

**CODE ABBREVIATIONS:**

"CBC" – CALIFORNIA BUILDING CODE 2022  
 "CRC" – CALIFORNIA RESIDENTIAL CODE 2022  
 "CEC" – CALIFORNIA ELECTRICAL CODE 2022  
 "CPC" – CALIFORNIA PLUMBING CODE 2022  
 "CMC" – CALIFORNIA MECHANICAL CODE 2022  
 "CENC" – CALIFORNIA ENERGY CODE 2022  
 "CALGREEN" – CALIFORNIA GREEN BUILDING STANDARDS CODE 2022  
 "ASCE 7-16" – AMERICAN SOCIETY OF CIVIL ENGINEERS  
 "SDPWS" – SPECIAL DESIGN PROVISIONS FOR WIND & SEISMIC 2019

**DEFERRED APPROVALS**

**fire sprinklers**  
 PROVIDE AN AUTOMATIC FIRE SPRINKLER SYSTEM DESIGNED PER NFPA 13D  
 NOTE: A SEPARATE PERMIT FOR THE SPRINKLER SYSTEM IS APPLIED FOR WITH THE COUNTY FIRE PROTECTION DISTRICT. NO PERMIT WILL BE ISSUED PRIOR TO APPROVAL OF THE FIRE PROTECTION SYSTEMS.

**ENGINEERED TRUSSES**

NOTE: PRIOR TO INSTALLATION OF TRUSSES, TWO COPIES OF THE FOLLOWING MATERIALS BEARING APPROVAL OF THE DESIGNER (IN THE FORM OF SHOP DRAWING APPROVAL OR SEPARATE LETTER) MUST BE SUBMITTED TO THE BUILDING OFFICIAL FOR REVIEW AT LEAST 2 WEEKS PRIOR TO FRAME INSPECTION  
 1. TRUSS LAYOUT DRAWINGS  
 2. TRUSS CALCULATIONS & DETAILS SHOWING AXIAL & BEDNING STRESS & JOINT DESIGNS, CLEARLY INDICATING THAT DESIGN.

**SOLAR PANELS**

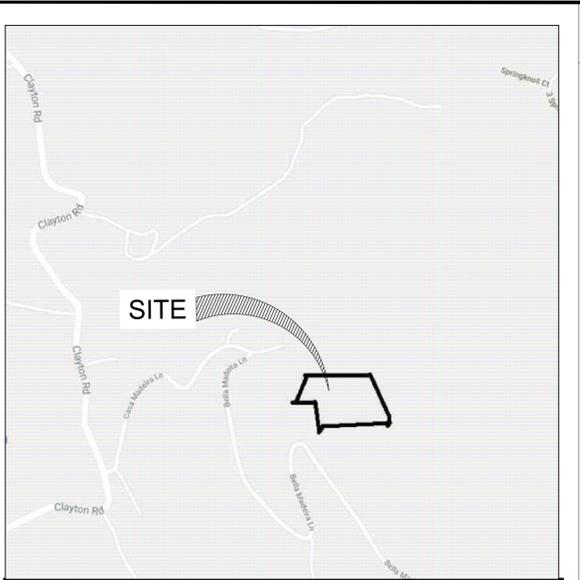
PROVIDE A SOLAR SYSTEM DESIGN TO THE COUNTY FOR APPROVAL PRIOR TO INSTALLATION

**HERS REQUIREMENTS**

BUILDING-LEVEL VERIFICATIONS:  
 •QUALITY INSULATION INSTALLATION (QII)  
 •INDOOR AIR QUALITY VENTILATION  
 •KITCHEN RANGE HOOD COOLING SYSTEM VERIFICATIONS:  
 •MINIMUM AIRFLOW  
 •VERIFIED EER  
 •VERIFIED SEER  
 •VERIFIED REFRIGERANT CHARGE  
 •FAN EFFICACY WATTS/CFM  
 HEATING SYSTEM VERIFICATIONS:  
 •--- NONE ---  
 HVAC DISTRIBUTION SYSTEM VERIFICATIONS:  
 •DUCT LEAKAGE TESTING  
 DOMESTIC HOT WATER SYSTEM VERIFICATIONS:  
 •--- NONE ---

**RESIDENCE IS LOCATED WITHIN WILDLAND URBAN INTERFACE ZONE**

- CLASS "A" ROOFING – LIGHTWGT CONC ROOFING – BORAL FLAT SHINGLE – SEE SHEET A8
- WALL CONSTRUCTION SHALL BE PER NOTES AND DETAILS ON SHEETS A13
- MIN. 26 GA GALV VALLEY FLASHING OVER MIN. 36" WIDE 90# MINERAL-SURFACED NON-PERFORATED CAP SHEET.
- GUTTERS SHALL BE PROVIDED WITH A MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS – MILL-FINISH ALUMINUM GUTTER GUARDS W/ 1/8" SCREENING – SEE SHEET A6.
- ATTIC VENTILATION VENTS SHALL HAVE OPENINGS THAT ARE A MIN. OF 1/16" AND A MAX. OF 1/8", AND SHALL BE NONCOMBUSTIBLE AS WELL AS CORROSION RESISTANT. VULCAN VENTS & O'HAGEN ROOF VENTS – SEE SHEET A6.
- ALL EAVES AND SOFFITS SHALL BE PROTECTED WITH CEMENT PLASTER (STUCCO) TO MATCH WALLS.
- ALL WINDOWS AND EXTERIOR GLAZED DOORS SHALL HAVE A FIRE-RESISTANT RATING OF 20 MINUTES, AND BE GLAZED WITH TEMPERED GLASS.
- DECKING SHALL BE PROTECTED PER CBC PART 2.5, SECTION R337.9 – ALL GROUND-LEVEL PATIOS SHALL BE POURED CONCRETE, AND ALL SECOND-FLOOR WOOD DECKS SHALL BE TILE W/ A MUDDED & MTL LATH OVER A WATERPROOF MEMBRANE – SEE DETAIL 5, SHEET A14. THE EXPOSED-TO-EXTERIOR UNDERSIDE OF ALL ELEVATED WOOD DECKS SHALL HAVE "JAMES HARDIE V- GROOVE" SIDING ATTACHED.
- PRIOR TO RECEIVING BUILDING-PERMIT FINAL APPROVAL, THE PROPERTY SHALL BE MADE TO COMPLY WITH THE VEGETATION MANAGEMENT REQUIREMENTS PRESCRIBED IN THE CALIFORNIA FIRE CODE SECTION 4906, INCLUDING CALIFORNIA PUBLIC RESOURCES CODE 4291 OR CALIFORNIA GOVERNMENT CODE SECTION 51182.



**VICINITY MAP**

**LIST OF PROJECT CONSULTANTS**

**CIVIL ENGINEERING**  
 MAJIT SAINI, P.E.  
 5890 STONERIDGE DR.  
 SUITE 109  
 PLEASANTON, CA 94588  
 408-313-5400

**STRUCTURAL ENGINEERING**  
 HJH EWNGIEERING  
 JACK HADIJAN  
 23006 ERWIN ST.  
 WOODLAND, CA 91367  
 818 519 8572  
 hjhengineering.com

**ENERGY COMPLIANCE**  
 NRG COMPLIANCE INC.  
 PO Box 3777  
 Santa Rosa, CA 95402  
 TEL 707-237-6957

**CALGREEN**  
 calgreen services  
 gary welch - principal  
 12849 Cresthaven Drive,  
 Groveland CA 95321  
 707-328-5299

**PROJECT INFORMATION**

<b>OWNER:</b>	JAMES LE	<b>TYPE OF CONSTRUCTION:</b>	V-B
<b>LOCATION:</b>	BELLA MADIERA, SAN JOSE, CA95127	<b>AUTOMATIC FIRE SPRINKLERS:</b>	FIRE
<b>APN:</b>	654-64-012	<b>SPRINKLERS WILL BE INSTALLED</b>	
<b>LOT AREA:</b>	3.73 ACRES	<b>NUMBER OF STORIES:</b>	3
<b>ZONING:</b>	hs-d1	<b>BUILDING HEIGHT (MAXIMUM):</b>	35'
<b>OCCUPANCY:</b>	R-3	<b>BUILDING HEIGHT (ACTUAL):</b>	34'
<b>LIVING AREA</b>		<b>PATIO/ROOFED AREAS</b>	
<b>LOWER LEVEL S.F.:</b>	971.5	<b>LOWER LEVEL COVERED S.F.:</b>	37.75
<b>MAIN LEVEL S.F.:</b>	2,528.25	<b>MAIN LEVEL UNCOVERED S.F.:</b>	220.45
<b>UPPER LEVEL S.F.:</b>	2,353	<b>MAIN LEVEL COVERED S.F.:</b>	374.5
<b>TOTAL LIVING AREA S.F.:</b>	5,852.75	<b>UPPER LEVEL UNCOVERED S.F.:</b>	206.7
<b>GARAGE SQUARE FOOTAGE:</b>	882	<b>UPPER LEVEL COVERED S.F.:</b>	87.5
<b>TOTAL LIVING AREA+GARAGE:</b>	6734.75	<b>TOTAL AREA INCLUDING PATIO COVERD AREA S.F.:</b>	7,234.5

**ABBREVIATIONS AND INDICATIONS**

<b>A.B.</b>	<b>ANCHOR BOLT</b>	<b>NTS</b>	<b>NOT TO SCALE</b>		<b>CONCRETE</b>
<b>A/C</b>	<b>ASPHALTIC CONC</b>	<b>NOM</b>	<b>NOMINAL</b>		<b>GRAVEL</b>
<b>ACC.</b>	<b>ACCOUSTIC</b>	<b>O/C</b>	<b>ON CENTER</b>		<b>EARTH</b>
<b>ALUM</b>	<b>ALUMINUM</b>	<b>OPG.</b>	<b>OPENING</b>		<b>GYPSUM BOARD</b>
<b>BLK</b>	<b>BLOCK</b>	<b>LAM PLAS</b>	<b>LAMINATED PLASTIC</b>		<b>INSULATION</b>
<b>C.J.</b>	<b>COLD JOINT</b>	<b>PL GL</b>	<b>PLATE GLASS</b>		<b>METAL</b>
<b>CONC</b>	<b>CONCRETE</b>	<b>PLY</b>	<b>PLYWOOD</b>		<b>MASONRY</b>
<b>CONT</b>	<b>CONTINUOUS</b>	<b>RDWD</b>	<b>REDWOOD</b>		<b>MORTAR, GROUT</b>
<b>C.I.</b>	<b>CAST IRON</b>	<b>RWL</b>	<b>RAIN WATER LEADER</b>		<b>CEMENT PLASTER</b>
<b>DF</b>	<b>DOUGLAS FIR</b>	<b>SIM</b>	<b>SIMILAR</b>		<b>PLYWOOD</b>
<b>ELEV</b>	<b>ELEVATION</b>	<b>TEMP GL</b>	<b>TEMPERED GLASS</b>		<b>FINISH WOOD</b>
<b>(E)</b>	<b>EXISTING</b>	<b>T &amp; G</b>	<b>TONGUE AND GROOVE</b>		<b>ROUGH WOOD</b>
<b>EXIST</b>	<b>EXISTING</b>	<b>T.O.C.</b>	<b>TOP OF CURB</b>		<b>SECTION No.</b>
<b>EXT</b>	<b>EXTERIOR</b>	<b>T.O.P.</b>	<b>TOP OF PLATE</b>		<b>BUILDING SECTION</b>
<b>F.E.</b>	<b>FIRE EXTINGUISHER</b>	<b>TYP</b>	<b>TYPICAL</b>		<b>DETAIL INDICATION</b>
<b>FIN</b>	<b>FINISH</b>	<b>UNLESSOTHERWISENOTED</b>	<b>UNLESSOTHERWISENOTED</b>		<b>DOOR INDICATION</b>
<b>F.O.C.</b>	<b>FACE OF CONC</b>	<b>VERTICAL GRAIN DOUGLAS FIR</b>	<b>VERTICAL GRAIN DOUGLAS FIR</b>		<b>WINDOW SYMBOL</b>
<b>F.O.B.</b>	<b>FACE OF BLOCK</b>	<b>W/</b>	<b>WITH</b>		
<b>F.O.S.</b>	<b>FACE OF STUD</b>	<b>WC</b>	<b>WATER CLOSET</b>		
<b>FDN</b>	<b>FOUNDATION</b>	<b>WWF</b>	<b>WELDED WIRE FABRIC</b>		
<b>FTG</b>	<b>FOOTING</b>	<b>TH</b>	<b>THRESHOLD</b>		
<b>GALV</b>	<b>GALVINIZED</b>				
<b>G.I.</b>	<b>GALVINIZED IRON</b>				
<b>GYP. BD.</b>	<b>GYPSUM BOARD</b>				
<b>H.B.</b>	<b>HOSE BIBB</b>				
<b>INSUL</b>	<b>INSULATION</b>				
<b>INT</b>	<b>INTERIOR</b>				
<b>INV</b>	<b>INVERT</b>				
<b>M.B.</b>	<b>MACHINE BOLT</b>				
<b>M.C.</b>	<b>MEDICINE CHEST</b>				
<b>MIN.</b>	<b>MINIMUM</b>				
<b>MTL</b>	<b>METAL</b>				
<b>N.I.C.</b>	<b>NOT IN CONTRACT</b>				

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

**SHEET INDEX**

SHEET NUMBER	TITLE	SHEET NUMBER	TITLE
<b>ARCHITECTURAL PLANS</b>			
A1.0	COVER SHEET	LF-4	LEACH FIELD SECTION
A1.1	CONDITIONS OF APPROVAL	LF-5	LEACH FIELDS DETAILS AND PERCOLATION TEST SUMMARY
A1.2	CONDITIONS OF APPROVAL	LF-6	PROPOSED SUMP PUMP & STORAGE TANK SPECIFICATIONS-1
A2	FLOOR AREA CALCULATIONS	LF-6	PROPOSED SUMP PUMP & STORAGE TANK SPECIFICATIONS-2
A3	LOWER LEVEL FLOOR PLAN	<b>LANDSCAPE DRAWINGS</b>	
A4	MAIN LEVEL FLOOR PLAN	L-1	PLANTING AND TREE MITIGATION PLAN
A5	UPPER LEVEL FLOOR PLAN	L-2	IRRIGATION PLAN
A6	ROOF PLAN	L-3	DETAILS
A7	EXTERIOR ELEVATIONS	<b>"TITLE 24" SHEETS</b>	
A8	EXTERIOR ELEVATIONS	T241	CERTIFICATE OF COMPLIANCE
A9	BUILDING SECTION	T242	CERTIFICATE OF COMPLIANCE
A10	BUILDING SECTION	T243	CERTIFICATE OF COMPLIANCE
A11	BUILDING SECTIONS	CG-1	CHECKLIST & VOC LIMITS
A12	BUILDING SECTION	CG-2	CWM FORMS & RECYCLED CONTENT
A13	DETAILS	CG-3	POLLUTANT CONTROL FORMS #1
A14	DETAILS	CG-4	POLLUTANT CONTROL FORMS #2
A15	CABINET ELEVATIONS		
<b>CIVIL PLANS</b>			
G-00	COVER SHEET AND GENERAL NOTES		
G-01	EXISTING SITE CONDITIONS		
G-02	TOPOGRAPHIC SURVEY		
G-03	RECORD OF SURVEY		
C-1.0	SITE GRADING KEY PLAN		
C-1.1	FIRE TURNAROUND PLAN & FIRE HYDRANT LOCATION PLAN		
C-2.0	GRADING & DRAINAGE PLAN (1OF2)		
C-2.1	GRADING & DRAINAGE PLAN (2OF2)		
C-3.0	DRIVEWAY GRADING /PLAN &		
C-4.0	BUILDING LAYOUT & UTILITIES LOCATION		
C-5.0	HOUSE PAD SECTION		
C-6.0	SECTIONS		
C-7.0	DRIVEWAY CROSS SECTIONS & APPROACH PLAN & PROFILE		
D-1	GRADING DETAIL		
D-2	DETAILS		
ESC-1	EROSION CONTROL PLAN		
BMP-1	EROSION CONTROL DETAIL-1		
BMP-2	EROSION CONTROL DETAIL-2		
TPZ-1	TREE LOCATION PLAN		
SWMP	STORMWATER MANAGEMENT PLAN		
LF-1	SHALLOW PRESSURE DIST. SYSTEM		
LF-2	GENERAL AND CONSTRUCTION NOTES		
LF-3	GRADING PLAN		

**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

**COVER SHEET**

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

<b>REVISIONS</b>				
<b>NO.</b>				
<b>SHEET NUMBER</b>				
<b>A1.0</b>				

**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.sccblding.org](http://www.sccblding.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 File PLN17 - 10706 Zoning Administration Meeting  
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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.sccvurppp.org](http://www.sccvurppp.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](http://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 above-mentioned 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 of 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:

- Fencing should be placed along the outside edge of the dripline of the tree or grove of trees.
- The fencing should be maintained throughout the site during the entire construction period and should be inspected periodically for damage and proper functions.
- Fencing should be repaired as necessary to provide a physical barrier from construction activities.
- 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."
- Protection measures must be in place prior to construction activity commencing.
- 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](http://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](http://www.sccgov.org/sites/rda) > Published Standards, Specifications, Documents and Forms § March 1981 Standards and Policies Manual, Volume 1 (Land Development) [www.sccplanning.org](http://www.sccplanning.org) > Plans & Ordinances > Land Development Standards and Policies § 2007 Santa Clara County Drainage Manual [www.sccplanning.org](http://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.

File PLN17 - 10706 Zoning Administration Meeting  
 James Le Design Review and Grading Page 6 December 5, 2019 Continued Item #1

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:**

- These are minimum Fire Marshal standards. Should these standards conflict with any other local, state or federal requirement, the most restrictive shall apply.
- Construction of access roads and driveways shall use good engineering practice.
- 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).

- Width: Clear width of drivable surface of 12 feet.
- 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).
- Curve Radius: Inside turn radius for curves shall be a minimum of 50 feet.
- Grade: Maximum grade shall not exceed 16%. Grades exceeding 15% shall be paved in compliance with County Standard SD5.
- Surface: All driving surfaces shall be all-weather and capable of sustaining 75,000-pound gross vehicle weight.
- Turnouts: Passing turnouts in compliance with SD-16 shall be provided at every 400 feet and wherever hydrants are placed adjacent to driveways.
- 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.
- 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.

File PLN17 - 10706 Zoning Administration Meeting  
 James Le Design Review and Grading Page 3 December 5, 2019 Continued Item #1

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

File PLN17 - 10706 Zoning Administration Meeting  
 James Le Design Review and Grading Page 4 December 5, 2019 Continued Item #1

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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

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

CONDITIONS OF  
APPROVAL, GENERAL &  
MISC. NOTES

DATE: 2/10/2025

DESIGNED BY: T. PENG

DRAWN BY: N. SINGH

CHECKED BY: M. SAINI

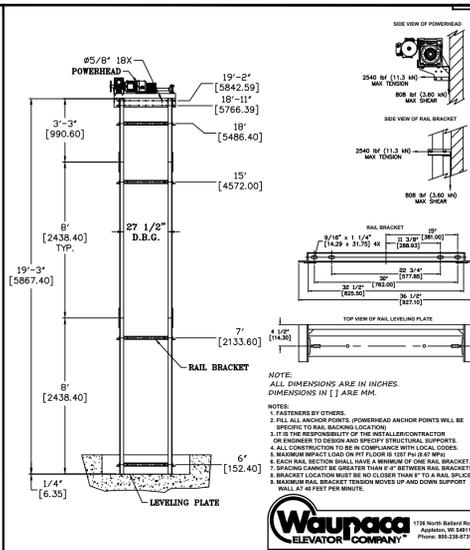
APPROVED BY: M. SAINI

REVISIONS

NO

SHEET NUMBER

A1.2



**GENERAL NOTES**

1) ELEVATOR TO BE CONSTRUCTED IN ACCORDANCE WITH ASME A17.1 PART 5.3 AND ALL LOCAL CODES.

2) ELECTRICAL REQUIREMENTS ARE BY OTHERS AS FOLLOWS:  
 -3 POLE DISCONNECT SWITCH  
 -230 VAC 35 AMP CIRCUIT 1 PHASE FUSED WITH 30 AMP DUAL ELEMENT TIME DELAY (EX. RKT, RKS, J, CC)  
 CLASS FUSE TO BE INSTALLED IN A LOCKABLE FUSED DISCONNECT. (2 WIRE W/GROUND) (DEDICATED CIRCUIT)  
 (208 VOLT 3 PHASE REQUIRES A BUCK BOOST TRANSFORMER)  
 -120 VAC 15 AMP CIRCUIT 1 PHASE WITH 15 AMP PROTECTION (DEDICATED CIRCUIT)

3) IT IS RECOMMENDED FOR A MINIMUM OF ONE HOISTWAY DOOR, ENTRANCE, AND ASSOCIATED FRAMING TO BE LEFT UNFINISHED UNTIL THE ELEVATOR IS SET IN PLACE. CHECK WITH LOCAL DEALER FOR PREFERENCE.

4) HOISTWAY MUST BE PLUMB WITHIN 1/8 INCH PER 10 FT OF HEIGHT AND SQUARE AT ANY POINT WITHIN 1/4 INCH BASED ON DIFFERENCE IN DIAGONAL MEASUREMENTS.

5) MACHINE ROOM MUST BE PROVIDED FOR THE OPERATING EQUIPMENT THAT MEETS N.E.C. CLEAR SPACE REQUIREMENTS AND ALL LOCAL CODES. MACHINE ROOM MUST HAVE A LIGHT AND A CONVENIENCE OUTLET. TEMPERATURE IN HOISTWAY AND MACHINE ROOM TO BE MAINTAINED BETWEEN 60-110° F AND RELATIVE HUMIDITY SHOULD NOT EXCEED 90%.  
 NOTE: THE HOISTWAY DOOR SET BY OTHERS MUST BE ADJUSTED TO THESE REQUIREMENTS.

6) CODE REQUIRES A TELEPHONE CONNECTION TO THE ELEVATOR CAR THEREFORE, A PHONE LINE MUST BE INSTALLED IN THE MACHINE ROOM.

7) ALL HOISTWAY DOORS REQUIRE AN INTERLOCK, DOOR HANDLE, AND LATCH SET.  
 NOTE: A SURVEYOR/ENGINEER ON THE DOOR SET IS REQUIRED TO THESE REQUIREMENTS.

8) ANY ALTERATIONS TO THE EQUIPMENT WITHOUT WRITTEN AUTHORIZATION BY WAUPACA ELEVATOR WILL VOID ALL WARRANTIES.

9) STRUCTURE MUST BE CAPABLE OF SUPPORTING THE APPROPRIATE LOADS. LOCAL ENGINEERING SUPPORT IS RECOMMENDED.

10) NOMINAL DEAD(STATIC) LOAD OF ELEVATOR IS 800 LBS. THIS INCLUDES SHED, CAB, FLOORING, GATES, ETC. AND ALL PERMANENT FIXTURES.

11) WHEN USED, CONCRETE MUST BE A MINIMUM OF 4" THICK 3500 PSI.

**CONTROLLER**  
 7" DEEP SURFACE MOUNT  
 24 1/4" x 14"

**BATTERY BOX**  
 8" DEEP SURFACE MOUNT  
 16" x 14"

NOTE: ALL DIMENSIONS ARE IN INCHES. DIMENSIONS IN [ ] ARE MM.

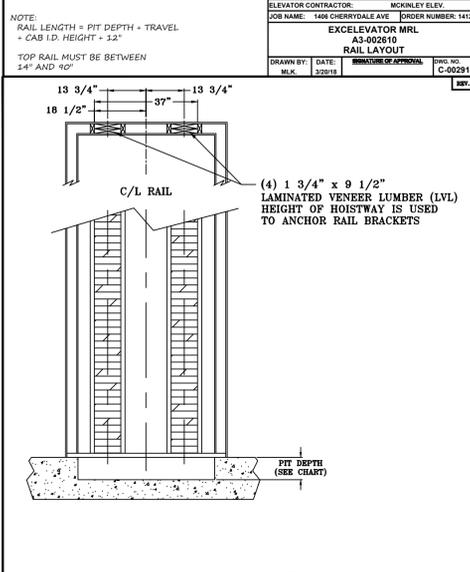
NOTES:  
 1. FASTENERS BY OTHERS.  
 2. FILL ALL ANCHOR POINTS (POWERHEAD ANCHOR POINTS WILL BE SPECIFIC TO RAIL BACKING LOCATION)  
 3. IT IS THE RESPONSIBILITY OF THE INSTALLER/CONTRACTOR OR ENGINEER TO DESIGN AND SPECIFY STRUCTURAL SUPPORTS.  
 4. ALL CONSTRUCTION TO BE IN COMPLIANCE WITH LOCAL CODES.  
 5. MAXIMUM IMPACT LOAD ON PIT FLOOR IS 1000 PSI (8.67 MPa)  
 6. EACH RAIL SECTION SHALL HAVE A MINIMUM OF ONE RAIL BRACKET.  
 7. SPACING CANNOT BE GREATER THAN 6" BETWEEN RAIL BRACKETS.  
 8. BRACKET LOCATION MUST BE NO CLOSER THAN 6" TO RAIL BRACKET.  
 9. MAXIMUM RAIL BRACKET THROUGH MOVES UP AND DOWN SUPPORT SHALL AT 4 FEET PER MINUTE.

1728 North Ballard Road  
 Appleton, WI 54911  
 Phone: 920-238-8739

ELEVATOR CONTRACTOR: MCKINLEY ELEV.  
 JOB NAME: 1486 CHERRYDALE AVE. ORDER NUMBER: 141221

EXCELEVATOR MRL  
 A3-02010  
 RAIL LAYOUT

DRAWN BY: DATE: 3/22/18  
 SIGNATURE OF APPROVAL: DWG. NO. C-002814



NOTE: RAIL LENGTH = PIT DEPTH + TRAVEL + CAB I.D. HEIGHT + 12"  
 TOP RAIL MUST BE BETWEEN 14" AND 40"

(4) 1 3/4" x 9 1/2" LAMINATED VENEER LUMBER (LVL) HEIGHT OF HOISTWAY IS USED TO ANCHOR RAIL BRACKETS

1728 North Ballard Road  
 Appleton, WI 54911  
 Phone: 920-238-8739

ELEVATOR CONTRACTOR: MCKINLEY ELEV.  
 JOB NAME: 1486 CHERRYDALE AVE. ORDER NUMBER: 141221

EXCELEVATOR SERIES  
 WINDING DRUM ELEVATOR  
 DCR OPENING W/ ACCORDION GATE

DRAWN BY: DATE: 3/22/18  
 SIGNATURE OF APPROVAL: DWG. NO. C-002870



NOTE: THIS DRAWING DEPICTS SAMPLE CONSTRUCTION ONLY. IT IS THE RESPONSIBILITY OF THE INSTALLER, CONTRACTOR, OR ENGINEER TO DESIGN AND SPECIFY STRUCTURAL SUPPORTS. ALL CONSTRUCTION TO BE IN COMPLIANCE WITH LOCAL CODES.

UNIVERSAL RAIL BACKING FOR PACA & EXCELEVATOR SERIES ELEVATORS

1) HOISTWAY BY OTHERS PER CODE. WALLS TO BE PLUMB AND SQUARE. ALL HOISTWAY DOORS BY OTHERS PER CODE.  
 2) FINISHED HOISTWAY = ROUGH FRAMING + DRYWALL + PLASTER + PAINT.  
 3) 3 1/4" MINIMUM WIDTH REQUIRED TO MOUNT LOCK TO JAMB.

**LOCATION**  
 STRUCTURE REQUIRED TO SUPPORT LIFTING DRIVE AND RAIL DURING INSTALLATION. LOCATE NEAR CENTER OF SHAFT. (BY OTHERS) MINIMUM 1000 LBS.  
 ADDITIONAL OVERHEAD SPACE MAY BE REQUIRED FOR HOISTING AND MANEUVERING EQUIPMENT INTO PLACE.

MINIMUM HOISTWAY CEILING HEIGHT (9'-2")  
 9'-6"

2ND FLOOR

TOTAL TRAVEL 10'-3" (123")

7'-0" I.D.

1ST FLOOR

12" PIT DEPTH

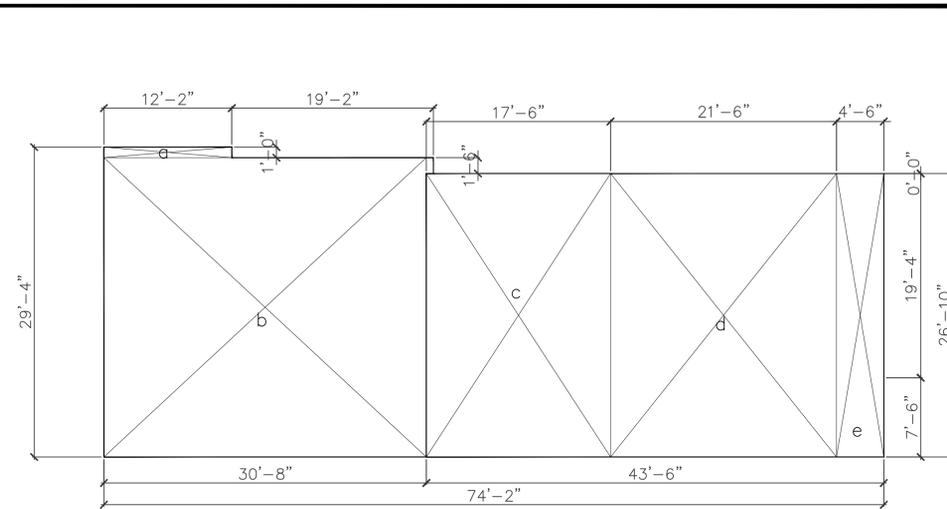
NOTE:  
 -CONTROLLER TO BE LOCATED OUTSIDE OF HOISTWAY.  
 -MINIMUM CAB HT. OF 8'-0"  
 -MAXIMUM CAB HT. OF 8'-0"

1728 North Ballard Road  
 Appleton, WI 54911  
 Phone: 920-238-8739

ELEVATOR CONTRACTOR: MCKINLEY ELEV.  
 JOB NAME: 1486 CHERRYDALE AVE. ORDER NUMBER: 141221

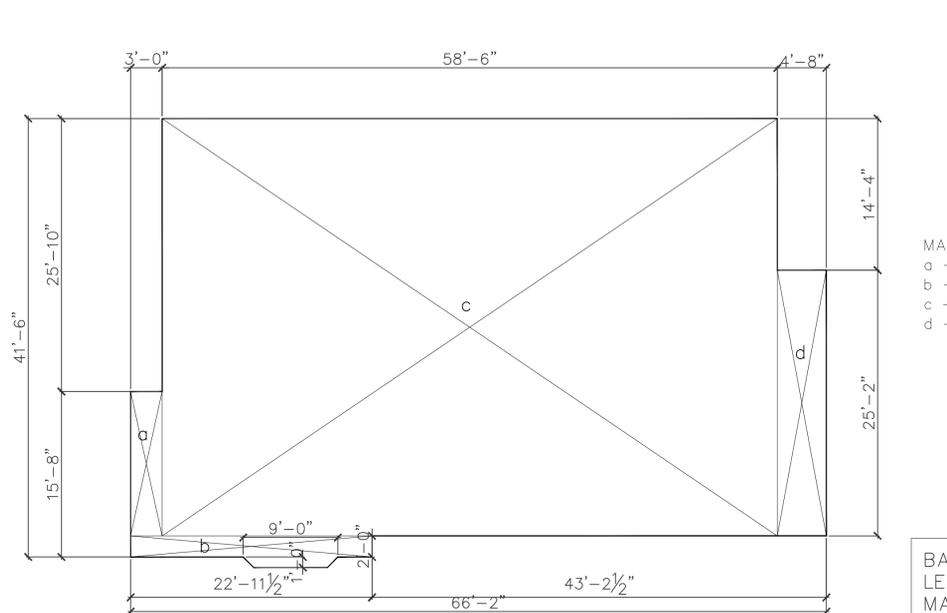
EXCELEVATOR MRL  
 WINDING DRUM ELEVATOR  
 2 STOP ELEVATION VIEW

DRAWN BY: DATE: 3/22/18  
 SIGNATURE OF APPROVAL: DWG. NO. C-003030



basement level floor area calculations

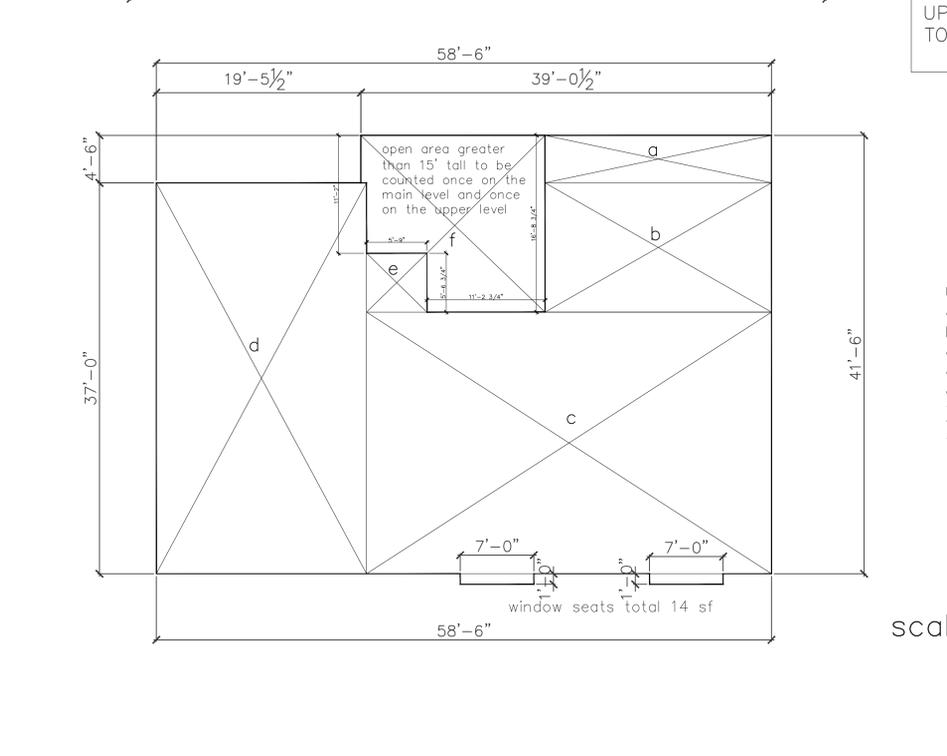
a = 12'-2 x 1'-0 = 12.17  
 b = 30'-8 x 28'-4 = 869.2  
 c = 17'-6 x 26'-10 = 469.35  
 d = 21'-6 x 26'-10 = 576.916  
 e = 4'-6 x 26'-10 = 120.75  
 total 2048.386



MAIN LEVEL FLOOR AREA CALCULATIONS

a = 3'-0 x 15'-8 = 47  
 b = 23'-0 x 2'-0(+) = 53  
 c = 58'-6 x 39'-6 = 2310.75  
 d = 4'-8 x 25'-2 = 117.5  
 TOTAL 2528.25

BASEMENT & GARAGE LEVEL - 2048.385  
 MAIN LEVEL - 2528.25  
 UPPER LEVEL - 2353  
 TOTAL FAR - 6734.75



UPPER LEVEL FLOOR AREA CALCULATIONS

a = 21'-6 x 4'-6 = 96.75  
 b = 21'-6 x 12'-3 = 263.375  
 c = 38'-6 x 24'-9 = 953  
 d = 20'-0 x 37'-0 = 740  
 e = 5'-9 x 5'-7 = 32  
 f = 254  
 WINDOW SEATS 14  
 TOTAL 2353.125

scale 1/8" = 1'-0"

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

FLOOR AREA CALCULATIONS

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

REVISIONS

NO.

SHEET NUMBER  
 A2

**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.  
**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.

**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, & bathtubs**  
 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 b/w 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  
 1.80 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

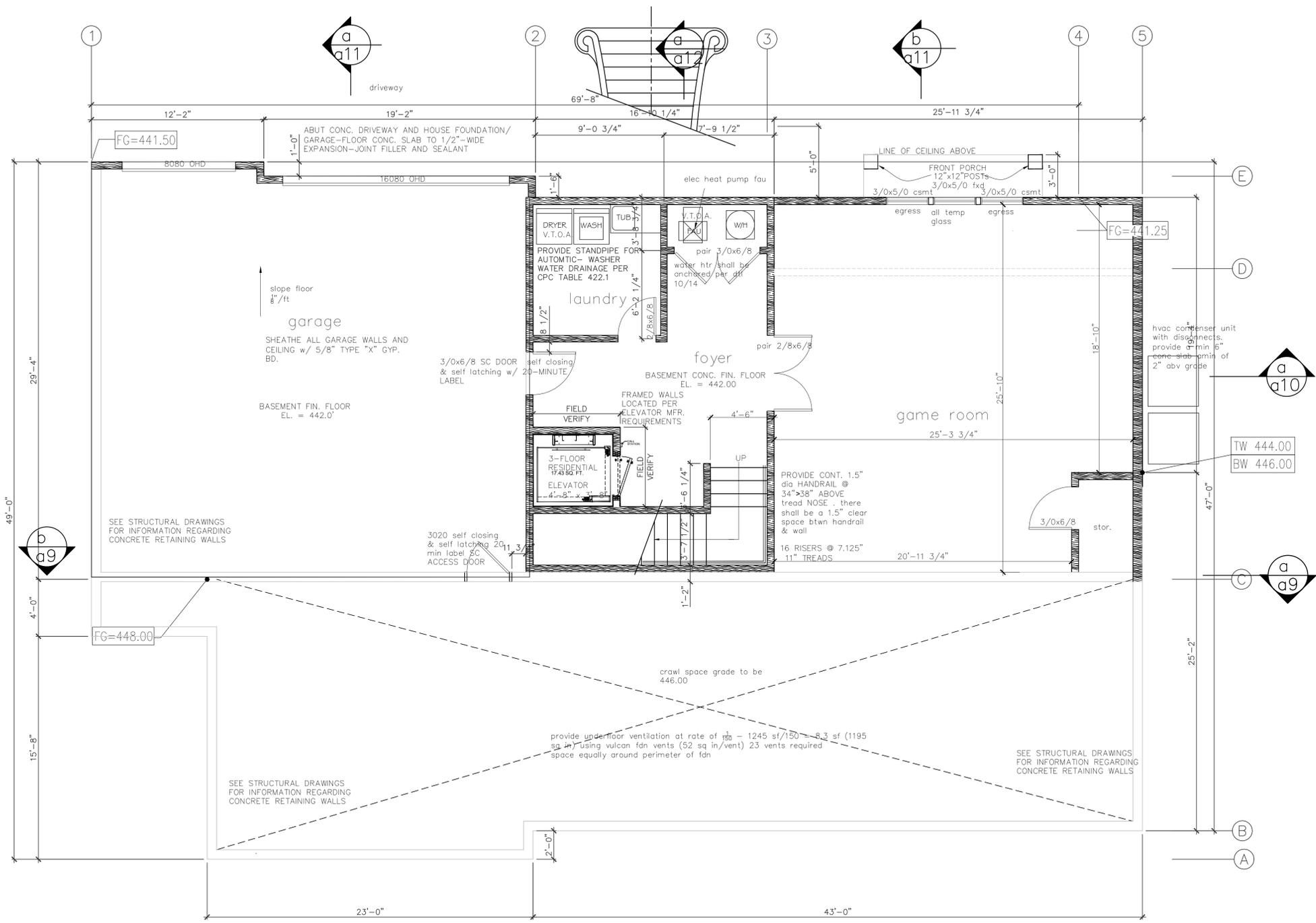
**SHOWER NOTES**  
 TUB/SHOWER WALLS SHALL HAVE A SMOOTH, HARD NON-ABSORBENT SURFACE OVER A MOISTURE-RESISTANT UNDERLAYMENT TO A HGT OF 72" ABOVE THE DRAIN INLET.  
 NOTE - WATER-RESISTANT GYP. BACKING BD. SHALL NOT BE USED OVER A VAPOR RETARDER IN SHOWER OR BATHTUB COMPARTMENTS  
 TUB/SHR WALLS SHALL 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.  
**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 FLATES 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:  
 1. In concealed spaces of stud walls and partitions, including furred spaces and parallel rows of studs or staggered studs, as follows:  
 1.1 Vertically at the ceiling and floor levels.  
 1.2 Horizontally at intervals not exceeding 10 feet (3048 mm).  
 2. At interconnections between concealed vertical and horizontal spaces such as occur at soffits, drop ceilings and cove ceilings.  
 3. In concealed spaces between stair stringers at the top and bottom of the run. Enclosed spaces under stairs shall comply with Section R302.7.  
 4. 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.  
 5. For the fireblocking of chimneys and fireplaces, see Section R1003.19.  
 6. Fireblocking of combs 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:  
 1. Two-inch (51 mm) nominal lumber.  
 2. Two thicknesses of 1-inch (25.4 mm) nominal lumber with broken lap joints.  
 3. One thickness of 2 1/2-inch (63.5 mm) wood structural panels with joints backed by 3/4-inch (19.1 mm) wood structural panels.  
 4. One thickness of 3/4-inch (19.1 mm) particleboard with joints backed by 3/4-inch (19.1 mm) particleboard.  
 5. One-half-inch (12.7 mm) gypsum board.  
 6. One-quarter-inch (6.4 mm) cement-based millboard.  
 7. 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.  
 8. 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

NO.	REVISIONS
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/ 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 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.

**Bath Accessories**  
verify all colors, sizes, finishes, etc. of both accessories, towel bars, roll 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 w/ 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:

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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 WALLS

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. E.A. SIDE OF W/C C/L AND MIN. 24" CLR. IN FRONT OF W/C

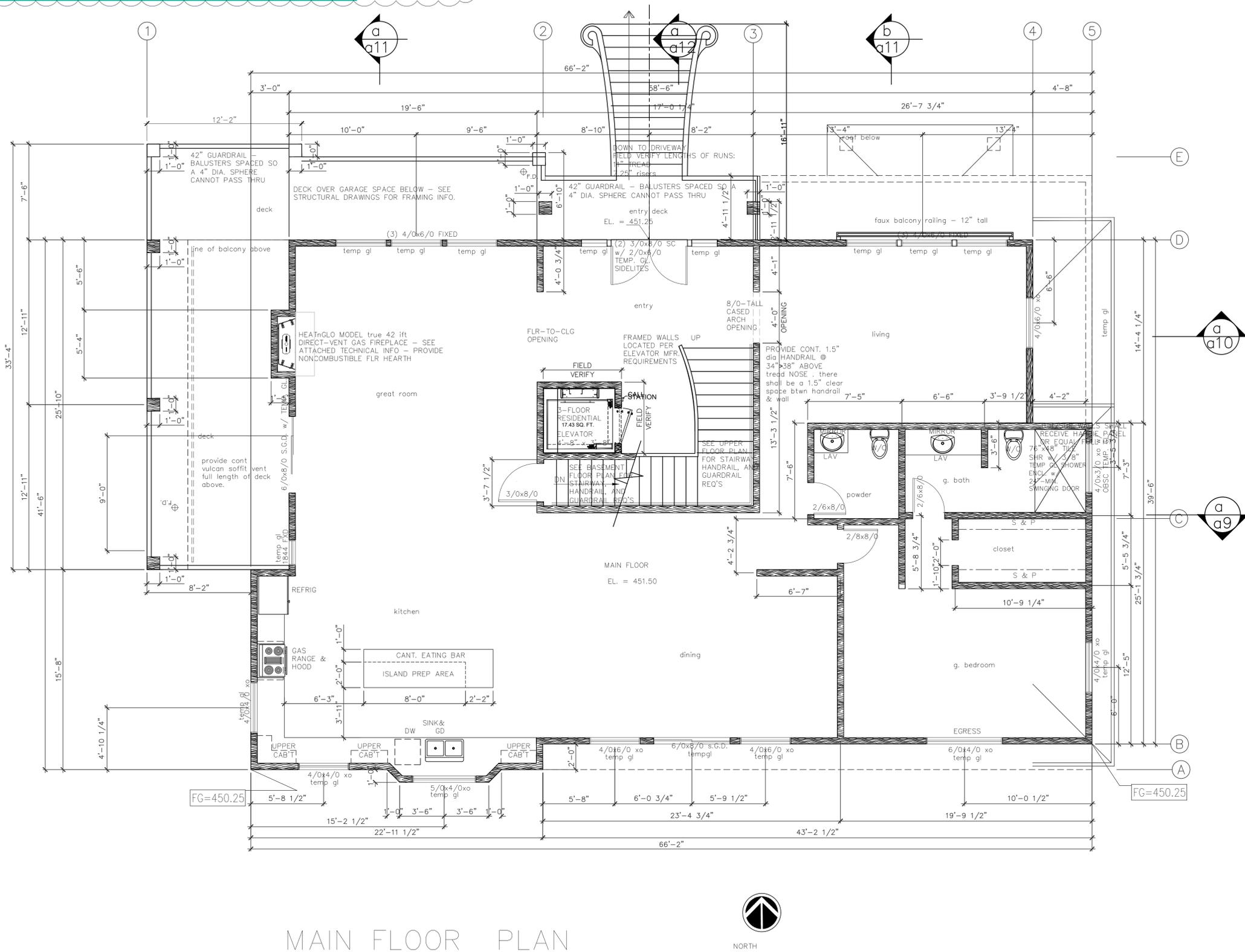
## DISHWASHER NOTE:

NO DOMESTIC DISHWASHING MACHINE SHALL BE DIRECTLY CONNECTED TO A DRAINAGE SYSTEM OR FOOD-WASTE DISPOSER WITHOUT THE USE OF AN APPROVED DISHWASHER-AIR-CAP 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.

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## FLOOR PLAN NOTES



# MAIN FLOOR PLAN



scale 1/4" = 1'-0"

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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. SAINI
APPROVED BY:	M. SAINI

NO.	REVISIONS
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 JAMES HARDIE, OR ASPHALT SATURATED FELT PAPER, OR WOOD STUDS AT ALL WATER SPLASH AREAS, TYPICAL, U.N.O.

BATHUBS/SHOWERS AND ENCLOSURES  
ALL WALL & CEILING TILE TO BE INSTALLED OVER 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" X 30" MIN. SIZE PER  
PROVIDE ACCESS OPENING LARGE ENOUGH FOR REMOVAL OF HVAC UNIT WHERE OCCURS.  
PROVIDE 30" X 43" 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 ON 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.  
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

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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 BATH/TUB 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

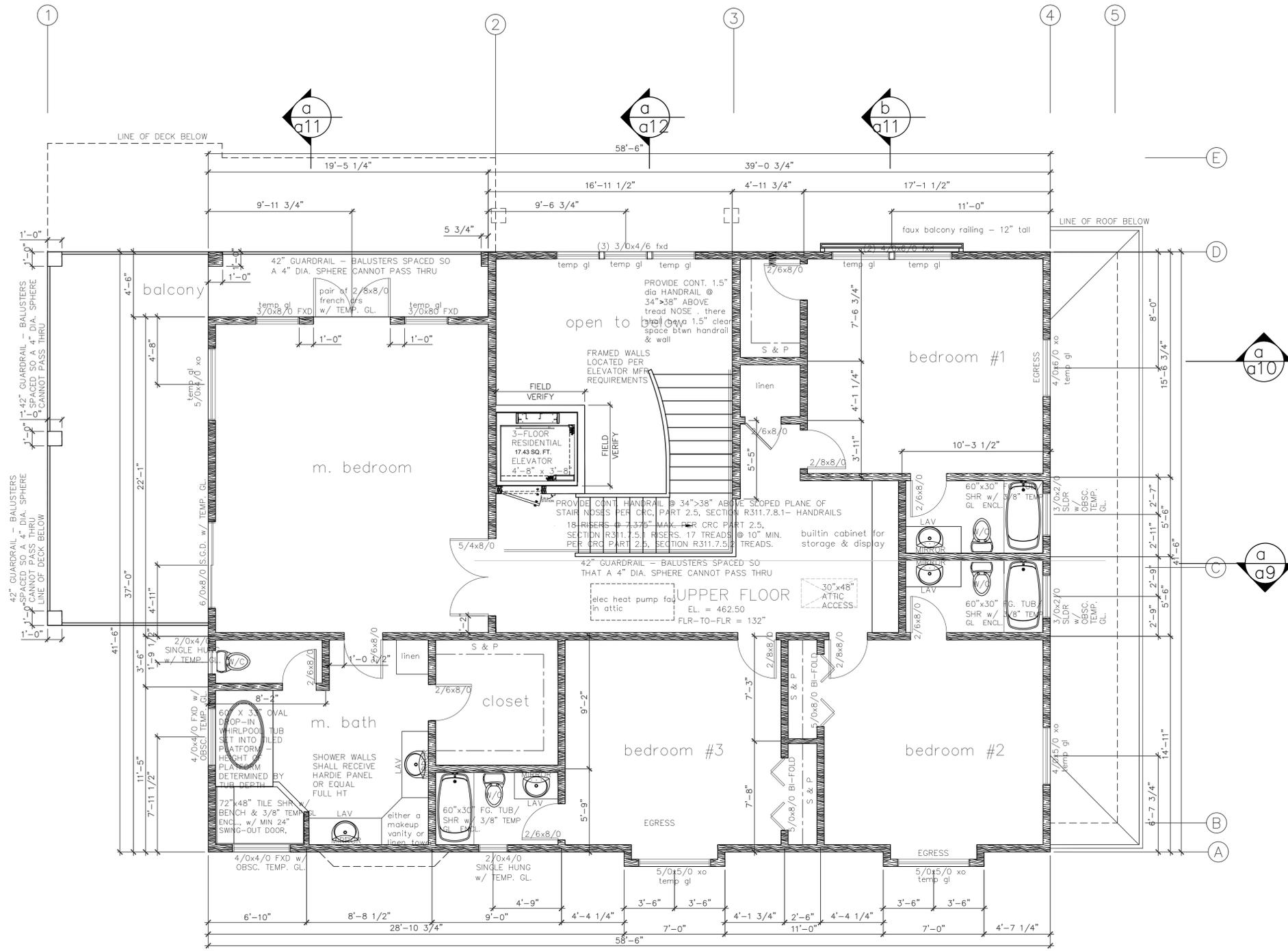
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NOTES:

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"

STEVE BENZING ARCHITECT  
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NEW RESIDENCE ON  
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APN: 654-64-012

UPPER LEVEL  
FLOOR PLAN

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

NO.	REVISIONS

SHEET NUMBER  
**A5**



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 2019 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 VISIBLE 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 2019 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 SCALED 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 "GADCO 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.

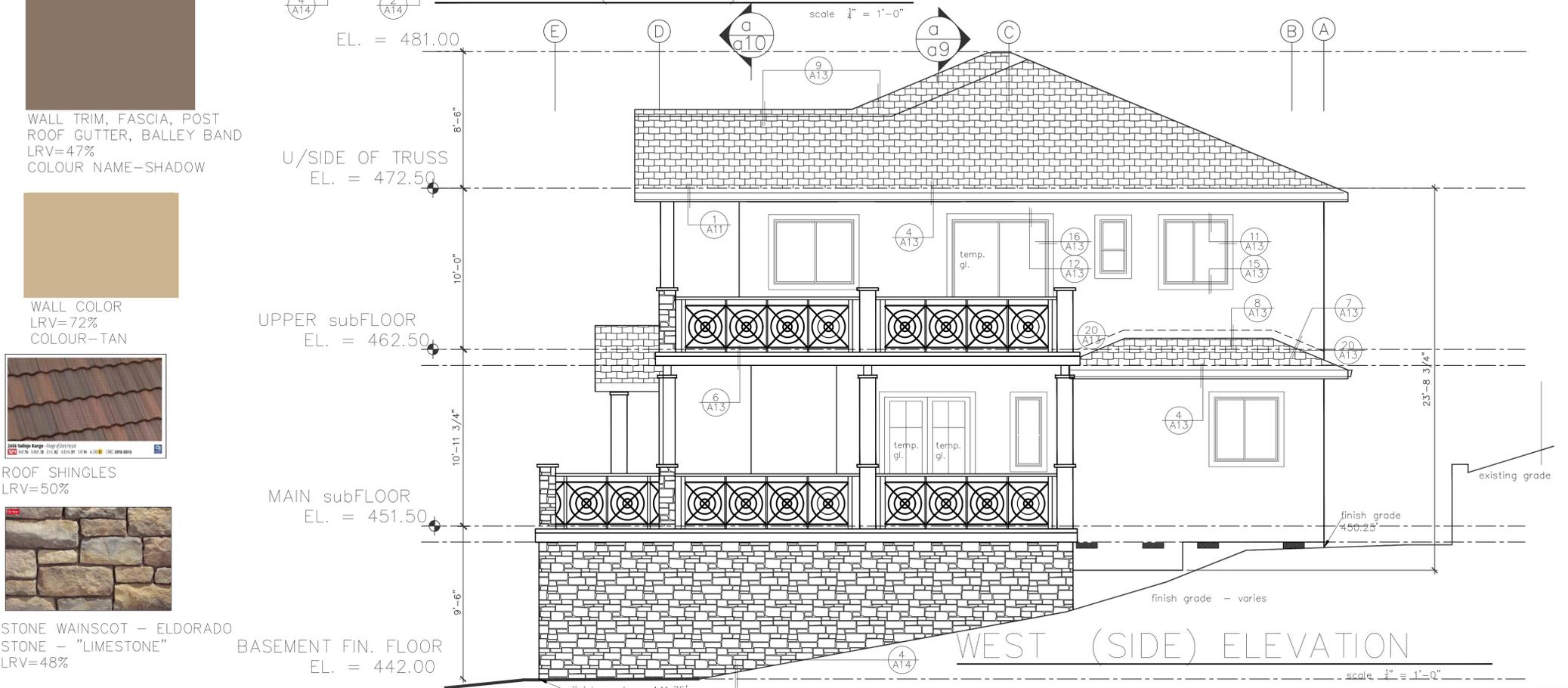
WINDOWS:  
 JEN-WELD WINDOW CO. ALUMINUM-CLAD WOOD-FRAME WINDOWS WITH PAINT-GRADE INTERIORS AND DUAL-GLAZED LOW-E2 GLASS, TYPICAL U.N.O. REFER TO WINDOW SCHEDULE FOR MORE INFORMATION.

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

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



NORTH (FRONT) ELEVATION



WEST (SIDE) ELEVATION

WALL TRIM, FASCIA, POST ROOF GUTTER, BALLEY BAND LRV=47% COLOUR NAME-SHADOW

WALL COLOR LRV=72% COLOUR-TAN

ROOF SHINGLES LRV=50%

STONE WAINSCOT - EL DORADO STONE - "LIMESTONE" LRV=48%

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NEW RESIDENCE ON BELLA MADEIRA LANE SAN JOSE, CA APN: 654-64-012	
EXTERIOR ELEVATIONS	
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DESIGNED BY:	T. PENG
DRAWN BY:	N. SINGH
CHECKED BY:	M. SAINI
APPROVED BY:	M. SAINI
REVISIONS	
NO.	
SHEET NUMBER A7	

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 6"-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 CMC 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. R005.2.8. 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..

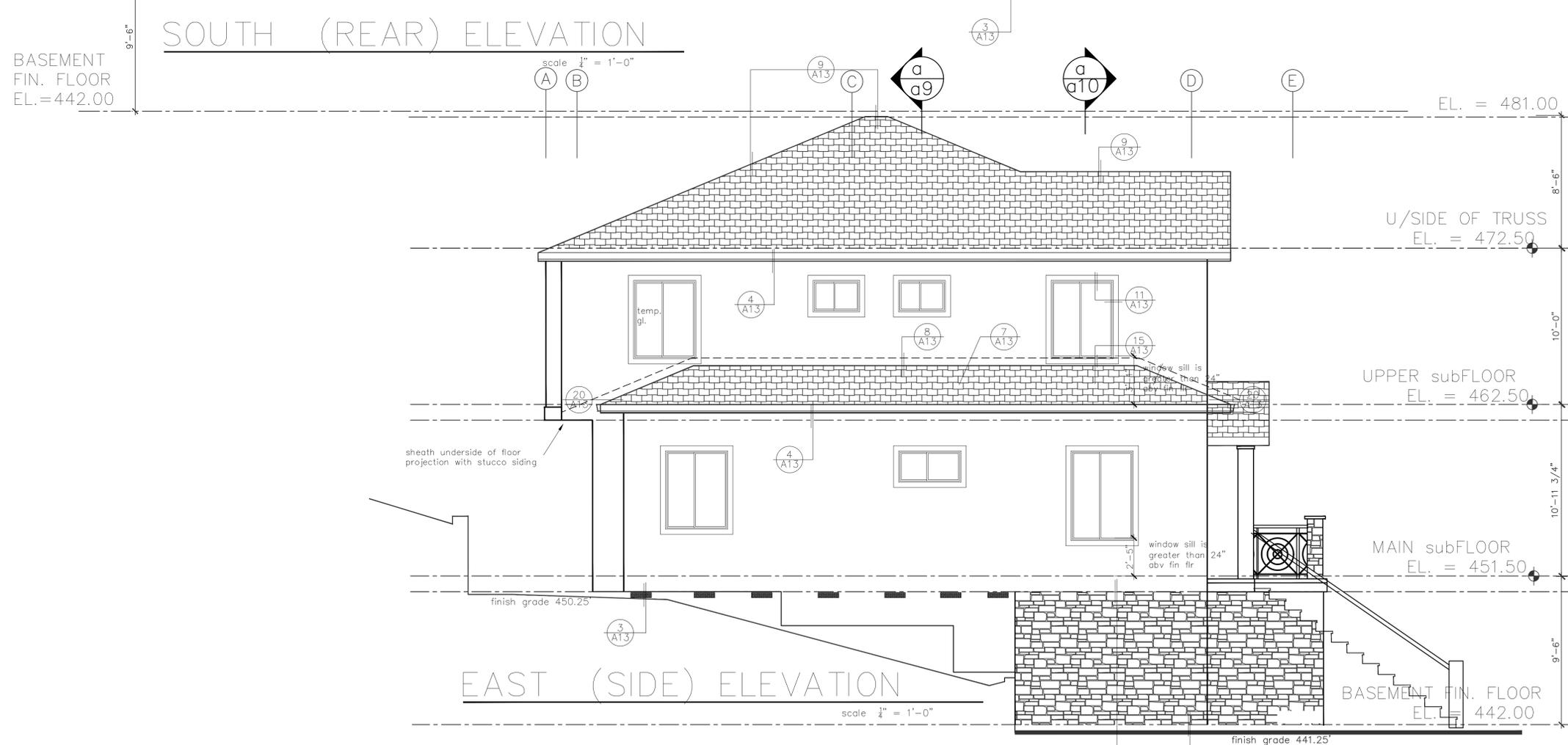
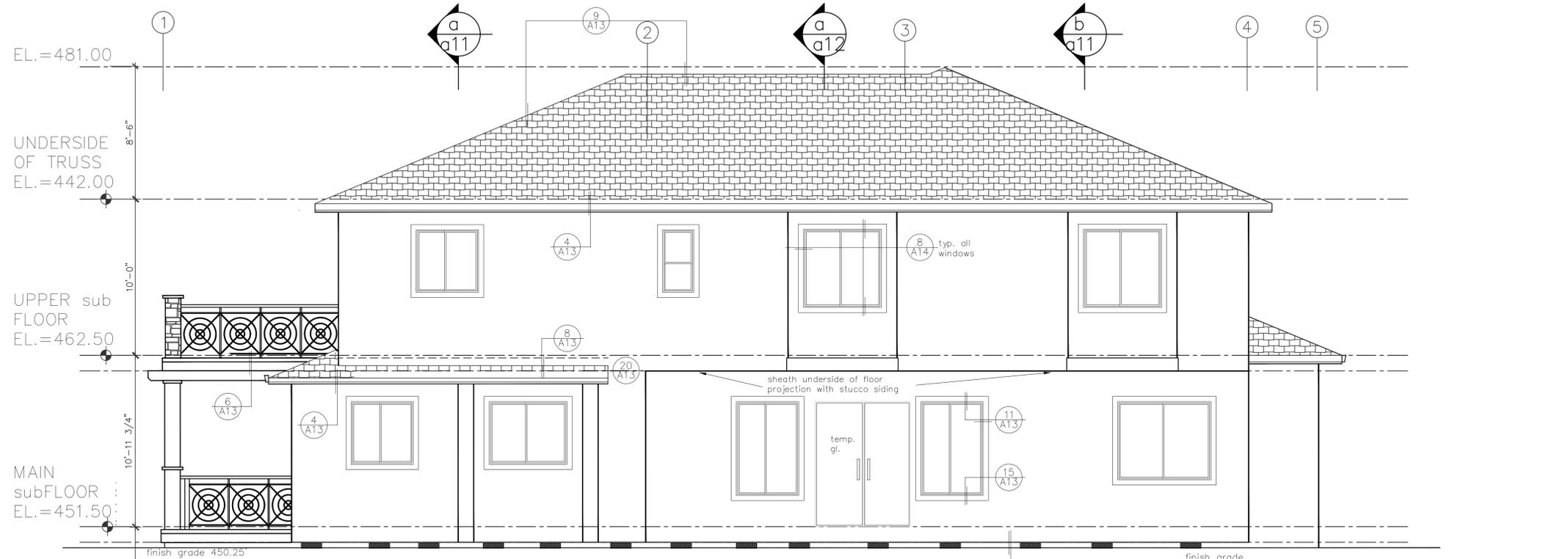
ADHERED THIN STONE VENEER  
 EL DORADO "COURSED STONE" ADHERED VENEER, COLOR: "SANTA BARBARA". AT WALLS, CHIMNEYS, ETC. WHERE SHOWN ON DRAWINGS. INSTALL ALL STONE OVER 3/4"-1"-THICK MORTAR BED OVER STUCCO WIRE LATH OVER "CADCO J-DRAIN #303" DRAINAGE BLANKET (OR EQUIVALENT) OVER 2 LAYERS KRAFT WATERPROOF 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.



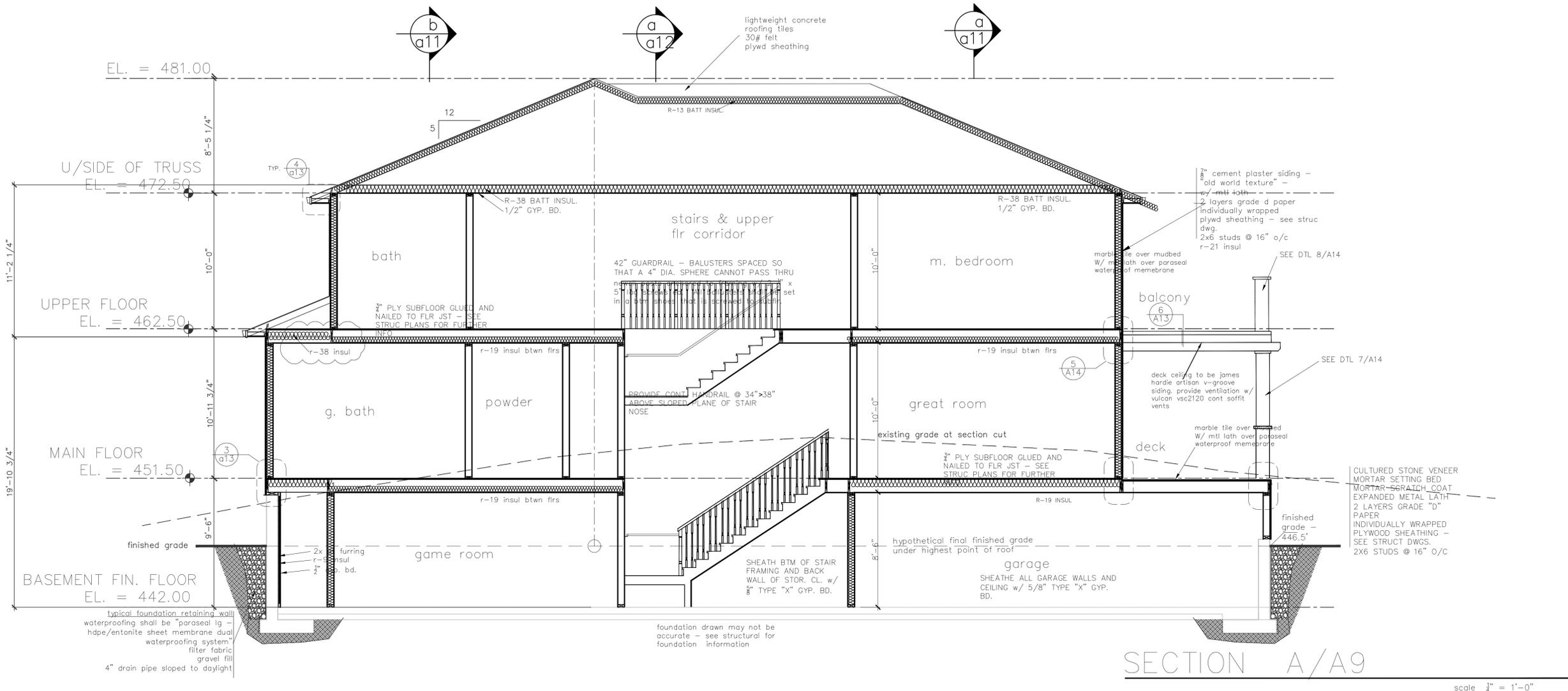
STEVE BENZING ARCHITECT  
 C-17985  
 12103 FREDERICKSBURG  
 SARTOGA CALIFORNIA  
 TEL: 408-805-1328  
 EMAIL: steve@benzarch.com  
 WEBSITE: BENZARCH.COM

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

EXTERIOR  
 ELEVATIONS

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

SHEET NUMBER  
 A8



SECTION A/A9

scale 3/4" = 1'-0"

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 EMAIL: steve@benzarch.com  
 WEBSITE: BENZARCH.COM

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

REVISIONS	
NO.	

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/translations

### 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
	Actual	Framing	Actual	Framing	Actual	Framing	Actual	Framing	
TRUE-42	67	65-9/16	65-9/16	62-5/8	61	24	24	41-7/8 x 36-1/8	

**UNIT**

**FRONTS**

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:**  
 24 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:**  
 The Finest Galvanized Steel Finish\*

BLACK BROWN CHARCOAL GRAY TERRA COTTA WHITE

**3. SELECT SUBFLASHING OPTIONS**

**Standard:**  
 2" Flange

**Upgrade Options:**  
 4" Flange  
 6" Flange  
 Diverter\*\*\*

**4. SELECT WIRE MESH** NFVA\*\*

**Standard:**  
 1/4" Galvanized  
 86.25 sq. in.

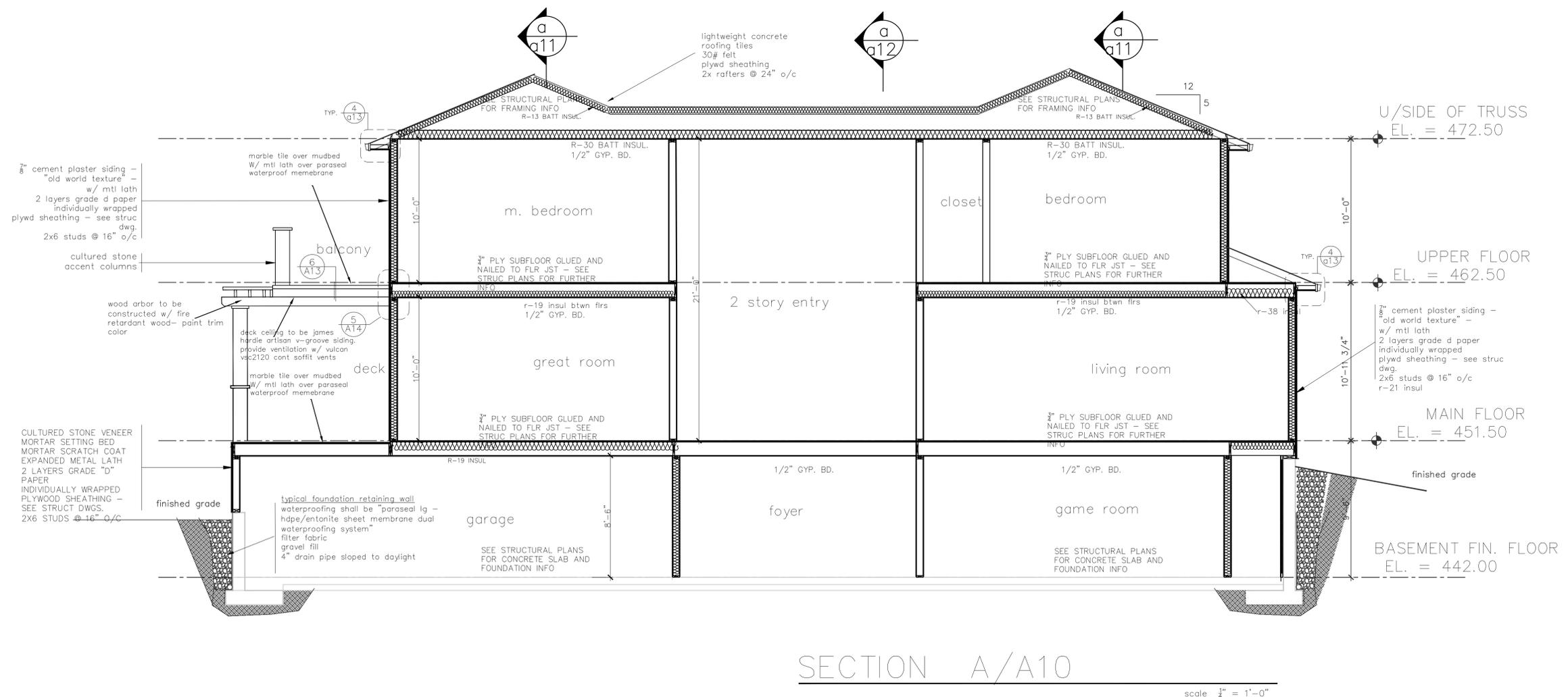
**Upgrade Options:**  
 1/4" Stainless Steel  
 86.25 sq. in.

1/8" Galvanized  
 77.63 sq. in.  
 1/8" Stainless Steel  
 77.63 sq. in.

**www.ohagin.com**  
 210 Classic Court, Suite 100 • Redwood Park, CA 94928  
 Toll Free 877-326-0444 • Fax 707-588-9187

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

\*O'Hagin is a registered leader in attic ventilation testing and design.



SECTION A/A10  
 scale 1/4" = 1'-0"

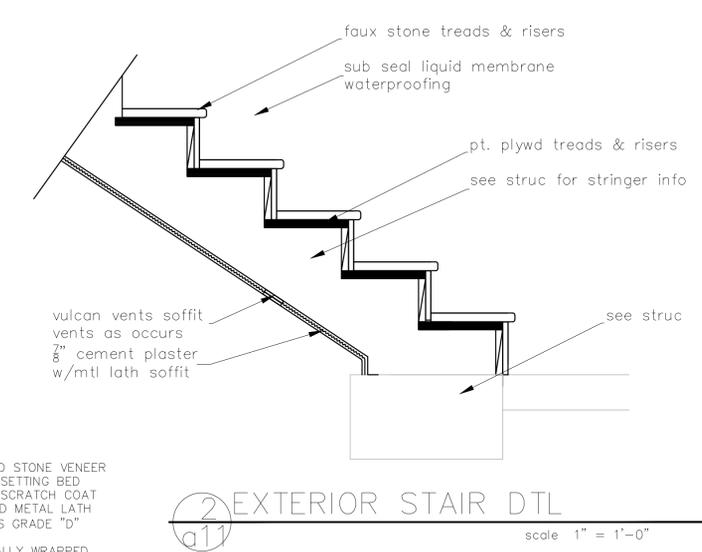
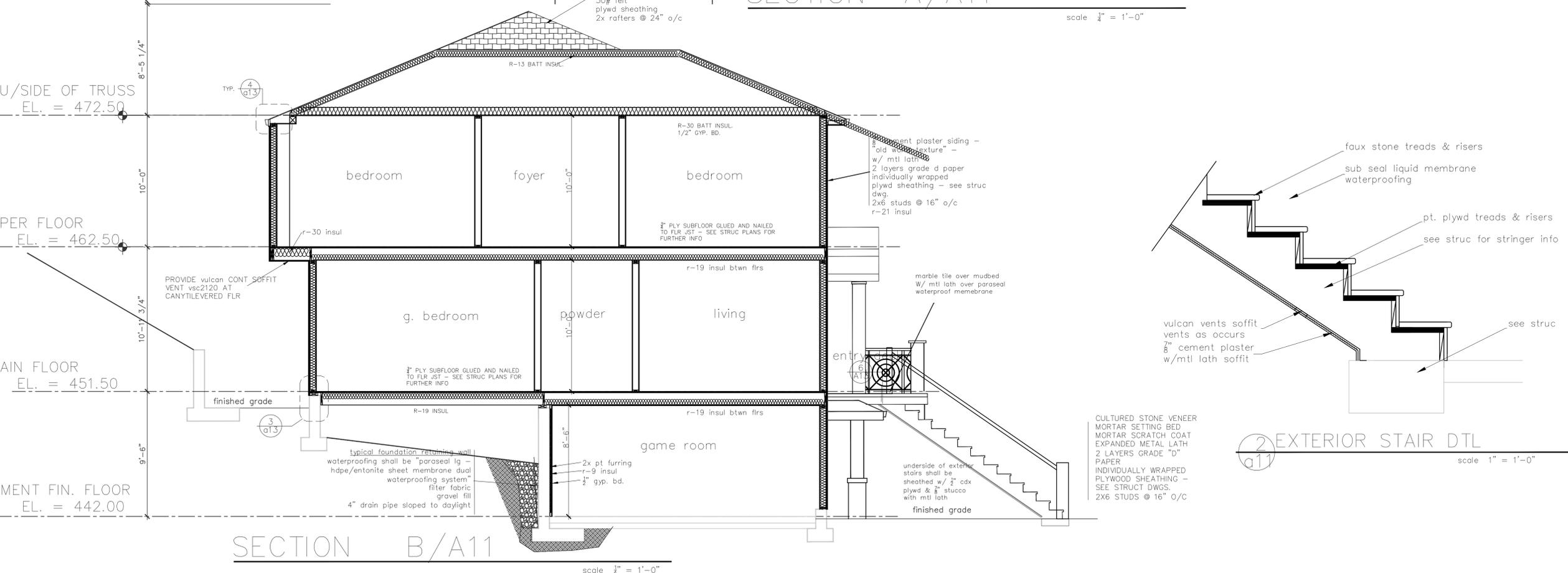
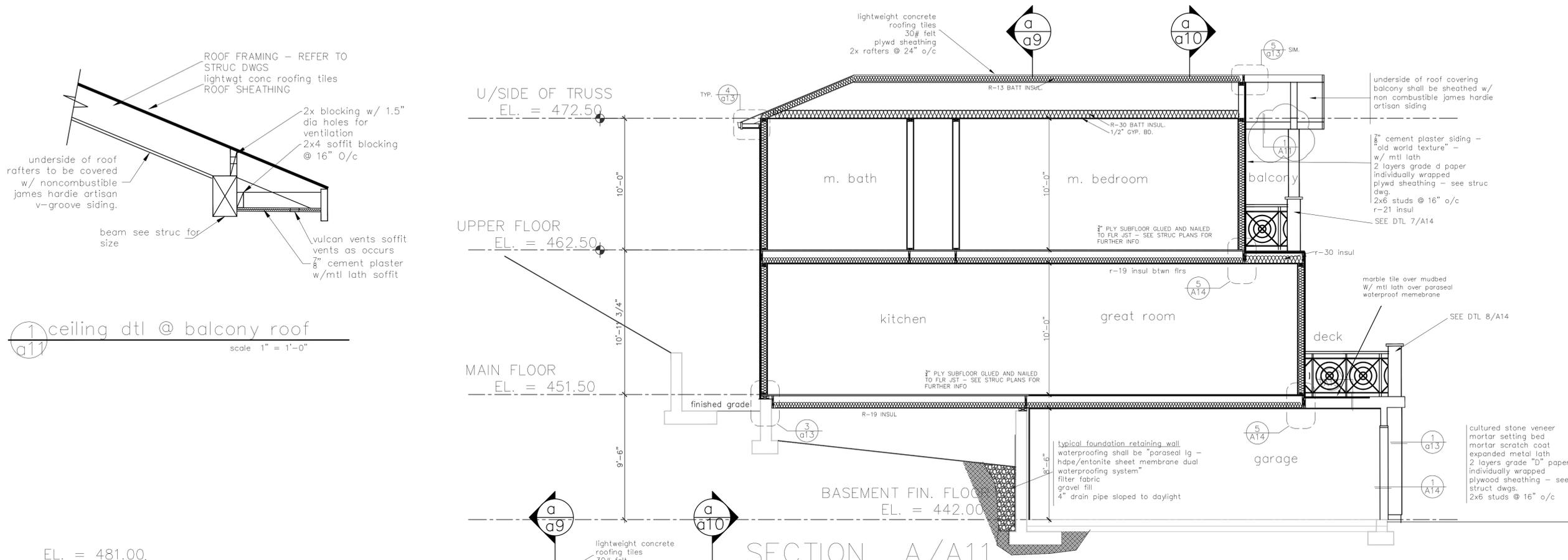
STEVE BENZING ARCHITECT  
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 SARTOGA CALIFORNIA  
 TEL: 408-805-1328  
 EMAIL: steve@benzarch.com  
 WEBSITE: BENZARCH.COM

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

BUILDING  
 SECTION

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

SHEET NUMBER  
**A10**



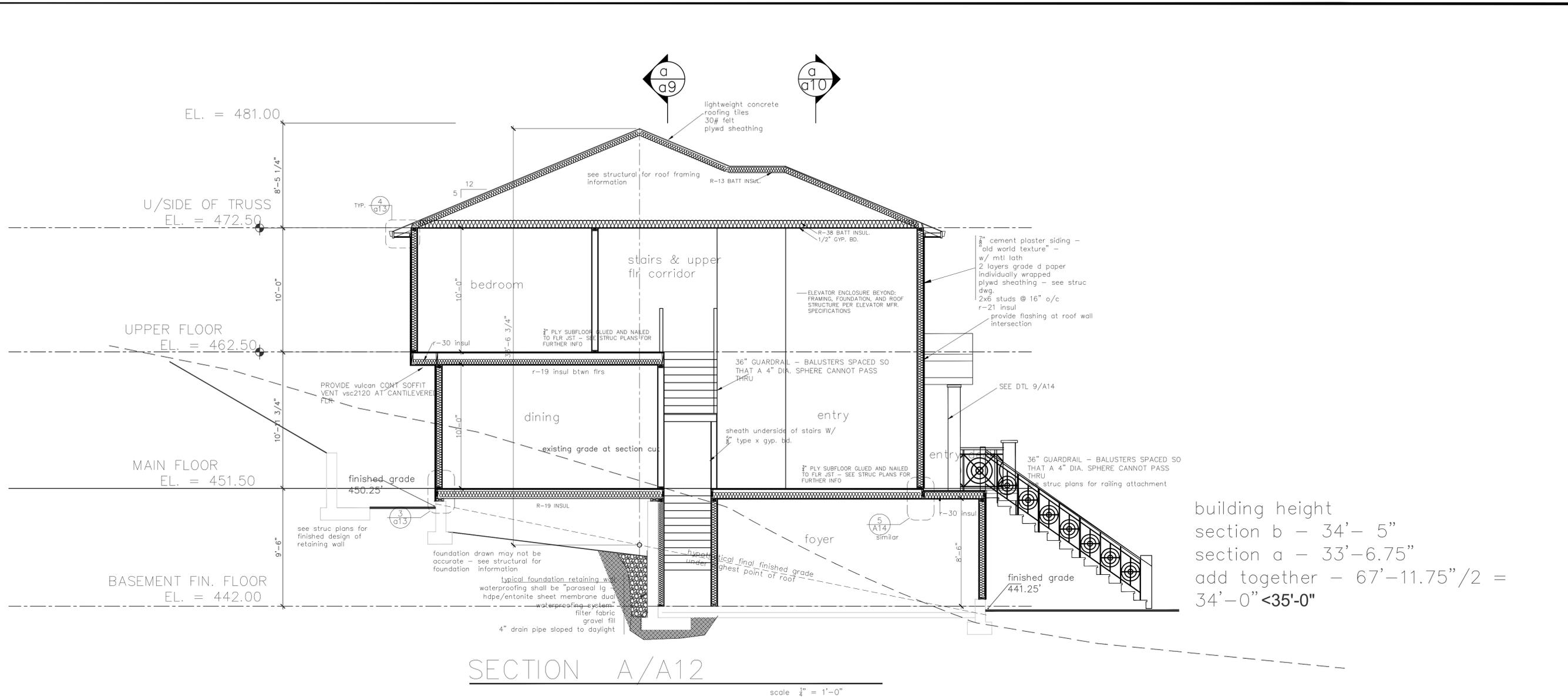
STEVE BENZING ARCHITECT  
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NEW RESIDENCE ON  
BELLA MADEIRA LANE  
SAN JOSE, CA  
APN: 654-64-012

BUILDING SECTIONS

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

NO. SHEET NUMBER  
A11



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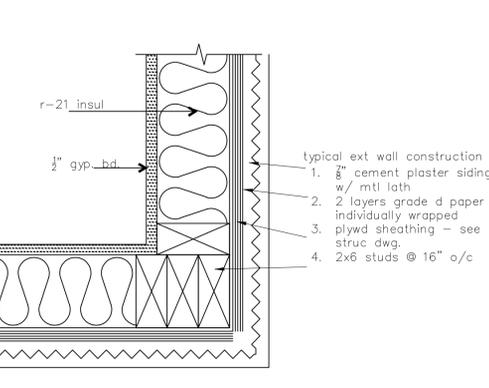
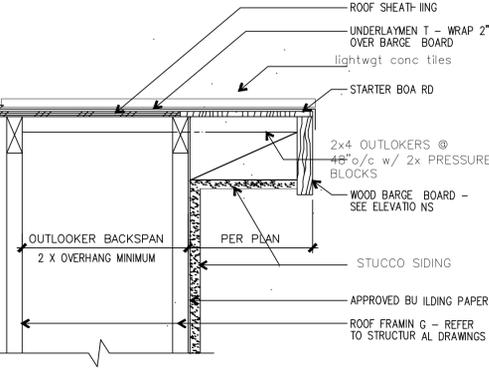
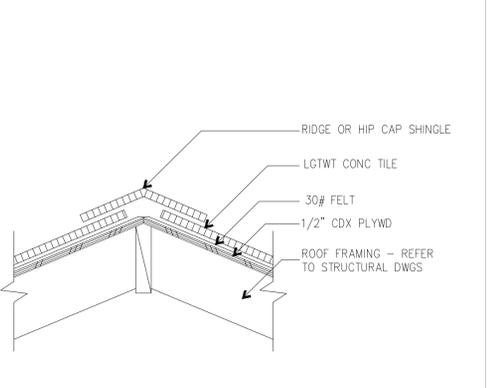
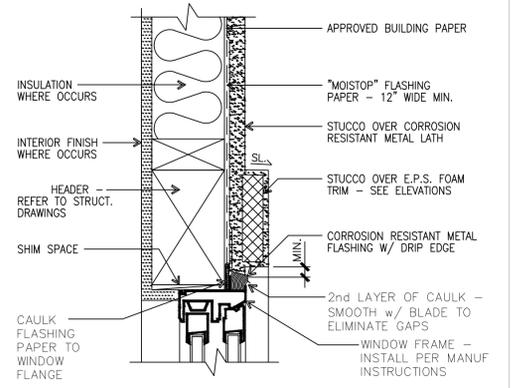
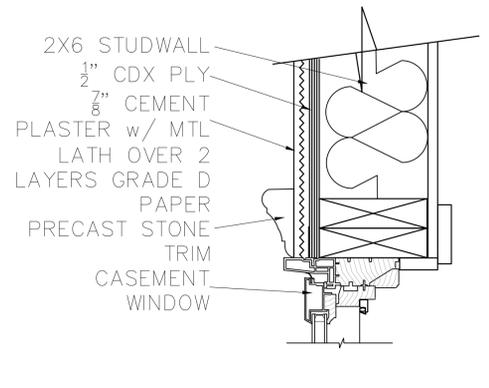
NEW RESIDENCE ON  
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 SAN JOSE, CA  
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BUILDING  
 SECTIONS

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

NO.	REVISIONS

SHEET NUMBER  
**A12**



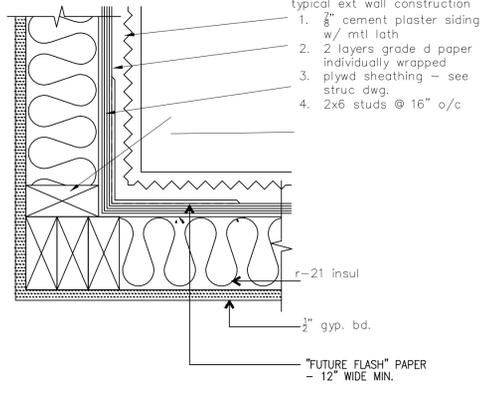
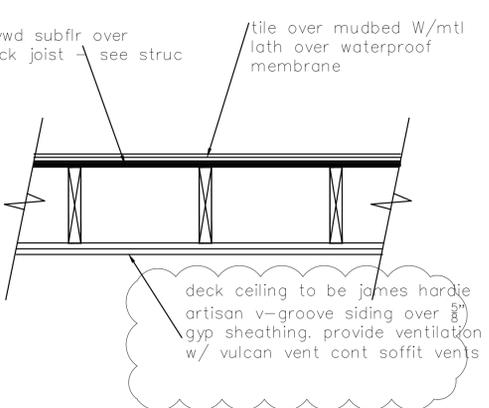
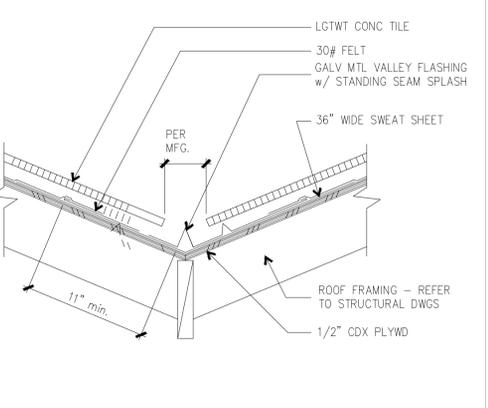
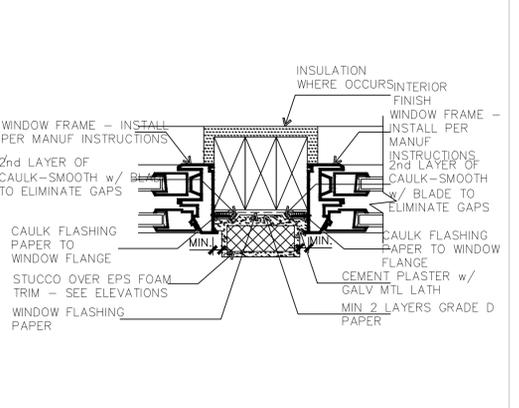
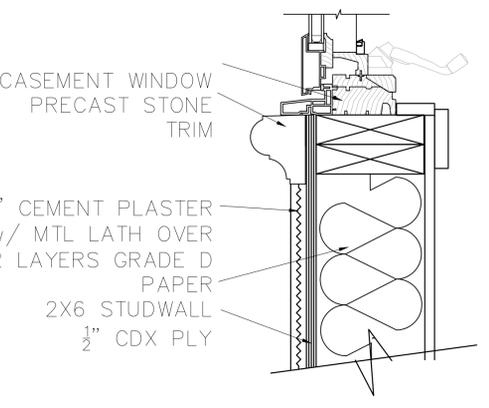
WINDOW HEAD/JAMB DTL 17

WINDOW HEAD/JAMB TRIM 13

RIDGE/HIP 9

TYPICAL RAKE 5

OUTSIDE STUCCO CORNER 1



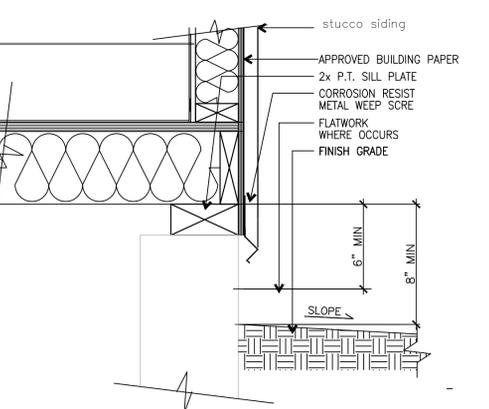
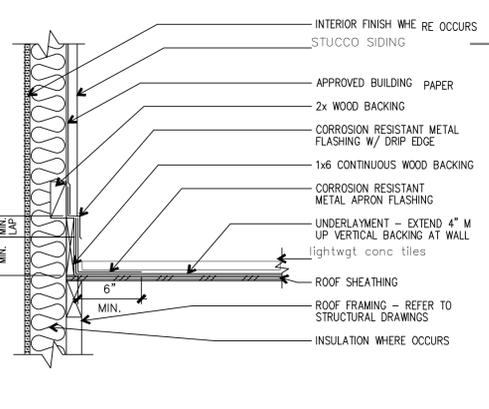
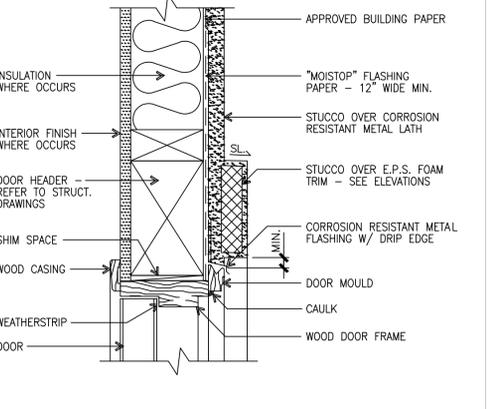
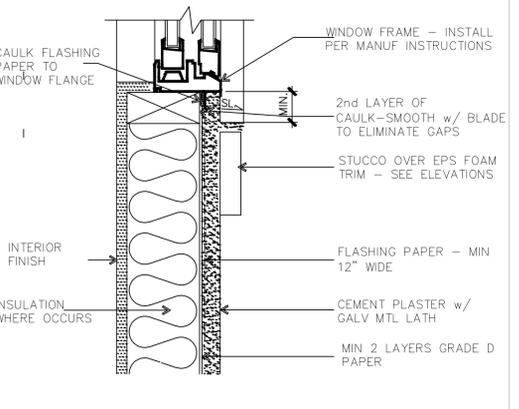
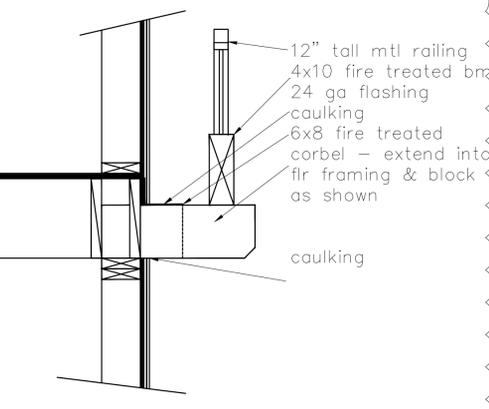
WINDOW SILL DTL 18

WINDOW MULLION 14

VALLEY 10

TYP 2ND FLR DECK CONST. 6

INSIDE STUCCO CORNER 2



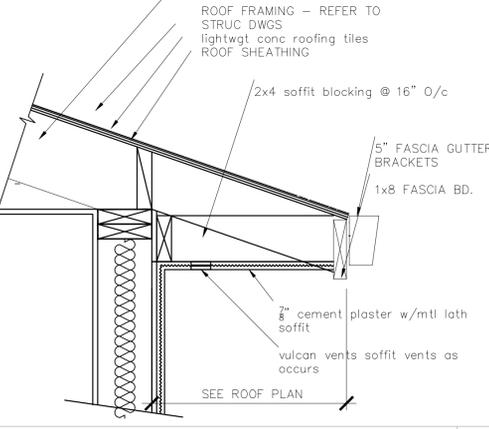
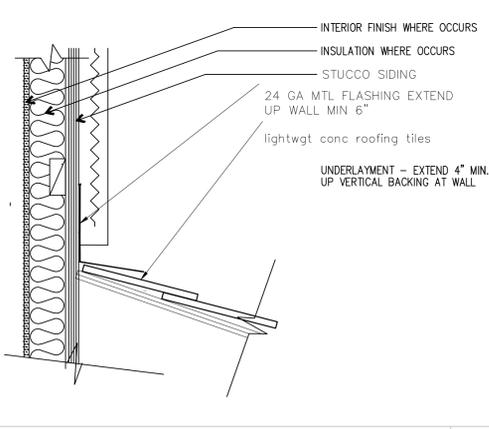
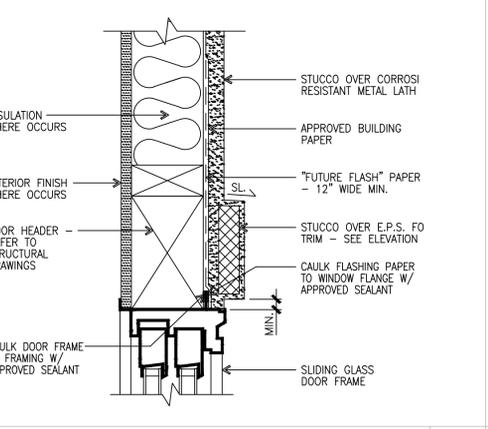
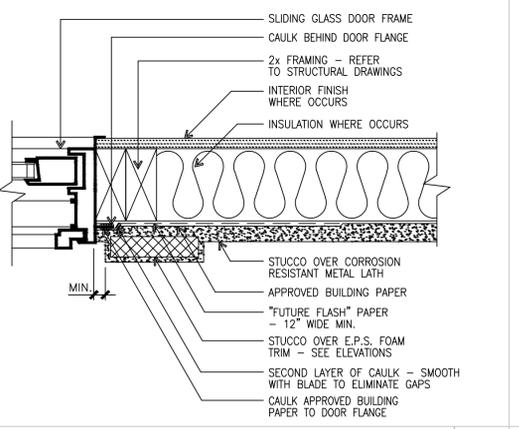
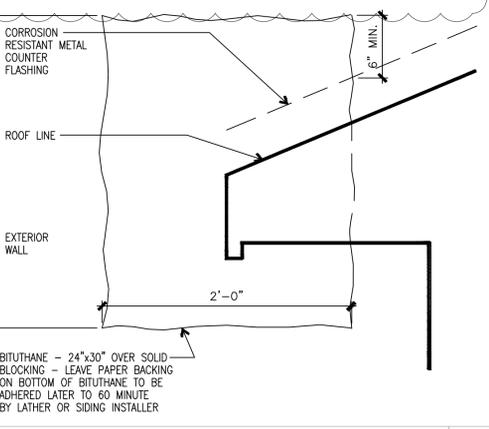
faux balcony 19

WINDOW SILL w/ FOAM TRIM 15

DOOR HEAD/JAMB TRIM 11

ROOF/WALL INTERSECTION 7

STUCCO WEEP SCREED 3



FASCIA TO WALL 20

SLIDING GLASS DOOR JAMB 16

SLIDING GLASS DOOR HEAD 12

ROOF/WALL INTERSECTION 8

TYPICAL EAVE 4

STEVE BENZING ARCHITECT  
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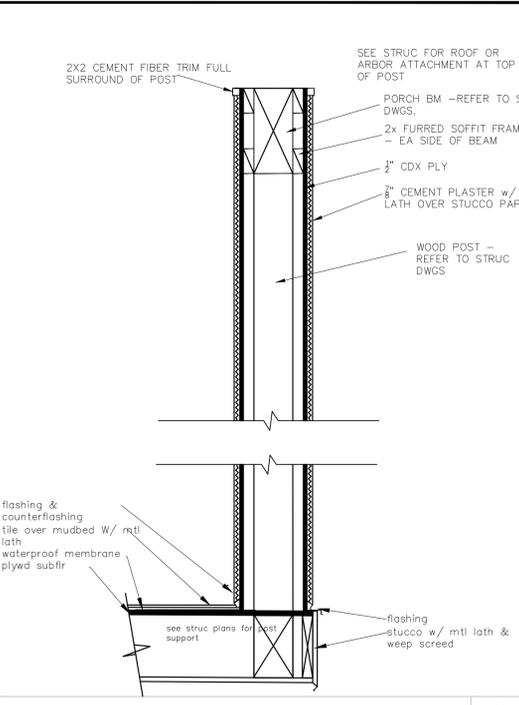
NEW RESIDENCE ON  
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DETAILS

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

NO.	REVISIONS

SHEET NUMBER  
**A13**



COLUMN w/o STONE BASE 9

**SubSeal® Liquid Waterproofing Membrane**  
**Product Data & Installation Instructions**  
 National Applied Construction Products, Inc. • 480-431-4422 • Fax: 336-644-8827 • www.NACProducts.com  
 Important: Proper installation of the system requires use of the appropriate primer and companion products. Read and understand Product Data Sheet before beginning work. See website for application and technical details.

**Liquid Waterproofing Membrane with Crack Isolation Technology**  
**Crack Isolation Technology**  
 SubSeal® is a high solids, one-part, ready-to-use elastomeric waterproofing membrane for interior and exterior substrates. SubSeal® also functions as a sealant, stand-alone crack suppressant and moisture barrier for exterior surfaces, exterior and wood flooring.

**Features and Benefits**  
 • Suitable for interior and exterior use  
 • Use on or stand alone waterproofing membrane  
 • Crack suppression up to 1/8"  
 • Thin, low profile with superior flexibility when cured  
 • Protects against reflective cracking and delamination  
 • Assures waterproof integrity of corners and seams  
 • Eases application in hard to reach areas  
 • Quick drying allows same day tile installation  
 • Flood test in less than 24 hours  
 • Effective barrier against mold  
 • Easily applied with trowel, roller, brush or sprayer

**How It Works**  
 SubSeal® forms a thin, flexible layer that is an impervious water barrier providing superior waterproofing protection. It bonds directly to stainless steel, metal, PVC, and ABS fixtures. It can also be used for seam and corner applications such as shower pans and exterior decks and balconies.  
 SubSeal® can be used at floor-to-wall and wall-to-wall joints, at drains and protrusions and at all perimeters. The membrane bonds to the substrate while creating a new surface to accommodate a better latex mortar, organic adhesives and solvent-free epoxy setting materials. Recommended under thin bed and medium bed installations of ceramic, porcelain, stone, marble, granite and other floor requiring integrated waterproofing.  
 SubSeal® can reduce tile failure by protecting line and other hard surface floors from substrate movement up to 1/8" while waterproofing underlying or adjacent building structures.

**Substrate Underlayment**  
 SubSeal® can be used on concrete, brick, masonry, stone, wood, metal, and other substrates. It is not to be used as an adhesive.  
 Use only solvent-free products in conjunction with SubSeal®.  
 Do not use as a primary roofing membrane.  
 Do not apply over wet surfaces or surfaces subject to hydrostatic pressure.  
 SubSeal® has a 12 month shelf life. Store in original container from freezing - do not store below 32°F (0°C).  
 Other Substrates: Exterior decks and balconies, existing ceramic and porcelain tile and resilient flooring.

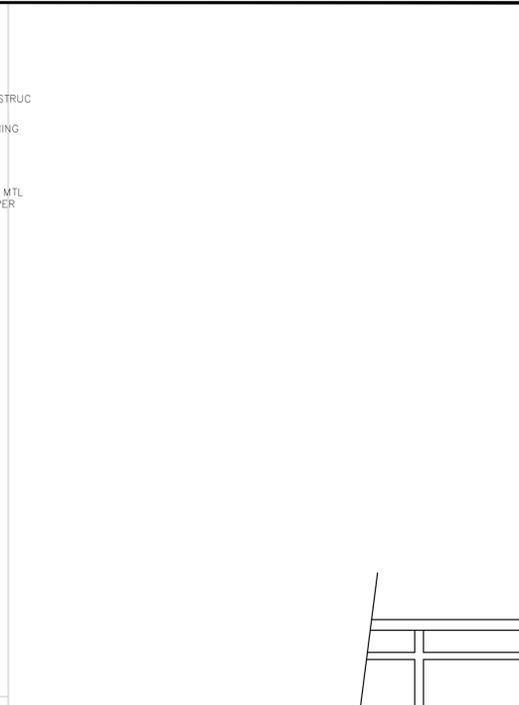
**Substrate Preparation**  
 1. Wear rubber gloves and eye protection while using this product.  
 2. Surface temperature must be above 40°F (4°C) for 24 hours prior to application of SubSeal® for 48 hours after application.  
 3. Exterior and wall areas must have proper sloping to drain.  
 4. Substrate must be level, structurally sound and meeting 1/8" for ceramic and porcelain tile or 1/16" for stone tile on flat or dead loads. Maximum variation of 1/4" in 10' from the required plane.  
 5. Grind bumps and level slab depressions with a quality latex underlayment in accordance with manufacturer's instructions. Surfaces must be free of holes, projections, moisture, dirt, wax, curing compounds or other bond breakers. On smooth surfaces, scuff floor.  
 6. Pre-fill cracks and joints by forcing SubSeal® into the openings. Coat between plywood sheets must also be pre-filled.  
 7. Do not use under self leveling underlayment.  
 8. Keep SubSeal® and companion products protected from the elements until the tile is fully installed, grouted and cured.

**Installation Instructions**  
 1. Apply SubSeal® evenly with:  
 • Trowel - notch trowel (3/16" x 1/4"), using flat edge. Flatten ridges to uniform.  
 • Roller - rough textured (3/4") synthetic roller.  
 • Point brush - standard bristle.  
 • Adhesive Sprayer - with PSI between 1900-2300, a tip opening between .025 to .029 and a flow rate 1.0 - 1.5 gpm.  
**Ensure SubSeal®** appropriately covers and penetrates corners and end seams. Pre-formed inside and outside fabric corners may be used to add additional support to the corners.  
 2. Average dry time of SubSeal® is about two hours but may vary due to temperature, humidity, internal moisture level, porosity of substrate and application thickness.  
 3. After the first coat has dried, apply a second coat of SubSeal® at a right angle to the first coat. This is recommended for water containment and/or if cracks or pinholes are found. Periodically check the film thickness with a wet-film gauge. When wet, the combined coatings must be at least 40-70 mils thick. The combined dry coating thickness should be a minimum of 47 mil and should not exceed 115 mil wet-film thickness.  
 4. Install tile or stone flooring with a polymer modified mortar that meets ANSI A118.4 standard.  
 5. Clean tools and hands with water prior to material drying.

0916/PATLALDOS-03			
PROPERTY	DESCRIPTION		
Color (Bentonite/HDPE)	Gray/Black		
Installation Temperature	>25 to 130°F (31.7 to 54.4°C)		
Freeze/Thaw Cycle	No effect before or after installation		
Resistance to Chemicals & Gases	Excellent high resistance. Contact Tremco for specific information.		
Life Expectancy	Indefinite		
PROPERTY	TEST METHOD	VALUES US	VALUES SI
Max. Elongation	ASTM D412 Type 4 Dumbbell	500%	
Strength at Break	ASTM D412	4.00 lb/in <sup>2</sup>	281.22 kg/cm <sup>2</sup>
Strength at Break	ASTM D6963, Type IV	80 lb/in	14.28 kg/cm
100% Area Strength	Unaffected		
Indur. Puncture Resistance	ASTM D4835	36.67 lb/in	54.57 kg/m
Resistance to Micro-organisms (bacteria, fungi, mold, yeast)	ASTM D4068	Unaffected	
Hydrostatic Resistance (with perme test)	ASTM D5385	231' of H <sub>2</sub> O	
Hydrostatic Resistance (with perme test)	ASTM D5385	>100+ psi (231' H <sub>2</sub> O)	
Permeance	ASTM E96	0.009 US perms	1.7 ng/Ps m <sup>2</sup>
Puncture Resistance (Road)	ASTM E154	155 lb	690.47 N
All data based on 20-mil HDPE			

retaining wall waterproofing  
 upper floor deck waterproofing

upper floor deck waterproofing



COLUMN w/ STONE BASE 7

**Product Description**  
 Paraseal® LG is a sheet waterproofing membrane consisting of 20 mils of HDPE, separable, granular bentonite and a protective layer of spun-bonded polyester. The composite weight of the material is up to 1.0 lb/ft<sup>2</sup>, creating a dual waterproofing membrane.

**Basic Uses**  
 Paraseal® LG is designed for use over lagging on blindside walls, under slab, and buried forms such as elevator pits. It may be used on backfilled walls. Must be covered with a manufacturer's approved finish surface.  
 Do not apply to cover existing expansion, construction, cold or open-joint joints.  
 Do not use as a primary roofing membrane.  
 Do not apply over wet surfaces or surfaces subject to hydrostatic pressure.  
 SubSeal® has a 12 month shelf life. Store in original container from freezing - do not store below 32°F (0°C).  
 Other Substrates: Exterior decks and balconies, existing ceramic and porcelain tile and resilient flooring.

**Features and Benefits**  
 The Paraseal® LG system combines the dual waterproofing system with a protective third layer of spun bond polyester to keep the membrane intact during the concrete pour or shotcrete application.  
 The nature of the Paraseal® waterproofing system also allows for installation over green or damp surfaces accelerating the construction process.  
 The bentonite can expand up to 8 times its original thickness to stop water that may make it past the HDPE layer, providing a second layer of protection.

**Availability**  
 Paraseal® LG is immediately available from your local Tremco Sales Representative or Distributor. For Distributor locations, visit [www.tremcosealants.com](http://www.tremcosealants.com)

**Packaging**  
 4' x 24' (1.2 M x 7.3 M) rolls  
 20 rolls/pallet

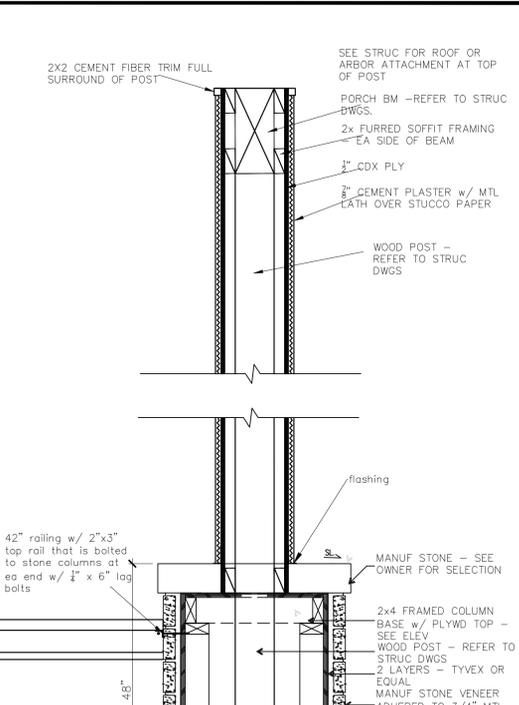
**Storage**  
 Protect from moisture. Store on a skid or pallet and cover with polyethylene or tarp. Do not double stack pallets. Prevent hydration of bentonite until the sheet is installed and under recommended compaction.

**Caution**  
 Substrate temperature must be at least 40°F. Keep SubSeal® and companion products protected from the elements until the tile is fully installed, grouted and cured.  
 Average product coverage is about 110 sq. ft. per gallon but is contingent upon the type of application used and porosity of the substrate. For highly absorptive surfaces, additional coats may be required.

0916/PATLALDOS-03			
PROPERTY	DESCRIPTION		
Color (Bentonite/HDPE)	Gray/Black		
Installation Temperature	>25 to 130°F (31.7 to 54.4°C)		
Freeze/Thaw Cycle	No effect before or after installation		
Resistance to Chemicals & Gases	Excellent high resistance. Contact Tremco for specific information.		
Life Expectancy	Indefinite		
PROPERTY	TEST METHOD	VALUES US	VALUES SI
Max. Elongation	ASTM D412 Type 4 Dumbbell	500%	
Strength at Break	ASTM D412	4.00 lb/in <sup>2</sup>	281.22 kg/cm <sup>2</sup>
Strength at Break	ASTM D6963, Type IV	80 lb/in	14.28 kg/cm
100% Area Strength	Unaffected		
Indur. Puncture Resistance	ASTM D4835	36.67 lb/in	54.57 kg/m
Resistance to Micro-organisms (bacteria, fungi, mold, yeast)	ASTM D4068	Unaffected	
Hydrostatic Resistance (with perme test)	ASTM D5385	231' of H <sub>2</sub> O	
Hydrostatic Resistance (with perme test)	ASTM D5385	>100+ psi (231' H <sub>2</sub> O)	
Permeance	ASTM E96	0.009 US perms	1.7 ng/Ps m <sup>2</sup>
Puncture Resistance (Road)	ASTM E154	155 lb	690.47 N
All data based on 20-mil HDPE			

retaining wall waterproofing  
 upper floor deck waterproofing

upper floor deck waterproofing



DECK @ WALL DETAIL 5

Company Name: HOOVER TREATED WOOD PRODUCTS, INC.  
 154 Wier Road, Thomson, GA 30824  
 Product Description: "EXTERIOR FIRE X"pressured impregnated treated plywood  
 (Douglas Fir, Micro-Lam Douglas Fir, Southern Yellow Pine, Gang-Lam Southern Yellow Pine, Micro-Lam Southern Pine, Spruce Master Plank). (CSFM Listing No. 2580-1701:101)

**Basic Uses**  
 Paraseal® products require a minimum of 24 psi of compaction/finishing.  
 Paraseal® LG is not to be installed over ponding or standing water or snow.  
 If ground water is brackish, please contact your local Tremco Sales Representative four weeks prior to a pending application, and provide a water and/or soil sample for testing purposes in order to determine the correct bentonite formula for your project's application.  
 The backfill contains substantial amounts of either lava rock, basalt or any other coarse or highly abrasive materials, a protection course or drainage mat may be required. Contact your local Tremco Sales Representative or Technical Service at 866-209-2464 for details.  
**Warranty**  
 Tremco warrants its Products to be free of defects in materials, but makes no warranty as to appearance or color. Since methods of application and on-site conditions are beyond our control and can affect performance, Tremco makes no other warranty, expressed or implied, including warranties of MERCHANTABILITY and FITNESS FOR A PARTICULAR PURPOSE, with respect to Tremco Products. Tremco's sole obligation shall be, at its option, to replace or to refund the purchase price of the quantity of Tremco Product proven to be defective, and Tremco shall not be liable for any loss or damage.

**Availability**  
 Paraseal® LG is immediately available from your local Tremco Sales Representative or Distributor. For Distributor locations, visit [www.tremcosealants.com](http://www.tremcosealants.com)

**Packaging**  
 4' x 24' (1.2 M x 7.3 M) rolls  
 20 rolls/pallet

**Storage**  
 Protect from moisture. Store on a skid or pallet and cover with polyethylene or tarp. Do not double stack pallets. Prevent hydration of bentonite until the sheet is installed and under recommended compaction.

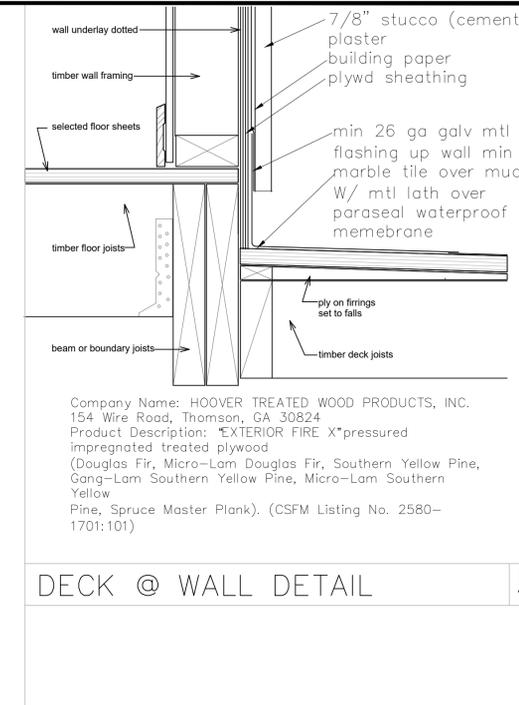
**Caution**  
 Substrate temperature must be at least 40°F. Keep SubSeal® and companion products protected from the elements until the tile is fully installed, grouted and cured.  
 Average product coverage is about 110 sq. ft. per gallon but is contingent upon the type of application used and porosity of the substrate. For highly absorptive surfaces, additional coats may be required.

**Installation Instructions**  
 1. Apply SubSeal® evenly with:  
 • Trowel - notch trowel (3/16" x 1/4"), using flat edge. Flatten ridges to uniform.  
 • Roller - rough textured (3/4") synthetic roller.  
 • Point brush - standard bristle.  
 • Adhesive Sprayer - with PSI between 1900-2300, a tip opening between .025 to .029 and a flow rate 1.0 - 1.5 gpm.  
**Ensure SubSeal®** appropriately covers and penetrates corners and end seams. Pre-formed inside and outside fabric corners may be used to add additional support to the corners.  
 2. Average dry time of SubSeal® is about two hours but may vary due to temperature, humidity, internal moisture level, porosity of substrate and application thickness.  
 3. After the first coat has dried, apply a second coat of SubSeal® at a right angle to the first coat. This is recommended for water containment and/or if cracks or pinholes are found. Periodically check the film thickness with a wet-film gauge. When wet, the combined coatings must be at least 40-70 mils thick. The combined dry coating thickness should be a minimum of 47 mil and should not exceed 115 mil wet-film thickness.  
 4. Install tile or stone flooring with a polymer modified mortar that meets ANSI A118.4 standard.  
 5. Clean tools and hands with water prior to material drying.

0916/PATLALDOS-03			
PROPERTY	DESCRIPTION		
Color (Bentonite/HDPE)	Gray/Black		
Installation Temperature	>25 to 130°F (31.7 to 54.4°C)		
Freeze/Thaw Cycle	No effect before or after installation		
Resistance to Chemicals & Gases	Excellent high resistance. Contact Tremco for specific information.		
Life Expectancy	Indefinite		
PROPERTY	TEST METHOD	VALUES US	VALUES SI
Max. Elongation	ASTM D412 Type 4 Dumbbell	500%	
Strength at Break	ASTM D412	4.00 lb/in <sup>2</sup>	281.22 kg/cm <sup>2</sup>
Strength at Break	ASTM D6963, Type IV	80 lb/in	14.28 kg/cm
100% Area Strength	Unaffected		
Indur. Puncture Resistance	ASTM D4835	36.67 lb/in	54.57 kg/m
Resistance to Micro-organisms (bacteria, fungi, mold, yeast)	ASTM D4068	Unaffected	
Hydrostatic Resistance (with perme test)	ASTM D5385	231' of H <sub>2</sub> O	
Hydrostatic Resistance (with perme test)	ASTM D5385	>100+ psi (231' H <sub>2</sub> O)	
Permeance	ASTM E96	0.009 US perms	1.7 ng/Ps m <sup>2</sup>
Puncture Resistance (Road)	ASTM E154	155 lb	690.47 N
All data based on 20-mil HDPE			

retaining wall waterproofing  
 upper floor deck waterproofing

upper floor deck waterproofing



STONE HALF COLUMNS 8

**Product Description**  
 Paraseal® LG is a sheet waterproofing membrane consisting of 20 mils of HDPE, separable, granular bentonite and a protective layer of spun-bonded polyester. The composite weight of the material is up to 1.0 lb/ft<sup>2</sup>, creating a dual waterproofing membrane.

**Basic Uses**  
 Paraseal® LG is designed for use over lagging on blindside walls, under slab, and buried forms such as elevator pits. It may be used on backfilled walls. Must be covered with a manufacturer's approved finish surface.  
 Do not apply to cover existing expansion, construction, cold or open-joint joints.  
 Do not use as a primary roofing membrane.  
 Do not apply over wet surfaces or surfaces subject to hydrostatic pressure.  
 SubSeal® has a 12 month shelf life. Store in original container from freezing - do not store below 32°F (0°C).  
 Other Substrates: Exterior decks and balconies, existing ceramic and porcelain tile and resilient flooring.

**Features and Benefits**  
 The Paraseal® LG system combines the dual waterproofing system with a protective third layer of spun bond polyester to keep the membrane intact during the concrete pour or shotcrete application.  
 The nature of the Paraseal® waterproofing system also allows for installation over green or damp surfaces accelerating the construction process.  
 The bentonite can expand up to 8 times its original thickness to stop water that may make it past the HDPE layer, providing a second layer of protection.

**Availability**  
 Paraseal® LG is immediately available from your local Tremco Sales Representative or Distributor. For Distributor locations, visit [www.tremcosealants.com](http://www.tremcosealants.com)

**Packaging**  
 4' x 24' (1.2 M x 7.3 M) rolls  
 20 rolls/pallet

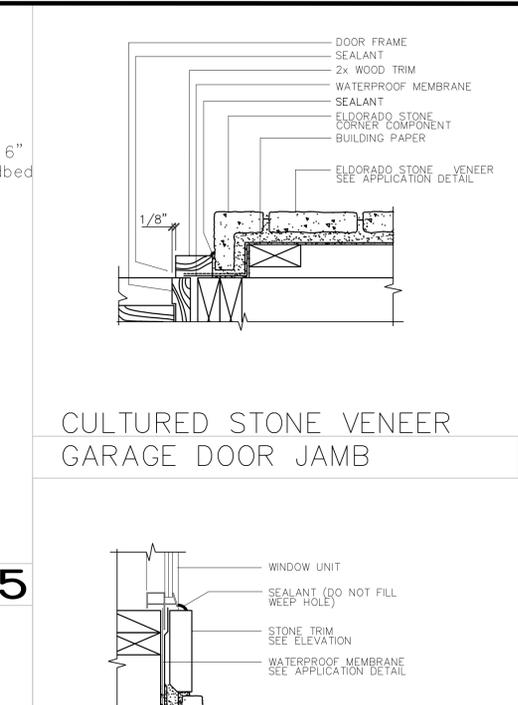
**Storage**  
 Protect from moisture. Store on a skid or pallet and cover with polyethylene or tarp. Do not double stack pallets. Prevent hydration of bentonite until the sheet is installed and under recommended compaction.

**Caution**  
 Substrate temperature must be at least 40°F. Keep SubSeal® and companion products protected from the elements until the tile is fully installed, grouted and cured.  
 Average product coverage is about 110 sq. ft. per gallon but is contingent upon the type of application used and porosity of the substrate. For highly absorptive surfaces, additional coats may be required.

0916/PATLALDOS-03			
PROPERTY	DESCRIPTION		
Color (Bentonite/HDPE)	Gray/Black		
Installation Temperature	>25 to 130°F (31.7 to 54.4°C)		
Freeze/Thaw Cycle	No effect before or after installation		
Resistance to Chemicals & Gases	Excellent high resistance. Contact Tremco for specific information.		
Life Expectancy	Indefinite		
PROPERTY	TEST METHOD	VALUES US	VALUES SI
Max. Elongation	ASTM D412 Type 4 Dumbbell	500%	
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Strength at Break	ASTM D6963, Type IV	80 lb/in	14.28 kg/cm
100% Area Strength	Unaffected		
Indur. Puncture Resistance	ASTM D4835	36.67 lb/in	54.57 kg/m
Resistance to Micro-organisms (bacteria, fungi, mold, yeast)	ASTM D4068	Unaffected	
Hydrostatic Resistance (with perme test)	ASTM D5385	231' of H <sub>2</sub> O	
Hydrostatic Resistance (with perme test)	ASTM D5385	>100+ psi (231' H <sub>2</sub> O)	
Permeance	ASTM E96	0.009 US perms	1.7 ng/Ps m <sup>2</sup>
Puncture Resistance (Road)	ASTM E154	155 lb	690.47 N
All data based on 20-mil HDPE			

retaining wall waterproofing  
 upper floor deck waterproofing

upper floor deck waterproofing



WINDOW FLASHING 6

**Product Description**  
 Paraseal® LG is a sheet waterproofing membrane consisting of 20 mils of HDPE, separable, granular bentonite and a protective layer of spun-bonded polyester. The composite weight of the material is up to 1.0 lb/ft<sup>2</sup>, creating a dual waterproofing membrane.

**Basic Uses**  
 Paraseal® LG is designed for use over lagging on blindside walls, under slab, and buried forms such as elevator pits. It may be used on backfilled walls. Must be covered with a manufacturer's approved finish surface.  
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 Other Substrates: Exterior decks and balconies, existing ceramic and porcelain tile and resilient flooring.

**Features and Benefits**  
 The Paraseal® LG system combines the dual waterproofing system with a protective third layer of spun bond polyester to keep the membrane intact during the concrete pour or shotcrete application.  
 The nature of the Paraseal® waterproofing system also allows for installation over green or damp surfaces accelerating the construction process.  
 The bentonite can expand up to 8 times its original thickness to stop water that may make it past the HDPE layer, providing a second layer of protection.

**Availability**  
 Paraseal® LG is immediately available from your local Tremco Sales Representative or Distributor. For Distributor locations, visit [www.tremcosealants.com](http://www.tremcosealants.com)

**Packaging**  
 4' x 24' (1.2 M x 7.3 M) rolls  
 20 rolls/pallet

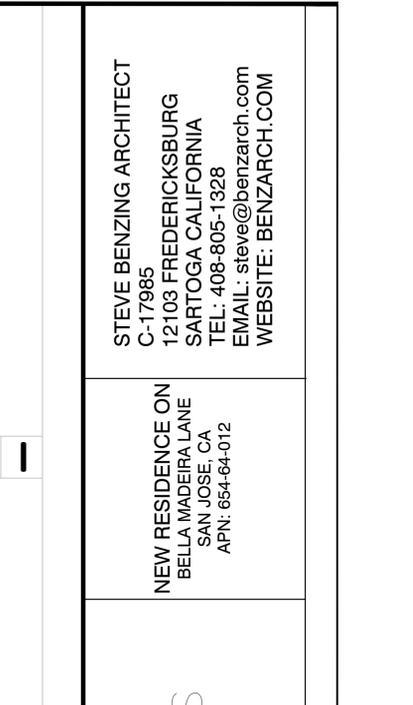
**Storage**  
 Protect from moisture. Store on a skid or pallet and cover with polyethylene or tarp. Do not double stack pallets. Prevent hydration of bentonite until the sheet is installed and under recommended compaction.

**Caution**  
 Substrate temperature must be at least 40°F. Keep SubSeal® and companion products protected from the elements until the tile is fully installed, grouted and cured.  
 Average product coverage is about 110 sq. ft. per gallon but is contingent upon the type of application used and porosity of the substrate. For highly absorptive surfaces, additional coats may be required.

0916/PATLALDOS-03			
PROPERTY	DESCRIPTION		
Color (Bentonite/HDPE)	Gray/Black		
Installation Temperature	>25 to 130°F (31.7 to 54.4°C)		
Freeze/Thaw Cycle	No effect before or after installation		
Resistance to Chemicals & Gases	Excellent high resistance. Contact Tremco for specific information.		
Life Expectancy	Indefinite		
PROPERTY	TEST METHOD	VALUES US	VALUES SI
Max. Elongation	ASTM D412 Type 4 Dumbbell	500%	
Strength at Break	ASTM D412	4.00 lb/in <sup>2</sup>	281.22 kg/cm <sup>2</sup>
Strength at Break	ASTM D6963, Type IV	80 lb/in	14.28 kg/cm
100% Area Strength	Unaffected		
Indur. Puncture Resistance	ASTM D4835	36.67 lb/in	54.57 kg/m
Resistance to Micro-organisms (bacteria, fungi, mold, yeast)	ASTM D4068	Unaffected	
Hydrostatic Resistance (with perme test)	ASTM D5385	231' of H <sub>2</sub> O	
Hydrostatic Resistance (with perme test)	ASTM D5385	>100+ psi (231' H <sub>2</sub> O)	
Permeance	ASTM E96	0.009 US perms	1.7 ng/Ps m <sup>2</sup>
Puncture Resistance (Road)	ASTM E154	155 lb	690.47 N
All data based on 20-mil HDPE			

retaining wall waterproofing  
 upper floor deck waterproofing

upper floor deck waterproofing



CULTURED STONE VENEER WINDOW SILL 2

**Product Description**  
 Paraseal® LG is a sheet waterproofing membrane consisting of 20 mils of HDPE, separable, granular bentonite and a protective layer of spun-bonded polyester. The composite weight of the material is up to 1.0 lb/ft<sup>2</sup>, creating a dual waterproofing membrane.

**Basic Uses**  
 Paraseal® LG is designed for use over lagging on blindside walls, under slab, and buried forms such as elevator pits. It may be used on backfilled walls. Must be covered with a manufacturer's approved finish surface.  
 Do not apply to cover existing expansion, construction, cold or open-joint joints.  
 Do not use as a primary roofing membrane.  
 Do not apply over wet surfaces or surfaces subject to hydrostatic pressure.  
 SubSeal® has a 12 month shelf life. Store in original container from freezing - do not store below 32°F (0°C).  
 Other Substrates: Exterior decks and balconies, existing ceramic and porcelain tile and resilient flooring.

**Features and Benefits**  
 The Paraseal® LG system combines the dual waterproofing system with a protective third layer of spun bond polyester to keep the membrane intact during the concrete pour or shotcrete application.  
 The nature of the Paraseal® waterproofing system also allows for installation over green or damp surfaces accelerating the construction process.  
 The bentonite can expand up to 8 times its original thickness to stop water that may make it past the HDPE layer, providing a second layer of protection.

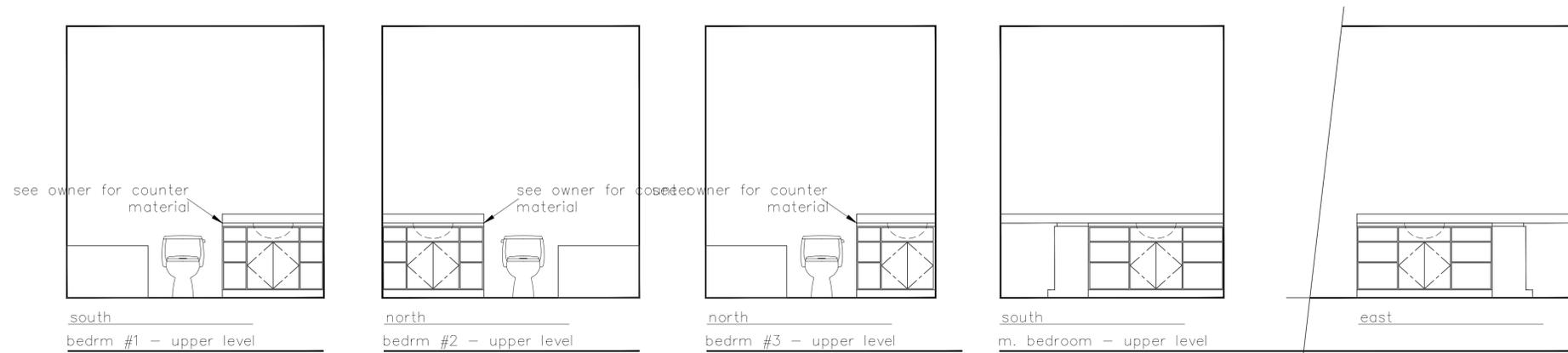
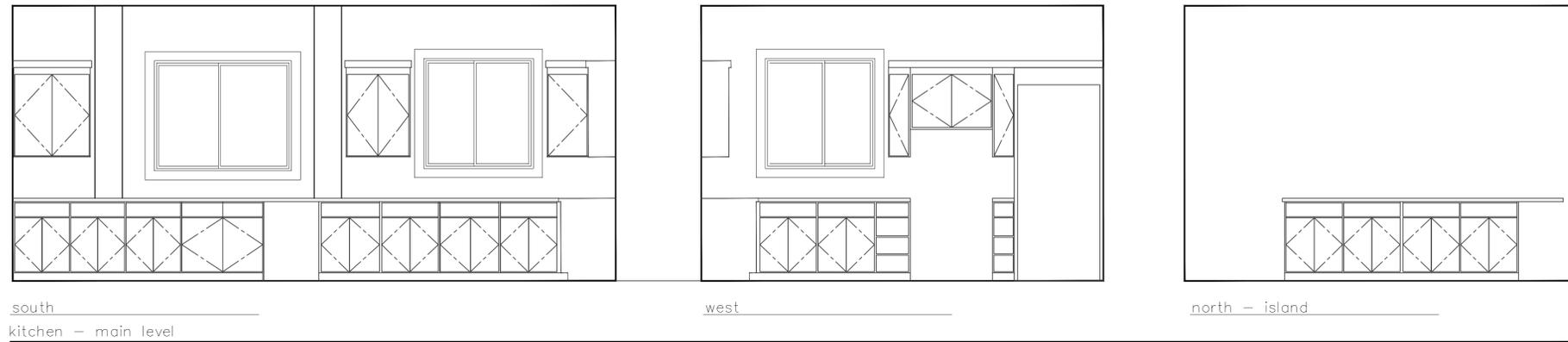
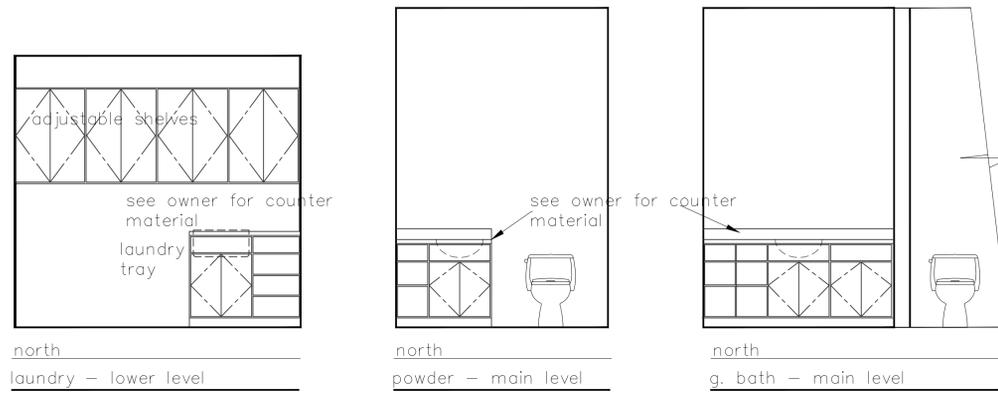
**Availability**  
 Paraseal® LG is immediately available from your local Tremco Sales Representative or Distributor. For Distributor locations, visit [www.tremcosealants.com](http://www.tremcosealants.com)

**Packaging**  
 4' x 24' (1.2 M x 7.3 M) rolls  
 20 rolls/pallet

**Storage**  
 Protect from moisture. Store on a skid or pallet and cover with polyethylene or tarp. Do not double stack pallets. Prevent hydration of bentonite until the sheet is installed and under recommended compaction.

**Caution**  
 Substrate temperature must be at least 40°F. Keep SubSeal® and companion products protected from the elements until the tile is fully installed, grouted and cured.  
 Average product coverage is about 110 sq. ft. per gallon but is contingent upon the type of application used and porosity of the substrate. For highly absorptive surfaces, additional coats may be required.

0916/PATLALDOS-03	
PROPERTY	DESCRIPTION
Color (Bentonite/HDPE)	Gray/Black
Installation Temperature	>25 to 130°F (31.7 to 54.4°C)
Freeze/Thaw Cycle	No effect before or after installation



cabinet elevations

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

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

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

CABINET  
ELEVATIONS

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

REVISIONS

NO.

SHEET NUMBER

A15

# COUNTY OF SANTA CLARA

## General Construction Specifications

### GENERAL CONDITIONS

- 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.
- DEVELOPER IS RESPONSIBLE FOR INSTALLATION OF THE IMPROVEMENTS SHOWN ON THESE PLANS AND HE OR HIS SUCCESSOR PROPERTY OWNERS ARE RESPONSIBLE FOR THEIR CONTINUED MAINTENANCE.
- DEVELOPER SHALL BE RESPONSIBLE FOR CORRECTION OF ANY ERRORS OR OMISSIONS IN THESE PLANS. THE COUNTY SHALL BE AUTHORIZED TO REQUIRE DISCONTINUANCE OF ANY WORK AND SUCH CORRECTION AND MODIFICATION OF PLANS AS MAY BE NECESSARY TO COMPLY WITH COUNTY STANDARDS OR CONDITIONS OF DEVELOPMENT APPROVAL.
- DEVELOPER SHALL OBTAIN ENCROACHMENT PERMITS FROM THE SANTA CLARA VALLEY WATER DISTRICT AND CALIFORNIA DEPARTMENT OF TRANSPORTATION WHERE NEEDED. COPIES OF THESE PERMITS SHALL BE KEPT AT THE JOB SITE FOR REVIEW BY THE COUNTY'S INSPECTOR.
- DEVELOPER SHALL REMOVE OR TRIM ALL TREES TO PROVIDE AN UNOBSTRUCTED FIFTEEN (15) FOOT VERTICAL CLEARANCE FOR ROADWAY AREA.
- THIS PLAN AUTHORIZES THE REMOVAL OF ONLY THOSE TREES WITH TRUNK DIAMETERS GREATER THAN 12 INCHES MEASURED 4.5 FEET ABOVE THE GROUND THAT ARE SHOWN TO BE REMOVED UNLESS AN AMENDED PLAN IS APPROVED OR A SEPARATE TREE REMOVAL PERMIT IS OBTAINED FROM THE PLANNING OFFICE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT REMOVAL OF ADDITIONAL TREES HAS BEEN PERMITTED.
- DEVELOPER SHALL PROVIDE ADEQUATE DUST CONTROL AS REQUIRED BY THE COUNTY INSPECTOR.
- ALL PERSONS MUST COMPLY WITH SECTION 4402 OF THE PUBLIC RESOURCES CODE AND SECTION 13005 OF THE HEALTH AND SAFETY CODE RELATING TO THE USE OF SPARK ARRESTERS.
- UPON DISCOVERING ANY UNLAWFUL 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 66-18).
- THIS PLANS ARE FOR THE WORK DESCRIBED IN THE SCOPE OF WORK ONLY. A SEPARATE PERMIT WILL BE REQUIRED FOR THE SEPTIC LINE CONSTRUCTION.
- ANY DEVIATION FROM THESE APPROVED PLANS SHALL BE RE-APPROVED IN WRITING BY THE COUNTY ENGINEER PRIOR TO CONSTRUCTION.

### CONSTRUCTION STAKING

- 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.
- ANY PROPERTY LINE STAKES OR ROAD MONUMENTS DISTURBED DURING CONSTRUCTION SHALL BE REPLACED BY DEVELOPER'S ENGINEER AND LICENSED LAND SURVEYOR.
- 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.
- 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

- CONTRACTOR SHALL NOTIFY PERMIT INSPECTION UNIT, SANTA CLARA COUNTY PRIOR TO COMMENCING WORK ON THE FINAL INSPECTION AND SITE.
- THE COUNTY REQUIRES A MINIMUM OF 24 HOURS ADVANCE NOTICE FOR GENERAL INSPECTION, 48 HOURS FOR ASPHALT CONCRETE INSPECTION.
- INSPECTION BY SANTA CLARA COUNTY SHALL BE LIMITED TO INSPECTION OF MATERIALS AND CONSTRUCTION TO OBSERVE THEIR 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 (408) 299-5730 AT LEAST 24 HOURS PRIOR TO COMMENCING WORK AND FOR FINAL INSPECTION OF WORK AND SITE.
- DEVELOPER AND/OR HIS AUTHORIZED REPRESENTATIVE MUST SUBMIT WRITTEN REQUEST FOR FINAL INSPECTION AND ACCEPTANCE. SAID REQUEST SHALL BE DELIVERED TO THE INSPECTION OFFICE. THE COUNTY ENGINEER SHALL BE RESPONSIBLE TO THE INSPECTION OFFICE.
- THE CONTRACTOR SHALL PROVIDE TO THE COUNTY CONSTRUCTION INSPECTOR WITH PAD ELEVATION AND LOCATION CERTIFICATES, PREPARED BY THE PROJECT ENGINEER OR LAND SURVEYOR, PRIOR TO COMMENCEMENT OF THE BUILDING FOUNDATION.

### SITE PREPARATION (CLEARING AND GRUBBING)

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

### UTILITY LOCATION, TRENCHING & BACKFILL

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

### RETAINING WALLS

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

### GRADING

- EXCAVATED MATERIAL SHALL BE PLACED IN THE FILL AREAS DESIGNATED OR SHALL BE HAULED AWAY FROM THE SITE TO A COUNTY APPROVED DISPOSAL SITE. WHERE FILL MATERIAL IS TO BE PLACED ON NATURAL GROUND, IS SHALL BE STRIPPED OF ALL VEGETATION, TO ACHIEVE A PROPER BOND WITH THE FILL MATERIAL, THE SURFACE OF THE GROUND SHALL BE SCARIFIED TO DEPTH OF 6" BEFORE FILL IS PLACED. WHERE NATURAL GROUND IS STEEPER THAN 5:1, IT SHALL BE BENCHED AND THE FILL 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.
- EXCESS CUT MATERIAL SHALL NOT BE SPREAD OR STOCKPILED ON THE SITE.
- 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 PLANS.
- NO ORGANIC MATERIAL SHALL BE PLACED IN ANY FILL. NO TREES SHALL BE REMOVED OUTSIDE OF CUT, FILL OR ROADWAY AREAS.
- THE UPPER 6" OF SUBGRADE BELOW DRIVEWAY ACCESS ROAD OR PARKING AREA SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY.
- MAXIMUM CUT SLOPE SHALL BE 2 HORIZONTAL TO 1 VERTICAL. MAXIMUM FILL SLOPE SHALL BE 2 HORIZONTAL TO 1 VERTICAL.

LOCATION	CUT (C.Y.)	FILL (C.Y.)	VERT. DEPTH
RESIDENCE	685	0	10
ACCESSORY STRUCTURE	0	0	0
POOL/HARDSCAPE	0	0	0
LANDSCAPE	104	776	6
DRIVEWAY	680	170	4.5
OFF SITE IMPROVEMENTS			
TOTAL	1469	946	

NOTE: FILL VOLUMES INCLUDE 10% SHRINKAGE.

- EXCESS MATERIAL SHALL BE OFF HAULED TO A COUNTY APPROVED DUMP SITE.
- NOTIFY SOILS ENGINEER TWO (2) DAYS PRIOR TO COMMENCEMENT OF ANY GRADING WORK TO COORDINATE THE WORK IN THE FIELD.
- ALL MATERIALS FOR FILL SHOULD BE APPROVED BY THE SOILS ENGINEER BEFORE IT IS BROUGHT TO THE SITE.
- THE UPPER 6" OF THE SUBGRADE SOIL SHALL BE SCARIFIED, MOISTURE CONDITIONED AND COMPACTED TO A MINIMUM RELATIVE COMPACTION OF 95% RELATIVE COMPACTION.
- 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.
- 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.
- GRADING WORK BETWEEN OCTOBER 15TH AND APRIL 15TH IS AT THE DISCRETION OF THE SANTA CLARA COUNTY GRADING OFFICIAL.
- TOTAL DISTURBED AREA FOR THE PROJECT 40470 SF.
- W/D NO. NA.
- 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

- 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. THE FENCING SHALL BE PLACED ALONG THE OUTSIDE EDGE OF THE DRIPLENE OF THE TREE OR GROVE OF TREES.
- THE FENCING SHALL BE MAINTAINED THROUGHOUT THE SITE CONSTRUCTION PERIOD AND SHALL BE INSPECTED PERIODICALLY FOR DAMAGE AND PROPER FUNCTION.
- FENCING SHALL BE REPAIRED, AS NECESSARY, TO PROVIDE A PHYSICAL BARRIER FROM CONSTRUCTION ACTIVITIES.
- SIGNAGE STATING "WARNING" - THIS FENCING SHALL NOT BE REMOVED WITHOUT PERMISSION FROM THE SANTA CLARA COUNTY PLANNING OFFICE (408) 299-5770. COUNTY OF SANTA CLARA TREE PROTECTION MEASURES MAY BE FOUND AT <http://www.sccplanning.gov/>. SIGN SHALL BE PLACED ON THE TREE PROTECTIVE FENCING UNTIL FINAL OCCUPANCY.
- PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITY, TREE PROTECTIVE FENCING SHALL BE SECURELY IN PLACED AND INSPECTED BY THE LAND DEVELOPMENT ENGINEERING INSPECTOR.
- SEE EXISTING TREE PROTECTION DETAILS FOR MORE INFORMATION.

### ACCESS ROADS AND DRIVEWAYS

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

### STREET LIGHTING

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

### SANITARY SEWER

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

### PORTLAND CEMENT CONCRETE

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

### AIR QUALITY, LANDSCAPING AND EROSION CONTROL

- WATER ALL ACTIVE CONSTRUCTION AREAS AT LEAST TWICE DAILY.
- COVER ALL TRUCKS HAULING SOIL, SAND, AND OTHER LOOSE MATERIALS OR REQUIRE ALL TRUCKS TO MAINTAIN AT LEAST TWO FEET OF FREEBOARD.
- PAVE, APPLY WATER THROUGH THE TRAILER, OR APPLY NON-TOXIC SOIL STABILIZERS ON ALL UNPAVED ACCESS ROADS, PARKING AREAS AND STAGING AREAS AT CONSTRUCTION SITES.
- SWEEP DAILY (WITH WATER SWEEPERS) ALL PAVED ACCESS ROADS, PARKING AREAS AND STAGING AREAS AT CONSTRUCTION SITES. THE USE OF DRY POWDER SWEEPING IS PROHIBITED.
- SWEEP STREETS DAILY (WITH WATER SWEEPERS) IF VISIBLE SOIL MATERIAL IS CARRIED ONTO ADJACENT PUBLIC STREETS. THE USE OF DRY POWDER SWEEPING IS PROHIBITED.
- ALL CONSTRUCTION VEHICLES, EQUIPMENT AND DELIVERY TRUCKS SHALL HAVE A MAXIMUM IDLING TIME OF 5 MINUTES (AS REQUIRED BY THE CALIFORNIA AIRBORNE TOXIC CONTROL MEASURE TITLE 13, SECTION 2485 OF CALIFORNIA CODE OF REGULATIONS (CCR)). ENGINES SHALL BE SHUT OFF IF CONSTRUCTION REQUIRES LONGER IDLING TIME UNLESS NECESSARY FOR PROPER OPERATION OF THE VEHICLE.
- ALL VEHICLE SPEEDS ON UNPAVED ROADS SHALL BE LIMITED TO 15 MILES PER HOUR.
- 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.
- ALL CONSTRUCTION EQUIPMENT SHALL BE SEEDED WITH BROME SEED SPREAD AT THE RATE OF 5 LB. PER 1000 SQUARE FEET (OR APPROVED EQUAL). SEEDING AND WATERING SHALL BE MAINTAINED AS REQUIRED TO ENSURE GROWTH.
- ALL DITCHES SHALL BE LINED PER COUNTY STANDARD SDB.
- 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 INTO AN EXISTING CREEK OR WATER COURSE, RUNOFF SHALL BE RELEASED TO SHEET FLOW.
- 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.
- 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.
- THE OWNER SHALL PREPARE AND PRESENT A WINTERIZATION REPORT TO THE COUNTY INSPECTOR PRIOR TO REVIEW PRIOR TO OCTOBER 15TH OF EVERY YEAR.
- 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, RSTWAY INFRASTRUCTURE. BMPs SHALL INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING:
  - PREVENTION OF POLLUTANTS IN STORM WATER DISCHARGES FROM THE CONSTRUCTION SITE AND THE CONTRACTOR'S MATERIAL AND EQUIPMENT LAYDOWN / STAGING AREAS.
  - PREVENTION OF TRACKING OF MUD, DIRT, AND CONSTRUCTION MATERIALS ONTO THE PUBLIC ROAD RIGHT-OF-WAY.
  - PREVENTION OF DISCHARGE OF WATER RUN-OFF DURING DRY AND WET WEATHER CONDITIONS ONTO THE PUBLIC ROAD RIGHT-OF-WAY.
- 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.
- EROSION CONTROL PLAN IS A GUIDE AND SHALL BE AMENDED AS NECESSARY TO PREVENT EROSION AND ILLICIT DISCHARGES ON A YEAR AROUND BASIS, DEPENDING ON THE SEASON, WEATHER, AND FIELD CONDITIONS. EROSION CONTROL MEASURES IN ADDITION TO THOSE NOTED IN THE PERMITTED PLANS MAY BE NECESSARY ON FALLING RAINFALL. SITE AND SITUATIONAL APPROPRIATE EROSION CONTROL MEASURES MAY RESULT IN VIOLATIONS, FINES, AND A STOPPAGE OF WORK.

### STORM DRAINAGE AND STORMWATER MANAGEMENT

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

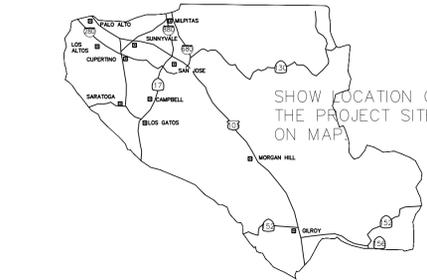
NOTE: THIS STATEMENT IS TO BE SIGNED BY THE PERSON AUTHORIZED BY THE COUNTY ENGINEER TO PERFORM THE INSPECTION WORK. A REPRODUCIBLE COPY OF THE AS-BUILT PLANS MUST BE FURNISHED TO THE COUNTY ENGINEER AFTER CONSTRUCTION.

### GEOTECHNICAL ENGINEER OBSERVATION

- 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.

DATE: 2/10/2025 SIGNATURE: DARRELL K.H.WONG

63958 9/30/22  
R.C.E. NO. EXPIRATION DATE



### COUNTY LOCATION MAP



### SURVEY MONUMENT PRESERVATION

- THE LANDOWNER / CONTRACTOR MUST PROTECT AND ENSURE THE PERPETUATION OF SURVEY MONUMENTS AFFECTED BY CONSTRUCTION ACTIVITIES.
- 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.
- 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 DEPARTURE FROM) THE SPECIFICATIONS OF THE PLANS, THE COUNTY SHALL HAVE THE AUTHORITY TO REQUIRE THE SUSPENSION OF WORK, AND THE NECESSARY MODIFICATION OR DEPARTURE AND TO SPECIFY THE MANNER IN WHICH THE SAME IS TO BE MADE.

DATE: \_\_\_\_\_ SIGNATURE: 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

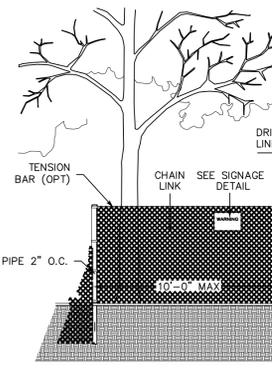
DESCRIPTION	TO BE CONST.	EXISTING
PROPERTY LINE	---	---
LIMITS OF WORK OR BOUNDARY	---	---
CURB AND GUTTER	---	---
SIDEWALK	---	---
CITY SURVEY MONUMENT	●	●
SEPTIC TIGHT-LINE	---	---
SEPTIC TANK	---	---
STORM SEWER	---	---
STORM DRAIN MANHOLE	---	---
DRAINAGE INLET AT CURB	---	---
ELECTROLIER	---	---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

### SCOPE OF WORK

- 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.
- THE PROJECT IS A NEW RESIDENTIAL DEVELOPMENT, DOUBLE STORY WITH BASEMENT GARAGE AND MEDIA ROOM.
- APPROXIMATE SQUARE FOOTAGE=2,400 SQ.FT (REFER FLOOR PLAN DRAWING), AND APPROXIMATELY 1,000 SQ FT BASEMENT AREA.
- THE PROJECT REQUIRES:
  - CONSTRUCTION OF ACCESS ROAD OF APPROXIMATELY 500 DT LONG.
  - CONSTRUCTION OD RETAINING WALLS.
  - CONSTRUCTION OF CONCRETE BLOCK WALLS.
  - 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-1.0 SITE GRADING PLAN
6	C-1.1 FIRE TRUCK TURNAROUND AND FIRE HYDRANT LOCATION PLAN
7	C-2.0 GRADING AND DRAINAGE PLAN (1 OF 2)
8	C-2.1 GRADING AND DRAINAGE PLAN (2 OF 2)
9	C-3.0 DRIVEWAY GRADING PLAN AND PROFILE
10	C-4.0 BUILDING LAYOUT & UTILITIES LOCATION
11	C-5.0 HOUSE PAD SECTION
12	C-6.0 SECTIONS
13	C-7.0 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



### EXISTING TREE PROTECTION DETAILS

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

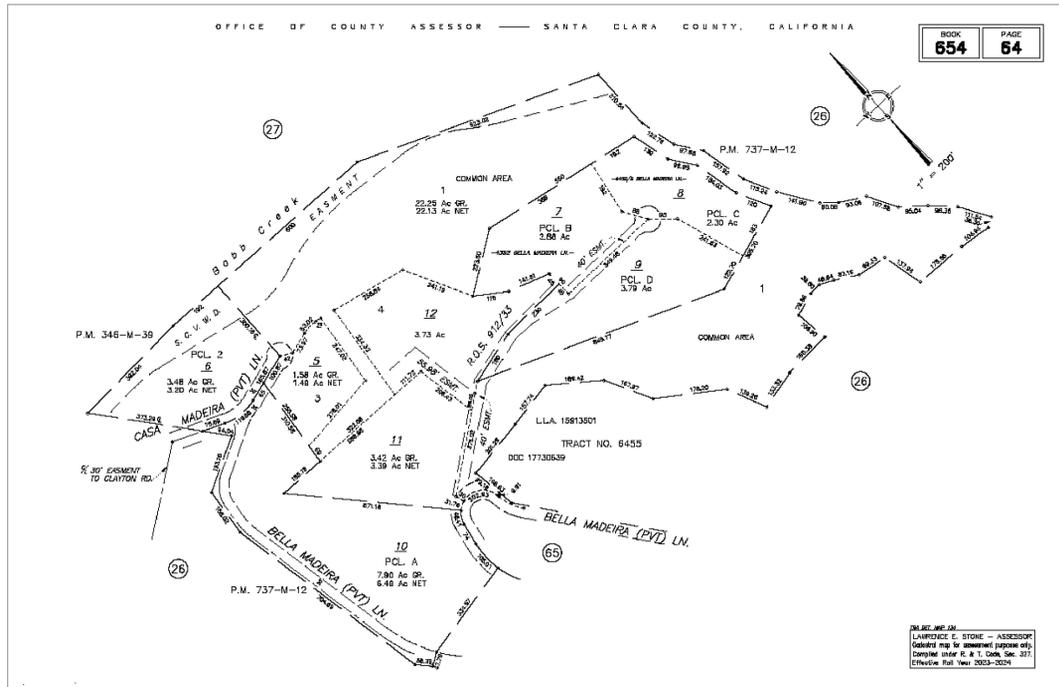
FIRE SPRINKLERS WILL BE A DEFERRED SUBMITTAL.

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)."

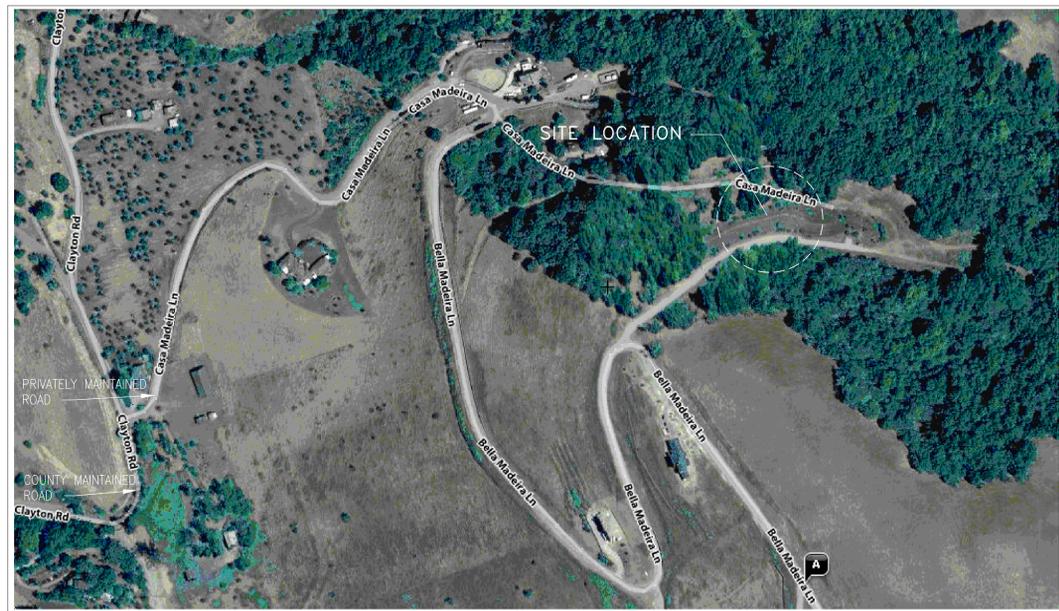
ENGINEER'S NAME: MANJIT SAINI  
ADDRESS: 871 CAPE YORK PL. SANJOSE, CA 95133  
PHONE NO. 408-313-5400  
FAX NO. 408-904-6997

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

**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 RESESSED 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

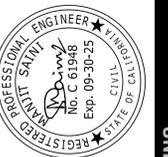
**GEOTECHNICAL NOTES:**

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.



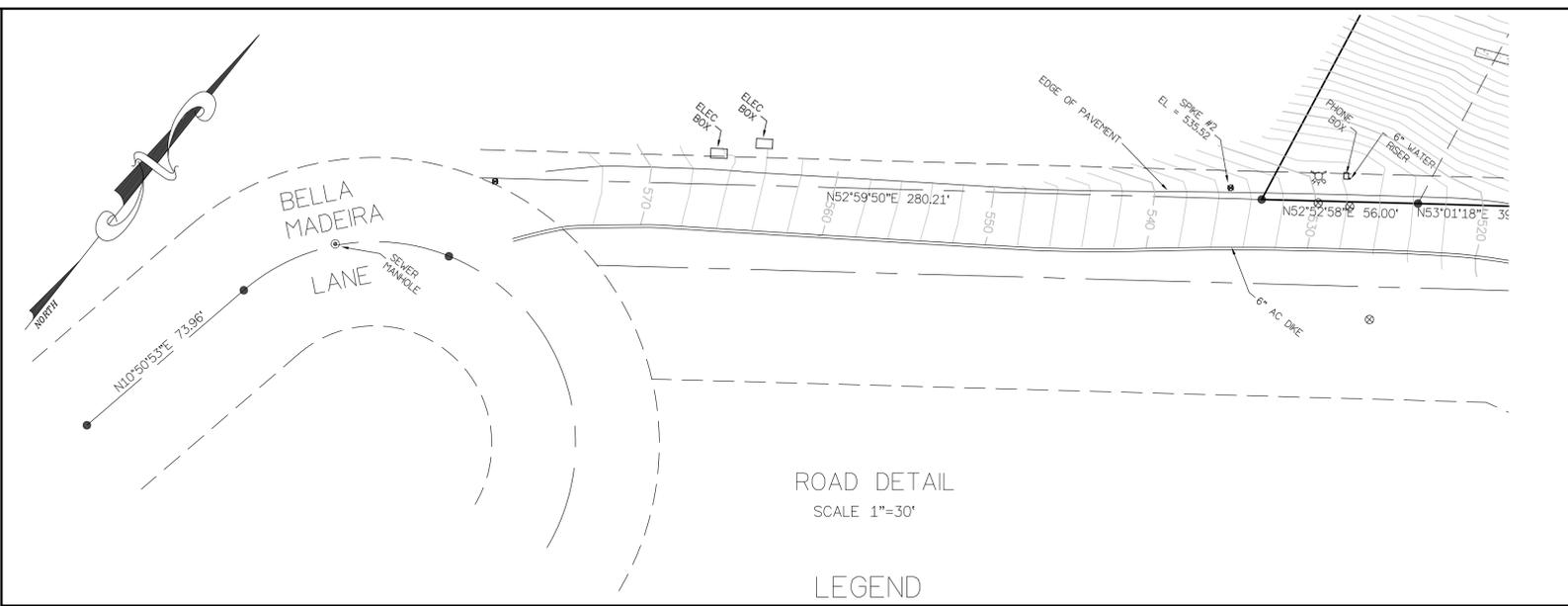
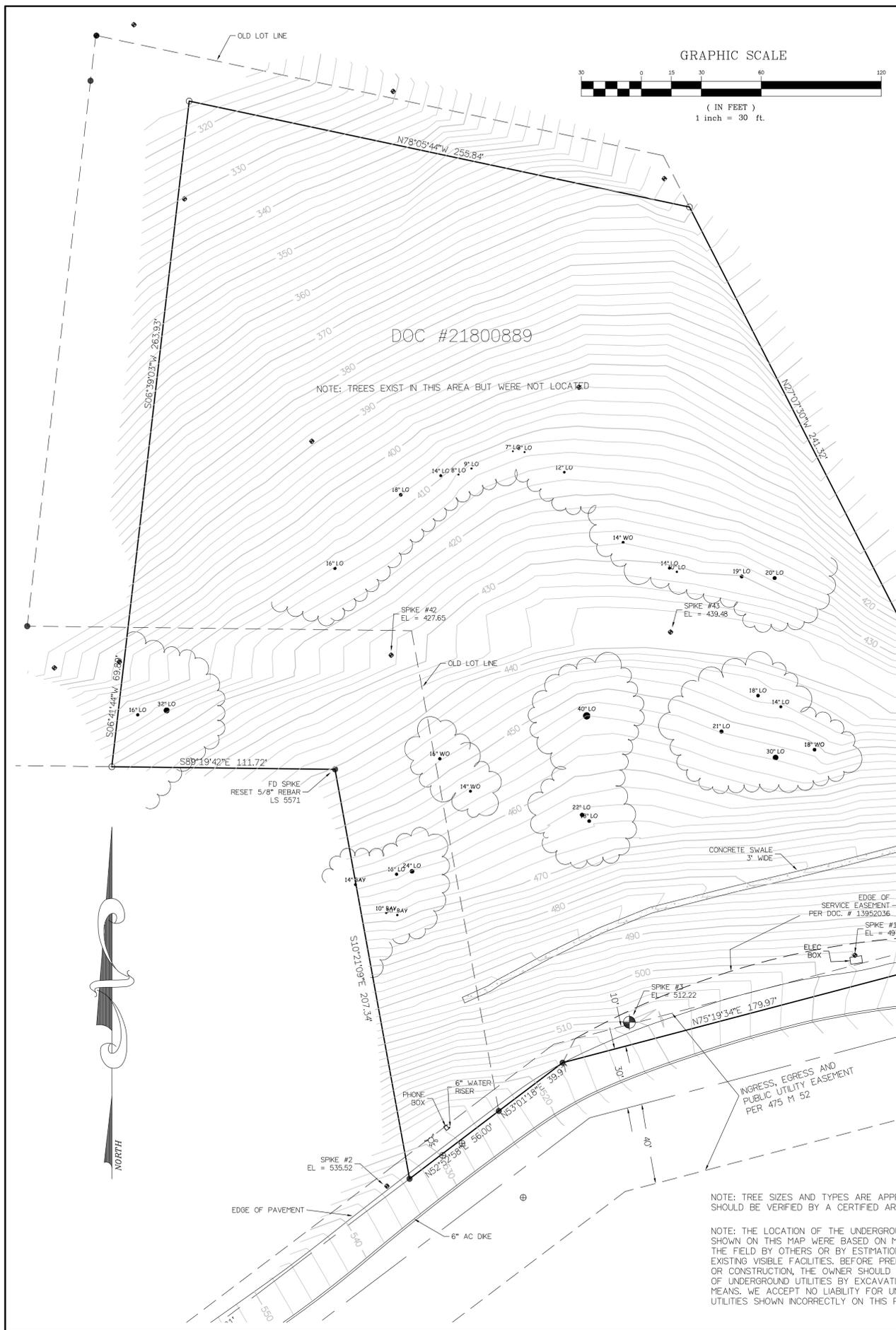
**JAMES LE**  
BELLA MADEIRA LANE  
SAN JOSE, CA  
APN: 654-64-012

**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	



**LEGEND**

- FOUND 3/4" IRON PIPE REE L5197 UNLESS OTHERWISE NOTED
- SET 5/8" REBAR LS 5571 UNLESS OTHERWISE NOTED
- ⊗ FIRE HYDRANT
- ⊗ WATER VALVE
- ⊗ WATER METER
- BLUE PAINT- EVIDENCE OF UG WATER LINE
- ⊗ GAS METER
- ⊗ MONITORING WELL
- G — YELLOW PAINT, EVIDENCE OF UG GAS LINE
- ⊗ PHONE PEDESTAL
- ⊗ PHONE BOX
- ⊗ PHONE MANHOLE
- P — ORANGE PAINT, EVIDENCE OF UG PHONE LINE
- ⊗ TRAFFIC SIGNAL CONTROL BOX
- ⊗ TRAFFIC SIGNAL
- ⊗ TV BOX
- TV — ORANGE PAINT, EVIDENCE OF UG TV LINE
- ⊗ HANDICAP RAMP
- ⊗ STORM DRAIN MANHOLE
- ⊗ DROP INLET
- ⊗ SEWER MANHOLE
- ⊗ PARKING METER
- ⊗ SIGN
- ⊗ CONTROL POINT
- ⊗ LAMP POST
- ⊗ ELECTRIC BOX
- ⊗ WALL
- ⊗ BOLLARD
- ⊗ WOOD FENCE

**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.

INGRESS, EGRESS EASEMENT AND PUBLIC SERVICE EASEMENT FOR THE BENEFIT OF LOT 4 PER 737 - 11 - 13 AND DOC# 17730638

TOPOGRAPHIC SURVEY				
MANJIT SAINI				
	LEGAL DESCRIPTION: PORTIONS OF LOTS 1 AND 4 OF TRACT 6455 IN THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA AS RECORDED IN 475 M 52.			
	APN: 654-64-012	DATE: SEPTEMBER 2012	DRAWN BY: KDW	SCALE: 1"=30'
KENNETH D. WILSON LS 5571	PROJECT: C-121	JOB NUMBER: C-121	G-02	

Email: [kenw@wilsonlandsurveys.com](mailto:kenw@wilsonlandsurveys.com)  
[www.wilsonlandsurveys.com](http://www.wilsonlandsurveys.com)

747 GAGE COURT GILROY, CA 408-847-7607

NOTE: TREE SIZES AND TYPES ARE APPROXIMATE AND SHOULD BE VERIFIED BY A CERTIFIED ARBORIST.

NOTE: THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN ON THIS MAP WERE BASED ON MARKINGS MADE IN THE FIELD BY OTHERS OR BY ESTIMATION BASED ON EXISTING VISIBLE FACILITIES. BEFORE PREPARING DESIGNS OR CONSTRUCTION, THE OWNER SHOULD VERIFY LOCATION OF UNDERGROUND UTILITIES BY EXCAVATION OR OTHER MEANS. WE ACCEPT NO LIABILITY FOR UNDERGROUND UTILITIES SHOWN INCORRECTLY ON THIS PLAN.

THIS MAP CORRECTLY REPRESENTS A SURVEY DONE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYORS ACT. THE BOUNDARY LINES SHOWN HEREON ARE BASED ON A BOUNDARY SURVEY DONE BY WILSON LAND SURVEYS.

*Kenneth D. Wilson* 9-30-2012  
 KENNETH D. WILSON LS 5571 DATE

This map was prepared as an instrument of service for the preparation of plans and specifications for construction on the site shown on the map. The information shown herein shall not be used in whole or in part for any other project without written authority of Wilson Land Surveys.

Copyright © 2012 Kenneth D. Wilson Wilson Land Surveys Inc. All rights reserved. Copies of this drawing shall have this notice. Any drawing using the information on this map shall contain the following: "Topographic Survey by Wilson Land Surveys Inc. Gilroy, CA"

THE BENCHMARK FOR THIS SURVEY IS A SPIKE HAVING AN ASSUMED ELEVATION OF 497.72 (#1).

APPROVED FOR ISSUANCE REFER TO ENCROACHMENT AND/OR CONSTRUCTION PERMIT AND PLAN COVER SHEET FOR SPECIAL CONDITIONS AND PERMIT NUMBERING.

SHEET NO. G-02

**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 9<sup>th</sup> DAY OF April 2018

WILLIAM F. SLEPNIKOFF, COUNTY SURVEYOR  
PLS NO. 5701

BY: *August Hawks*  
AUGUST HAWKS, 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 Quijilla*  
DEPUTY

**RECORD OF SURVEY**

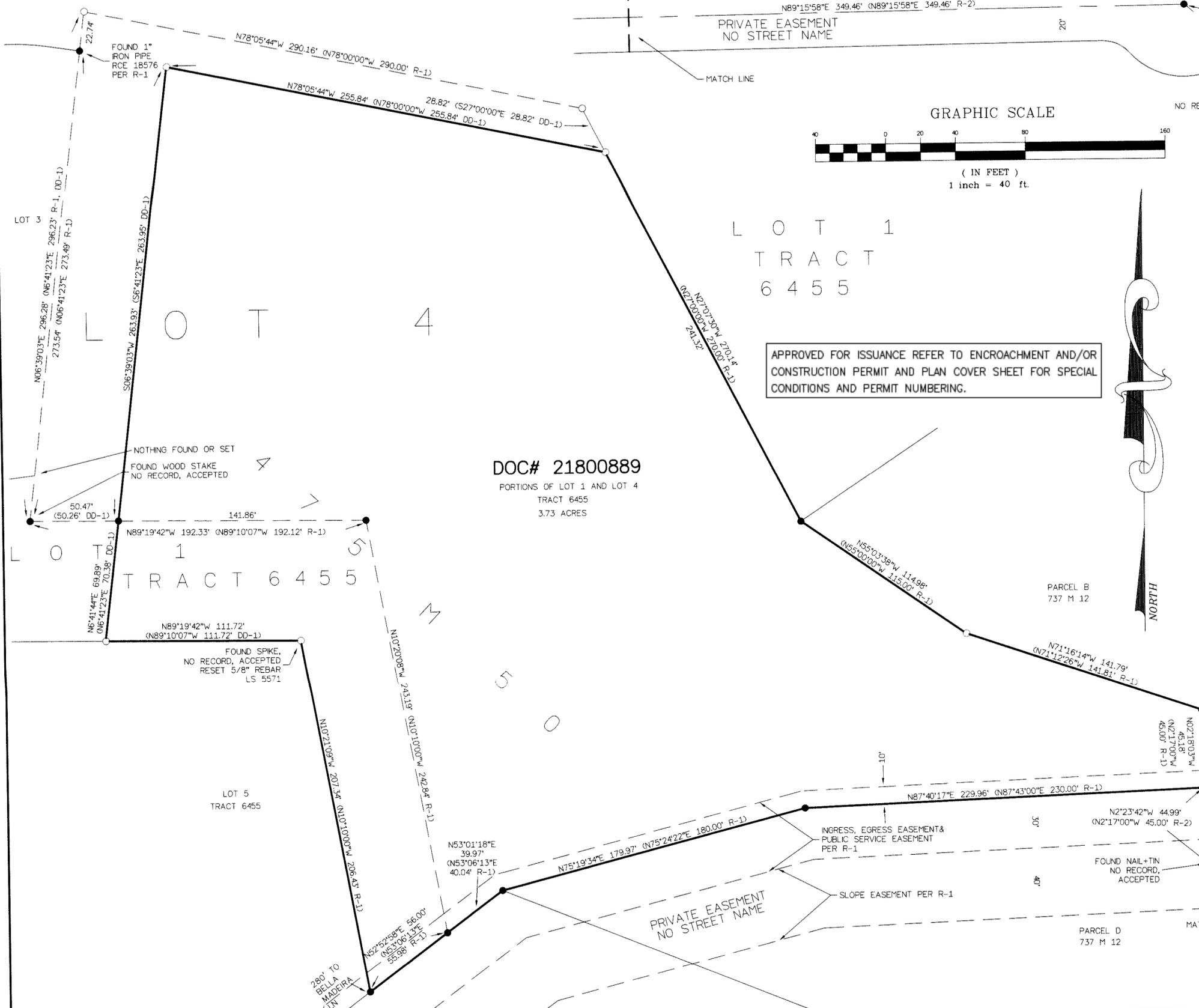
AS REQUESTED BY:  
**MANJIT SAINI**

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



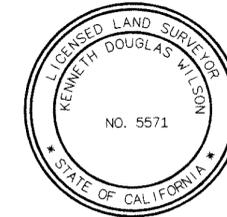
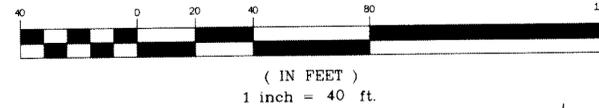
LOT 1  
TRACT  
6455

APPROVED FOR ISSUANCE REFER TO ENCROACHMENT AND/OR CONSTRUCTION PERMIT AND PLAN COVER SHEET FOR SPECIAL CONDITIONS AND PERMIT NUMBERING.

DOC# 21800889

PORTIONS OF LOT 1 AND LOT 4  
TRACT 6455  
3.73 ACRES

GRAPHIC SCALE



23906445

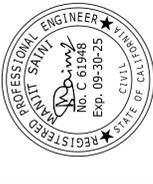
912/  
33

33



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

NO.	REVISIONS

SHEET NUMBER  
**C-1.0**  
5 OF 20 SHEETS

CONSTRUCTION

CONSULTATION

ENGINEERING

ARCHITECTURE

**GENERAL NOTES - GRADING WORK**

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

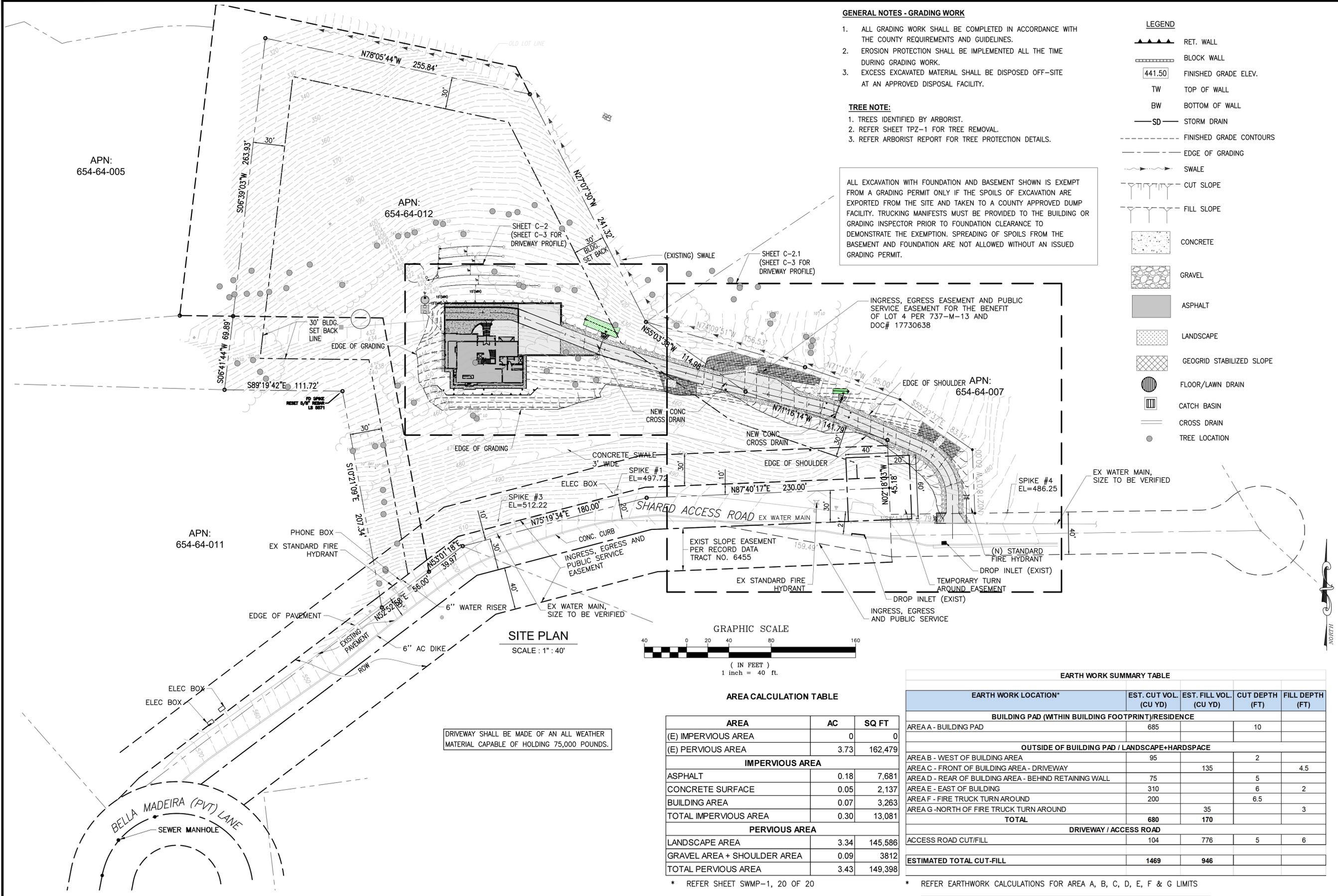
**TREE NOTE:**

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

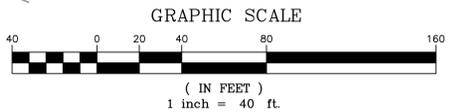
**LEGEND**

- 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

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.



**SITE PLAN**  
SCALE: 1" = 40'



DRIVEWAY SHALL BE MADE OF AN ALL WEATHER MATERIAL CAPABLE OF HOLDING 75,000 POUNDS.

**AREA CALCULATION TABLE**

AREA	AC	SQ FT
(E) IMPERVIOUS AREA	0	0
(E) PERVIOUS AREA	3.73	162,479
<b>IMPERVIOUS AREA</b>		
ASPHALT	0.18	7,681
CONCRETE SURFACE	0.05	2,137
BUILDING AREA	0.07	3,263
TOTAL IMPERVIOUS AREA	0.30	13,081
<b>PERVIOUS AREA</b>		
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

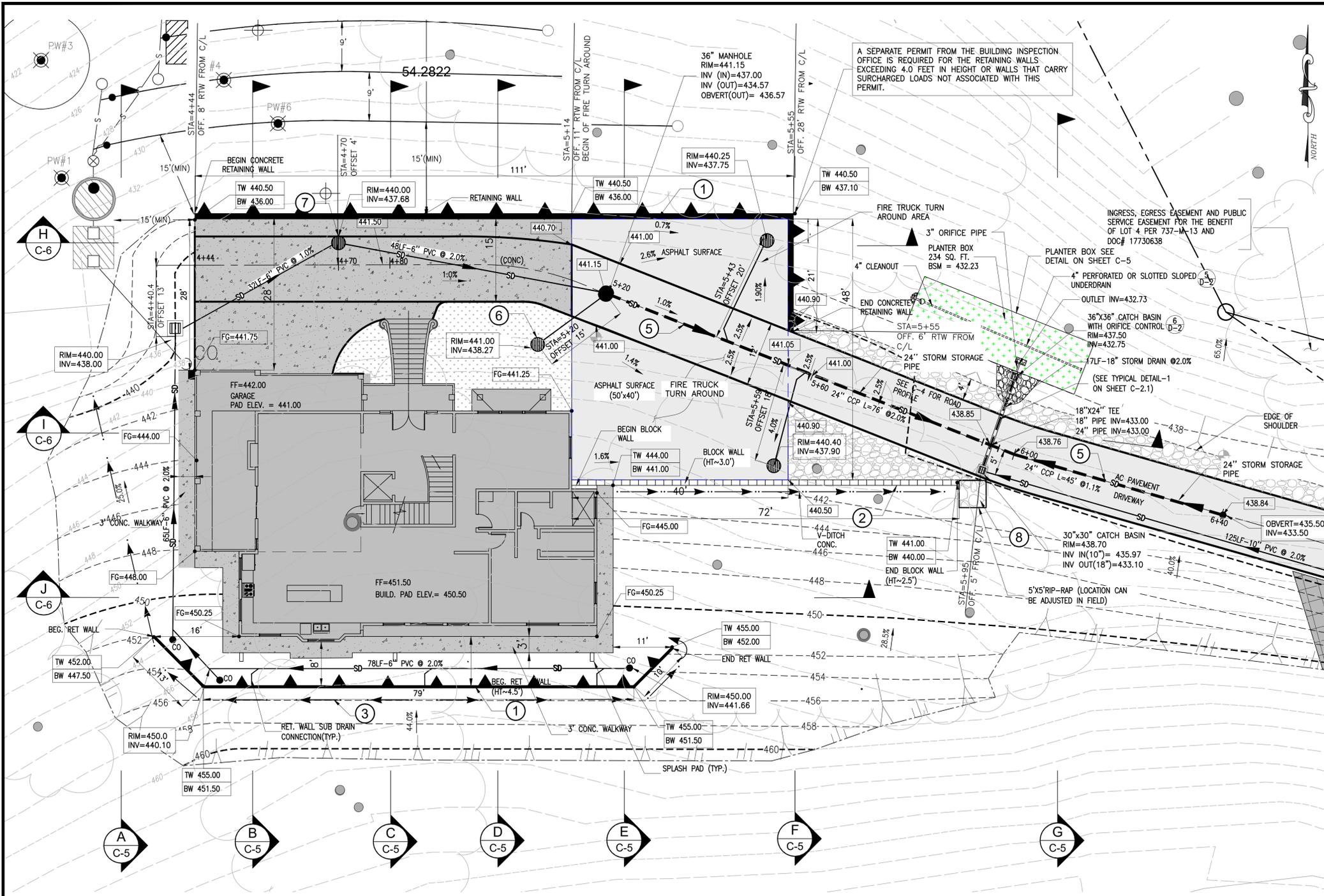
**EARTH WORK SUMMARY TABLE**

EARTH WORK LOCATION*	EST. CUT VOL. (CU YD)	EST. FILL VOL. (CU YD)	CUT DEPTH (FT)	FILL DEPTH (FT)
<b>BUILDING PAD (WITHIN BUILDING FOOTPRINT)/RESIDENCE</b>				
AREA A - BUILDING PAD	685		10	
<b>OUTSIDE OF BUILDING PAD / LANDSCAPE+HARDSPACE</b>				
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
<b>TOTAL</b>	<b>680</b>	<b>170</b>		
<b>DRIVEWAY / ACCESS ROAD</b>				
ACCESS ROAD CUT/FILL	104	776	5	6
<b>ESTIMATED TOTAL CUT-FILL</b>	<b>1469</b>	<b>946</b>		

\* 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.





MATCHLINE (SEE DWG C-2.1)

**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

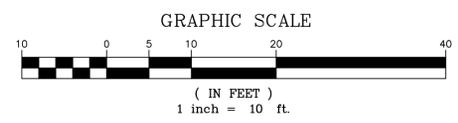
- LEGEND**
- RET. WALL
  - BLOCK WALL
  - FINISHED GRADE ELEV.
  - TOP OF WALL
  - BOTTOM OF WALL
  - STORM DRAIN
  - FINISHED GRADE CONTOURS
  - EDGE OF GRADING
  - SWALE (EARTH)
  - CUT SLOPE
  - FILL SLOPE
  - V-DITCH CONC.
  - CONC. DRIVEWAY
  - GRAVEL PAD
  - ASPHALT
  - LANDSCAPE
  - GEOGRID STABILIZED 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

- STORMWATER DRAINAGE AND MANAGEMENT**
- 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.
  - CATCH BASINS SHALL BE CONSTRUCTED TO CAPTURE STORMWATER FROM THE HOUSE PAD, DRIVEWAY AND LANDSCAPE AREA.
  - 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'



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

GRADING AND DRAINAGE PLAN  
 SHEET 1 OF 2

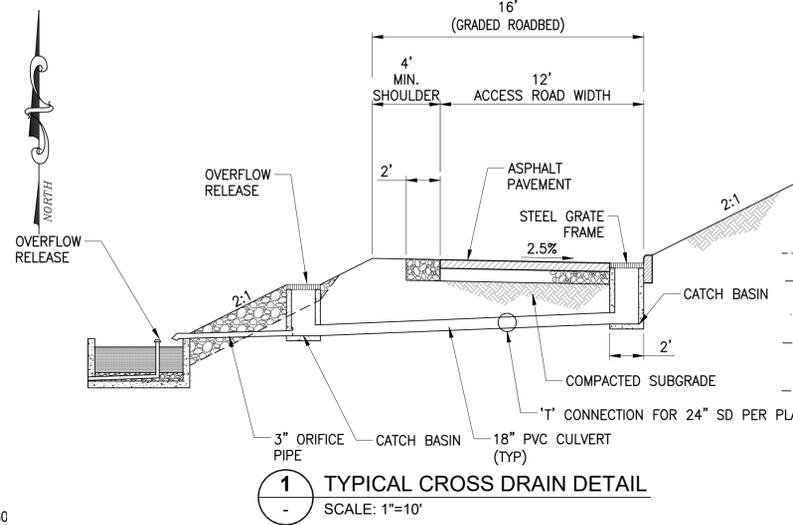


DATE:	2/10/2025
DESIGNED BY:	T. PENG
DRAWN BY:	N. SINGH
CHECKED BY:	M. SAINI
APPROVED BY:	M. SAINI

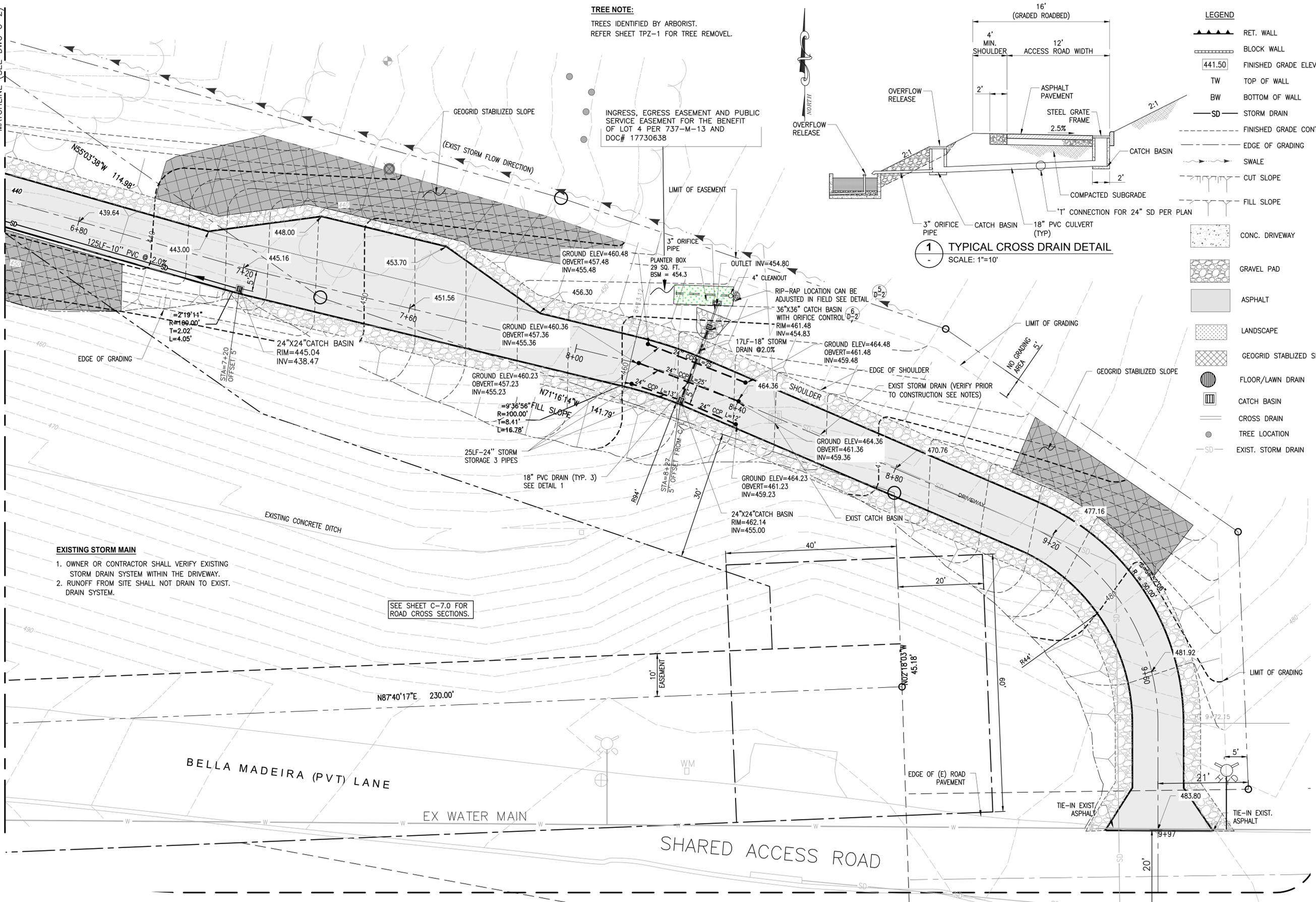
NO.	REVISIONS
7	SHEET NUMBER C-2.0 OF 20 SHEETS

MATCHLINE (SEE DWG C-2)

**TREE NOTE:**  
TREES IDENTIFIED BY ARBORIST.  
REFER SHEET TPZ-1 FOR TREE REMOVAL.

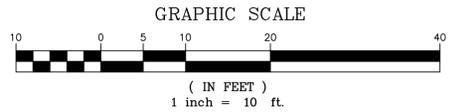


- LEGEND**
- RET. WALL
  - BLOCK WALL
  - 441.50 FINISHED GRADE ELEV.
  - TW TOP OF WALL
  - BW BOTTOM OF WALL
  - SD STORM DRAIN
  - FINISHED GRADE CONTOURS
  - EDGE OF GRADING
  - SWALE
  - CUT SLOPE
  - FILL SLOPE
  - CONC. DRIVEWAY
  - GRAVEL PAD
  - ASPHALT
  - LANDSCAPE
  - GEOGRID STABILIZED SLOPE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



- EXISTING STORM MAIN**
- OWNER OR CONTRACTOR SHALL VERIFY EXISTING STORM DRAIN SYSTEM WITHIN THE DRIVEWAY.
  - RUNOFF FROM SITE SHALL NOT DRAIN TO EXIST. DRAIN SYSTEM.

SEE SHEET C-7.0 FOR ROAD CROSS SECTIONS.



**SITE IMPROVEMENT PLAN**  
SCALE: 1" = 10'



**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

REVISIONS	
NO.	

SHEET NUMBER  
**C-2.1**  
8 OF 20 SHEETS

CONSTRUCTION  
CONSULTATION  
ENGINEERING  
ARCHITECTURE



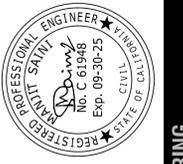






JAMES LE  
 BELLA MADEIRA LANE  
 SAN JOSE, CA  
 APN: 654-64-012

SECTIONS

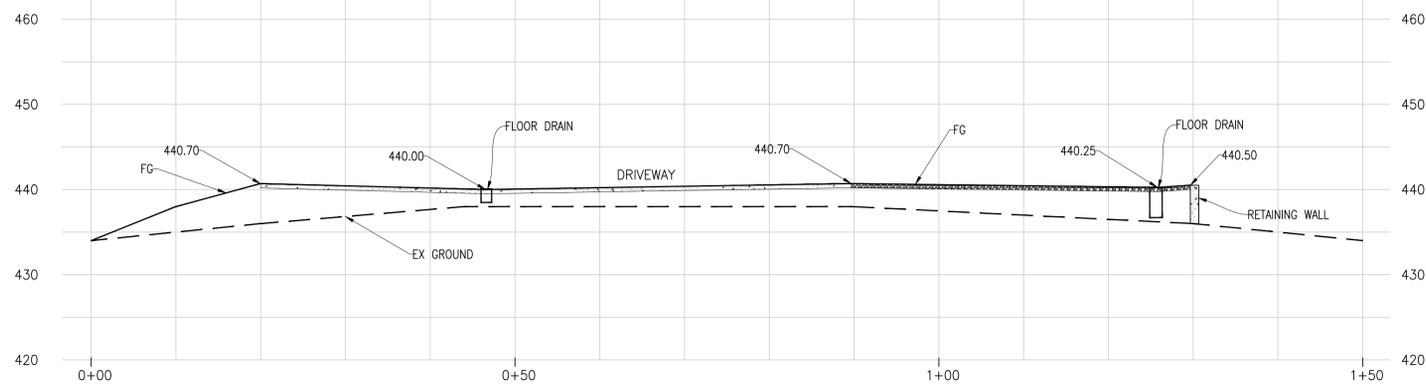


DATE:	2/10/2025
DESIGNED BY:	T. PENG
DRAWN BY:	N. SINGH
CHECKED BY:	M. SAINI
APPROVED BY:	M. SAINI

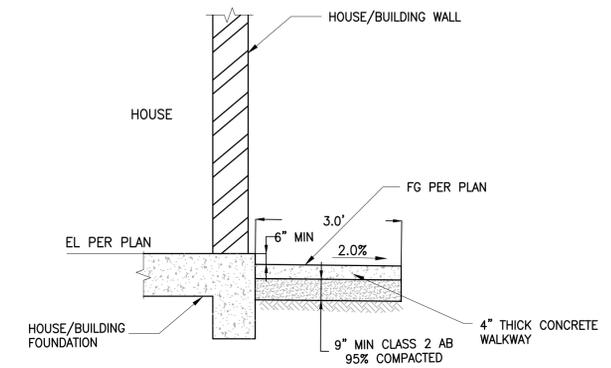
NO.	REVISIONS

SHEET NUMBER  
**C-6**  
 12 OF 20 SHEETS

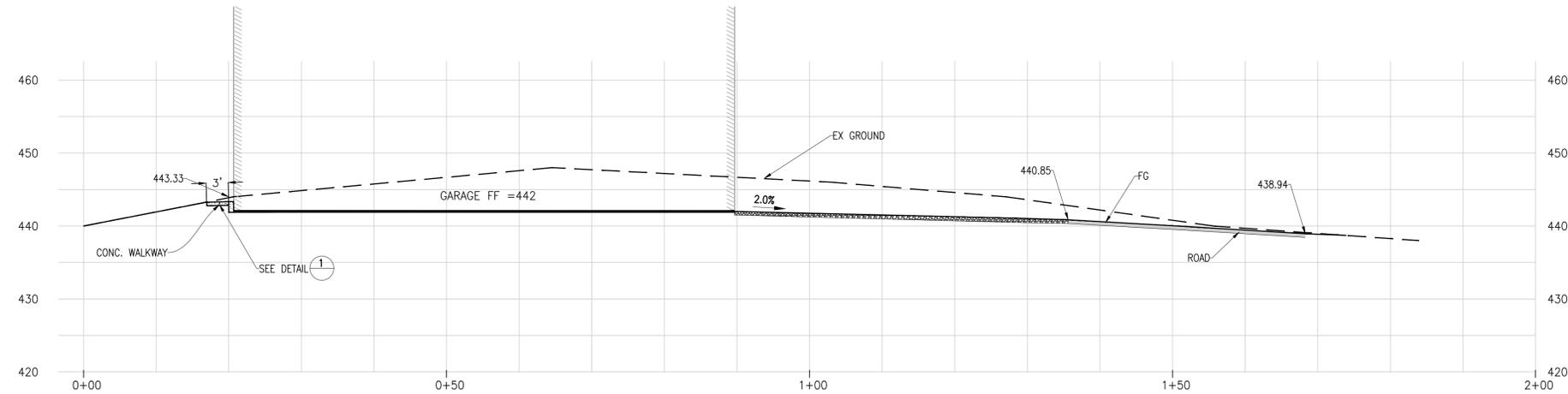
● CONSTRUCTION  
 ● CONSULTATION  
 ● ENGINEERING  
 ● ARCHITECTURE



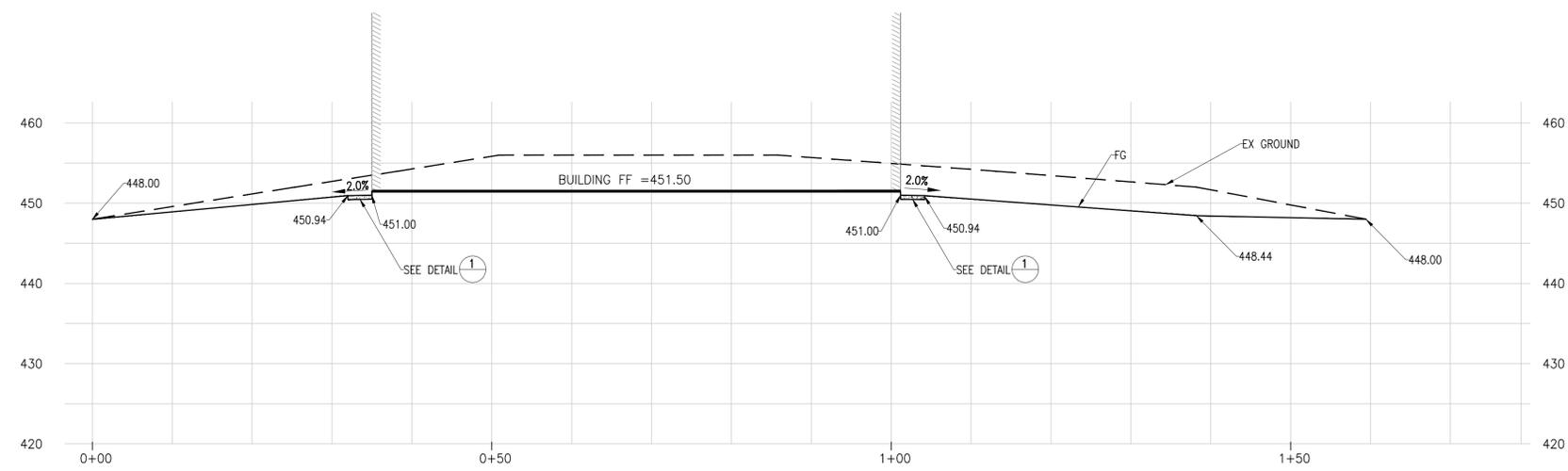
**H** SECTION  
 C-2



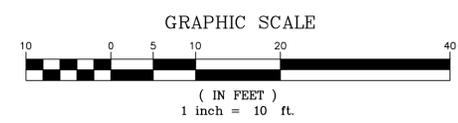
**1**  
 TYPICAL CONC. PAD DETAIL FOR DRAIN AWAY FROM FOUNDATION.  
 SCALE: NTS

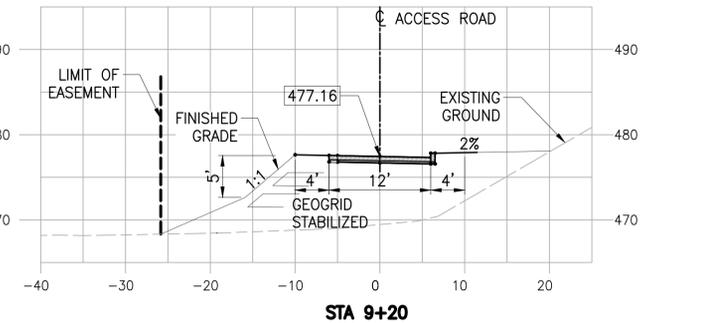
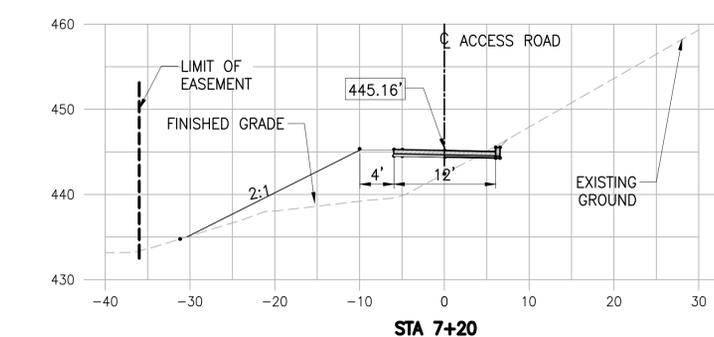
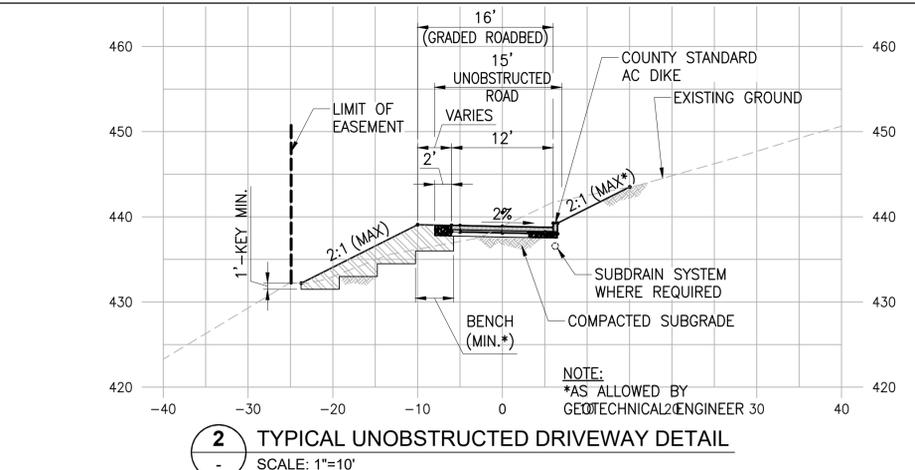
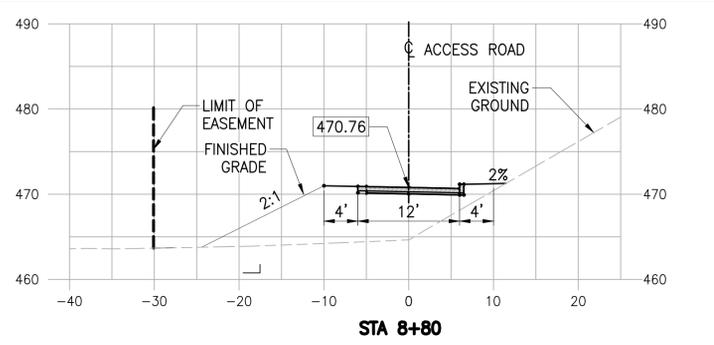
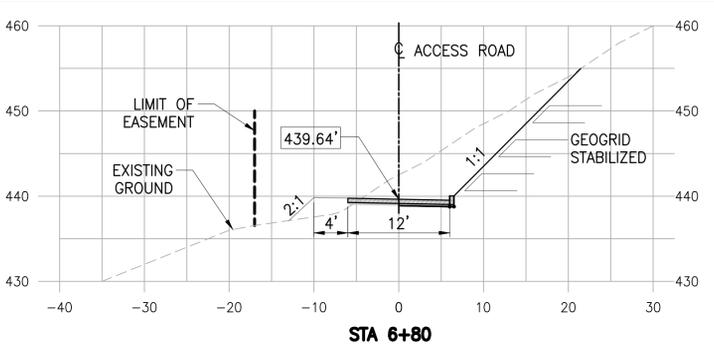
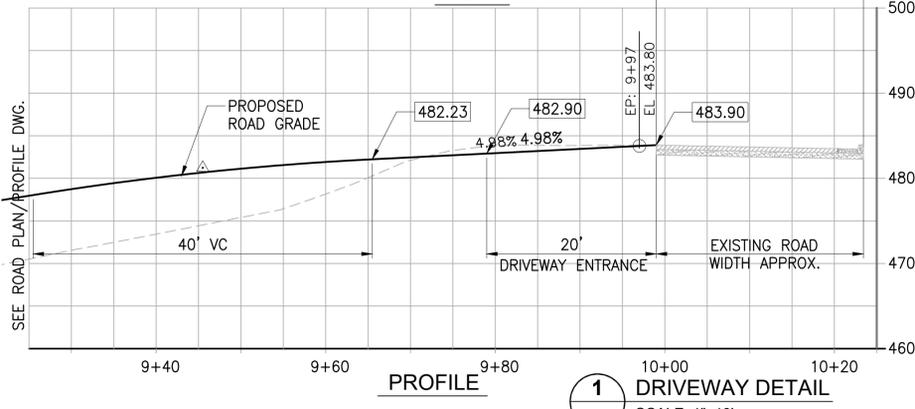
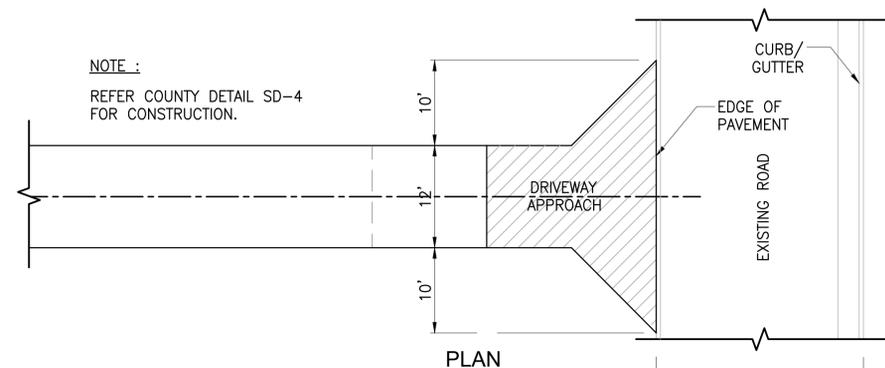
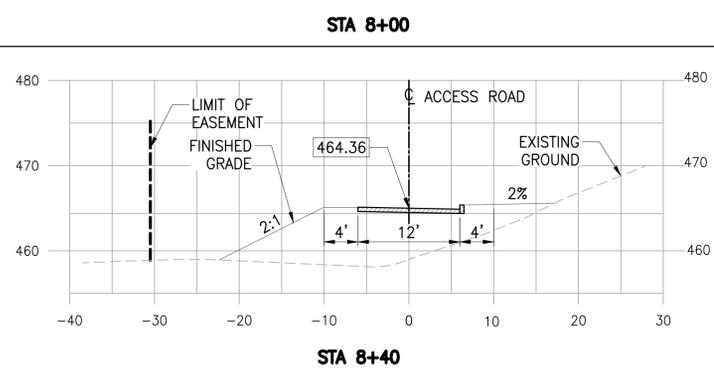
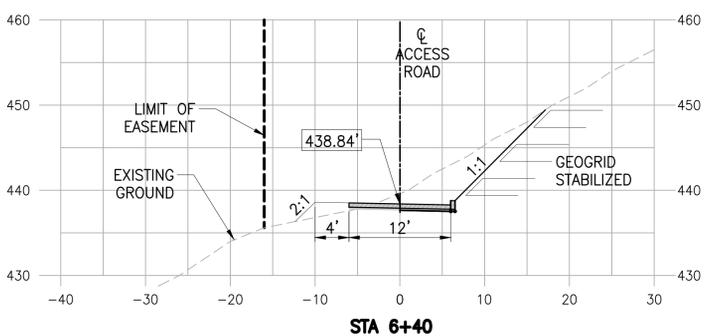
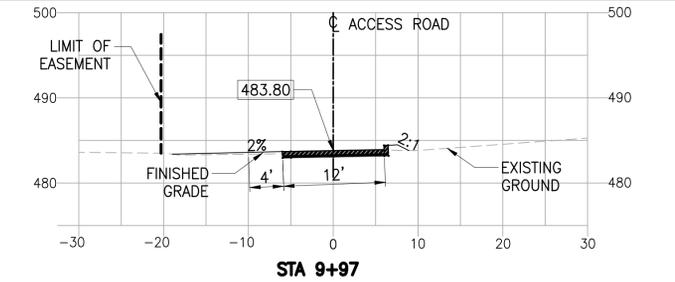
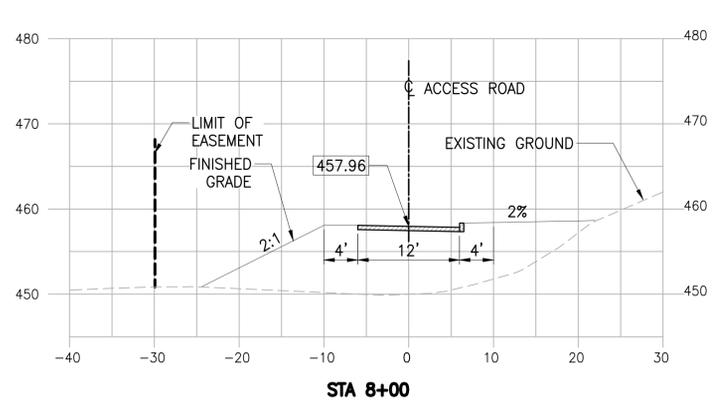
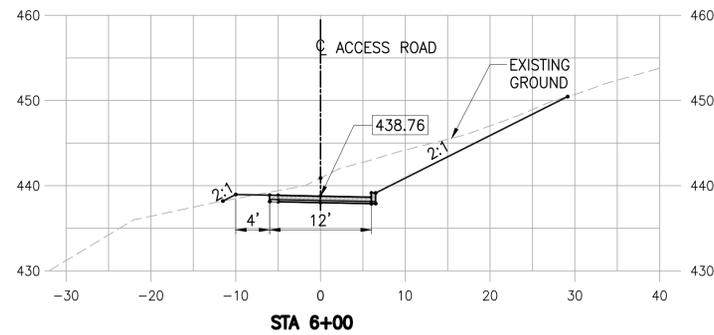
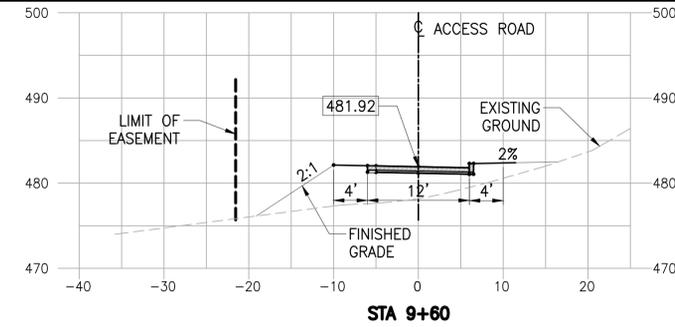
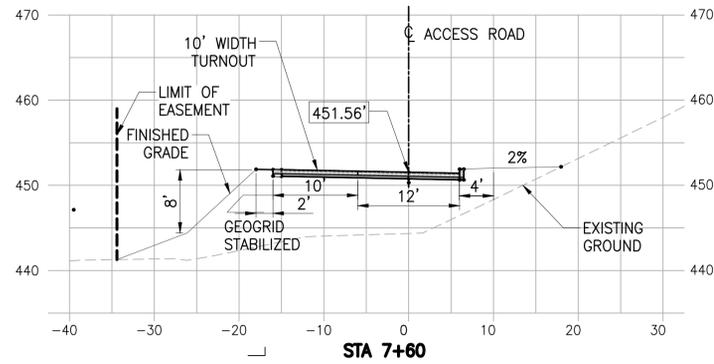
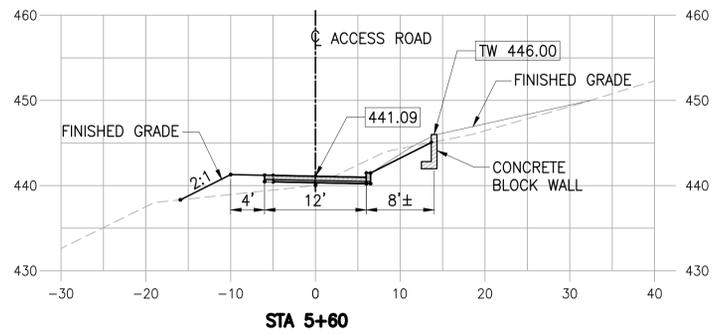


**I** SECTION  
 C-2



**J** SECTION  
 C-2





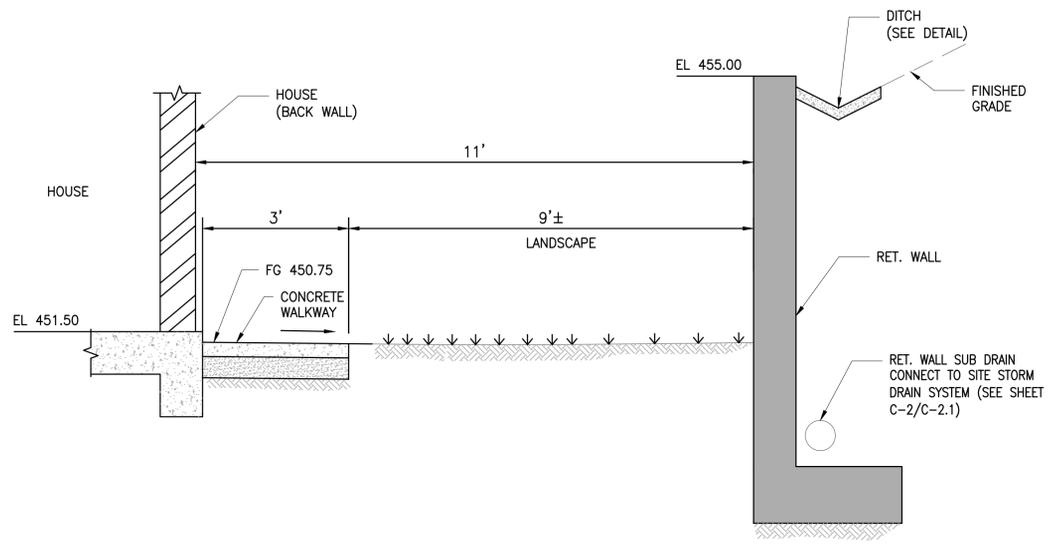
JAMES LE  
BELLA MADEIRA LANE  
SAN JOSE, CA  
APN: 654-64-012

DRIVEWAY CROSS SECTIONS &  
APPROACH PLAN AND PROFILE

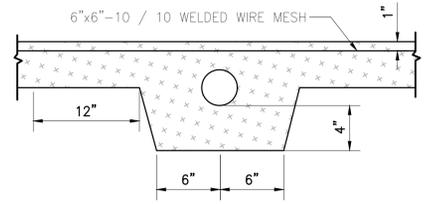


DATE:	2/10/2025
DESIGNED BY:	T. PENG
DRAWN BY:	N. SINGH
CHECKED BY:	M. SAINI
APPROVED BY:	M. SAINI

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

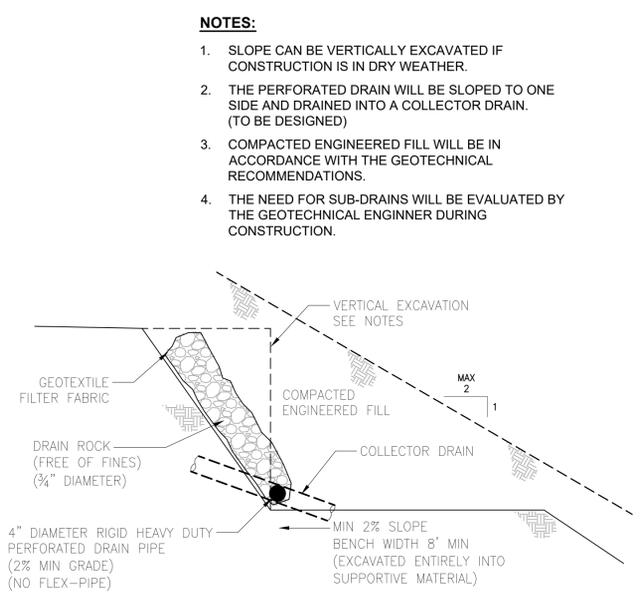


**1** DETAIL 1  
SCALE: N.T.S.



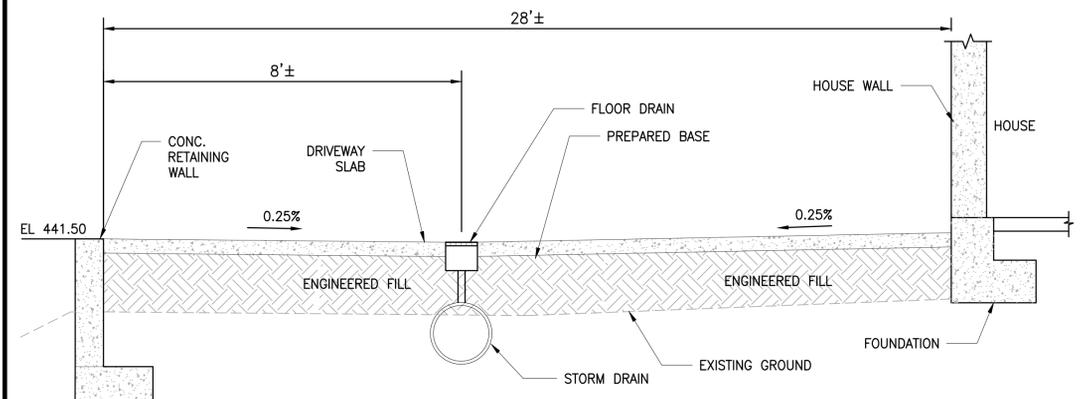
**4** UNDER DRIVEWAY DRAIN (TYP.)  
N.T.S.

- NOTES:**
- SEE DETAIL 7 FOR DRIVEWAY UNDERDRAIN.
  - SLOPE DRIVEWAY TOWARD CATCH BASIN.

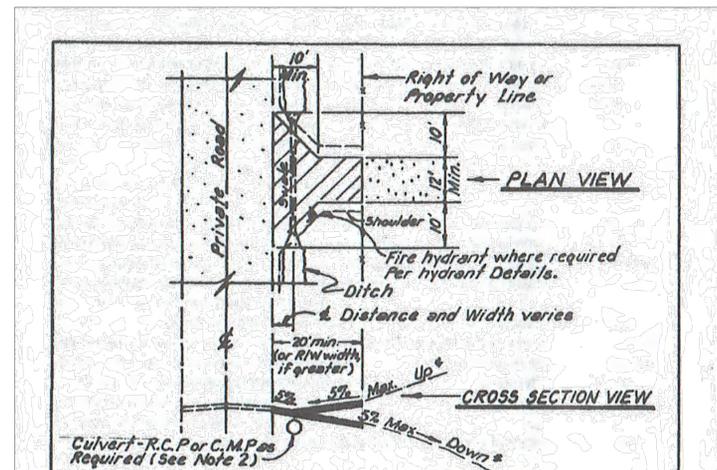


**5** BENCH DETAIL (TYP.)  
N.T.S.

- NOTES:**
- SLOPE CAN BE VERTICALLY EXCAVATED IF CONSTRUCTION IS IN DRY WEATHER.
  - THE PERFORATED DRAIN WILL BE SLOPED TO ONE SIDE AND DRAINED INTO A COLLECTOR DRAIN. (TO BE DESIGNED)
  - COMPACTED ENGINEERED FILL WILL BE IN ACCORDANCE WITH THE GEOTECHNICAL RECOMMENDATIONS.
  - THE NEED FOR SUB-DRAINS WILL BE EVALUATED BY THE GEOTECHNICAL ENGINEER DURING CONSTRUCTION.



**2** DETAIL 2  
SCALE: N.T.S.



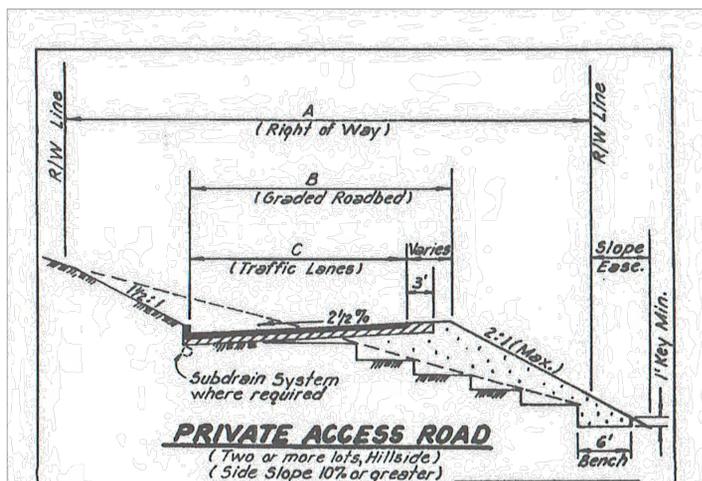
**DRIVEWAY APPROACH**  
Connection to Private Road

**NOTES**

- Culvert plus swale shall accommodate maximum flow. Minimum culvert size to be 12". Culvert shall extend 1' beyond each toe of shoulder. Provide headwalls and/or rip-rap as required. C.M.P. to be not less than 14 gauge.
- Culvert may be omitted where no roadside ditch exists with written approval of County Surveyor.
- Driveway approach base & paving to be same as or better than ultimate private road base & pavement.
- See Driveway section (this manual) for more information.

Approved: <i>[Signature]</i> Manager / County Surveyor Land Dev., Engineering & Surveying	Date:	COUNTY OF SANTA CLARA ENVIRONMENTAL MANAGEMENT / GENERAL SERVICES AGENCY
No.	Revision	Date
DRIVEWAY APPROACH (PRIVATE ROAD)		SD 4

**6** DRIVEWAY APPROACH  
N.T.S.



**PRIVATE ACCESS ROAD**  
(Two or more lots, Hillside)  
(Side Slope 10% or greater)

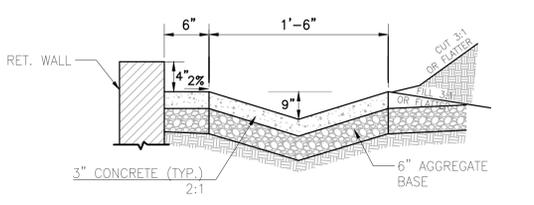
TYPE OF ROAD	MINIMUMS		
	A	B	C
ONE-WAY LOOP (Turnouts as specified)	40'	18'	12'
2-3 LOTS (Ultimate Development)	40'	24'	18'
4 OR MORE LOTS (Ultimate Development)	60'	30'-36'	18'
HALF-ROAD (Initial Construction)	40'	24'	18'
EMERGENCY ACCESS ROAD (with turnouts)	20'	15'	12'

**NOTES**

- Roads serving 4 or more lots are to be designed for future upgrading to County maintained road standards unless exempted by County Surveyor.
- Base & surfacing - 2 1/2" asphalt on 4" aggregate base, except as otherwise specified by County Surveyor.
- Asphalt dike may be deleted where erosion protection is not needed. (See Chart for Determining Ditch Lining Requirements.)
- See section of manual entitled "Policies & Standards for Roads" for further design and construction information.
- Benching may be deleted where cross is less than 20%.

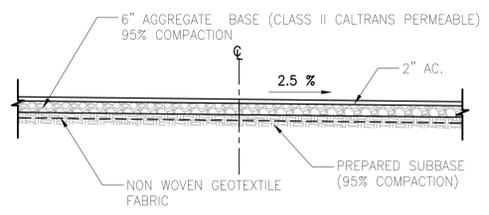
Approved: <i>[Signature]</i> Manager / County Surveyor Land Dev., Engineering & Surveying	Date:	COUNTY OF SANTA CLARA ENVIRONMENTAL MANAGEMENT / GENERAL SERVICES AGENCY
No.	Revision	Date
PRIVATE ACCESS ROAD (Hillside conditions)		SD 2

**7** PRIVATE ACCESS ROAD  
N.T.S.



**3** CONCRETE DITCH (TYP.)  
N.T.S.

- NOTE:**
- CONC. (6") SHALL ONLY BE PLACED ALONG RET. WALL. NO CONC. BEYOND 2' WIDTH OF V-DITCH, OUTSIDE RET. WALL AREA

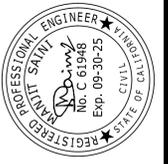


**3** DRIVEWAY CROSS SECTION (TYP.)  
N.T.S.



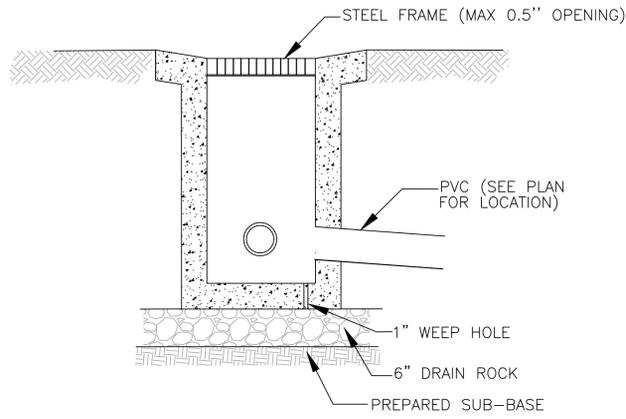
JAMES LE  
BELLA MADEIRA LANE  
SAN JOSE, CA  
APN: 654-64-012

GRADING DETAILS

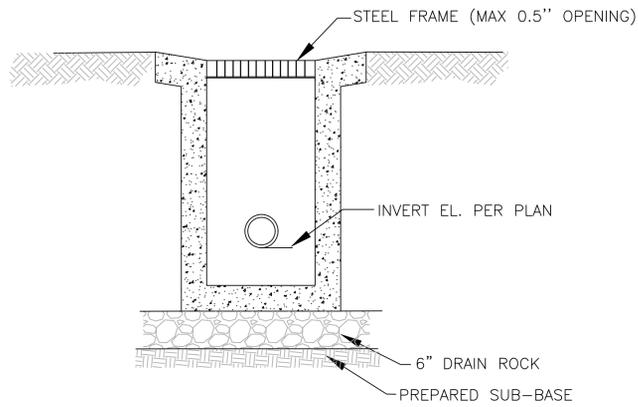


DATE:	2/10/2025
DESIGNED BY:	T. PENG
DRAWN BY:	N. SINGH
CHECKED BY:	M. SAINI
APPROVED BY:	M. SAINI

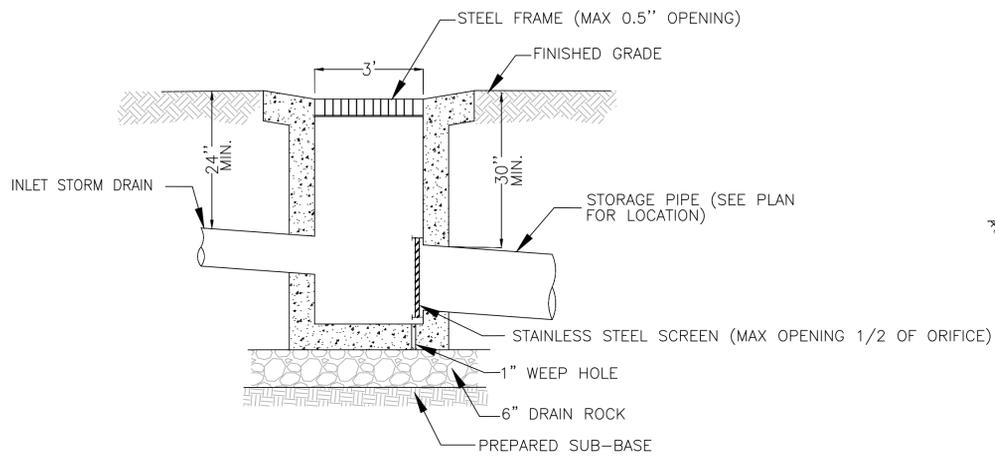
REVISIONS	
No.	Revision



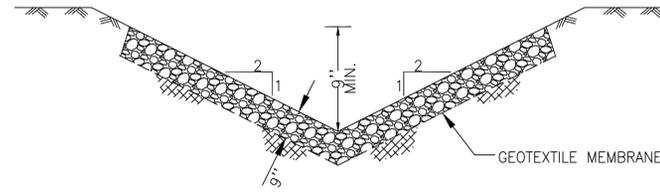
**CATCH BASIN (TYP.)** 1  
(N.T.S.) C-4



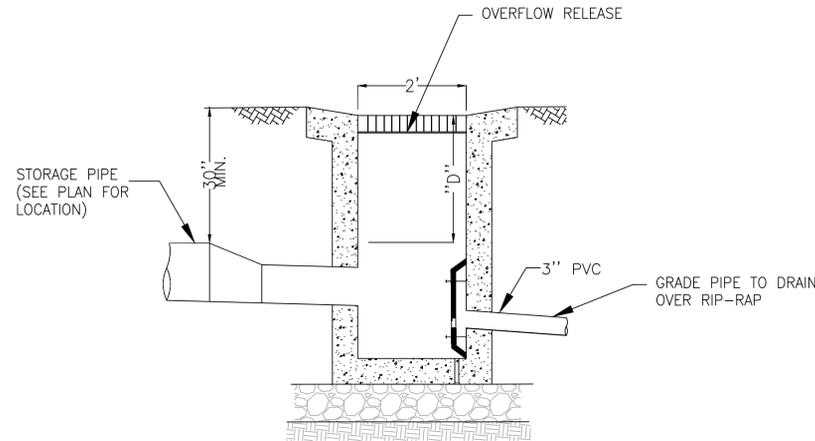
**CATCH BASIN (TYP.)** 1  
(N.T.S.) C-4



**INLET CATCH BASIN** 2  
(N.T.S.) C-4

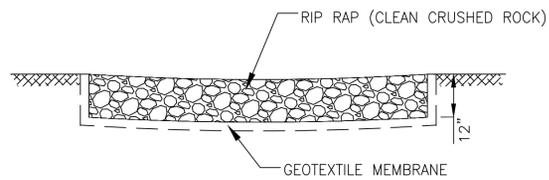


**ROCK V-DITCH (TYP.)** 4  
(N.T.S.)



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

**ORIFICE CONTROL CATCH BASIN-2 (TYP.)** 6  
(N.T.S.)



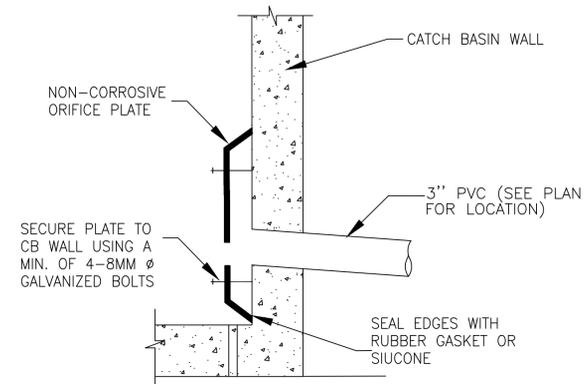
**RIP RAP (TYP) SECTION** 5  
(N.T.S.)

**NOTES:**

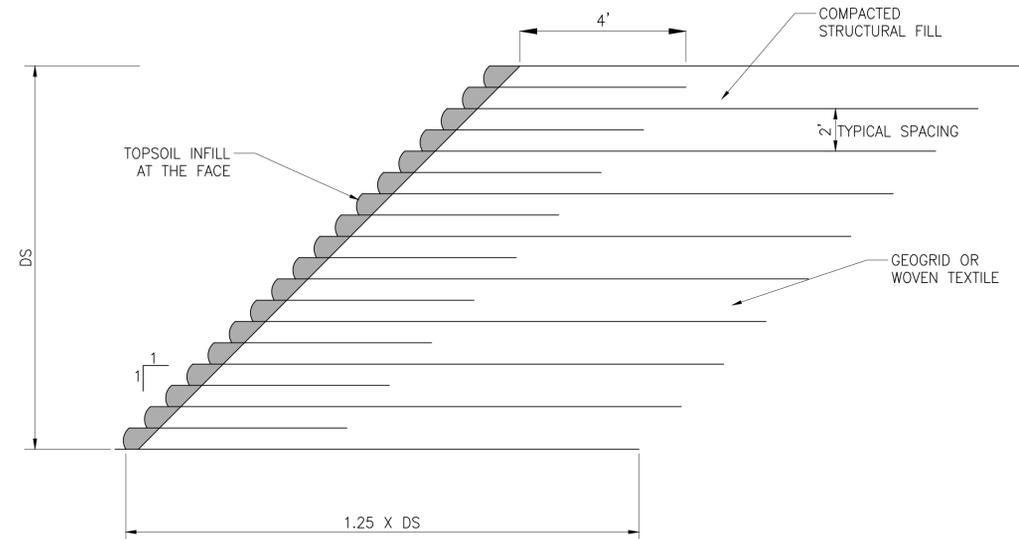
1. GEOTEXTILE MEMBRANE SHALL WOVEN MADE FROM POLYPROPYLENE, IN SLIT FILM OR MONOFILAMENT FORM, WITH 15% GRAB AND GRAB TENSILE STRENGTH 315 LBS.
2. RIPRAP: DURABLE ROCK, FREE FROM CRACKS AND SEAMS, WITH MEDIAN ROCK SIZE 4-INCHES
3. TRASH SCREEN SHALL BE STAINLESS STEEL SCREEN OR PLASTIC UV RESISTANT MATERIAL.
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



**ORIFICE DETAIL (TYP.)** 3  
(N.T.S.)



**GEOGRID AND GEOTEXTILE**  
NTS

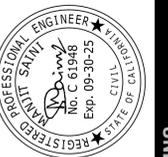
**NOTES:**

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

NO.	
SHEET NUMBER	D-2
	15 OF 20 SHEETS

NOTE: TREES EXIST IN THIS AREA BUT WERE NOT LOCATED

**LEGEND**

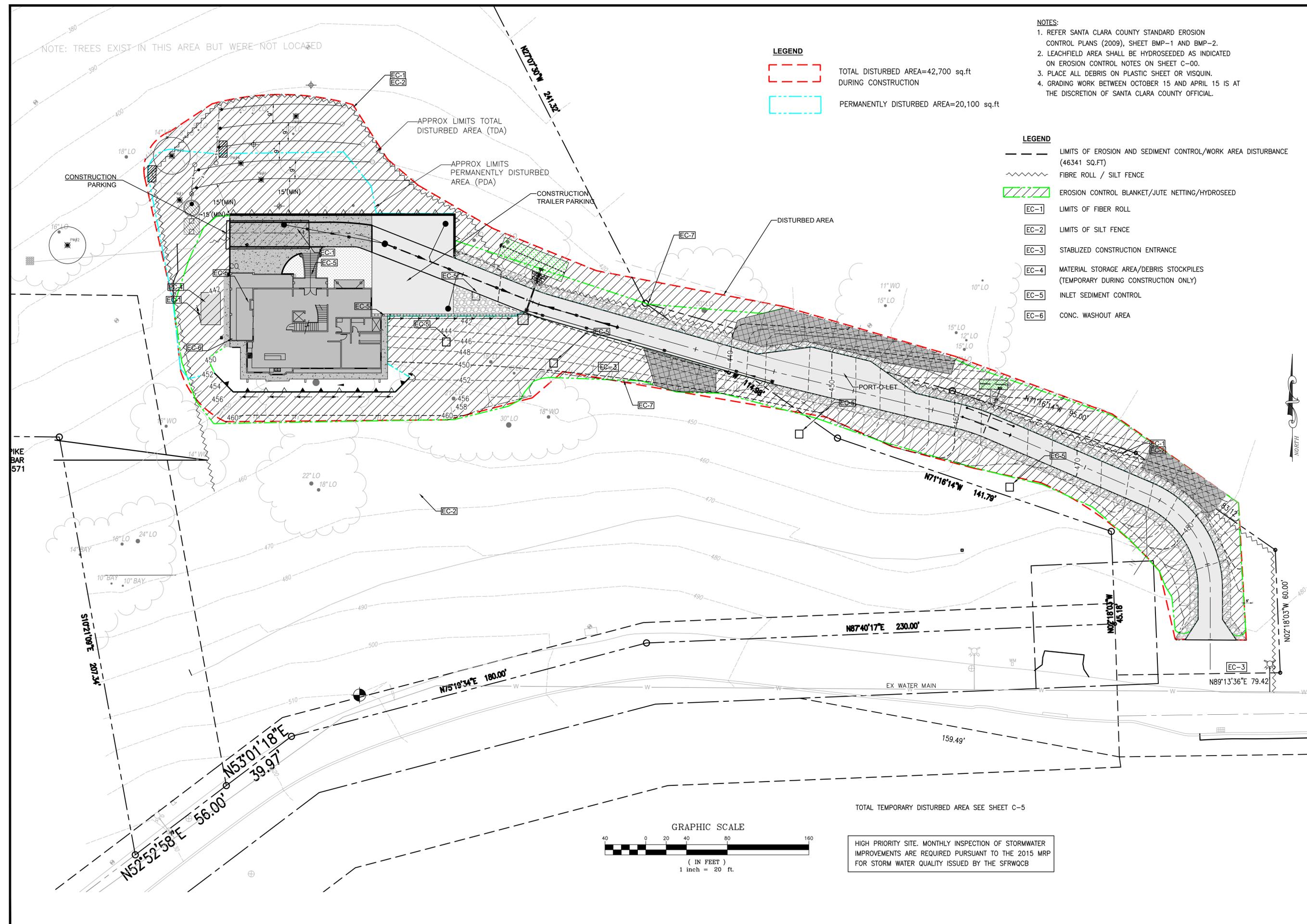
- TOTAL DISTURBED AREA=42,700 sq.ft DURING CONSTRUCTION
- PERMANENTLY DISTURBED AREA=20,100 sq.ft

**NOTES:**

1. REFER SANTA CLARA COUNTY STANDARD EROSION CONTROL PLANS (2009), SHEET BMP-1 AND BMP-2.
2. LEACHFIELD AREA SHALL BE HYDROSEED 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.

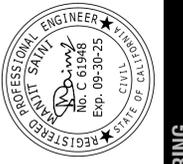
**LEGEND**

- LIMITS OF EROSION AND SEDIMENT CONTROL/WORK AREA DISTURBANCE (46341 SQ.FT)
- FIBRE ROLL / SILT FENCE
- EROSION CONTROL BLANKET/JUTE NETTING/HYDROSEED
- EC-1 LIMITS OF FIBER ROLL
- EC-2 LIMITS OF SILT FENCE
- EC-3 STABILIZED CONSTRUCTION ENTRANCE
- EC-4 MATERIAL STORAGE AREA/DEBRIS STOCKPILES (TEMPORARY DURING CONSTRUCTION ONLY)
- EC-5 INLET SEDIMENT CONTROL
- EC-6 CONC. WASHOUT AREA



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

**EROSION CONTROL PLAN**



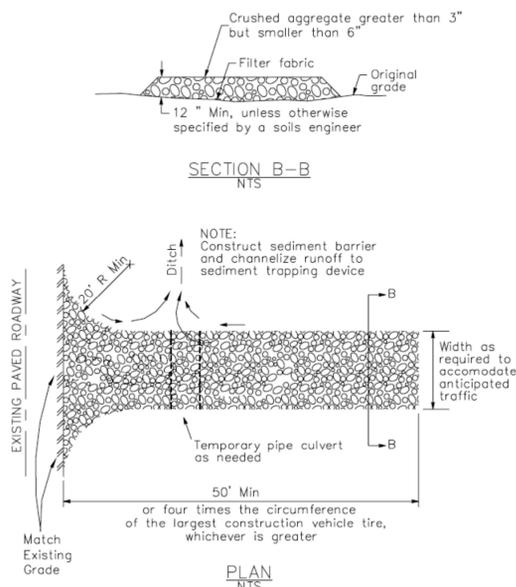
DATE:	2/10/2025
DESIGNED BY:	T. PENG
DRAWN BY:	N. SINGH
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APPROVED BY:	M. SAINI

REVISIONS	
NO.	

SHEET NUMBER  
**ESC-1**  
 16 OF 20 SHEETS

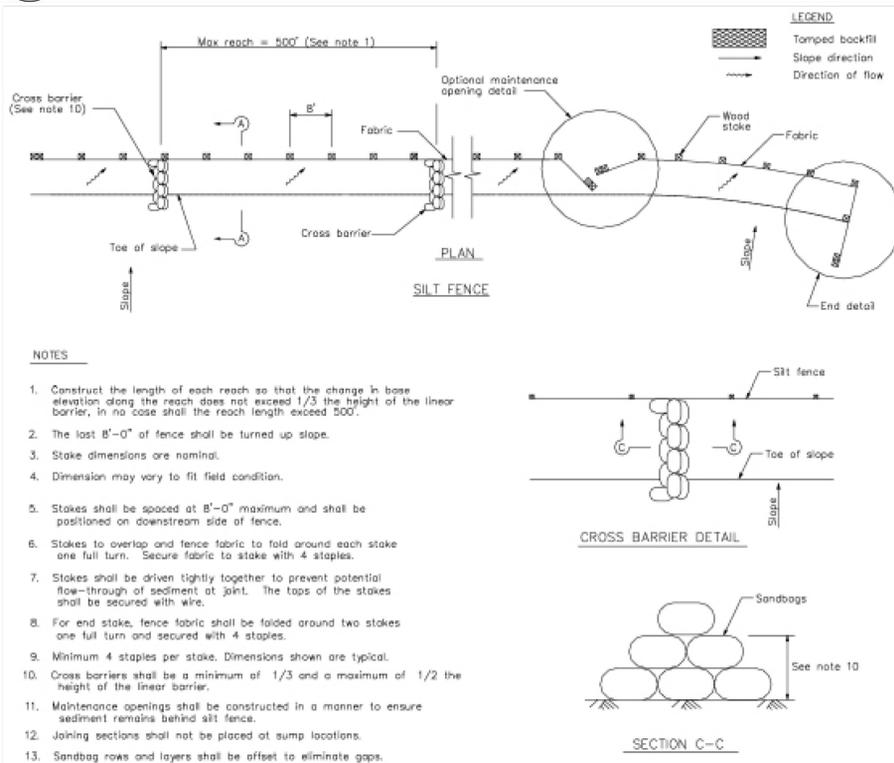
### 3 Stabilized Construction Entrance/Exit

CASQA Detail TC-1



### 1 Silt Fence

CASQA Detail SE-1

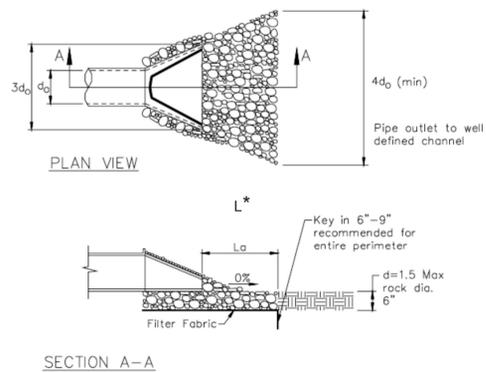


**NOTES**

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

### 4 Velocity Dissipation Devices

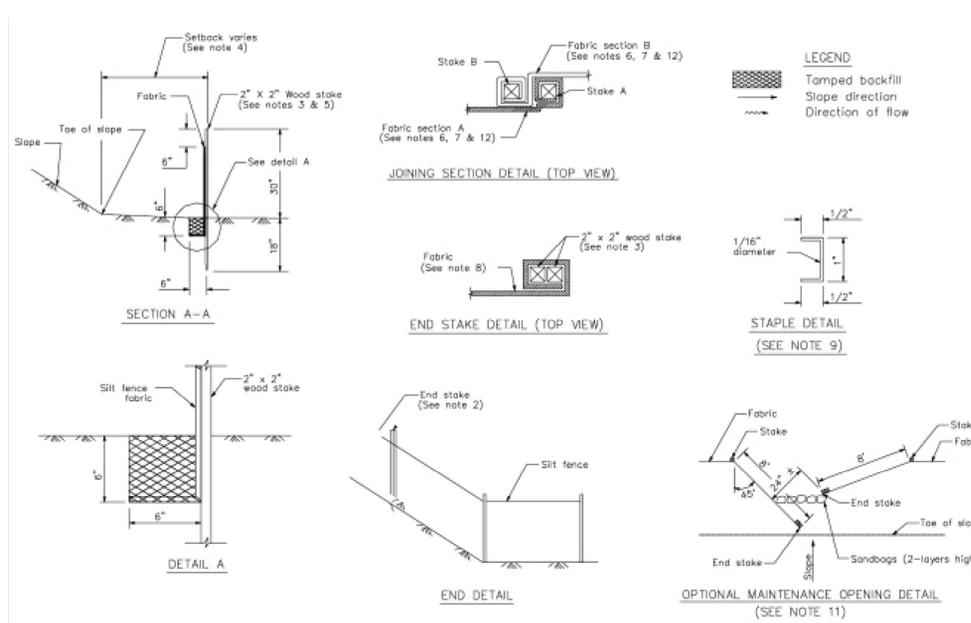
CASQA Detail EC-10



\* Length per ABAG Design Standards

### 2 Silt Fence

CASQA Detail SE-1



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

APPROVED FOR ISSUANCE WORK

#### STANDARD BEST MANAGEMENT PRACTICE NOTES

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

#### STANDARD EROSION CONTROL NOTES

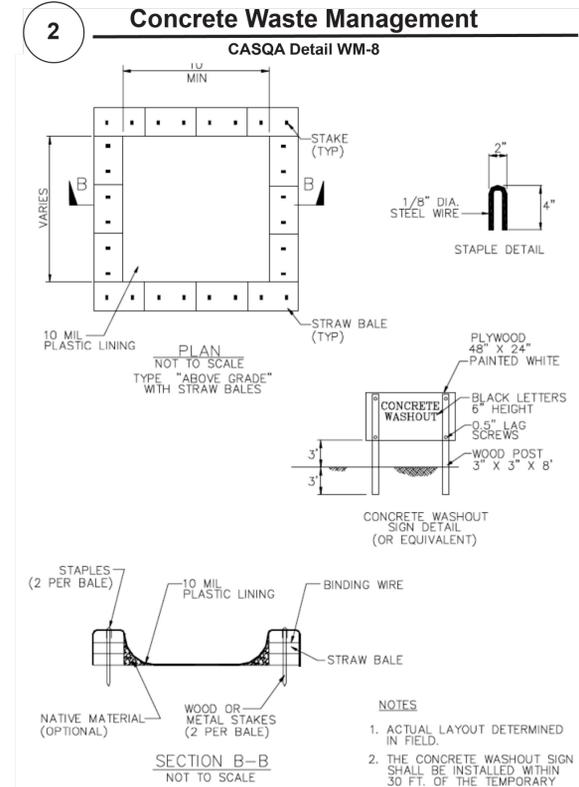
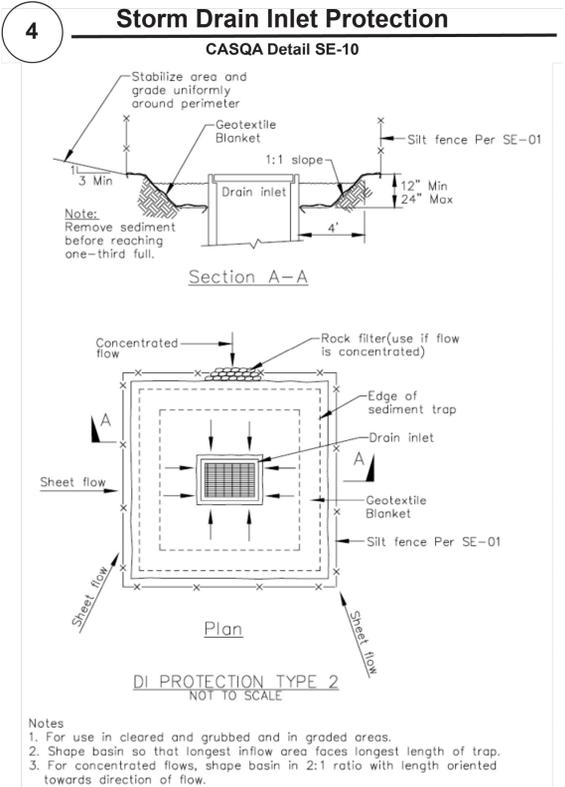
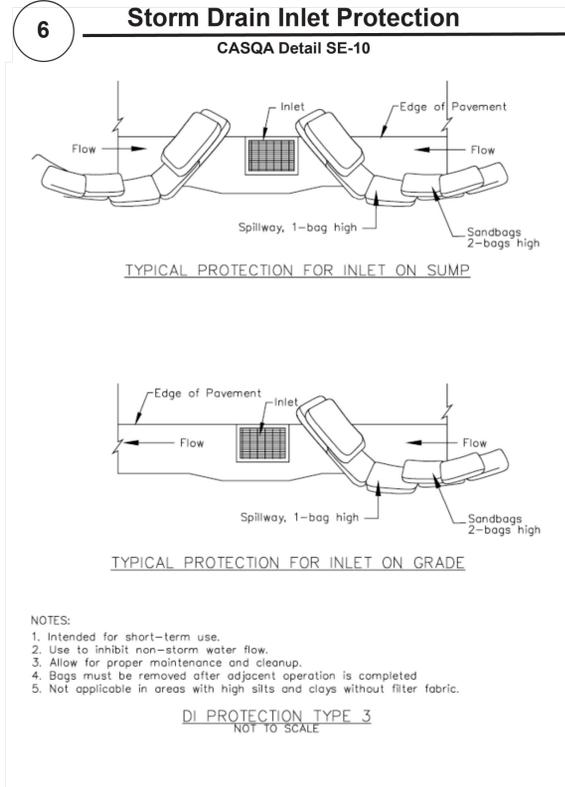
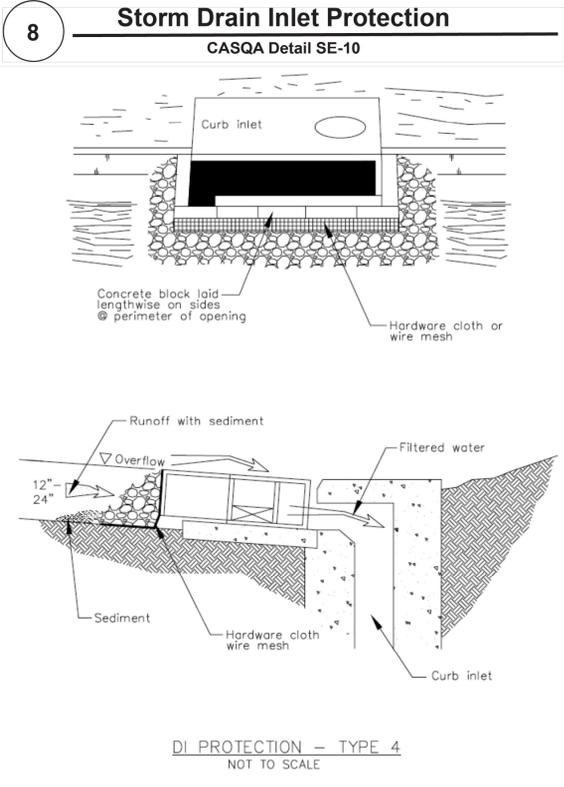
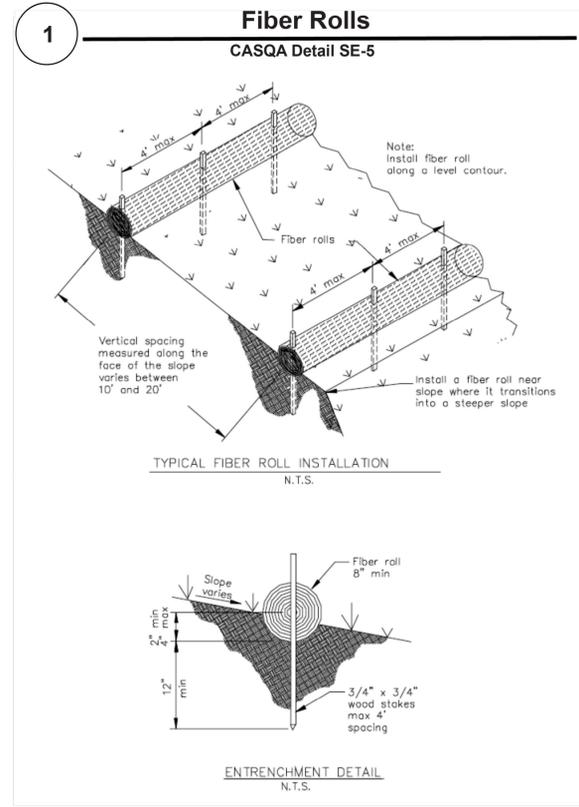
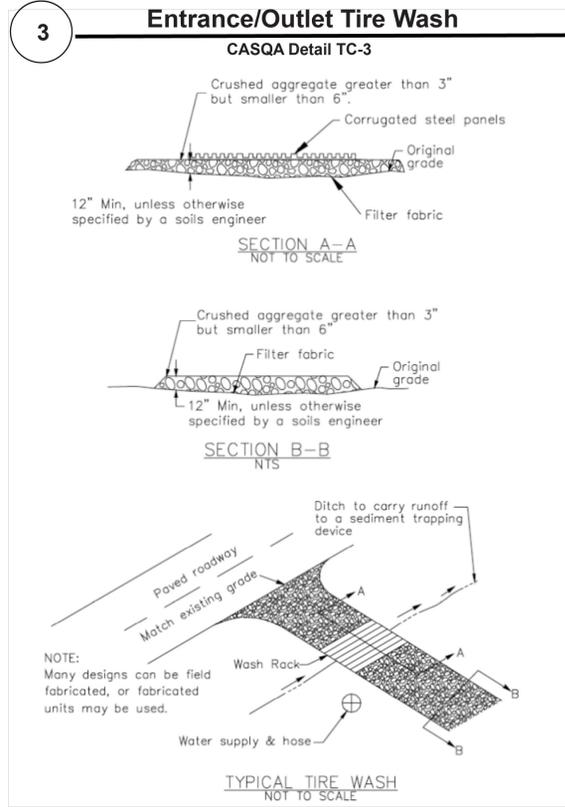
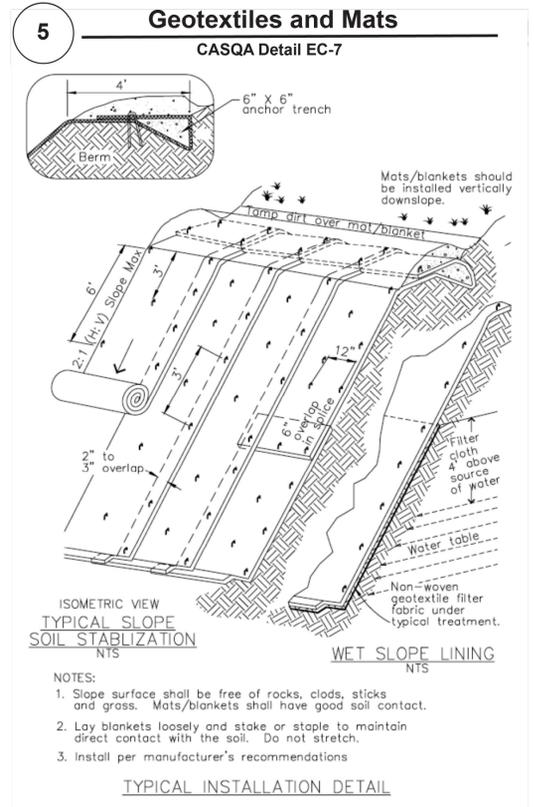
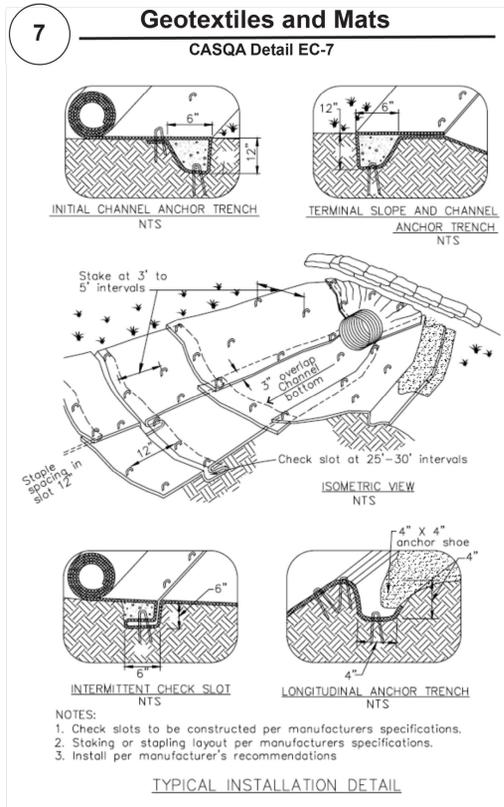
1. **Sediment Control Management:**
  - Tracking Prevention & Clean Up:** Activities shall be organized and measures taken as needed to prevent or minimize tracking of soil onto the public street system. A gravel or proprietary device construction entrance/exit is required for all sites. Clean up of tracked material shall be provided by means of a street sweeper prior to an approaching rain event, or at least once at the end of each workday that material is tracked, or, more frequently as determined by the County Inspector. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages B-31 to B-33) or latest.
  - Storm Drain Inlet and Catch Basin Inlet Protection:** All inlets within the vicinity of the project and within the project limits shall be protected with gravel bags placed around inlets or other inlet protection. At locations where exposed soils are present, staked fiber 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, etc.) to ensure silt does not leave the site or enter the storm drain system or neighboring watercourse.
2. **Erosion Control:** During the rainy season, all disturbed areas must include an effective combination of erosion and sediment control. It is required that temporary erosion control measures are applied to all disturbed soil areas prior to a rain event. During the non-rainy season, erosion control measures must be applied sufficient to control wind erosion at the site.
3. **Inspection & Maintenance:** Disturbed areas of the Project's site, locations where vehicles enter or exit the site, and all erosion and sediment controls that are identified as part of the Erosion Control Plans must be inspected by the Contractor before, during, and after storm events, and at least weekly during seasonal wet periods. Problem areas shall be identified and appropriate additional and/or alternative control measures implemented immediately, within 24 hours of the problem being identified.
4. **Project Completion:** Prior to project completion and signoff by the County Inspector, all disturbed areas shall be reseeded, planted, or landscaped to minimize the potential for erosion on the subject site.
5. It shall be the Owner's/Contractor's responsibility to maintain control of the entire construction operation and to keep the entire site in compliance with the erosion control plan.
6. Erosion and sediment control best management practices shall be operable year round or until vegetation is fully established on landscaped surfaces.

EROSION CONTROL DETAIL-1

Project Information

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





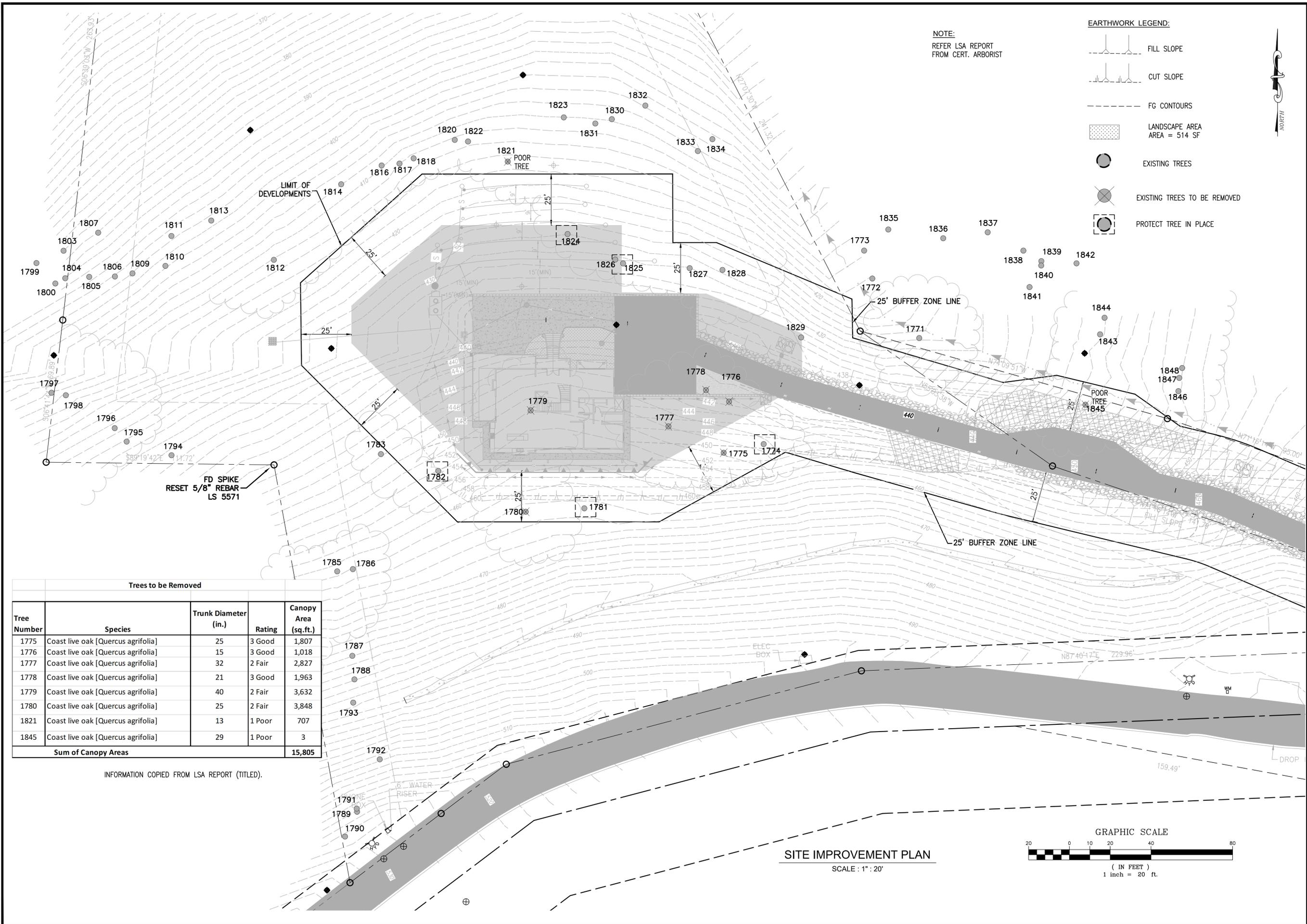
Source for Graphics: California Stormwater BMP Handbook, California Stormwater Quality Association, January 2003. Available from www.cabmphandbooks.com.

EROSION CONTROL DETAIL-2

## Project Information

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





**NOTE:**  
REFER LSA REPORT  
FROM CERT. ARBORIST

**EARTHWORK LEGEND:**

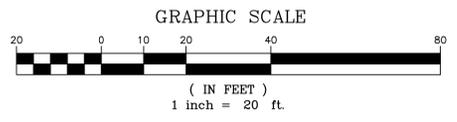
- FILL SLOPE
- CUT SLOPE
- FG CONTOURS
- LANDSCAPE AREA  
AREA = 514 SF
- EXISTING TREES
- EXISTING TREES TO BE REMOVED
- PROTECT TREE IN PLACE



**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
<b>Sum of Canopy Areas</b>				<b>15,805</b>

INFORMATION COPIED FROM LSA REPORT (TITLED).



**SITE IMPROVEMENT PLAN**  
SCALE : 1" : 20'



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

**TREE LOCATION PLAN**

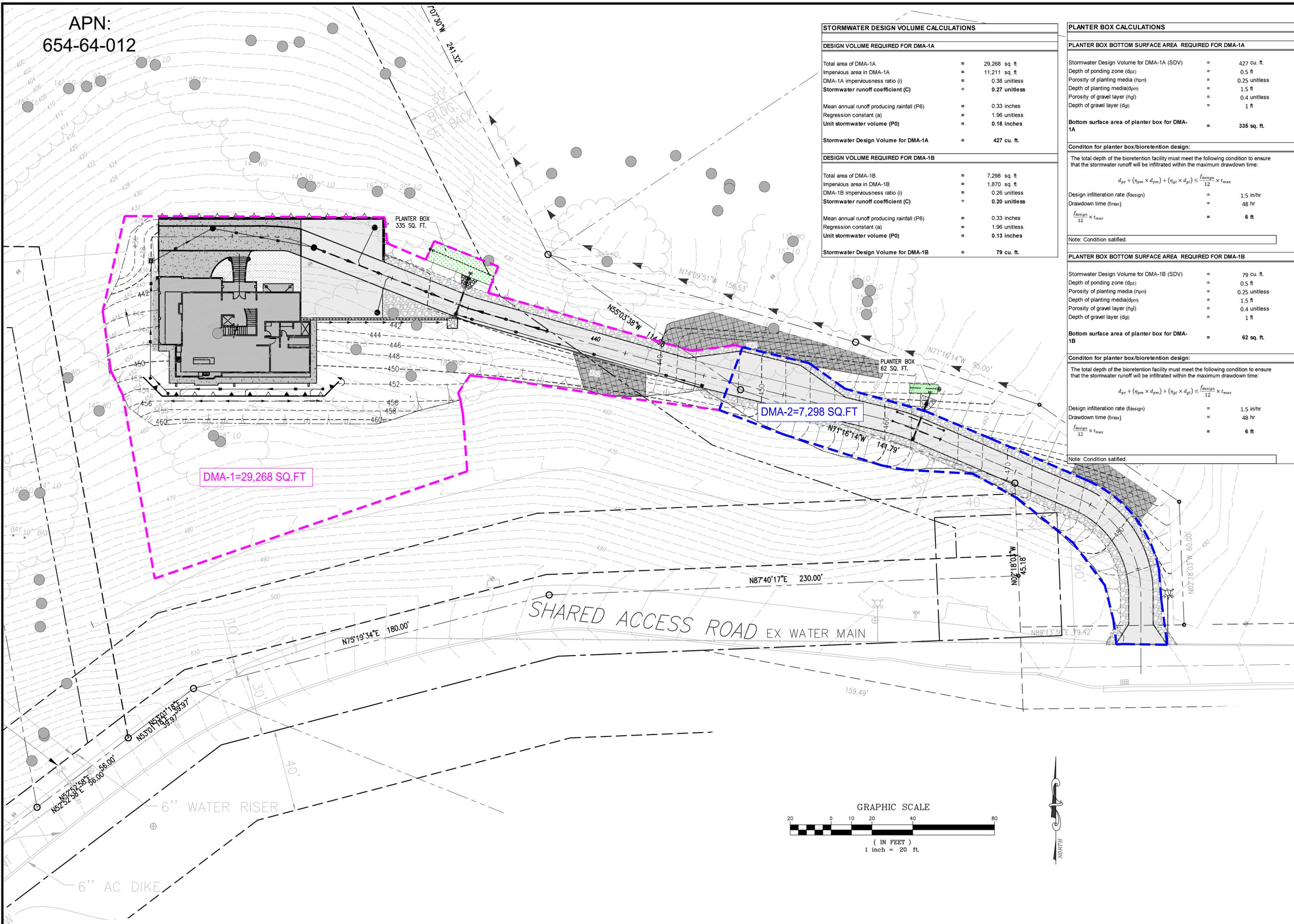


DATE:	2/10/2025
DESIGNED BY:	T. PENG
DRAWN BY:	N. SINGH
CHECKED BY:	M. SAINI
APPROVED BY:	M. SAINI

REVISIONS	
NO.	

SHEET NUMBER  
**TPZ-1**  
19 OF 20 SHEETS

APN:  
654-64-012



STORMWATER DESIGN VOLUME CALCULATIONS	
<b>DESIGN VOLUME REQUIRED FOR DMA-1A</b>	
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.
<b>DESIGN VOLUME REQUIRED FOR DMA-1B</b>	
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 CALCULATIONS	
<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 <sub>pz</sub> )	= 0.5 ft
Porosity of planting media (n <sub>pm</sub> )	= 0.25 unitless
Depth of planting media (d <sub>pm</sub> )	= 1.5 ft
Porosity of gravel layer (n <sub>gl</sub> )	= 0.4 unitless
Depth of gravel layer (d <sub>gl</sub> )	= 1 ft
Bottom surface area of planter box for DMA-1A	= 335 sq. ft.
<b>Condition for planter box/bioretenion 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:	
$d_{pz} + (n_{pm} \times d_{pm}) + (n_{gl} \times d_{gl}) \leq \frac{f_{design}}{12} \times t_{max}$	
Design infiltration rate (f <sub>design</sub> )	= 1.5 in/hr
Drawdown time (t <sub>max</sub> )	= 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 <sub>pz</sub> )	= 0.5 ft
Porosity of planting media (n <sub>pm</sub> )	= 0.25 unitless
Depth of planting media (d <sub>pm</sub> )	= 1.5 ft
Porosity of gravel layer (n <sub>gl</sub> )	= 0.4 unitless
Depth of gravel layer (d <sub>gl</sub> )	= 1 ft
Bottom surface area of planter box for DMA-1B	= 62 sq. ft.
<b>Condition for planter box/bioretenion 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:	
$d_{pz} + (n_{pm} \times d_{pm}) + (n_{gl} \times d_{gl}) \leq \frac{f_{design}}{12} \times t_{max}$	
Design infiltration rate (f <sub>design</sub> )	= 1.5 in/hr
Drawdown time (t <sub>max</sub> )	= 48 hr
$\frac{f_{design}}{12} \times t_{max}$	= 6 ft
Note: Condition satisfied.	



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

STORMWATER MANAGEMENT  
PLAN



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

NO.	REVISIONS

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

CONSTRUCTION  
CONSULTATION  
ENGINEERING  
ARCHITECTURE

# JAMES LE RESIDENTIAL DEVELOPMENT (SHALLOW PRESSURE DISTRIBUTION SYSTEM)

BELLA MADEIRA LANE  
APN-654-54-012

**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 DETAILS.

**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 SHALL SIGN AN ON-GOING SERVICE AGREEMENT WITH A SERVICE COMPANY PRIOR TO START OPERATIONAL.
3. MONITORING FREQUENCY: AT A MINIMUM FOLLOWING MONITORING FREQUENCY SHALL 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 <sup>2</sup>
EFFECTIVE INFILTRATIVE AREA	= 4 FT <sup>2</sup>
TRENCH WIDTH	= 2 FT
TRENCH LENGTH	= 188 FT

**LEGEND**

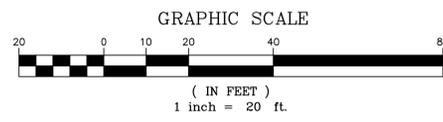
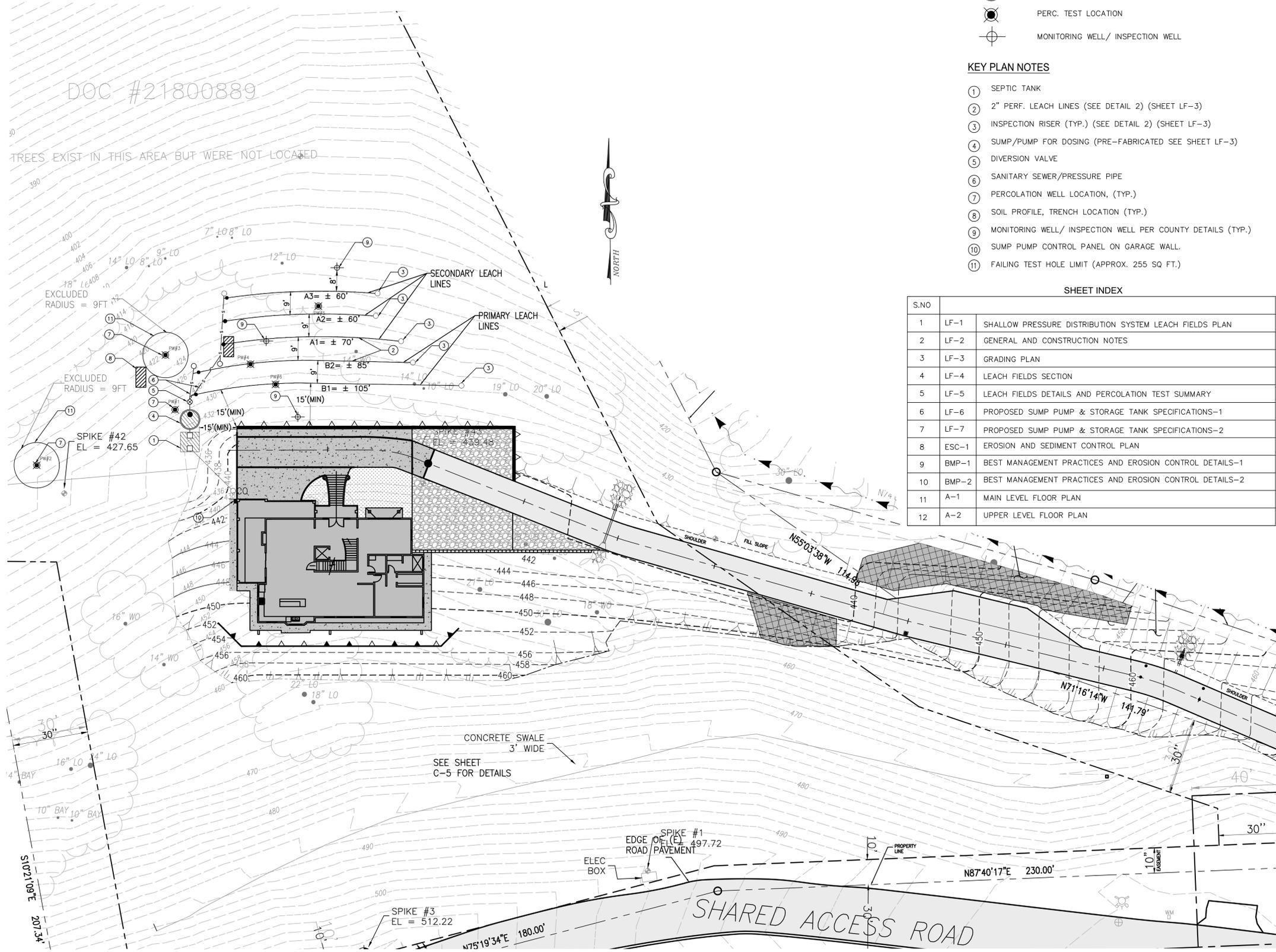
- LEACH LIES
- INSPECTION RISER
- DIVERSION VALVE
- (N) SEPTIC TANK
- (N) PUMP
- (N) PUMP TANK
- PERC. TEST LOCATION
- MONITORING WELL/ INSPECTION WELL

**KEY PLAN NOTES**

- ① SEPTIC TANK
- ② 2" PERC. 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 MADEIRA LANE  
 SAN JOSE, CA  
 APN: 654-54-012

**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

NO.	REVISIONS

SHEET NUMBER  
**LF-1**  
 OF 7 SHEETS

**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**

- 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.
- CLEAR THE SITE FROM ALL VEGETATION PRIOR TO TRENCHING.
- COORDINATE WITH THE COUNTY FOR LEACH FIELD LAYOUTS PRIOR TO START CONSTRUCTION.
- 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.

- PRE-CONSTRUCTION INSPECTION WHERE THE CONSTRUCTION STAKING OR MAKING OF THE VARIOUS SYSTEM COMPONENTS IS PROVIDED AND CONSTRUCTION PROCEDURES DISCUSSED.
- WATER TIGHTNESS OF SEPTIC TANK AND DOSING (PUMP) TANK.
- LAYOUT AND EXCAVATION OF DISPERSAL TRENCHES AND PIPING.
- DRAIN ROCK MATERIAL AND PLACEMENT.
- PIPING INSTALLATION AND HYDRAULIC ("SQUIRT") TEST OF THE DISTRIBUTION SYSTEM
- FUNCTIONING AND SETTING OF ALL CONTROL DEVICES
- 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**

- INSPECTION WELLS SHALL BE CONSTRUCTED OF 3" DIAMETER PIPE, EQUIPPED WITH A WRENCH-TIGHT CAP OR PIPE PLUG, AND A BOTTOM CAP.
- ALL WELLS SHALL BE PERFORATED BEGINNING AT A DEPTH OF 18 INCHES BELOW GRADE AND EXTENDING TO THE BOTTOM OF THE PIPE.
- PERFORATIONS SHALL CONSIST OF HACKSAW SLOTS AT NOMINAL 1" SPACING, OR EQUIVALENT COMMERCIALY-SLOTTED PIPE.
- 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**

- Pressure-Rated Pipe Material.** All pipe, fittings and valves shall be pressure-rated PVC pipe, minimum 150 psi.
- Solvent Welded.** All joints in the pressure piping system shall be solvent welded.
- 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.
- Thrust Blocks.** Concrete thrust blocks, or equivalent restraint, shall be provided at sharp changes in piping directions.
- 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.
- 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>		Expansion drainfield <u>N/A</u>	
Installed drainfield <u>Shallow PD System</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>	<u>3 x 90 standard</u>	<u>X</u>	<u>6</u>
<u>45</u>	<u>standard elbow</u>	<u>X</u>	<u>18</u>
<u>90</u>	<u>long radius</u>	<u>X</u>	
<u>1</u>	<u>gate valve (fully check valve)</u>	<u>X</u>	<u>1.5</u>
<u>1</u>	<u>check valve (conventional swing)</u>	<u>X</u>	<u>1.5</u>
TOTAL (C) =			<u>19.5</u>
Total Length of Pipe (D) = B + C =			<u>34.5</u>
CALCULATIONS:			
<b>Friction Loss in Pipes and Fittings (E):</b>			
Friction loss in 2 in pipe at 50GPM = <u>4.16</u> (friction loss per chart)			
(E) Head in ft		$(D/100 \text{ ft}) \times 4.16 = 1.4352$	
<b>Required Pump Size:</b>			
Total Pumping Head, F (ft) = (A) + (E) <u>8.4352</u>			
<b>Pump Size:</b>			
(F) versus GPM = Pump Size (refer to pump curve)			
<b>Pump Model:</b> (Attach Pump Curve)			
<u>50</u> GPM at <u>37</u> (G) (ft of head: from pump curve)			
<b>Manufacturer/Model</b> - <u>Orenco Systems / BEP50DD</u>			
<b>Required Capacity in Gallons</b>			
Dosing Volume	<u>17</u>		
Storage Capacity (1 1/2 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
<b>Inspection</b>	<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>
<b>Maintenance</b>	<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>
<b>Water Monitoring &amp; Sampling</b>	<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>
<b>Reporting</b>	<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

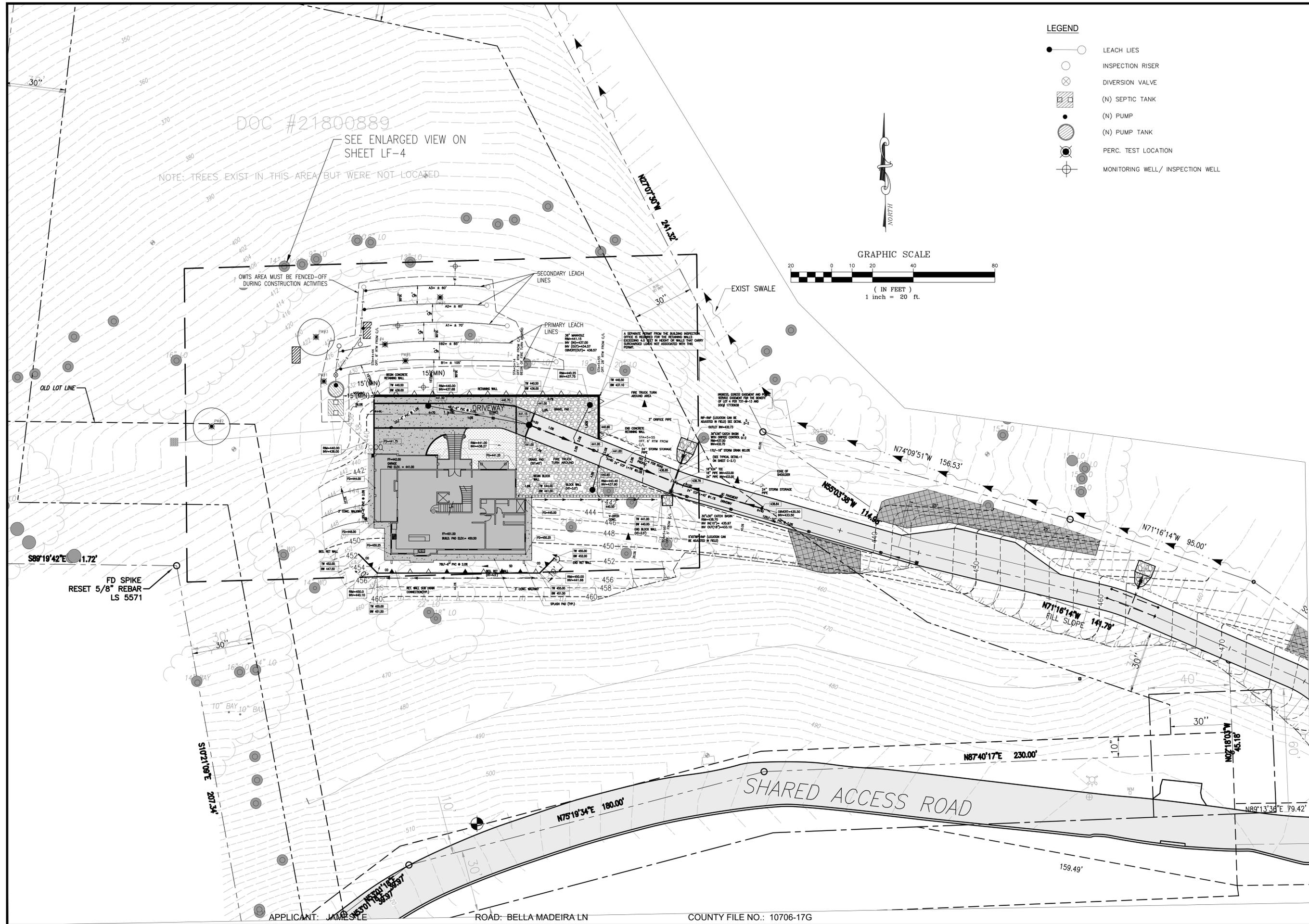
JAMES LE  
 BELLA MADEIRA LANE  
 SAN JOSE, CA  
 APN: 654-64-012

GENERAL AND  
 CONSTRUCTION NOTES



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

NO.	REVISIONS
2	
SHEET NUMBER	
LF-2	
OF 7 SHEETS	



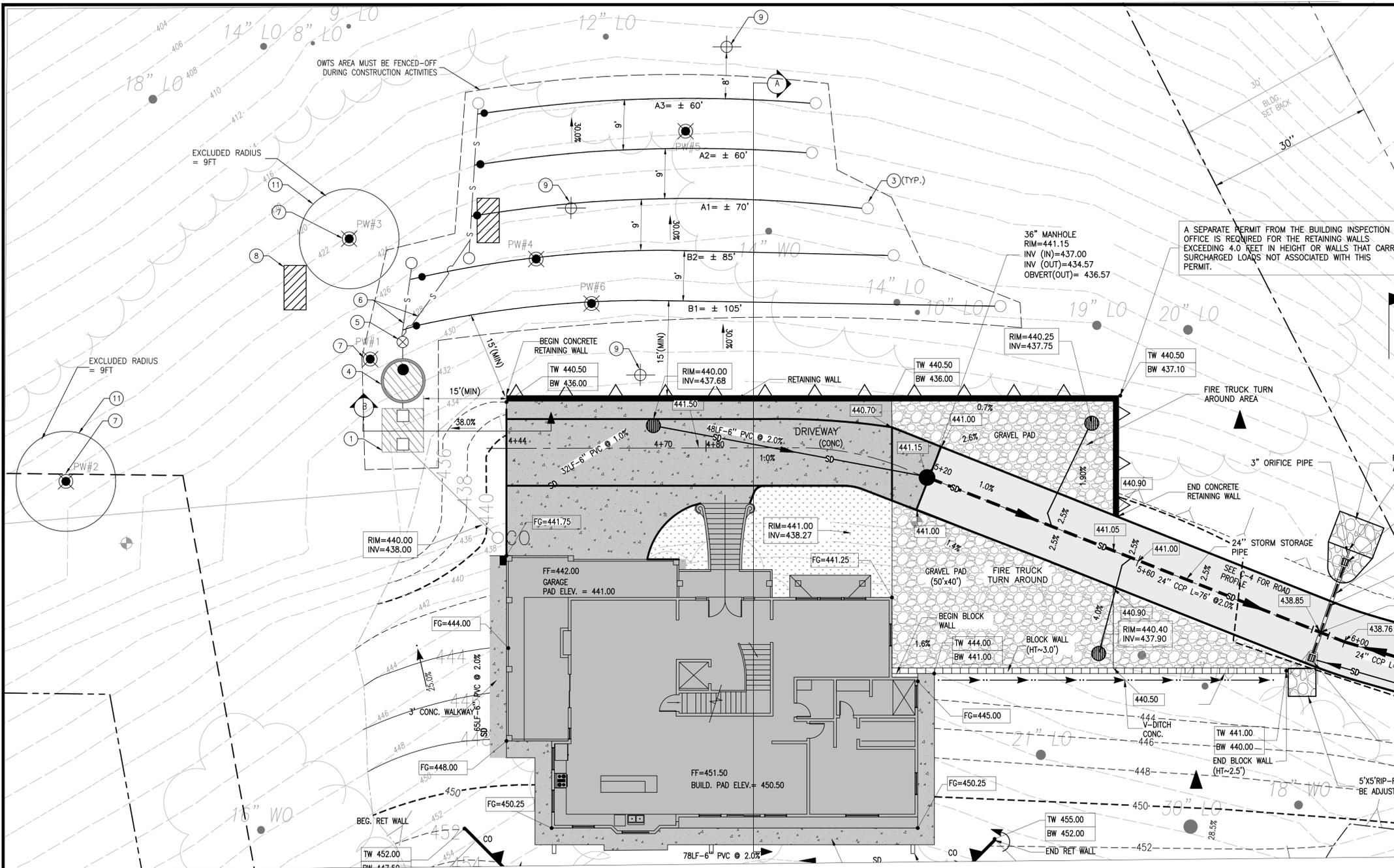
JAMES LE  
BELLA MADEIRA LANE  
SAN JOSE, CA  
APN: 654-64-012

GRADING PLAN

REGISTERED PROFESSIONAL ENGINEER  
MANJIT SAINI  
No. C 61948  
Exp. 09-30-25  
CIVIL  
Manjit Saini

NO.	REVISIONS	DATE:	DESIGNED BY:	DRAWN BY:	CHECKED BY:	APPROVED BY:
1		02-13-2023	T. PENG	N. SINGH	M. SAINI	M. SAINI
2						
3						

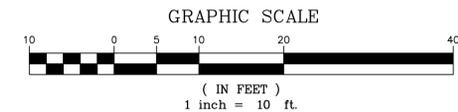
NO. 3 OF 7 SHEETS



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

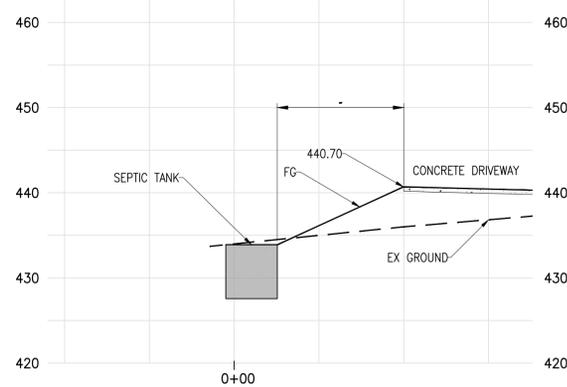
LEACH FIELD A=190 LF±  
LEACH FIELD B=190 LF±

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

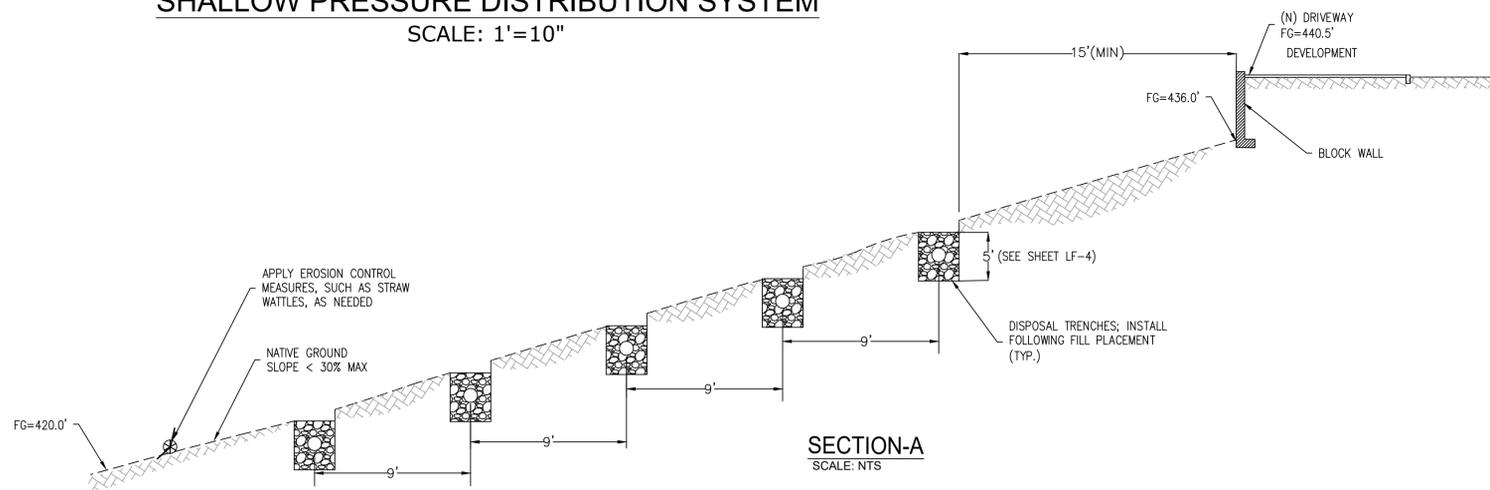


**SHALLOW PRESSURE DISTRIBUTION SYSTEM**

SCALE: 1'=10"



**SECTION-B**  
SCALE: 1:10



**SECTION-A**  
SCALE: NTS

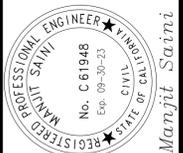
APPLICANT: JAMES LE

ROAD: BELLA MADEIRA LN

COUNTY FILE NO.: 10706-17G

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

LEACH FIELDS SECTION

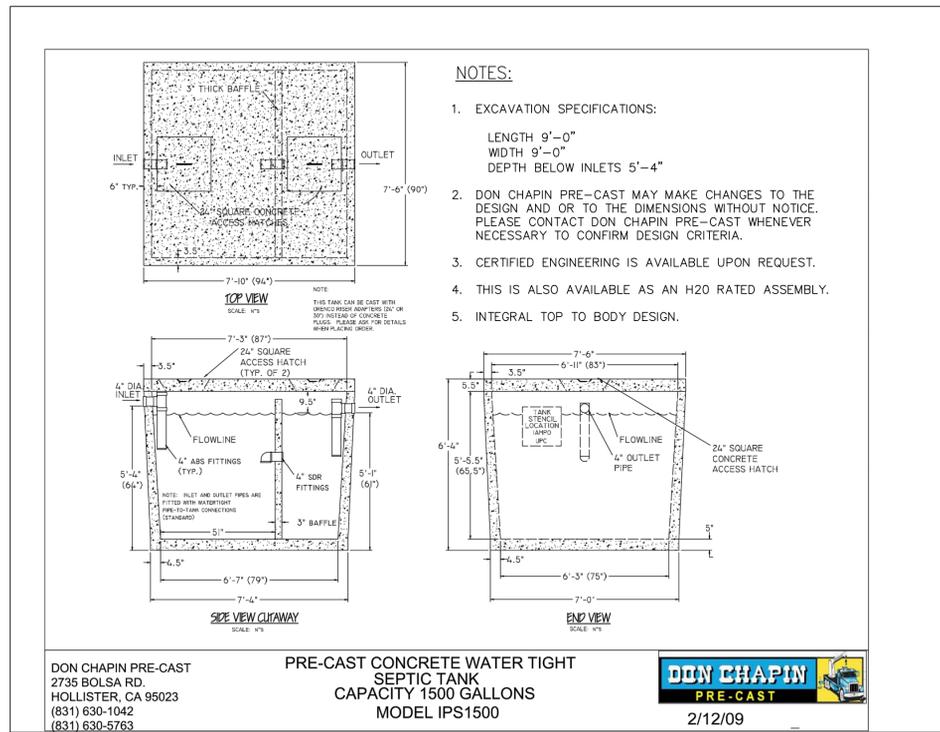


DATE:	02-13-2023
DESIGNED BY:	T. PENG
DRAWN BY:	N. SINGH
CHECKED BY:	M. SAINI
APPROVED BY:	M. SAINI

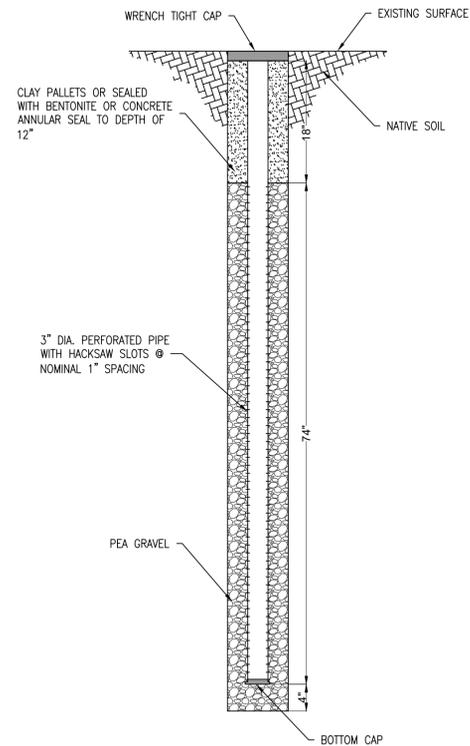
REVISIONS	
NO.	

SHEET NUMBER  
**LF-4**  
4 OF 7 SHEETS

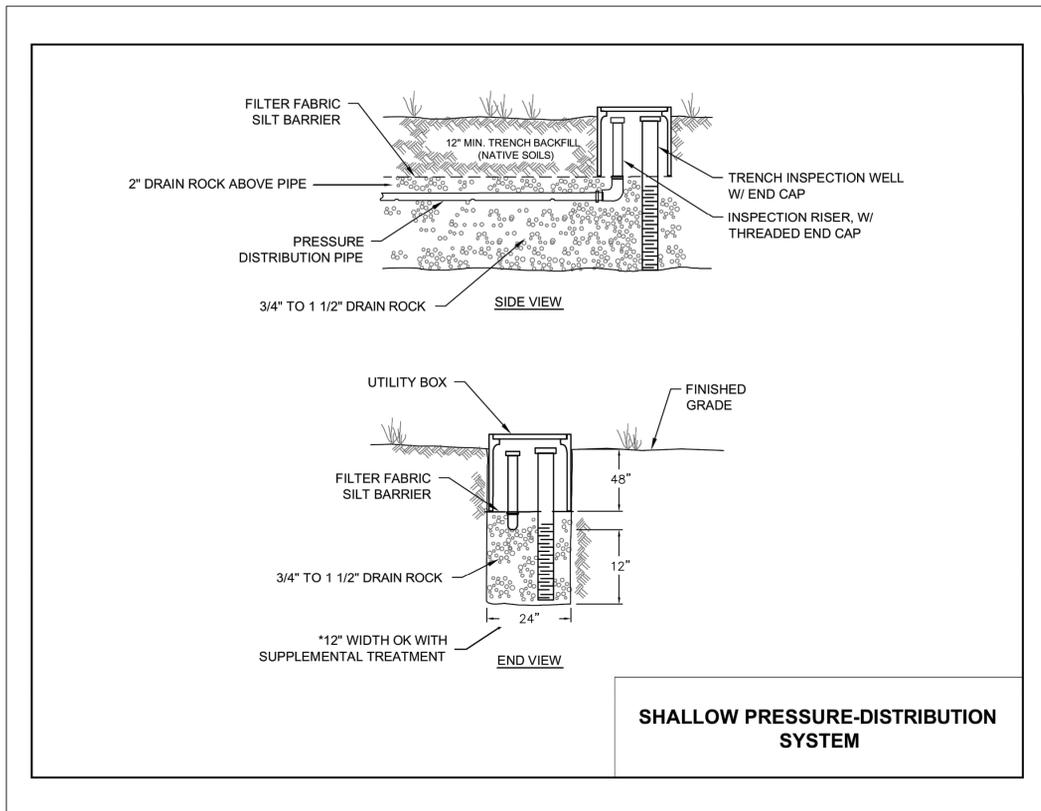
CONSTRUCTION  
CONSULTATION  
ENGINEERING  
ARCHITECTURE



DETAIL 1: DON CHAPIN SEPTIC TANK DETAIL (NTS)



DETAIL 3: MONITORING/INSPECTION WELL DETAIL (NTS)



DETAIL 2: TRENCH SECTIONS (NTS)

**STEVE BROOKS**  
R.E.H.S., Consultant  
200 Greenbrier Drive  
Aptos, CA 95021  
(831) 684-4391 | (831) 203-2234

**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: Camela Brooks CHECKED BY: Steve K Brooks

HOLE #	DEPTH	DESCRIPTION	HOLE #	DEPTH	DESCRIPTION
1	0 ft.	Dark brown silty clay	2	0 ft.	Dark brown silty clay
2	2 ft.	2 1/2" Begin weathered sandstone highly fractured	2	2 ft.	2 1/2" Begin light brown highly weathered frac. ss.
4	4 ft.	Same	4	4 ft.	Same
6	6 ft.	Same	6	6 ft.	Same
8	8 ft.	Same	8	8 ft.	Same
10	10 ft.	10" Larger rock - increase sand interspaces	10	10 ft.	Light colored mix with light brown frac. ss.
12	12 ft.	Same	12	12 ft.	Same
14	14 ft.	Same	14	14 ft.	Same
15	15 ft.	Terminate - no sign GW	14	14 ft.	Terminate no sign GW
16	16 ft.				

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 KARNWANT  
CONTACT PERSON: STEVE BROOKS PHONE: (831) 203-9227 DATE: 8/10/17

HOLE #	DEPTH	WATER LEVEL	START	FINISH	TIME	HOLE #	DEPTH	WATER LEVEL	START	FINISH	TIME
1	5.0'	DRY	10:10	10:40	30	2	5.0'	DRY	10:25	10:55	30
2	5.0'	DRY	10:41	11:10	30	3	5.0'	DRY	10:44	11:14	30
3	5.0'	DRY	11:26	11:56	30	4	5.0'	DRY	11:37	12:07	30
4	5.0'	DRY	11:53	12:23	30	5	5.0'	DRY	12:09	12:39	30
5	5.0'	DRY	12:10	12:40	30	6	5.0'	DRY	12:19	12:49	30
6	5.0'	DRY	10:16	10:46	30	7	5.0'	DRY	10:22	10:52	30
7	5.0'	DRY	10:48	11:18	30	8	5.0'	DRY	10:49	11:19	30
8	5.0'	DRY	11:19	11:49	30	9	5.0'	DRY	11:51	12:21	30
9	5.0'	DRY	11:41	12:11	30	10	5.0'	DRY	12:03	12:33	30
10	5.0'	DRY	12:05	12:35	30	11	5.0'	DRY	12:14	12:44	30
11	5.0'	DRY	12:19	12:49	30	12	5.0'	DRY	12:31	13:01	30
12	5.0'	DRY	10:22	10:52	30	13	5.0'	DRY	10:55	11:25	30
13	5.0'	DRY	10:57	11:27	30	14	5.0'	DRY	11:28	11:58	30
14	5.0'	DRY	11:31	12:01	30	15	5.0'	DRY	11:59	12:29	30
15	5.0'	DRY	12:04	12:34	30	16	5.0'	DRY	12:17	12:47	30
16	5.0'	DRY	12:31	13:01	30	17	5.0'	DRY	12:44	13:14	30
17	5.0'	DRY	12:57	13:27	30	18	5.0'	DRY	13:07	13:37	30
18	5.0'	DRY	13:14	13:44	30	19	5.0'	DRY	13:28	13:58	30
19	5.0'	DRY	13:41	14:11	30	20	5.0'	DRY	13:54	14:24	30
20	5.0'	DRY	14:01	14:31	30	21	5.0'	DRY	14:11	14:41	30
21	5.0'	DRY	14:21	14:51	30	22	5.0'	DRY	14:31	15:01	30
22	5.0'	DRY	14:41	15:11	30	23	5.0'	DRY	14:51	15:21	30
23	5.0'	DRY	15:01	15:31	30	24	5.0'	DRY	15:11	15:41	30
24	5.0'	DRY	15:21	15:51	30	25	5.0'	DRY	15:31	16:01	30
25	5.0'	DRY	15:41	16:11	30	26	5.0'	DRY	15:51	16:21	30
26	5.0'	DRY	16:01	16:31	30	27	5.0'	DRY	16:11	16:41	30
27	5.0'	DRY	16:21	16:51	30	28	5.0'	DRY	16:31	17:01	30
28	5.0'	DRY	16:41	17:11	30	29	5.0'	DRY	16:51	17:21	30
29	5.0'	DRY	17:01	17:31	30	30	5.0'	DRY	17:11	17:41	30
30	5.0'	DRY	17:21	17:51	30	31	5.0'	DRY	17:31	18:01	30
31	5.0'	DRY	17:41	18:11	30	32	5.0'	DRY	17:51	18:21	30
32	5.0'	DRY	18:01	18:31	30	33	5.0'	DRY	18:11	18:41	30
33	5.0'	DRY	18:21	18:51	30	34	5.0'	DRY	18:31	19:01	30
34	5.0'	DRY	18:41	19:11	30	35	5.0'	DRY	18:51	19:21	30
35	5.0'	DRY	19:01	19:31	30	36	5.0'	DRY	19:11	19:41	30
36	5.0'	DRY	19:21	19:51	30	37	5.0'	DRY	19:31	20:01	30
37	5.0'	DRY	19:41	20:11	30	38	5.0'	DRY	19:51	20:21	30
38	5.0'	DRY	20:01	20:31	30	39	5.0'	DRY	20:11	20:41	30
39	5.0'	DRY	20:21	20:51	30	40	5.0'	DRY	20:31	21:01	30
40	5.0'	DRY	20:41	21:11	30	41	5.0'	DRY	20:51	21:21	30
41	5.0'	DRY	21:01	21:31	30	42	5.0'	DRY	21:11	21:41	30
42	5.0'	DRY	21:21	21:51	30	43	5.0'	DRY	21:31	22:01	30
43	5.0'	DRY	21:41	22:11	30	44	5.0'	DRY	21:51	22:21	30
44	5.0'	DRY	22:01	22:31	30	45	5.0'	DRY	22:11	22:41	30
45	5.0'	DRY	22:21	22:51	30	46	5.0'	DRY	22:31	23:01	30
46	5.0'	DRY	22:41	23:11	30	47	5.0'	DRY	22:51	23:21	30
47	5.0'	DRY	23:01	23:31	30	48	5.0'	DRY	23:11	23:41	30
48	5.0'	DRY	23:21	23:51	30	49	5.0'	DRY	23:31	24:01	30
49	5.0'	DRY	23:41	24:11	30	50	5.0'	DRY	23:51	24:21	30
50	5.0'	DRY	24:01	24:31	30	51	5.0'	DRY	24:11	24:41	30
51	5.0'	DRY	24:21	24:51	30	52	5.0'	DRY	24:31	25:01	30
52	5.0'	DRY	24:41	25:11	30	53	5.0'	DRY	24:51	25:21	30
53	5.0'	DRY	25:01	25:31	30	54	5.0'	DRY	25:11	25:41	30
54	5.0'	DRY	25:21	25:51	30	55	5.0'	DRY	25:31	26:01	30
55	5.0'	DRY	25:41	26:11	30	56	5.0'	DRY	25:51	26:21	30
56	5.0'	DRY	26:01	26:31	30	57	5.0'	DRY	26:11	26:41	30
57	5.0'	DRY	26:21	26:51	30	58	5.0'	DRY	26:31	27:01	30
58	5.0'	DRY	26:41	27:11	30	59	5.0'	DRY	26:51	27:21	30
59	5.0'	DRY	27:01	27:31	30	60	5.0'	DRY	27:11	27:41	30
60	5.0'	DRY	27:21	27:51	30	61	5.0'	DRY	27:31	28:01	30
61	5.0'	DRY	27:41	28:11	30	62	5.0'	DRY	27:51	28:21	30
62	5.0'	DRY	28:01	28:31	30	63	5.0'	DRY	28:11	28:41	30
63	5.0'	DRY	28:21	28:51	30	64	5.0'	DRY	28:31	29:01	30
64	5.0'	DRY	28:41	29:11	30	65	5.0'	DRY	28:51	29:21	30
65	5.0'	DRY	29:01	29:31	30	66	5.0'	DRY	29:11	29:41	30
66	5.0'	DRY	29:21	29:51	30	67	5.0'	DRY	29:31	30:01	30
67	5.0'	DRY	29:41	30:11	30	68	5.0'	DRY	29:51	30:21	30
68	5.0'	DRY	30:01	30:31	30	69	5.0'	DRY	30:11	30:41	30
69	5.0'	DRY	30:21	30:51	30	70	5.0'	DRY	30:31	31:01	30
70	5.0'	DRY	30:41	31:11	30	71	5.0'	DRY	30:51	31:21	30
71	5.0'	DRY	31:01	31:31	30	72	5.0'	DRY	31:11	31:41	30
72	5.0'	DRY	31:21	31:51	30	73	5.0'	DRY	31:31	32:01	30
73	5.0'	DRY	31:41	32:11	30	74	5.0'	DRY	31:51	32:21	30
74	5.0'	DRY	32:01	32:31	30	75	5.0'	DRY	32:11	32:41	30
75	5.0'	DRY	32:21	32:51	30	76	5.0'	DRY	32:31	33:01	30
76	5.0'	DRY	32:41	33:11	30	77	5.0'	DRY	32:51	33:21	30
77	5.0'	DRY	33:01	33:31	30	78	5.0'	DRY	33:11	33:41	30
78	5.0'	DRY	33:21	33:51	30	79	5.0'	DRY	33:31	34:01	30
79	5.0'	DRY	33:41	34:11	30	80	5.0'	DRY	33:51	34:21	30
80	5.0'	DRY	34:01	34:31	30	81	5.0'	DRY	34:11	34:41	30
81	5.0'	DRY	34:21	34:51	30	82	5.0'	DRY	34:31	35:01	30
82	5.0'	DRY	34:41	35:11	30	83	5.0'	DRY	34:51	35:21	30
83	5.0'	DRY	35:01	35:31	30	84	5.0'	DRY	35:11	35:41	30
84	5.0'	DRY	35:21	35:51	30	85	5.0'	DRY	35:31	36:01	30
85	5.0'	DRY	35:41	36:11	30	86	5.0'	DRY	35:51	36:21	30
86	5.0'	DRY	36:01	36:31	30	87	5.0'	DRY	36:11	36:41	30
87	5.0'	DRY	36:21	36:51	30	88	5.0'	DRY	36:31	37:01	30
88	5.0'	DRY	36:41	37:11	30	89	5.0'	DRY	36:51	37:21	30
89	5.0'	DRY	37:01	37:31	30	90	5.0'	DRY			



**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 Orengo's General Onsite Products Catalog to order these products.

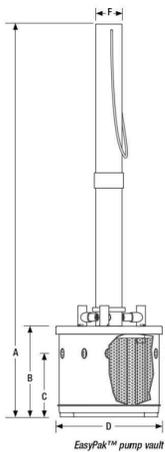
**EasyPak™ Pump Vault**

**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 (381)
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 (102)



NTP-SEP-1 Rev. 4 © 12/20 Page 2 of 3

**Biotube® Filter Cartridge**

**Materials of Construction**

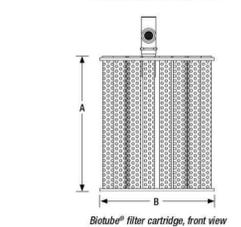
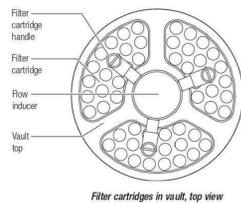
Filter tubes	Polypropylene
Cartridge end plates	Polyethylene
Handle	PVC

**Dimensions, in. (mm)**

A - Cartridge height	12 (305)
B - Cartridge width	10.3 (262)

**Performance**

Number of filter cartridges	3
Biotube® mesh opening, in. (mm)	0.125 (3)
Total filter flow area, ft² (m²)	4.5 (0.4)
Total filter surface area, ft² (m²)	14 (1.3)
Maximum flow rate, gpm (L/sec)	75 (4.7)

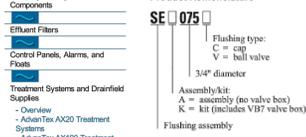


Orengo Systems® • 800-348-9843 • 541-459-4449 • www.orengo.com

**Flushing Assemblies**

Orengo flushing assemblies provide easy access for lateral maintenance. Flushing assembly kits include a PVC sweep kit with ball valve and a polyethylene 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
- Shallow Gravelless Drainfield Supplies
- Automatic Distributing Valves
- Hydrocyclones
- Hydrocyclifier Enclosures
- Flow Control Assemblies and Flow Control Discs
- Flowmeter Basins

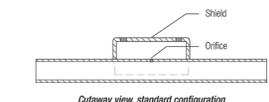
**Orifice Shields**

**Applications**

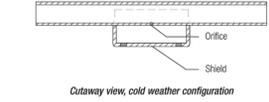
Orengo® Orifice Shields are used in a pressurized distribution system to protect the orifices from backfill debris that might cause orifice blockage.



Orifice shield installed on lateral pipe, standard configuration



Cutaway view, standard configuration

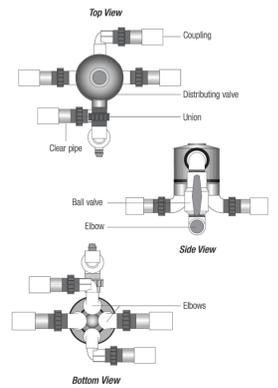


Cutaway view, cold weather configuration

**Distributing Valves**

**Applications**

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



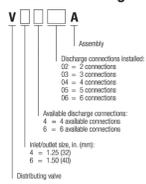
**General**

Orengo'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 (18.90L/sec) can use a six-line valve assembly to reduce the pump flow rate requirement to only 50 gpm (3.14L/sec).

**Standard Models**

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

**Product Code Diagram**



**Materials of Construction**

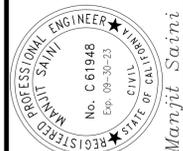
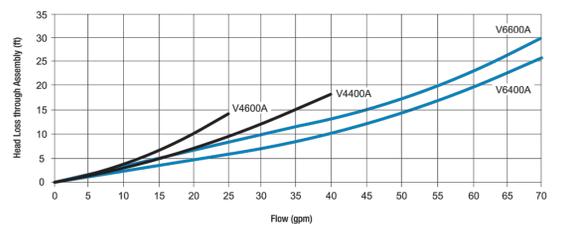
All Fittings	Sch. 40 PVC per ASTM specification
Unions	Sch. 80 PVC per ASTM specification
Ball Valve	Sch. 40 PVC per ASTM specification
Clear Pipe	Sch. 40 PVC per ASTM specification

**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)	V61217
V4403A	1.25 (32)	1.25 (32)	10 - 40 (0.63 - 2.52)	170 (51.816)	V61217
V4404A	1.25 (32)	1.25 (32)	10 - 40 (0.63 - 2.52)	170 (51.816)	V61217
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

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

Model Series	Equation	Operating Range, gpm (L/sec)
V4400A	$H = 0.035 \times Q^{1.4}$	10 - 40 (0.63 - 2.52)
V4600A	$H = 0.035 \times Q^{1.4}$	10 - 25 (0.63 - 1.57)
V6400A	$H = 0.0245 \times Q^2 + 3.5 \times (1 - e^{-0.0005Q})$	15 - 70 (0.95 - 4.42)
V6600A	$H = 0.0249 \times Q^2 + 5.5 \times (1 - e^{-0.0005Q})$	15 - 70 (0.95 - 4.42)

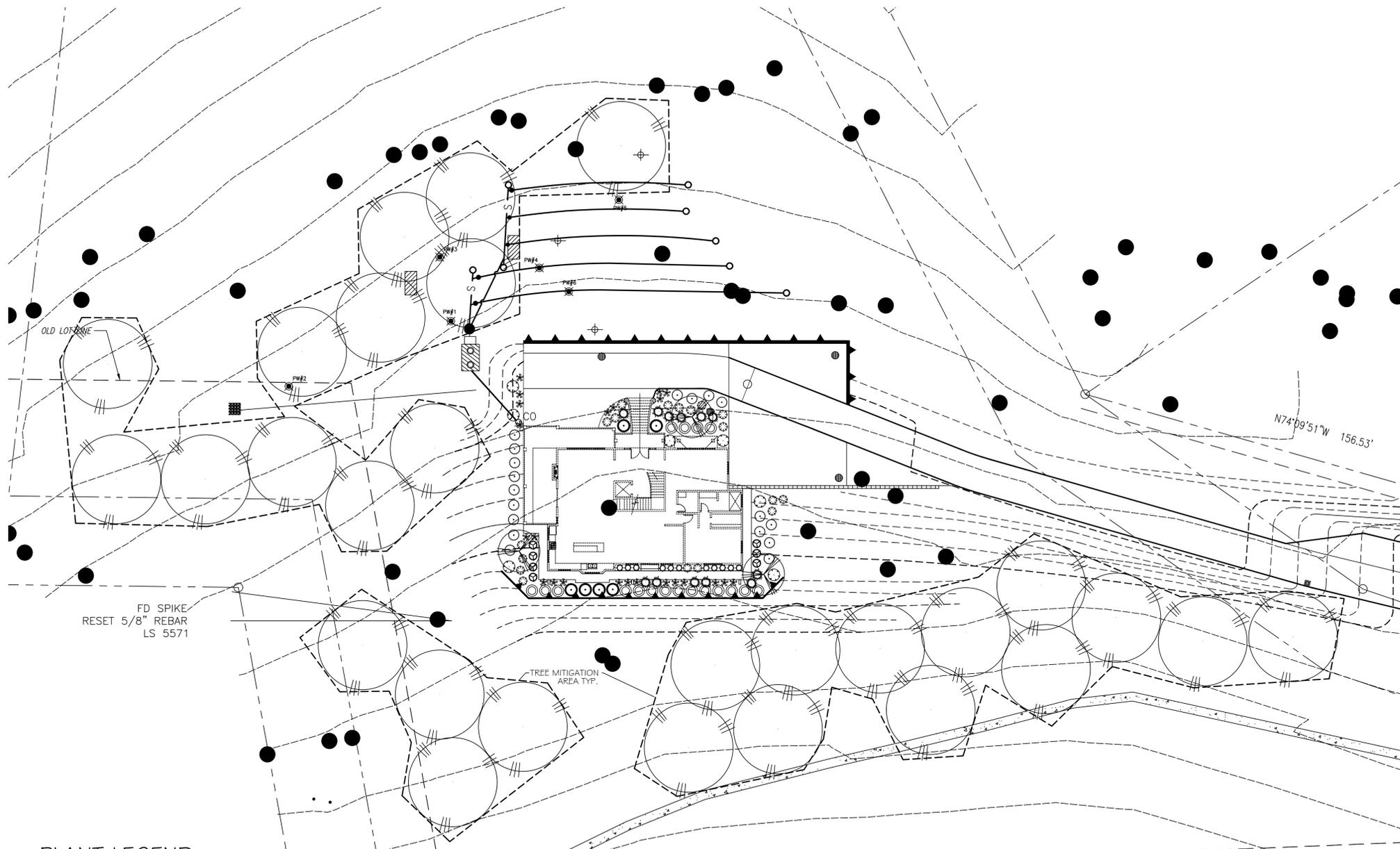


DATE:	02-13-2023
DESIGNED BY:	T. PENG
DRAWN BY:	N. SINGH
CHECKED BY:	M. SAINI
APPROVED BY:	M. SAINI

NO.	
REVISIONS	
SHEET NUMBER	
LF-7	
OF 7 SHEETS	

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

PROPOSED SUMP PUMP AND  
STORAGE TANK  
SPECIFICATIONS-2



**MWEO CALCULATIONS**

MAWA = (ETo)(0.62)[(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

**PLANT LEGEND**

Symbol	Size	Botanical Name	Common Name	Water Use	Quantity
<b>TREES</b>					
	15 gal.	Lagerstroemia indica	Grape Myrtle	L	3
<b>SHRUBS</b>					
	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. 'Ballarina'	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
<b>ACCENT &amp; GROUND COVER</b>					
	1 gal.	Dietses vegeta	Fortnight Lily	L	21

**TREE REPLACEMENT LEGEND**

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

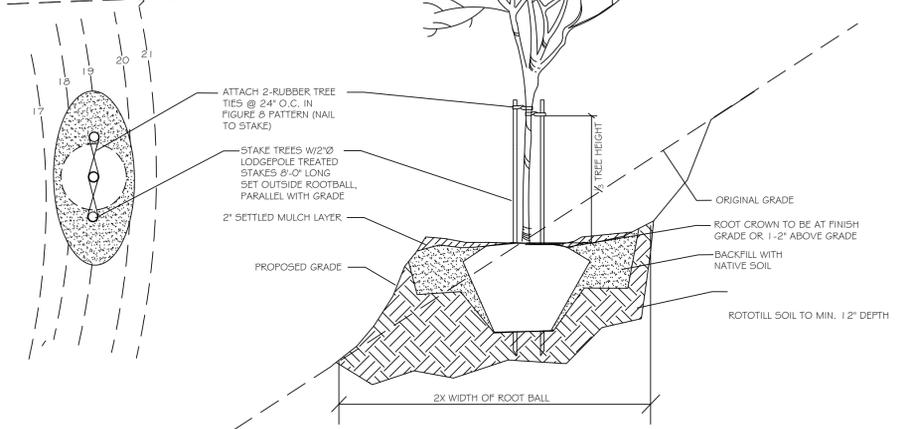
**TREE REPLACEMENT**

(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	4 -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

**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 1/2" 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 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

Drawn By:	VP
Date:	6.1.22
Scale:	1"=20'
Job No.	119.16
Revisions:	

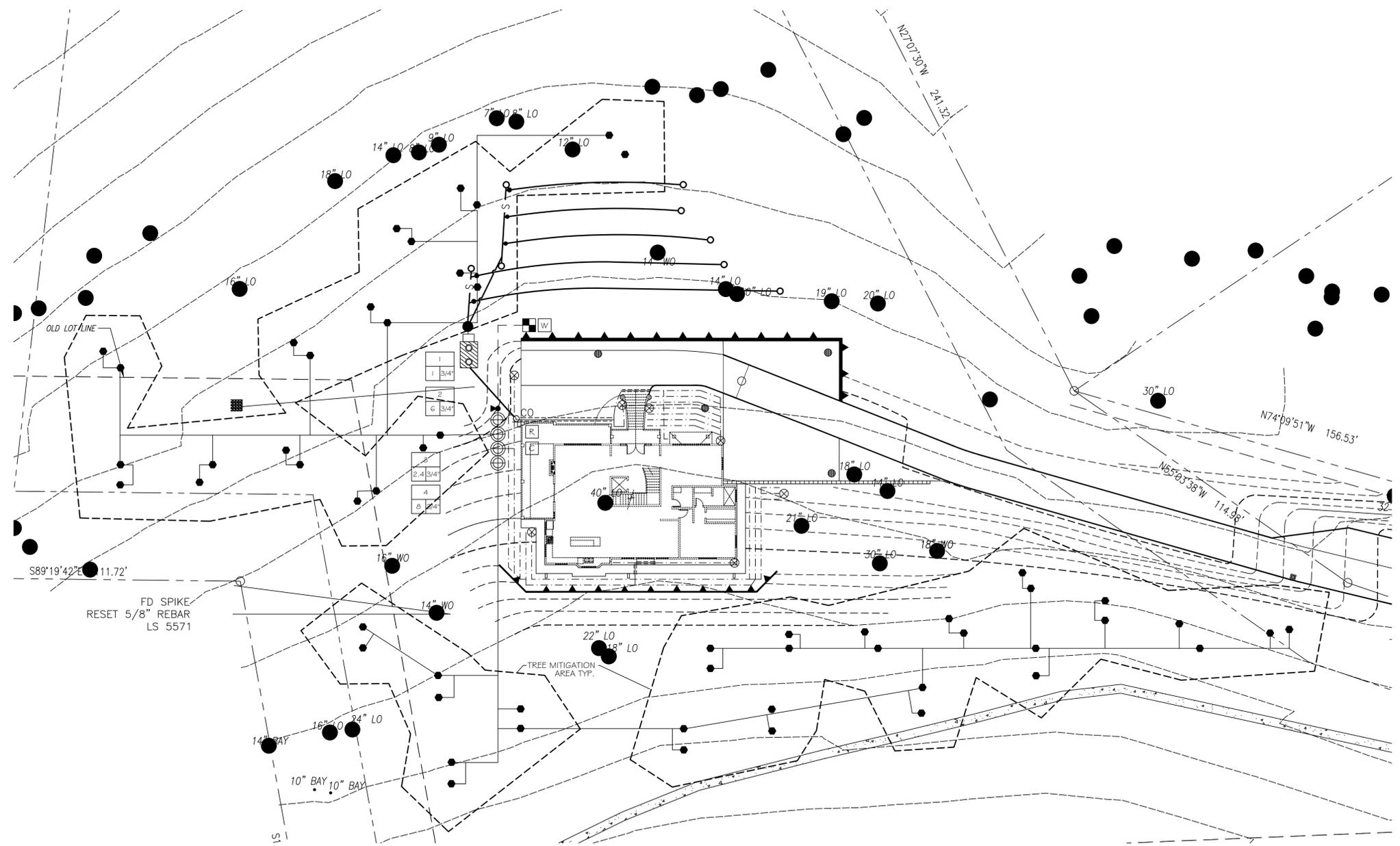
5.3.22	CITY COMMENTS/CLARIFICATIONS
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This drawing is not final and shall not be used for construction work until it has been signed by the Landscape Architect

Sheet Number:

**L1**  
Of 3 Sheets



**IRRIGATION LEGEND**

- RAINBIRD XF5-P-0G-24, XF-SDI SERIES DRIPLINE W/ 24" EMITTER SPACING
- ⊗ 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 LXMM55FD
- ⊕ 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" (W/ 12" COVER)
- CL 200 PVC LATERAL LINE, 1" (W/ 12" COVER)
- 1-1-1 REMOTE CONTROL VALVE IDENTIFICATION NUMBER
- 1-1-1 REMOTE CONTROL VALVE SIZE
- 1-1-1 REMOTE CONTROL VALVE GPM

**IRRIGATION NOTES**

1. PLAN IS DIAGRAMATIC AND IS NOT INTENDED TO SHOW EXACT LOCATIONS OF PIPING, VALVES, ETC. INSTALL PIPE IN PLANTED AREAS WHENEVER POSSIBLE.
2. CONTRACTOR SHALL COORDINATE/VERIFY WATER STUB IN FIELD.
3. ELECTRICAL SUBCONTRACTOR TO SHALL VERIFY EXISTING 110V SERVICES AND SERVICE TO CONTROLLER LOCATION.
4. VALVES SHALL BE INSTALLED IN PLANTING AREA IN MARKED VALVE BOXES. LOCATION SHOWN ON PLAN IS FOR CLARITY ONLY.
5. ALL VALVES ARE TO BE CONNECTED TO WATER MAIN.
6. 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.
7. SEE IRRIGATION DETAILS FOR ADDITIONAL INFORMATION.
8. 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.
9. 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.
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

Drawn By:  
VP

Date:  
6.1.22

Scale:  
1"=20'

Job No.  
119.16

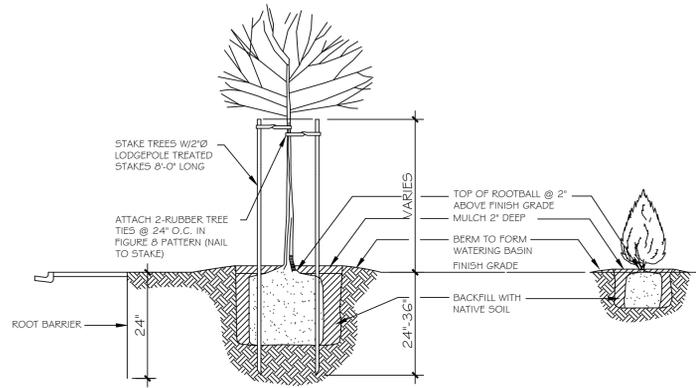
Revisions:



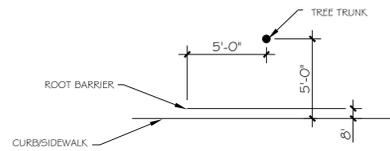
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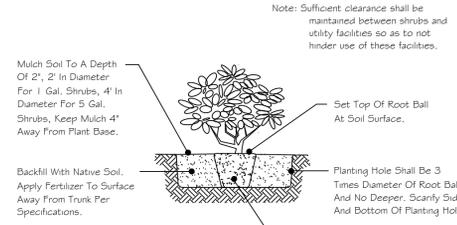
**L2**  
Of 3 Sheets



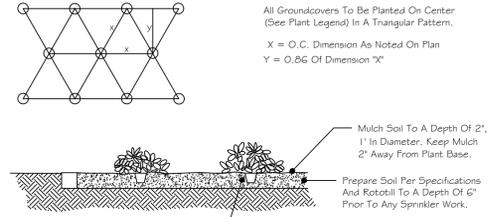
**1** PLANTING AND STAKING W/ROOT BARRIER  
 INSTALLATION DETAIL NO SCALE



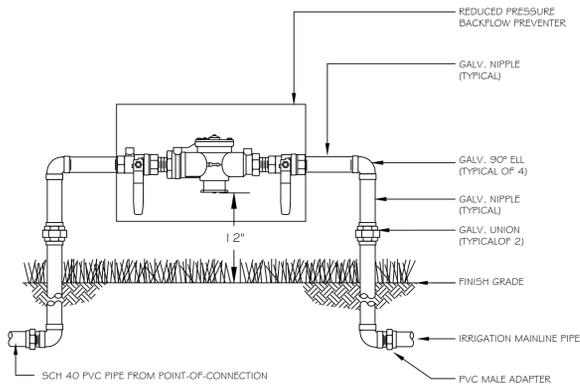
**2** ROOTBARRIER  
 INSTALLATION DETAIL NO SCALE



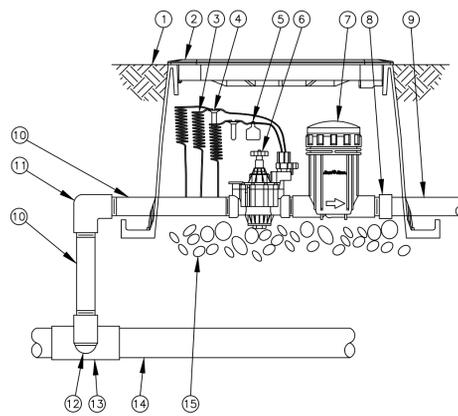
**3** SHRUB PLANTING  
 INSTALLATION DETAIL NO SCALE



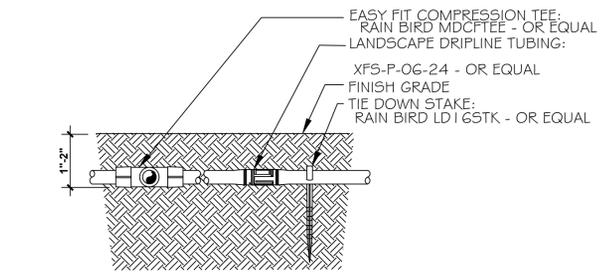
**4** GROUNDCOVER PLANTING  
 INSTALLATION DETAIL NO SCALE



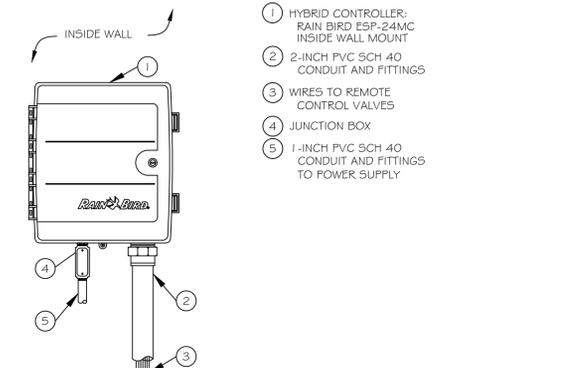
**5** REDUCED PRESSURE BACKFLOW  
 INSTALLATION DETAIL NO SCALE



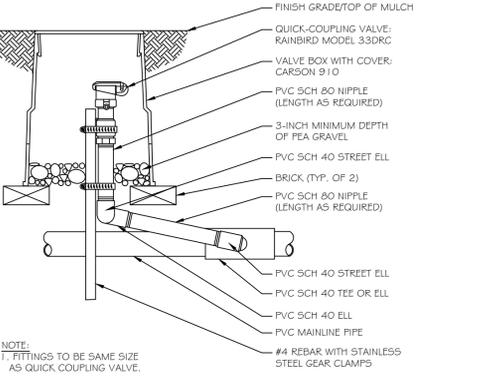
**6** CONTROL ZONE KIT  
 INSTALLATION DETAIL NO SCALE



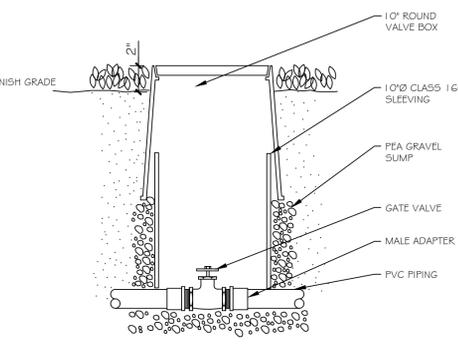
**7** LANDSCAPE DRIPLINE - BELOW GRADE  
 INSTALLATION DETAIL NO SCALE



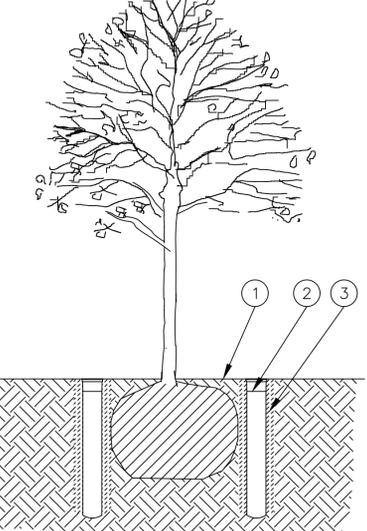
**8** AUTOMATIC IRRIGATION CONTROLLER  
 INSTALLATION DETAIL NO SCALE



**9** QUICK COUPLING  
 INSTALLATION DETAIL NO SCALE



**10** GATE VALVE  
 INSTALLATION DETAIL NO SCALE



**11** ROOT WATERING SYSTEM  
 INSTALLATION DETAIL NO SCALE

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Drawn By:	VP
Date:	6.1.22
Scale:	1"=20'
Job No.	119.16
Revisions:	



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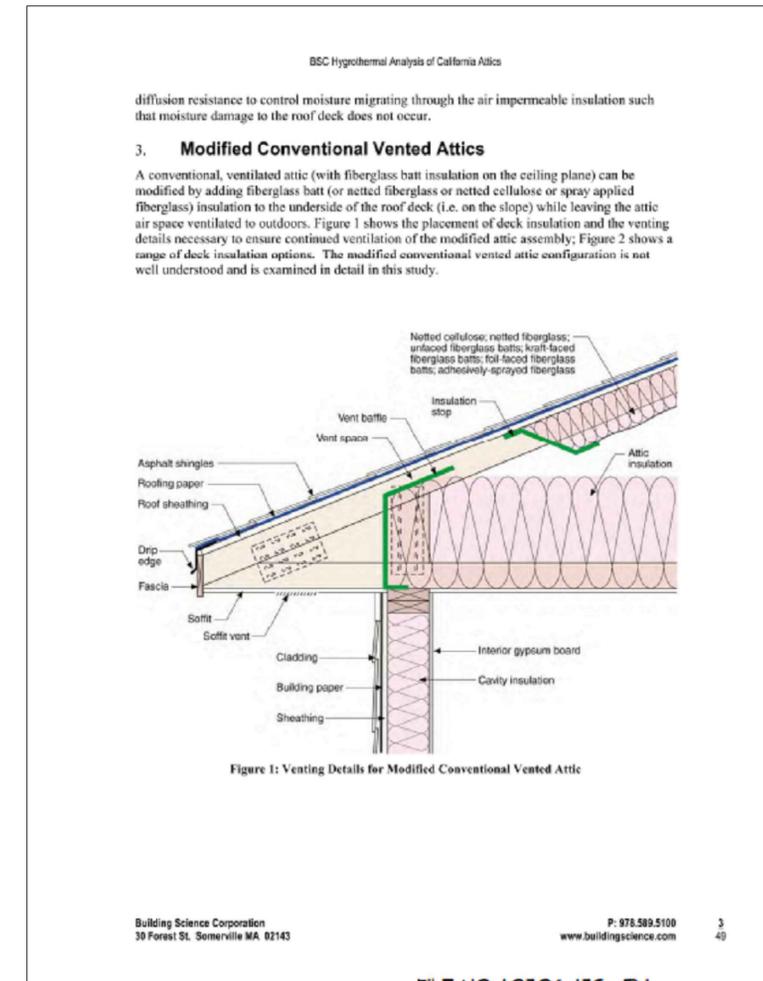




RESIDENTIAL MEASURES SUMMARY						RMS-1		
Project Name <b>Le, James Residence</b>		Building Type <input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Addition Alone		Date 5/20/2023				
Project Address <b>Bella Madera Lane San Jose</b>		California Energy Climate Zone CA Climate Zone 04		Total Cond. Floor Area 5,853	# of Units 1			
INSULATION								
Construction Type	Cavity	Area (ft <sup>2</sup> )	Special Features	Status				
Wall	Wood Framed	R 20	3,958	New				
Wall	Soft Unit Masonry	- no insulation	496 Adh-R 9.0	New				
Roof	Wood Framed Rafter	R 30	50	New				
Slab	Unheated Slab-on-Grade	- no insulation	972 Perim + 108"	New				
Floor	Wood Framed w/Crawl Space	R 19	1,720	New				
Door	Quangie Door	- no insulation	40	New				
Roof	Wood Framed Attic	R 30	2,626 Adh-R 13.0	New				
Demising	Wood Framed w/o Crawl Space	- no insulation	3,137	New				
FENESTRATION								
Orientation		Area (ft <sup>2</sup> )	U-Fac	SHGC	Overhang	Sidelines	Exterior Shades	Status
Front (F)		352.2	0.310	0.25	none	none	N/A	New
Rear (R)		230.0	0.310	0.25	none	none	N/A	New
Right (W)		171.2	0.310	0.25	none	none	N/A	New
Left (E)		108.0	0.310	0.25	none	none	N/A	New
HVAC SYSTEMS								
Qty.	Heating	Min. Eff	Cooling	Min. Eff	Thermostat	Status		
2	Electric Heat Pump	9.70 HSPF	Split Heat Pump	15.0 SEER	Setback	New		
HVAC DISTRIBUTION								
Location	Heating	Cooling	Duct Location	Duct R-Value	Status			
HVAC System	Ducted	Ducted	Crawlpace	R 0	New			
WATER HEATING								
Qty.	Type	Gallons	Min. Eff	Distribution	Status			
1	Heat Pump	80	3.20	Standard	New			
EnergyPro 9.1 by EnergySoft User Number: 5581 ID: 612220001 Page 18 of 20								

RESIDENTIAL MEASURES SUMMARY						RMS-1		
Project Name <b>Le, James Residence</b>		Building Type <input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Addition Alone		Date 5/20/2023				
Project Address <b>Bella Madera Lane San Jose</b>		California Energy Climate Zone CA Climate Zone 04		Total Cond. Floor Area 5,853	# of Units 1			
INSULATION								
Construction Type	Cavity	Area (ft <sup>2</sup> )	Special Features	Status				
Demising	Wood Framed w/o Crawl Space	R 20	427	New				
Floor	Wood Framed w/o Crawl Space	R 19	99	New				
FENESTRATION								
Orientation		Area (ft <sup>2</sup> )	U-Fac	SHGC	Overhang	Sidelines	Exterior Shades	Status
Front (F)		352.2	0.310	0.25	none	none	N/A	New
Rear (R)		230.0	0.310	0.25	none	none	N/A	New
Right (W)		171.2	0.310	0.25	none	none	N/A	New
Left (E)		108.0	0.310	0.25	none	none	N/A	New
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: 5581 ID: 612220001 Page 19 of 20								

HVAC SYSTEM HEATING AND COOLING LOADS SUMMARY						
Project Name <b>Le, James Residence</b>		Building Type <input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Addition Alone		Date 5/20/2023		
Project Address <b>Bella Madera Lane San Jose</b>		California Energy Climate Zone CA Climate Zone 04		Total Cond. Floor Area 5,853	# of Units 1	
ENGINEERING CHECKS						
Number of Systems		2				
SYSTEM LOAD						
		COIL COOLING PEAK		COIL HTG. PEAK		
		CFM	Sensible	Latent	CFM	Sensible
Heating System		1,811	38,270	2,603	1,155	45,114
Total Room Loads						
Return Vented Lighting						
Return Air Ducts						
Return Fan						
Ventilation						
Supply Fan						
Supply Air Ducts						
TOTAL SYSTEM LOAD		40,669	2,603			
HVAC EQUIPMENT SELECTION						
CFM per System		64,937				
Airflow (cfm)		Heat Pump 76,863 0 64,937				
Airflow (cfm/ton)		0.0				
Airflow (cfm/ton)		0.0				
Total Adjusted System Output (Adjusted for Peak Design conditions)		76,863 0 64,937				
Outside Air (%)		0.0%				
Outside Air (cfm/ton)		0.00				
TIME OF SYSTEM PEAK		Aug 3 PM Jan 1 AM				
Note: values above given at AHJ conditions						
HEATING SYSTEM PSYCHROMETRICS (Airstream Temperatures at Time of Heating Peak)						
COOLING SYSTEM PSYCHROMETRICS (Airstream Temperatures at Time of Cooling Peak)						



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

ENERGY  
COMPLIANCE

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

NO.	REVISIONS

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.

ITEM #	CALGreen CODE SECTION	REQUIREMENT	APPLICANT TO COMPLETE Plan Check Review Data		Installer or Designer Verification	
			REFERENCE SHEET	Note or Detail No.	Date	Installer or Designer Signature
<b>PLANNING AND DESIGN: MANDATORY REQUIREMENTS</b>						
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 indicate 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 <i>rebuild</i> 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		
<b>PLANNING AND DESIGN: TIER 1 MANDATORY REQUIREMENTS</b>						
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		
<b>PLANNING AND DESIGN: TIER 1 ELECTIVE REQUIREMENTS</b>						
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		
<b>ENERGY EFFICIENCY: MANDATORY REQUIREMENTS</b>						
17	4.201.1	Building meets or exceeds the requirements of the California Building Energy Efficiency Standards.	T24 SHEETS			
<b>WATER EFFICIENCY &amp; CONSERVATION: MANDATORY REQUIREMENTS</b>						
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		

ITEM #	CALGreen CODE SECTION	REQUIREMENT	APPLICANT TO COMPLETE Plan Check Review Data		Installer or Designer Verification	
			REFERENCE SHEET	Note or Detail No.	Date	Installer or Designer Signature
<b>WATER EFFICIENCY &amp; CONSERVATION: TIER 1 ELECTIVE REQUIREMENTS</b>						
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 submeters 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 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		
<b>MATERIAL CONSERVATION &amp; RESOURCE EFFICIENCY: MANDATORY REQUIREMENTS</b>						
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		
<b>MATERIAL CONSERVATION &amp; RESOURCE EFFICIENCY: TIER 1 MANDATORY REQUIREMENTS</b>						
37	A4.403.2	Reduction in cement use in foundation mix design is not less than 20 percent.	CG-4	Note 26		
38	A4.405.3.1	Use materials with a total RCY (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		
<b>MATERIAL CONSERVATION &amp; RESOURCE EFFICIENCY: TIER 1 ELECTIVE REQUIREMENTS</b>						
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 material 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 gutters 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 moisture 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		

ITEM #	CALGreen CODE SECTION	REQUIREMENT	APPLICANT TO COMPLETE Plan Check Review Data		Installer or Designer Verification	
			REFERENCE SHEET	Note or Detail No.	Date	Installer or Designer Signature
<b>ENVIRONMENTAL QUALITY: MANDATORY REQUIREMENTS</b>						
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 Note 16		
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 17		
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 Note 21		
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		
<b>ENVIRONMENTAL QUALITY: TIER 1 MANDATORY REQUIREMENTS</b>						
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		
<b>ENVIRONMENTAL QUALITY: TIER 1 ELECTIVE REQUIREMENTS</b>						
69	A4.504.1	Composite wood products made with MAF 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		
<b>INSTALLER AND SPECIAL INSPECTOR QUALIFICATIONS: MANDATORY REQUIREMENTS</b>						
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<sup>1</sup>**  
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 <sup>2</sup>	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 3/8 inch (8 mm).

**TABLE A4.106.10 MAXIMUM ALLOWABLE BACKLIGHT, UPLIGHT AND GLARE (BUG) RATINGS<sup>1,2</sup>**

ALLOWABLE RATING	LIGHTING ZONE			
	1	2	3	4
<b>Maximum Allowable Backlight Rating<sup>3</sup></b>				
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
<b>Maximum Allowable Uplight Rating</b>				
For area lighting <sup>4</sup>	U0	U0	U0	U0
For all other outdoor lighting, including decorative luminaires	U1	U2	U3	U4
<b>Maximum Allowable Glare Rating<sup>5</sup></b>				
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 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



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 GALLONS 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 CALIFORNIA 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



CG-4