRES:
- I. CONSTRUCTION OF ACCESS ROAD OF APPROXIMATELY 500 DT LONG.
- II. CONSTRUCTION OD RETAINING WALLS.
- III. CONSTRUCTION OF CONCRETE BLOCK WALLS.
- IV. CONSTRUCTION OF SEPTIC TANK AND LEACH FIELDS

SHEET INDEX

S.NO		CIVIL PLANS
1	G-00	COVER SHEET AND GENERAL NOTES
2	G-01	EXISTING SITE CONDITIONS
3	G-02	TOPOGRAPHIC SURVEY
4	G-03	RECORD OF SURVEY
5	C-10	SITE GRADING PLAN
6	C-11	FIRE TRUCK TURNAROUND AND FIRE HYDRANT LOCATION PLAN
7	C-20	GRADING AND DRAINAGE PLAN (1 OF 2)
8	C-21	GRADING AND DRAINAGE PLAN (2 OF 2)
9	C-30	DRIVEWAY GRADING PLAN AND PROFILE
10	C-40	BUILDING LAYOUT & UTILITIES LOCATION
11	C-50	HOUSE PAD SECTION
12	C-60	SECTIONS
13	C-70	DRIVEWAY CROSS SECTIONS & APPROACH PLAN & PROFILE
14	D-1	GRADING DETAIL
15	D-2	DETAILS
16	ESC-1	EROSION CONTROL PLAN
17	BMP-1	EROSION CONTROL DETAIL-1
18	BMP-2	EROSION CONTROL DETAIL-2
19	TPZ-1	TREE LOCATION PLAN
20	SWMP-1	STORM WATER MANAGEMENT PLAN

FIRE SPRINKLERS WILL BE A DEFERRED SUBMITTAL.

NEW FIRE HYDRANT INSTALLATION IS A DEFERRED SUBMITTAL. PERMIT REQUIRED UNLESS INSTALLED BY A PUC REGULATED WATER PURVEYOR (BELLA MADEIRA HOA OR MUTUAL WATER COMPANY)."

ENGINEER'S NAME: MANJIT SAINI

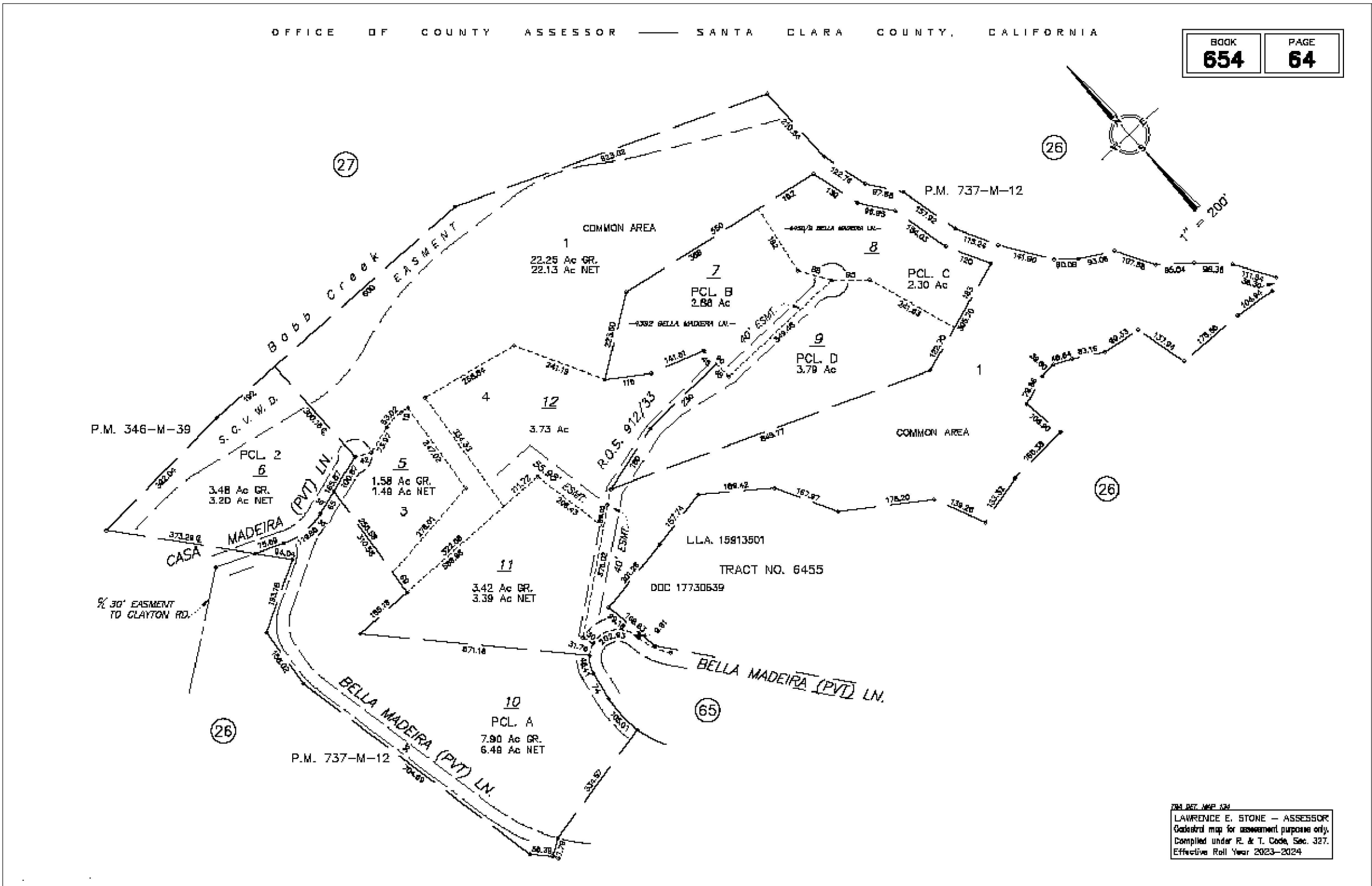
ADDRESS: 871 CAPE YORK PL. SANJOSE, CA 95133

PHONE NO. 408-313-5400

FAX NO. 408-904-6997

Revision 1	APN	654-64-012	Sheet
Revision 2	Co. File		G-00
Revision 3			1 OF 20

LEGAL ACCESS AND UTILITY EASEMENT FROM CLAYTON ROAD
PARCEL MAP. (BOOK NO. 469 O.R. PAGE NO. 150)



AERIAL MAP SHOWING ACCESS TO SITE



NOTE:
FROM CLAYTON ROAD (COUNTY MAINTAINED ROAD) ACCESS TO THIS SITE IS VIA CASA MADEIRA LANE (PRIVATELY MAINTAINED ROAD) THEN TO BELLA MADEIRA LANE (PRIVATELY MAINTAINED ROAD) AS SHOWN ABOVE. SEE LEGAL ACCESS PARCEL MAP.

PROJECT NOTES

1. THESE PLANS ARE FOR THE WORK DESCRIBED IN THE SCOPE OF WORK ONLY. A SEPARATE PERMIT WILL BE REQUIRED FOR THE SEPTIC LINE CONSTRUCTION.
2. THIS PLAN AUTHORIZES THE REMOVAL OF ONLY THOSE TREES WITH TRUNK DIAMETERS GREATER THAN 12 INCHES MEASURED 4.5 FEET ABOVE THE GROUND WHICH ARE SHOWN TO BE REMOVED. ANY OTHER SUCH TREES ARE NOT 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.
3. PRIOR TO GRADING COMPLETION AND RELEASE OF BOND, ALL GRADED AREAS SHALL BE RESEDED IN CONFORMANCE WITH THE COUNTY GRADING ORDINANCE TO MINIMIZE THE VISUAL IMPACTS OF THE GRADED SLOPES AND REDUCE THE POTENTIAL FOR EROSION OF THE SUBJECT SITE.
4. ROADWAYS DESIGNATED AS NOT COUNTY MAINTAINED ROADS AS SHOWN ON THIS PLAN WILL NOT BE ELIGIBLE FOR COUNTY MAINTENANCE UNTIL THE ROADWAYS ARE IMPROVED (AT NO COST OF THE COUNTY) TO PUBLIC MAINTENANCE ROADS 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. THE WATER AND SANITARY UTILITIES SHOWN ON THESE PLANS ARE NOT PART OF THIS GRADING PERMIT AND ARE SHOWN FOR REFERENCE ONLY.
6. THE OWNER AND THE PRIME CONTRACTOR ARE RESPONSIBLE FOR MAINTAINING PROJECT SITE ACCESS AND NEIGHBORHOOD ACCESS FOR EMERGENCY VEHICLES AND LOCAL RESIDENTS.

GENERAL SITE CONDITIONS

1. THE DEVELOPMENT IS ON SLOPED GROUND.
2. GEOLOGICAL AND GEOTECHNICAL INVESTIGATION ASSESSMENT FOR SITE HAS BEEN COMPLETED, AND SUBMITTED TO COUNTY

SITE DRAINAGE AND STORM WATER MANAGEMENT

1. SITE DRAINAGE PATTERN SHALL BE MAINTAINED TO EXISTING CONDITIONS AS MUCH AS PRACTICAL.
2. THE RUNOFF FROM THE DEVELOPED AREA SHALL MATCH THE EXISTING CONDITIONS RUNOFF FOR A 2-YEAR 24 HOUR EVENT. STORAGE SHALL BE PROVIDED TO MAINTAIN THE PEAK FLOW TO PRE-DEVELOPMENT CONDITIONS.

TREE SURVEY AND REMOVAL

1. A DETAILED ARBORIST REPORT PREPARED FOR THE TREES TO BE REMOVED BY THIS DEVELOPMENT.
2. THE TREES NOT TO BE REMOVED SHALL BE PROTECTED IN ACCORDANCE WITH COUNTY REQUIREMENTS.

TOPOGRAPHIC SURVEY

TOPOGRAPHIC SURVEY FOR THE SITE WAS COMPLETED BY WILSON SURVEY. REFER SHEET G-02

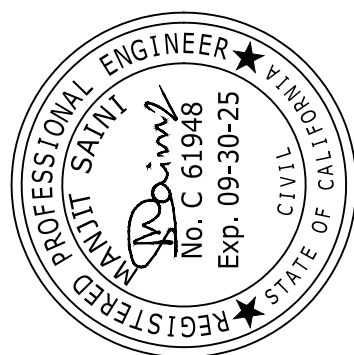
GEOTECHNICAL NOTES:

1. NOTIFY SOILS ENGINEER TWO (2) DAYS PRIOR TO COMMENCEMENT OF ANY GRADING AND GEOTECHNICAL WORK TO COORDINATE WORK IN THE FIELD.
2. ALL MATERIALS FOR FILL SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER. BEFORE IT IS BROUGHT TO THE SITE.
3. ALL AGGREGATE BASE AND ENGINEERED FILL THAT WILL SUPPORT STRUCTURES OR OTHER SITE IMPROVEMENTS IS TO BE COMPACTED TO A MINIMUM OF 95 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE ASTM D1557-10 TEST METHOD.
4. UPPER 6" OF THE SUBGRADE SOIL SHALL BE SCARIFIED, MOISTURE CONDITIONED, AND COMPACTED TO A MINIMUM RELATIVE COMPACTION OF 95%.
5. IN ALL PAVEMENT AREAS, THE UPPER 12 INCHES OF ALL TRENCH BACKFILL MUST BE COMPACTED TO AT LEAST 95% RELATIVE COMPACTION.



JAMES LE
BELLA MADEIRA LANE
SAN JOSE, CA
APN: 654-64-012

EXISTING SITE CONDITION

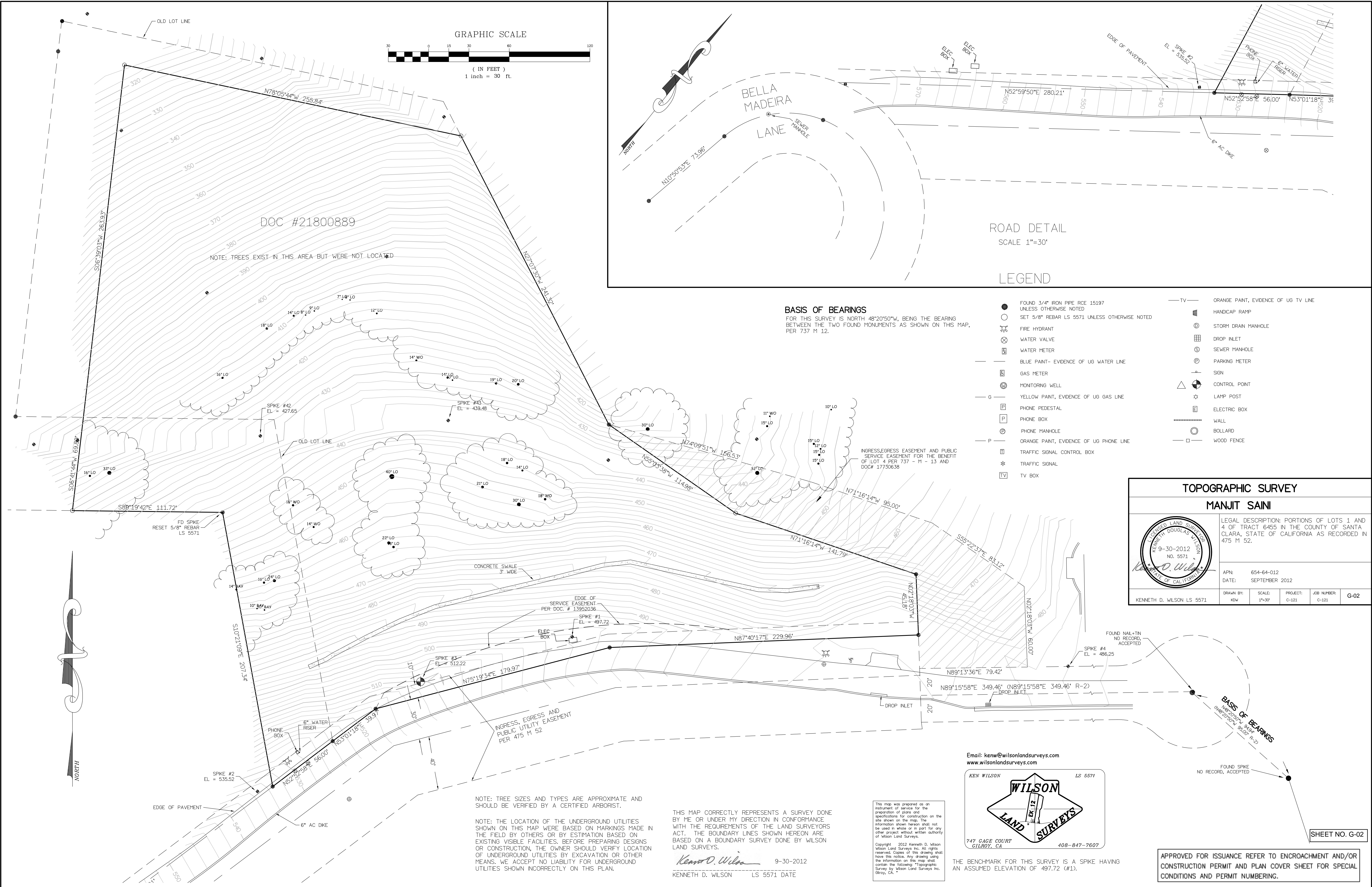


DATE:	2/10/2025
DESIGNED BY:	T. PENG
DRAWN BY:	N. SINGH
CHECKED BY:	M. SAINI
APPROVED BY:	M. SAINI

REVISIONS	

NO.	

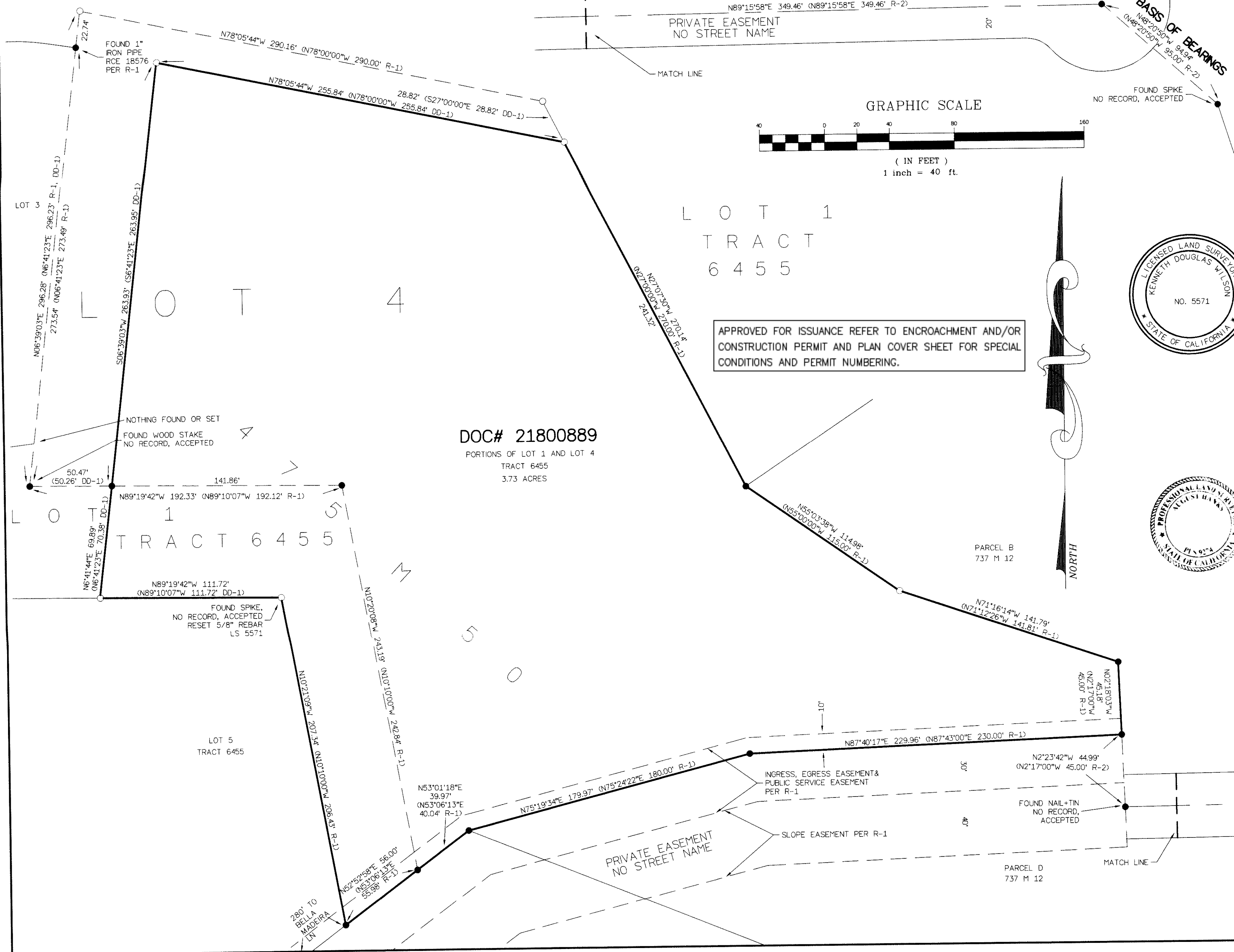
SHEET NUMBER
G-01
2 OF 20 SHEETS



BASIS OF BEARINGS

FOR THIS SURVEY IS NORTH 48°20'50"W, BEING THE BEARING BETWEEN THE TWO FOUND MONUMENTS AS SHOWN ON THIS MAP, PER 737 M 12.

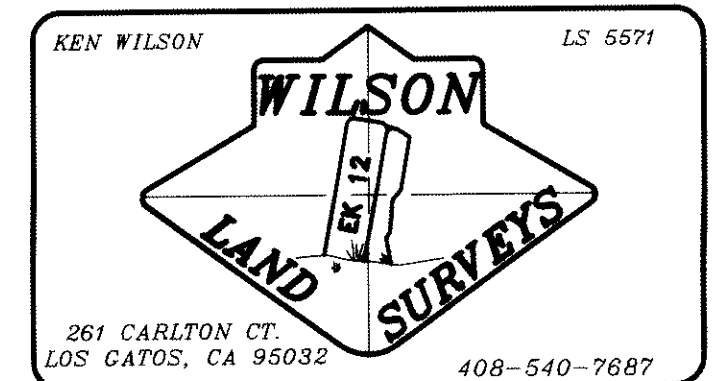
REASONS FOR MANDATORY FILING ARE PER LAND SURVEYORS ACT SECTION 8762 (B)(4)



LEGEND

- FOUND 3/4" IRON PIPE RCE 5922 PER R-1 UNLESS OTHERWISE NOTED
- SET 5/8" REBAR W/ PLASTIC CAP LS 5571 UNLESS OTHERWISE NOTED
- R-1 475 M 50
- R-2 737 M 12-13
- DD-1 DOC # 21800889
- () RECORD INFORMATION
- SURVEYED PROPERTY LINE
- CENTERLINE
- TIE LINE/ORIGINAL LOT LINE

Email: kenw@wilsonlandsurveys.com
www.wilsonlandsurveys.com



SURVEYOR'S STATEMENT

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS ACT AT THE REQUEST OF MANJIT SAINI IN OCTOBER, 2017.

Kenneth D. Wilson 3-12-2018
KENNETH D. WILSON LS 5571

COUNTY SURVEYOR'S STATEMENT

THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8766 OF THE PROFESSIONAL LAND SURVEYORS ACT THIS 9th DAY OF April 2018

WILLIAM F. SLEPNIKOFF, COUNTY SURVEYOR
PLS NO. 5701

BY: *August Hanks*
AUGUST HANKS, DEPUTY COUNTY SURVEYOR
PLS NO. 9274

RECORDER'S STATEMENT

FILED THIS 10 DAY OF April 2018 AT 9:44 A.M. IN BOOK 912 OF MAPS AT PAGE 33, AT THE REQUEST OF KENNETH D. WILSON.
FILE NO. 23906445 FEE \$83.00

REGINA ALCOMENDRAS, COUNTY RECORDER

BY: *Oscar Quijila*
DEPUTY

RECORD OF SURVEY

AS REQUESTED BY:
MANJIT SAINI

LEGAL DESCRIPTION: PORTION OF LOTS 1 AND 4 OF TRACT 6455 IN THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA AS DESCRIBED IN DOCUMENT# 21800889 RECORDS OF SAID COUNTY.

APN: 654-64-012

DATE: OCTOBER 2017

FILENAME: C-121 SAINI RECORD OF SURVEY

FIELD BOOK:

DRAWN BY:	SCALE:	PROJECT:	JOB NUMBER:	SHEET:
KTW	1"=40'	C-121	C-121	G-03

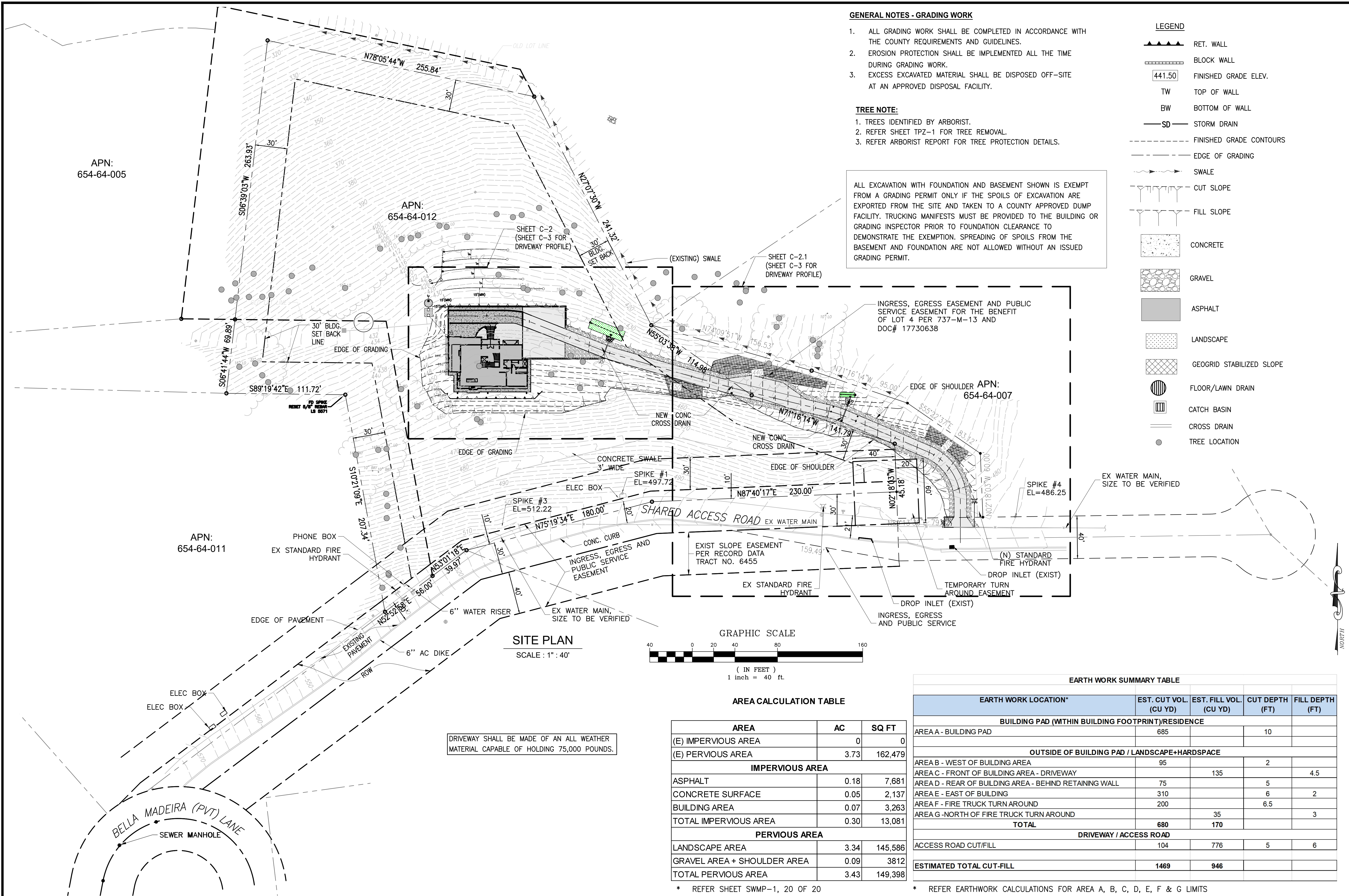
SHEET NO. G-03
4 OF 19 SHEETS

23906445

912/

33

33



GENERAL NOTES - GRADING WORK

1. ALL GRADING WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE COUNTY REQUIREMENTS AND GUIDELINES.
2. EROSION PROTECTION SHALL BE IMPLEMENTED ALL THE TIME DURING GRADING WORK.
3. EXCESS EXCAVATED MATERIAL SHALL BE DISPOSED OFF-SITE AT AN APPROVED DISPOSAL FACILITY.

TREE NOTE:

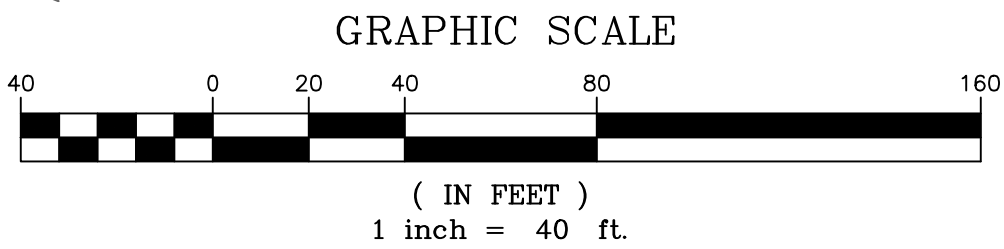
1. TREES IDENTIFIED BY ARBORIST.
2. REFER SHEET TPZ-1 FOR TREE REMOVAL.
3. REFER ARBORIST REPORT FOR TREE PROTECTION DETAILS.

ALL EXCAVATION WITH FOUNDATION AND BASEMENT SHOWN IS EXEMPT FROM A GRADING PERMIT ONLY IF THE SPOILS OF EXCAVATION ARE EXPORTED FROM THE SITE AND TAKEN TO A COUNTY APPROVED DUMP FACILITY. TRUCKING MANIFESTS MUST BE PROVIDED TO THE BUILDING OR GRADING INSPECTOR PRIOR TO FOUNDATION CLEARANCE TO DEMONSTRATE THE EXEMPTION. SPREADING OF SPOILS FROM THE BASEMENT AND FOUNDATION ARE NOT ALLOWED WITHOUT AN ISSUED GRADING PERMIT.

LEGEND

- RET. WALL
- BLOCK WALL
- 441.50 FINISHED GRADE ELEV.
- TW TOP OF WALL
- BW BOTTOM OF WALL
- SD STORM DRAIN
- FINISHED GRADE CONTOURS
- EDGE OF GRADING
- SWALE
- CUT SLOPE
- FILL SLOPE
- CONCRETE
- GRAVEL
- ASPHALT
- LANDSCAPE
- GEOGRID STABILIZED SLOPE
- FLOOR/LAWN DRAIN
- CATCH BASIN
- CROSS DRAIN
- TREE LOCATION

SITE PLAN
SCALE : 1" : 40'



AREA CALCULATION TABLE

AREA	AC	SQ FT
(E) IMPERVIOUS AREA	0	0
(E) PERVIOUS AREA	3.73	162,479
IMPERVIOUS AREA		
ASPHALT	0.18	7,681
CONCRETE SURFACE	0.05	2,137
BUILDING AREA	0.07	3,263
TOTAL IMPERVIOUS AREA	0.30	13,081
PERVIOUS AREA		
LANDSCAPE AREA	3.34	145,586
GRAVEL AREA + SHOULDER AREA	0.09	3812
TOTAL PERVIOUS AREA	3.43	149,398

* REFER SHEET SWMP-1, 20 OF 20

EARTH WORK SUMMARY TABLE				
EARTH WORK LOCATION*	EST. CUT VOL. (CU YD)	EST. FILL VOL. (CU YD)	CUT DEPTH (FT)	FILL DEPTH (FT)
BUILDING PAD (WITHIN BUILDING FOOTPRINT)/RESIDENCE				
AREA A - BUILDING PAD	685		10	
OUTSIDE OF BUILDING PAD / LANDSCAPE+HARDSHAPES				
AREA B - WEST OF BUILDING AREA	95		2	
AREA C - FRONT OF BUILDING AREA - DRIVEWAY		135		4.5
AREA D - REAR OF BUILDING AREA - BEHIND RETAINING WALL	75		5	
AREA E - EAST OF BUILDING	310		6	2
AREA F - FIRE TRUCK TURN AROUND	200		6.5	
AREA G - NORTH OF FIRE TRUCK TURN AROUND		35		3
TOTAL	680	170		
DRIVEWAY / ACCESS ROAD				
ACCESS ROAD CUT/FILL	104	776	5	6
ESTIMATED TOTAL CUT-FILL	1469	946		

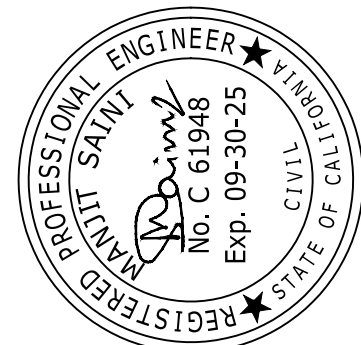
* REFER EARTHWORK CALCULATIONS FOR AREA A, B, C, D, E, F & G LIMITS

NOTE: THE CUT/FILL QUANTITIES SHOWN ARE APPROXIMATE AND SUBJECT TO CHANGE BASED ON FINAL GRADING AND CONSTRUCTION.



JAMES LE
BELLA MADEIRA LANE
SAN JOSE, CA
APN: 654-64-012

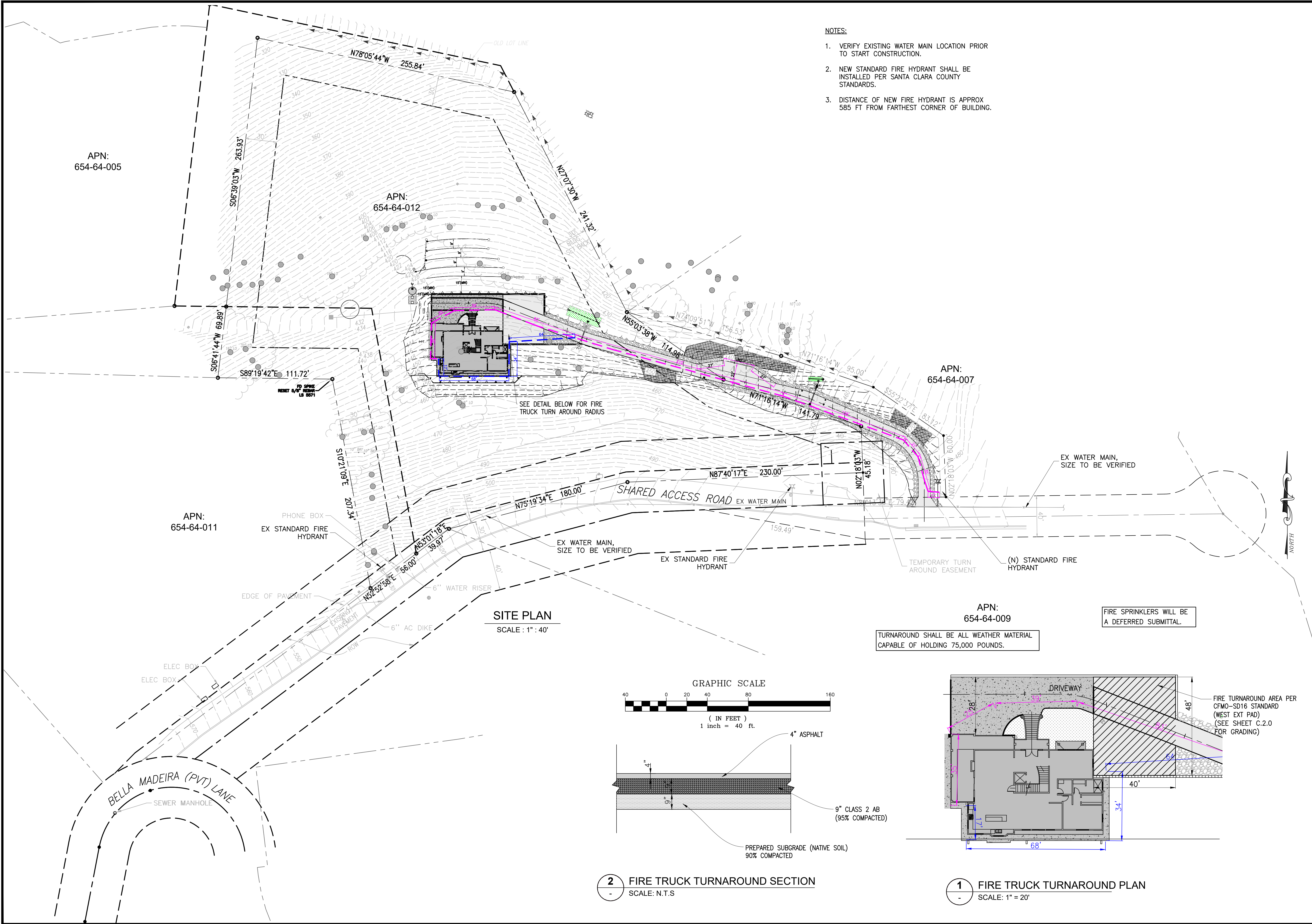
SITE GRADING KEY PLAN




DATE:	2/10/2025
DESIGNED BY:	T. PENG
DRAWN BY:	N. SINGH
CHECKED BY:	M. SAINI
APPROVED BY:	M. SAINI

REVISIONS	
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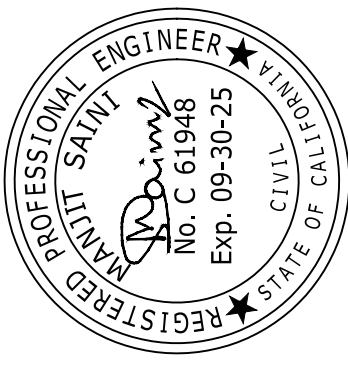
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5 OF 20 SHEETS	





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BELLA MADEIRA LANE
SAN JOSE, CA
APN: 654-64-012

FIRE TRUCK TURNAROUND AND
FIRE HYDRANT LOCATION PLAN



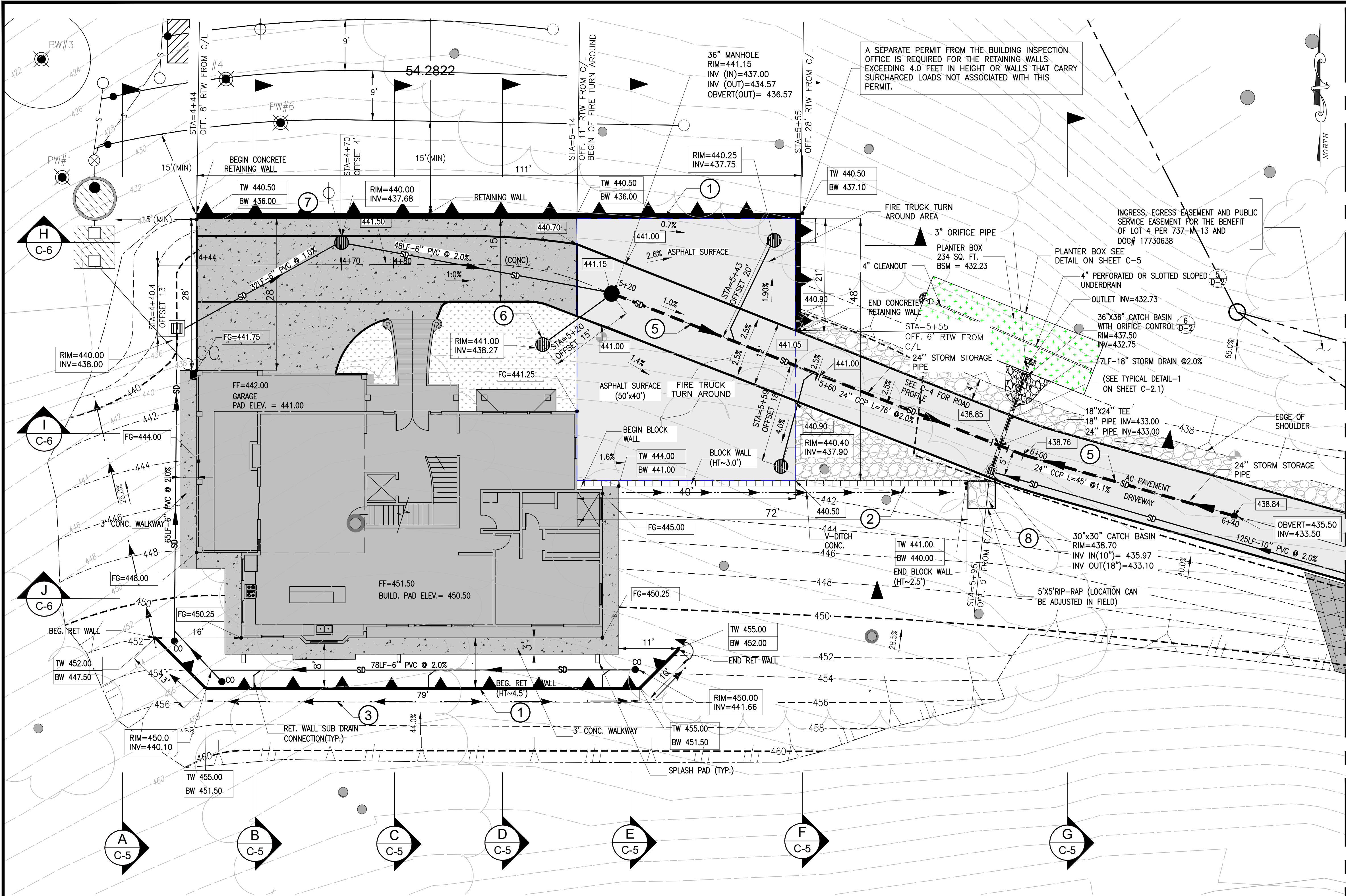
DATE:	2/10/2025
DESIGNED BY:	T. PENG
DRAWN BY:	N. SINGH
CHECKED BY:	M. SAINI
APPROVED BY:	M. SAINI

REVISIONS	
NO.	
SHEET NUMBER	
C-1.1	
6 OF 20 SHEETS	

ARCHITECTURE

ENGINEERING

CONSTRUCTION



STORMWATER DRAINAGE AND MANAGEMENT

1. STORMWATER FROM THE HOUSE PAD AND DRIVEWAY AREA SHALL BE CONTROLLED THROUGH STORAGE PIPES TO MAINTAIN THE EXISTING DISCHARGE FOR THE COUNTY REQUIRED STORM EVENT.
2. CATCH BASINS SHALL BE CONSTRUCTED TO CAPTURE STORMWATER FROM THE HOUSE PAD, DRIVEWAY AND LANDSCAPE AREA.
3. DRAINAGE PATTERN OF THE SITE FROM THE DISTURBED AND UNDISTURBED AREAS SHALL BE MAINTAINED TO THE EXISTING CONDITIONS AS PRACTICAL.

RETAINING WALLS PERMIT

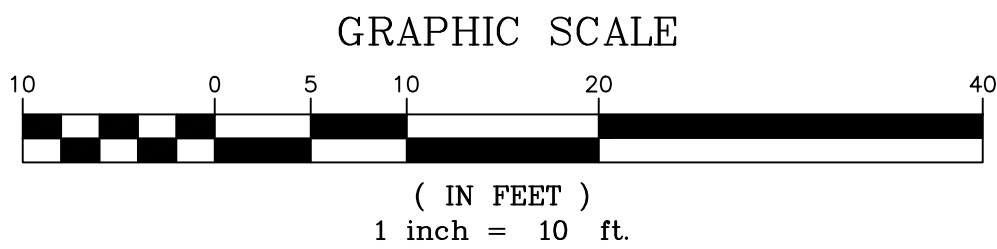
A SEPARATE PERMIT FROM THE BUILDING INSPECTION OFFICE IS REQUIRED FOR THE RETAINING WALLS EXCEEDING 4.0' IN HEIGHT OR WALLS THAT CARRY SURCHARGE LOAD.

CATCH BASINS OFFSET

CATCH BASINS STATION AND OFFSET ARE FROM CENTER OF CATCH BASINS.

SITE IMPROVEMENT PLAN

SCALE : 1" = 10'



GENERAL SITE SLOPE (AVERAGE)

UPPERMOST CONTOUR ELEVATION = 464 FT
LOWERMOST CONTOUR ELEVATION = 404 FT
ELEVATION DIFFERENCE = 56 FT
DISTANCE BETWEEN CONTOURS = 60 FT
SLOPE = 16/60 = 30%

GENERAL SITE SLOPE - HOUSE PAD AREA

UPPERMOST CONTOUR ELEVATION = 469 FT
LOWERMOST CONTOUR ELEVATION = 446 FT
ELEVATION DIFFERENCE = 23 FT
DISTANCE BETWEEN CONTOURS = 90 FT
SLOPE = 23/90 = 25%

KEY PLAN NOTES

- ① RET. WALL
- ② CONC. BLOCK WALL
- ③ V-DITCH (CONC.)
- ④ STORM DRAIN
- ⑤ 24 INCH STORM WATER STORAGE PIPE
- ⑥ LAWN DRAIN
- ⑦ FLOOR DRAIN
- ⑧ CATCH BASIN

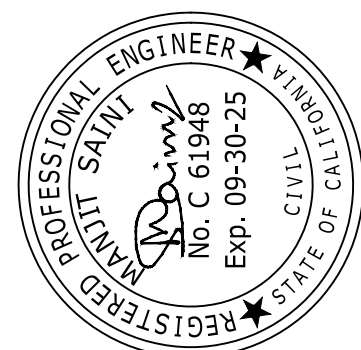
LEGEND

- RET. WALL
- BLOCK WALL
- 441.50 FINISHED GRADE ELEV.
- TW TOP OF WALL
- BW BOTTOM OF WALL
- SD STORM DRAIN
- FINISHED GRADE CONTOURS
- EDGE OF GRADING
- SWALE (EARTH)
- CUT SLOPE
- FILL SLOPE
- V-DITCH CONC.
- CONC. DRIVEWAY
- GRAVEL PAD
- ASPHALT
- LANDSCAPE
- GEOGRID STABILIZED SLOPE
- FLOOR/LAWN DRAIN
- CATCH BASIN
- CROSS DRAIN
- TREE LOCATION
- STORM WATER STORAGE PIPE
- PW #3 PERC. TEST LOCATION
- LEACH FIELD TEST EXCAVATION PIT
- MANHOLE



JAMES LE
BELLA MADEIRA LANE
SAN JOSE, CA
APN: 654-64-012

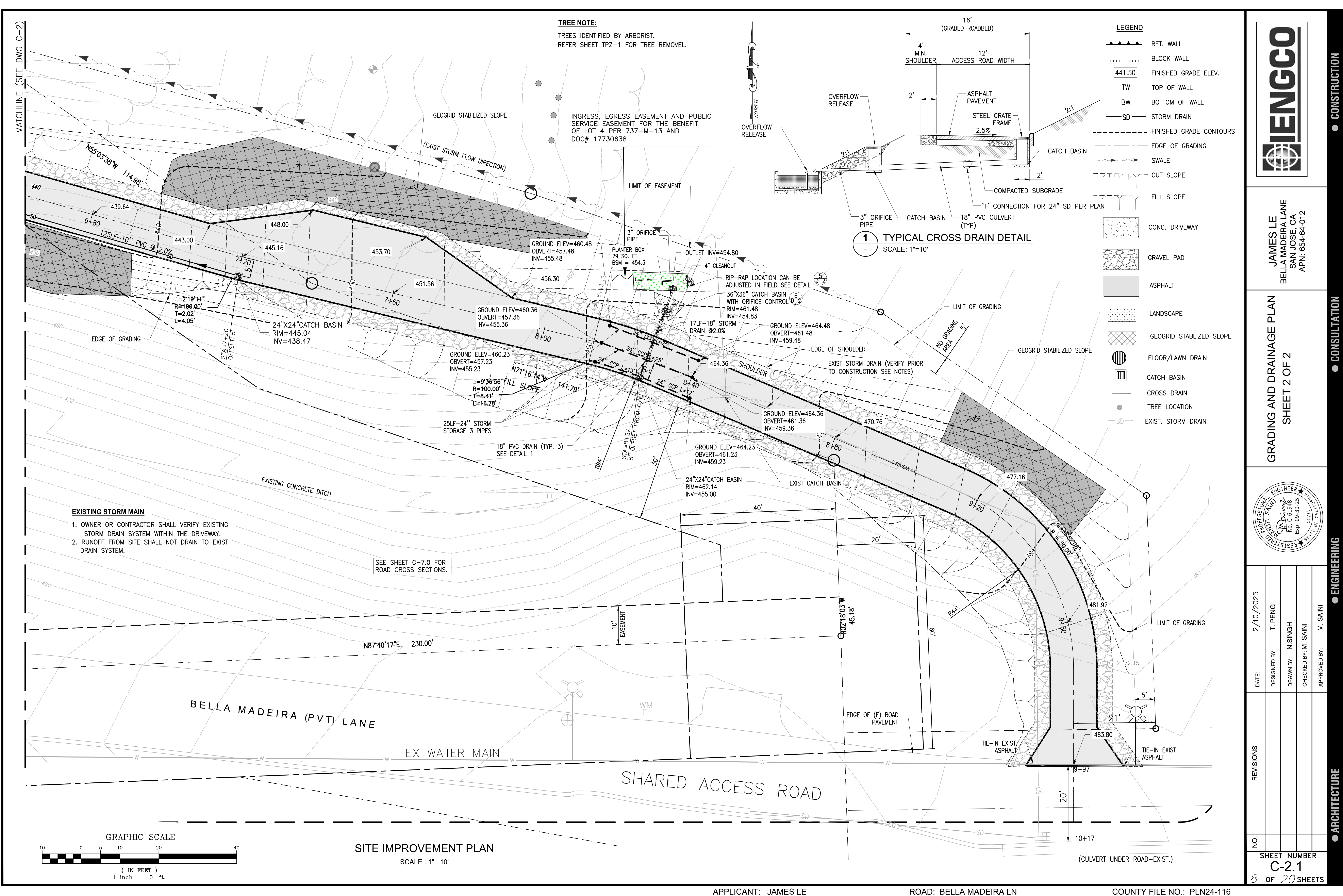
GRADING AND DRAINAGE PLAN
SHEET 1 OF 2



DATE:	2/10/2025
DESIGNED BY:	T. PENG
DRAWN BY:	N. SINGH
CHECKED BY:	M. SAINI
APPROVED BY:	M. SAINI

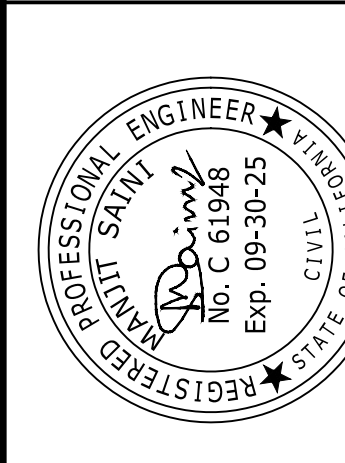
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SHEET NUMBER	C-2.0
OF 20 SHEETS	7



JAMES LE
BELLA MADEIRA LANE
SAN JOSE, CA
APN: 654-64-012

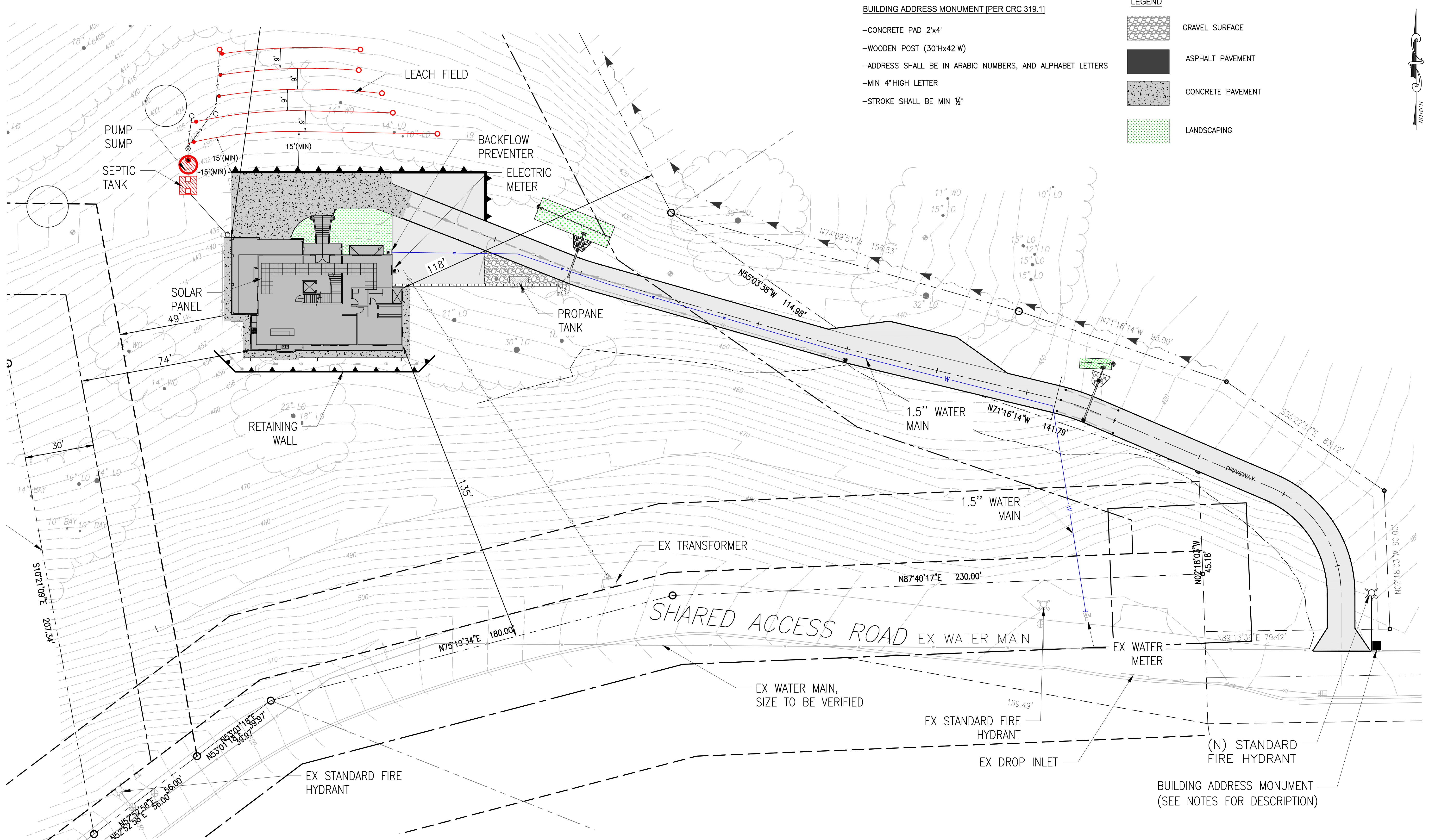
GRADING AND DRAINAGE PLAN
SHEET 2 OF 2



DATE:	2/10/2025
DESIGNED BY:	T. PENG
DRAWN BY:	N. SINGH
CHECKED BY:	M. SAINI
APPROVED BY:	M. SAINI

NO.	REVISIONS
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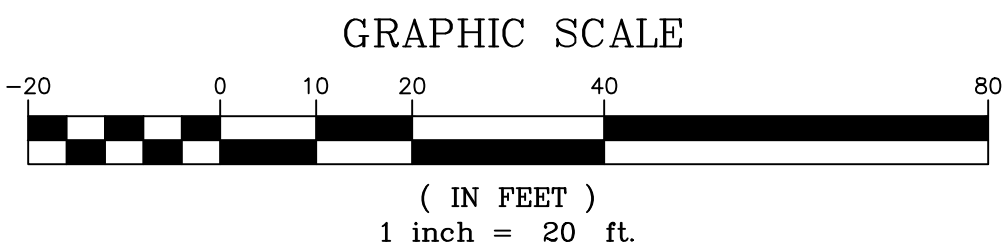
SHEET NUMBER
C-2.1
8 OF 20 SHEETS



BUILDING ADDRESS MONUMENT (PER CRC 319.1)
-CONCRETE PAD 2'x4'
-WOODEN POST (30"Hx42"W)
-ADDRESS SHALL BE IN ARABIC NUMBERS, AND ALPHABET LETTERS
-MIN 4" HIGH LETTER
-STROKE SHALL BE MIN 1/2"

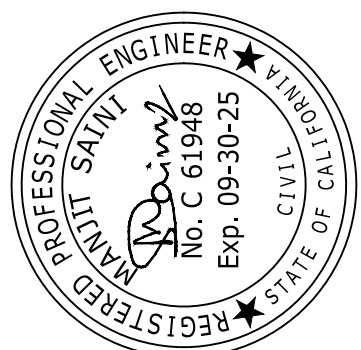
- LEGEND
- GRAVEL SURFACE
 - ASPHALT PAVEMENT
 - CONCRETE PAVEMENT
 - LANDSCAPING

NEW FIRE HYDRANT INSTALLATION IS A DEFERRED SUBMITTAL. PERMIT REQUIRED UNLESS INSTALLED BY A PUC REGULATED WATER PURVEYOR (BELLA MADEIRA HOA OR MUTUAL WATER COMPANY)."



JAMES LE
BELLA MADEIRA LANE
SAN JOSE, CA
APN: 654-64-012

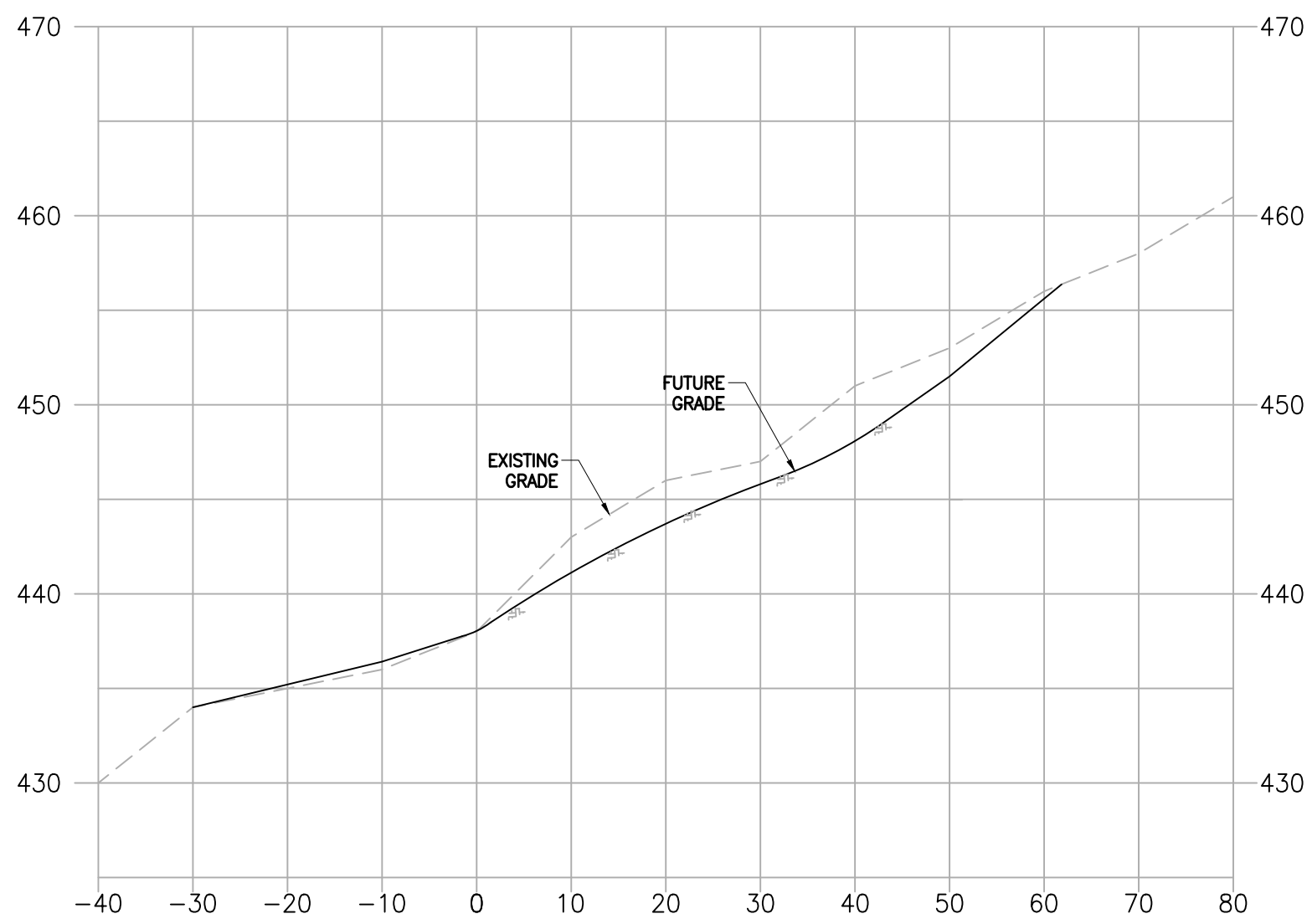
BUILDING LAYOUT &
UTILITIES LOCATION



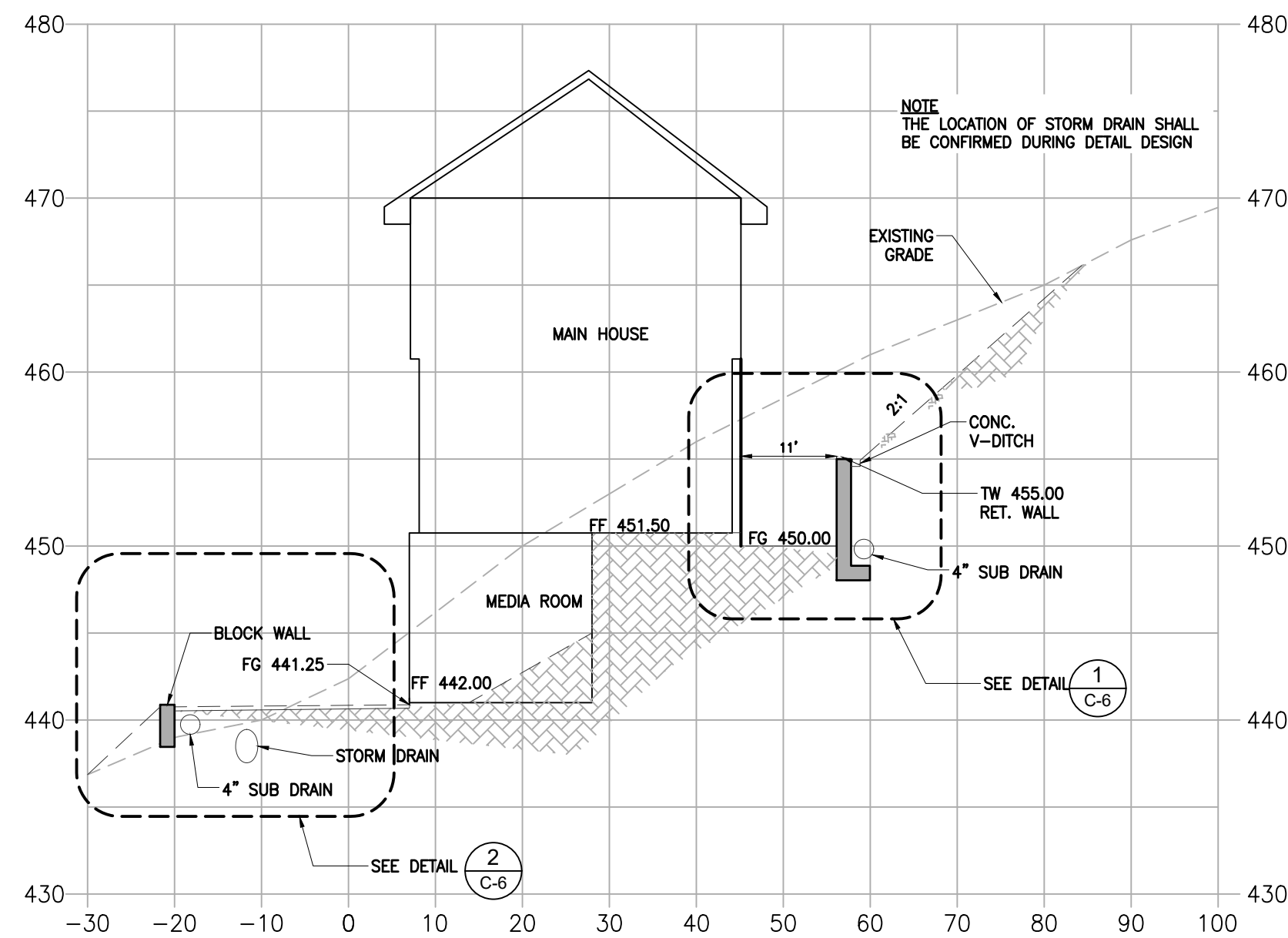
DATE:	2/10/2025
DESIGNED BY:	T. PENG
DRAWN BY:	N. SINGH
CHECKED BY:	M. SAINI
APPROVED BY:	M. SAINI

REVISIONS	
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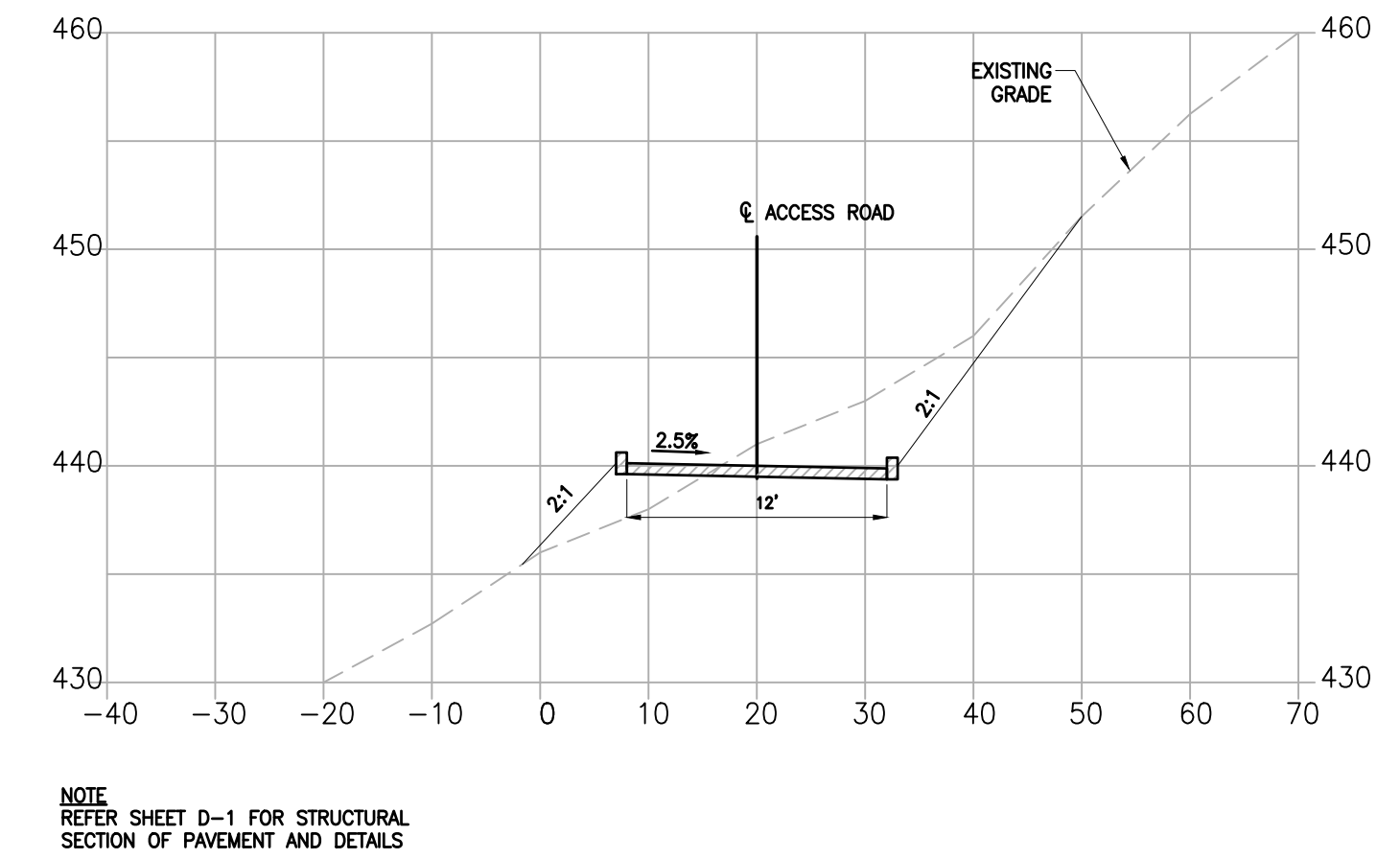
NO.	
SHEET NUMBER	C-4
	10 OF 20 SHEETS



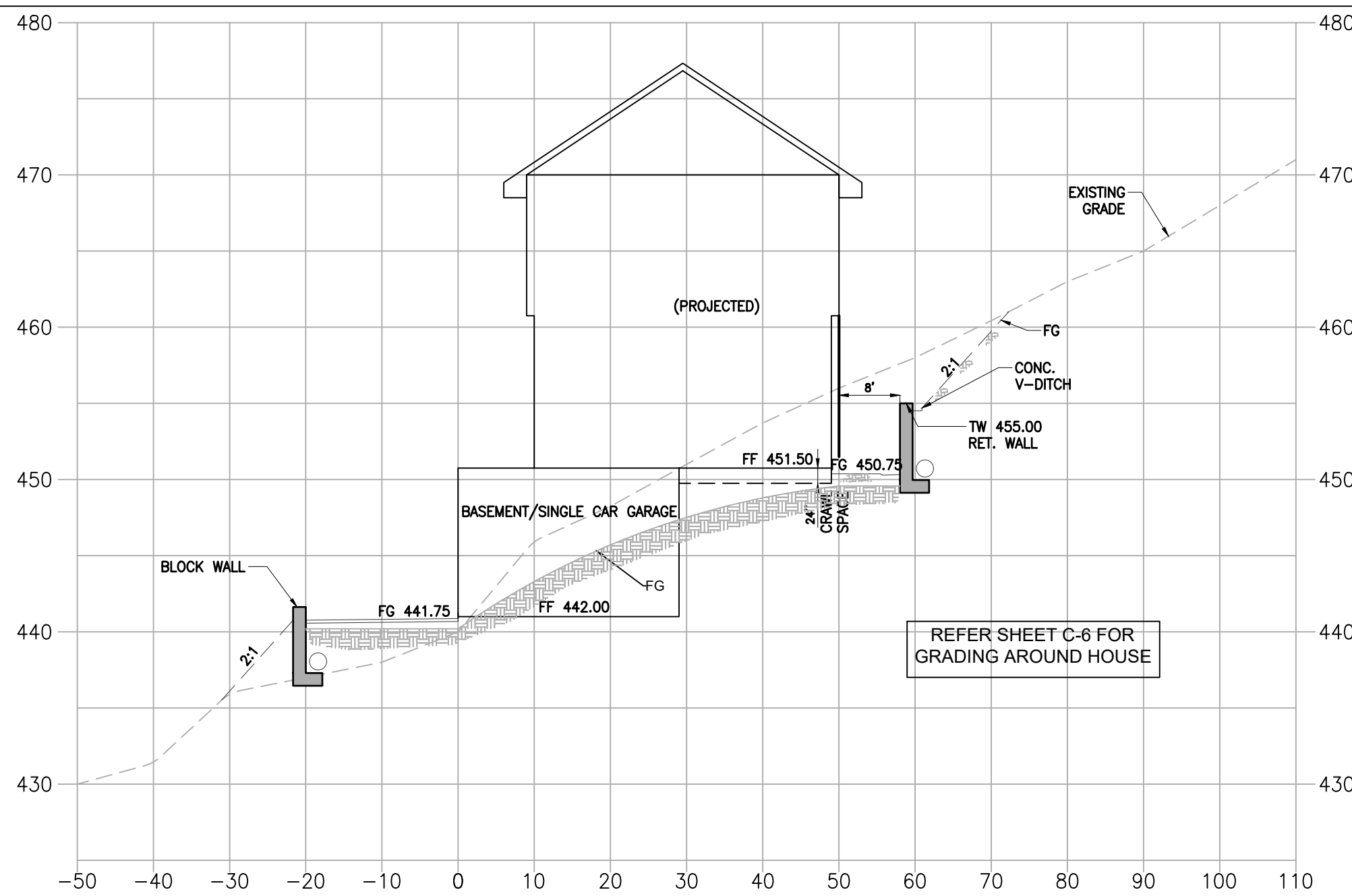
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C-2 SCALE: (H) 1"=10'; (V) 1"=5'



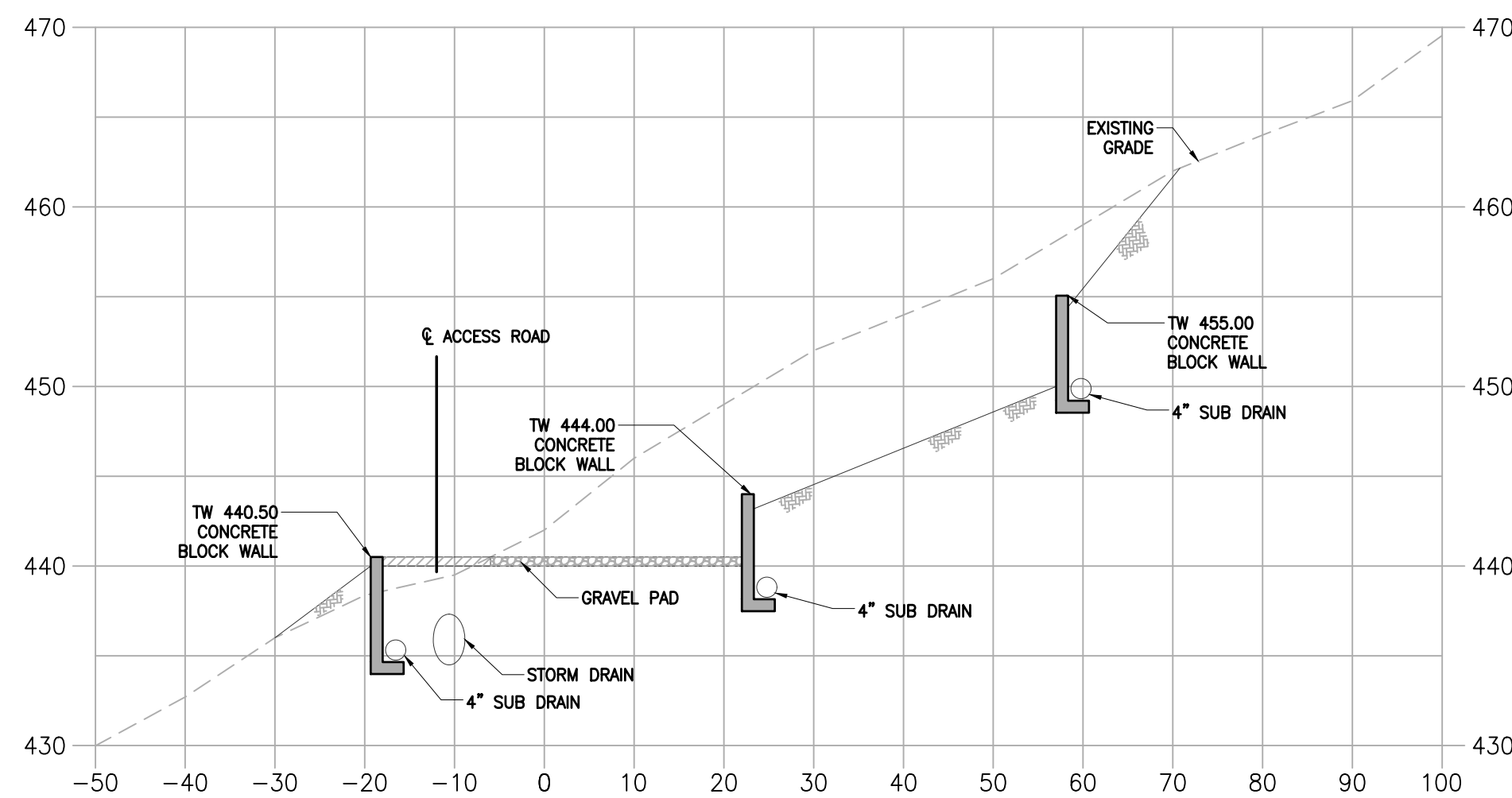
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C-2 SCALE: (H) 1"=10'; (V) 1"=5'



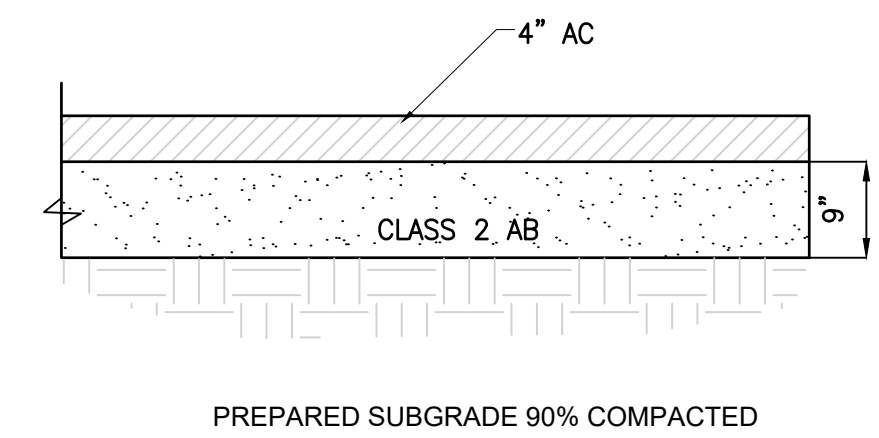
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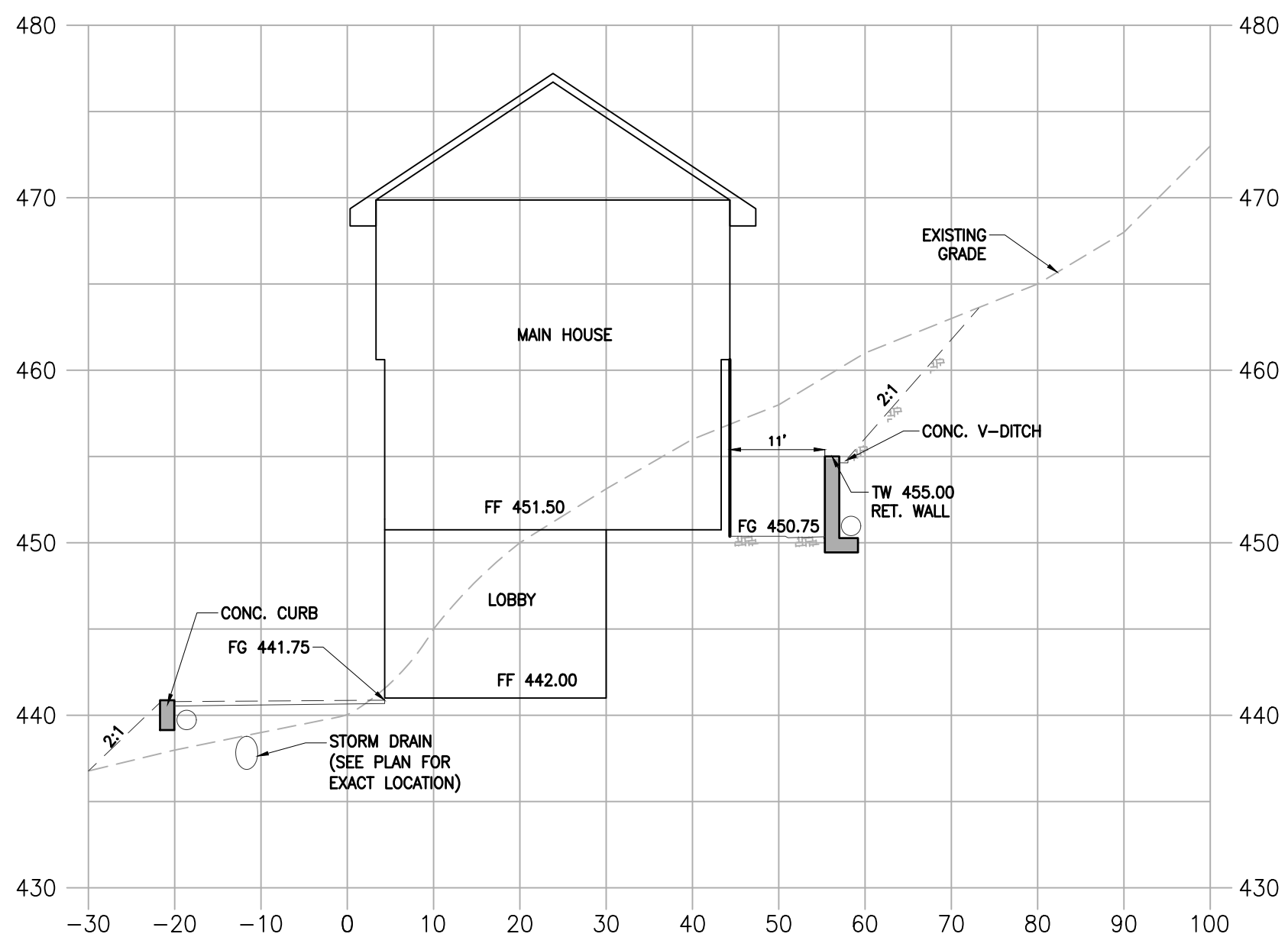
B HOUSE PAD SECTION
C-2 SCALE: (H) 1"=10'; (V) 1"=5'



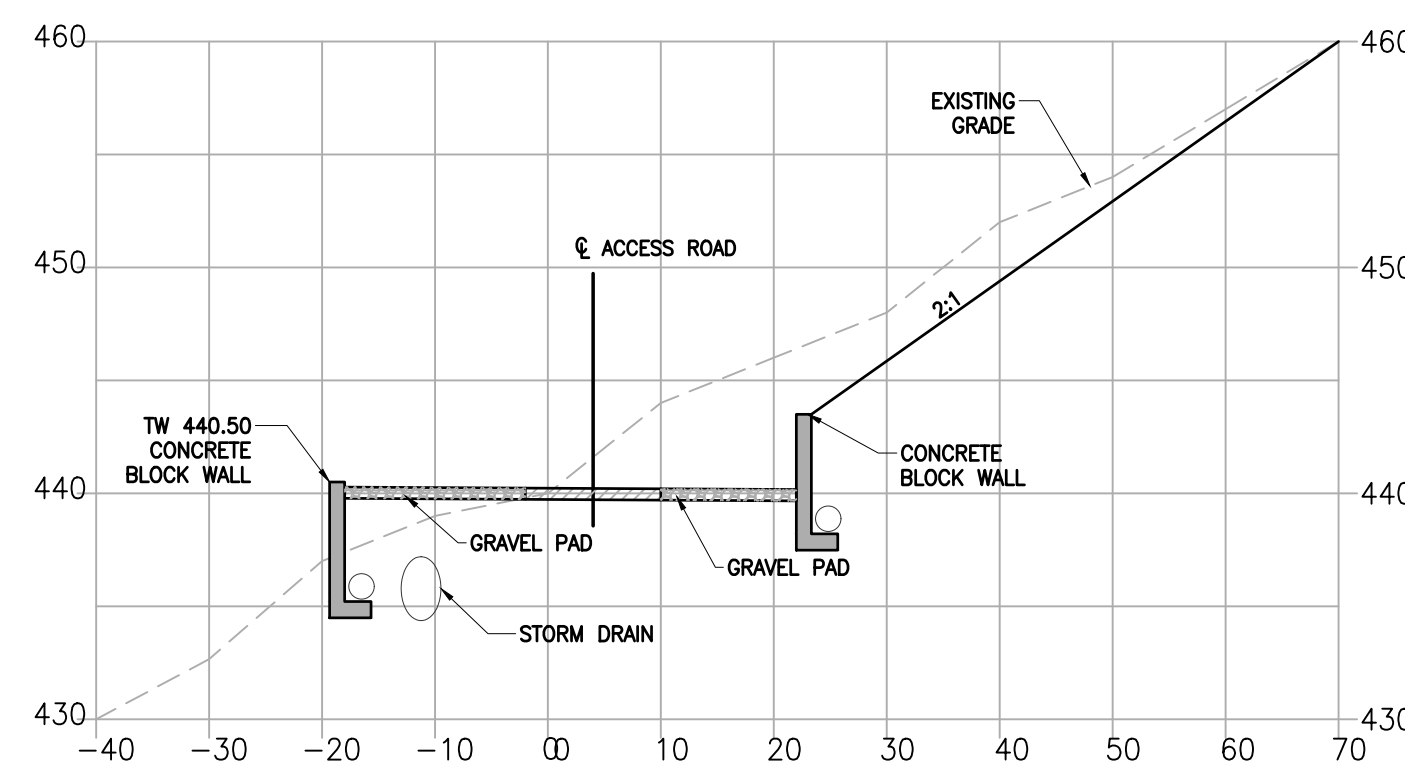
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C-2 SCALE: (H) 1"=10'; (V) 1"=5'



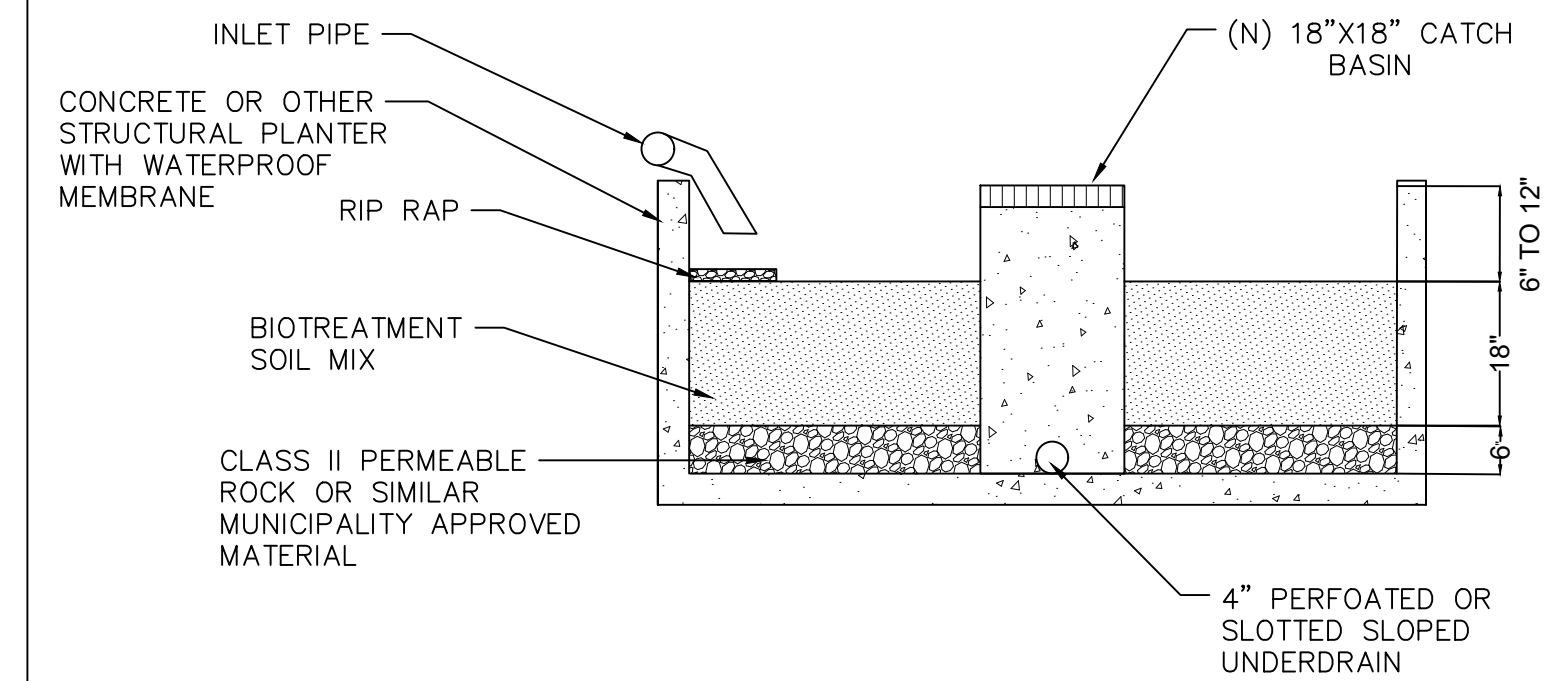
ROAD CROSS SECTION (TYP)
N.T.S



C HOUSE PAD SECTION
C-2 SCALE: (H) 1"=10'; (V) 1"=5'



F ROAD CROSS SECTION
C-2 SCALE: (H) 1"=10'; (V) 1"=5'

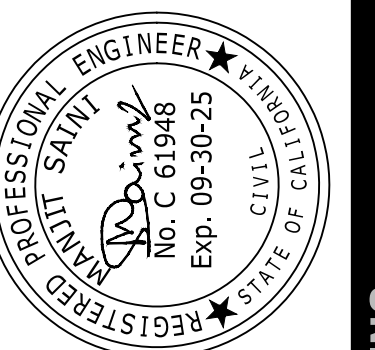


PLANTER BOX DETAIL (TYP)
(N.T.S)



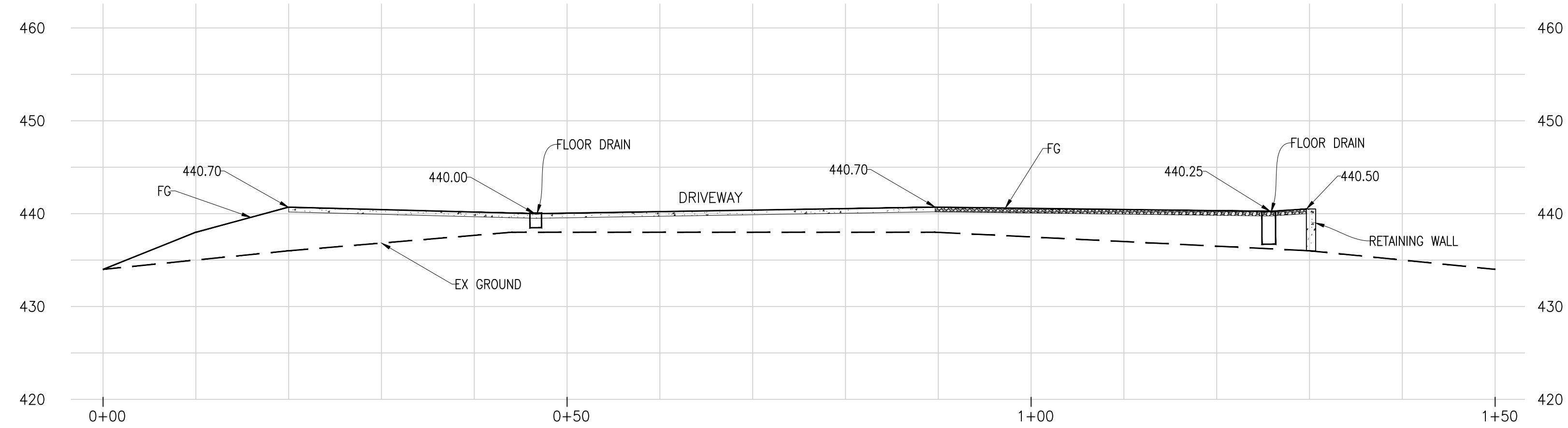
JAMES LE
BELLA MADEIRA LANE
SAN JOSE, CA
APN: 654-64-012

HOUSE PAD SECTION

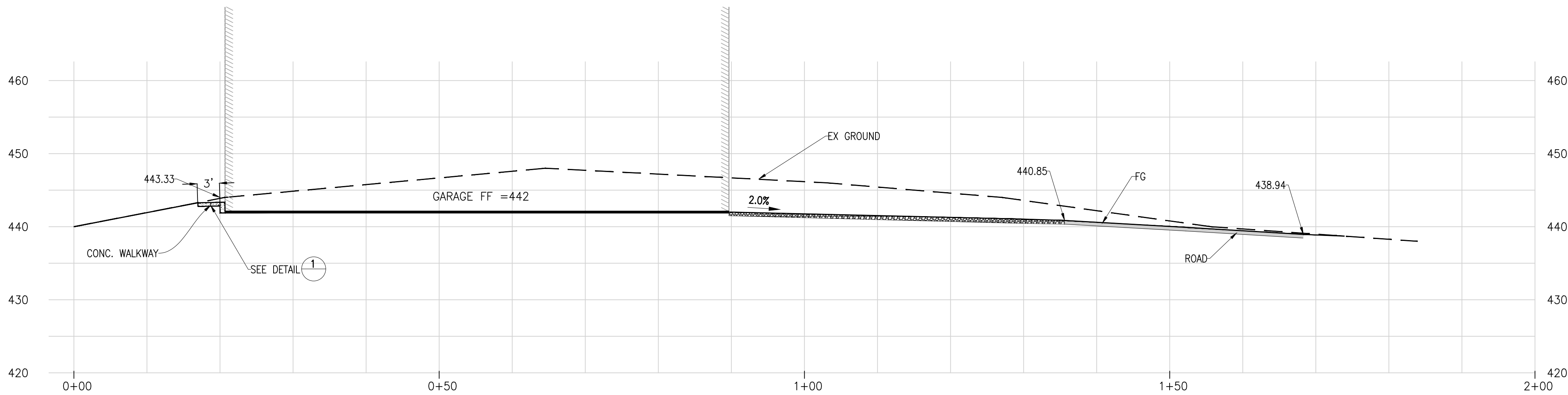


DATE: 2/10/2025
DESIGNED BY: T. PENG
DRAWN BY: N. SINGH
CHECKED BY: M. SAINI
APPROVED BY: M. SAINI

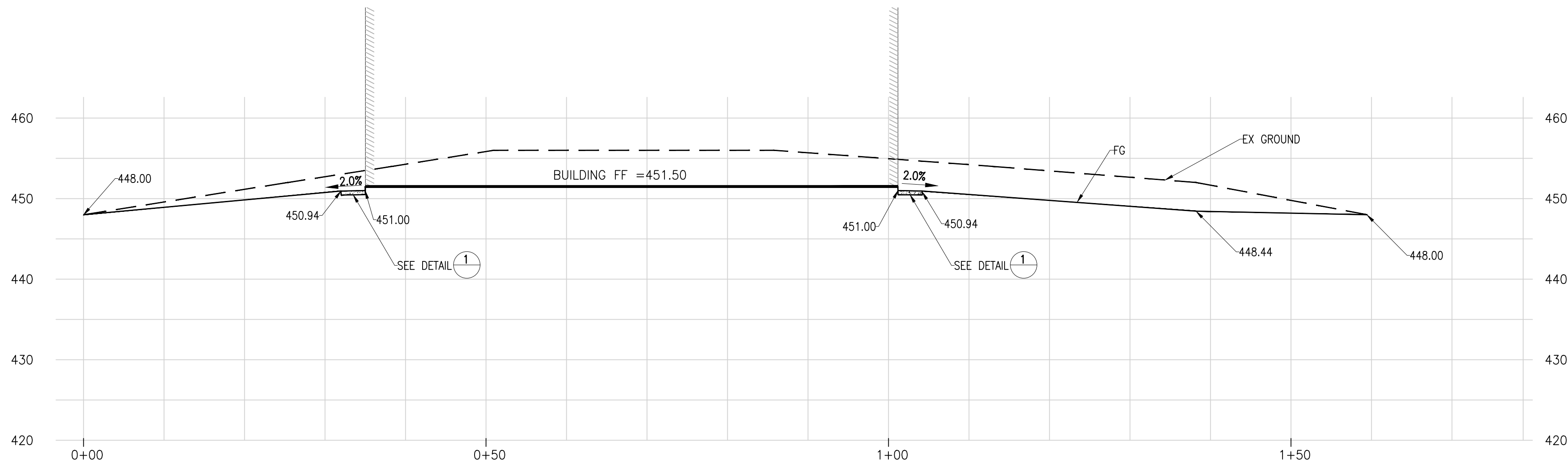
REVISIONS
NO. SHEET NUMBER
C-5
11 OF 20 SHEETS



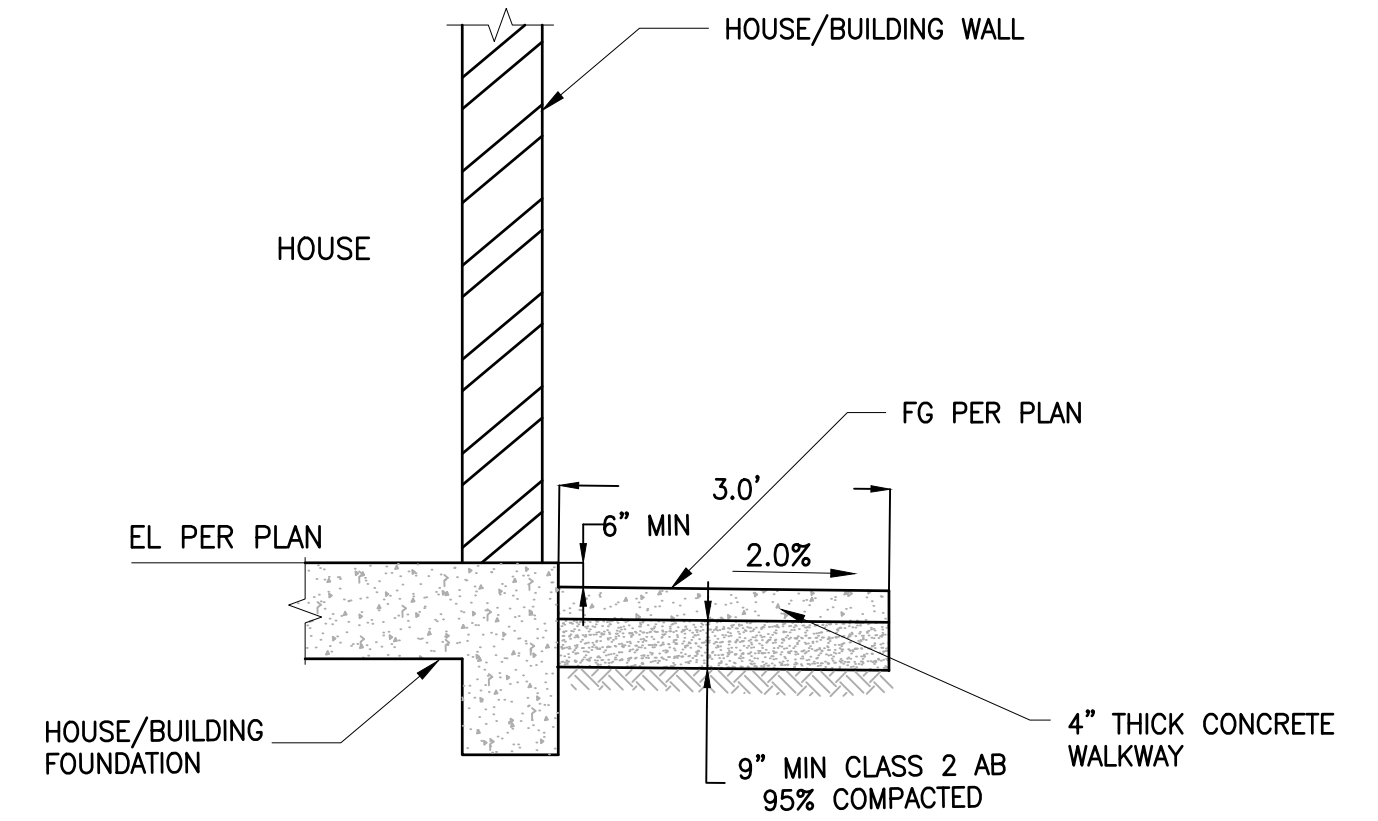
H SECTION
C-2



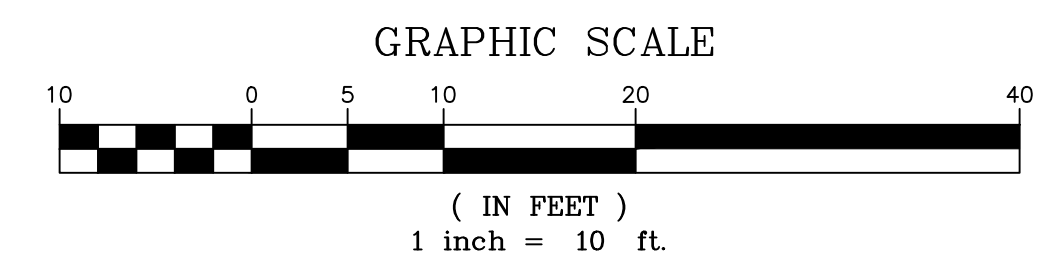
I SECTION
C-2



J SECTION
C-2

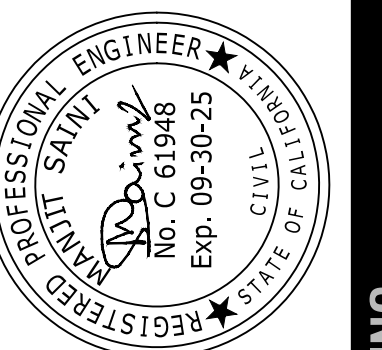


1 TYPICAL CONC. PAD DETAIL FOR DRAIN AWAY FROM FOUNDATION.
SCALE: NTS



JAMES LE
BELLA MADEIRA LANE
SAN JOSE, CA
APN: 654-64-012

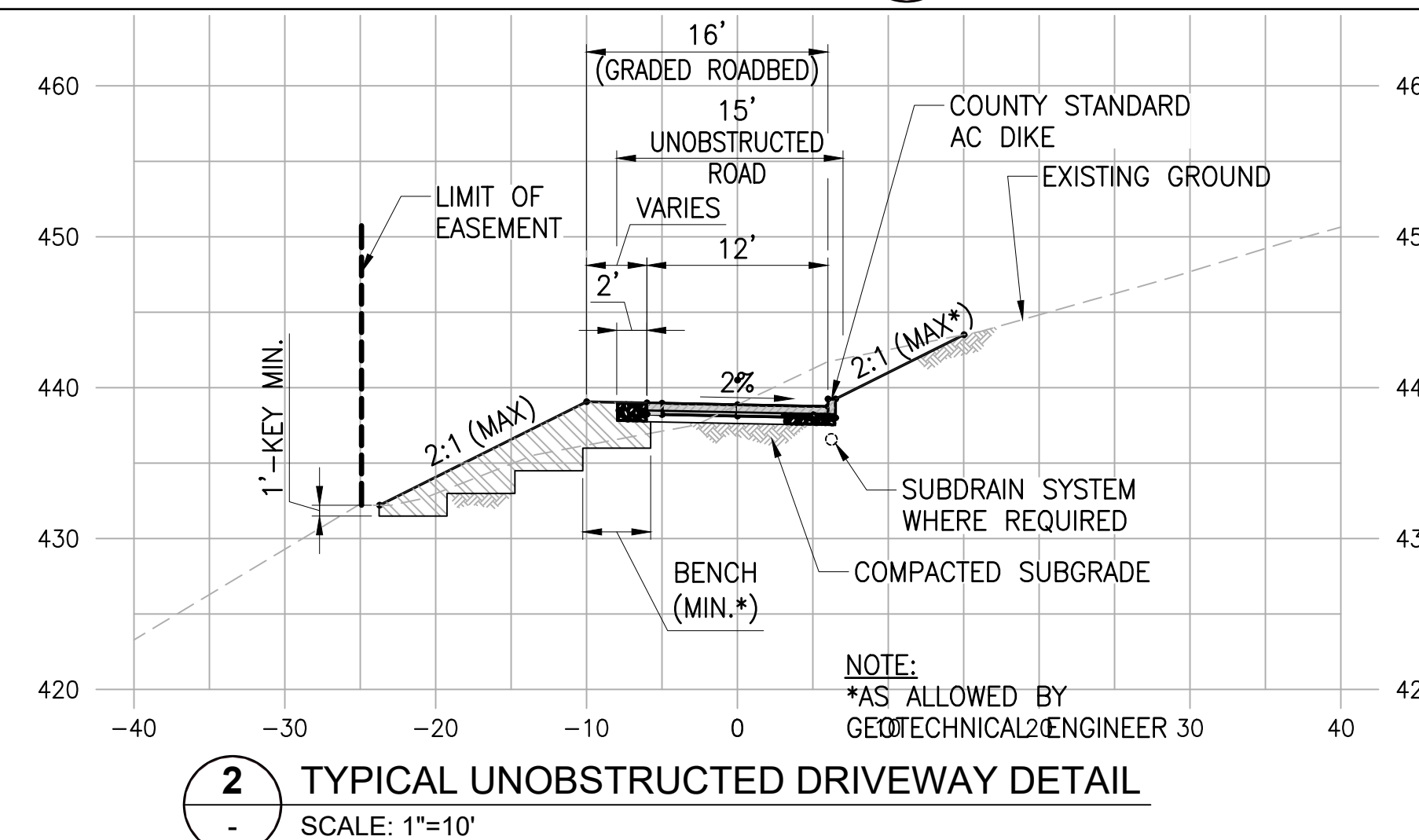
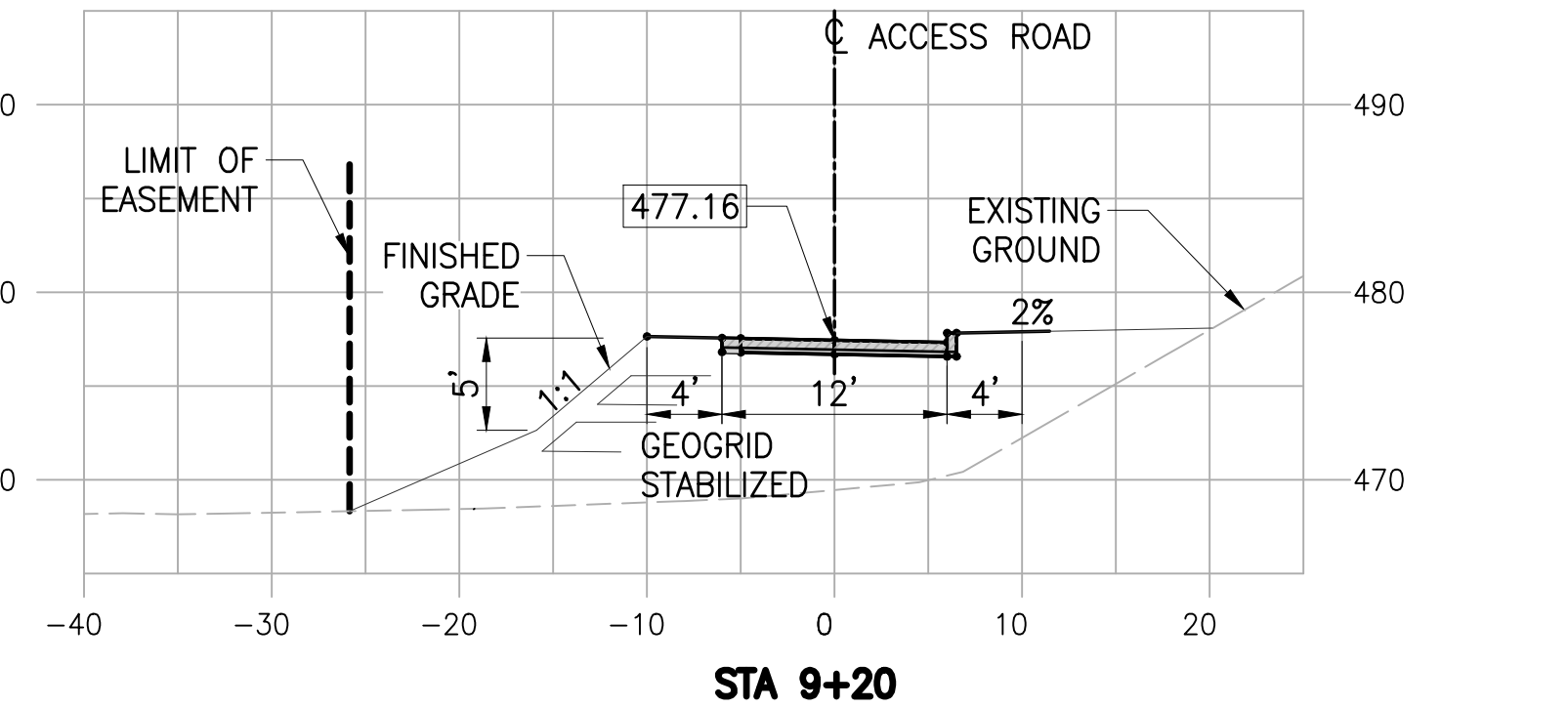
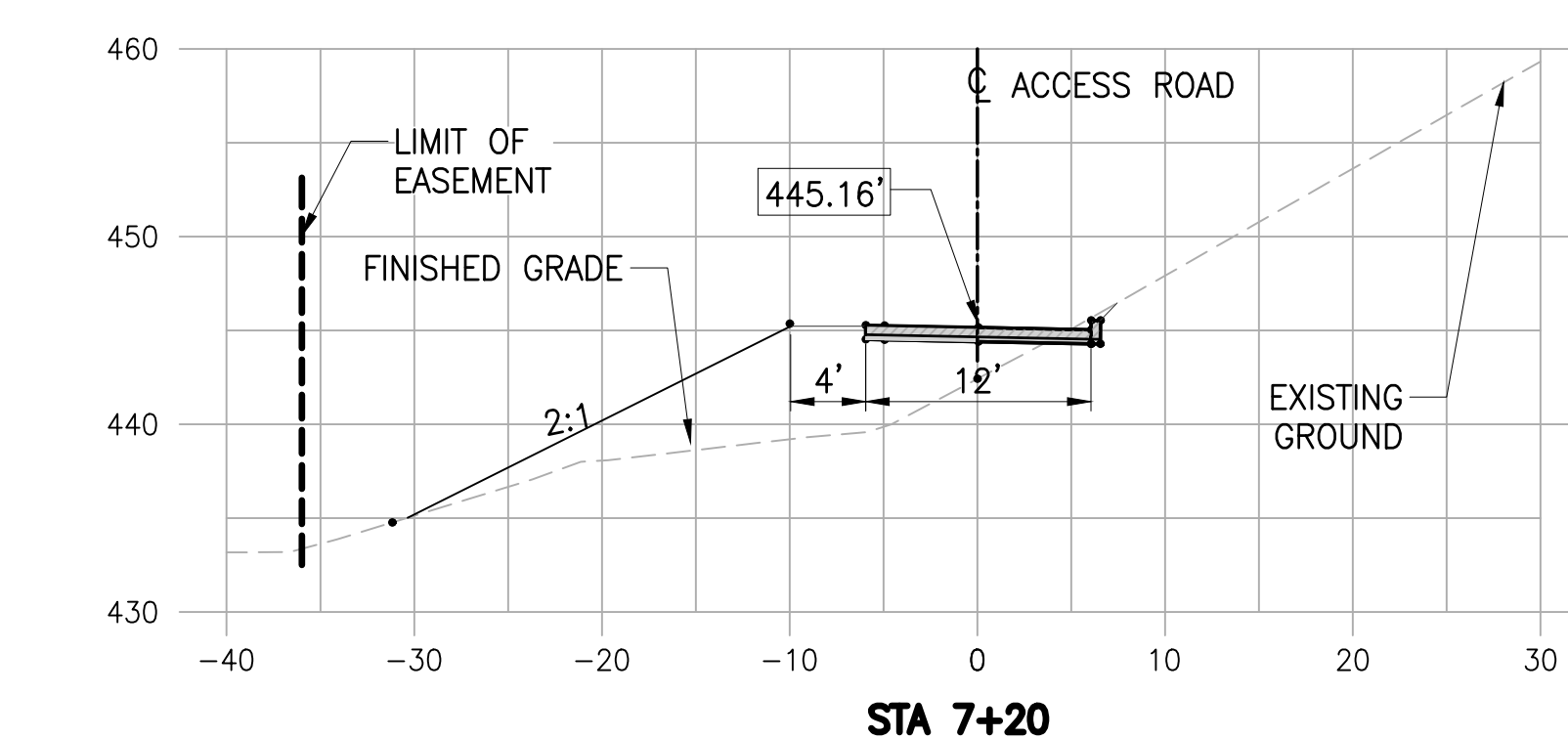
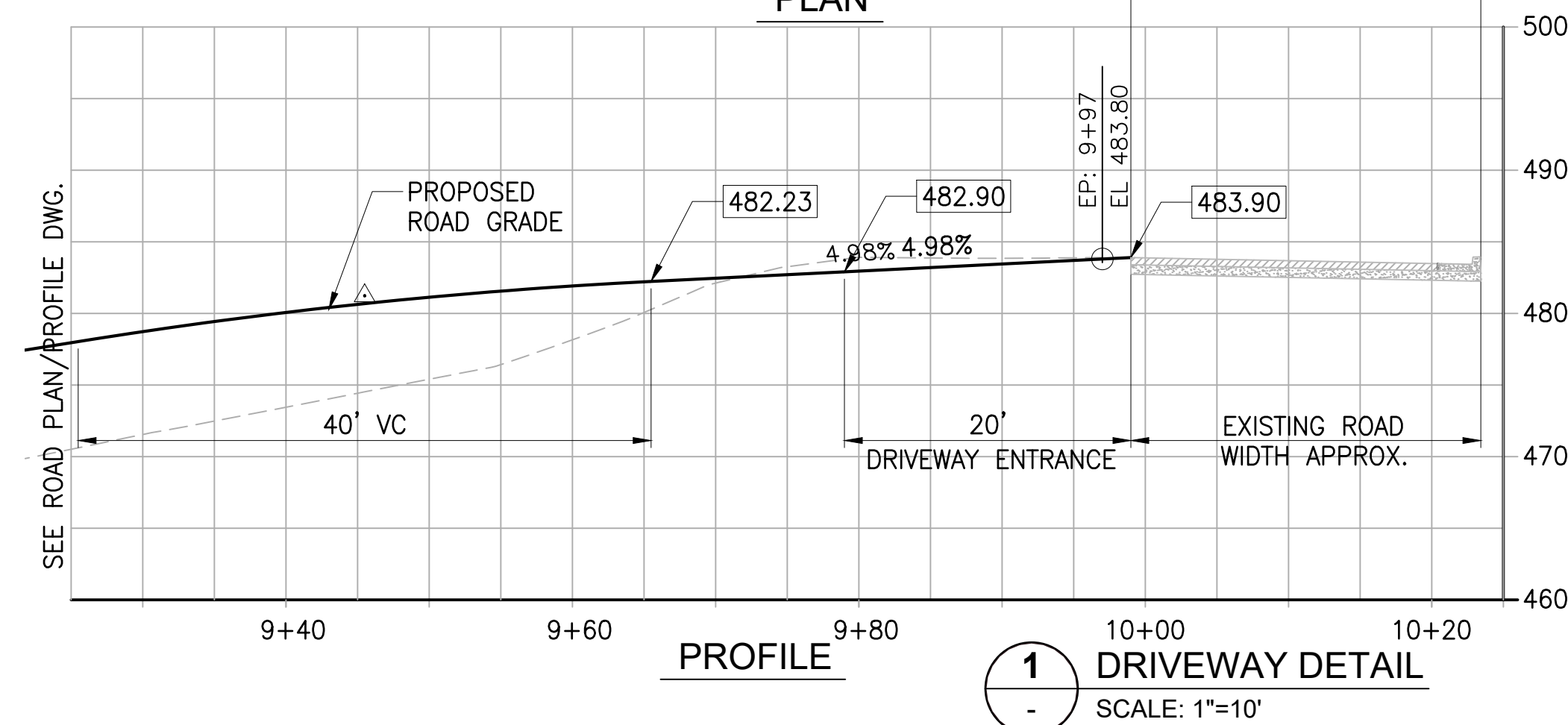
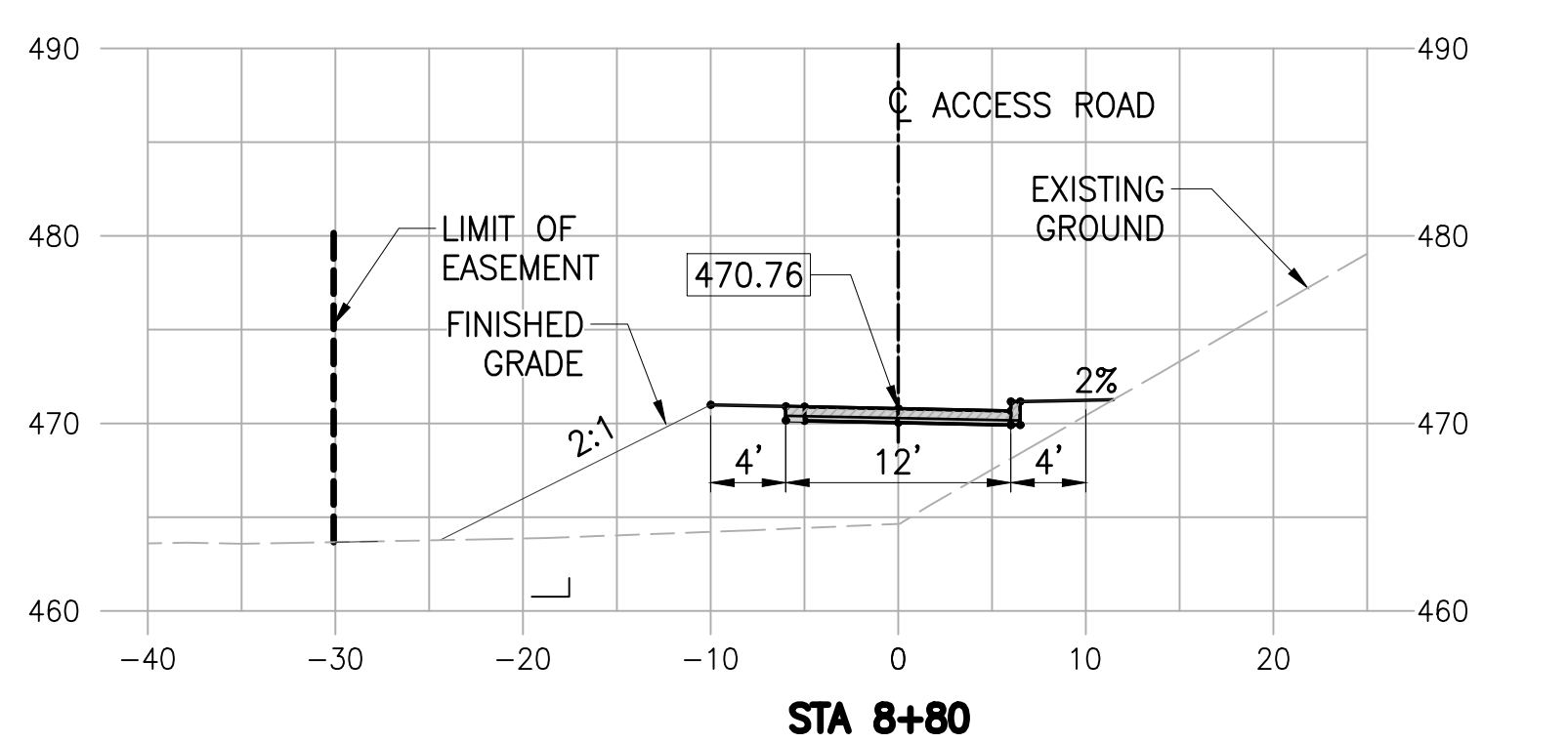
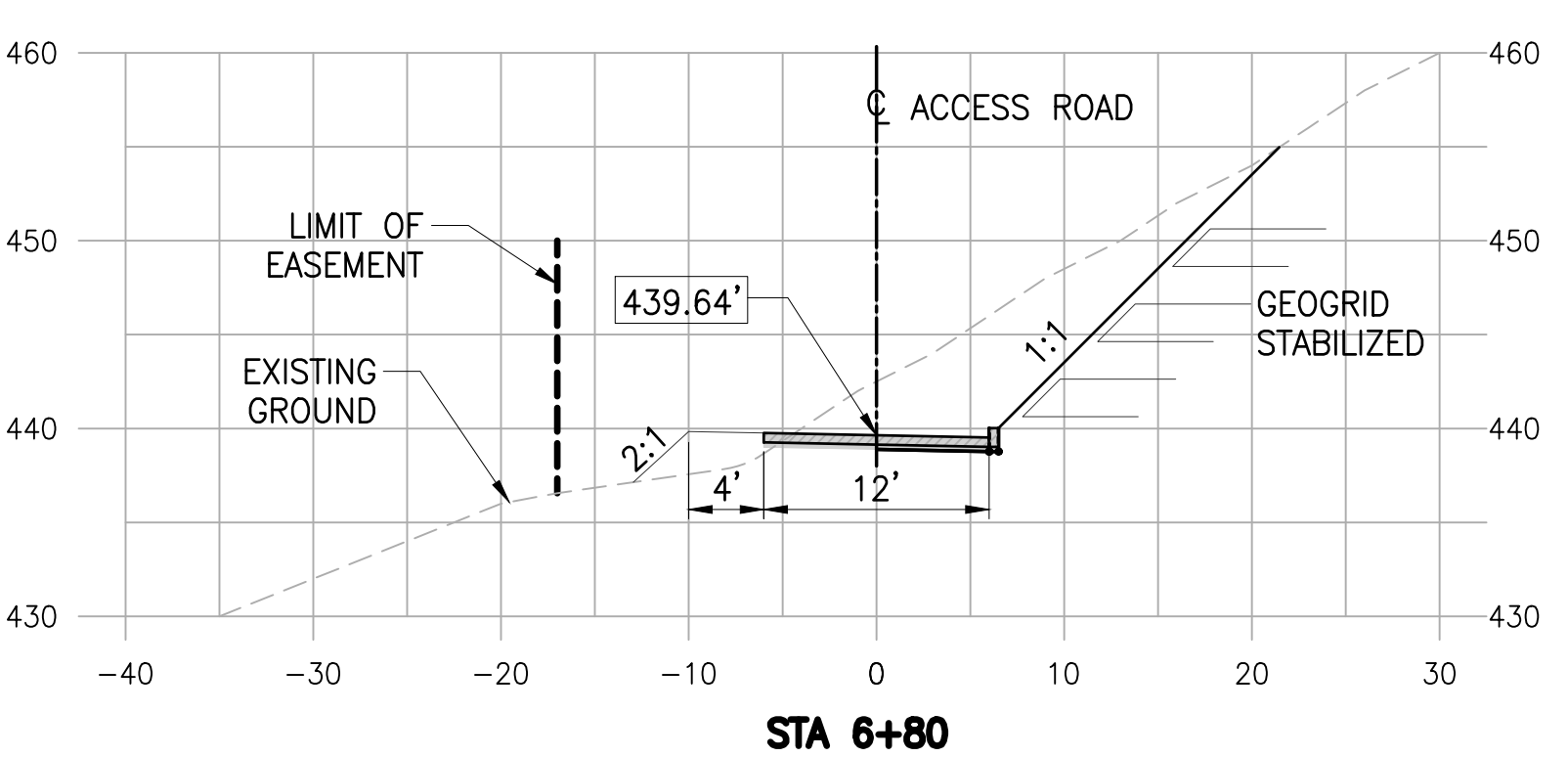
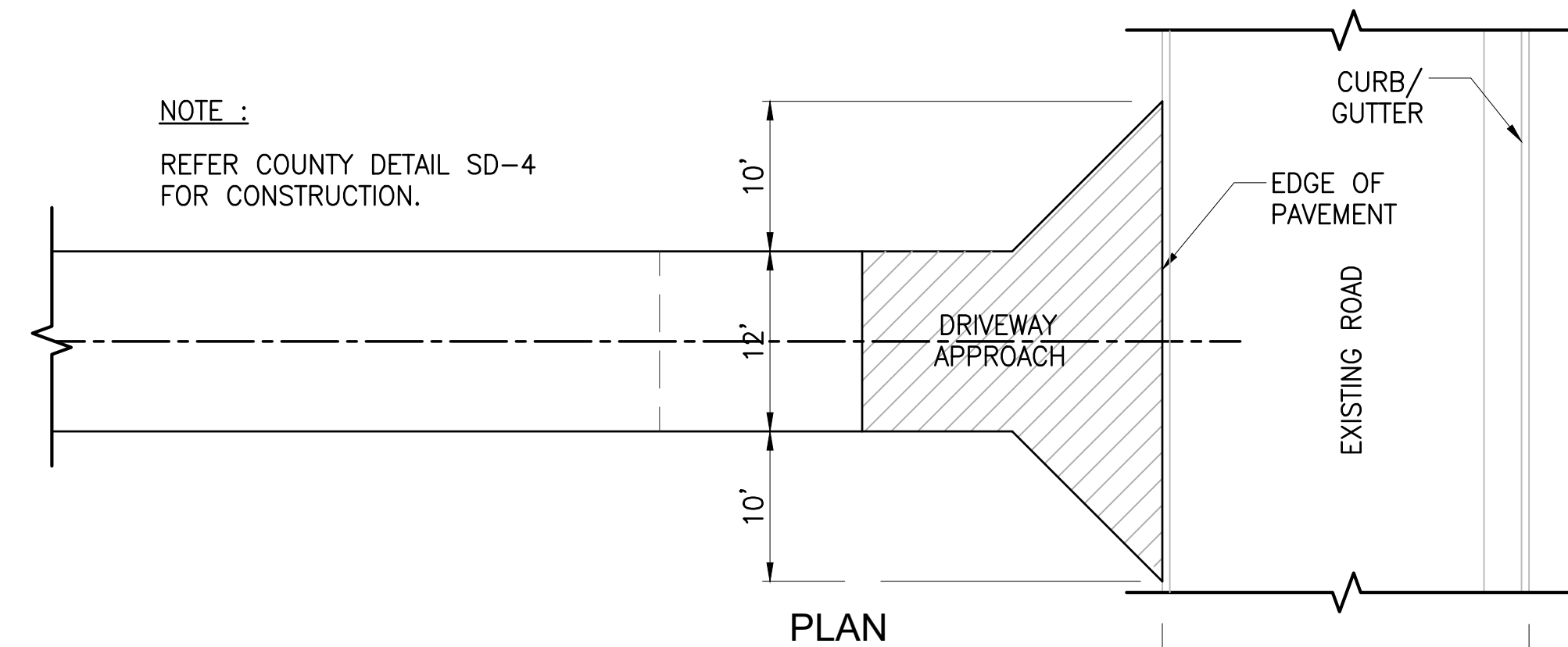
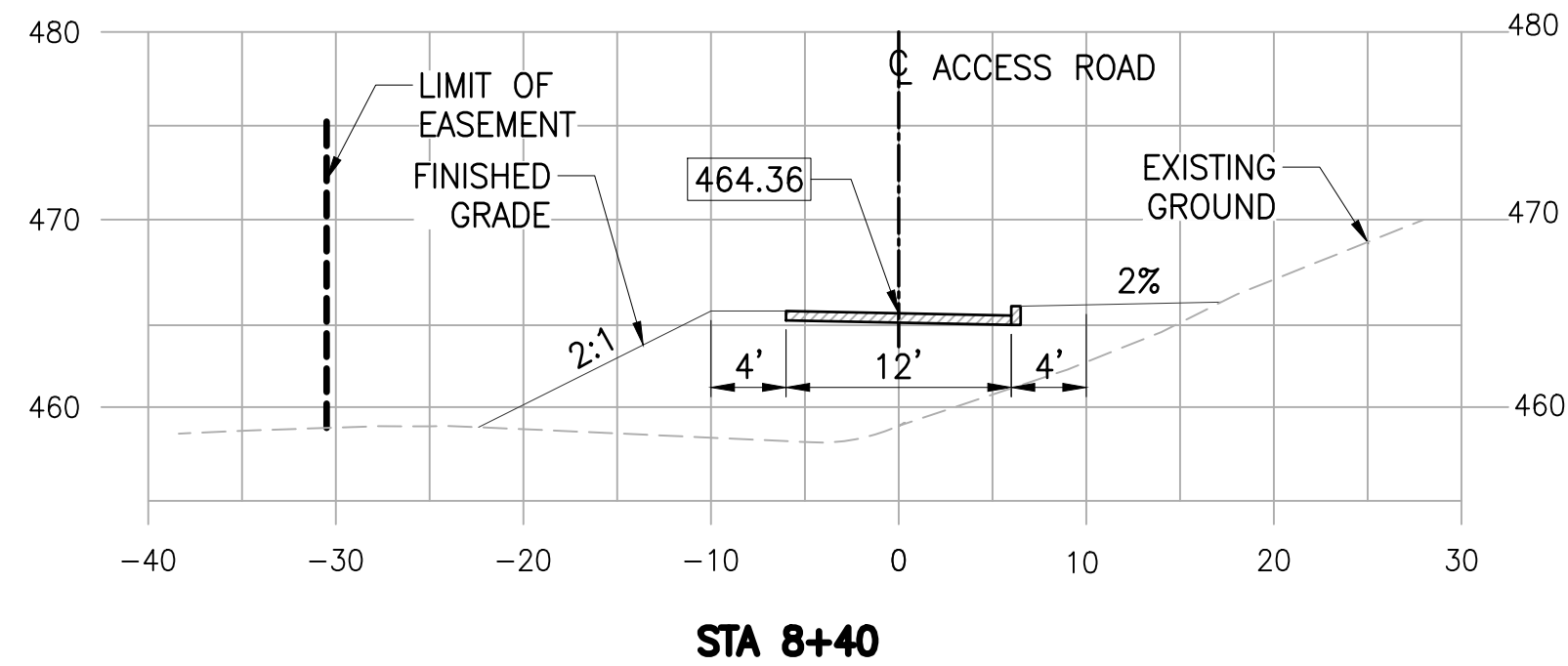
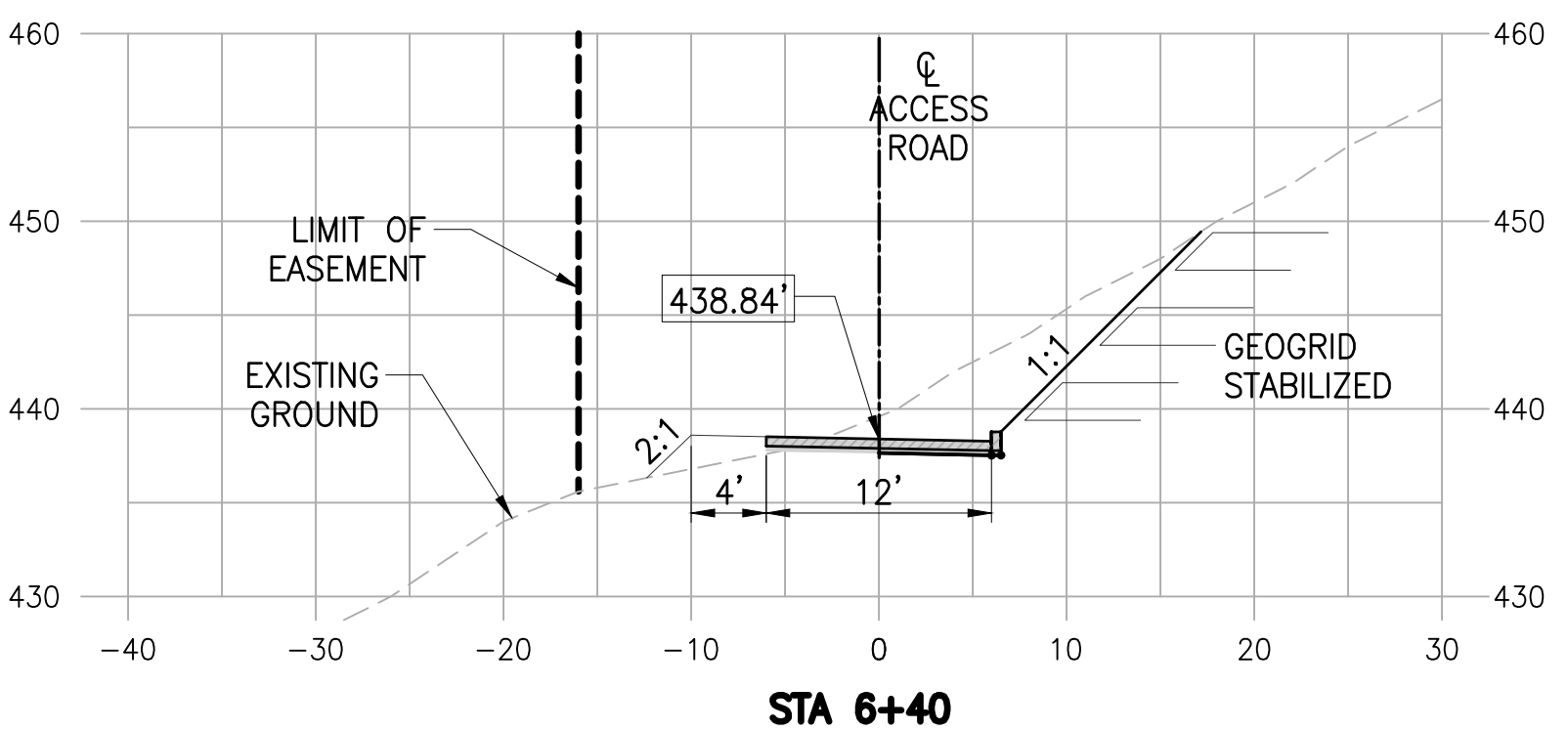
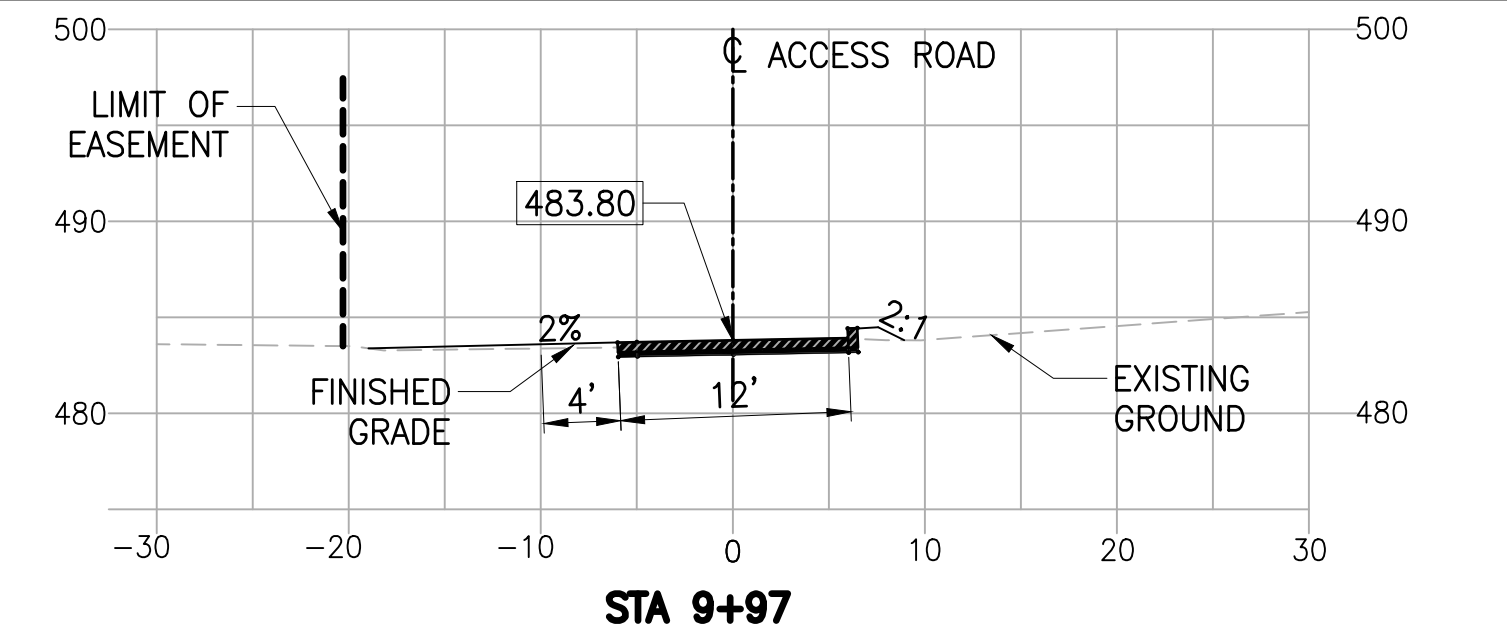
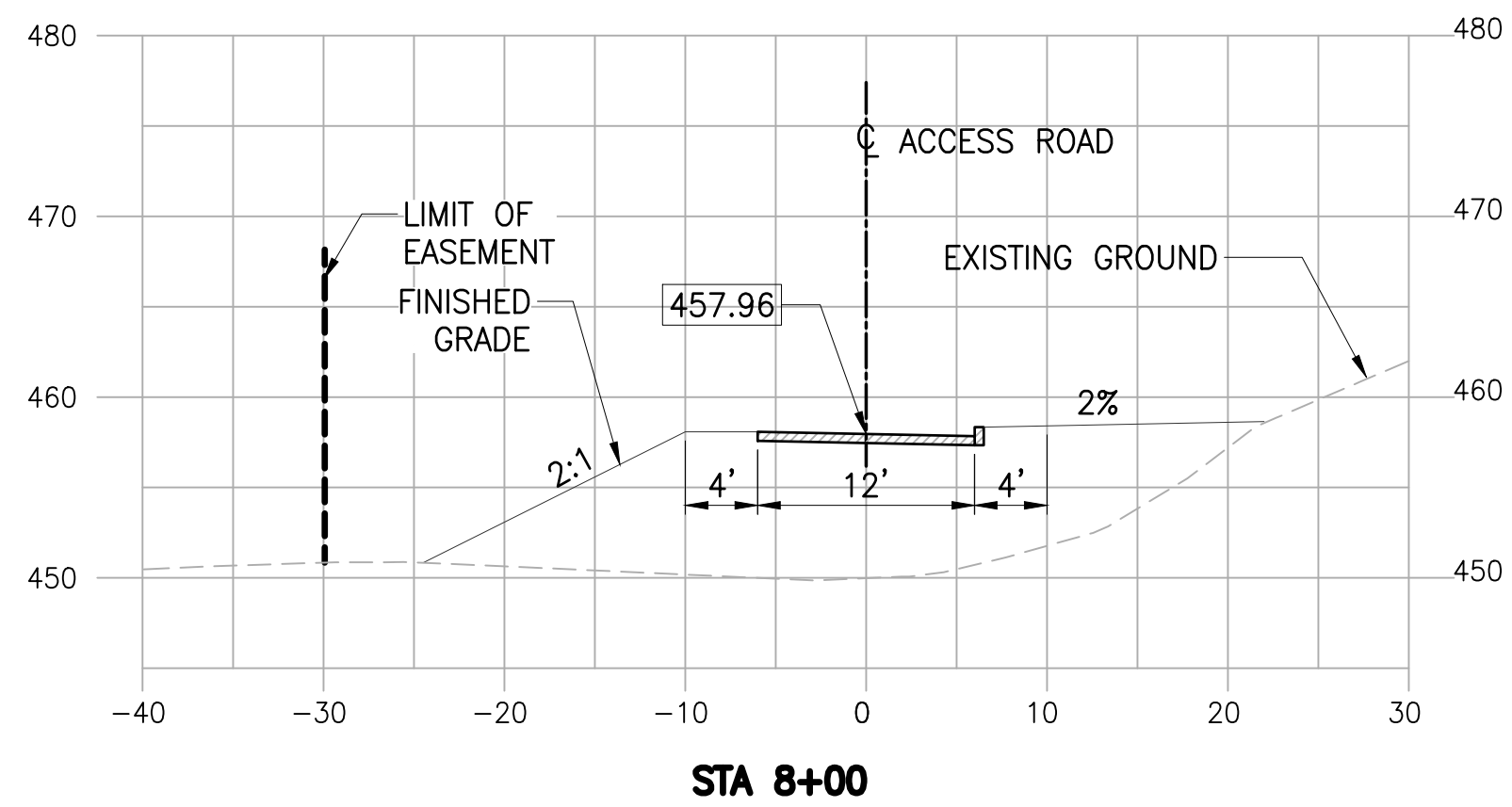
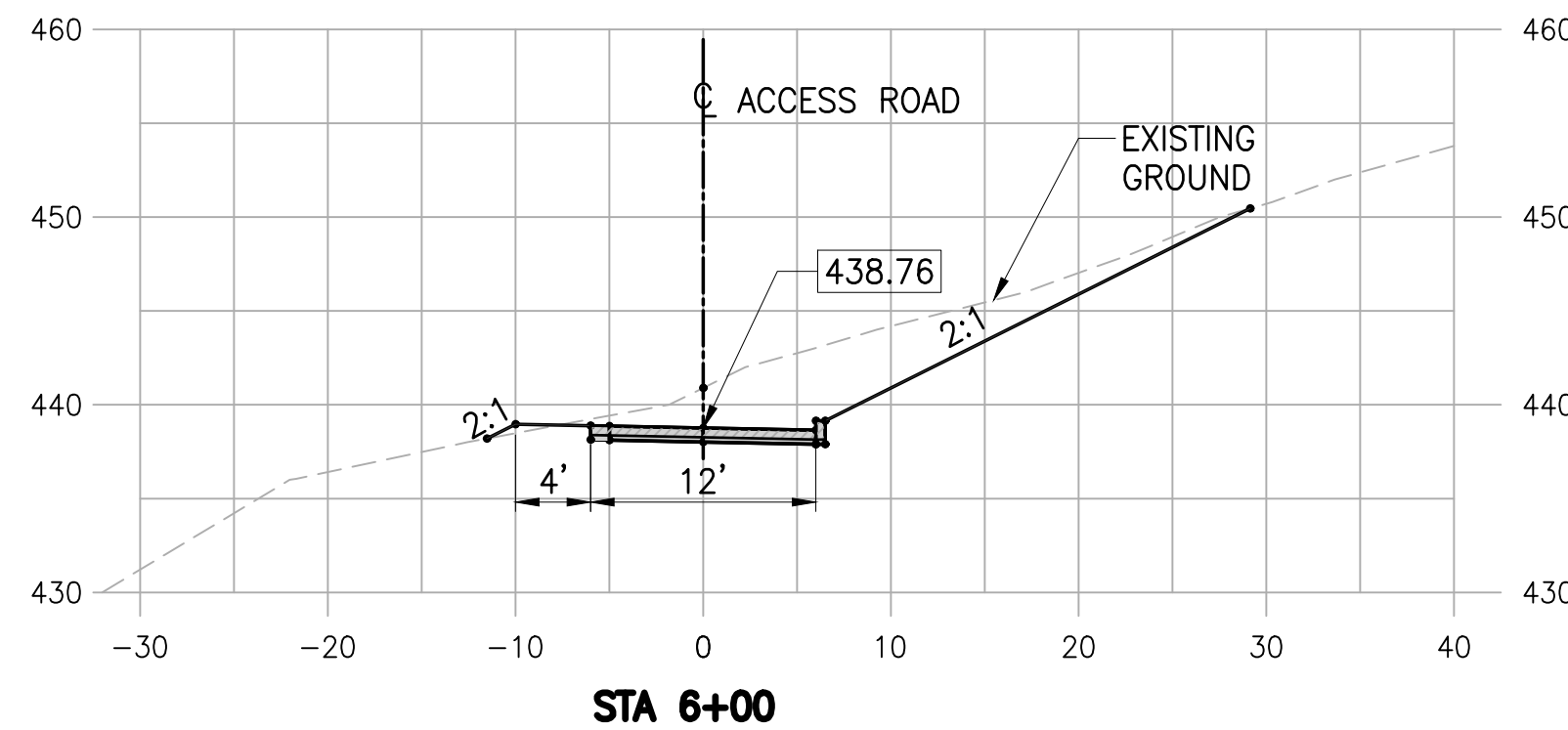
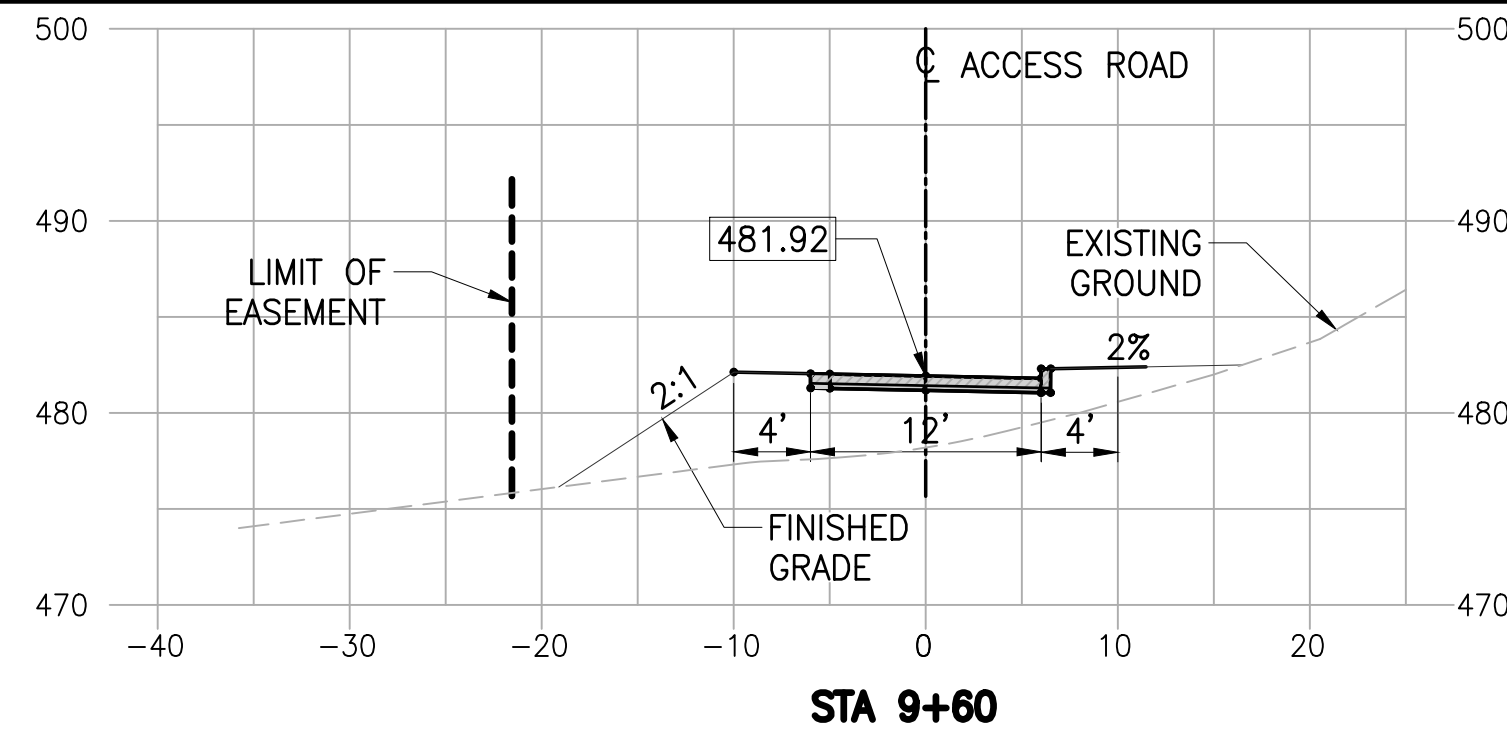
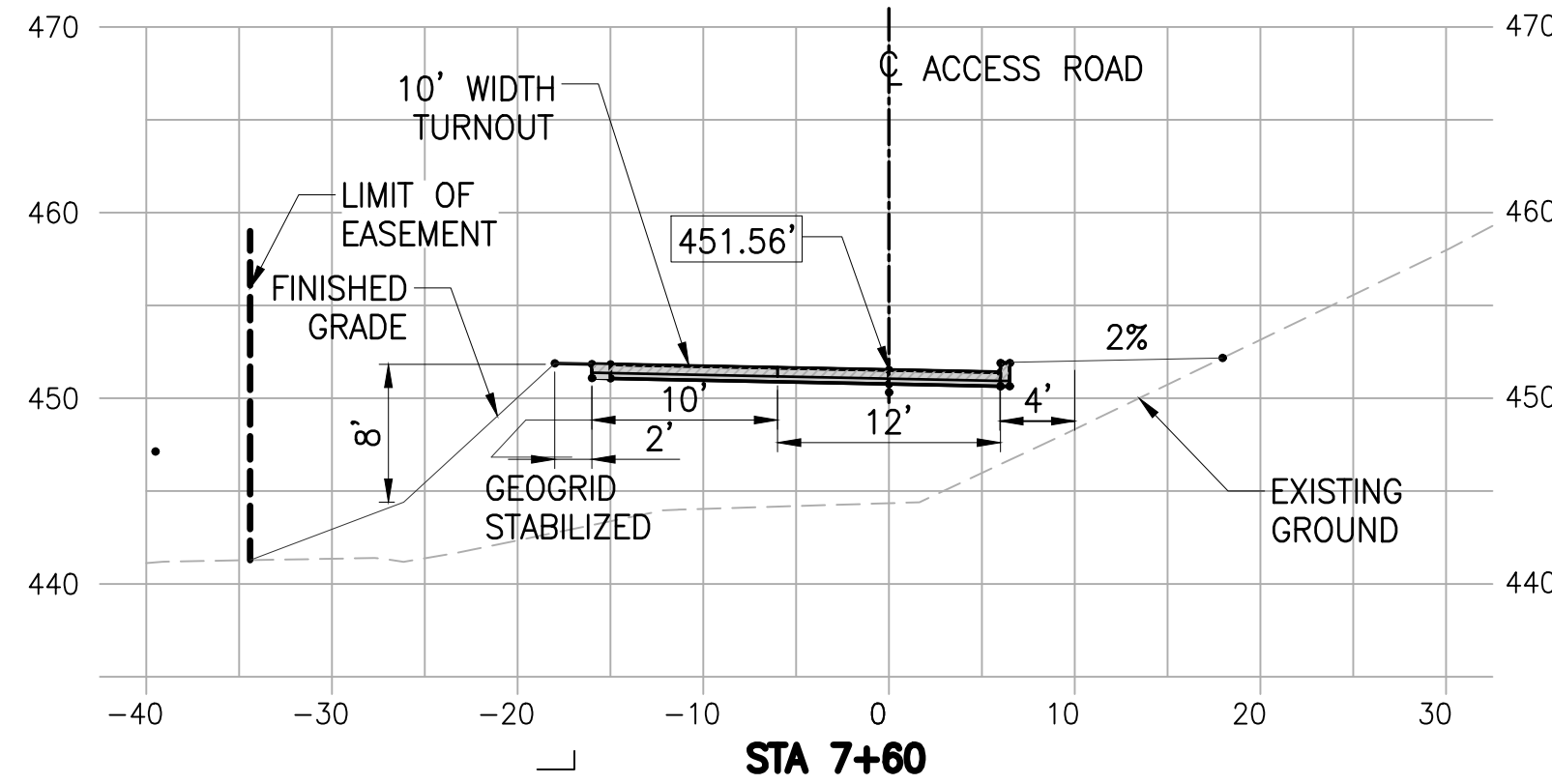
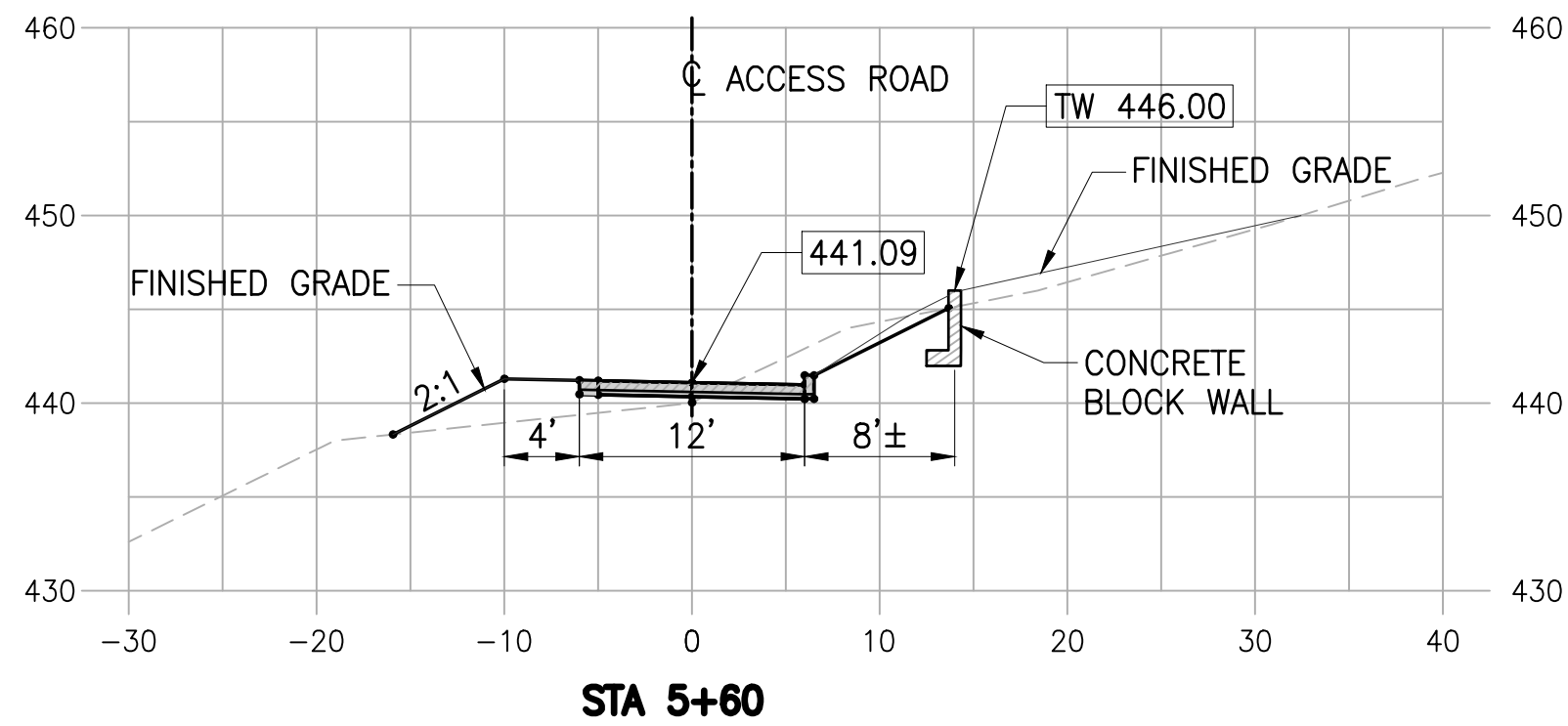
SECTIONS



DATE:	2/10/2025
DESIGNED BY:	T. PENG
DRAWN BY:	N. SINGH
CHECKED BY:	M. SAINI
APPROVED BY:	M. SAINI

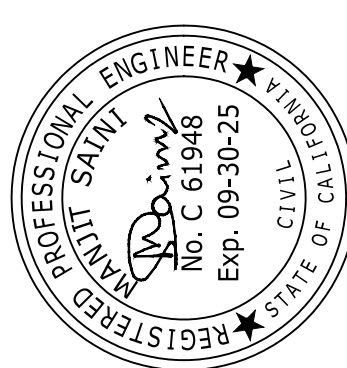
NO.	REVISIONS

SHEET NUMBER
C-6
12 OF 20 SHEETS



JAMES LE
BELLA MADEIRA LANE
SAN JOSE, CA
APN: 654-64-012

DRIVEWAY CROSS SECTIONS &
APPROACH PLAN AND PROFILE



DATE:	2/10/2025
DESIGNED BY:	T. PENG
DRAWN BY:	N. SINGH
CHECKED BY:	M. SAINI
APPROVED BY:	M. SAINI

NO.	REVISIONS
1	
2	
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SHEET NUMBER
C-7
13 OF 20 SHEETS

APPLICANT: JAMES LE

ROAD: BELLA MADEIRA LN

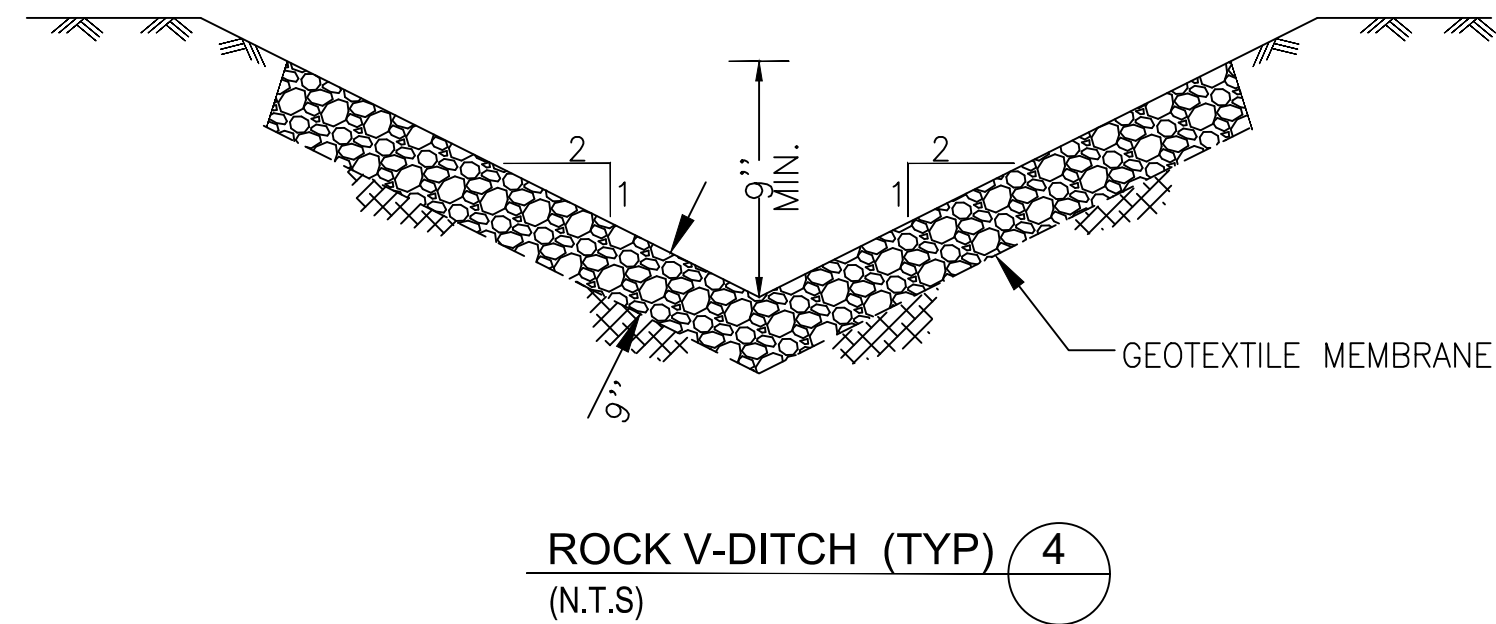
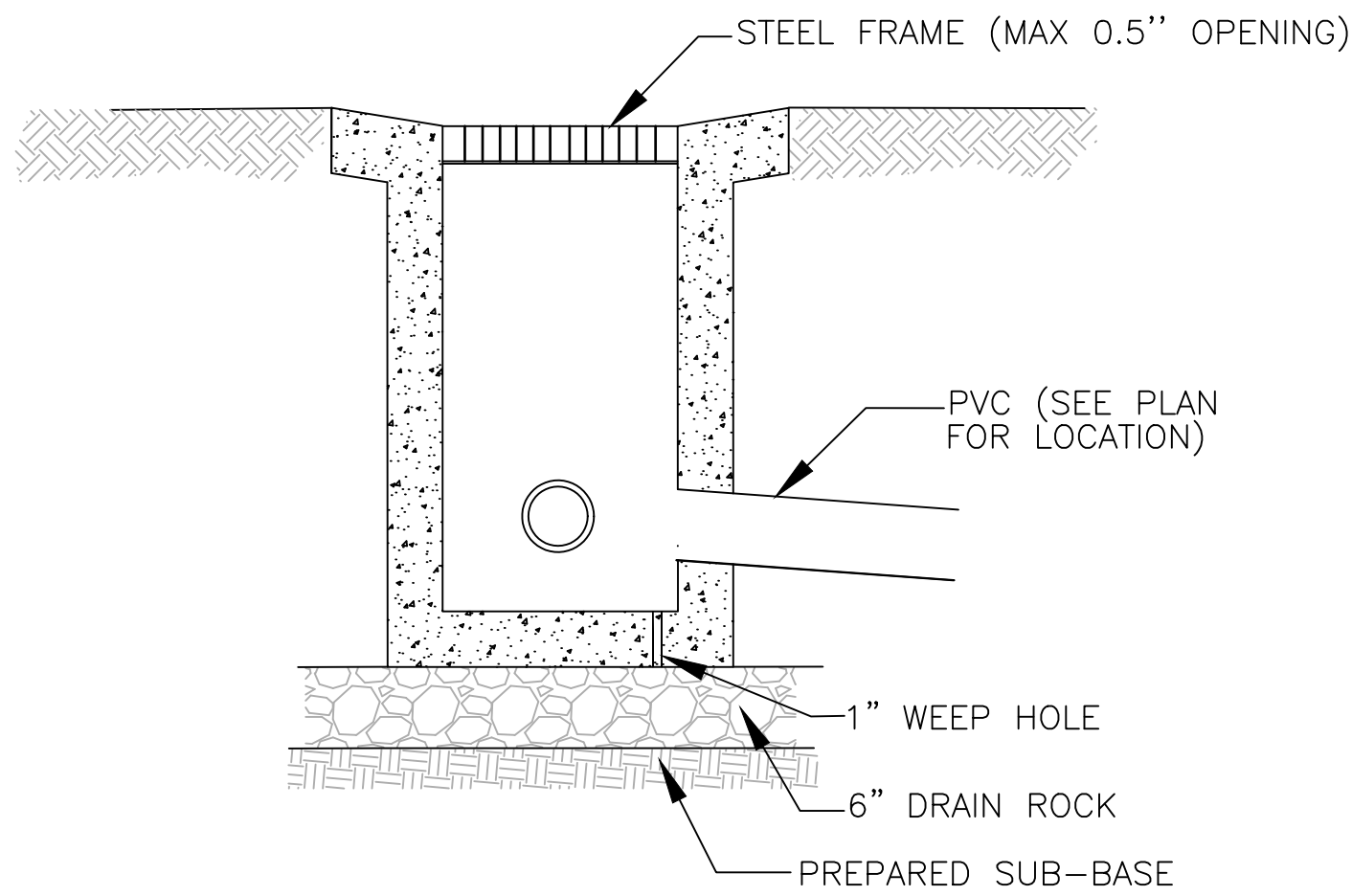
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CONSTRUCTION

CONSULTATION

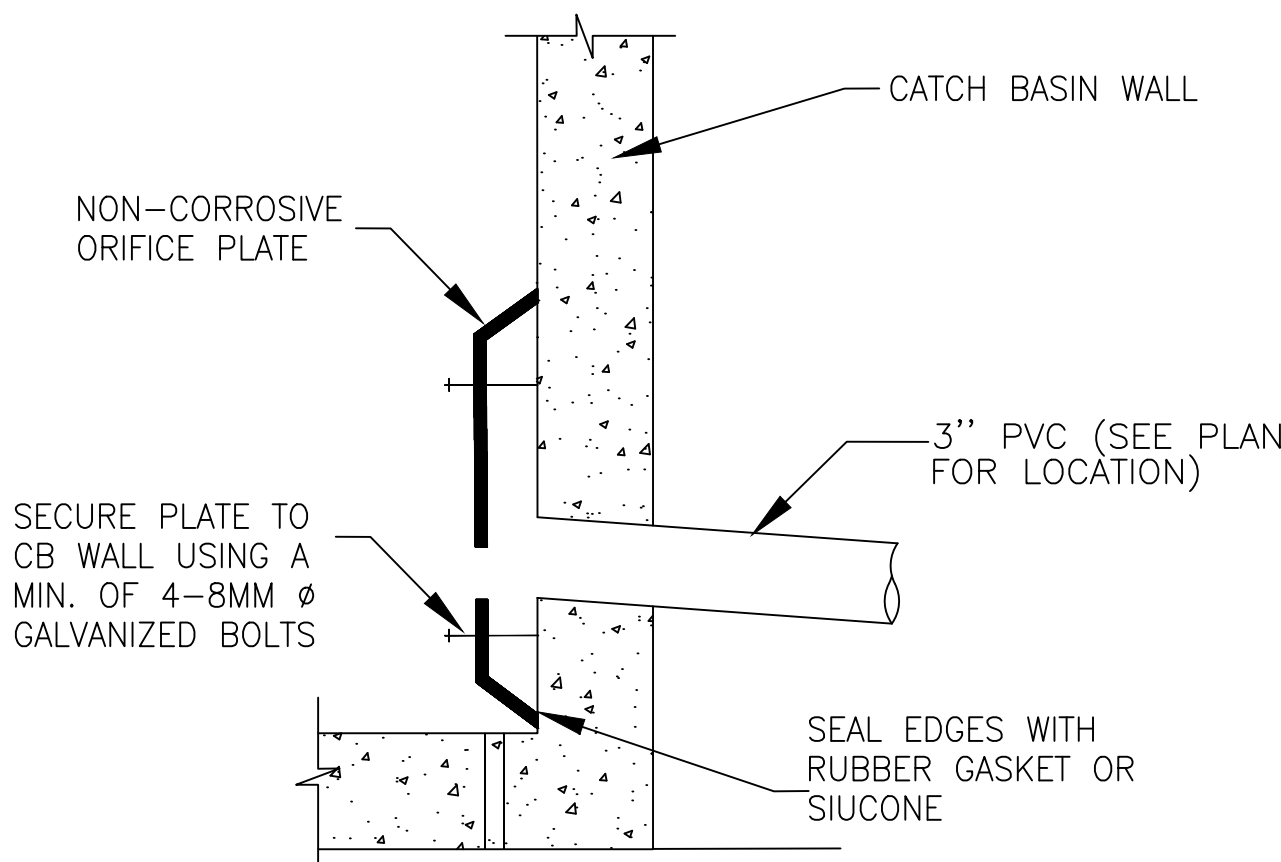
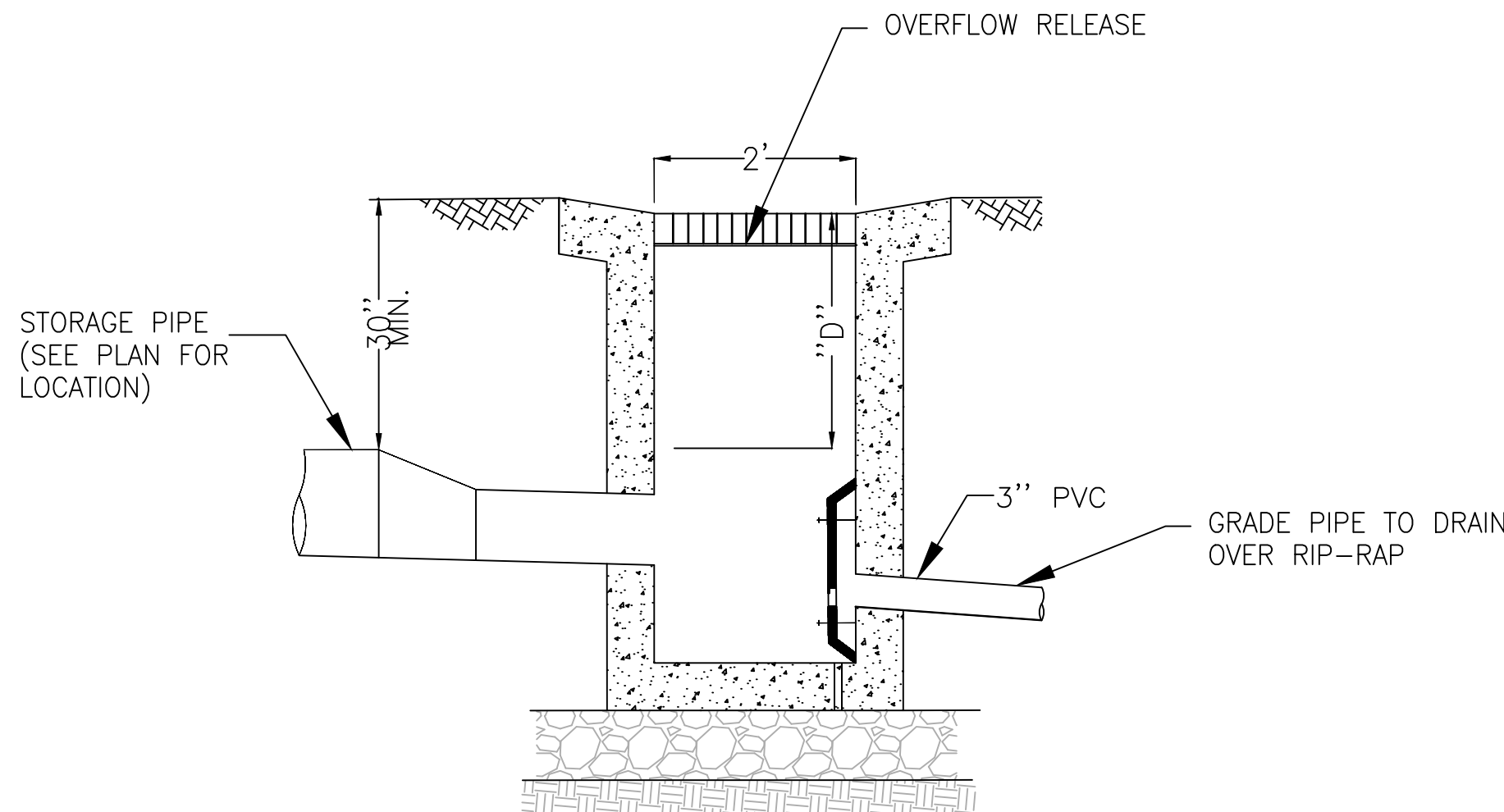
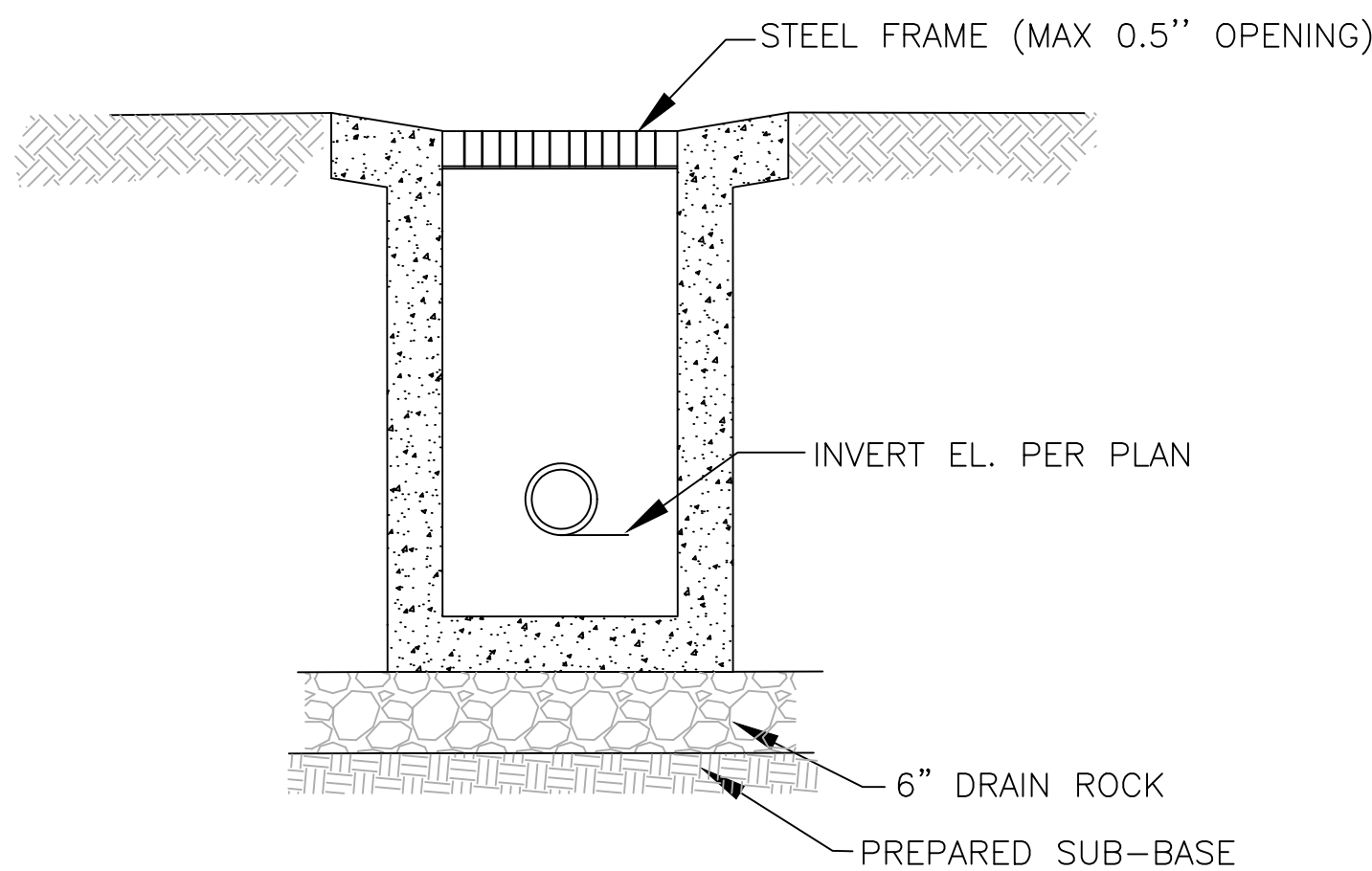
ENGINEERING

ARCHITECTURE



- NOTES:**
1. GEOTEXTILE MEMBRANE SHALL WOVEN MADE FROM POLYPROPYLENE, IN SLIT FILM OR MONOFILAMENT FORM, WITH 15% GRAB AND GRAB TENSILE STRENGTH 315 LBS.
 2. RIPRAP: DURABLE ROCK, FREE FROM CRACKS AND SEAMS, WITH MEDIAN ROCK SIZE 4-INCHES
 3. TRASH SCREEN SHALL BE STAINLESS STEEL SCREEN OR PLASTIC UV RESISTANT MATERIAL.
 4. CATCH BASINS SHALL BE PRE-CAST CONCRETE.
 5. MIN. SOIL COVER OVER DRAIN PIPE PER PLANS.

NOTES:
DEPTH "D" SHALL MATCH THE CROWN ELEV. OF STORAGE PIPE

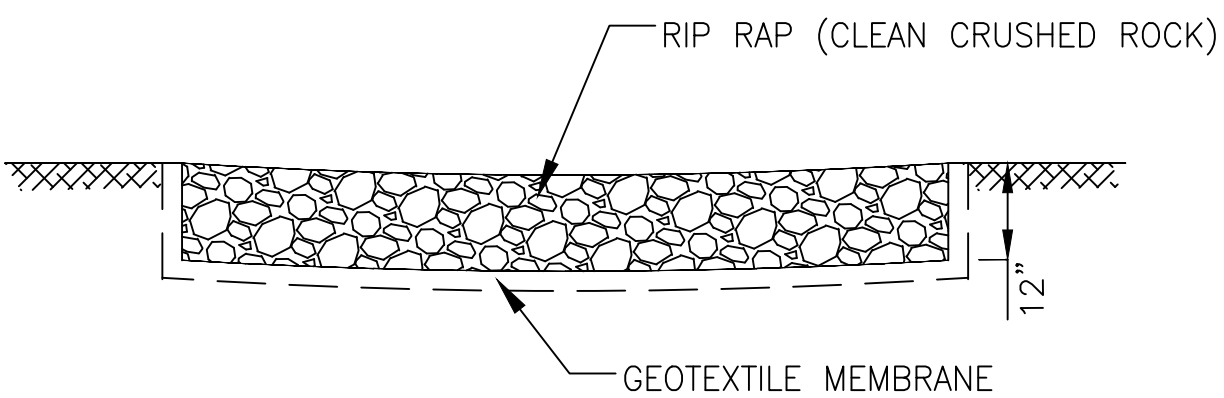
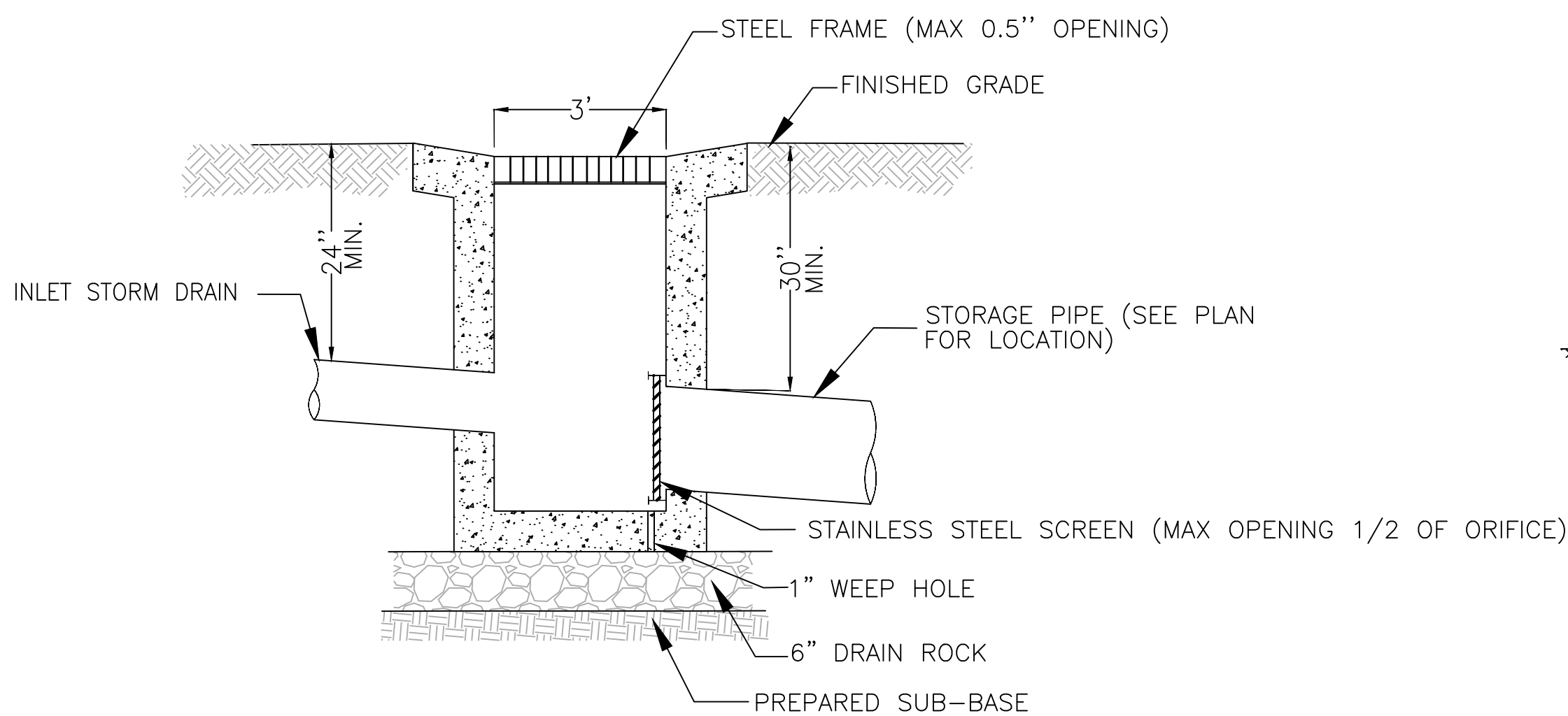


CATCH BASIN (TYP.)
NTS

NOTE: THE OVERFLOW RELEASE RIM ELEVATION SHALL MATCH OR ABOVE THE HIGHEST OBVERT ELEVATION IN THE STORM STORAGE SYSTEM, AND A MIN. OF 8" BELOW THE LOWEST RIM ELEVATION IN THE STORM DRAIN SYSTEM

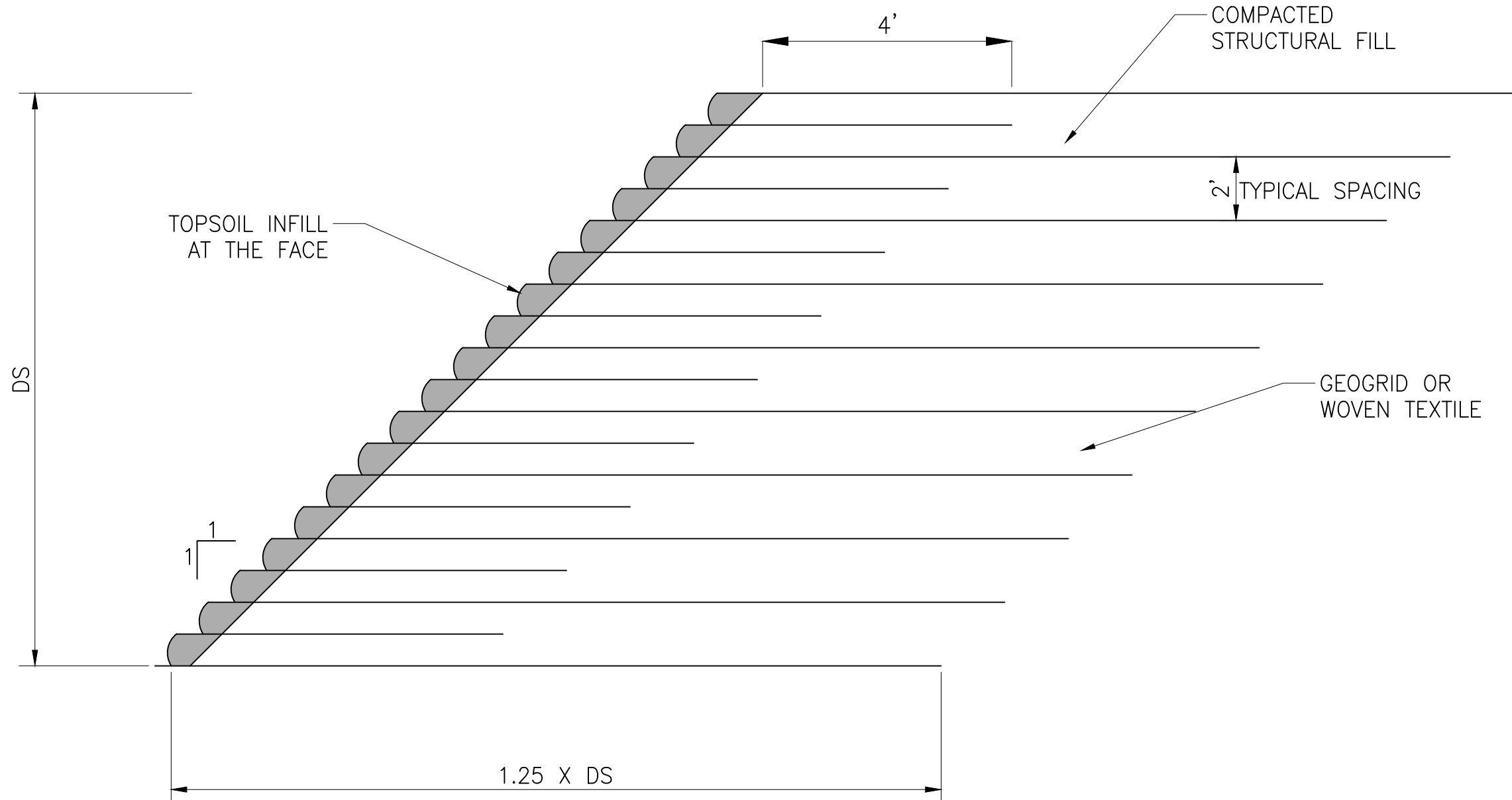
ORIFICE DETAIL (TYP.)
(N.T.S)

ORIFICE CONTROL CATCH BASIN-2 (TYP.)
(N.T.S)



INLET CATCH BASIN
(N.T.S)

RIP RAP (TYP) SECTION
(N.T.S)



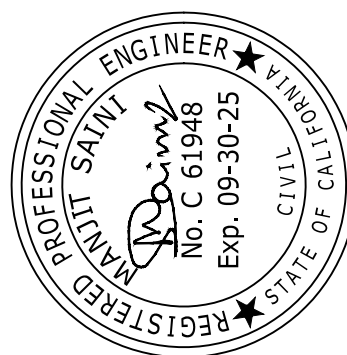
GEOGRID AND GEOTEXTILE
NTS

NOTES:
GEOTECHNICAL ENGINEER / MANUFACTURER SPECIFY GEOGRID TO BE USED AND FINALIZE THE DETAIL



JAMES LE
BELLA MADEIRA LANE
SAN JOSE, CA
APN: 654-64-012

DETAILS



DATE:	2/10/2025
DESIGNED BY:	T. PENG
DRAWN BY:	N. SINGH
CHECKED BY:	M. SAINI
APPROVED BY:	M. SAINI

REVISIONS	
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NO.	
SHEET NUMBER	D-2
	15 OF 20 SHEETS

NOTE: TREES EXIST IN THIS AREA BUT WERE NOT LOCATED

CONSTRUCTION TRAILER PARKING

CONSTRUCTION PARKING

APPROX LIMITS TOTAL DISTURBED AREA (TDA)

APPROX LIMITS PERMANENTLY DISTURBED AREA (PDA)

DISTURBED AREA

PORT-O-LET

EX. WATER MAIN

PIKE BAR 571

LEGEND

- TOTAL DISTURBED AREA=42,700 sq.ft DURING CONSTRUCTION
- PERMANENTLY DISTURBED AREA=20,100 sq.ft

LEGEND

- LIMITS OF EROSION AND SEDIMENT CONTROL/WORK AREA DISTURBANCE (46341 SQ.FT)
- FIBRE ROLL / SILT FENCE
- EROSION CONTROL BLANKET/JUTE NETTING/HYDROSEED
- LIMITS OF FIBER ROLL
- LIMITS OF SILT FENCE
- STABILIZED CONSTRUCTION ENTRANCE
- MATERIAL STORAGE AREA/DEBRIS STOCKPILES (TEMPORARY DURING CONSTRUCTION ONLY)
- INLET SEDIMENT CONTROL
- CONC. WASHOUT AREA

NOTES:

- REFER SANTA CLARA COUNTY STANDARD EROSION CONTROL PLANS (2009), SHEET BMP-1 AND BMP-2.
- LEACHFIELD AREA SHALL BE HYDROSEED AS INDICATED ON EROSION CONTROL NOTES ON SHEET C-00.
- PLACE ALL DEBRIS ON PLASTIC SHEET OR VISQUIN.
- GRADING WORK BETWEEN OCTOBER 15 AND APRIL 15 IS AT THE DISCRETION OF SANTA CLARA COUNTY OFFICIAL.

GRAPHIC SCALE

(IN FEET)

1 inch = 20 ft.

TOTAL TEMPORARY DISTURBED AREA SEE SHEET C-5

HIGH PRIORITY SITE. MONTHLY INSPECTION OF STORMWATER IMPROVEMENTS ARE REQUIRED PURSUANT TO THE 2015 MRP FOR STORM WATER QUALITY ISSUED BY THE SFRWQCB

EROSION CONTROL PLAN

JAMES LE BELLAMADERA LANE SAN JOSE, CA APN: 654-84-012

REGISTERED PROFESSIONAL ENGINEER M. SAINI No. C 61948 Exp. 09-30-25 CIVIL STATE OF CALIFORNIA

NO.	REVISIONS	DATE	DESIGNED BY:	DRAWN BY:	CHECKED BY:	APPROVED BY:
		2/10/2025	T. PENG	N. SINGH	M. SAINI	M. SAINI

ARCHITECTURE

ENGINEERING








CONSULTATION

CONSTRUCTION

TOTAL DISTURBED AREA=42,700 sq.ft
DURING CONSTRUCTION

PERMANENTLY DISTURBED AREA=20,100 sq.ft

1. REFER SANTA CLARA COUNTY STANDARD EROSION CONTROL PLANS (2009), SHEET BMP-1 AND BMP-2.
2. LEACHFIELD AREA SHALL BE HYDROSEDED AS INDICATED ON EROSION CONTROL NOTES ON SHEET C-00.
3. PLACE ALL DEBRIS ON PLASTIC SHEET OR VISQUIN.
4. GRADING WORK BETWEEN OCTOBER 15 AND APRIL 15 IS AT THE DISCRETION OF SANTA CLARA COUNTY OFFICIAL.

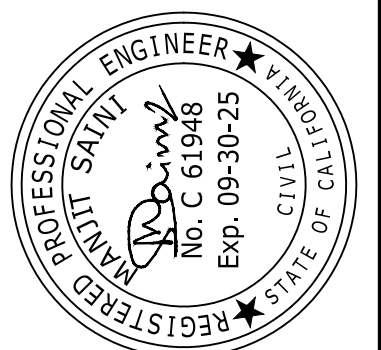
— — — — —	LIMITS OF EROSION AND SEDIMENT CONTROL/WORK AREA DISTURBANCE (46341 SQ.FT)
~~~~~	FIBRE ROLL / SILT FENCE
	EROSION PROTECTION BLANKET/JUTE NETTING/HYDROSEED
	LIMITS OF FIBER ROLL
	LIMITS OF SILT FENCE
	STABILIZED CONSTRUCTION ENTRANCE
	MATERIAL STORAGE AREA/DEBRIS STOCKPILES (TEMPORARY DURING CONSTRUCTION ONLY)
	INLET SEDIMENT CONTROL
	CONC. WASHOUT AREA



**IENGCO**

JAMES LE  
LLA MADEIRA LANE  
SAN JOSE, CA  
APN: 654-64-012

# EROSION CONTROL PLAN



DATE:	2/10/2025
DESIGNED BY:	T. PENG
DRAWN BY:	N. SINGH
CHECKED BY:	M. SAINI
APPROVED BY:	M. SAINI

## REVISIONS

NO.				
SHEET NUMBER				
ESC-1				
16 OF 20 SHEETS				

APPLICANT: JAMES LE

ROAD: BELLA MADEIRA LN

COUNTY FILE NO.: PLN24-116

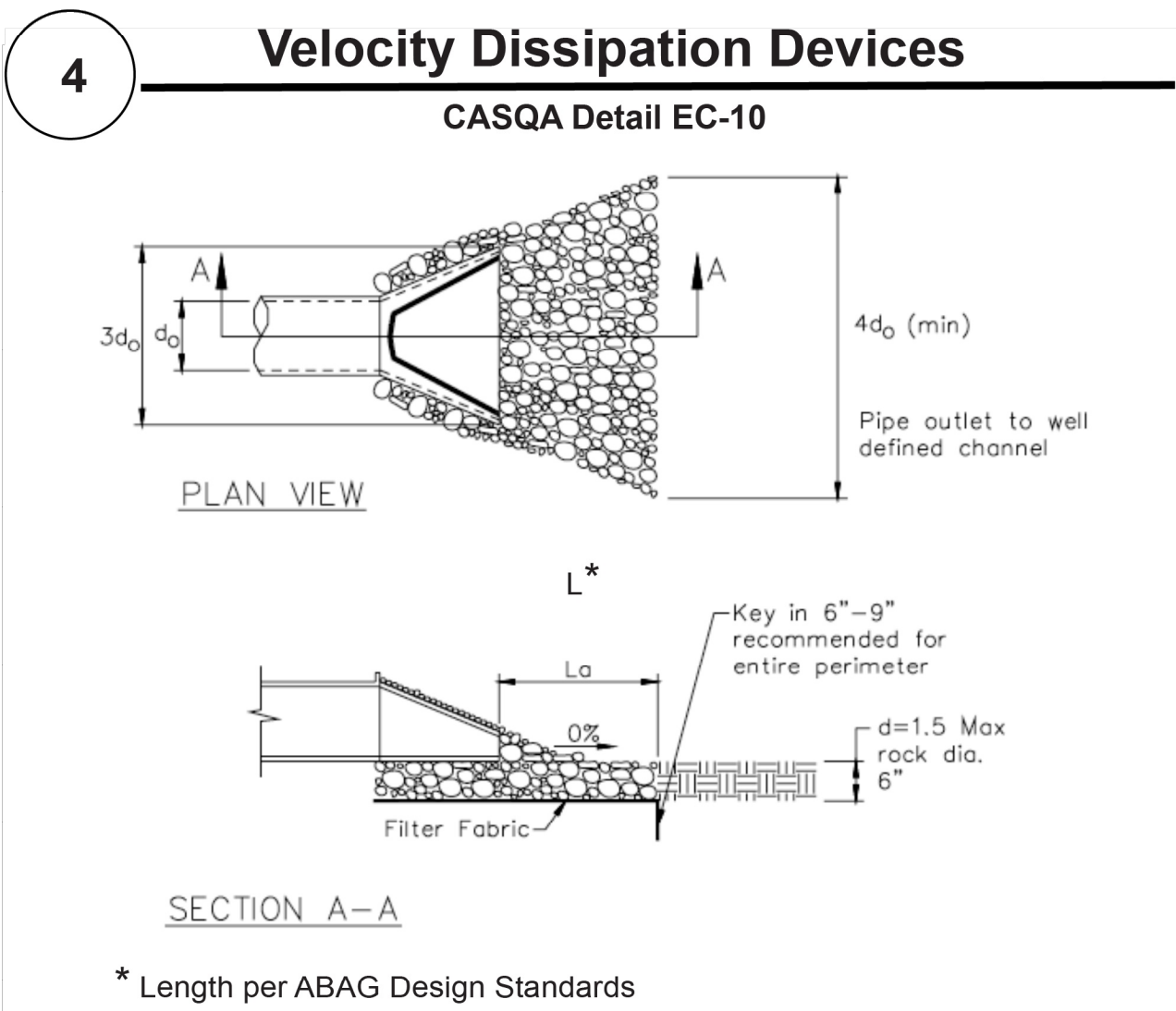
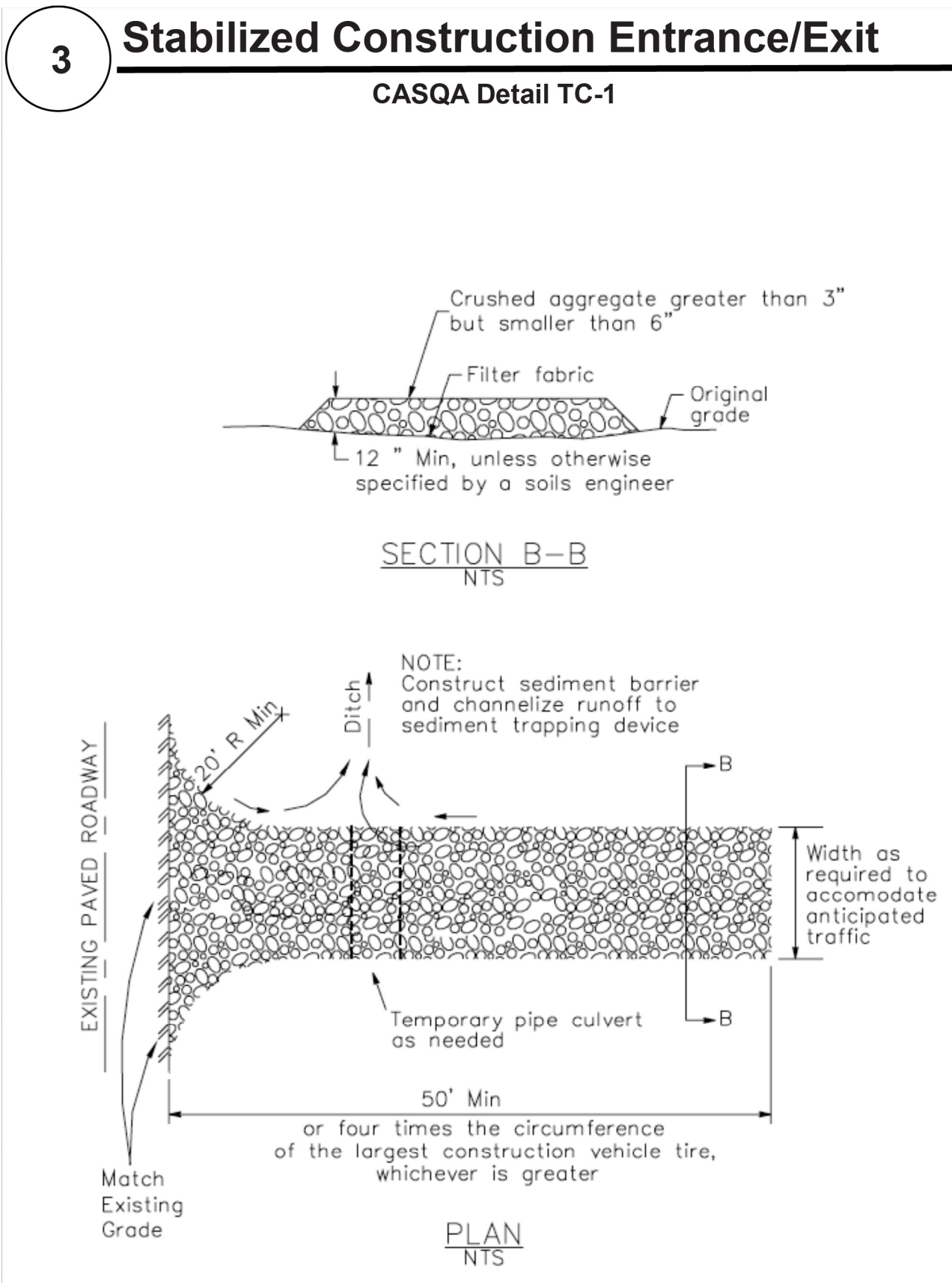
## ● CONSTRUCTION

## ● CONSULTATION

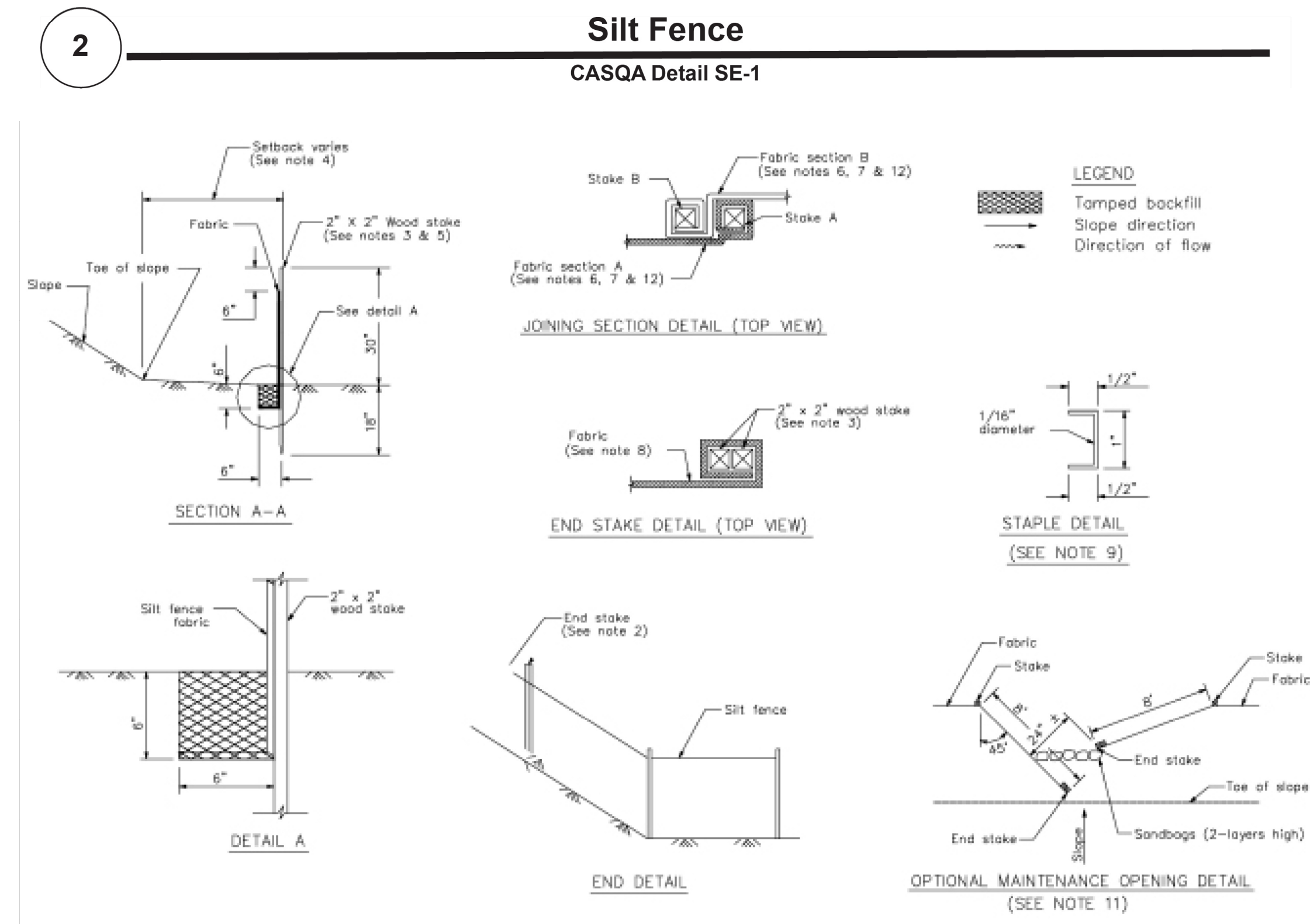
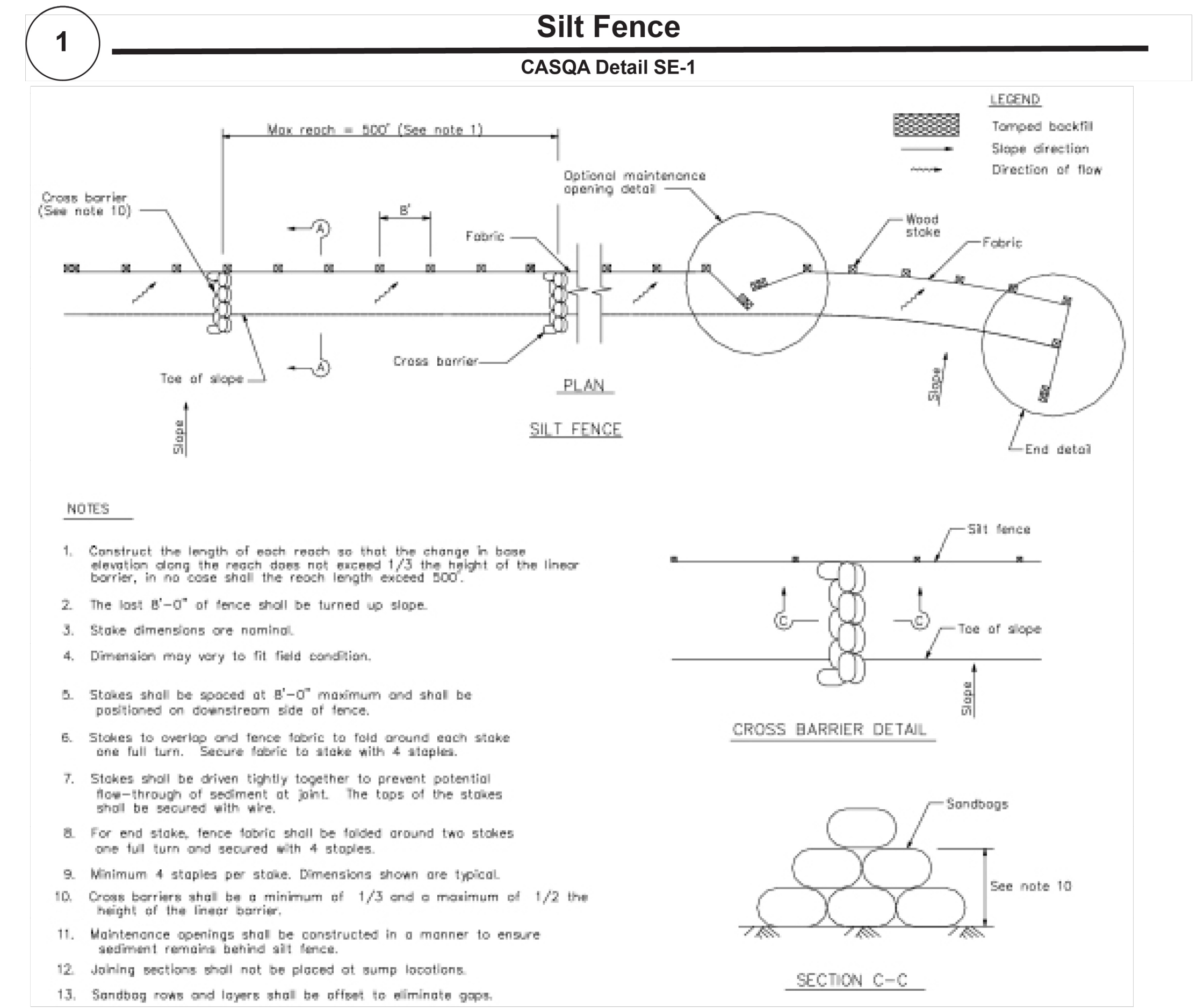
## ● ENGINEERING

● ARCHITECTURE





Source for Graphics: California Stormwater BMP Handbook, California Stormwater Quality Association, January 2003.  
Available from [www.cabmphandbooks.com](http://www.cabmphandbooks.com).



APPROVED FOR ISSUANCE WORK

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

- STANDARD EROSION CONTROL NOTES**
- Sediment Control Management:**

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

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

## Project Information

JAMES LE  
BELLA MADEIRA LANE  
SAN JOSE, CA  
APN: 654-64-012

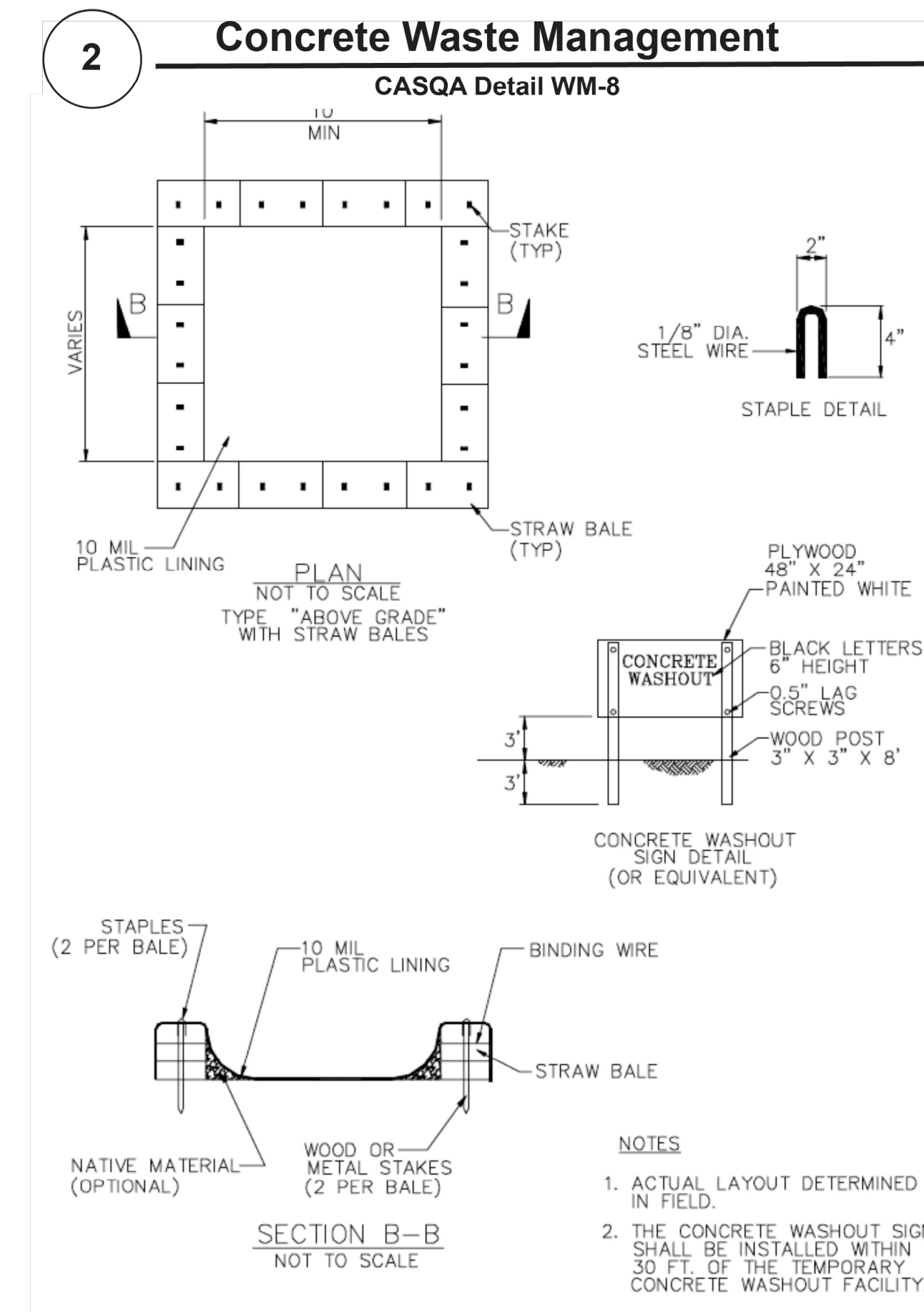
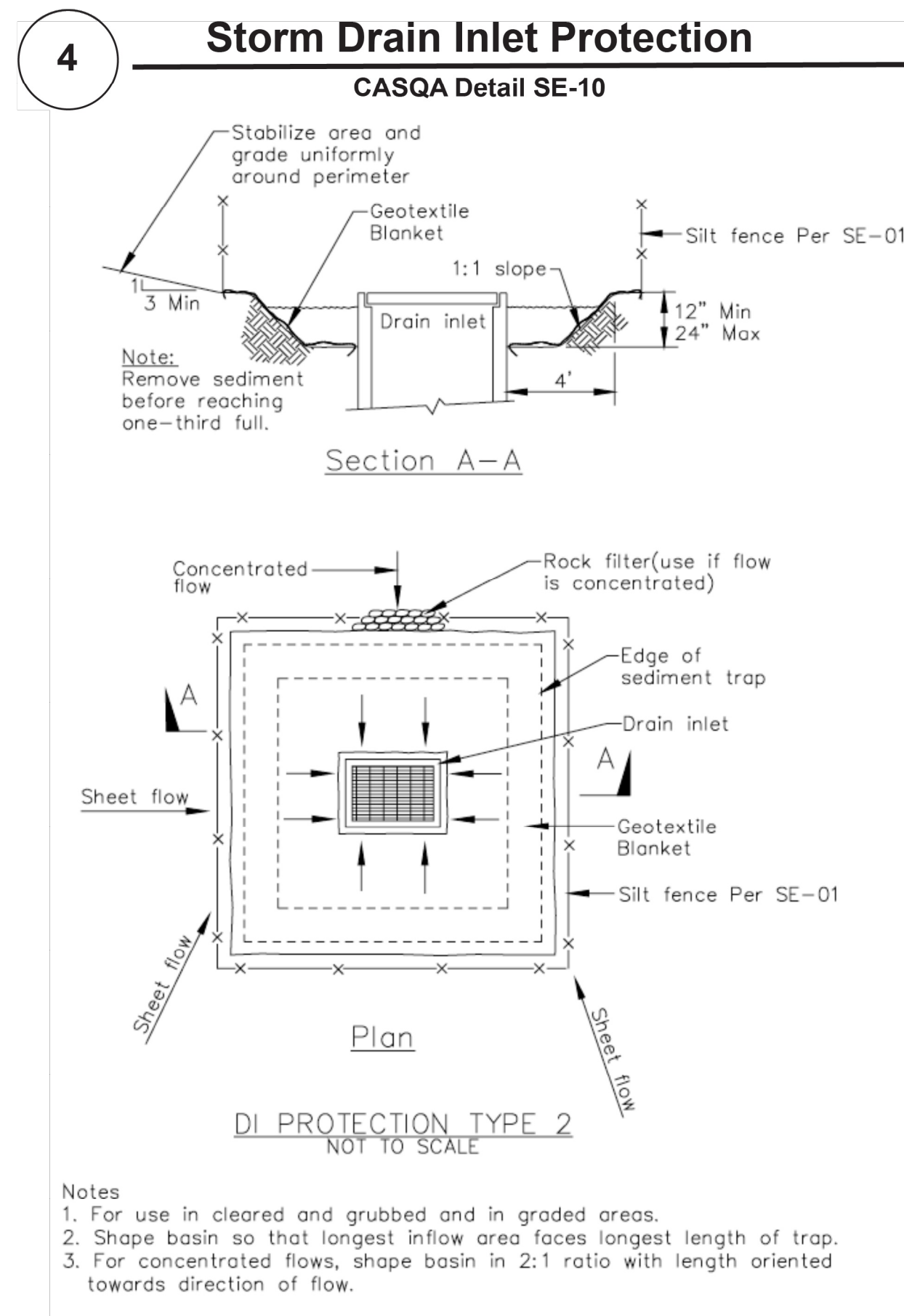
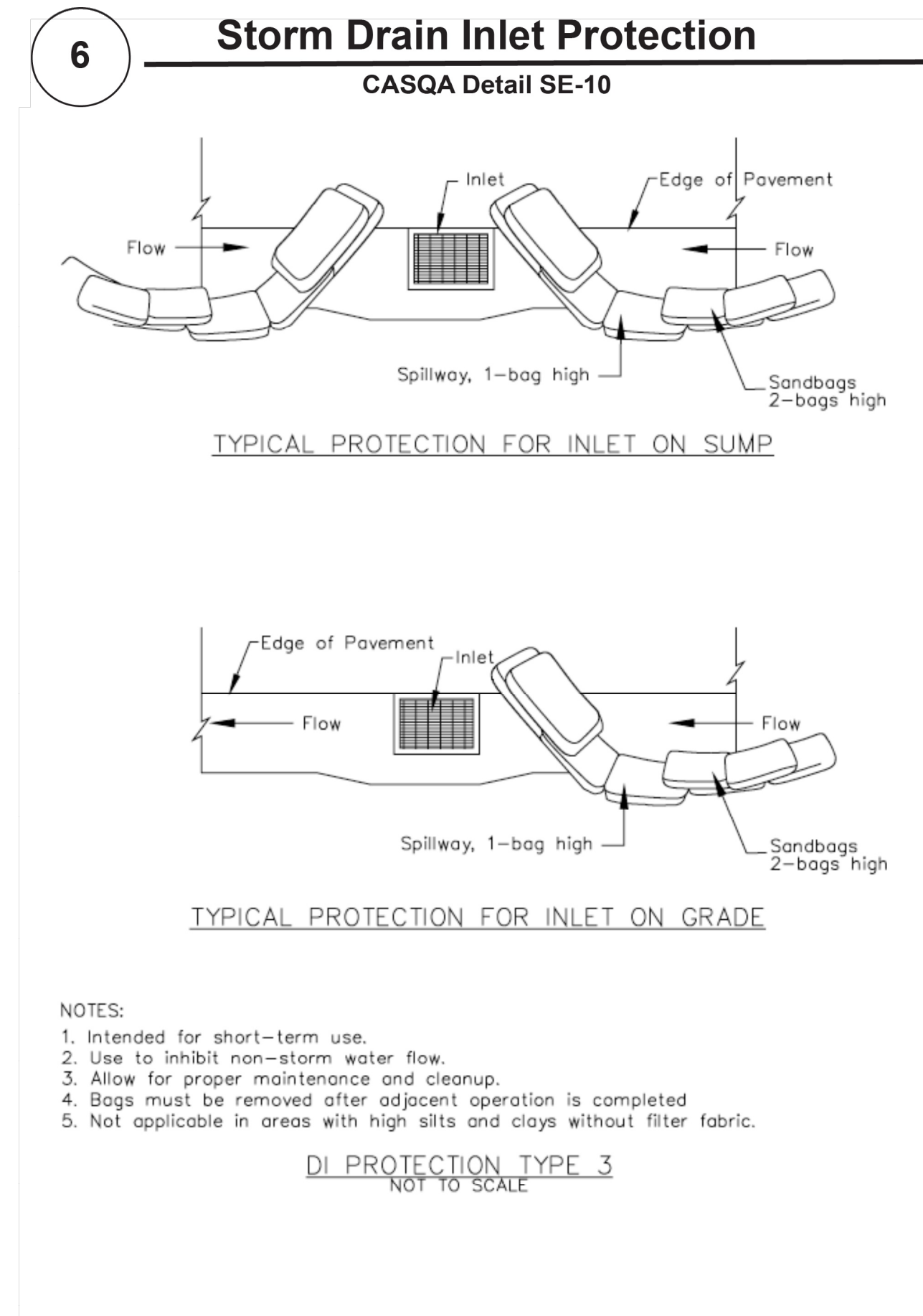
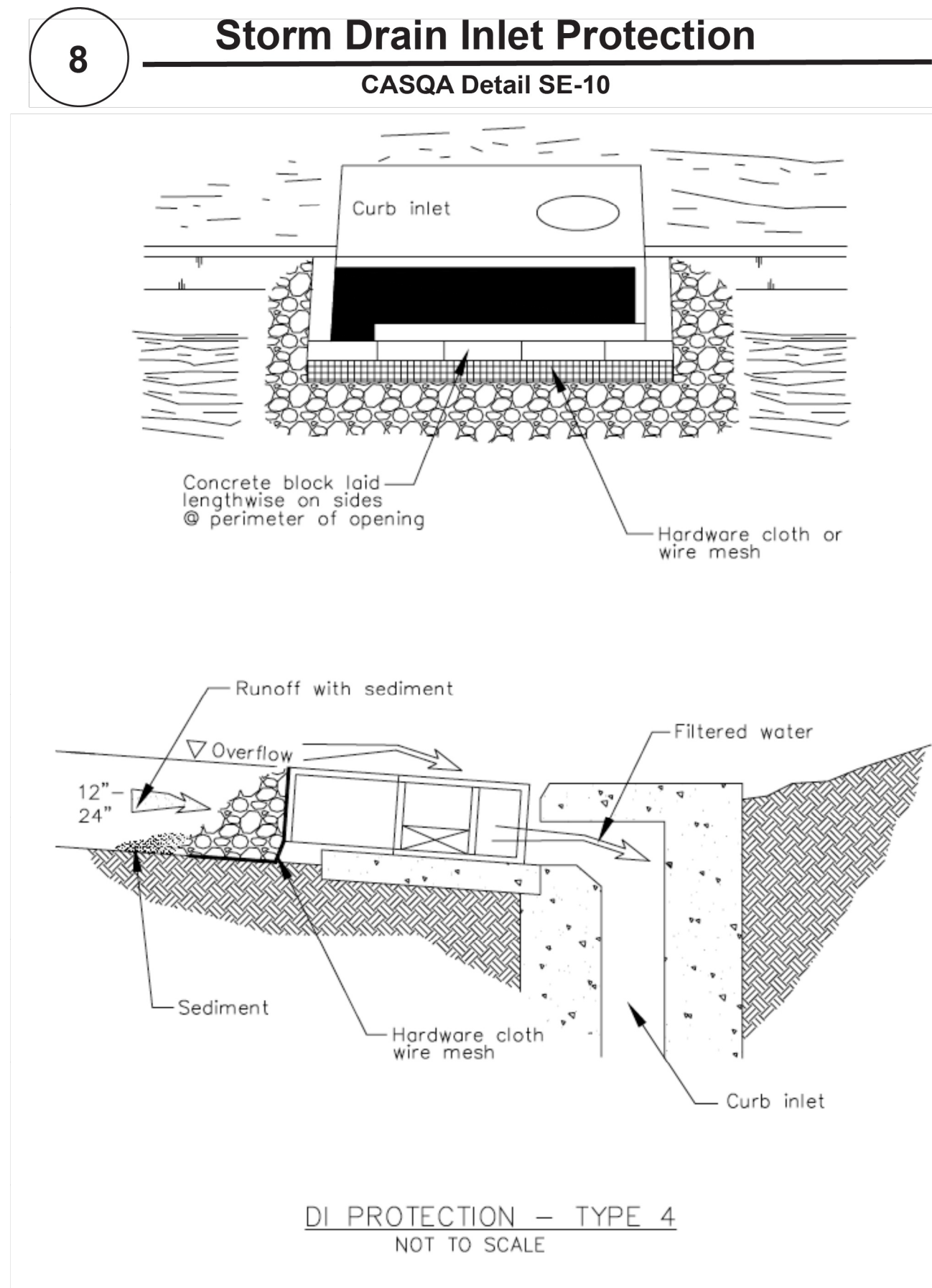
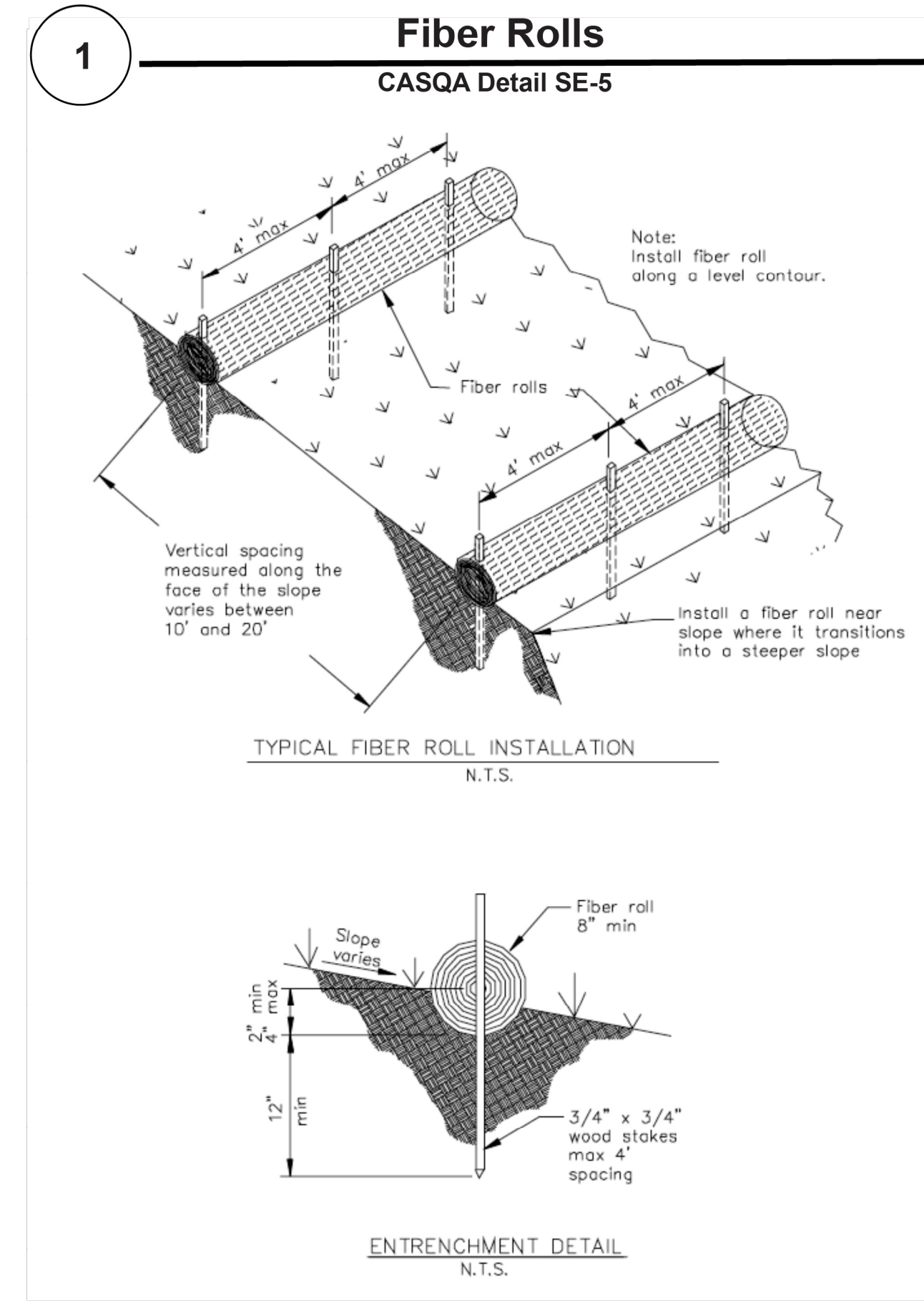
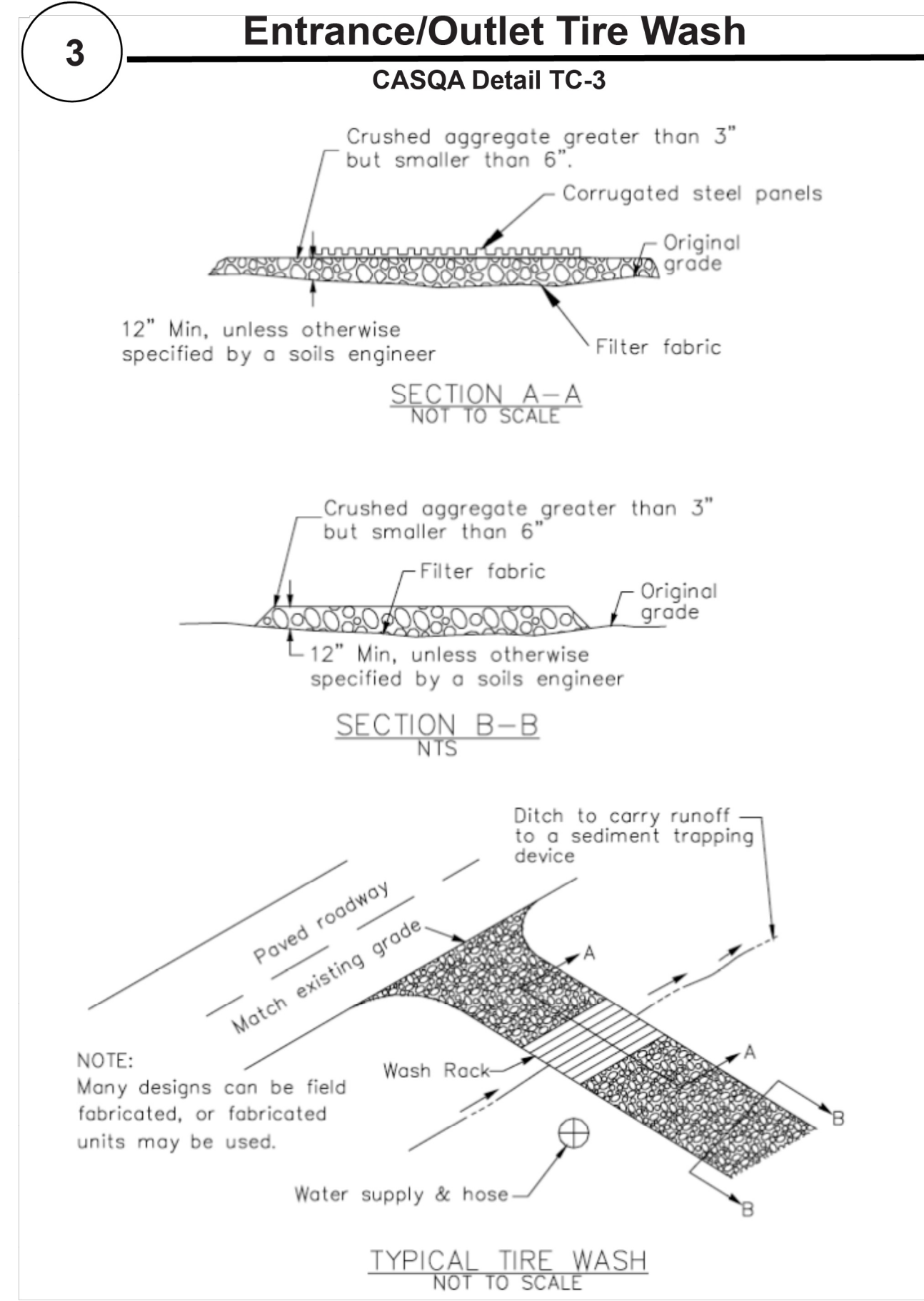
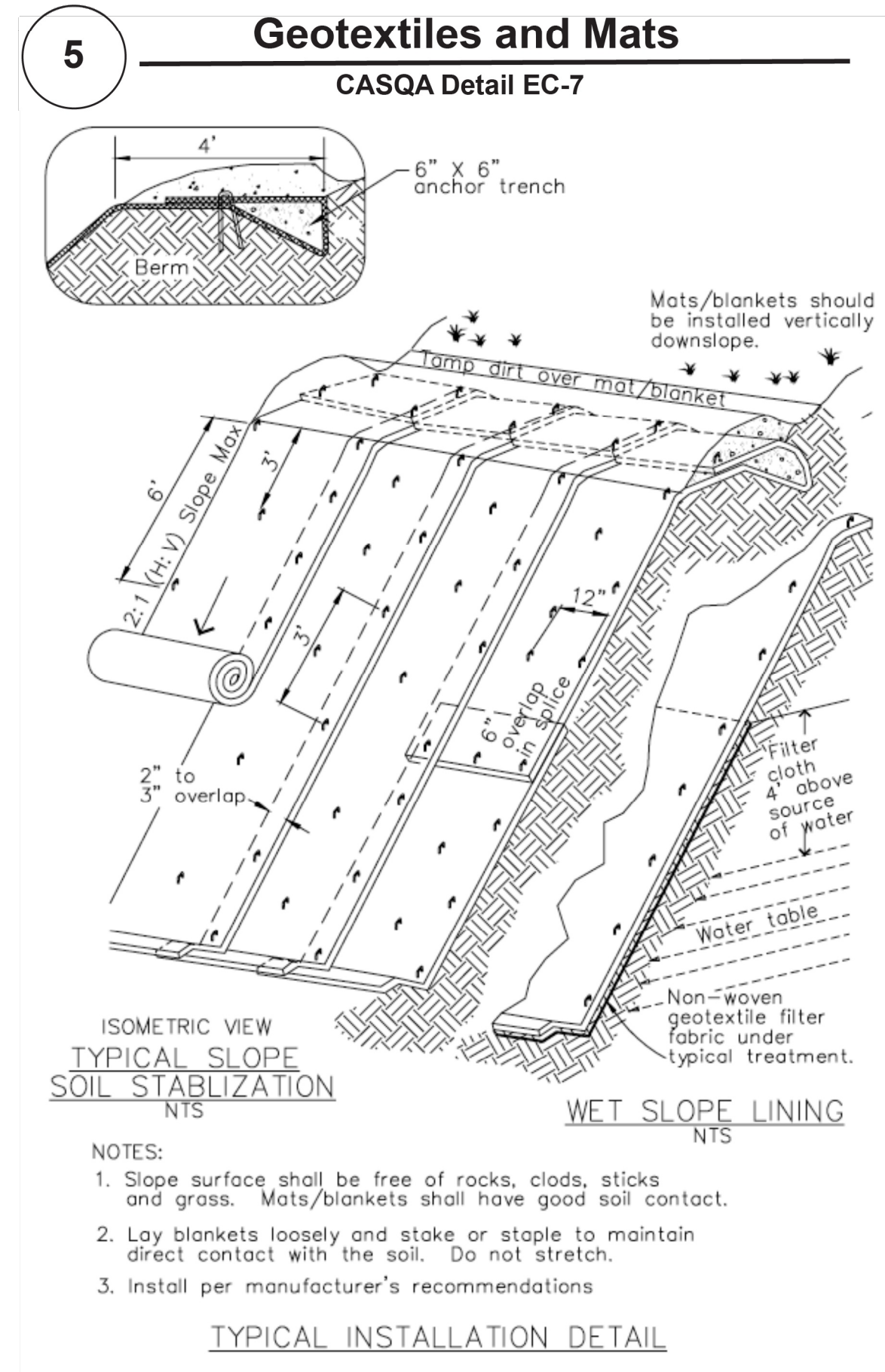
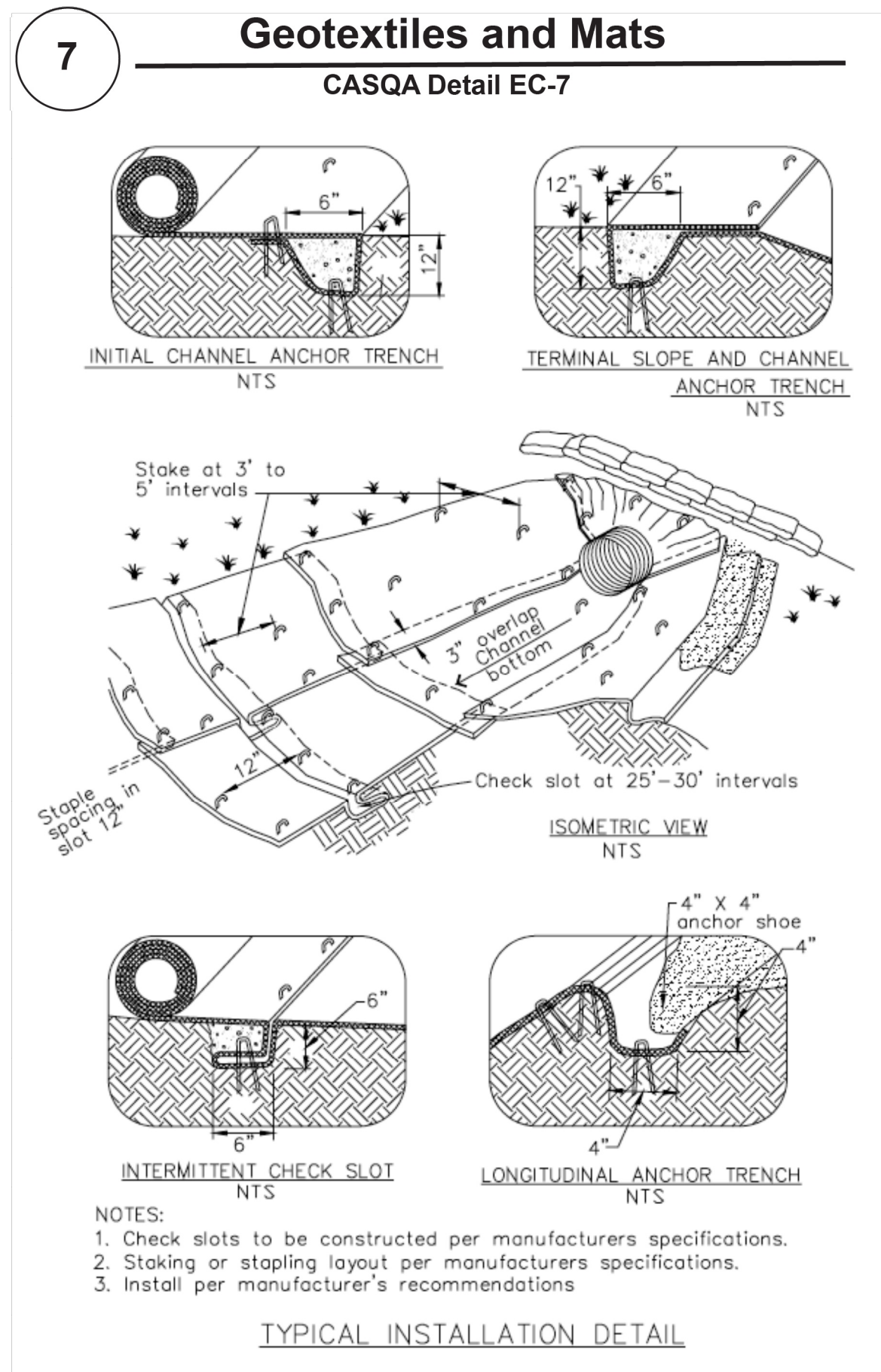
EROSION CONTROL DETAIL-1

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



# BMP-1

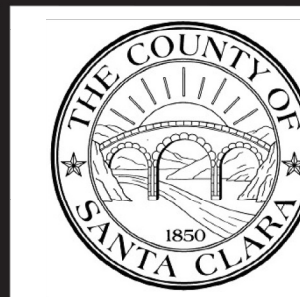




Source for Graphics: California Stormwater BMP Handbook, California Stormwater Quality Association, January 2003.  
Available from [www.cabmphandbooks.com](http://www.cabmphandbooks.com).

## Best Management Practices and Erosion Control Details Sheet 2

### County of Santa Clara



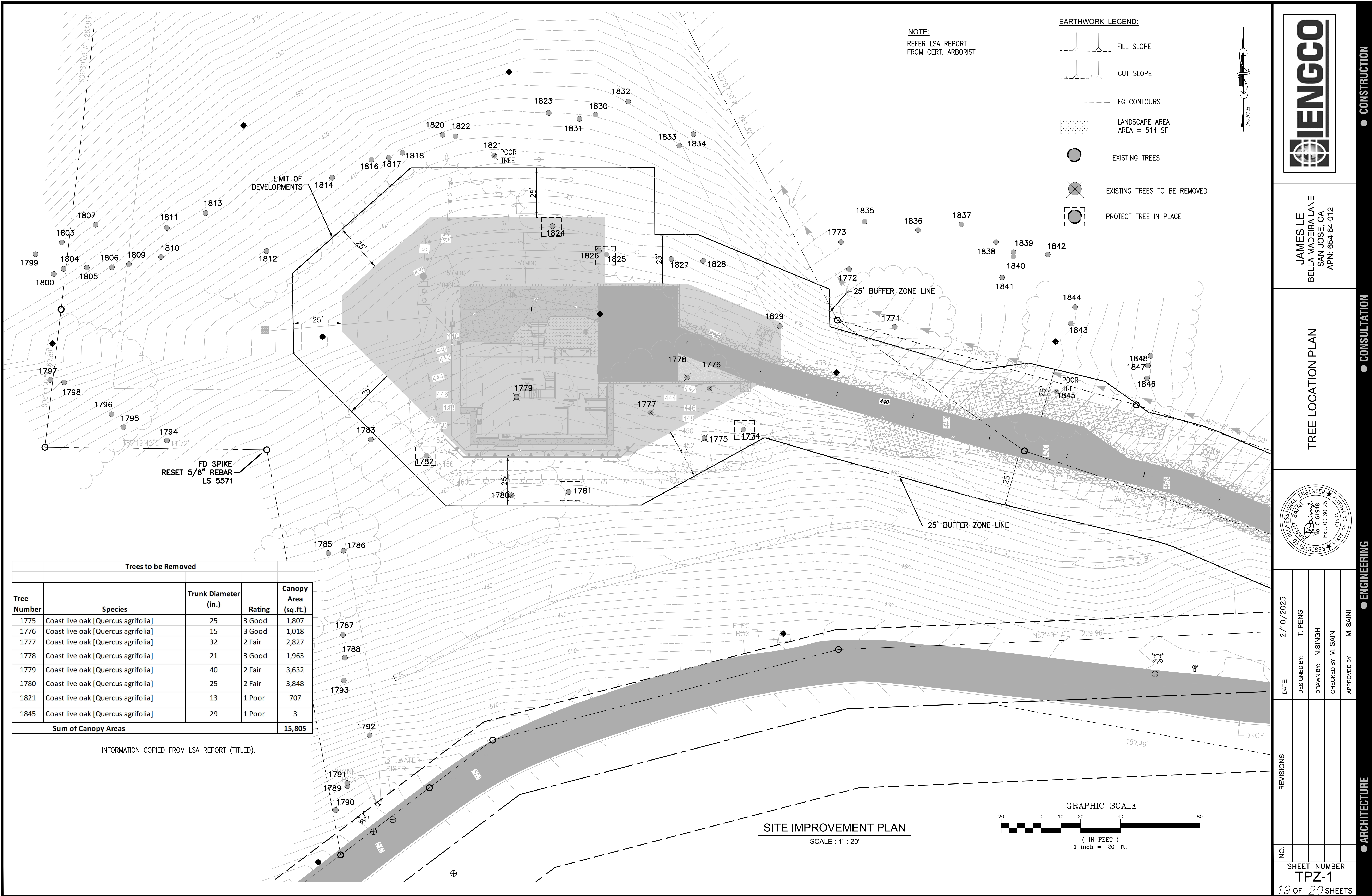
## Project Information

JAMES LE  
BELLA MADEIRA LANE  
SAN JOSE, CA  
APN: 654-64-012

EROSION CONTROL DETAIL-2

# BMP-2





Trees to be Removed				
Tree Number	Species	Trunk Diameter (in.)	Rating	Canopy Area (sq.ft.)
1775	Coast live oak [Quercus agrifolia]	25	3 Good	1,807
1776	Coast live oak [Quercus agrifolia]	15	3 Good	1,018
1777	Coast live oak [Quercus agrifolia]	32	2 Fair	2,827
1778	Coast live oak [Quercus agrifolia]	21	3 Good	1,963
1779	Coast live oak [Quercus agrifolia]	40	2 Fair	3,632
1780	Coast live oak [Quercus agrifolia]	25	2 Fair	3,848
1821	Coast live oak [Quercus agrifolia]	13	1 Poor	707
1845	Coast live oak [Quercus agrifolia]	29	1 Poor	3
Sum of Canopy Areas				15,805

INFORMATION COPIED FROM LSA REPORT (TITLED).

JAMES LE  
BELLA MADEIRA LANE  
SAN JOSE, CA  
APN: 654-64-012

TREE LOCATION PLAN

DATE:	2/10/2025
DESIGNED BY:	T. PENG
DRAWN BY:	N. SINGH
CHECKED BY:	M. SAINI
APPROVED BY:	M. SAINI

NO.	
SHEET NUMBER	TPZ-1
19 OF 20 SHEETS	

ARCHITECTUREENGINEERINGCONSTRUCTION



APN: 654-64-012

30' BLDG. SET BACK

PLANTER BOX 335 SQ. FT.

DMA-1=29,268 SQ.FT

PLANTER BOX 62 SQ. FT.

DMA-2=7,298 SQ.FT

SHARED ACCESS ROAD EX WATER MAIN

6" WATER RISER

6" AC DIKE

GRAPHIC SCALE

( IN FEET )

1 inch = 20 ft.

NORTH

DESIGN VOLUME REQUIRED FOR DMA-1A			
Total area of DMA-1A	=	29,268	sq. ft.
Impervious area in DMA-1A	=	11,211	sq. ft.
DMA-1A imperviousness ratio (i)	=	0.38	unitless
Stormwater runoff coefficient (C)	=	0.27	unitless
Mean annual runoff producing rainfall (P6)	=	0.33	inches
Regression constant (a)	=	1.96	unitless
Unit stormwater volume (P0)	=	0.18	inches
Stormwater Design Volume for DMA-1A	=	427	cu. ft.

Total area of DMA-1B	=	7,298	sq. ft.
Impervious area in DMA-1B	=	1,870	sq. ft.
DMA-1B imperviousness ratio (i)	=	0.26	unitless
Stormwater runoff coefficient (C)	=	0.20	unitless
Mean annual runoff producing rainfall (P6)	=	0.33	inches
Regression constant (a)	=	1.96	unitless
Unit stormwater volume (P0)	=	0.13	inches
Stormwater Design Volume for DMA-1B	=	79	cu. ft.

PLANTER BOX BOTTOM SURFACE AREA REQUIRED FOR DMA-1A			
Stormwater Design Volume for DMA-1A (SDV)	=	427	cu. ft.
Depth of ponding zone (d _{pz} )	=	0.5	ft.
Porosity of planting media (n _{pm} )	=	0.25	unitless
Depth of planting media (d _{pm} )	=	1.5	ft.
Porosity of gravel layer (n _{gl} )	=	0.4	unitless
Depth of gravel layer (d _{gl} )	=	1	ft.
Bottom surface area of planter box for DMA-1A	=	335	sq. ft.

The total depth of the bioretention facility must meet the following condition to ensure that the stormwater runoff will be infiltrated within the maximum drawdown time:			
$d_{pz} + (n_{pm} \times d_{pm}) + (n_{gl} \times d_{gl}) \leq \frac{f_{design}}{12} \times t_{max}$			
Design infiltration rate (f _{design} )	=	1.5	in/hr
Drawdown time (t _{max} )	=	48	hr
$\frac{f_{design}}{12} \times t_{max}$	=	6	ft
Note: Condition satisfied.			

Stormwater Design Volume for DMA-1B (SDV)	=	79	cu. ft.
Depth of ponding zone (d _{pz} )	=	0.5	ft.
Porosity of planting media (n _{pm} )	=	0.25	unitless
Depth of planting media (d _{pm} )	=	1.5	ft.
Porosity of gravel layer (n _{gl} )	=	0.4	unitless
Depth of gravel layer (d _{gl} )	=	1	ft.
Bottom surface area of planter box for DMA-1B	=	62	sq. ft.

The total depth of the bioretention facility must meet the following condition to ensure that the stormwater runoff will be infiltrated within the maximum drawdown time:			
$d_{pz} + (n_{pm} \times d_{pm}) + (n_{gl} \times d_{gl}) \leq \frac{f_{design}}{12} \times t_{max}$			
Design infiltration rate (f _{design} )	=	1.5	in/hr
Drawdown time (t _{max} )	=	48	hr
$\frac{f_{design}}{12} \times t_{max}$	=	6	ft
Note: Condition satisfied.			

<b>PLANTER BOX CALCULATIONS</b>			
<b>PLANTER BOX BOTTOM SURFACE AREA REQUIRED FOR DMA-1A</b>			
Stormwater Design Volume for DMA-1A (SDV)	=	427 cu. ft.	
Depth of ponding zone ( $d_{pz}$ )	=	0.5 ft	
Porosity of planting media ( $\eta_{pm}$ )	=	0.25 unitless	
Depth of planting media( $d_{pm}$ )	=	1.5 ft	
Porosity of gravel layer ( $\eta_{gl}$ )	=	0.4 unitless	
Depth of gravel layer ( $d_{gl}$ )	=	1 ft	
<b>Bottom surface area of planter box for DMA-1A</b>	=	<b>335 sq. ft.</b>	
<b>Condition for planter box/bioretenention design:</b>			
The total depth of the bioretention facility must meet the following condition to ensure that the stormwater runoff will be infiltrated within the maximum drawdown time:			
$d_{pz} + (\eta_{pm} \times d_{pm}) + (\eta_{gl} \times d_{gl}) = \frac{f_{design}}{12} \times t_{max}$			
Design infiltration rate ( $f_{design}$ )	=	1.5 in/hr	
Drawdown time ( $t_{max}$ )	=	48 hr	
$\frac{f_{design}}{12} \times t_{max}$	=	6 ft	
Note: Condition satisfied.			
<b>PLANTER BOX BOTTOM SURFACE AREA REQUIRED FOR DMA-1B</b>			
Stormwater Design Volume for DMA-1B (SDV)	=	79 cu. ft.	
Depth of ponding zone ( $d_{pz}$ )	=	0.5 ft	
Porosity of planting media ( $\eta_{pm}$ )	=	0.25 unitless	
Depth of planting media( $d_{pm}$ )	=	1.5 ft	
Porosity of gravel layer ( $\eta_{gl}$ )	=	0.4 unitless	
Depth of gravel layer ( $d_{gl}$ )	=	1 ft	
<b>Bottom surface area of planter box for DMA-1B</b>	=	<b>62 sq. ft.</b>	
<b>Condition for planter box/bioretenention design:</b>			
The total depth of the bioretention facility must meet the following condition to ensure that the stormwater runoff will be infiltrated within the maximum drawdown time:			
$d_{pz} + (\eta_{pm} \times d_{pm}) + (\eta_{gl} \times d_{gl}) \leq \frac{f_{design}}{12} \times t_{max}$			
Design infiltration rate ( $f_{design}$ )	=	1.5 in/hr	
Drawdown time ( $t_{max}$ )	=	48 hr	
$\frac{f_{design}}{12} \times t_{max}$	=	6 ft	
Note: Condition satisfied.			

NO.				
REVISIONS				

SHEET NUMBER  
**SWMP-1**  
 20 OF 20 SHEETS

ARCHITECTURE



NOTES:

1. CONCRETE SEPTIC TANK IS FOR A 5 BEDROOM HOUSE.
2. CONCRETE (PRE-CAST) SEPTIC TANK CONSISTS OF 1500 GALLONS IN CAPACITY. SEPTIC TANK HAS COMPARTMENTS WITH 10 LONG 1-10 OF AIRSPACE AND 5'-1" LIQUID DEPTH.
3. SEPTIC TANK SHALL BE DESIGNED AS PER SANTA CLARA COUNTY STANDARDS.
4. PRE FABRICATED SUMP SHALL HAVE 1.5 DAYS WASTEWATER STORAGE (600X1.5-900GALLON) 100 GALLONS DOSING VOLUME. 450 GALLONS FROM TANK BOTTOM TO DOSING FOR DETAIL SEE PUMP SYSTEM WORKSHEET ON SHEET LF-2.
5. INSTALLATION SHALL CONFORM TO SANTA CLARA COUNTY SEWAGE DISPOSAL ORDINANCE. CALL SANTA CLARA COUNTY DEPARTMENT OF ENVIRONMENT HEALTHS (DEH) 24 HOURS PRIOR FLOW. EACH ENDS WITH INSPECTION RISERS. TO START OF WORKS FOR INSPECTION (408) 918-3400.
6. WATER TIGHTNESS TESTING SHALL BE IN ACCORDANCE WITH SANTA CLARA COUNTY DEH SPECIFICATIONS.
7. THE SEPTIC TANK SHALL BE WATER TIGHT AND BE TESTED.

PERCOLATION TEST NOTE

TEST #2 & #3 FAILED PERC TEST.  
REF. SHEET LF-4, FOR FILED TEST DATA.

SUMP PUMP AND STORAGE TANK

ORENCO SYSTEMS PRODUCT HAS PROPOSED FOR THE SITE OR USE OTHER APPROVED EQUAL SYSTEM. REFER SHEET LF-4, LF-5 AND LF-6 FOR ORENCO DEATILS.

TOPOGRAPHIC SURVEY

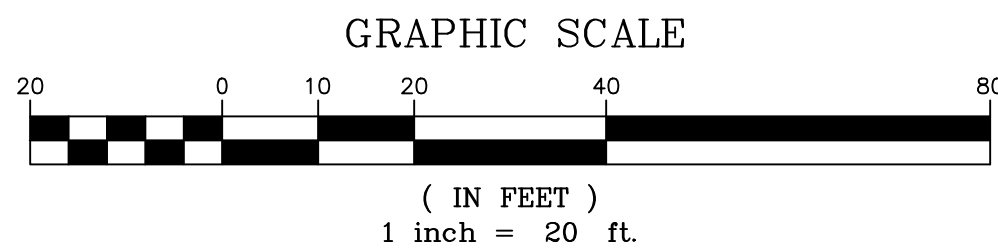
THE TOPOGRAPHIC SURVEY FOR THE SITE WAS COMPLETE BY WILSON SURVEY. REFER CIVIL PLANS (SHEETS C-2) FOR DETAIL.

OPERATING PERMIT:

1. A OWNER SHALL OBTAIN A SANTA CLARA COUNTY OPERATING PERMIT THE PD SYSTEM
2. OWNER SHELL SIGN AN ON-GOING SERVICE AGREEMENT WITH A SERVICE COMPANY PRIOR TO START OPERATIONAL.
3. MONITORING FREQUENCY: AT A MINIMUM FOLLOWING MONITORING FREQUENCY SHELL BE ACCEPTED  
-YEAR 1 THROUGH 4 = SEMI ANNUAL  
YEAR 5 AND BEYOND = ANNUAL

SHALLOW PRESSURE DOSING SYSTEM CALCULATIONS:

SHALLOW PRESSURE DOSING SYSTEM DESIGN	
DEVELOPMENT SITE SLOPE	= 33%
NUMBER OF BEDROOMS	= 5
DESIGN FLOW	= 600 GPD
DEPTH OF GROUNDWATER AT SITE	= >40 FT
PERCOLATION RATE IN LEACH FIELD AREA	= 2.2-6.7 MPI
NO. OF DOSES - PER DAY	= 43
DOSING PIPE SIZE	= 1.5 IN
DOSING PIPE VOLUME	= 17 GAL
EACH DOSE VOLUME (80% OF DOSING PIPE VOLUME)	= 14 GAL
TANK VOLUME	= 1500 GAL
WASTEWATER APPLICATION RATE	= 0.8 GPD/FT ²
EFFECTIVE INFILTRATIVE AREA	= 4 FT ²
TRENCH WIDTH	= 2 FT
TRENCH LENGTH	= 188 FT



JAMES LE RESIDENTIAL DEVELOPMENT  
(SHALLOW PRESSURE DISTRIBUTION SYSTEM)  
BELLA MADIERA LANE  
APN-654-54-012

LEGEND

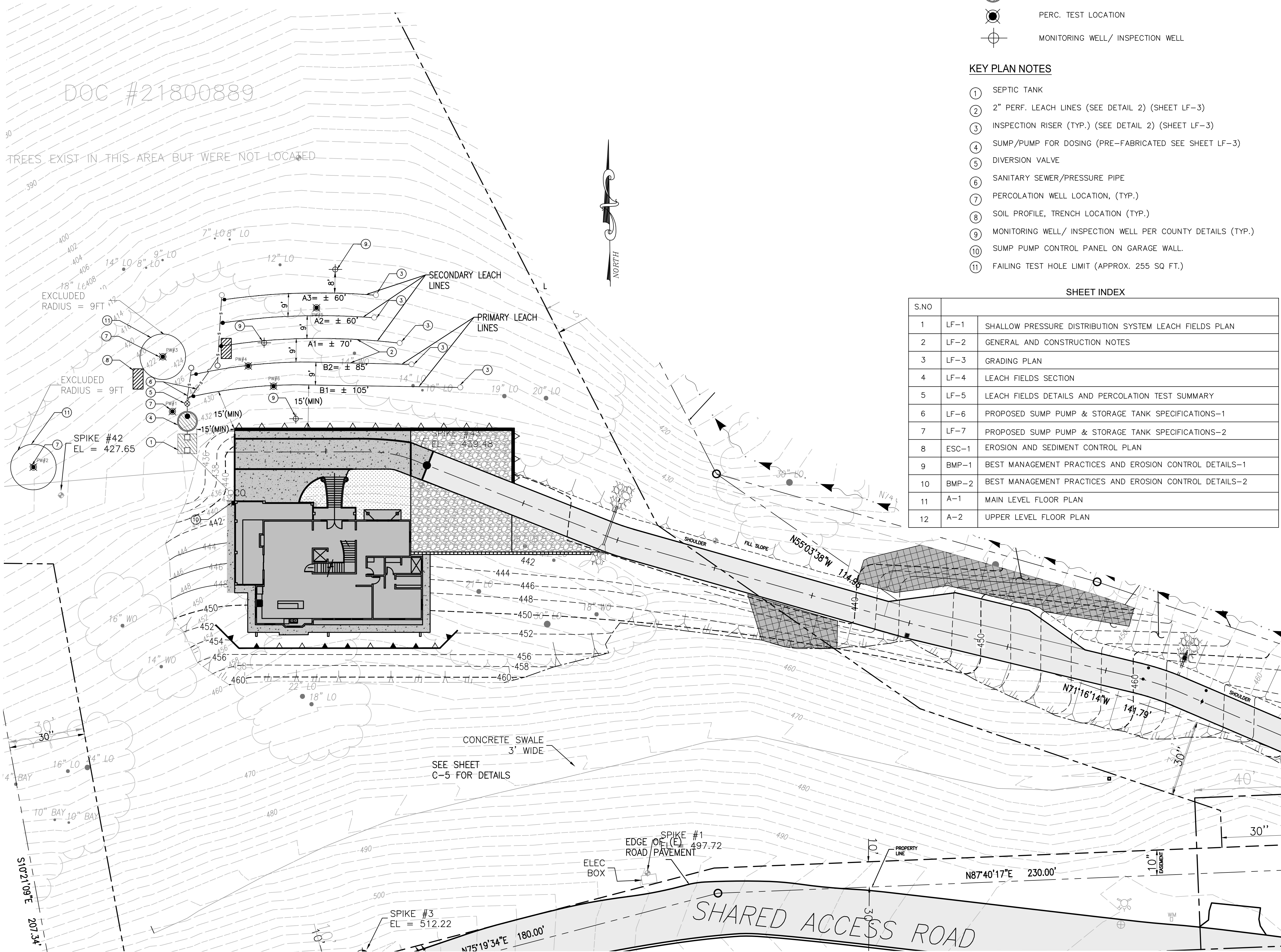
- ○ LEACH LIES
- ○ INSPECTION RISER
- ⊗ DIVERSION VALVE
- ▨ (N) SEPTIC TANK
- (N) PUMP
- ⊗ (N) PUMP TANK
- ⊗ PERC. TEST LOCATION
- ⊗ MONITORING WELL/ INSPECTION WELL

KEY PLAN NOTES

- ① SEPTIC TANK
- ② 2" PERF. LEACH LINES (SEE DETAIL 2) (SHEET LF-3)
- ③ INSPECTION RISER (TYP.) (SEE DETAIL 2) (SHEET LF-3)
- ④ SUMP/PUMP FOR DOSING (PRE-FABRICATED SEE SHEET LF-3)
- ⑤ DIVERSION VALVE
- ⑥ SANITARY SEWER/PRESSURE PIPE
- ⑦ PERCOLATION WELL LOCATION, (TYP.)
- ⑧ SOIL PROFILE, TRENCH LOCATION (TYP.)
- ⑨ MONITORING WELL/ INSPECTION WELL PER COUNTY DETAILS (TYP.)
- ⑩ SUMP PUMP CONTROL PANEL ON GARAGE WALL.
- ⑪ FAILING TEST HOLE LIMIT (APPROX. 255 SQ FT.)

SHEET INDEX

S.NO	
1	LF-1 SHALLOW PRESSURE DISTRIBUTION SYSTEM LEACH FIELDS PLAN
2	LF-2 GENERAL AND CONSTRUCTION NOTES
3	LF-3 GRADING PLAN
4	LF-4 LEACH FIELDS SECTION
5	LF-5 LEACH FIELDS DETAILS AND PERCOLATION TEST SUMMARY
6	LF-6 PROPOSED SUMP PUMP & STORAGE TANK SPECIFICATIONS-1
7	LF-7 PROPOSED SUMP PUMP & STORAGE TANK SPECIFICATIONS-2
8	ESC-1 EROSION AND SEDIMENT CONTROL PLAN
9	BMP-1 BEST MANAGEMENT PRACTICES AND EROSION CONTROL DETAILS-1
10	BMP-2 BEST MANAGEMENT PRACTICES AND EROSION CONTROL DETAILS-2
11	A-1 MAIN LEVEL FLOOR PLAN
12	A-2 UPPER LEVEL FLOOR PLAN



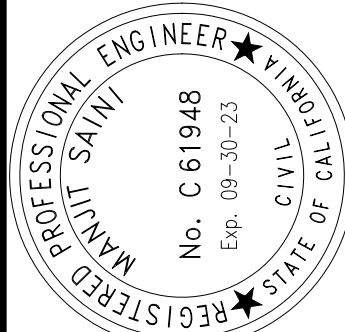
APPLICANT: JAMES LE

ROAD: BELLA MADEIRA LN

COUNTY FILE NO.: 10706-17G

JAMES LE  
BELLA MADIERA LANE  
SAN JOSE, CA  
APN: 654-64-012

SHALLOW PRESSURE  
DISTRIBUTION SYSTEM LEACH  
FIELDS PLAN



DATE:	02-13-2023
DESIGNED BY:	T. PENG
DRAWN BY:	N. SINGH
CHECKED BY:	M. SAINI
APPROVED BY:	M. SAINI

REVISIONS	
NO.	
SHEET NUMBER	LF-1
OF 7 SHEETS	

● CONSTRUCTION

● CONSULTATION

● ENGINEERING

● ARCHITECTURE



SCOPE OF WORK

FOR SEPTIC WASTEWATER AT THE SITE INCLUDING:  
– 2000 GALLONS SEPTIC TANK WITH GATE VALVE AT THE OUTLET.  
– SUMP PUMP SYSTEM FROM ORENCO DOSING.  
– LEACH FIELD SYSTEM.

REASON OF ALTERNATIVE DISPOSAL SYSTEM

THE GROUND SLOPE AT THE SITE IS >30%. THEREFORE, SHALLOW PRESSURE DISTRIBUTION SYSTEM IS PROPOSED AT THE SITE.

GENERAL CONSTRUCTION NOTES

1. IMPLEMENT EROSION AND SEDIMENT CONTROL PLAN PRIOR TO START ANY CONSTRUCTION FOR THE LEACH FIELD SYSTEM IN ACCORDANCE WITH THE EROSION AND SEDIMENT CONTROL DRAWINGS INCLUDED IN CIVIL DRAWINGS.
2. CLEAR THE SITE FROM ALL VEGETATION PRIOR TO TRENCHING.
3. COORDINATE WITH THE COUNTY FOR LEACH FIELD LAYOUTS PRIOR TO START CONSTRUCTION.
4. OWTS AREA MUST BE FENCED–OFF DURING CONSTRUCTION ACTIVITIES

CONSTRUCTION INSPECTION NOTES

AT A MINIMUM, INSPECTION OF THE STANDARD GRAVITY FLOW SYSTEM INSTALLATION SHALL INCLUDE THE ITEMS LISTED BELOW.

1. PRE–CONSTRUCTION INSPECTION WHERE THE CONSTRUCTION STAKING OR MAKING OF THE VARIOUS SYSTEM COMPONENTS IS PROVIDED AND CONSTRUCTION PROCEDURES DISCUSSED.
2. WATER TIGHTNESS OF SEPTIC TANK AND DOSING (PUMP) TANK.
3. LAYOUT AND EXCAVATION OF DISPERSAL TRENCHES AND PIPING.
4. DRAIN ROCK MATERIAL AND PLACEMENT.
5. PIPING INSTALLATION AND HYDRAULIC (“SQUIRT”) TEST OF THE DISTRIBUTION SYSTEM
6. FUNCTIONING AND SETTING OF ALL CONTROL DEVICES
7. FINAL INSPECTION TO VERIFY THAT ALL CONSTRUCTION ELEMENTS ARE IN CONFORMANCE WITH THE APPROVED PLANS AND SPECIFICATIONS, ALL PERFORMANCE WELLS ARE INSTALLED; AND EROSION CONTROL HAS BEEN COMPLETED.

CONSTRUCTION OF MONITORING WELLS/INSPECTION WELLS

1. INSPECTION WELLS SHALL BE CONSTRUCTED OF 3” DIAMETER PIPE, EQUIPPED WITH A WRENCH–TIGHT CAP OR PIPE PLUG, AND A BOTTOM CAP.
2. ALL WELLS SHALL BE PERFORATED BEGINNING AT A DEPTH OF 18 INCHES BELOW GRADE AND EXTENDING TO THE BOTTOM OF THE PIPE.
3. PERFORATIONS SHALL CONSIST OF HACKSAW SLOTS AT NOMINAL 1” SPACING, OR EQUIVALENT COMMERCIALY–SLOTTED PIPE.
4. TO PREVENT SURFACE WATER INFILTRATION, INSPECTION WELLS SHALL BE SEALED WITH A BENTONITE OR CONCRETE ANNULAR SEAL (OR EQUIVALENT) TO A DEPTH OF 12 INCHES, MINIMUM.

PRESSURE DISTRIBUTION PIPING SPECIFICATIONS

- a. **Pressure-Rated Pipe Material.** All pipe, fittings and valves shall be pressure-rated PVC pipe, minimum 150 psi.
- b. **Solvent Welded.** All joints in the pressure piping system shall be solvent welded.
- c. **Pipe Sizing.** All pressure distribution pipes and fittings, including transport lines, manifolds, laterals and valves, must be adequately sized for the design flow, and shall be designed to minimize frictional losses to the maximum extent practicable.
- d. **Thrust Blocks.** Concrete thrust blocks, or equivalent restraint, shall be provided at sharp changes in piping directions.
- e. **Shut-off Valves.** The distribution lateral for each trench shall be fitted with a shut-off valve to adjust or terminate the flow to individual trenches. This valve may be either a ball or gate valve, and shall be located in a utility/valve box.
- f. **Lateral End Riser.** The end of each lateral shall be fitted with a 90° long sweep to facilitate line cleaning and hydraulic testing. The end riser pipe shall also be fitted with a ball valve and/or threaded end cap or plug, housed in a valve box.

PUMP SYSTEM WORKSHEET

PUMP SYSTEM WORKSHEET			
Applicant <u>Manjit Saini</u>		Date <u>2022-03-11</u>	
Owner <u>James Lee</u>		File No. _____	
Site Address <u>Bella Madiera</u>		City <u>San Jose</u> APN <u>645-64-012</u>	
Designer (REHS or RCE) _____			
Number of bedrooms <u>5</u>		Total square footage of living space <u>6000</u>	
Septic tank size <u>1500 GAL</u>			
Installed drainfield <u>Shallow PD System</u>		Expansion drainfield <u>N/A</u>	
Elevation of highest drainfield (ft) = <u>7</u>			
Elevation of pump off (ft) = <u>0</u>			
Total lift (Ft Head) (A) = <u>7</u>			
TIGHT LINE			
Diameter of tight line (inches)		<u>2</u>	
Length of tight line from pump to upper drainfield (ft) (B)		<u>15</u>	
FITTINGS			
No. of Fittings		Pipe Length Equivalent (ft). See chart	Total Pipe Equivalent (ft).
<u>3</u> x 90° standard	<u>X</u>	<u>6</u>	<u>18</u>
<u>45</u> ° standard elbow	<u>X</u>		
<u>90</u> ° long radius	<u>X</u>		
other fittings	<u>X</u>		
<u>1</u> x gate valve (fully	<u>X</u>	<u>1.5</u>	<u>1.5</u>
check valve	<u>x</u>		
(conventional swing)			
TOTAL (C) =		<u>19.5</u>	
Total Length of Pipe (D) = B + C =		<u>34.5</u>	
CALCULATIONS:			
Friction Loss in Pipes and Fittings (E):			
Friction loss in 2 in pipe at 50GPM = <u>4.16</u>		(friction loss per chart)	
(E) Head in ft		(D/100 ft) x <u>4.16</u> =	<u>1.4352</u>
Required Pump Size:			
Total Pumping Head, F (ft) = (A) + (E)		<u>8.4352</u>	
Pump Size:			
(F) versus GPM = Pump Size (refer to pump curve)			
Pump Model: (Attach Pump Curve)			
<u>50</u> GPM at <u>37</u> (G) (ft of head: from pump curve)			
Manufacturer/Model - <u>Orenco Systems / BEP50DD</u>			
Required Capacity in Gallons			
Dosing Volume		<u>17</u>	
Storage Capacity (1 ½ days)		<u>900</u>	
Pump Displacement		<u>16</u>	
Volume from tank bottle to pump base		<u>100</u>	
Volume from Pump to Dosing		<u>350</u>	
Total tank capacity		<u>1383</u> GAL	
Pump Tank Information			
Manufacturer- <u>Orenco Systems</u>		Size: <u>1500 GAL</u>	Gallons per inch: <u>25</u>

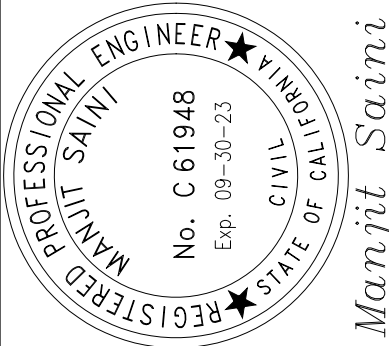
SHALLOW PRESSURE DISTRIBUTION SYSTEM MANAGEMENT

	Work	Frequency
Inspection	<ul style="list-style-type: none"><li>• Conduct routine visual observations of disposal field and downslope area and surroundings for wet areas, pipe leaks or damage, soil erosion, drainage issues, abnormal vegetation, or other problems.</li><li>• Perform all inspections of pump and appurtenances (per O&amp;M manual and Performance Evaluation Guidelines, Part 5 of this Manual).</li></ul>	<ul style="list-style-type: none"><li>• Every 6 to 12 months.</li></ul>
Maintenance	<ul style="list-style-type: none"><li>• Purge laterals, squirt and balance.</li><li>• Exercise valves to ensure functionality.</li><li>• Perform all maintenance work as recommended by equipment manufacturer for any special valves or other components.</li><li>• Investigate and repair erosion, drainage or other disposal field problems, as needed.</li><li>• Investigate and perform distribution system corrective work, as required.</li><li>• Record work done.</li></ul>	<ul style="list-style-type: none"><li>• Distribution system maintenance annually.</li><li>• Other maintenance as required.</li></ul>
Water Monitoring & Sampling	<ul style="list-style-type: none"><li>• Measure and record water levels in trench observation wells.</li><li>• Measure and record water levels in dispersal field monitoring wells, as applicable, per permit requirements.</li><li>• Obtain and analyze water samples from monitoring wells, as applicable, per permit requirements.</li></ul>	<ul style="list-style-type: none"><li>• Measure trench water levels annually.</li><li>• Other monitoring according to permit conditions, as applicable.</li></ul>
Reporting	<ul style="list-style-type: none"><li>• Report findings to DEH per permit requirements.</li><li>• Standard report to include dates, observation well and monitoring well readings and other data collected, work performed, corrective actions taken, and performance summary.</li><li>• Report public health/water quality emergency to DEH immediately.</li></ul>	<ul style="list-style-type: none"><li>• According to permit conditions, typically every 1 to 2 years, depending on system size, usage, history, location.</li></ul>

REFERENCE: ONSITE SYSTEM MANUAL. SANTA CLARA COUNTY, DEPARTMENT OF ENVIRONMENT HEALTH, 2014

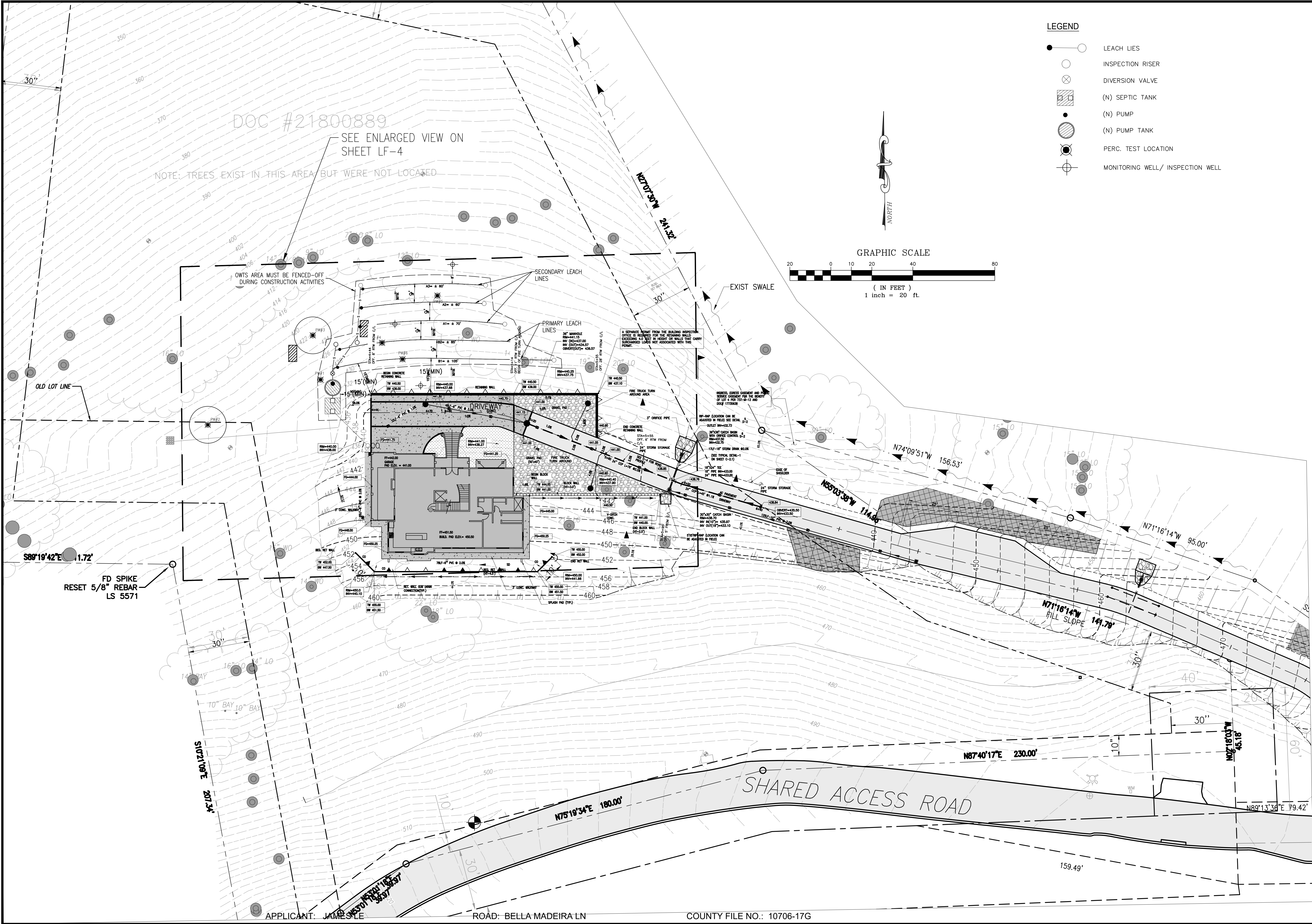
JAMES LE  
BELLA MADEIRA LANE  
SAN JOSE, CA  
APN: 654-64-012

GENERAL AND  
CONSTRUCTION NOTES



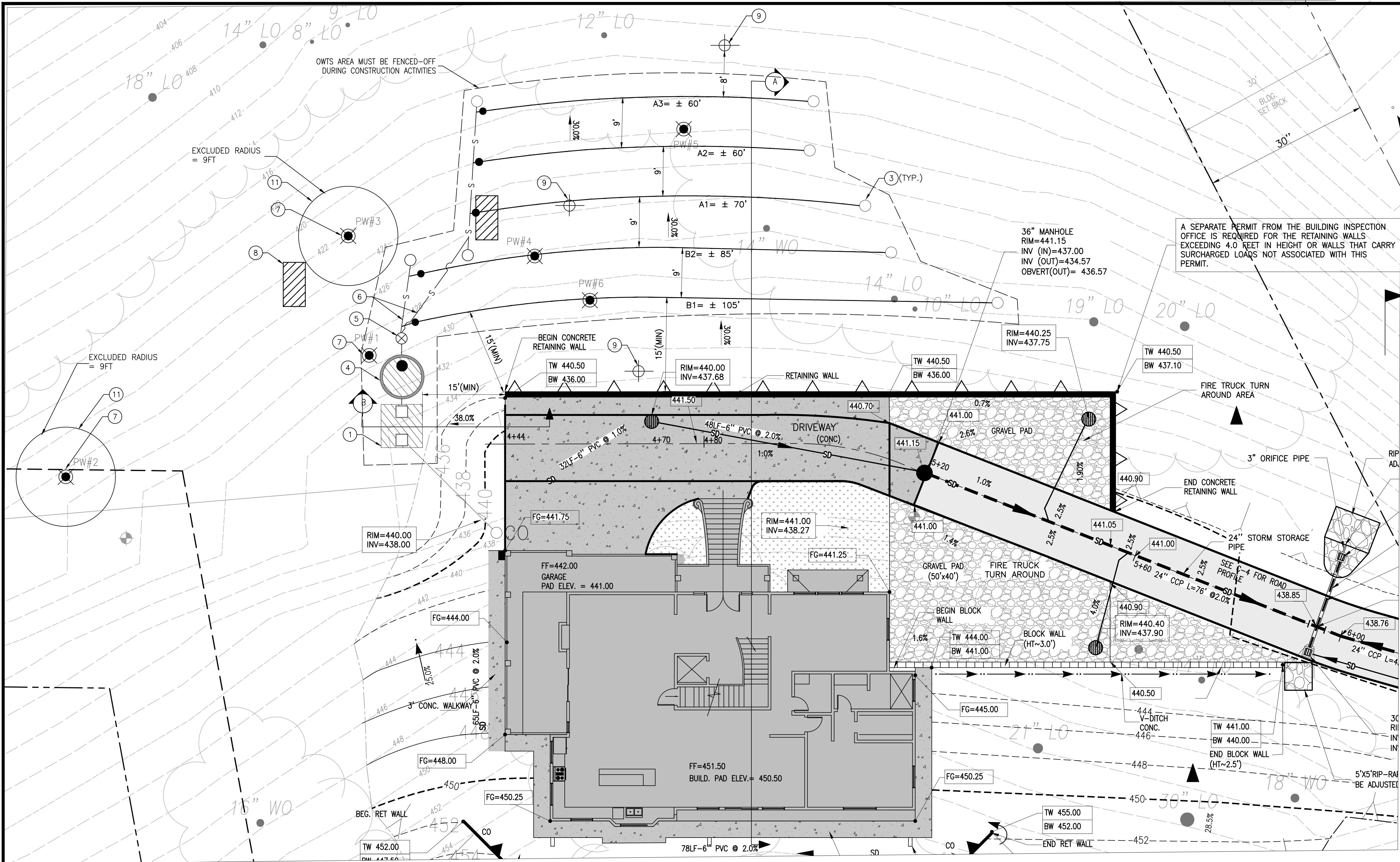
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NO.										






JAMES LE BELLA MADEIRA LANE SAN JOSE, CA APN: 654-64-012		GRADING PLAN		MANJIT SAINI No. C 61948 Exp. 09-30-25 CIVIL Manjit Saini	
REVISIONS		DATE:		DESIGNED BY:	
NO.		02-13-2023		T. PENG	
SHEET NUMBER		DRAWN BY:		N. SINGH	
LF-3		CHECKED BY:		M. SAINI	
3 OF 7 SHEETS		APPROVED BY:		M. SAINI	
ARCHITECTURE		ENGINEERING		CONSULTATION	
				CONSTRUCTION	








**KEY PLAN NOTES**  
REFER SHEET LF-1 FOR KEY PLAN NOTES

LEACH FIELD A=190 LF±  
LEACH FIELD B=190 LF±

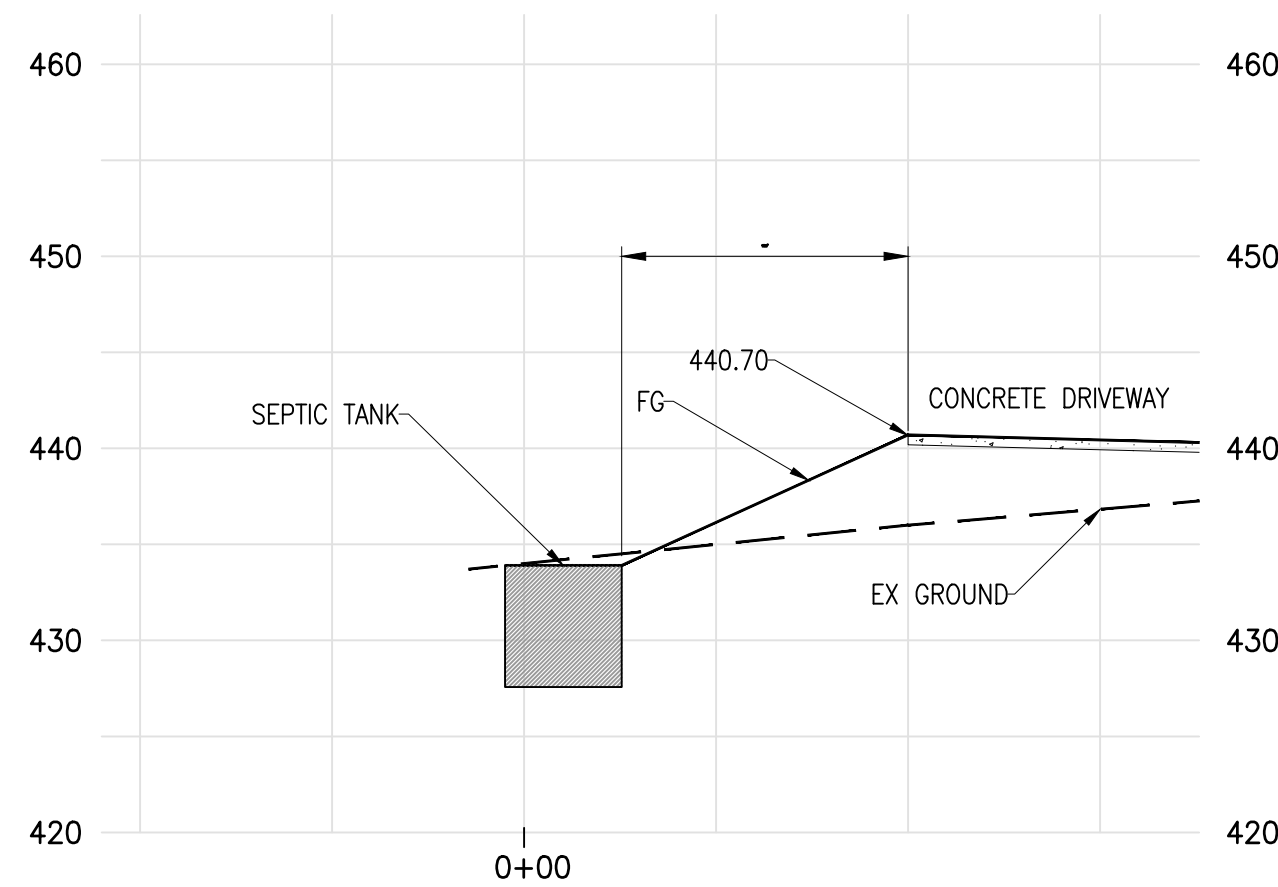
TRENCH DEPTH = 5' TOTAL  
UPPER FILL/ABOVE FILTER FABRIC= 48"  
DRAIN ROCK = 12"  
PERF. PIPE DIA = 1.5"

**GRAPHIC SCALE**  
( IN FEET )  
1 inch = 10 ft.

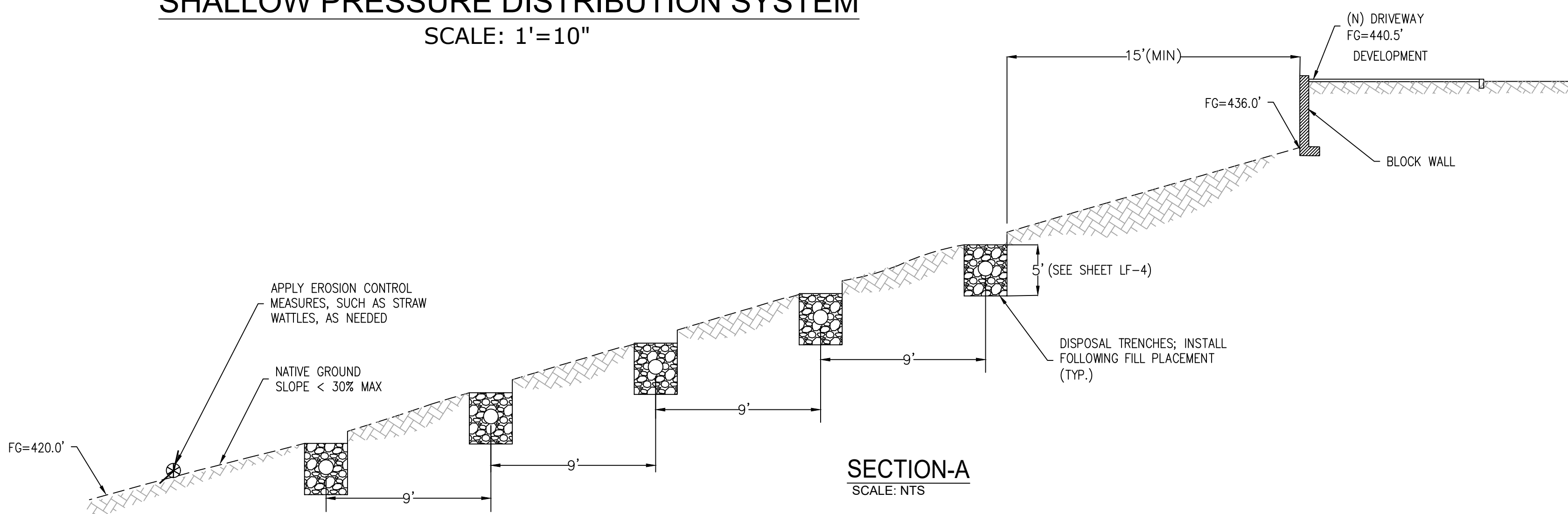


SHALLOW PRESSURE DISTRIBUTION SYSTEM

SCALE: 1"=10"



SECTION-B  
SCALE: 1:10



SECTION-A  
SCALE: NTS

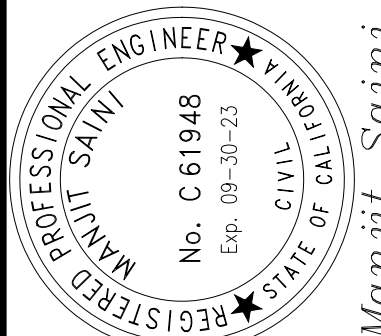
APPLICANT: JAMES LE

ROAD: BELLA MADEIRA LN

COUNTY FILE NO.: 10706-17G

JAMES LE  
BELLA MADEIRA LANE  
SAN JOSE, CA  
APN: 654-64-012

LEACH FIELDS SECTION



DATE:	02-13-2023
DESIGNED BY:	T. PENG
DRAWN BY:	N. SINGH
CHECKED BY:	M. SAINI
APPROVED BY:	M. SAINI

REVISIONS	
NO.	

SHEET NUMBER	LF-4
OF 7 SHEETS	

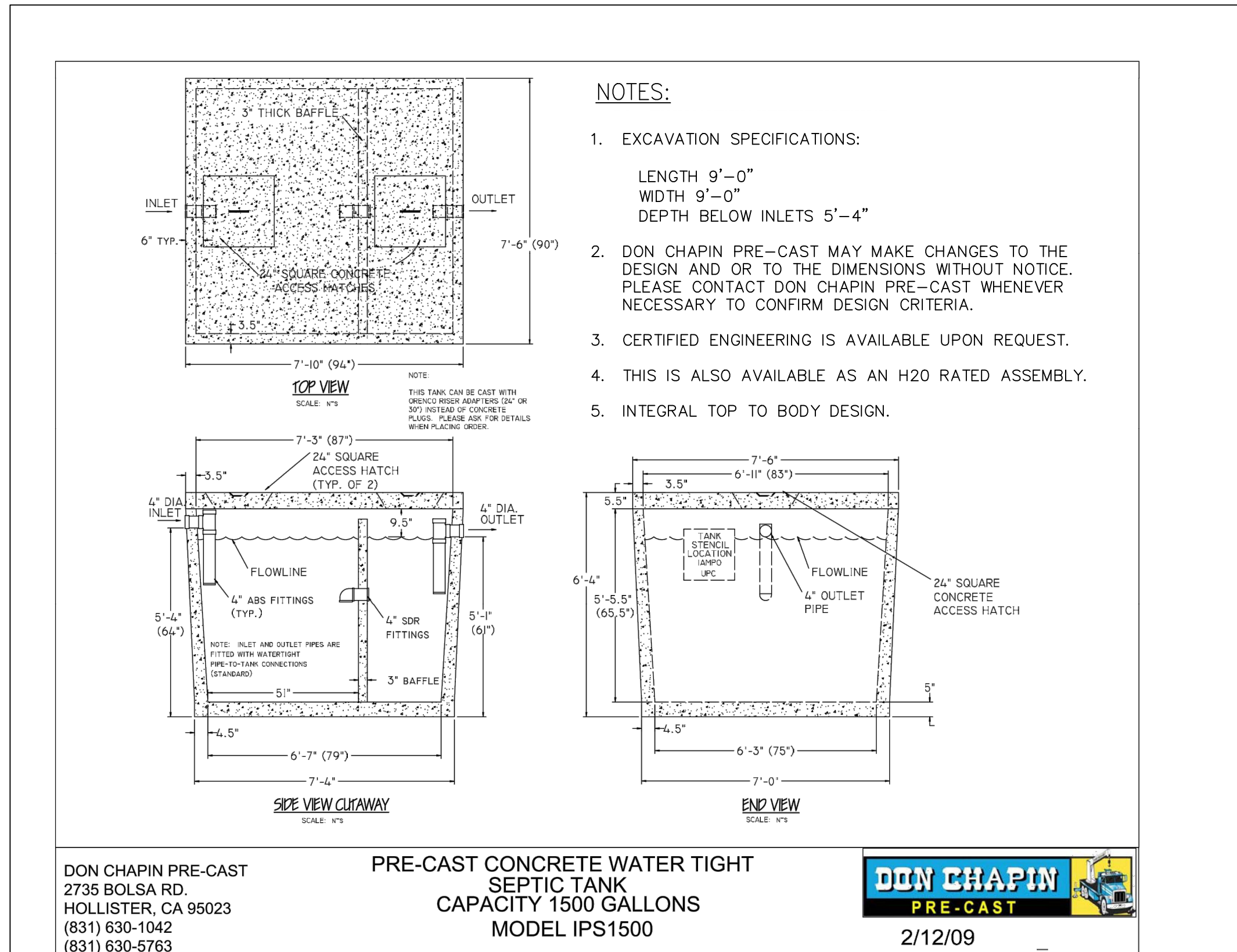
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ENGINEERING

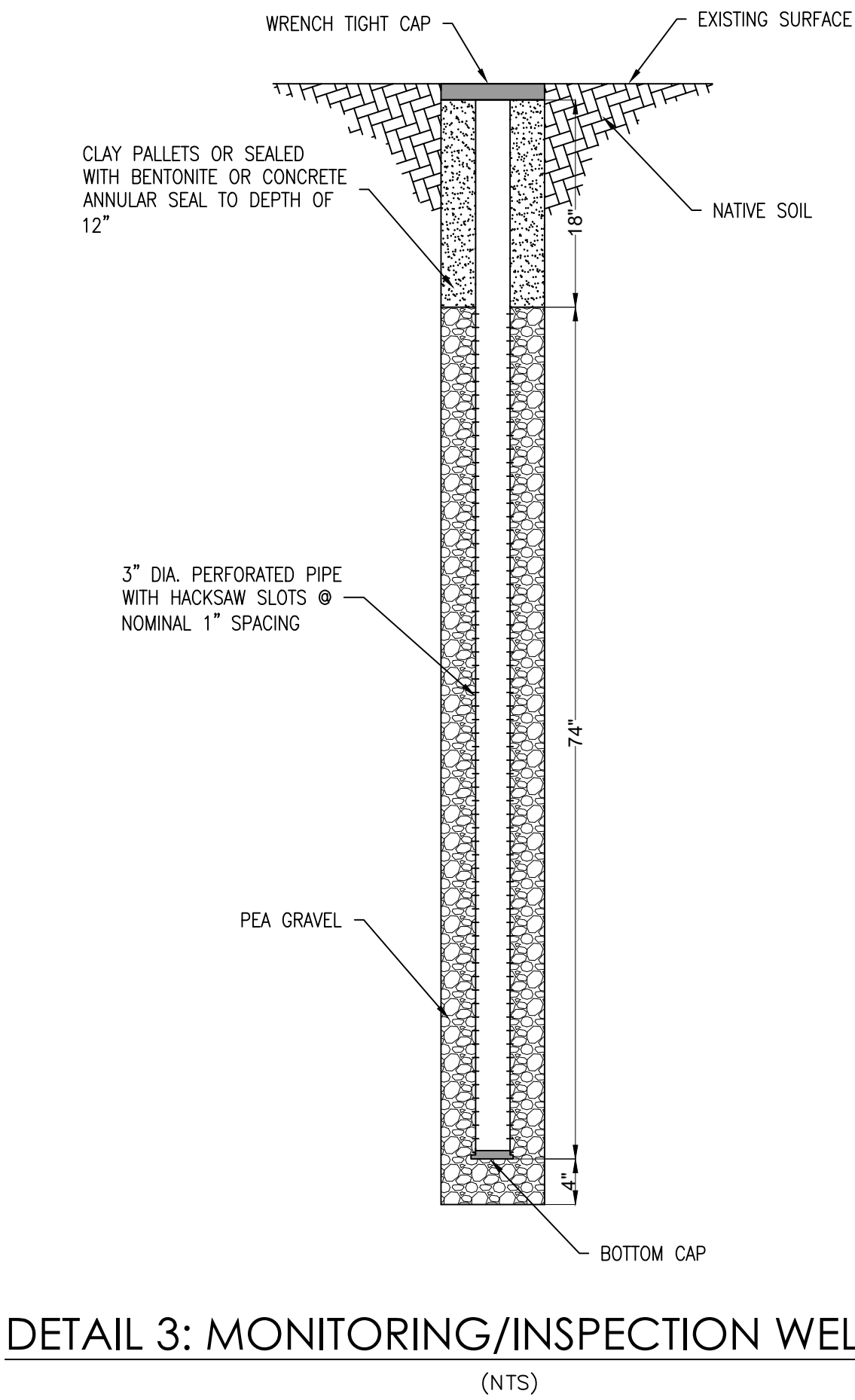
CONSULTATION

CONSTRUCTION

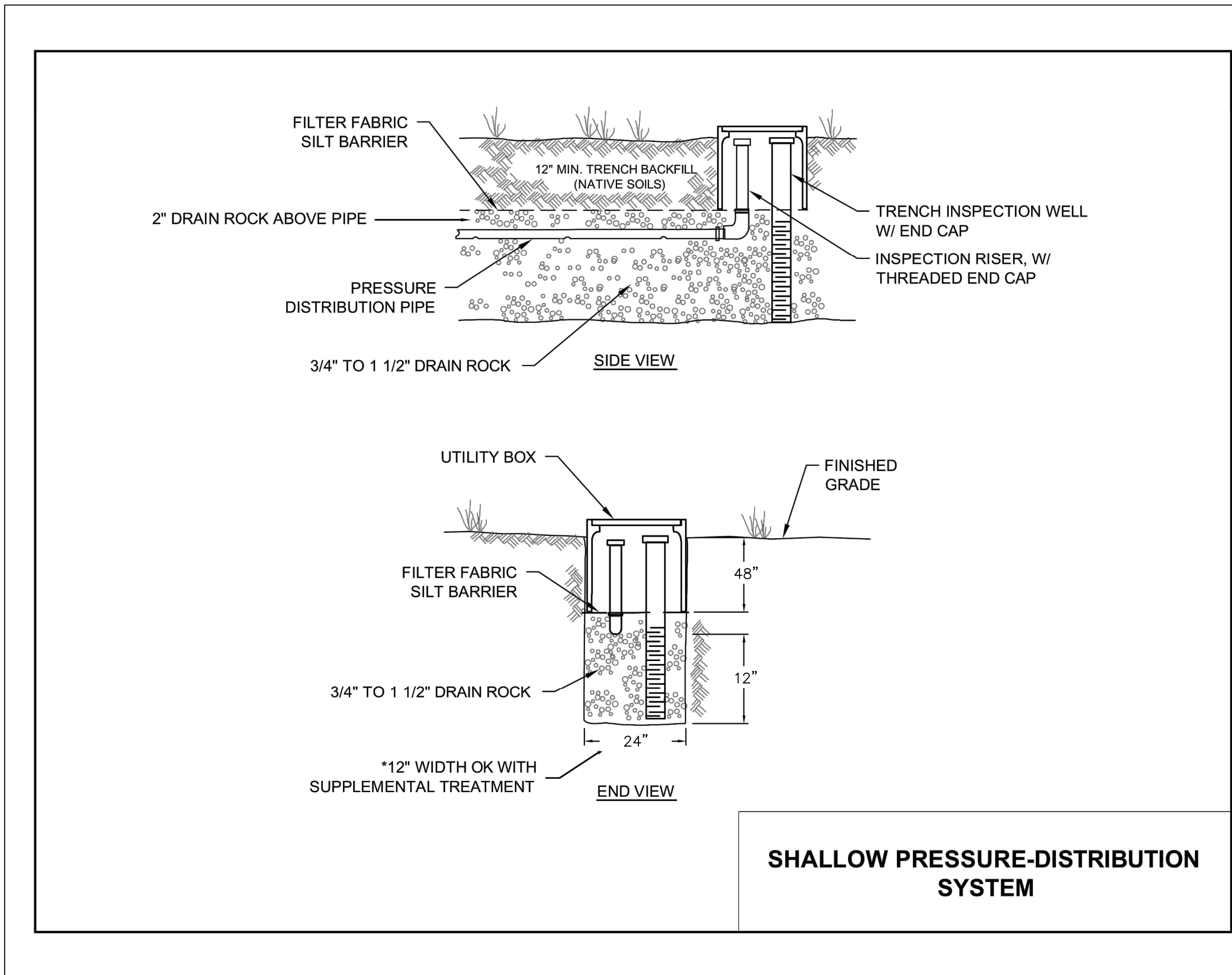




DETAIL 1: DON CHAPIN SEPTIC TANK DETAIL  
(NTS)



DETAIL 3: MONITORING/INSPECTION WELL DETAIL  
(NTS)



DETAIL 2: TRENCH SECTIONS  
(NTS)

APPLICANT: JAMES LE

ROAD: BELLA MADEIRA LN

STEVE BROOKS  
R.E.H.S., Consultant  
200 Greenbrier Drive  
Aptos, CA 95021  
(831) 688-4391 / (408) 202-8224

SOIL PROFILE INSPECTION RESULTS

OWNER: James Lee DATE OF INSPECTION: 7/19/2017  
ADDRESS: Bella Madeira CITY: San Jose  
APN: 654-64-012 CONDUCTED BY: Samanta CHECKED BY: Ross K

HOLE #1		HOLE #2	
0 ft. Dark brown silty clay	Dark brown silty clay		
2 ft. 2 1/2" Begin weathered sandstone highly fractured	2 1/2" Begin light brown highly weathered frac. ss.		
6 ft. Same			
8 ft. Same			
10 ft. Larger rock - increase sand interspaces	10' - Light colored mix with light brown frac. ss.		
12 ft. Same			
14 ft. Same	14' - Same		
15' - Terminate - no signs GW	14' - Terminate no sign GW		
16 ft.			

Comments:

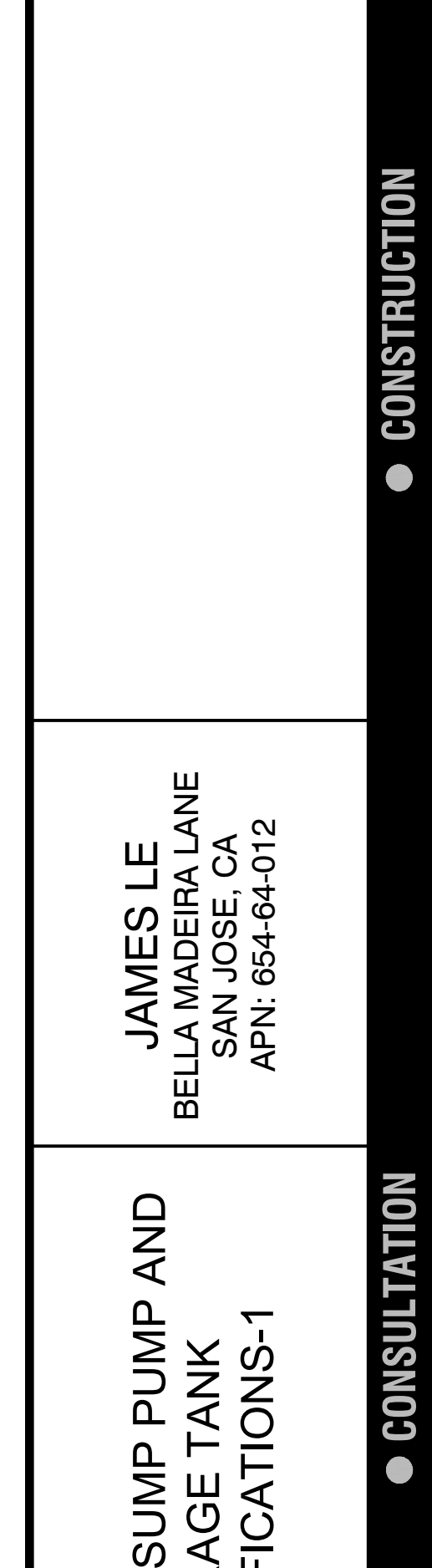
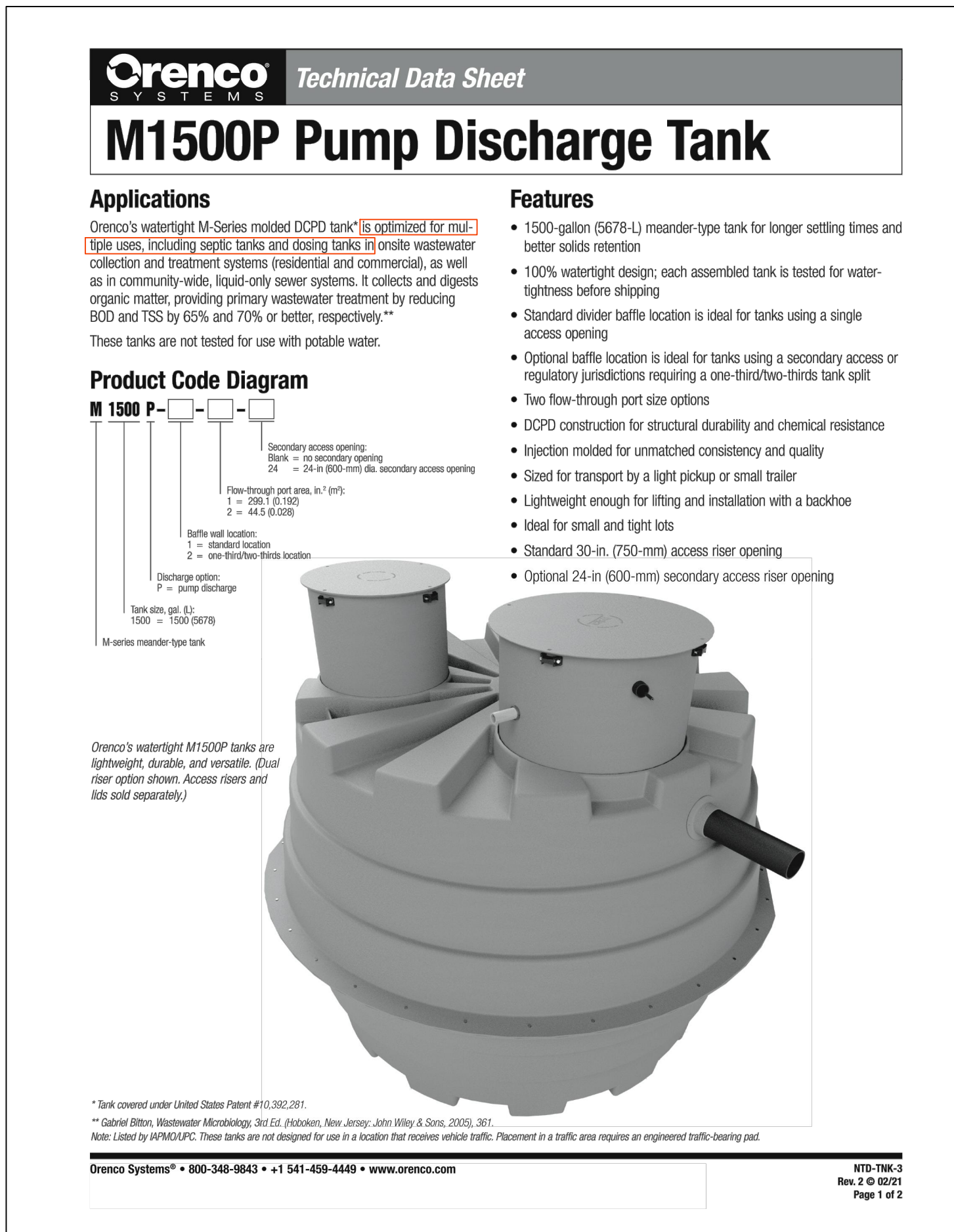
REGISTERED ENVIRONMENTAL HEALTH SPECIALIST No. 2875

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

OWNER/APPLICANT: James Lee		FILE #	
LOCATION: BELLA MADEIRA LN		REELS: Ross KARNANI	
CONTACT PERSON: STEVE BROOKS		PHONE: (831) 602-9227 / DATE: 8/10/17	
<b>HOLE #1</b>			
DEPTH: 5' 0"	WATER LEVEL: 11:50	DEPTH: 5' 0"	WATER LEVEL: 11:50
START TIME: 10:40	FINISH TIME: 11:50	START TIME: 10:40	FINISH TIME: 11:50
START FINISH	START FINISH	START FINISH	START FINISH
10:40 11:40	11:50 12:00	10:40 11:40	11:50 12:00
11:40 11:50	11:50 12:00	11:40 11:50	11:50 12:00
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HOLE:	1	2	3	4	5	6
Stabilized MPI	4.4			3.6	6.7	3.2
Adjusted Stabilized MPI	6.2			5.0	9.4	4.5
Average Adjusted Stabilized MPI	6.3					
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## CONSTRUCTION

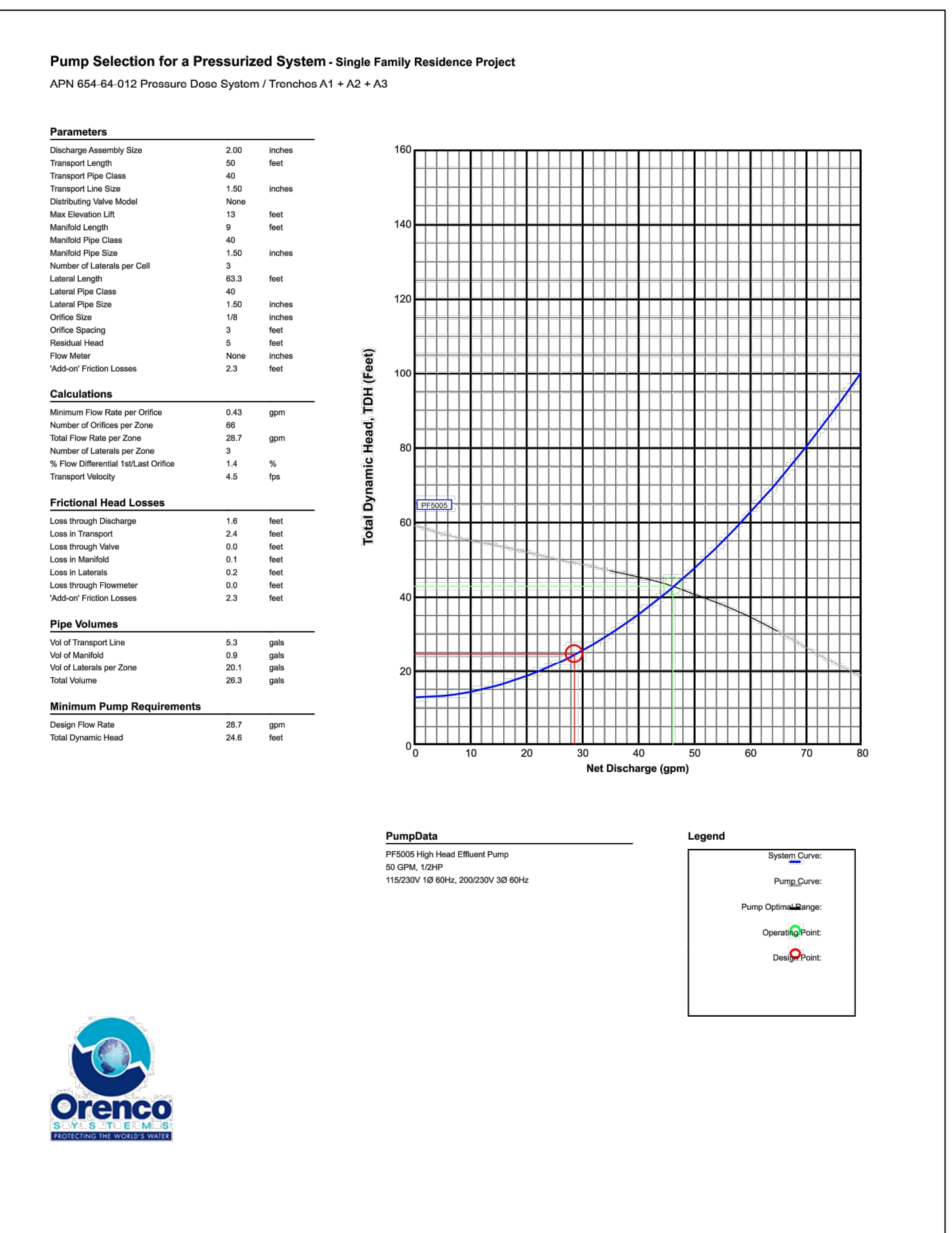
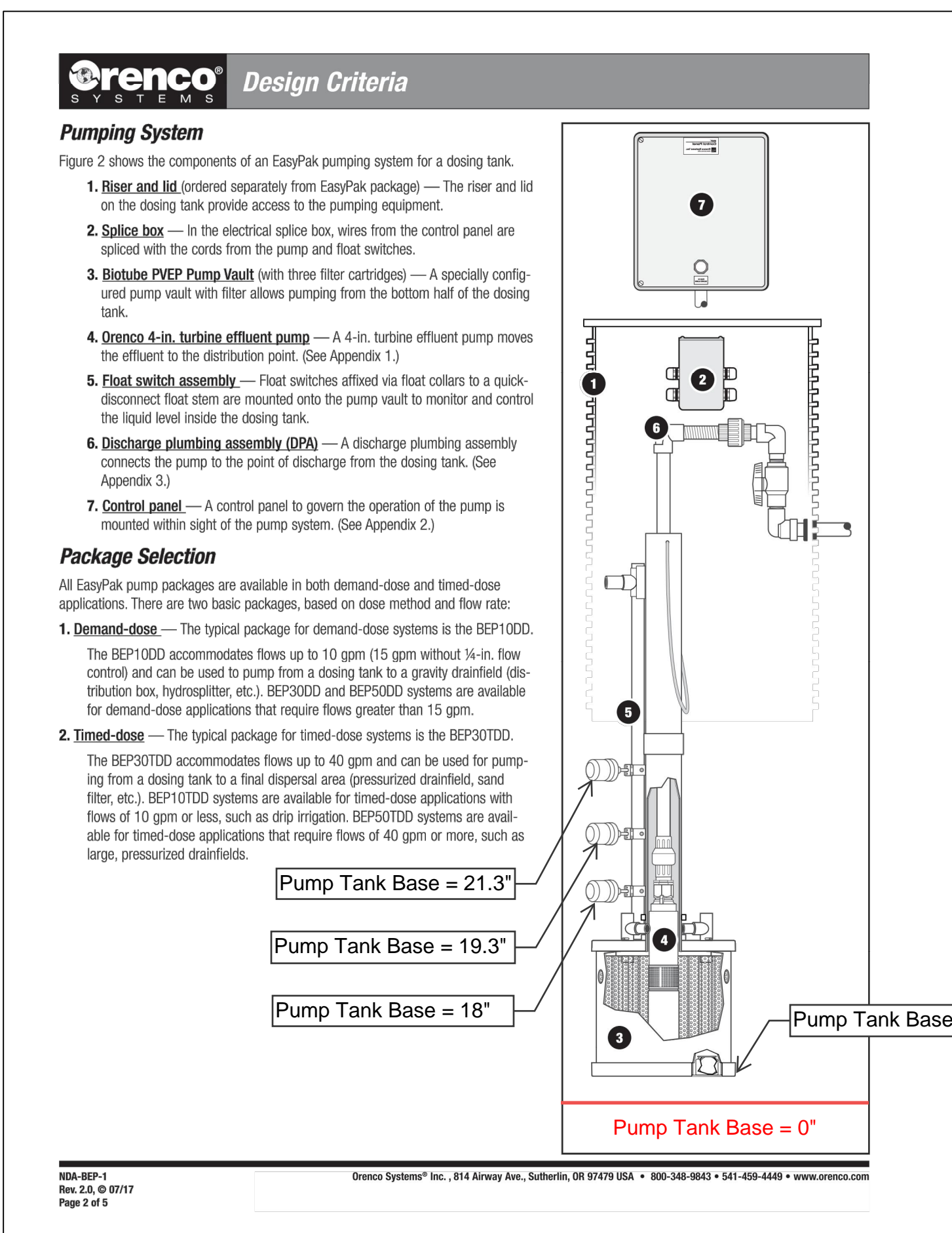
## ● CONSULTATION

## ● ENGINEERING



REVISIONS

● ARCHITECTURE



● ARCHITECTURE



### Design Tools

The EasyPak Design Aid CD-ROM allows system designers and specifiers to select the correct system for the application. When information about the drainfield or sand filter is entered, a PumpSelect™ program, which has been specially designed for EasyPak, calculates the pump flow rate and TDH required for the system. For help in calculations, see Appendix 3 in this document, "Headloss in Discharge Assemblies."

### Standard EasyPak™ Packages

Demand Dose			Timed Dose		
Model Code	Discharge	Maximum Flow Rate	Model Code	Discharge	Maximum Flow Rate
BEP10DD	Standard	15 GPM	BEP10TDD	Standard	15 GPM
BEP10DD-DB	Drainback	15 GPM	BEP10TDD-DB	Drainback	15 GPM
BEP10DD-CW	Cold Weather	15 GPM	BEP10TDD-CW	Cold Weather	15 GPM
BEP30DD	Standard	40 GPM	BEP30TDD	Standard	40 GPM
BEP30DD-DB	Drainback	40 GPM	BEP30TDD-DB	Drainback	40 GPM
BEP30DD-CW	Cold Weather	40 GPM	BEP30TDD-CW	Cold Weather	40 GPM
BEP50DD	Standard	65 GPM	BEP50TDD	Standard	65 GPM
BEP50DD-DB	Drainback	65 GPM	BEP50TDD-DB	Drainback	65 GPM
BEP50DD-CW	Cold Weather	65 GPM	BEP50TDD-CW	Cold Weather	65 GPM

### Accessory Equipment

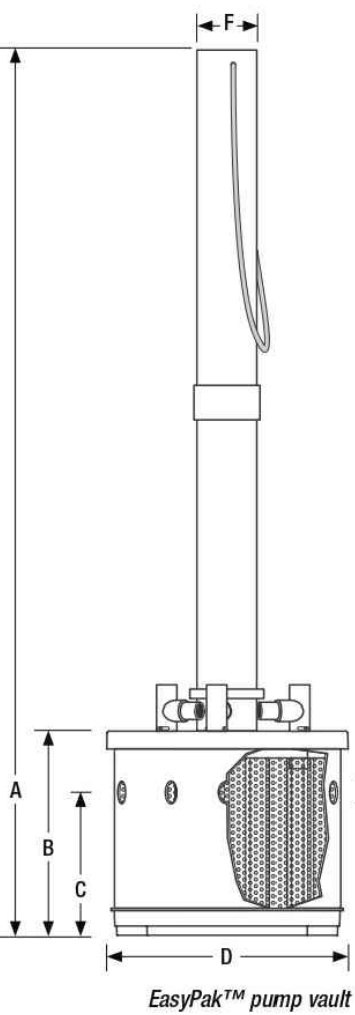
The following products may be required to complete the package:

- Access Risers with Fiberglass Lids
- Riser Tank Adapters with Bolt-Down Kit
- Adhesives
- Anti-Siphon Valve
- Grommets

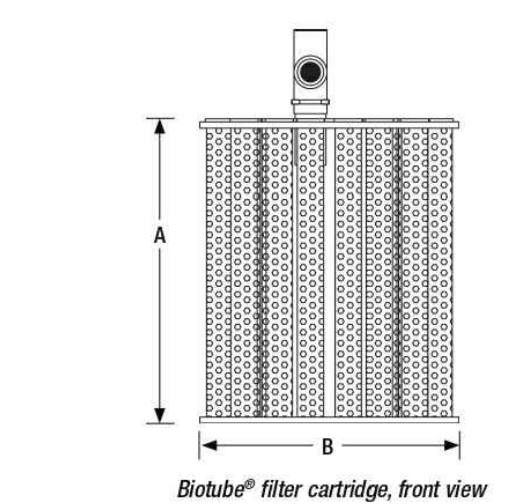
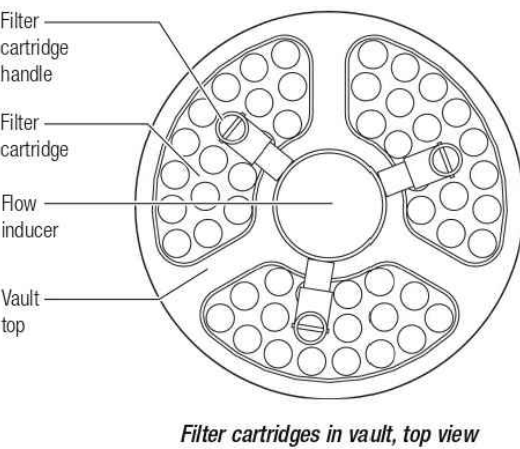
See Orenco's General Onsite Products Catalog to order these products.

### EasyPak™ Pump Vault

Materials of Construction	
Vault body	PVC
Vault top	ABS
Vault base	Fiberglass
Flow inducer	PVC
Lifting strap	Hollow braided poly
Dimensions, in. (mm)	
A - Overall height (adjustable)	64 (1629)
B - Vault height	15 (380)
C - Inlet hole center height	12 (305)
D - Vault diameter	15.75 (400)
E - Inlet hole diameter (ø total)	1.38 (35)
F - Flow inducer diameter, nominal	4 (100)



NTD-BEP-1  
Rev. 4 © 12/00  
Page 2 of 3

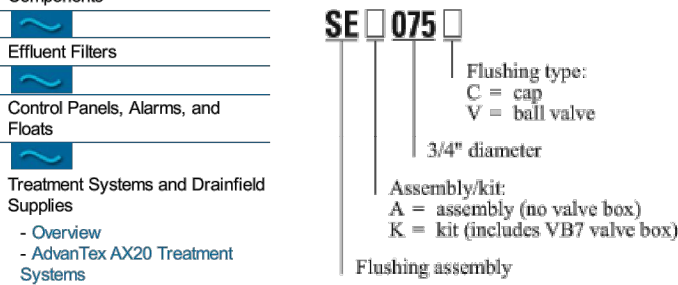


### Flushing Assemblies

Orenco flushing assemblies provide easy access for lateral maintenance. Flushing assembly kits include a PVC sweep ell with ball valve and a polyethylene valve box enclosure.

Note: Kits include V87 valve box enclosure.

### Product Nomenclature



### Product Example

**Model Code**  
SEK075V  
**Description**  
Flushing Assembly Kit, 3/4-in. diameter, with ball valve

### Related Products

Intermittent Sand Filter Manifolds  
Valve Boxes  
Home | Distributor Locator | Videos | Product Catalog | Document Library  
New Products | Fiberglass Tanks | Effluent Pumping Systems  
Advanced Treatment Systems | Community Collection Systems  
Monitoring and Control Devices | Information and Training | About Orenco  
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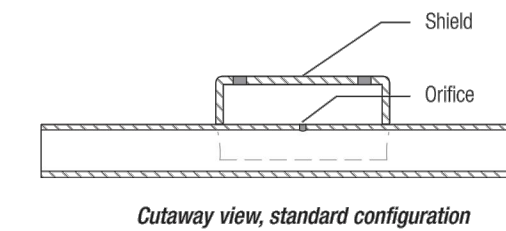
## Orifice Shields

### Applications

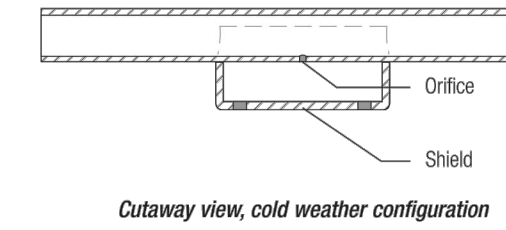
Orenco® Orifice Shields are used in a pressurized distribution system to protect the orifices from backfill debris that might cause orifice blockage.



Orifice shield installed on lateral pipe, standard configuration



Cutaway view, standard configuration



Cutaway view, cold weather configuration

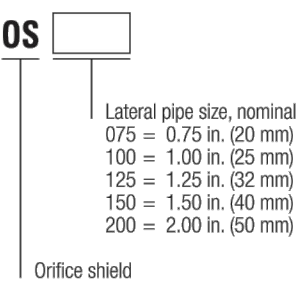
### General

Orenco Orifice Shields snap-fit onto laterals. They may be placed on top of or beneath a lateral, depending on the location of the orifice. Orifice shields are covered by method-of-use patent # 5,360,556.

### Standard Models

OS075, OS100, OS125, OS150, OS200

### Product Code Diagram



### Material of Construction

PVC per ASTM D-1784

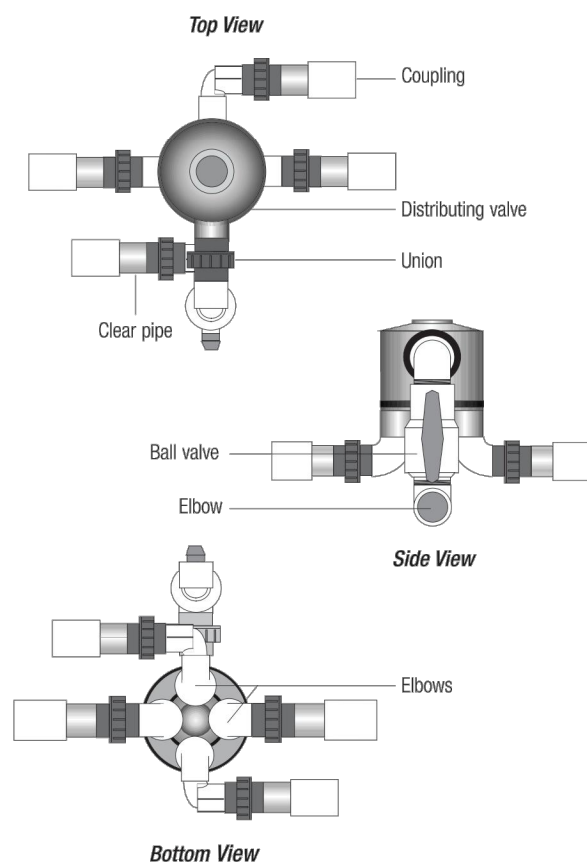
### Physical Specifications

Model	Shield O.D. In. (mm)	Lateral pipe O.D. In. (mm)
OS075	3.5 (89)	1.05 (27)
OS100	3.5 (89)	1.315 (33)
OS125	3.5 (89)	1.66 (42)
OS150	4.5 (114)	1.90 (48)
OS200	4.5 (114)	2.375 (60)

## Distributing Valves

### Applications

Automatic Distributing Valve Assemblies are used to pressurize multiple zone distribution systems including textile filters, sand filters and drainfields.



### General

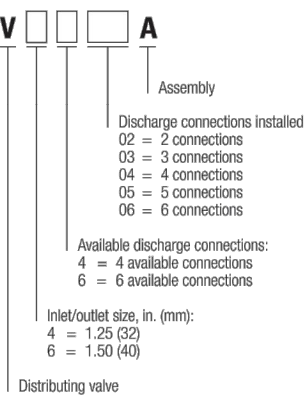
Orenco's Automatic Distributing Valve Assemblies are mechanically operated and sequentially redirect the pump's flow to multiple zones or cells in a distribution field. Valve actuation is accomplished by a combination of pressure and flow. They allow the use of smaller horsepower pumps on large sand filters and drainfields. For example, a large community drainfield requiring 300 gpm (18.90 L/sec) can use a six-line valve assembly to reduce the pump flow rate requirement to only 50 gpm (3.14 L/sec).

Orenco only warrants Automatic Distributing Valves when used in conjunction with High-Head Effluent Pumps with Biotube® pump vaults to provide pressure and flow requirements, and to prevent debris from fouling valve operation. An inlet ball valve, a section of clear pipe, and a union for each outlet are provided for a complete assembly that is easy to maintain and monitor. Ideal valve location is at the high point in the system. Refer to Automatic Distributing Valve Assemblies (NTP-VA-1) for more information.

### Standard Models

V4402A, V4403A, V4404A, V4605A, V4606A, V6402A, V6403A, V6404A, V6605A, V6606A

### Product Code Diagram



### Materials of Construction

All Fittings	Sch. 40 PVC per ASTM specification
Unions	Sch. 80 PVC per ASTM specification
Ball Valve	Sch. 40 PVC per ASTM specification
Clear Pipe	Sch. 40 PVC per ASTM specification

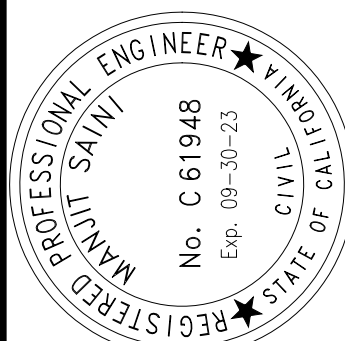
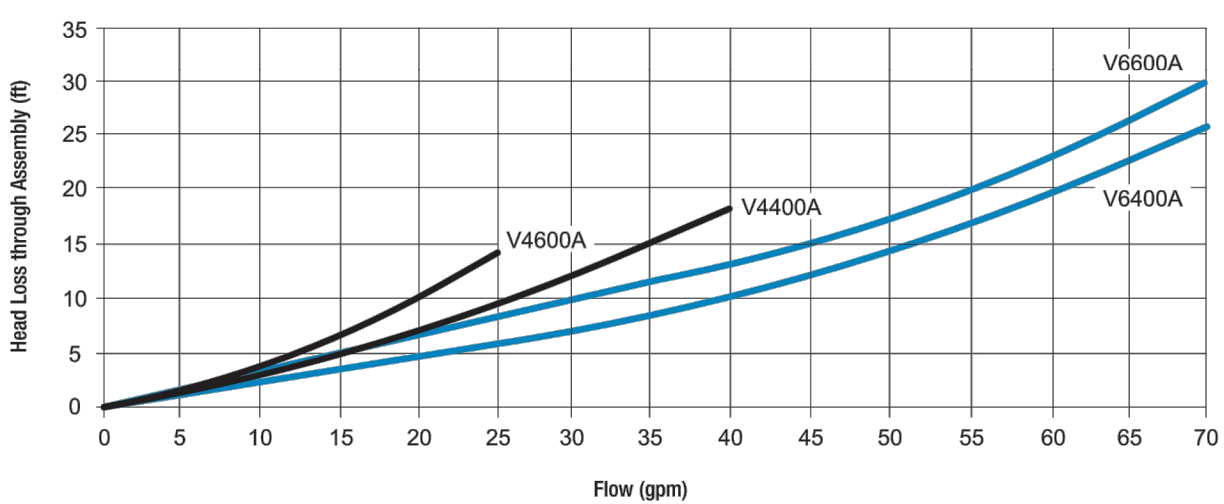
### Specifications

Model	Inlet Size, in. (mm)	Outlets Size, in. (mm)	Flow Range, gpm (L/sec)	Max Head, ft (m)	Min. Enclosure*
V4402A	1.25 (32)	1.25 (32)	10 - 40 (0.63 - 2.52)	170 (51.816)	VB1217
V4403A	1.25 (32)	1.25 (32)	10 - 40 (0.63 - 2.52)	170 (51.816)	VB1217
V4404A	1.25 (32)	1.25 (32)	10 - 40 (0.63 - 2.52)	170 (51.816)	VB1217
V4605A	1.25 (32)	1.25 (32)	10 - 40 (0.63 - 2.52)	170 (51.816)	RR2418
V4606A	1.25 (32)	1.25 (32)	10 - 40 (0.63 - 2.52)	170 (51.816)	RR2418
V6402A	1.50 (38)	1.50 (38)	15 - 100 (0.95 - 6.31)	345 (105.16)	RR2418
V6403A	1.50 (38)	1.50 (38)	15 - 100 (0.95 - 6.31)	345 (105.16)	RR2418
V6404A	1.50 (38)	1.50 (38)	15 - 100 (0.95 - 6.31)	345 (105.16)	RR2418
V6605A	1.50 (38)	1.50 (38)	15 - 100 (0.95 - 6.31)	345 (105.16)	RR2418
V6606A	1.50 (38)	1.50 (38)	15 - 100 (0.95 - 6.31)	345 (105.16)	RR2418

* When using an enclosed basin, choose the next larger sized diameter.

### Table 1. Automatic Distributing Valve Assembly Headloss Equations

Model Series	Equation	Operating Range, gpm (L/sec)
V4402A	$H_f = 0.005 \times Q^{1.45}$	10 - 40 (0.63 - 2.52)
V4605A	$H_f = 0.005 \times Q^{1.45}$	10 - 25 (0.63 - 1.57)
V6402A	$H_f = 0.0046 \times Q^{1.45} + 3.5 \times (1 - Q^{1.45})$	15 - 70 (0.95 - 4.42)
V6605A	$H_f = 0.0049 \times Q^{1.45} + 5.5 \times (1 - Q^{1.45})$	15 - 70 (0.95 - 4.42)



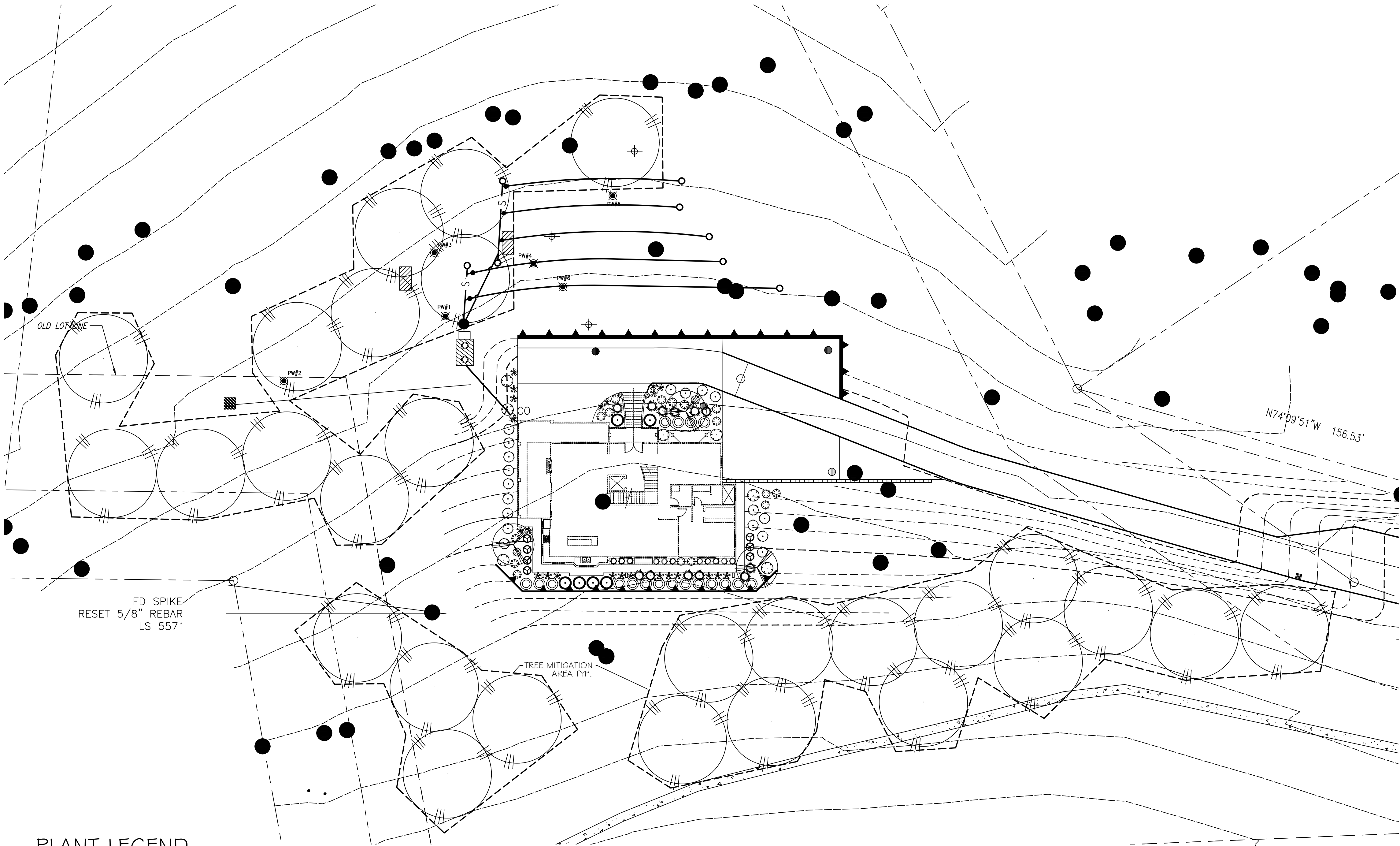
DATE:	02-13-2023
DESIGNED BY:	T. PENG
DRAWN BY:	N. SINGH
CHECKED BY:	M. SAINI
APPROVED BY:	M. SAINI

REVISIONS	

NO.	

SHEET NUMBER  
LF-7  
7 OF 7 SHEETS





## PLANT LEGEND

Symbol	Size	Botanical Name	Common Name	Water Use	Quantity
TREES					
	15 gal.	Lagerstroemia indica	Grape Myrtle	L	3
SHRUBS					
	5 gal.	Rhaphiolepis i. 'Springtime'	India Hawthorn	L	18
	5 gal.	Dodonaea v. 'Purpurea'	Purple Hopseed Bush	L	6
	5 gal.	Lavandula spp.	Lavender	L	16
	5 gal.	Phormium tenax	New Zealand Flax	L	7
	5 gal.	Rhaphiolepis i. 'Ballenna'	Dwarf India Hawthorne	L	11
	5 gal.	Phormium t. 'Bronze Baby'	New Zealand Flax	L	12
	5 gal.	Pittosporum t. 'Wheeler's Dwarf'	Dwarf Pittosporum	L	7
	5 gal.	Bacchans pilularis	Dwarf Coyote Brush	L	18
ACCENT & GROUND COVER					
	1 gal.	Diets vegeta	Fortnight Lily	L	21

## PLANTING NOTES

- ALL PLANTING SHALL BE COMPLETED IN ACCORDANCE WITH AND CONTRACTOR SHALL BE FAMILIAR WITH AND ADHERE TO SANTA CLARA STANDARD PLANS & SPECIFICATIONS. (COUNTY STANDARD PLANS SHALL SUPERCEDE NOTES IF A CONFLICT OF INFORMATION OCCURS.)
- FINISH GRADE IN PLANTERS SHALL BE 1 1/2" INCHES BELOW THE TOP OF ADJACENT PAVING. GRADE ALL PLANTING AREAS SMOOTH AND EVEN. ENSURE THAT ALL PLANTING AREAS MAINTAIN POSITIVE DRAINAGE.
- PLANTING AREAS SHALL BE KEPT CLEAN AND FREE FROM ALL CONCRETE, ASPHALTIC WASTE, LUMBER, AB BASE OR OTHER IMPURITIES, POLLUTION CAUSED BY GASOLINE, OIL OR OTHER SUCH MATERIALS SHALL BE REMOVED BY EXCAVATION OF THE SOIL AND REPLACED WITH CLEAN TOPSOIL AT THE CONTRACTOR'S EXPENSE.
- IMPORTED TOPSOIL (MIN 8" LAYER) SHALL BE FERTILE, FRABLE NATIVE SOIL OF LOAMY CHARACTER HAVING NORMAL AMOUNT OF HUMUS. THE SOIL SHALL BE FREE OF SUBSOIL, REFUSE, ROOTS OVER 1/2" DIAMETER, NOXIOUS WEEDS AND BRUSH OR OTHER HARMFUL MATERIAL.
- SOIL AMENDMENT SHALL BE NITRIFIED FIR OR REDWOOD SOIL CONDITIONER 1/4". APPLY THE SOIL AMENDMENT TO ALL PLANTED AREAS AT THE RATE OF 4 CU. YDS. PER 1000 SQ. FT. BROADCAST BEST 6-20-20 XB FERTILIZER AT 15 LBS. PER 1000 SQ.FT. THE SOIL IN ALL LANDSCAPED AREAS SHALL BE THOROUGHLY ROTOTILLED OR HAND CULTIVATED TO A MINIMUM DEPTH OF 6" TO ASSURE COMPLETE INCORPORATION OF THE SOIL AMENDMENTS. ANY HARD PANS ENCOUNTERED SHALL BE RIPPED TO ALLOW THOROUGH TILLING OF THE SOIL.
- CONTRACTOR SHALL SUBMIT A SAMPLE OF THE SOIL AMENDMENT TO THE CITY LANDSCAPE INSPECTOR FOR APPROVAL PRIOR TO DELIVERY.

## TREE REPLACEMENT LEGEND

Symbol	Size	Botanical Name	Common Name	Water Use
TREES				
	24" BOX	Quercus agrifolia	Coast Live Oak	L

## TREE REPLACEMENT

(REFER TO SHEET C-11 TREE LOCATION PLAN, FOR TREES TO BE REMOVED)

TREE #	SPECIES	QUANTITY/SIZE	SPECIES
1775	QUERCUS AGRIFOLIA	4 -24" BOX.	QUERCUS AGRIFOLIA
1776	QUERCUS AGRIFOLIA	2 -24" BOX.	QUERCUS AGRIFOLIA
1777	QUERCUS AGRIFOLIA	4 -24" BOX.	QUERCUS AGRIFOLIA
1778	QUERCUS AGRIFOLIA	3 -24" BOX.	QUERCUS AGRIFOLIA
1779	QUERCUS AGRIFOLIA	4 -24" BOX.	QUERCUS AGRIFOLIA
1780	QUERCUS AGRIFOLIA	2 -24" BOX.	QUERCUS AGRIFOLIA
1821	QUERCUS AGRIFOLIA	2 -24" BOX.	QUERCUS AGRIFOLIA
1845	QUERCUS AGRIFOLIA	4 -24" BOX.	QUERCUS AGRIFOLIA
TOTAL		28 -24" BOX.	QUERCUS AGRIFOLIA

## MWEO CALCULATIONS

MAWA = (ETo)(.62)/[(0.55x LA) + (0.3x SLA)]

Where:

MAWA = Maximum Applied Water Allowance (gallons per year)

ETo = Reference Evapotranspiration (inches per year)

0.55 = ET Adjustment Factor (per CA code, max 0.55 for residential)

LA = Landscaped Area including Special Landscape Area (square feet)

0.62 = Conversion factor (to gallons per square foot)

SLA = Portion of the landscaped area identified as Special Landscape Area (square feet)

0.3 = Additional ET adjustment factor for Special Landscape Area (1.0-0.7=0.3)

ETo = 45.3 in/yr

LA = 2,276 sq. ft.

SLA = 0 sq. ft.

MAWA= (45.3)(0.62)/[(0.55 x 2,276)+(0.3x0)]

= (45.3)(0.62)/[1,251.8 + 0]

= 35,158

Maximum Applied Water Allowance = 35,158 gallons per year

The following is the projects total Estimated Total Water Use:

ETWU = (ETo)(0.62) [(PFxHA)/IE] + SLA]

Where:

ETWU= Estimated Total Water Use per year (gallons)

ETo = Reference Evapotranspiration (inches)

PF = Plant Factor from WUCOLS

HA = Hydrozone Area [high, medium, and low water use areas](square feet)

SLA = Special Landscape Area (square feet)

0.62 = Conversion Factor

IE = Irrigation Efficiency (minimum 0.71)

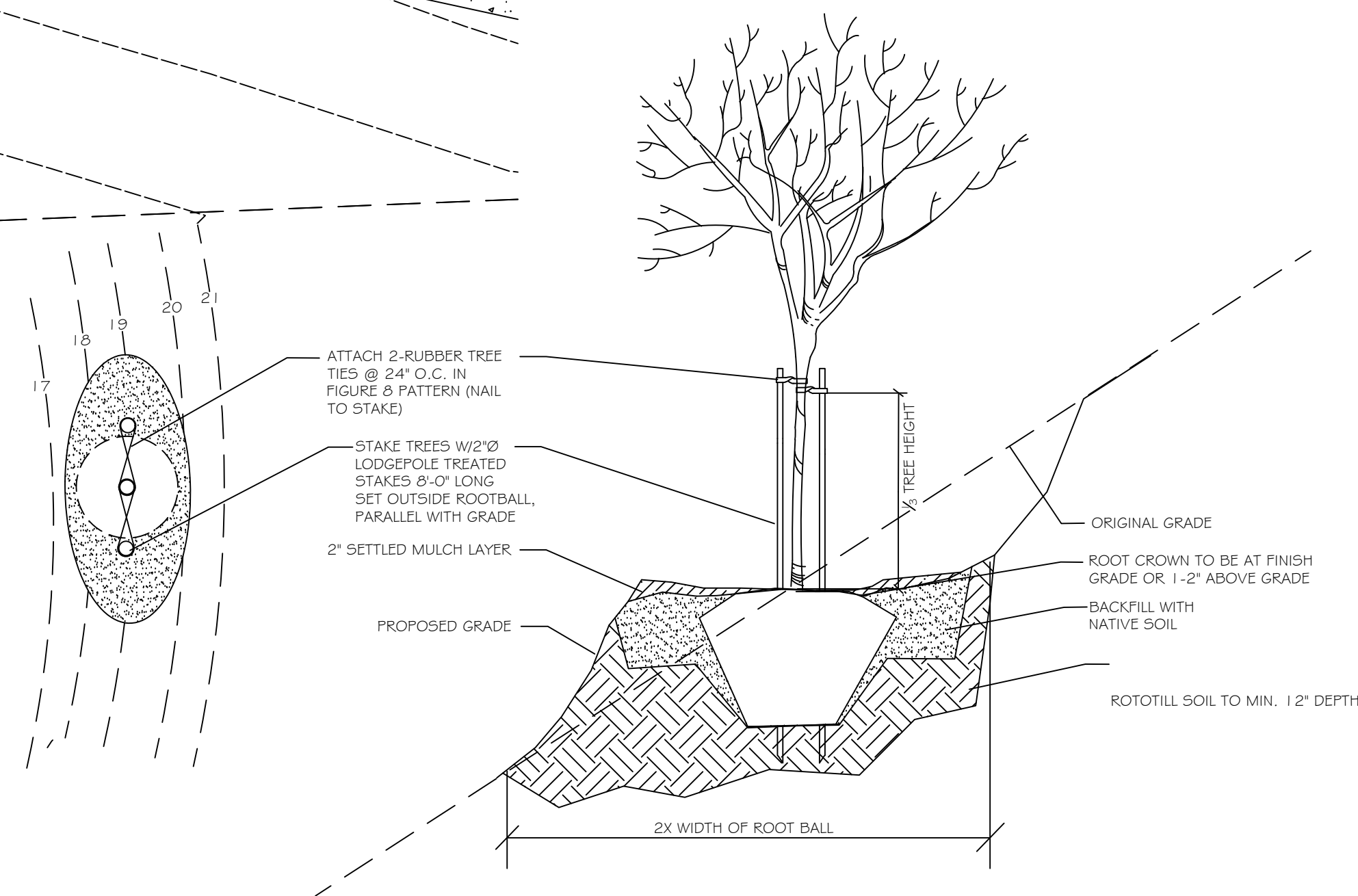
ETWU Dnp = (45.3)(0.62)/[(0.3x2,276)/.8]+0]

= 23,971.4

Estimated Total Water Use = 23,971.4 gallons per year

MAWA > ETWU

= 35,158 > 23,971.4



## TREE PLANTING ON SLOPE INSTALLATION DETAIL

## LANDSCAPE SUMMARY

LANDSCAPE PLANTING AREA: 1,884 SQ.FT.  
TREE REPLACEMENT AREA: 25,000 SQ.FT. (1.4 IRR. SF PER TREE)  
TOTAL IRRIGATED AREA: 1,884 + 392 = 2,276 SQ.FT.  
MAWA: 35,158 GALLONS PER YEAR  
ETWU: 23,971.4 GALLONS PER YEAR

* I HAVE COMPLIED WITH THE CRITERIA OF THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE AND IRRIGATION DESIGN PLANS.

SIGNATURE *Valerie Pennino*

DATE *6.1.22*

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PENNINO  
DESIGN GROUP

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CRLA 4978

PLANTING &  
TREE MITIGATION  
PLAN

BELLA MADIERA  
SAN JOSE, CA

Drawn By:  
VP

Date:  
6.1.22

Scale:  
1"=20'

Job No.  
119.16

Revisions:

5.3.22  
CITY COMMENTS/CLARIFICATIONS



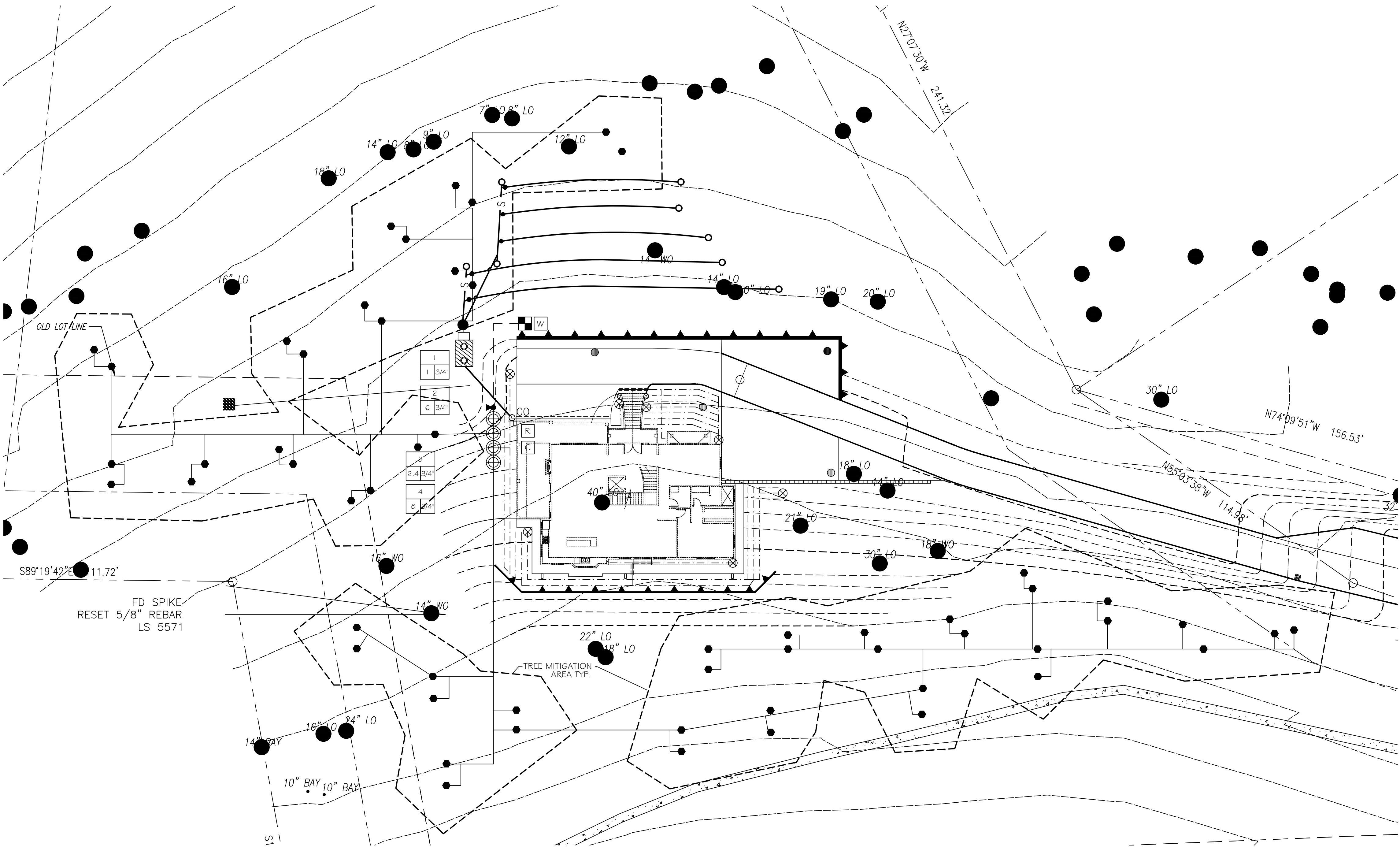
This drawing is not final and shall not be used for construction work until it has been signed by the Landscape Architect

Sheet Number:

L1

Of 3 Sheets





IRRIGATION LEGEND

- RAINBIRD XF5-P-06-24, XF-SDI SERIES DRIPLINE W/ 24\"/>
- RAINBIRD AR VALVE KIT - SEE DETAIL SHEET LS-10
- RAINBIRD RWS-14001, ROOT WATERING SYSTEM WITH 0.25 GPM BUBBLER
- RAINBIRD XCZ-100-PRB-COM CONTROL ZONE KIT, SEE PLAN FOR SIZE.
- NIBCO T-113 GATE VALVE, LINE SIZE.
- RAINBIRD RSD-CEX RAIN SENSING DEVICE
- RAINBIRD ESP-LXBASIC, +ESPLXMSM8 MODULE; 20 STATION CONTROLLER, IN LXMMSSPED
- RAINBIRD 33DRC, QUICK COUPLER VALVE, CONTRACTOR TO PROVIDE 2 KEYS AND SWIVELS TO THE OWNERS REPRESENTATIVE.
- FEBCO 825Y-1\", REDUCED PRESSURE BACKFLOW PREVENTION DEVICE W/WEATHER BLANKET
- WATER METER 1\", BY OTHERS.
- SCH. 40 PVC MAINLINE, 1\"/>
- CL 200 PVC LATERAL LINE, 3/4\"/>
- CL 200 PVC LATERAL LINE, 1\"/>
- REMOTE CONTROL VALVE IDENTIFICATION NUMBER
- REMOTE CONTROL VALVE SIZE
- REMOTE CONTROL VALVE GPM

IRRIGATION NOTES

- PLAN IS DIAGRAMATIC AND IS NOT INTENDED TO SHOW EXACT LOCATIONS OF PIPING, VALVES, ETC. INSTALL PIPE IN PLANTED AREAS WHENEVER POSSIBLE.
- CONTRACTOR SHALL COORDINATE/VERIFY WATER STUB IN FIELD.
- ELECTRICAL SUBCONTRACTOR TO SHALL VERIFY EXISTING 110V SERVICES AND SERVICE TO CONTROLLER LOCATION.
- VALVES SHALL BE INSTALLED IN PLANTING AREA IN MARKED VALVE BOXES. LOCATION SHOWN ON PLAN IS FOR CLARITY ONLY.
- ALL VALVES ARE TO BE CONNECTED TO WATER MAIN.
- SLEEVES SHALL BE INSTALLED UNDER ALL PAVING SURFACES. ALL SLEEVING SHALL BE SCH. 40 PIPE AND SHOULD BE TWICE THE SIZE OF THE IRRIGATION LINE.
- SEE IRRIGATION DETAILS FOR ADDITIONAL INFORMATION.
- THE SYSTEM IS DESIGNED TO OPERATE AT (30) PSI. HIGHEST FLOW DURING IRRIGATION CYCLE IS (8 GPM). CONTRACTOR SHALL PERFORM PRESSURE TEST IN-FIELD PRIOR TO INSTALLING IRRIGATION SYSTEM, AND INFORM OWNER IF ADEQUATE PRESSURE IS NOT AVAILABLE, OR PRESSURE IS TOO HIGH. ANY CHANGES MUST BE PRE-APPROVED.
- IRRIGATION SYSTEM SHALL BE INSTALLED PER LOCAL CODES AND ORDINANCES.

LANDSCAPE SUMMARY

LANDSCAPE PLANTING AREA: 1,884 SQ.FT.  
TREE REPLACEMENT AREA: 25,000 SQ.FT. (14 IRR. SF PER TREE)  
TOTAL IRRIGATED AREA: 1,884 + 392 = 2,276 SQ.FT.  
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CRLA 4978

IRRIGATION PLAN

BELLA MADIERA  
SAN JOSE, CA

Drawn By:  
VP

Date:  
6.1.22

Scale:  
1"=20'

Job No.  
119.16

Revisions:



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Sheet Number:

L2  
Of 3 Sheets



L3









CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: Residential Building  
Calculation Description: Title 24 Analysis

Calculation Date/Time: 2023-05-20T10:49:44-07:00  
Input File Name: LeJamesResidenceRevC.rbd22x

CFIR-PRF-01E  
(Page 10 of 15)

01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
Attic Roof/Second Floor	Attic Roofs	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-13	None / 0	0.072	Roofing: 10 PSF (Good/InAirGap) Tie Gap: present Roof Deck: Wood Siding/Sheathing/Backlog Cavity / Frame: R-13.0 / 2x4 Around Roof Joists: R-6.0 ins.L
Attic Roof/Third Floor	Attic Roofs	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-13	None / 0	0.072	Roofing: 10 PSF (Good/InAirGap) Tie Gap: present Roof Deck: Wood Siding/Sheathing/Backlog Cavity / Frame: R-13.0 / 2x4 Around Roof Joists: R-6.0 ins.L
R-19 Floor Crawlspace	Floor Over Crawlspace	Wood Framed Floor	2x6 @ 16 in. O. C.	R-19	None / None	0.05	Floor Surface: Carpeted Floor Deck: Wood Siding/Sheathing/Backlog Cavity / Frame: R-19 in 5-1/2 in. (R-18) / 2x6
R-30 Roof Attic/Attic-R31	Ceilings (Below Attic)	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-30	None / None	0.032	Over Ceiling Joists: R-30.0 ins.L Cavity / Frame: R-3.1 / 2x4 Inside Finish: Gypsum Board
R-19 Floor No Crawlspace	Exterior Floors	Wood Framed Floor	2x6 @ 16 in. O. C.	R-19	None / None	0.052	Floor Surface: Carpeted Floor Deck: Wood Siding/Sheathing/Backlog Cavity / Frame: R-19 in 5-1/2 in. (R-18) / 2x6
R-0 Floor No Crawlspace	Interior Floors	Wood Framed Floor	2x12 @ 16 in. O. C.	R-0	None / None	0.196	Floor Surface: Carpeted Floor Deck: Wood Siding/Sheathing/Backlog Cavity / Frame: no ins.L / 2x12 Ceiling Below Finish: Gypsum Board

Registration Number: 425-PE0006344A-000-000-0000000-0000  
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CA Building Energy Efficiency Standards - 2022 Residential Compliance

Registration Date/Time: 05/20/2023 11:05  
Report Version: 2022.0.000  
Schema Version: rev 20220901

HERS Provider: CHEERS  
Report Generated: 2023-05-20 10:50:52

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: Residential Building  
Calculation Description: Title 24 Analysis

Calculation Date/Time: 2023-05-20T10:49:44-07:00  
Input File Name: LeJamesResidenceRevC.rbd22x

CFIR-PRF-01E  
(Page 11 of 15)

01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
R-30 Floor No Crawlspace	Interior Floors	Wood Framed Floor	2x10 @ 16 in. O. C.	R-30	None / None	0.033	Floor Surface: Carpeted Floor Deck: Wood Siding/Sheathing/Backlog Cavity / Frame: R-30 / 2x10 Ceiling Below Finish: Gypsum Board

Registration Number: 425-P10006344A-000-000-0000000-0000  
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Schema Version: rev 20220901

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Report Generated: 2023-05-20 10:50:52

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: Residential Building  
Calculation Description: Title 24 Analysis

Calculation Date/Time: 2023-05-20T10:49:44-07:00  
Input File Name: LeJamesResidenceRevC.rbd22x

CFIR-PRF-01E  
(Page 12 of 15)

01	02	03	04	05	06	07
Name	Pipe Insulation	Parallel Piping	Compact Distribution	Compact Distribution Type	Redistribution Control	Shower Drain Water Heat Recovery
DHW Sys 1 - 1/1	Not Required	Not Required	Not Required	None	Not Required	Not Required

Registration Number: 425-P10006344A-000-000-0000000-0000  
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Schema Version: rev 20220901

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CFIR-PRF-01E  
(Page 13 of 15)

01	02	03	04	05	06	07	08	09	10	11	12
Name	Type	Design Type	Duct Ins. R-value Supply	Duct Location Return	Supply Return	Surface Area	Bypass Duct	Duct Leakage	HERS Verification		
Air Distribution System 1	Unvented/vented crawlspace	Non-Verified	R-6	R-6	Crawl Space	Crawl Space	n/a	n/a	No Bypass Duct	Sealed and Tested	Air Distribution System 1: Pass-Fail

Registration Number: 425-PE0006344A-000-000-0000000-0000  
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CA Building Energy Efficiency Standards - 2022 Residential Compliance

Registration Date/Time: 05/20/2023 11:05  
Report Version: 2022.0.000  
Schema Version: rev 20220901

HERS Provider: CHEERS  
Report Generated: 2023-05-20 10:50:52

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: Residential Building  
Calculation Description: Title 24 Analysis

Calculation Date/Time: 2023-05-20T10:49:44-07:00  
Input File Name: LeJamesResidenceRevC.rbd22x

CFIR-PRF-01E  
(Page 14 of 15)

01	02	03	04	05	06	07	08	09
Dwelling Unit	Airflow (CFM)	Fan Efficiency (W/CFM)	IAQ Fan Type	Includes Heat/Energy Recovery?	IAQ Recovery Effectiveness - SAE	Includes Fault Indicator Display?	HERS Verification	Status
Slaves/IAQ/ventilator	104	0.35	Exhaust	No	n/a	No	Yes	

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CFIR-PRF-01E  
(Page 15 of 15)

01	02	03	04	05	06	07	08	09
Name	Verified Airflow	Airflow Target	Verified EER/EER2	Verified SEER/SEER2	Verified Refrigerant Charge	Verified HSPF/HSPF2	Verified Heating Cap 47	Verified Heating Cap 17
Heat Pump System 1: Heat Pump	Required	150	Not Required	Required	Yes	Yes	Yes	Yes

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STEVE BENZING ARCHITECT  
C-17985  
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NEW RESIDENCE ON  
BELLA MADERA LANE  
SAN JOSE, CA  
APN: 654-64-012

ENERGY  
COMPLIANCE

DATE: 9/12/2024  
DESIGNED BY: T. PENG  
DRAWN BY: N. SINGH  
CHECKED BY: M. SAINI  
APPROVED BY: M. SAINI

REVISIONS

NO.	DESCRIPTION
1	Initial Design
2	Revised Design
3	Final Design

SHEET NUMBER  
T242



RESIDENTIAL SUMMARY

RMS-1

Project Name  
Le James Residence

Building Type  
☒ Single Family  
☐ Multi Family

Date  
5/20/2023

Project Address  
California Madera Lane San Jose

California Energy Climate Zone  
CA Climate Zone 04

Total Cond. Floor Area  
5,853

Addition  
n/a

# of Units  
1

INSULATION

Construction Type

Cavity

Area  
(ft²)

Special Features

Status

Dorming

Wood Framed w/o Crawl Space

R 30

427

None

Floor

Wood Framed w/o Crawl Space

R 19

98

None

FENESTRATION

Total Area: 901

Glazing Percentage: 15.4%

New/Atered Average U-Factor: 0.31

Orientation

Area(ft²)

U-Fac

SHGC

Overhang

Sideslins

Exterior Shades

Status

HVAC SYSTEMS

Qty.

Heating

Min. Eff

Cooling

Min. Eff

Thermostat

Status

HVAC DISTRIBUTION

Location

Heating

Cooling

Duct Location

Duct R-Value

Status

WATER HEATING

Qty.

Type

Gallons

Min. Eff

Distribution

Status

EnergyPro 9.1 by EnergySoft

User Number: 0581

ID: 0122202001

Page 19 of 20

diffusion resistance to control moisture migrating through the air impermeable insulation such that moisture damage to the roof deck does not occur.

3. **Modified Conventional Vented Attics**

A conventional, ventilated attic (with fiberglass batt insulation on the ceiling plane) can be modified by adding fiberglass batt (or netted fiberglass or netted cellulose or spray applied fiberglass) insulation to the underside of the roof deck (i.e. on the slope) while leaving the attic air space ventilated to outdoors. Figure 1 shows the placement of deck insulation and the venting details necessary to ensure continued ventilation of the modified attic assembly; Figure 2 shows a range of deck insulation options. The modified conventional vented attic configuration is not well understood and is examined in detail in this study.

Figure 1: Venting Details for Modified Conventional Vented Attic

**Figure 1: Venting Details for Modified Conventional Vented Attic**

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**NEW RESIDENCE ON  
BELLA MADEIRA LANE  
SAN JOSE, CA  
APN: 654-64-012**

ENERGY COMPLIANCE

NO.	REVISIONS	DATE:	9/12/2024
		DESIGNED BY:	T. PENG
		DRAWN BY:	N. SINGH
		CHECKED BY:	M. SAINI
		APPROVED BY:	M. SAINI

SHEET NUMBER

T243





COUNTY OF SANTA CLARA  
2019 CALGREEN RESIDENTIAL CHECKLIST (MANDATORY+TIER 1)  
County Amendments to CALGreen are in Italics.  
- Designer to cross out items that are not applicable to the project.  
- Installer or designer shall verify all applicable requirements have been satisfied and sign and date each row. County Inspectors will verify completion signatures and supporting documentation DURING CONSTRUCTION.

			APPLICANT TO COMPLETE Plan Check Review Data		Installer or Designer Verification	
ITEM #	CALGreen CODE SECTION	REQUIREMENT	REFERENCE SHEET	Note or Detail No.	Date	Installer or Designer Signature
PLANNING AND DESIGN: MANDATORY REQUIREMENTS						
1	4.106.2	A plan is developed and implemented to manage storm water drainage during construction.	CG-3	NOTE 1		
2	4.106.3	Construction plans indicates how site grading or a drainage system will manage all surface water flows to keep water from entering buildings.	CG-3	NOTE 2		
3	4.106.4.1	For new dwellings and the <b>rebuild</b> of existing dwellings that include a panel upgrade or construction between panel and parking area, a raceway to a dedicated 208/240-volt branch circuit meeting the requirements, is installed.	CG-3	NOTES 3 & 4		
PLANNING AND DESIGN: TIER 1 MANDATORY REQUIREMENTS						
4	A4.106.2.3	Displaced topsoil is stockpiled for reuse in a designated area and covered or protected from erosion.	CG-4	NOTE 7		
5	A4.106.4	Not less than 20 percent of the total parking, walking or patio surfaces are permeable.	CG-4	NOTE 9		
6	A4.106.8.1	For new dwellings with attached private garages, a dedicated 208/240-volt branch circuit including an overcurrent protective device is installed in the raceway, meeting the applicable requirements.	CG-4	NOTE 12		
PLANNING AND DESIGN: TIER 1 ELECTIVE REQUIREMENTS						
Comply with at least two Tier 1 elective measures - Cross out the rows not applicable	7	A4.103.1	An infill site, greyfield site or EPA-recognized and Brownfield site is applicable.	CG-4	NOTE 1	
	8	A4.103.2	Community connectivity is facilitated by use of the approved methods.	CG-4	NOTE 2	
	9	A4.104.1	An individual with oversight responsibility for the project has participated in an educational program promoting environmentally friendly design or development and has provided instruction to appropriate entities.	CG-4	NOTE 3	
	10	A4.105.2	Existing buildings are disassembled for reuse or recycling of building materials. The proposed structure utilizes at least one of the listed materials.	CG-4	NOTE 4	
	11	A4.106.2.1	Soil analysis is performed by a licensed design professional and the findings are utilized in the structural design of the building.	CG-4	NOTE 5	
	12	A4.106.2.2	Soil disturbance and erosion are minimized by using one or more of the methods listed.	CG-4	NOTE 6	
	13	A4.106.3	Landscape areas disrupted during construction are restored to be consistent with native vegetation and/or at least 75% native California or drought tolerant plant and tree are utilized.	CG-4	NOTE 8	
	14	A4.106.6	A vegetated roof for at least 50% of the roof area is installed. Vegetated roof complies with CPC chapters 15 and 16.	CG-4	NOTE 10	
	15	A4.106.7	Nonroof heat islands are reduced for 50% of sidewalks, patios, driveways, or other paved areas by using one or more of the methods listed.	CG-4	NOTE 11	
	16	A4.106.10	Outdoor lighting systems are designed and installed to comply with one of the methods listed.	CG-1	TABLE A4.106.10	
ENERGY EFFICIENCY: MANDATORY REQUIREMENTS						
17	4.201.1	Building meets or exceeds the requirements of the California Building Energy Efficiency Standards.	T24 SHEETS			
WATER EFFICIENCY & CONSERVATION: MANDATORY REQUIREMENTS						
18	4.303.1	Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) installed in residential buildings comply with CALGreen Sections 4.303.1.1 through 4.303.1.4.4.	CG-3	NOTE 5		
19	4.303.2	Plumbing fixtures and fittings required in CALGreen Section 4.303.1 are installed in accordance with the CPC and meet the applicable referenced standards.	CG-3	Note 6		
20	4.304.1	Outdoor potable water use in landscape areas comply with a local water efficient landscape or the current California DWR MWEL0, whichever is more stringent.	CG-3	Note 7		
21	4.305.1	For new dwellings where disinfected tertiary recycled water is available, installation of recycled water supply system is required per CPC chapter 15.	CG-3	Note 8		

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WATER EFFICIENCY & CONSERVATION : TIER 1 ELECTIVE REQUIREMENTS						
Comply with at least two Tier 1 elective measures - Cross out the rows not applicable	22	A4.303.1	Kitchen faucet maximum flow rate does not exceed 1.5 gpm at 60 psi. See exceptions.	CG-4	NOTE 14	
	23	A4.303.2	Alternate nonpotable water resources are used for indoor potable water reduction and are installed in accordance with CPC.	CG-4	NOTE 15	
	24	A4.303.3	At least one qualified ENERGY STAR dishwasher or clothes washer is installed.	CG-4	NOTE 16	
	25	A4.303.4	Nonwater urinals or composting toilets are installed.	CG-4	NOTE 17	
	26	A4.303.5	Dwelling is equipped with a demand hot water recirculation system. The system is installed per CPC, CEN/C, and the manufacturer's installation instructions.	CG-4	NOTE 18	
	27	A4.304.1	An approved rainwater catchment system is designed and installed to use rainwater generated by at least 65% of the available roof area. The system is installed per CPC.	CG-4	NOTE 19	
	28	A4.304.2	A water efficient landscape irrigation design that eliminates the use of potable water, is provided. Method used to accomplish the requirements comply with California Building Standards Code and one or more of listed methods.	CG-4	NOTE 20	
	29	A4.304.3	Separate subwaters or metering devices for outdoor potable water use is provided for landscape areas less than 5000 sq.ft.	CG-4	NOTE 21	
	30	A4.305.1	Alternative plumbing piping is installed to permit the discharge from the clothes washer or other fixtures to be used for an irrigation system in compliance with CPC.	CG-4	NOTE 22	
	31	A4.305.2	Dual water piping is installed for future use of recycled water at listed locations.	CG-4	NOTE 23	
	32	A4.305.3	Recycled water is used for landscape irrigation.	CG-4	Note 24	
MATERIAL CONSERVATION & RESOURCE EFFICIENCY: MANDATORY REQUIREMENTS						
33	4.406.1	Annular spaces around pipes, electric cables, conduits or other openings in plates at exterior walls are protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or similar method acceptable to the County of Santa Clara.	CG-3	Note 9		
34	4.408.1	Recycle and/or salvage for reuse a minimum of 65 percent of the nonhazardous construction and demolition waste. Submit either a Construction Waste management plan (CALGreen 4.408.2) or Utilize a waste management company (CALGreen 4.408.3).	CG-3	Note 10		
35	4.408.5	Documentation is provided to County of Santa Clara which demonstrates compliance with CALGreen sections 4.408.2 or 4.408.3.	CG-2	Construction Waste Management Forms Note 11		
36	4.410.1	An operation and maintenance manual is placed in the building at the time of final inspection.	CG-3	Note 12		
MATERIAL CONSERVATION & RESOURCE EFFICIENCY: TIER 1 MANDATORY REQUIREMENTS						
37	A4.403.2	Reduction in cement use in foundation mix design is not less than 20 percent. Use materials with a total RCV (recycled content value) not less than a 10-percent of the total material cost of the project except structural framing material.	CG-4	Note 26		
38	A4.405.3.1	Use materials with a total RCV (recycled content value) not less than a 10-percent of the total material cost of the project except structural framing material.	CG-4	Note 33		
39	A4.408.1	Reduce construction waste by at least 65%. Documentation is submitted to the County of Santa Clara demonstrating compliance.	CG-2	Construction Waste Management Forms Note 41		
MATERIAL CONSERVATION & RESOURCE EFFICIENCY: TIER 1 ELECTIVE REQUIREMENTS						
Comply with at least two Tier 1 elective measures - Cross out the rows not applicable	40	A4.403.1	A Frost-Protected Shallow Foundation (FPSF) is utilized in compliance with CRC. The required manual includes instructions to the owner or occupant detailing the necessity for heating the structure per CRC R403.3.	CG-4	NOTE 25	
	41	A4.404.1	Beams, headers and trimmers are sized and installed as specified in Chapter 23 of CBC or Chapter 6 of CRC.	CG-4	NOTE 27	
	42	A4.404.2	Building dimensions and layouts are designed to minimize waste by one or more of the listed measures in at least 80% of the structure.	CG-4	NOTE 28	
	43	A4.404.3	Premanufactured building system, as listed, is used to eliminate solid sawn lumber.	CG-4	NOTE 29	
	44	A4.404.4	Material lists are included in the plans which specify the material quantity and direction for on-site cuts, for the listed systems.	CG-4	NOTE 30	
	45	A4.405.1	Prefinished building materials are utilized which do not require additional painting or staining. Acceptable material list is per CALGreen A4.405.1.	CG-4	NOTE 31	
	46	A4.405.2	Concrete floors that do not require additional coverings are used.	CG-4	NOTE 32	
	47	A4.405.4	One or more of the listed materials from rapidly renewable sources or agricultural byproducts are used.	CG-4	NOTE 34	
	48	A4.407.1	Foundation and landscape drains with discharge to an approved on-site location is installed.	CG-4	NOTE 35	
	49	A4.407.2	Roof gutter and downspout system is installed to route water at least 5 feet away from the foundation or connect to landscape drains with approved on-site discharge.	CG-4	NOTE 36	
50	A4.407.3	Flashing details complying with accepted industry standards or manufacturer's instructions are provided on the plans.	CG-4	NOTE 37		
51	A4.407.4	Building materials delivered to the construction site are protected from rain and other sources of moisture.	CG-4	NOTE 38		
52	A4.407.6	Exterior doors are covered to prevent water intrusion by one or more listed methods.	CG-4	NOTE 39		
53	A4.407.7	A permanent overhang or awning at least two feet in depth is provided at all exterior walls.	CG-4	Note 40		

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ENVIRONMENTAL QUALITY: MANDATORY REQUIREMENTS						
54	4.503.1	Any installed gas fireplace is a direct-vent sealed-combustion type. Any installed woodstove or pellet stove comply with US EPA Phase II emission limits where applicable.	CG-3	Note 13		
55	4.504.1	Duct openings and other related air distribution component openings are covered during construction until final startup of the HVAC equipment.	CG-3	Note 14		
56	4.504.2.1	Adhesives, sealants and caulks are compliant with VOC and other toxic compound limits.	CG-2	Table 4.504.1 Table 4.504.2 Note 15		
57	4.504.2.2	Architectural paints and coatings are compliant with VOC limits.	CG-2	Table 4.504.3		
58	4.504.2.3	Aerosol paints and coatings are compliant with product weighted MIR limits for ROC and other toxic compounds.	CG-3	Note 16		
59	4.504.2.4	Documentation are provided to the County of Santa Clara to verify that compliant VOC limit finish materials have been used.	CG-3	Note 18		
60	4.504.3	Carpet and carpet systems meet the applicable testing and product requirements.	CG-2	Table 4.504.1 Note 19		
61	4.504.5	Hardwood plywood, particleboard and medium density fiberboard composite wood meet formaldehyde limits.	CG-1	Table 4.504.5		
62	4.504.5.1	Documentation is provided to the County of Santa Clara to verify composite wood meets applicable formaldehyde limits.	CG-3	Note 22		
63	4.505.2	Vapor retarder and capillary break is installed at slab-on-grade foundations.	CG-3	Note 23		
64	4.505.3	Moisture content of building materials used in wall and floor framing do not exceed 19% prior to enclosure and is checked before enclosure. Insulation products are dry prior to enclosure.	CG-3	Note 24		
65	4.506.1	Each bathroom is mechanically ventilated and comply with applicable requirements.	CG-3	Note 25		
66	4.507.2	Heating and air-conditioning systems are sized, designed, and equipment is selected by using one of the methods listed.	CG-3	Note 26		
ENVIRONMENTAL QUALITY: TIER 1 MANDATORY REQUIREMENTS						
67	A4.504.2	At least 90% of resilient flooring complies with applicable VOC limits.	CG-4	Note 43		
68	A4.504.3	Thermal insulation in the building is installed in compliance with applicable standards.	CG-4	Note 44		
ENVIRONMENTAL QUALITY: TIER 1 ELECTIVE REQUIREMENTS						
Comply with at least one Tier 1 elective measures - Cross out the rows not applicable	69	A4.504.1	Composite wood products made with NAT or ULEF resins are used.	CG-4	Note 42	
	70	A4.506.2	Filters at MERV 8 or higher are used on return air openings, during construction.	CG-4	Note 45	
	71	A4.506.3	Direct vent heating and cooling equipment are utilized where the equipment will be located in the conditioned space or the space heating and water heating equipment is located in an isolated mechanical room.	CG-4	Note 46	
INSTALLER AND SPECIAL INSPECTOR QUALIFICATIONS: MANDATORY REQUIREMENTS						
72	702.1	HVAC system installers are trained and certified in the proper installation of HVAC systems.	CG-3	Note 27		
73	702.2	If required by County of Santa Clara, owner or owner's agent shall employ special inspector who are qualified and able to demonstrate competence in the discipline they are inspecting.	CG-3	Note 28		
74	703.1	Documentation used to show compliance with this code may include construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to County of Santa Clara which show substantial conformance.	CG-3	Note 29		

TABLE 4.504.5 FORMALDEHYDE LIMITS ¹ Maximum Formaldehyde Emissions in Parts per Million	
PRODUCT	CURRENT LIMIT
Hardwood plywood veneer core	0.05
Hardwood plywood composite core	0.05
Particleboard	0.09
Medium density fiberboard	0.11
Thin medium density fiberboard ²	0.13

1. Values in this table are derived from those specified by the California Air Resources Board, Air Toxics Control Measure for Composite Wood as tested in accordance with ASTM E1333. For additional information, see *California Code of Regulations*, Title 17, Sections 93120 through 93120.12.
2. Thin medium density fiberboard has a maximum thickness of 3/16 inch (8 mm).

TABLE A4.106.10 MAXIMUM ALLOWABLE BACKLIGHT, UPLIGHT AND GLARE (BUG) RATINGS ^{1,2}				
ALLOWABLE RATING	LIGHTING ZONE 1	LIGHTING ZONE 2	LIGHTING ZONE 3	LIGHTING ZONE 4
Maximum Allowable Backlight Rating ³				
Luminaire greater than 2 mounting heights (MH) from property line	No Limit	No Limit	No Limit	No Limit
Luminaire back hemisphere is 1 – 2 MH from property line	B2	B3	B4	B4
Luminaire back hemisphere is 0.5 – 1 MH from property line	B1	B2	B3	B3
Luminaire back hemisphere is less than 0.5 MH from property line	B0	B0	B1	B2
Maximum Allowable Uplight Rating				
For area lighting ⁴	U0	U0	U0	U0
For all other outdoor lighting, including decorative luminaires	U1	U2	U3	U4
Maximum Allowable Glare Rating ⁵				
Luminaire greater than 2 MH from property line	G1	G2	G3	G4
Luminaire front hemisphere is 1 – 2 MH from property line	G0	G1	G1	G2
Luminaire front hemisphere is 0.5 – 1 MH from property line	G0	G0	G1	G1
Luminaire back hemisphere is less than 0.5 MH from property line	G0	G0	G0	G1

1. IESNA Lighting Zones 0 and 5 are not applicable; refer to Lighting Zones as defined in the *California Energy Code* and Chapter 10 of the *California Administrative Code*.
2. For property lines that abut public walkways, bikeways, plazas and parking lots, the property line may be considered to be 5 feet beyond the actual property line for purpose of determining compliance with this section. For property lines that abut public roadways and public transit corridors, the property line may be considered to be the centerline of the public roadway or public transit corridor for the purpose of determining compliance with this section.
3. If the nearest property line is less than or equal to two mounting heights from the back hemisphere of the luminaire distribution, the applicable reduced Backlight rating shall be met.
4. General lighting luminaires in areas such as outdoor parking, sales or storage lots shall meet these reduced ratings. Decorative luminaires located in these areas shall meet U-value limits for "all other outdoor lighting."
5. If the nearest property line is less than or equal to two mounting heights from the front hemisphere of the luminaire distribution, the applicable reduced Glare rating shall be met.

NEW RESIDENCE ON  
BELLA MATERIA LANE  
SAN JOSE, CA  
FOR MR. JAMES LE

Project Information

CALGreen One or Two Family Residential Project Mandatory and Tier1 Requirements  
County of Santa Clara



CG-1







CALGREEN 2019 NOTES – MANDATORY REQUIREMENTS:

1. PROJECTS WHICH DISTURB LESS THAN ONE ACRE OF SOIL AND ARE NOT PART OF A LARGER COMMON PLAN OF DEVELOPMENT WHICH IN TOTAL DISTURBS ONE ACRE OR MORE, SHALL MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION. SEE CALGREEN 4.106.2 FOR FURTHER DETAILS.

2. CONSTRUCTION PLANS SHALL INDICATE HOW THE SITE GRADING OR DRAINAGE SYSTEM WILL MANAGE ALL SURFACE WATER FLOWS TO KEEP WATER FROM ENTERING BUILDINGS. SWALES, WATER COLLECTION AND DISPOSAL SYSTEMS, FRENCH DRAINS, WATER RETENTION GARDENS, AND OTHER MEASURES CAN BE USED. EXCEPTION: ADDITIONS AND ALTERATIONS NOT ALTERING THE DRAINAGE PATH.

3. NEW CONSTRUCTION SHALL COMPLY WITH CALGREEN SECTION 4.106.4.1 TO FACILITATE FUTURE INSTALLATION AND USE OF EV CHARGERS. ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE) SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE, ARTICLE 625.

EXCEPTIONS:

- A. WHERE COUNTY OF SANTA CLARA HAS DETERMINED EV CHARGING AND INFRASTRUCTURE ARE NOT FEASIBLE.
  - B. ACCESSORY DWELLING UNITS (ADU) AND JUNIOR ACCESSORY DWELLING UNITS (JADU) WITHOUT ADDITIONAL PARKING FACILITIES.
4. FOR EACH DWELLING UNIT, INSTALL A LISTED RACEWAY TO ACCOMMODATE A DEDICATED 208/240-VOLT BRANCH CIRCUIT. THE RACEWAY SHALL NOT BE LESS THAN TRADE SIZE 1 (NOMINAL 1-INCH INSIDE DIAMETER). THE RACEWAY SHALL ORIGINATE AT THE MAIN SERVICE OR SUBPANEL AND SHALL TERMINATE INTO A LISTED CABINET, BOX OR OTHER ENCLOSURE IN CLOSE PROXIMITY TO THE PROPOSED LOCATION OF AN EV CHARGER. RACEWAYS ARE REQUIRED TO BE CONTINUOUS AT ENCLOSED, INACCESSIBLE OR CONCEALED AREAS AND SPACES. THE SERVICE PANEL AND/OR SUBPANEL SHALL PROVIDE CAPACITY TO INSTALL A 40-AMPERE MINIMUM DEDICATED BRANCH CIRCUIT AND SPACE(S) RESERVED TO PERMIT INSTALLATION OF A BRANCH CIRCUIT OVERCURRENT PROTECTIVE DEVICE. THE RACEWAY TERMINATION LOCATION SHALL BE PERMANENTLY AND VISIBLY MARKED AS "EV CAPABLE".

THE SERVICE PANEL OR SUB-PANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVER CURRENT PROTECTIVE DEVICE SPACE(S) RESERVED FOR FUTURE EV CHARGING AS "EV CAPABLE". THE RACEWAY TERMINATION LOCATION SHALL BE PERMANENTLY AND VISIBLY MARKED AS "EV CAPABLE".

5. ALL NONCOMPLIANT PLUMBING FIXTURES SHALL BE REPLACED WITH WATER-CONSERVING PLUMBING FIXTURES. PLUMBING FIXTURE REPLACEMENT IS REQUIRED PRIOR TO ISSUANCE OF A CERTIFICATE OF FINAL COMPLETION, CERTIFICATE OF OCCUPANCY, OR FINAL PERMIT APPROVAL BY BUILDING AND INSPECTION DIVISION. SEE CIVIL CODE SECTION 1101.1, ET SEQ., FOR THE DEFINITION OF A NONCOMPLIANT PLUMBING FIXTURE, TYPES OF RESIDENTIAL BUILDINGS AFFECTED AND OTHER IMPORTANT ENACTMENT DATES.

- A. THE EFFECTIVE FLUSH VOLUME OF ALL WATER CLOSETS SHALL NOT EXCEED 1.28 GALLONS PER FLUSH. TANK-TYPE WATER CLOSETS SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE U.S. EPA WATERSENSE SPECIFICATION FOR TANK-TYPE TOILETS.
- B. SHOWERHEADS SHALL HAVE A MAXIMUM FLOW RATE OF NOT MORE THAN 1.8 GALLONS PER MINUTE AT 80 PSI. SHOWERHEADS SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE U.S. EPA WATERSENSE SPECIFICATION FOR SHOWERHEADS.
- C. WHEN A SHOWER IS SERVED BY MORE THAN ONE SHOWERHEAD, THE COMBINED FLOW RATE OF ALL SHOWER-HEADS AND/OR OTHER SHOWER OUTLETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 80 PSI, OR THE SHOWER SHALL BE DESIGNED TO ALLOW ONLY ONE SHOWER OUTLET TO BE IN OPERATION AT A TIME. A HAND-HELD SHOWER SHALL BE CONSIDERED A SHOWERHEAD.
- D. THE MAXIMUM FLOW RATE OF RESIDENTIAL LAVATORY FAUCETS SHALL NOT EXCEED 1.2 GALLONS PER MINUTE AT 60 PSI. THE MINIMUM FLOW RATE OF RESIDENTIAL LAVATORY FAUCETS SHALL NOT BE LESS THAN 0.8 GALLONS PER MINUTE AT 20 PSI.
- E. THE MAXIMUM FLOW RATE OF KITCHEN FAUCETS SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 60 PSI. KITCHEN FAUCETS MAY TEMPORARILY INCREASE THE FLOW ABOVE THE MAXIMUM RATE, BUT NOT TO EXCEED 2.2 GALLONS PER MINUTE AT 60 PSI, AND MUST DEFAULT TO A MAXIMUM FLOW RATE OF 1.8 GALLONS PER MINUTE AT 60 PSI.

6. PLUMBING FIXTURES AND FITTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE, AND SHALL MEET THE APPLICABLE STANDARDS REFERENCED IN TABLE 1701.1 OF THE CALIFORNIA PLUMBING CODE.

7. RESIDENTIAL DEVELOPMENTS SHALL COMPLY WITH A LOCAL WATER EFFICIENT LANDSCAPE ORDINANCE OR THE CURRENT CALIFORNIA DEPARTMENT OF WATER RESOURCES' MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWEL0), WHICHEVER IS MORE STRINGENT.

8. NEWLY CONSTRUCTED RESIDENTIAL DEVELOPMENTS, WHERE DISINFECTED TERTIARY RECYCLED WATER IS AVAILABLE FROM A MUNICIPAL SOURCE TO A CONSTRUCTION SITE, MAY BE REQUIRED TO HAVE RECYCLED WATER SUPPLY SYSTEMS INSTALLED, ALLOWING THE USE OF RECYCLED WATER FOR RESIDENTIAL LANDSCAPE IRRIGATION SYSTEMS. SEE CHAPTER 15 OF THE CALIFORNIA PLUMBING CODE.

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

10. RECYCLE AND/OR SALVAGE FOR REUSE A MINIMUM OF 65 PERCENT OF THE NONHAZARDOUS CONSTRUCTION AND DEMOLITION WASTE IN ACCORDANCE WITH CALGREEN SECTION 4.408.2 OR 4.408.3.

- A. A CONSTRUCTION WASTE MANAGEMENT PLAN IS PROVIDED. THE CONSTRUCTION WASTE MANAGEMENT PLAN SHALL BE UPDATED AS NECESSARY AND SHALL BE AVAILABLE DURING CONSTRUCTION FOR EXAMINATION BY THE COUNTY OF SANTA CLARA.
  - 1. IDENTIFY THE CONSTRUCTION AND DEMOLITION WASTE MATERIALS TO BE DIVERTED FROM DISPOSAL BY RECYCLING, REUSE ON THE PROJECT OR SALVAGE FOR FUTURE USE OR SALE.
  - 2. SPECIFY IF CONSTRUCTION AND DEMOLITION WASTE MATERIALS WILL BE SORTED ON-SITE (SOURCE-SEPARATED) OR BULK MIXED (SINGLE STREAM).
  - 3. IDENTIFY DIVERSION FACILITIES WHERE THE CONSTRUCTION AND DEMOLITION WASTE MATERIAL WILL BE TAKEN.
  - 4. IDENTIFY CONSTRUCTION METHODS EMPLOYED TO REDUCE THE AMOUNT OF CONSTRUCTION AND DEMOLITION WASTE GENERATED.
  - 5. Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.
- B. A WASTE MANAGEMENT COMPANY CAN BE UTILIZED IF APPROVED BY THE COUNTY OF SANTA CLARA. SEE CALGREEN 4.408.3 FOR FURTHER .DETAILS

11. DOCUMENTATION SHALL BE PROVIDED TO THE COUNTY OF SANTA CLARA WHICH DEMONSTRATES COMPLIANCE WITH NOTE 10.

12. AT THE TIME OF FINAL INSPECTION, A MANUAL, COMPACT DISC, WEB-BASED REFERENCE OR OTHER MEDIA ACCEPTABLE TO THE COUNTY OF SANTA CLARA INCLUDES ALL OF THE REQUIRED INFORMATION, SHALL BE PLACED IN THE BUILDING. SEE CALGREEN 4.410.1 FOR DETAILS OF REQUIRED INFORMATION.

13. ANY INSTALLED GAS FIREPLACE SHALL BE A DIRECT-VENT SEALED-COMBUSTION TYPE. ANY INSTALLED WOODSTOVE OR PELLET STOVE SHALL COMPLY WITH U.S. EPA NEW SOURCE PERFORMANCE STANDARDS (NSPS) EMISSION LIMITS AS APPLICABLE, AND SHALL HAVE A PERMANENT LABEL INDICATING THEY ARE CERTIFIED TO MEET THE EMISSION LIMITS. WOODSTOVES, PELLET STOVES AND FIREPLACES SHALL ALSO COMPLY WITH APPLICABLE SANTA CLARA COUNTY ORDINANCES AND BAY AREA AIR QUALITY MANAGEMENT DISTRICT REGULATION 6, RULE 3.

14. AT THE TIME OF ROUGH INSTALLATION, DURING STORAGE ON THE CONSTRUCTION SITE AND UNTIL FINAL STARTUP OF THE HEATING, COOLING AND VENTILATING EQUIPMENT, ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, SHEET METAL OR OTHER METHODS ACCEPTABLE TO THE COUNTY OF SANTA CLARA TO REDUCE THE AMOUNT OF WATER, DUST AND DEBRIS, WHICH MAY ENTER THE SYSTEM.

15. ADHESIVES, SEALANTS AND CAULKS USED ON THE PROJECT SHALL MEET THE REQUIREMENTS OF CALGREEN TABLES 4.504.1 OR 4.504.2 AS REPRODUCED ON SHEET CG-1. SUCH PRODUCTS ALSO SHALL COMPLY WITH THE RULE 1168 PROHIBITION ON THE USE OF CERTAIN TOXIC COMPOUNDS (CHLOROFORM, ETHYLENE DICHLORIDE, METHYLENE CHLORIDE, PERCHLOROETHYLENE AND TRICHLOROETHYLENE), EXCEPT FOR AEROSOL PRODUCTS, AS SPECIFIED BELOW.

AEROSOL ADHESIVES, AND SMALLER UNIT SIZES OF ADHESIVES, AND SEALANT OR CAULKING COMPOUNDS (IN UNITS OF PRODUCT, LESS PACKAGING, WHICH DO NOT WEIGH MORE THAN 1 POUND AND DO NOT CONSIST OF MORE THAN 16 FLUID OUNCES) SHALL COMPLY WITH STATEWIDE VOC STANDARDS AND OTHER REQUIREMENTS, INCLUDING PROHIBITIONS ON USE OF CERTAIN TOXIC COMPOUNDS, OF CALIFORNIA CODE OF REGULATIONS, TITLE 17, COMMENCING WITH SECTION 94507.

16. ARCHITECTURAL PAINTS AND COATINGS SHALL COMPLY WITH VOC LIMITS AS SHOWN IN TABLE 4.504.3 SHEET CG-1. THE VOC CONTENT LIMIT FOR COATINGS THAT DO NOT MEET THE DEFINITIONS FOR THE SPECIALTY COATINGS CATEGORIES LISTED IN TABLE 4.504.3 SHALL BE DETERMINED BY CLASSIFYING THE COATING AS A FLAT, NONFLAT OR NONFLAT-HIGH GLOSS COATING, BASED ON ITS GLOSS, AS DEFINED IN SUBSECTIONS 4.21, 4.36, AND 4.37 OF THE 2007 CALIFORNIA AIR RESOURCES BOARD, SUGGESTED CONTROL MEASURE, AND THE CORRESPONDING FLAT, NONFLAT OR NON-FLAT-HIGH GLOSS VOC LIMIT IN TABLE 4.504.3, SHEET CG-1 SHALL APPLY.

17. AEROSOL PAINTS AND COATINGS SHALL MEET THE PRODUCT-WEIGHTED MIR LIMITS FOR ROC IN SECTION 94522(A)(2) AND OTHER REQUIREMENTS, INCLUDING PROHIBITIONS ON USE OF CERTAIN TOXIC COMPOUNDS AND OZONE DEPLETING SUBSTANCES, IN SECTIONS 94522(E)(1) AND (F)(1) OF CALIFORNIA CODE OF REGULATIONS, TITLE 17, COMMENCING WITH SECTION 94520; AND IN AREAS UNDER THE JURISDICTION OF THE BAY AREA AIR QUALITY MANAGEMENT DISTRICT ADDITIONALLY COMPLY WITH THE PERCENT VOC BY WEIGHT OF PRODUCT LIMITS OF REGULATION 8, RULE 49.

18. VERIFICATION OF COMPLIANCE WITH NOTES 15, 16, AND 17 SHALL BE PROVIDED AT THE REQUEST OF THE COUNTY OF SANTA CLARA.

19. ALL CARPET INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE TESTING AND PRODUCT REQUIREMENTS OF ONE OF THE FOLLOWING:

- A. CARPET AND RUG INSTITUTE'S GREEN LABEL PLUS PROGRAM.
- B. CALIFORNIA DEPARTMENT OF PUBLIC HEALTH, "STANDARD METHOD FOR THE TESTING AND EVALUATION OF VOLATILE ORGANIC CHEMICAL EMISSIONS FROM INDOOR SOURCES USING ENVIRONMENTAL CHAMBERS," VERSION 1.1, FEBRUARY 2010 (ALSO KNOWN AS SPECIFICATION 01350.)
- C. NSF/ANSI 140 AT THE GOLD LEVEL.
- D. SCIENTIFIC CERTIFICATIONS SYSTEMS INDOOR ADVANTAGE GOLD.

ALL CARPET CUSHION INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE REQUIREMENTS OF THE CARPET AND RUG INSTITUTE'S GREEN LABEL PROGRAM. ALL CARPET ADHESIVE SHALL MEET THE REQUIREMENTS OF TABLE 4.504.1, SHEET CG-1.

20. WHERE RESILIENT FLOORING IS INSTALLED, AT LEAST 80 PERCENT OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH ONE OR MORE OF THE FOLLOWING:

- A. PRODUCTS COMPLIANT WITH THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH, "STANDARD METHOD FOR THE TESTING AND EVALUATION OF VOLATILE ORGANIC CHEMICAL EMISSIONS FROM INDOOR SOURCES USING ENVIRONMENTAL CHAMBERS," VERSION 1.1, FEBRUARY 2010 (ALSO KNOWN AS SPECIFICATION 01350), CERTIFIED AS A CHPS LOW-EMITTING MATERIAL IN THE COLLABORATIVE FOR HIGH PERFORMANCE SCHOOLS (CHPS) HIGH PERFORMANCE PRODUCTS DATABASE.
- B. PRODUCTS CERTIFIED UNDER UL GREENGUARD GOLD (FORMERLY THE GREENGUARD CHILDREN & SCHOOLS PROGRAM).
- C. CERTIFICATION UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RFCI) FLOORSCORE PROGRAM.
- D. MEET THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH, "STANDARD METHOD FOR THE TESTING AND EVALUATION OF VOLATILE ORGANIC CHEMICAL EMISSIONS FROM INDOOR SOURCES USING ENVIRONMENTAL CHAMBERS," VERSION 1.1, FEBRUARY 2010 (ALSO KNOWN AS SPECIFICATION 01350).

21. HARDWOOD PLYWOOD, PARTICLEBOARD AND MEDIUM DENSITY FIBERBOARD COMPOSITE WOOD PRODUCTS USED ON THE INTERIOR OR EXTERIOR OF THE BUILDING SHALL MEET THE REQUIREMENTS FOR FORMALDEHYDE AS SPECIFIED IN TABLE 4.504.5 SHEET CG-1.

22. VERIFICATION OF COMPLIANCE WITH NOTE 21 SHALL BE PROVIDED AT THE REQUEST OF THE COUNTY OF SANTA CLARA.

23. CONCRETE SLAB FOUNDATIONS REQUIRED TO HAVE A VAPOR RETARDER BY CBC, CHAPTER 19 OR CONCRETE SLAB-ON-GROUND FLOORS REQUIRED TO HAVE A VAPOR RETARDER BY CRC CHAPTER 5, SHALL COMPLY WITH FOLLOWING REQUIREMENT:

A CAPILLARY BREAK SHALL BE INSTALLED IN COMPLIANCE WITH AT LEAST ONE OF THE FOLLOWING:

- A. A 4-INCH-THICK BASE OF 1/2 INCH OR LARGER CLEAN AGGREGATE SHALL BE PROVIDED WITH A VAPOR RETARDER IN DIRECT CONTACT WITH CONCRETE AND A CONCRETE MIX DESIGN, WHICH WILL ADDRESS BLEEDING, SHRINKAGE, AND CURLING, SHALL BE USED.
- B. A SLAB DESIGN SPECIFIED BY THE LICENSED DESIGN PROFESSIONAL.

24. BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALL AND FLOOR FRAMING SHALL NOT BE ENCLOSED WHEN THE FRAMING MEMBERS EXCEED 19 PERCENT MOISTURE CONTENT. INSULATION PRODUCTS WHICH ARE VISIBLY WET OR HAVE A HIGH MOISTURE CONTENT SHALL BE REPLACED OR ALLOWED TO DRY PRIOR TO ENCLOSURE IN WALL OR FLOOR CAVITIES. WET-APPLIED INSULATION PRODUCTS SHALL FOLLOW THE MANUFACTURERS' DRYING RECOMMENDATIONS PRIOR TO ENCLOSURE.

25. EACH BATHROOM SHALL BE MECHANICALLY VENTILATED AND SHALL COMPLY WITH THE FOLLOWING:

- A. FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING.
- B. UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDITY CONTROL.
  - 1. HUMIDITY CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF ≤ 50 PERCENT TO A MAXIMUM OF 80 PERCENT. A HUMIDITY CONTROL MAY UTILIZE MANUAL OR AUTOMATIC MEANS OF ADJUSTMENT.
  - 2. A HUMIDITY CONTROL MAY BE A SEPARATE COMPONENT TO THE EXHAUST FAN AND IS NOT REQUIRED TO BE INTEGRAL.

26. HEATING AND AIR-CONDITIONING SYSTEMS SHALL BE SIZED, DESIGNED AND HAVE THEIR EQUIPMENT SELECTED USING THE FOLLOWING METHODS:

- A. THE HEAT LOSS AND HEAT GAIN IS ESTABLISHED ACCORDING TO ANSI/ACCA 2 MANUAL J—2016 (RESIDENTIAL LOAD CALCULATION), ASHRAE HANDBOOKS OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS.
- B. DUCT SYSTEMS ARE SIZED ACCORDING TO ANSI/ACCA 1 MANUAL D—2016 (RESIDENTIAL DUCT SYSTEMS), ASHRAE HANDBOOKS OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS.
- C. SELECT HEATING AND COOLING EQUIPMENT ACCORDING TO ANSI/ACCA 3 MANUAL S—2014 (RESIDENTIAL EQUIPMENT SELECTION) OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS.

27. HVAC SYSTEM INSTALLERS SHALL BE TRAINED AND CERTIFIED IN THE PROPER INSTALLATION OF HVAC SYSTEMS INCLUDING DUCTS AND EQUIPMENT BY A NATIONALLY OR REGIONALLY RECOGNIZED TRAINING OR CERTIFICATION PROGRAM. UNCERTIFIED PERSONS MAY PERFORM HVAC INSTALLATIONS WHEN UNDER THE DIRECT SUPERVISION AND RESPONSIBILITY OF A PERSON TRAINED AND CERTIFIED TO INSTALL HVAC SYSTEMS OR CONTRACTOR LICENSED TO INSTALL HVAC SYSTEMS.

28. IF REQUIRED BY THE COUNTY OF SANTA CLARA, THE OWNER OR THE RESPONSIBLE ENTITY ACTING AS THE OWNER'S AGENT SHALL EMPLOY ONE OR MORE SPECIAL INSPECTORS TO PROVIDE INSPECTION OR OTHER DUTIES NECESSARY TO SUBSTANTIATE COMPLIANCE WITH THIS CODE. SPECIAL INSPECTORS SHALL DEMONSTRATE COMPETENCE TO THE SATISFACTION OF THE COUNTY OF SANTA CLARA FOR THE PARTICULAR TYPE OF INSPECTION OR TASK TO BE PERFORMED. SPECIAL INSPECTORS SHALL BE INDEPENDENT ENTITIES WITH NO FINANCIAL INTEREST IN THE MATERIALS OR THE PROJECT THEY ARE INSPECTING FOR COMPLIANCE WITH THIS CODE.

29. DOCUMENTATION USED TO SHOW COMPLIANCE WITH THIS CODE SHALL INCLUDE BUT IS NOT LIMITED TO, CONSTRUCTION DOCUMENTS, PLANS, SPECIFICATIONS, BUILDER OR INSTALLER CERTIFICATION, INSPECTION REPORTS, OR OTHER METHODS ACCEPTABLE TO THE COUNTY OF SANTA CLARA WHICH DEMONSTRATE SUBSTANTIAL CONFORMANCE. WHEN SPECIFIC DOCUMENTATION OR SPECIAL INSPECTION IS NECESSARY TO VERIFY COMPLIANCE, THAT METHOD OF COMPLIANCE WILL BE SPECIFIED IN THE APPROPRIATE SECTION OR IDENTIFIED IN THE APPLICATION CHECKLIST.

NEW RESIDENCE ON  
BELLA MADERIA LANE  
SAN JOSE, CA  
FOR MR. JAMES LE

Project Information





CALGREEN 2019 NOTES – TIER 1 REQUIREMENTS:

1. SITE WHICH COMPLIES WITH AT LEAST ONE OF THE FOLLOWING CHARACTERISTICS SHALL BE SELECTED:
- A. AN INFILL SITE.
  - B. A GREYFIELD SITE.
  - C. AN EPA-RECOGNIZED AND REMEDIATED BROWNFIELD SITE.
2. FACILITATE COMMUNITY CONNECTIVITY BY ONE OF THE FOLLOWING METHODS:
- A. LOCATE PROJECT WITHIN A ¼ MILE TRUE WALKING DISTANCE OF AT LEAST FOUR BASIC SERVICES, READILY ACCESSIBLE BY PEDESTRIANS.
  - B. LOCATE PROJECT WITHIN A ½ MILE TRUE WALKING DISTANCE OF AT LEAST SEVEN BASIC SERVICES, READILY ACCESSIBLE BY PEDESTRIANS.
  - C. OTHER METHODS INCREASING ACCESS TO ADDITIONAL RESOURCES.

EXAMPLES OF SERVICES INCLUDE, BUT ARE NOT LIMITED TO, BANK, PLACE OF WORSHIP, CONVENIENCE GROCERY, DAY CARE, CLEANERS, FIRE STATION, BARBER SHOP, BEAUTY SHOP, HARDWARE STORE, LAUNDRY, LIBRARY, MEDICAL CLINIC, DENTAL CLINIC, SENIOR CARE FACILITY, PARK, PHARMACY, POST OFFICE, RESTAURANT, SCHOOL, SUPERMARKET, THEATER, COMMUNITY CENTER, FITNESS CENTER, MUSEUM OR FARMERS MARKET.

3. INDIVIDUALS WITH OVERSIGHT AUTHORITY ON THE PROJECT WHO HAVE BEEN TRAINED IN AREAS RELATED TO ENVIRONMENTALLY FRIENDLY DEVELOPMENT SHALL TEACH GREEN CONCEPTS TO OTHER MEMBERS OF THE DEVELOPMENT STAFF AND ENSURE THAT TRAINING IS PROVIDED TO ALL PARTIES ASSOCIATED WITH THE DEVELOPMENT OF THE PROJECT.

PRIOR TO BEGINNING THE CONSTRUCTION ACTIVITIES, ALL PARTIES INVOLVED WITH THE DEVELOPMENT PROCESS SHALL RECEIVE A WRITTEN GUIDELINE AND INSTRUCTION SPECIFYING THE GREEN GOALS OF THE PROJECT.

4. THE SALVAGED MATERIALS FROM DECONSTRUCTION OF EXISTING BUILDINGS ON THE SITE SHALL BE REUSED. REUSED MATERIALS OR PRODUCTS MUST COMPLY WITH CURRENT BUILDING STANDARDS REQUIREMENTS OR BE AN ACCEPTED ALTERNATE METHOD OR MATERIAL.

MATERIALS WHICH CAN BE EASILY REUSED INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:

- A. LIGHT FIXTURES.
- B. PLUMBING FIXTURES.
- C. DOORS AND TRIM.
- D. MASONRY.
- E. ELECTRICAL DEVICES.
- F. APPLIANCES.
- G. FOUNDATIONS OR PORTIONS OF FOUNDATIONS.

REUSED MATERIAL MUST BE IN COMPLIANCE WITH THE APPROPRIATE TITLE 24 REQUIREMENTS.

5. BUILDING SITE SOIL ANALYSIS SHALL BE PERFORMED BY A LICENSED DESIGN PROFESSIONAL AND THE FINDINGS SHALL BE UTILIZED IN THE STRUCTURAL DESIGN OF THE BUILDING.
6. THE EFFECT OF DEVELOPMENT ON BUILDING SITES SHALL BE EVALUATED AND THE SOIL SHALL BE PROTECTED BY ONE OR MORE OF THE FOLLOWING:
- A. NATURAL DRAINAGE PATTERNS SHALL BE EVALUATED AND EROSION CONTROLS SHALL BE IMPLEMENTED TO MINIMIZE EROSION DURING CONSTRUCTION AND AFTER OCCUPANCY.
  - B. SITE ACCESS SHALL BE ACCOMPLISHED BY MINIMIZING THE AMOUNT OF CUT AND FILL NEEDED TO INSTALL ACCESS ROADS AND DRIVEWAYS.
  - C. AS ALLOWED BY OTHER PARTS OF THE CALIFORNIA BUILDING STANDARDS CODE, UNDERGROUND CONSTRUCTION ACTIVITIES SHALL BE COORDINATED TO UTILIZE THE SAME TRENCH, MINIMIZE THE AMOUNT OF TIME THE DISTURBED SOIL IS EXPOSED AND THE SOIL SHALL BE REPLACED USING ACCEPTED COMPACTION METHODS.
7. TOPSOIL SHALL BE PROTECTED OR SAVED FOR REUSE. DISPLACED TOPSOIL SHALL BE STOCKPILED FOR REUSE IN A DESIGNATED AREA AND COVERED OR PROTECTED FROM EROSION. PROTECTION FROM EROSION INCLUDES COVERING WITH TARPS, STRAW, MULCH, CHIPPED WOOD, VEGETATIVE COVER, OR OTHER MEANS ACCEPTABLE TO THE COUNTY OF SANTA CLARA TO PROTECT THE TOPSOIL FOR LATER USE.
8. POSTCONSTRUCTION LANDSCAPE DESIGNS SHALL ACCOMPLISH ONE OR MORE OF THE FOLLOWING:
- A. AREAS DISRUPTED DURING CONSTRUCTION SHALL BE RESTORED TO BE CONSISTENT WITH NATIVE VEGETATION SPECIES AND PATTERNS.
  - B. UTILIZE AT LEAST 75 PERCENT NATIVE CALIFORNIA OR DROUGHT TOLERANT PLANT AND TREE SPECIES APPROPRIATE FOR THE CLIMATE ZONE REGION.
9. PERMEABLE PAVING SHALL BE UTILIZED FOR NOT LESS THAN 20 PERCENT OF THE TOTAL PARKING, WALKING OR PATIO SURFACES
- THE PRIMARY DRIVEWAY, PRIMARY ENTRY WALKWAY AND ENTRY PORCH OR LANDING SHALL NOT BE INCLUDED WHEN CALCULATING THE AREA REQUIRED TO BE A PERMEABLE SURFACE.
10. INSTALL A VEGETATED ROOF FOR AT LEAST 50 PERCENT OF THE ROOF AREA. VEGETATED ROOFS SHALL COMPLY WITH REQUIREMENTS FOR ROOF GARDENS AND LANDSCAPED ROOFS IN THE CALIFORNIA BUILDING CODE, CHAPTER 15 AND CHAPTER 16.
11. REDUCE NONROOF HEAT ISLANDS FOR 50 PERCENT OF SIDEWALKS, PATIOS, DRIVEWAYS OR OTHER PAVED AREAS BY USING ONE OR MORE OF THE METHODS LISTED.
- A. TREES OR OTHER PLANTINGS TO PROVIDE SHADE AND THAT MATURE WITHIN 15 YEARS OF PLANTING. TREES SHOULD BE NATIVE OR ADAPTIVE TO THE REGION AND CLIMATE ZONES AND NONINVASIVE; HARDY AND RESISTANT TO DROUGHT, INSECTS AND DISEASE; EASY TO MAINTAIN (NO FREQUENT SHEDDING OF TWIGS, BRANCHES, UNWANTED FRUIT OR SEED PODS); AND SUITABLE IN MATURE SIZE

AND ENVIRONMENTAL REQUIREMENTS FOR THE SITE. TREE SELECTION AND PLACEMENT SHOULD CONSIDER LOCATION AND SIZE OF AREAS TO BE SHADED, LOCATION OF UTILITIES, VIEWS FROM THE STRUCTURE, DISTANCE TO SIDEWALKS AND FOUNDATIONS, OVERHANGS ONTO ADJACENT PROPERTIES AND STREETS; OTHER INFRASTRUCTURE AND ADJACENT TO LANDSCAPING. IN ADDITION, SHADING SHALL NOT CAST A SHADOW, AS SPECIFIED, ON ANY NEIGHBORING SOLAR COLLECTORS PURSUANT TO PUBLIC RESOURCES CODE SECTION 25981, ET SEQ. (SOLAR SHADE CONTROL ACT).

- B. USE HIGH ALBEDO MATERIALS WITH AN INITIAL SOLAR REFLECTANCE VALUE OF AT LEAST 0.30 AS DETERMINED IN ACCORDANCE ASTM E1918 OR C1549.
- C. USE OPEN GRID PAVEMENT SYSTEM OR PERVIOUS OR PERMEABLE PAVEMENT SYSTEM.
- D. LOCATE 50 PERCENT OF PARKING UNDERGROUND OR USE MULTILEVEL PARKING.
- E. OTHER METHODS OF REDUCING HEAT ISLAND EFFECTS ACCEPTABLE TO THE COUNTY OF SANTA CLARA.

12. FOR EACH DWELLING UNIT, INSTALL A DEDICATED 208/240-VOLT BRANCH CIRCUIT IN THE RACEWAY REQUIRED BY CALGREEN SECTION 4.106.4.1 (SEE SHEET GB-2 NOTE 4). THE BRANCH CIRCUIT AND ASSOCIATED OVERCURRENT PROTECTIVE DEVICE SHALL BE RATED AT 40 AMPERES MINIMUM. OTHER ELECTRICAL COM-PONENTS, INCLUDING A RECEPTACLE OR BLANK COVER, RELATED TO THIS SECTION SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE.

THE SERVICE PANEL OR SUB-PANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE DESIGNATED FOR FUTURE EV CHARGING PURPOSES AS "EV READY" IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE. THE RECEPTACLE OR BLANK COVER SHALL BE IDENTIFIED AS "EV READY."

13. OUTDOOR LIGHTING SYSTEMS SHALL BE DESIGNED AND INSTALLED TO COMPLY WITH THE FOLLOWING:
- A. THE MINIMUM REQUIREMENTS IN THE CALIFORNIA ENERGY CODE FOR LIGHTING ZONES 1-4 AS DEFINED IN CHAPTER 10 OF THE CALIFORNIA ADMINISTRATIVE CODE; AND
  - B. BACKLIGHT, UPLIGHT AND GLARE (BUG) RATINGS AS DEFINED IN IES TM-15-11; AND
  - C. ALLOWABLE BUG RATINGS NOT EXCEEDING THOSE SHOWN IN CALGREEN TABLE A4.106.10

EXCEPTIONS:

- 1. LUMINAIRES THAT QUALIFY AS EXCEPTIONS IN THE CALIFORNIA ENERGY CODE.
- 2. EMERGENCY LIGHTING.
- 3. ONE- AND TWO-FAMILY DWELLINGS.

14. THE MAXIMUM FLOW RATE OF KITCHEN FAUCETS SHALL NOT EXCEED 1.5 GALLONS PER MINUTE AT 60 PSI. KITCHEN FAUCETS MAY TEMPORARILY INCREASE THE FLOW ABOVE THE MAXIMUM RATE, BUT NOT TO EXCEED 2.2 GALLONS PER MINUTE AT 60 PSI, AND MUST DEFAULT TO A MAXIMUM FLOW RATE OF 1.5 GAL-LONS PER MINUTE AT 60 PSI. WHERE COMPLYING FAUCETS ARE UNAVAILABLE, AERATORS OR OTHER MEANS MAY BE USED TO ACHIEVE REDUCTION.

15. ALTERNATE NONPOTABLE WATER SOURCES SHALL BE USED FOR INDOOR POTABLE WATER REDUCTION. ALTERNATE NONPOTABLE WATER SOURCES SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING Code.

16. INSTALL AT LEAST ONE QUALIFIED ENERGY STAR DISHWASHER OR CLOTHES WASHER.

17. NONWATER URINALS OR COMPOSTING TOILETS SHALL BE INSTALLED. WHERE APPROVED, HYBRID URINALS, AS DEFINED IN CALGREEN CHAPTER 2, SHALL BE CONSIDERED NONWATER URINALS.

18. ONE- AND TWO-FAMILY DWELLINGS SHALL BE EQUIPPED WITH A DEMAND HOT WATER RECIRCULATION SYSTEM, AS DEFINED IN CALGREEN CHAPTER 2. THE DEMAND HOT WATER RECIRCULATION SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE, CALIFORNIA ENERGY CODE, AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.

19. AN APPROVED RAINWATER CATCHMENT SYSTEM SHALL BE DESIGNED AND INSTALLED TO USE RAINWATER GENERATED BY AT LEAST 65 PERCENT OF THE AVAILABLE ROOF AREA. RAINWATER CATCHMENT SYSTEMS SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE.

20. WHEN LANDSCAPING IS PROVIDED AND AS ALLOWED BY LOCAL ORDINANCE, A WATER EFFICIENT LANDSCAPE IRRIGATION DESIGN THAT ELIMINATES THE USE OF POTABLE WATER BEYOND THE INITIAL REQUIREMENTS FOR PLANT INSTALLATION AND ESTABLISHMENT SHALL BE PROVIDED. METHODS USED TO ACCOM-PLISH THE REQUIREMENTS OF THIS SECTION SHALL COMPLY WITH THE REQUIREMENTS OF THE CALFORNIA BUILDING STANDARDS CODE AND SHALL INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING:

- A. USE OF CAPTURED RAINWATER.
- B. USE OF RECYCLED WATER.
- C. WATER TREATED FOR IRRIGATION PURPOSES AND CONVEYED BY A WATER DISTRICT OR PUBLIC ENTITY.
- D. USE OF GRAYWATER.
- E. USE OF DROUGHT TOLERANT PLANTS.

21. FOR NEW WATER SERVICE CONNECTIONS, LANDSCAPED IRRIGATED AREAS LESS THAN 5,000 SQUARE FEET SHALL BE PROVIDED WITH SEPARATE SUBMETERS OR METERING DEVICES FOR OUTDOOR POTABLE WATER USE.

22. ALTERNATIVE PLUMBING PIPING SHALL BE INSTALLED TO PERMIT THE DISCHARGE FROM THE CLOTHES WASHER OR OTHER FIXTURES TO BE USED FOR AN IRRIGATION SYSTEM IN COMPLIANCE WITH THE CALIFORNIA PLUMBING CODE.

23. BASED ON PROJECTED AVAILABILITY, DUAL WATER PIPING SHALL BE INSTALLED FOR FUTURE USE OF RECYCLED WATER AT THE FOLLOWING LOCATIONS:

- A. INTERIOR PIPING FOR THE USE OF RECYCLED WATER SHALL BE INSTALLED TO SERVE ALL WATER CLOSETS, URINALS AND FLOOR DRAINS.
- B. EXTERIOR PIPING IS INSTALLED TO TRANSPORT RECYCLED WATER FROM THE POINT OF CONNECTION TO THE STRUCTURE. RECYCLED WATER SYSTEMS SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE.

24. RECYCLED WATER SHALL BE USED FOR LANDSCAPE IRRIGATION.

25. AS ALLOWED BY LOCAL CONDITIONS, UTILIZE A FROST-PROTECTED SHALLOW FOUNDATION (FPSF) IN COMPLIANCE WITH THE CALIFORNIA RESIDENTIAL CODE (CRC). WHEN AN FPSF FOUNDATION SYSTEM IS INSTALLED, THE MANUAL REQUIRED BY CALGREEN SECTION 4.410.1 SHALL INCLUDE INSTRUCTIONS TO THE OWNER OR OCCUPANT REGARDING THE NECESSITY FOR HEATING THE STRUCTURE AS REQUIRED IN SECTION R403.3 OF THE CALIFORNIA RESIDENTIAL CODE.

26. AS ALLOWED BY THE COUNTY OF SANTA CLARA, CEMENT USED IN FOUNDATION MIX DESIGN SHALL BE REDUCED NOT LESS THAN 20 PERCENT. RODUCTS COMMONLY USED TO REPLACE CEMENT IN CONCRETE MIX DESIGNS INCLUDE, BUT ARE NOT LIMITED TO:

- A. FLY ASH.
- B. SLAG.
- C. SILICA FUME.
- D. RICE HULL ASH.

27. BEAMS, HEADERS AND TRIMMERS SHALL BE SIZED AND INSTALLED AS SPECIFIED IN CHAPTER 23 OF THE CALIFORNIA BUILDING CODE, OR CHAPTER 6 OF THE CALIFORNIA RESIDENTIAL CODE, AS APPLICABLE. OTHER CALCULATIONS ACCEPTABLE TO THE COUNTY OF SANTA CLARA WHICH USE THE MINIMUM SIZE MEMBER FOR THE TRIBUTARY LOAD IS ACCEPTABLE.

28. BUILDING DIMENSIONS AND LAYOUTS SHALL BE DESIGNED TO MINIMIZE WASTE BY ONE OR MORE OF THE FOLLOWING MEASURES IN AT LEAST 80 PERCENT OF THE STRUCTURE:

- A. BUILDING DESIGN DIMENSIONS IN 2-FOOT INCREMENTS ARE USED.
- B. WINDOWS AND DOORS ARE LOCATED AT REGULAR 16" OR 24" STUD POSITIONS.
- C. OTHER METHODS ACCEPTABLE TO THE COUNTY OF SANTA CLARA.

29. PREMANUFACTURED BUILDING SYSTEMS SHALL BE USED TO ELIMINATE SOLID SAWN LUMBER WHENEVER POSSIBLE. ONE OR MORE OF THE FOLLOWING PREMANUFACTURED BUILDING SYSTEMS IS USED:

- A. COMPOSITE FLOOR JOIST OR PREMANUFACTURED FLOOR FRAMING SYSTEM.
- B. COMPOSITE ROOF RAFTERS OR PREMANUFACTURED ROOF FRAMING SYSTEM.
- C. PANELIZED (SIPS, ICF OR SIMILAR) FRAMING SYSTEMS.
- D. OTHER METHODS APPROVED BY THE COUNTY OF SANTA CLARA.

30. MATERIAL LISTS SHALL BE INCLUDED IN THE PLANS WHICH SPECIFY THE MATERIAL QUANTITY AND PROVIDE DIRECTION FOR ON-SITE CUTS TO BE MADE FROM THE MATERIAL PROVIDED. MATERIAL LISTS AND DIRECTION SHALL BE PROVIDED FOR THE FOLLOWING SYSTEMS:

- A. FLOOR FRAMING.
- B. WALL FRAMING.
- C. CEILING AND ROOF FRAMING.
- D. STRUCTURAL PANELS AND ROOF SHEATHING.

31. UTILIZE PREFINISHED BUILDING MATERIALS WHICH DO NOT REQUIRE ADDITIONAL PAINTING OR STAINING WHEN POSSIBLE. ONE OR MORE OF THE FOLLOWING BUILDING MATERIALS THAT DO NOT REQUIRE ADDITIONAL RESOURCES FOR FINISHING ARE USED:

- A. EXTERIOR TRIM NOT REQUIRING PAINT OR STAIN.
- B. WINDOWS NOT REQUIRING PAINT OR STAIN.
- C. SIDING OR EXTERIOR WALL COVERINGS WHICH DO NOT REQUIRE PAINT OR STAIN.

32. CONCRETE FLOORS THAT DO NOT REQUIRE ADDITIONAL COVERINGS SHALL BE USED INCLUDING BUT NOT LIMITED TO STAINED, NATURAL OR STAMPED CONCRETE FLOORS.

33. USE MATERIALS, EQUIVALENT IN PERFORMANCE TO VIRGIN MATERIALS WITH A TOTAL (COMBINED) RECYCLED CONTENT VALUE (RCV) OF NOT BE LESS THAN 10 PERCENT OF THE TOTAL MATERIAL COST OF THE PROJECT.

REQUIRED TOTAL RCV (DOLLARS) = TOTAL MATERIAL COST(DOLLARS) × 10 PERCENT

FOR THE PURPOSES OF THIS SECTION, MATERIALS USED AS COMPONENTS OF THE STRUCTURAL FRAME SHALL NOT BE USED TO CALCULATE RECYCLED CONTENT. THE STRUCTURAL FRAME INCLUDES THE LOAD BEARING STRUCTURAL ELEMENTS, SUCH AS WALL STUDS, PLATES,SILLS, COLUMNS, BEAMS, GIRDERS, JOISTS, RAFTERS AND TRUSSES. SAMPLE FORMS WHICH ALLOW USER INPUT, LOCATED AT SHEET CG-4, MAY BE USED TO SIMPLIFY DOCUMENTING COMPLIANCE WITH THIS SECTION AND FOR CALCULATING RECYCLED CONTENT VALUE OF MATERIALS OR ASSEMBLY PRODUCTS.

SOURCES AND RECYCLED CONTENT OF SOME RECYCLED MATERIALS CAN BE OBTAINED FROM CALRECYCLE IF NOT PROVIDED BY THE MANUFACTURER.

FOR FURTHER INSTRUCTION SEE CALGREEN A4.405.3.

34. ONE OR MORE OF THE FOLLOWING MATERIALS MANUFACTURED FROM RAPIDLY RENEWABLE SOURCES OR AGRICULTURAL BY-PRODUCTS SHALL BE USED:

- A. INSULATION.
- B. BAMBOO OR CORK.
- C. ENGINEERED PRODUCTS.
- D. AGRICULTURAL BASED PRODUCTS.
- E. OTHER PRODUCTS ACCEPTABLE TO THE ENFORCING AGENCY.

THE INTENT OF THIS SECTION IS TO UTILIZE BUILDING MATERIALS AND PRODUCTS WHICH ARE TYPICALLY HARVESTED WITHIN A 10-YEAR OR SHORTER CYCLE.

35. INSTALL FOUNDATION AND LANDSCAPE DRAINS WHICH DISCHARGE TO A DRY WELL, SUMP, BIOSWALE OR OTHER APPROVED ON-SITE LOCATION.

36. INSTALL GUTTER AND DOWNSPOUT SYSTEMS TO ROUTE WATER AT LEAST 5 FEET AWAY FROM THE FOUNDATION OR CONNECT TO LANDSCAPE DRAINS WHICH DISCHARGE

TO A DRY WELL, SUMP, BIOSWALE, RAINWATER CAPTURE SYSTEM OR OTHER APPROVED ON-SITE LOCATION.

37. PROVIDE FLASHING DETAILS ON THE BUILDING PLANS WHICH COMPLY WITH ACCEPTED INDUSTRY STANDARDS OR MANUFACTURER'S INSTRUCTIONS. DETAILS SHALL BE SHOWN ON HOUSE PLANS AT ALL OF THE FOLLOWING LOCATIONS:

- A. AROUND WINDOWS AND DOORS.
- B. ROOF VALLEYS.
- C. DECK CONNECTIONS TO THE STRUCTURE.
- D. ROOF-TO-WALL INTERSECTIONS.
- E. CHIMNEYS TO ROOF INTERSECTIONS.
- F. DRIP CAPS ABOVE WINDOWS AND DOORS WITH ARCHITECTURAL PROJECTIONS.

38. PROTECT BUILDING MATERIALS DELIVERED TO THE CONSTRUCTION SITE FROM RAIN AND OTHER SOURCES OF MOISTURE.

39. EXTERIOR DOORS TO THE DWELLING SHALL BE COVERED TO PREVENT WATER INTRUSION BY ONE OR MORE OF THE FOLLOWING:

- A. AN AWNING AT LEAST 4 FEET IN DEPTH IS INSTALLED.
- B. THE DOOR IS PROTECTED BY A ROOF OVERHANG AT LEAST 4 FEET IN DEPTH.
- C. THE DOOR IS RECESSED AT LEAST 4 FEET.
- D. OTHER METHODS WHICH PROVIDE EQUIVALENT PROTECTION.

40. A PERMANENT OVERHANG OR AWNING AT LEAST 2 FEET IN DEPTH SHALL BE PROVIDED AT ALL EXTERIOR WALLS.

41. NON-HAZARDOUS CONSTRUCTION AND DEMOLITION DEBRIS GENERATED AT THE SITE SHALL BE DIVERTED TO RECYCLE OR SALVAGE IN COMPLIANCE WITH THE FOLLOWING:

AT LEAST A 65 PERCENT REDUCTION. ANY MIXED RECYCLABLES THAT ARE SENT TO MIXED-WASTE RECYCLING FACILITIES SHALL INCLUDE A QUALIFIED THIRD PARTY VERIFIED FACILITY AVERAGE DIVERSION RATE. VERIFICATION OF DIVERSION RATES SHALL MEET MINIMUM CERTIFICATION ELIGIBILITY GUIDELINES, ACCEPTABLE TO THE COUNTY OF SANTA CLARA.

DOCUMENTATION SHALL BE PROVIDED TO THE COUNTY OF SANTA CLARA WHICH DEMONSTRATES COMPLIANCE WITH THIS SECTION. DOCUMENTATION SHALL BE IN COMPLIANCE WITH CALGREEN SECTION 4.408.5.

42. USE COMPOSITE WOOD PRODUCTS MADE WITH EITHER CALIFORNIA AIR RESOURCES BOARD APPROVED NO-ADDED FORMALDEHYDE (NAF) RESINS OR ULTRA-LOW EMITTING FORMALDEHYDE (ULEF) RESINS.

DOCUMENTATION MUST BE PROVIDED THAT VERIFIES THAT FINISH MATERIALS ARE CERTIFIED TO MEET THE POLLUTANT EMISSION LIMITS.

43. AT LEAST 90 PERCENT OF THE TOTAL AREA OF RESILIENT FLOORING SYSTEMS INSTALLED IN THE BUILDING SHALL COMPLY WITH THE VOC-EMISSION LIMITS DEFINED IN AT LEAST ONE OF THE FOLLOWING:

- A. PRODUCTS COMPLIANT WITH THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH, "STANDARD METHOD FOR THE TESTING AND EVALUATION OF VOLATILE ORGANIC CHEMICAL EMISSIONS FROM INDOOR SOURCES USING ENVIRONMENTAL CHAMBERS,"VERSION 1.1, FEBRUARY 2010 (ALSO KNOWN AS SPECIFICATION 01350), CERTIFIED AS A CHPS LOW-EMITTING MATERIAL IN THE COLLABORATIVE FOR HIGH PERFORMANCE SCHOOLS (CHPS) HIGH PERFORMANCE PRODUCTS DATABASE.
- B. PRODUCTS CERTIFIED UL GREENGUARD GOLD (FORMERLY THE GREENGUARD CHILDREN & SCHOOLS PROGRAM.)
- C. CERTIFICATION UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RFCI) FLOORSCORE PROGRAM.
- D. MEET THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH,"STANDARD METHOD FOR THE TESTING AND EVALUATION OF VOLATILE ORGANIC CHEMICAL EMISSIONS FROM INDOOR SOURCES USING ENVIRONMENTAL CHAMBERS," VERSION 1.1,FEBRUARY 2010 (ALSO KNOWN AS SPECIFICATION 01350.)

DOCUMENTATION MUST BE PROVIDED THAT VERIFIES THAT FINISH MATERIALS ARE CERTIFIED TO MEET THE POLLUTANT EMISSION LIMITS IN THIS SECTION.

44. INSTALL THERMAL INSULATION IN COMPLIANCE WITH THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH, "STANDARD METHOD FOR THE TESTING AND EVALUATION OF VOLATILE ORGANIC CHEMICAL EMISSIONS FROM INDOOR SOURCES USING ENVIRONMENTAL CHAMBERS," VERSION 1.1, FEBRUARY 2010 (ALSO KNOWN AS SPECIFICATION 01350), CERTIFIED AS A CHPS LOW-EMITTING MATERIAL IN THE COLLABORATIVE FOR HIGH PERFORMANCE SCHOOLS (CHPS) HIGH PERFORMANCE PRODUCTS DATABASE; PRODUCTS CERTIFIED UNDER THE UL GREENGUARD GOLD (FORMERLY GREENGUARD CHILDREN & SCHOOLS PROGRAM); OR MEET CALIFORNIA DEPARTMENT OF PUBLIC HEALTH, "STANDARD METHOD FOR THE TESTING AND EVALUATION OF VOLATILE ORGANIC CHEMICAL EMISSIONS FROM INDOOR SOURCES USING ENVIRONMENTAL CHAMBERS," VERSION 1.1, FEBRUARY 2010 (ALSO KNOWN AS SPECIFICATION 01350).

DOCUMENTATION MUST BE PROVIDED THAT VERIFIES THE MATERIALS ARE CERTIFIED TO MEET THE POLLUTANT EMISSION LIMITS IN THIS SECTION.

45. PROVIDE FILTERS ON RETURN AIR OPENINGS RATED AT MERV 8 OR HIGHER DURING CONSTRUCTION.

46. DIRECT-VENT HEATING AND COOLING EQUIPMENT SHALL BE UTILIZED IF THE EQUIPMENT WILL BE LOCATED IN THE CONDITIONED SPACE OR INSTALL THE SPACE HEATING AND WATER HEATING EQUIPMENT IN AN ISOLATED MECHANICAL ROOM.

NEW RESIDENCE ON  
BELLA MADERIA LANE  
SAN JOSE, CA  
FOR MR. JAMES LE

Project Information

CALGreen One or Two Family Residential Project Mandatory and Tier1 Requirements  
County of Santa Clara

