

## APPLICABLE CODES

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

PART 1 - CALIFORNIA BUILDING CODE VOLUMES 1 &amp; 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 BEARING THE APPROVAL OF THE DESIGNER (IN THE FORM OF SHOP DRAWING APPROVAL OR SEPARATE LETTER) MUST BE SUBMITTED TO THE BUILDING OFFICIAL FOR REVIEW AT LEAST 2 WEEKS PRIOR TO FRAME INSPECTION

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

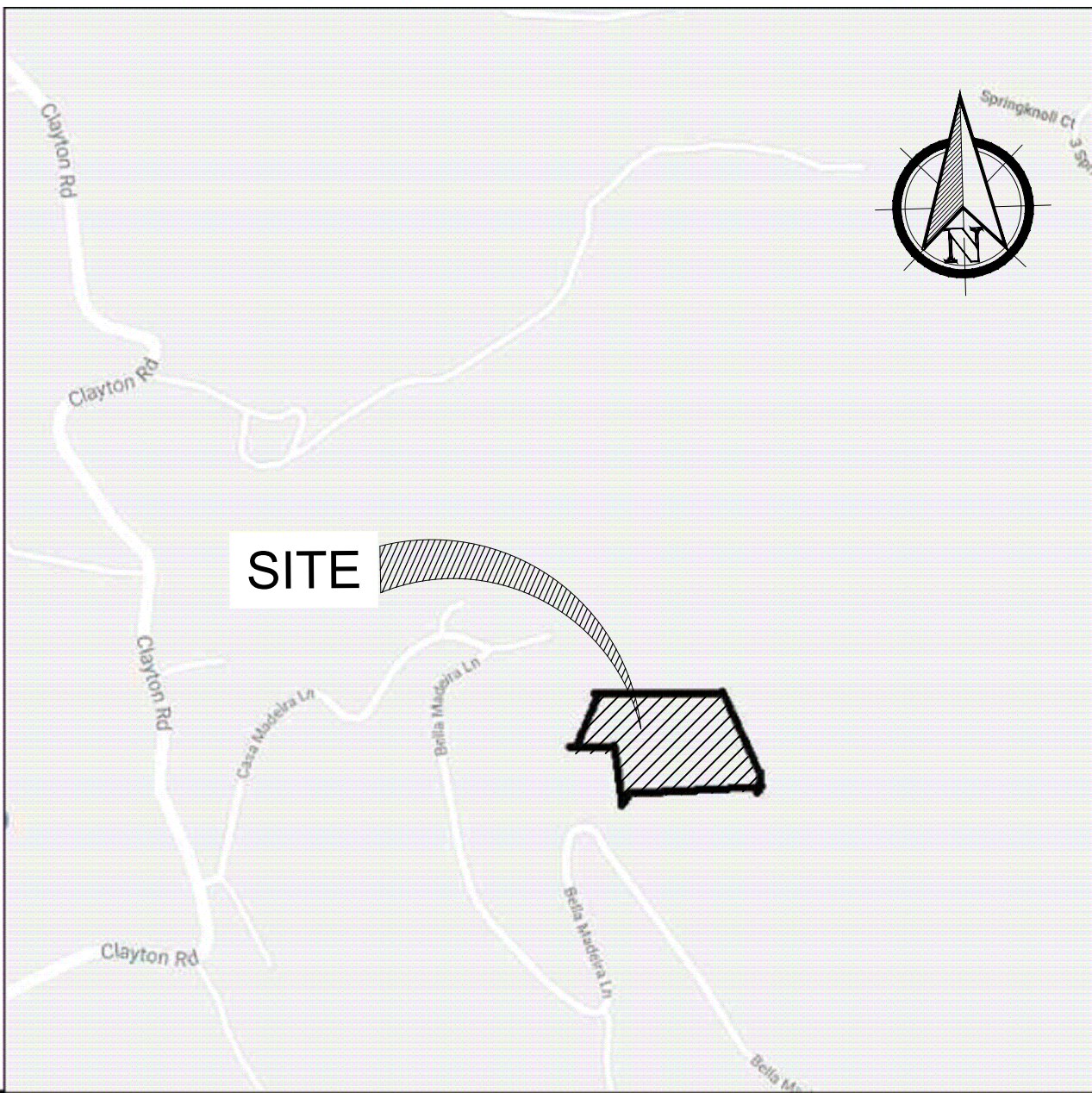
- DUCT LEAKAGE TESTING

**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 MUDDIED & 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.

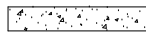


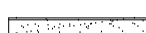

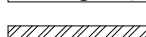
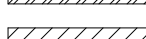
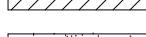


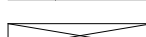


**VICINITY MAP**  
SCALE: N.T.S

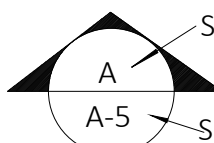
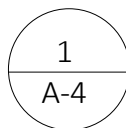

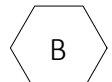
PROJECT INFORMATION			LIST OF PROJECT DIRECTORY	
OWNER	JAMES LE		<div>CIVIL ENGINEERING</div> <div>INDER DESIGN BUILD LLC</div> <div>MAJIT SAINI, P.E.</div> <div>5890 STONERIDGE DR. SUITE 109</div> <div>PLEASANTON. CA 94588</div> <div>408-313-5400</div> <div>Manjit.saini@iengco.com</div>	
LOCATION	BELLA 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)		<div>STRUCTURAL ENGINEERING</div> <div>HJH ENGINEERING</div> <div>JACK HADJIAN</div> <div>23006 ERWIN ST.</div> <div>WOODLAND, CA 91367</div> <div>818 519 8572</div> <div>hjhengineering.com</div>	
BUILDING HEIGHT (Max.)	35'-0"			
BUILDING HEIGHT (Actual)	34'-0"			
LIVING AREA				
A	LOWER LEVEL AREA	1,150 SQ.FT	<div>ENERGY COMPLIANCE</div> <div>NRG COMPLIANCE INC.</div> <div>PO Box 3777</div> <div>Santa Rosa, CA 95402</div> <div>TEL 707-237-6957</div>	
B	MAIN FLOOR AREA	2,533 SQ.FT		
C	UPPER FLOOR AREA	1,924 SQ.FT		
D	TOTAL LIVING AREA (A+B+C)	5,607 SQ.FT		
E	GARAGE AREA	880 SQ.FT		
F	TOTAL AREA (D+E)	6,487 SQ.FT		
PATIO AND DECK AREA			<div>CALGREEN</div> <div>CALGREEN SERVICES</div> <div>GARY WELCH - PRINCIPAL</div> <div>12849 CRESTHAVEN DRIVE,</div> <div>GROVELAND CA 95321</div> <div>707-328-5299</div>	
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		

F.O.S.	FACE OF STUD	WC	WATER CLOSET
FDN	FOUNDATION	WWF	WELDED WIRE FABRIC
FTG	FOOTING	TH	THRESHOLD
GALV	GALVANIZED		
G.I.	GALVANIZED 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

	SECTION No. BUILDING SECTION SHEET No.
	DETAIL INDICATION
	DOOR INDICATION
	WINDOW SYMBOL

# SUBMITTAL TO PLANNING APPROVAL FOR JAMES LE RESIDENTIAL DEVELOPMENT

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

ABBREVIATIONS AND INDICATIONS				SHEET INDEX	
A.B.	ANCHOR BOLT	NTS	NOT TO SCALE	<b>ARCHITECTURAL</b>	
A/C	ASPHALTIC CONC	NOM	NOMINAL	A-1.0	COVER SHEET
ACC.	ACCOUSTIC	O/C	ON CENTER	CL-1.0	CALGREEN RESIDENTIAL SHEET-1
ALUM	ALUMINUM	OPG.	OPENING	CL-2.0	CALGREEN RESIDENTIAL SHEET-2
BLK	BLOCK	LAM PLAS	LAMINATED PLASTIC	A-2.0	LOWER LEVEL PLAN & AREA CALCULATIONS
C.J.	COLD JOINT	PL GL	PLATE GLASS	A-2.1	MAIN FLOOR PLAN & AREA CALCULATIONS
CONC	CONCRETE	PLY	PLYWOOD	A-2.2	UPPER FLOOR PLAN & AREA CALCULATIONS
CONT	CONTINUOUS	RDWD	REDWOOD	A-3.0	LOWER LEVEL FLOOR PLAN
C.I.	CAST IRON	RWL	RAIN WATER LEADER	A-4.0	MAIN FLOOR PLAN
DF	DOUGLAS FIR	SIM	SIMILAR	A-5.0	UPPER FLOOR PLAN
ELEV	ELEVATION	TEMP GL	TEMPERED GLASS	A-6.0	ROOF PLAN
(E)	EXISTING	T & G	TONGUE AND GROOVE	A-7.0	NORTH AND WEST ELEVATIONS
EXIST	EXISTING	T.O.C.	TOP OF CURB	A-8.0	SOUTH AND EAST ELEVATIONS
EXT	EXTERIOR	T.O.P.	TOP OF PLATE	A-9.0	BUILDING SECTION
F.E.	FIRE EXTINGUISHER	TYP	TYPICAL	A-10	BUILDING SECTION
FIN	FINISH	UON	UNLESS OTHERWISE NOTED	A-11	BUILDING SECTIONS
F.O.C.	FACE OF CONC	VGDF	VERTICAL GRAIN DOUGLAS	A-12	BUILDING SECTION
F.O.B.	FACE OF BLOCK	FIR	WITH	<b>CIVIL PLANS</b>	
F.O.S.	FACE OF STUD	W/	WATER CLOSET	G-00	COVER SHEET AND GENERAL NOTES
FDN	FOUNDATION	WC	WELDED WIRE FABRIC	G-01	EXISTING SITE CONDITIONS
FTG	FOOTING	WWF	THRESHOLD	G-02	TOPOGRAPHIC SURVEY
GALV	GALVANIZED	TH		G-03	RECORD OF SURVEY
G.I.	GALVANIZED IRON			C-1.0	SITE GRADING KEY PLAN
GYP. BD.	GYPSUM BOARD			C-1.1	FIRE TURNAROUND PLAN & FIRE HYDRANT LOCATION PLAN
H.B.	HOSE BIBB			C-2.0	GRADING & DRAINAGE PLAN (10F2)
INSUL	INSULATION			C-2.1	GRADING & DRAINAGE PLAN (20F2)
INT	INTERIOR			C-3.0	DRIVEWAY GRADING PLAN AND PROFILE
INV	INVERT			C-4.0	BUILDING LAYOUT & UTILITIES LOCATION
M.B.	MACHINE BOLT			C-5.0	HOUSE PAD SECTION
M.C.	MEDICINE CHEST			C-6.0	SECTIONS
MIN.	MINIMUM			C-7.0	DRIVEWAY CROSS SECTIONS & APPROACH PLAN AND PROFILE
MTL	METAL			D-1	GRADING DETAIL
N.I.C.	NOT IN CONTRACT			D-2	DETAILS
				ESC-1	EROSION CONTROL PLAN
				TPZ-1	TREE LOCATION PLAN
				SWMP	STORMWATER MANAGEMENT PLAN
				<b>LANDSCAPE DRAWINGS</b>	
				L-1	PLANTING AND TREE MITIGATION PLAN
				L-2	IRRIGATION PLAN
				L-3	DETAILS

**PREPARED BY:**

**PREPARED FOR:**

**DRAWING TITLE:**

COVER SHEET



# 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

## RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2023)

Y	NA	RESPON. PARTY	CHAPTER 3 GREEN BUILDING SECTION 301 GENERAL	Y	NA	RESPON. PARTY	4.106.4.2.2 Multifamily development projects with less than 20 dwelling units; and hotels and motels with less than 20 sleeping units or guest rooms.	Y	NA	RESPON. PARTY	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.	Y	NA	RESPON. PARTY	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.																														
●			<b>301.1 SCOPE.</b> 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.  <b>301.1.1 Additions and alterations. [HCD]</b> 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.  <b>Note:</b> 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.  <b>Note:</b> 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.	●			<b>4.106.4.2.2 Multifamily development projects with less than 20 dwelling units; and hotels and motels with less than 20 sleeping units or guest rooms.</b> The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to this section.  <b>1.EV Capable.</b> 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.  <b>Notes:</b>  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.  <b>2.EV Ready.</b> 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.  <b>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.</b> The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to this section.  <b>1.EV Capable.</b> 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.  <b>Notes:</b>  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.  <b>2.EV Ready.</b> 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.  <b>3.EV Chargers.</b> 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.  <b>4.106.4.2.2.1 Electric vehicle charging stations (EVCS).</b> 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.  <b>4.106.4.2.2.1.1 Location.</b> 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.  <b>4.106.4.2.2.1.2 Electric vehicle charging stations (EVCS) dimensions.</b> 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.  <b>4.106.4.2.2.1.3 Accessible EV spaces.</b> 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.  <b>4.106.4.2.3 EV space requirements.</b> 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 proposed location of an EV charger at the time of original construction in accordance with the California Electrical Code.  <b>4.106.4.1.1 Identification.</b> 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".	●			<b>4.303 INDOOR WATER USE</b> <b>4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS.</b> 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 4.303.1.4.  <b>Note:</b> 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.  <b>4.303.1.1 Water Closets.</b> The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-type Toilets.  <b>Note:</b> The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush.  <b>4.303.1.2 Urinals.</b> 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.  <b>4.303.1.3 Showerheads.</b>  <b>4.303.1.3.1 Single Showerhead.</b> Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.  <b>4.303.1.3.2 Multiple showerheads serving one shower.</b> 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.  <b>Note:</b> A hand-held shower shall be considered a showerhead.  <b>4.303.1.4 Faucets.</b>  <b>4.303.1.4.1 Residential Lavatory Faucets.</b> 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.  <b>4.303.1.4.2 Lavatory Faucets in Common and Public Use Areas.</b> 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.  <b>4.303.1.4.3 Metering Faucets.</b> Metering faucets when installed in residential buildings shall not deliver more than 0.2 gallons per cycle.  <b>4.303.1.4.4 Kitchen Faucets.</b> 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.  <b>Note:</b> Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.  <b>4.303.1.4.5 Pre-rinse spray valves.</b> When installed, shall meet the requirements in the <i>California Code of Regulations</i> , 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.  <b>FOR REFERENCE ONLY:</b> The following table and code section have been reprinted from the <i>California Code of Regulations</i> , Title 20 (Appliance Efficiency Regulations), Section 1605.1 (h)(4) and Section 1605.3 (h)(4)(A).  <table><tr><th colspan="2">TABLE H-2</th></tr><tr><th colspan="2">STANDARDS FOR COMMERCIAL PRE-RINSE SPRAY VALVES MANUFACTURED ON OR AFTER JANUARY 28, 2019</th></tr><tr><th>PRODUCT CLASS [spray force in ounce force (ozf)]</th><th>MAXIMUM FLOW RATE (gpm)</th></tr><tr><td>Product Class 1 (≤ 5.0 ozf)</td><td>1.00</td></tr><tr><td>Product Class 2 (&gt; 5.0 ozf and ≤ 8.0 ozf)</td><td>1.20</td></tr><tr><td>Product Class 3 (&gt; 8.0 ozf)</td><td>1.28</td></tr></table> Title 20 Section 1605.3 (h)(4)(A): Commercial prerinse spray valves 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)  <b>4.303.2 Submersers for multifamily buildings and dwelling units in mixed-used residential/commercial buildings.</b> Submersers shall be installed to measure water usage of individual rental dwelling units in accordance with the <i>California Plumbing Code</i> .  <b>4.303.3 Standards for plumbing fixtures and fittings.</b> Plumbing fixtures and fittings shall be installed in accordance with the <i>California Plumbing Code</i> , and shall meet the applicable standards referenced in Table 1701.1 of the <i>California Plumbing Code</i> .  <b>NOTE:</b> THIS TABLE COMPILES THE DATA IN SECTION 4.303.1, AND IS INCLUDED AS A CONVENIENCE FOR THE USER.  <table><tr><th colspan="2">TABLE - MAXIMUM FIXTURE WATER USE</th></tr><tr><th>FIXTURE TYPE</th><th>FLOW RATE</th></tr><tr><td>SHOWER HEADS (RESIDENTIAL)</td><td>1.8 GMP @ 80 PSI</td></tr><tr><td>LAVATORY FAUCETS (RESIDENTIAL)</td><td>MAX. 1.2 GPM @ 60 PSI MIN. 0.8 GPM @ 20 PSI</td></tr><tr><td>LAVATORY FAUCETS IN COMMON &amp; PUBLIC USE AREAS</td><td>0.5 GPM @ 60 PSI</td></tr><tr><td>KITCHEN FAUCETS</td><td>1.8 GPM @ 60 PSI</td></tr><tr><td>METERING FAUCETS</td><td>0.2 GAL/CYCLE</td></tr><tr><td>WATER CLOSET</td><td>1.28 GAL/FLUSH</td></tr><tr><td>URINALS</td><td>0.125 GAL/FLUSH</td></tr></table>	TABLE H-2		STANDARDS FOR COMMERCIAL PRE-RINSE SPRAY VALVES 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	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	●			<b>4.408.3 WASTE MANAGEMENT COMPANY.</b> 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.  <b>Note:</b> The owner or contractor may make the determination if the construction and demolition waste materials will be diverted by a waste management company.  <b>4.408.4 WASTE STREAM REDUCTION ALTERNATIVE [LR].</b> 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  <b>4.408.4.1 WASTE STREAM REDUCTION ALTERNATIVE.</b> 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  <b>4.408.5 DOCUMENTATION.</b> 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.  <b>Notes:</b>  1. Sample forms found in "A Guide to the California Green Building Standards Code (Residential)" located at <a href="http://www.hcd.ca.gov/CALGreen.html">www.hcd.ca.gov/CALGreen.html</a> 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).  <b>4.410 BUILDING MAINTENANCE AND OPERATION</b> <b>4.410.1 OPERATION AND MAINTENANCE MANUAL.</b> 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 inspectors 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.  <b>4.410.2 RECYCLING BY OCCUPANTS.</b> 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 waste, and metals, or meet a lawfully enacted local recycling ordinance, if more restrictive.  <b>Exception:</b> Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42649.82 (a)(2)(A) et seq. are not required to comply with the organic waste portion of this section.
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Live/Work units shall comply with Chapter 4 and Appendix A4, as applicable.	●			<b>DIVISION 4.1 PLANNING AND DESIGN</b> <b>ABBREVIATION DEFINITIONS:</b> 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	●			<b>CHAPTER 4 RESIDENTIAL MANDATORY MEASURES</b>  <b>SECTION 4.102 DEFINITIONS</b> <b>4.102.1 DEFINITIONS</b> The following terms are defined in Chapter 2 (and are included here for reference)  <b>FRENCH DRAIN.</b> 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.  <b>WATTLES.</b> 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.  <b>4.106 SITE DEVELOPMENT</b> <b>4.106.1 GENERAL.</b> 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.  <b>4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION.</b> 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.  <b>Note:</b> 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: <a href="https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html">https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html</a> )  <b>4.106.3 GRADING AND PAVING.</b> 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.  <b>Exception:</b> Additions and alterations not altering the drainage path.  <b>4.106.4 Electric vehicle (EV) charging for new construction.</b> 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 <i>California Electrical Code</i> , Article 625.  <b>Exceptions:</b> 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.  <b>4.106.4.1 New one- and two-family dwellings and townhouses with attached private garages.</b> 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 <i>California Electrical Code</i> .  <b>4.106.4.1.1 Identification.</b> 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".	●			<b>DIVISION 4.2 ENERGY EFFICIENCY</b> <b>4.201 GENERAL</b> <b>4.201.1 SCOPE.</b> For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory standards.  <b>DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION</b> <b>4.303 INDOOR WATER USE</b> <b>4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS.</b> 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 4.303.1.4.  <b>Note:</b> 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.  <b>4.303.1.1 Water Closets.</b> The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-type Toilets.  <b>Note:</b> The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush.  <b>4.303.1.2 Urinals.</b> 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.  <b>4.303.1.3 Showerheads.</b>  <b>4.303.1.3.1 Single Showerhead.</b> Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.  <b>4.303.1.3.2 Multiple showerheads serving one shower.</b> 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.  <b>Note:</b> A hand-held shower shall be considered a showerhead.  <b>4.303.1.4 Faucets.</b>  <b>4.303.1.4.1 Residential Lavatory Faucets.</b> The maximum flow rate of residential lavatory faucets shall not exceed 1.2 gallons per minute at 60 psi. 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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.  <b>Note:</b> 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: <a href="https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html">https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html</a> )  <b>4.106.3 GRADING AND PAVING.</b> 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.  <b>Exception:</b> Additions and alterations not altering the drainage path.  <b>4.106.4 Electric vehicle (EV) charging for new construction.</b> 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 <i>California Electrical Code</i> , Article 625.  <b>Exceptions:</b> 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.  <b>4.106.4.1 New one- and two-family dwellings and townhouses with attached private garages.</b> 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 <i>California Electrical Code</i> .  <b>4.106.4.1.1 Identification.</b> 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".	●			<b>DIVISION 4.2 ENERGY EFFICIENCY</b> <b>4.201 GENERAL</b> <b>4.201.1 SCOPE.</b> For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory standards.  <b>DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION</b> <b>4.303 INDOOR WATER USE</b> <b>4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS.</b> 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 4.303.1.4.  <b>Note:</b> 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.  <b>4.303.1.1 Water Closets.</b> The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-type Toilets.  <b>Note:</b> The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush.  <b>4.303.1.2 Urinals.</b> 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.  <b>4.303.1.3 Showerheads.</b>  <b>4.303.1.3.1 Single Showerhead.</b> Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.  <b>4.303.1.3.2 Multiple showerheads serving one shower.</b> 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.  <b>Note:</b> A hand-held shower shall be considered a showerhead.  <b>4.303.1.4 Faucets.</b>  <b>4.303.1.4.1 Residential Lavatory Faucets.</b> 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.  <b>4.303.1.4.2 Lavatory Faucets in Common and Public Use Areas.</b> 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.  <b>4.303.1.4.3 Metering Faucets.</b> Metering faucets when installed in residential buildings shall not deliver more than 0.2 gallons per cycle.  <b>4.303.1.4.4 Kitchen Faucets.</b> 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.  <b>Note:</b> Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.  <b>4.303.1.4.5 Pre-rinse spray valves.</b> When installed, shall meet the requirements in the <i>California Code of Regulations</i> , 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.  <b>FOR REFERENCE ONLY:</b> The following table and code section have been reprinted from the <i>California Code of Regulations</i> , Title 20 (Appliance Efficiency Regulations), Section 1605.1 (h)(4) and Section 1605.3 (h)(4)(A).  <table><tr><th colspan="2">TABLE H-2</th></tr><tr><th colspan="2">STANDARDS FOR COMMERCIAL PRE-RINSE SPRAY VALVES MANUFACTURED ON OR AFTER JANUARY 28, 2019</th></tr><tr><th>PRODUCT CLASS [spray force in ounce force (ozf)]</th><th>MAXIMUM FLOW RATE (gpm)</th></tr><tr><td>Product Class 1 (≤ 5.0 ozf)</td><td>1.0</td></tr></table>	TABLE H-2		STANDARDS FOR COMMERCIAL PRE-RINSE SPRAY VALVES 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)	1.0																						
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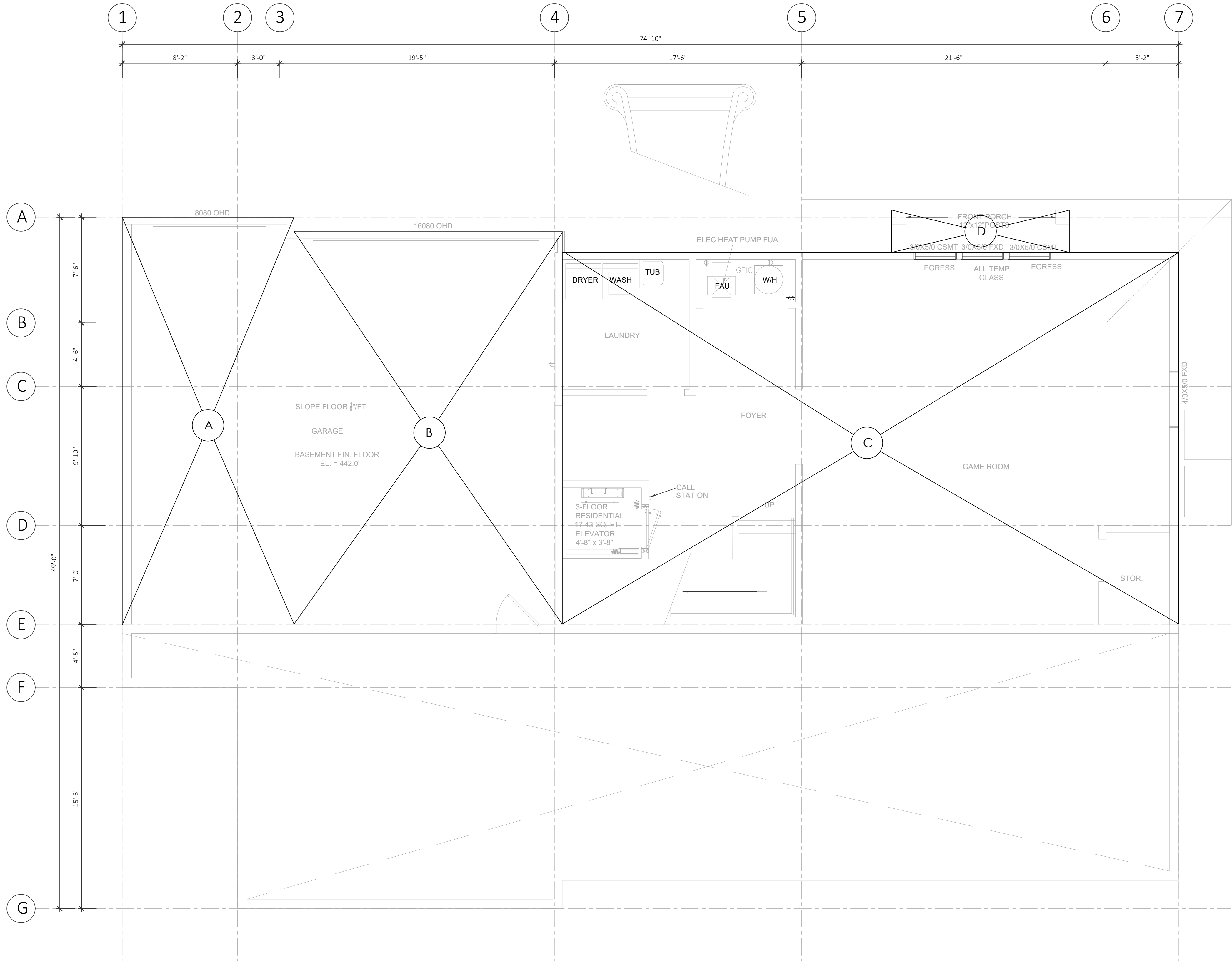


# 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

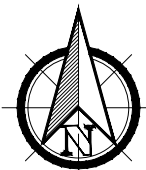
## RESIDENTIAL MANDATORY MEASURES, SHEET 2 (January 2023)

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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	26.3	43.67	1149.9				
TOTAL			1149.89				
Lower Living Area (Sq. Ft.)				1150			
GARAGE							
A	28.8	12.17	350.8	B	27.83	19	528.8
TOTAL			350.80	TOTAL			528.83
Total (Sq. Ft.)				880.0			
Covered Porch							
D	3	12.63	37.9				
TOTAL			37.88				
Total (Sq. Ft.)				38.0			

REVISIONS

NO.

SHEET NUMBER

DATE: 7/10/2025

DESIGNED BY: T. PENG

DRAWN BY: K. KUMAR

CHECKED BY: M. SAINI

APPROVED BY: M. SAINI

DRAWING TITLE:

LOWER LEVEL PLAN & AREA CALCULATIONS

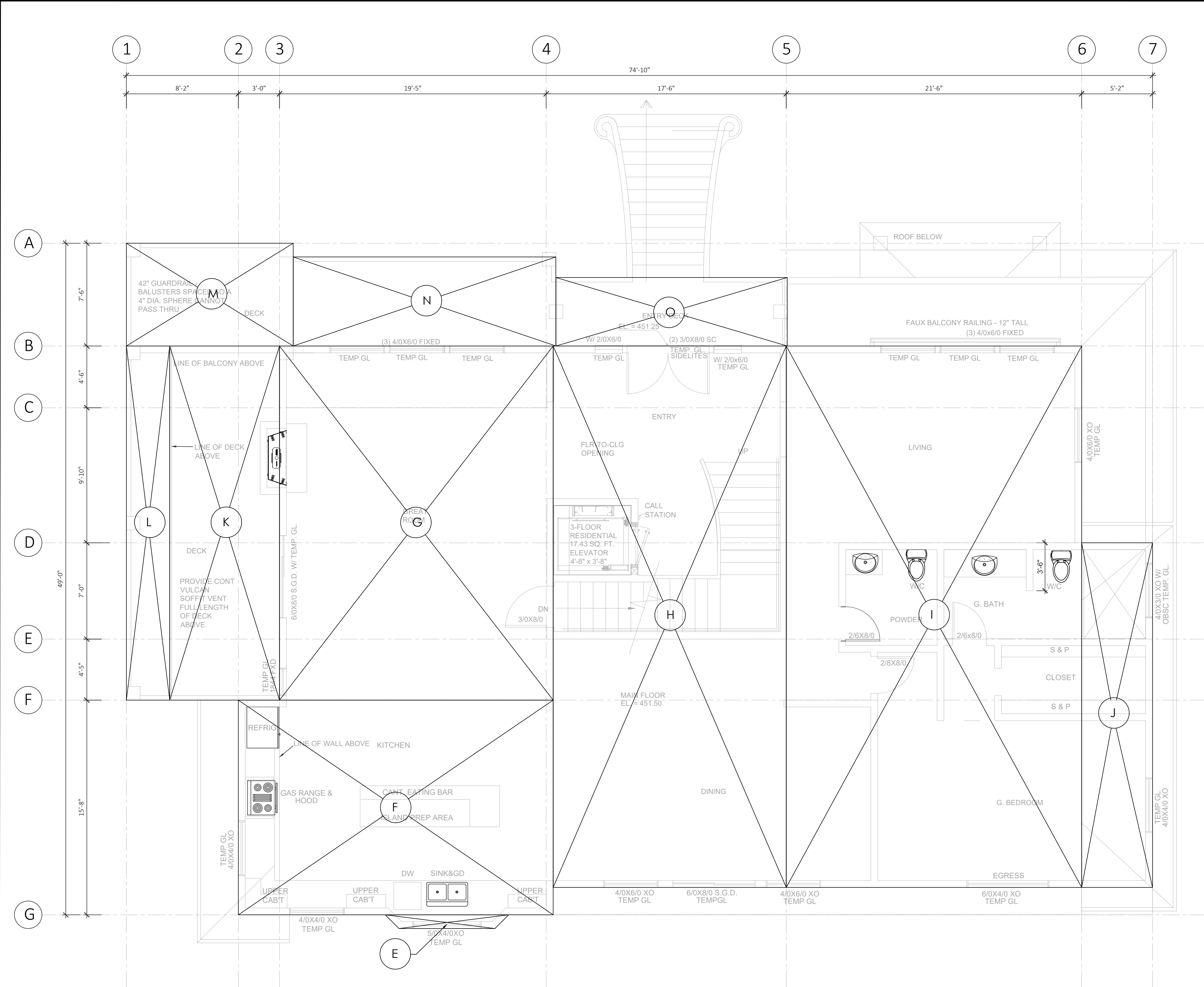
PREPARED FOR:

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

PREPARED BY:

STEVE BENZING ARCHITECT  
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MAIN FLOOR PLAN  
SCALE: 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	25.7	20.0	512.3	H	17	39.5	671.5
I	21.5	39.5	850.9	J	5.2	25.2	130.0
TOTAL			1371.16	TOTAL			1161.19
Main Floor Living Area (Sq. Ft.)				2533			
Covered Deck							
K	8	25.833	206.7	O	16.88	5	84.4
TOTAL			206.67	TOTAL			84.38
Total (Sq. Ft.)				292.0			
Open Deck							
L	3.17	25.833	81.8	M	12.17	7.5	91.2
N	19.2	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

NO.	REVISIONS	DATE:	7/10/2025
		DESIGNED BY:	T. PENG
		DRAWN BY:	K. KUMAR
		CHECKED BY:	M. SAINI
		APPROVED BY:	M. SAINI
SHEET NUMBER			
A-2.1			

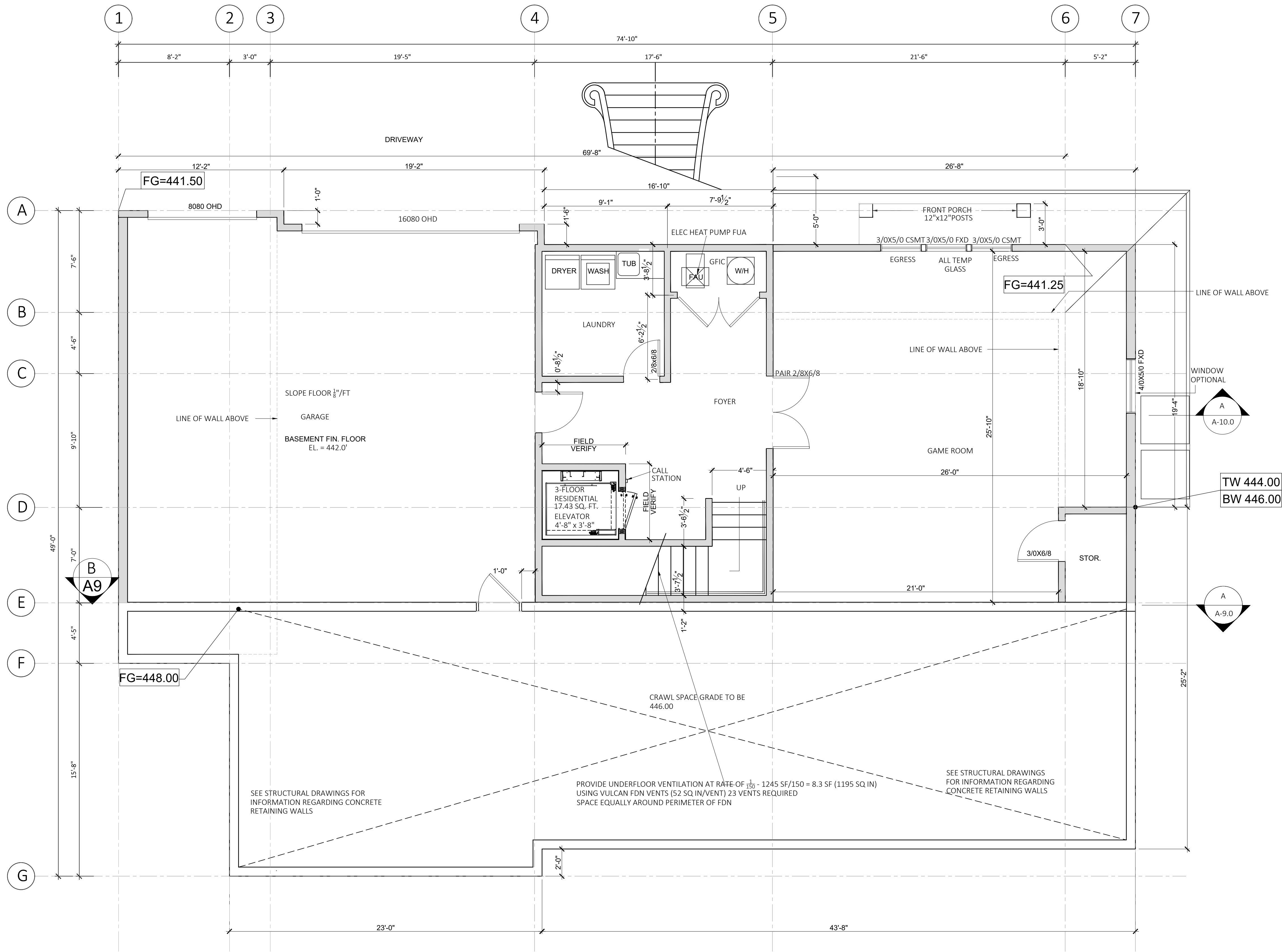




APPLICANT: JAMES LE ROAD: BELLA MADEIRA LN COUNTY FILE NO.: DEV21-0127

<div style="text-align: center;"> <p><b>SHEET NUMBER</b></p> <p><b>A-2.2</b></p> </div>	NO.	REVISIONS	DATE:	7/10/2025
			DESIGNED BY:	T. PENG
			DRAWN BY:	K. KUMAR
			CHECKED BY:	M. SAINI
			APPROVED BY:	M. SAINI





**R302.11 Fireblocking.**  
In combustible construction, fireblocking shall be provided to cut off both vertical and horizontal concealed draft openings and to form an effective fire barrier between stories, and between a top story and the roof space.

Fireblocking shall be provided in wood-framed construction in the following locations:

- In concealed spaces of stud walls and partitions, including furred spaces and parallel rows of studs or staggered studs, as follows:
  - Vertically at the ceiling and floor levels.
  - Horizontally at intervals not exceeding 10 feet (3048 mm).
- At interconnections between concealed vertical and horizontal spaces such as occur at soffits, drop ceilings and cove ceilings.
- In concealed spaces between stair stringers at the top and bottom of the run. Enclosed spaces under stairs shall comply with Section R302.7.
- At openings around vents, pipes, ducts, cables and wires at ceiling and floor level, with an approved material to resist the free passage of flame and products of combustion. The material filling this annular space shall not be required to meet the ASTM E119 requirements.
- For the fireblocking of chimneys and fireplaces, see Section R1003.19.
- Fireblocking of cornices of a two-family dwelling is required at the line of dwelling unit separation.

**R302.11.1 Fireblocking materials.**  
Except as provided in Section R302.11, Item 4, fireblocking shall consist of the following materials.

- Two-inch (51 mm) nominal lumber.
- Two thicknesses of 1-inch (25.4 mm) nominal lumber with broken lap joints.
- One thickness of 2 3/32-inch (18.3 mm) wood structural panels with joints backed by 2 3/32-inch (18.3 mm) wood structural panels.
- One thickness of 3/4-inch (19.1 mm) particleboard with joints backed by 3/4-inch (19.1 mm) particleboard.
- One-half-inch (12.7 mm) gypsum board.
- One-quarter-inch (6.4 mm) cement-based millboard.
- Batts or blankets of mineral wool or glass fiber or other approved materials installed in such a manner as to be securely retained in place.
- Cellulose insulation installed as tested in accordance with ASTM E119 or UL 263, for the specific application.

# LOWER LEVEL PLAN

## NORTH

SCALE 3/8" = 1'-0"

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

### LOWER LEVEL FLOOR PLAN

DRAWING TITLE:

DATE:	7/10/2025
DESIGNED BY:	T. PENG
DRAWN BY:	K. KUMAR
CHECKED BY:	M. SAINI
APPROVED BY:	M. SAINI

REVISIONS	
NO.	

SHEET NUMBER

A-3.0







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.  
WATER HEATER SEE ELECTRICAL/MECHANICAL PLAN DRAWINGS FOR MORE INFO., TYPICAL, U.N.O.  
CONC. PORCHES/PATIOS SLOPE TO DRAIN @ 1/4" PER FT. AWAY FROM STRUCTURES. ALL SLABS TO BE INSTALLED O/ PROPERLY PRE-MOISTENED & 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:

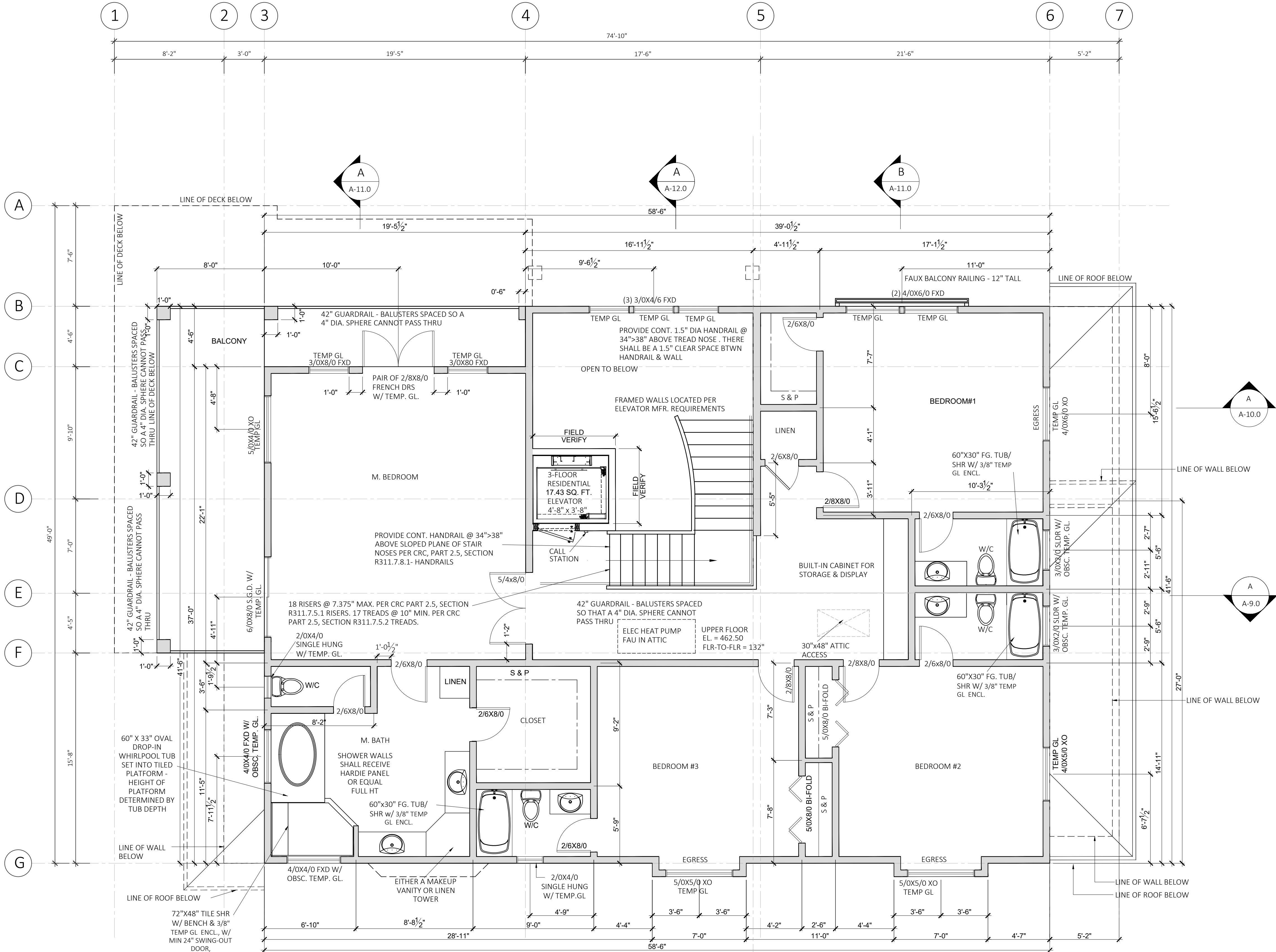
PROVIDE 2X8 WOODEN BACKING LOCATED AT 34" FROM THE FLOOR TO THE CENTER OF THE BACKING IN ALL BATHROOM WALLS AT W/C, SHOWER & BATHTUB LOCATIONS. BACKING SHALL BE SUITABLE FOR THE ADDITION OF GRAB BARS. MIN. 15" CLR. EA. SIDE OF W/C C/L AND MIN. 24" CLR. IN FRONT OF W/C

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



UPPER FLOOR PLAN

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



DRAWING TITLE:		UPPER FLOOR PLAN		PREPARED FOR:		NEW RESIDENCE ON BELLA MADEIRA LANE SAN JOSE, CA APN: 654-64-012		PREPARED BY:		STEVE BENZING ARCHITECT C-17985 ADDRESS: 12103 FREDERICKSBURG SARATOGA, CA TEL: 408-805-1328 EMAIL: steve@benzarch.com WEBSITE: BENZARCH.COM	
REVISIONS	DATE:	7/10/2025		DESIGNED BY:		T. PENG		DRAWN BY:		K. KUMAR	
	CHECKED BY:		M. SAINI		APPROVED BY:		M. SAINI				
NO.		SHEET NUMBER									
		A-5.0									







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 5" 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"-THICK MORTAR BED OVER STUCCO WIRE LATH OVER "CADCO J-DRAIN #303" DRAINAGE BLANKET (OR EQUIVALENT) OVER 2 LAYERS KRAFT WATERPROOF BUILDING PAPER OR TYVEK BUILDING WRAP OVER BUILDING SHEATHING PER STRUCTURAL DRAWINGS OVER 2X STUDS AT 16" O/C, TYPICAL U.N.O..

WINDOW/DOOR TRIM:

WINDOW AND DOOR TRIM IS INTEGRAL TO THE INDIVIDUAL UNITS.

WINDOWS:

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

EXTERIOR DOOR:

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

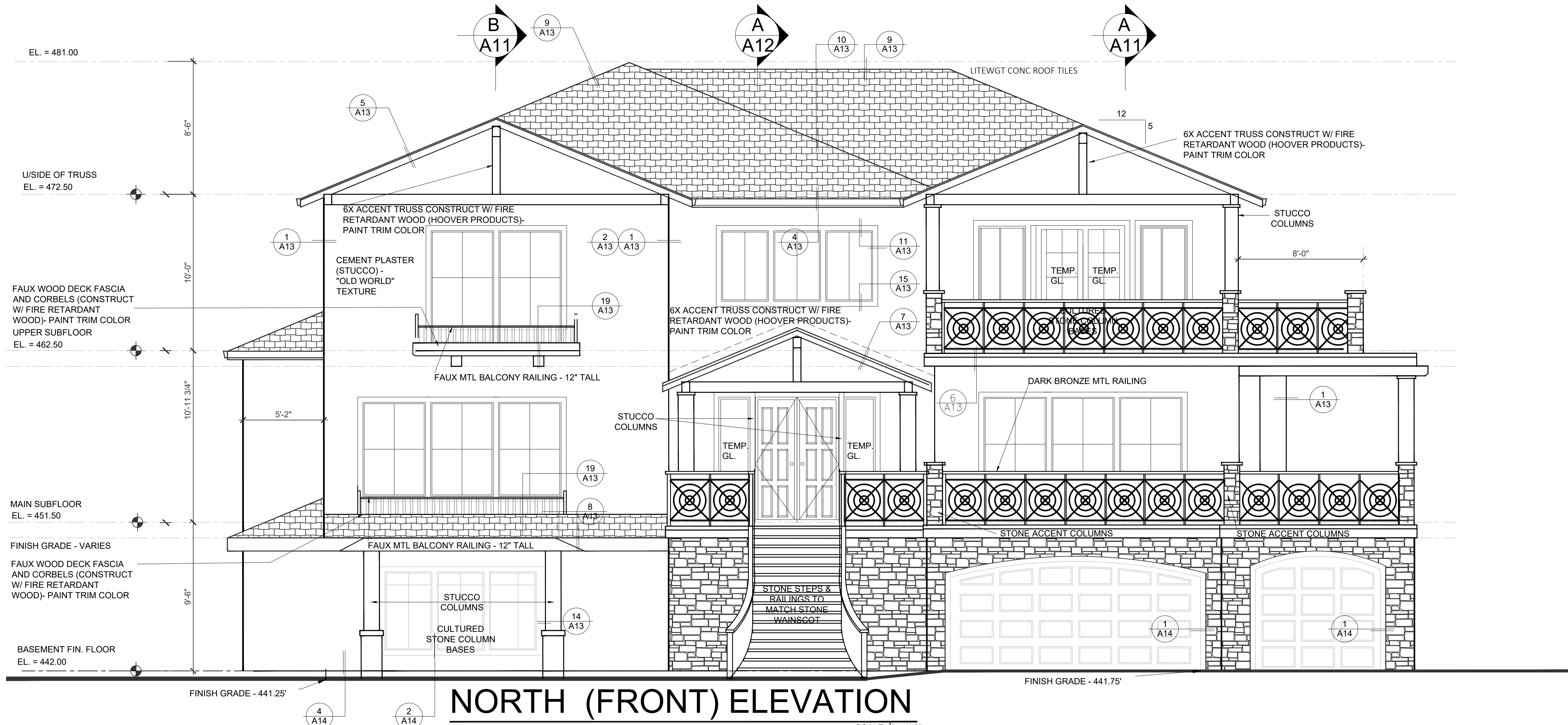
EXTERIOR RAILING:

WROUGHT IRON RAILING TO BE SELECTED BY OWNER.

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

COLOR SCHEME			REFLECTIVITY INDEX
①	BODY COLOR 1 KELLEY MOORE		LRV - 31
②	TRIM 1 KELLEY MOORE		LRV - 40
③	ROOF EAGLE ROOFING CONCRETE TILE		SRI / SRV 17
④	ROOF GUTTER KELLEY MOORE		LRV - 40
⑤	WINDOW GLASS MILGARD	DOUBLE PAIN ENERGY STAR V5	
⑥	WINDOW MILGARD (Vinyl)	ENERGY STAR® V5 - NORTH CA REQUIREMENTS	
⑦	STONE		LRV=40
⑧	WINDOW TRIM MILGARD		LRV=40

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



WEST (SIDE) ELEVATION

PREPARED BY:

STEVE BENZING ARCHITECT  
C-17985  
ADDRESS: 12103 FREDERICKSBURG  
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:

NORTH AND WEST  
ELEVATIONS

NO.	REVISIONS	DATE:	7/1/2025	DESIGNED BY:	T. PENG	DRAWN BY:	K. KUMAR	CHECKED BY:	M. SAINI	APPROVED BY:	M. SAINI
		SHEET NUMBER									

A-7.0



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..

### 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 TYEK BUILDING WRAP, WITH WEEP SCREED AT BASE, TYPICAL  
U.N.O..

**ADHERED THIN STONE VENEER:**  
EL DORADO "COURSED STONE" ADHERED VENEER, COLOR: "SANTA BARBARA", AT WALLS, CHIMNEYS, ETC. WHERE SHOWN ON DRAWINGS. INSTALL ALL STONE OVER 3/4"-1" THICK MORTAR BED OVER STUCCO WITH LATH OVER "CACCO 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.S.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.

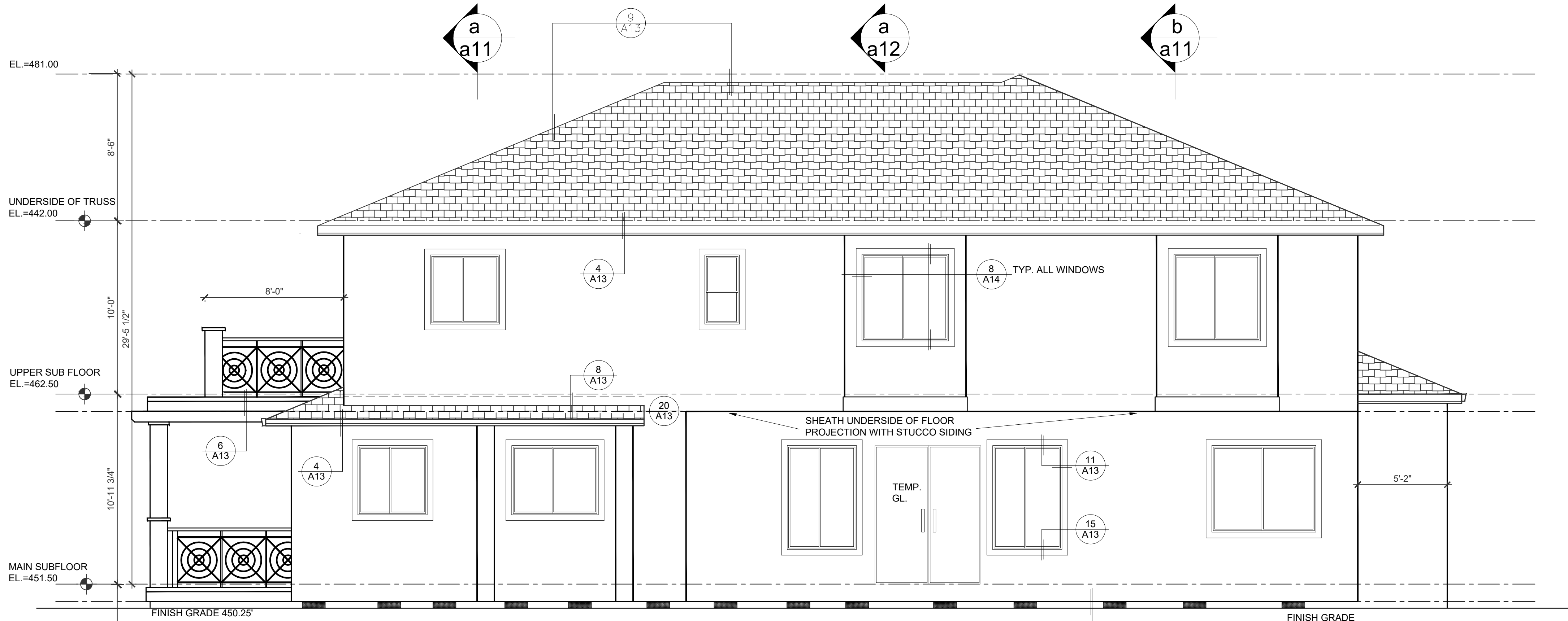
**EXTERIOR DOOR:**  
REFER TO DOOR SCHEDULE FOR MORE INFORMATION, TYPICAL U.N.O.

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

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

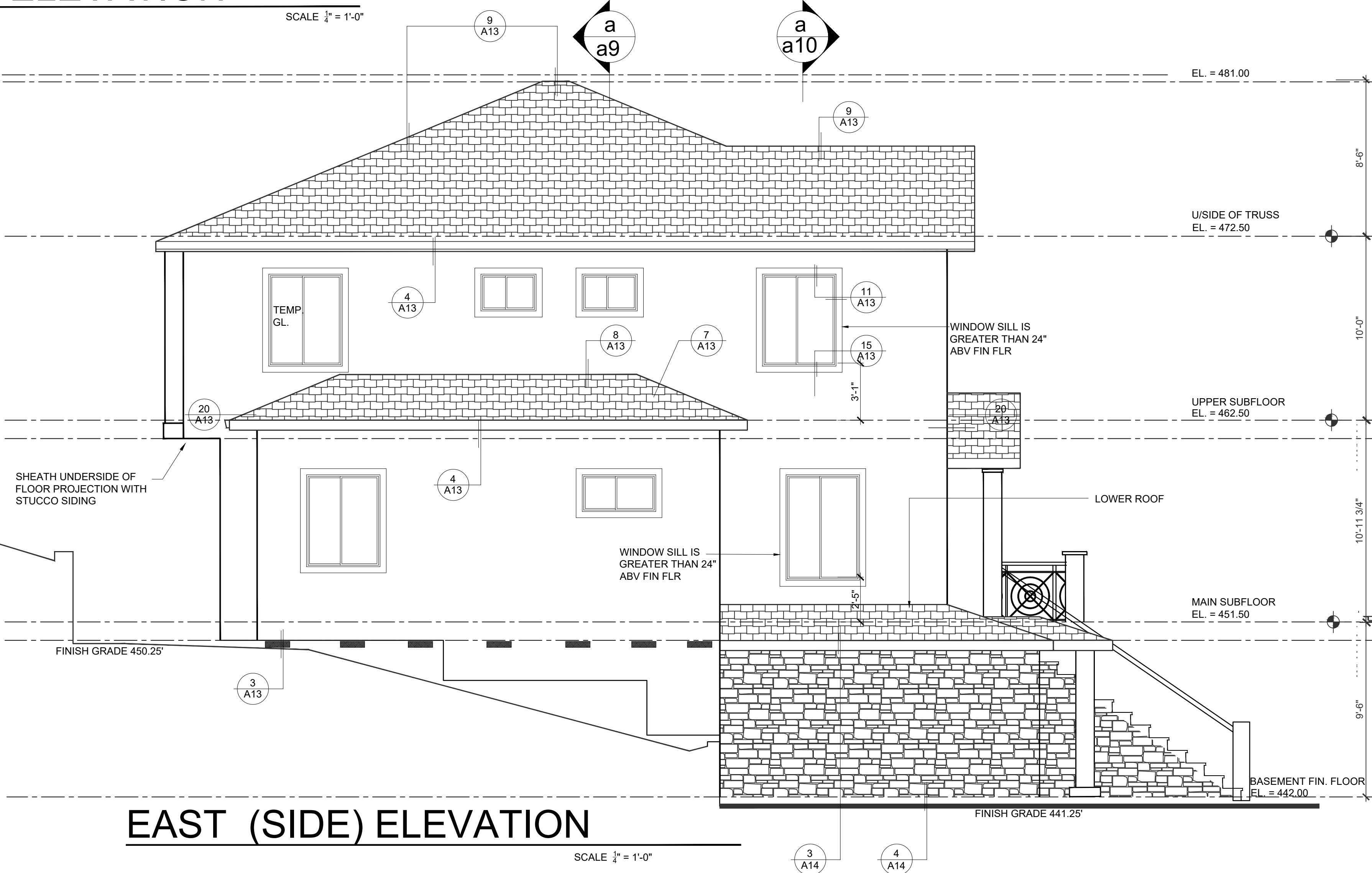
- |   |                                      |         |
|---|--------------------------------------|---------|
| ① | CEMENT PLASTER FINISH - BODY COLOR 1 | COLOR ① |
| ② | CEMENT PLASTER FINISH - TRIM COLOR 1 | COLOR ② |
| ③ | CONC. TILE ROOF OVER ROOF            | COLOR ③ |
| ④ | ROOF GUTTER      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

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




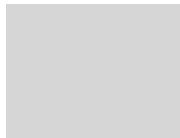
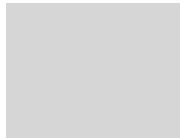


## SOUTH (REAR) ELEVATION

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



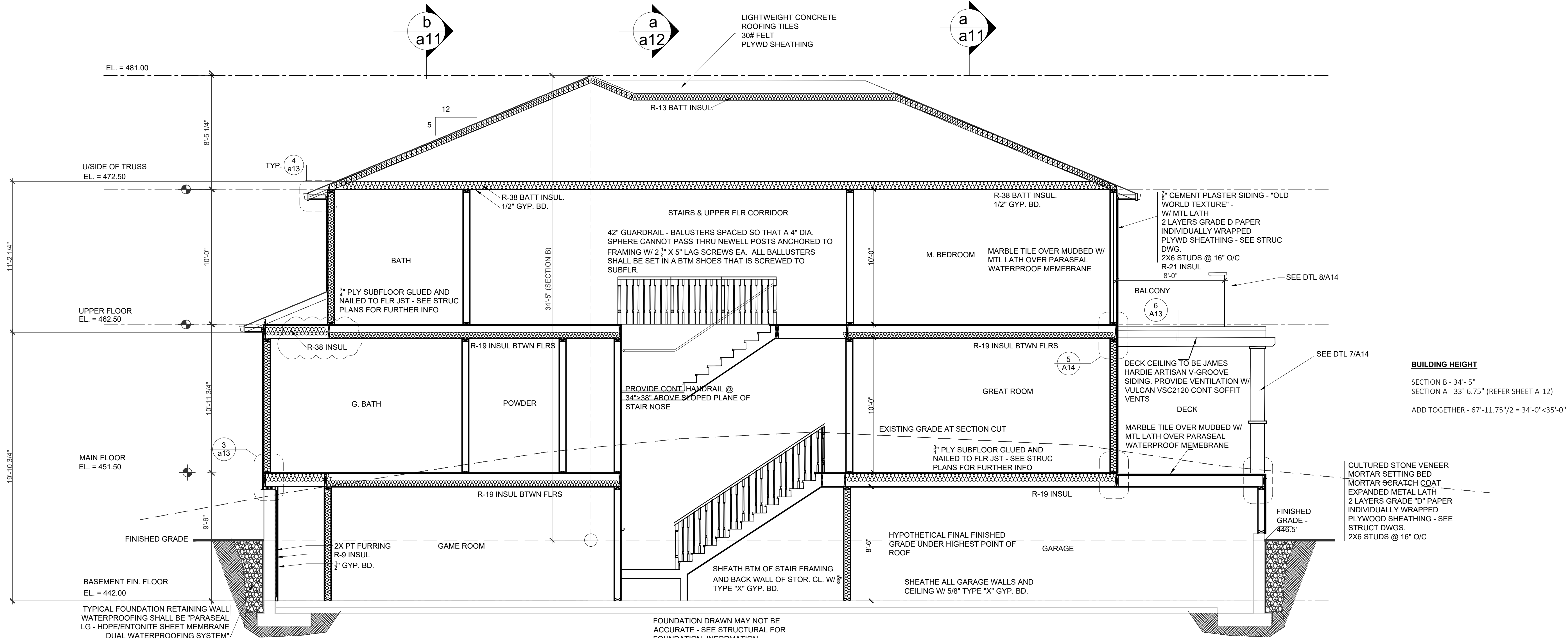
## EAST (SIDE) ELEVATION

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

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

		DRAWING TITLE:		PREPARED FOR:		PREPARED BY:	
NO.		REVISIONS	DATE:	7/1/2025	STEVE BENZING ARCHITECT		
			DESIGNED BY:	T. PENG	C-17985		
			DRAWN BY:	K. KUMAR	ADDRESS: 12103 FREDERICKSBURG		
			CHECKED BY:	M. SAINI	SARATOGA, CA		
			APPROVED BY:	M. SAINI	TEL: 408-805-1328		
					EMAIL: steve@benzarch.com		
					WEBSITE: BENZARCH.COM		
SHEET NUMBER							
A-8.0							





SECTION A/A9

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

PREPARED BY:		STEVE BENZING ARCHITECT C-17985	
PREPARED FOR:		NEW RESIDENCE ON BELLA MADEIRA LANE SAN JOSE, CA APN: 654-64-012	
DRAWING TITLE:		BUILDING SECTION	
REVISIONS	DATE:	4/15/2025	DESIGNED BY: T. PENG
			DRAWN BY: K. KUMAR
			CHECKED BY: M. SAINI
			APPROVED BY: M. SAINI
	NO.		
SHEET NUMBER		A-9.0	

## Owner's Manual

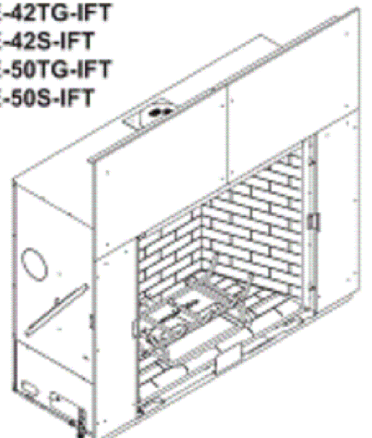
### Care and Operation

**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



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 2240 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 de l'utilisateur, visitez [www.heatandglo.com](http://www.heatandglo.com)

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

UNIT

Top

Left

Front

Right

FRONTS

Firescreen

Forge

Arched  
Firescreen

Arched  
Forge

Additional information can be found online at [www.heatandglo.com](http://www.heatandglo.com)

**O'HAGIN**  
THE TECHNOLOGICAL LEADER IN ATTIC VENTILATION

- SELECT METAL**  
Standard:  
24 Gauge, G-90 Galvanized Steel  
20 Year Warranty  
Upgrade Options:  
0.02" Aluminum  
50 Year Warranty  
14 Oz. Copper  
50 Year Warranty

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

- SELECT SUBFLASHING OPTIONS**  
Standard:  
2" Flange  
Upgrade Options:  
4" Flange  
6" Flange  
Diverter\*\*\*

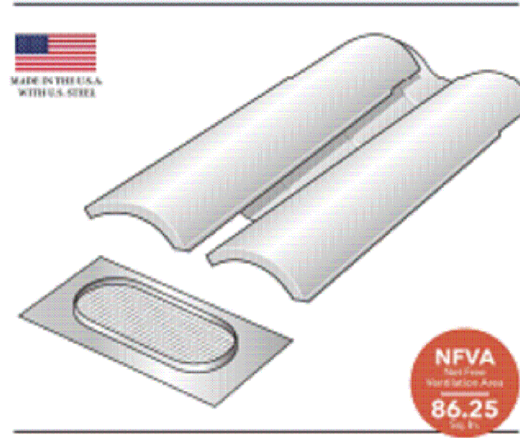
- SELECT WIRE MESH**  
Standard:  
1/4" Galvanized  
Upgrade Options:  
1/4" Stainless Steel  
1/8" Galvanized  
1/8" Stainless Steel

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

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

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

MATERIAL: CLAY TILE  
PRODUCT: MEDIUM PROFILE (M)



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](mailto:vent@ohagin.com)

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

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

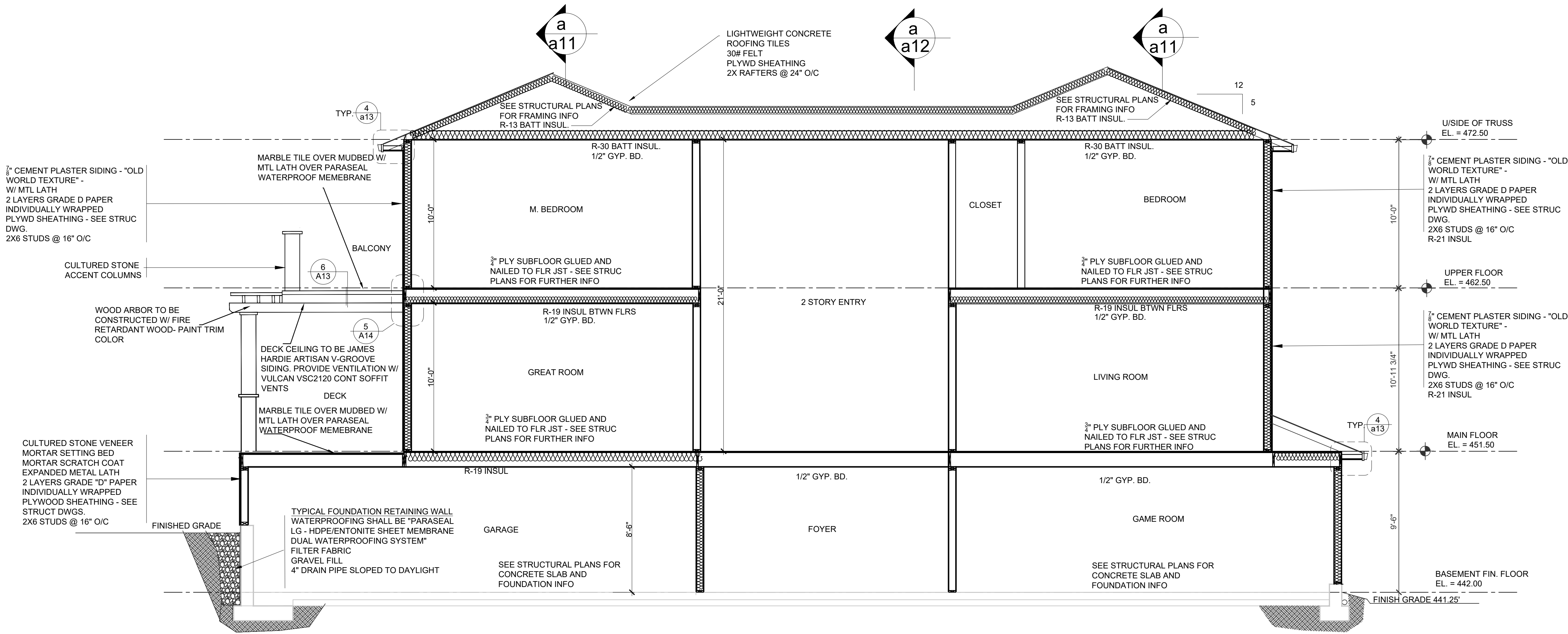
If you live in a Wildland Urban Interface area (WUI), upgrade to our FIRE&ICE product line. Scan the QR Codes above with your smart phone to learn more.

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

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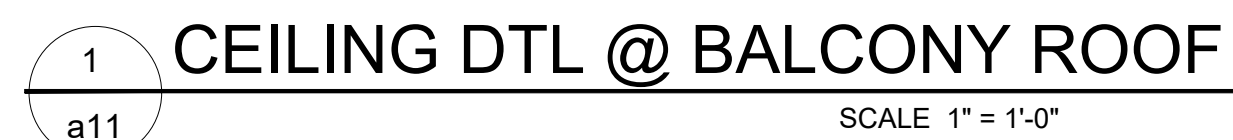


SECTION A/A10

SCALE 3/4" = 1'-0"

<div>NO.</div>		<div>REVISIONS</div>	DATE: 7/10/2025	
			DESIGNED BY: T. PENG	
			DRAWN BY: K. KUMAR	
			CHECKED BY: M. SAINI	
			APPROVED BY: M. SAINI	
<div>SHEET NUMBER</div>				
<div>A-10</div>				
<div>DRAWING TITLE:</div>			<div>BUILDING SECTION</div>	
<div>PREPARED FOR:</div>			<div>NEW RESIDENCE ON BELLA MADEIRA LANE SAN JOSE, CA APN: 654-64-012</div>	
<div>PREPARED BY:</div>			<div>STEVE BENZING ARCHITECT C-17985 ADDRESS: 12103 FREDERICKSBURG SARATOGA, CA TEL: 408-805-1328 EMAIL: steve@benzarch.com WEBSITE: BENZARCH.COM</div>	

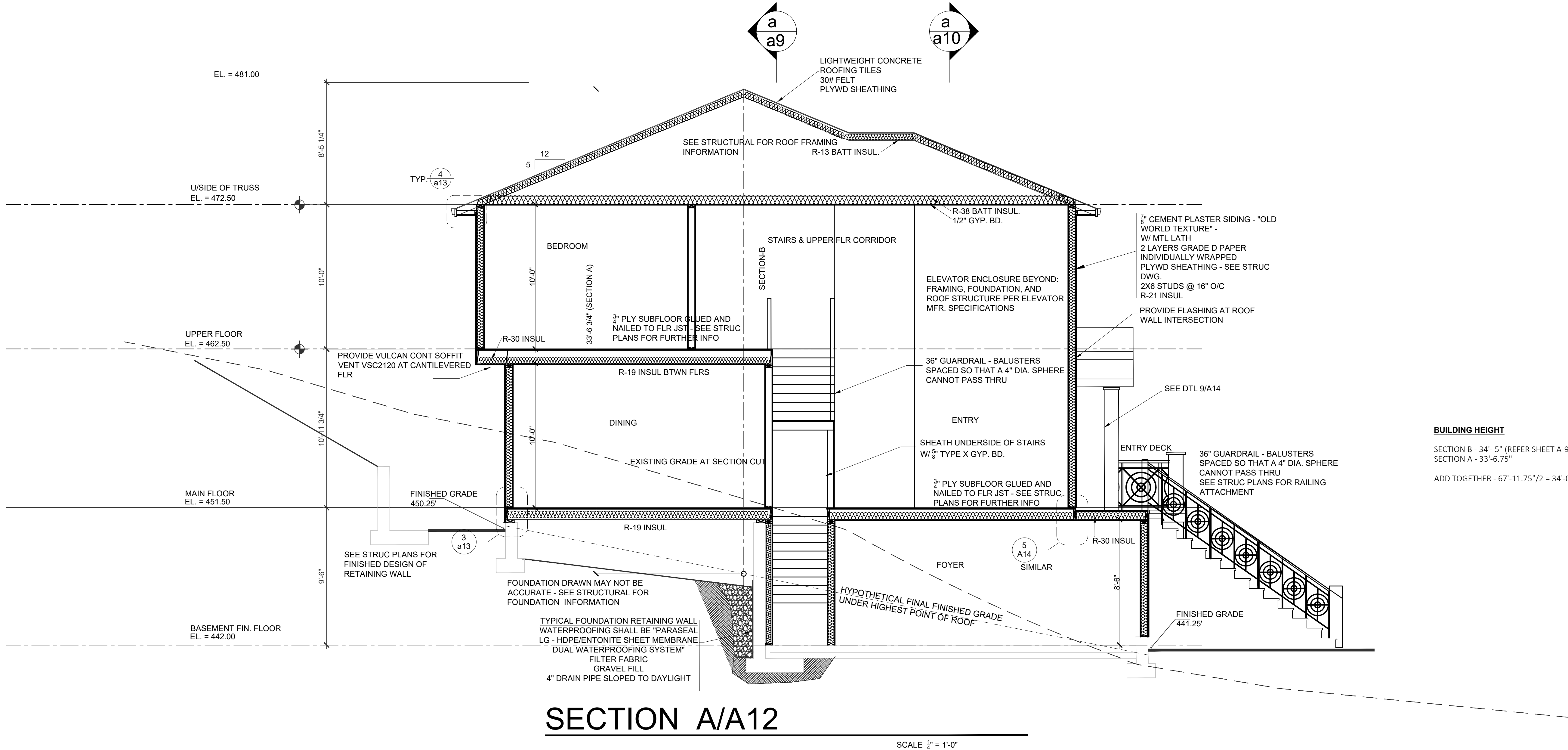




BUILDING SECTION

SHEET NUMBER		NO.	REVISIONS	DATE:
A-11				DESIGNED BY: T. PENG
				DRAWN BY: K. KUMAR
				CHECKED BY: M. SAINI
				APPROVED BY: M. SAINI





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

DRAWING TITLE:  
BUILDING SECTION

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-12



COUNTY OF SANTA CLARA

General Construction Specifications

GENERAL CONDITIONS

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

CONSTRUCTION STAKING

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

CONSTRUCTION INSPECTION

1. CONTRACTOR SHALL NOTIFY PERMIT INSPECTION UNIT, SANTA CLARA COUNTY PRIOR TO COMMENCING WORK AND FOR FINAL INSPECTION PRIOR TO THE END OF THE PROJECT.
2. THE COUNTY REQUIRES A MINIMUM OF 24 HOURS ADVANCE NOTICE FOR GENERAL INSPECTION, 48 HOURS FOR ASPHALT CONCRETE INSPECTION.
3. INSPECTION BY SANTA CLARA COUNTY SHALL BE LIMITED TO INSPECTION OF MATERIALS AND CONSTRUCTION OF THE PROJECT. THE COUNTY DOES NOT REQUIRE COMPLIANCE WITH PLANS & SPECIFICATIONS BUT DOES NOT INCLUDE RESPONSIBILITY FOR THE SUPERINTENDING OF CONSTRUCTION, SITE CONDITIONS, EQUIPMENT OR PERSONNEL. CONTRACTOR SHALL NOTIFY THE COUNTY LAND DEVELOPMENT ENGINEERING OFFICE AT (408) 299-5730 FOR FINAL INSPECTION 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. IT WILL BORE UNLESS SPECIFICALLY AUTHORIZED BY THE COUNTY. GAS AND WATER MAINS SHALL BE INSTALLED OUTSIDE THE PAVED AREAS.
5. THE CONTRACTOR SHALL PROVIDE TO THE COUNTY CONSTRUCTION INSPECTOR WITH PAD ELEVATION AND LOCATION CERTIFICATES, PREPARED BY THE PROJECT ENGINEER OR LAND SURVEYOR, PRIOR TO COMMENCEMENT OF THE BUILDING FOUNDATION.

SITE PREPARATION (CLEARING AND GRUBBING)

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

UTILITY LOCATION, TRENCHING & BACKFILL

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

RETAINING WALLS

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

GRADING

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

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

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

TREE PROTECTION

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

ACCESS ROADS AND DRIVEWAYS

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

STREET LIGHTING

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

SANITARY SEWER

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

PORTLAND CEMENT CONCRETE

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

AIR QUALITY, LANDSCAPING AND EROSION CONTROL

1. WATER ALL ACTIVE CONSTRUCTION AREAS AT LEAST TWICE DAILY.
2. COVER ALL TRUCKS HAULING SOIL, SAND, AND OTHER LOOSE MATERIALS OR REQUIRE ALL TRUCKS TO MAINTAIN AT LEAST TWO FEET OF FREEBOARD.
3. PAVE, APPLY WATER THREE TIMES DAILY, OR APPLY (NON-TOXIC) SOIL STABILIZERS ON ALL UNPAVED ACCESS ROADS, PARKING AREAS AND STAGING AREAS AT CONSTRUCTION SITES.
4. SWEEP DAILY (WITH WATER SWEEPERS) ALL PAVED ACCESS ROADS, PARKING AREAS AND STAGING AREAS AT CONSTRUCTION SITES. THE USE OF DRY POWDER SWEEPING IS PROHIBITED.
5. SWEEP STREETS DAILY (WITH WATER SWEEPERS) IF VISIBLE SOIL MATERIAL IS CARRIED ONTO ADJACENT PUBLIC STREETS. THE USE OF DRY POWDER SWEEPING IS PROHIBITED.
6. ALL CONSTRUCTION VEHICLES, EQUIPMENT AND DELIVERY TRUCKS SHALL HAVE A MAXIMUM IDLING TIME OF 5 MINUTES (AS REQUIRED BY THE CALIFORNIA AIRBORNE TOXIC CONTROL MEASURE TITLE 13, SECTION 2485 OF CALIFORNIA CODE OF REGULATIONS (CCR)). ENGINES SHALL BE SHUT OFF IF CONSTRUCTION REQUIRES LONGER IDLING TIME UNLESS NECESSARY FOR PROPER OPERATION OF THE VEHICLE.
7. ALL VEHICLE SPEEDS ON UNPAVED ROADS SHALL BE LIMITED TO 15 MILES PER HOUR.
8. ALL CONSTRUCTION EQUIPMENT SHALL BE MAINTAINED AND PROPERLY TUNED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. ALL EQUIPMENT SHALL BE CHECKED BY A CERTIFIED MECHANIC AND DETERMINED TO BE RUNNING IN PROPER CONDITION PRIOR TO OPERATION.
9. POST A SIGN THAT IS AT LEAST 32 SQUARE FEET MINIMUM 2 INCHES LETTER HEIGHT VISIBLE NEAR THE ENTRANCE OF CONSTRUCTION SITE THAT IDENTIFIES THE FOLLOWING REQUIREMENTS: OBTAIN ENCROACHMENT PERMIT FOR SIGN FROM ROADS DEPARTMENT OR OTHER APPLICABLE AGENCY IF REQUIRED.
- A. 15 SECS. PER HOUR MAXIMUM IDLING TIME OF VEHICLES
- B. 5 MINUTES MAXIMUM IDLING TIME OF VEHICLES
- C. TELEPHONE NUMBER TO CONTACT THE BAY AREA AIR QUALITY MANAGEMENT DISTRICT REGARDING DUST COMPLAINTS. NOTE PHONE NUMBER OF THE BAY AREA AIR QUALITY MANAGEMENT DISTRICT AIR POLLUTION COMPLAINT HOTLINE OF 1-800-334-6367.
10. ALL FILL SLOPES SHALL BE COMPACTED AND LEFT IN A SMOOTH AND FIRM CONDITION CAPABLE OF WITHSTANDING WEATHERING.
11. ALL EXPOSED DISTURBED AREAS SHALL BE SEED WITH BROME SEED SPREAD AT THE RATE OF 5 LB. PER 1000 SQUARE FEET (OR APPROVED EQUAL). SEEDING AND WATERING SHALL BE MAINTAINED AS REQUIRED TO ENSURE GROWTH.
12. ALL DITCHES SHALL BE LINED PER COUNTY STANDARD SDB.
13. ALL STORM DRAINAGE STRUCTURES SHALL BE INSTALLED WITH EFFECTIVE ENTRANCE & OUTFALL EROSION CONTROLS E.G. SACKED CONCRETE RIP-RAP. ENERGY DISSIPATORS SHALL BE INSTALLED AT ALL DITCH OUTFALLS. WHERE OUTFALLS ARE NOT IN AN EXISTING CREEK OR WATER COURSE, RUNOFF SHALL BE RELEASED TO SHEET FLOW.
14. PRIOR TO GRADING COMPLETION AND RELEASE OF THE BOND, ALL GRADED AREAS SHALL BE RESEDED IN CONFORMANCE WITH THE COUNTY GRADING ORDINANCE TO MINIMIZE THE VISUAL IMPACTS OF THE GRADE SLOPES AND REDUCE THE POTENTIAL FOR EROSION OF THE SUBJECT SITE.
15. PERMANENT LANDSCAPING SHOWN ON THE ATTACHED LANDSCAPE PLAN MUST BE INSTALLED AND FIELD APPROVED BY THE COUNTY PLANNING OFFICE PRIOR TO FINAL APPROVAL BY THE COUNTY ENGINEER, AND FINAL OCCUPANCY RELEASE BY THE BUILDING INSPECTION OFFICE.
16. THE OWNER SHALL PREPARE AND PRESENT A WINTERIZATION REPORT TO THE COUNTY INSPECTOR FOR REVIEW PRIOR TO OCTOBER 15TH OF EVERY YEAR.
17. THE OWNER, CONTRACTOR, AND ANY PERSON PERFORMING CONSTRUCTION ACTIVITIES SHALL INSTALL AND MAINTAIN CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPs) ON THE PROJECT SITE AND WITHIN THE SANTA CLARA COUNTY ROAD RIGHT-OF-WAY THROUGHOUT THE DURATION OF THE CONSTRUCTION AND UNTIL THE ESTABLISHMENT OF PERMANENT STABILIZATION AND SEDIMENT CONTROL TO PREVENT THE DISCHARGE OF POLLUTANTS INCLUDING SEDIMENT, CONSTRUCTION MATERIALS, EXCAVATED MATERIALS, AND WASTE INTO THE SANTA CLARA COUNTY ROAD RIGHT-OF-WAY, STORM SEWER SYSTEMS, ROADWAY INFRASTRUCTURE. BMPs SHALL INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING:
- A. PREVENTION OF POLLUTANTS IN STORM WATER DISCHARGES FROM THE CONSTRUCTION SITE AND THE CONTRACTOR'S MATERIAL AND EQUIPMENT LAYDOWN / STAGING AREAS.
- B. PREVENTION OF TRACKING OF MUD, DIRT, AND CONSTRUCTION MATERIALS ONTO THE PUBLIC ROAD RIGHT-OF-WAY.
- C. PREVENTION OF DISCHARGE OF WATER RUN-OFF DURING DRY AND WET WEATHERATION CONDITIONS ONTO THE PUBLIC ROAD RIGHT-OF-WAY.
18. THE OWNER, CONTRACTOR, AND ANY PERSON PERFORMING CONSTRUCTION ACTIVITIES SHALL ENSURE THAT ALL TEMPORARY CONSTRUCTION FACILITIES, INCLUDING BUT NOT LIMITED TO CONSTRUCTION MATERIALS, DELIVERIES, HAZARDOUS AND NON-HAZARDOUS MATERIAL, STORAGE, EQUIPMENT, TOOLS, PORTABLE TOILETS, CONCRETE WASHOUT, GARBAGE CONTAINERS, LAYDOWN YARDS, SECONDARY CONTAINMENT AREAS, ETC. ARE LOCATED OUTSIDE THE SANTA CLARA COUNTY ROAD RIGHT-OF-WAY.
19. EROSION CONTROL PLAN IS A GUIDE AND SHALL BE AMENDED AS NECESSARY TO PREVENT EROSION AND ILLICIT DISCHARGES ON A YEAR AROUND BASIS, DEPENDING ON THE SEASON, WEATHER, AND FIELD CONDITIONS. EROSION CONTROL MEASURES IN ADDITION TO THOSE NOTED IN THE PERMITTED PLANS MAY BE NEEDED ON FAILURE TO INSTALL, SITE AND SITUATIONAL 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 CA5612008 / 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 OUTFALL 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 Δ.

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

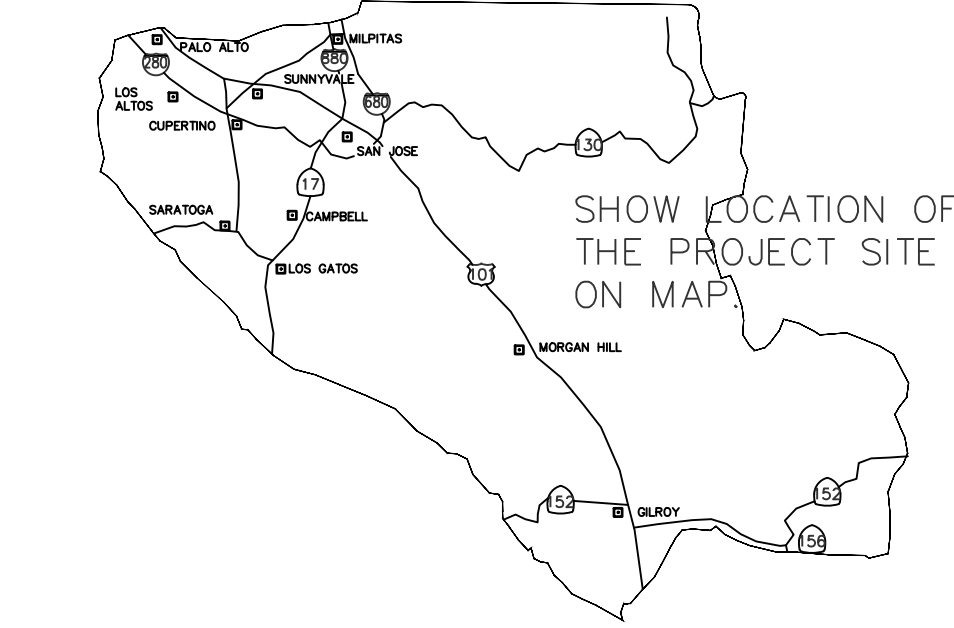
NOTE: THIS STATEMENT IS TO BE SIGNED BY THE PERSON AUTHORIZED BY THE COUNTY ENGINEER TO PERFORM THE INSPECTION WORK. A REPRODUCIBLE COPY OF THE AS-BUILT PLANS MUST BE FURNISHED TO THE COUNTY ENGINEER AFTER CONSTRUCTION.

GEOTECHNICAL ENGINEER OBSERVATION

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

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

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



COUNTY LOCATION MAP



SURVEY MONUMENT PRESERVATION

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

COUNTY OF SANTA CLARA  
LAND DEVELOPMENT ENGINEERING & SURVEYING

GRADING / DRAINAGE PERMIT NO. \_\_\_\_\_

ISSUED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

COUNTY OF SANTA CLARA DEPT. OF ROADS AND AIRPORTS

ISSUED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

ENCROACHMENT PERMIT NO. \_\_\_\_\_

NO WORK SHALL BE DONE IN THE COUNTY'S RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT, INCLUDING THE STAGING OF CONSTRUCTION MATERIAL AND THE PLACEMENT OF PORTABLE TOILETS.

ENGINEER'S STATEMENT

I HEREBY STATE THAT THESE PLANS ARE IN COMPLIANCE WITH ADOPTED COUNTY STANDARDS, THE WITHOUT AN ENCROACHMENT PERMIT, INCLUDING THE STAGING OF CONSTRUCTION MATERIAL AND THE PLACEMENT OF PORTABLE TOILETS.

FILE(S) NO. \_PLN17-10706

DATE 7/10/2025 SIGNATURE \_\_\_\_\_ R.C.E. NO. \_\_\_\_\_

EXPIRATION DATE \_\_\_\_\_

COUNTY ENGINEER'S NOTE

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

DATE \_\_\_\_\_ DARRELL K.H.WONG

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

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

LEGEND

DESCRIPTION

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

TO BE CONST.

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

SCOPE OF WORK

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

SHEET INDEX

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

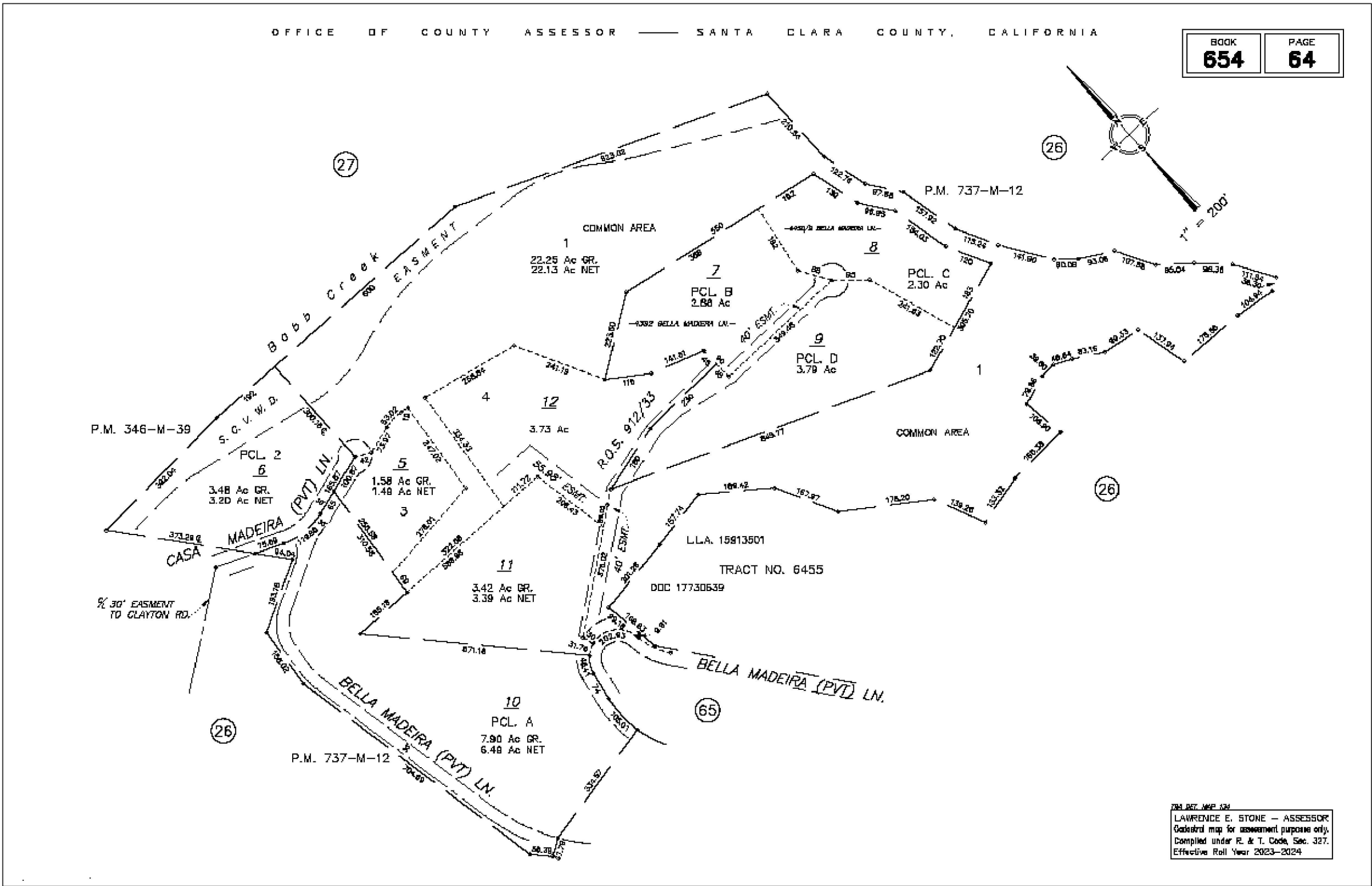
PHONE NO. 408-313-5400

FAX NO. 408-904-6997

Revision 1	APN	654-64-012	Sheet
Revision 2	Co. File		G-00
Revision 3			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 RESEDED IN CONFORMANCE WITH THE COUNTY GRADING ORDINANCE TO MINIMIZE THE VISUAL IMPACTS OF THE GRADED SLOPES AND REDUCE THE POTENTIAL FOR EROSION OF THE SUBJECT SITE.
4. ROADWAYS DESIGNATED AS NOT COUNTY MAINTAINED ROADS AS SHOWN ON THIS PLAN WILL NOT BE ELIGIBLE FOR COUNTY MAINTENANCE UNTIL THE ROADWAYS ARE IMPROVED (AT NO COST OF THE COUNTY) TO PUBLIC MAINTENANCE ROADS STANDARDS APPROVED BY THE BOARD OF SUPERVISORS AND IN EFFECT AT SUCH TIME THAT THE ROADWAYS ARE CONSIDERED FOR ACCEPTANCE INTO THE COUNTY'S ROAD SYSTEM.
5. THE WATER AND SANITARY UTILITIES SHOWN ON THESE PLANS ARE NOT PART OF THIS GRADING PERMIT AND ARE SHOWN FOR REFERENCE ONLY.
6. THE OWNER AND THE PRIME CONTRACTOR ARE RESPONSIBLE FOR MAINTAINING PROJECT SITE ACCESS AND NEIGHBORHOOD ACCESS FOR EMERGENCY VEHICLES AND LOCAL RESIDENTS.

GENERAL SITE CONDITIONS

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

SITE DRAINAGE AND STORM WATER MANAGEMENT

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

TREE SURVEY AND REMOVAL

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

TOPOGRAPHIC SURVEY

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

GEOTECHNICAL NOTES:

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



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APN: 654-64-012

EXISTING SITE CONDITION

REVISIONS	DATE:	7/10/2025
	DESIGNED BY:	T. PENG
	DRAWN BY:	N. SINGH
	CHECKED BY:	M. SAINI
	APPROVED BY:	M. SAINI

NO.	
SHEET NUMBER	G-01
2 OF 18 SHEETS	

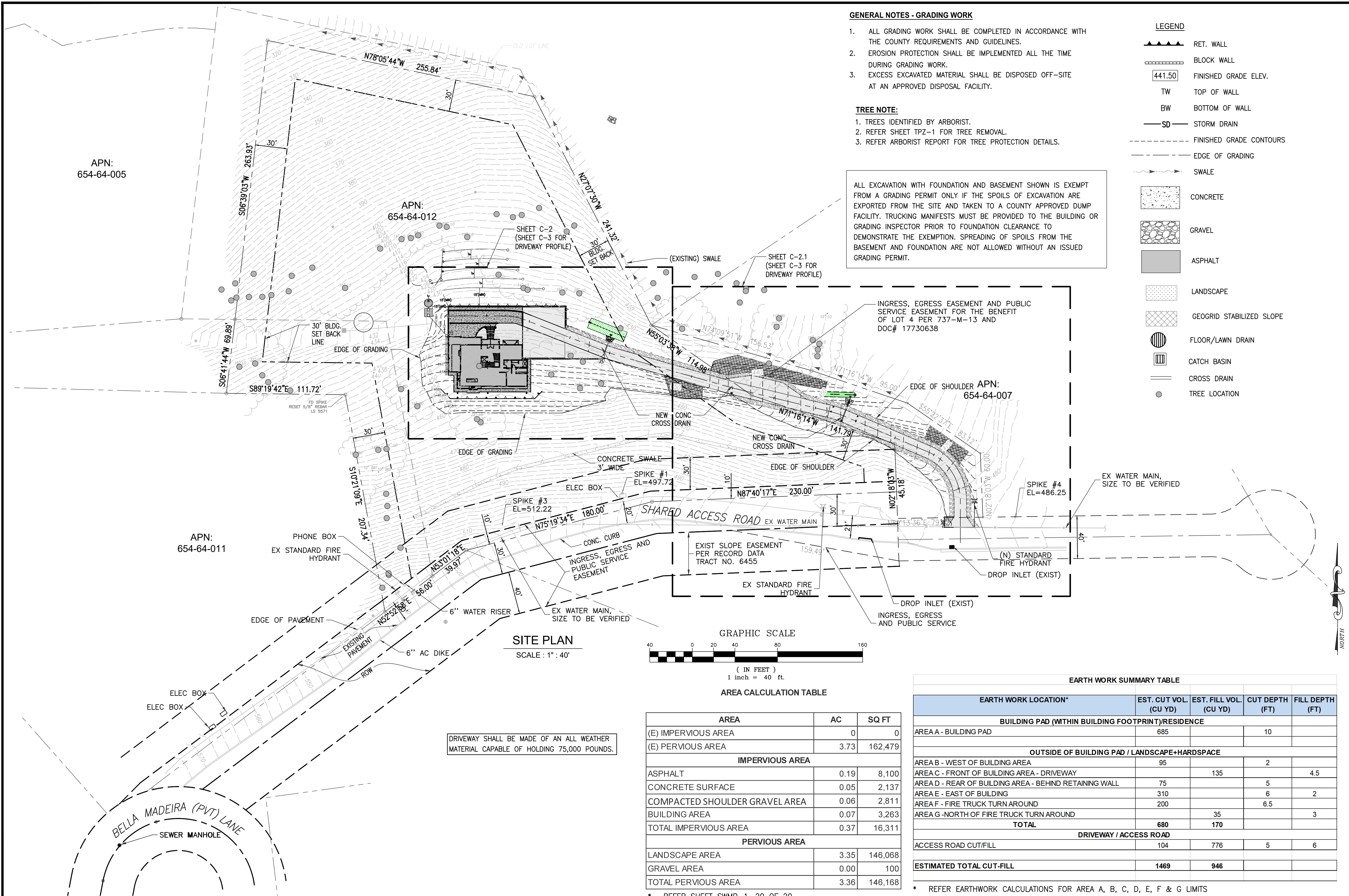
ARCHITECTURE

ENGINEERING

CONSULTATION

CONSTRUCTION





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.

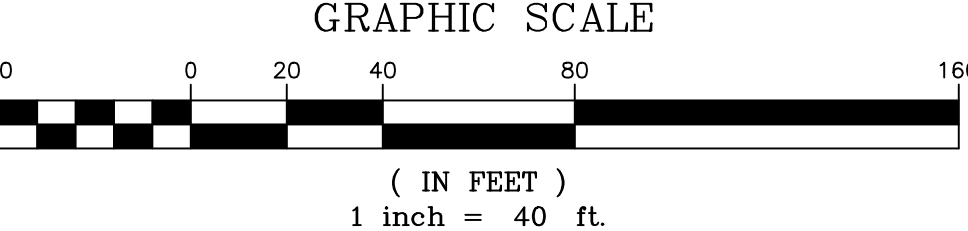
ALL EXCAVATION WITH FOUNDATION AND BASEMENT SHOWN IS EXEMPT FROM A GRADING PERMIT ONLY IF THE SPOILS OF EXCAVATION ARE EXPORTED FROM THE SITE AND TAKEN TO A COUNTY APPROVED DUMP FACILITY. TRUCKING MANIFESTS MUST BE PROVIDED TO THE BUILDING OR GRADING INSPECTOR PRIOR TO FOUNDATION CLEARANCE TO DEMONSTRATE 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

SITE PLAN

SCALE : 1" = 40'



AREA CALCULATION TABLE

AREA	AC	SQ FT
(E) IMPERVIOUS AREA	0	0
(E) PERVIOUS AREA	3.73	162,479
IMPERVIOUS AREA		
ASPHALT	0.19	8,100
CONCRETE SURFACE	0.05	2,137
COMPACTED SHOULDER GRAVEL AREA	0.06	2,811
BUILDING AREA	0.07	3,263
TOTAL IMPERVIOUS AREA	0.37	16,311
PERVIOUS AREA		
LANDSCAPE AREA	3.35	146,068
GRAVEL AREA	0.00	100
TOTAL PERVIOUS AREA	3.36	146,168

\* REFER SHEET SWMP-1, 20 OF 20

EARTH WORK SUMMARY TABLE

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

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

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



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SAN JOSE, CA  
APN: 654-64-012

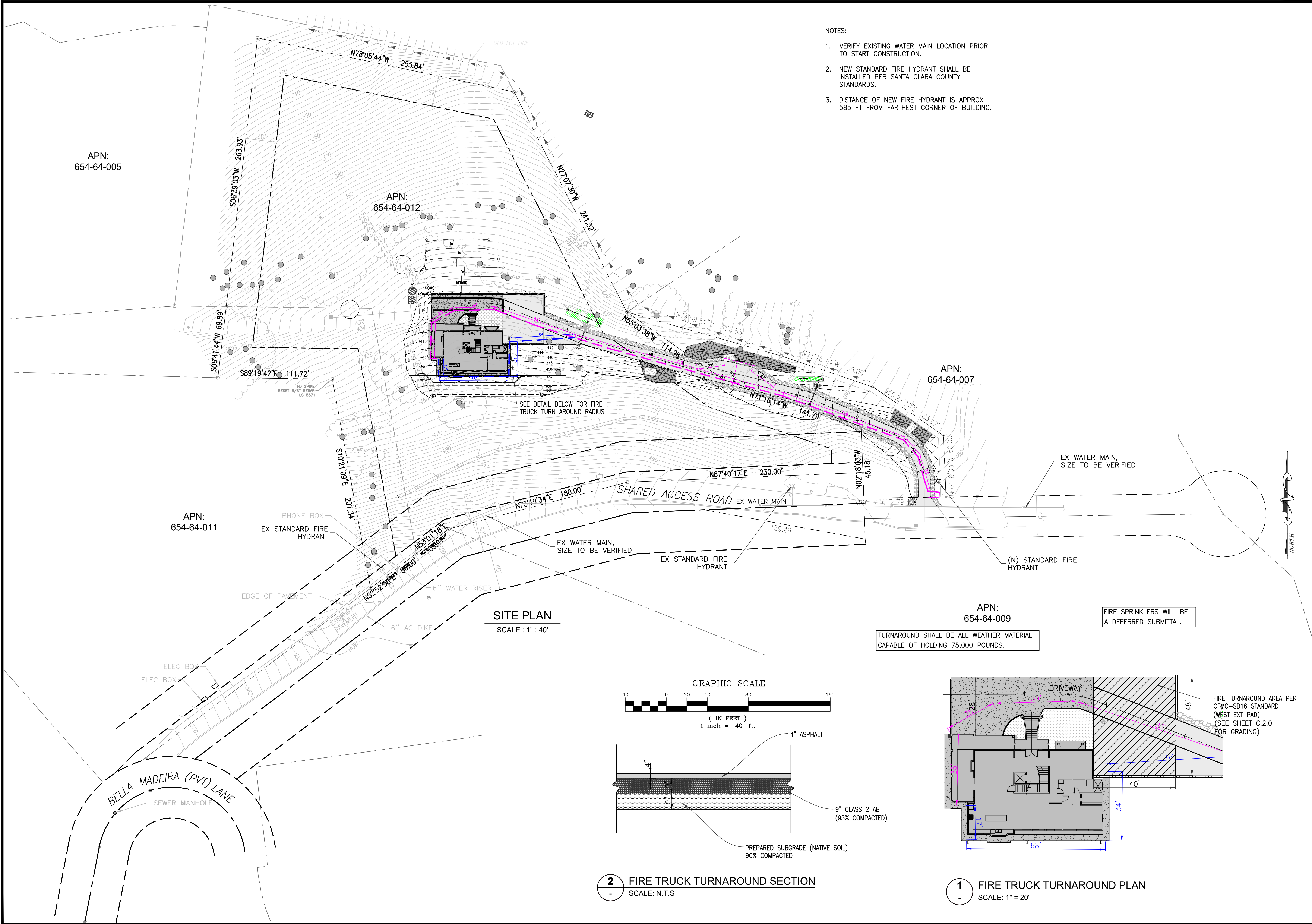
SITE GRADING KEY PLAN

DATE:	7/10/2025
DESIGNED BY:	T. PENG
DRAWN BY:	N. SINGH
CHECKED BY:	M. SAINI
APPROVED BY:	M. SAINI

REVISIONS	
NO.	

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C-1.0  
5 OF 18 SHEETS







JAMES LE  
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APN: 654-64-012

FIRE TRUCK TURNAROUND AND  
FIRE HYDRANT LOCATION PLAN

DATE:	7/10/2025
DESIGNED BY:	T. PENG
DRAWN BY:	N. SINGH
CHECKED BY:	M. SAINI
APPROVED BY:	M. SAINI

REVISIONS	
NO.	

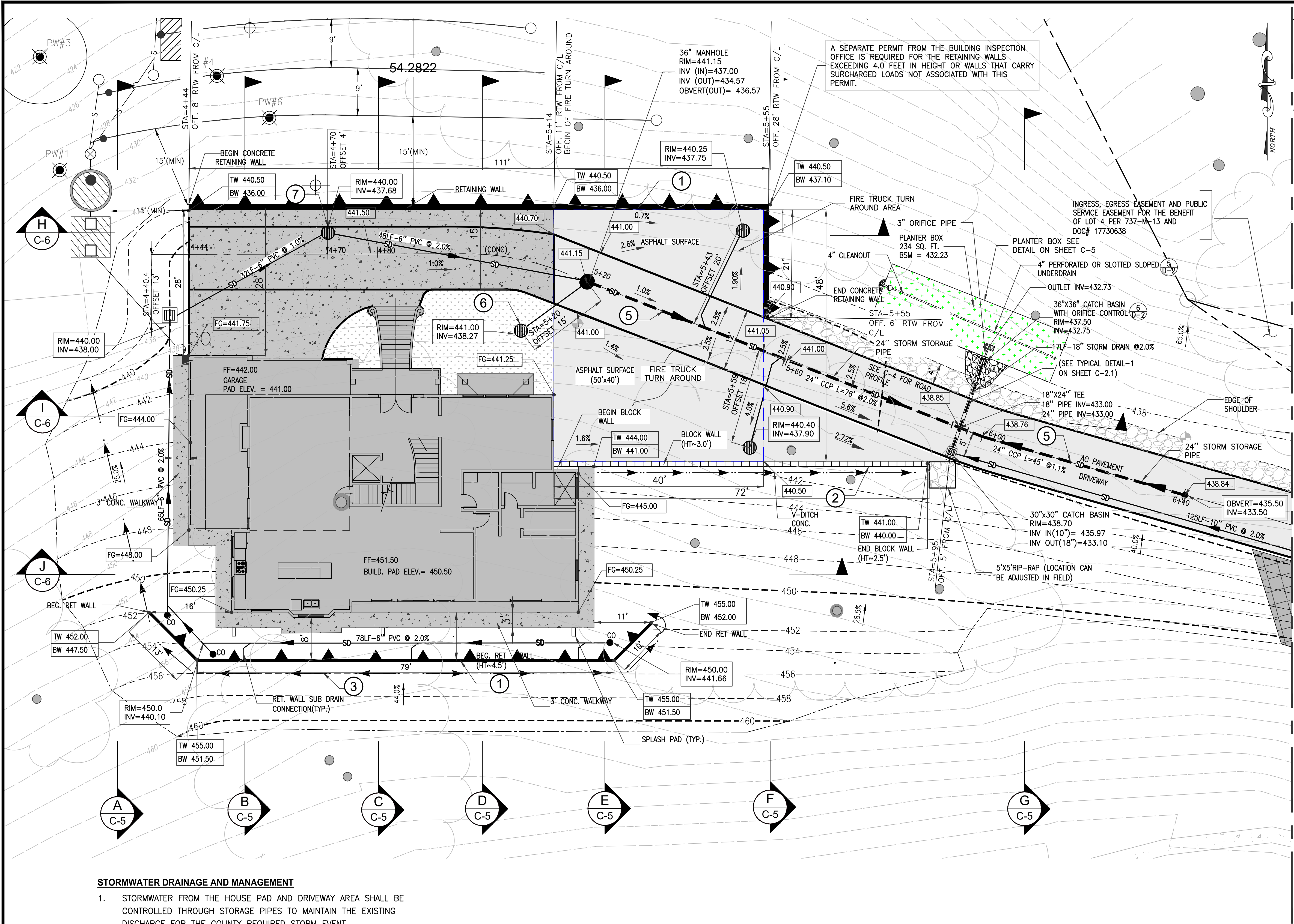
ARCHITECTURE	ENGINEERING	CONSULTATION	CONSTRUCTION
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SHEET NUMBER

C-1.1

6 OF 18 SHEETS



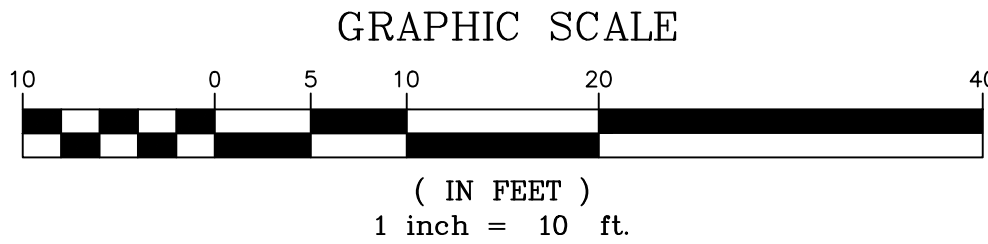


- STORMWATER DRAINAGE AND MANAGEMENT**
1. STORMWATER FROM THE HOUSE PAD AND DRIVEWAY AREA SHALL BE CONTROLLED THROUGH STORAGE PIPES TO MAINTAIN THE EXISTING DISCHARGE FOR THE COUNTY REQUIRED STORM EVENT.
  2. CATCH BASINS SHALL BE CONSTRUCTED TO CAPTURE STORMWATER FROM THE HOUSE PAD, DRIVEWAY AND LANDSCAPE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

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

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

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



GENERAL SITE SLOPE (AVERAGE)	
UPPERMOST CONTOUR ELEVATION	= 464 FT
LOWERMOST CONTOUR ELEVATION	= 404 FT
ELEVATION DIFFERENCE	= 56 FT
DISTANCE BETWEEN CONTOURS	= 60 FT
SLOPE	= 16/60 = 30%

GENERAL SITE SLOPE - HOUSE PAD AREA	
UPPERMOST CONTOUR ELEVATION	= 469 FT
LOWERMOST CONTOUR ELEVATION	= 446 FT
ELEVATION DIFFERENCE	= 23 FT
DISTANCE BETWEEN CONTOURS	= 90 FT
SLOPE	= 23/90 = 25%

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

LEGEND	
	RET. WALL
	BLOCK WALL
	FINISHED GRADE ELEV.
	TOP OF WALL
	BOTTOM OF WALL
	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

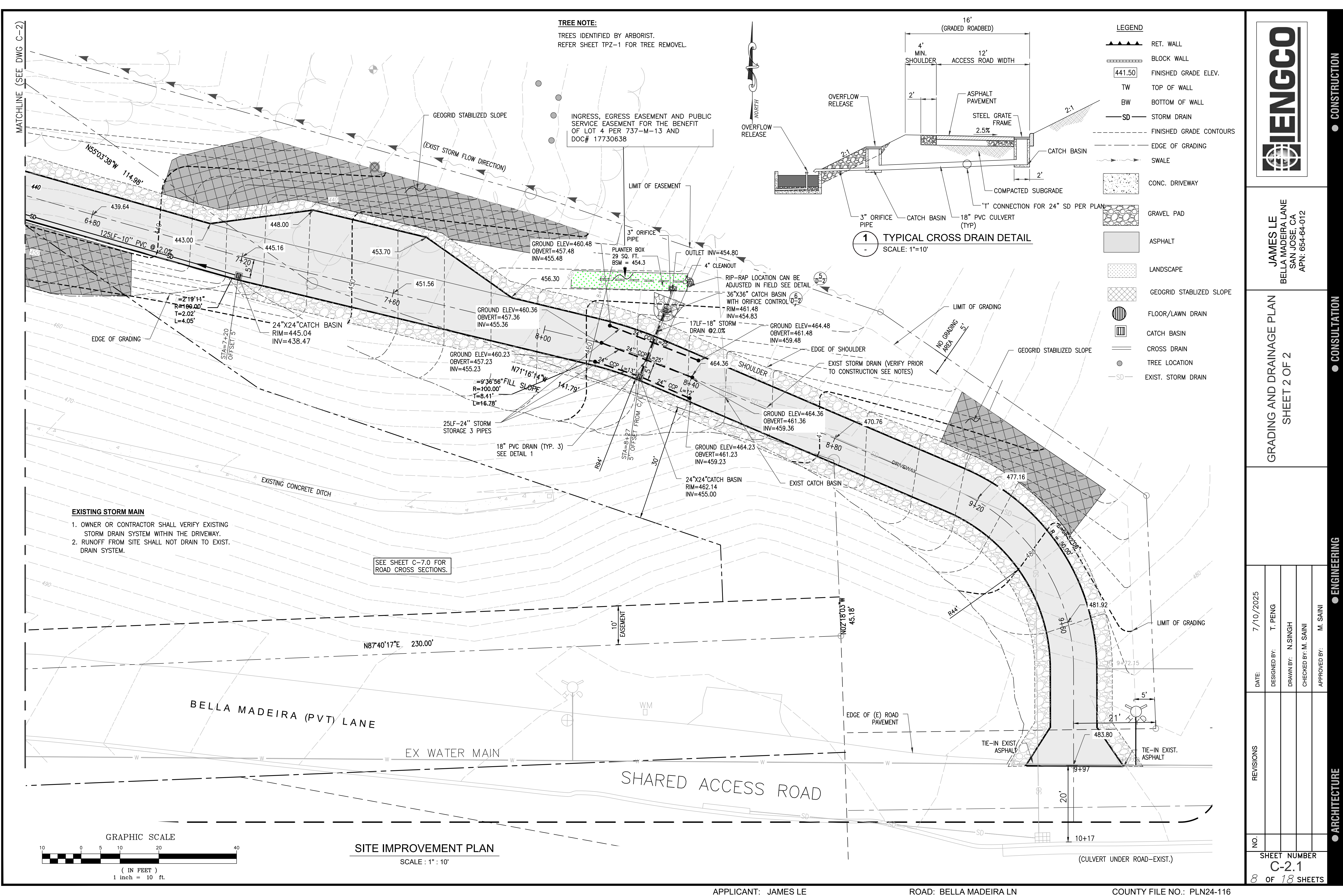


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SAN JOSE, CA  
APN: 654-64-012

GRADING AND DRAINAGE PLAN  
SHEET 1 OF 2

SHEET NUMBER			
C-2.0			
7	OF 18 SHEETS		
NO.	REVISIONS	DATE:	7/10/2025
		DESIGNED BY:	T. PENG
		DRAWN BY:	N.SINGH
		CHECKED BY:	M. SAINI
		APPROVED BY:	M. SAINI





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

**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 STABILIZED SLOPE
  - FLOOR/LAWN DRAIN
  - CATCH BASIN
  - CROSS DRAIN
  - TREE LOCATION
  - EXIST. STORM DRAIN



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APN: 654-64-012

GRADING AND DRAINAGE PLAN  
SHEET 2 OF 2

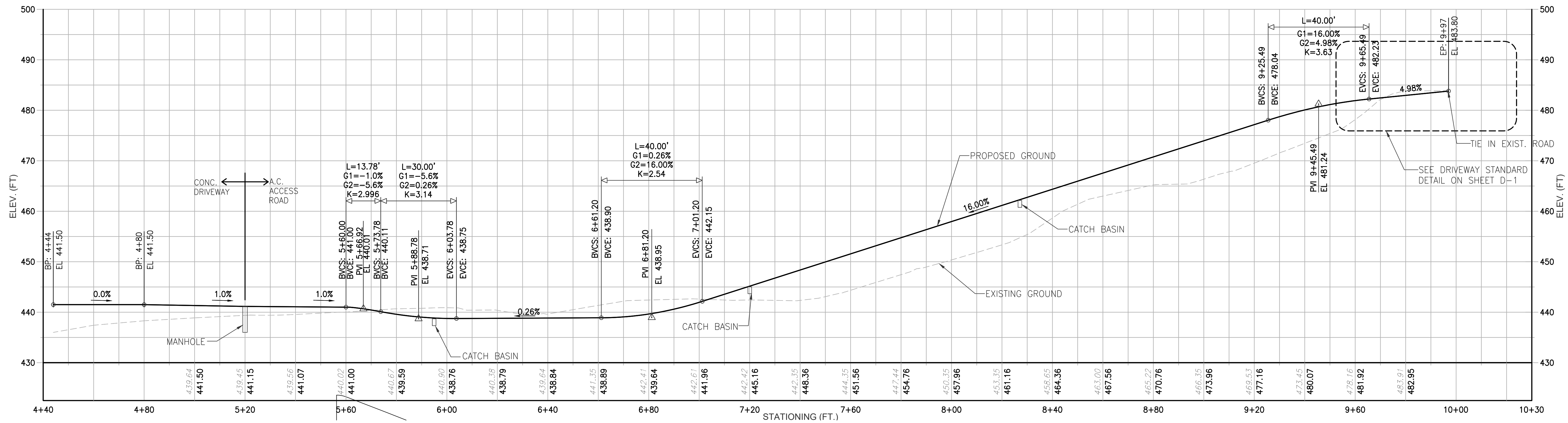
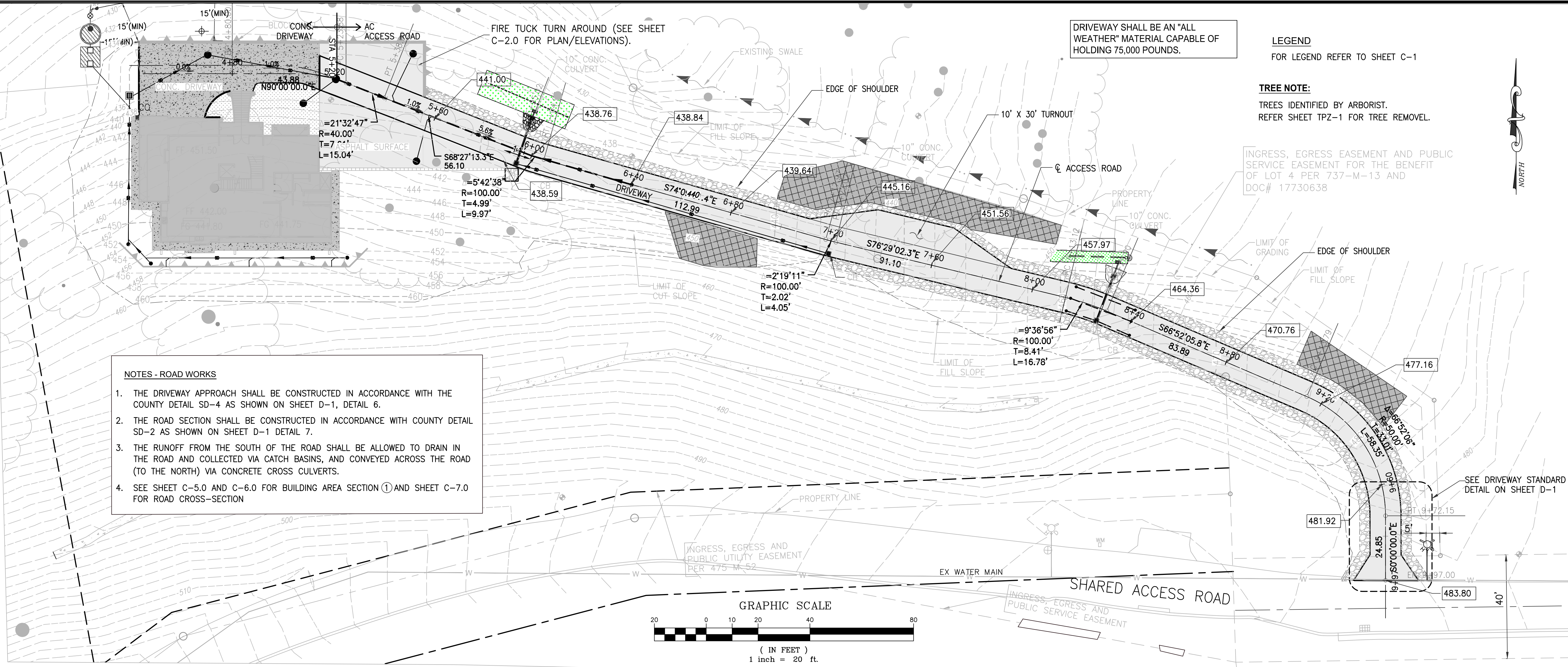
DATE:	7/10/2025
DESIGNED BY:	T. PENG
DRAWN BY:	N. SINGH
CHECKED BY:	M. SAINI
APPROVED BY:	M. SAINI

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NO.	

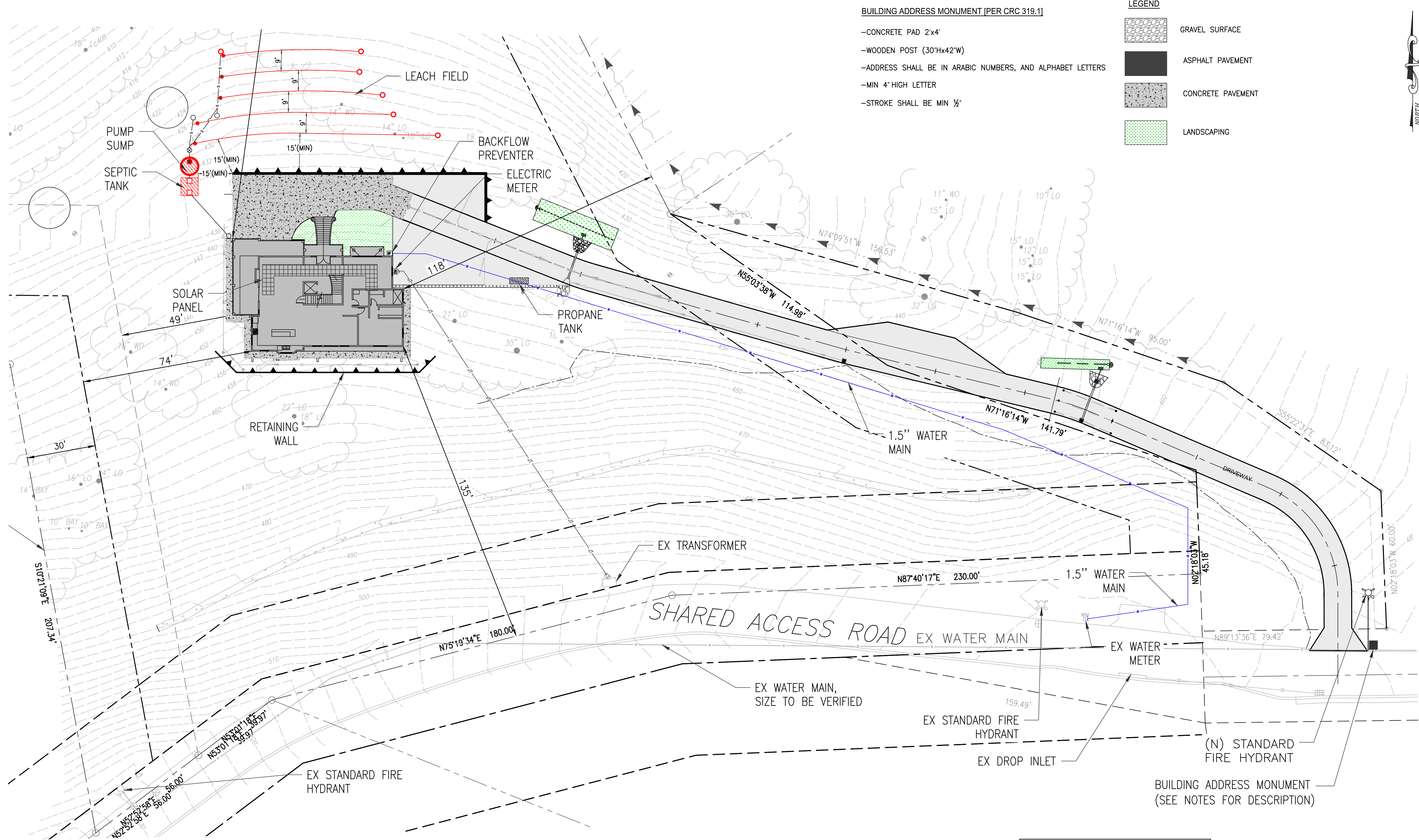
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8 OF 18 SHEETS

● CONSTRUCTION  
● CONSULTATION  
● ENGINEERING  
● ARCHITECTURE









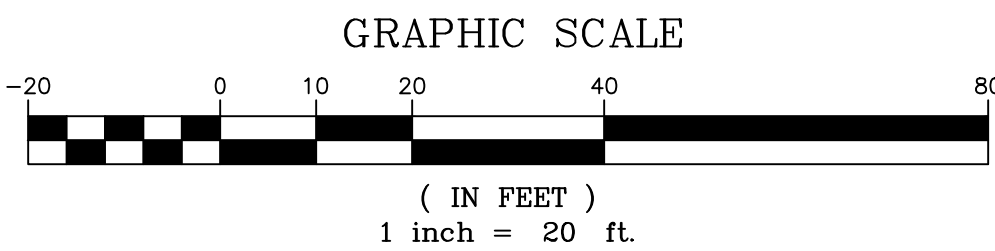
BUILDING ADDRESS MONUMENT (PER CRC 319.1)  
-CONCRETE PAD 2'x4'  
-WOODEN POST (30"Hx42"W)  
-ADDRESS SHALL BE IN ARABIC NUMBERS, AND ALPHABET LETTERS  
-MIN 4" HIGH LETTER  
-STROKE SHALL BE MIN 1/2"

LEGEND

	GRAVEL SURFACE
	ASPHALT PAVEMENT
	CONCRETE PAVEMENT
	LANDSCAPING



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



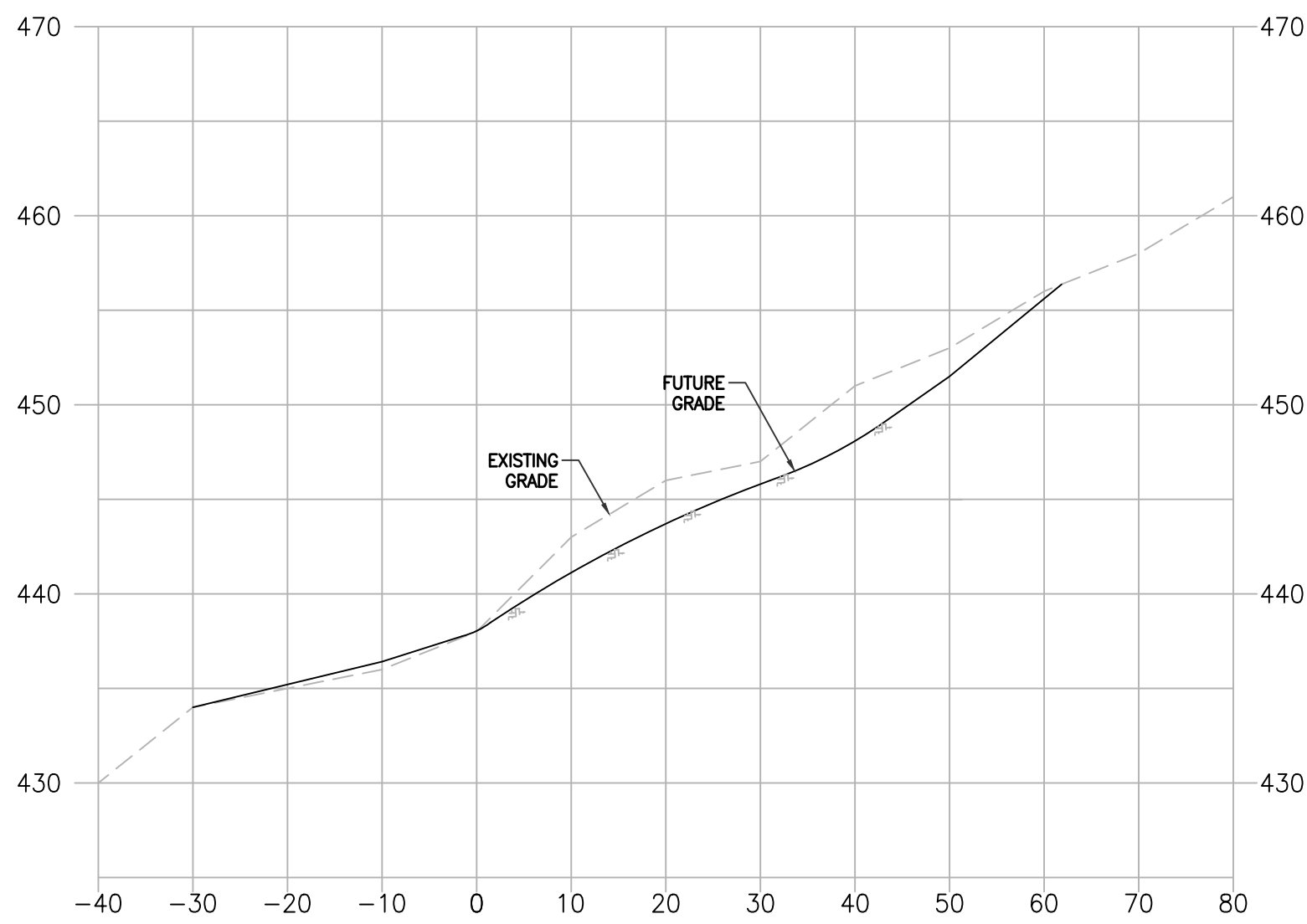
JAMES LE  
BELLA MADEIRA LANE  
SAN JOSE, CA  
APN: 654-64-012

BUILDING LAYOUT &  
UTILITIES LOCATION

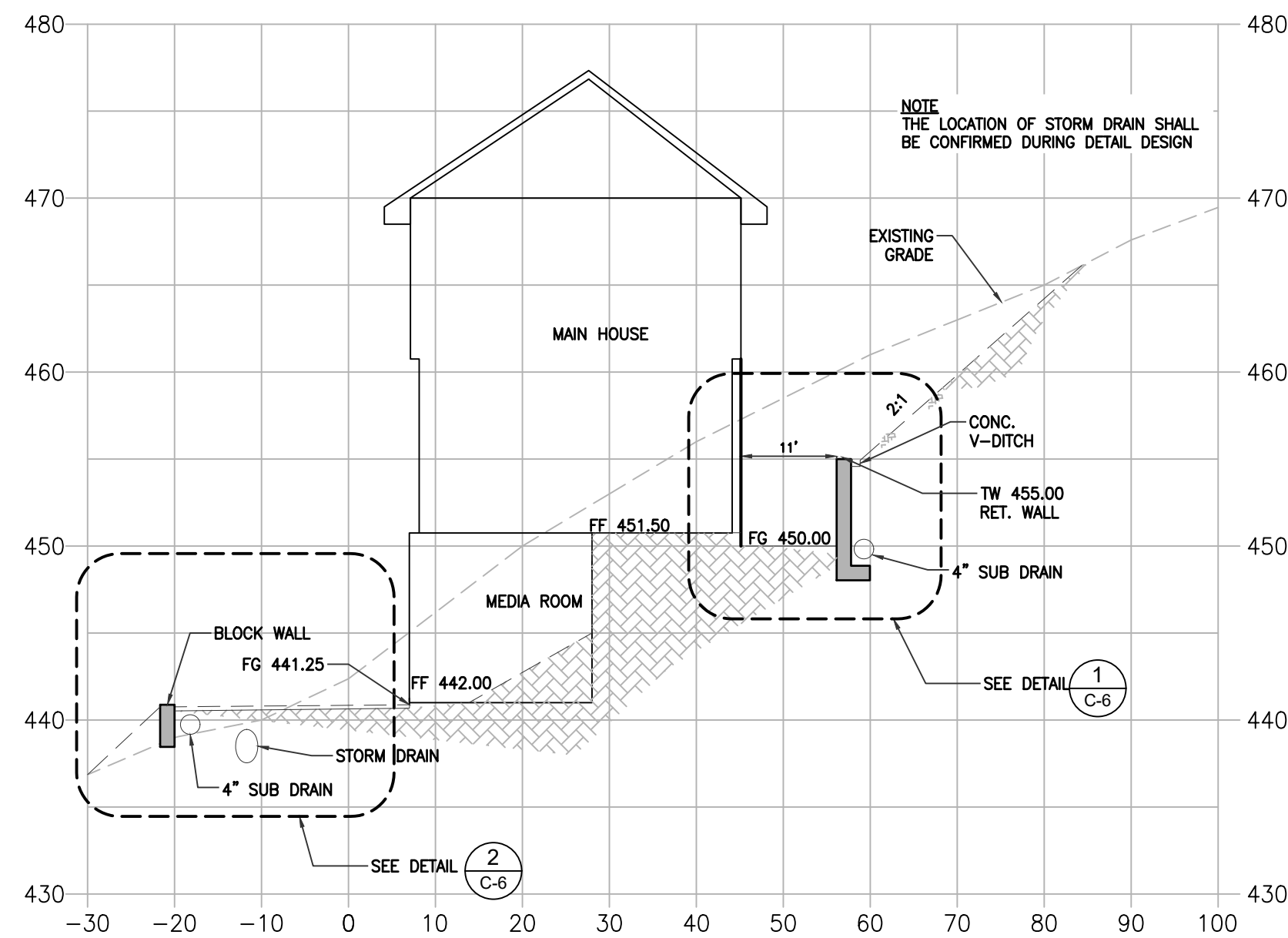
DATE:	7/10/2025
DESIGNED BY:	T. PENG
DRAWN BY:	N.SINGH
CHECKED BY:	M. SAINI
APPROVED BY:	M. SAINI

REVISIONS	
NO.	
SHEET NUMBER	
C-4	
10 OF 18 SHEETS	

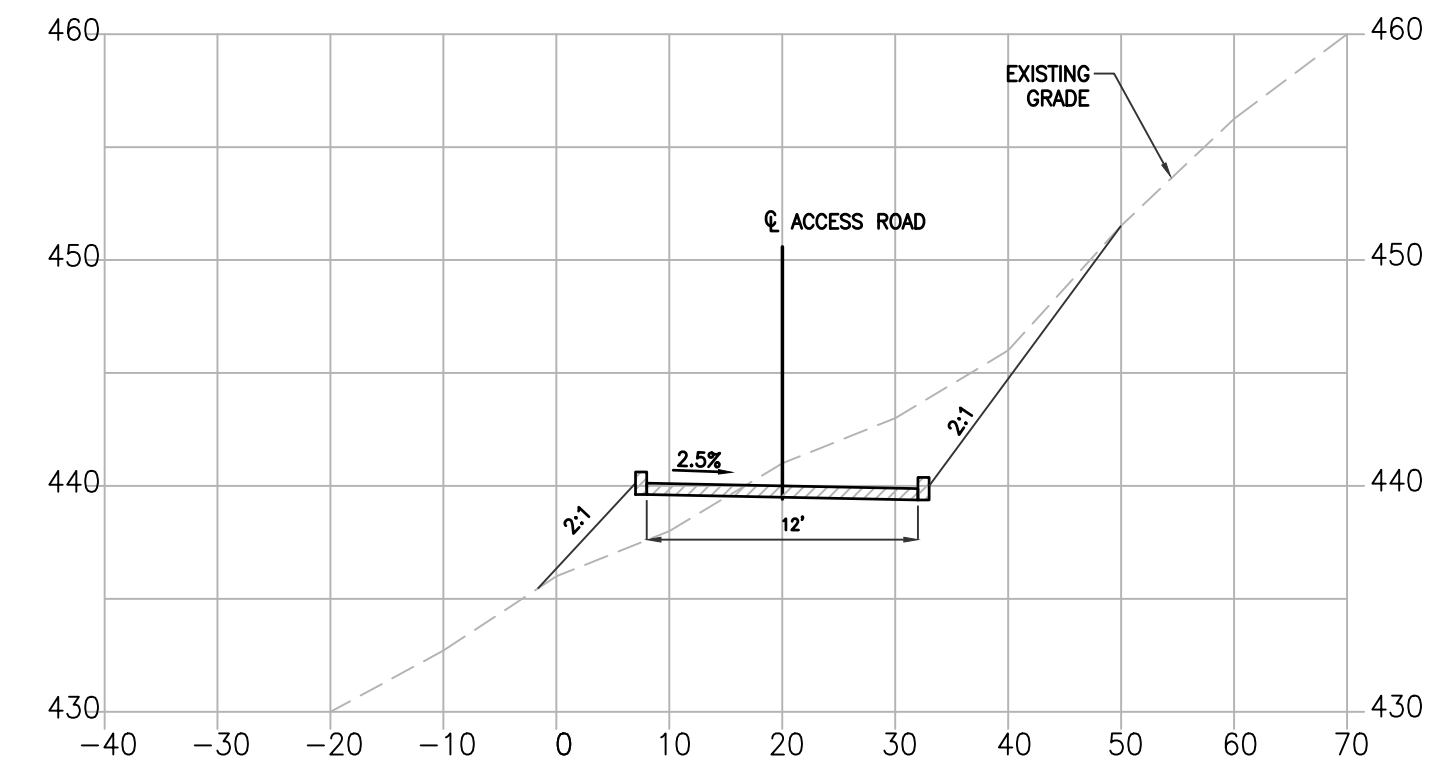




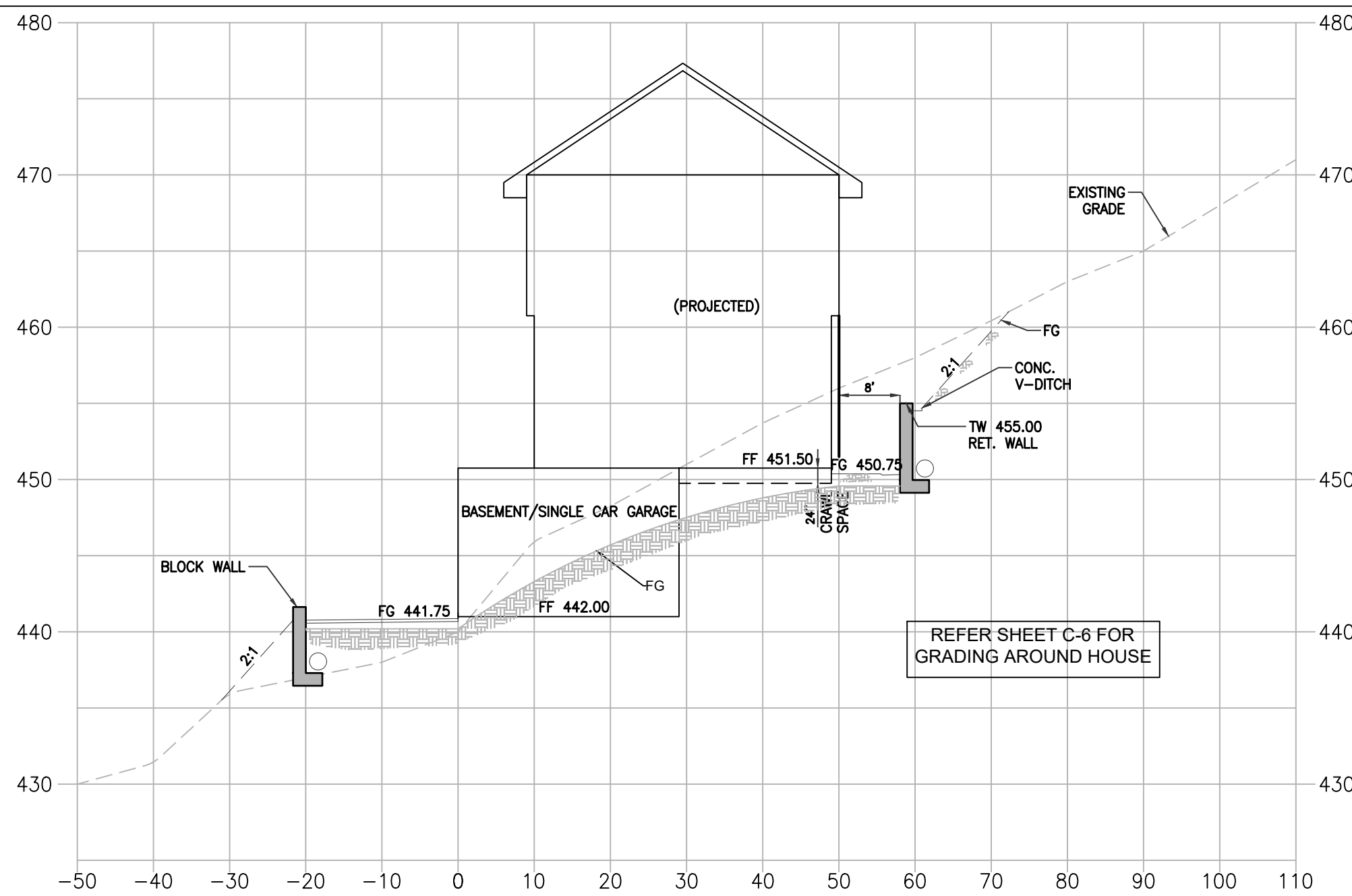
**A** HOUSE PAD SECTION  
C-2 SCALE: (H) 1"=10'; (V) 1"=5'



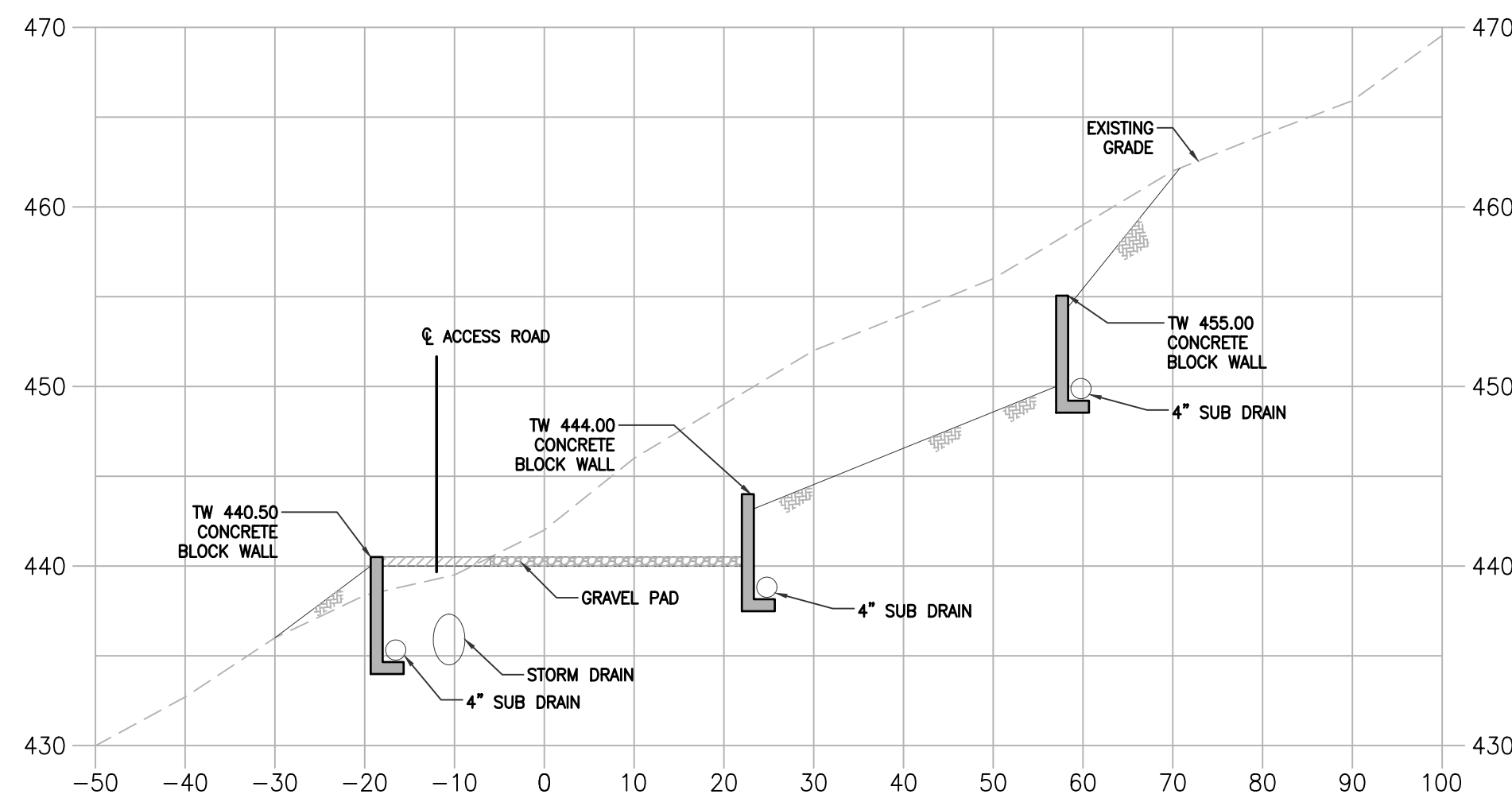
**D** HOUSE PAD SECTION  
C-2 SCALE: (H) 1"=10'; (V) 1"=5'



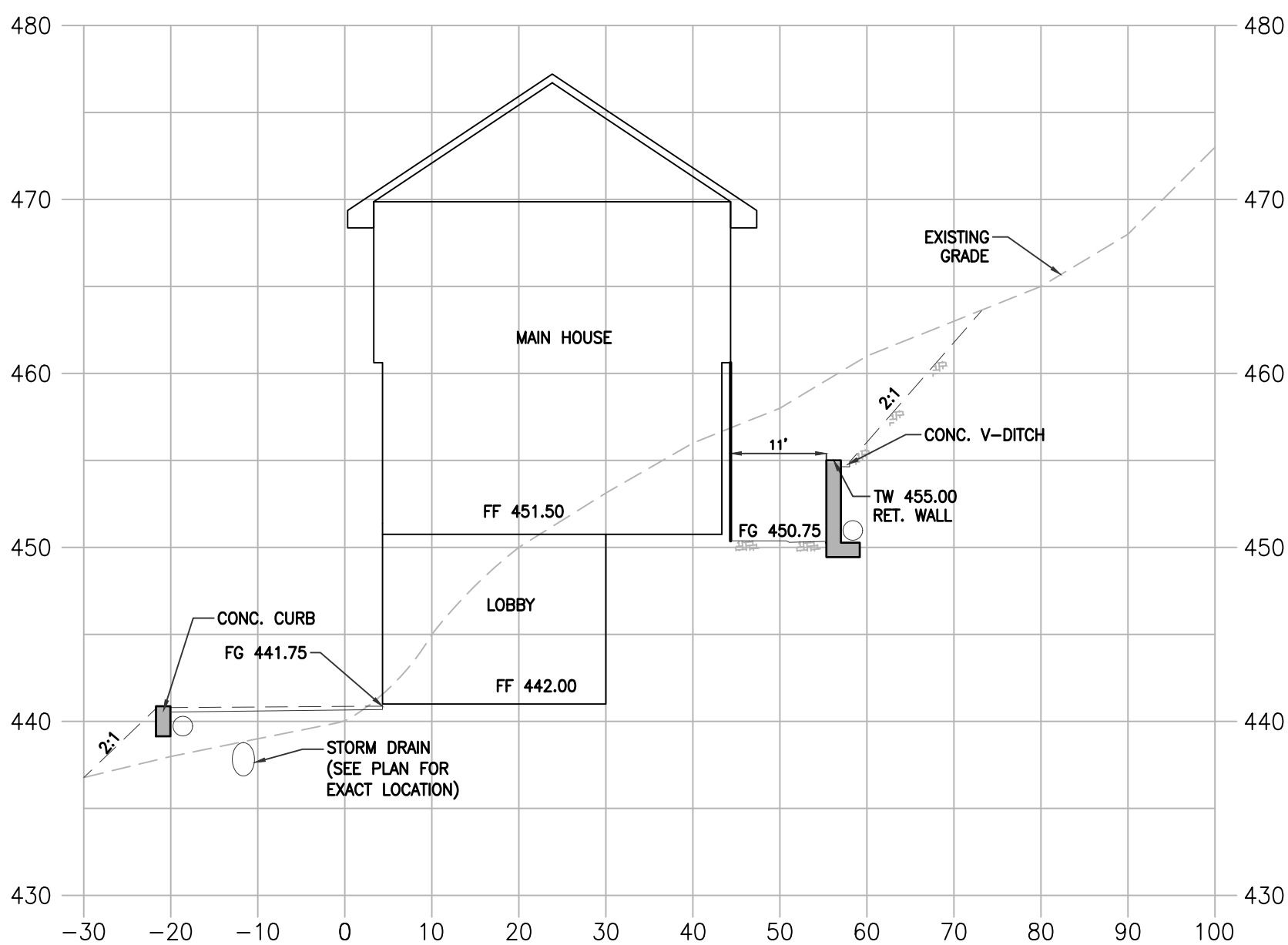
**G** ROAD CROSS SECTION  
C-2 SCALE: (H) 1"=10'; (V) 1"=5'



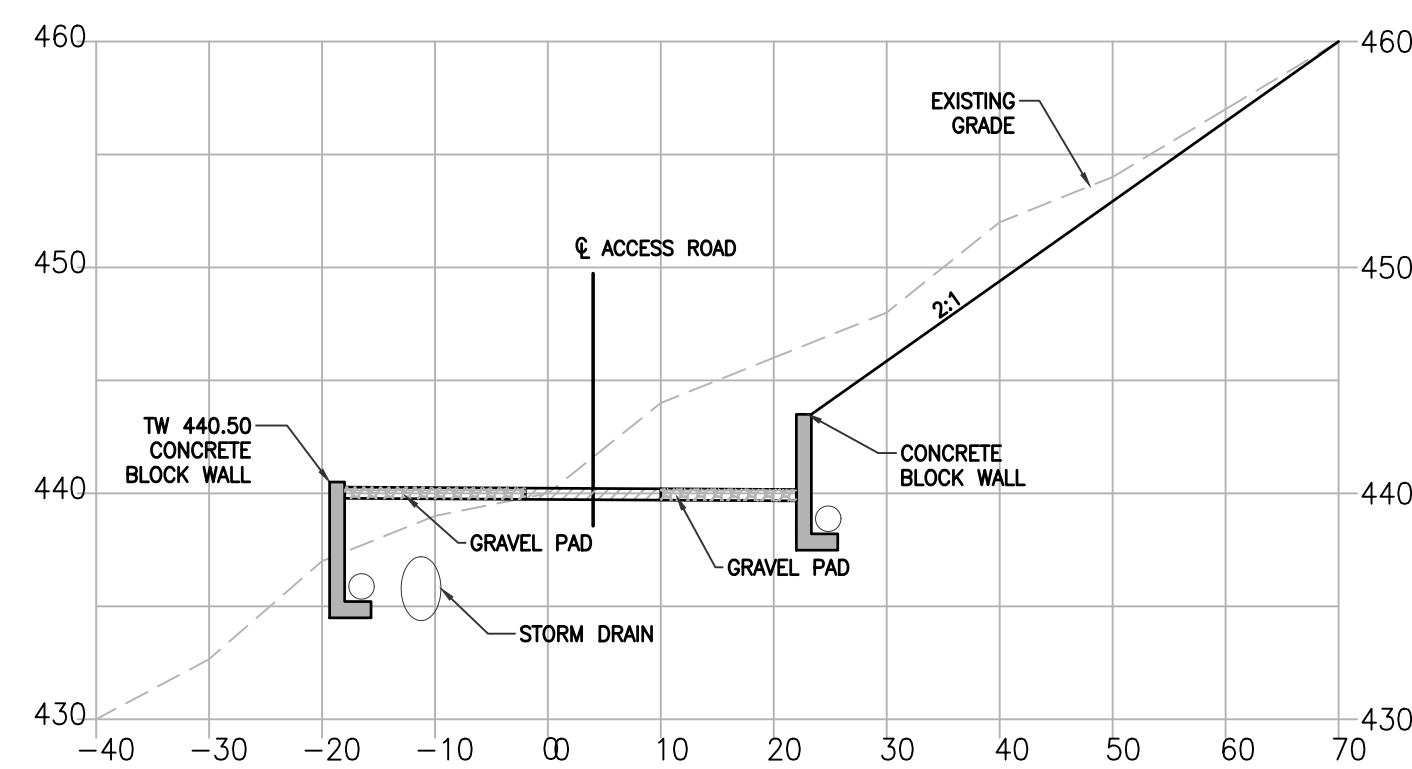
**B** HOUSE PAD SECTION  
C-2 SCALE: (H) 1"=10'; (V) 1"=5'



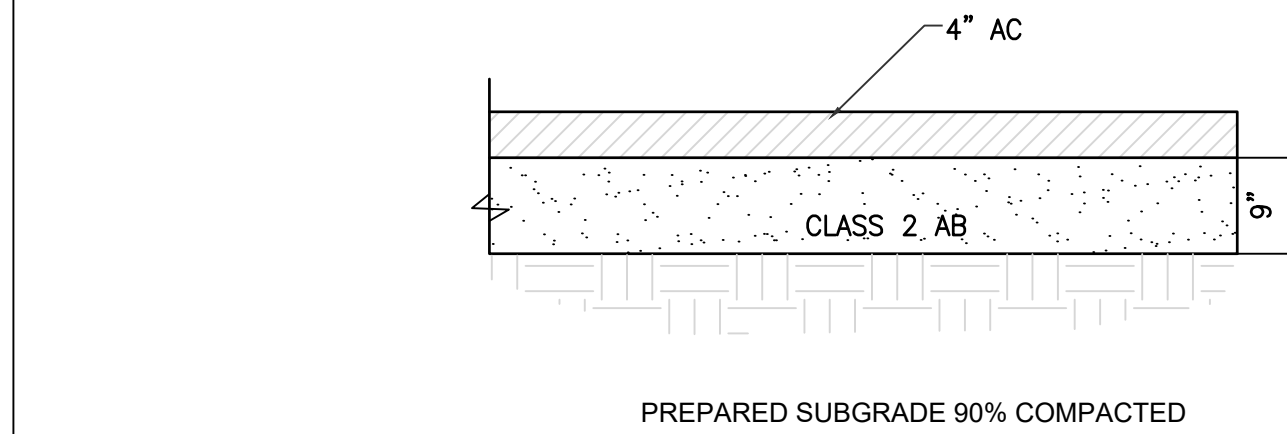
**E** HOUSE PAD SECTION  
C-2 SCALE: (H) 1"=10'; (V) 1"=5'



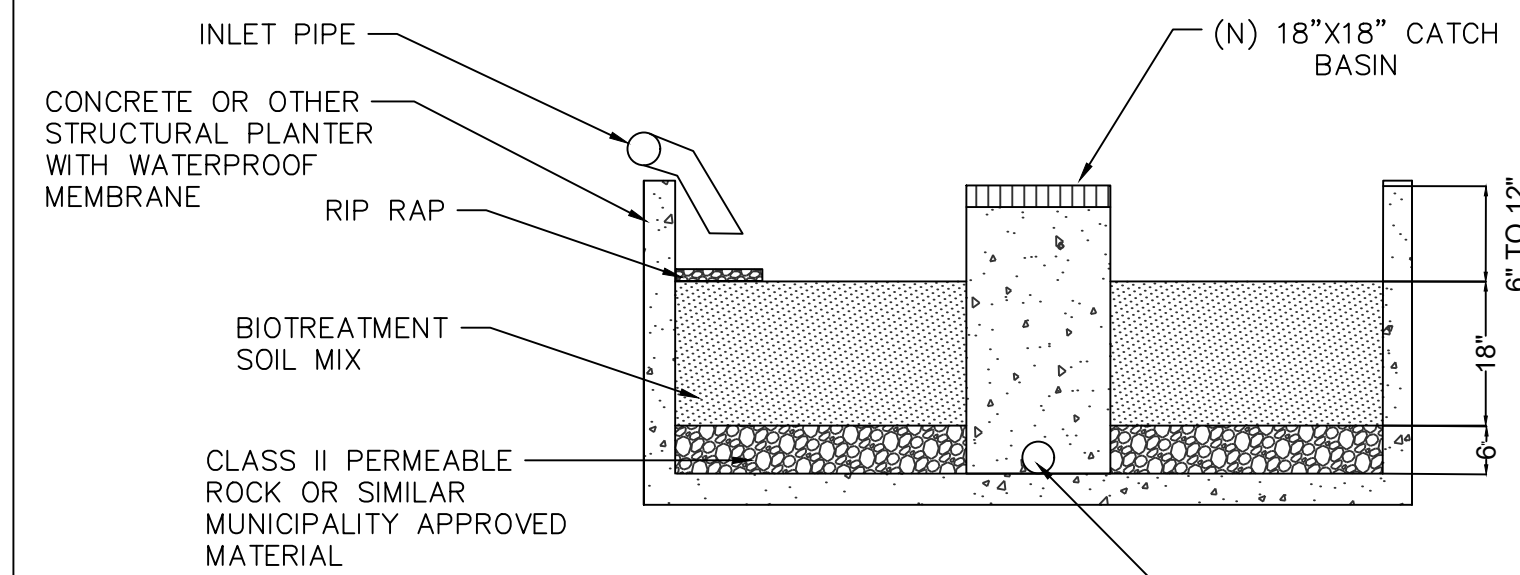
**C** HOUSE PAD SECTION  
C-2 SCALE: (H) 1"=10'; (V) 1"=5'



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



**ROAD CROSS SECTION (TYP)**  
N.T.S



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



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APN: 654-64-012

HOUSE PAD SECTION

DATE: 7/10/2025  
DESIGNED BY: T. PENG  
DRAWN BY: N.SINGH  
CHECKED BY: M. SAINI  
APPROVED BY: M. SAINI

REVISIONS

NO. SHEET NUMBER  
C-5  
11 OF 18 SHEETS





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

SECTIONS

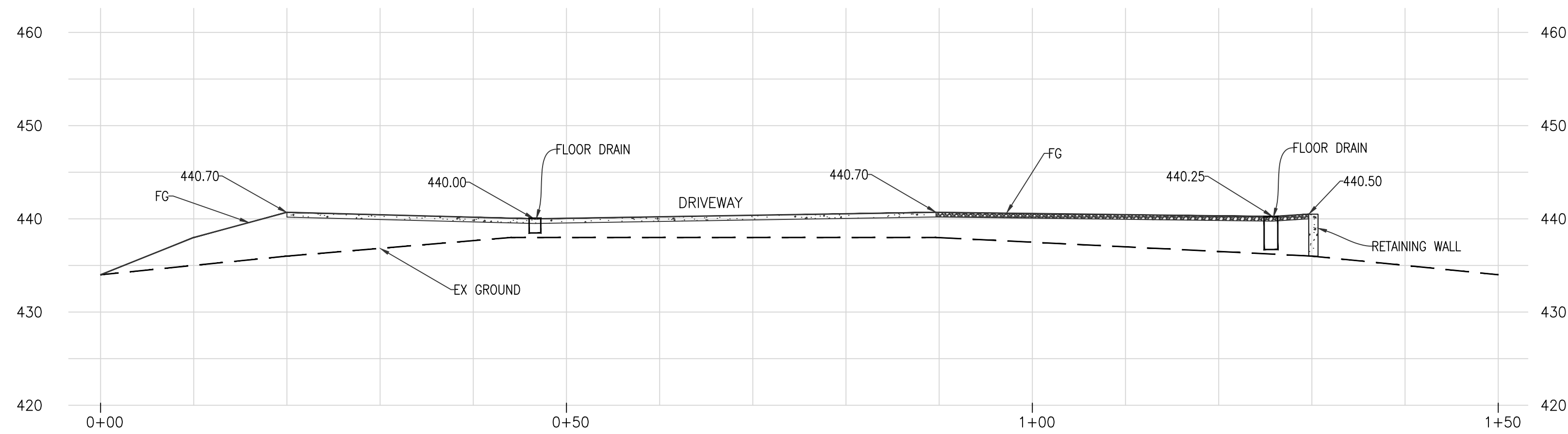
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CONSULTATION

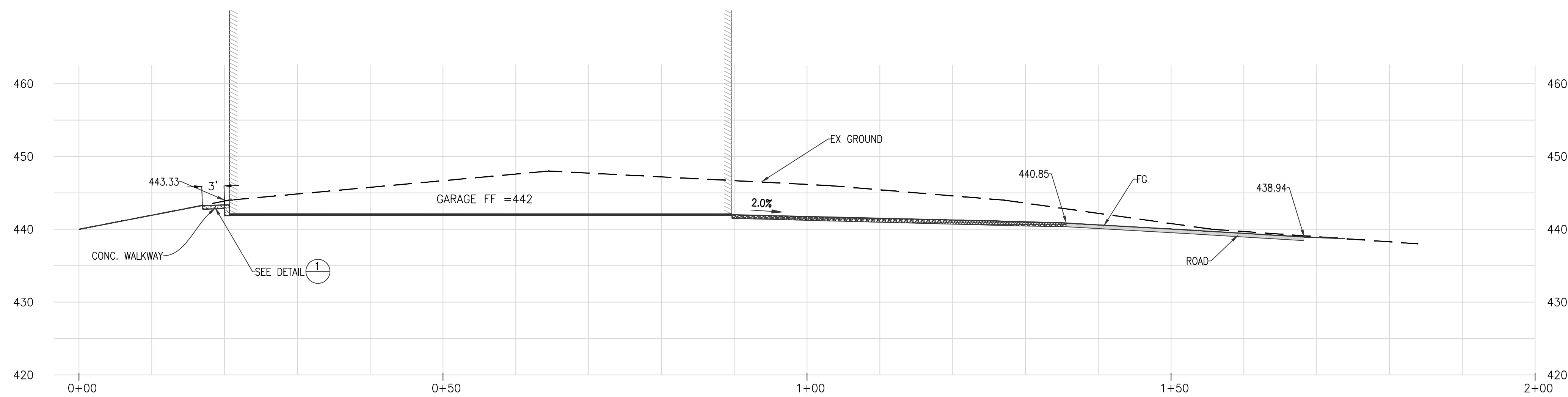
ENGINEERING

ARCHITECTURE

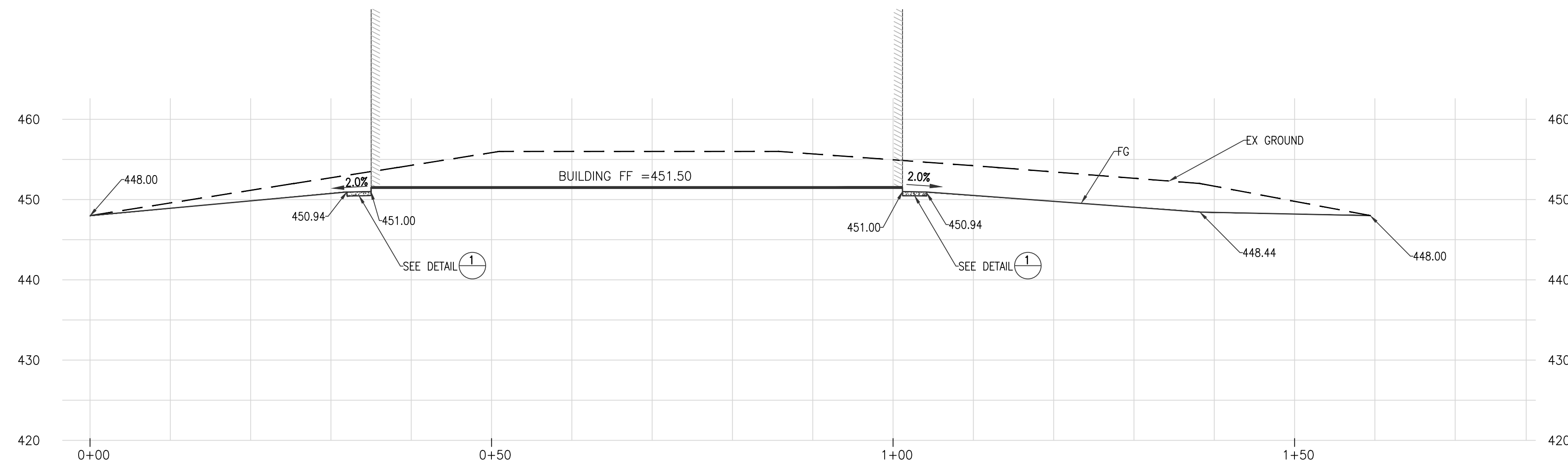
NO.	REVISIONS	DATE:	7/10/2025
		DESIGNED BY:	T. PENG
		DRAWN BY:	N. SINGH
		CHECKED BY:	M. SAINI
		APPROVED BY:	M. SAINI
SHEET NUMBER		C-6	
12 OF 18 SHEETS			



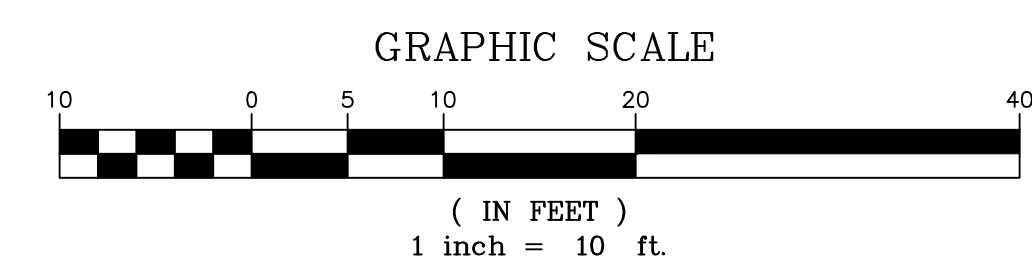
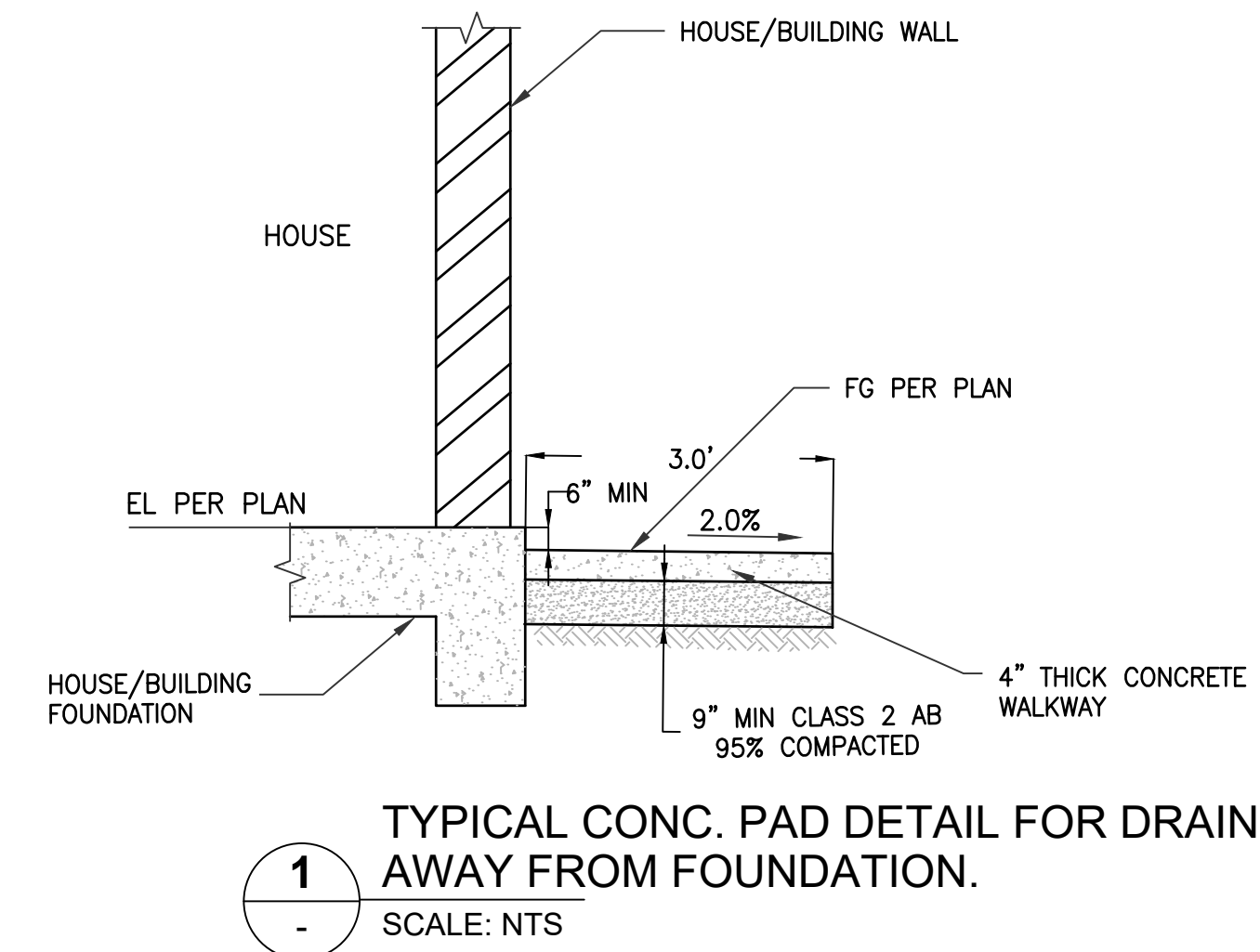
H SECTION  
C-2



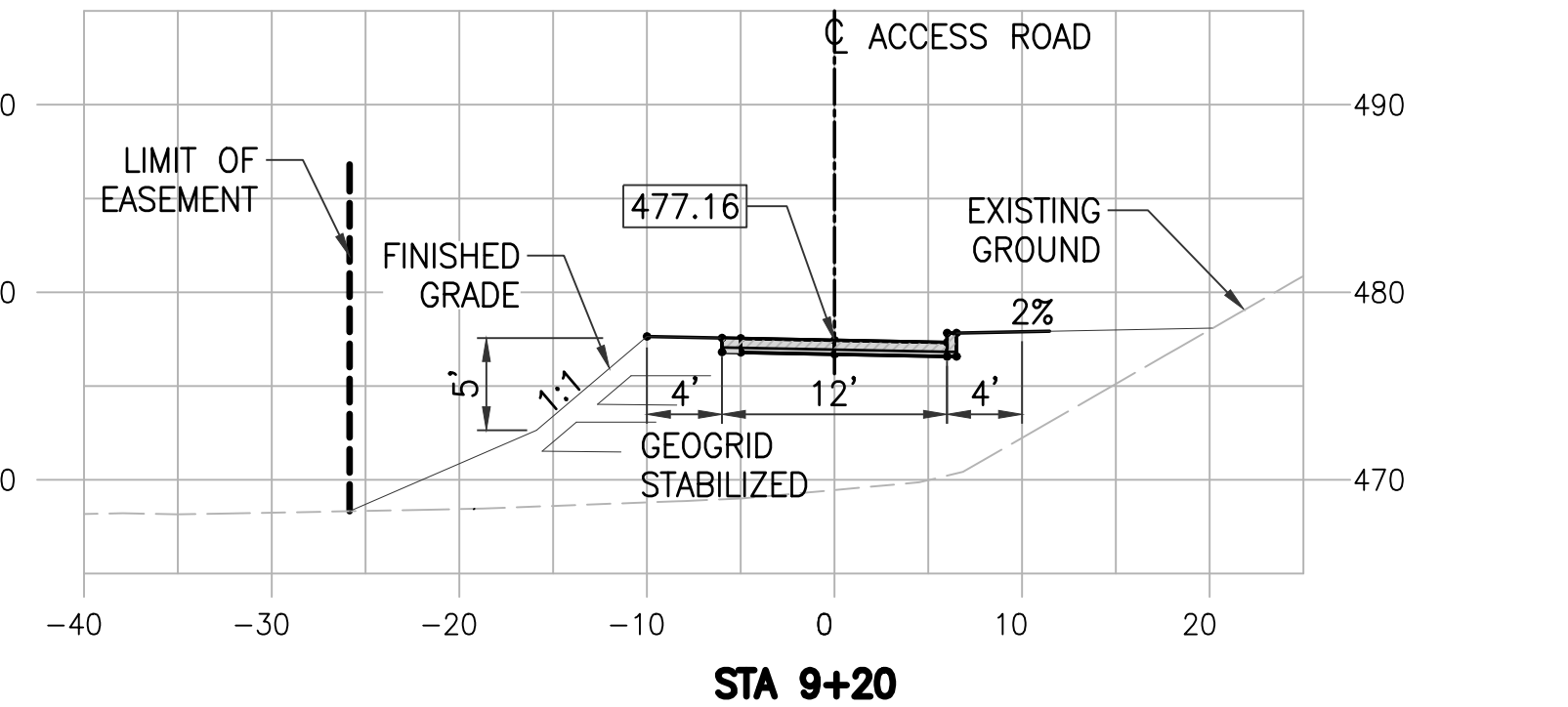
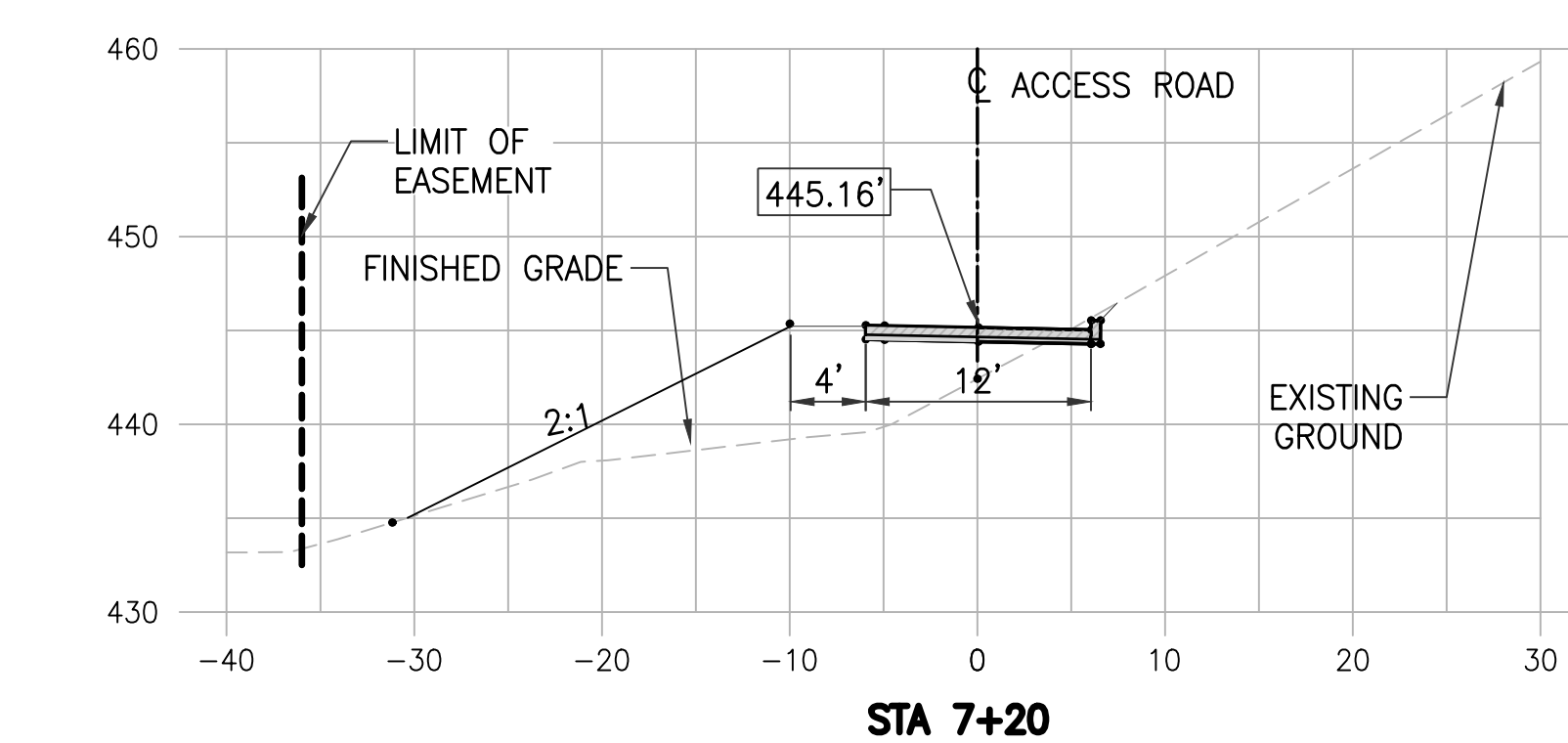
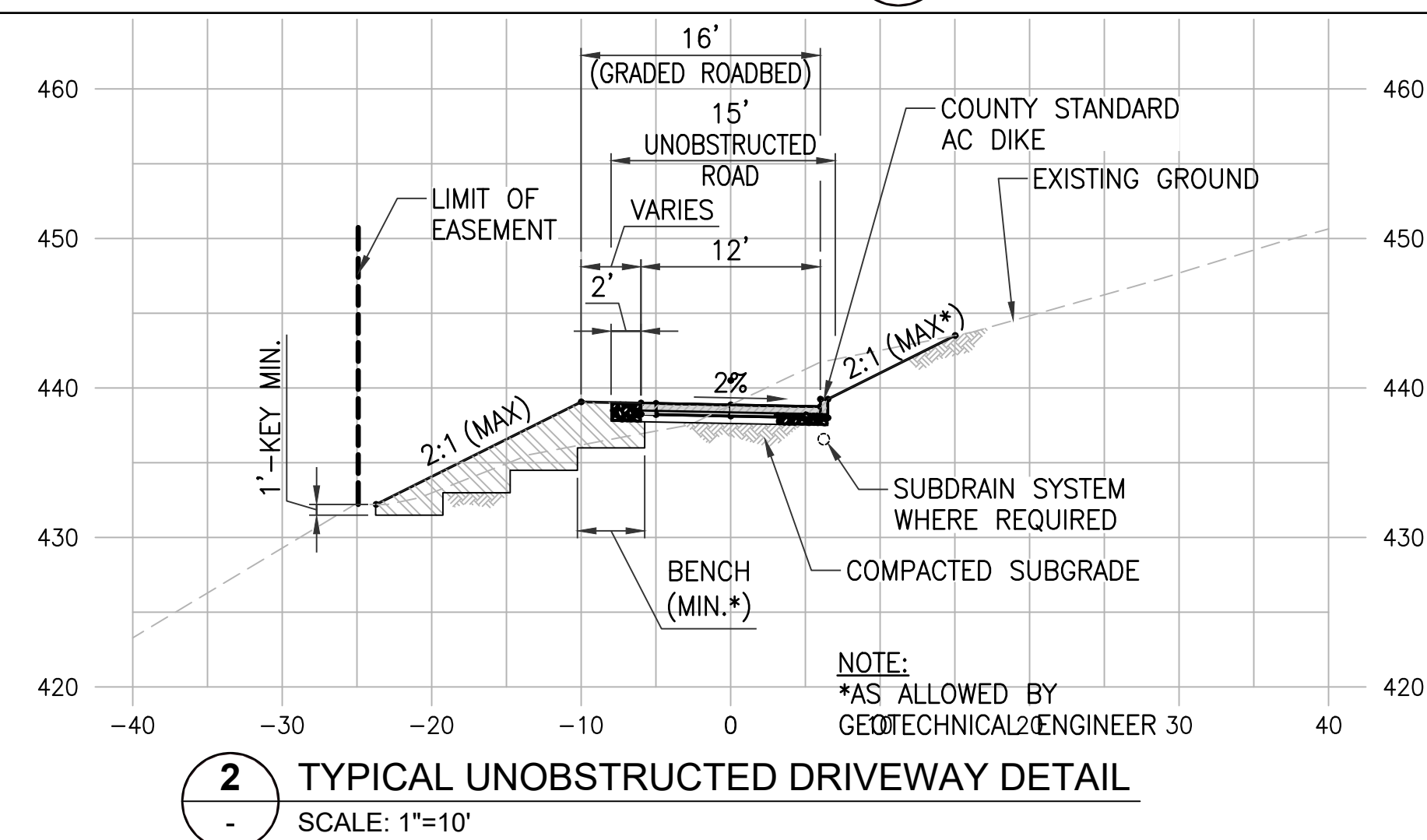
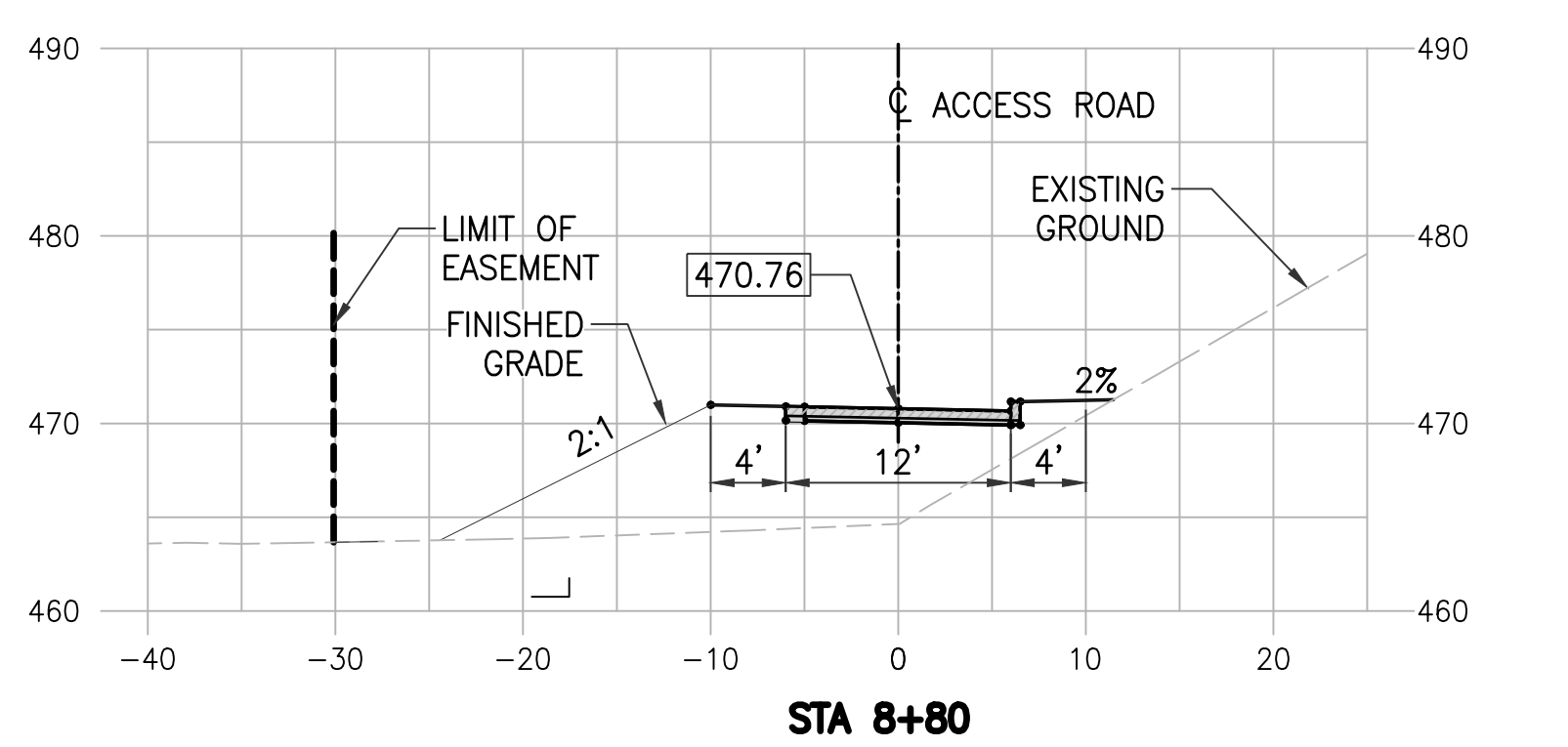
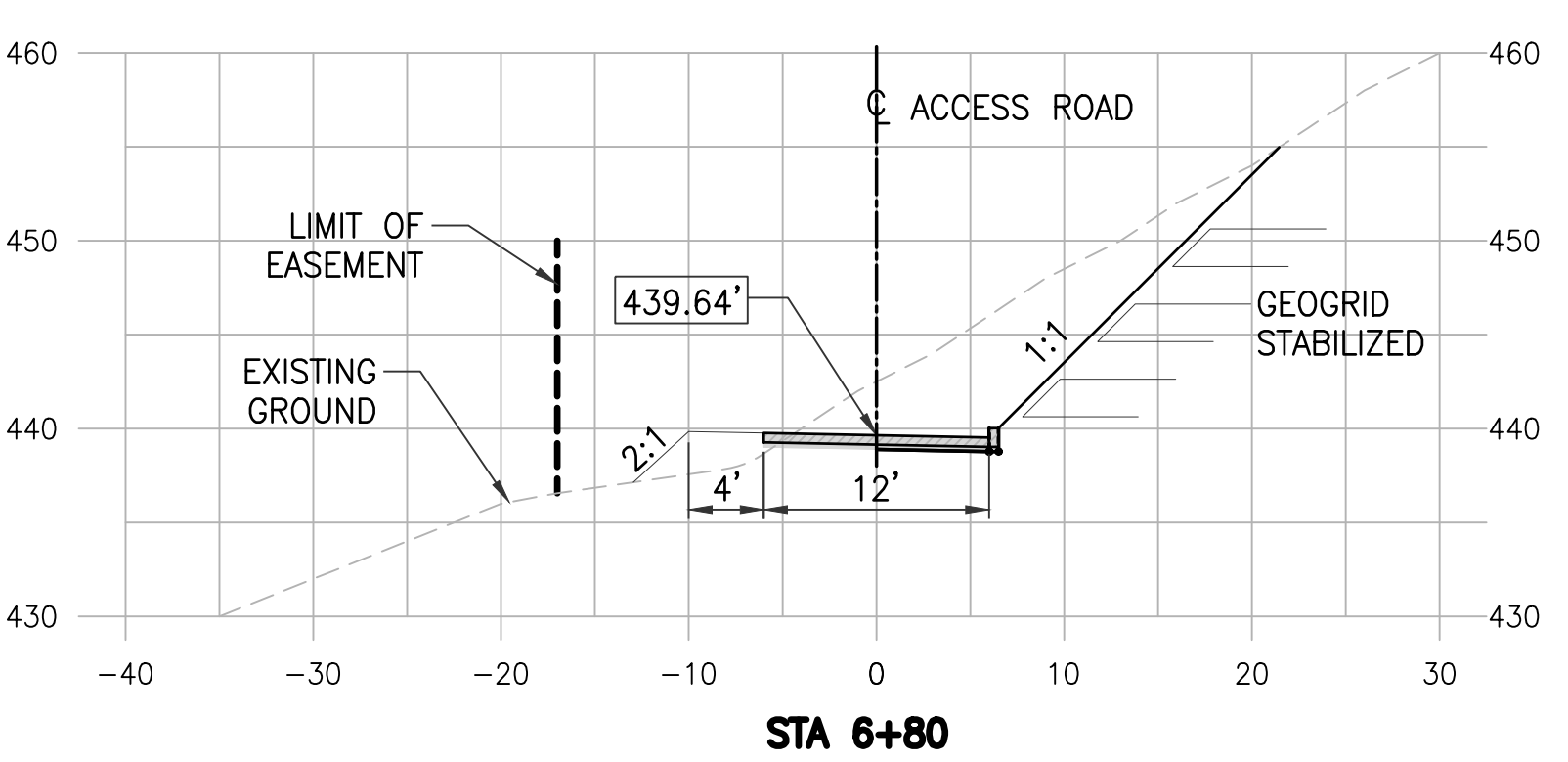
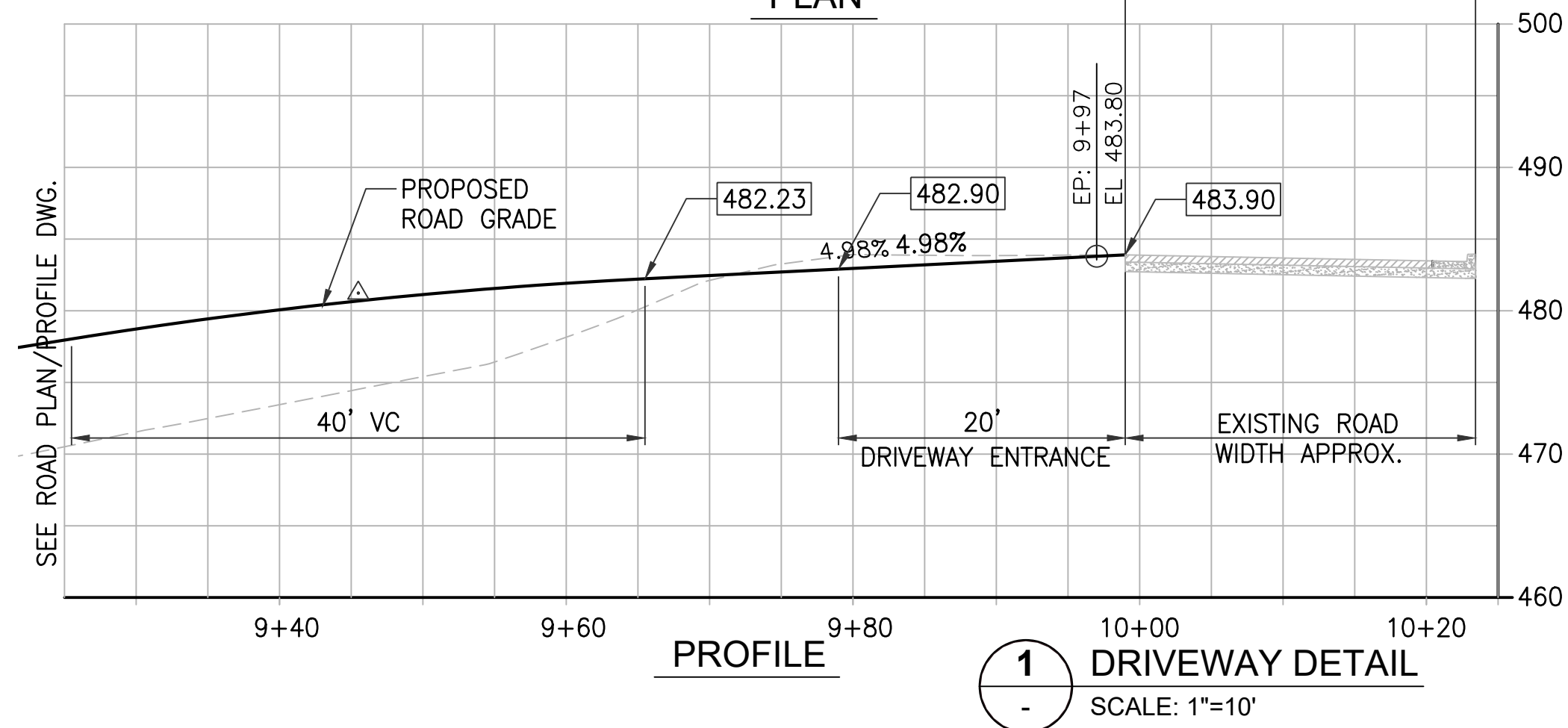
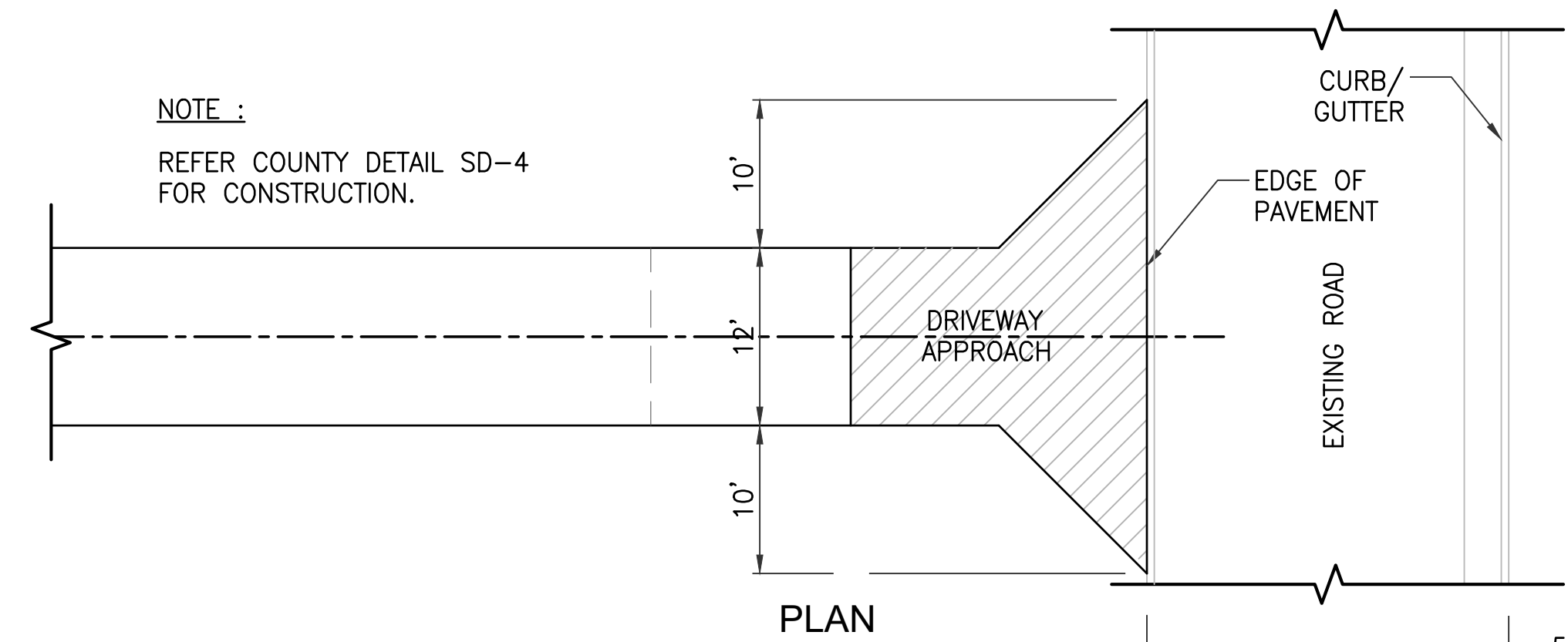
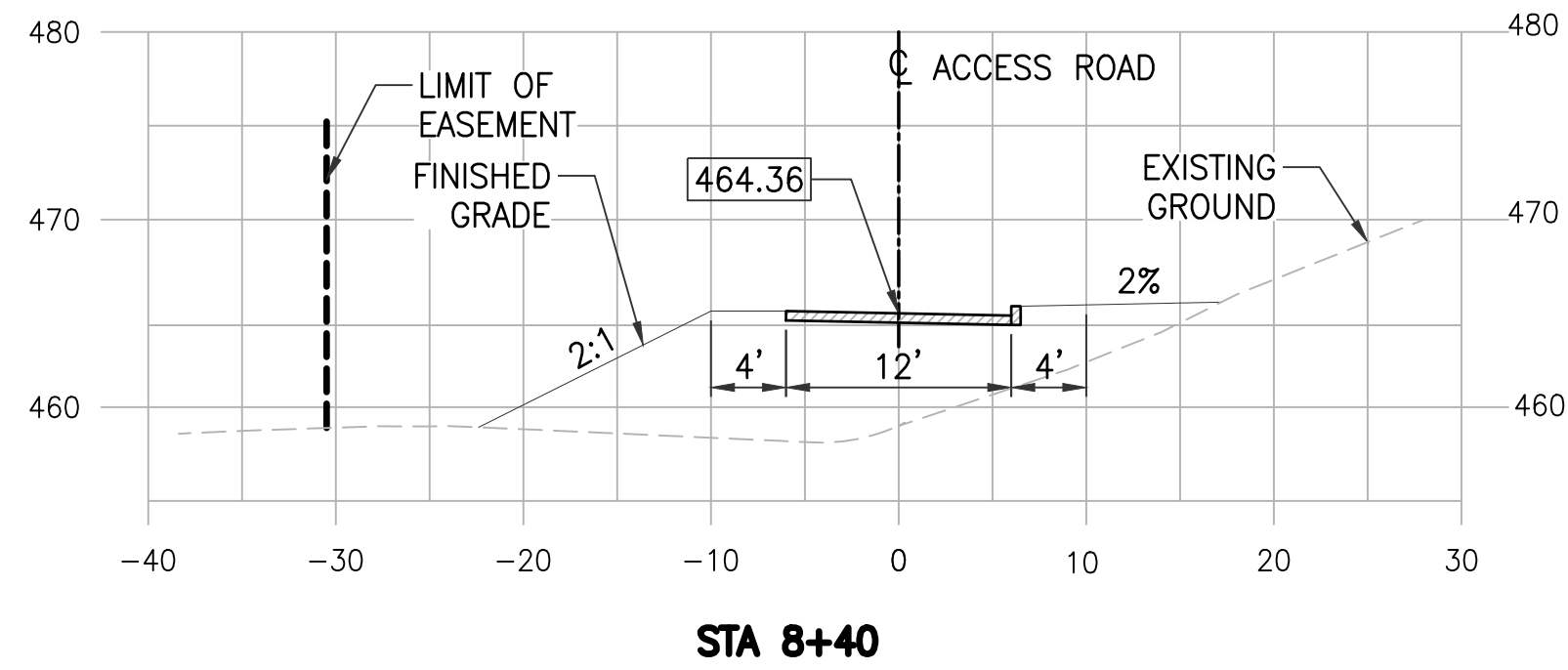
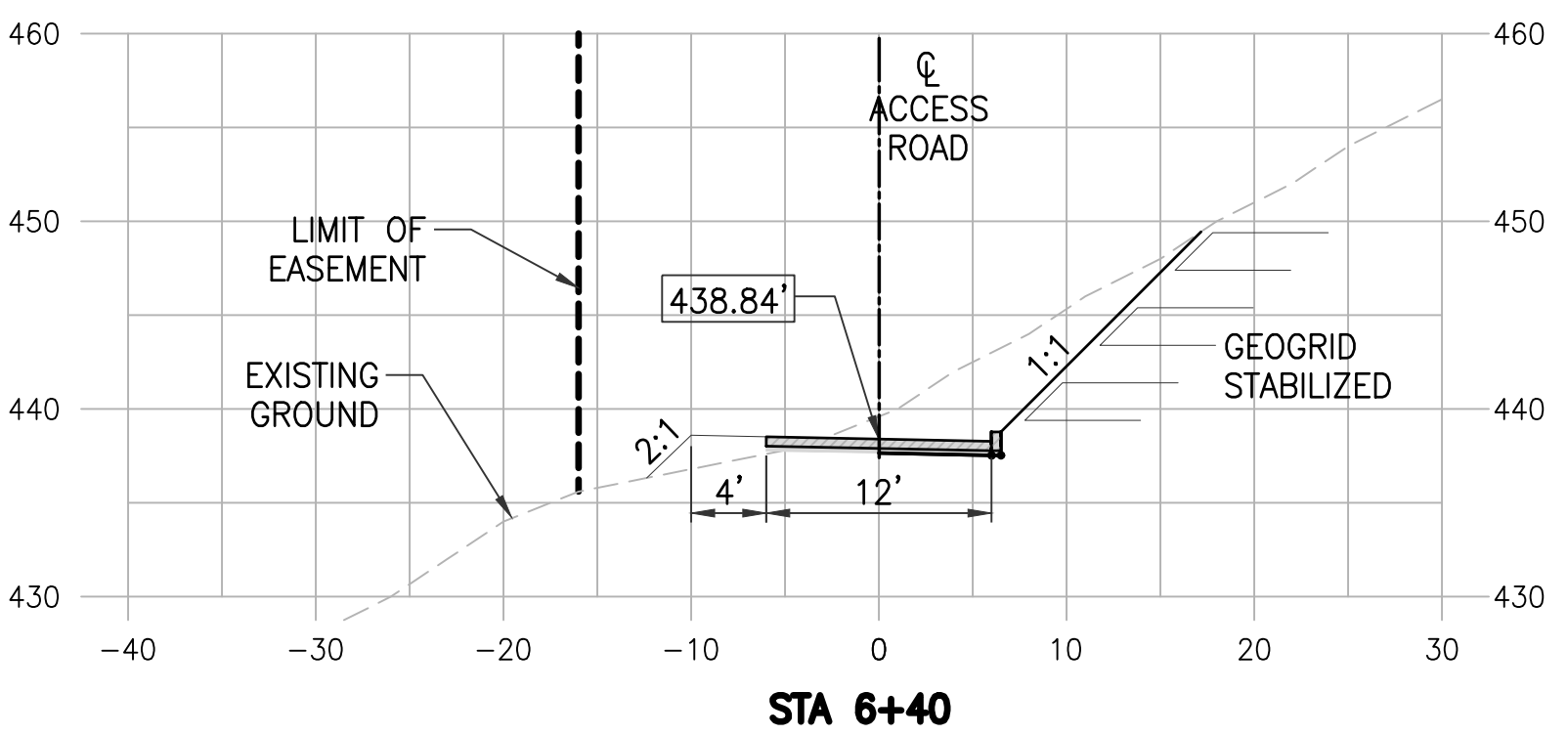
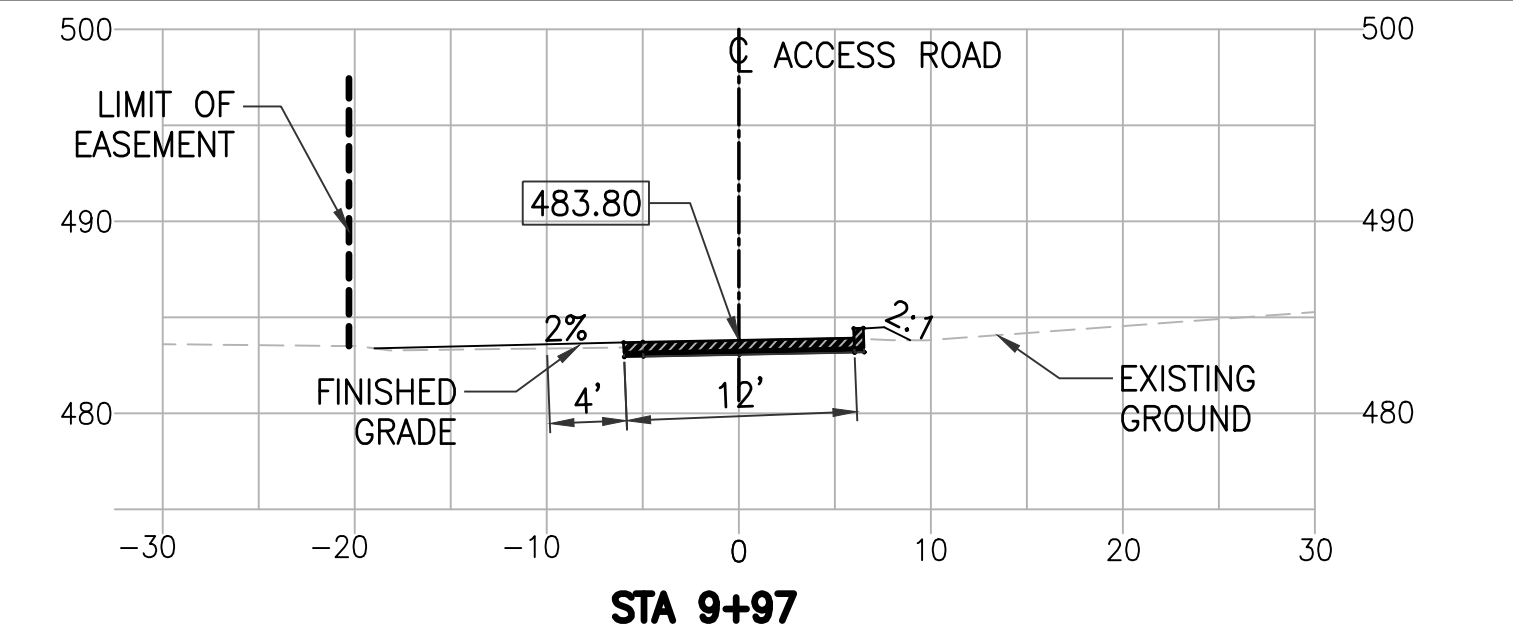
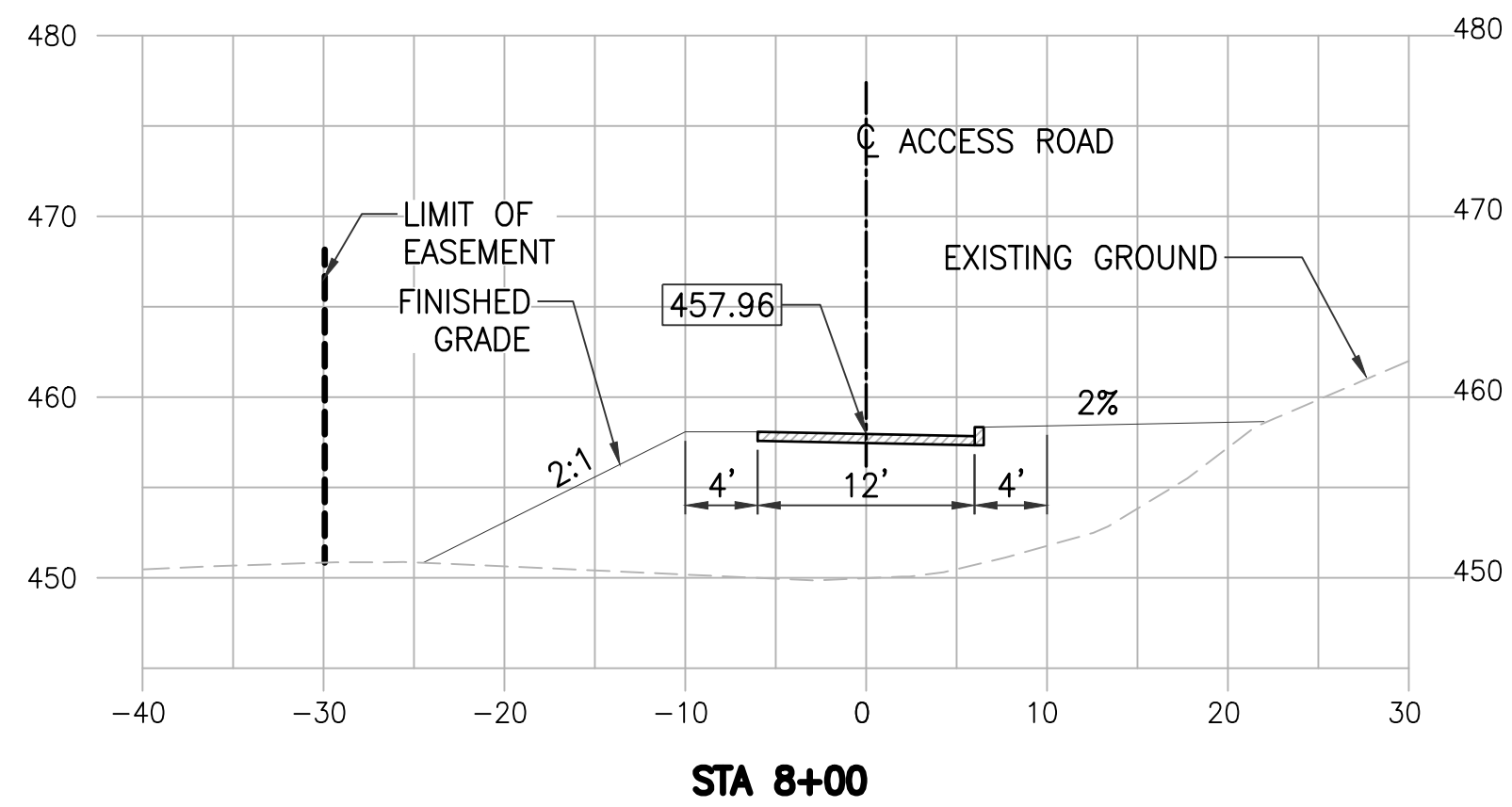
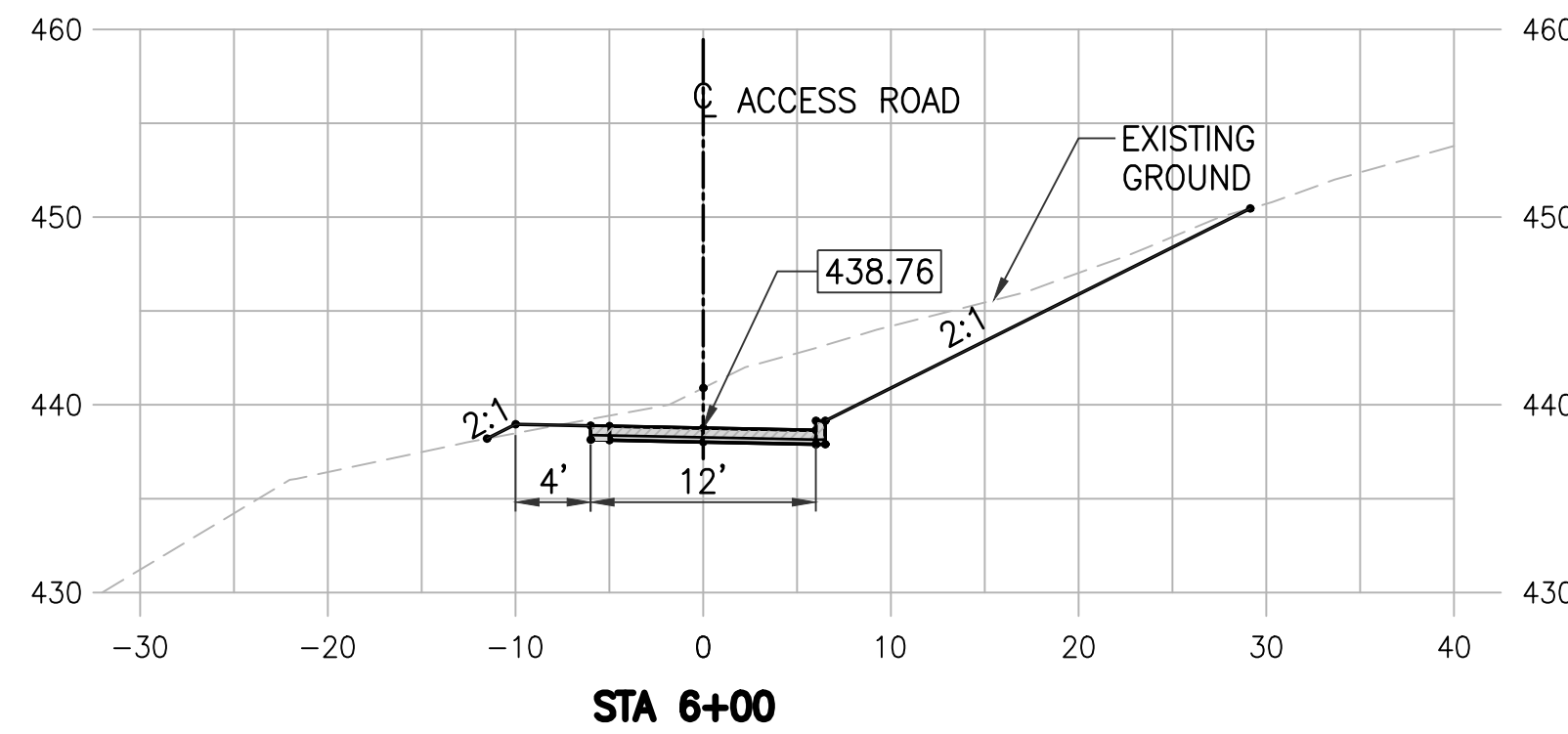
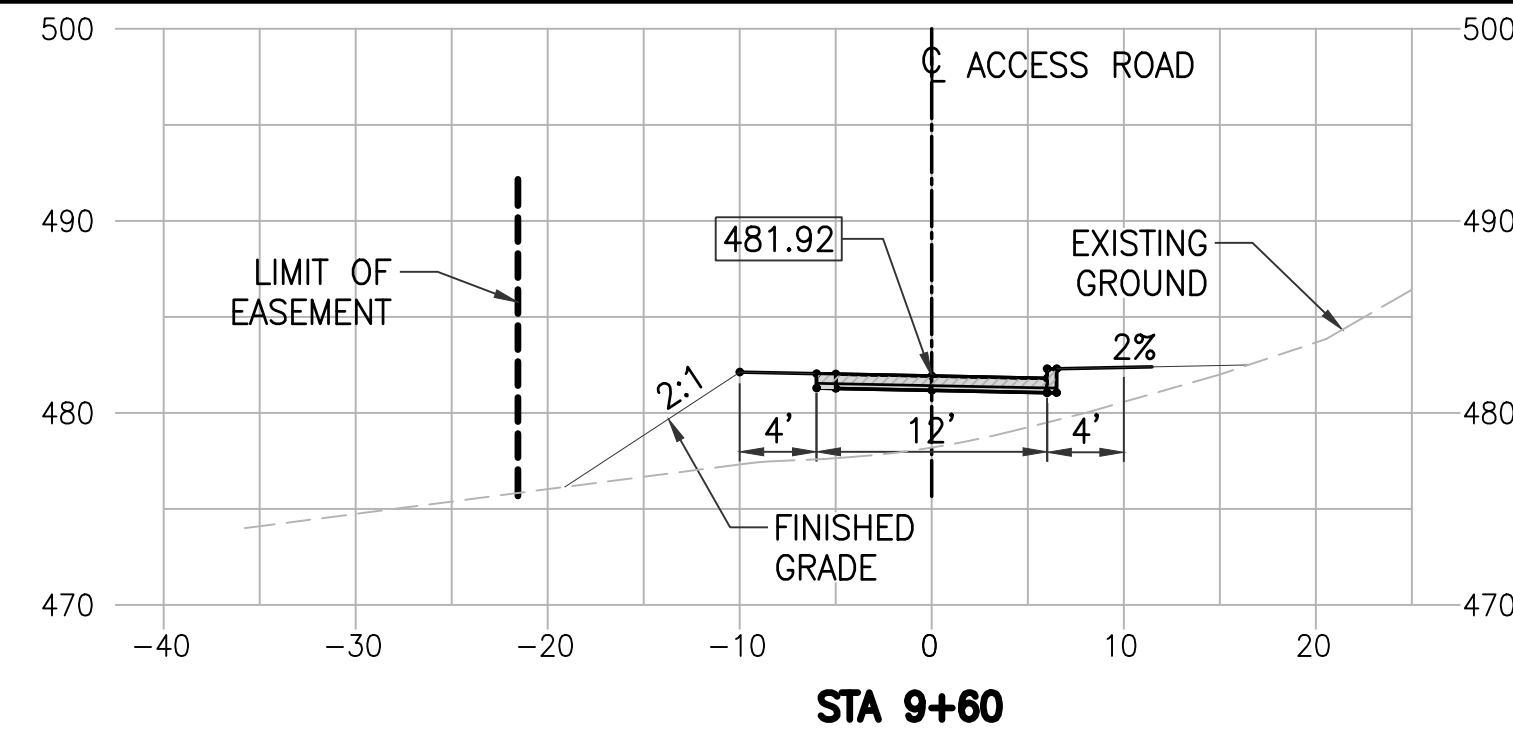
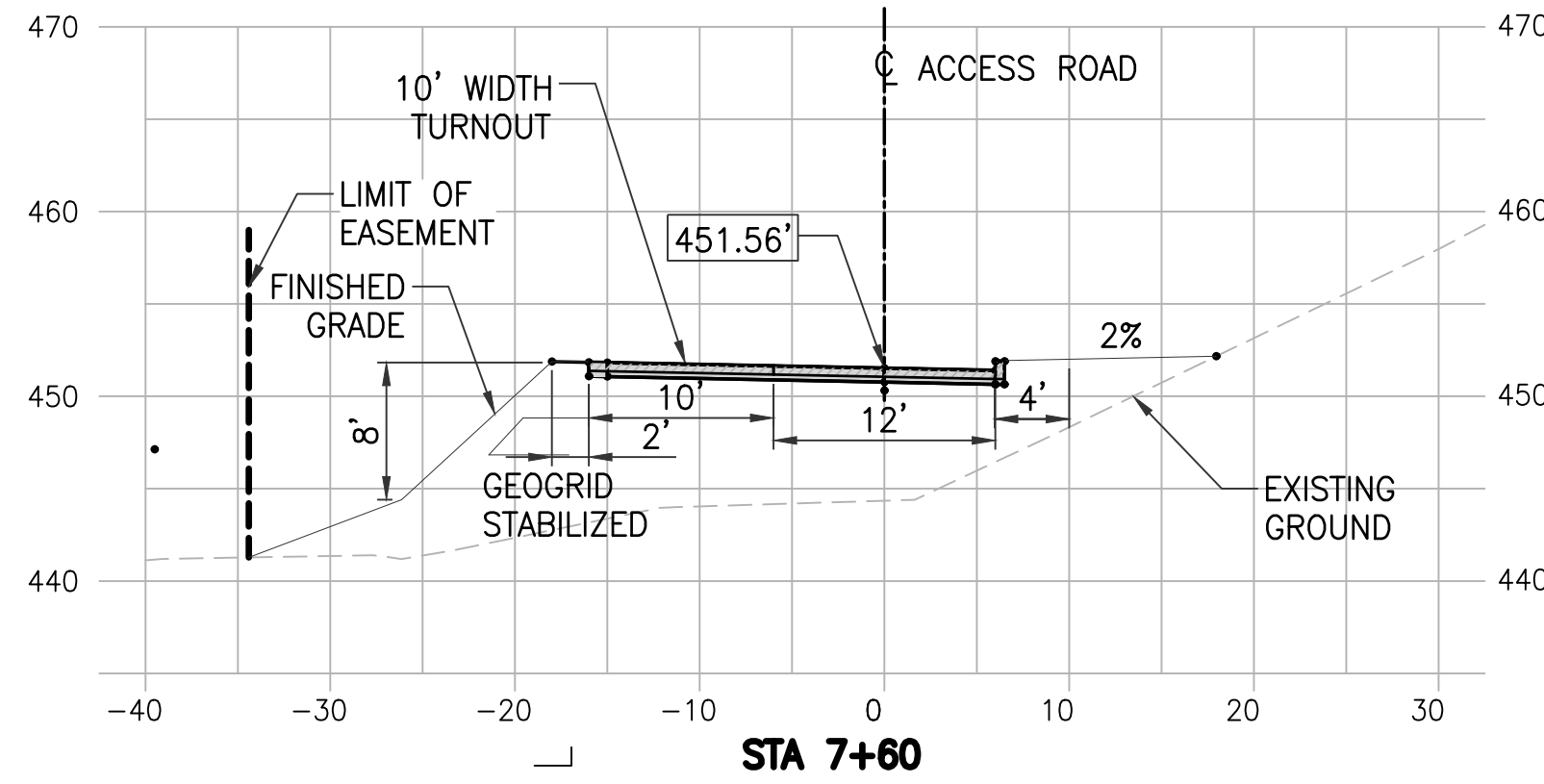
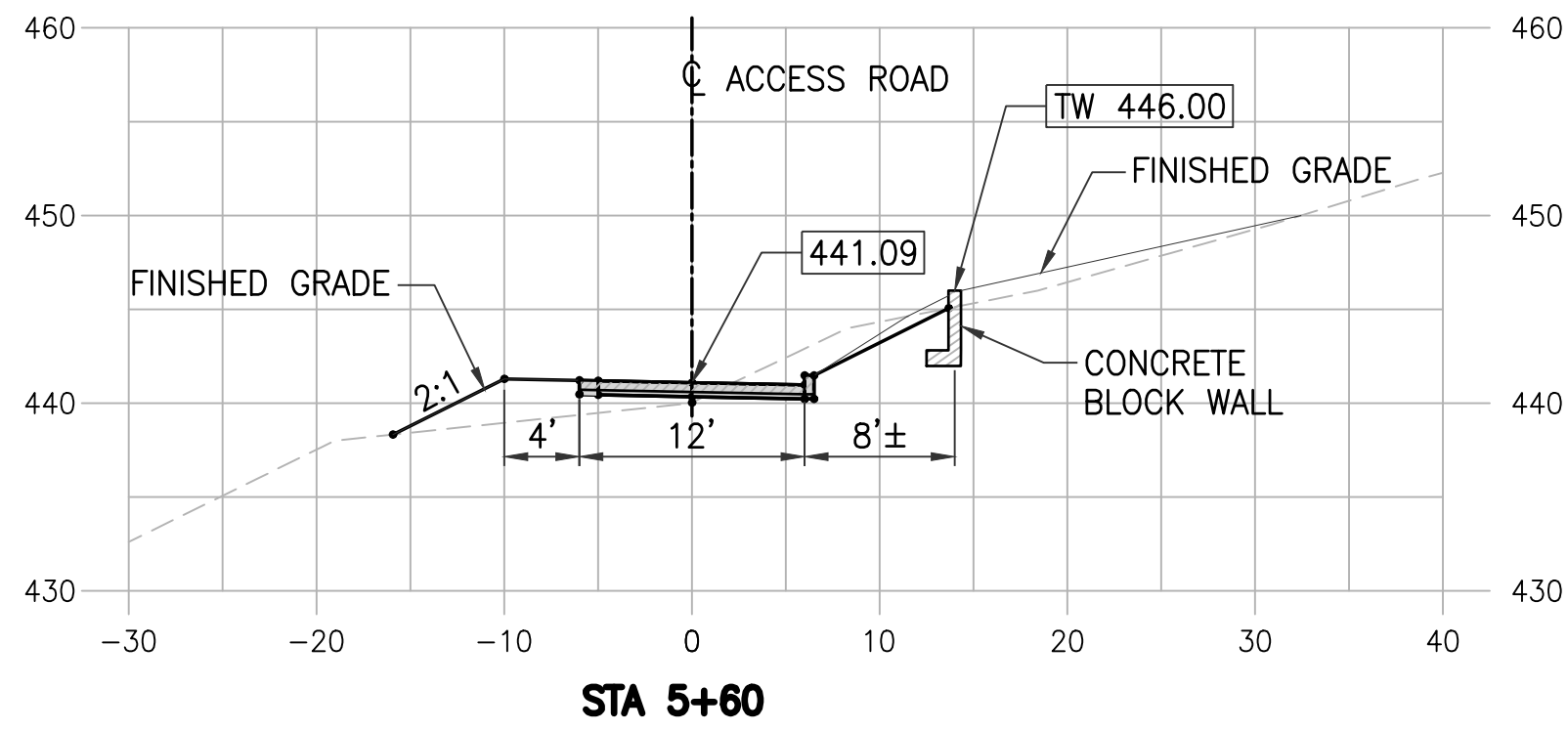
I SECTION  
C-2



J SECTION  
C-2







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SAN JOSE, CA  
APN: 654-64-012

DRIVEWAY CROSS SECTIONS &  
APPROACH PLAN AND PROFILE

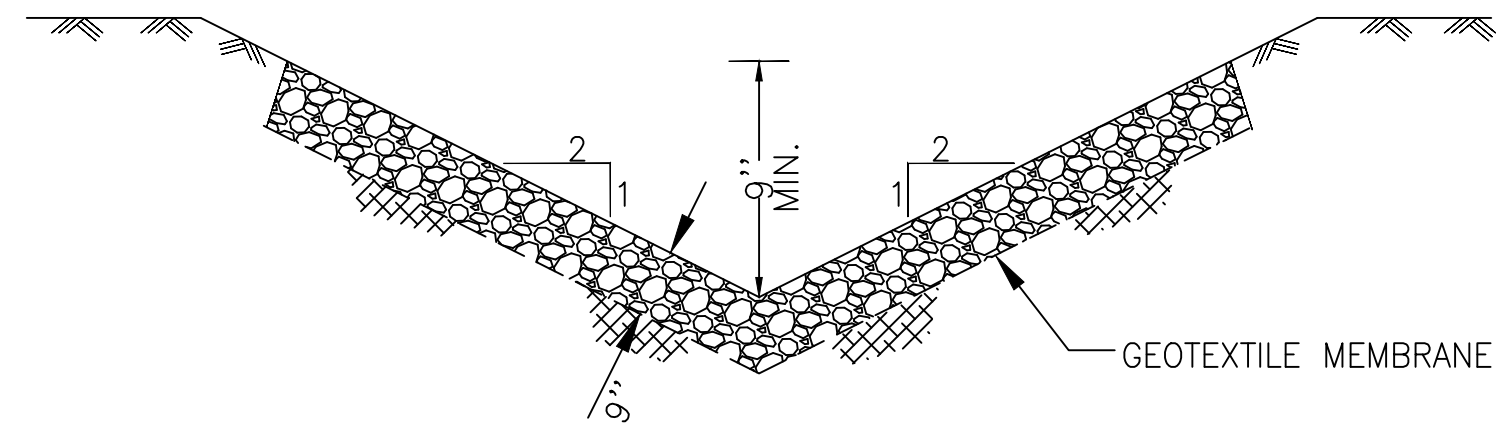
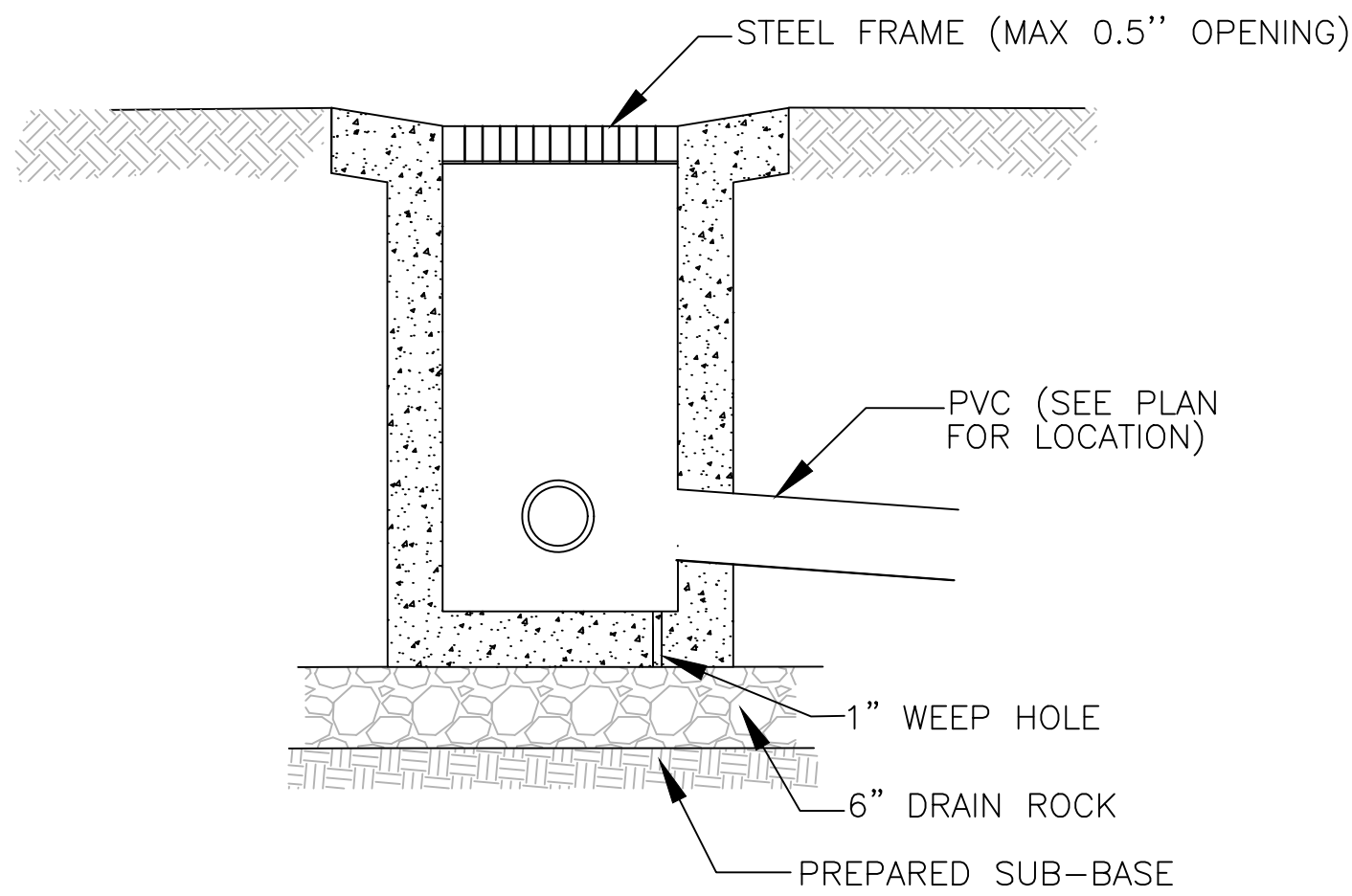
DATE:	7/10/2025
DESIGNED BY:	T. PENG
DRAWN BY:	N. SINGH
CHECKED BY:	M. SAINI
APPROVED BY:	M. SAINI

REVISIONS	
NO.	
SHEET NUMBER	C-7
13 OF 18 SHEETS	









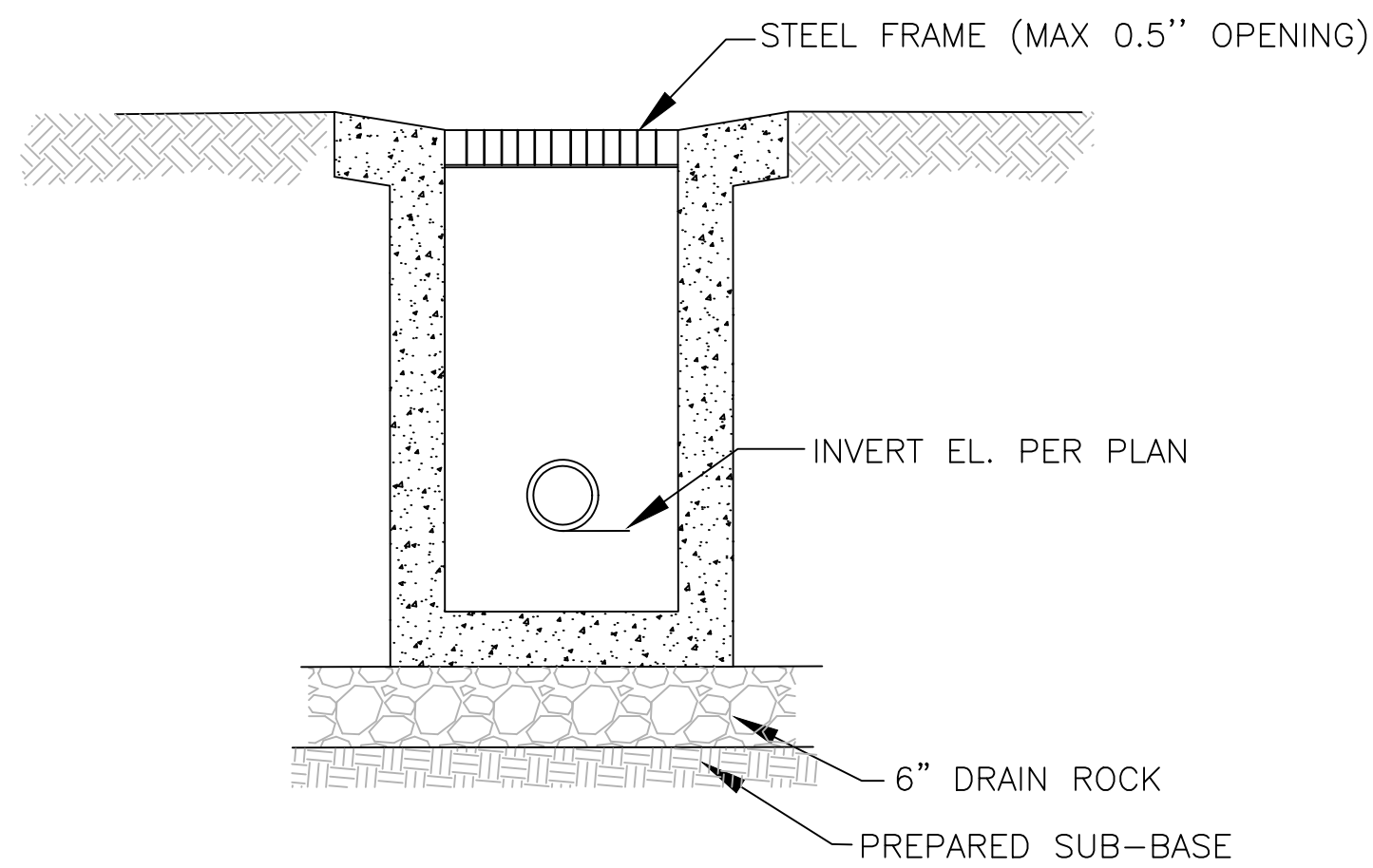
ROCK V-DITCH (TYP) 4  
(N.T.S)

NOTES:

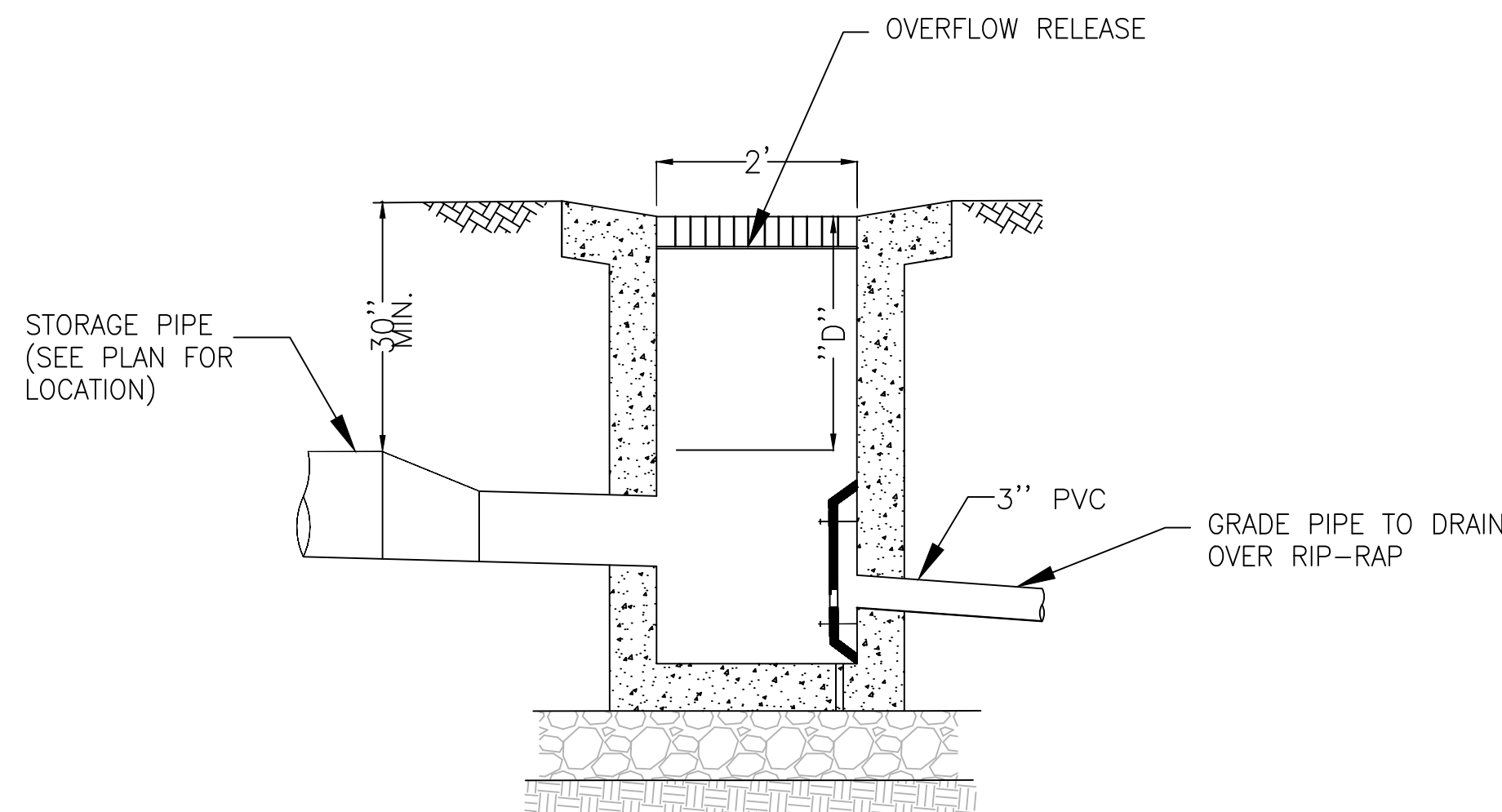
1. GEOTEXTILE MEMBRANE SHALL WOVEN MADE FROM POLYPROPYLENE, IN SLIT FILM OR MONOFILAMENT FORM, WITH 15% GRAB AND GRAB TENSILE STRENGTH 315 LBS.
2. RIPRAP: DURABLE ROCK, FREE FROM CRACKS AND SEAMS, WITH MEDIAN ROCK SIZE 4-INCHES
3. TRASH SCREEN SHALL BE STAINLESS STEEL SCREEN OR PLASTIC UV RESISTANT MATERIAL.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

NOTES:

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

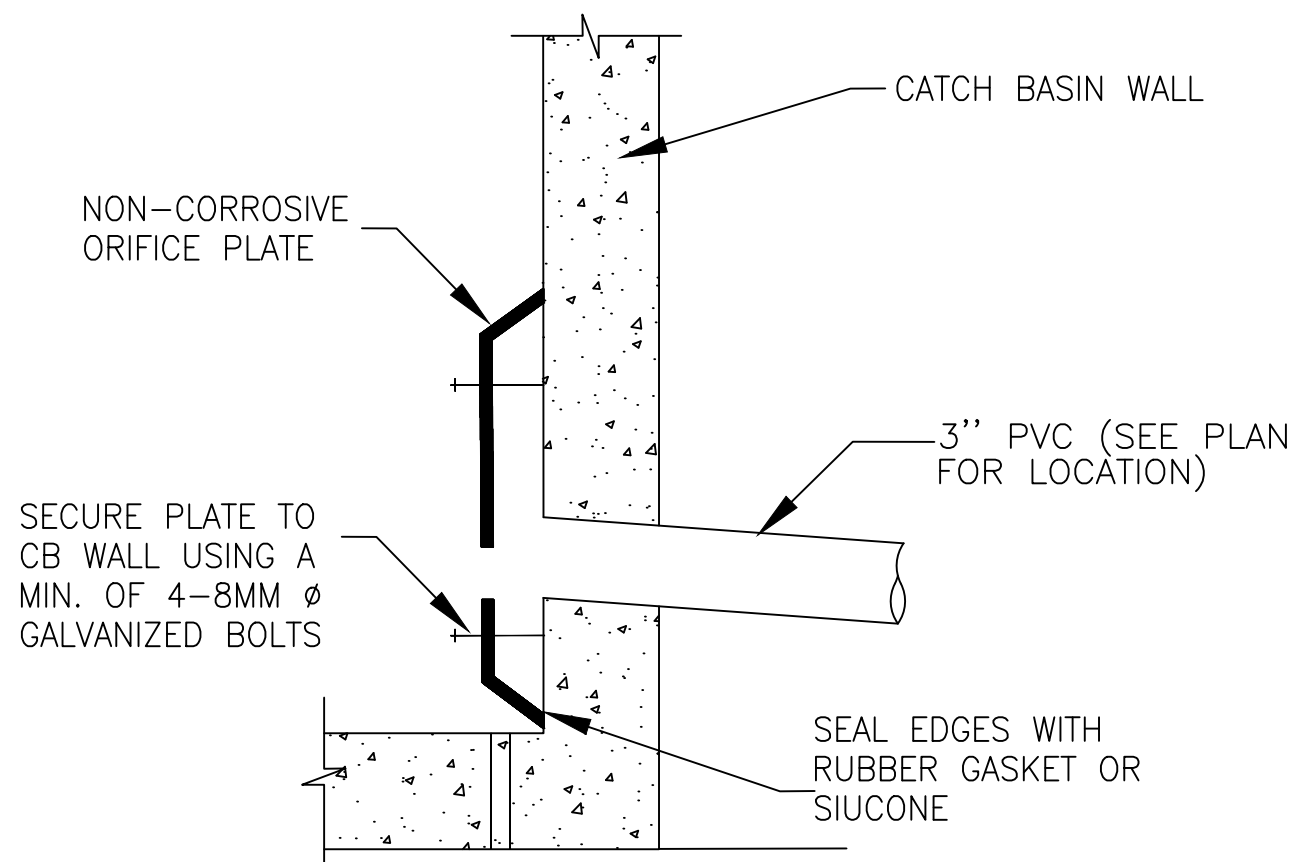


CATCH BASIN (TYP.) 1  
N.T.S C-4

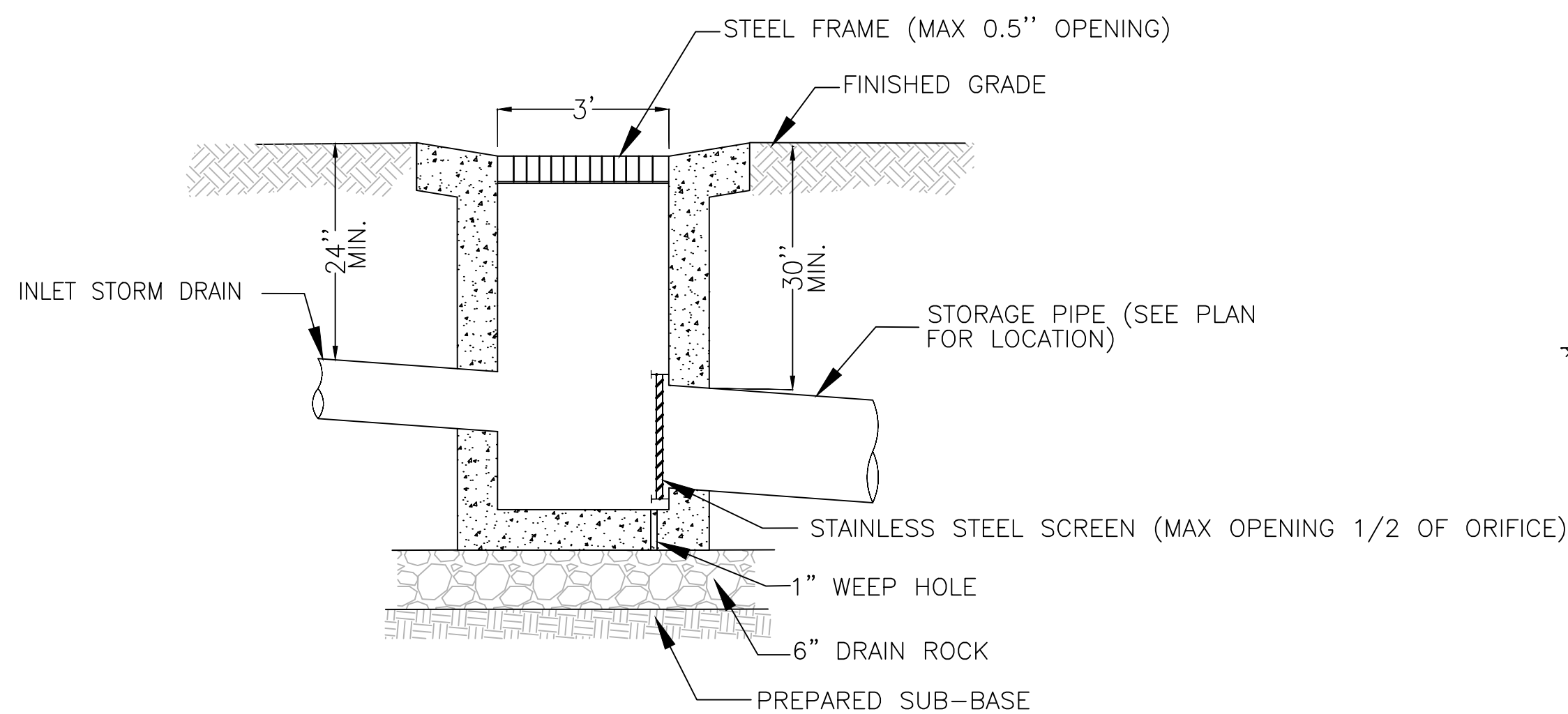


NOTE: THE OVERFLOW RELEASE RIM ELEVATION SHALL MATCH OR ABOVE THE HIGHEST OBVERT ELEVATION IN THE STORM STORAGE SYSTEM, AND A MIN. OF 8" BELOW THE LOWEST RIM ELEVATION IN THE STORM DRAIN SYSTEM

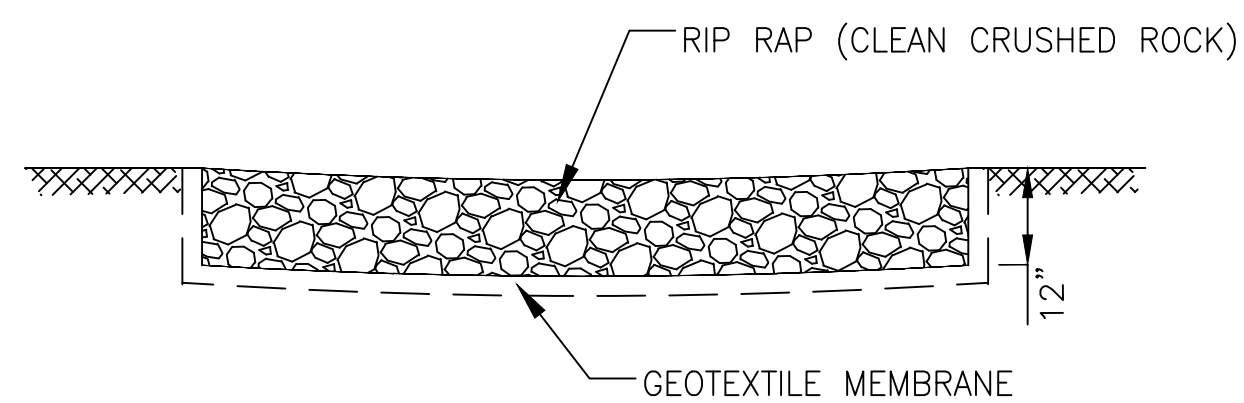
ORIFICE CONTROL CATCH BASIN-2 (TYP) 6  
(N.T.S)



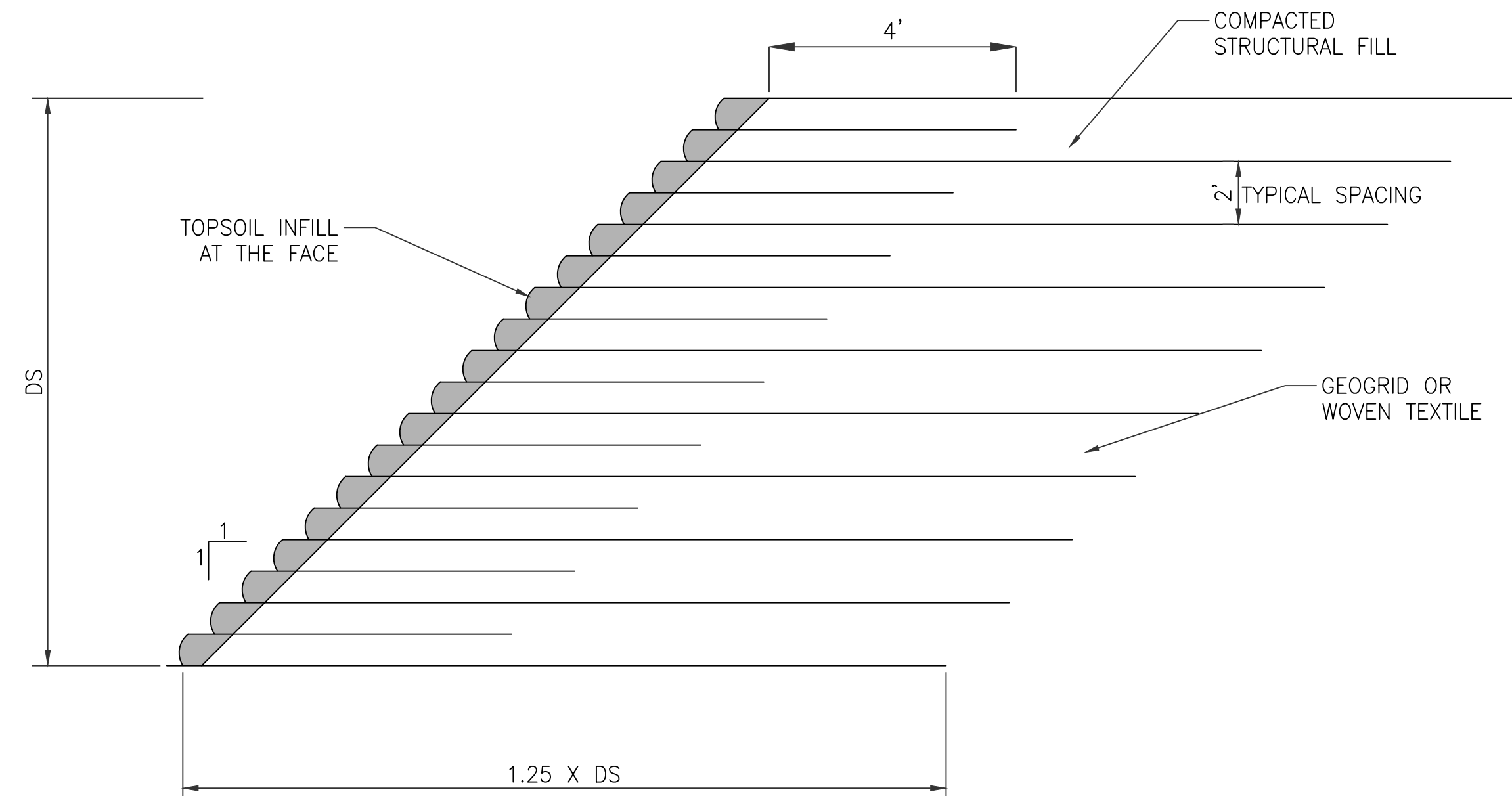
ORIFICE DETAIL (TYP) 3  
(N.T.S)



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



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



GEOGRID AND GEOTEXTILE  
N.T.S

NOTES:

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



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APN: 654-64-012

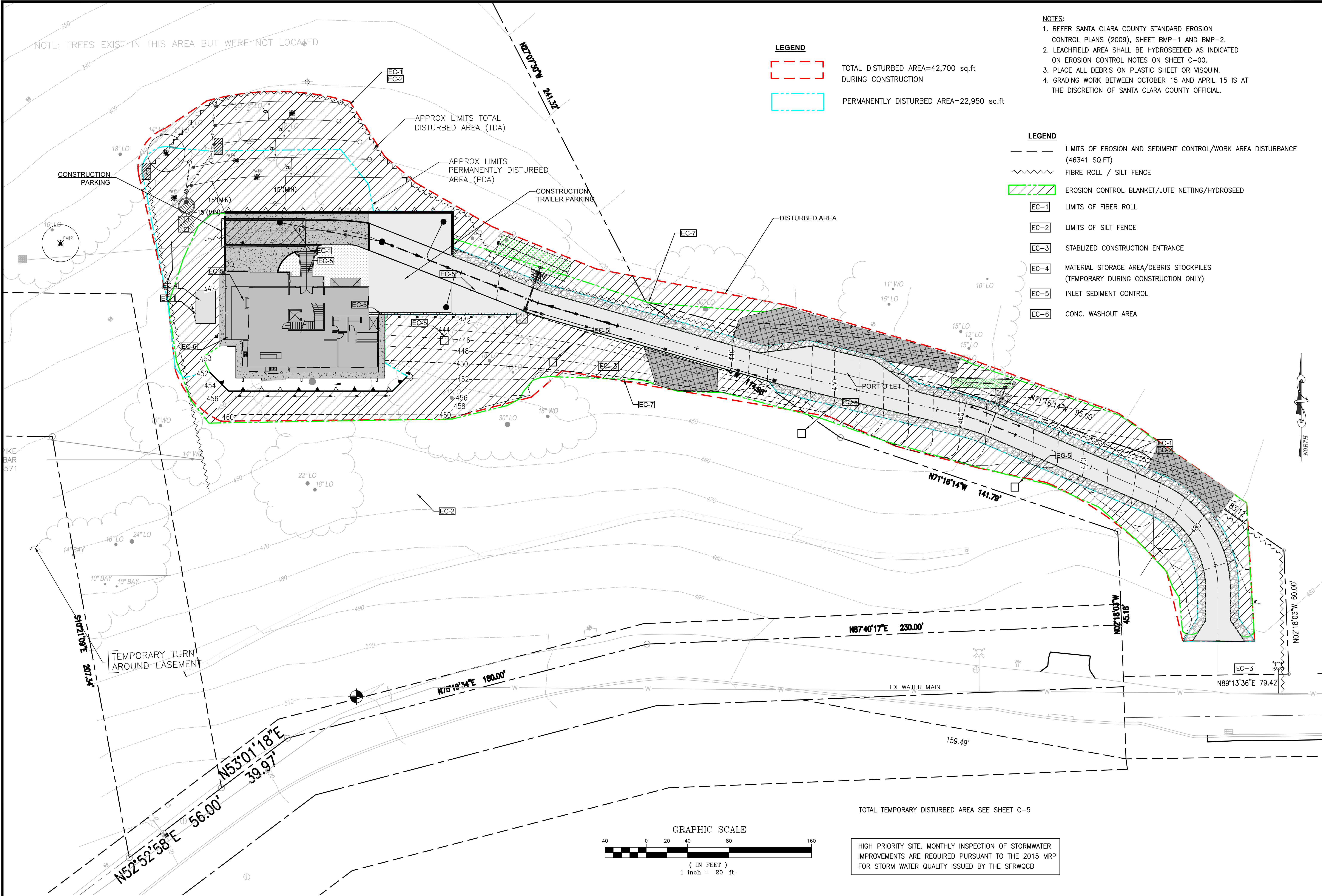
DETAILS

DATE:	7/10/2025
DESIGNED BY:	T. PENG
DRAWN BY:	N. SINGH
CHECKED BY:	M. SAINI
APPROVED BY:	M. SAINI

REVISIONS	
NO.	

SHEET NUMBER	D-2
15 OF 18 SHEETS	





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SAN JOSE, CA  
APN: 654-64-012

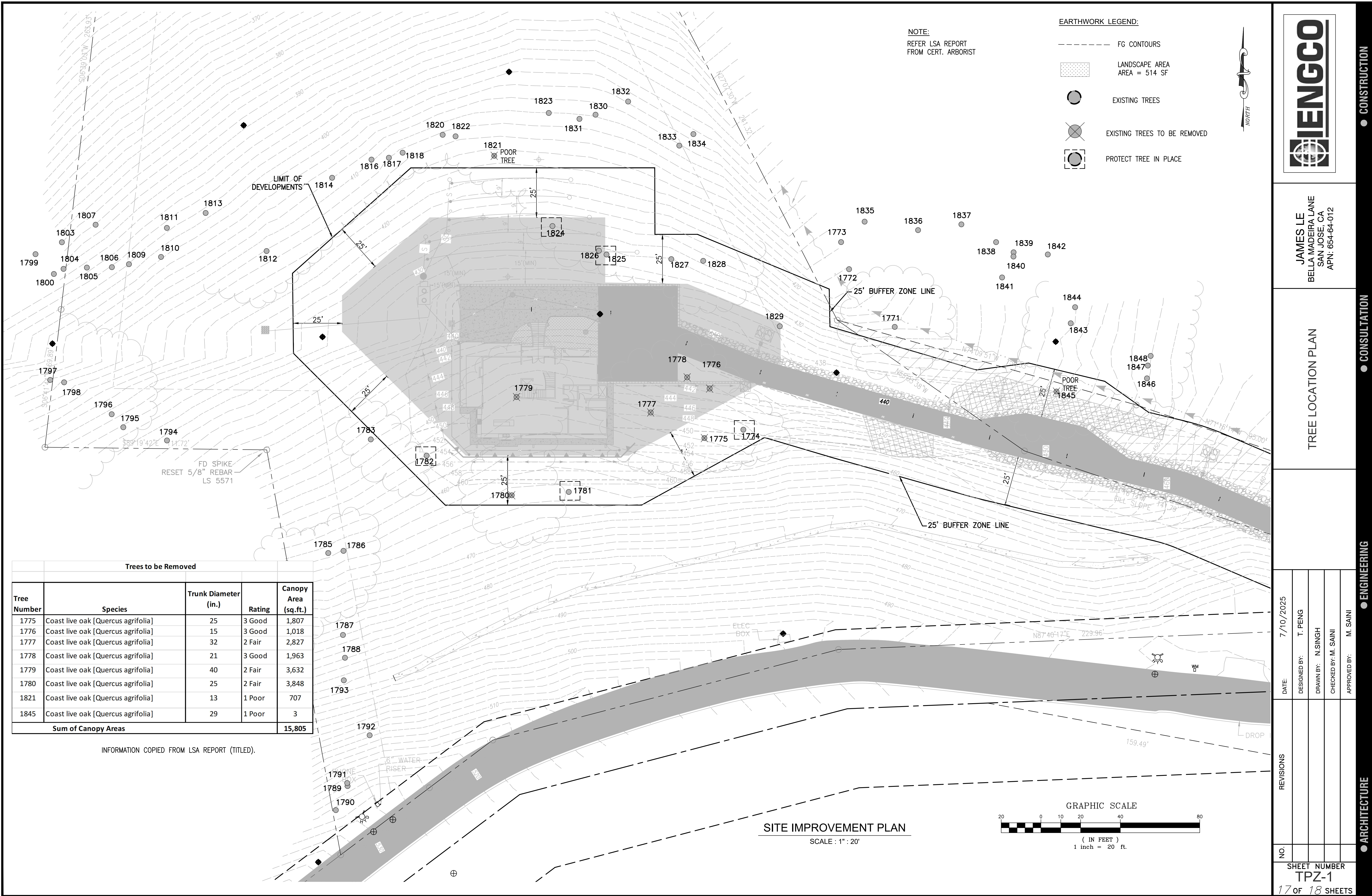
EROSION CONTROL PLAN

DATE:	7/10/2025
DESIGNED BY:	T. PENG
DRAWN BY:	N. SINGH
CHECKED BY:	M. SAINI
APPROVED BY:	M. SAINI

REVISIONS	NO.				

SHEET NUMBER  
ESC-1  
16 OF 18 SHEETS





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

INFORMATION COPIED FROM LSA REPORT (TITLED).

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

TREE LOCATION PLAN

DATE:	7/10/2025
DESIGNED BY:	T. PENG
DRAWN BY:	N. SINGH
CHECKED BY:	M. SAINI
APPROVED BY:	M. SAINI

REVISIONS	
NO.	

ARCHITECTURE

ENGINEERING

CONSTRUCTION

SHEET NUMBER  
TPZ-1

17 of 18 SHEETS



APN: 654-64-012

STORMWATER DESIGN VOLUME CALCULATIONS

DESIGN VOLUME REQUIRED FOR DMA-1		
Total area of DMA-1	=	33,102 sq. ft
Impervious area in DMA-1	=	11,955 sq. ft
DMA-1 imperviousness ratio (i)	=	0.36 unitless
Stormwater runoff coefficient (C)	=	0.26 unitless
Mean annual runoff producing rainfall (P6)	=	0.33 inches
Regression constant (a)	=	1.96 unitless
Unit stormwater volume (P0)	=	0.17 inches
Stormwater Design Volume for DMA-1	=	461 cu. ft.

DESIGN VOLUME REQUIRED FOR DMA-2		
Total area of DMA-2	=	12,751 sq. ft
Impervious area in DMA-2	=	4,275 sq. ft
DMA-2 imperviousness ratio (i)	=	0.34 unitless
Stormwater runoff coefficient (C)	=	0.24 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-2	=	168 cu. ft.

PLANTER BOX CALCULATIONS

PLANTER BOX BOTTOM SURFACE AREA REQUIRED FOR DMA-1		
Stormwater Design Volume for DMA-1 (SDV)	=	461 cu. ft.
Depth of ponding zone (dpz)	=	0.5 ft
Porosity of planting media (npm)	=	0.25 unitless
Depth of planting media (dpm)	=	1.5 ft
Porosity of gravel layer (ngl)	=	0.4 unitless
Depth of gravel layer (dgl)	=	1 ft
Bottom surface area of planter box for DMA-1	=	362 sq. ft.

Condition 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 infiltration rate (fdesign)	=	1.5 in/hr
Drawdown time (tmax)	=	48 hr
$\frac{f_{design}}{12} \times t_{max}$	=	6 ft
Note: Condition satisfied.		

PLANTER BOX BOTTOM SURFACE AREA REQUIRED FOR DMA-2		
Stormwater Design Volume for DMA-2 (SDV)	=	168 cu. ft.
Depth of ponding zone (dpz)	=	0.5 ft
Porosity of planting media (npm)	=	0.25 unitless
Depth of planting media (dpm)	=	1.5 ft
Porosity of gravel layer (ngl)	=	0.4 unitless
Depth of gravel layer (dgl)	=	1 ft
Bottom surface area of planter box for DMA-2	=	132 sq. ft.

Condition 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 infiltration rate (fdesign)	=	1.5 in/hr
Drawdown time (tmax)	=	48 hr
$\frac{f_{design}}{12} \times t_{max}$	=	6 ft
Note: Condition satisfied.		

UNIMPACTED AREA 20,033 SQ.FT

SHARED ACCESS ROAD EX WATER MAIN

6" WATER RISER

6" AC DIKE

EX. CATCH BASIN

EX. STORM DRAINAGE SYSTEM IN THE FIELD TO VERIFY BY CONTRACTOR

PLANTER BOX 362 SQ. FT.

PLANTER BOX 132 SQ. FT.

DMA-1=33,102 SQ.FT

DMA-2=12,751 SQ.FT

NOTE: THE UNIMPACTED AREA IS NOT AFFECTED BY THE PROPOSED DEVELOPMENT. IT FOLLOWS THE EXISTING DRAINAGE PATTERN, THEREFORE, NO TREATMENT IS REQUIRED FOR THIS AREA. RUNOFF FROM THE UNIMPACTED AREA IS CONVEYED THROUGH AN EXISTING CONCRETE DITCH, WHICH DISCHARGES INTO AN EXISTING CATCH BASIN LOCATED AT THE EASTERN END OF THE DITCH. FROM THERE, THE RUNOFF FOLLOWS THE EXISTING DRAINAGE SYSTEM.

GRAPHIC SCALE

( IN FEET )

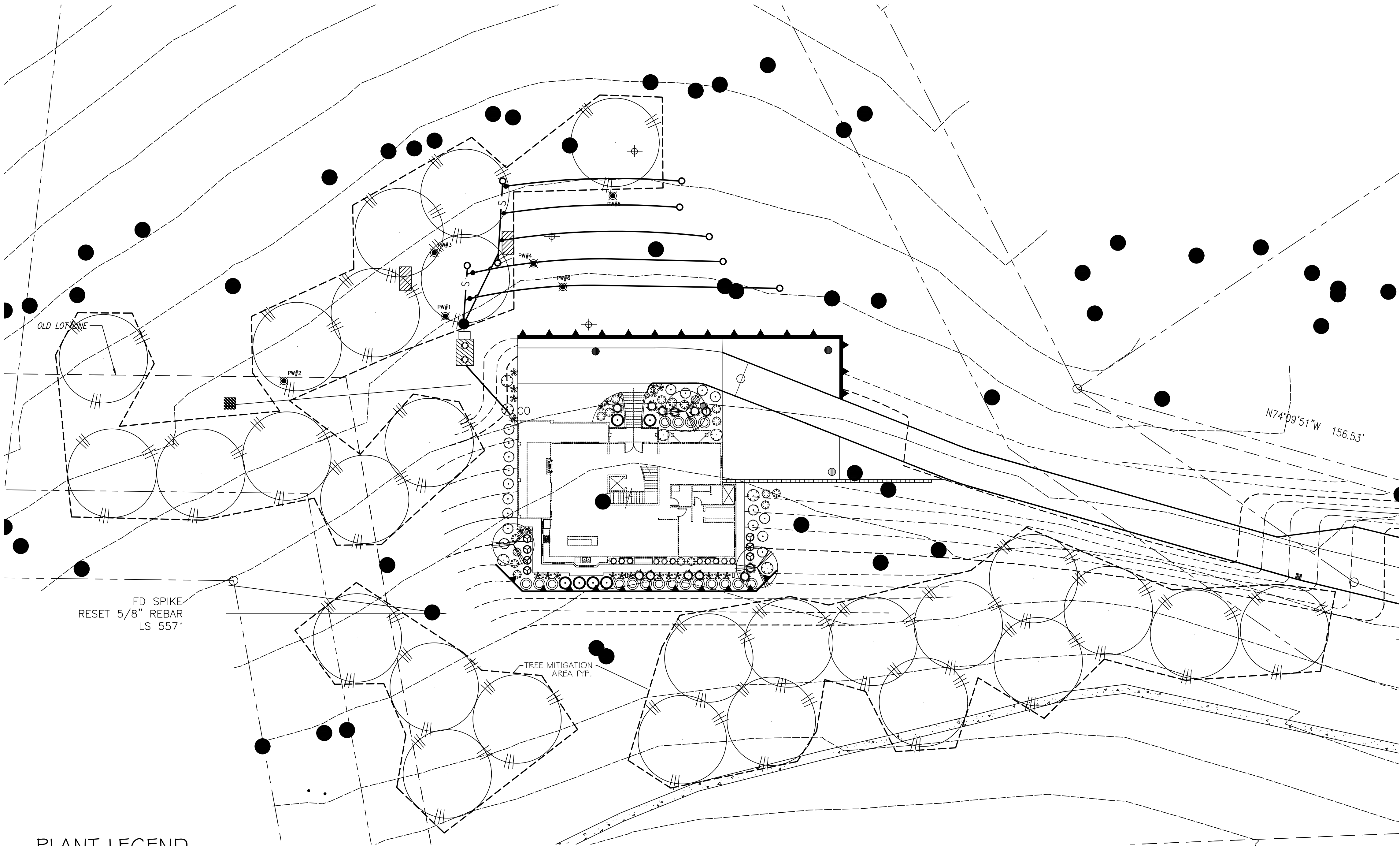
1 inch = 20 ft.

PLANTER BOX CALCULATIONS			
<b>PLANTER BOX BOTTOM SURFACE AREA REQUIRED FOR DMA-1</b>			
Stormwater Design Volume for DMA-1 (SDV)	=	461 cu. ft.	
Depth of ponding zone (dpz)	=	0.5 ft	
Porosity of planting media (npm)	=	0.25 unitless	
Depth of planting media(dpm)	=	1.5 ft	
Porosity of gravel layer (ngl)	=	0.4 unitless	
Depth of gravel layer (dgl)	=	1 ft	
<b>Bottom surface area of planter box for DMA-1</b>	<b>=</b>	<b>362 sq. ft.</b>	
<b>Condition for planter box/bioretenention design:</b>			
The total depth of the bioretention facility must meet the following condition to ensure that the stormwater runoff will be infiltrated within the maximum drawdown time:			
$d_{pz} + (\eta_{pm} \times d_{pm}) + (\eta_{gl} \times d_{gl}) = \frac{f_{design}}{12} \times t_{max}$			
Design infiltration rate (fdesign)	=	1.5 in/hr	
Drawdown time (tmax)	=	48 hr	
$\frac{f_{design}}{12} \times t_{max}$	=	6 ft	
Note: Condition satisfied.			
<b>PLANTER BOX BOTTOM SURFACE AREA REQUIRED FOR DMA-2</b>			
Stormwater Design Volume for DMA-2 (SDV)	=	168 cu. ft.	
Depth of ponding zone (dpz)	=	0.5 ft	
Porosity of planting media (npm)	=	0.25 unitless	
Depth of planting media(dpm)	=	1.5 ft	
Porosity of gravel layer (ngl)	=	0.4 unitless	
Depth of gravel layer (dgl)	=	1 ft	
<b>Bottom surface area of planter box for DMA-2</b>	<b>=</b>	<b>132 sq. ft.</b>	
<b>Condition for planter box/bioretenention design:</b>			
The total depth of the bioretention facility must meet the following condition to ensure that the stormwater runoff will be infiltrated within the maximum drawdown time:			
$d_{pz} + (\eta_{pm} \times d_{pm}) + (\eta_{gl} \times d_{gl}) \leq \frac{f_{design}}{12} \times t_{max}$			
Design infiltration rate (fdesign)	=	1.5 in/hr	
Drawdown time (tmax)	=	48 hr	
$\frac{f_{design}}{12} \times t_{max}$	=	6 ft	
Note: Condition satisfied.			

GRAPHIC SCALE

( IN FEET )  
1 inch = 20 ft.





## PLANT LEGEND

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

## PLANTING NOTES

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

## TREE REPLACEMENT LEGEND

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

## TREE REPLACEMENT

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

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

## MWELO CALCULATIONS

$$MAWA = (ET_o)(.62)[(0.55 \times LA) + (0.3 \times SLA)]$$

Where:

MAWA = Maximum Applied Water Allowance (gallons per year)

ET<sub>o</sub> = 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)

ET<sub>o</sub> = 45.3 in/yr

LA = 2,276 sq. ft.

SLA = 0 sq. ft.

$$\begin{aligned} MAWA &= (45.3)(0.62)[(0.55 \times 2,276) + (0.3 \times 0)] \\ &= (45.3)(0.62)[1,251.8 + 0] \\ &= 35,158 \end{aligned}$$

Maximum Applied Water Allowance = 35,158 gallons per year

The following is the projects total Estimated Total Water Use:

$$ETWU = (ET_o)(0.62) [(PF \times HA) / IE] + SLA$$

Where:

ETWU = Estimated Total Water Use per year (gallons)

ET<sub>o</sub> = 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

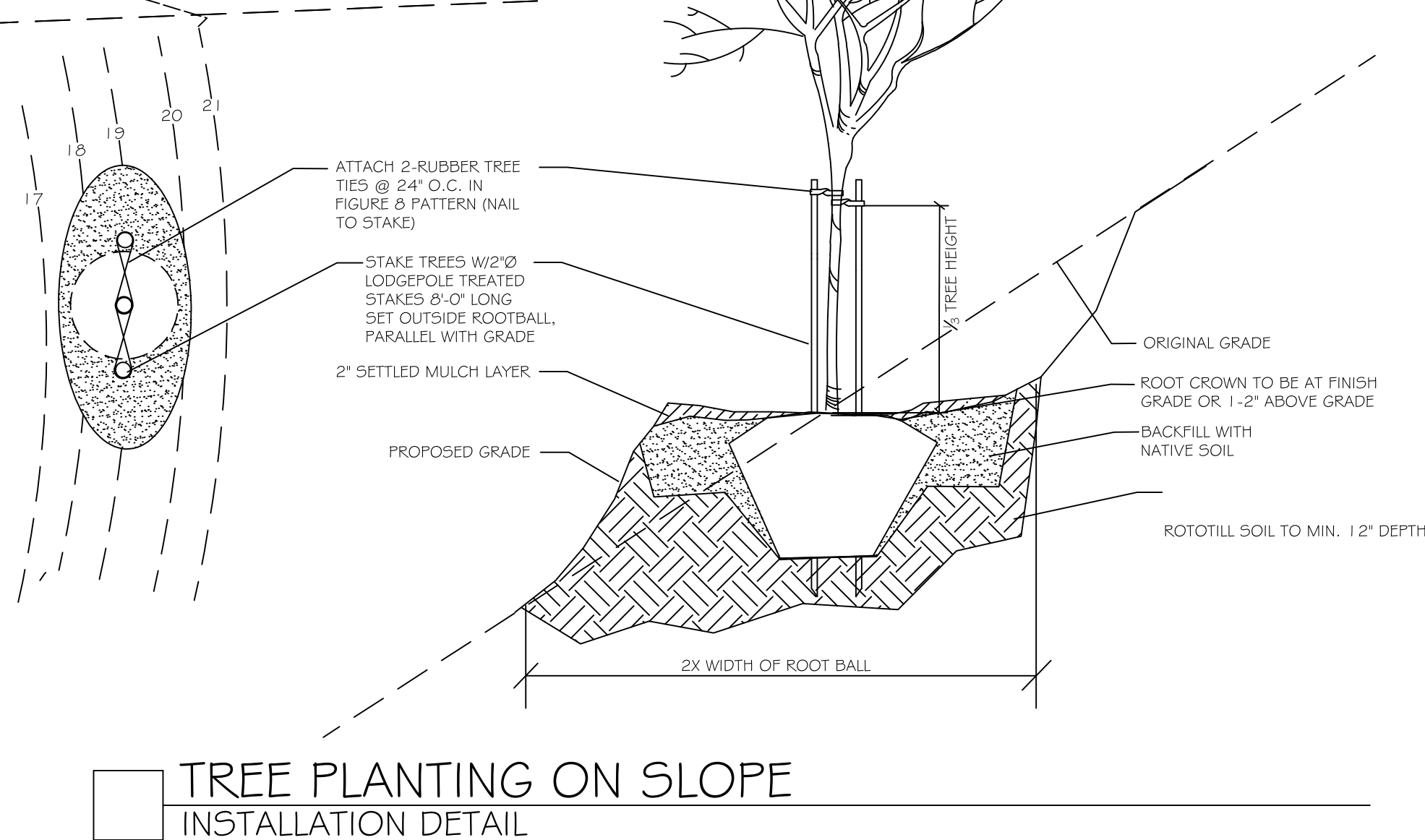
IE = Irrigation Efficiency (minimum 0.71)

$$\begin{aligned} ETWU \text{ Drip} &= (45.3)(0.62)[(0.3 \times 2,276) / .8] + 0 \\ &= 23,971.4 \end{aligned}$$

Estimated Total Water Use = 23,971.4 gallons per year

MAWA > ETWU

$$= 35,158 > 23,971.4$$



TREE PLANTING ON SLOPE  
INSTALLATION DETAIL

## LANDSCAPE SUMMARY

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

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

SIGNATURE *Valerie Pennino* DATE *6.1.22*

Drawn By:  
VP

Date:  
6.1.22

Scale:  
1"=20'

Job No.  
119.16

Revisions:

5.3.22  
CITY COMMENTS/CLARIFICATIONS

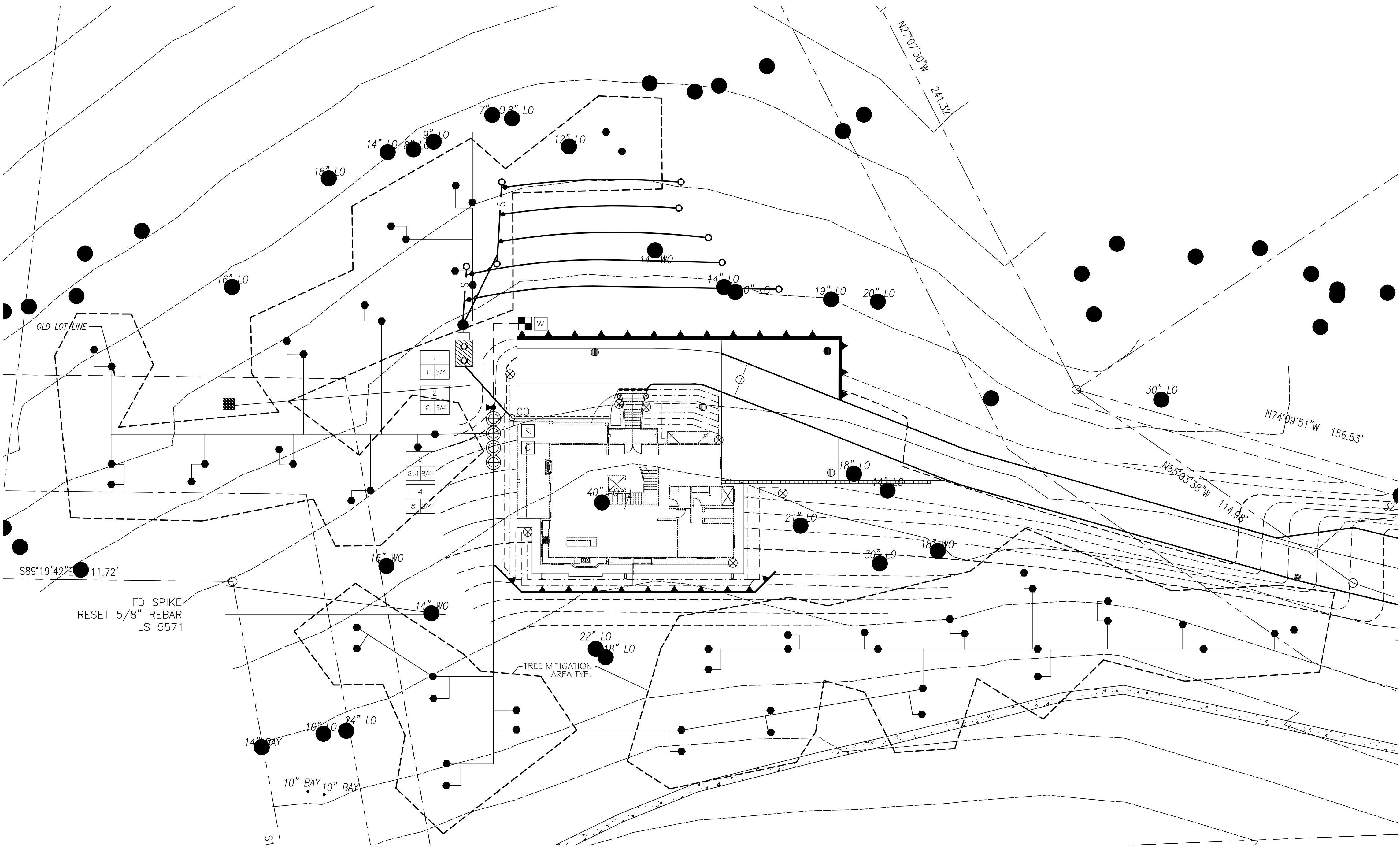


This drawing is not final and shall not be used for construction work until it has been signed by the Landscape Architect

Sheet Number:

L1  
Of 3 Sheets





IRRIGATION LEGEND

- RAINBIRD XF5-P-06-24, XF-SDI SERIES DRIPLINE W/ 24\"/>
- RAINBIRD AR VALVE KIT - SEE DETAIL SHEET LS-10
- RAINBIRD RWS-14001, ROOT WATERING SYSTEM WITH 0.25 GPM BUBBLER
- RAINBIRD XCZ-100-PRB-COM CONTROL ZONE KIT, SEE PLAN FOR SIZE.
- NIBCO T-113 GATE VALVE, LINE SIZE.
- RAINBIRD RSD-CEx RAIN SENSING DEVICE
- RAINBIRD ESP-LxBASIC, +ESP1XM5M8 MODULE; 20 STATION CONTROLLER, IN LXMM55PFD
- RAINBIRD 33DRC, QUICK COUPLER VALVE, CONTRACTOR TO PROVIDE 2 KEYS AND SWIVELS TO THE OWNERS REPRESENTATIVE.
- FEBCO 825Y-1\", REDUCED PRESSURE BACKFLOW PREVENTION DEVICE W/WEATHER BLANKET
- WATER METER 1\", BY OTHERS.
- SCH. 40 PVC MAINLINE, 1\"/>
- CL 200 PVC LATERAL LINE, 3/4\"/>
- CL 200 PVC LATERAL LINE, 1\"/>
- REMOTE CONTROL VALVE IDENTIFICATION NUMBER
- REMOTE CONTROL VALVE SIZE
- REMOTE CONTROL VALVE GPM

IRRIGATION NOTES

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

LANDSCAPE SUMMARY

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

BELLA MADIERA  
SAN JOSE, CA

Drawn By:  
VP

Date:  
6.1.22

Scale:  
1"=20'

Job No.  
119.16

Revisions:

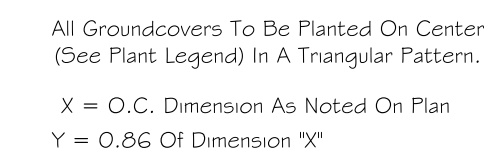
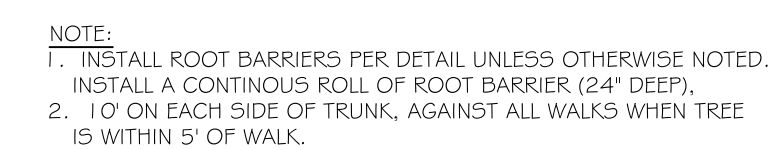


This drawing is not final and shall not be used for construction work until it has been signed by the Landscape Architect

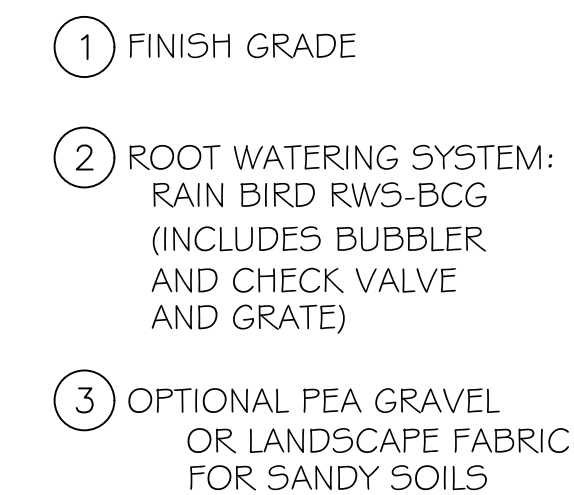
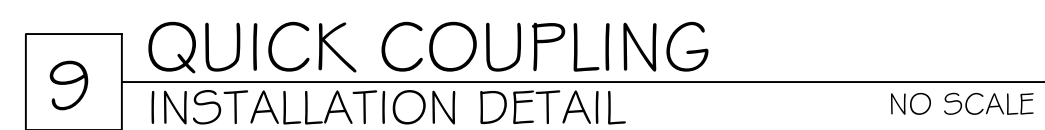
Sheet Number:

L2  
Of 3 Sheets





- 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").



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

