SUBMITTAL TO PLANNING APPROVAL FOR
JAMES LE RESIDENTIAL DEVELOPMENT

BELLA MADEIRA LANE
SAN JOSE, CA, 95127
[APN 654-64-012]

APPLICABLE CODES

2022 EDITION OF TITLE 24, CALIFORNIA CODE OF REGULATIONS (CCR)

PART 1 - CALIFORNIA BUILDING CODE VOLUMES 1 & 2

PART 2 - CALIFORNIA MECHANICAL CODE

PART 3 - CALIFORNIA PLUMBING CODE

PART 4 - CALIFORNIA ELECTRICAL CODE

PART 5 - CALIFORNIA EXISTING BUILDINGS CODE

PART 7 - CALIFORNIA ENERGY CODE

PART 6 - CALIFORNIA FIRE CODE

PART 8 - CALIFORNIA RESIDENTIAL BUILDING CODE

PART 9 - CALIFORNIA GREEN BUILDING STANDARDS CODE

PART 10 - CALIFORNIA HISTORICAL BUILDING CODE

2022 CALIFORNIA ADA STANDARDS FOR ACCESSIBLE DESIGN

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.

ENGINEERING TRUSSES

NOTE:

PRIOR TO INSTALLATION OF TRUSSES, TWO COPIES OF THE FOLLOWING MATERIALS BEARIN GHT APPROVAL OF THE DESIGNER(IN THE FORM OF SHOP DRAWING APPROVAL OR SEPARATE LETTER) MUST BE SUBMITTED TO THE BUILDING OFFICIAL FOR REVIEW AT L;EAST 2 WEEKS PRIOR TO FRAME INSPECTION

1. TRUSS LAYOUT DRAWINGS
2. TRUSS CALCULATIONS & DETAILS SHOWING AXIAL & BENDING 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:

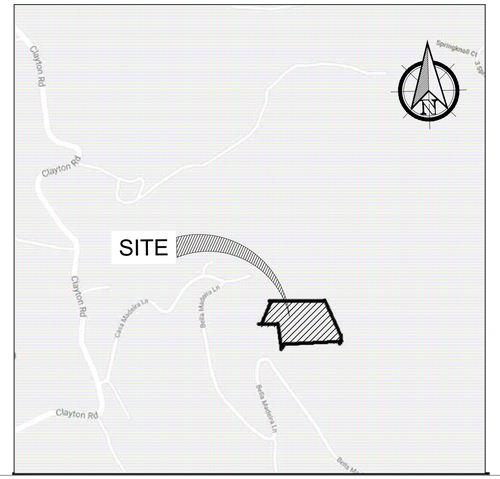
- DUCT LEAKAGE TESTING

DOMESTIC HOT WATER SYSTEM VERIFICATIONS:

- -- NONE --

RESIDENCE IS LOCATED WITHIN WILDLAND URBAN INTERFACE ZONE

1. CLASS "A" ROOFING - LIGHT WGT. CONC ROOFING - BORAL FLAT SHINGLE - SEE SHEET A-8.0
2. WALL CONSTRUCTION SHALL BE PER NOTES AND DETAILS ON SHEETS A-13.
3. MIN. 26 GA GALV. VALLEY FLASHING OVER MIN. 36"-WIDE 90# MINERAL-SURFACED NON-PERFORATED CAP SHEET.
4. 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 A-6.0.
5. 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 A-6.0.
6. ALL EAVES AND SOFFITS SHALL BE PROTECTED WITH CEMENT PLASTER (STUCCO) TO MATCH WALLS.
7. ALL WINDOWS AND EXTERIOR GLAZED DOORS SHALL HAVE A FIRE-RESISTANT RATING OF 20 MINUTES, AND BE GLAZED WITH TEMPERED GLASS.
8. 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 MUDBED & MTL LATH OVER A WATERPROOF MEMBRANE - SEE DETAIL 5, SHEET A-14.0. THE EXPOSED-TO-EXTERIOR UNDERSIDE OF ALL ELEVATED WOOD DECKS SHALL HAVE "**JAMES HARDIE V- GROOVE**" SIDING ATTACHED.
9. 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
SCALE: N.T.S

PROJECT INFORMATION

OWNER	JAMES LE
LOCATION	BELLA MADIERA, SAN JOSE, CA 95127
APN	654-64-012
LOT AREA	3.73 ACRES
ZONING	HS-D1
OCCUPANCY	R-3
AUTOMATIC FIRE SPRINKLERS	FIRE SPRINKLERS WILL BE INSTALLED
TYPE OF CONSTRUCTION	V-B
NUMBER OF STORIES	3 (THREE)
BUILDING HEIGHT (Max.)	35'-0"
BUILDING HEIGHT (Actual)	34'-0"

LIVING AREA

A	LOWER LEVEL AREA	1,161 SQ.FT
B	MAIN FLOOR AREA	2,520 SQ.FT
C	UPPER FLOOR AREA	1,924 SQ.FT
D	TOTAL LIVING AREA (A+B+C)	5,605 SQ.FT
E	GARAGE AREA	880 SQ.FT
F	TOTAL AREA (D+E)	6,485 SQ.FT

PATIO AND DECK AREA

G	LOWER LEVEL (COVERED PORCH)	38 SQ.FT
H	MAIN FLOOR (COVERED DECK)	292 SQ.FT
I	MAIN FLOOR (OPEN DECK)	298 SQ.FT
J	UPPER FLOOR (OPEN DECK)	269 SQ.FT
K	TOTAL COVERED AREA (G+H)	330 SQ.FT
L	TOTAL AREA (INCLUDING PATIO) (F+K)	6,815 SQ.FT

LIST OF PROJECT DIRECTORY

CIVIL ENGINEERING

INDER DESIGN BUILD LLC
MAJIT SAINI, P.E.

5890 STONERIDGE DR. SUITE 109
PLEASANTON. CA 94588

408-313-5400
Manjit.saini@iengco.com

STRUCTURAL ENGINEERING

HJH ENGINEERING
JACK HADJIAN

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

ABBREVIATIONS AND INDICATIONS

A.B.	ANCHOR BOLT	NTS	NOT TO SCALE
A/C	ASPHALTIC CONC	NOM	NOMINAL
ACC.	ACCOUSTIC	O/C	ON CENTER
ALUM	ALUMINUM	OPG.	OPENING
BLK	BLOCK	LAM PLAS	LAMINATED PLASTIC
C.J.	COLD JOINT	PL GL	PLATE GLASS
CONC	CONCRETE	PLY	PLYWOOD
CONT	CONTINUOUS	RDWD	REDWOOD
C.I.	CAST IRON	RWL	RAIN WATER LEADER
DF	DOUGLAS FIR	SIM	SIMILAR
ELEV	ELEVATION	TEMP GL	TEMPERED GLASS
(E)	EXISTING	T & G	TONGUE AND GROOVE
EXIST	EXISTING	T.O.C.	TOP OF CURB
EXT	EXTERIOR	T.O.P.	TOP OF PLATE
F.E.	FIRE EXTINGUISHER	TYP	TYPICAL
FIN	FINISH	UON	UNLESSOTHERWISENOTED
F.O.C.	FACE OF CONC	VGDF	VERTICAL GRAIN DOUGLAS FIR
F.O.B.	FACE OF BLOCK	W/	WITH
F.O.S.	FACE OF STUD	WC	WATER CLOSET
FDN	FOUNDATION	WWF	WELDED WIRE FABRIC
FTG	FOOTING	TH	THRESHOLD
GALV	GALVINIZED		
G.I.	GALVINIZED IRON		
GYP. BD.	GYPSUM BOARD		
H.B.	HOSE BIBB		
INSUL	INSULATION		
INT	INTERIOR		
INV	INVERT		
M.B.	MACHINE BOLT		
M.C.	MEDICINE CHEST		
MIN.	MINIMUM		
MTL	METAL		
N.I.C.	NOT IN CONTRACT		

CONCRETE
GRAVEL
EARTH
GYPSUM BOARD
INSULATION
METAL
MASONRY
MORTAR, GROUT CEMENT PLASTER
PLYWOOD
FINISH WOOD
ROUGH WOOD

A / A-5 — SECTION No. / BUILDING SECTION / SHEET No.

1 / A-4 — DETAIL INDICATION

2 — DOOR INDICATION

B — WINDOW SYMBOL

SHEET INDEX

ARCHITECTURAL	
A-1.0	COVER SHEET
CL-1.0	CALGREEN RESIDENTIAL SHEET-1
CL-2.0	CALGREEN RESIDENTIAL SHEET-2
A-2.0	LOWER LEVEL PLAN & AREA CALCULATIONS
A-2.1	MAIN FLOOR PLAN & AREA CALCULATIONS
A-2.2	UPPER FLOOR PLAN & AREA CALCULATIONS
A-3.0	LOWER LEVEL FLOOR PLAN
A-4.0	MAIN FLOOR PLAN
A-5.0	UPPER FOOR PLAN
A-6.0	ROOF PLAN
A-7.0	NORTH AND WEST ELEVATIONS
A-8.0	SOUTH AND EAST ELEVATIONS
A-9.0	BUILDING SECTION
A-10	BUILDING SECTION
A-11	BUILDING SECTIONS
A-12	BUILDING SECTION
CIVIL PLANS	
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 AND PROFILE
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 AND PROFILE
D-1	GRADING DETAIL
D-2	DETAILS
ESC-1	EROSION CONTROL PLAN
TPZ-1	TREE LOCATION PLAN
SWMP	STORMWATER MANAGEMENT PLAN
LANDSCAPE DRAWINGS	
L-1	PLANTING AND TREE MITIGATION PLAN
L-2	IRRIGATION PLAN
L-3	DETAILS

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

DRAWING TITLE:
COVER SHEET

DATE: 5/26/2025
DESIGNED BY: T. PENG
DRAWN BY: K. KUMAR
CHECKED BY: M. SAINI
APPROVED BY: M. SAINI

REVISIONS
NO.

SHEET NUMBER
A-1.0

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2023)

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

CHAPTER 3
GREEN BUILDING
SECTION 301 GENERAL

301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7.

301.1.1 Additions and alterations. [HCD] The mandatory provisions of Chapter 4 shall be applied to additions or alterations of existing residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration.

The mandatory provision of Section 4.106.4.2 may apply to additions or alterations of existing parking facilities or the addition of new parking facilities serving existing multifamily buildings. See Section 4.106.4.3 for application.

Note: Repairs including, but not limited to, resurfacing, restriping and repairing or maintaining existing lighting fixtures are not considered alterations for the purpose of this section.

Note: On and after January 1, 2014, residential buildings undergoing permitted alterations, additions, or improvements shall replace noncompliant plumbing fixtures 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 the local building department. 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.

301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS. [HCD] The provisions of individual sections of CALGreen may apply to either low-rise residential buildings high-rise residential buildings, or both. Individual sections will be designated by banners to indicate where the section applies specifically to low-rise only (LR) or high-rise only (HR). When the section applies to both low-rise and high-rise buildings, no banner will be used.

SECTION 302 MIXED OCCUPANCY BUILDINGS

302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy.
Exceptions:
1. [HCD] Accessory structures and accessory occupancies serving residential buildings shall comply with Chapter 4 and Appendix A4, as applicable.
2. [HCD] For purposes of CALGreen, live/work units, complying with Section 419 of the *California Building Code*, shall not be considered mixed occupancies. Live/Work units shall comply with Chapter 4 and Appendix A4, as applicable.

DIVISION 4.1 PLANNING AND DESIGN

ABBREVIATION DEFINITIONS:

HCD	Department of Housing and Community Development
BSC	California Building Standards Commission
DSA-SS	Division of the State Architect, Structural Safety
OSHPD	Office of Statewide Health Planning and Development
LR	Low Rise
HR	High Rise
AA	Additions and Alterations
N	New

CHAPTER 4
RESIDENTIAL MANDATORY MEASURES

SECTION 4.102 DEFINITIONS
4.102.1 DEFINITIONS
The following terms are defined in Chapter 2 *(and are included here for reference)*

FRENCH DRAIN. A trench, hole or other depressed area loosely filled with rock, gravel, fragments of brick or similar pervious material used to collect or channel drainage or runoff water.

WATTLES. Wattles are used to reduce sediment in runoff. Wattles are often constructed of natural plant materials such as hay, straw or similar material shaped in the form of tubes and placed on a downflow slope. Wattles are also used for perimeter and inlet controls.

4.106 SITE DEVELOPMENT
4.106.1 GENERAL. Preservation and use of available natural resources shall be accomplished through evaluation and careful planning to minimize negative effects on the site and adjacent areas. Preservation of slopes, management of storm water drainage and erosion controls shall comply with this section.

4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION. 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. In order to manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site.

1. Retention basins of sufficient size shall be utilized to retain storm water on the site.
2. Where storm water is conveyed to a public drainage system, collection point, gutter or similar disposal method, water shall be filtered by use of a barrier system, wattle or other method approved by the enforcing agency.
3. Compliance with a lawfully enacted storm water management ordinance.

Note: Refer to the State Water Resources Control Board for projects which disturb one acre or more of soil, or are part of a larger common plan of development which in total disturbs one acre or more of soil.

(Website: https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html)

4.106.3 GRADING AND PAVING. Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following:

1. Swales
2. Water collection and disposal systems
3. French drains
4. Water retention gardens
5. Other water measures which keep surface water away from buildings and aid in groundwater recharge.

Exception: Additions and alterations not altering the drainage path.

4.106.4 Electric vehicle (EV) charging for new construction. New construction shall comply with Sections 4.106.4.1 or 4.106.4.2 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:
1. On a case-by-case basis, where the local enforcing agency has determined EV charging and infrastructure are not feasible based upon one or more of the following conditions:
   1.1 Where there is no local utility power supply or the local utility is unable to supply adequate power.
   1.2 Where there is evidence suitable to the local enforcing agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Section 4.106.4, may adversely impact the construction cost of the project.
2. Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) without additional parking facilities.

4.106.4.1 New one- and two-family dwellings and townhouses with attached private garages. 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 208/240-volt minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.

Exemption: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the proposed location of an EV charger at the time of original construction in accordance with the *California Electrical Code*.

4.106.4.1.1 Identification. The service panel or subpanel circuit directory shall identify the overcurrent 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".

4.106.4.2 New multifamily dwellings, hotels and motels and new residential parking facilities.
When parking is provided, parking spaces for new multifamily dwellings, hotels and motels shall meet the requirements of Sections 4.106.4.2.1 and 4.106.4.2.2. Calculations for spaces shall be rounded up to the nearest whole number. A parking space served by electric vehicle supply equipment or designed as a future EV charging space shall count as at least one standard automobile parking space only for the purpose of complying with any applicable minimum parking space requirements established by a local jurisdiction. See Vehicle Code Section 22511.2 for further details.

4.106.4.2.1Multifamily development projects with less than 20 dwelling units; and hotels and motels with less than 20 sleeping units or guest rooms.
The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to this section.

1.EV Capable. Ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. Electrical load calculations shall demonstrate that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at a minimum of 40 amperes.

The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.

Exceptions:

1.When EV chargers (Level 2 EVSE) are installed in a number equal to or greater than the required number of EV capable spaces.

2.When EV chargers (Level 2 EVSE) are installed in a number less than the required number of EV capable spaces, the number of EV capable spaces required may be reduced by a number equal to the number of EV chargers installed.

Notes:

a.Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging.

b.There is no requirement for EV spaces to be constructed or available until receptacles for EV charging or EV chargers are installed for use.

2.EV Ready. Twenty-five (25) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per dwelling unit when more than one parking space is provided for use by a single dwelling unit.

Exception: Areas of parking facilities served by parking lifts.

4.106.4.2.2 Multifamily development projects with 20 or more dwelling units, hotels and motels with 20 or more sleeping units or guest rooms.
The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to this section.

1.EV Capable. Ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. Electrical load calculations shall demonstrate that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at a minimum of 40 amperes.

The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.

Exception: When EV chargers (Level 2 EVSE) are installed in a number greater than five (5) percent of parking spaces required by Section 4.106.4.2.2, Item 3, the number of EV capable spaces required may be reduced by a number equal to the number of EV chargers installed over the five (5) percent required.

Notes:

a.Construction documents shall show locations of future EV spaces.

b.There is no requirement for EV spaces to be constructed or available until receptacles for EV charging or EV chargers are installed for use.

2.EV Ready. Twenty-five (25) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per dwelling unit when more than one parking space is provided for use by a single dwelling unit.

Exception: Areas of parking facilities served by parking lifts.

3.EV Chargers. Five (5) percent of the total number of parking spaces shall be equipped with Level 2 EVSE. Where common use parking is provided, at least one EV charger shall be located in the common use parking area and shall be available for use by all residents or guests.

When low power Level 2 EV charging receptacles or Level 2 EVSE are installed beyond the minimum required, an automatic load management system (ALMS) may be used to reduce the maximum required electrical capacity to each space served by the ALMS. The electrical system and any on-site distribution transformers shall have sufficient capacity to deliver at least 3.3 kW simultaneously to each EV charging station (EVCS) served by the ALMS. The branch circuit shall have a minimum capacity of 40 amperes, and installed EVSE shall have a capacity of not less than 30 amperes. ALMS shall not be used to reduce the minimum required electrical capacity to the required EV capable spaces.

4.106.4.2.2.1 Electric vehicle charging stations (EVCS).
Electric vehicle charging stations required by Section 4.106.4.2.2, Item 3, shall comply with Section 4.106.4.2.2.1.

Exception: Electric vehicle charging stations serving public accommodations, public housing, motels and hotels shall not be required to comply with this section. See California Building Code, Chapter 11B, for applicable requirements.

4.106.4.2.2.1.1 Location.
EVCS shall comply with at least one of the following options:

1.The charging space shall be located adjacent to an accessible parking space meeting the requirements of the California Building Code, Chapter 11A, to allow use of the EV charger from the accessible parking space.

2.The charging space shall be located on an accessible route, as defined in the California Building Code, Chapter 2, to the building.

Exception: Electric vehicle charging stations designed and constructed in compliance with the California Building Code, Chapter 11B, are not required to comply with Section 4.106.4.2.2.1.1 and Section 4.106.4.2.2.1.2, Item 3.

4.106.4.2.2.1.2 Electric vehicle charging stations (EVCS) dimensions.
The charging spaces shall be designed to comply with the following:

1.The minimum length of each EV space shall be 18 feet (5486 mm).

2.The minimum width of each EV space shall be 9 feet (2743 mm).

3.One in every 25 charging spaces, but not less than one, shall also have an 8-foot (2438 mm) wide minimum aisle. A 5-foot (1524 mm) wide minimum aisle shall be permitted provided the minimum width of the EV space is 12 feet (3658 mm).

a.Surface slope for this EV space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083 percent slope) in any direction.

4.106.4.2.2.1.3 Accessible EV spaces.
In addition to the requirements in Sections 4.106.4.2.2.1.1 and 4.106.4.2.2.1.2, all EVSE, when installed, shall comply with the accessibility provisions for EV chargers in the California Building Code, Chapter 11B. EV ready spaces and EVCS in multifamily developments shall comply with California Building Code, Chapter 11A, Section 1109A.

4.106.4.2.3 EV space requirements.
1.Single EV space required. Install a listed raceway capable of accommodating a 208/240-volt dedicated 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 enclosure in close proximity to the location or the proposed location of the EV space. Construction documents shall identify the raceway termination point, receptacle or charger location, as applicable. The service panel and/ or subpanel shall have a 40-ampere minimum dedicated branch circuit, including branch circuit overcurrent protective device installed, or space(s) reserved to permit installation of a branch circuit overcurrent protective device.

Exception: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the location or the proposed location of the EV space, at the time of original construction in accordance with the California Electrical Code.

2.Multiple EV spaces required. Construction documents shall indicate the raceway termination point and the location of installed or future EV spaces, receptacles or EV chargers. Construction documents shall also provide information on amperage of installed or future receptacles or EVSE, raceway method(s), wiring schematics and electrical load calculations. Plan design shall be based upon a 40-ampere minimum branch circuit. Required raceways and related components that are planned to be installed underground, enclosed, inaccessible or in concealed areas and spaces shall be installed at the time of original construction.

Exception: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the location or the proposed location of the EV space at the time of original construction in accordance with the California Electrical Code.

4.106.4.2.4 Identification.
The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.

4.106.4.2.5 Electric Vehicle Ready Space Signage .
Electric vehicle ready spaces shall be identified by signage or pavement markings, in compliance with Caltrans Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its successor(s).

4.106.4.3 Electric vehicle charging for additions and alterations of parking facilities serving existing multifamily buildings.
When new parking facilities are added, or electrical systems or lighting of existing parking facilities are added or altered and the work requires a building permit, ten (10) percent of the total number of parking spaces added or altered shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE.

Notes:

1.Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging.

2.There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.

DIVISION 4.2 ENERGY EFFICIENCY

4.201 GENERAL
4.201.1 SCOPE. For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory standards.

DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION

4.303 INDOOR WATER USE
4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the sections 4.303.1.1, 4.303.1.2, 4.303.1.3, and 4.303.4.4.

Note: All noncompliant plumbing fixtures in any residential real property 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 the local building department. 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.

4.303.1.1 Water Closets. 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.

Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush.

4.303.1.2 Urinals. The effective flush volume of wall mounted urinals shall not exceed 0.125 gallons per flush. The effective flush volume of all other urinals shall not exceed 0.5 gallons per flush.

4.303.1.3 Showerheads.

4.303.1.3.1 Single Showerhead. 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.

4.303.1.3.2 Multiple showerheads serving one shower . When a shower is served by more than one showerhead, the combined flow rate of all the showerheads 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 only allow one shower outlet to be in operation at a time.

Note: A hand-held shower shall be considered a showerhead.

4.303.1.4 Faucets.

4.303.1.4.1 Residential Lavatory Faucets. 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.

4.303.1.4.2 Lavatory Faucets in Common and Public Use Areas. The maximum flow rate of lavatory faucets installed in common and public use areas (outside of dwellings or sleeping units) in residential buildings shall not exceed 0.5 gallons per minute at 60 psi.

4.303.1.4.3 Metering Faucets. Metering faucets when installed in residential buildings shall not deliver more than 0.2 gallons per cycle.

4.303.1.4.4 Kitchen Faucets. 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.

Note: Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.

4.303.1.4.5 Pre-rinse spray valves.
When installed, shall meet the requirements in the *California Code of Regulations*, Title 20 (Appliance Efficiency Regulations), Sections 1605.1 (h)(4) Table H-2, Section 1605.3 (h)(4)(A), and Section 1607 (d)(7) and shall be equipped with an integral automatic shutoff.

FOR REFERENCE ONLY: The following table and code section have been reprinted from the *California Code of Regulations*, Title 20 (Appliance Efficiency Regulations),Section 1605.1 (h)(4) and Section 1605.3 (h)(4)(A).

TABLE H-2

STANDARDS FOR COMMERCIAL PRE-RINSE SPRAY VALUES MANUFACTURED ON OR AFTER JANUARY 28, 2019

PRODUCT CLASS [spray force in ounce force (ozf)]	MAXIMUM FLOW RATE (gpm)
Product Class 1 (≤ 5.0 ozf)	1.00
Product Class 2 (> 5.0 ozf and ≤ 8.0 ozf)	1.20
Product Class 3 (> 8.0 ozf)	1.28

Title 20 Section 1605.3 (h)(4)(A): Commercial prerinse spray values manufactured on or after January 1, 2006, shall have a minimum spray force of not less than 4.0 ounces-force (ozf)[113 grams-force(gf)]

4.303.2 Submeters for multifamily buildings and dwelling units in mixed-used residential/commercial buildings.
Submeters shall be installed to measure water usage of individual rental dwelling units in accordance with the *California Plumbing Code*.

4.303.3 Standards for plumbing fixtures and fittings. 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*.

NOTE:
THIS TABLE COMPILES THE DATA IN SECTION 4.303.1, AND IS INCLUDED AS A CONVENIENCE FOR THE USER.

TABLE - MAXIMUM FIXTURE WATER USE

FIXTURE TYPE	FLOW RATE
SHOWER HEADS (RESIDENTIAL)	1.8 GMP @ 80 PSI
LAVATORY FAUCETS (RESIDENTIAL)	MAX. 1.2 GPM @ 60 PSI MIN. 0.8 GPM @ 20 PSI
LAVATORY FAUCETS IN COMMON & PUBLIC USE AREAS	0.5 GPM @ 60 PSI
KITCHEN FAUCETS	1.8 GPM @ 60 PSI
METERING FAUCETS	0.2 GAL/CYCLE
WATER CLOSET	1.28 GAL/FLUSH
URINALS	0.125 GAL/FLUSH

4.304 OUTDOOR WATER USE
4.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS . Residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.

NOTES:

1. The Model Water Efficient Landscape Ordinance (MWELO) is located in the *California Code Regulations,* Title 23, Chapter 2.7, Division 2. MWELO and supporting documents, including water budget calculator, are available at: https://www.water.ca.gov/

DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE
4.406.1 RODENT PROOFING. Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency.

4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING
4.408.1 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or salvage for reuse a minimum of 65 percent of the non-hazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance.

Exceptions:

1. Excavated soil and land-clearing debris.
2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite.
3. The enforcing agency may make exceptions to the requirements of this section when isolated jobsites are located in areas beyond the haul boundaries of the diversion facility.

4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN . Submit a construction waste management plan in conformance with Items 1 through 5. The construction waste management plan shall be updated as necessary and shall be available during construction for examination by the enforcing agency.

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 collected 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.

4.408.3 WASTE MANAGEMENT COMPANY. Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with Section 4.408.1.

Note: The owner or contractor may make the determination if the construction and demolition waste materials will be diverted by a waste management company.

4.408.4 WASTE STREAM REDUCTION ALTERNATIVE [LR]. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 3.4 lbs./sq.ft. of the building area shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1

4.408.4.1 WASTE STREAM REDUCTION ALTERNATIVE. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 2 pounds per square foot of the building area, shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1

4.408.5 DOCUMENTATION . Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 4.408.2, items 1 through 5, Section 4.408.3 or Section 4.408.4..

Notes:

1. Sample forms found in "A Guide to the California Green Building Standards Code (Residential)" located at www.hcd.ca.gov/CALGreen.html may be used to assist in documenting compliance with this section.
2. Mixed construction and demolition debris (C & D) processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle).

4.410 BUILDING MAINTENANCE AND OPERATION
4.410.1 OPERATION AND MAINTENANCE MANUAL. At the time of final inspection, a manual, compact disc, web-based reference or other media acceptable to the enforcing agency which includes all of the following shall be placed in the building:

1. Directions to the owner or occupant that the manual shall remain with the building throughout the life cycle of the structure.
2. Operation and maintenance instructions for the following:
   a. Equipment and appliances, including water-saving devices and systems, HVAC systems, photovoltaic systems, electric vehicle chargers, water-heating systems and other major appliances and equipment.
   b. Roof and yard drainage, including gutters and downspouts.
   c. Space conditioning systems, including condensers and air filters.
   d. Landscape irrigation systems.
   e. Water reuse systems.
3. Information from local utility, water and waste recovery providers on methods to further reduce resource consumption, including recycle programs and locations.
4. Public transportation and/or carpool options available in the area.
5. Educational material on the positive impacts of an interior relative humidity between 30-60 percent and what methods an occupant may use to maintain the relative humidity level in that range.
6. Information about water-conserving landscape and irrigation design and controllers which conserve water.
7. Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation.
8. Information on required routine maintenance measures, including, but not limited to, caulking, painting, grading around the building, etc.
9. Information about state solar energy and incentive programs available.
10. A copy of all special inspections verifications required by the enforcing agency or this code.
11. Information from the Department of Forestry and Fire Protection on maintenance of defensible space around residential structures.
12. Information and/or drawings identifying the location of grab bar reinforcements.

4.410.2 RECYCLING BY OCCUPANTS. Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible area(s) that serves all buildings on the site and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waster, and metals, or meet a lawfully enacted local recycling ordinance, if more restrictive.

Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42649.82 (a)(2)(A) et seq. are note required to comply with the organic waste portion of this section.

DIVISION 4.5 ENVIRONMENTAL QUALITY

SECTION 4.501 GENERAL
4.501.1 Scope
The provisions of this chapter shall outline means of reducing the quality of air contaminants that are odorous, irritating and/or harmful to the comfort and well being of a building's installers, occupants and neighbors.

SECTION 4.502 DEFINITIONS
5.102.1 DEFINITIONS
The following terms are defined in Chapter 2 *(and are included here for reference)*

AGRIFIBER PRODUCTS. Agrifiber products include wheatboard, strawboard, panel substrates and door cores, not including furniture, fixtures and equipment (FF&E) not considered base building elements.

COMPOSITE WOOD PRODUCTS. Composite wood products include hardwood plywood, particleboard and medium density fiberboard. "Composite wood products" does not include hardboard, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, prefabricated wood I-joists or finger-jointed lumber, all as specified in California Code of regulations (CCR), title 17, Section 93120.1.

DIRECT-VENT APPLIANCE. A fuel-burning appliance with a sealed combustion system that draws all air for combustion from the outside atmosphere and discharges all flue gases to the outside atmosphere.

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

DRAWING TITLE:
CALGREEN
RESIDENTIAL SHEET-1

NO.	REVISIONS	DATE: 4/15/2025
		DESIGNED BY: T. PENG
		DRAWN BY: K. KUMAR
		CHECKED BY: M. SAINI
		APPROVED BY: M. SAINI

SHEET NUMBER
CL-1.0

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
RESIDENTIAL MANDATORY MEASURES, SHEET 2 (January 2023)

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the "Base Reactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundredths of a gram (g O^3/g ROC).
Note: MIR values for individual compounds and hydrocarbon solvents are specified in CCR, Title 17, Sections 94700 and 94701.

MOISTURE CONTENT. The weight of the water in wood expressed in percentage of the weight of the oven-dry wood.

PRODUCT-WEIGHTED MIR (PWMIR). The sum of all weighted-MIR for all ingredients in a product subject to this article. The PWMIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of product (excluding container and packaging).
Note: PWMIR is calculated according to equations found in CCR, Title 17, Section 94521 (a).

REACTIVE ORGANIC COMPOUND (ROC). Any compound that has the potential, once emitted, to contribute to ozone formation in the troposphere.

VOC. A volatile organic compound (VOC) broadly defined as a chemical compound based on carbon chains or rings with vapor pressures greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain hydrogen and may contain oxygen, nitrogen and other elements. See CCR Title 17, Section 94508(a).

4.503 FIREPLACES
Y N/A ● RESPON. PARTY

4.503.1 GENERAL. 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 local ordinances.

4.504 POLLUTANT CONTROL
Y N/A ● RESPON. PARTY

4.504.1 COVERING OF DUCT OPENINGS & PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION. 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 enforcing agency to reduce the amount of water, dust or debris which may enter the system.

Y N/A ● RESPON. PARTY

4.504.2 FINISH MATERIAL POLLUTANT CONTROL. Finish materials shall comply with this section.

Y N/A ● RESPON. PARTY

4.504.2.1 Adhesives, Sealants and Caulks. Adhesives, sealant and caulks used on the project shall meet the requirements of the following standards unless more stringent local or regional air pollution or air quality management district rules apply:

1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable or SCAQMD Rule 1168 VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable. 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 in Subsection 2 below.
2. 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.

Y N/A ● RESPON. PARTY

4.504.2.2 Paints and Coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits apply. 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 Nonflat-High Gloss VOC limit in Table 4.504.3 shall apply.

Y N/A ● RESPON. PARTY

4.504.2.3 Aerosol Paints and Coatings. 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.

Y N/A ● RESPON. PARTY

4.504.2.4 Verification. Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to, the following:

1. Manufacturer's product specification.
2. Field verification of on-site product containers.

TABLE 4.504.1 - ADHESIVE VOC LIMIT [1,2]

(Less Water and Less Exempt Compounds in Grams per Liter)

ARCHITECTURAL APPLICATIONS	VOC LIMIT
INDOOR CARPET ADHESIVES	50
CARPET PAD ADHESIVES	50
OUTDOOR CARPET ADHESIVES	150
WOOD FLOORING ADHESIVES	100
RUBBER FLOOR ADHESIVES	60
SUBFLOOR ADHESIVES	50
CERAMIC TILE ADHESIVES	65
VCT & ASPHALT TILE ADHESIVES	50
DRYWALL & PANEL ADHESIVES	50
COVE BASE ADHESIVES	50
MULTIPURPOSE CONSTRUCTION ADHESIVE	70
STRUCTURAL GLAZING ADHESIVES	100
SINGLE-PLY ROOF MEMBRANE ADHESIVES	250
OTHER ADHESIVES NOT LISTED	50
SPECIALTY APPLICATIONS	
PVC WELDING	510
CPVC WELDING	490
ABS WELDING	325
PLASTIC CEMENT WELDING	250
ADHESIVE PRIMER FOR PLASTIC	550
CONTACT ADHESIVE	80
SPECIAL PURPOSE CONTACT ADHESIVE	250
STRUCTURAL WOOD MEMBER ADHESIVE	140
TOP & TRIM ADHESIVE	250
SUBSTRATE SPECIFIC APPLICATIONS	
METAL TO METAL	30
PLASTIC FOAMS	50
POROUS MATERIAL (EXCEPT WOOD)	50
WOOD	30
FIBERGLASS	80

1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.

2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168.

TABLE 4.504.2 - SEALANT VOC LIMIT

(Less Water and Less Exempt Compounds in Grams per Liter)

SEALANTS	VOC LIMIT
ARCHITECTURAL	250
MARINE DECK	760
NONMEMBRANE ROOF	300
ROADWAY	250
SINGLE-PLY ROOF MEMBRANE	450
OTHER	420
SEALANT PRIMERS	
ARCHITECTURAL	
NON-POROUS	250
POROUS	775
MODIFIED BITUMINOUS	500
MARINE DECK	760
OTHER	750

TABLE 4.504.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS [1,2,3]

GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT COMPOUNDS

COATING CATEGORY	VOC LIMIT
FLAT COATINGS	50
NON-FLAT COATINGS	100
NONFLAT-HIGH GLOSS COATINGS	150
SPECIALTY COATINGS	
ALUMINUM ROOF COATINGS	400
BASEMENT SPECIALTY COATINGS	400
BITUMINOUS ROOF COATINGS	50
BITUMINOUS ROOF PRIMERS	350
BOND BREAKERS	350
CONCRETE CURING COMPOUNDS	350
CONCRETE/MASONRY SEALERS	100
DRIVEWAY SEALERS	50
DRY FOG COATINGS	150
FAUX FINISHING COATINGS	350
FIRE RESISTIVE COATINGS	350
FLOOR COATINGS	100
FORM-RELEASE COMPOUNDS	250
GRAPHIC ARTS COATINGS (SIGN PAINTS)	500
HIGH TEMPERATURE COATINGS	420
INDUSTRIAL MAINTENANCE COATINGS	250
LOW SOLIDS COATINGS [1]	120
MAGNESITE CEMENT COATINGS	450
MASTIC TEXTURE COATINGS	100
METALLIC PIGMENTED COATINGS	500
MULTICOLOR COATINGS	250
PRETREATMENT WASH PRIMERS	420
PRIMERS, SEALERS, & UNDERCOATERS	100
REACTIVE PENETRATING SEALERS	350
RECYCLED COATINGS	250
ROOF COATINGS	50
RUST PREVENTATIVE COATINGS	250
SHELLACS	
CLEAR	730
OPAQUE	550
SPECIALTY PRIMERS, SEALERS & UNDERCOATERS	100
STAINS	250
STONE CONSOLIDANTS	450
SWIMMING POOL COATINGS	340
TRAFFIC MARKING COATINGS	100
TUB & TILE REFINISH COATINGS	420
WATERPROOFING MEMBRANES	250
WOOD COATINGS	275
WOOD PRESERVATIVES	350
ZINC-RICH PRIMERS	340

1. GRAMS OF VOC PER LITER OF COATING, INCLUDING WATER & EXEMPT COMPOUNDS

2. THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE.

3. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE, FEB. 1, 2008. MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD.

Y N/A ● RESPON. PARTY

4.504.3 CARPET SYSTEMS. All carpet installed in the building interior shall meet the requirements of 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 1.2, January 2017 (Emission testing method for California Specification 01350)

See California Department of Public Health's website for certification programs and testing labs.

https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.

Y N/A ● RESPON. PARTY

4.504.3.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of 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 1.2, January 2017 (Emission testing method for California Specification 01350)

See California Department of Public Health's website for certification programs and testing labs.

https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.

Y N/A ● RESPON. PARTY

4.504.3.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 4.504.1.

Y N/A ● RESPON. PARTY

4.504.4 RESILIENT FLOORING SYSTEMS. Where resilient flooring is installed , at least 80% of floor area receiving resilient flooring shall meet the requirements of 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 1.2, January 2017 (Emission testing method for California Specification 01350)

See California Department of Public Health's website for certification programs and testing labs.

hhttps://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.

Y N/A ● RESPON. PARTY

4.504.5 COMPOSITE WOOD PRODUCTS. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the buildings shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure for Composite Wood (17 CCR 93120 et seq.), by or before the dates specified in those sections, as shown in Table 4.504.5

Y N/A ● RESPON. PARTY

4.504.5.1 Documentation. Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following:

1. Product certifications and specifications.
2. Chain of custody certifications.
3. Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.).
4. Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269, European 636 3S standards, and Canadian CSA 0121, CSA 0151, CSA 0153 and CSA 0325 standards.
5. Other methods acceptable to the enforcing agency.

TABLE 4.504.5 - FORMALDEHYDE LIMITS [1]

MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION

PRODUCT	CURRENT LIMIT
HARDWOOD PLYWOOD VENEER CORE	0.05
HARDWOOD PLYWOOD COMPOSITE CORE	0.05
PARTICLE BOARD	0.09
MEDIUM DENSITY FIBERBOARD	0.11
THIN MEDIUM DENSITY FIBERBOARD [2]	0.13

1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIF. AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E 1333. FOR ADDITIONAL INFORMATION, SEE CALIF. CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120.12.

2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16" (8 MM).

DIVISION 4.5 ENVIRONMENTAL QUALITY (continued)

4.505.2 CONCRETE SLAB FOUNDATIONS. Concrete slab foundations required to have a vapor retarder by California Building Code, Chapter 19, or concrete slab-on-ground floors required to have a vapor retarder by the California Residential Code, Chapter 5, shall also comply with this section.

Y N/A ● RESPON. PARTY

4.505.2.1 Capillary break. A capillary break shall be installed in compliance with at least one of the following:

1. A 4-inch (101.6 mm) thick base of 1/2 inch (12.7mm) or larger clean aggregate shall be provided with a vapor barrier in direct contact with concrete and a concrete mix design, which will address bleeding, shrinkage, and curling, shall be used. For additional information, see American Concrete Institute, ACI 302.2R-06.
2. Other equivalent methods approved by the enforcing agency.
3. A slab design specified by a licensed design professional.

Y N/A ● RESPON. PARTY

4.505.3 MOISTURE CONTENT OF BUILDING MATERIALS. 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. Moisture content shall be verified in compliance with the following:

1. Moisture content shall be determined with either a probe-type or contact-type moisture meter.Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements found in Section 101.8 of this code.
2. Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade stamped end of each piece verified.
3. At least three random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing.

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.

4.506 INDOOR AIR QUALITY AND EXHAUST
Y N/A ● RESPON. PARTY

4.506.1 Bathroom exhaust fans. Each bathroom shall be mechanically ventilated and shall comply with the following:

1. Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.
2. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control.
   a. Humidity controls shall be capable of adjustment between a relative humidity range less than or equal to 50% to a maximum of 80%. A humidity control may utilize manual or automatic means of adjustment.
   b. A humidity control may be a separate component to the exhaust fan and is not required to be integral (i.e., built-in)

Notes:

1. For the purposes of this section, a bathroom is a room which contains a bathtub, shower or tub/shower combination.
2. Lighting integral to bathroom exhaust fans shall comply with the *California Energy Code*.

4.507 ENVIRONMENTAL COMFORT
Y N/A ● RESPON. PARTY

4.507.2 HEATING AND AIR-CONDITIONING SYSTEM DESIGN. Heating and air conditioning systems shall be sized, designed and have their equipment selected using the following methods:

1. The heat loss and heat gain is established according to ANSI/ACCA 2 Manual J - 2011 (Residential Load Calculation), ASHRAE handbooks or other equivalent design software or methods.
2. Duct systems are sized according to ANSI/ACCA 1 Manual D - 2014 (Residential Duct Systems), ASHRAE handbooks or other equivalent design software or methods.
3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S - 2014 (Residential Equipment Selection), or other equivalent design software or methods.

Exception: Use of alternate design temperatures necessary to ensure the system functions are acceptable.

CHAPTER 7
INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS

702 QUALIFICATIONS
Y N/A ● RESPON. PARTY

702.1 INSTALLER TRAINING. 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. Examples of acceptable HVAC training and certification programs include but are not limited to the following:

1. State certified apprenticeship programs.
2. Public utility training programs.
3. Training programs sponsored by trade, labor or statewide energy consulting or verification organizations.
4. Programs sponsored by manufacturing organizations.
5. Other programs acceptable to the enforcing agency.

Y N/A ● RESPON. PARTY

702.2 SPECIAL INSPECTION [HCD]. When required by the enforcing agency, 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 enforcing agency for the particular type of inspection or task to be performed. In addition to other certifications or qualifications acceptable to the enforcing agency, the following certifications or education may be considered by the enforcing agency when evaluating the qualifications of a special inspector:

1. Certification by a national or regional green building program or standard publisher.
2. Certification by a statewide energy consulting or verification organization, such as HERS raters, building performance contractors, and home energy auditors.
3. Successful completion of a third party apprentice training program in the appropriate trade.
4. Other programs acceptable to the enforcing agency.

Notes:

1. Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.
2. HERS raters are special inspectors certified by the California Energy Commission (CEC) to rate homes in California according to the Home Energy Rating System (HERS).

[BSC] When required by the enforcing agency, 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 enforcing agency for the particular type of inspection or task to be performed. In addition, the special inspector shall have a certification from a recognized state, national or international association, as determined by the local agency. The area of certification shall be closely related to the primary job function, as determined by the local agency.

Note: Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.

703 VERIFICATIONS
Y N/A ● RESPON. PARTY

703.1 DOCUMENTATION. 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 enforcing agency 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 applicable checklist.

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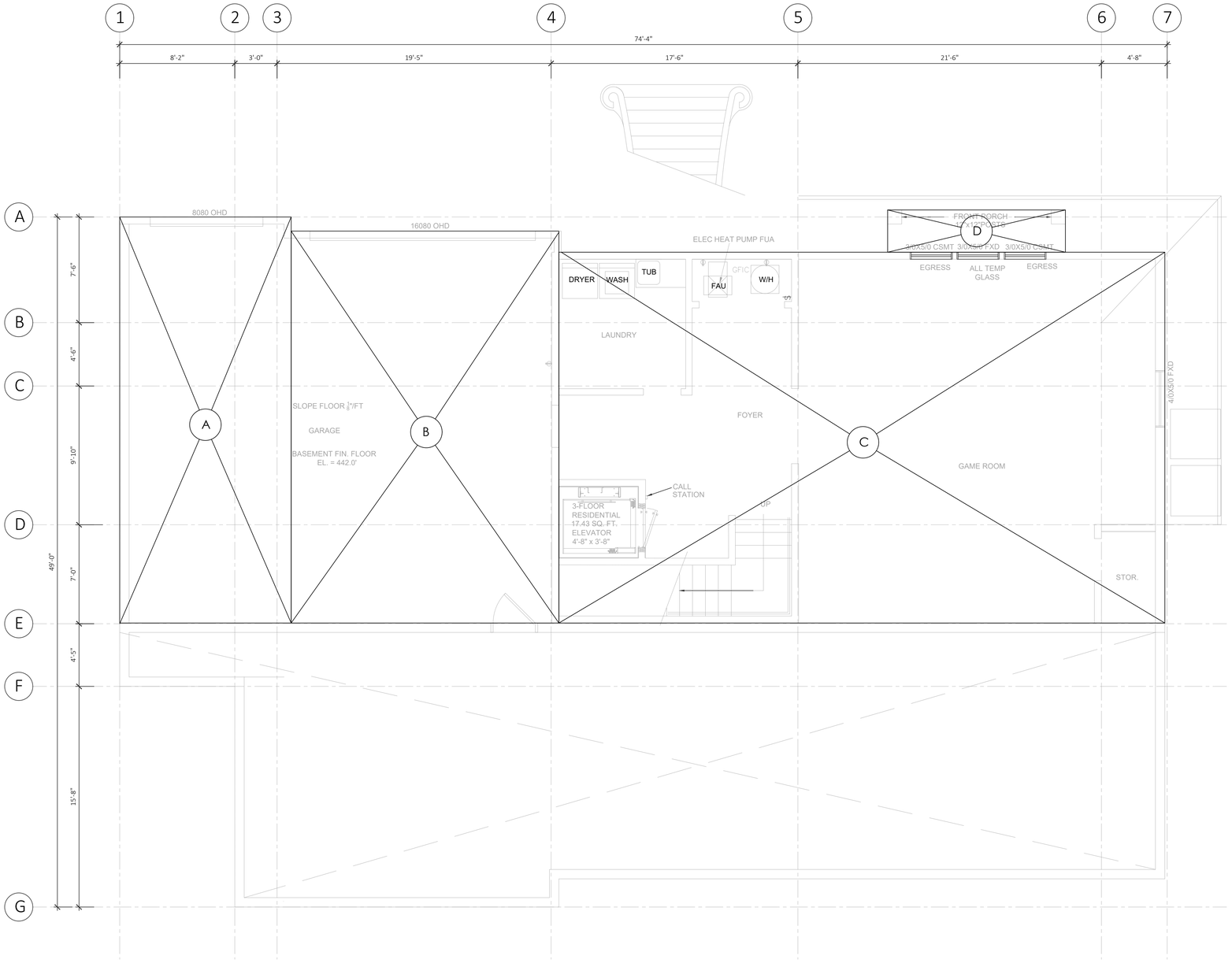
PREPARED FOR:
NEW RESIDENCE ON
BELLA MADEIRA LANE
SAN JOSE, CA
APN: 654-64-012

DRAWING TITLE:
CALGREEN
RESIDENTIAL SHEET-2

DATE: 4/15/2025
DESIGNED BY: T. PENG
DRAWN BY: K. KUMAR
CHECKED BY: M. SAINI
APPROVED BY: M. SAINI

NO.	REVISIONS

SHEET NUMBER
CL-2.0



LOWER LEVEL PLAN

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

FLOOR AREA AND COVERAGE CALCULATIONS

SECTION	DIMENSIONS		AREA (SQ.FT)	SECTION	DIMENSIONS		AREA (SQ.FT)
LOWER LEVEL							
C	27	43	1161.0				
TOTAL			1161.00				
Lower Living Area (Sq. Ft.)				1161			
GARAGE							
A	28.83	12.167	350.8	B	27.833	19	528.8
TOTAL			350.80	TOTAL			528.83
Total (Sq. Ft.)				880.0			
Covered Porch							
D	3	12.625	37.9				
TOTAL			37.88				
Total (Sq. Ft.)				38.0			

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PREPARED FOR:

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

DRAWING TITLE:

LOWER LEVEL PLAN & AREA CALCULATIONS

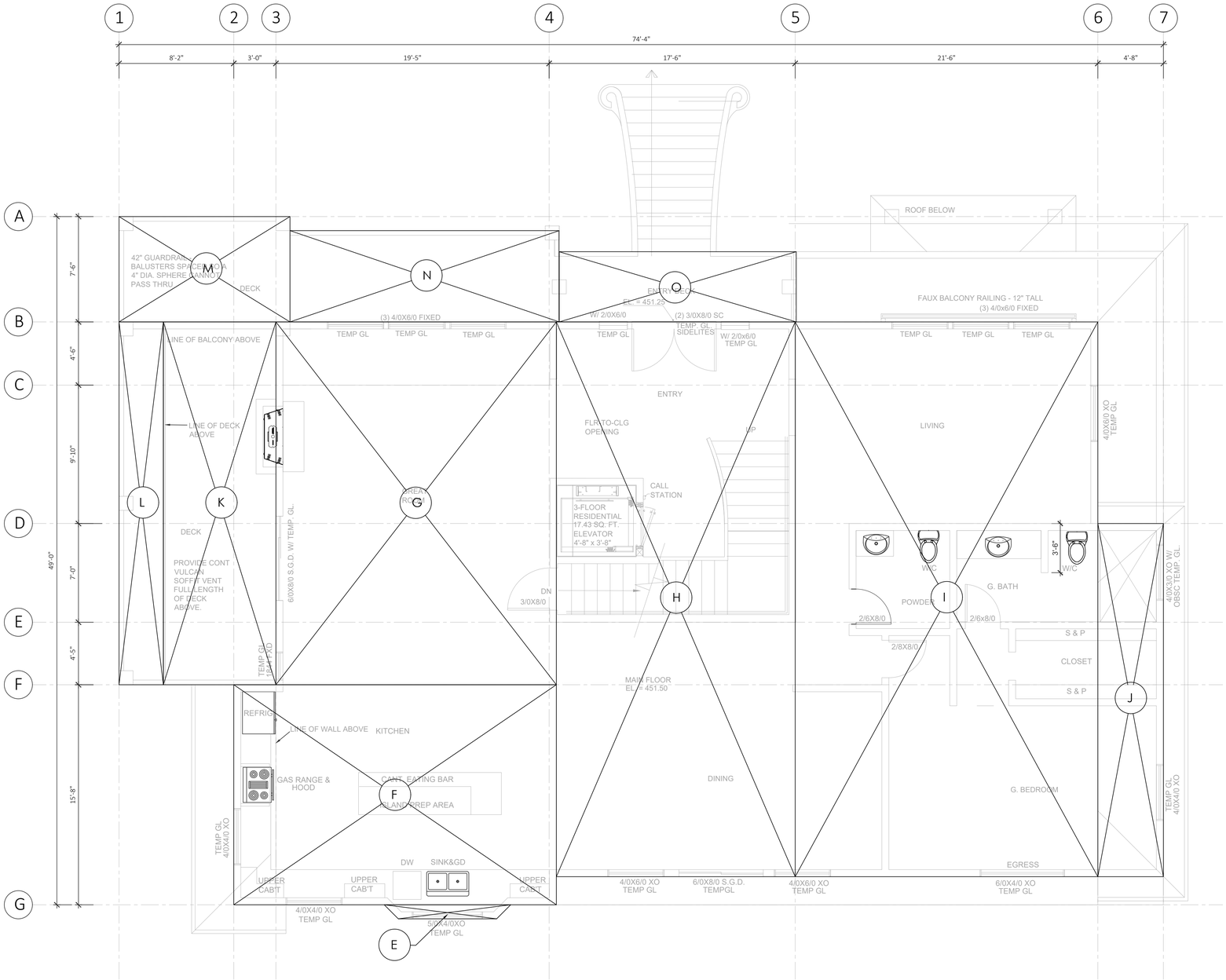
DATE: 4/15/2025
DESIGNED BY: T. PENG
DRAWN BY: K. KUMAR
CHECKED BY: M. SAINI
APPROVED BY: M. SAINI

REVISIONS

NO.

SHEET NUMBER

A-2.0



MAIN FLOOR PLAN

SCALE: $\frac{1}{4}$" = 1'-0"

FLOOR AREA AND COVERAGE CALCULATIONS							
SECTION	DIMENSIONS		AREA (SQ.FT)	SECTION	DIMENSIONS		AREA (SQ.FT)
MAIN FLOOR							
E	Different Shape		8.0	F	15.67	23	359.7
G	25.67	20.0	512.3	H	17	39.5	671.5
I	21.54	39.5	850.9	J	4.7	25.2	117.4
TOTAL			1371.16	TOTAL			1148.61
Main Floor Living Area (Sq. Ft.)				2520			
Covered Deck							
K	8	25.8333	206.7	O	16.875	5	84.4
TOTAL			206.67	TOTAL			84.38
Total (Sq. Ft.)				292.0			
Open Deck							
L	3.167	25.8333	81.8	M	12.167	7.5	91.2
N	19.17	6.5	124.6				
TOTAL			206.39	TOTAL			91.25
Total (Sq. Ft.)				298.0			

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

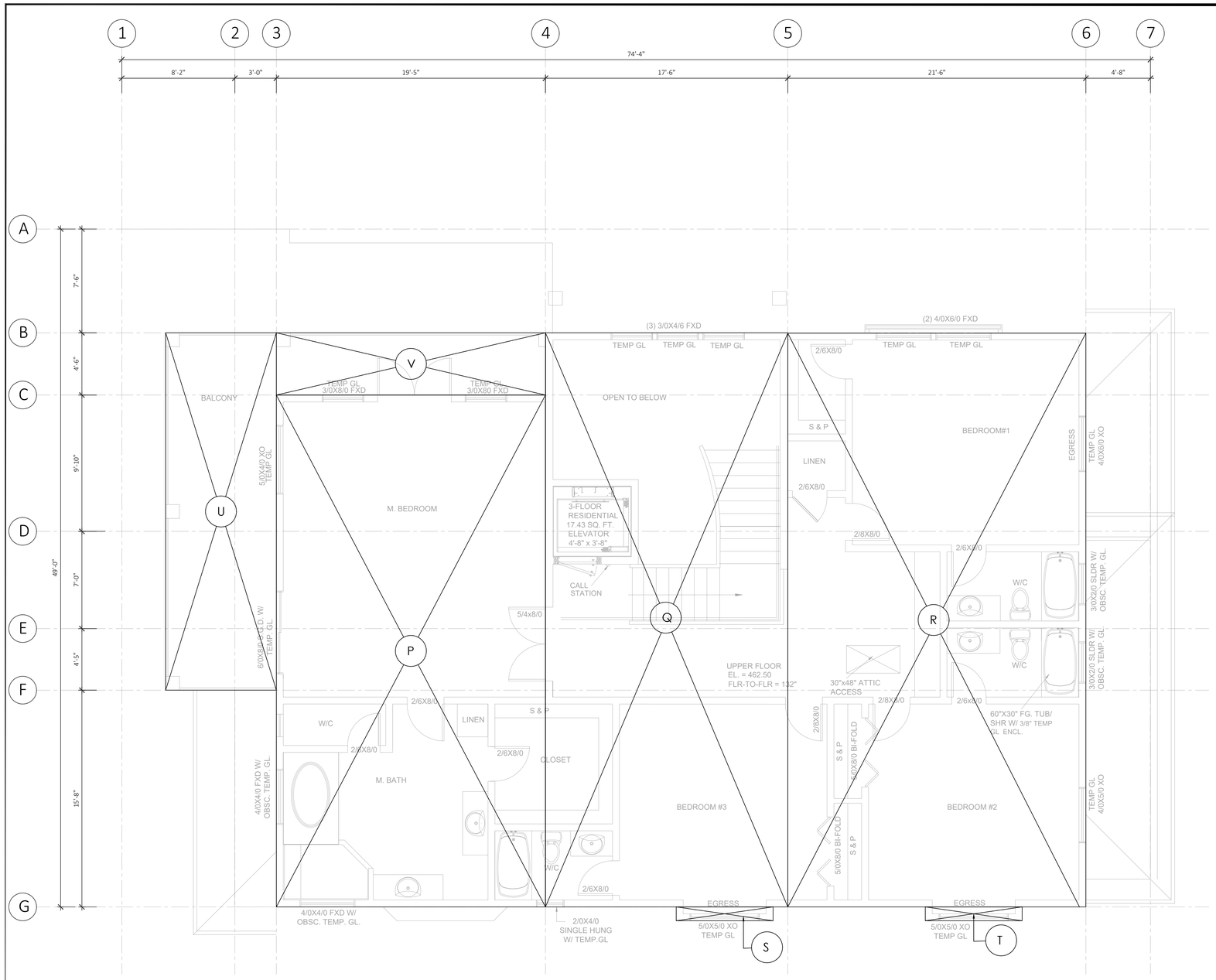
DRAWING TITLE:
MAIN FLOOR PLAN
&
AREA CALCULATIONS

DATE: 4/15/2025
DESIGNED BY: T. PENG
DRAWN BY: K. KUMAR
CHECKED BY: M. SAINI
APPROVED BY: M. SAINI

REVISIONS

NO.

SHEET NUMBER
A-2.1



UPPER FLOOR PLAN

SCALE: $\frac{1}{4}$" = 1'-0"

FLOOR AREA AND COVERAGE CALCULATIONS							
SECTION	DIMENSIONS		AREA (SQ.FT)	SECTION	DIMENSIONS		AREA (SQ.FT)
UPPER FLOOR							
P	19.46	37.0	720.0	Q	7.50	41.5	311.3
R	21.5	41.5	892.3				
TOTAL			1612.21	TOTAL			311.25
Upper Floor Living Area (Sq. Ft.)				1924			
Open Deck							
U	7	25.8333	180.8	V	19.5	4.5	87.8
TOTAL			180.83	TOTAL			87.75
Total (Sq. Ft.)				269.0			

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

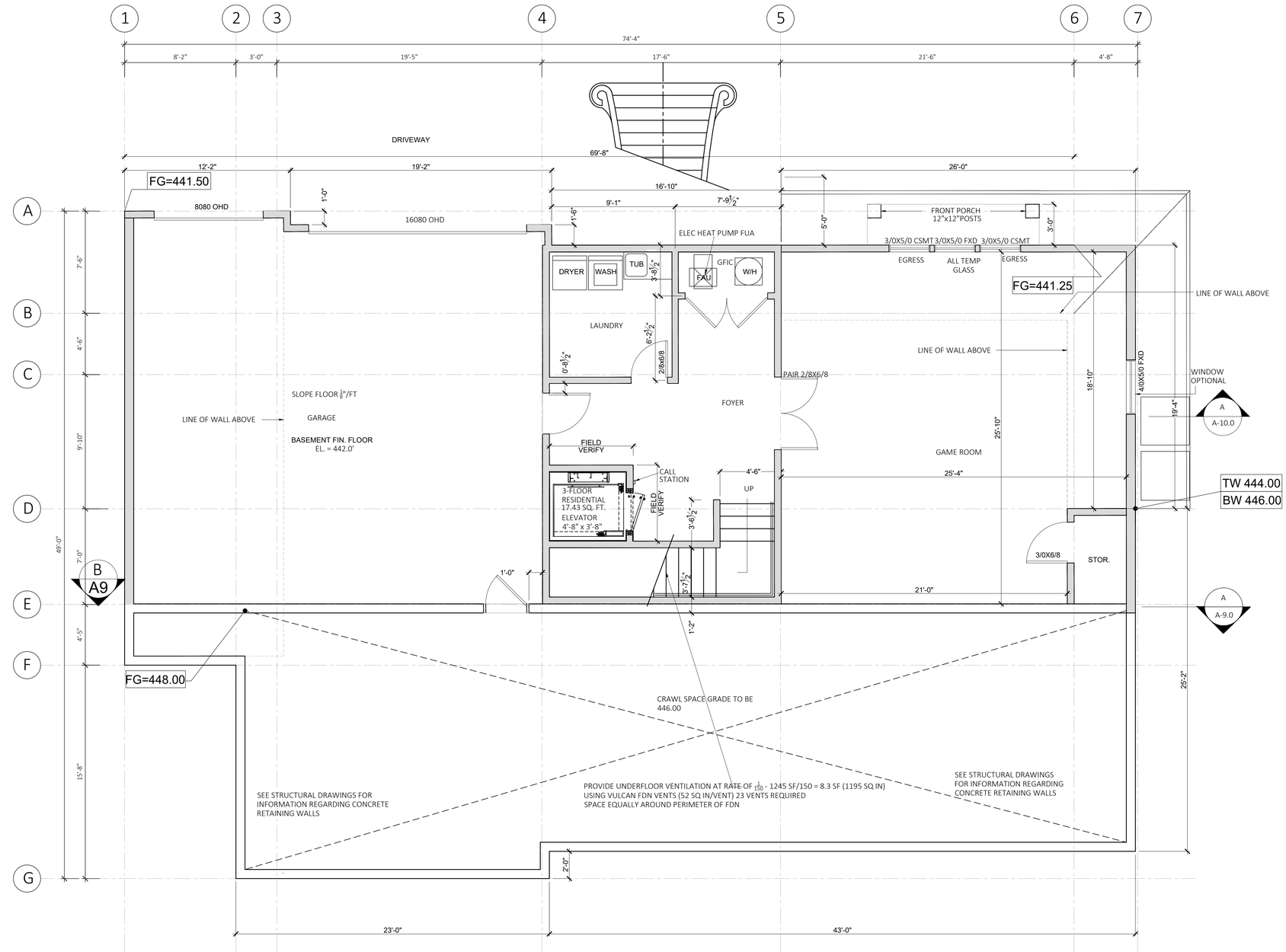
DRAWING TITLE:
UPPER FLOOR PLAN
&
AREA CALCULATIONS

DATE: 4/15/2025
DESIGNED BY: T. PENG
DRAWN BY: K. KUMAR
CHECKED BY: M. SAINI
APPROVED BY: M. SAINI

REVISIONS

NO.

SHEET NUMBER
A-2.2



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 E136 requirements.
5. For the fireblocking of chimneys and fireplaces, see Section R1003.19.
6. Fireblocking of cornices of a two-family dwelling is required at the line of dwelling unit separation.

R302.11.1 Fireblocking materials.

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

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 $^{23}/_{32}$-inch (18.3 mm) wood structural panels with joints backed by $^{23}/_{32}$-inch (18.3 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

SCALE $\frac{1}{4}$" = 1'-0"

NORTH

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APN: 654-64-012

DRAWING TITLE:
LOWER LEVEL FLOOR PLAN

NO.	REVISIONS	DATE: 4/15/2025
		DESIGNED BY: T. PENG
		DRAWN BY: K. KUMAR
		CHECKED BY: M. SAINI
		APPROVED BY: M. SAINI

SHEET NUMBER
A-3.0

DECK WATERPROOFING SHALL BE:

PARASEAL® LG

HDPE/BENTONITE SHEET MEMBRANE DUAL WATERPROOFING SYSTEM

FLOOR PLAN NOTES

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

SPLASH AREAS

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

BATHTUBS/SHOWERS AND ENCLOSURES

ALL WALL & CEILING TILE TO BE INSTALLED O/ MOISTURE RESISTANT O/ WATER-PROOFING, ABOVE) TO UNDERLAYMENT (PER NOTE #F2 MIN. ABOVE DRAIN INLET A HEIGHT OF 72"

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 OPG. W/ PLYWOODD 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 ZONES, THERMOSTAT LOCATIONS, AND POWER AIR DUCTS, REQUIREMENTS OF SYSTEMS W/ MECHANICAL UNITS AND MECHANICAL & PLUMBING CONTRACTORS, ELECTRICAL, TYPICAL. RUN LINE SETS TO CONNECT TO NEW A.C.SITE PLAN CONDENSERS AT SIDE YARDS PER
WATER HEATER SEE ELECTRICAL/MECHANICAL PLAN DRAWINGS FOR MORE INFO., TYPICAL, U.N.O
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CONC. PORCHES/PATIOS SLOPE TO DRAIN @ 1/4" PER FT. AWAY FROM STRUCTURES. ALL SLABS TO BE INSTALLED O/ PROPERLY PRE-MOISTENED & SOILS REPORT. COMPACTED SUBGRADE PER 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

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

1.8 GPM @ 80 PSI
1.2 GPM @ 60 PSI (MIN SHALL BE NOT LESS THAN 0.8 GPM@ 20 PSI)FOR LAVATORY FAUCETS
1.8 GPM @ 60 PSI FOR KITCHEN FAUCETS

SHOWER NOTES:

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

BATHROOM NOTES:

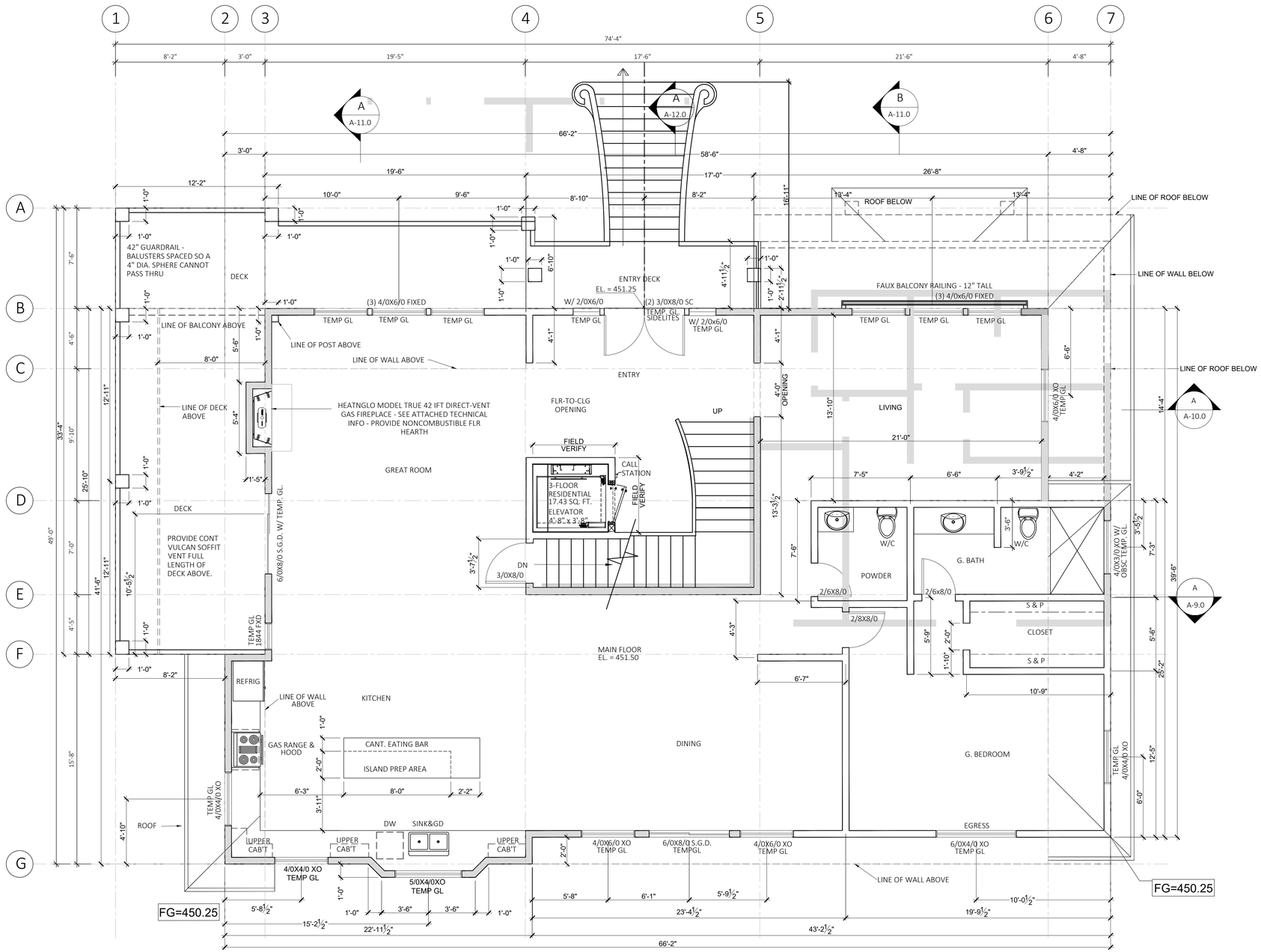
PROVIDE 2X8 WOODEN BACKING LOCATED AT 34" FROM THE FLOOR TO THE CENTER OF THE BACKING IN ALL BATHROOM WALLS AT W/C, SHOWER & BATHTUB LOCATIONS. BACKING SHALL BE SUITABLE FOR THE ADDITION OF GRAB BARS. MIN. 15" CLR. EA. SIDE OF W/C C/L AND MIN. 24" CLR. IN FRONT OF W/C

DISHWASHER NOTE:

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

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



MAIN FLOOR PLAN

SCALE: $\frac{1}{4}$" = 1'-0"

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PREPARED FOR:

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

DRAWING TITLE:

MAIN FLOOR PLAN

DATE:	4/15/2025
DESIGNED BY:	T. PENG
DRAWN BY:	K. KUMAR
CHECKED BY:	M. SAINI
APPROVED BY:	M. SAINI

REVISIONS

NO.

SHEET NUMBER

A-4.0

APPLICANT: JAMES LE ROAD: BELLA MADEIRA LN COUNTY FILE NO.: DEV21-0127

FLOOR PLAN NOTES

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

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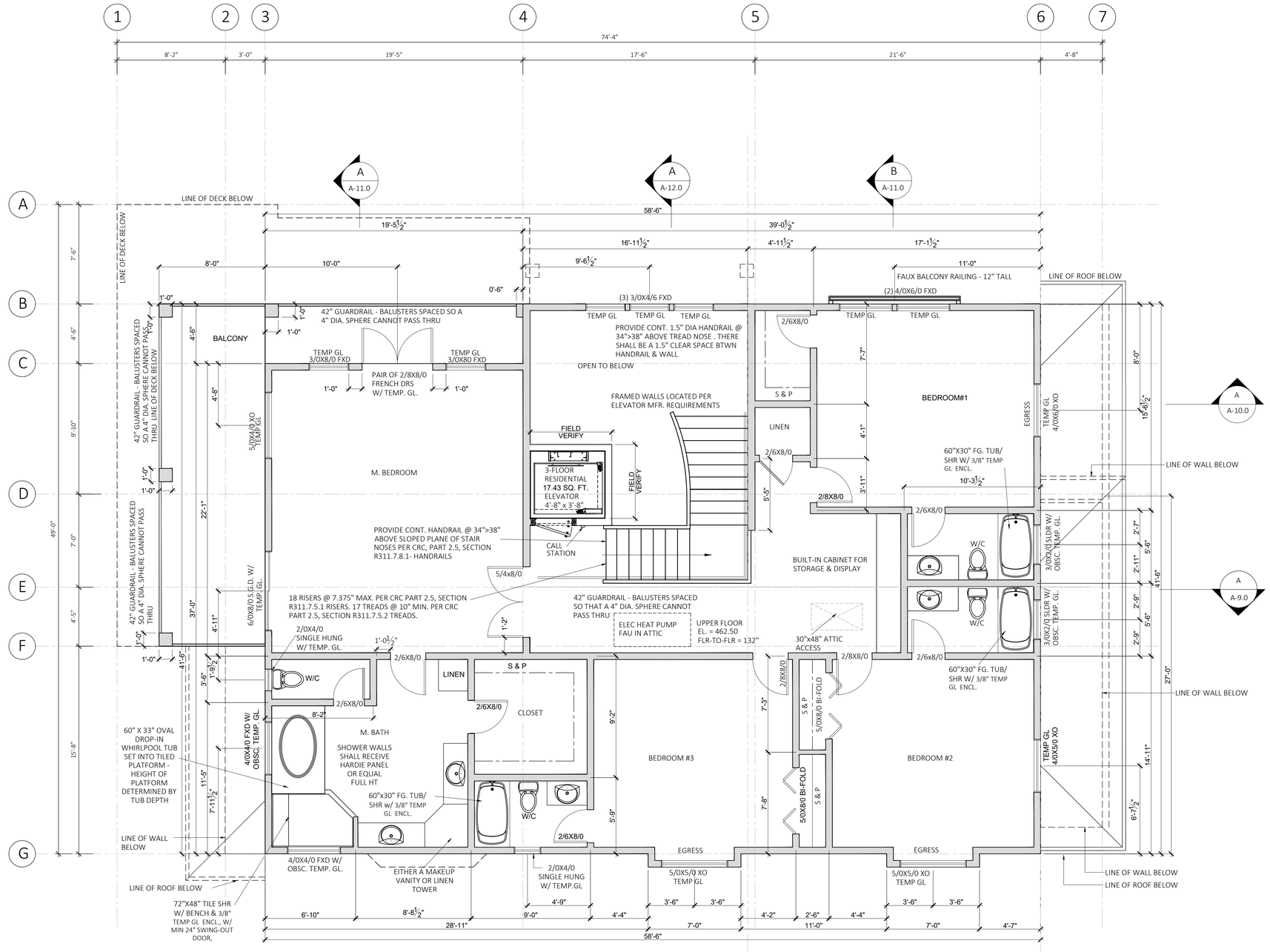
NOTES:

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
SCALE: $\frac{1}{4}$" = 1'-0"

PREPARED BY:
STEVE BENZING ARCHITECT
C-17985
ADDRESS: 12103 FREDERICKSBURG
SARATOGA, CA
TEL: 408-805-1328
EMAIL: steve@benzarch.com
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PREPARED FOR:
NEW RESIDENCE ON
BELLA MADEIRA LANE
SAN JOSE, CA
APN: 654-64-012

DRAWING TITLE:
UPPER FLOOR PLAN

DATE: 4/15/2025
DESIGNED BY: T. PENG
DRAWN BY: K. KUMAR
CHECKED BY: M. SAINI
APPROVED BY: M. SAINI

REVISIONS
NO.

SHEET NUMBER
A-5.0

I. CLASS A ROOFING SYSTEM:

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

2.GUTTERS AND DOWNSPOUTS:

SEE EAVE DETAILS FOR MORE INFO., TYPICAL, U.N.O.
SEE CIVIL PLANS FOR MORE SURFACE DRAINAGE INFO.,
DO NOT CONNECT DOWNSPOUT DRAINS TO FOOTING DRAINS. FINALIZE ALL DOWNSPOUT
LOCATIONS WITH WALK THROUGH IN FIELD WITH DEVELOPER PRIOR TO SETTING UNDERGROUND
DRAINAGE PIPING.

4. GUTTERS

5" FASCIA GUTTERS. 24 GA. FASCIA BONDERIZED . GUTTERS W/ G.I.
BRACKETS AT APPROX. 4'-0" O.C. INCLUDE G.I. GUTTER COVER/SCREEN MESH AS REQUIRED TO
PREVENT ACCUMULATION OF LEAVES/DEBRIS IN GUTTERS PER
2022 CRC SEC. R327.5.4, & 2022 CBC SEC.
705A.4, TYPICAL, U.N.O.

3. DOWNSPOUTS

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

3. ROOF JACKS:

PROVIDE NEOPRENE GASKETS & G.I. ROOF JACK/ RAIN CAP. PAINT TO MATCH ROOF COLOR &
LOCATE WHERE NOT VISIBLE FROM STREET WHEREVER POSSIBLE, TYPICAL, U.N.O.

4. EXHAUST VENTS

ALL EXHAUST VENTS SHALL BE LOCATED A MIN. OF 3' FROM OR 1' ABOVE ALL ROOF OR WALL
OPENINGS PER 2022 CMC SEC. 504.5,SEC. 510.8.2 & SEC. 510.8.3, TYPICAL, U.N.O.

3. PLUMBING VENTS

ALL PLUMBING VENTS TO BE LOCATED A MIN. OF 10' FROM OR 3' ABOVE ROOF OR WALL OPENINGS
PER SEC. 510.5.2, SEC. 906.1, & SEC. 906.2, 2022 CPC. TYPICAL, U.N.O.

4 FLASHING:

24 GA. G.I. FLASHING PER SEC. R905.2.8, 2022 CRC SEE ROOF PLAN AND DETAILS FOR MORE INFO.,
TYPICAL, U.N.O. INSTALL FLASHING IN A MANNER TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY
OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS

4. VALLEY FLASHING

24 GA. G.I. "W" FLASHING OVER CONT. 36" WIDE (MIN.) EXTRA LAYER OF 30# FELT @ ALL VALLEYS,
TYPICAL, U.N.O.

3. STEP FLASHING

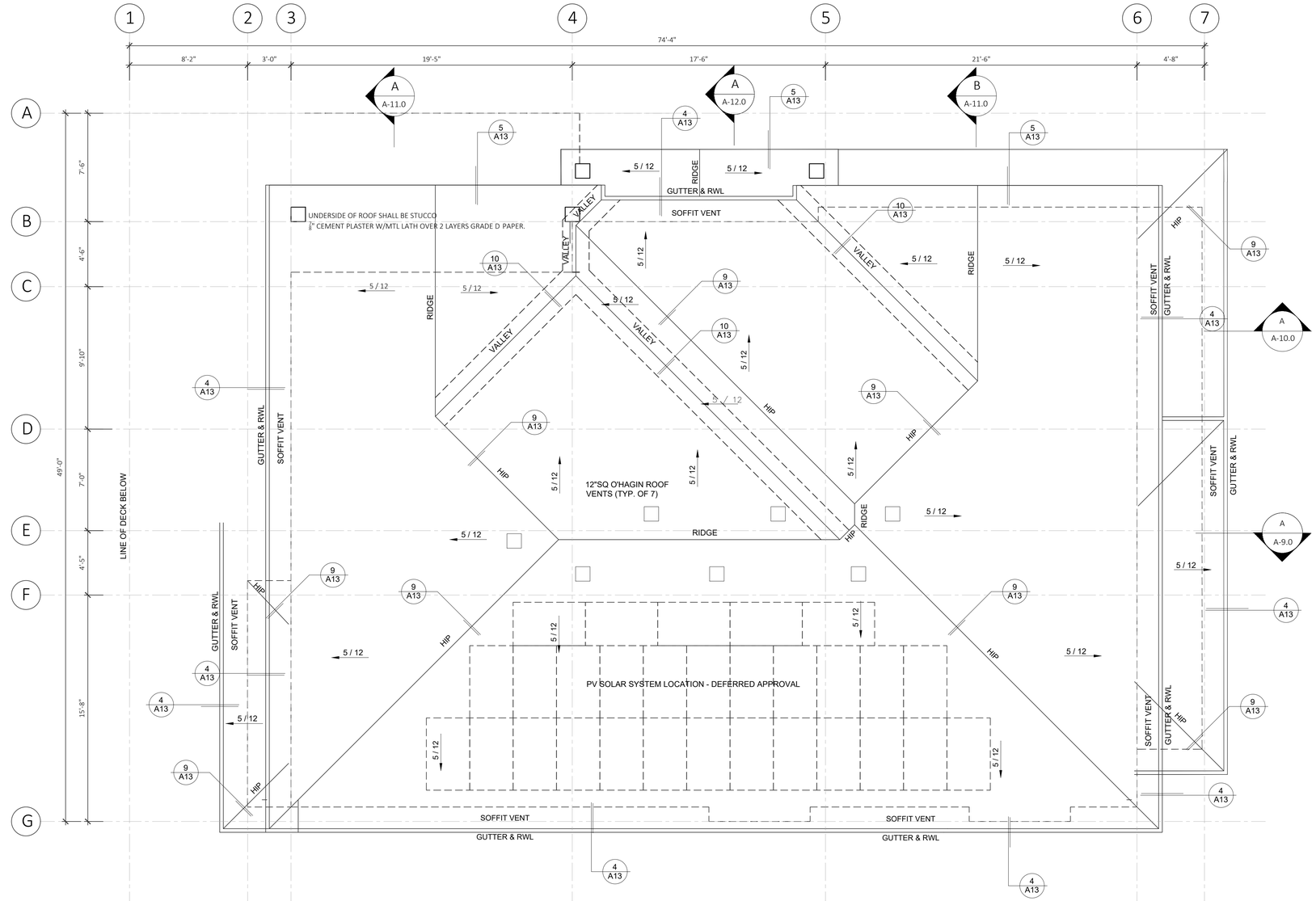
24 GA. G.I. STEP "L" FLASHING PER DETAILS AT ROOF & UNDER EXT. WALL SIDING, TYPICAL, U.N.O.

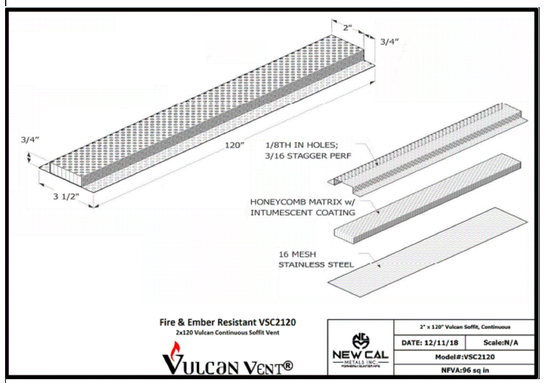
2. PITCH BREAK FLASHING

24 GA. G.I. "L" FLASHING @ ALL WALL TO PITCHED ROOFS, TYP., U.N.O.

0. WINDOW/DOOR HEAD FLASHING

24 GA. G.I. "Z" FLASHING ABOVE WINDOWS & DOORS, TYPICAL, U.N.O.





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

LISTING SERVICE

Page 1 of 1

LISTING No. 8165-2192:0100

CATEGORY: 8165 -- VENTS FOR WILDLAND URBAN INTERFACE (W.U.I.)

LISTEE: Vulcan Technologies580 Irwin Street, Suite 1, San Rafel, CA 94901
Contact: Larry Dumm (916) 626-2400 Fax (916) 647-0477
Email: Larry@newcalmetals.com

DESIGN: Vulcan Technologies
Model VFS414 (4"X14"), VFS614 (6"X14"), VFS814 (8"X14") foundation vent.
Model VE3522 (3.5"X22"), VE 5522 (5.5"X22"), 7522 (7.5"X22") Soffit/Eave vent.
*Model VSC2120 Continuous Soffit Vent.
Aluminum honeycomb core, 5/8" nominal thickness with 1/4" cells.
1 to 2 mil cell walls.
1/4" stainless steel mesh
Intumescent coating

RATING: Rated for use as materials for exterior wildfire exposure in Wildland Urban Interface (WUI) fire areas.

INSTALLATION: In accordance with listee's printed installation instructions, applicable codes and ordinances and in a manner acceptable to the authority having jurisdiction.

MARKING: Listee name. Model number, rating and SFM label.

APPROVAL: Listed as foundation vent, soffit vent, and eave vent for use in Wildland Urban Interface Areas (WUI).

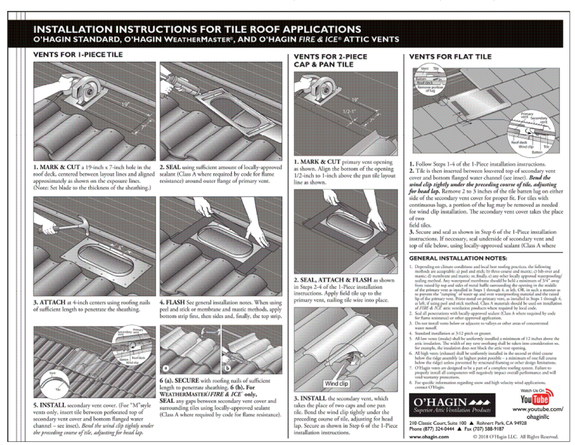
NOTE: This listing is considered an alternate method of compliance with 706A, 2016 CBC. Alternate Methods of Compliance are listed as a one time listing only.

Revision 09-27-2017 dcc

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

Date Issued: July 09, 2019 Listing Expires June 30, 2020

Authorized By: DAVID CASTILLO, Program Coordinator
Fire Engineering Division



SEE SHEET A-9.0 FOR WUI
COMPLIANCE FOR O'HAGIN VENTS

ROOF PLAN
SCALE: $\frac{1}{4}$" = 1'-0"

ROOFING SHALL BE CLASS A ROOF SYSTEM - EAGLE LIGHTWGT CONC ROOF TILES - COLOR VALLEJO RANGE
APPROX WEIGHT - 720#/100 SF
ROOF PITCH TO BE 5/12
FLASH ALL VALLEYS w/ 24ga GALV MTL VALLEY FLASHING UP EACH SIDE MIN 11"-INSTALLED OVER A MIN 36" WIDE UNDERLAYMENT OF No. 72 CAP SHEET RUNNING THE FULL LENGTH OF THE VALLEY
PROVIDE OGEE GALV GUTTERS AND 2"x3" RWL AS NECESSARY
PROVIDE METAL GUTTER GAURDS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTERS FOR THE ENTIRE RESIDENCE

ROOF VENTILATION:

ROOF VENTILATION SHALL BE @ THE RATE OF 1SF VENT / 300SF ROOF AREA. 2,501 SF ROOF AREA / 300 = 8.34 SF, OR 1,200 SI OF VENTING REQUIRED. PROVIDE 7- 12"X12" OHAGIN ROOF VENTS @ 80 SI NFA / VENT, EQUALING 560 SI OF VENTING PROVIDED. 1,200 SI - 560 SI = 640 SI LEFT TO PROVIDE. PROVIDE CONT. 3"-WIDE SOFFIT VENT @ RATE OF 10SI NFA / LF: 640 SI / 10 SI/LF = 64 LF OF SOFFIT VENTING REQUIRED. DISTRIBUTE SOFFIT VENTING EQUALLY TO ALL FOUR SIDES OF ROOF, AND NO FARTHER THAN 3 FT FROM ANY CORNER.

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

PREPARED BY:
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WEBSITE: BENZARCH.COM

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

DRAWING TITLE:
ROOF PLAN

DATE:	4/15/2025
DESIGNED BY:	T. PENG
DRAWN BY:	K. KUMAR
CHECKED BY:	M. SAINI
APPROVED BY:	M. SAINI

REVISIONS

NO.					

SHEET NUMBER
A-6.0

CLASS "A" ROOFING SYSTEM:

ALL ROOFING SHALL BE INSTALLED OVER 1/2" EXTERIOE GRADE LP OSB STRUCTURAL 1 OR CD-X PLYWOOD SHEATHING OR EQUIVALENT WITH ROOD 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 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"-THICH 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.

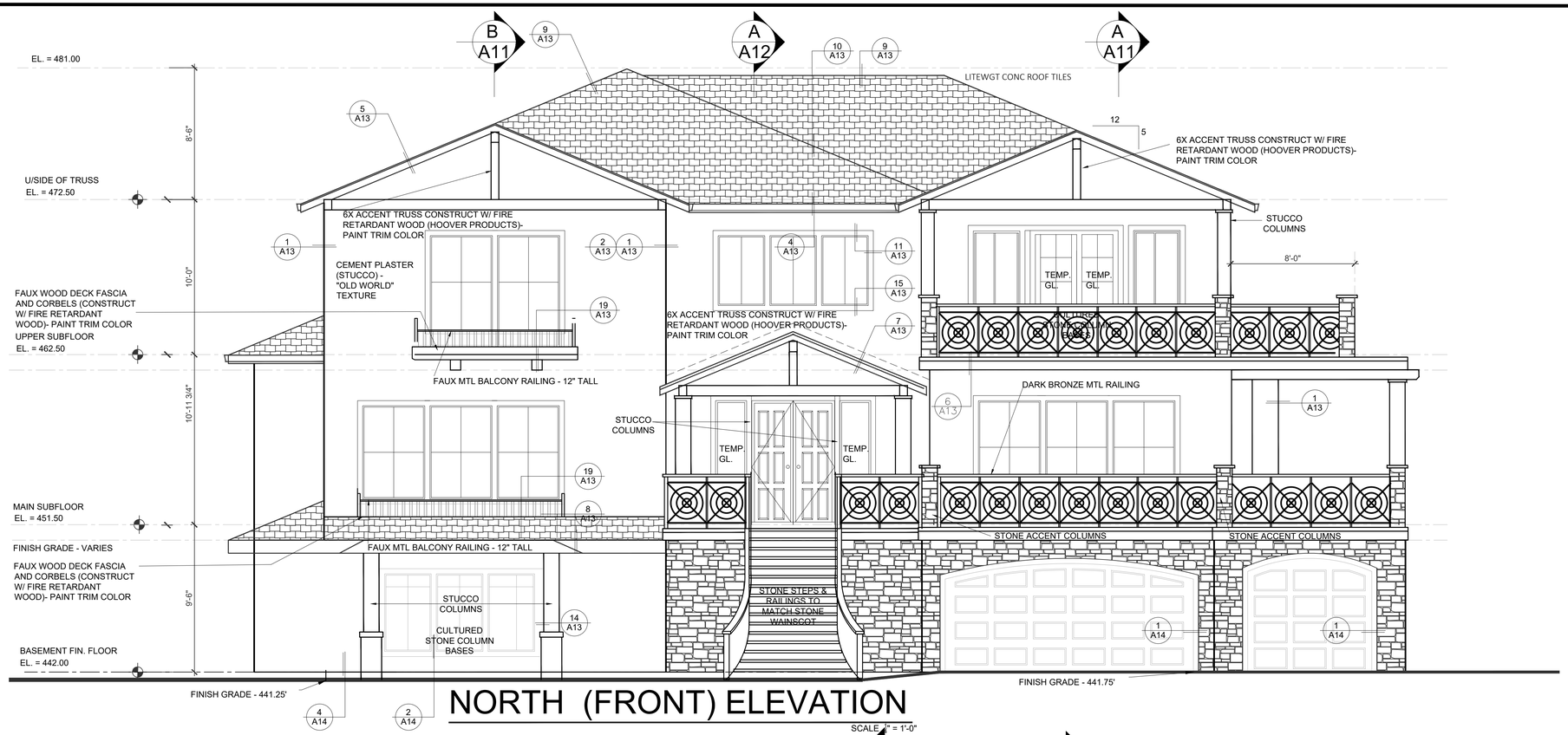
EXTERIOR DOOR:
REFER TO DOOR SCHEDULE FOR MORE INFORMATION, TYPICAL U.N.O..

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

SHEET NOTES:

THESE NOTES ARE FOR THE BUILDING EXTERIOR ELEVATIONS, PAINT COLOR REFLECT COLOR SCHEME BELOW.

1. CEMENT PLASTER FINISH - BODY COLOR 1 — COLOR 1
2. CEMENT PLASTER FINISH - TRIM COLOR 1 — COLOR 2
3. CONC. TILE ROOF OVER ROOF — COLOR 3
4. ROOF GUTTER — COLOR 4
5. WINDOW GLASS — COLOR 5
6. WINDOWS — COLOR 6
7. CULTURAL WAINSCOT — COLOR 7



NORTH (FRONT) ELEVATION

SCALE 1/4" = 1'-0"

COLOR SCHEME			REFLECTIVITY INDEX
1	BODY COLOR 1 KELLEY MOORE	LIGHT GRAY - WINTERS PARK	LRV - 31
2	TRIM 1 KELLEY MOORE	LIGHT GRAY - TRANQUIL TAUPE	LRV - 40
3	ROOF EAGLE ROOFING CONCRETE TILE	COLOR- DARK PURPLE - VALLEJO	SRI / SRV 17
4	ROOF GUTTER KELLEY MOORE	LIGHT GRAY - TRANQUIL TAUPE	LRV - 40
5	WINDOW GLASS MILGARD	DOUBLE PAIN ENERGY STAR V5	
6	WINDOW MILGARD (Vinyl)	ENERGY STAR® V5 - NORTH CA REQUIREMENTS	
7	STONE	ELDORADO STONE - "LIMESTONE"	LRV=40
8	WINDOW TRIM MILGARD	FOG COLOR - EQUIVALENT TO KELLY MOORE HLS4245-2-TOP HAT TAN	LRV=40

NOTE:
PAINT COLORS FOR EACH LOCATION SHOWN ARE THE SAME THROUGHOUT THE ENTIRE ELEVATION

WEST (SIDE) ELEVATION

SCALE 1/4" = 1'-0"

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

DRAWING TITLE:
NORTH AND WEST ELEVATIONS

NO.	REVISIONS	DATE: 4/15/2025
		DESIGNED BY: T. PENG
		DRAWN BY: K. KUMAR
		CHECKED BY: M. SAINI
		APPROVED BY: M. SAINI

SHEET NUMBER
A-7.0

CLASS "A" ROOFING SYSTEM:

ALL ROOFING SHALL BE INSTALLED OVER 1/2" EXTERIOE GRADE LP OSB STRUCTURAL 1 OR CD-X PLYWOOD SHEATHING OR EQUIVALENT WITH ROOD 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 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"-THICH 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.

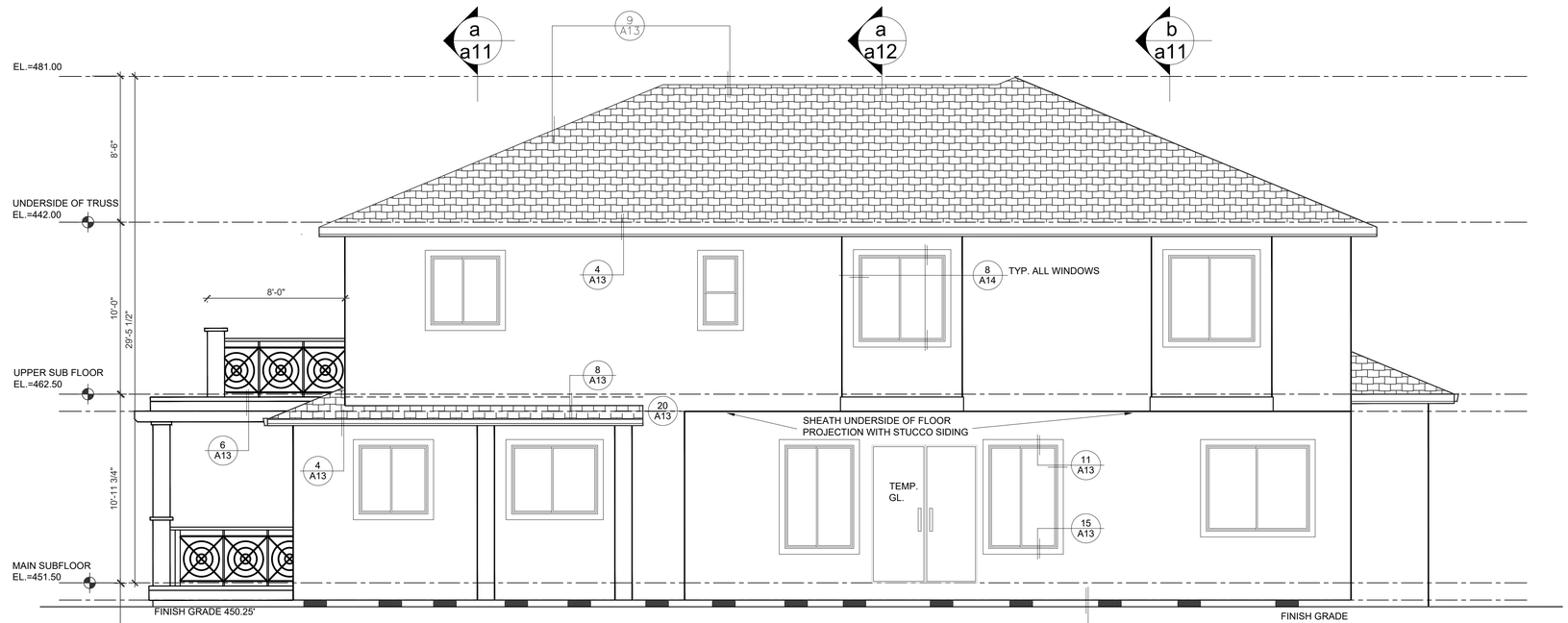
SHEET NOTES:

THESE NOTES ARE FOR THE BUILDING EXTERIOR ELEVATIONS, PAINT COLOR REFLECT COLOR SCHEME BELOW.

1. CEMENT PLASTER FINISH - BODY COLOR 1 — COLOR 1
2. CEMENT PLASTER FINISH - TRIM COLOR 1 — COLOR 2
3. CONC. TILE ROOF OVER ROOF — COLOR 3
4. ROOF GUTTER — COLOR 4
5. WINDOW GLASS — COLOR 5
6. WINDOWS — COLOR 6
7. CULTURAL WAINSCOT — COLOR 7

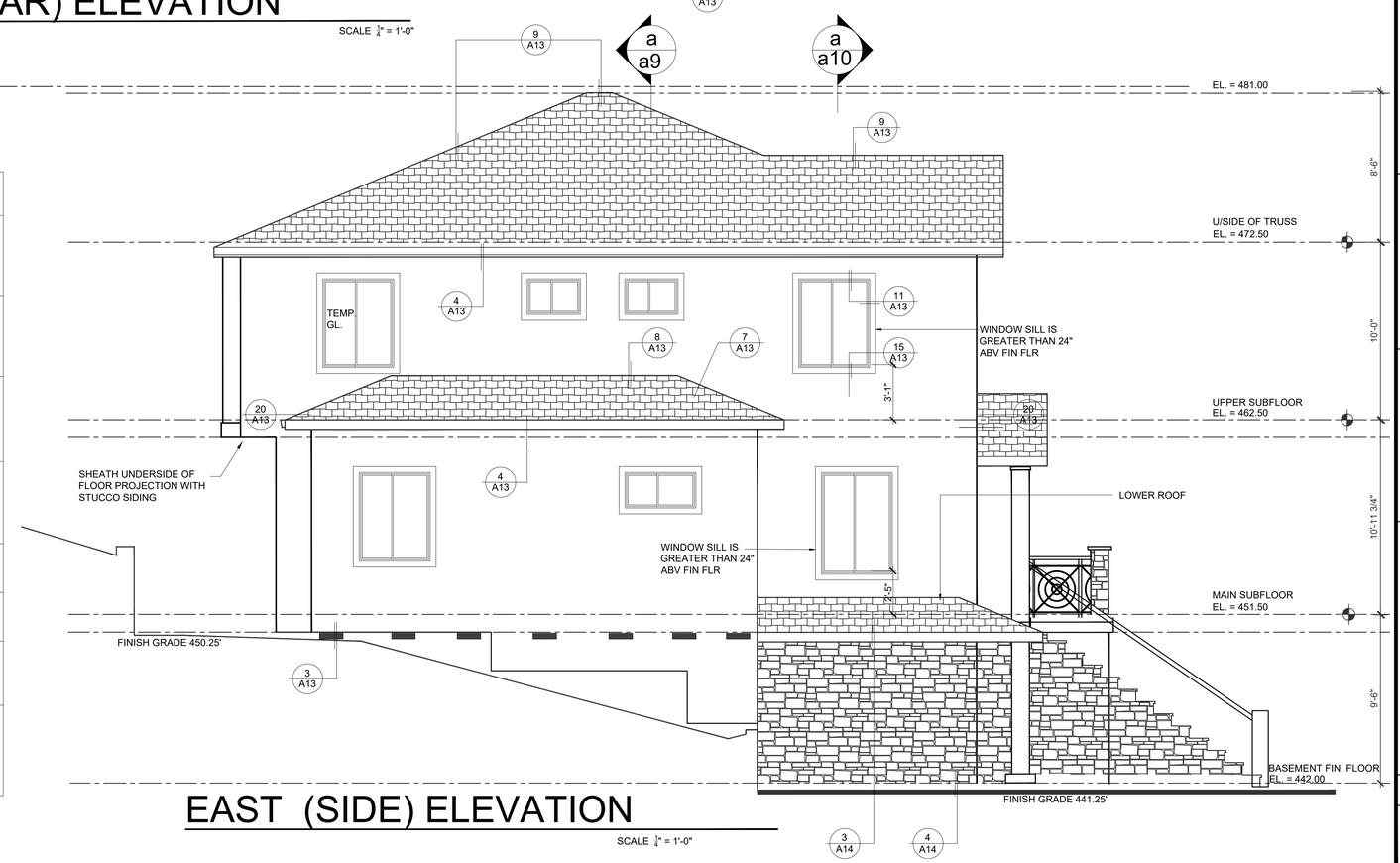
COLOR SCHEME			REFLECTIVITY INDEX
1	BODY COLOR 1 KELLEY MOORE	LIGHT GRAY - WINTERS PARK	LRV - 31
2	TRIM 1 KELLEY MOORE	LIGHT GRAY - TRANQUIL TAUPE	LRV - 40
3	ROOF EAGLE ROOFING CONCRETE TILE	COLOR- DARK PURPLE - VALLEJO	SRI / SRV 17
4	ROOF GUTTER KELLEY MOORE	LIGHT GRAY - TRANQUIL TAUPE	LRV - 40
5	WINDOW GLASS MILGARD	DOUBLE PAIN ENERGY STAR V5	
6	WINDOW MILGARD (Vinyl)	ENERGY STAR® V5 - NORTH CA REQUIREMENTS	
7	STONE	ELDORADO STONE - "LIMESTONE"	LRV=40
8	WINDOW TRIM MILGARD	FOG COLOR - EQUIVALENT TO KELLY MOORE HLS4245-2-TOP HAT TAN	LRV=40

NOTE:
PAINT COLORS FOR EACH LOCATION SHOWN ARE THE SAME THROUGHOUT THE ENTIRE ELEVATION



SOUTH (REAR) ELEVATION

SCALE 1/4" = 1'-0"



EAST (SIDE) ELEVATION

SCALE 1/4" = 1'-0"

PREPARED BY:
STEVE BENZING ARCHITECT
C-17985
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SARATOGA, CA
TEL: 408-805-1328
EMAIL: steve@benzarch.com
WEBSITE: BENZARCH.COM

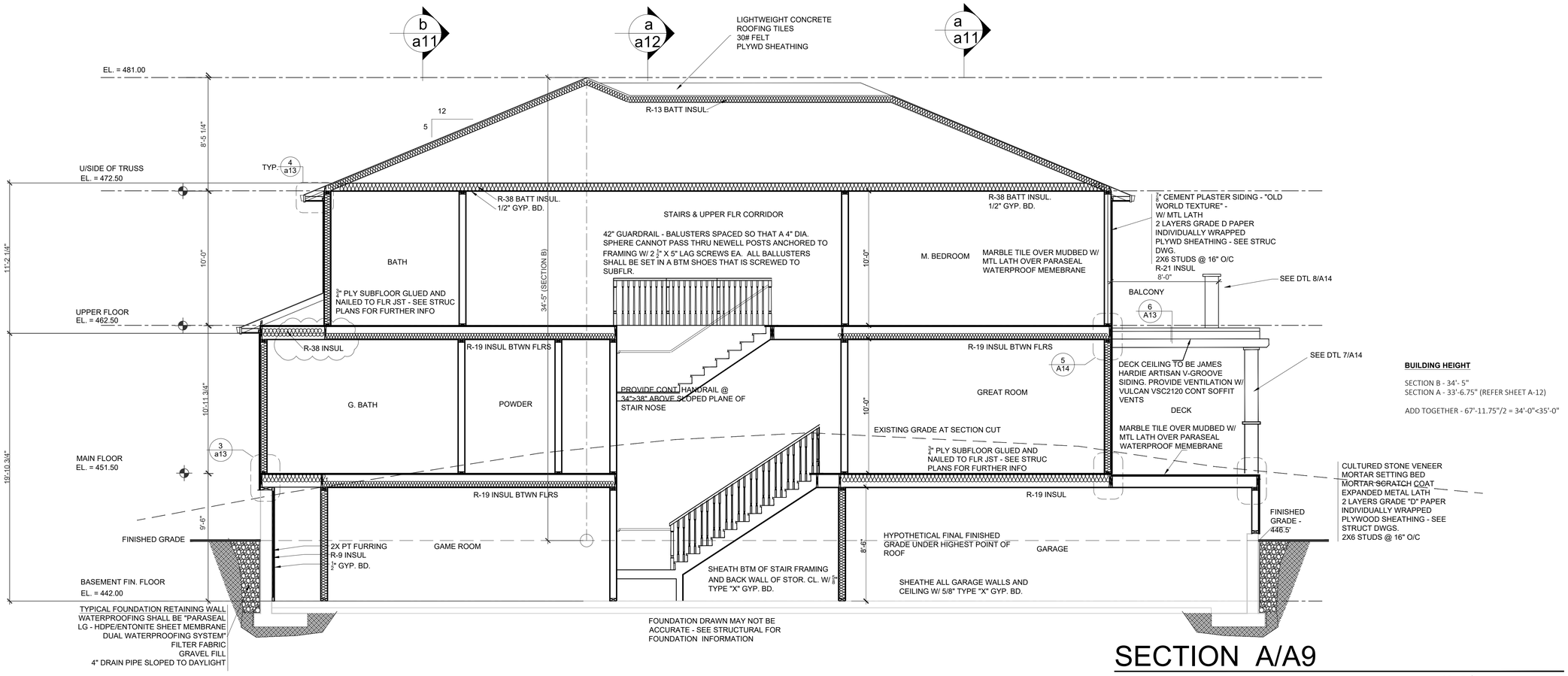
PREPARED FOR:
NEW RESIDENCE ON
BELLA MADEIRA LANE
SAN JOSE, CA
APN: 654-64-012

DRAWING TITLE:
SOUTH AND EAST ELEVATIONS

DATE: 4/15/2025
DESIGNED BY: T. PENG
DRAWN BY: K. KUMAR
CHECKED BY: M. SAINI
APPROVED BY: M. SAINI

REVISIONS
NO.

SHEET NUMBER
A-8.0



BUILDING HEIGHT

SECTION B - 34'- 5"
SECTION A - 33'-6.75" (REFER SHEET A-12)

ADD TOGETHER - 67'-11.75"/2 = 34'-0"<35'-0"

SECTION A/A9

SCALE 1/4" = 1'-0"

Owner's Manual
Care and Operation

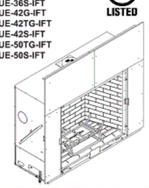
INSTALLER: Leave this manual with party responsible for use and operation.
OWNER: Retain this manual for future reference.
Contact your dealer with questions regarding installation, operation or service.

***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
c UL us
LISTED



This appliance may be installed as an OEM installation in manufactured home (USA only) or mobile home and must be installed in accordance with the manufacturer's instructions and the *Manufactured Home Construction and Safety Standard, Title 24 CFR, Part 3280* in the United States, or the *Standard for Installation in Mobile Homes, CAN/CSA Z240 MH Series*, in Canada.

This appliance is only for use with the type(s) of gas indicated on the rating plate. This appliance is not convertible for use with other gases, unless a certified kit is used.

Pour demander un exemplaire en français de ce Manuel du propriétaire, visitez www.heatandglo.com/translations.

⚠ 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.

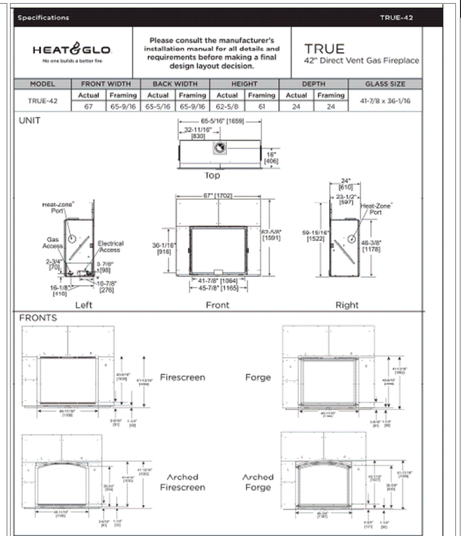
Specifications — **TRUE-42**

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	65-5/16	65-9/16	62-5/8	63	24	24	41-7/8 x 36-1/16



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

O'HAGIN
THE TECHNOLOGICAL LEADER IN ATTIC VENTILATION

MATERIAL: **CLAY TILE**
PRODUCT: **MEDIUM PROFILE (M)**

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

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

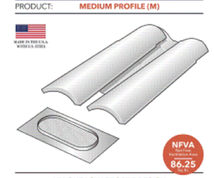
3. SELECT SUBFLASHING OPTIONS
Standard:
2" Flange
Upgrade Options:
4" Flange
6" Flange
Diverter***

4. SELECT WIRE MESH

	NFVA**
Standard: 1/4" Galvanized	86.25 sq. in.
Upgrade Options: 1/4" Stainless Steel	86.25 sq. in.
FIRE & ICE	86.25 sq. in
1/8" Galvanized	77.63 sq. in.
1/8" Stainless Steel	77.63 sq. in.

* Colors may vary between lots, subject to increased lead times based on availability.
** Net Free Ventilation Area figures based on independent evaluation reports.
*** Standard in Florida.

www.ohagin.com
210 Classic Court, Suite 100 • Rohnert Park, CA 94928
Toll Free 877-324-0444 • **Fax** 707-588-9187



NFVA 86.25 sq. in.

UNIQUE LOW-PROFILE DESIGN FITS BELOW MOST ROOF MOUNTED SOLAR PANEL INSTALLATIONS

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

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

If you live in a Wildland Urban Interface area (WUI), upgrade to our **FIRE&ICE®** product line. Scan the QR Codes above with your smart phone to learn more.

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

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

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

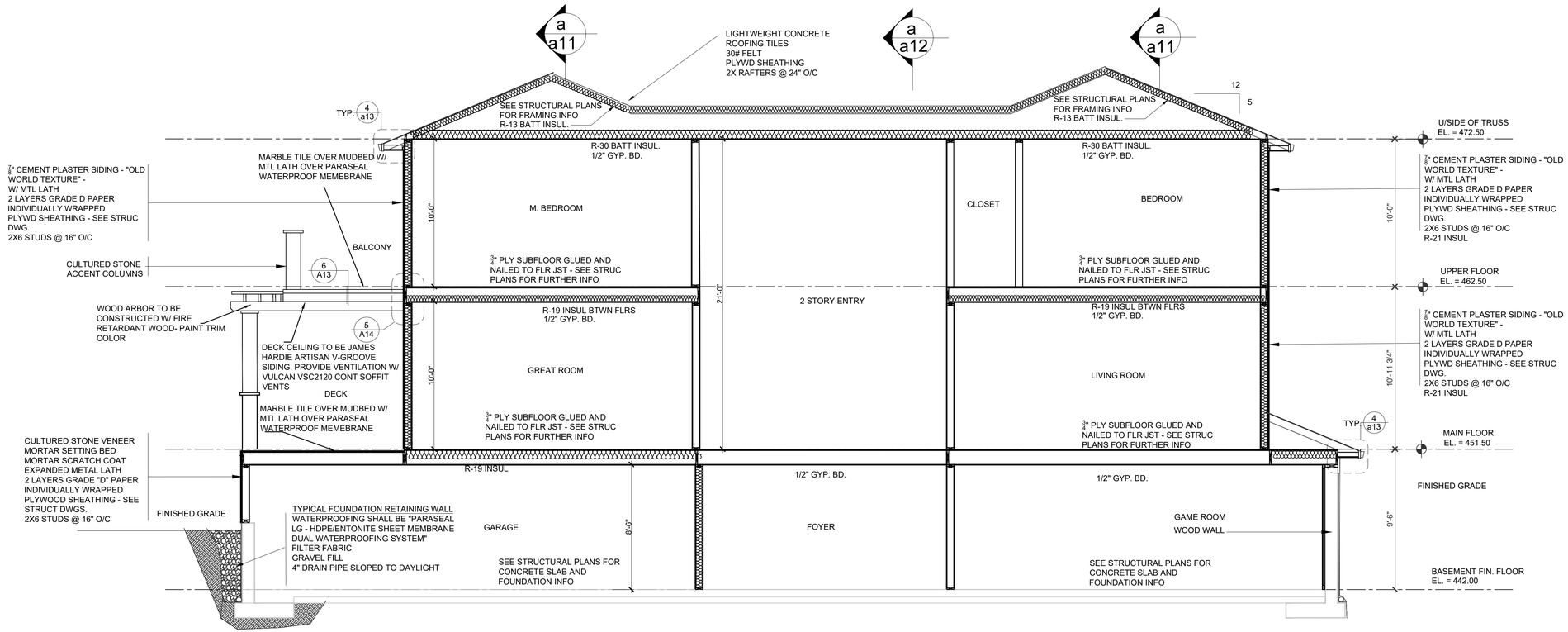
DRAWING TITLE:
BUILDING SECTION

DATE:	4/15/2025
DESIGNED BY:	T. PENG
DRAWN BY:	K. KUMAR
CHECKED BY:	M. SAINI
APPROVED BY:	M. SAINI

REVISIONS

NO.			

SHEET NUMBER
A-9.0



SECTION A/A10

SCALE 1/4" = 1'-0"

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DRAWING TITLE:

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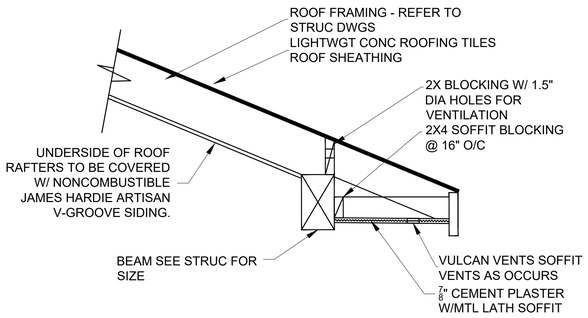
DATE:	4/15/2025
DESIGNED BY:	T. PENG
DRAWN BY:	K. KUMAR
CHECKED BY:	M. SAINI
APPROVED BY:	M. SAINI

REVISIONS

NO.					

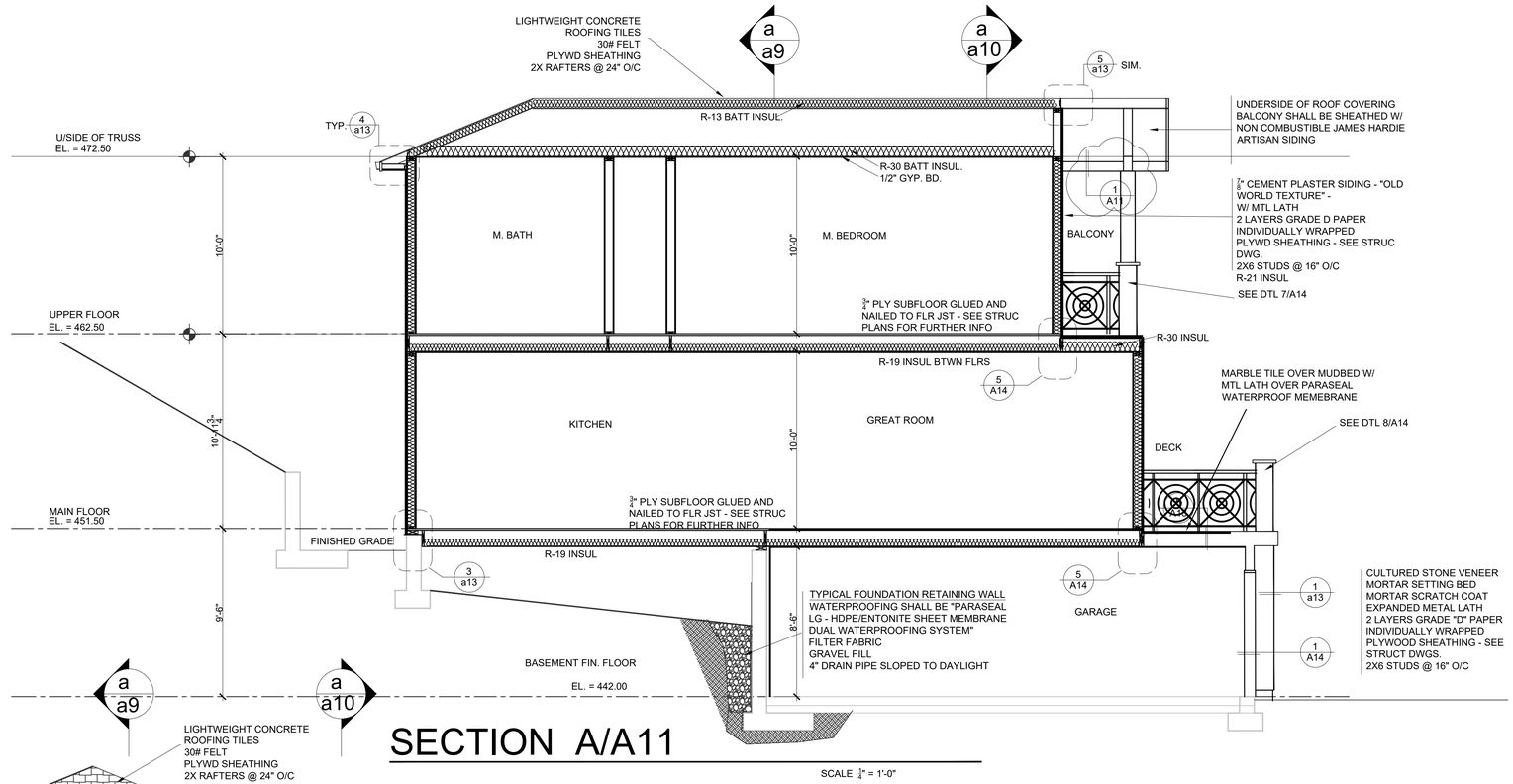
SHEET NUMBER

A-10



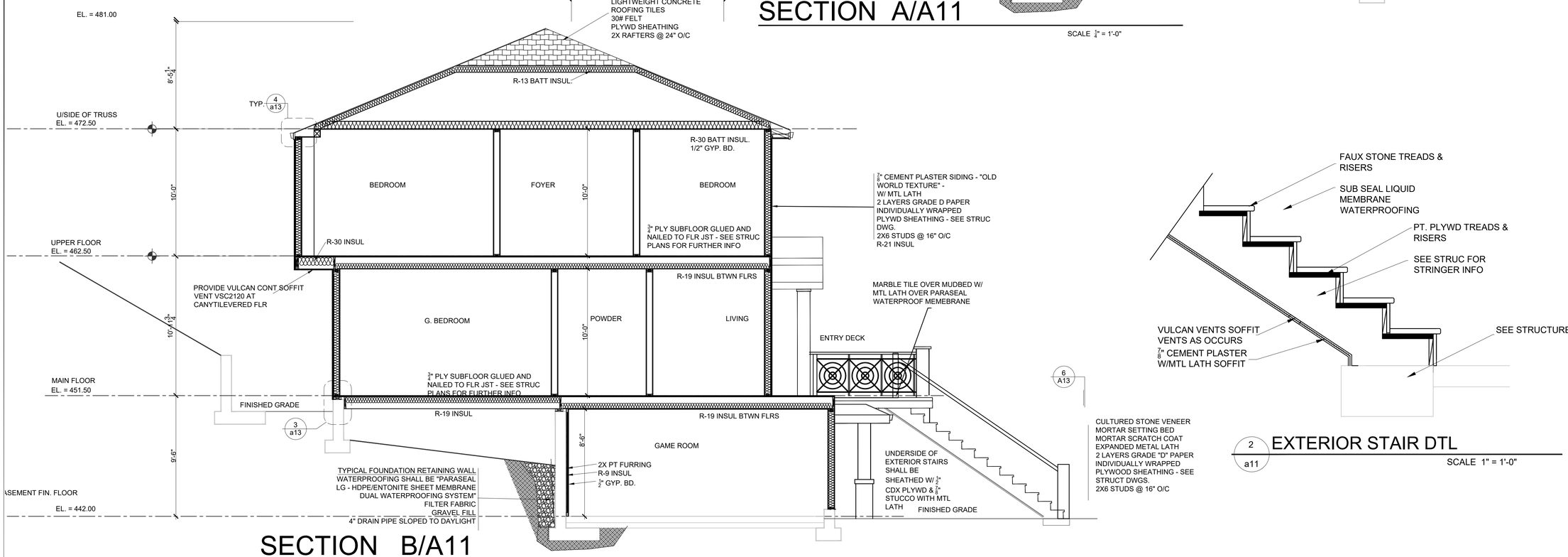
1 / a11 CEILING DTL @ BALCONY ROOF

SCALE 1" = 1'-0"



SECTION A/A11

SCALE 1/4" = 1'-0"



SECTION B/A11

SCALE 1/4" = 1'-0"

2 / a11 EXTERIOR STAIR DTL

SCALE 1" = 1'-0"

PREPARED BY:

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DATE:	4/15/2025
DESIGNED BY:	T. PENG
DRAWN BY:	K. KUMAR
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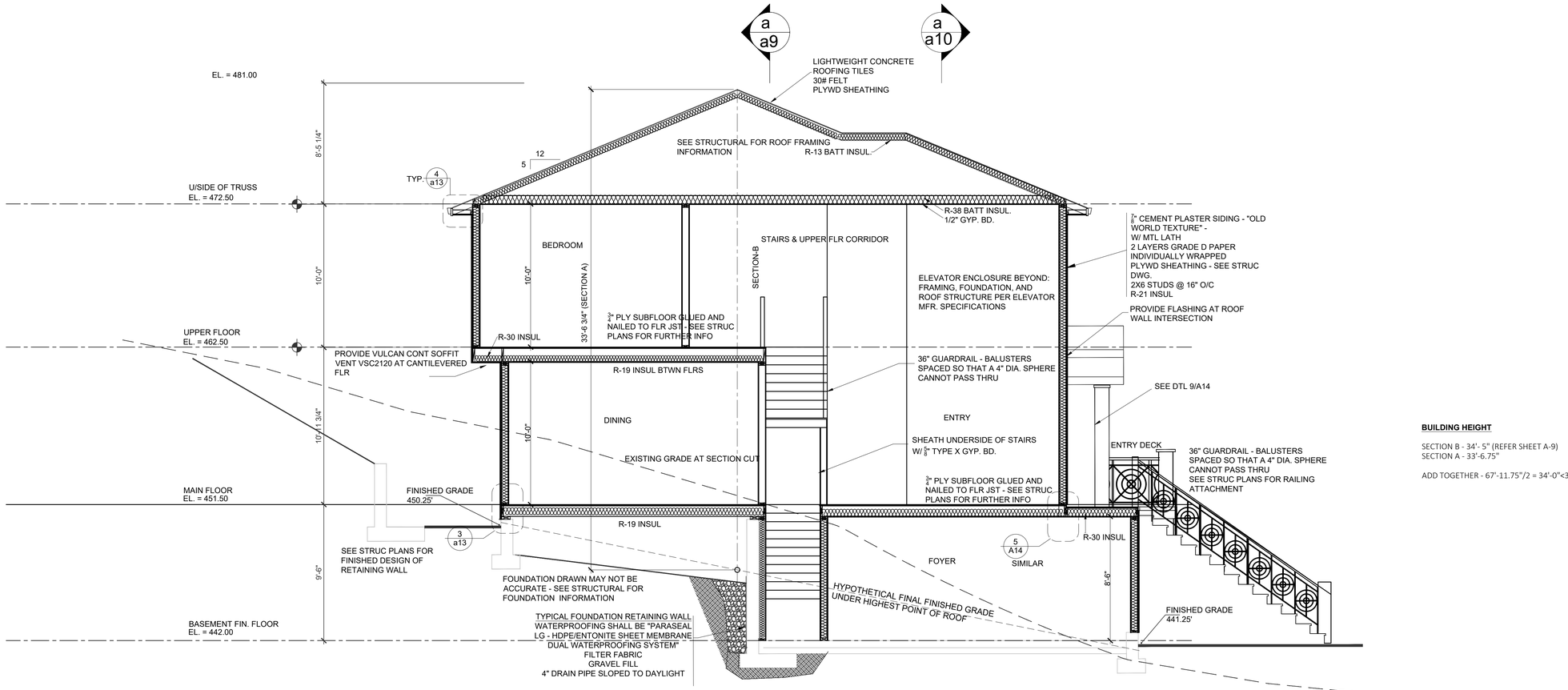
APPROVED BY:	M. SAINI

REVISIONS

NO.						

SHEET NUMBER

A-11



SECTION A/A12

SCALE 1/4" = 1'-0"

BUILDING HEIGHT

SECTION B - 34'- 5" (REFER SHEET A-9)
SECTION A - 33'-6.75"

ADD TOGETHER - 67'-11.75"/2 = 34'-0"<35'-0"

PREPARED BY:
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DESIGNED BY: T. PENG
DRAWN BY: K. KUMAR
CHECKED BY: M. SAINI
APPROVED BY: M. SAINI

REVISIONS

NO.

SHEET NUMBER
A-12

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

COUNTY OF SANTA CLARA
General Construction
Specifications

GENERAL CONDITIONS

1. ALL CONSTRUCTION WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE SOILS AND/OR GEOTECHNICAL REPORT PREPARED BY LANGAN TREADWELL ROLLO AND DATED JULY 26 2016 THIS REPORT IS SUPPLEMENTED BY: 1) THESE PLANS AND SPECIFICATIONS, 2) THE COUNTY OF SANTA CLARA STANDARD DETAILS. 3) THE COUNTY OF SANTA CLARA STANDARD SPECS, 4) STATE OF CALIFORNIA STANDARD DETAILS, 5) STATE OF CALIFORNIA STANDARD SPECIFICATIONS. IN THE EVENT OF CONFLICT THE FORMER SHALL TAKE PRECEDENCE OVER THE LATTER. THE PERFORMANCE AND COMPLETION OF ALL WORK MUST BE TO THE SATISFACTION OF THE COUNTY.
2. DEVELOPER IS RESPONSIBLE FOR INSTALLATION OF THE IMPROVEMENTS SHOWN ON THESE PLANS AND HE OR HIS SUCCESSOR PROPERTY OWNERS ARE RESPONSIBLE FOR THEIR CONTINUED MAINTENANCE.
3. DEVELOPER SHALL BE RESPONSIBLE FOR CORRECTION OF ANY ERRORS OR OMISSIONS IN THESE PLANS. THE COUNTY SHALL BE AUTHORIZED TO REQUIRE DISCONTINUANCE OF ANY WORK AND SUCH CORRECTION AND MODIFICATION OF PLANS AS MAY BE NECESSARY TO COMPLY WITH COUNTY STANDARDS OR CONDITIONS OF DEVELOPMENT APPROVAL.
4. DEVELOPER SHALL OBTAIN ENCROACHMENT PERMITS FROM THE SANTA CLARA VALLEY WATER DISTRICT AND CALIFORNIA DEPARTMENT OF TRANSPORTATION WHERE NEEDED. COPIES OF THESE PERMITS SHALL BE KEPT AT THE JOB SITE FOR REVIEW BY THE COUNTY'S INSPECTOR.
5. DEVELOPER SHALL REMOVE OR TRIM ALL TREES TO PROVIDE AN UNOBSTRUCTED FIFTEEN (15) FOOT VERTICAL CLEARANCE FOR ROADWAY AREA.
6. THIS PLAN AUTHORIZES THE REMOVAL OF ONLY THOSE TREES WITH TRUNK DIAMETERS GREATER THAN 12 INCHES MEASURED 4.5 FEET ABOVE THE GROUND THAT ARE SHOWN TO BE REMOVED UNLESS AN AMENDED PLAN IS APPROVED OR A SEPARATE TREE REMOVAL PERMIT IS OBTAINED FROM THE PLANNING OFFICE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT REMOVAL OF ADDITIONAL TREES HAS BEEN PERMITTED.
7. DEVELOPER SHALL PROVIDE ADEQUATE DUST CONTROL AS REQUIRED BY THE COUNTY INSPECTOR.
8. ALL PERSONS MUST COMPLY WITH SECTION 4442 OF THE PUBLIC RESOURCES CODE AND SECTION 13005 OF THE HEALTH AND SAFETY CODE RELATING TO THE USE OF SPARK ARRESTERS.
9. UPON DISCOVERING OR UNEARTHING ANY BURIAL SITE AS EVIDENCED BY HUMAN SKELETAL REMAINS OR ARTIFACTS, THE PERSON MAKING SUCH DISCOVERY SHALL IMMEDIATELY NOTIFY THE COUNTY CORONER AT (4008) 454–2520 AND LAND DEVELOPMENT ENGINEERING OFFICE AT (408) 299–5730. NO FURTHER DISTURBANCE OF THE SITE MAY BE MADE EXCEPT AS AUTHORIZED BY THE LAND DEVELOPMENT OFFICE IN ACCORD WITH PROVISIONS OF THIS ORDINANCE (COUNTY ORDINANCE CODE SECTION B6–18).
10. THESE PLANS ARE FOR THE WORK DESCRIBED IN THE SCOPE OF WORK ONLY. A SEPARATE PERMIT WILL BE REQUIRED FOR THE SEPTIC LINE CONSTRUCTION.
11. ANY DEVIATION FROM THESE APPROVED PLANS SHALL BE RE–APPROVED IN WRITING BY THE COUNTY ENGINEER PRIOR TO CONSTRUCTION.

CONSTRUCTION STAKING

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

CONSTRUCTION INSPECTION

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

SITE PREPARATION (CLEARING AND GRUBBING)

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

UTILITY LOCATION, TRENCHING & BACKFILL

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

RETAINING WALLS

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

GRADING

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

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

NOTE: FILL VOLUMES INCLUDE 10% SHRINKAGE.

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

7. NOTIFY SOILS ENGINEER TWO (2) DAYS PRIOR TO COMMENCEMENT OF ANY GRADING WORK TO COORDINATE THE WORK IN THE FIELD.
8. ALL MATERIALS FOR FILL SHOULD BE APPROVED BY THE SOILS ENGINEER BEFORE IT IS BROUGHT TO THE SITE.
9. THE UPPER 6" OF THE SUBGRADE SOIL SHALL BE SCARIFIED, MOISTURE CONDITIONED AND COMPACTED TO A MINIMUM RELATIVE COMPACTION OF 95%
10. ALL AGGREGATE BASE MATERIAL SHALL BE COMPACTED TO A MINIMUM 95% RELATIVE COMPACTION.
11. THE GEOTECHNICAL PLAN REVIEW LETTER MUST BE REVIEWED AND APPROVED BY THE COUNTY GEOLOGIST PRIOR TO FINAL APPROVAL BY THE COUNTY ENGINEER FOR BUILDING OCCUPANCY.
12. THE PROJECT GEOTECHNICAL ENGINEER SHALL PERFORM COMPACTION TESTING AND PRESENT THE RESULTS TO THE COUNTY ENGINEERING INSPECTOR PRIOR TO THE CONSTRUCTION OF ANY PAVED AREA.
13. GRADING WORK BETWEEN OCTOBER 15TH AND APRIL 15TH IS AT THE DISCRETION OF THE SANTA CLARA COUNTY GRADING OFFICIAL.
14. TOTAL DISTURBED AREA FOR THE PROJECT 40470 SF.
15. WDID NO. NA.
16. THE INSPECTOR MAY VERIFY THAT A VALID NOTICE OF INTENT (NOI) HAS BEEN ISSUED BY THE STATE AND THAT A CURRENT AND UP TO DATE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IS AVAILABLE ON SITE.

TREE PROTECTION

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

ACCESS ROADS AND DRIVEWAYS

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

STREET LIGHTING

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

SANITARY SEWER

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

PORTLAND CEMENT CONCRETE

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

AIR QUALITY, LANDSCAPING AND EROSION CONTROL

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

STORM DRAINAGE AND STORMWATER MANAGEMENT

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

AS–BUILT PLANS STATEMENT

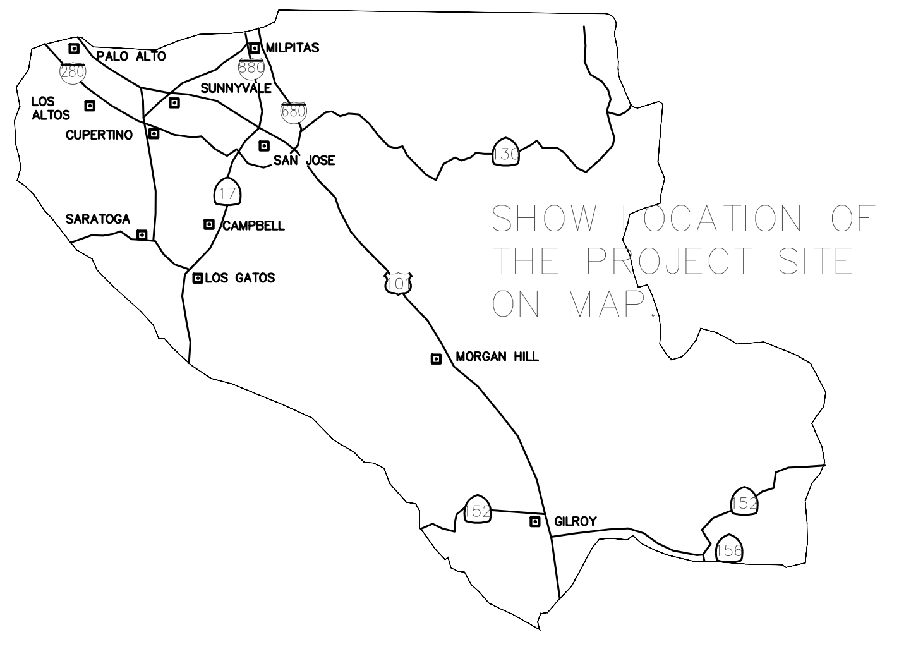
THIS IS A TRUE COPY OF THE AS–BUILT PLANS. THERE (___ WERE) (___ WERE NOT) MINOR FIELD CHANGES – MARKED WITH THE SYMBOL (^). THERE (___WERE) (___ WERE NOT) PLAN REVISIONS INDICATING SIGNIFICANT CHANGES REVIEWED BY THE COUNTY ENGINEER AND MARKED WITH THE SYMBOL △.

DATE ________ SIGNATURE ________

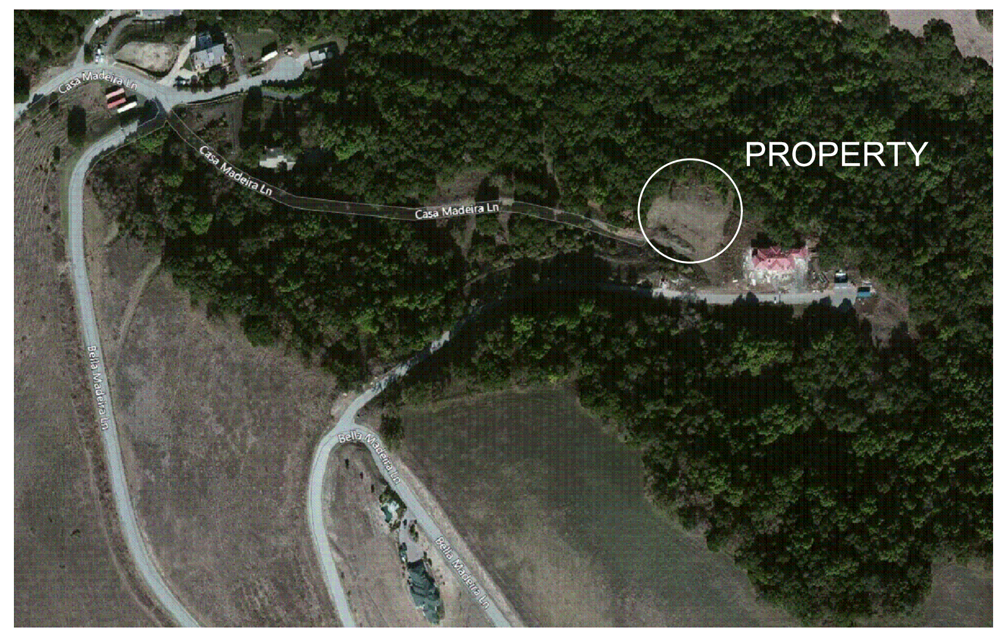
NOTE: THIS STATEMENT IS TO BE SIGNED BY THE PERSON AUTHORIZED BY THE COUNTY ENGINEER TO PERFORM THE INSPECTION WORK. A REPRODUCIBLE COPYOF THE AS–BUILT PLANS MUST BE FURNISHED TO THE COUNTY ENGINEER AFTERCONSTRUCTION.

GEOTECHNICAL ENGINEER OBSERVATION

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



COUNTY LOCATION MAP



SURVEY MONUMENT PRESERVATION

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

COUNTY OF SANTA CLARA
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 WITHUOT AN ENCROACHEMENT PERMIT, INCLUDING THE STAGING OF CONSTRUCTION MATERIAL AND THE PLACEMENT OF PORTABLE TOILETS.

ENGINEER'S STATEMENT

I HEREBY STATE THAT THESE PLANS ARE IN COMPLIANCE WITH ADOPTED COUNTY STANDARDS, THE APPROVED TENTATIVE MAP (OR PLAN) AND CONDITIONS OF APPROVAL PERTAINING THERETO DATED 12/05/2019

FILE(S) NO. PLN17–10706

DATE 5/23/2025 ________ 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 ________ DARRELL K.H.WONG

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

LEGEND

DESCRIPTION	TO BE CONST.	EXISTING
PROPERTY LINE	PL———	PL———
LIMITS OF WORK OR BOUNDARY	—··—··—	
CURB AND GUTTER	═══	═══
SIDEWALK	▨	▨
CITY SURVEY MONUMENT		●
SEPTIC TIGHT–LINE	– – – – –	
SEPTIC TANK	⊡	
STORM SEWER	—— SD ——	———
STORM DRAIN MANHOLE		Ⓓ
DRAINAGE INLET AT CURB	▬	▬
ELECTROLIER		☼—
EDGE OF PAVEMENT	———	———
PACING CONFORM OR OVERLAY TO FORM SMOOTH AC TRANSITION	◒	
CATCH BASIN	▦	

SCOPE OF WORK

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

SHEET INDEX

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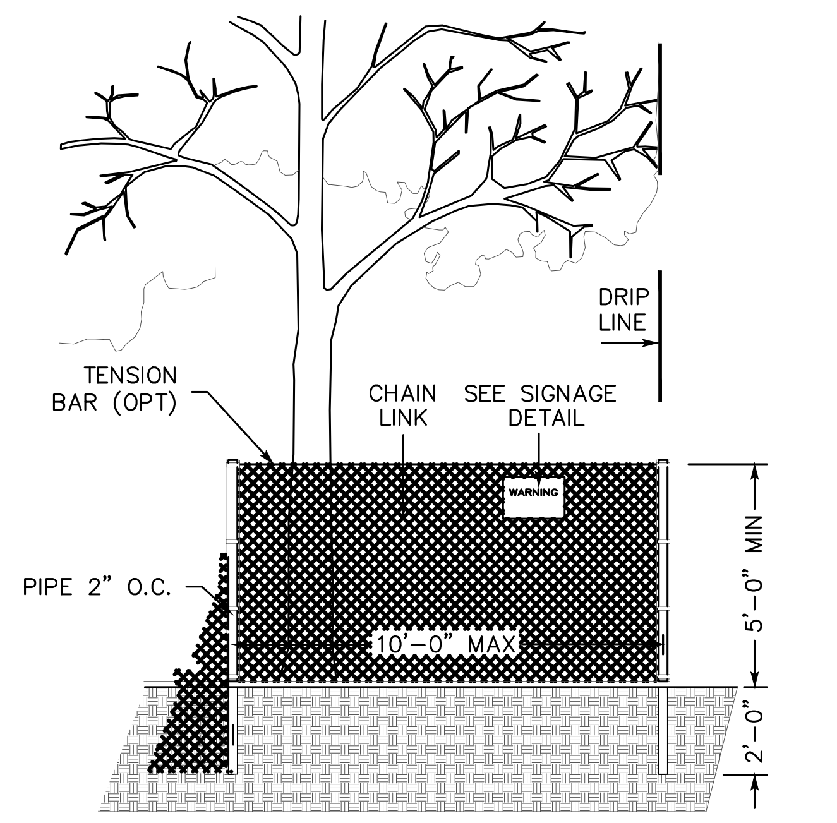
1	G-00	COVER SHEET AND GENERAL NOTES
2	G-01	EXISTING SITE CONDITIONS
3	G-02	TOPOGRAPHIC SURVEY
4	G-03	RECORD OF SURVEY
5	C-1.0	SITE GRADING KEY PLAN
6	C-1.1	FIRE TRUCK TURNAROUND AND FIRE HYDRANT LOCATION PLAN
7	C-2.0	GRADING AND DRAINAGE PLAN (1 OF 2)
8	C-2.1	GRADING AND DRAINAGE PLAN (2 OF 2)
9	C-3.0	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	TPZ-1	TREE LOCATION PLAN
18	SWMP-1	STORM WATER MANAGEMENT PLAN



EXISTING TREE PROTECTION DETAILS

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

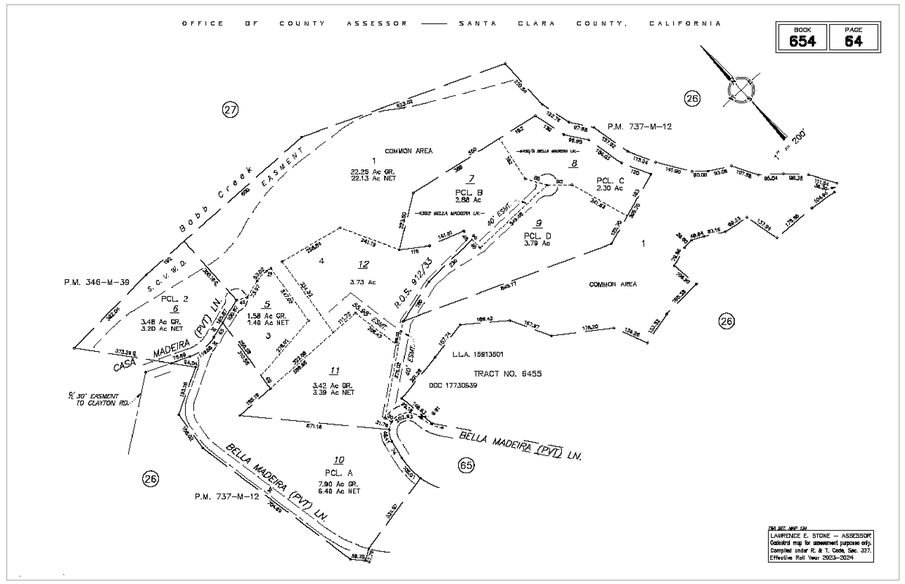
FIRE SPRINKLERS WILL BE A DEFERRED SUBMITTAL.

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

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

Revision 1	*APN* 654–64–012	*Sheet* G–00
Revision 2		
Revision 3	*Co. File*	1 OF 18

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 RESSEDED IN CONFIRMANCE 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 APROVED 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.

ENGCO

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

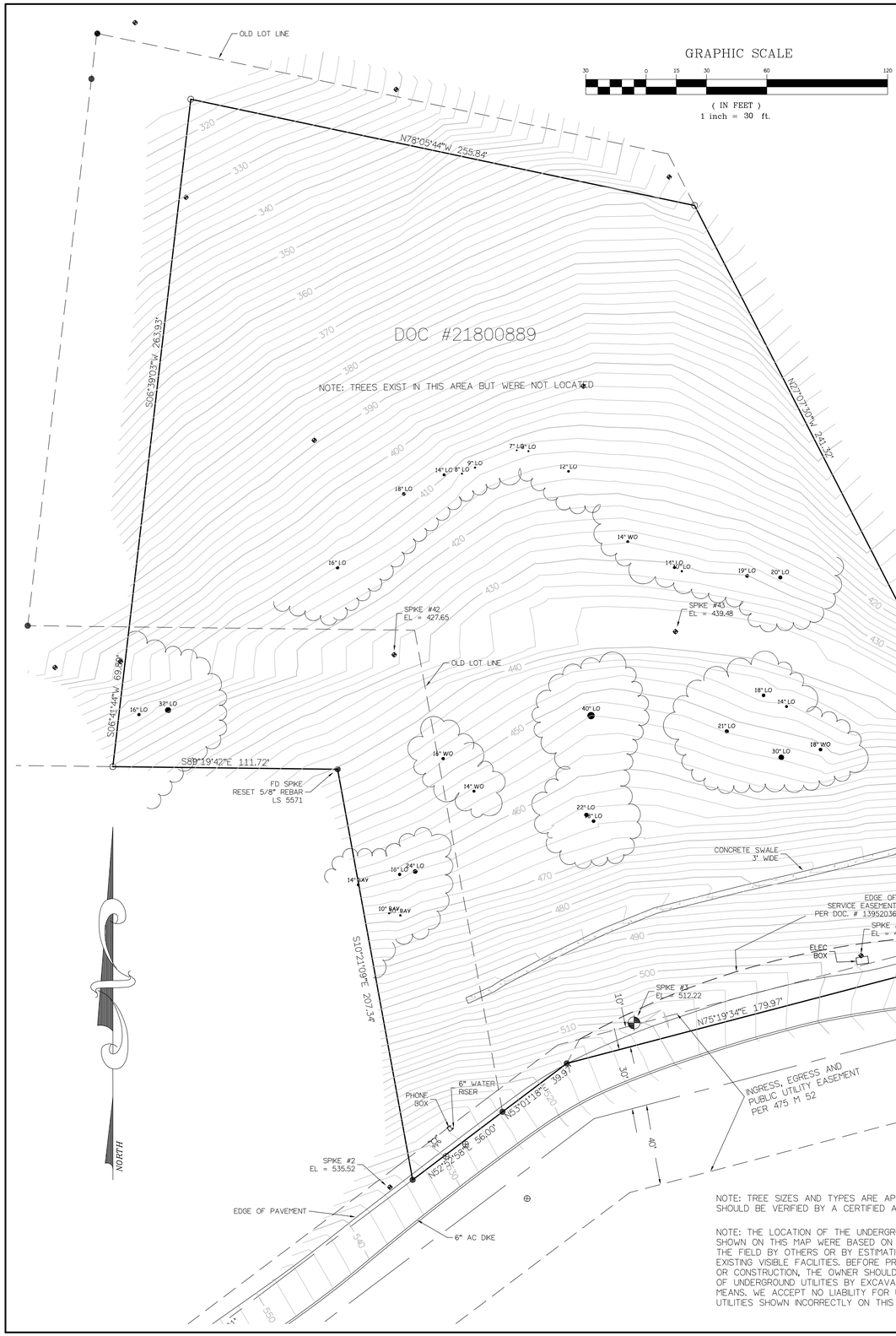
EXISTING SITE CONDITION

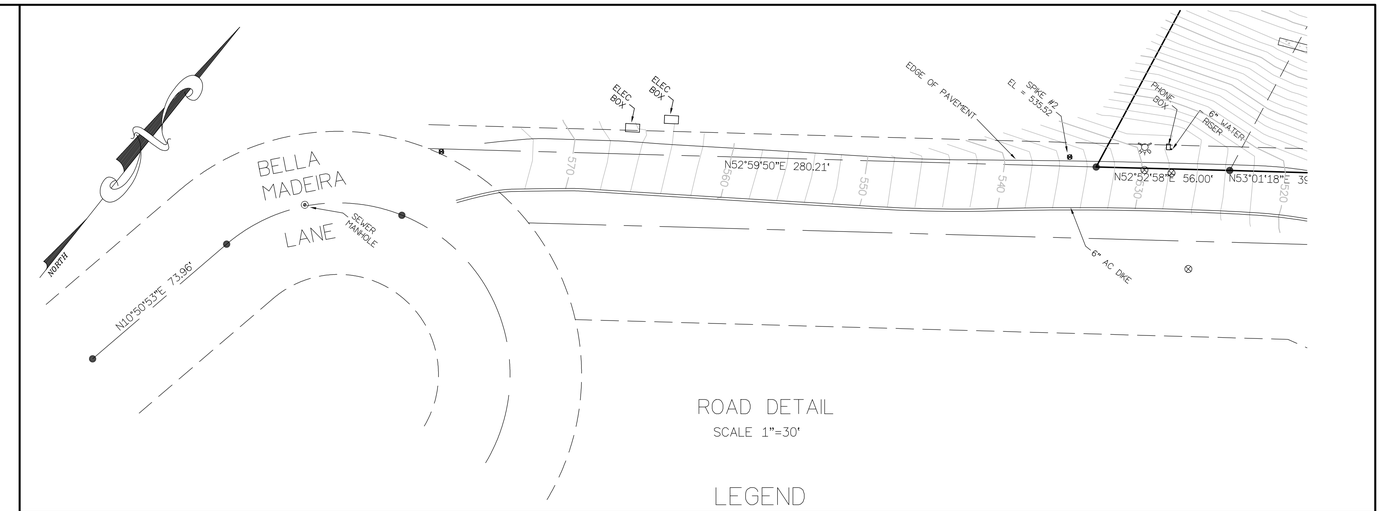
DATE: 5/23/2025
DESIGNED BY: T. PENG
DRAWN BY: N.SINGH
CHECKED BY: M. SAINI
APPROVED BY: M. SAINI

REVISIONS
NO.

SHEET NUMBER
G-01
2 OF 18 SHEETS

● CONSTRUCTION ● CONSULTATION ● ENGINEERING ● ARCHITECTURE





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.

LEGEND

- FOUND 3/4" IRON PIPE RCE 15197 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
- YELLOW PAINT, EVIDENCE OF UG GAS LINE
- PHONE PEDESTAL
- PHONE BOX
- PHONE MANHOLE
- ORANGE PAINT, EVIDENCE OF UG PHONE LINE
- TRAFFIC SIGNAL CONTROL BOX
- TRAFFIC SIGNAL
- TV BOX
- 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

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.

LICENSED LAND SURVEYOR KENNETH DOUGLAS WILSON 9-30-2012 NO. 5571 STATE OF CALIFORNIA

APN: 654-64-012
DATE: SEPTEMBER 2012

KENNETH D. WILSON LS 5571	DRAWN BY:	SCALE:	PROJECT:	JOB NUMBER:	G-02
	KDW	1"=30'	C-121	C-121	

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

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

KEN WILSON LS 5571
WILSON LAND SURVEYS EK 12
747 CAGE COURT
GILROY, CA
408-847-7607

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

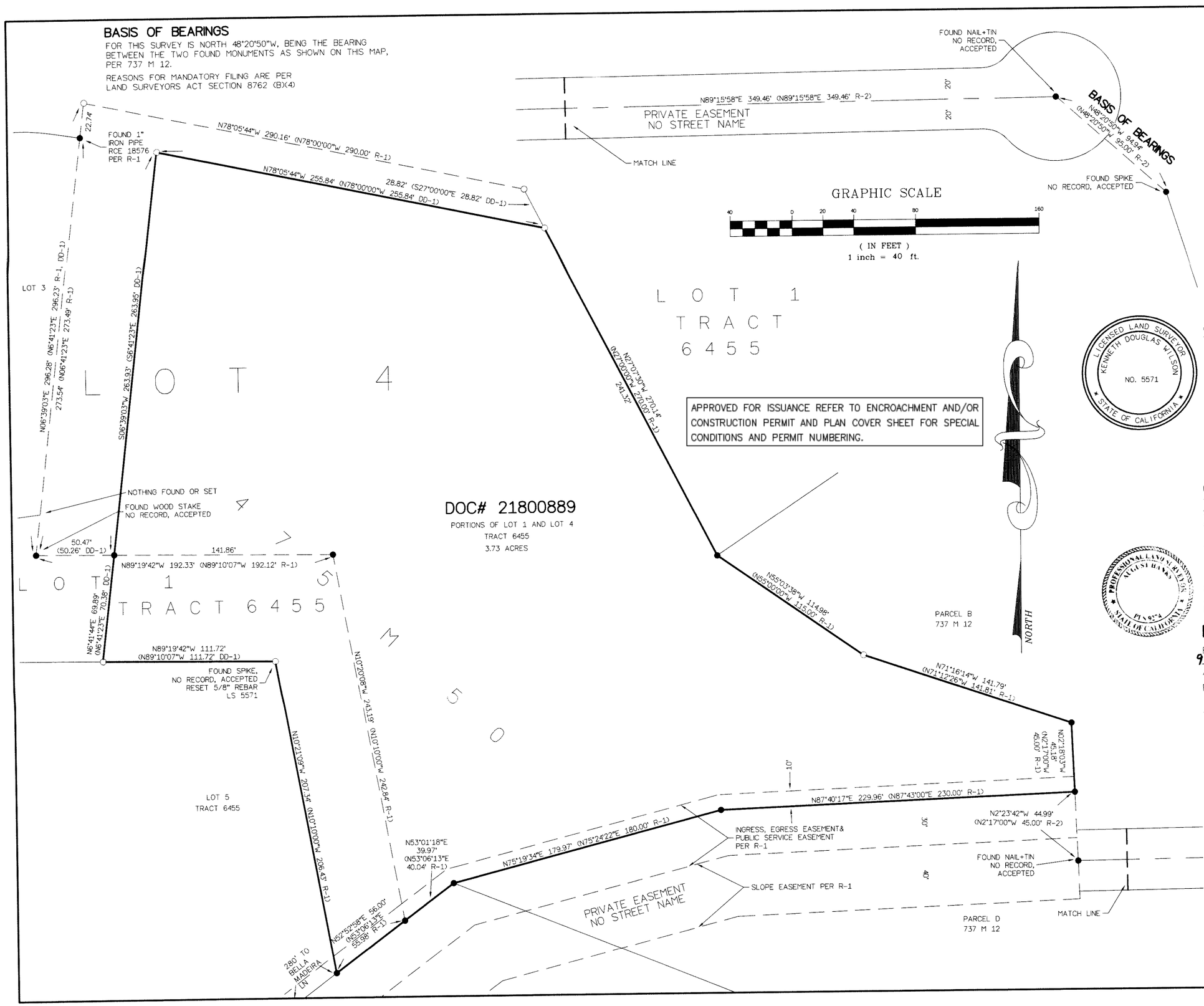
SHEET NO. G-02

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

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

KEN WILSON LS 5571
WILSON LAND SURVEYS
261 CARLTON CT.
LOS GATOS, CA 95032
408-540-7687

LICENSED LAND SURVEYOR KENNETH DOUGLAS WILSON NO. 5571 STATE OF CALIFORNIA

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 SURVEYOR'S ACT AT THE REQUEST OF MANJIT SAINI IN OCTOBER, 2017.

3-12-2018

KENNETH D. WILSON LS 5571

COUNTY SURVEYOR'S STATEMENT

THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8766 OF THE PROFESSIONAL LAND SURVEYORS ACT THIS 9th DAY OF April ~~2017~~ 2018

WILLIAM F. SLEPNIKOFF, COUNTY SURVEYOR
PLS NO. 5701

BY: August Hawks
AUGUST HAWKS, DEPUTY COUNTY SURVEYOR
PLS NO. 9274

PROFESSIONAL LAND SURVEYOR AUGUST HAWKS PLS 9274 STATE OF CALIFORNIA

RECORDER'S STATEMENT

FILED THIS 10 DAY OF April ~~2017~~ 2018 AT 9:44A 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 Urquilla
DEPUTY

RECORD OF SURVEY

AS REQUESTED BY:
MANJIT SAINI

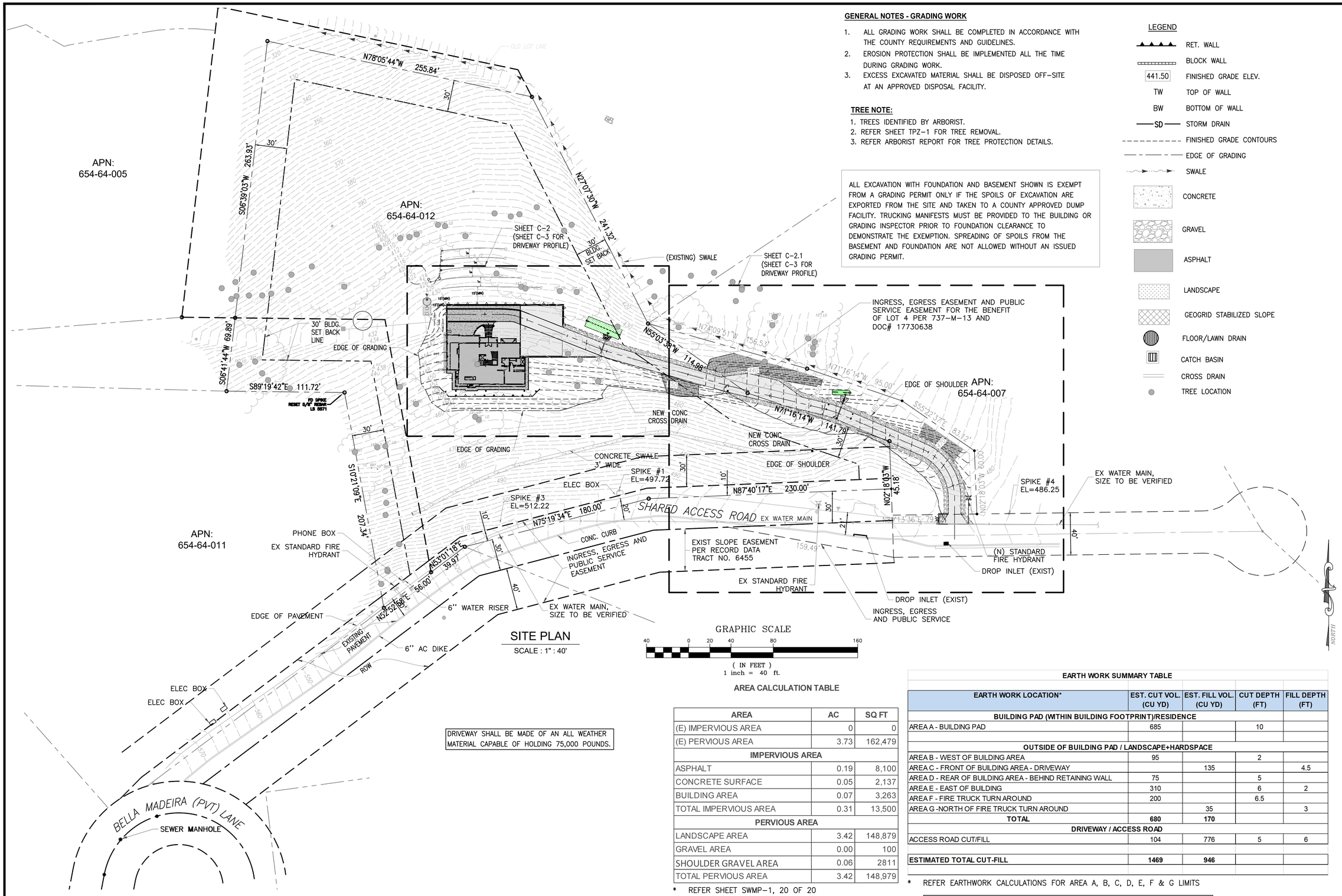
LEGAL DESCRIPTION: PORTION OF LOTS 1 AND 4 OF TRACT 6455 IN THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA AS DESCRIBED IN DOCUMENT# 21800889 RECORDS OF SAID COUNTY.

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

912/33

23906445



SITE PLAN

SCALE : 1" : 40'

GENERAL NOTES - GRADING WORK

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

TREE NOTE:

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

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

LEGEND

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

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
IMPERVIOUS AREA		
ASPHALT	0.19	8,100
CONCRETE SURFACE	0.05	2,137
BUILDING AREA	0.07	3,263
TOTAL IMPERVIOUS AREA	0.31	13,500
PERVIOUS AREA		
LANDSCAPE AREA	3.42	148,879
GRAVEL AREA	0.00	100
SHOULDER GRAVEL AREA	0.06	2811
TOTAL PERVIOUS AREA	3.42	148,979

* REFER SHEET SWMP-1, 20 OF 20

EARTH WORK SUMMARY TABLE

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

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

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

ENGCO

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

SITE GRADING KEY PLAN

DATE: 5/23/2025
DESIGNED BY: T. PENG
DRAWN BY: N.SINGH
CHECKED BY: M. SAINI
APPROVED BY: M. SAINI

REVISIONS
NO.

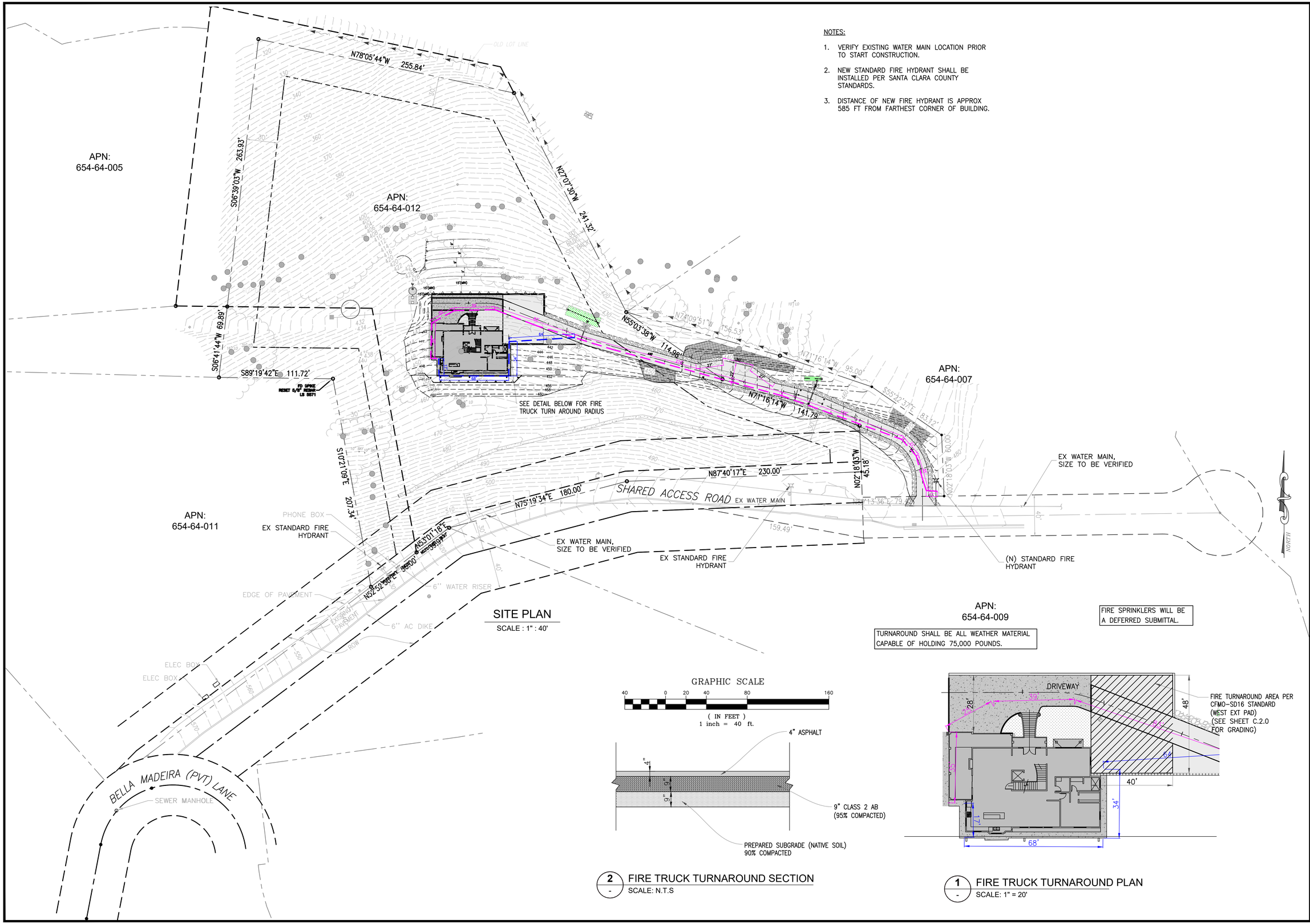
SHEET NUMBER
C-1.0
5 OF 18 SHEETS

● CONSTRUCTION ● CONSULTATION ● ENGINEERING ● ARCHITECTURE

APPLICANT: JAMES LE ROAD: BELLA MADEIRA LN COUNTY FILE NO.: PLN24-116

NOTES:

1. VERIFY EXISTING WATER MAIN LOCATION PRIOR TO START CONSTRUCTION.
2. NEW STANDARD FIRE HYDRANT SHALL BE INSTALLED PER SANTA CLARA COUNTY STANDARDS.
3. DISTANCE OF NEW FIRE HYDRANT IS APPROX 585 FT FROM FARTHEST CORNER OF BUILDING.



SITE PLAN
SCALE : 1" : 40'

2 - FIRE TRUCK TURNAROUND SECTION
SCALE: N.T.S

1 - FIRE TRUCK TURNAROUND PLAN
SCALE: 1" = 20'

ENGCO

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

FIRE TRUCK TURNAROUND AND FIRE HYDRANT LOCATION PLAN

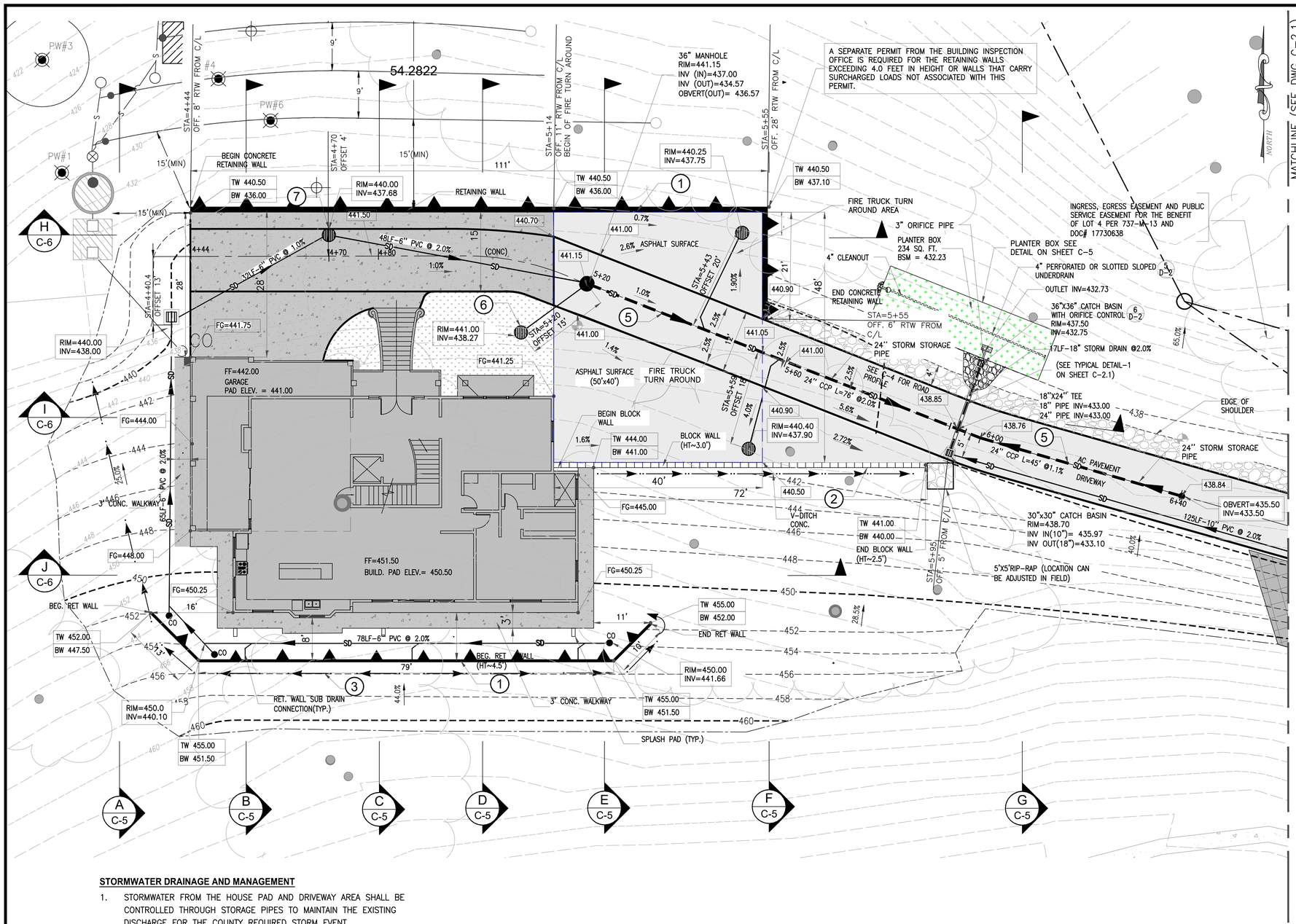
DATE: 5/23/2025
DESIGNED BY: T. PENG
DRAWN BY: N.SINGH
CHECKED BY: M. SAINI
APPROVED BY: M. SAINI

REVISIONS
NO.

SHEET NUMBER
C-1.1
6 OF 18 SHEETS

● CONSTRUCTION ● CONSULTATION ● ENGINEERING ● ARCHITECTURE

APPLICANT: JAMES LE ROAD: BELLA MADEIRA LN COUNTY FILE NO.: PLN24-116



GENERAL SITE SLOPE (AVERAGE)

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

GENERAL SITE SLOPE - HOUSE PAD AREA

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

KEY PLAN NOTES

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

LEGEND

	RET. WALL
	BLOCK WALL
441.50	FINISHED GRADE ELEV.
TW	TOP OF WALL
BW	BOTTOM OF WALL
—SD—	STORM DRAIN
	FINISHED GRADE CONTOURS
	EDGE OF GRADING
	SWALE (EARTH)
	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

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

RETAINING WALLS PERMIT

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

CATCH BASINS OFFSET

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

SITE IMPROVEMENT PLAN

SCALE : 1" = 10'

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

ENGCO

● CONSTRUCTION ● CONSULTATION ● ENGINEERING ● ARCHITECTURE

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

GRADING AND DRAINAGE PLAN
SHEET 1 OF 2

DATE:	5/23/2025
DESIGNED BY:	T. PENG
DRAWN BY:	N.SINGH
CHECKED BY:	M. SAINI
APPROVED BY:	M. SAINI

REVISIONS

NO.

SHEET NUMBER
C-2.0
7 OF 18 SHEETS

TREE NOTE:

TREES IDENTIFIED BY ARBORIST.
REFER SHEET TPZ-1 FOR TREE REMOVEL.

MATCHLINE (SEE DWG C-2)

GEOGRID STABILIZED SLOPE

(EXIST STORM FLOW DIRECTION)

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

LIMIT OF EASEMENT

N55°03'38"W 114.98'

125LF-10" PVC @ 2.0%

439.64 | 443.00 | 445.16 | 448.00 | 451.56 | 453.70 | 456.30

6+80 | 7+20 | 7+60 | 8+00 | 8+40 | 8+80 | 9+20 | 9+72.15 | 10+17

=2°19'11" R=100.00' T=2.02' L=4.05'

EDGE OF GRADING

24"X24"CATCH BASIN RIM=445.04 INV=438.47

STA=7+20 OFFSET 5

GROUND ELEV=460.48 OBVERT=457.48 INV=455.48

3" ORIFICE PIPE

PLANTER BOX 29 SQ. FT. BSM = 454.3

OUTLET INV=454.80

4" CLEANOUT

RIP-RAP LOCATION CAN BE ADJUSTED IN FIELD SEE DETAIL 5/D-2

36"X36" CATCH BASIN WITH ORIFICE CONTROL 6/D-2 RIM=461.48 INV=454.83

GROUND ELEV=460.36 OBVERT=457.36 INV=455.36

17LF-18" STORM DRAIN @2.0%

GROUND ELEV=464.48 OBVERT=461.48 INV=459.48

GROUND ELEV=460.23 OBVERT=457.23 INV=455.23

N71°16'14"W 141.79'

=9°36'56" FILL SLOPE R=100.00' T=8.41' L=16.78'

24" CCP L=25' | 24" CCP L=25' | 24" CCP L=13' | 24" CCP L=12'

464.36 SHOULDER

EDGE OF SHOULDER

EXIST STORM DRAIN (VERIFY PRIOR TO CONSTRUCTION SEE NOTES)

LIMIT OF GRADING

NO GRADING AREA 5'

GEOGRID STABILIZED SLOPE

25LF-24" STORM STORAGE 3 PIPES

18" PVC DRAIN (TYP. 3) SEE DETAIL 1

STA=8+27 5' OFFSET FROM C/L

R94' | 30'

GROUND ELEV=464.36 OBVERT=461.36 INV=459.36

470.76

GROUND ELEV=464.23 OBVERT=461.23 INV=459.23

24"X24"CATCH BASIN RIM=462.14 INV=455.00

EXIST CATCH BASIN

DRIVEWAY

477.16

EXISTING CONCRETE DITCH

EXISTING STORM MAIN

1. OWNER OR CONTRACTOR SHALL VERIFY EXISTING STORM DRAIN SYSTEM WITHIN THE DRIVEWAY.
2. RUNOFF FROM SITE SHALL NOT DRAIN TO EXIST. DRAIN SYSTEM.

SEE SHEET C-7.0 FOR ROAD CROSS SECTIONS.

R44'

R = 50.00' | Δ = 38°52'06"

481.92

LIMIT OF GRADING

N02°18'03"W 45.18'

10' EASEMENT

N87°40'17"E 230.00'

BELLA MADEIRA (PVT) LANE

EDGE OF (E) ROAD PAVEMENT

TIE-IN EXIST. ASPHALT

483.80

21' | 5'

TIE-IN EXIST. ASPHALT

EX WATER MAIN

SHARED ACCESS ROAD

(CULVERT UNDER ROAD-EXIST.)

NORTH

OVERFLOW RELEASE

16' (GRADED ROADBED)

4' MIN. SHOULDER | 12' ACCESS ROAD WIDTH

2' | ASPHALT PAVEMENT | STEEL GRATE FRAME | 2.5% | 2:1

CATCH BASIN

COMPACTED SUBGRADE

'T' CONNECTION FOR 24" SD PER PLAN

3" ORIFICE PIPE | CATCH BASIN | 18" PVC CULVERT (TYP)

1 / - TYPICAL CROSS DRAIN DETAIL
SCALE: 1"=10'

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
- CONC. DRIVEWAY
- GRAVEL PAD
- ASPHALT
- LANDSCAPE
- GEOGRID STABLIZED SLOPE
- FLOOR/LAWN DRAIN
- CATCH BASIN
- CROSS DRAIN
- TREE LOCATION
- SD EXIST. STORM DRAIN

GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 inch = 10 ft.

SITE IMPROVEMENT PLAN
SCALE : 1" : 10'

ENGCO

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

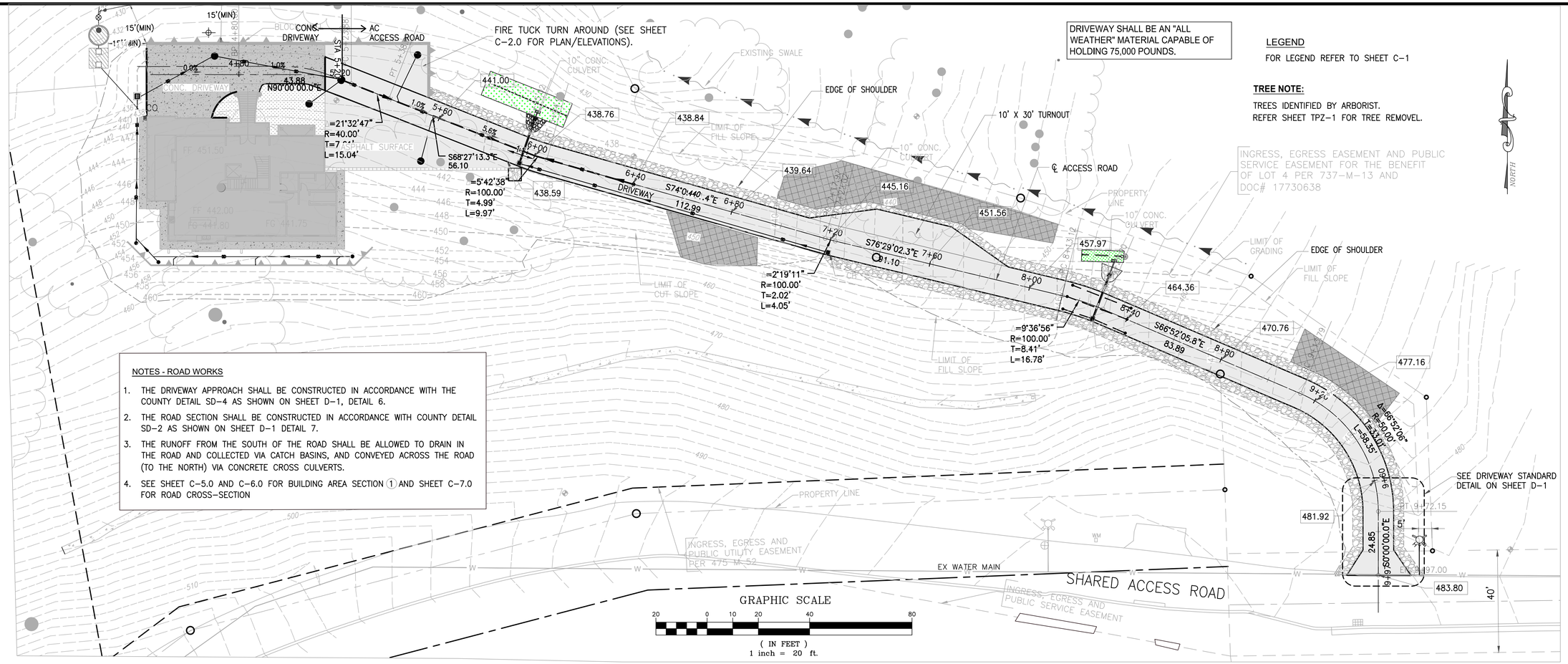
GRADING AND DRAINAGE PLAN
SHEET 2 OF 2

NO.	REVISIONS	DATE: 5/23/2025
		DESIGNED BY: T. PENG
		DRAWN BY: N.SINGH
		CHECKED BY: M. SAINI
		APPROVED BY: M. SAINI

SHEET NUMBER
C-2.1
8 OF 18 SHEETS

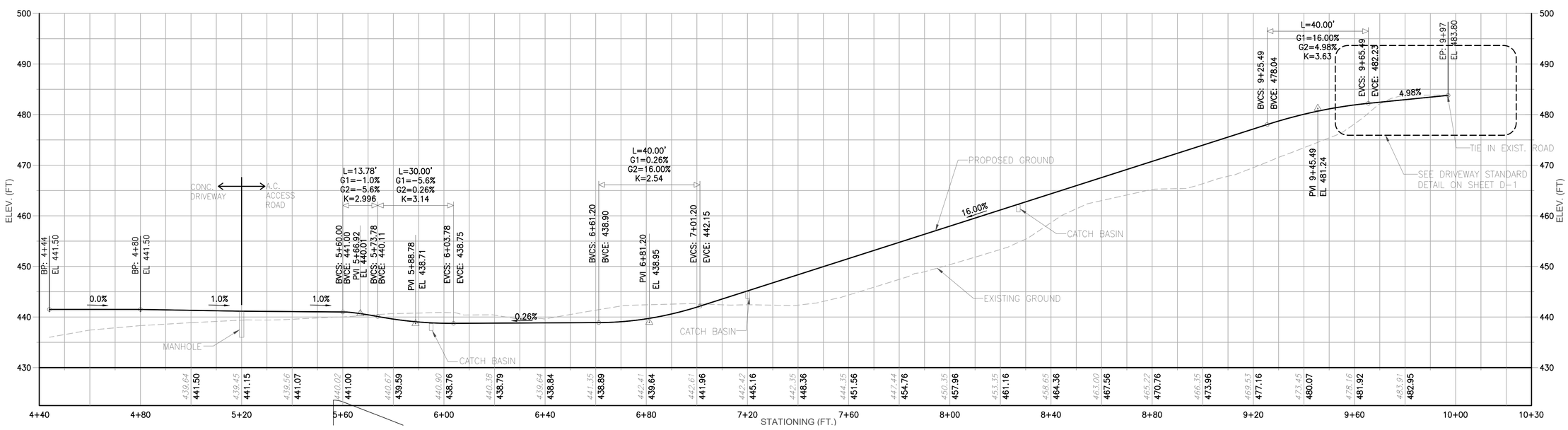
● CONSTRUCTION ● CONSULTATION ● ENGINEERING ● ARCHITECTURE

APPLICANT: JAMES LE | ROAD: BELLA MADEIRA LN | COUNTY FILE NO.: PLN24-116



NOTES - ROAD WORKS

1. THE DRIVEWAY APPROACH SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE COUNTY DETAIL SD-4 AS SHOWN ON SHEET D-1, DETAIL 6.
2. THE ROAD SECTION SHALL BE CONSTRUCTED IN ACCORDANCE WITH COUNTY DETAIL SD-2 AS SHOWN ON SHEET D-1 DETAIL 7.
3. THE RUNOFF FROM THE SOUTH OF THE ROAD SHALL BE ALLOWED TO DRAIN IN THE ROAD AND COLLECTED VIA CATCH BASINS, AND CONVEYED ACROSS THE ROAD (TO THE NORTH) VIA CONCRETE CROSS CULVERTS.
4. SEE SHEET C-5.0 AND C-6.0 FOR BUILDING AREA SECTION 1 AND SHEET C-7.0 FOR ROAD CROSS-SECTION



ENGCO

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

DRIVEWAY GRADING PLAN AND PROFILE

DATE:	5/23/2025
DESIGNED BY:	T. PENG
DRAWN BY:	N.SINGH
CHECKED BY:	M. SAINI
APPROVED BY:	M. SAINI

REVISIONS

NO.

SHEET NUMBER
C-3.0
9 OF 18 SHEETS

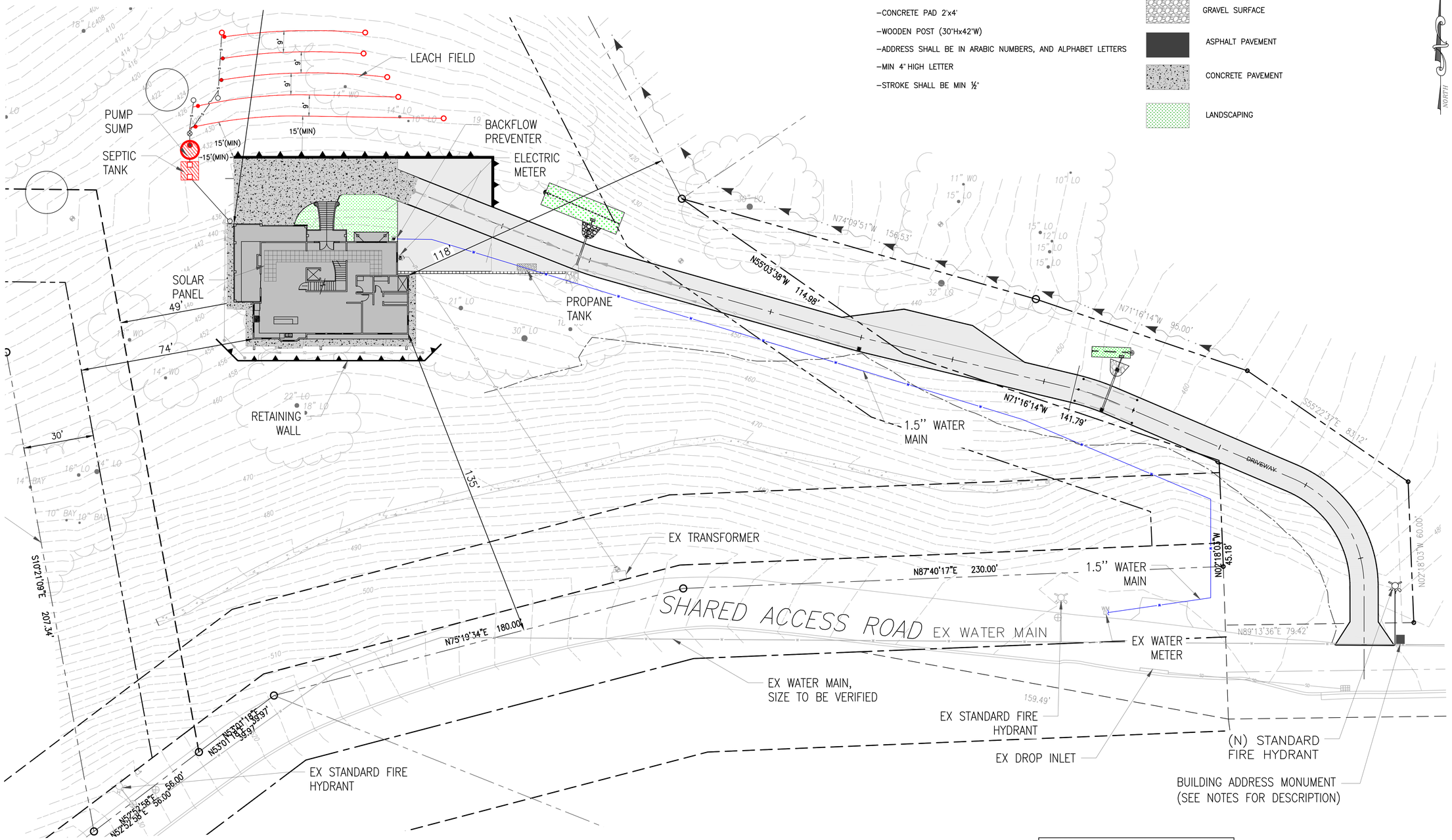
● CONSTRUCTION ● CONSULTATION ● ENGINEERING ● ARCHITECTURE

BUILDING ADDRESS MONUMENT [PER CRC 319.1]

- CONCRETE PAD 2'x4'
- WOODEN POST (30"Hx42"W)
- ADDRESS SHALL BE IN ARABIC NUMBERS, AND ALPHABET LETTERS
- MIN 4" HIGH LETTER
- STROKE SHALL BE MIN ½"

LEGEND

- GRAVEL SURFACE
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- LANDSCAPING



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

GRAPHIC SCALE

-20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

ENGCO

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

BUILDING LAYOUT & UTILITIES LOCATION

DATE:	5/23/2025
DESIGNED BY:	T. PENG
DRAWN BY:	N.SINGH
CHECKED BY:	M. SAINI
APPROVED BY:	M. SAINI

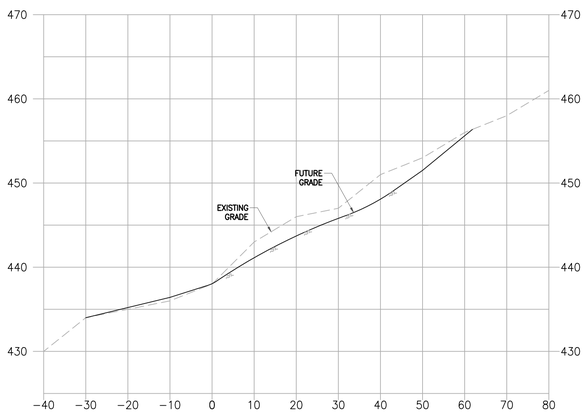
REVISIONS

NO.

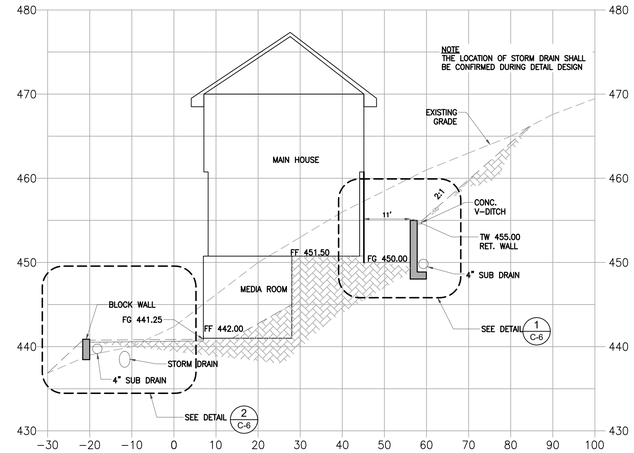
SHEET NUMBER
C-4
10 OF 18 SHEETS

● CONSTRUCTION ● CONSULTATION ● ENGINEERING ● ARCHITECTURE

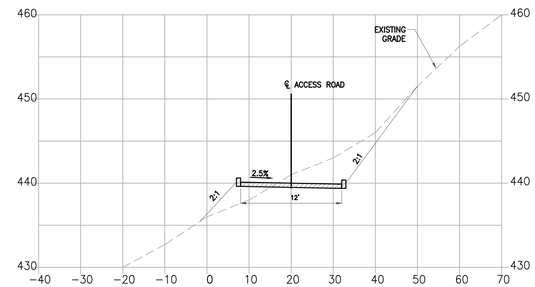
APPLICANT: JAMES LE ROAD: BELLA MADEIRA LN COUNTY FILE NO.: PLN24-116



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

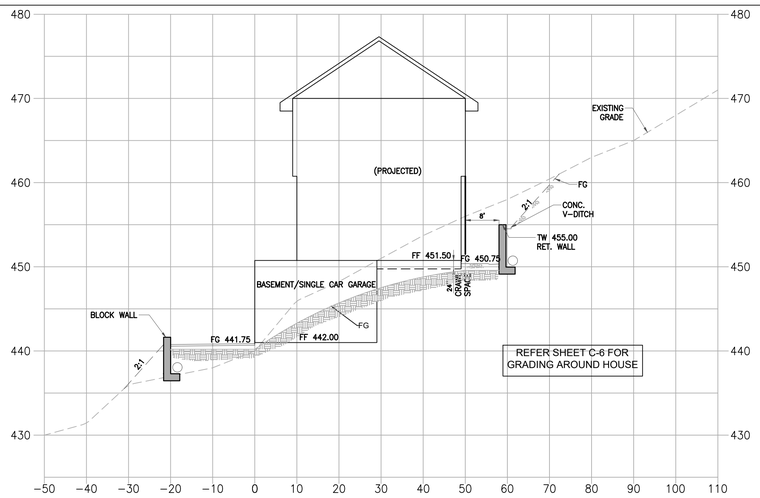


D C-2 HOUSE PAD SECTION
SCALE: (H) 1"=10'; (V) 1"=5'

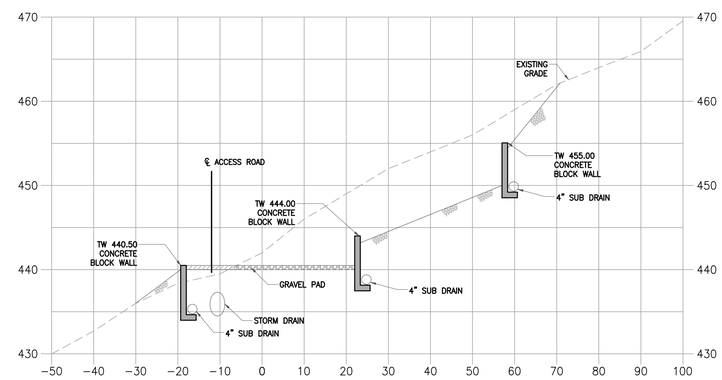


NOTE
REFER SHEET D-1 FOR STRUCTURAL SECTION OF PAVEMENT AND DETAILS

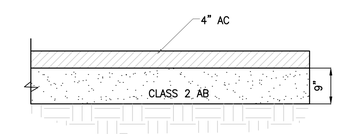
G C-2 ROAD CROSS SECTION
SCALE: (H) 1"=10'; (V) 1"=5'



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

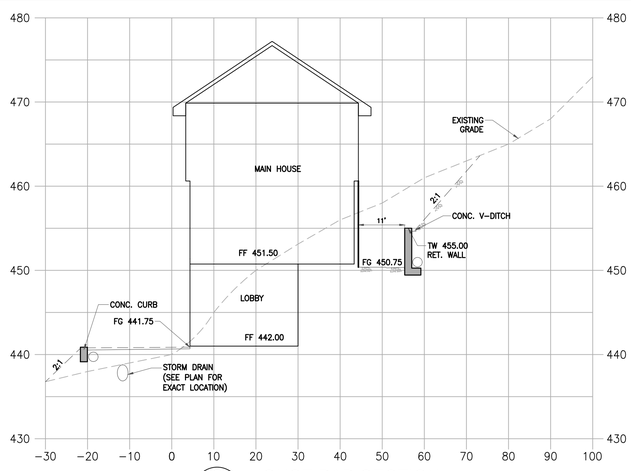


E C-2 HOUSE PAD SECTION
SCALE: (H) 1"=10'; (V) 1"=5'

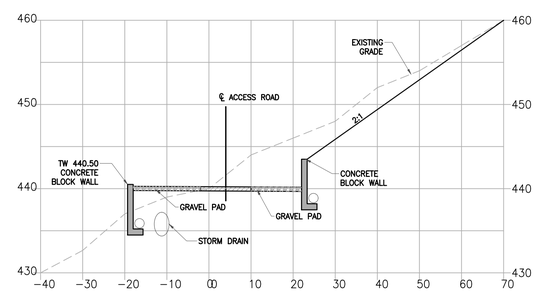


PREPARED SUBGRADE 90% COMPACTED

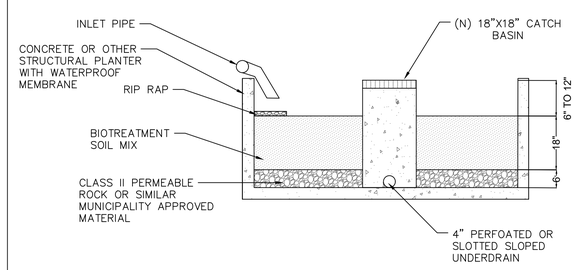
ROAD CROSS SECTION (TYP)
N.T.S



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



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



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

ENGCO

● CONSTRUCTION

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

● CONSULTATION

HOUSE PAD SECTION

● ENGINEERING

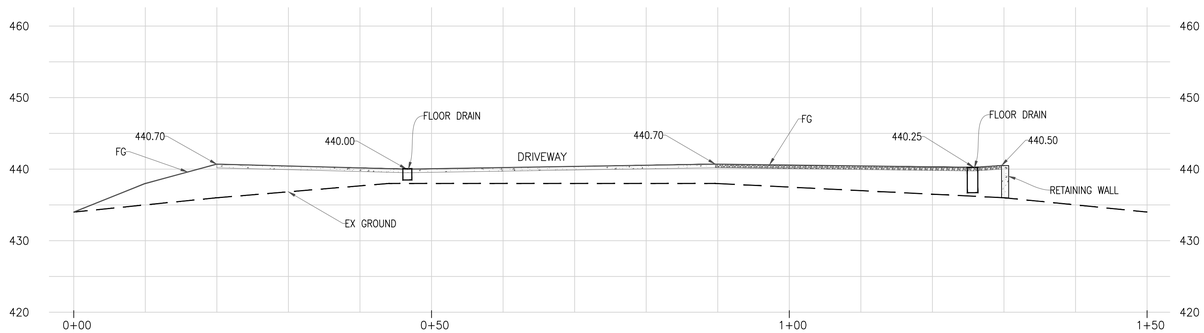
DATE:	5/23/2025
DESIGNED BY:	T. PENG
DRAWN BY:	N.SINGH
CHECKED BY:	M. SAINI
APPROVED BY:	M. SAINI

● ARCHITECTURE

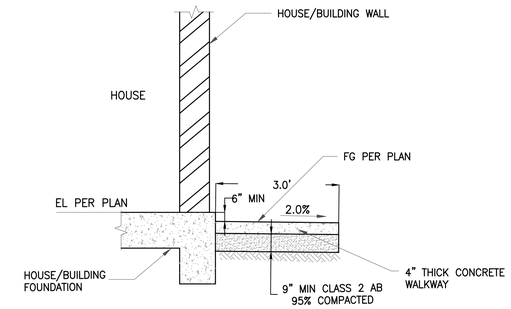
NO.	REVISIONS

SHEET NUMBER
C-5
11 OF 18 SHEETS

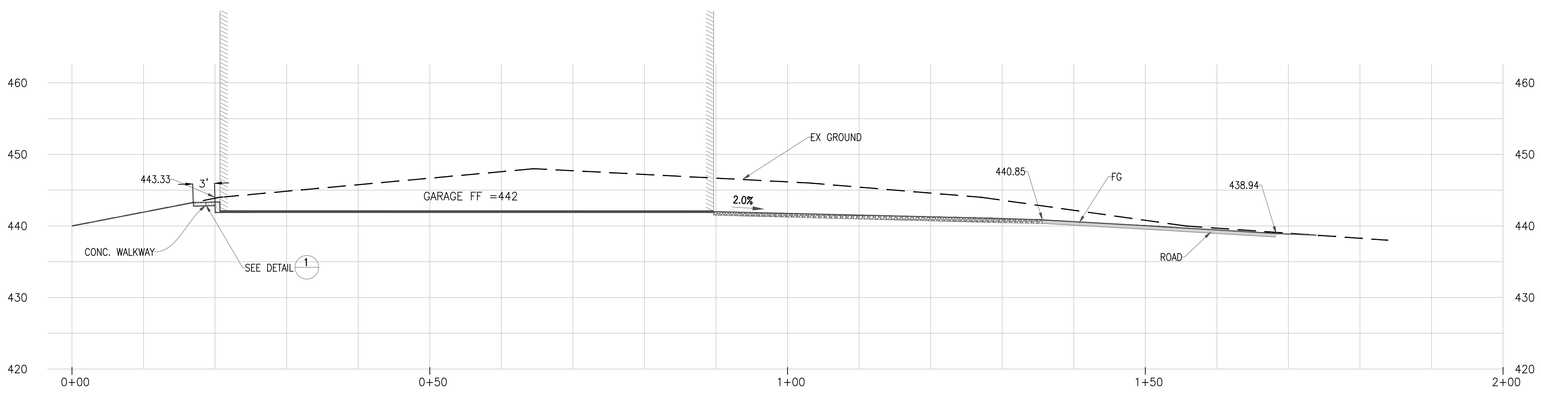
APPLICANT: JAMES LE ROAD: BELLA MADEIRA LN COUNTY FILE NO.: PLN24-116



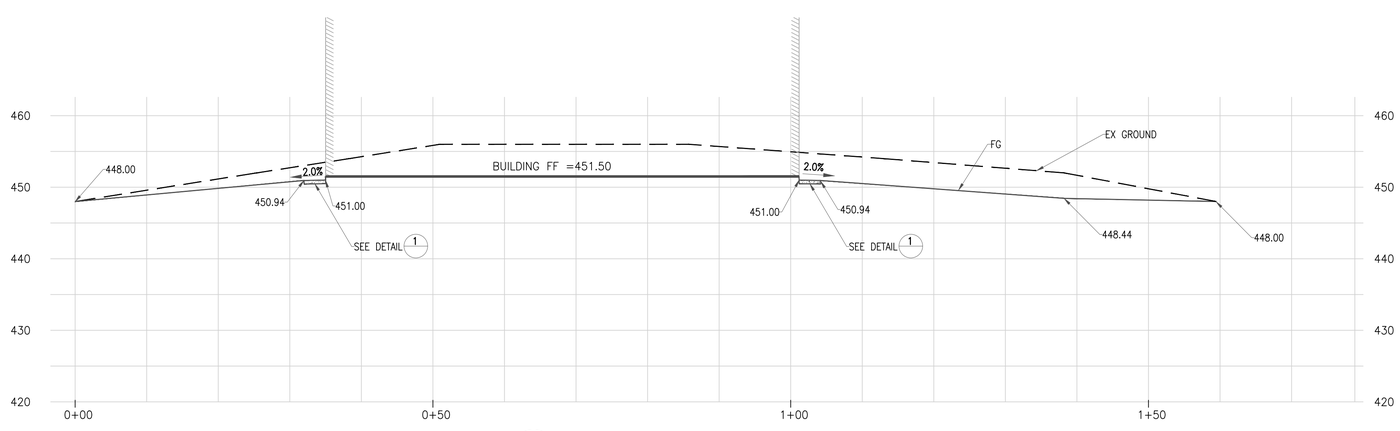
H / C-2 SECTION



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



I / C-2 SECTION



J / C-2 SECTION

GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 inch = 10 ft.

ENGCO
● CONSTRUCTION
● CONSULTATION
● ENGINEERING
● ARCHITECTURE

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

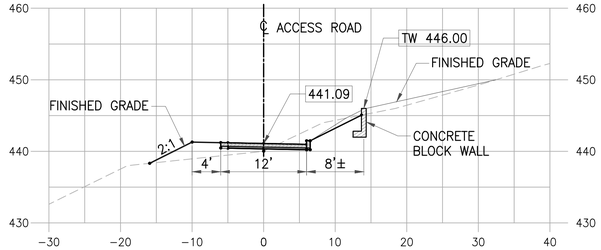
SECTIONS

DATE: 5/23/2025
DESIGNED BY: T. PENG
DRAWN BY: N.SINGH
CHECKED BY: M. SAINI
APPROVED BY: M. SAINI

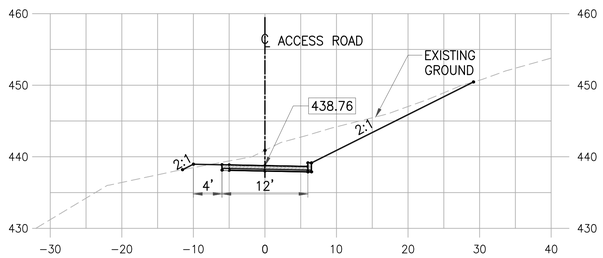
REVISIONS
NO.

SHEET NUMBER
C-6
12 OF 18 SHEETS

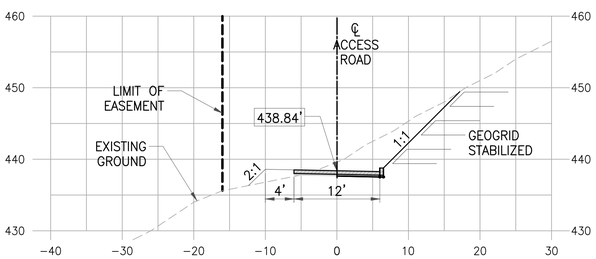
APPLICANT: JAMES LE
ROAD: BELLA MADEIRA LN
COUNTY FILE NO.: PLN24-116



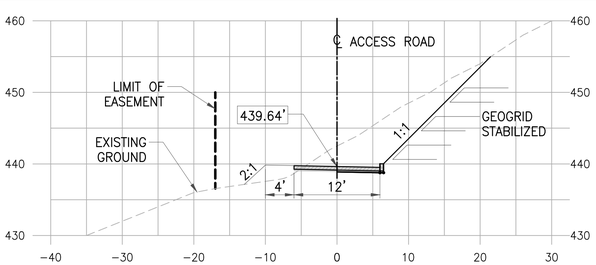
STA 5+60



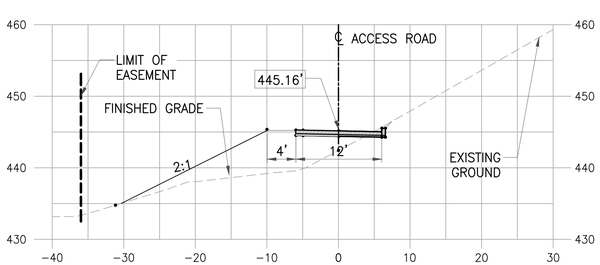
STA 6+00



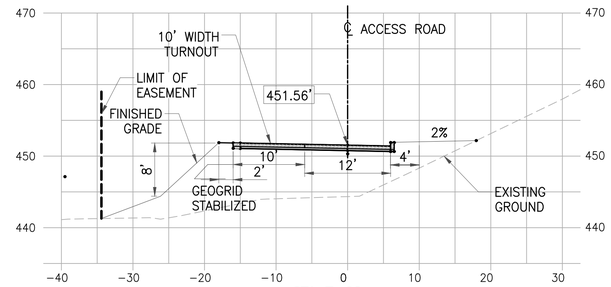
STA 6+40



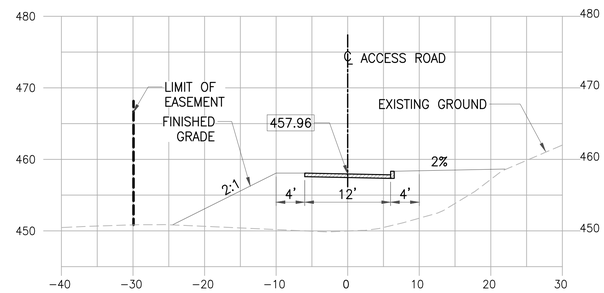
STA 6+80



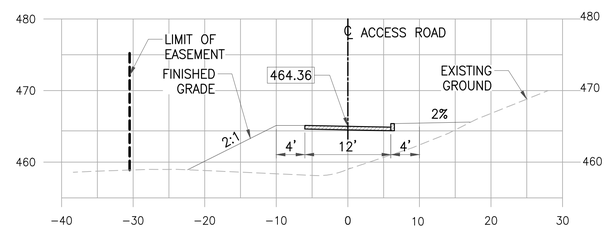
STA 7+20



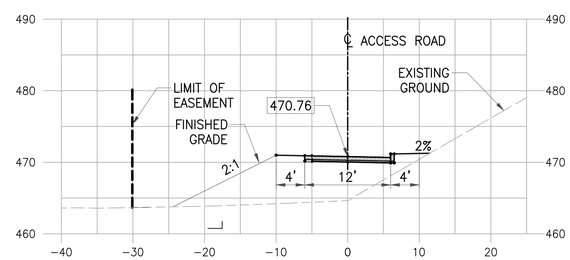
STA 7+60



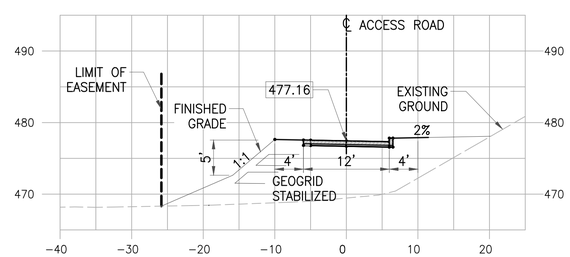
STA 8+00



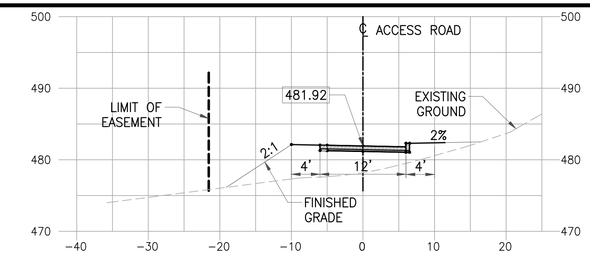
STA 8+40



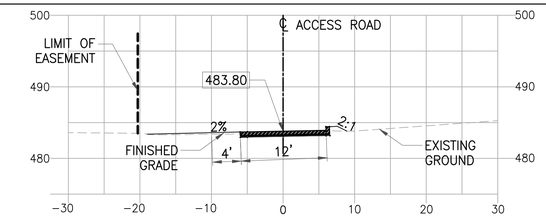
STA 8+80



STA 9+20



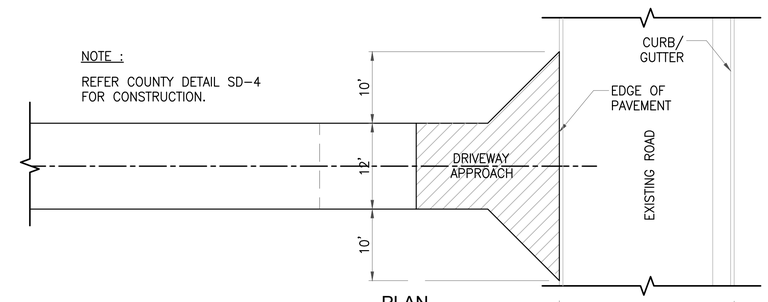
STA 9+60



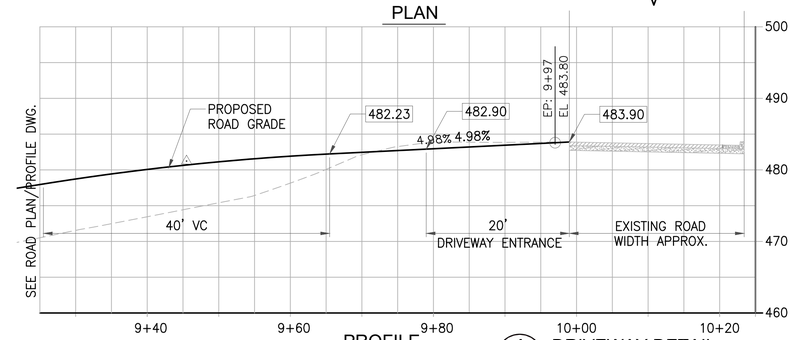
STA 9+97

NOTE :

REFER COUNTY DETAIL SD-4 FOR CONSTRUCTION.



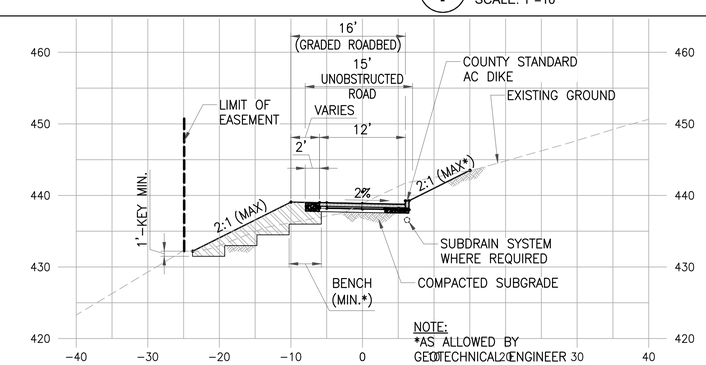
PLAN



PROFILE

1 / - DRIVEWAY DETAIL

SCALE: 1"=10'



NOTE:
*AS ALLOWED BY GEOTECHNICAL ENGINEER

2 / - TYPICAL UNOBSTRUCTED DRIVEWAY DETAIL

SCALE: 1"=10'

ENGCO

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

DRIVEWAY CROSS SECTIONS & APPROCH PLAN AND PROFILE

DATE: 5/23/2025
DESIGNED BY: T. PENG
DRAWN BY: N.SINGH
CHECKED BY: M. SAINI
APPROVED BY: M. SAINI

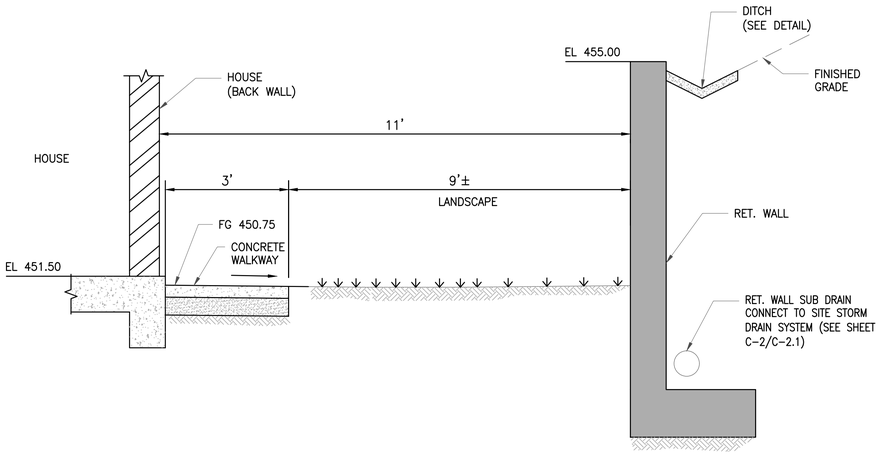
REVISIONS

NO.

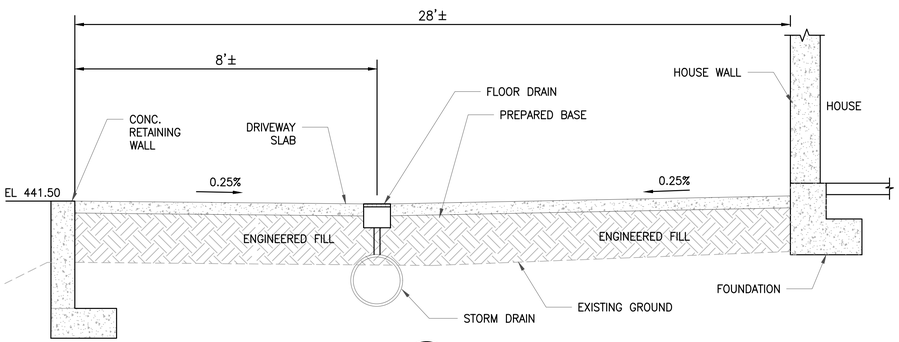
SHEET NUMBER
C-7
13 OF 18 SHEETS

● CONSTRUCTION
● CONSULTATION
● ENGINEERING
● ARCHITECTURE

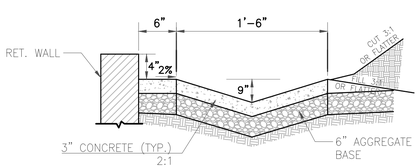
APPLICANT: JAMES LE ROAD: BELLA MADEIRA LN COUNTY FILE NO.: PLN24-116



1 - DETAIL 1
SCALE: NTS



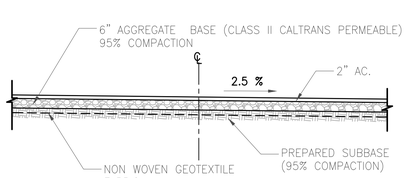
2 - DETAIL 2
SCALE: NTS



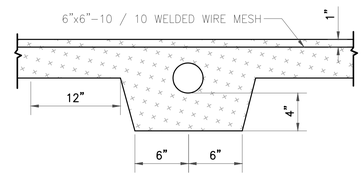
2 - CONCRETE DITCH (TYP.)
N.T.S

NOTE:

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



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



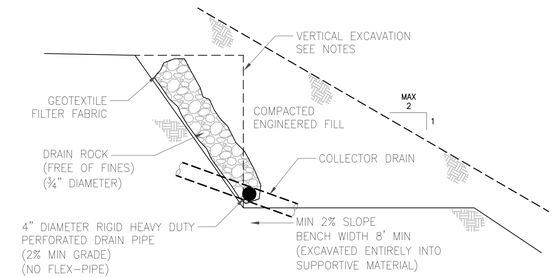
4 - UNDER DRIVEWAY DRAIN (TYP.)
N.T.S

NOTES:

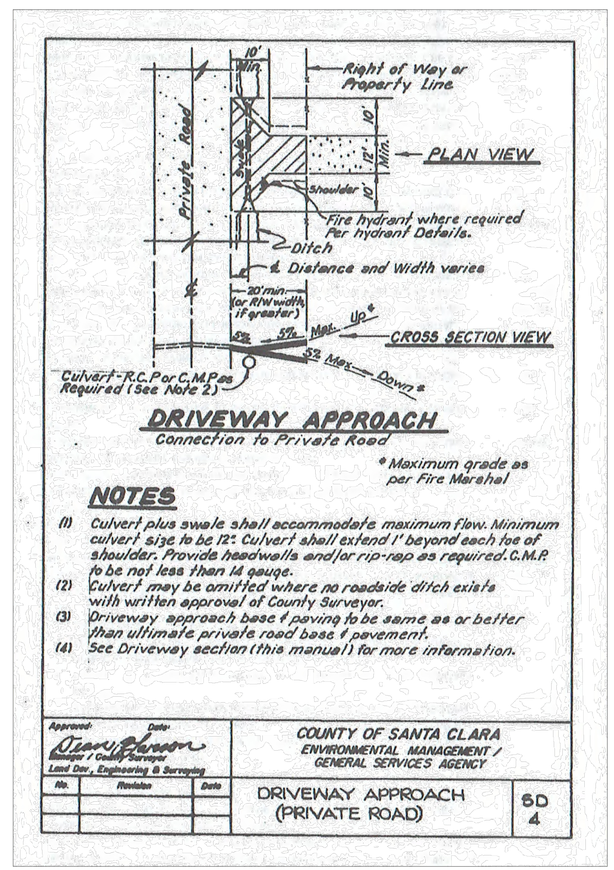
1. SEE DETAIL 7 FOR DRIVEWAY UNDERDRAIN.
2. SLOPE DRIVEWAY TOWARD CATCH BASIN.

NOTES:

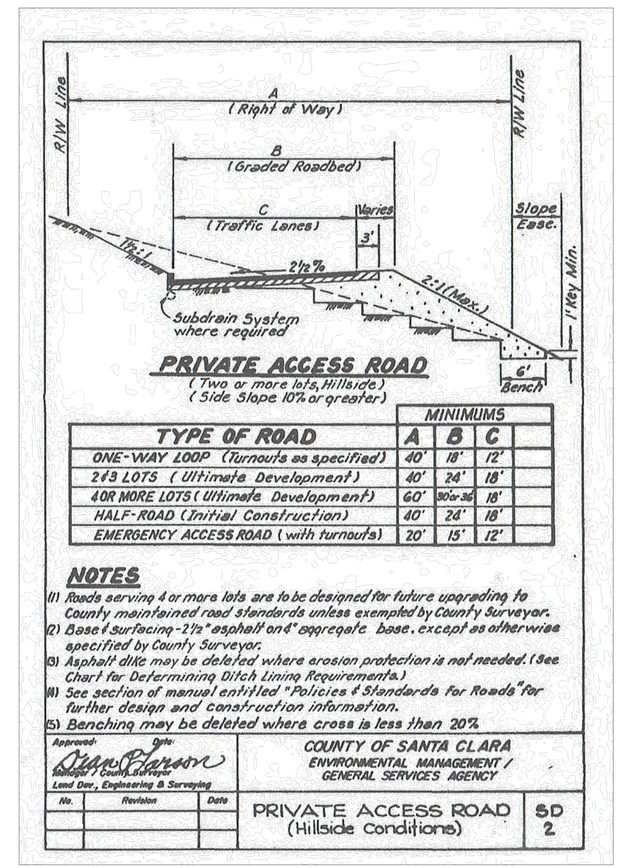
1. SLOPE CAN BE VERTICALLY EXCAVATED IF CONSTRUCTION IS IN DRY WEATHER.
2. THE PERFORATED DRAIN WILL BE SLOPED TO ONE SIDE AND DRAINED INTO A COLLECTOR DRAIN. (TO BE DESIGNED)
3. COMPACTED ENGINEERED FILL WILL BE IN ACCORDANCE WITH THE GEOTECHNICAL RECOMMENDATIONS.
4. THE NEED FOR SUB-DRAINS WILL BE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



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



6 - DRIVEWAY APPROACH
N.T.S



7 - PRIVATE ACCESS ROAD
N.T.S

ENGCO

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

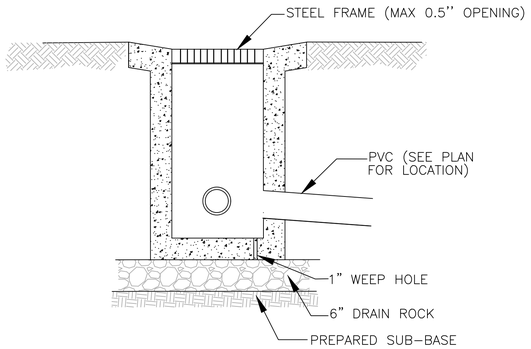
GRADING DETAILS

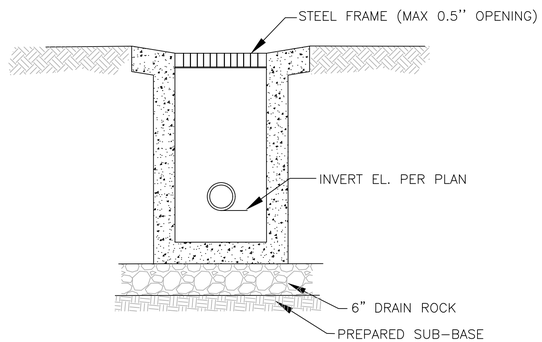
NO.	REVISIONS	DATE: 5/23/2025
		DESIGNED BY: T. PENG
		DRAWN BY: N.SINGH
		CHECKED BY: M. SAINI
		APPROVED BY: M. SAINI

SHEET NUMBER
D-1
14 OF 18 SHEETS

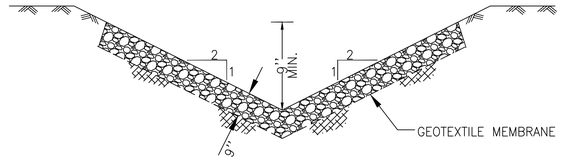
● CONSTRUCTION ● CONSULTATION ● ENGINEERING ● ARCHITECTURE

APPLICANT: JAMES LE ROAD: BELLA MADEIRA LN COUNTY FILE NO.: PLN24-116





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



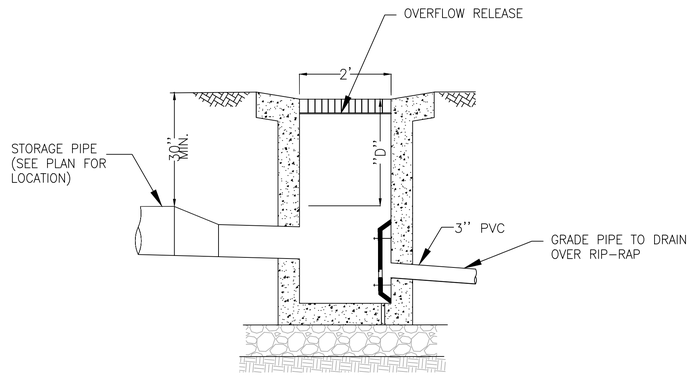
ROCK V-DITCH (TYP) 4
(N.T.S)

NOTES:

1. GEOTEXTILE MEMBRANE SHALL WOVEN MADE FROM POLYPROPYLENE, IN SLIT FILM OR MONOFILAMENT FORM, WITH 15% GRAB AND GRAB TENSITE 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.

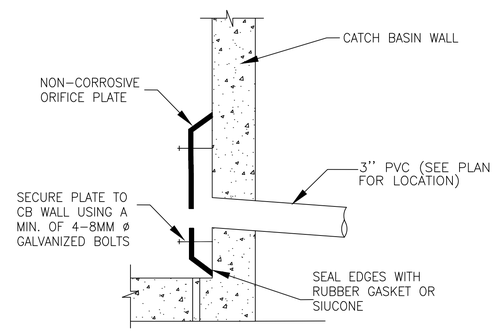
NOTES:

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

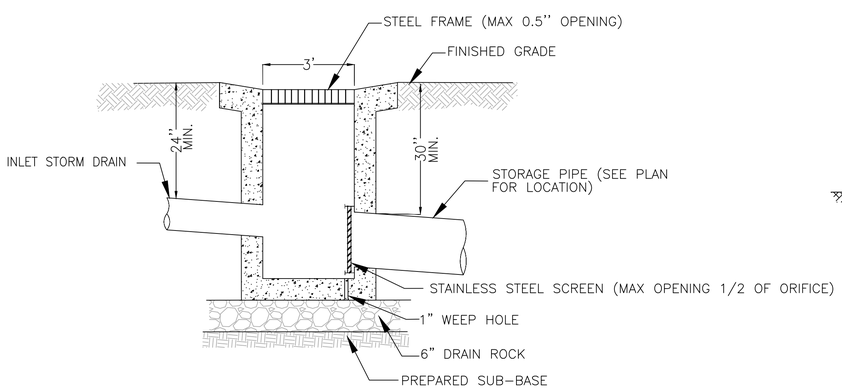


NOTE: THE OVERFLOW RELEASE RIM ELEVATION SHALL MATCH OR ABOVE THE HIGHEST OBVERT ELEVATION IN THE STORM STORAGE SYSTEM, AND A MIN. OF 8" BELOW THE LOWEST RIM ELEVATION IN THE STORM DRAIN SYSTEM

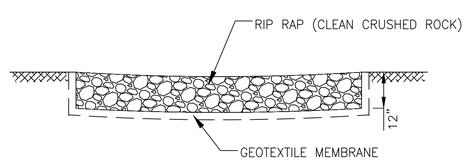
ORIFICE CONTROL CATCH BASIN-2 (TYP) 6
(N.T.S)



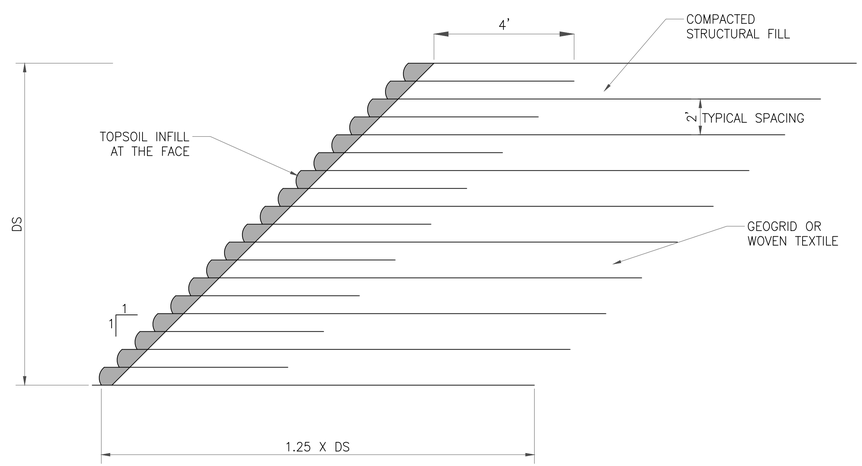
ORIFICE DETAIL (TYP) 3
(N.T.S)



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



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



GEOGRID AND GEOTEXTILE
NTS

NOTES:

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

ENGCO

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

DETAILS

DATE: 5/23/2025
DESIGNED BY: T. PENG
DRAWN BY: N.SINGH
CHECKED BY: M. SAINI
APPROVED BY: M. SAINI

REVISIONS
NO.

SHEET NUMBER
D-2
15 OF 18 SHEETS

CONSTRUCTION
CONSULTATION
ENGINEERING
ARCHITECTURE

APPLICANT: JAMES LE ROAD: BELLA MADEIRA LN COUNTY FILE NO.: PLN24-116

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

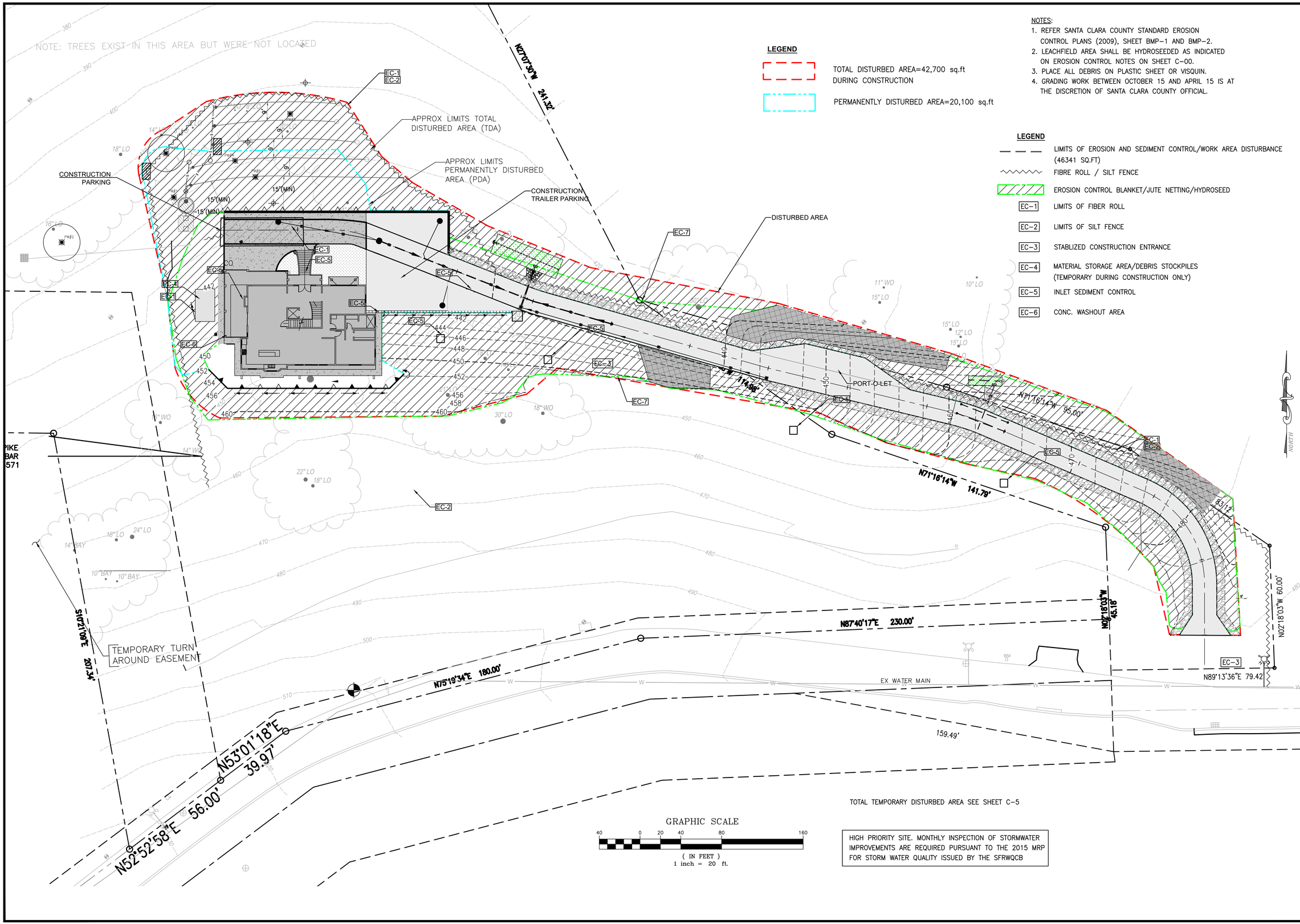
LEGEND

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

PERMANENTLY DISTURBED AREA=20,100 sq.ft

LEGEND

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



TOTAL TEMPORARY DISTURBED AREA SEE SHEET C-5

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 20 ft.

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

ENGCO

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

EROSION CONTROL PLAN

DATE: 5/23/2025
DESIGNED BY: T. PENG
DRAWN BY: N.SINGH
CHECKED BY: M. SAINI
APPROVED BY: M. SAINI

REVISIONS
NO.

SHEET NUMBER
ESC-1
16 OF 18 SHEETS

● CONSTRUCTION ● CONSULTATION ● ENGINEERING ● ARCHITECTURE

APPLICANT: JAMES LE ROAD: BELLA MADEIRA LN COUNTY FILE NO.: PLN24-116

NOTE:
REFER LSA REPORT
FROM CERT. ARBORIST

EARTHWORK LEGEND:

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

NORTH

LIMIT OF DEVELOPMENTS

25' BUFFER ZONE LINE

POOR TREE

FD SPIKE
RESET 5/8" REBAR
LS 5571

ELEC BOX

6" WATER RISER

DROP

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

SITE IMPROVEMENT PLAN

SCALE : 1" : 20'

Trees to be Removed

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

INFORMATION COPIED FROM LSA REPORT (TITLED).

ENGCO

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

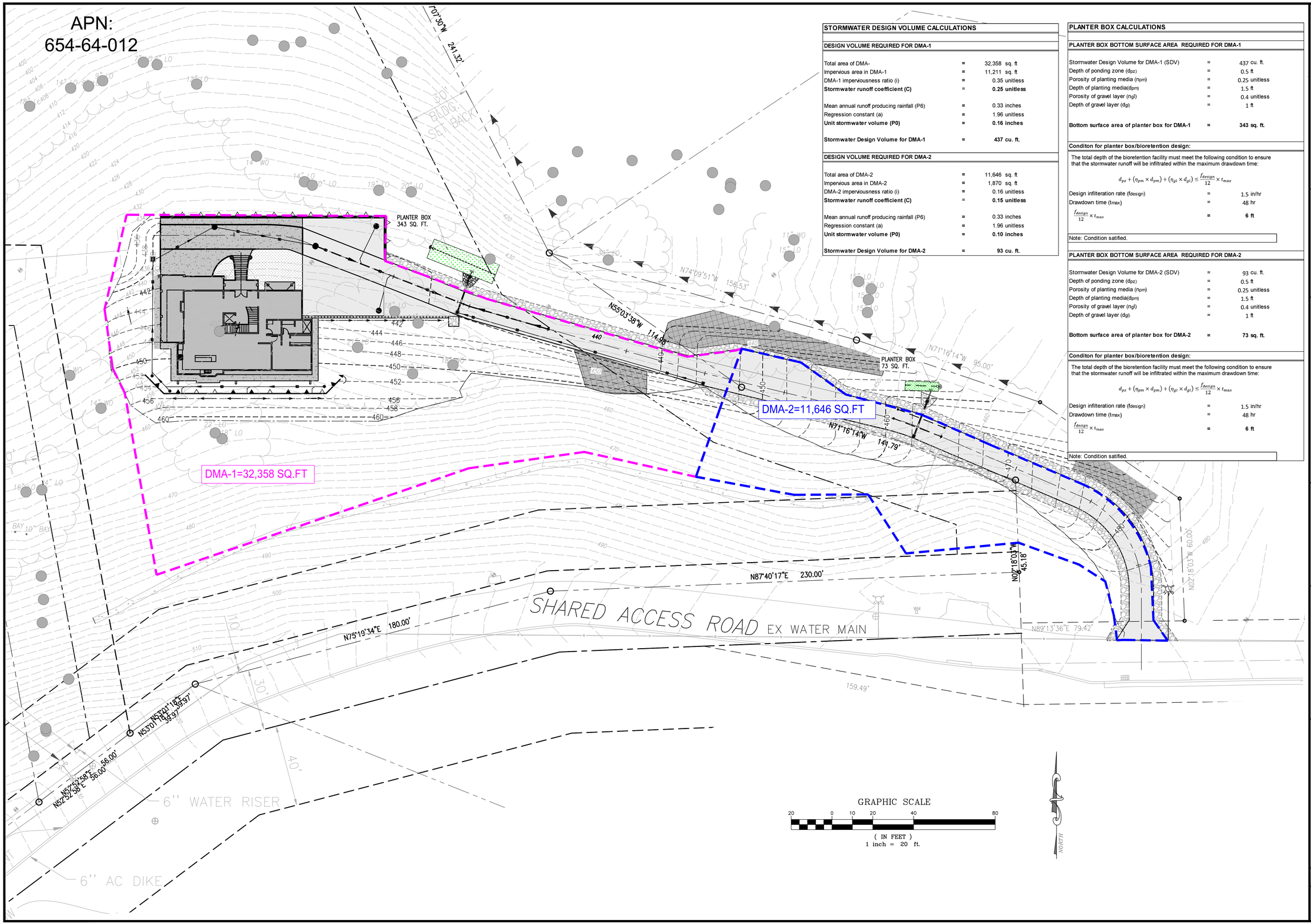
TREE LOCATION PLAN

DATE: 5/23/2025
DESIGNED BY: T. PENG
DRAWN BY: N.SINGH
CHECKED BY: M. SAINI
APPROVED BY: M. SAINI

REVISIONS
NO.

SHEET NUMBER
TPZ-1
17 OF 18 SHEETS

● CONSTRUCTION ● CONSULTATION ● ENGINEERING ● ARCHITECTURE



STORMWATER DESIGN VOLUME CALCULATIONS

DESIGN VOLUME REQUIRED FOR DMA-1

Total area of DMA-	=	32,358 sq. ft
Impervious area in DMA-1	=	11,211 sq. ft
DMA-1 imperviousness ratio (i)	=	0.35 unitless
Stormwater runoff coefficient (C)	=	**0.25 unitless**
Mean annual runoff producing rainfall (P6)	=	0.33 inches
Regression constant (a)	=	1.96 unitless
Unit stormwater volume (P0)	=	**0.16 inches**
Stormwater Design Volume for DMA-1	=	**437 cu. ft.**

DESIGN VOLUME REQUIRED FOR DMA-2

Total area of DMA-2	=	11,646 sq. ft
Impervious area in DMA-2	=	1,870 sq. ft
DMA-2 imperviousness ratio (i)	=	0.16 unitless
Stormwater runoff coefficient (C)	=	**0.15 unitless**
Mean annual runoff producing rainfall (P6)	=	0.33 inches
Regression constant (a)	=	1.96 unitless
Unit stormwater volume (P0)	=	**0.10 inches**
Stormwater Design Volume for DMA-2	=	**93 cu. ft.**

PLANTER BOX CALCULATIONS

PLANTER BOX BOTTOM SURFACE AREA REQUIRED FOR DMA-1

Stormwater Design Volume for DMA-1 (SDV)	=	437 cu. ft.
Depth of ponding zone (d_{pz})	=	0.5 ft
Porosity of planting media (η_{pm})	=	0.25 unitless
Depth of planting media(d_{pm})	=	1.5 ft
Porosity of gravel layer (η_{gl})	=	0.4 unitless
Depth of gravel layer (d_{gl})	=	1 ft
Bottom surface area of planter box for DMA-1	=	**343 sq. ft.**

Conditon for planter box/bioretention design:

The total depth of the bioretention facility must meet the following condition to ensure that the stormwater runoff will be infiltrated within the maximum drawdown time:

$$d_{pz} + (\eta_{pm} \times d_{pm}) + (\eta_{gl} \times d_{gl}) \leq \frac{f_{design}}{12} \times t_{max}$$

Design infilteration rate (f_{design})	=	1.5 in/hr
Drawdown time (t_{max})	=	48 hr
$\frac{f_{design}}{12} \times t_{max}$	=	**6 ft**

Note: Condition satified.

PLANTER BOX BOTTOM SURFACE AREA REQUIRED FOR DMA-2

Stormwater Design Volume for DMA-2 (SDV)	=	93 cu. ft.
Depth of ponding zone (d_{pz})	=	0.5 ft
Porosity of planting media (η_{pm})	=	0.25 unitless
Depth of planting media(d_{pm})	=	1.5 ft
Porosity of gravel layer (η_{gl})	=	0.4 unitless
Depth of gravel layer (d_{gl})	=	1 ft
Bottom surface area of planter box for DMA-2	=	**73 sq. ft.**

Conditon for planter box/bioretention design:

The total depth of the bioretention facility must meet the following condition to ensure that the stormwater runoff will be infiltrated within the maximum drawdown time:

$$d_{pz} + (\eta_{pm} \times d_{pm}) + (\eta_{gl} \times d_{gl}) \leq \frac{f_{design}}{12} \times t_{max}$$

Design infilteration rate (f_{design})	=	1.5 in/hr
Drawdown time (t_{max})	=	48 hr
$\frac{f_{design}}{12} \times t_{max}$	=	**6 ft**

Note: Condition satified.

ENGCO

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

STORMWATER MANAGEMENT PLAN

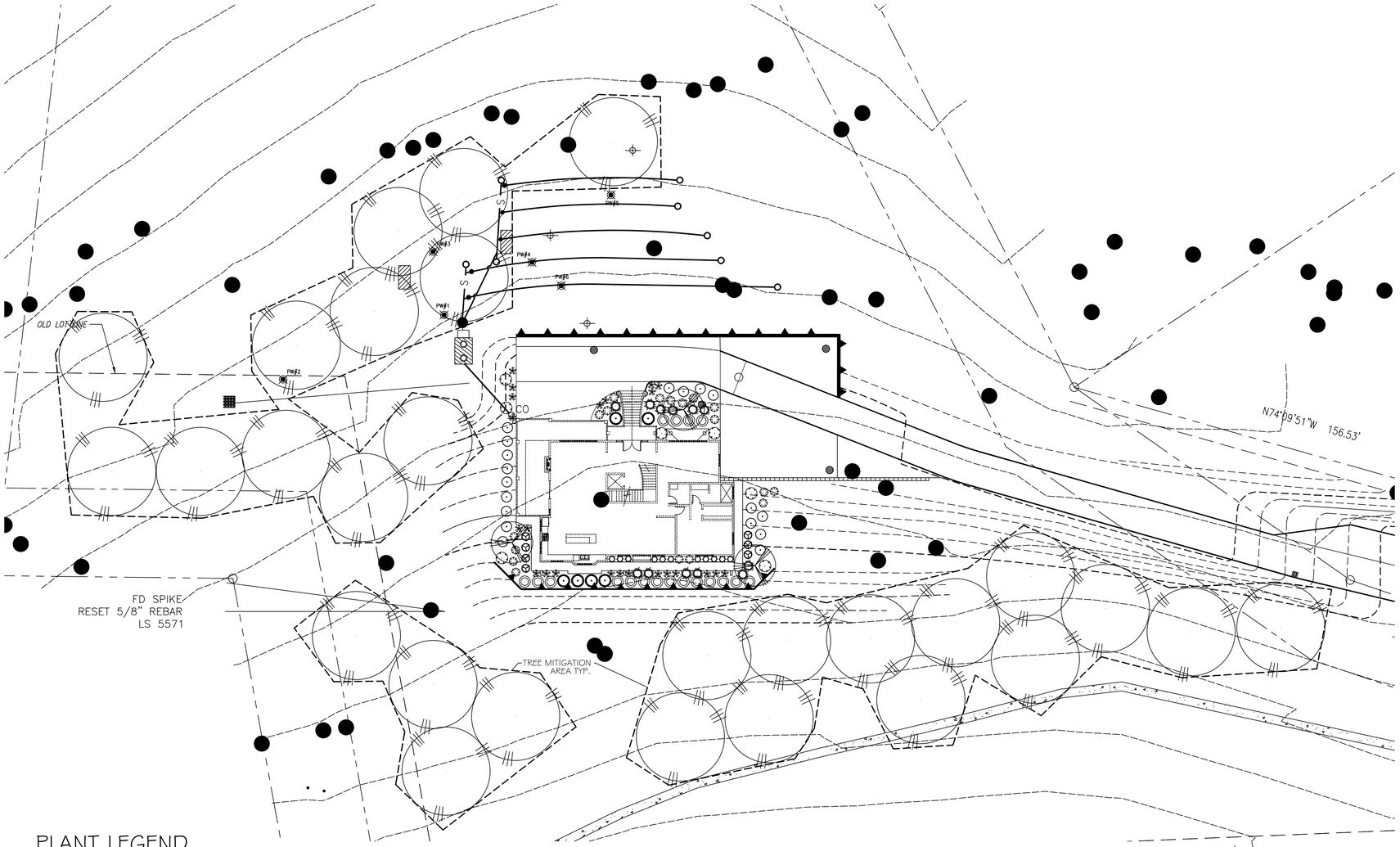
DATE:	5/23/2025
DESIGNED BY:	T. PENG
DRAWN BY:	N.SINGH
CHECKED BY:	M. SAINI
APPROVED BY:	M. SAINI

REVISIONS

NO.

SHEET NUMBER
SWMP-1
18 OF 18 SHEETS

● CONSTRUCTION ● CONSULTATION ● ENGINEERING ● ARCHITECTURE



PLANT LEGEND

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

PLANTING NOTES

1. 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.)
2. FINISH GRADE IN PLANTERS SHALL BE 1½" INCHES BELOW THE TOP OF ADJACENT PAVING. GRADE ALL PLANTING AREAS SMOOTH AND EVEN. ENSURE THAT ALL PLANTING AREAS MAINTAIN POSITIVE DRAINAGE.
3. 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.
4. 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 ½" DIAMETER, NOXIOUS WEEDS AND BRUSH OR OTHER HARMFUL MATERIAL.
5. SOIL AMENDMENT SHALL BE NITRIFIED FIR OR REDWOOD SOIL CONDITIONER, ¼". 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 SOILD AMENDMENTS. ANY HARD PANS ENCOUNTERED SHALL BE RIPPED TO ALLOW THOROUGH TILLING OF THE SOIL.
6. CONTRACTOR SHALL SUBMIT A SAMPLE OF THE SOIL AMENDMENT TO THE CITY LANDSCAPE INSPECTOR FOR APPROVAL PRIOR TO DELIVERY.

TREE REPLACEMENT LEGEND

Symbol	Size	Botanical Name	Common Name	Water Use
TREES				
	24" BOX	Quercus agnfolia	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

MWELO CALCULATIONS

MAWA = (ETo)(.62)[(0.55x LA) +(0.3x SLA)]
Where:
MAWA = Maximum Applied Water Allowance (gallons per year)
ETo = Reference Evapotranspiration (inches per year)
0.55 = ET Adjustment Factor (per CA code, max 0.55 for residential)
LA = Landscaped Area including Special Landscape Area (square feet)
0.62 = Conversion factor (to gallons per square foot)
SLA = Portion of the landscaped area identified as Special Landscape Area (square feet)
0.3 = Additional ET adjustment factor for Special Landscape Area (1.0-0.7=0.3)

ETo = 45.3 in/yr
LA = 2,276 sq. ft.
SLA = 0 sq. ft.

MAWA= (45.3)(0.62)[(0.55 x 2,276)+(0.3x0)]
= (45.3)(0.62)[1,251.8 + 0]
= 35,158

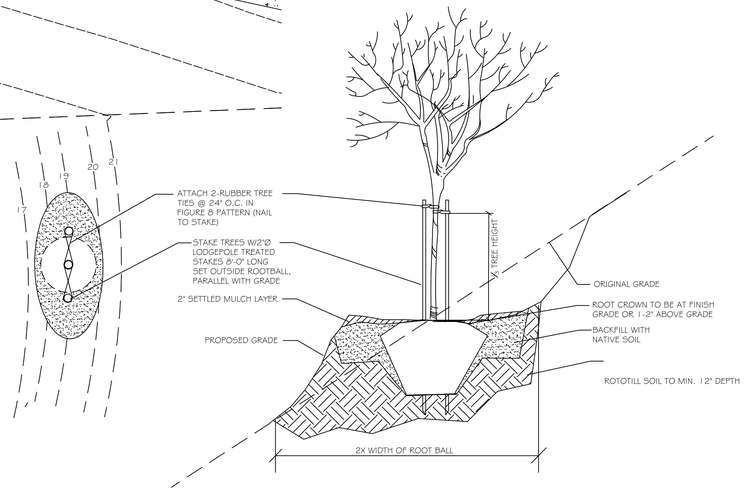
Maximum Applied Water Allowance = 35,158 gallons per year

The following is the projects total Estimated Total Water Use:
ETWU = (ETo)(0.62) [((PFxHA)/IE) + SLA]
Where:
ETWU = Estimated Total Water Use per year (gallons)
ETo = Reference Evapotranspiration (inches)
PF = Plant Factor from WUCOLS
HA = Hydrozone Area [high, medium, and low water use areas](square feet)
SLA = Special Landscape Area (square feet)
0.62 = Conversion Factor
IE = Irrigation Efficiency (minimum 0.71)

ETWU Drip = (45.3)(0.62)[(0.3x2,276)/.8)+0]
= 23,971.4

Estimated Total Water Use = 23,971.4 gallons per year

MAWA > ETWU
= 35,158 > 23,971.4



TREE PLANTING ON SLOPE
INSTALLATION DETAIL

LANDSCAPE SUMMARY

LANDSCAPE PLANTING AREA: 1,884 SQ.FT.
TREE REPLACEMENT AREA: 25,000 SQ.FT. (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

PDG PENNINO DESIGN GROUP LANDSCAPE ARCHITECTURE
1949 W. KETTLEMAN LANE
SUITE 200
LODI, CA 95242
(OFFICE)
PO BOX 1566
LODI, CA 95241
(MAILING)
209.327.4261
vpennino@penninogroup.com
CRLA 4978

PLANTING & TREE MITIGATION PLAN

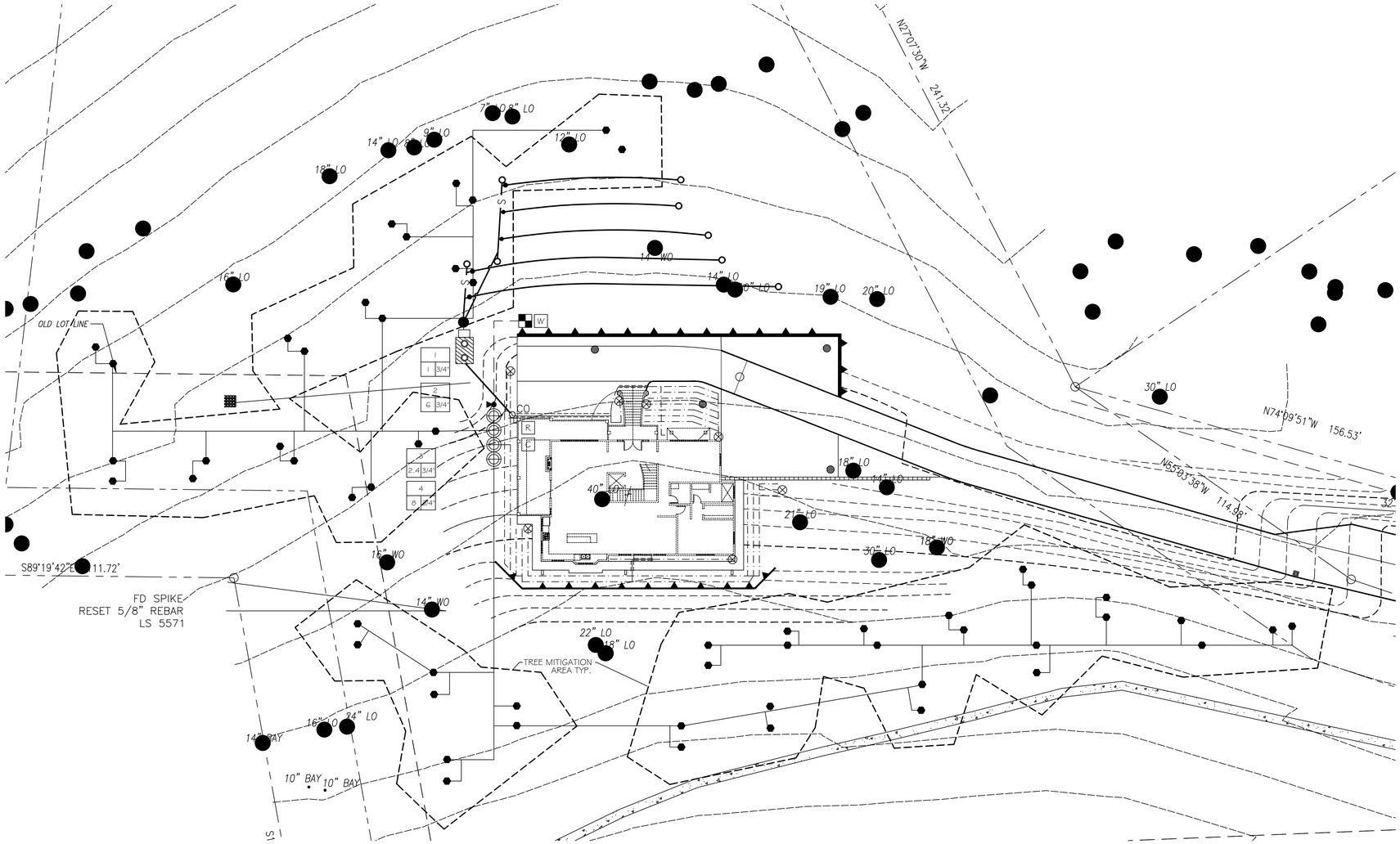
BELLA MADIERA
SAN JOSE, CA

Drawn By: VP
Date: 6.1.22
Scale: 1"=20'
Job No. 119.16
Revisions:
5.3.22 CITY COMMENTS/CLARIFICATIONS

REGISTERED LANDSCAPE ARCHITECT
No. 4978
Valerie A. Pennino
Signature
October 31, 2023
Expiration Date
6.1.22
Date
STATE OF CALIFORNIA

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 XFS-P-06-24, XF-5DI 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.
- R — RAINBIRD RSD-CEx RAIN SENSING DEVICE
- C — RAINBIRD ESP-LXBASIC, +ESPLXMSMB MODULE; 20 STATION CONTROLLER, IN LXMMSSPED
- RAINBIRD 33DRC, QUICK COUPLER VALVE. CONTRACTOR TO PROVIDE 2 KEYS AND SWIVELS TO THE OWNERS REPRESENTATIVE.
- FEBCO 825Y-1", REDUCED PRESSURE BACKFLOW PREVENTION DEVICE W/WEATHER BLANKET
- W — 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 — REMOTE CONTROL VALVE IDENTIFICATION NUMBER
- 9.5 — REMOTE CONTROL VALVE SIZE
- 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 EXISTING110V 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 AVAILALBE, OR PRESSURE IS TOO HIGH. ANY CHANGES MUST BE PRE=APPROVED.
9. IRRIGATION SYSTEM SHALL BE INSTALLED PER LOCAL CODES AND ORDINANCES.

LANDSCAPE SUMMARY

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TOTAL IRRIGATED AREA:	1,884 + 392 = 2,276 SQ.FT.
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SIGNATURE Valerie Pennino DATE 6.1.22

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1949 W. KETTLEMAN LANE
SUITE 200
LODI, CA 95242
(OFFICE)
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CRLA 4978

IRRIGATION PLAN

BELLA MADIERA
SAN JOSE, CA

Drawn By: VP

Date: 6.1.22

Scale: 1"=20'

Job No. 119.16

Revisions:

REGISTERED LANDSCAPE ARCHITECT
No. 4978
Valerie A. Pennino
Signature
October 31, 2023
Expiration Date
6.1.22
Date
STATE OF CALIFORNIA

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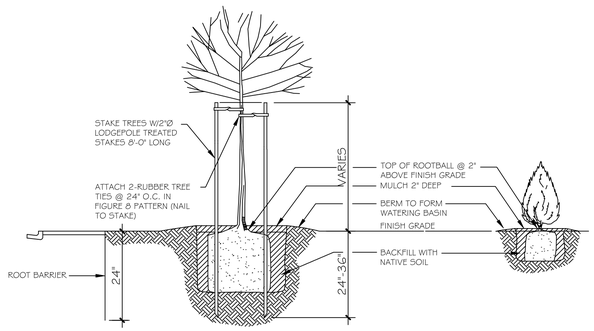
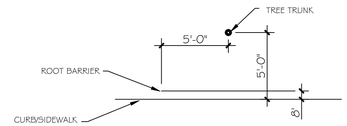
Sheet Number:
L2
Of 3 Sheets

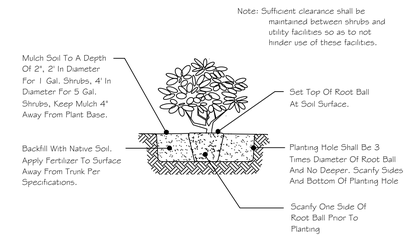


1 PLANTING AND STAKING W/ROOT BARRIER
INSTALLATION DETAIL — NO SCALE

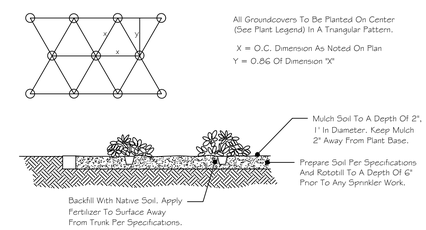


NOTE:
1. INSTALL ROOT BARRIERS PER DETAIL UNLESS OTHERWISE NOTED. INSTALL A CONTINOUS ROLL OF ROOT BARRIER (24" DEEP).
2. 10' ON EACH SIDE OF TRUNK, AGAINST ALL WALKS WHEN TREE IS WITHIN 5' OF WALK.

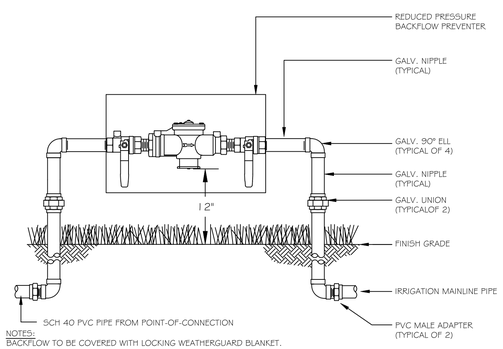
2 ROOTBARRIER
INSTALLATION DETAIL — NO SCALE



3 SHRUB PLANTING
INSTALLATION DETAIL — NO SCALE

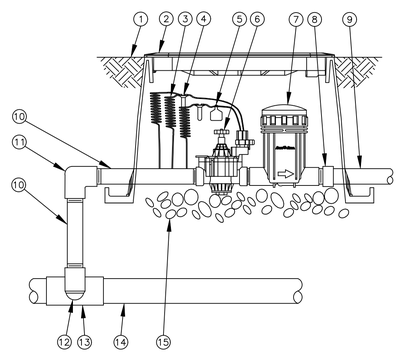


4 GROUNDCOVER PLANTING
INSTALLATION DETAIL — NO SCALE



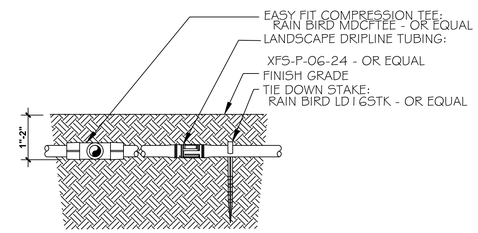
NOTES:
BACKFLOW TO BE COVERED WITH LOCKING WEATHERGUARD BLANKET.

5 REDUCED PRESSURE BACKFLOW
INSTALLATION DETAIL — NO SCALE



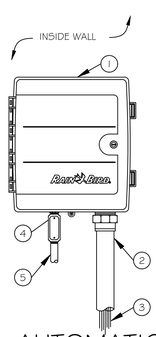
1. FINISH GRADE/TOP OF MULCH
2. VALVE BOX WITH COVER: RAIN BIRD VB-STD
3. 30-INCH LINEAR LENGTH OF WIRE, COILED
4. WATERPROOF CONNECTION: RAIN BIRD DB SERIES
5. ID TAG
6. REMOTE CONTROL VALVE: RAIN BIRD 100-PGA (INCLUDED IN CZK-100-PRB-LC KIT)
7. PRESSURE REGULATING BASKET FILTER: RAIN BIRD PRB-100 (INCLUDED IN CZK-100-PRB-LC KIT)
8. PVC SCH 40 FEMALE ADAPTOR
9. LATERAL PIPE
10. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
11. PVC SCH 40 ELL
12. PVC SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND PVC SCH 40 ELL
13. PVC SCH 40 TEE OR ELL
14. MAINLINE PIPE
15. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL

6 CONTROL ZONE KIT
INSTALLATION DETAIL — NO SCALE



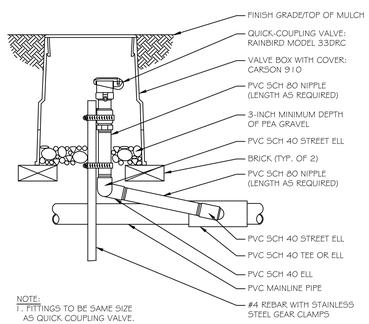
NOTE(S):
IF PUTTING LANDSCAPE DRIPLINE UNDER SOIL, DO NOT BURY MORE THAN 2" BELOW GRADE AND INCLUDE AIR RELIEF VALVE (SEE DRAWING- "AIR RELIEF VALVE KIT-AR VALVE KIT").

7 LANDSCAPE DRIPLINE - BELOW GRADE
INSTALLATION DETAIL — NO SCALE



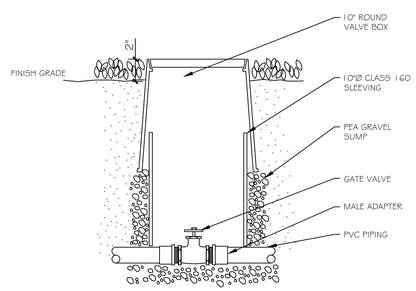
1. HYBRID CONTROLLER: RAIN BIRD ESP-24MC INSIDE WALL MOUNT
2. 2-INCH PVC SCH 40 CONDUIT AND FITTINGS
3. WIRES TO REMOTE CONTROL VALVES
4. JUNCTION BOX
5. 1-INCH PVC SCH 40 CONDUIT AND FITTINGS TO POWER SUPPLY

8 AUTOMATIC IRRIGATION CONTROLLER
INSTALLATION DETAIL — NO SCALE

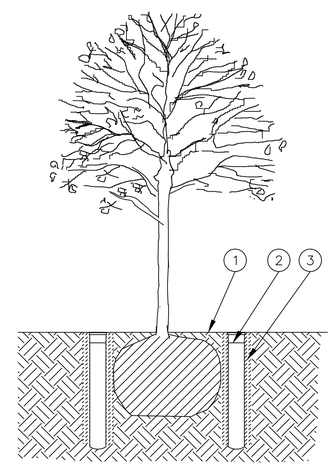


NOTE:
1. FITTINGS TO BE SAME SIZE AS QUICK COUPLING VALVE.

9 QUICK COUPLING
INSTALLATION DETAIL — NO SCALE



10 GATE VALVE
INSTALLATION DETAIL — NO SCALE



1. FINISH GRADE
2. ROOT WATERING SYSTEM: RAIN BIRD RWS-BCG (INCLUDES BUBBLER AND CHECK VALVE AND GRATE)
3. OPTIONAL PEA GRAVEL OR LANDSCAPE FABRIC FOR SANDY SOILS

NOTE:
POSITION UNITS EVENLY SPACED AROUND ROOT BALL. INSTALL PRODUCT WITH TOP EVEN WITH GROUND SURFACE.

11 ROOT WATERING SYSTEM
INSTALLATION DETAIL — NO SCALE

PDG PENNINO DESIGN GROUP LANDSCAPE ARCHITECTURE
1949 W. KETTLEMAN LANE
SUITE 200
LODI, CA 95242
(OFFICE)
PO BOX 1566
LODI, CA 95241
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209.327.4261
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CRLA 4978

DETAILS

BELLA MADIERA
SAN JOSE, CA

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

REGISTERED LANDSCAPE ARCHITECT
No. 4978
Valerie A. Pennino
Signature
October 31, 2023
Expiration Date
6.1.22
Date
STATE OF CALIFORNIA

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

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Of 3 Sheets