BLITCHOK RESIDENCE

VIEW OAKS WY, SAN JOSE CA 95120

ABBREVIATIONS

A.B.	ANCHOR BOLT
ABV.	ABOVE
A/C	AIR CONDITIONING
ACOUS.	ACOUSTICAL
ADJ.	ADJACENT
ADJ.	ADJUSTABLE
AL.	AL. ALUMINUM
ALT.	ALT. ALTERNATE
AMP.	AMPERAGE
AVG.	AVERAGE
BD.	BOARD
BLDG.	BUILDING
BLK'G.	BLOCKING
BLT-IN	BUILT-IN
BM.	BEAM
B.N.	BOUNDARY NAILING
BRG.	BEARING
B.S.	BAR SINK
CABT.	CABINET
CALC.	CALCULATION
CMBR.	CAMBER
C.H.C.	CEILING HEIGHT CHANGE
C.I.	CAST IRON
C.J.	CEILING JOIST
C.L.	CENTER LINE
CLG.	CEILING
CLR.	CLEAR
CNTR.	COUNTER
CNTRTP.	COUNTER TOP
C.O.	CASED OPENING
CONC.	CONCRETE
CONT.	CONTINUOUS
CPT.	CARPET
C.R.	CURTAIN ROD
CSMT.WDW.	CASEMENT WINDOW
C.T.	CERAMIC TILE
CULT.	CULTURED
D.	DRYER
DBL.	DOUBLE
D.F.	DOUGLAS FIR
DIA. OR Ø	DIAMETER
DIAG.	DIAGONAL
DIM.	DIMENSION
DISP.	DISPOSAL
DP.	DEEP
DR.	DOOR
DRP.	DROP
D.S.	DOWNSPOUT
DTL.	DETAIL
D.W.	DISHWASHER
DWG.	DRAWING
DWR.	DRAWER
EA.	EACH
ELECT.	ELECTRICAL
ELEV.	ELEVATION
E.N.	EDGE NAILING
EQ.	EQUAL
EXH.	EXHAUST
EXT.	EXTERIOR
E.W.	EACH WAY
FAU.	FORCED AIR UNIT
F.G.	FINISH GRADE
F.G.	FIXED GLASS
F.G.	FUEL GAS
FIN.	FINISH
FIN.FLR.	FINISH FLOOR
F.J.	FLOOR JOIST
FL.	FLUSH
FLUOR.	FLUORESCENT
F.M.C.	FLOOR MATERIAL CHANGE
F.N.	FIELD NAILING
FND.	FOUNDATION
F.O.C.	FACE OF CURB
F.O.M.	FACE OF MASONRY
F.O.S.	FACE OF STUDS
FR.DR.	FRENCH DOOR
FTG.	FOOTING

GALV.	GALVANIZED
G.B.	GYPSUM BOARD
G.D.	GARBAGE DISPOSAL
G.D.O.	GARAGE DOOR OPERATOR
G.F.I.	GROUND-FAULT CIRCUIT- INTERRUPTER
G.I.	GALVANIZED IRON
GL.	GLASS
GRD.	GRADE
GRND.	GROUND
GYP.	GYPSUM
G.L.B.	GLUED-LAMINATED BEAM
G.T.	GIRDER TRUSS
H.C.	HOLLOW CORE
H.D.	HOLD DOWN ANCHOR
HDR.	HEADER
HGT.	HEIGHT
HNGR.	HANGER
INSUL.	INSULATION
INT.	INTERIOR
LAV.	LAVATORY
LAM.	LAMINATED
L.F.	LINEAL FEET/FOOT
L.L.	LOG LIGHTER
LUM.	LUMINOUS
LVR.	LOUVER
MAR.	MARBLE
MAS.	MASONRY
MAX.	MAXIMUM
M.B.	MACHINE BOLT
M.C.	MEDICINE CABINET
MFR.	MFR. MANUFACTURER
MIN.	MIN. MINIMUM
MIR.	MIR. MIRROR
M=L	MICRO LAM
M.O.	MASONRY OPENING
MTD.	MOUNTED
MTL.	METAL
N.G.	NATURAL GRADE
N.I.C.	NOT IN CONTRACT
NOM.	NOMINAL
N.T.S.	NOT TO SCALE
O/	OVER
O.A.	OVERALL
OBS.	OBSCURE
O.C. OR O/C	ON CENTER
O.H.	OVERHEAD
OPG.	OPENING
OSA	OUTSIDE AIR
O.S.B.	ORIENTED STRAND BOARD
P.B.	PUSH BUTTON
P.C.	PORTLAND CEMENT
P.C.	PULL CHAIN
PCE.	PIECE
PH.	PHONE
PLT.	PLATE
PLAS.	PLASTER
PLYWD.	PLYWOOD
PR.	PAIR
PSF	POUNDS/SQUARE FOOT
PSI	POUNDS/SQUARE INCH
P=L	PARALLAM
P.T.D.F.	PRESSURE TREATED DOUGLAS FIR
PVC	POLY VINYL CHLORIDE

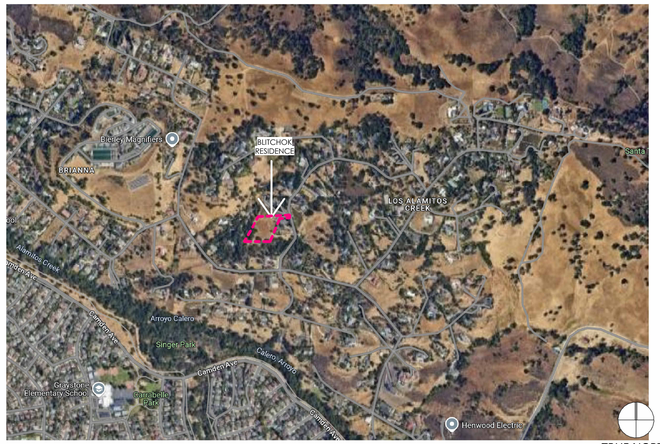
R.	RISER
RAD.	RADIAL/RADIUS
R.A.G.	RETURN AIR GRILLE
RECPT.	RECEPTACLE
REF.	REFERENCE
REFER.	REFRIGERATOR
REINF.	REINFORCING
RE/S	RE-SAWN
REQ'D	REQUIRED
RE.	REVERSE
REV.	REVISION/REVISE
R.J.	ROOF JOIST
RO-IN	ROUGH-IN
R.O.	ROUGH OPENING
RO/S	ROUGH SAWN
R.R.	ROOF RAFTER
RWD.	REDWOOD
S.	SINK
S.C.	SOLID CORE
SCH.	SCHEDULE
SCRND.	SCREENED
SEC.	SECOND
SECT.	SECTION
SEL.	SELECT
SEL.STR.	SELECT STRUCTURAL
SER.	SERVICE
S.H.	SINGLE HUNG
SHT.	SHEET
SHTHG.	SHEATHING
SHWR.	SHOWER
SL.	SLIDING
SPL.	SPLASH
SPN.	SILL PLATE NAILING
S & P	SHELF & POLE
S.S.	SERVICE SINK
STD.	STANDARD
S.V.	SHEET VINYL
STRUCT.	STRUCTURAL
SW.	SWITCH
T.	TREAD
T & B	TOP & BOTTOM
T.C.	TRASH COMPACTOR
TEMP.GL.	TEMPERED GLASS
T & G	TONGUE & GROOVE
TJI.	TRUSS JOIST
T.O.C.	TOP OF CURB
T.O.M.	TOP OF MASONRY
T.O.S.	TOP OF SLAB
T.O.W.	TOP OF WALL
T.V.	TELEVISION
UNFIN.	UNFINISHED
UR.	URINAL
U.N.O.	UNLESS NOTED OTHERWISE
VAN.	VANITY
VEN.	VENEER
VERT.	VERTICAL
V.G.	VERTICAL GRAIN
V.B.	VAPOR BARRIER
V.P.	VAPORPROOF
W.	WASHER
W/	WITH
W.C.	WATER CLOSET
WD.	WOOD
WDW.	WINDOW
W.H.	WATER HEATER
W/O	WITHOUT
W.P.	WEATHER PROOF
W/R	WARDROBE
WT.	WEIGHT

PHOTO DISPLAY

3D VIEW



REFERENCE MAP



PROJECT DATA

LOCAL JURISDICTION: COUNTY OF SANTA CLARA, CA
PROJECT ADRESS: VIEW OAKS WY. SAN JOSE, CA 95120
NO. OF STORIES: 1 STORY
LOT NUMBER: 12
TRA: 98001

ASSESOR'S PARCEL NUMBER: 701 26 028
ZONING: RR-2.5Ac-d1 (100%)
OCCUPANCY GROUP: R3
CONSTRUCTION TYPE: TYPE V

SPECIAL AREA POLICIES AND INFORMATION

SPECIFIC AREA POLICY #2:	DENHART
HCP RURAL DEV. AREAS:	IN
FIRE RESPONSIBILITY AREA:	SRA (100%)
CAL FIRE SRA HAZARD CLASS:	MODERATE (100%)
WILDLANDE INTERFACE ZONE:	IN
FIRE PROTECION DISTRICT:	SANTA CLARA COUNTY CENTRAL F.P.D.
GEOHAZARD:	COUNTY LANDSLIDE HAZARD ZONE
GEOHAZARD:	SEISMIC HAZARD ZONE
HISTORIC PARCEL:	NO
FEMA FLOOD ZONE:	D (100%)

FIRE SPRINKLERS SYSTEM: NEW FIRE SPRINKLER SYSTEM FOR MAIN HOUSE, PER NFPA 13D

GENERAL PLAN: RURAL RESIDENTIAL (100%)

AREA:

EXISTING AREAS:

(E) LOT AREA	108,900 SQ. FT	2.5 Acres

PROPOSED BUILDING AREA

(N) DRIVEWAY	7,328	SQ FT.
(N) GARAGE	884	SQ FT.
(N) PATHWAYS & HARDSCAPE	1,864	SQ FT.
(N) MAIN HOUSE	4,170	SQ FT.
(N) M.H. COVERED PORCH	590	SQ FT.
(N) PATIO	1,333	SQ FT.
(N) POOL AREA & DECK	2,106	SQ FT.
(N) POOL HOUSE	363	SQ FT.
(N) ADU	767	SQ FT.
(N) ADU COVERED PORCH	40	SQ FT.
(N) M.H. MECH RM.	38	SQ FT.
(N) ADU MECH. RM	20	SQ FT.
(N) POOL H. MECH RM.	16	SQ FT.

TOTAL FLOOR AREA HABITABLE SPACE
4,170 + 767 = 4,937 SQ FT.

FLOOR AREA RATIO (FAR)
4,937/108,900 = 4.53%

BUILDING FOOTPRINT AREA:
884 + 4,170 + 590 + 1,333 + 2,106 + 363 + 767 + 40 + 74
= 10,327 SQ FT.

BUILDING COVERAGE
10,327/108,900 = 9.48%

IMPERVIOUS SURFACE AREA
7,328 + 884 + 1,505+ 4,170 + 590 + 1,333 + 2,106 + 363 + 767 + 40 + 74
= 19,240 SQ FT.

IMPERVIOUS SURFACE COVERAGE
19,240/108,900 = 17.67%

PERVIOUS SURFACE AREA
108,900 - 19,240 = 89,660 SQ FT.

PERVIOUS SURFACE COVERAGE
89,660/108,900 = 82.33%

PERMANENTLY DISTURBED AREA
39,823 SQ FT.

EARTHWORK QUANTITIES		
ITEM	QUANTITY	UNIT
CUT VOL.	184	CY
FILL VOL.	520	CY
TOTAL DISTURBED AREA	39,823	SQ FT
BUILDING	5,086	SQ FT
RETAINING WALL	BELOW 5	FT
DECKS	BELOW 5	FT

SHEET INDEX

GENERAL

01	COVER SHEET
02	BEST MANAGEMENT PRACTICES
03	CALGREEN CHECKLIST
04	CALGREEN WASTE MANAGEMENT
05	CALGREEN MANDATORY REQUIREMENTS
06	CALGREEN NOTES
T1	TOPOGRAPHICAL SURVEY

ARCHITECTURAL

A1	EXISTING SITE PLAN
A2	AREA TABULATION
A3	FLOOR AREA CALCULATION
A4	PROPOSED SITE PLAN - ROOF PLAN
A5	PROPOSED SITE PLAN - LAYOUT
A6	PROPOSED MAIN HOUSE LAYOUT
A7	PROPOSED MAIN HOUSE ROOF PLAN
A8	PROPOSED MAIN HOUSE ELEVATIONS 1
A9	PROPOSED MAIN HOUSE ELEVATIONS 2
A10	PROPOSED MAIN HOUSE SECTIONS
A11	ADU FLOOR PLAN AND ROOF PLAN
A12	ADU ELEVATIONS
A13	ADU SECTIONS AND AVERAGE GRADE CALCULATION
A14	PROPOSED POOL HOUSE PLANS AND ELEVATIONS
A15	PROPOSED GARAGE PLANS AND ELEVATIONS
A16	PROPOSED GARAGE ELEVATIONS

LANDSCAPE

L1	PROPOSED LANDSCAPE PLAN

ARBORIST

R1	ARBORIST REPORT 1
R2	ARBORIST REPORT 2
R3	TREE PROTECTION PLAN

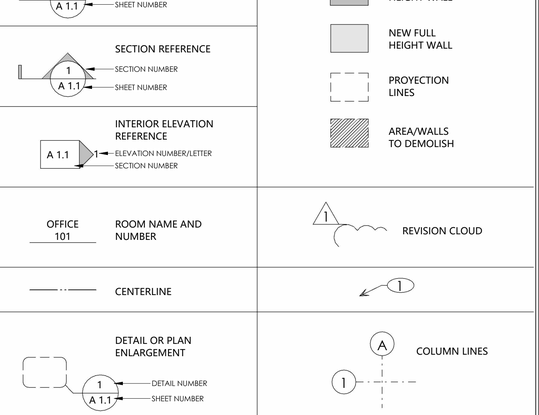
CIVIL - GRADING AND DRAINAGE

C-1	COVER SHEET
C-2	SITE PLAN
C-3	GRADING AND DRAINAGE PLAN
C-4	GRADING AND DRAINAGE PLAN
C-5	DETAILS 1
C-6	DETAILS 2
C-7	EROSION CONTROL PLAN
C-8	EROSION CONTROL PLAN DETAILS AND NOTES
C-9	BEST MANAGEMENT PRACTICES 1
C-10	BEST MANAGEMENT PRACTICES 2

SEPTIC - OWTS

S-1	OWTS DESIGN

GENERAL NOTE LEGEND



PROJECT DESCRIPTION

THIS PROJECT INVOLVES THE ARCHITECTURAL DESIGN OF A NEW SINGLE-FAMILY RESIDENTIAL COMPOUND SITUATED IN A RURAL HILLSIDE SETTING OF UNINCORPORATED SANTA CLARA COUNTY.

THE LAYOUT INCLUDES A MAIN RESIDENCE, A DETACHED THREE-CAR GARAGE, AN ACCESSORY DWELLING UNIT (ADU), AND A SEPARATE POOL HOUSE.

THE SITE DESIGN EMPHASIZES A COHESIVE INDOOR-OUTDOOR LIVING EXPERIENCE, WITH INTEGRATED PATIOS, COVERED PORCHES, TERRACES, AND A POOL AREA THAT CONNECTS VISUALLY AND FUNCTIONALLY TO THE SURROUNDING LANDSCAPE.

CONSULTANTS

OWNER:	SEAN AND JESSICA BLITCHOK VIEW OAKS WY, SAN JOSE CA 95120 EMAIL: blitcho2@gmail.com PHONE: (650) 207-0755
CONTRACTOR AND DESIGNER:	DARCO 999 W TAYLOR ST. SUITE A SAN JOSE CA 95126 EMAIL: info@darco-ca.com CSLB LICENSE # 1079457 PHONE: (408) 827-4591
STRUCTURAL ENGINEER:	TOLGA YAPRAK 952 MANHATTAN BEACH BLVD, SUITE 260 MANHATTAN BEACH CA 90266 EMAIL: tolga.yaprak@ty-eng.com PHONE: (310) 935-0060 PHONE
CIVIL ENGINEER:	SMP ENGINEERS SAEID RAZAVI 1534 CAROB LANE LOS ALTOS, CA, 94024 EMAIL: srazavi@smpengineers.com PHONE: (408) 472-5062

SCOPE OF WORK

SAFETY, THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL SAFETY PRECAUTIONS OR SAFETY PROGRAMS USED TO PROVIDE A SAFE WORKING ENVIRONMENT ON THE JOB SITE. CONSTRUCTION EXECUTION , EACH CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, TOOLS, TRANSPORTATION, AND EQUIPMENT NECESSARY TO PERFORM ALL WORK UNDER HIS TRADE IN FULL ACCORDANCE WITH THE WORKING DRAWINGS, SPECIFICATIONS AND CONTRACTS.

JOB SITE CONDITIONS, EACH CONTRACTOR SHALL CLEAN UP AND REMOVE ALL DEBRIS RESULTING FROM HIS WORK PRIOR TO SUBMITTING REQUEST FOR PROGRESS PAYMENT. IN NO CASE WILL FINAL PAYMENT BE DISPERSED TO EITHER THE PRIME CONTRACTOR OR ANY SUB-CONTRACTOR UNTIL ALL DEBRIS AND EQUIPMENT OWNED BY SAID CONTRACTOR'S, HAS BEEN REMOVED FROM THIS PROJECT SITE OR UNTIL OWNER APPROVAL HAS BE GRANTED.

THE RESPONSIBLE PARTY, EITHER THE PROJECT OWNER OR THIS SIGNED DESIGNER, SHALL BE NOTIFIED OF ERRORS OR OMISSIONS FOR CORRECTIONS BEFORE PROCEEDING WITH THE WORK.
STORAGE, MATERIALS STORED ON SITE SHALL BE PROTECTED FROM DAMAGE BY MOISTURE, WIND, SUN, ABUSE OR ANY OTHER HARMFUL AFFECTS.

CHANGES, ANY MINOR OR REQUIRED CHANGES OR MODIFICATIONS TO THIS PLAN DO NOT REDUCE OR VOID THE COPYRIGHTS COVERING THIS SET OF PLANS IN ANY WAY. MODIFICATIONS TO THIS PLAN, FOR ANY REASON, SHOULD BE ATTEMPTED BY AND ARCHITECT OR ENGINEER ONLY. DESIGNER ACCEPTS NO RESPONSIBILITY FOR THE QUALITY AND COMPLETENESS OF ANY CHANGES ATTEMPTED.

MATERIALS, ALL MATERIALS, SUPPLIES AND EQUIPMENT SHALL BE INSTALLED PER MANUFACTURERS RECOMMENDATIONS AND PER APPLICABLE CODES AND REQUIREMENTS. THE DESIGNER SHALL HAVE NO CONTROL OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES IN CONNECTION WITH THE WORK, FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUB-CONTRACTOR, OR ANY OTHER PERSON PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

CODE REFERENCE

ALL CONSTRUCTION SHALL COMPLY WITH THE MINIMUM REQUIREMENTS OF THE FOLLOWING 2022 CALIFORNIA BUILDING STANDARDS CODE, CCR TITLE 24:
APPLICABLE BUILDING CODES:
2022 CALIFORNIA BUILDING CODE (2018 IBC)
2022 CALIFORNIA RESIDENTIAL CODE (2018 IRC)
2022 CALIFORNIA ELECTRICAL CODE (2017 NEC)
2022 CALIFORNIA MECHANICAL CODE (2018 IMC)
2022 CALIFORNIA PLUMBING CODE (2018 IPC)
2022 CALIFORNIA FIRE CODE
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN)
2022 CALIFORNIA ENERGY CODE
2021 INTERNATIONAL PROPERTY MAINTENANCE CODE

SCOPE OF WORK REFERENCE

1. NEW SINGLE STORY HOUSE
2. NEW DRIVEWAY
3 NEW 3-CAR DETACHED GARAGE
4. NEW PATIO
5. NEW POOL HOUSE
6. NEW DETACHED ADU

DEFERRED SUBMITTALS

1. NEW FIRE SPRINKLER SYSTEM FOR MAIN HOUSE, PER NFPA 13D
2. NEW OUTDOOR POOL
3. NEW PHOTOVOLTAIC SYSTEM
4. NEW EV CHARGER
5. NEW PERGOLA

STAMPS

DARCO
DESIGN · ARCHITECTURE · CONSTRUCTION

999 W TAYLOR ST. SUITE A
SAN JOSE, CA 95126
PHONE: (408) 827-4591
EMAIL: info@darco-ca.com
CSLB LICENSE # 1079457

LARISSA DESIGN STUDIO

LARISSA SANABRIA

PROJECT:

BLITCHOK RESIDENCE
SCHEMATIC DESIGN

APPLICANT:

SEAN AND JESSICA BLITCHOK

BLITCHOK RESIDENCE
SCHEMATIC DESIGN
20695 VIEW OAKS WAY
SAN JOSE, CA 95120

PROJECT NO:

2024-10

ISSUE:

BLITCHOK RESIDENCE
PLANNING SUBMITTAL

SHEET TITLE:

COVER SHEET

REVISION:

D.D. 06.02.25

SHEET NO.

01

Construction Best Management Practices (BMPs)

Construction projects are required to implement year-round stormwater BMPs.

Materials, Waste, and Sediment Management



Construction Entrances and Perimeter

- ❑ Establish and maintain effective perimeter controls, and stabilize all construction entrances and exits to sufficiently control erosion, sediment discharges and tracking of sediment offsite.
- ❑ Sweep or vacuum immediately any tracking of sediment offsite and secure sediment source to prevent further tracking. Never hose down streets or sidewalks.

Non-Hazardous Materials and Dust Control

- ❑ Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or when they are not in use. Weigh down and secure tarps for wind protection.
- ❑ Keep materials off the ground (e.g., store bagged materials on wood pallets, store loose materials on tarps not pavement, etc.).
- ❑ Use captured water from other activities (e.g., testing fire lines) for dust control.
- ❑ Ensure dust control water doesn't leave site or discharge to storm drains. Only use enough to control dust. Contain and dispose of excess water properly.

Hazardous Materials

- ❑ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with City, County, State and Federal regulations.
- ❑ Store hazardous materials and wastes in watertight containers, store in appropriate secondary containment, and cover them at the end of every workday, during wet weather or when rain is forecast.
- ❑ Follow manufacturer's application instructions for hazardous materials and do not use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ❑ Arrange for appropriate disposal of all hazardous wastes. Have all pertinent Safety Data Sheets (i.e., SDS/MSDS/PSDS) onsite.

Waste Management

- ❑ Inform trash-hauling contractors that you will accept only watertight dumpsters for onsite use. Repair/replace any dumpster that is not watertight or leaking.
- ❑ Cover and maintain dumpsters. Check frequently for leaks. Place dumpsters under roofs or cover with tarps or plastic sheeting secured around the outside of the dumpster. If the dumpster leaks, place a plastic liner underneath the dumpster to collect leaks. Never clean out a dumpster by hosing it down on the construction site – clean with dry methods, clean offsite or replace dumpster.
- ❑ Place portable toilets and hand wash stations away from storm drains. Make sure they are equipped with containment pans (secondary containment) and are in good working order. Check frequently for leaks.
- ❑ Dispose of all wastes and demolition debris properly per SDS and applicable regulations. Recycle or compost materials and wastes as feasible and appropriate, including solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and cleared vegetation.
- ❑ Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste per SDS.
- ❑ Keep site free of litter (e.g., lunch items, water bottles, cigarette butts and plastic packaging).
- ❑ Prevent litter from uncovered loads by covering loads that are being transported to and from site.

Equipment Management & Spill Control



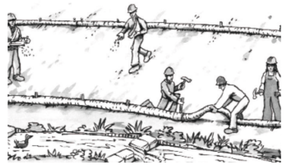
Vehicle and Equipment Maitenance

- ❑ Designate an area of the construction site equipped with appropriate BMPs, well away from creeks or storm drain inlets, for auto and equipment parking and storage.
- ❑ Perform major maintenance, repair jobs, and vehicle/equipment washing offsite.
- ❑ If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan or drop cloths big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- ❑ If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or creeks.
- ❑ Do not clean vehicles or equipment onsite using soaps, solvents, degreasers, or steam cleaning equipment, and do not use diesel oil to lubricate equipment or parts onsite.

Spill Prevention and Control

- ❑ Always keep spill cleanup materials (e.g., rags, absorbents, and cat litter) available at the construction site.
- ❑ Maintain all vehicles and heavy equipment. Inspect frequently for leaks. Use drip pans to catch leaks until repairs are made.
- ❑ Clean up leaks, drips and other spills immediately using dry cleanup methods whenever possible (absorbent materials, cat litter and/or rags) and dispose of cleanup materials properly.
- ❑ Sweep up spilled dry materials immediately. Never attempt to "wash them away" with water or bury them.
- ❑ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- ❑ Report significant spills to the appropriate local spill response agencies immediately. If the spill poses a significant hazard to human health and safety, property or the environment, report it to the State Office of Emergency Services at (800) 852-7550 (24 hours).

Earthmoving



Grading and Earthwork

- ❑ Schedule grading and excavation work during dry weather.
- ❑ Prevent sediment from migrating offsite and protect storm drain inlets, drainage courses and creeks by installing and maintaining appropriate BMPs tailored to the site's specific characteristics and conditions. Examples of such BMPs may include silt fences, gravel bags, fiber rolls, temporary swales, compost socks, etc. Ensure that BMPs are installed in accordance with manufacturer's specifications and properly maintained throughout the duration of construction activities.
- ❑ Stabilize all denuded areas and install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ❑ Remove existing vegetation only when necessary. Plant temporary vegetation to prevent erosion on slopes or in areas where construction is not immediately planned.
- ❑ Keep excavated soil and/or transfer it to dump trucks, onsite, not in the streets.
- ❑ Ensure all subcontractors working onsite are implementing appropriate BMPs.

Contaminated Soils

- ❑ If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board and the local agency: 1) Unusual soil conditions, discoloration, or odor. 2) Abandoned underground tanks. 3) Abandoned wells. 4) Buried barrels, debris, or trash.
- ❑ If the above conditions are observed, document any signs of potential contamination, clearly mark areas and fence/tape them off so they are not disturbed by construction activities.

Landscaping

- ❑ Protect stockpiled landscaping materials from wind and rain by storing them under tarps year-round.
- ❑ Stack bagged material on pallets and under cover.
- ❑ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.
- ❑ Store materials onsite, not in the street.

Concrete Management & Dewatering



Concrete Management

- ❑ Store both dry and wet concrete-related materials under cover, protected from rainfall and runoff and away from storm drains or creeks. Store materials off the ground on pallets. Protect dry materials from wind.
- ❑ Avoid pouring concrete in wet weather or when rainfall is imminent to prevent concrete that has not cured from contacting stormwater runoff.
- ❑ Wash out concrete equipment/mixers/trucks offsite, or onsite only in designated washout containers/areas where the water will flow into a temporary lined waste pit and in a manner that will prevent leaching into the underlying soils. (See CASQA Construction Stormwater BMP Handbook for temporary concrete washout facility details).
- ❑ Do not wash sweepings from exposed aggregate concrete into the street or storm drain. Collect and return sweepings to aggregate base stockpile or dispose properly.
- ❑ Make sure that construction waste (e.g., concrete, stucco, cement wastewater, or residual materials) is collected, removed, and disposed of only at authorized disposal areas. Do not dispose of construction waste in storm drains, ditches, streets, creeks, dirt areas, or the sanitary sewer.

Dewatering

- ❑ Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible, send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer, obtain permission from the local wastewater treatment plant.
- ❑ Divert water originating from offsite away from all onsite disturbed areas.
- ❑ When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ❑ In areas of known or suspected contamination, call the local agency to determine whether the groundwater must be tested. Pumped groundwater may need to be collected and hauled offsite for treatment and proper disposal.
- ❑ For additional information, refer to the CASQA's Construction Stormwater BMP Handbook, Fact Sheet NS-2 "Dewatering Operations."

Paving/Asphalt Work



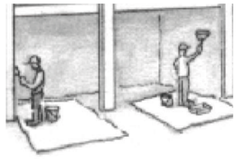
Paving

- ❑ Avoid paving and seal coating in wet weather or when rain is forecast to prevent materials that have not cured from contacting with stormwater runoff.
- ❑ Cover storm drain inlets and manholes when applying seal coat, slurry seal, fog seal, or similar materials.
- ❑ When construction is complete, remove all covers from storm drain inlets and manholes.
- ❑ Collect and recycle or properly dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters, storm drains, streets, dirt areas, or the sanitary sewer.

Sawcutting & Asphalt/Concrete Removal

- ❑ Protect storm drain inlets during saw cutting.
- ❑ When making saw cuts, use as little water as possible.
- ❑ Residue from saw cutting, coring and grinding operations shall be picked up by means of a vacuum device.
- ❑ Shovel, absorb, or vacuum saw cut slurry deposits and dispose of all waste properly and as soon as reasonably possible. Sawcutting residue should not be left on pavement surface.
- ❑ If saw cut slurry enters a storm drain inlet, clean it up immediately and notify the local municipality.

Painting & Paint Removal



Painting Cleanup and Removal

- ❑ Never clean brushes or rinse paint containers to landscaping, dirt areas or into a street, gutter, storm drain, or creek.
- ❑ For water-based paints, paint out brushes to the extent possible, and then rinse into a drain connected to the sanitary sewer. Never pour paint down a storm drain inlet.
- ❑ For oil-based paints, paint out brushes to the extent possible, and then clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids as hazardous waste.
- ❑ Sweep up or collect paint chips and dust generated from non-hazardous dry stripping and sand blasting into plastic drop cloths and dispose of as trash.
- ❑ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disposed of as hazardous waste. Lead- based paint removal requires a state-certified contractor.

Storm drain polluters may be liable for fines of up to $10,000 per day!

Santa Clara Valley
Urban Runoff
Pollution Prevention Program

February 2024

DARCO
DESIGN · ARCHITECTURE · CONSTRUCTION

999 W TAYLOR ST. SUITE A
SAN JOSE, CA 95126
PHONE: (408) 827-4591
EMAIL: info@darco-ca.com
CSLB LICENSE # 1079457

LARISSA
DESIGN STUDIO

LARISSA SANABRIA

PROJECT:

BLITCHOK RESIDENCE
SCHEMATIC DESIGN

APPLICANT:

SEAN AND JESSICA
BLITCHOK

BLITCHOK RESIDENCE
SCHEMATIC DESIGN
20695 VIEW OAKS WAY
SAN JOSE, CA 95120

PROJECT NO:

2024-10

ISSUE:

BLITCHOK RESIDENCE
PLANNING SUBMITTAL

SHEET TITLE:

BEST MANAGEMENT
PRACTICES

REVISION:

D.D. 06.02.25

SHEET NO.

02

COUNTY OF SANTA CLARA

2022 CALGREEN RESIDENTIAL CHECKLIST (MANDATORY+TIER 1)

County Amendments to CALGreen are in Italics.

- Designer to cross out items that are not applicable to the project.

- Installer or designer shall verify all applicable requirements have been satisfied and sign and date each row. County Inspectors will verify completion signatures and supporting documentation DURING CONSTRUCTION.

	ITEM #	CALGreen CODE SECTION	REQUIREMENT	APPLICANT TO COMPLETE Plan Check Review Data: REFERENCE SHEET	Note or Detail No.	Installer or Designer Verification: Date	Installer or Designer Signature
			PLANNING AND DESIGN: MANDATORY REQUIREMENTS				
	1	4.106.2	A plan is developed and implemented to manage storm water drainage during construction.	CG-3	NOTE 1		
	2	4.106.3	Construction plans indicates how site grading or a drainage system will manage all surface water flows to keep water from entering buildings.	CG-3	NOTE 2		
	3	4.106.4.1	*For new dwellings with attached garages and **rebuild** of existing dwellings that include a panel upgrade or construction between panel and parking area, a Level 2 EV Ready Space and Level 1 EV Ready Space, is installed.*	CG-3	NOTES 3 & 4		
			PLANNING AND DESIGN: TIER 1 MANDATORY REQUIREMENTS				
	4	A4.106.2.3	Displaced topsoil is stockpiled for reuse in a designated area and covered or protected from erosion.	CG-4	NOTE 7		
	5	A4.106.4	Not less than 20 percent of the total parking, walking or patio surfaces are permeable.	CG-4	NOTE 9		
			PLANNING AND DESIGN: TIER 1 ELECTIVE REQUIREMENTS				
Comply with at least two Tier 1 elective measures - Cross out the rows not applicable	6	A4.103.1	Building site is an infill site, greyfield site or EPA-recognized and Brownfield site.	CG-4	NOTE 1		
	7	A4.103.2	Community connectivity is facilitated by one of the approved methods.	CG-4	NOTE 2		
	8	A4.104.1	An individual with oversight responsibility for the project has participated in an educational program promoting environmentally friendly design or development and has provided instruction to appropriate entities.	CG-4	NOTE 3		
	9	A4.105.2	Existing buildings are disassembled for reuse or recycling of building materials. The proposed structure utilizes at least one of the listed materials.	CG-4	NOTE 4		
	10	A4.106.2.1	Soil analysis is performed by a licensed design professional and the findings are utilized in the structural design of the building.	CG-4	NOTE 5		
	11	A4.106.2.2	Soil disturbance and erosion are minimized by using one or more of the methods listed	CG-4	NOTE 6		
	12	A4.106.3	Landscape areas disrupted during construction are restored to be consistent with native vegetation and/or at least 75% native California or drought tolerant plant and tree are utilized.	CG-4	NOTE 8		
	13	A4.106.6	A vegetated roof for at least 50% of the roof area is installed. Vegetated roof complies with CBC chapters 15 and 16.	CG-4	NOTE 10		
	14	A4.106.7	Nonroof heat islands are reduced for 50% of sidewalks, patios, driveways, or other paved areas by using one or more of the methods listed.	CG-4	NOTE 11		
			ENERGY EFFICIENCY: MANDATORY REQUIRMENTS				
	15	4.201.1	Building meets or exceeds the requirements of the California Building Energy Efficiency Standards.	T24 SHEETS			
			WATER EFFICIENCY & CONSERVATION: MANDATORY REQUIREMENTS				
	16	4.303.1	Plumbing Fixtures (water closets and urinals) and fittings (faucets and showerheads) installed in residential buildings comply with CALGreen Sections 4.303.1.1 through 4.303.1.4.	CG-3	NOTE 5		
	17	4.303.3	Plumbing fixtures and fittings required in CALGreen Section 4.303.1 are installed in accordance with the CPC and meet the applicable referenced standards.	CG-3	Note 6		
	18	4.304.1	Outdoor potable water use in landscape areas comply with a local water efficient landscape or the current California DWR MWELO, whichever is more stringent.	CG-3	Note 7		

	ITEM #	CALGreen CODE SECTION	REQUIREMENT	APPLICANT TO COMPLETE Plan Check Review Data: REFERENCE SHEET	Note or Detail No.	Installer or Designer Verification: Date	Installer or Designer Signature
			WATER EFFICIENCY & CONSERVATION : TIER 1 ELECTIVE REQUIREMENTS				
Comply with at least two Tier 1 elective measures - Cross out the rows not applicable	19	A4.303.1	Kitchen faucet maximum flow rate does not exceed 1.5 gpm at 60 psi. See exceptions.	CG-4	NOTE 14		
	20	A4.303.2	Alternate nonpotable water resources are used for indoor potable water reduction and are installed in accordance with CPC.	CG-4	NOTE 15		
	21	A4.303.3	At least one qualified ENERGY STAR dishwasher or clothes washer is installed.	CG-4	NOTE 16		
	22	A4.303.4	Nonwater urinals or composting toilets are installed.	CG-4	NOTE 17		
	23	A4.303.5	Dwelling is equipped with a demand hot water recirculation system. The system is installed per CPC, CEnC, and the manufacturer's installation instructions.	CG-4	NOTE 18		
	24	A4.304.1	An approved rainwater catchment system is designed and installed to use rainwater generated by at least 65% of the available roof area. The system is installed per CPC.	CG-4	NOTE 19		
	25	A4.304.2	A water efficient landscape irrigation design that eliminates the use of potable water, is provided. Method used to accomplish the requirements comply with California Building Standards Code and one or more of listed methods.	CG-4	NOTE 20		
	26	A4.304.3	Separate submeters or metering devices for outdoor potable water use is provided for landscape areas less than 5000 sq.ft.	CG-4	NOTE 21		
	27	A4.305.1	Alternative plumbing piping is installed to permit the discharge from the clothes washer or other fixtures to be used for an irrigation system in compliance with CPC.	CG-4	NOTE 22		
	28	A4.305.2	Dual water piping is installed for future use of recycled water at listed locations.	CG-4	NOTE 23		
	29	A4.305.3	Recycled water is used for landscape irrigation.	CG-4	Note 24		
			MATERIAL CONSERVATION & RESOURCE EFFICIENCY: MANDATORY REQUIREMENTS				
	30	4.406.1	Annular spaces around pipes, electric cables, conduits or other openings in plates at exterior walls are protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or similar method acceptable to the County of Santa Clara.	CG-3	Note 9		
	31	4.408.1	Recycle and/or salvage for reuse a minimum of 65 percent of the nonhazardous construction and demolition waste. Submit either a Construction Waste management plan (CALGreen 4.408.2) or Utilize a waste management company (CALGreen 4.408.3).	CG-3	Note 10		
	32	4.408.5	Documentation is provided to County of Santa Clara which demonstrates compliance with CALGreen sections 4.408.2 or 4.408.3.	CG-2 CG-3	Construction Waste Management Forms Note 11		
	33	4.410.1	An operation and maintenance manual is placed in the building at the time of final inspection.	CG-3	Note 12		
			MATERIAL CONSERVATION & RESOURCE EFFICIENCY: TIER 1 MANDATORY REQUIREMENTS				
	34	A4.403.2	Reduction in cement use in foundation mix design is not less than 20 percent.	CG-4	Note 26		
	35	A4.405.3.1	Use materials with a total RCV (recycled content value) not less than a 10 percent of the total material cost of the project except structural framing material.	CG-4	Note 33		
	36	A4.408.1	Reduce construction waste by at least 65%. Documentation is submitted to the County of Santa Clara demonstrating compliance.	CG-2 CG-3	Construction Waste Management Forms Note 41		
			MATERIAL CONSERVATION & RESOURCE EFFICIENCY: TIER 1 ELECTIVE REQUIREMENTS				
Comply with at least two Tier 1 elective measures - Cross out the rows not applicable	37	A4.403.1	A Frost-Protected Shallow Foundation (FPSF) is utilized in compliance with CRC. The required manual includes instructions to the owner or occupant regarding the necessity for heating the structure per CRC R403.3.	CG-4	NOTE 25		
	38	A4.404.1	Beams, headers and trimmers are sized and installed as specified in Chapter 23 of CBC or Chapter 6 of CRC.	CG-4	NOTE 27		
	39	A4.404.2	Building dimensions and layouts are designed to minimize waste by one or more of the listed measures in at least 80% of the structure.	CG-4	NOTE 28		
	40	A4.404.3	Premanufactured building system, as listed, is used to eliminate solid sawn lumber	CG-4	NOTE 29		
	41	A4.404.4	Material lists are included in the plans which specify the material quantity and direction for on-site cuts, for the listed systems.	CG-4	NOTE 30		
	42	A4.405.1	Prefinished building materials are utilized which do not require additional painting or staining. Acceptable material list is per CALGreen A4.405.1.	CG-4	NOTE 31		
	43	A4.405.2	Concrete floors that do not require additional coverings are used.	CG-4	NOTE 32		
	44	A4.405.4	One or more of the listed materials from rapidly renewable sources or agricultural byproducts are used.	CG-4	NOTE 34		
	45	A4.407.1	Foundation and landscape drains with discharge to an approved on-site location is installed.	CG-4	NOTE 35		
	46	A4.407.2	Roof gutter and downspout system is installed to route water at least 5 feet away from the foundation or connect to landscape drains with approved on-site discharge.	CG-4	NOTE 36		
	47	A4.407.3	Flashing details complying with accepted industry standards or manufacturer's instructions are provided on the plans.	CG-4	NOTE 37		
	48	A4.407.4	Building materials delivered to the construction site are protected from rain and other sources of moisture.	CG-4	NOTE 38		
	49	A4.407.6	Exterior doors are covered to prevent water intrusion by one or more listed methods.	CG-4	NOTE 39		
	50	A4.407.7	A permanent overhang or awning at least two feet in depth is provided at all exterior walls.	CG-4	Note 40		

	ITEM #	CALGreen CODE SECTION	REQUIREMENT	APPLICANT TO COMPLETE Plan Check Review Data: REFERENCE SHEET	Note or Detail No.	Installer or Designer Verification: Date	Installer or Designer Signature
			ENVIRONMENTAL QUALITY: MANDATORY REQUIREMENTS				
	51	4.503.1	Any installed gas fireplace is a direct-vent sealed-combustion type. Any installed woodstove or pellet stove comply with US EPA Phase II emission limits where applicable.	CG-3	Note 13		
	52	4.504.1	Duct openings and other related air distribution component openings are covered during construction until final startup of the HVAC equipment.	CG-3	Note 14		
	53	4.504.2.1	Adhesives, sealants and caulks are compliant with VOC and other toxic compound limits.	CG-2 CG-2	Table 4.504.1 Table 4.504.2 Note 15		
	54	4.504.2.2	Architectural paints and coatings are compliant with VOC limits.	CG-2 CG-3	Table 4.504.3 Note 16		
	55	4.504.2.3	Aerosol paints and coatings are compliant with product weighted MIR limits for ROC and other toxic compounds.	CG-3	Note 17		
	56	4.504.2.4	Documentation are provided to the County of Santa Clara to verify that compliant VOC limit finish materials have been used.	CG-3	Note 18		
	57	4.504.3	Carpet and carpet systems meet the applicable testing and product requirements.	CG-2 CG-3	Table 4.504.1 Note 19		
	58	4.504.5	Hardwood plywood, particleboard and medium density fiberboard composite wood meet formaldehyde limits.	CG-1 CG-3	Table 4.504.5 Note 21		
	59	4.504.5.1	Documentation is provided to the County of Santa Clara to verify composite wood meets applicable formaldehyde limits.	CG-3	Note 22		
	60	4.505.2	Vapor retarder and capillary break is installed at slab-on-grade foundations.	CG-3	Note 23		
	61	4.505.3	Moisture content of building materials used in wall and floor framing do not exceed 19% prior to enclosure and is checked before enclosure. Insulation products are dry prior to enclosure.	CG-3	Note 24		
	62	4.506.1	Each bathroom is mechanically ventilated and comply with applicable requirements.	CG-3	Note 25		
	63	4.507.2	Heating and air-conditioning systems are sized, designed, and equipment is selected by using one of the methods listed.	CG-3	Note 26		
			ENVIROMENTAL QUALITY: TIER 1 MANDATORY REQUIREMENTS				
	64	A4.504.2	At least 90% of resilient flooring complies with applicable VOC limits.	CG-4	Note 43		
	65	A4.504.3	Thermal insulation in the building is installed in compliance with applicable standards.	CG-4	Note 44		
			ENVIROMENTAL QUALITY: TIER 1 ELECTIVE REQUIREMENTS				
Comply with at least one Tier 1 elective measures - Cross out the rows not applicable	66	A4.504.1	Composite wood products made with NAF or ULEF resins are used.	CG-4	Note 42		
	67	A4.506.2	Filters at MERV 8 or higher are used on return air openings, during construction.	CG-4	Note 45		
	68	A4.506.3	Direct vent heating and cooling equipment are utilized where the equipment will be located in the conditioned space or the space heating and water heating equipment is installed in an isolated mechanical room.	CG-4	Note 46		
			INSTALLER AND SPECIAL INSPECTOR QUALIFICATIONS: MANDATORY REQUIREMENTS				
	69	702.1	HVAC system installers are trained and certified in the proper installation of HVAC systems.	CG-3	Note 27		
	70	702.2	If required by County of Santa Clara, owner or owner's agent shall employ special inspector who are qualified and able to demonstrate competence in the discipline they are inspecting.	CG-3	Note 28		
	71	703.1	Documentation used to show compliance with this code may include construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to County of Santa Clara which show substantial conformance.	CG-3	Note 29		

TABLE 4.504.5
FORMALDEHYDE LIMITS[1]
Maximum Formaldehyde Emissions in Parts per Million

PRODUCT	CURRENT LIMIT
Hardwood plywood veneer core	0.05
Hardwood plywood composite core	0.05
Particleboard	0.09
Medium density fiberboard	0.11
Thin medium density fiberboard[2]	0.13

1. Values in this table are derived from those specified by the California Air Resources Board, Air Toxics Control Measure for Composite Wood as tested in accordance with ASTM E1333. For additional information, see *California Code of Regulations*, Title 17, Sections 93120 through 93120.12.
2. Thin medium density fiberboard has a maximum thickness of $^{5}/_{16}$ inch (8 mm).

TABLE A4.106.10
MAXIMUM ALLOWABLE BACKLIGHT, UPLIGHT AND GLARE (BUG) RATINGS[1,2]

ALLOWABLE RATING	LIGHTING ZONE 1	LIGHTING ZONE 2	LIGHTING ZONE 3	LIGHTING ZONE 4
Maximum Allowable Backlight Rating[3]				
Luminaire greater than 2 mounting heights (MH) from property line	No Limit	No Limit	No Limit	No Limit
Luminaire back hemisphere is 1 – 2 MH from property line	B2	B3	B4	B4
Luminaire back hemisphere is 0.5 – 1 MH from property line	B1	B2	B3	B3
Luminaire back hemisphere is less than 0.5 MH from property line	B0	B0	B1	B2
Maximum Allowable Uplight Rating				
For area lighting[4]	U0	U0	U0	U0
For all other outdoor lighting, including decorative luminaires	U1	U2	U3	U4
Maximum Allowable Glare Rating[5]				
Luminaire greater than 2 MH from property line	G1	G2	G3	G4
Luminaire front hemisphere is 1 – 2 MH from property line	G0	G1	G1	G2
Luminaire front hemisphere is 0.5 – 1 MH from property line	G0	G0	G1	G1
Luminaire back hemisphere is less than 0.5 MH from property line	G0	G0	G0	G1

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

DARCO
DESIGN · ARCHITECTURE · CONSTRUCTION
999 W TAYLOR ST. SUITE A
SAN JOSE, CA 95126
PHONE: (408) 827-4591
EMAIL: info@darco-ca.com
CSLB LICENSE # 1079457

LARISSA DESIGN STUDIO
LARISSA SANABRIA

PROJECT:

BLITCHOK RESIDENCE
SCHEMATIC DESIGN

APPLICANT:

SEAN AND JESSICA
BLITCHOK

BLITCHOK RESIDENCE SCHEMATIC DESIGN

20695 VIEW OAKS WAY
SAN JOSE, CA 95120

PROJECT NO:

2024-10

ISSUE:

BLITCHOK RESIDENCE
PLANNING SUBMITTAL

SHEET TITLE:

CALGREEN CHECKLIST

REVISION:

D.D. 06.02.25

SHEET NO.

03

TABLE 4.504.1
ADHESIVE VOC LIMIT[1, 2]
Less Water and Less Exempt Compounds in Grams per Liter

ARCHITECTURAL APPLICATIONS	VOC LIMIT
Indoor carpet adhesives	50
Carpet pad adhesives	50
Outdoor carpet adhesives	150
Wood flooring adhesive	100
Rubber floor adhesives	60
Subfloor adhesives	50
Ceramic tile adhesives	65
VCT and asphalt tile adhesives	50
Drywall and panel adhesives	50
Cove base adhesives	50
Multipurpose construction adhesives	70
Structural glazing adhesives	100
Single-ply roof membrane adhesives	250
Other adhesives not specifically listed	50
SPECIALTY APPLICATIONS	
PVC welding	510
CPVC welding	490
ABS welding	325
Plastic cement welding	250
Adhesive primer for plastic	550
Contact adhesive	80
Special purpose contact adhesive	250
Structural wood member adhesive	140
Top and trim adhesive	250
SUBSTRATE SPECIFIC APPLICATIONS	
Metal to metal	30
Plastic foams	50
Porous material (except wood)	50
Wood	30
Fiberglass	80

1. If an adhesive is used to bond dissimilar substrates together, the adhesive with the highest VOC content shall be allowed.
2. For additional information regarding methods to measure the VOC content specified in this table, see South Coast Air Quality Management District Rule 1168.

TABLE 4.504.2
SEALANT VOC LIMIT
Less Water and Less Exempt Compounds in Grams per Liter

SEALANTS	VOC LIMIT
Architectural	25
Marine deck	760
Nonmembrane roof	300
Roadway	250
Single-ply roof membrane	450
Other	420
SEALANT PRIMERS	
Architectural Nonporous Porous	 250 775
Modified bituminous	500
Marine deck	760
Other	750

TABLE 4.504.3
VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS[2, 3]
Grams of VOC per Liter of Coating,
Less Water and Less Exempt Compounds

COATING CATEGORY	VOC LIMIT
Flat coatings	50
Nonflat coatings	100
Nonflat-high gloss coatings	150
SPECIALTY COATINGS	
Aluminum roof coatings	400
Basement specialty coatings	400
Bituminous roof coatings	50
Bituminous roof primers	350
Bond breakers	350
Concrete curing compounds	350
Concrete/masonry sealers	100
Driveway sealers	50
Dry fog coatings	150
Faux finishing coatings	350
Fire resistive coatings	350
Floor coatings	100
Form-release compounds	250
Graphic arts coatings (sign paints)	500
High temperature coatings	420
Industrial maintenance coatings	250
Low solids coatings[1]	120
Magnesite cement coatings	450
Mastic texture coatings	100
Metallic pigmented coatings	500
Multicolor coatings	250
Pretreatment wash primers	420
Primers, sealers, and undercoaters	100
Reactive penetrating sealers	350
Recycled coatings	250
Roof coatings	50
Rust preventative coatings	250
Shellacs Clear Opaque	 730 550
Specialty primers, sealers and undercoaters	100
Stains	250
Stone consolidants	450
Swimming pool coatings	340
Traffic marking coatings	100
Tub and tile refinish coatings	420
Waterproofing membranes	250
Wood coatings	275
Wood preservatives	350
Zinc-rich primers	340

1. Grams of VOC per liter of coating, including water and including exempt compounds.
2. The specified limits remain in effect unless revised limits are listed in subsequent columns in the table.
3. Values in this table are derived from those specified by the California Air Resources Board, Architectural Coatings Suggested Control Measure, February 1, 2008. More information is available from the Air Resources Board.

Construction Waste Management (CWM) Plan

Fill out the form including diversion rate and facility names and addresses

Project Name: _____
Job #: _____
Project Manager: _____
Waste Hauling Company: _____
Contact Name: _____

Legend:
_____ Hauling Company
_____ Sorting Facility Name and Location
_____ Disposal Service Company

All Subcontractors shall comply with the project's Construction Waste Management Plan.
All Subcontractor foremen shall sign the CWM Plan Acknowledgment Sheet.

Subcontractors who fail to comply with the Waste Management Plan will be subject to backcharges or withholding of payment, as deemed appropriate. For instance, Subcontractors who contaminate debris boxes that have been designated for a single material type will be subject to backcharge or withheld payment, as deemed appropriate.

1. The project's overall rate of waste diversion will be ____ %.
2. This project shall generate the least amount of waste possible by planning and ordering carefully, following all proper storage and handling procedures to reduce broken and damaged materials and reusing materials whenever possible. The majority of the waste that is generated on this jobsite will be diverted from the landfill and recycled for other use.
3. Spreadsheet 1, enclosed, identifies the waste materials that will be generated on this project, the diversion strategy for each waste type and the anticipated diversion rate.
4. Waste prevention and recycling activities will be discussed at the beginning of weekly subcontractor meetings. As each new subcontractor comes on-site, the WMP Coordinator will present him/her with a copy of the CWM Plan and provide a tour of the jobsite to identify materials to be salvaged and the procedures for handling jobsite debris. All Subcontractor foremen will acknowledge in writing that they have read and will abide by the CWM Plan. Subcontractor Acknowledgment Sheet enclosed. The CWM Plan will be posted at the jobsite trailer.
5. Salvage: Excess materials that cannot be used in the project, nor returned to the vendor, will be offered to site workers, the owner, or donated to charity if feasible.
6. _____ will provide a commingled drop box at the jobsite for most of the construction waste. These commingled drop boxes will be taken to _____. The average diversion rate for commingled waste will be ____ %. As site conditions permit, additional drop boxes will be used for particular phases of construction (e.g., concrete and wood waste) to ensure the highest waste diversion rate possible.
7. In the event that the waste diversion rate achievable via the strategy described in (6) above, is projected to be lower than what is required, then a strategy of source-separated waste diversion and/or waste stream reduction will be implemented. Source separated waste refers to jobsite waste that is not commingled but is instead allocated to a debris box designated for a single material type, such as clean wood or metal.

   Notes:
   1. Waste stream reduction refers to efforts taken by the builder to reduce the amount of waste generated by the project to below four (4) pounds per square foot of building area.
   2. When using waste stream reduction measures, the gross weight of the product is subtracted from a base weight of four (4) pounds per square foot of building area. This reduction is considered additional diversion and can be used in the waste reduction percentage calculations.
8. _____ will track and calculate the quantity (in tons) of all waste leaving the project and calculate the waste diversion rate for the project. _____ will provide Project Manager with an updated monthly report on gross weight hauled and the waste diversion rate being achieved on the project. _____ monthly report will track separately the gross weights and diversion rates for commingled debris and for each source-separated waste stream leaving the project. In the event that _____ does not service any or all of the debris boxes on the project, the _____ will work with the responsible parties to track the material type and weight (in tons) in such debris boxes in order to determine waste diversion rates for these materials.
9. In the event that Subcontractors furnish their own debris boxes as part of their scope of work, such Subcontractors shall not be excluded from complying with the CWM Plan and will provide _____ weight and waste diversion data for their debris boxes.
10. In the event that site use constraints (such as limited space) restrict the number of debris boxes that can be used for collection of designated waste the project Superintendent will, as deemed appropriate, allocate specific areas onsite where individual material types are to be consolidated. These collection points are not to be contaminated with non-designated waste types.
11. Debris from jobsite office and meeting rooms will be collected by _____ ' _____ will, at a minimum, recycle office paper, plastic, metal and cardboard.

Construction Waste Management (CWM) Worksheet

Project Name: _____

Job Number: _____

Project Manager: _____

Waste Hauling Company: _____

Construction Waste Management (CWM) Plan

WASTE MATERIAL TYPE	DIVERSION METHOD: COMMINGLED AND SORTED OFF SITE	DIVERSION METHOD: SOURCE SEPARATED ON SITE	PROJECTED DIVERSION RATE
Asphalt			
Concrete			
Shotcrete			
Metals			
Wood			
Rigid insulation			
Fiberglass insulation			
Acoustic ceiling tile			
Gypsum drywall			
Carpet/carpet pad			
Plastic pipe			
Plastic buckets			
Plastic			
Hardiplank siding and boards			
Glass			
Cardboard			
Pallets			
Job office trash, paper, glass & plastic bottles, cans, plastic			
Alkaline and rechargeable batteries, toner cartridges, and electronic devices			
Other:			
Other:			
Other:			
Other:			

Construction Waste Management (CWM) Acknowledgment

Note: This sample form may be used to assist in documenting compliance with the waste management plan.

Project Name: _____

Job Number: _____

Project Manager: _____

Waste Hauling Company: _____

CWM Plan Acknowledgment

The Foreman for each new Subcontractor that comes on site is to receive a copy of the Construction Waste Management Plan and complete this Acknowledgment Form.

I have read the Waste Management Plan for the project; I understand the goals of this plan and agree to follow the procedures described in this plan.

DATE	SUBCONTRACTOR COMPANY NAME	FOREMAN NAME	SIGNATURE

Table 1 - Recycled Content Value Calculations

A	B	C	D	E	F	G	H
Material/Assembly *	Manufacturer	Recycled Content Information Source	Material/ Assembly Cost ($)	Post-Consumer Recycled Content (%)	Pre-Consumer Recycled Content (%)	Recycled Content (%)	Recycled Content Value ($)
						Total Recycled Content Value ($):	
For calculating the total material cost, choose ONLY ONE of the three options below:							
1.Size of project (sf):			Cost per sf:			x 45% = Total Material Cost ($):	
2.Estimated project cost/valuation ($):						x 45% = Total Material Cost ($):	
3.Sum of estimated and/or actual cost of materials used in the project						= Total Material Cost ($):	
Total Recycled Content Value as a percentage of the Total Material Cost:							

* Materials used as components of the structural frame shall not be used to calculate recycled content. The structural frame includes the load bearing structural elements, such as wall studs, plates, sills, columns, beams, girders, joists, rafters, and trusses.

The sum of post-consumer and pre-consumer recycled contents of each material cannot exceed 100%.

Table 2 - Assembly Product Recycled Content Calculations *

ASSEMBLY PRODUCT:

A	B	C	D	E	F	G	H	I
Assembly Product**	Material Weight (lb)	Material Weight (%)	Post-Consumer Recycled Content(lb)	Post-Consumer Recycled Content (%)	Pre-Consumer Recycled Content(lb)	Pre-Consumer Recycled Content (%)	Proportional Post-Consumer Content (%)	Proportional Pre-Consumer Content (%)
Total Weight:								
Assembly Post-Consumer Recycled Content:								
Assembly Pre-Consumer Recycled Content:								

* Use one sheet per assembly product.

** Materials used as components of the structural frame shall not be used to calculate recycled content. The structural frame includes the load bearing structural elements, such as wall studs, plates, sills, columns, beams, girders, joists, rafters, and trusses.

The sum of post-consumer and pre-consumer recycled contents of each material in the assembly product cannot exceed 100%.

RECYCLED CONTENT - DECLARATION STATEMENT

Project Name:	
Project Location:	
Project Manager:	
Project Owner:	

The following section shall be completed by a person with overall responsibility for the planning and design portion of the project.

DECLARATION STATEMENT:

- I certify under penalty of perjury, under the laws of the State of California, the information provided is true and correct.
- I certify that the materials, components, assembly products or manufactured devices identified on this certificate conform to all applicable codes and regulations, and the installation is consistent with the plans and specifications approved by the enforcing agency.

Responsible Person's Name:	Responsible Person's Signature:
Date Signed:	Position/Title:
Notes:	Attachments:

Table 3 - Recycled Content Conversion Table (Pounds to %) *

A	B	C	D	E	F
Type of Material	Material Weight (lb)	Post-Consumer Recycled Content(lb)	Post-Consumer Recycled Content (%)	Pre- Consumer Recycled Content(lb)	Pre- Consumer Recycled Content (%)

* When the Post-Consumer and Pre-Consumer Recycled Content of any material are provided in pounds, Table 3 may be used for calculating the percentages of the recycled contents in each material. Table 3 shall not be used for assembly calculations.

Step 1 - Insert the type of material into Column A.

Step 2 - Insert the weight of material (provided by the manufacturer or other source) into Column B.

Step 3 - Insert the weight of Post-Consumer Recycled Content (provided by the manufacturer or other source) into Column C.

Step 4 - Insert the weight of Pre-Consumer Recycled Content (provided by the manufacturer or other source) into Column E.

Step 5 - Divide the values in Column C by the values in Column B; insert the Post-Consumer Recycled Content of each material in percentages into Column D.

Step 6 - Divide the values in Column E by the values in Column B; insert the Pre-Consumer Recycled Content of each material in percentages into Column F.

Step 7 - Transfer the percentages of Post-Consumer and Pre-Consumer Recycled Content from Column D and Column F to Table 1, Columns E and F.

DARCO
DESIGN · ARCHITECTURE · CONSTRUCTION
999 W TAYLOR ST. SUITE A
SAN JOSE, CA 95126
PHONE: (408) 827-4591
EMAIL: info@darco-ca.com
CSLB LICENSE # 1079457

LARISSA DESIGN STUDIO
LARISSA SANABRIA

PROJECT:
BLITCHOK RESIDENCE
SCHEMATIC DESIGN

APPLICANT:
SEAN AND JESSICA
BLITCHOK

BLITCHOK RESIDENCE SCHEMATIC DESIGN

20695 VIEW OAKS WAY
SAN JOSE, CA 95120

PROJECT NO:
2024-10

ISSUE:
BLITCHOK RESIDENCE
PLANNING SUBMITTAL

SHEET TITLE:
CALGREEN WASTE MANAGEMENT

REVISION:
D.D. 06.02.25

SHEET NO.
04

CALGREEN 2022 NOTES – MANDATORY REQUIREMENTS:

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

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

3. FOR ANY NEW DWELLING UNITS WITH ATTACHED GARAGES AND FOR REBUILDS OF EXISTING DWELLING UNITS THAT INCLUDE A PANEL UPGRADE OR CONSTRUCTION BETWEEN THE PANEL AND PARKING AREA, INSTALL A LEVEL 2 EV READY SPACE AND LEVEL 1 EV READY SPACE. THE RACEWAY TERMINATION LOCATION SHALL BE PERMANENTLY AND VISIBLY MARKED AS "LEVEL 2 EV-READY."

EXCEPTION: FOR EACH DWELLING UNIT WITH ONLY ONE PARKING SPACE, INSTALL A LEVEL 2 EV READY SPACE.

LEVEL 1 EV READY SPACE IS A PARKING SPACE SERVED BY A COMPLETE ELECTRIC CIRCUIT WITH A MINIMUM OF 110/120 VOLT, 20-AMPERE CAPACITY, INCLUDING ELECTRICAL PANEL CAPACITY; AN OVERPROTECTION DEVICE; A MINIMUM 1" DIAMETER RACEWAY THAT MAY INCLUDE MULTIPLE CIRCUITS AS ALLOWED BY THE COUNTY ELECTRICAL CODE; PROPERLY SIZED CONDUCTORS; GROUNDING AND BONDING; AND EITHER (A) A RECEPTACLE LABELLED "ELECTRIC VEHICLE OUTLET" WITH AT LEAST A ½" FONT ADJACENT TO THE PARKING SPACE, OR (B) LABELED ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE).

LEVEL 2 EV READY SPACE IS A PARKING SPACE SERVED BY A COMPLETE ELECTRIC CIRCUIT WITH A MINIMUM OF 208/240 VOLT, 40-AMPERE CAPACITY, INCLUDING THE REQUIRED ELECTRICAL PANEL CAPACITY; AN OVERCURRENT PROTECTION DEVICE; A MINIMUM 1" DIAMETER RACEWAY THAT MAY INCLUDE MULTIPLE CIRCUITS AS ALLOWED BY THE COUNTY ELECTRICAL CODE; PROPERLY SIZED CONDUCTORS; GROUNDING AND BONDING; AND EITHER (A) A RECEPTACLE LABELED "ELECTRIC VEHICLE OUTLET" WITH A MINIMUM ½" FONT, ADJACENT TO THE PARKING SPACE, OR (B) A BLANK LABELED ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE) WITH A MINIMUM OUTPUT OF 40 AMPERES.

4. ACCESSORY DWELLING UNITS (ADU) AND JUNIOR ACCESSORY DWELLING UNITS (JADU) WITHOUT ADDITIONAL PARKING SPACES AND WITHOUT ELECTRICAL PANEL UPGRADE OR NEW PANEL INSTALLATION ARE EXEMPT FROM REQUIREMENTS ON NOTE 3. ADUS AND JADUS WITHOUT ADDITIONAL PARKING BUT WITH ELECTRICAL PANEL UPGRADES OR NEW PANELS MUST HAVE RESERVED BREAKERS AND ELECTRICAL CAPACITY ACCORDING TO THE REQUIREMENTS OF NOTE 3.

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

A. THE EFFECTIVE FLUSH VOLUME OF ALL WATER CLOSETS SHALL NOT EXCEED 1.28 GALLONS PER FLUSH. TANK-TYPE WATER CLOSETS SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE U.S. EPA WATERSENSE SPECIFICATION FOR TANK-TYPE TOILETS.

B. SHOWERHEADS SHALL HAVE A MAXIMUM FLOW RATE OF NOT MORE THAN 1.8 GALLONS PER MINUTE AT 80 PSI. SHOWERHEADS SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE U.S. EPA WATERSENSE SPECIFICATION FOR SHOWERHEADS.

C. WHEN A SHOWER IS SERVED BY MORE THAN ONE SHOWERHEAD, THE COMBINED FLOW RATE OF ALL SHOWER-HEADS AND/OR OTHER SHOWER OUTLETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 80 PSI, OR THE SHOWER SHALL BE DESIGNED TO ALLOW ONLY ONE SHOWER OUTLET TO BE IN OPERATION AT A TIME. A HAND-HELD SHOWER SHALL BE CONSIDERED A SHOWERHEAD.

D. THE MAXIMUM FLOW RATE OF RESIDENTIAL LAVATORY FAUCETS SHALL NOT EXCEED 1.2 GALLONS PER MINUTE AT 60 PSI. THE MINIMUM FLOW RATE OF RESIDENTIAL LAVATORY FAUCETS SHALL NOT BE LESS THAN 0.8 GALLONS PER MINUTE AT 20 PSI.

E. THE MAXIMUM FLOW RATE OF KITCHEN FAUCETS SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 60 PSI. KITCHEN FAUCETS MAY TEMPORARILY INCREASE THE FLOW ABOVE THE MAXIMUM RATE, BUT NOT TO EXCEED 2.2 GALLONS PER MINUTE AT 60 PSI, AND MUST DEFAULT TO A MAXIMUM FLOW RATE OF 1.8 GALLONS PER MINUTE AT 60 PSI.

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

7. RESIDENTIAL DEVELOPMENTS SHALL COMPLY WITH COUNTY OF SANTA CLARA WATER EFFICIENT LANDSCAPE ORDINANCE OR THE CURRENT CALIFORNIA DEPARTMENT OF WATER RESOURCES' MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO), WHICHEVER IS MORE STRINGENT.

8. Not used.

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

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

A. A CONSTRUCTION WASTE MANAGEMENT PLAN IS PROVIDED. THE CONSTRUCTION WASTE MANAGEMENT PLAN SHALL BE UPDATED AS NECESSARY AND SHALL BE AVAILABLE DURING CONSTRUCTION FOR EXAMINATION BY THE COUNTY OF SANTA CLARA.

1. IDENTIFY THE CONSTRUCTION AND DEMOLITION WASTE MATERIALS TO BE DIVERTED FROM DISPOSAL BY RECYCLING, REUSE ON THE PROJECT OR SALVAGE FOR FUTURE USE OR SALE.
2. SPECIFY IF CONSTRUCTION AND DEMOLITION WASTE MATERIALS WILL BE SORTED ON-SITE (SOURCE-SEPARATED) OR BULK MIXED (SINGLE STREAM).
3. IDENTIFY DIVERSION FACILITIES WHERE THE CONSTRUCTION AND DEMOLITION WASTE MATERIAL WILL BE TAKEN.
4. IDENTIFY CONSTRUCTION METHODS EMPLOYED TO REDUCE THE AMOUNT OF CONSTRUCTION AND DEMOLITION WASTE GENERATED.
5. Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.

B. A WASTE MANAGEMENT COMPANY CAN BE UTILIZED IF APPROVED BY THE COUNTY OF SANTA CLARA. SEE CALGREEN 4.408.3 FOR FURTHER .DETAILS

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

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

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

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

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

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

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

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

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

19. ALL CARPET AND CARPET CUSHION INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE REQUIREMENTS OF CALIFORNIA DEPARTMENT OF PUBLIC HEALTH, "STANDARD METHOD FOR THE TESTING AND EVALUATION OF VOLATILE ORGANIC CHEMICAL EMISSIONS FROM INDOOR SOURCES USING ENVIRONMENTAL CHAMBERS," VERSION 1.2, JANUARY 2017 (EMISSION TESTING METHOD FOR CALIFORNIA SPECIFICATION 01350)

ALL CARPET ADHESIVE SHALL MEET THE REQUIREMENTS OF TABLE 4.504.1, SHEET CG-1.

20. WHERE RESILIENT FLOORING IS INSTALLED, AT LEAST 80 PERCENT OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL MEET THE REQUIREMENTS OF THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH, "STANDARD METHOD FOR THE TESTING AND EVALUATION OF VOLATILE ORGANIC CHEMICAL EMISSIONS FROM INDOOR SOURCES USING ENVIRONMENTAL CHAMBERS," VERSION 1.2, JANUARY 2017 (EMISSION TESTING METHOD FOR CALIFORNIA SPECIFICATION 01350)

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

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

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

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

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

B. A SLAB DESIGN SPECIFIED BY THE LICENSED DESIGN PROFESSIONAL.

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

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

A. FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING.

B. UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDITY CONTROL.

1. HUMIDITY CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF ≤ 50 PERCENT TO A MAXIMUM OF 80 PERCENT. A HUMIDITY CONTROL MAY UTILIZE MANUAL OR AUTOMATIC MEANS OF ADJUSTMENT.
2. A HUMIDITY CONTROL MAY BE A SEPARATE COMPONENT TO THE EXHAUST FAN AND IS NOT REQUIRED TO BE INTEGRAL.

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

A. THE HEAT LOSS AND HEAT GAIN IS ESTABLISHED ACCORDING TO ANSI/ACCA 2 MANUAL J—2016 (RESIDENTIAL LOAD CALCULATION), ASHRAE HANDBOOKS OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS.

B. DUCT SYSTEMS ARE SIZED ACCORDING TO ANSI/ACCA 1 MANUAL D—2016 (RESIDENTIAL DUCT SYSTEMS), ASHRAE HANDBOOKS OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS.

C. SELECT HEATING AND COOLING EQUIPMENT ACCORDING TO ANSI/ACCA 3 MANUAL S—2014 (RESIDENTIAL EQUIPMENT SELECTION) OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS.

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

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

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

DARCO
DESIGN · ARCHITECTURE · CONSTRUCTION

999 W TAYLOR ST. SUITE A
SAN JOSE, CA 95126
PHONE: (408) 827-4591
EMAIL: info@darco-ca.com
CSLB LICENSE # 1079457

LARISSA
DESIGN STUDIO

LARISSA SANABRIA

PROJECT:

BLITCHOK RESIDENCE
SCHEMATIC DESIGN

APPLICANT:

SEAN AND JESSICA
BLITCHOK

BLITCHOK RESIDENCE
SCHEMATIC DESIGN
20695 VIEW OAKS WAY
SAN JOSE, CA 95120

PROJECT NO:

2024-10

ISSUE:

BLITCHOK RESIDENCE
PLANNING SUBMITTAL

SHEET TITLE:

CALGREEN MANDATORY
REQUIREMENTS

REVISION:

D.D. 06.02.25

SHEET NO.

05

CALGREEN 2022 NOTES – TIER 1 REQUIREMENTS:

1. SITE WHICH COMPLIES WITH AT LEAST ONE OF THE FOLLOWING CHARACTERISTICS SHALL BE SELECTED:

A. AN INFILL SITE.
B. A GREYFIELD SITE.
C. AN EPA-RECOGNIZED AND REMEDIATED BROWNFIELD SITE.

2. FACILITATE COMMUNITY CONNECTIVITY BY ONE OF THE FOLLOWING METHODS:

A. LOCATE PROJECT WITHIN A ¼ MILE TRUE WALKING DISTANCE OF AT LEAST FOUR BASIC SERVICES, READILY ACCESSIBLE BY PEDESTRIANS.
B. LOCATE PROJECT WITHIN A ½ MILE TRUE WALKING DISTANCE OF AT LEAST SEVEN BASIC SERVICES, READILY ACCESSIBLE BY PEDESTRIANS.
C. OTHER METHODS INCREASING ACCESS TO ADDITIONAL RESOURCES.

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

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

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

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

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

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

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

5. BUILDING SITE SOIL ANALYSIS SHALL BE PERFORMED BY A LICENSED DESIGN PROFESSIONAL AND THE FINDINGS SHALL BE UTILIZED IN THE STRUCTURAL DESIGN OF THE BUILDING.

6. THE EFFECT OF DEVELOPMENT ON BUILDING SITES SHALL BE EVALUATED AND THE SOIL SHALL BE PROTECTED BY ONE OR MORE OF THE FOLLOWING:

A. NATURAL DRAINAGE PATTERNS SHALL BE EVALUATED AND EROSION CONTROLS SHALL BE IMPLEMENTED TO MINIMIZE EROSION DURING CONSTRUCTION AND AFTER OCCUPANCY.
B. SITE ACCESS SHALL BE ACCOMPLISHED BY MINIMIZING THE AMOUNT OF CUT AND FILL NEEDED TO INSTALL ACCESS ROADS AND DRIVEWAYS.
C. AS ALLOWED BY OTHER PARTS OF THE CALIFORNIA BUILDING STANDARDS CODE, UNDERGROUND CONSTRUCTION ACTIVITIES SHALL BE COORDINATED TO UTILIZE THE SAME TRENCH, MINIMIZE THE AMOUNT OF TIME THE DISTURBED SOIL IS EXPOSED AND THE SOIL SHALL BE REPLACED USING ACCEPTED COMPACTION METHODS.

7. TOPSOIL SHALL BE PROTECTED OR SAVED FOR REUSE. DISPLACED TOPSOIL SHALL BE STOCKPILED FOR REUSE IN A DESIGNATED AREA AND COVERED OR PROTECTED FROM EROSION. PROTECTION FROM EROSION INCLUDES COVERING WITH TARPS, STRAW, MULCH, CHIPPED WOOD, VEGETATIVE COVER, OR OTHER MEANS ACCEPTABLE TO THE COUNTY OF SANTA CLARA TO PROTECT THE TOPSOIL FOR LATER USE.

8. POSTCONSTRUCTION LANDSCAPE DESIGNS SHALL ACCOMPLISH ONE OR MORE OF THE FOLLOWING:

A. AREAS DISRUPTED DURING CONSTRUCTION SHALL BE RESTORED TO BE CONSISTENT WITH NATIVE VEGETATION SPECIES AND PATTERNS.
B. UTILIZE AT LEAST 75 PERCENT NATIVE CALIFORNIA OR DROUGHT TOLERANT PLANT AND TREE SPECIES APPROPRIATE FOR THE CLIMATE ZONE REGION.

9. PERMEABLE PAVING SHALL BE UTILIZED FOR NOT LESS THAN 20 PERCENT OF THE TOTAL PARKING, WALKING OR PATIO SURFACES

THE PRIMARY DRIVEWAY, PRIMARY ENTRY WALKWAY AND ENTRY PORCH OR LANDING SHALL NOT BE INCLUDED WHEN CALCULATING THE AREA REQUIRED TO BE A PERMEABLE SURFACE.

10. INSTALL A VEGETATED ROOF FOR AT LEAST 50 PERCENT OF THE ROOF AREA. VEGETATED ROOFS SHALL COMPLY WITH REQUIREMENTS FOR ROOF GARDENS AND LANDSCAPED ROOFS IN THE CALIFORNIA BUILDING CODE, CHAPTER 15, AND CHAPTER 16.

11. REDUCE NONROOF HEAT ISLANDS FOR 50 PERCENT OF SIDEWALKS, PATIOS, DRIVEWAYS OR OTHER PAVED AREAS BY USING ONE OR MORE OF THE METHODS LISTED.

A. TREES OR OTHER PLANTINGS TO PROVIDE SHADE AND THAT MATURE WITHIN 15 YEARS OF PLANTING. TREES SHOULD BE NATIVE OR ADAPTIVE TO THE REGION AND CLIMATE ZONES AND NONINVASIVE; HARDY AND RESISTANT TO DROUGHT, INSECTS AND DISEASE; EASY TO MAINTAIN (NO FREQUENT SHEDDING OF TWIGS, BRANCHES, UNWANTED FRUIT OR SEED PODS); AND SUITABLE IN MATURE SIZE AND ENVIRONMENTAL REQUIREMENTS FOR THE SITE. TREE SELECTION AND PLACEMENT SHOULD CONSIDER LOCATION AND SIZE OF AREAS TO BE SHADED, LOCATION OF UTILITIES, VIEWS FROM THE STRUCTURE, DISTANCE TO SIDEWALKS AND FOUNDATIONS, OVERHANGS ONTO ADJACENT PROPERTIES AND STREETS, OTHER INFRASTRUCTURE AND ADJACENT TO LANDSCAPING. IN ADDITION, SHADING SHALL NOT CAST A SHADOW, AS SPECIFIED, ON ANY NEIGHBORING SOLAR COLLECTORS PURSUANT TO PUBLIC RESOURCES CODE SECTION 25981, ET SEQ. (SOLAR SHADE CONTROL ACT).
B. USE HIGH ALBEDO MATERIALS WITH AN INITIAL SOLAR REFLECTANCE VALUE OF AT LEAST 0.30 AS DETERMINED IN ACCORDANCE ASTM E1918 OR C1549.
C. USE OPEN GRID PAVEMENT SYSTEM OR PERVIOUS OR PERMEABLE PAVEMENT SYSTEM.
D. LOCATE 50 PERCENT OF PARKING UNDERGROUND OR USE MULTILEVEL PARKING.
E. OTHER METHODS OF REDUCING HEAT ISLAND EFFECTS ACCEPTABLE TO THE COUNTY OF SANTA CLARA.

12. NOT USED.

13. NOT USED.

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

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

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

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

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

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

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

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

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

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

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

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

24. RECYCLED WATER SHALL BE USED FOR LANDSCAPE IRRIGATION.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

FOR FURTHER INSTRUCTION SEE CALGREEN A4.405.3.

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

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

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

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

36. INSTALL GUTTER AND DOWNSPOUT SYSTEMS TO ROUTE WATER AT LEAST 5 FEET AWAY FROM THE FOUNDATION OR CONNECT TO LANDSCAPE DRAINS WHICH DISCHARGE TO A DRY WELL, SUMP, BIOSWALE, RAINWATER CAPTURE SYSTEM OR OTHER APPROVED ON-SITE LOCATION.

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

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

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

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

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

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

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

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

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

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

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

43. AT LEAST 90 PERCENT OF THE TOTAL AREA OF RESILIENT FLOORING SYSTEMS INSTALLED IN THE BUILDING SHALL MEET THE REQUIREMENTS OF THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH, "STANDARD METHOD FOR THE TESTING AND EVALUATION OF VOLATILE ORGANIC CHEMICAL EMISSIONS FROM INDOOR SOURCES USING ENVIRONMENTAL CHAMBERS," VERSION 1.2, JANUARY 2017 (EMISSION TESTING METHOD FOR CALIFORNIA SPECIFICATION 01350.

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

44. INSTALL THERMAL INSULATION IN COMPLIANCE WITH THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH, "STANDARD METHOD FOR THE TESTING AND EVALUATION OF VOLATILE ORGANIC CHEMICAL EMISSIONS FROM INDOOR SOURCES USING ENVIRONMENTAL CHAMBERS," VERSION 1.2, JANUARY 2017 (EMISSION TESTING METHOD FOR CALIFORNIA SPECIFICATION 01350.

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

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

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

DARCO
DESIGN · ARCHITECTURE · CONSTRUCTION

999 W TAYLOR ST. SUITE A
SAN JOSE, CA 95126
PHONE: (408) 827-4591
EMAIL: info@darco-ca.com
CSLB LICENSE # 1079457

LARISSA
DESIGN STUDIO

LARISSA SANABRIA

PROJECT:

BLITCHOK RESIDENCE
SCHEMATIC DESIGN

APPLICANT:

SEAN AND JESSICA
BLITCHOK

BLITCHOK RESIDENCE SCHEMATIC DESIGN

20695 VIEW OAKS WAY
SAN JOSE, CA 95120

PROJECT NO:

2024-10

ISSUE:

BLITCHOK RESIDENCE
PLANNING SUBMITTAL

SHEET TITLE:

CALGREEN NOTES

REVISION:

D.D. 06.02.25

SHEET NO.

06

AVERAGE SLOPE CALCULATION:

$$16.4\% = \frac{0.00229\ (\text{FACTOR}) \times 2\ (\text{CONTOUR INTERVAL}) \times 8973\ (\text{TOTAL CONTOUR LENGTH})}{2.50}$$

ABBREVIATIONS

FL	FLOWLINE
TC	TOP OF CURB
EP	EDGE OF PAVEMENT
CONC	CONCRETE
LIP	LIP OF GUTTER
GS	GROUND SHOT
AD	AREA DRAIN
FF	FINISH FLOOR
BSL	BUILDING SETBACK LINE

LEGEND

- SSCO — SANITARY SEWER CLEANOUT
- SSMH — SANITARY SEWER MANHOLE
- —x— FENCE LINE
- WATER VALVE
- WM — WATER METER
- FIRE HYDRANT
- JOINT POLE
- GUY ANCHOR
- XX" TREE — TREE, SIZE AND TYPE AS NOTED
- —G— GAS LINE
- —W— WATER LINE
- CONCRETE
- GM — GAS METER

LOT 11
TRACT NO. 4753
260 M 51

LOT 12
TRACT NO. 4753
260 M 51
APN: 701-26-028

AREA=108,968± S.F. (NET)
AREA=2.50± ACRES (NET)

LOT 13
TRACT NO. 4753
260 M 51

VIEW OAKS WAY (60' R/W)

WIRE FENCE
END WOOD FENCE ON TOP OF CONCRETE WALL
CHAIN LINK FENCE
CONC CURB
GATE
ASPHALT DRIVEWAY
AC BERM
EDGE PAVEMENT
CONCRETE DRIVEWAY
10' P.U.E.
DRIVEWAY EASEMENT DOC. NO. 24209111
TRANSFORMER
P.G.&E.
A.T.T.
CABLE
FIRE HYDRANT
FD 3/4" IP IN MON
N89° 12' 21"E 402.76
S89° 12' 21"W 150.00
N32° 30' 00"E 230.00
S26° 00' 53"W 407.92
N48° 48' 08"W 78.08
N0° 00' 00"E 151.20
N90° 00' 00"W 170.00
N0° 00' 00"E 270.00
BASIS OF BEARINGS
40"OAK
60"OAK
(2)36"OAK
(2)12"OAK
24"OAK
18"OAK
14"OAK
12"OAK
10"OAK
8"OAK
22"OAK
28"OAK
10"ALMOND
15' S.D.E.
CONTOURS ARE APPROXIMATE IN THIS AREA

SURVEYOR'S NOTE:

1. UTILITIES FOUND ARE BASED UPON SURFACE EVIDENT FINDINGS. RECORDS OF UTILITIES WERE NOT UTILIZED FOR THIS SURVEY.
2. TREES SHOWN ARE THOSE OF SIZE SIGNIFICANCE. THE SITE CONTAINS OTHER TREES UNDER 6" AND ARE NOT SHOWN FOR MAP CLARITY. TREE CLASSIFICATIONS ARE TO THE BEST KNOWLEDGE OF THE SURVEYOR. AN ARBORIST MUST SPECIFY ACTUAL TREE TYPE. TREE TRUNK LOCATIONS ARE APPROXIMATE. TREES THAT CROSS A PROPERTY LINE AT GROUND LEVEL SHOULD BE CONSIDERED TO BE JOINTLY OWNED BY THE RESPECTIVE PROPERTY OWNERS. CONSULT AN ARBORIST FOR DETAILS.
3. MAIN STRUCTURE AND APPURTENANT STRUCTURES ARE BASED UPON THE BEST EFFORTS OF THE SURVEY CREW. SOME ELEMENTS MAY BE MISSING AND CHECKS BY THE ARCHITECTS OFFICE WILL BE NECESSARY BEFORE DESIGN WORK.
4. PHYSICAL ITEMS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SURFACE ITEMS VISIBLE AS OF THE DATE OF THIS SURVEY AND FROM AVAILABLE RECORD DATA. SUBSURFACE OBJECTS, IF ANY, MAY NOT BE SHOWN. SAID SUBSURFACE OBJECTS MAY INCLUDE, BUT ARE NOT LIMITED TO, UNDERGROUND UTILITY LINES, UTILITY VAULTS, CONCRETE FOOTINGS, SLABS, SHORING, STRUCTURAL PILES, PIPING, UNDERGROUND TANKS, AND ANY OTHER SUBSURFACE STRUCTURES NOT REVEALED BY A SURFACE INSPECTION.

SITE BENCHMARK

SURVEY CONTROL POINT
MAG AND SHINER SET IN ASPHALT
ELEVATION = 460.31' (ASSUMED DATUM)

SURVEYOR'S STATEMENT

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS' ACT. THE SURVEY IS AS COMPLETED ACCORDING TO THE PROJECT SCOPE.

November 24, 2023
BRIAN L. STOCKINGER LS 6995 DATED

PROFESSIONAL LAND SURVEYOR · BRIAN L. STOCKINGER · PLS No. 6995 · STATE OF CALIFORNIA

TITLE REPORT:

PRELIMINARY TITLE REPORT PREPARED BY CHICAGO TITLE COMPANY.
TITLE NO.: FWPS-2986230964-KF
DATED **OCTOBER 23, 2023**

0 10 20 30 40
SCALE : 1"= 20 Feet

NNR ENGINEERING SERVICES CO.
BRIAN L. STOCKINGER PLS 6995
535 WEYBRIDGE DRIVE, SAN JOSE, CA 95123
(408) 348-7813
nnrengineering@yahoo.com

TOPOGRAPHICAL SURVEY

0 VIEW OAKS WAY

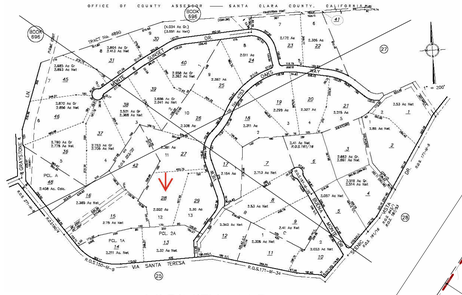
APN: 701-26-028
SANTA CLARA COUNTY CALIFORNIA
SAN JOSE

SCALE 1"=20'	DATE 11-24-2023	DRAWN NR	CHECKED B. STOCKINGER PRIN. MGR. PLS

DATE	MK	SHEET REVISIONS	BY	CK

SHEET NO. 1 OF 1 SHEETS

JOB NO. VIEW OAKS WAY
CAD FILE:



2 VICINITY MAP

1 EXISTING SITE PLAN
3/64" = 1'-0"

2 EXISTING PICTURES
12" = 1'-0"

N

0 10'-8" 21'-4" 42'-8"
GRAPHIC SCALE

DARCO
DESIGN · ARCHITECTURE · CONSTRUCTION
999 W TAYLOR ST. SUITE A
SAN JOSE, CA 95126
PHONE: (408) 827-4591
EMAIL: info@darco-ca.com
CSLB LICENSE # 1079457

LARISSA DESIGN STUDIO
LARISSA SANABRIA

PROJECT:
BLITCHOK RESIDENCE
SCHEMATIC DESIGN

APPLICANT:
SEAN AND JESSICA BLITCHOK

BLITCHOK RESIDENCE SCHEMATIC DESIGN
20695 VIEW OAKS WAY
SAN JOSE, CA 95120

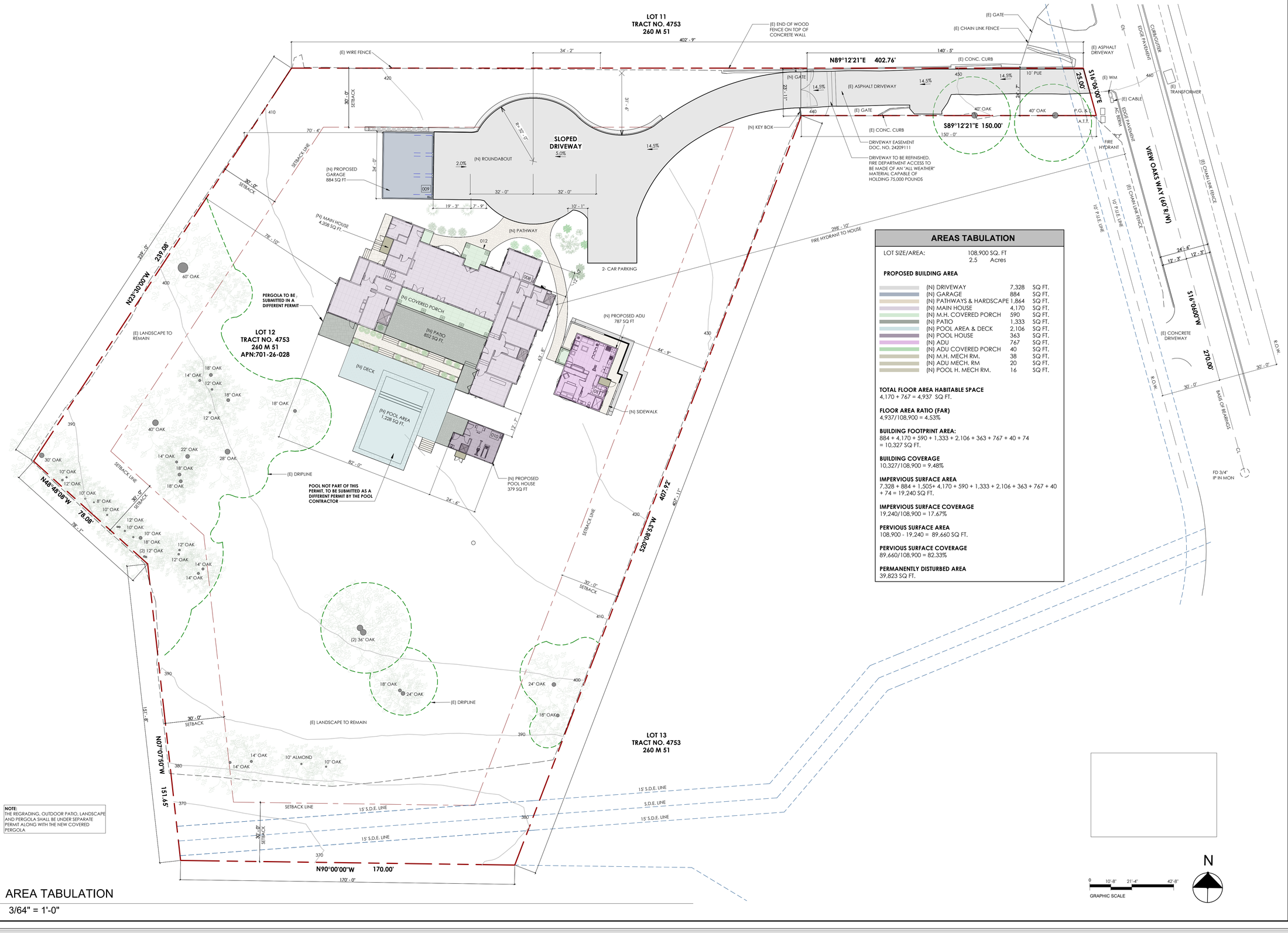
PROJECT NO:
2024-10

ISSUE:
BLITCHOK RESIDENCE
PLANNING SUBMITTAL

SHEET TITLE:
EXISTING SITE PLAN

REVISION:
D.D. 06.02.25

SHEET NO.
A1



AREAS TABULATION

LOT SIZE/AREA: 108,900 SQ. FT
2.5 Acres

PROPOSED BUILDING AREA

(N) DRIVEWAY	7,328	SQ FT.
(N) GARAGE	884	SQ FT.
(N) PATHWAYS & HARDSCAPE	1,864	SQ FT.
(N) MAIN HOUSE	4,170	SQ FT.
(N) M.H. COVERED PORCH	590	SQ FT.
(N) PATIO	1,333	SQ FT.
(N) POOL AREA & DECK	2,106	SQ FT.
(N) POOL HOUSE	363	SQ FT.
(N) ADU	767	SQ FT.
(N) ADU COVERED PORCH	40	SQ FT.
(N) M.H. MECH RM.	38	SQ FT.
(N) ADU MECH. RM	20	SQ FT.
(N) POOL H. MECH RM.	16	SQ FT.

TOTAL FLOOR AREA HABITABLE SPACE
4,170 + 767 = 4,937 SQ FT.

FLOOR AREA RATIO (FAR)
4,937/108,900 = 4.53%

BUILDING FOOTPRINT AREA:
884 + 4,170 + 590 + 1,333 + 2,106 + 363 + 767 + 40 + 74
= 10,327 SQ FT.

BUILDING COVERAGE
10,327/108,900 = 9.48%

IMPERVIOUS SURFACE AREA
7,328 + 884 + 1,505+ 4,170 + 590 + 1,333 + 2,106 + 363 + 767 + 40 + 74 = 19,240 SQ FT.

IMPERVIOUS SURFACE COVERAGE
19,240/108,900 = 17.67%

PERVIOUS SURFACE AREA
108,900 - 19,240 = 89,660 SQ FT.

PERVIOUS SURFACE COVERAGE
89,660/108,900 = 82.33%

PERMANENTLY DISTURBED AREA
39,823 SQ FT.

NOTE:
THE REGRADING, OUTDOOR PATIO, LANDSCAPE AND PERGOLA SHALL BE UNDER SEPARATE PERMIT ALONG WITH THE NEW COVERED PERGOLA

1 AREA TABULATION
3/64" = 1'-0"

GRAPHIC SCALE 0 10'-8" 21'-4" 42'-8"

N

DARCO
DESIGN · ARCHITECTURE · CONSTRUCTION
999 W TAYLOR ST. SUITE A
SAN JOSE, CA 95126
PHONE: (408) 827-4591
EMAIL: info@darco-ca.com
CSLB LICENSE # 1079457

LARISSA DESIGN STUDIO
LARISSA SANABRIA

PROJECT:
BLITCHOK RESIDENCE
SCHEMATIC DESIGN

APPLICANT:
SEAN AND JESSICA BLITCHOK

BLITCHOK RESIDENCE SCHEMATIC DESIGN

20695 VIEW OAKS WAY
SAN JOSE, CA 95120

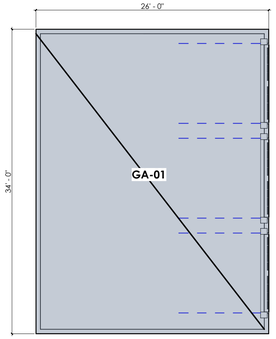
PROJECT NO:
2024-10

ISSUE:
BLITCHOK RESIDENCE
PLANNING SUBMITTAL

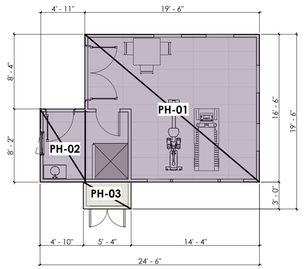
SHEET TITLE:
AREA TABULATION

REVISION:
D.D. 06.02.25

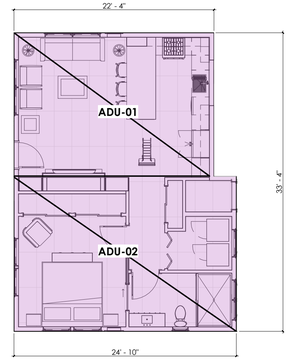
SHEET NO.
A2



1 FLOOR AREA CALCULATION - GARAGE
1/8" = 1'-0"



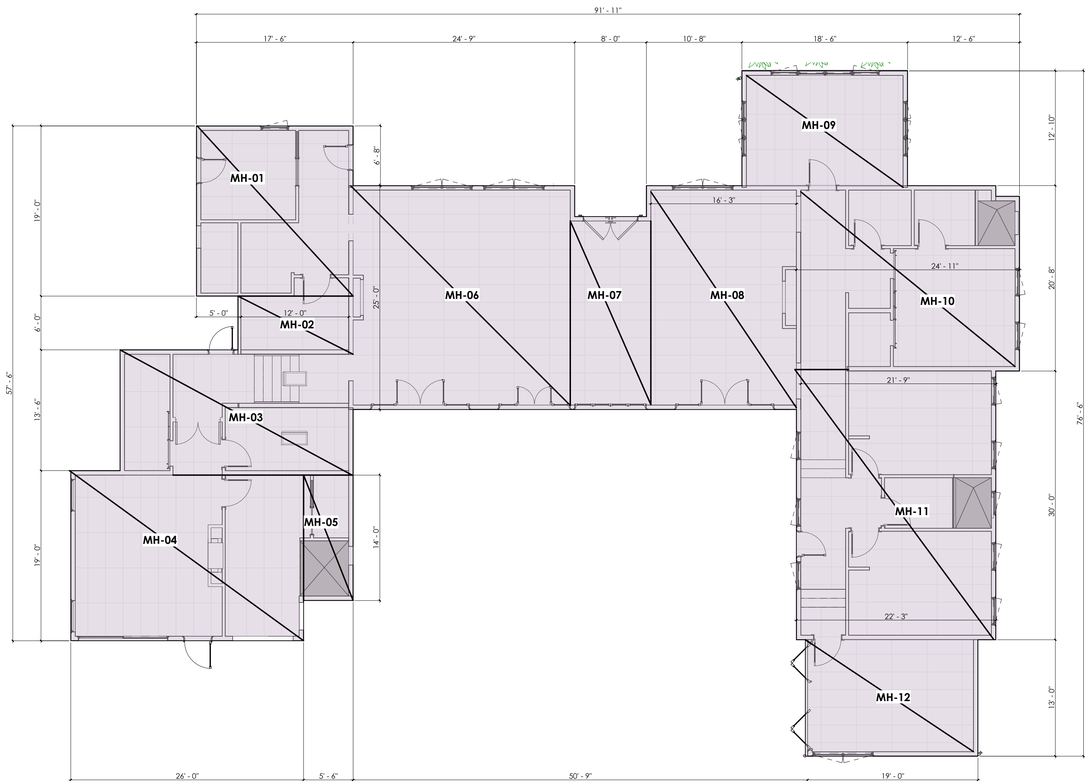
2 FLOOR AREA CALCULATION - POOL HOUSE
1/8" = 1'-0"



3 FLOOR AREA CALCULATION - ADU
1/8" = 1'-0"

FLOOR AREA CALCULATION			
ITEM	**WIDTH**	**DEPTH**	**FLOOR AREA**
GARAGE			
GA-01	26'	34'	884 SQ FT.
TOTAL			884 SQ FT.
POOL HOUSE			
PH-01	19'6"	16'6"	322 SQ FT.
PH-02	4'11"	8'2"	41 SQ FT.
PH-03	3'	5'4"	16 SQ FT.
TOTAL			379 SQ FT.
MAIN HOUSE			
MH-01	17'6"	19'	333 SQ FT.
MH-02	6'	12'	77 SQ FT.
MH-03	13'6"	26'	351SQ FT.
MH-04	19'	26'	494 SQ FT.
MH-05	5'6"	14'	80 SQ FT.
MH-06	24'9"	25'	619 SQ FT.
MH-07	8'	25'	173 SQ FT.
MH-08	16'3"	25'	416 SQ FT.
MH-09	13'	18'6"	241 SQ FT.
MH-10	20'6"	24'11"	508 SQ FT.
MH-11	22'3"	30'	668 SQ FT.
MH-12	13'	19'	248 SQ FT.
TOTAL			4,208 SQ FT.
ADU			
ADU-01	16'	22'4"	357 SQ FT.
ADU-02	24'10"	17'4"	430 SQ FT.
TOTAL			787 SQ FT.

TOTAL	
GARAGE	884 SQ FT.
POOL HOUSE	379 SQ FT.
MAIN HOUSE	4,208 SQ FT.
ADU	787 SQ FT.
TOTAL FLOOR AREA	6,258 SQ FT.



4 FLOOR AREA CALCULATION - MAIN HOUSE
1/8" = 1'-0"

0 10'-8" 21'-4" 42'-8"
GRAPHIC SCALE

DARCO
DESIGN · ARCHITECTURE · CONSTRUCTION
999 W TAYLOR ST. SUITE A
SAN JOSE, CA 95126
PHONE: (408) 827-4591
EMAIL: info@darco-ca.com
CSLB LICENSE # 1079457

LARISSA DESIGN STUDIO
LARISSA SANABRIA

PROJECT:
BLITCHOK RESIDENCE
SCHEMATIC DESIGN

APPLICANT:
SEAN AND JESSICA BLITCHOK

BLITCHOK RESIDENCE SCHEMATIC DESIGN

20695 VIEW OAKS WAY
SAN JOSE, CA 95120

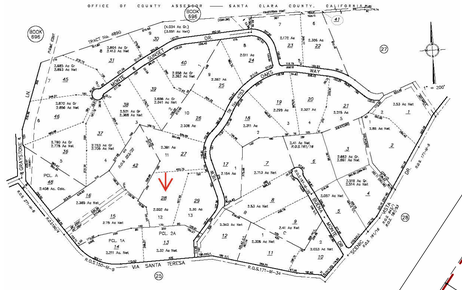
PROJECT NO:
2024-10

ISSUE:
BLITCHOK RESIDENCE
PLANNING SUBMITTAL

SHEET TITLE:
FLOOR AREA CALCULATION

REVISION:
D.D. 06.02.25

SHEET NO.
A3



2 VICINITY MAP

AVERAGE SLOPE CALCULATIONS	
32.5 / 307	X 100 = 10.59 %
31 / 227.33	X 100 = 13.63 %
59.91 / 422	X 100 = 14.19 %
(10.59 + 13.63 + 14.19) / 3	= 12.80 %
AVERAGE SLOPE	= 12.80 %

AREAS TABULATION

LOT SIZE/AREA:	108,900	SQ. FT
	2.5	Acres

PROPOSED BUILDING AREA

(N) DRIVEWAY	7,328	SQ FT.
(N) GARAGE	884	SQ FT.
(N) PATHWAYS & HARDSC.	1,864	SQ FT.
(N) MAIN HOUSE	4,170	SQ FT.
(N) M.H. COVERED PORCH	590	SQ FT.
(N) PATIO	1,333	SQ FT.
(N) POOL AREA & DECK	2,106	SQ FT.
(N) POOL HOUSE	363	SQ FT.
(N) ADU	767	SQ FT.
(N) ADU COVERED PORCH	40	SQ FT.
(N) M.H. MECH RM.	38	SQ FT.
(N) ADU MECH. RM	20	SQ FT.
(N) POOL H. MECH RM.	16	SQ FT.

TOTAL FLOOR AREA HABITABLE SPACE
4,170 + 767 = 4,937 SQ FT.

FLOOR AREA RATIO (FAR)
4,937/108,900 = 4.53%

BUILDING FOOTPRINT AREA:
884 + 4,170 + 590 + 1,333 + 2,106 + 363 + 767 + 40 + 74
= 10,327 SQ FT.

BUILDING COVERAGE
10,327/108,900 = 9.48%

IMPERVIOUS SURFACE AREA
7,328 + 884 + 1,505+ 4,170 + 590 + 1,333 + 2,106 + 363 + 767 + 40 + 74 = 19,240 SQ FT.

IMPERVIOUS SURFACE COVERAGE
19,240/108,900 = 17.67%

PERVIOUS SURFACE AREA
108,900 - 19,240 = 89,660 SQ FT.

PERVIOUS SURFACE COVERAGE
89,660/108,900 = 82.33%

PERMANENTLY DISTURBED AREA
39,823 SQ FT.

1 PROPOSED SITE PLAN - ROOF PLAN
3/64" = 1'-0"

LINE LEGEND

- PROPERTY LINE
- SETBACK
- CENTERLINE
- MAIN PANEL
- SUBPANEL

PAVERS

- (N) CONCRETE DRIVEWAY
- (N) PATHWAYS
- (N) PATIO
- (N) DECK

SITE PLAN KEY NOTES

001	(N) CONCRETE DRIVEWAY AND ROUNDABOUT
002	(N) PATHWAY
003	(N) SIDEWALK
004	(N) KEY BOX
005	(N) 2-CAR PARKING
009	(E) DRIPLINE
010	(N) DRIPLINE OFFSET
011	(N) CLEAN OUT
012	(N) DIVERSION VALVE
013	(N) D-BOX W/ACCESS TO SURFACE
014	(N) GRAVITY TIGHT LINE 4" ABS/PVC
015	(N) INLET
020	(N) 1,500 GAL CONCRETE SEPTIC TANK

GENERAL NOTES

1. THE CONTRACTOR AND/OR SUBCONTRACTOR SHALL VISIT THE SITE PRIOR TO SUBMITTING BIDS
2. EXISTING CONDITIONS AT THE BUILDING SITE SHALL BE VERIFIED AND EXAMINED BY THE CONTRACTOR AND/OR SUBCONTRACTORS, AND SIGNING OF THE CONTRACT WITH THE OWNER SHALL BE PRESUMPTIVE EVIDENCE THAT THE CONTRACTOR IS THOROUGHLY FAMILIAR WITH ALL LOCAL CONDITIONS AND PECULIARITIES
3. THE CONTRACTOR OR SUBCONTRACTORS SHALL VERIFY ALL DIMENSIONS OF THE DRAWINGS AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO STARTING THE WORK.
4. THE CONTRACTOR AND/OR SUBCONTRACTORS WORK SHALL CONFORM TO ALL APPLICABLE FEDERAL, STATE OR LOCAL BUILDING CODES
5. WHERE CONSTRUCTION DETAILS ARE NOT SHOWN OR NOTED ON ANY PART OF THE WORK, THE DETAIL SHALL BE THE SAME AS FOR OTHER SIMILAR WORK
6. ALL VENTS AND/OR DUCTS WHICH PENETRATE ROOF OR EXTERIOR WALLS ARE TO BE PROPERLY SLEEVED, FLASHED AND COUNTERFLASHED
7. INCONSISTENCIES WHICH OCCUR IN DRAWINGS AND/OR GENERAL NOTES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
8. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED MEASUREMENTS AND DETAILS SHALL HAVE PRECEDENCE OVER GENERAL DRAWINGS.
9. ALL WORK DESCRIBED IN THE DRAWINGS SHALL BE VERIFIED FOR DIMENSION, GRADE, EXTENT, AND COMPATIBILITY TO THE EXISTING SITE. ANY DISCREPANCIES AND UNEXPECTED CONDITIONS THAT AFFECT OR CHANGE THE WORK DESCRIBED IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ROLM DESIGN STUDIO 'S ATTENTION IMMEDIATELY. DO NOT PROCEED WITH THE WORK IN THE AREA OF DISCREPANCIES UNTIL ALL SUCH DISCREPANCIES ARE RESOLVED. IF THE CONTRACTOR CHOOSES TO DO SO HE SHALL BE PRECEDING AT HIS OWN RISK. OMISSIONS FROM THE DRAWINGS AND SPECIFICATIONS OR THE MISDESCRIPTION OF THE WORK WHICH IS MANIFESTLY NECESSARY TO CARRY OUT THE INTENT OF THE DRAWINGS AND SPECIFICATIONS, OR WHICH IS CUSTOMARILY REFORMED, SHALL NOT RELIEVE THE CONTRACTOR FROM PERFORMING SUCH OMITTED OR MIS-DESCRIBED DETAILS OF THE WORK AS IF FULLY AND COMPLETELY SET FORTH AND DESCRIBED IN THE DRAWINGS AND SPECIFICATIONS. SITE CONDITIONS: ALL CONTRACTORS AND SUB-CONTRACTORS SHALL VERIFY DIMENSIONS AND CONDITIONS AT THE SITE PRIOR TO COMMENCEMENT OF THEIR WORK. FAILURE TO DO SO SHALL NOT RELEASE THEM FROM THE RESPONSIBILITY OF ESTIMATING THE WORK. IF ANY VARIATION, DISCREPANCY OR OMISSION (BETWEEN THE INTENT OF THESE CONTRACT DOCUMENTS AND THE EXISTING CONDITIONS ARE FOUND, THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY ROLM DESIGN STUDIO IN WRITING AND OBTAIN WRITTEN RESOLUTION FROM ROLM DESIGN STUDIO PRIOR TO PROCEEDING WITH ANY RELATED WORK.
10. EXCAVATION ACTIVITIES ASSOCIATED WITH THE PROPOSED SCOPE OF WORK SHALL OCCUR NO CLOSER THEN 10-FEET FROM THE EXISTING STREET TREE, OR AS APPROVED BY THE URBAN FORESTRY DIVISION CONTACT. ANY CHANGES SHALL BE APPROVED BY THE SAME.
11. MOVABLE EQUIPMENT, FURNITURE, ETC., SHALL BE REMOVED BY OWNER PRIOR TO COMMENCEMENT OF DEMOLITION WORK.
12. CONTRACTOR SHALL MAINTAIN THE BUILDING IN A WEATHER TIGHT CONDITION.
13. CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT DAMAGE TO CONSTRUCTION TO REMAIN OR OCCUPIED AREAS WHERE VARIOUS SYSTEM CONNECTIONS OR EXTENSIONS ARE REQUIRED.
14. THE OWNER WILL RETAIN SALVAGE ITEMS AS DESIGNATED BY THE OWNER'S REPRESENTATIVE.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LEGAL REMOVAL OF CONSTRUCTION DEBRIS AND/OR ITEMS NOT RETAINED BY THE OWNER. THE CONTRACTOR IS RESPONSIBLE FOR STORAGE AND PROTECTION OF SALVAGE ITEMS WHICH MAY BE REUSED.
16. ITEMS NOT TO BE RETAINED BY OWNER SHALL BE DISPOSED OF BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE. THE STOCKPILING OF EXCESS MATERIAL ON-SITE WILL NOT BE ALLOWED.
17. DISCONNECT AND REMOVE ELECTRICAL EQUIPMENT AND WIRING BACK TO SOURCE FOR ALL EQUIPMENT AND LIGHTING TO BE DEMOLISHED.
18. ALL EXISTING ON-SITE UTILITIES SHALL REMAIN UNLESS DESIGNATED FOR REMOVAL OR SHOULD THEY INTERFERE WITH PROJECT CONSTRUCTION. CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES TO REMAIN.
19. CONTRACTOR SHALL COORDINATE ALL DEMOLITION WORK WITH APPROPRIATE UTILITY COMPANIES PRIOR TO STARTING WORK.
20. IF THE PROJECT DAMAGES THE CITY 'S SIDEWALK OR CURB AND GUTTER AS RESULT OF CONSTRUCTION ACTIVITIES, THE PROPERTY OWNER WILL BE RESPONSIBLE TO REMOVE AND REPLACE ANY DAMAGES AS DIRECTED BY THE PUBLIC WORKS INSPECTOR. AN ENCROACHMENT PERMIT WILL ALSO BE REQUIRED.
21. NEW ADU BUILDING ADDRESS LETTERS/NUMBERS SHALL BE MINIMUM 4-INCHES HIGH, WITH A MINIMUM STROKE WIDTH OF ½-INCH, AND SHALL CONTRAST WITH THEIR BACKGROUND. NUMBERS SHALL NOT BE SPELLED OUT. IF THE BUILDING ADDRESS CANNOT BE VIEWED FROM THE PUBLIC WAY, AND ACCESS TO THE DWELLING IS PROVIDED BY A PRIVATE ROAD, THEN SHOW LOCATION OF A MONUMENT OR POLE SIGN USED TO IDENTIFY THE SITE ADDRESS , CRC SECTION R319.
22. THE GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN 5% FOR A MINIMUM DISTANCE OF 10 FEET. IMPERVIOUS SURFACES SHALL BE SLOPED NOT LESS THAN 2% AWAY FROM THE BUILDING. CRC R401.3
23. ALL SHOWER WALLS TO HAVE A SMOOTH, HARD, NONABSORBENT SURFACE AS CERAMIC TILE OR FIBERGLASS OVER A MOISTURE RESISTANT UNDERLAYMENT TO A HEIGHT OF 72 INCHES ABOVE THE DRAIN INLET. WATER-RESISTANT GYPSUM BACKING BOARD SHALL NOT BE USED OVER A VAPOR RETARDER IN SHOWER OF BATHTUB COMPARTMENTS. CRC SECTIONS R307.2 AND R702.4

EARTHWORK QUANTITIES		
ITEM	QUANTITY	UNIT
CUT VOL.	184	CY
FILL VOL.	520	CY
TOTAL DISTURBED AREA	39,823	SQ FT
BUILDING	5,086	SQ FT
RETAINING WALL	BELOW 5	FT
DECKS	BELOW 5	FT

GRAPHIC SCALE 0 10'-8" 21'-4" 42'-8"

N

DARCO
DESIGN · ARCHITECTURE · CONSTRUCTION
999 W TAYLOR ST. SUITE A
SAN JOSE, CA 95126
PHONE: (408) 827-4591
EMAIL: info@darco-ca.com
CSLB LICENSE # 1079457

LARISSA DESIGN STUDIO
LARISSA SANABRIA

PROJECT:
BLITCHOK RESIDENCE
SCHEMATIC DESIGN

APPLICANT:
SEAN AND JESSICA BLITCHOK

BLITCHOK RESIDENCE SCHEMATIC DESIGN

20695 VIEW OAKS WAY
SAN JOSE, CA 95120

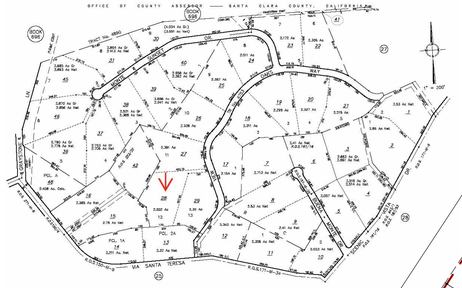
PROJECT NO:
2024-10

ISSUE:
BLITCHOK RESIDENCE PLANNING SUBMITTAL

SHEET TITLE:
PROPOSED SITE PLAN - ROOF PLAN

REVISION:
D.D. 06.02.25

SHEET NO.
A4



VICINITY MAP

2

AVERAGE SLOPE CALCULATIONS

32.5 / 307	X 100	= 10.59 %
31 / 227.33	X 100	= 13.63 %
59.91 / 422	X 100	= 14.19 %
(10.59 + 13.63 + 14.19) / 3		= 12.80 %
AVERAGE SLOPE		= 12.80 %

AREAS TABULATION

LOT SIZE/AREA: 108,900 SQ. FT
2.5 Acres

PROPOSED BUILDING AREA

(N) DRIVEWAY	7,328	SQ FT.
(N) GARAGE	884	SQ FT.
(N) PATHWAYS & HARDSC.	1,864	SQ FT.
(N) MAIN HOUSE	4,170	SQ FT.
(N) M.H. COVERED PORCH	590	SQ FT.
(N) PATIO	1,333	SQ FT.
(N) POOL AREA & DECK	2,106	SQ FT.
(N) POOL HOUSE	363	SQ FT.
(N) ADU	767	SQ FT.
(N) ADU COVERED PORCH	40	SQ FT.
(N) M.H. MECH RM.	38	SQ FT.
(N) ADU MECH. RM	20	SQ FT.
(N) POOL H. MECH RM.	16	SQ FT.

TOTAL FLOOR AREA HABITABLE SPACE
4,170 + 767 = 4,937 SQ FT.

FLOOR AREA RATIO (FAR)
4,937/108,900 = 4.53%

BUILDING FOOTPRINT AREA:
884 + 4,170 + 590 + 1,333 + 2,106 + 363 + 767 + 40 + 74
= 10,327 SQ FT.

BUILDING COVERAGE
10,327/108,900 = 9.48%

IMPERVIOUS SURFACE AREA
7,328 + 884 + 1,505+ 4,170 + 590 + 1,333 + 2,106 + 363 + 767 + 40 + 74 = 19,240 SQ FT.

IMPERVIOUS SURFACE COVERAGE
19,240/108,900 = 17.67%

PERVIOUS SURFACE AREA
108,900 - 19,240 = 89,660 SQ FT.

PERVIOUS SURFACE COVERAGE
89,660/108,900 = 82.33%

PERMANENTLY DISTURBED AREA
39,823 SQ FT.

1 PROPOSED SITE PLAN - LAYOUT
3/64" = 1'-0"

LINE LEGEND

- PROPERTY LINE
- SETBACK
- CENTERLINE
- MAIN PANEL
- SUBPANEL

PAVERS

- (N) CONCRETE DRIVEWAY
- (N) PATHWAYS
- (N) PATIO
- (N) DECK

SITE PLAN KEY NOTES

001	(N) CONCRETE DRIVEWAY AND ROUNDABOUT
002	(N) PATHWAY
003	(N) SIDEWALK
004	(N) KEY BOX
005	(N) 2-CAR PARKING
006	(N) MAIN ELECTRICAL PANEL
007	(N) JUNCTION BOX FOR ADU
008	(N) WATER VALVE
009	(E) DRIPLINE
010	(N) DRIPLINE OFFSET
011	(N) CLEAN OUT
012	(N) DIVERSION VALVE
013	(N) D-BOX W/ACCESS TO SURFACE
014	(N) GRAVITY TIGHT LINE 4" ABS/PVC
015	(N) INLET
016	(N) MAIN HOUSE SUBPANEL
017	(N) GARAGE SUBPANEL
018	(N) POOL HOUSE SUBPANEL
019	(N) ADU SUBPANEL
020	(N) 1,500 GAL CONCRETE SEPTIC TANK

GENERAL NOTES

1. THE CONTRACTOR AND/OR SUBCONTRACTOR SHALL VISIT THE SITE PRIOR TO SUBMITTING BIDS
2. EXISTING CONDITIONS AT THE BUILDING SITE SHALL BE VERIFIED AND EXAMINED BY THE CONTRACTOR AND/OR SUBCONTRACTORS, AND SIGNING OF THE CONTRACT WITH THE OWNER SHALL BE PRESUMPTIVE EVIDENCE THAT THE CONTRACTOR IS THOROUGHLY FAMILIAR WITH ALL LOCAL CONDITIONS AND PECULIARITIES
3. THE CONTRACTOR OR SUBCONTRACTORS SHALL VERIFY ALL DIMENSIONS OF THE DRAWINGS AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO STARTING THE WORK.
4. THE CONTRACTOR AND/OR SUBCONTRACTORS WORK SHALL CONFORM TO ALL APPLICABLE FEDERAL, STATE OR LOCAL BUILDING CODES
5. WHERE CONSTRUCTION DETAILS ARE NOT SHOWN OR NOTED ON ANY PART OF THE WORK, THE DETAIL SHALL BE THE SAME AS FOR OTHER SIMILAR WORK
6. ALL VENTS AND/OR DUCTS WHICH PENETRATE ROOF OR EXTERIOR WALLS ARE TO BE PROPERLY SLEEVED, FLASHED AND COUNTERFLASHED
7. INCONSISTENCIES WHICH OCCUR IN DRAWINGS AND/OR GENERAL NOTES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
8. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED MEASUREMENTS AND DETAILS SHALL HAVE PRECEDENCE OVER GENERAL DRAWINGS.
9. ALL WORK DESCRIBED IN THE DRAWINGS SHALL BE VERIFIED FOR DIMENSION, GRADE, EXTENT, AND COMPATIBILITY TO THE EXISTING SITE. ANY DISCREPANCIES AND UNEXPECTED CONDITIONS THAT AFFECT OR CHANGE THE WORK DESCRIBED IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ROLM DESIGN STUDIO 'S ATTENTION IMMEDIATELY. DO NOT PROCEED WITH THE WORK IN THE AREA OF DISCREPANCIES UNTIL ALL SUCH DISCREPANCIES ARE RESOLVED. IF THE CONTRACTOR CHOOSES TO DO SO HE SHALL BE PRECEDING AT HIS OWN RISK. OMISSIONS FROM THE DRAWINGS AND SPECIFICATIONS OR THE MISDESCRIPTION OF THE WORK WHICH IS MANIFESTLY NECESSARY TO CARRY OUT THE INTENT OF THE DRAWINGS AND SPECIFICATIONS, OR WHICH IS CUSTOMARILY REFORMED, SHALL NOT RELIEVE THE CONTRACTOR FROM PERFORMING SUCH OMITTED OR MIS-DESCRIBED DETAILS OF THE WORK AS IF FULLY AND COMPLETELY SET FORTH AND DESCRIBED IN THE DRAWINGS AND SPECIFICATIONS. SITE CONDITIONS: ALL CONTRACTORS AND SUB-CONTRACTORS SHALL VERIFY DIMENSIONS AND CONDITIONS AT THE SITE PRIOR TO COMMENCEMENT OF THEIR WORK. FAILURE TO DO SO SHALL NOT RELEASE THEM FROM THE RESPONSIBILITY OF ESTIMATING THE WORK. IF ANY VARIATION, DISCREPANCY OR OMISSION (BETWEEN THE INTENT OF THESE CONTRACT DOCUMENTS AND THE EXISTING CONDITIONS ARE FOUND, THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY ROLM DESIGN STUDIO IN WRITING AND OBTAIN WRITTEN RESOLUTION FROM ROLM DESIGN STUDIO PRIOR TO PROCEEDING WITH ANY RELATED WORK.
10. EXCAVATION ACTIVITIES ASSOCIATED WITH THE PROPOSED SCOPE OF WORK SHALL OCCUR NO CLOSER THEN 10-FEET FROM THE EXISTING STREET TREE, OR AS APPROVED BY THE URBAN FORESTRY DIVISION CONTACT. ANY CHANGES SHALL BE APPROVED BY THE SAME.
11. MOVABLE EQUIPMENT, FURNITURE, ETC, SHALL BE REMOVED BY OWNER PRIOR TO COMMENCEMENT OF DEMOLITION WORK.
12. CONTRACTOR SHALL MAINTAIN THE BUILDING IN A WEATHER TIGHT CONDITION.
13. CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT DAMAGE TO CONSTRUCTION TO REMAIN OR OCCUPIED AREAS WHERE VARIOUS SYSTEM CONNECTIONS OR EXTENSIONS ARE REQUIRED.
14. THE OWNER WILL RETAIN SALVAGE ITEMS AS DESIGNATED BY THE OWNER'S REPRESENTATIVE.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LEGAL REMOVAL OF CONSTRUCTION DEBRIS AND/OR ITEMS NOT RETAINED BY THE OWNER. THE CONTRACTOR IS RESPONSIBLE FOR STORAGE AND PROTECTION OF SALVAGE ITEMS WHICH MAY BE REUSED.
16. ITEMS NOT TO BE RETAINED BY OWNER SHALL BE DISPOSED OF BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE. THE STOCKPILING OF EXCESS MATERIAL ON-SITE WILL NOT BE ALLOWED.
17. DISCONNECT AND REMOVE ELECTRICAL EQUIPMENT AND WIRING BACK TO SOURCE FOR ALL EQUIPMENT AND LIGHTING TO BE DEMOLISHED.
18. ALL EXISTING ON-SITE UTILITIES SHALL REMAIN UNLESS DESIGNATED FOR REMOVAL OR SHOULD THEY INTERFERE WITH PROJECT CONSTRUCTION. CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES TO REMAIN.
19. CONTRACTOR SHALL COORDINATE ALL DEMOLITION WORK WITH APPROPRIATE UTILITY COMPANIES PRIOR TO STARTING WORK.
20. IF THE PROJECT DAMAGES THE CITY 'S SIDEWALK OR CURB AND GUTTER AS RESULT OF CONSTRUCTION ACTIVITIES, THE PROPERTY OWNER WILL BE RESPONSIBLE TO REMOVE AND REPLACE ANY DAMAGES AS DIRECTED BY THE PUBLIC WORKS INSPECTOR. AN ENCROACHMENT PERMIT WILL ALSO BE REQUIRED.
21. NEW ADU BUILDING ADDRESS LETTERS/NUMBERS SHALL BE MINIMUM 4-INCHES HIGH, WITH A MINIMUM STROKE WIDTH OF ½-INCH, AND SHALL CONTRAST WITH THEIR BACKGROUND. NUMBERS SHALL NOT BE SPELLED OUT. IF THE BUILDING ADDRESS CANNOT BE VIEWED FROM THE PUBLIC WAY, AND ACCESS TO THE DWELLING IS PROVIDED BY A PRIVATE ROAD, THEN SHOW LOCATION OF A MONUMENT OR POLE SIGN USED TO IDENTIFY THE SITE ADDRESS., CRC SECTION R319.
22. THE GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN 5% FOR A MINIMUM DISTANCE OF 10 FEET. IMPERVIOUS SURFACES SHALL BE SLOPED NOT LESS THAN 2% AWAY FROM THE BUILDING. CRC R401.3
23. ALL SHOWER WALLS TO HAVE A SMOOTH, HARD, NONABSORBENT SURFACE AS CERAMIC TILE OR FIBERGLASS OVER A MOISTURE RESISTANT UNDERLAYMENT TO A HEIGHT OF 72 INCHES ABOVE THE DRAIN INLET. WATER-RESISTANT GYPSUM BACKING BOARD SHALL NOT BE USED OVER A VAPOR RETARDER IN SHOWER OF BATHTUB COMPARTMENTS. CRC SECTIONS R307.2 AND R702.4

EARTHWORK QUANTITIES

ITEM	QUANTITY	UNIT
CUT VOL.	184	CY
FILL VOL.	520	CY
TOTAL DISTURBED AREA	39,823	SQ FT
BUILDING	5,086	SQ FT
RETAINING WALL	BELOW 5	FT
DECKS	BELOW 5	FT

GRAPHIC SCALE 0 10'-8" 21'-4" 42'-8"

N

DARCO
DESIGN · ARCHITECTURE · CONSTRUCTION
999 W TAYLOR ST. SUITE A
SAN JOSE, CA 95126
PHONE: (408) 827-4591
EMAIL: info@darco-ca.com
CSLB LICENSE # 1079457

LARISSA DESIGN STUDIO
LARISSA SANABRIA

PROJECT:
BLITCHOK RESIDENCE
SCHEMATIC DESIGN

APPLICANT:
SEAN AND JESSICA BLITCHOK

BLITCHOK RESIDENCE SCHEMATIC DESIGN

20695 VIEW OAKS WAY
SAN JOSE, CA 95120

PROJECT NO:
2024-10

ISSUE:
BLITCHOK RESIDENCE PLANNING SUBMITTAL

SHEET TITLE:
PROPOSED SITE PLAN - LAYOUT

REVISION:
D.D. 06.02.25

SHEET NO.
A5

LINE LEGEND

- PROPERTY LINE
- SETBACK
- CENTERLINE
- MAIN PANEL
- SUBPANEL

FLOOR PLAN KEY NOTES

001	JUNCTION BOX FUTURE ADU
002	(N) MAIN ELECTRICAL PANEL
003	(N) WATER VALVE
004	(N) ATTIC ACCESS 24"x32"
005	(N) ELECTRIC FIREPLACE
006	(N) CURBLESS SHOWER
007	(N) DOG SHOWER
008	(N) MAIN HOUSE SUBPANEL
009	(N) GARAGE SUBPANEL
010	(N) POOL HOUSE SUBPANEL
011	(N) ADU SUBPANEL
012	(N) PORTICO ENTRANCE
013	(N) WROUGHT IRON RAILING

AREAS TABULATION

LOT SIZE/AREA: 108,900 SQ. FT
2.5 Acres

PROPOSED BUILDING AREA

(N) DRIVEWAY	7,328	SQ FT.
(N) GARAGE	884	SQ FT.
(N) PATHWAYS & HARDSC.	1,864	SQ FT.
(N) MAIN HOUSE	4,170	SQ FT.
(N) M.H. COVERED PORCH	590	SQ FT.
(N) PATIO	1,333	SQ FT.
(N) POOL AREA & DECK	2,106	SQ FT.
(N) POOL HOUSE	363	SQ FT.
(N) ADU	767	SQ FT.
(N) ADU COVERED PORCH	40	SQ FT.
(N) M.H. MECH RM.	38	SQ FT.
(N) ADU MECH. RM	20	SQ FT.
(N) POOL H. MECH RM.	16	SQ FT.

TOTAL FLOOR AREA HABITABLE SPACE
4,170 + 767 = 4,937 SQ FT.

FLOOR AREA RATIO (FAR)
4,937/108,900 = 4.53%

BUILDING FOOTPRINT AREA:
884 + 4,170 + 590 + 1,333 + 2,106 + 363 + 767 + 40 + 74
= 10,327 SQ FT.

BUILDING COVERAGE
10,327/108,900 = 9.48%

IMPERVIOUS SURFACE AREA
7,328 + 884 + 1,505+ 4,170 + 590 + 1,333 + 2,106 + 363 + 767 + 40 + 74 = 19,240 SQ FT.

IMPERVIOUS SURFACE COVERAGE
19,240/108,900 = 17.67%

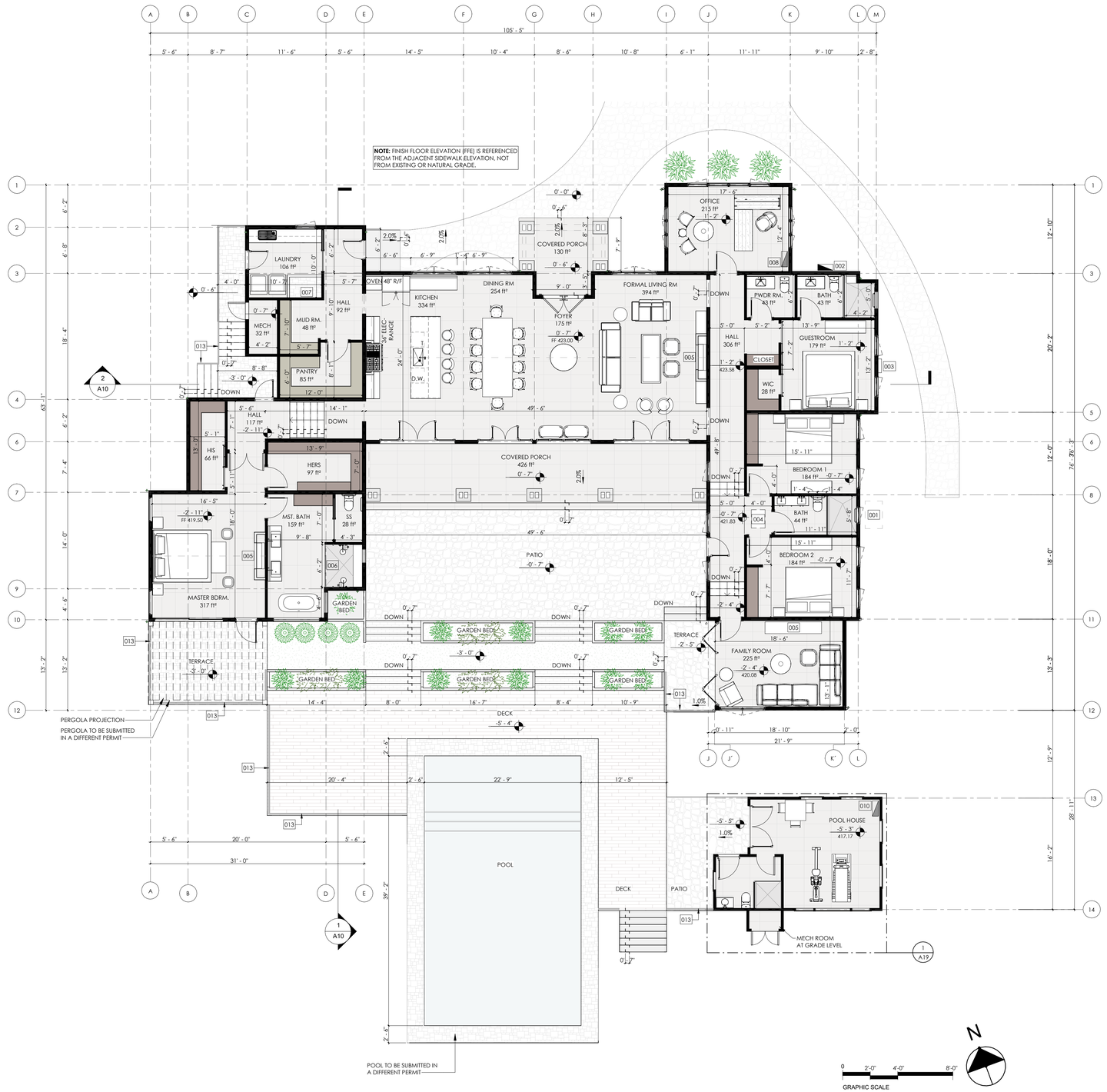
PERVIOUS SURFACE AREA
108,900 - 19,240 = 89,660 SQ FT.

PERVIOUS SURFACE COVERAGE
89,660/108,900 = 82.33%

PERMANENTLY DISTURBED AREA
39,823 SQ FT.

EGRESS NOTES

A. WHERE EMERGENCY AND RESCUE OPENINGS ARE PROVIDED THEY SHALL HAVE THE BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 44" (1118 MM) MEASURED FROM THE FLOOR.(R310.1)
B. ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MINIMUM OPENING OF 5.7 SQ.F. (0.503 SQ.M.)
C. GRADE FLOOR OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5 SQ.F. (0.465 SQ.M.) R310.1.1
D. THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24" (610MM) R310.1.2
E. THE MNIMUM NET CLEAR OPENING WIDTH SHALL BE 20" (508MM) R310.1.3
F. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE MAINTAINED FREE OF ANY OBSTRUCTION OTHER THAN THOSE ALLOWED BY THIS SECTION AND SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS, TOOLS OR SPECIAL KNOWLEDGE. R310.1.4
G. MEET OR EXCEED CLEAR OPENING AREA OF 5.7 SQ. FT. OR 0.53 M². CLEAR OPENING WIDTH OF 20" (508) AND CLEAR OPENING HEIGHT OF 24" (610).



2 MAIN HOUSE LAYOUT
1/8" = 1'-0"

GENERAL NOTES

1. THE CONTRACTOR AND/OR SUBCONTRACTOR SHALL VISIT THE SITE PRIOR TO SUBMITTING BIDS
2. EXISTING CONDITIONS AT THE BUILDING SITE SHALL BE VERIFIED AND EXAMINED BY THE CONTRACTOR AND/OR SUBCONTRACTORS, AND SIGNING OF THE CONTRACT WITH THE OWNER SHALL BE PRESUMPTIVE EVIDENCE THAT THE CONTRACTOR IS THOROUGHLY FAMILIAR WITH ALL LOCAL CONDITIONS AND PECULIARITIES
3. THE CONTRACTOR OR SUBCONTRACTORS SHALL VERIFY ALL DIMENSIONS OF THE DRAWINGS AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO STARTING THE WORK.
4. THE CONTRACTOR AND/OR SUBCONTRACTORS WORK SHALL CONFORM TO ALL APPLICABLE FEDERAL, STATE OR LOCAL BUILDING CODES
5. WHERE CONSTRUCTION DETAILS ARE NOT SHOWN OR NOTED ON ANY PART OF THE WORK, THE DETAIL SHALL BE THE SAME AS FOR OTHER SIMILAR WORK
6. ALL VENTS AND/OR DUCTS WHICH PENETRATE ROOF OR EXTERIOR WALLS ARE TO BE PROPERLY SLEEVED, FLASHED AND COUNTERFLASHED
7. INCONSISTENCIES WHICH OCCUR IN DRAWINGS AND/OR GENERAL NOTES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
8. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED MEASUREMENTS AND DETAILS SHALL HAVE PRECEDENCE OVER GENERAL DRAWINGS.
9. ALL WORK DESCRIBED IN THE DRAWINGS SHALL BE VERIFIED FOR DIMENSION, GRADE, EXTENT, AND COMPATIBILITY TO THE EXISTING SITE. ANY DISCREPANCIES AND UNEXPECTED CONDITIONS THAT AFFECT OR CHANGE THE WORK DESCRIBED IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ROLM DESIGN STUDIO 'S ATTENTION IMMEDIATELY. DO NOT PROCEED WITH THE WORK IN THE AREA OF DISCREPANCIES UNTIL ALL SUCH DISCREPANCIES ARE RESOLVED. IF THE CONTRACTOR CHOOSES TO DO SO HE SHALL BE PRECEDING AT HIS OWN RISK. OMISSIONS FROM THE DRAWINGS AND SPECIFICATIONS OR THE MISDESCRIPTION OF THE WORK WHICH IS MANIFESTLY NECESSARY TO CARRY OUT THE INTENT OF THE DRAWINGS AND SPECIFICATIONS, OR WHICH IS CUSTOMARILY REFORMED, SHALL NOT RELIEVE THE CONTRACTOR FROM PERFORMING SUCH OMITTED OR MIS-DESCRIBED DETAILS OF THE WORK AS IF FULLY AND COMPLETELY SET FORTH AND DESCRIBED IN THE DRAWINGS AND SPECIFICATIONS. SITE CONDITIONS: ALL CONTRACTORS AND SUB-CONTRACTORS SHALL VERIFY DIMENSIONS AND CONDITIONS AT THE SITE PRIOR TO COMMENCEMENT OF THEIR WORK. FAILURE TO DO SO SHALL NOT RELEASE THEM FROM THE RESPONSIBILITY OF ESTIMATING THE WORK. IF ANY VARIATION, DISCREPANCY OR OMISSION (BETWEEN THE INTENT OF THESE CONTRACT DOCUMENTS AND THE EXISTING CONDITIONS ARE FOUND, THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY ROLM DESIGN STUDIO IN WRITING AND OBTAIN WRITTEN RESOLUTION FROM ROLM DESIGN STUDIO PRIOR TO PROCEEDING WITH ANY RELATED WORK.
10. EXCAVATION ACTIVITIES ASSOCIATED WITH THE PROPOSED SCOPE OF WORK SHALL OCCUR NO CLOSER THEN 10-FEET FROM THE EXISTING STREET TREE, OR AS APPROVED BY THE URBAN FORESTRY DIVISION CONTACT. ANY CHANGES SHALL BE APPROVED BY THE SAME.
11. MOVABLE EQUIPMENT, FURNITURE, ETC. SHALL BE REMOVED BY OWNER PRIOR TO COMMENCEMENT OF DEMOLITION WORK.
12. CONTRACTOR SHALL MAINTAIN THE BUILDING IN A WEATHER TIGHT CONDITION.
13. CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT DAMAGE TO CONSTRUCTION TO REMAIN OR OCCUPIED AREAS WHERE VARIOUS SYSTEM CONNECTIONS OR EXTENSIONS ARE REQUIRED.
14. THE OWNER WILL RETAIN SALVAGE ITEMS AS DESIGNATED BY THE OWNER'S REPRESENTATIVE.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LEGAL REMOVAL OF CONSTRUCTION DEBRIS AND/OR ITEMS NOT RETAINED BY THE OWNER. THE CONTRACTOR IS RESPONSIBLE FOR STORAGE AND PROTECTION OF SALVAGE ITEMS WHICH MAY BE REUSED.
16. ITEMS NOT TO BE RETAINED BY OWNER SHALL BE DISPOSED OF BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE. THE STOCKPILING OF EXCESS MATERIAL ON-SITE WILL NOT BE ALLOWED.
17. DISCONNECT AND REMOVE ELECTRICAL EQUIPMENT AND WIRING BACK TO SOURCE FOR ALL EQUIPMENT AND LIGHTING TO BE DEMOLISHED.
18. ALL EXISTING ON-SITE UTILITIES SHALL REMAIN UNLESS DESIGNATED FOR REMOVAL OR SHOULD THEY INTERFERE WITH PROJECT CONSTRUCTION. CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES TO REMAIN.
19. CONTRACTOR SHALL COORDINATE ALL DEMOLITION WORK WITH APPROPRIATE UTILITY COMPANIES PRIOR TO STARTING WORK.
20. IF THE PROJECT DAMAGES THE CITY 'S SIDEWALK OR CURB AND GUTTER AS RESULT OF CONSTRUCTION ACTIVITIES, THE PROPERTY OWNER WILL BE RESPONSIBLE TO REMOVE AND REPLACE ANY DAMAGES AS DIRECTED BY THE PUBLIC WORKS INSPECTOR. AN ENCROACHMENT PERMIT WILL ALSO BE REQUIRED.
21. NEW ADU BUILDING ADDRESS LETTERS/NUMBERS SHALL BE MINIMUM 4-INCHES HIGH, WITH A MINIMUM STROKE WIDTH OF ½-INCH, AND SHALL CONTRAST WITH THEIR BACKGROUND. NUMBERS SHALL NOT BE SPELLED OUT. IF THE BUILDING ADDRESS CANNOT BE VIEWED FROM THE PUBLIC WAY, AND ACCESS TO THE DWELLING IS PROVIDED BY A PRIVATE ROAD, THEN SHOW LOCATION OF A MONUMENT OR POLE SIGN USED TO IDENTIFY THE SITE ADDRESS , CRC SECTION R319.
22. THE GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN 5% FOR A MINIMUM DISTANCE OF 10 FEET. IMPERVIOUS SURFACES SHALL BE SLOPED NOT LESS THAN 2% AWAY FROM THE BUILDING. CRC R401.3
23. ALL SHOWER WALLS TO HAVE A SMOOTH, HARD, NONABSORBENT SURFACE AS CERAMIC TILE OR FIBERGLASS OVER A MOISTURE RESISTANT UNDERLAYMENT TO A HEIGHT OF 72 INCHES ABOVE THE DRAIN INLET. WATER-RESISTANT GYPSUM BACKING BOARD SHALL NOT BE USED OVER A VAPOR RETARDER IN SHOWER OF BATHTUB COMPARTMENTS. CRC SECTIONS R307.2 AND R702.4

FIRE DEPARTMENT NOTES

1. FIRE DEPARTMENT ACCESS TO BE MADE OF AN "ALL WEATHER" MATERIAL CAPABLE OF HOLDING 75,000 POUNDS PER CFC SECTION D102 AND CFMO-A1 SECTION II.G.
2. WATER SUPPLY REQUIREMENTS: POTABLE WATER SHALL BE PROTECTED FROM CONTAMINATION CAUSED BY FIRE PROTECTION WATER SUPPLIES. IT IS THE RESPONSIBILITY OF THE APPLICANT AND ANY CONTRACTORS AND SUBCONTRACTORS TO CONTACT THE WATER SURVEYOR SUPPLYING THE SITE OF SUCH PROJECT, AND TO COMPLY WITH THE REQUIREMENTS OF THAT PURVEYOR. SUCH REQUIREMENTS SHALL BE INCORPORATED INTO DESIGN OF ANY WATER BASED FIRE PROTECTION SYSTEM, AND/OR FIRE SUPPRESSION WATER SUPPLY SYSTEMS OR STORAGE CONTAINERS THAT MAY BE PHYSICALLY CONNECTED IN ANY MANNER TO AN APPLIANCE CAPABLE OF CAUSING CONTAMINATION OF THE POTABLE WATER SUPPLY OF THE PURVEYOR OF RECORD. FINAL APPROVAL OF THE SYSTEM UNDER CONSIDERATION WILL BOT BE GRANTED BY THIS OFFICE UNTIL COMPLIANCE WITH THE REQUIREMENTS OF WATER PURVEYOR OF RECORD ARE DOCUMENTED BY THAT PURVEYOR AS HAVING BEEN MET BY THE APPLICANT.
3. NEW AND EXISTING BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. THE APPROVED MINIMUM SIZE DIMENSIONS OF THE NUMBERS SHALL BE AS SPECIFIED IN TABLE 505.1. WHERE A BUILDING IS SET BACK FROM THE STREET OR ROAD FRONTING THE PROPERTY AND WHERE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION MAY NOT BE CLEARLY IDENTIFIABLE DUE TO DISTANCE FROM THE STREET OR ROADWAY, OR LANDSCAPE, ARCHITECTURAL, OR OTHER OBSTRUCTIONS, APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION MUST BE PLACED BOTH AT THE DRIVEWAY SERVING SUCH BUILDING AS WELL AS ON THE BUILDING. AN APPROVED IDENTIFICATION OF MULTIPLE BUILDINGS WITHIN AN INDUSTRIAL COMPLEX SHALL BE REQUIRED WHICH CLEARLY INDICATES EACH INDIVIDUAL BUILDING IN THE COMPLEX. IDENTIFICATION SHALL BE PLACED ON EACH BUILDING IN A SIZE AND LOCATION REQUIRED BY THE FIRE CODE OFFICIAL.
4. ALL CONSTRUCTION SITES MUST COMPLY WITH APPLICABLE PROVISIONS OF THE CFC CHAPTER 33 .

DARCO
DESIGN · ARCHITECTURE · CONSTRUCTION
999 W TAYLOR ST. SUITE A
SAN JOSE, CA 95126
PHONE: (408) 827-4591
EMAIL: info@darco-ca.com
CSLB LICENSE # 1079457

LARISSA DESIGN STUDIO
LARISSA SANABRIA

PROJECT:
BLITCHOK RESIDENCE
SCHEMATIC DESIGN

APPLICANT:
SEAN AND JESSICA BLITCHOK

BLITCHOK RESIDENCE SCHEMATIC DESIGN

20695 VIEW OAKS WAY
SAN JOSE, CA 95120

PROJECT NO:
2024-10

ISSUE:
BLITCHOK RESIDENCE
PLANNING SUBMITTAL

SHEET TITLE:
PROPOSED MAIN HOUSE LAYOUT

REVISION:
D.D. 06.02.25

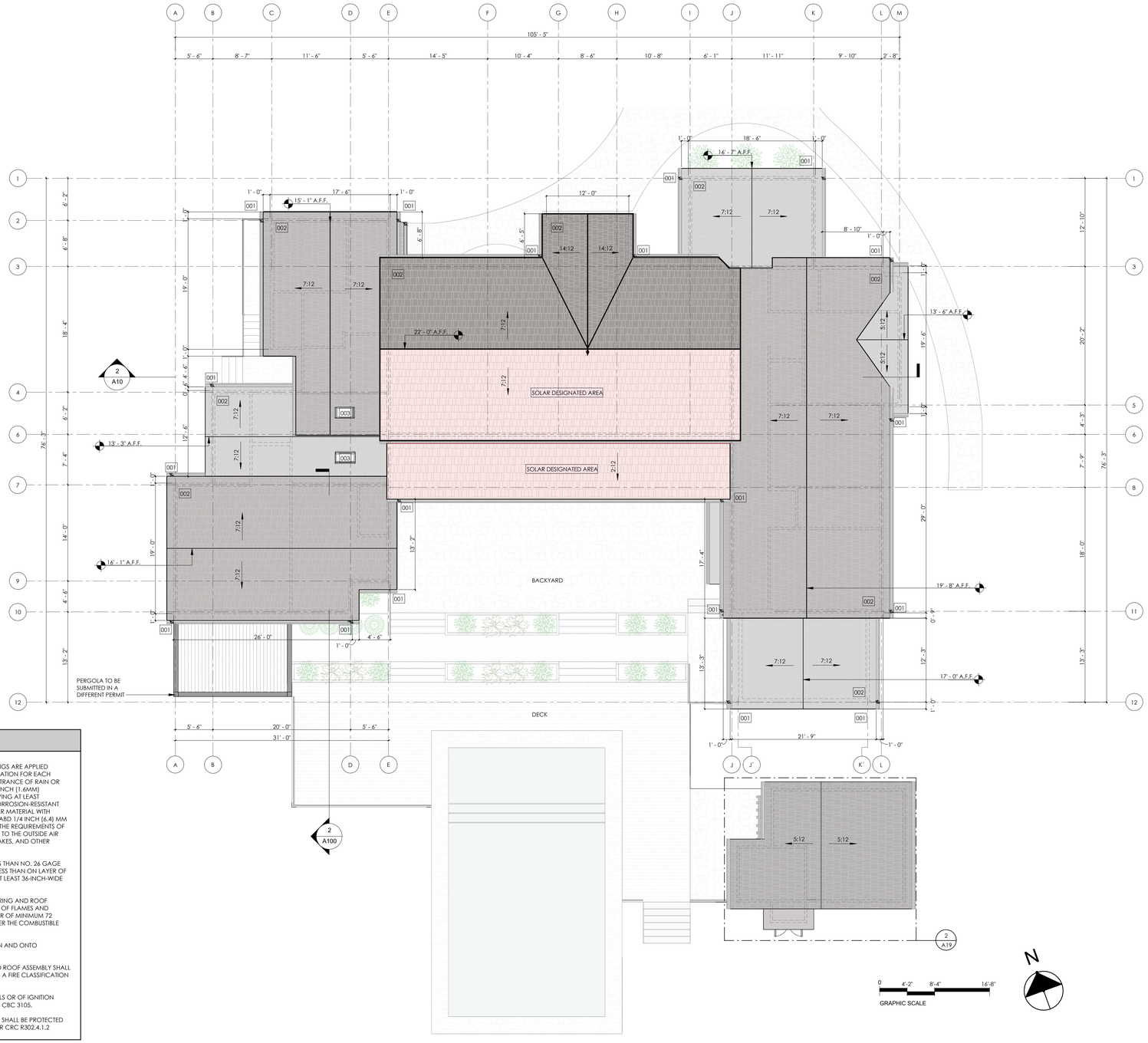
SHEET NO.
A6

SYMBOLOGY

	DOWNSPOT

ROOF PLAN KEY NOTES

001	(N) DOWNSPOT
002	(N) OWENS CORNING SHINGLE ROOF
003	(N) VELUX CURB MOUNTED SKYLIGHT FCM - 1430



ROOF NOTES

R806.01 VENTILATION REQUIRED
ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATION OPENINGS PROTECRED AGAINST THE ENTRANCE OF RAIN OR SNOW. VENTILATION OPENINGS SHALL HAVE A LEAST DIMENSION OF 1/16 INCH (1.6MM) MINIMUM AND 1/4 INCH (6.4MM) MAXIMUM. VENTILATION OPENINGS HAVING AT LEAST DIMENSION LARGER THAH 1/4 INCH (6.4MM) SHALL BE PROVIDED WITH CORROSION-RESISTANT WIRE CLOTH SCREENING, HARDWARE CLOTH, PERFORATED VINYL OR SIMILR MATERIAL WITH OPENINGS HAVING A LEAST DIMENSION OF 1/16 INCH (1.6MM) MINIMUM ABD 1/4 INCH (6.4) MM MAXIMUM. OPENINGS IN ROOF FRAMING MEMBERS SHALL CONFORM TO THE REQUIREMENTS OF SECTION R802.7. REQUIRED VENTILATION OPENINGS SHALL OPEN DIRECTLY TO THE OUTSIDE AIR AND SHALL BE PROTECTED TO PREVENT THE ENRTY OF BIRDS, RODENTS, SNAKES, AND OTHER SIMILAR CREATURES.

1. WHERE VALLEY FLASHING IS INSTALLED, THE FLASHING SHALL NOT BE LESS THAN NO. 26 GAGE GALVANIZED SHEET CORROSION-RESISTANT METAL INSTALLED OVER NOT LESS THAN ON LAYER OF MINIMUM 72-POUND MINERALSURFACED NON-PERFORATED CAP SHEET, AT LEAST 36-INCH-WIDE RUNNING THE FULL LENGTH OF THE VALLEY PER CRC R337.5.3.

2. WHERE THE ROOF PROFILE ALLOWS A SPACE BETWEEN THE ROOF COVERING AND ROOF DECKING, THE SPACE SHALL BE CONSTRUCTED TO PREVENT THE INTRUSION OF FLAMES AND EMBERS, BE FIRE STOPPED WITH APPROVED MATERIALS OR HAVE ONE LAYER OF MINIMUM 72 POUNDS MINERAL-SURFACED NONPERFORATED CAP SHEET INSTALLED OVER THE COMBUSTIBLE DECKING PER CRC R337.5.2.

3. ALL DOWNSPOUTS SHALL DIRECT RAINWATER AWAY FROM FOUNDATION AND ONTO VEGETATED AREAS

4. ROOF COVERING SHALL BE A CLASS A FIRE-RETARDANT COVERING AND ROOF ASSEMBLY SHALL BE TESTED IN ACCORDANCE WITH ASTM E108 ORUL790 AND MEET A CLASS A FIRE CLASSIFICATION PER CRC 337.5.1

5. THE CANOPIES SHALL BE CONSTRUCTED OF NONCOMBUSTIBLE MATERIALS OR OF IGNITION RESISTANT MATERIALS AS DESCRIBED IN CRC R337.10.2 EXCEPTION #2 AND CBC 3105.

6. THROUGH PENETRATIONS OF FIRE - RESISTANCE RATED WALL ASSEMBLIES SHALL BE PROTECTED BY AN APPROVED PENETRATION FIRESTOP SYSTEM INSTALLED AS TESTED, PER CRC R302.4.1.2

GENERAL NOTES

1. THE CONTRACTOR AND/OR SUBCONTRACTOR SHALL VISIT THE SITE PRIOR TO SUBMITTING BIDS
2. EXISTING CONDITIONS AT THE BUILDING SITE SHALL BE VERIFIED AND EXAMINED BY THE CONTRACTOR AND/OR SUBCONTRACTORS, AND SIGNING OF THE CONTRACT WITH THE OWNER SHALL BE PRESUMPTIVE EVIDENCE THAT THE CONTRACTOR IS THOROUGHLY FAMILIAR WITH ALL LOCAL CONDITIONS AND PECULIARITIES
3. THE CONTRACTOR OR SUBCONTRACTORS SHALL VERIFY ALL DIMENSIONS OF THE DRAWINGS AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO STARTING THE WORK.
4. THE CONTRACTOR AND/OR SUBCONTRACTORS WORK SHALL CONFORM TO ALL APPLICABLE FEDERAL, STATE OR LOCAL BUILDING CODES
5. WHERE CONSTRUCTION DETAILS ARE NOT SHOWN OR NOTED ON ANY PART OF THE WORK, THE DETAIL SHALL BE THE SAME AS FOR OTHER SIMILAR WORK
6. ALL VENTS AND/OR DUCTS WHICH PENETRATE ROOF OR EXTERIOR WALLS ARE TO BE PROPERLY SLEEVED, FLASHED AND COUNTERFLASHED
7. INCONSISTENCIES WHICH OCCUR IN DRAWINGS AND/OR GENERAL NOTES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
8. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED MEASUREMENTS AND DETAILS SHALL HAVE PRECEDENCE OVER GENERAL DRAWINGS.
9. ALL WORK DESCRIBED IN THE DRAWINGS SHALL BE VERIFIED FOR DIMENSION, GRADE, EXTENT, AND COMPATIBILITY TO THE EXISTING SITE. ANY DISCREPANCIES AND UNEXPECTED CONDITIONS THAT AFFECT OR CHANGE THE WORK DESCRIBED IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ROLM DESIGN STUDIO 'S ATTENTION IMMEDIATELY. DO NOT PROCEED WITH THE WORK IN THE AREA OF DISCREPANCIES UNTIL ALL SUCH DISCREPANCIES ARE RESOLVED. IF THE CONTRACTOR CHOOSES TO DO SO HE SHALL BE PRECEDING AT HIS OWN RISK. OMISSIONS FROM THE DRAWINGS AND SPECIFICATIONS OR THE MISDESCRIPTION OF THE WORK WHICH IS MANIFESTLY NECESSARY TO CARRY OUT THE INTENT OF THE DRAWINGS AND SPECIFICATIONS, OR WHICH IS CUSTOMARILY REFORMED, SHALL NOT RELIEVE THE CONTRACTOR FROM PERFORMING SUCH OMITTED OR MIS-DESCRIBED DETAILS OF THE WORK AS IF FULLY AND COMPLETELY SET FORTH AND DESCRIBED IN THE DRAWINGS AND SPECIFICATIONS. SITE CONDITIONS: ALL CONTRACTORS AND SUB-CONTRACTORS SHALL VERIFY DIMENSIONS AND CONDITIONS AT THE SITE PRIOR TO COMMENCEMENT OF THEIR WORK. FAILURE TO DO SO SHALL NOT RELEASE THEM FROM THE RESPONSIBILITY OF ESTIMATING THE WORK. IF ANY VARIATION, DISCREPANCY OR OMISSION (BETWEEN THE INTENT OF THESE CONTRACT DOCUMENTS AND THE EXISTING CONDITIONS ARE FOUND, THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY ROLM DESIGN STUDIO IN WRITING AND OBTAIN WRITTEN RESOLUTION FROM ROLM DESIGN STUDIO PRIOR TO PROCEEDING WITH ANY RELATED WORK.
10. EXCAVATION ACIVITIES ASSOCIATED WITH THE PROPOSED SCOPE OF WORK SHALL OCCUR NO CLOSER THEN 10-FEET FROM THE EXISTING STREET TREE, OR AS APPROVED BY THE URBAN FORESTRY DIVISION CONTACT. ANY CHANGES SHALL BE APPROVED BY THE SAME.
11. MOVABLE EQUIPMENT, FURNITURE, ETC. SHALL BE REMOVED BY OWNER PRIOR TO COMMENCEMENT OF DEMOLITION WORK.
12. CONTRACTOR SHALL MAINTAIN THE BUILDING IN A WEATHER TIGHT CONDITION.
13. CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT DAMAGE TO CONSTRUCTION TO REMAIN OR OCCUPIED AREAS WHERE VARIOUS SYSTEM CONNECTIONS OR EXTENSIONS ARE REQUIRED.
14. THE OWNER WILL RETAIN SALVAGE ITEMS AS DESIGNATED BY THE OWNER'S REPRESENTATIVE.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LEGAL REMOVAL OF CONSTRUCTION DEBRIS AND/OR ITEMS NOT RETAINED BY THE OWNER. THE CONTRACTOR IS RESPONSIBLE FOR STORAGE AND PROTECTION OF SALVAGE ITEMS WHICH MAY BE REUSED.
16. ITEMS NOT TO BE RETAINED BY OWNER SHALL BE DISPOSED OF BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE. THE STOCKPILING OF EXCESS MATERIAL ON-SITE WILL NOT BE ALLOWED.
17. DISCONNECT AND REMOVE ELECTRICAL EQUIPMENT AND WIRING BACK TO SOURCE FOR ALL EQUIPMENT AND LIGHTING TO BE DEMOLISHED.
18. ALL EXISTING ON-SITE UTILITIES SHALL REMAIN UNLESS DESIGNATED FOR REMOVAL OR SHOULD THEY INTERFERE WITH PROJECT CONSTRUCTION. CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES TO REMAIN.
19. CONTRACTOR SHALL COORDINATE ALL DEMOLITION WORK WITH APPROPRIATE UTILITY COMPANIES PRIOR TO STARTING WORK.
20. IF THE PROJECT DAMAGES THE CITY 'S SIDEWALK OR CURB AND GUTTER AS RESULT OF CONSTRUCTION ACTIVITIES, THE PROPERTY OWNER WILL BE RESPONSIBLE TO REMOVE AND REPLACE ANY DAMAGES AS DIRECTED BY THE PUBLIC WORKS INSPECTOR. AN ENCROACHMENT PERMIT WILL ALSO BE REQUIRED.
21. NEW ADU BUILDING ADDRESS LETTERS/NUMBERS SHALL BE MINIMUM 4-INCHES HIGH, WITH A MINIMUM STROKE WIDTH OF ½-INCH, AND SHALL CONTRAST WITH THEIR BACKGROUND. NUMBERS SHALL NOT BE SPELLED OUT. IF THE BUILDING ADDRESS CANNOT BE VIEWED FROM THE PUBLIC WAY, AND ACCESS TO THE DWELLING IS PROVIDED BY A PRIVATE ROAD, THEN SHOW LOCATION OF A MONUMENT OR POLE SIGN USED TO IDENTIFY THE SITE ADDRESS , CRC SECTION R319.
22. THE GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN 5% FOR A MINIMUM DISTANCE OF 10 FEET. IMPERVIOUS SURFACES SHALL BE SLOPED NOT LESS THAN 2% AWAY FROM THE BUILDING. CRC R401.3
23. ALL SHOWER WALLS TO HAVE A SMOOTH, HARD, NONABSORBENT SURFACE AS CERAMIC TILE OR FIBERGLASS OVER A MOISTURE RESISTANT UNDERLAYMENT TO A HEIGHT OF 72 INCHES ABOVE THE DRAIN INLET. WATER-RESISTANT GYPSUM BACKING BOARD SHALL NOT BE USED OVER A VAPOR RETARDER IN SHOWER OF BATHTUB COMPARTMENTS. CRC SECTIONS R307.2 AND R702.4

FIRE DEPARTMENT NOTES

1. FIRE DEPARTMENT ACCESS TO BE MADE OF AN "ALL WEATHER" MATERIAL CAPABLE OF HOLDING 75,000 POUNDS PER CFC SECTION D102 AND CFMO-A1 SECTION II.G.
2. WATER SUPPLY REQUIREMENTS: POTABLE WATER SHALL BE PROTECTED FROM CONTAMINATION CAUSED BY FIRE PROTECTION WATER SUPPLIES. IT IS THE RESPONSIBILITY OF THE APPLICANT AND ANY CONTRACTORS AND SUBCONTRACTORS TO CONTACT THE WATER SURVEYOR SUPPLYING THE SITE OF SUCH PROJECT, AND TO COMPLY WITH THE REQUIREMENTS OF THAT PURVEYOR. SUCH REQUIREMENTS SHALL BE INCORPORATED INTO DESIGN OF ANY WATER BASED FIRE PROTECTION SYSTEM, AND/OR FIRE SUPPRESSION WATER SUPPLY SYSTEMS OR STORAGE CONTAINERS THAT MAY BE PHYSICALLY CONNECTED IN ANY MANNER TO AN APPLIANCE CAPABLE OF CAUSING CONTAMINATION OF THE POTABLE WATER SUPPLY OF THE PURVEYOR OF RECORD. FINAL APPROVAL OF THE SYSTEM UNDER CONSIDERATION WILL BOT BE GRANTED BY THIS OFFICE UNTIL COMPLIANCE WITH THE REQUIREMENTS OF WATER PURVEYOR OF RECORD ARE DOCUMENTED BY THAT PURVEYOR AS HAVING BEEN MET BY THE APPLICANT.
3. NEW AND EXISTING BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. THE APPROVED MINIMUM SIZE DIMENSIONS OF THE NUMBERS SHALL BE AS SPECIFIED IN TABLE 505.1. WHERE A BUILDING IS SET BACK FROM THE STREET OR ROAD FRONTING THE PROPERTY AND WHERE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION MAY NOT BE CLEARLY IDENTIFIABLE DUE TO DISTANCE FROM THE STREET OR ROADWAY, OR LANDSCAPE, ARCHITECTURAL, OR OTHER OBSTRUCTIONS, APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION MUST BE PLACED BOTH AT THE DRIVEWAY SERVING SUCH BUILDING AS WELL AS ON THE BUILDING. AN APPROVED IDENTIFICATION OF MULTIPLE BUILDINGS WITHIN AN INDUSTRIAL COMPLEX SHALL BE REQUIRED WHICH CLEARLY INDICATES EACH INDIVIDUAL BUILDING IN THE COMPLEX. IDENTIFICATION SHALL BE PLACED ON EACH BUILDING IN A SIZE AND LOCATION REQUIRED BY THE FIRE CODE OFFICIAL.
4. ALLL CONSTRUCTION SITES MUST COMPLY WITH APPLICABLE PROVISIONS OF THE CFC CHAPTER 33 .

2 MAIN HOUSE ROOF PLAN

1/8" = 1'-0"

DARCO
DESIGN · ARCHITECTURE · CONSTRUCTION

999 W TAYLOR ST. SUITE A
SAN JOSE, CA 95126
PHONE: (408) 827-4591
EMAIL: info@darco-ca.com
CSLB LICENSE # 1079457

LARISSA
DESIGN STUDIO

LARISSA SANABRIA

PROJECT:

BLITCHOK RESIDENCE
SCHEMATIC DESIGN

APPLICANT:

SEAN AND JESSICA
BLITCHOK

BLITCHOK RESIDENCE
SCHEMATIC DESIGN
20695 VIEW OAKS WAY
SAN JOSE, CA 95120

PROJECT NO:

2024-10

ISSUE:

BLITCHOK RESIDENCE
PLANNING SUBMITTAL

SHEET TITLE:

PROPOSED MAIN HOUSE
ROOF PLAN

REVISION:

D.D.	06.02.25

SHEET NO.

A7

KEY NOTES

001	(N) FRONT DOOR
002	(N) GABLE WALL LOUVER
003	(N) GARDEN BED
004	(N) STEPS
005	(N) TERRAIN BEYOND
006	(N) PATHWALK BEYOND
007	(N) FRENCH DRAIN
008	(N) GARAGE DOOR
009	(N) WOOD COLUMN 8"X10"
010	(N) 5x5 LANDING
011	(N) DOWNSPOT

EXTERIOR MATERIALS

MA-01 SHINGLE
OWENS CORNING
TRU DEFINITION
DURATION MAX
COLOR: CARBON

MA-02 SIDING
CEDAR TEXTURE TRIM
SMART SLIDE - LP CORP
FINISH: SAG HARBOR GREY
HC-95, LRV:42.04

MA-03 FACADE SPLIT FACE
US. STONE INDUSTRIES
CLASSIC COLLECTION
NATURAL STONE VENEER
COLOR: SILVERDALE

MA-04 COLUMNS STONE
ELDORADO STONE
LATIGO TUNDRABRICK

MA-05 SIDEWALK AND PATIO STONE
#154 CAMERON LIGHT
1'-2"

MA-06 SOLID WOOD
AT BEAMS AND COLUMNS
WALNUT STAIN

MA-07 CAST STONE LINTEL
NAPA VALLEY CAST STONE
FINISH: BRANDON BEIGE 977
BENJAMIN MOORE
LRV: 37.86

MA-08 WROUGHT IRON RAILING
FEENEY
POWDER COATED FINISH
OIL RUBBED BRONZE

MA-09 DECK
TIMBER TECH
VINTAGE COLLECTION
FINISH: ENGLISH WALNUT

MA-10 METAL PERGOLA
FEENEY
POWDER COATED FINISH
OIL RUBBED BRONZE

MA-11 GARDEN BEDS STONE
ELDORADO STONE
LATIGO TUNDRABRICK

MA-12 COPPER GUTTER AND DS
FEENEY
POWDER COATED FINISH
OIL RUBBED BRONZE

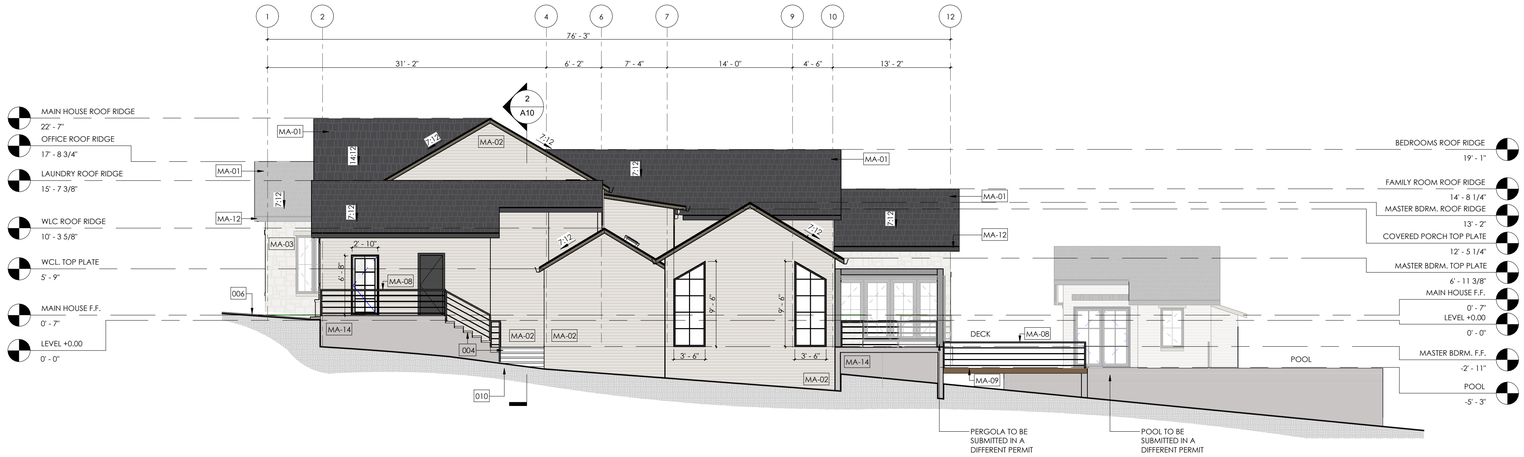
MA-13 CROWN MOLDING
FINISH: BRANDON BEIGE 977
BENJAMIN MOORE
LRV: 37.86

MA-14 RETAINING WALLS
FINISH: BARE CONCRETE

MA-15 DOOR AND WINDOW FRAME
MARVIN WINDOWS AND DOORS
FINISH: LIBERTY BRONZE CLAD



1 MAIN HOUSE - NORTH FACADE
1/8" = 1'-0"



2 MAIN HOUSE - WEST FACADE
1/8" = 1'-0"

DARCO
DESIGN · ARCHITECTURE · CONSTRUCTION

999 W TAYLOR ST. SUITE A
SAN JOSE, CA 95126
PHONE: (408) 827-4591
EMAIL: info@darco-ca.com
CSLB LICENSE # 1079457

LARISSA DESIGN STUDIO

LARISSA SANABRIA

PROJECT:

BLITCHOK RESIDENCE
SCHEMATIC DESIGN

APPLICANT:

SEAN AND JESSICA
BLITCHOK

BLITCHOK RESIDENCE SCHEMATIC DESIGN

20695 VIEW OAKS WAY
SAN JOSE, CA 95120

PROJECT NO:

2024-10

ISSUE:

BLITCHOK RESIDENCE
PLANNING SUBMITTAL

SHEET TITLE:

PROPOSED MAIN HOUSE
ELEVATIONS 1

REVISION:

D.D. 06.02.25

SHEET NO.

A8

KEY NOTES

001	(N) FRONT DOOR
002	(N) GABLE WALL LOUVER
003	(N) GARDEN BED
004	(N) STEPS
005	(N) TERRAIN BEYOND
006	(N) PATHWALK BEYOND
007	(N) FRENCH DRAIN
008	(N) GARAGE DOOR
009	(N) WOOD COLUMN 8"X10"
010	(N) 5x5 LANDING
011	(N) DOWNSPOT

EXTERIOR MATERIALS

MA-01 SHINGLE
OWENS CORNING
TRU DEFINITION
DURATION MAX
COLOR: CARBON

MA-02 SIDING
CEDAR TEXTURE TRIM
SMART SLIDE - LP CORP
FINISH: SAG HARBOR GREY
HC-95, LRV:42.04

MA-03 FACADE SPLIT FACE
US. STONE INDUSTRIES
CLASSIC COLLECTION
NATURAL STONE VENEER
COLOR: SILVERDALE

MA-04 COLUMNS STONE
ELDORADO STONE
LATIGO TUNDRABRICK

MA-05 SIDEWALK AND PATIO STONE
#154 CAMERON LIGHT
1-2"

MA-06 SOLID WOOD
AT BEAMS AND COLUMNS
WALNUT STAIN

MA-07 CAST STONE LINTEL
NAPA VALLEY CAST STONE
FINISH: BRANDON BEIGE 977
BENJAMIN MOORE
LRV: 37.86

MA-08 WROUGHT IRON RAILING
FEENEY
POWDER COATED FINISH
OIL RUBBED BRONZE

MA-09 DECK
TIMBER TECH
VINTAGE COLLECTION
FINISH: ENGLISH WALNUT

MA-10 METAL PERGOLA
FEENEY
POWDER COATED FINISH
OIL RUBBED BRONZE

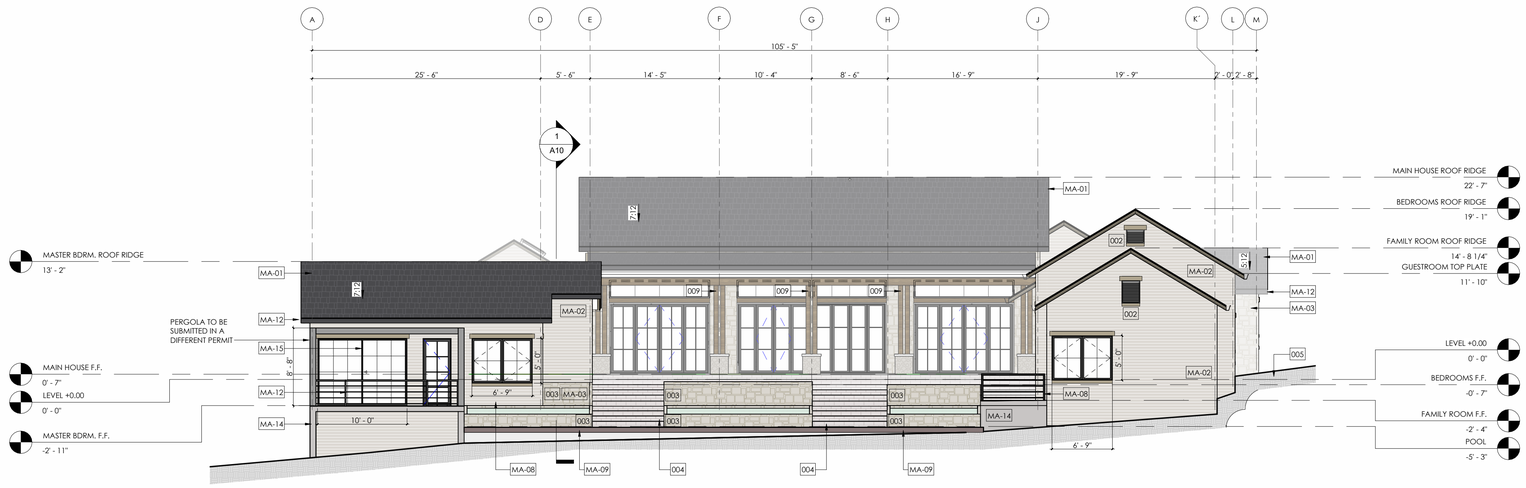
MA-11 GARDEN BEDS STONE
ELDORADO STONE
LATIGO TUNDRABRICK

MA-12 COPPER GUTTER AND DS
FEENEY
POWDER COATED FINISH
OIL RUBBED BRONZE

MA-13 CROWN MOLDING
FINISH: BRANDON BEIGE 977
BENJAMIN MOORE
LRV: 37.86

MA-14 RETAINING WALLS
FINISH: BARE CONCRETE

MA-15 DOOR AND WINDOW FRAME
MARVIN WINDOWS AND DOORS
FINISH: LIBERTY BRONZE CLAD



1 MAIN HOUSE - SOUTH FACADE

1/8" = 1'-0"



2 MAIN HOUSE - EAST FACADE

1/8" = 1'-0"

DARCO
DESIGN · ARCHITECTURE · CONSTRUCTION

999 W TAYLOR ST. SUITE A
SAN JOSE, CA 95126
PHONE: (408) 827-4591
EMAIL: info@darco-ca.com
CSLB LICENSE # 1079457

LARISSA DESIGN STUDIO

LARISSA SANABRIA

PROJECT:

BLITCHOK RESIDENCE
SCHEMATIC DESIGN

APPLICANT:

SEAN AND JESSICA
BLITCHOK

BLITCHOK RESIDENCE
SCHEMATIC DESIGN

20695 VIEW OAKS WAY
SAN JOSE, CA 95120

PROJECT NO:

2024-10

ISSUE:

BLITCHOK RESIDENCE
PLANNING SUBMITTAL

SHEET TITLE:

PROPOSED MAIN HOUSE
ELEVATIONS 2

REVISION:

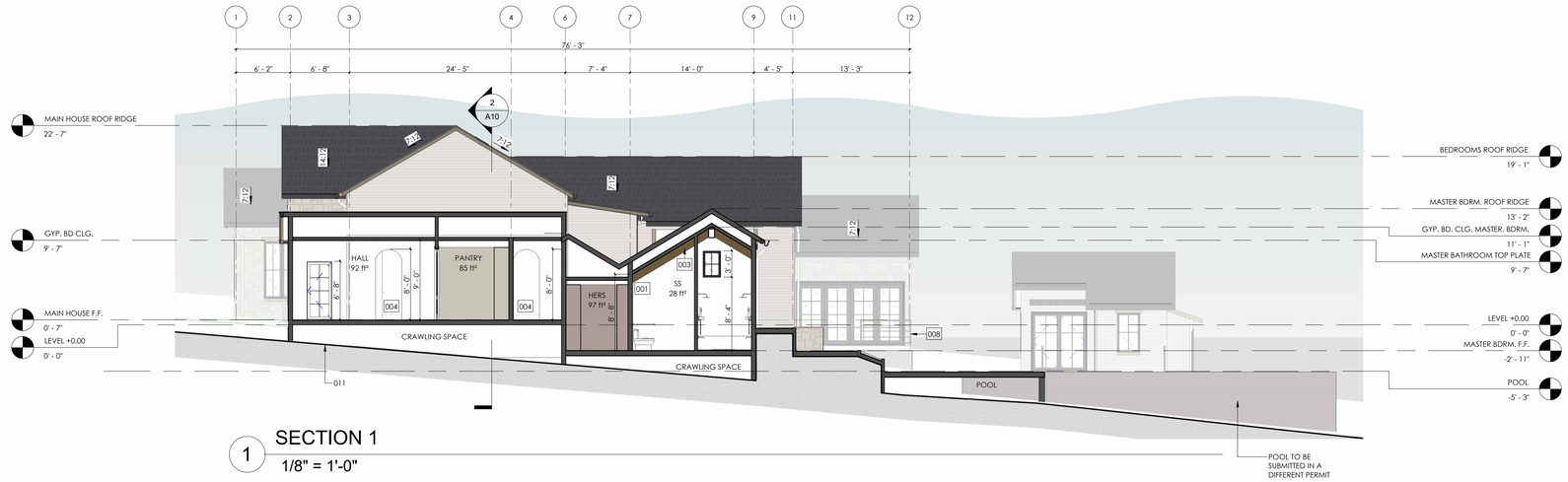
D.D. 06.02.25

SHEET NO.

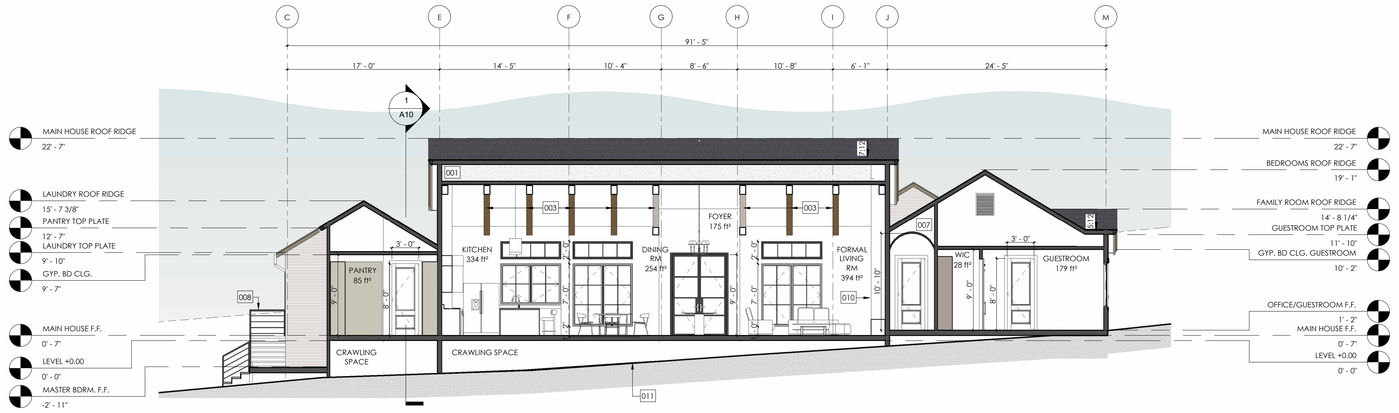
A9

ELEVATIONS KEY NOTES

001	(N) VAULTED GYP. BD. CLG.
002	(N) FAUX WOOD BEAM 8" X 12"
003	(N) FAUX WOOD BEAM 8" X 10"
004	(N) OPENING BEYOND
005	(N) FRENCH DRAIN
006	(N) FROSTED GLASS IN SHOWER
007	(N) VAULTED BARREL CLG.
008	(N) WROUGH IRON RAILING
009	(N) 5x5 LANDING
010	(N) ELECTRIC FIREPLACE
011	(E) NATURAL GRADE



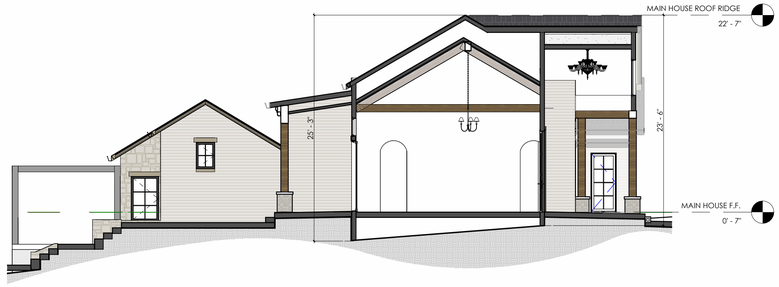
1 SECTION 1
1/8" = 1'-0"



2 SECTION 2
1/8" = 1'-0"



3 MAIN HOUSE - AVERAGE GRADE SECTION 1
1/8" = 1'-0"



4 MAIN HOUSE - AVERAGE GRADE SECTION 2
1/8" = 1'-0"

MAIN HOUSE AVERAGE GRADE	
$\frac{25\text{-}11" + 23\text{-}1"}{2}$	= 24 - 6"
$\frac{23\text{-}6" + 25\text{-}3"}{2}$	= 24-4 1/2"
$\frac{24\text{-}6" + 24\text{-}4\ 1/2"}{2}$	= 24-5 1/4"
TOTAL AVERAGE GRADE	= 24-5 1/4"

DARCO
DESIGN · ARCHITECTURE · CONSTRUCTION

999 W TAYLOR ST. SUITE A
SAN JOSE, CA 95126
PHONE: (408) 827-4591
EMAIL: info@darco-ca.com
CSLB LICENSE # 1079457

LARISSA
DESIGN STUDIO

LARISSA SANABRIA

PROJECT:

BLITCHOK RESIDENCE
SCHEMATIC DESIGN

APPLICANT:

SEAN AND JESSICA
BLITCHOK

BLITCHOK RESIDENCE SCHEMATIC DESIGN

20695 VIEW OAKS WAY
SAN JOSE, CA 95120

PROJECT NO:

2024-10

ISSUE:

BLITCHOK RESIDENCE
PLANNING SUBMITTAL

SHEET TITLE:

PROPOSED MAIN HOUSE SECTIONS

REVISION:

D.D. 06.02.25

SHEET NO.

A10

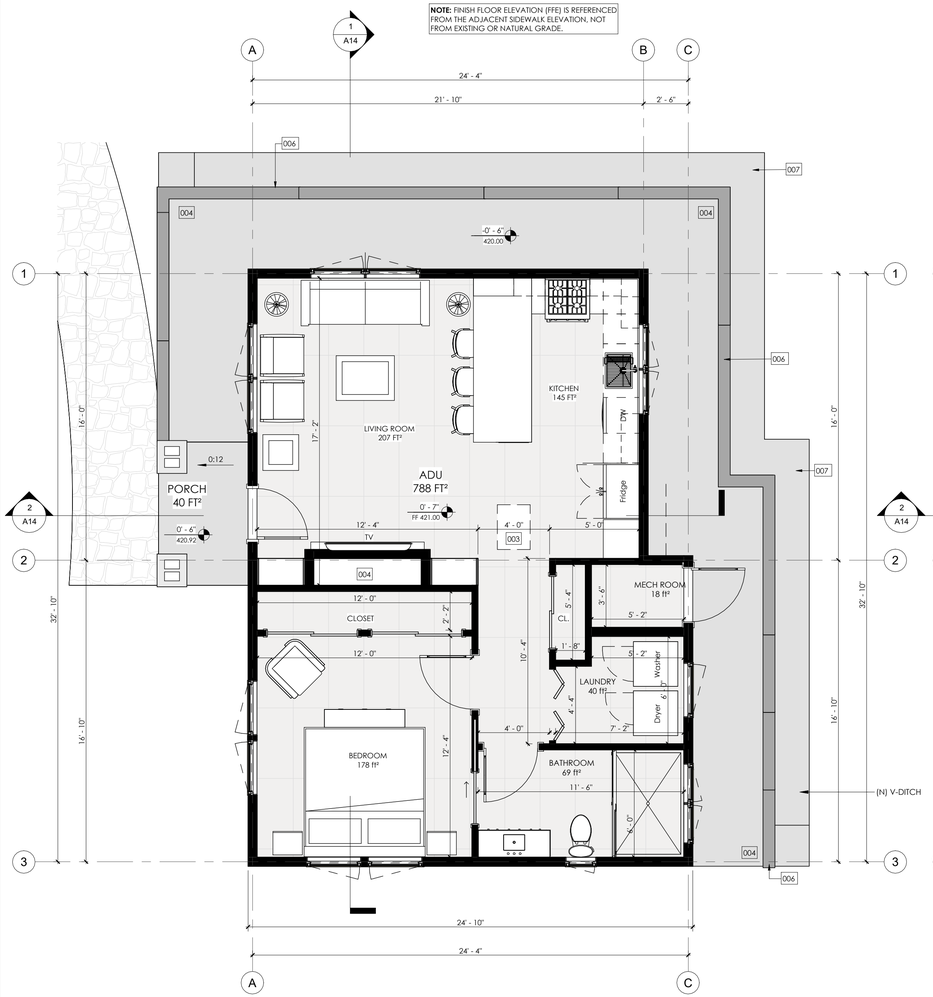
SYMBOLOGY

DOWNSPOT

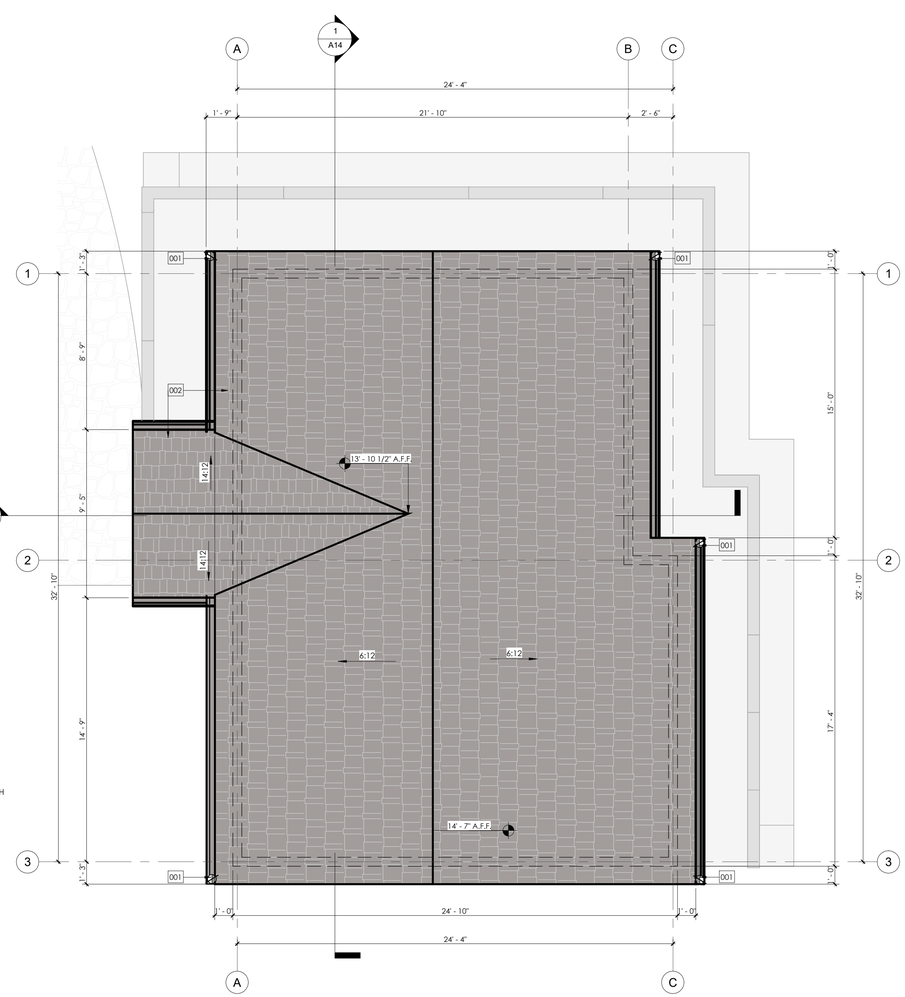
KEY NOTES

001	DOWNSPOT
002	(N) OWENS CORNING SHINGLE ROOF
003	(N) ATTIC ACCESS 22"x30"
004	(N) SIDEWALK
005	(N) ELEC. FIREPLACE BUILT IN
006	(N) RETAINING WALL
007	(N) V-DITCH

NOTE: FINISH FLOOR ELEVATION (FFE) IS REFERENCED FROM THE ADJACENT SIDEWALK ELEVATION, NOT FROM EXISTING OR NATURAL GRADE.



1 ADU FLOOR PLAN
1/4" = 1'-0"



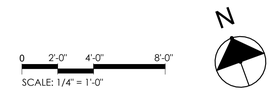
2 ADU ROOF PLAN
1/4" = 1'-0"

GENERAL NOTES

1. THE CONTRACTOR AND/OR SUBCONTRACTOR SHALL VISIT THE SITE PRIOR TO SUBMITTING BIDS
2. EXISTING CONDITIONS AT THE BUILDING SITE SHALL BE VERIFIED AND EXAMINED BY THE CONTRACTOR AND/OR SUBCONTRACTORS, AND SIGNING OF THE CONTRACT WITH THE OWNER SHALL BE PRESUMPTIVE EVIDENCE THAT THE CONTRACTOR IS THOROUGHLY FAMILIAR WITH ALL LOCAL CONDITIONS AND PECULIARITIES
3. THE CONTRACTOR OR SUBCONTRACTORS SHALL VERIFY ALL DIMENSIONS OF THE DRAWINGS AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO STARTING THE WORK.
4. THE CONTRACTOR AND/OR SUBCONTRACTORS WORK SHALL CONFORM TO ALL APPLICABLE FEDERAL, STATE OR LOCAL BUILDING CODES
5. WHERE CONSTRUCTION DETAILS ARE NOT SHOWN OR NOTED ON ANY PART OF THE WORK, THE DETAIL SHALL BE THE SAME AS FOR OTHER SIMILAR WORK
6. ALL VENTS AND/OR DUCTS WHICH PENETRATE ROOF OR EXTERIOR WALLS ARE TO BE PROPERLY SLEEVED, FLASHED AND COUNTERFLASHED
7. INCONSISTENCIES WHICH OCCUR IN DRAWINGS AND/OR GENERAL NOTES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
8. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED MEASUREMENTS AND DETAILS SHALL HAVE PRECEDENCE OVER GENERAL DRAWINGS.
9. ALL WORK DESCRIBED IN THE DRAWINGS SHALL BE VERIFIED FOR DIMENSION, GRADE, EXTENT, AND COMPATIBILITY TO THE EXISTING SITE. ANY DISCREPANCIES AND UNEXPECTED CONDITIONS THAT AFFECT OR CHANGE THE WORK DESCRIBED IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ROLM DESIGN STUDIO 'S ATTENTION IMMEDIATELY. DO NOT PROCEED WITH THE WORK IN THE AREA OF DISCREPANCIES UNTIL ALL SUCH DISCREPANCIES ARE RESOLVED. IF THE CONTRACTOR CHOOSES TO DO SO HE SHALL BE PRECEDING AT HIS OWN RISK. OMISSIONS FROM THE DRAWINGS AND SPECIFICATIONS OR THE MISDESCRIPTION OF THE WORK WHICH IS MANIFESTLY NECESSARY TO CARRY OUT THE INTENT OF THE DRAWINGS AND SPECIFICATIONS, OR WHICH IS CUSTOMARILY REFORMED, SHALL NOT RELIEVE THE CONTRACTOR FROM PERFORMING SUCH OMITTED OR MIS-DESCRIBED DETAILS OF THE WORK AS IF FULLY AND COMPLETELY SET FORTH AND DESCRIBED IN THE DRAWINGS AND SPECIFICATIONS. SITE CONDITIONS: ALL CONTRACTORS AND SUB-CONTRACTORS SHALL VERIFY DIMENSIONS AND CONDITIONS AT THE SITE PRIOR TO COMMENCEMENT OF THEIR WORK. FAILURE TO DO SO SHALL NOT RELEASE THEM FROM THE RESPONSIBILITY OF ESTIMATING THE WORK. IF ANY VARIATION, DISCREPANCY OR OMISSION (BETWEEN THE INTENT OF THESE CONTRACT DOCUMENTS AND THE EXISTING CONDITIONS ARE FOUND, THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY ROLM DESIGN STUDIO IN WRITING AND OBTAIN WRITTEN RESOLUTION FROM ROLM DESIGN STUDIO PRIOR TO PROCEEDING WITH ANY RELATED WORK.
10. EXCAVATION ACTIVITIES ASSOCIATED WITH THE PROPOSED SCOPE OF WORK SHALL OCCUR NO CLOSER THEN 10-FEET FROM THE EXISTING STREET TREE, OR AS APPROVED BY THE URBAN FORESTRY DIVISION CONTACT. ANY CHANGES SHALL BE APPROVED BY THE SAME.
11. MOVABLE EQUIPMENT, FURNITURE, ETC. SHALL BE REMOVED BY OWNER PRIOR TO COMMENCEMENT OF DEMOLITION WORK.
12. CONTRACTOR SHALL MAINTAIN THE BUILDING IN A WEATHER TIGHT CONDITION.
13. CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT DAMAGE TO CONSTRUCTION TO REMAIN OR OCCUPIED AREAS WHERE VARIOUS SYSTEM CONNECTIONS OR EXTENSIONS ARE REQUIRED.
14. THE OWNER WILL RETAIN SALVAGE ITEMS AS DESIGNATED BY THE OWNER'S REPRESENTATIVE.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LEGAL REMOVAL OF CONSTRUCTION DEBRIS AND/OR ITEMS NOT RETAINED BY THE OWNER. THE CONTRACTOR IS RESPONSIBLE FOR STORAGE AND PROTECTION OF SALVAGE ITEMS WHICH MAY BE REUSED.
16. ITEMS NOT TO BE RETAINED BY OWNER SHALL BE DISPOSED OF BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE. THE STOCKPILING OF EXCESS MATERIAL ON-SITE WILL NOT BE ALLOWED.
17. DISCONNECT AND REMOVE ELECTRICAL EQUIPMENT AND WIRING BACK TO SOURCE FOR ALL EQUIPMENT AND LIGHTING TO BE DEMOLISHED.
18. ALL EXISTING ON-SITE UTILITIES SHALL REMAIN UNLESS DESIGNATED FOR REMOVAL OR SHOULD THEY INTERFERE WITH PROJECT CONSTRUCTION. CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES TO REMAIN.
19. CONTRACTOR SHALL COORDINATE ALL DEMOLITION WORK WITH APPROPRIATE UTILITY COMPANIES PRIOR TO STARTING WORK.
20. IF THE PROJECT DAMAGES THE CITY 'S SIDEWALK OR CURB AND GUTTER AS RESULT OF CONSTRUCTION ACTIVITIES, THE PROPERTY OWNER WILL BE RESPONSIBLE TO REMOVE AND REPLACE ANY DAMAGES AS DIRECTED BY THE PUBLIC WORKS INSPECTOR. AN ENCROACHMENT PERMIT WILL ALSO BE REQUIRED.
21. NEW ADU BUILDING ADDRESS LETTERS/NUMBERS SHALL BE MINIMUM 4-INCHES HIGH, WITH A MINIMUM STROKE WIDTH OF ½-INCH, AND SHALL CONTRAST WITH THEIR BACKGROUND. NUMBERS SHALL NOT BE SPELLED OUT. IF THE BUILDING ADDRESS CANNOT BE VIEWED FROM THE PUBLIC WAY, AND ACCESS TO THE DWELLING IS PROVIDED BY A PRIVATE ROAD, THEN SHOW LOCATION OF A MONUMENT OR POLE SIGN USED TO IDENTIFY THE SITE ADDRESS , CRC SECTION R319.
22. THE GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN 5% FOR A MINIMUM DISTANCE OF 10 FEET. IMPERVIOUS SURFACES SHALL BE SLOPED NOT LESS THAN 2% AWAY FROM THE BUILDING. CRC R401.3
23. ALL SHOWER WALLS TO HAVE A SMOOTH, HARD, NONABSORBENT SURFACE AS CERAMIC TILE OR FIBERGLASS OVER A MOISTURE RESISTANT UNDERLAYMENT TO A HEIGHT OF 72 INCHES ABOVE THE DRAIN INLET. WATER-RESISTANT GYPSUM BACKING BOARD SHALL NOT BE USED OVER A VAPOR RETARDER IN SHOWER OF BATHTUB COMPARTMENTS. CRC SECTIONS R307.2 AND R702.4

FIRE DEPARTMENT NOTES

1. FIRE DEPARTMENT ACCESS TO BE MADE OF AN "ALL WEATHER" MATERIAL CAPABLE OF HOLDING 75,000 POUNDS PER CFC SECTION D102 AND CFMO-A1 SECTION II.G.
2. WATER SUPPLY REQUIREMENTS: POTABLE WATER SHALL BE PROTECTED FROM CONTAMINATION CAUSED BY FIRE PROTECTION WATER SUPPLIES. IT IS THE RESPONSIBILITY OF THE APPLICANT AND ANY CONTRACTORS AND SUBCONTRACTORS TO CONTACT THE WATER SURVEYOR SUPPLYING THE SITE OF SUCH PROJECT, AND TO COMPLY WITH THE REQUIREMENTS OF THAT PURVEYOR. SUCH REQUIREMENTS SHALL BE INCORPORATED INTO DESIGN OF ANY WATER BASED FIRE PROTECTION SYSTEM, AND/OR FIRE SUPPRESSION WATER SUPPLY SYSTEMS OR STORAGE CONTAINERS THAT MAY BE PHYSICALLY CONNECTED IN ANY MANNER TO AN APPLIANCE CAPABLE OF CAUSING CONTAMINATION OF THE POTABLE WATER SUPPLY OF THE PURVEYOR OF RECORD. FINAL APPROVAL OF THE SYSTEM UNDER CONSIDERATION WILL BOT BE GRANTED BY THIS OFFICE UNTIL COMPLIANCE WITH THE REQUIREMENTS OF WATER PURVEYOR OF RECORD ARE DOCUMENTED BY THAT PURVEYOR AS HAVING BEEN MET BY THE APPLICANT.
3. NEW AND EXISTING BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. THE APPROVED MINIMUM SIZE DIMENSIONS OF THE NUMBERS SHALL BE AS SPECIFIED IN TABLE 505.1. WHERE A BUILDING IS SET BACK FROM THE STREET OR ROAD FRONTING THE PROPERTY AND WHERE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION MAY NOT BE CLEARLY IDENTIFIABLE DUE TO DISTANCE FROM THE STREET OR ROADWAY, OR LANDSCAPE, ARCHITECTURAL, OR OTHER OBSTRUCTIONS, APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION MUST BE PLACED BOTH AT THE DRIVEWAY SERVING SUCH BUILDING AS WELL AS ON THE BUILDING. AN APPROVED IDENTIFICATION OF MULTIPLE BUILDINGS WITHIN AN INDUSTRIAL COMPLEX SHALL BE REQUIRED WHICH CLEARLY INDICATES EACH INDIVIDUAL BUILDING IN THE COMPLEX. IDENTIFICATION SHALL BE PLACED ON EACH BUILDING IN A SIZE AND LOCATION REQUIRED BY THE FIRE CODE OFFICIAL.
4. ALLL CONSTRUCTION SITES MUST COMPLY WITH APPLICABLE PROVISIONS OF THE CFC CHAPTER 33 .



0 2'-0" 4'-0" 8'-0"
SCALE: 1/4" = 1'-0"

DARCO
DESIGN · ARCHITECTURE · CONSTRUCTION
999 W TAYLOR ST. SUITE A
SAN JOSE, CA 95126
PHONE: (408) 827-4591
EMAIL: info@darco-ca.com
CSLB LICENSE # 1079457

LARISSA DESIGN STUDIO
LARISSA SANABRIA

PROJECT:
BLITCHOK RESIDENCE
SCHEMATIC DESIGN

APPLICANT:
SEAN AND JESSICA BLITCHOK

BLITCHOK RESIDENCE SCHEMATIC DESIGN

20695 VIEW OAKS WAY
SAN JOSE, CA 95120

PROJECT NO:
2024-10

ISSUE:
BLITCHOK RESIDENCE
PLANNING SUBMITTAL

SHEET TITLE:
ADU FLOOR PLAN AND ROOF PLAN

REVISION:
D.D. 06.02.25

SHEET NO.
A11

FACADE KEY NOTES

001	(N) FRONT DOOR
002	(N) GABLE WALL LOUVER
003	(N) GARDEN BED
004	(N) STEPS
005	(N) TERRAIN BEYOND
006	(N) PATHWALK BEYOND
007	(N) FRENCH DRAIN
008	(N) FRENCH DRAIN
009	(N) WOOD COLUMN 8"X10"
010	(N) BARE CONCRETE FINISH

EXTERIOR MATERIALS

MA-01 SHINGLE
OWENS CORNING
TRU DEFINITION
DURATION MAX
COLOR: CARBON

MA-02 SIDING
CEDAR TEXTURE TRIM
SMART SLIDE - LP CORP
FINISH: SAG HARBOR GREY
HC-95, LRV:42.04

MA-03 FACADE SPLIT FACE
US. STONE INDUSTRIES
CLASSIC COLLECTION
NATURAL STONE VENEER
COLOR: SILVERDALE

MA-04 COLUMNS STONE
ELDORADO STONE
LATIGO TUNDRABRICK

MA-05 SIDEWALK AND PATIO STONE
#154 CAMERON LIGHT
1-2"

MA-06 SOLID WOOD
AT BEAMS AND COLUMNS
WALNUT STAIN

MA-07 CAST STONE LINTEL
NAPA VALLEY CAST STONE
FINISH: BRANDON BEIGE 977
BENJAMIN MOORE
LRV: 37.86

MA-08 WROUGHT IRON RAILING
FEENEY
POWDER COATED FINISH
OIL RUBBED BRONZE

MA-09 DECK
TIMBER TECH
VINTAGE COLLECTION
FINISH: ENGLISH WALNUT

MA-10 METAL PERGOLA
FEENEY
POWDER COATED FINISH
OIL RUBBED BRONZE

MA-11 GARDEN BEDS STONE
ELDORADO STONE
LATIGO TUNDRABRICK

MA-12 COPPER GUITER AND DS
FEENEY
POWDER COATED FINISH
OIL RUBBED BRONZE

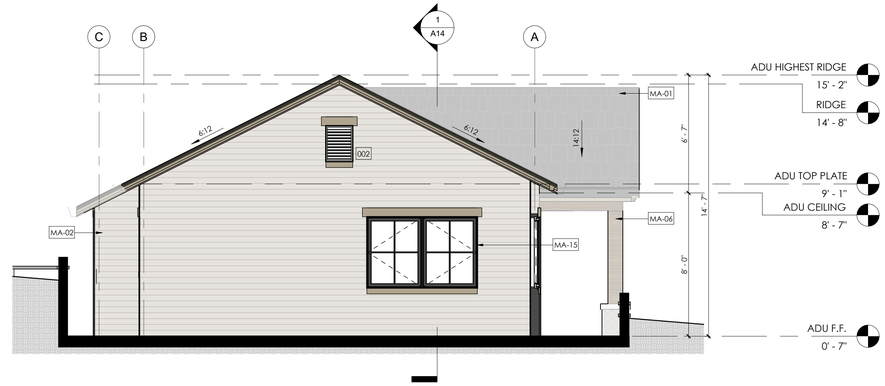
MA-13 CROWN MOLDING
FINISH: BRANDON BEIGE 977
BENJAMIN MOORE
LRV: 37.86

MA-14 RETAINING WALLS
FINISH: BARE CONCRETE

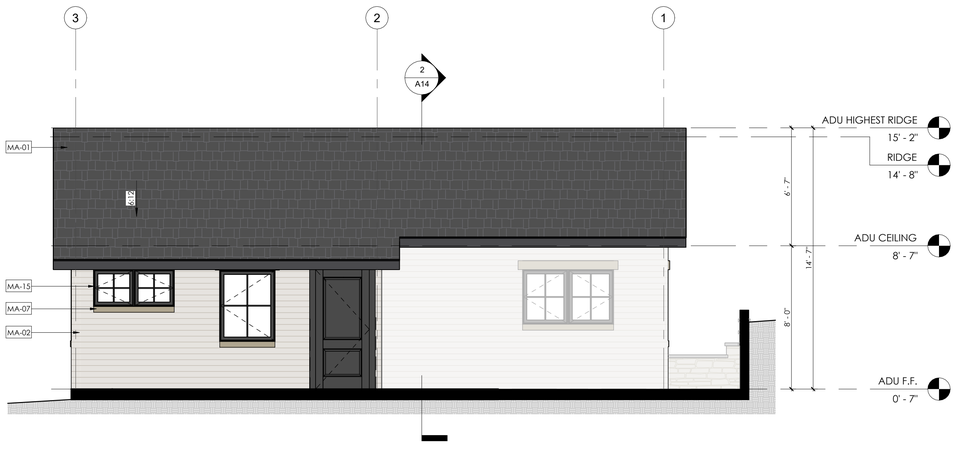
MA-15 DOOR AND WINDOW FRAME
MARVIN WINDOWS AND DOORS
FINISH: LIBERTY BRONZE CLAD



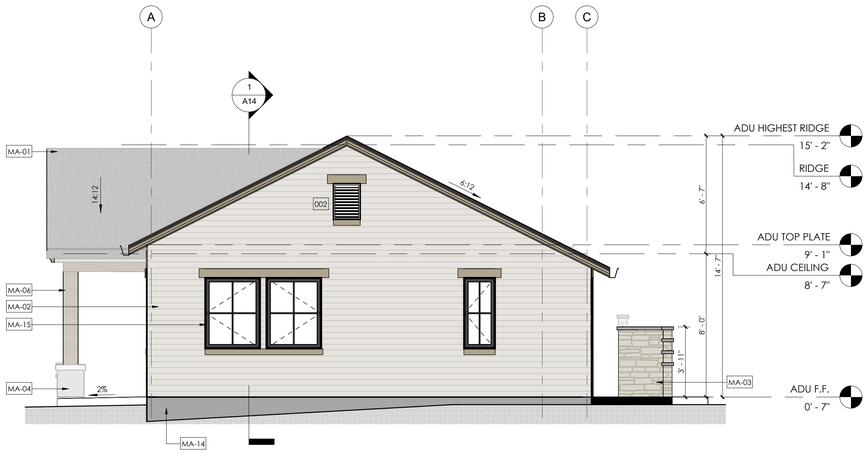
1 ADU FRONT VIEW
1/4" = 1'-0"



2 ADU LEFT VIEW
1/4" = 1'-0"



3 ADU REAR VIEW
1/4" = 1'-0"



4 ADU RIGHT VIEW
1/4" = 1'-0"

DARCO
DESIGN · ARCHITECTURE · CONSTRUCTION

999 W TAYLOR ST. SUITE A
SAN JOSE, CA 95126
PHONE: (408) 827-4591
EMAIL: info@darco-ca.com
CSLB LICENSE # 1079457

LARISSA
DESIGN STUDIO

LARISSA SANABRIA

PROJECT:

BLITCHOK RESIDENCE
SCHEMATIC DESIGN

APPLICANT:

SEAN AND JESSICA
BLITCHOK

BLITCHOK RESIDENCE SCHEMATIC DESIGN

20695 VIEW OAKS WAY
SAN JOSE, CA 95120

PROJECT NO:

2024-10

ISSUE:

BLITCHOK RESIDENCE
PLANNING SUBMITTAL

SHEET TITLE:

ADU ELEVATIONS

REVISION:

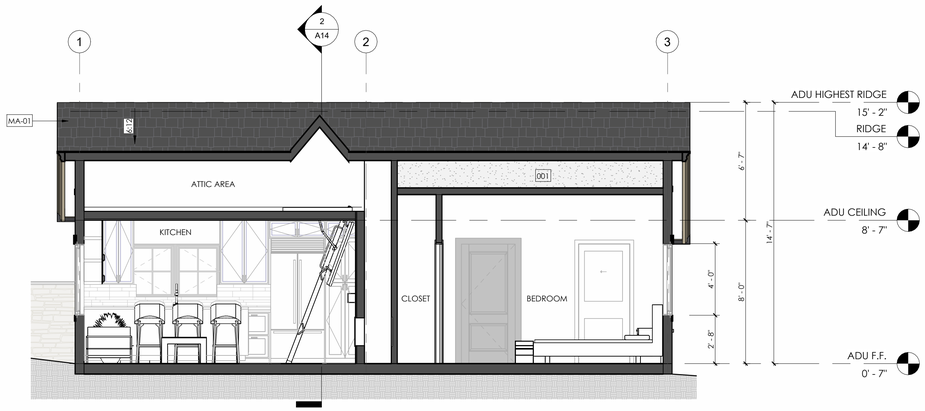
D.D.	06.02.25

SHEET NO.

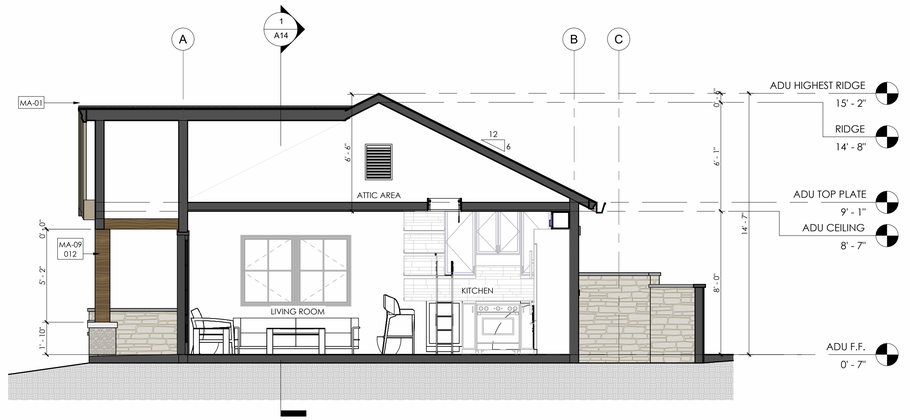
A12

ELEVATIONS KEY NOTES

001	(N) VAULTED GYP. BD. CLG.
002	(N) FAUX WOOD BEAM 8" X 12"
003	(N) FAUX WOOD BEAM 8" X 10"
004	(N) OPENING BEYOND
005	(N) FRENCH DRAIN
006	(N) FROSTED GLASS IN SHOWER
007	(N) VAULTED BARREL CLG.
008	(N) WROUGH IRON RAILING
009	(N) 5x5 LANDING
010	(N) ELECTRIC FIREPLACE
011	(E) NATURAL GRADE
012	(N) WOOD COLUMN 8"X10"



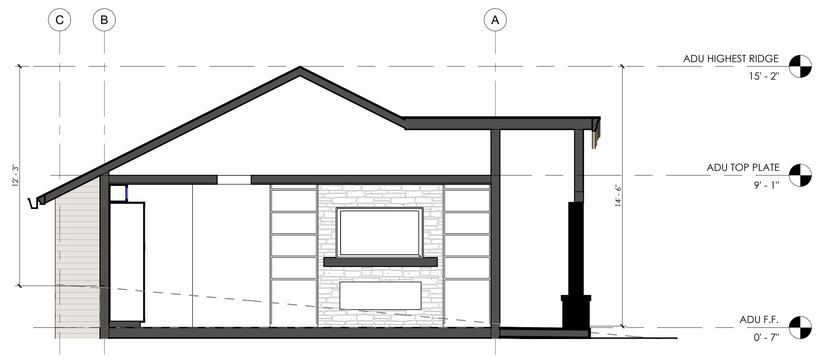
1 SECTION A
1/4" = 1'-0"



2 SECTION B
1/4" = 1'-0"



3 ADU - AVERAGE GRADE SECTION 1
1/4" = 1'-0"



4 ADU - AVERAGE GRADE SECTION 2
1/4" = 1'-0"

MAIN HOUSE AVERAGE GRADE	
$\frac{12.0 + 15.08}{2}$	= 13.54
$\frac{12.25 + 14.5}{2}$	= 13.38
$\frac{13.54 + 13.38}{2}$	= 13.62
TOTAL AVERAGE GRADE	= 13.62

0 2'-0" 4'-0" 8'-0"
SCALE: 1/4" = 1'-0"

DARCO
DESIGN · ARCHITECTURE · CONSTRUCTION

999 W TAYLOR ST. SUITE A
SAN JOSE, CA 95126
PHONE: (408) 827-4591
EMAIL: info@darco-ca.com
CSLB LICENSE # 1079457

LARISSA DESIGN STUDIO

LARISSA SANABRIA

PROJECT:

BLITCHOK RESIDENCE
SCHEMATIC DESIGN

APPLICANT:

SEAN AND JESSICA
BLITCHOK

BLITCHOK RESIDENCE SCHEMATIC DESIGN

20695 VIEW OAKS WAY
SAN JOSE, CA 95120

PROJECT NO:

2024-10

ISSUE:

BLITCHOK RESIDENCE
PLANNING SUBMITTAL

SHEET TITLE:

ADU SECTIONS

REVISION:

D.D.	06.02.25

SHEET NO.

A13

KEY NOTES	
001	(N) FRONT DOOR
002	(N) OWENS CORNING SHINGLE ROOF
003	(N) METAL PERGOLA
004	(N) STEPS
005	(N) TERRAIN BEYOND
006	(N) 5x5 LANDING
007	(N) DOWNSPOT
008	(N) WROUGHT IRON RAILING
009	(N) NATURAL GRADE

EXTERIOR MATERIALS

MA-01 SHINGLE
OWENS CORNING
TRU DEFINITION
DURATION MAX
COLOR: CARBON

MA-02 SIDING
CEDAR TEXTURE TRIM
SMART SLIDE - LP CORP
FINISH: SAG HARBOR GREY
HC-95. LRV:42.04

MA-03 FACADE SPLIT FACE
US. STONE INDUSTRIES
CLASSIC COLLECTION
NATURAL STONE VENEER
COLOR: SILVERDALE

MA-04 COLUMNS STONE
ELDORADO STONE
LATIGO TUNDRABRICK

MA-05 SIDEWALK AND PATIO STONE
#154 CAMERON LIGHT
1-2"

MA-06 SOLID WOOD
AT BEAMS AND COLUMNS
WALNUT STAIN

MA-07 CAST STONE LINTEL
NAPA VALLEY CAST STONE
FINISH: BRANDON BEIGE 977
BENJAMIN MOORE
LRV: 37.86

MA-08 WROUGHT IRON RAILING
FEENEY
POWDER COATED FINISH
OIL RUBBED BRONZE

MA-09 DECK
TIMBER TECH
VINTAGE COLLECTION
FINISH: ENGLISH WALNUT

MA-10 METAL PERGOLA
FEENEY
POWDER COATED FINISH
OIL RUBBED BRONZE

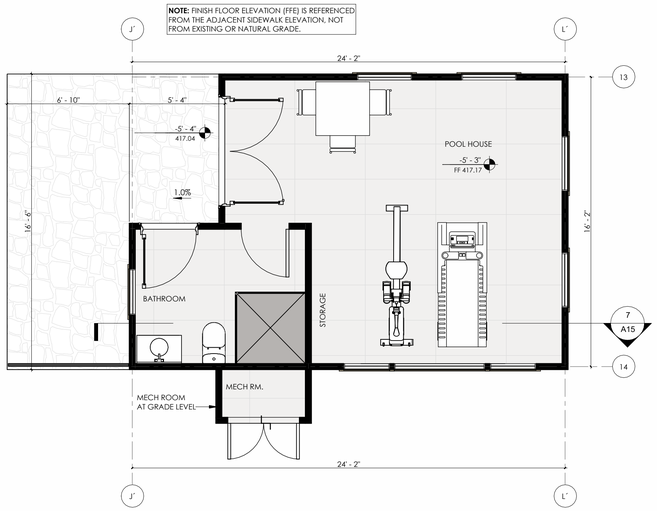
MA-11 GARDEN BEDS STONE
ELDORADO STONE
LATIGO TUNDRABRICK

MA-12 COPPER GUTTER AND DS
FEENEY
POWDER COATED FINISH
OIL RUBBED BRONZE

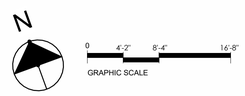
MA-13 CROWN MOLDING
FINISH: BRANDON BEIGE 977
BENJAMIN MOORE
LRV: 37.86

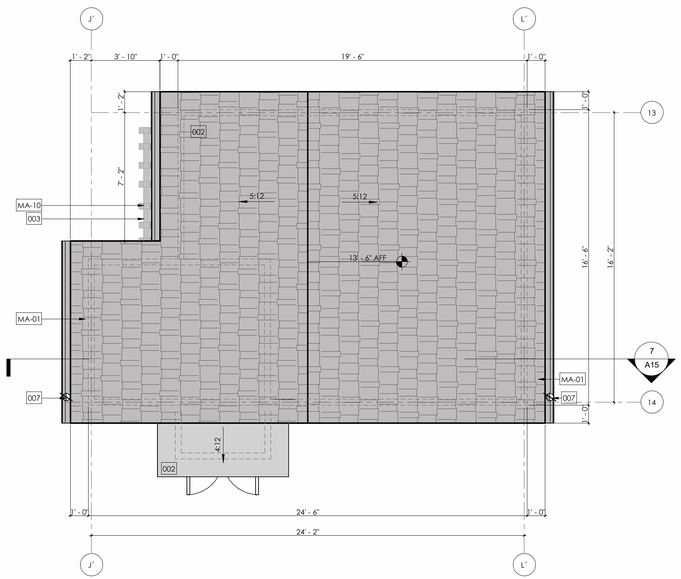
MA-14 RETAINING WALLS
FINISH: BARE CONCRETE

MA-15 DOOR AND WINDOW FRAME
MARVIN WINDOWS AND DOORS
FINISH: LIBERTY BRONZE CLAD

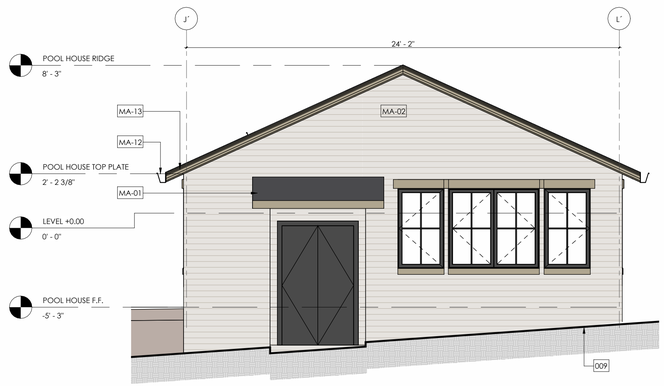


1 POOL HOUSE FLOOR PLAN ENLARGEMENT
1/4" = 1'-0"





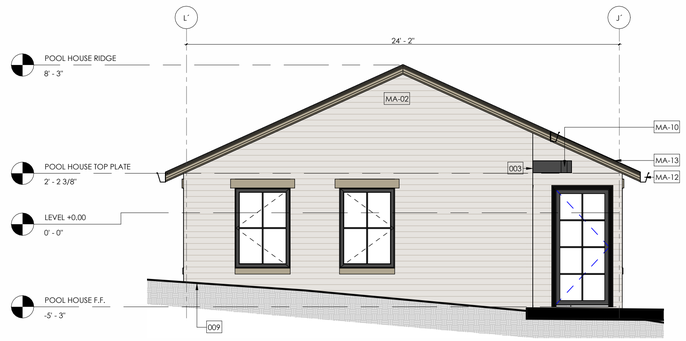
2 POOL HOUSE ROOF PLAN
1/4" = 1'-0"



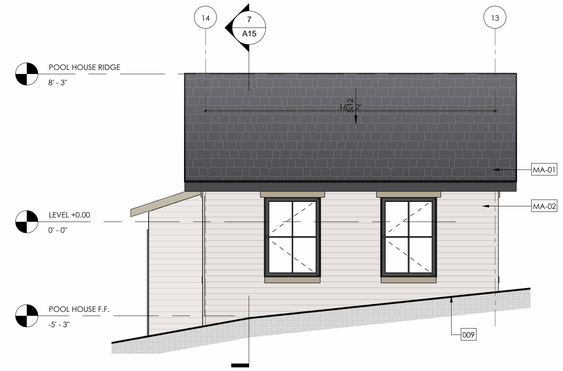
3 POOL HOUSE - SOUTH FACADE
1/4" = 1'-0"



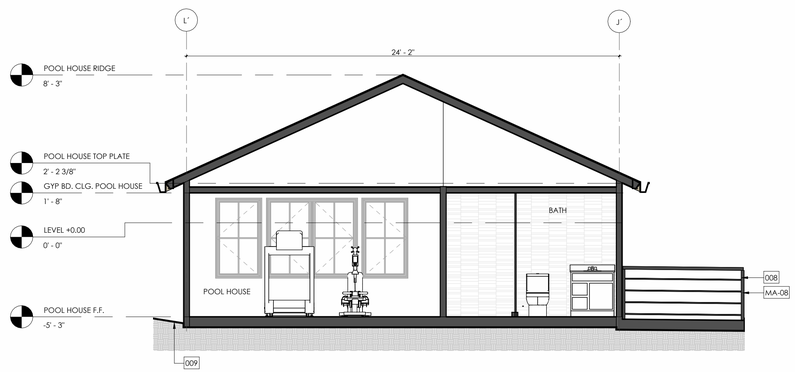
4 POOL HOUSE - WEST FACADE
1/4" = 1'-0"



5 POOL HOUSE - NORTH FACADE
1/4" = 1'-0"



6 POOL HOUSE - EAST FACADE
1/4" = 1'-0"



7 POOL HOUSE SECTION 1
1/4" = 1'-0"

DARCO
DESIGN · ARCHITECTURE · CONSTRUCTION
999 W TAYLOR ST. SUITE A
SAN JOSE, CA 95126
PHONE: (408) 827-4591
EMAIL: info@darco-ca.com
CSLB LICENSE # 1079457

LARISSA DESIGN STUDIO
LARISSA SANABRIA

PROJECT:
BLITCHOK RESIDENCE
SCHEMATIC DESIGN

APPLICANT:
SEAN AND JESSICA
BLITCHOK

BLITCHOK RESIDENCE SCHEMATIC DESIGN

20695 VIEW OAKS WAY
SAN JOSE, CA 95120

PROJECT NO:
2024-10

ISSUE:
BLITCHOK RESIDENCE
PLANNING SUBMITTAL

SHEET TITLE:
PROPOSED POOL HOUSE
FLOOR PLAN AND
ELEVATIONS

REVISION:
D.D. 06.02.25

SHEET NO.
A14

KEY NOTES

001	(N) GARAGE DOOR
002	(N) OWENS CORNING SHINGLE ROOF
003	(N) TERRAIN BEYOND
004	(N) DOWNSPOT
005	(N) NATURAL GRADE
006	(N) GARAGE SUBPANEL
007	(N) DRIVEWAY
008	(N) NATURAL GRADE
009	(N) FRENCH DRAIN
010	(N) FLAT GYP. BD CLG

EXTERIOR MATERIALS

MA-01 SHINGLE
OWENS CORNING
TRU DEFINITION
DURATION MAX
COLOR: CARBON

MA-02 SIDING
CEDAR TEXTURE TRIM
SMART SLIDE - LP CORP
FINISH: SAG HARBOR GREY
HC-95. LRV:42.04

MA-03 FACADE SPLIT FACE
US. STONE INDUSTRIES
CLASSIC COLLECTION
NATURAL STONE VENEER
COLOR: SILVERDALE

MA-04 COLUMNS STONE
ELDORADO STONE
LATIGO TUNDRABRICK

MA-05 SIDEWALK AND PATIO STONE
#154 CAMERON LIGHT
1-2"

MA-06 SOLID WOOD
AT BEAMS AND COLUMNS
WALNUT STAIN

MA-07 CAST STONE LINTEL
NAPA VALLEY CAST STONE
FINISH: BRANDON BEIGE 977
BENJAMIN MOORE
LRV: 37.86

MA-08 WROUGHT IRON RAILING
FEENEY
POWDER COATED FINISH
OIL RUBBED BRONZE

MA-09 DECK
TIMBER TECH
VINTAGE COLLECTION
FINISH: ENGLISH WALNUT

MA-10 METAL PERGOLA
FEENEY
POWDER COATED FINISH
OIL RUBBED BRONZE

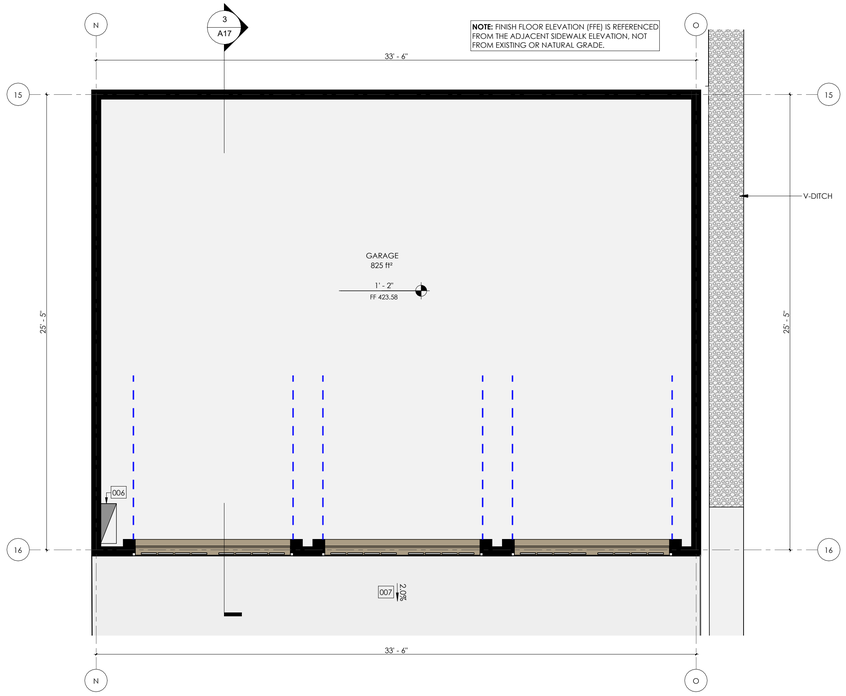
MA-11 GARDEN BEDS STONE
ELDORADO STONE
LATIGO TUNDRABRICK

MA-12 COPPER GUTTER AND DS
FEENEY
POWDER COATED FINISH
OIL RUBBED BRONZE

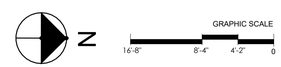
MA-13 CROWN MOLDING
FINISH: BRANDON BEIGE 977
BENJAMIN MOORE
LRV: 37.86

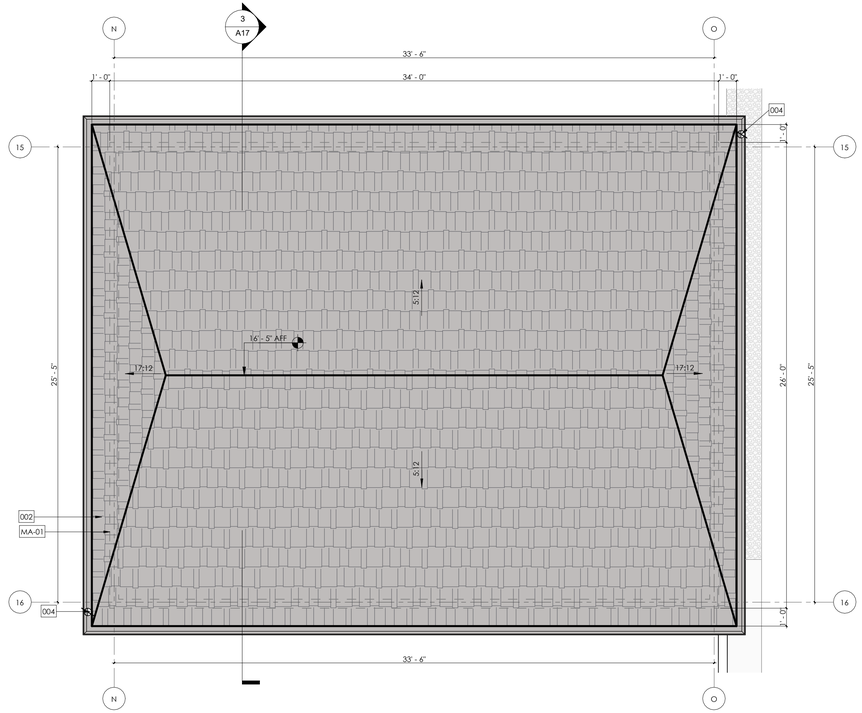
MA-14 RETAINING WALLS
FINISH: BARE CONCRETE

MA-15 DOOR AND WINDOW FRAME
MARVIN WINDOWS AND DOORS
FINISH: LIBERTY BRONZE CLAD

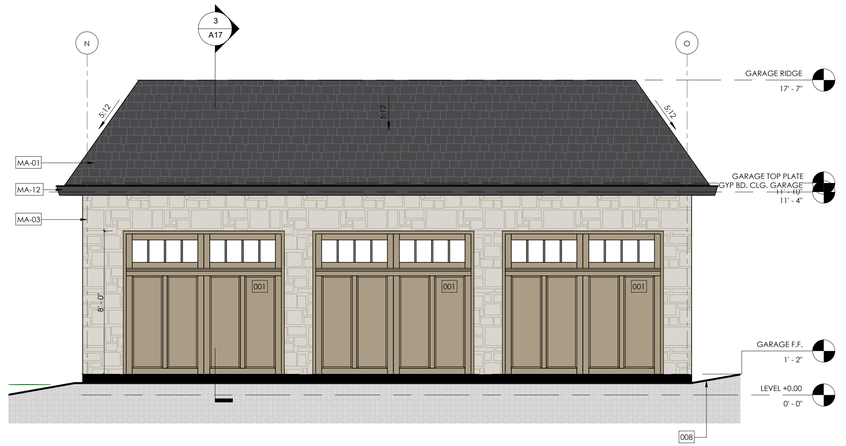


1 GARAGE F.F. FLOOR PLAN ENLARGEMENT
1/4" = 1'-0"

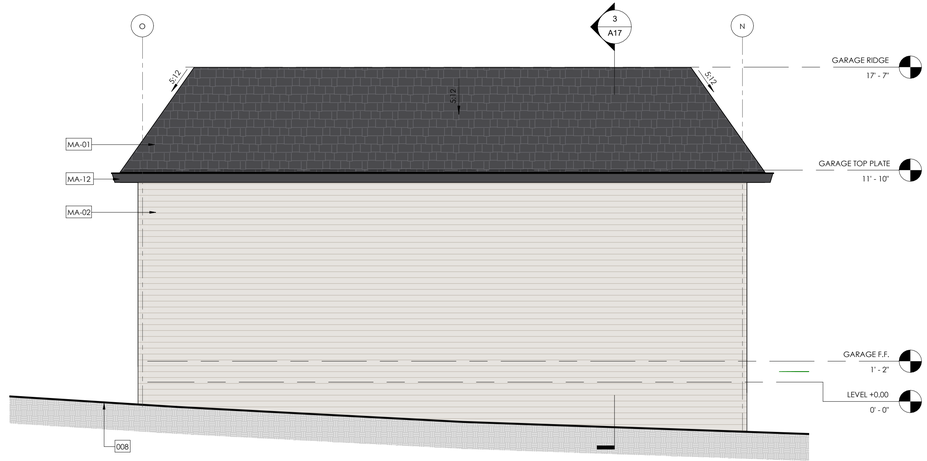




2 GARAGE ROOF PLAN
1/4" = 1'-0"



3 GARAGE - EAST FACADE
1/4" = 1'-0"



4 GARAGE - WEST FACADE
1/4" = 1'-0"

DARCO
DESIGN · ARCHITECTURE · CONSTRUCTION
999 W TAYLOR ST. SUITE A
SAN JOSE, CA 95126
PHONE: (408) 827-4591
EMAIL: info@darco-ca.com
CSLB LICENSE # 1047457

LARISSA
DESIGN STUDIO
LARISSA SANABRIA

FACADE KEY NOTE
12" = 1'-0"

PROJECT:
BLITCHOK RESIDENCE
SCHEMATIC DESIGN

APPLICANT:
SEAN AND JESSICA
BLITCHOK

BLITCHOK RESIDENCE
SCHEMATIC DESIGN
20695 VIEW OAKS WAY
SAN JOSE, CA 95120

PROJECT NO:
2024-10

ISSUE:
BLITCHOK RESIDENCE
PLANNING SUBMITTAL

SHEET TITLE:
PROPOSED GARAGE FLOOR PLAN AND ELEVATIONS

REVISION:
D.D. 06.02.25

SHEET NO.
A15

KEY NOTES

001	(N) GARAGE DOOR
002	(N) OWENS CORNING SHINGLE ROOF
003	(N) TERRAIN BEYOND
004	(N) DOWNSPOT
005	(N) NATURAL GRADE
006	(N) GARAGE SUBPANEL
007	(N) DRIVEWAY
008	(N) NATURAL GRADE
009	(N) FRENCH DRAIN
010	(N) FLAT GYP. BD CLG

EXTERIOR MATERIALS

MA-01 SHINGLE
OWENS CORNING
TRU DEFINITION
DURATION MAX
COLOR: CARBON

MA-02 SIDING
CEDAR TEXTURE TRIM
SMART SLIDE - LP CORP
FINISH: SAG HARBOR GREY
HC-95. LRV:42.04

MA-03 FACADE SPLIT FACE
US. STONE INDUSTRIES
CLASSIC COLLECTION
NATURAL STONE VENEER
COLOR: SILVERDALE

MA-04 COLUMNS STONE
ELDORADO STONE
LATIGO TUNDRABRICK

MA-05 SIDEWALK AND PATIO STONE
#154 CAMERON LIGHT
1-2"

MA-06 SOLID WOOD
AT BEAMS AND COLUMNS
WALNUT STAIN

MA-07 CAST STONE LINTEL
NAPA VALLEY CAST STONE
FINISH: BRANDON BEIGE 977
BENJAMIN MOORE
LRV: 37.86

MA-08 WROUGHT IRON RAILING
FEENEY
POWDER COATED FINISH
OIL RUBBED BRONZE

MA-09 DECK
TIMBER TECH
VINTAGE COLLECTION
FINISH: ENGLISH WALNUT

MA-10 METAL PERGOLA
FEENEY
POWDER COATED FINISH
OIL RUBBED BRONZE

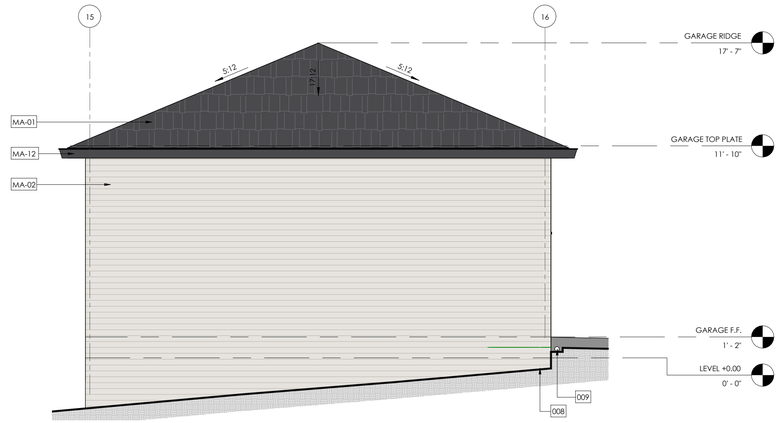
MA-11 GARDEN BEDS STONE
ELDORADO STONE
LATIGO TUNDRABRICK

MA-12 COPPER GUTTER AND DS
FEENEY
POWDER COATED FINISH
OIL RUBBED BRONZE

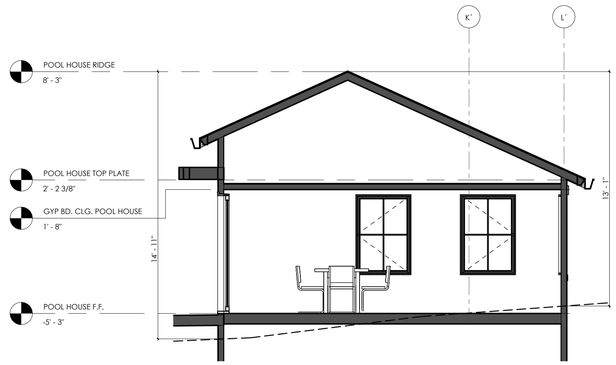
MA-13 CROWN MOLDING
FINISH: BRANDON BEIGE 977
BENJAMIN MOORE
LRV: 37.86

MA-14 RETAINING WALLS
FINISH: BARE CONCRETE

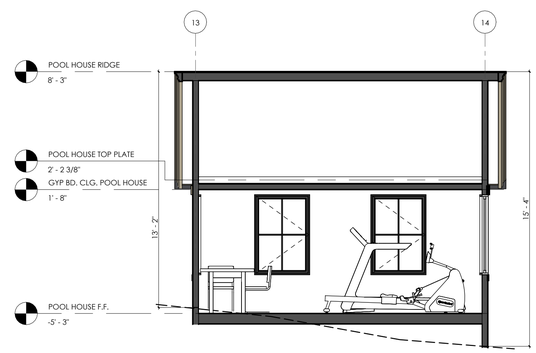
MA-15 DOOR AND WINDOW FRAME
MARVIN WINDOWS AND DOORS
FINISH: LIBERTY BRONZE CLAD



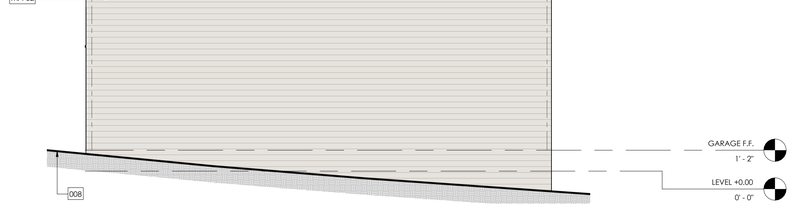
1 GARAGE - SOUTH FACADE
1/4" = 1'-0"



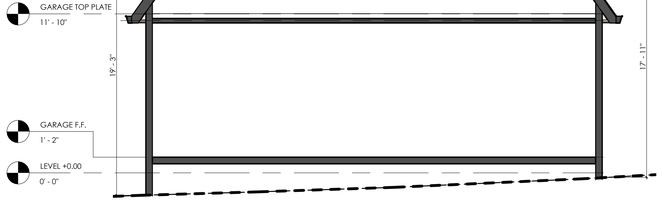
4 POOL HOUSE AVERAGE GRADE 1
1/4" = 1'-0"



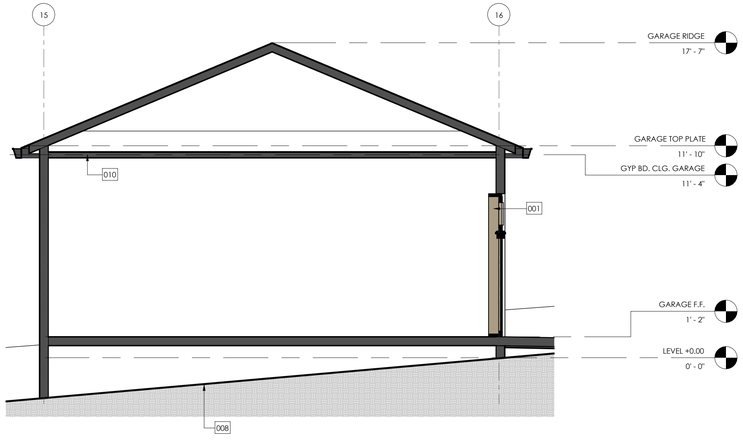
5 POOL HOUSE AVERAGE GRADE 2
1/4" = 1'-0"



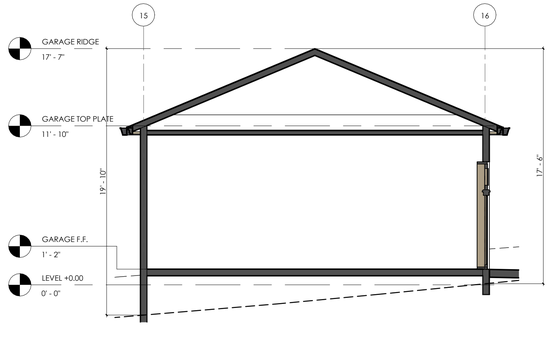
2 GARAGE - NORTH FACADE
1/4" = 1'-0"



6 GARAGE AVERAGE GRADE 1
3/16" = 1'-0"



3 GARAGE SECTION 1
1/4" = 1'-0"



7 GARAGE AVERAGE GRADE 2
3/16" = 1'-0"

POOL HOUSE AVERAGE GRADE	
$\frac{14\text{-}11" + 13\text{-}1"}{2}$	= 14 - 0"
$\frac{13\text{-}2" + 15\text{-}4"}{2}$	= 14 - 3"
$\frac{14\text{-}0" + 14\text{-}3"}{2}$	= 14-1 1/2"
TOTAL AVERAGE GRADE	= 14-1 1/2"

GARAGE AVERAGE GRADE	
$\frac{19\text{-}3" + 17\text{-}11"}{2}$	= 18 - 7"
$\frac{19\text{-}10" + 17\text{-}6"}{2}$	= 18 - 8"
$\frac{18\text{-}7" + 18\text{-}8"}{2}$	= 18-7 1/2"
TOTAL AVERAGE GRADE	= 18-7 1/2"

DARCO
DESIGN · ARCHITECTURE · CONSTRUCTION
999 W TAYLOR ST. SUITE A
SAN JOSE, CA 95126
PHONE: (408) 827-4591
EMAIL: info@darco-ca.com
CSLB LICENSE # 1079457

LARISSA DESIGN STUDIO
LARISSA SANABRIA

PROJECT:
BLITCHOK RESIDENCE
SCHEMATIC DESIGN

APPLICANT:
SEAN AND JESSICA BLITCHOK

BLITCHOK RESIDENCE SCHEMATIC DESIGN

20695 VIEW OAKS WAY
SAN JOSE, CA 95120

PROJECT NO:
2024-10

ISSUE:
BLITCHOK RESIDENCE
PLANNING SUBMITTAL

SHEET TITLE:
PROPOSED GARAGE ELEVATIONS

REVISION:
D.D. 06.02.25

SHEET NO.
A16

AREAS TABULATION

LOT SIZE/AREA:	108,900 SQ. FT 2.5 Acres	
PROPOSED BUILDING AREA		
(N) DRIVEWAY	7,328	SQ FT.
(N) GARAGE	884	SQ FT.
(N) PATHWAYS & HARDSC.	1,864	SQ FT.
(N) MAIN HOUSE	4,170	SQ FT.
(N) M.H. COVERED PORCH	590	SQ FT.
(N) PATIO	1,333	SQ FT.
(N) POOL AREA & DECK	2,106	SQ FT.
(N) POOL HOUSE	363	SQ FT.
(N) ADU	767	SQ FT.
(N) ADU COVERED PORCH	40	SQ FT.
(N) M.H. MECH RM.	38	SQ FT.
(N) ADU MECH. RM	20	SQ FT.
(N) POOL H. MECH RM.	16	SQ FT.

TOTAL FLOOR AREA HABITABLE SPACE
4,170 + 767 = 4,937 SQ FT.

FLOOR AREA RATIO (FAR)
4,937/108,900 = 4.53%

BUILDING FOOTPRINT AREA:
884 + 4,170 + 590 + 1,333 + 2,106 + 363 + 767 + 40 + 74
= 10,327 SQ FT.

BUILDING COVERAGE
10,327/108,900 = 9.48%

IMPERVIOUS SURFACE AREA
7,328 + 884 + 1,505+ 4,170 + 590 + 1,333 + 2,106 + 363 + 767 + 40 + 74 = 19,240 SQ FT.

IMPERVIOUS SURFACE COVERAGE
19,240/108,900 = 17.67%

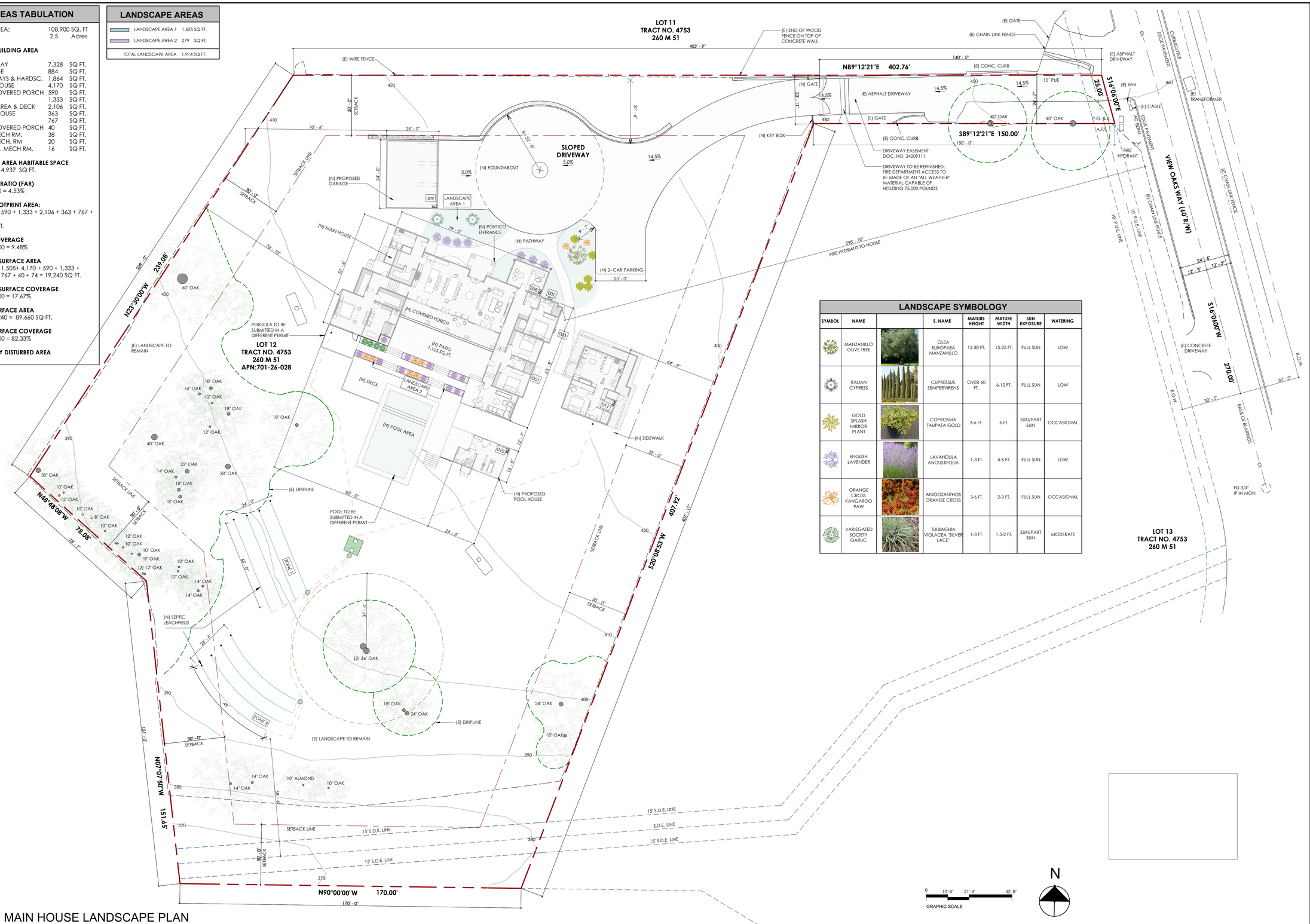
PERVIOUS SURFACE AREA
108,900 - 19,240 = 89,660 SQ FT.

PERVIOUS SURFACE COVERAGE
89,660/108,900 = 82.33%

PERMANENTLY DISTURBED AREA
39,823 SQ FT.

LANDSCAPE AREAS

LANDSCAPE AREA 1	1,635	SQ FT.
LANDSCAPE AREA 2	279	SQ FT.
TOTAL LANDSCAPE AREA	1,914	SQ FT.



LANDSCAPE SYMBOLOGY

SYMBOL	NAME		S. NAME	MATURE HEIGHT	MATURE WIDTH	SUN EXPOSURE	WATERING
	MANZANILLO OLIVE TREE		OLEA EUROPAEA MANZANILLO	15-30 FT.	15-25 FT.	FULL SUN	LOW
	ITALIAN CYPRESS		CUPRESSUS SEMPERVIRENS	OVER 60 FT.	6-10 FT.	FULL SUN	LOW
	GOLD SPLASH MIRROR PLANT		COPROSMA TAUPATA GOLD	3-6 FT.	6 FT.	SUN/PART SUN	OCCASIONAL
	ENGLISH LAVENDER		LAVANDULA ANGUSTIFOLIA	1-3 FT.	4-6 FT.	FULL SUN	LOW
	ORANGE CROSS KANGAROO PAW		ANIGOZANTHOS ORANGE CROSS	3-6 FT.	2-3 FT.	FULL SUN	OCCASIONAL
	VARIEGATED SOCIETY GARLIC		TULBAGHIA VIOLACEA "SILVER LACE"	1-3 FT.	1.5-2 FT.	SUN/PART SUN	MODERATE

0 10'-8" 21'-4" 42'-8"
GRAPHIC SCALE

N

1 MAIN HOUSE LANDSCAPE PLAN
3/64" = 1'-0"

DARCO
DESIGN · ARCHITECTURE · CONSTRUCTION
999 W TAYLOR ST. SUITE A
SAN JOSE, CA 95126
PHONE: (408) 827-4591
EMAIL: info@darco-ca.com
CSLB LICENSE # 1079457

LARISSA DESIGN STUDIO
LARISSA SANABRIA

PROJECT:
BLITCHOK RESIDENCE
SCHEMATIC DESIGN

APPLICANT:
SEAN AND JESSICA BLITCHOK

BLITCHOK RESIDENCE SCHEMATIC DESIGN

20695 VIEW OAKS WAY
SAN JOSE, CA 95120

PROJECT NO:
2024-10

ISSUE:
BLITCHOK RESIDENCE PLANNING SUBMITTAL

SHEET TITLE:
PROPOSED LANDSCAPE PLAN

REVISION:
D.D. 06.02.25

SHEET NO.
L1

Tree Management Experts
Consulting Arborists
3109 Sacramento Street
San Francisco, CA 94115
Member, American Society of Consulting Arborists
Certified Arborists, Tree Risk Assessment Qualified
email Roy@treemanagementexperts.com cell 415.606.3610

Darco Construction
Attn: Darwin Fajardo
990 W Taylor St, Ste A
San Jose, CA 95126

Project Site: Blitchok Residence
20695 View Oaks Way, San Jose [Santa Clara County]

Date: 3/31/25

ARBORIST REPORT and TREE PROTECTION REPORT

Arborist Report

- Provide a tree survey to identify all regulated trees on the property, per County guidelines for tree protection and preservation for land use applications.
- Identify mapped oak woodland polygons and management requirements, per County code.
- Provide an analysis of areas based on preservation polygons, tree replacement requirements and provide mitigation alternatives, as needed.
- Reconcile all data (including GPS) with the site survey.
- Document tree size, condition and impacts.
- Identify trees requiring removal and reasons for removal.
- Identify mitigation requirements based on oak woodland and tree preservation requirements.
- For remaining trees, identify potential construction impacts and provide recommendations to mitigate impacts.
- Develop tree recommendations for site utilization planning, staging and equipment access.
- Develop tree maintenance recommendations.
- Provide an Arborist Report and Tree Protection Plan.

Background

The property at 20695 View Oaks Way is a 2.5 acre vacant lot with oak woodland in the lower (southern and western) part of the property. The owners plan to build a new single family residence on the upper part of the site.

In rural unincorporated Santa Clara County trees over 5 inches in diameter are protected and require a permit to remove with replacement. In addition, the removal of more than ½ acre of oak woodland requires mitigation and additional replacement plantings.

Tree Management Experts
Consulting Arborists
3109 Sacramento Street
San Francisco, CA 94115
Member, American Society of Consulting Arborists
Certified Arborists, Tree Risk Assessment Qualified
email Roy@treemanagementexperts.com cell 415.606.3610

The following documents were reviewed for this report:

- A Schematic Design plan set dated October 31, 2024, prepared by Larissia Design Studio.

Observations

We visited the site on January 22, 2025. We inventoried 41 trees on site and on adjacent properties. Data on these trees are appended to this report. The trees were located on a site sketch and later marked on the provided site plan.

Discussion

Trees on site lie outside the planned development area. Additional space will be required for a septic leach field, but there is sufficient space in the area south of the planned house for this infrastructure without intruding into the oak woodland area.

Trees 1 and 2 may experience impacts in repaving and building the driveway. These trees will require both trunk protection and fencing and may require pruning to accommodate large construction equipment. Ramping the finished driveway over the roots to minimize impacts may be necessary to preserve the health of these trees. Any work within this area will require project arborist supervision.

Some intrusion into the TPZ of Tree 31 will occur in excavating and building the pool area. Efforts should be made to minimize fill around the pool in this area. That means that the finish grade of that corner of the pool should meet the existing grade as closely as possible. The planning of this feature should be done in consultation with the project arborist. The work itself should be done under the supervision of the project arborist. Areas where project arborist supervision is required are marked on the attached site plan.

The work on site will not have significant impacts to oak woodland areas and no oaks are planned for removal at this time.

Because of the slope of the site, multiple layers of erosion control are recommended to minimize material transport downslope. This should include straw wattles and silt fences. Exposed soil should be covered with jute matting during the rainy season and annual oats/rye seed to stabilize disturbed soils.

This report in its entirety shall be tiled into a plan sheet and shall be a part of the construction drawings for this project.

Tree Management Experts shall be the Project Arborists for this Project.

Tree Management Experts
Consulting Arborists
3109 Sacramento Street
San Francisco, CA 94115
Member, American Society of Consulting Arborists
Certified Arborists, Tree Risk Assessment Qualified
email Roy@treemanagementexperts.com cell 415.606.3610

Primary Contact:
Aaron Wang
Certified Arborist MW-5597A
847.630.3599
aaron@treemanagementexperts.com

Alternate Contact:
Roy Leggitt
Certified Arborist WE-0564A
415.606.3610
roy@treemanagementexperts.com

Tree Management Experts
Consulting Arborists
3109 Sacramento Street
San Francisco, CA 94115
Member, American Society of Consulting Arborists
Certified Arborists, Tree Risk Assessment Qualified
email Roy@treemanagementexperts.com cell 415.606.3610

Tree Protection

Construction Procedures

DEMOLITION

All tree protective fencing, root buffers, and mulch must be in place prior to demolition. Refer to specific sections below for proper installation of each of these items.

At no time is any wheeled or tracked equipment (including wheelbarrows) or an excavator allowed to enter or cross over TPZ areas, except where a temporary root buffer has been installed. Use of a tracked Bobcat® or similar loader may be used within TPZ areas only on required root buffers, within the footprint of existing structures, or when the Project Arborist is on site to determine appropriate access points and to monitor soil and root conditions.

STAGING AREAS

Staging areas are available outside of TPZ areas throughout the site. Storing and staging within TPZ areas can only be done on top of a required root buffer or on existing pavement and with proper trunk protection, as specified in this report.

BACKFILL AND FILL SOIL

Within TPZ areas, all backfill and fill soil shall be comprised of clean native topsoil. Soil must be placed without tamping, vibration, rolling, saturating or otherwise causing compaction that exceeds 85 percent. No fill soil movement or placement may be done during wet soil conditions. Do not place, store or stage any fill soil within TPZ areas, except where backfilling against the construction perimeter.

Tree Protection Measures

Tree Protection Implementation Methods

To implement tree protection measures effectively, precise measurement for fence locations is critical. Proper skills and equipment are required to place fences where they belong. Measurement of distances must be to within 6 inches, and cannot be completed properly by using either estimated or "paced off" distances. Required equipment will include an appropriate Engineer's scale and either a laser range finder or a 100-foot tape measure with a helper.

It is recommended that fence posts be installed first. Measure each Tree Protection Zone (TPZ), scaling distances off the Site Plans and marking the TPZ locations with marking paint. Similarly, where root buffers are to be installed, measure the precise location of the

Tree Management Experts
Consulting Arborists
3109 Sacramento Street
San Francisco, CA 94115
Member, American Society of Consulting Arborists
Certified Arborists, Tree Risk Assessment Qualified
email Roy@treemanagementexperts.com cell 415.606.3610

footings, scaling distances off the Site Plans and marking the footing locations with marking paint. Measure fence locations at the appropriate distance away from each footing.

Fence boundaries must meet, match and enclose areas defined by existing sidewalk surfaces and property line fences. The exact location of existing sidewalks and fences is not known and must be determined in the field.

Surface installations such as root buffers, irrigation and mulch must be installed in appropriate locations between areas identified by fence posts.

Following surface installations, chain link fencing must be strung tightly and closed off at all locations, including where abutting existing wooden fences.

Tree Protection Measures for All Areas

TREE PROTECTIVE FENCING AND WARNING SIGNS

Placement: fence installation lines shall enclose the area defined on the attached site plan.

Type and Size: 6-foot high chain link fencing shall be placed on 2 inch tubular galvanized iron posts driven a minimum of 2 feet into undisturbed soil and spaced not more than 10 feet on center.

Duration: Tree fencing shall be erected prior to any demolition activity, and shall remain in place for the duration of the project, except where a gap is needed for access to the detached garage.

'Warning' Signs: 'Warning' signs shall posted on each side of each Tree Protective Fencing and not more than every 20 linear feet-use the attached warning sign at the end of this document.

TRUNK WRAP

Where root buffers are installed in lieu of Tree Protective Fencing around the base of trees, the trunks of significant and protected oak trees shall be protected with one of the following methods:

Option 1: Planking: The trunk should be wrapped with a minimum of 4 layers of orange plastic snow fencing, then a layer of 2X4 planks set on end, edge-to-edge and wrapped with a minimum of 4 additional layers of orange plastic snow fencing. Do not nail the planks to the trunk.

Tree Management Experts
Consulting Arborists
3109 Sacramento Street
San Francisco, CA 94115
Member, American Society of Consulting Arborists
Certified Arborists, Tree Risk Assessment Qualified
email Roy@treemanagementexperts.com cell 415.606.3610

Option 2: Straw wattle wrap: This method may be easier to install on multi-trunk trees. Wrap the lower 6 feet of the trunk with straw wattles and secure with a layer of orange plastic snow fencing.

MULCH

Placement: All areas enclosed by Tree Protective Fencing shall have a 4 to 6-inch deep layer of mulch applied, leaving a 12-inch distance around each tree trunk free of mulch.

Type and Size: Mulch material shall be 2-inch unpainted, untreated wood chip mulch or an approved equal.

Duration: Mulch shall be placed in all designated areas prior to any demolition or construction activity.

ROOT BUFFER

Placement: A temporary protective Root Buffer must be installed before any driving, storing or staging takes place within any TPZ areas. If better access is required or existing pavement is removed within TPZ areas, root buffers must be installed to protect tree roots and soils horticultural properties.

Type and Size: The Root Buffer shall consist of a base course of tree chips spread over each designated area to a minimum depth of 6 inches. In some cases it may further stabilize the tree chips to place a cap of a base course of 3/4-inch quarry gravel. The root buffer must be covered with a 3/4-inch or thicker layer of plywood. Additional wood chips may be added periodically upon the recommendation of the Project Arborist following monthly inspections.

Duration: All Root Buffers shall remain in place for the duration of the project.

Construction Impact Mitigation

GRADE CHANGES

Grading changes shall not exceed 6 inches of depth in cuts, or 6 inches of depth in fill where such grade changes are within Tree Protection Zones.

UTILITY TRENCHING

If any utility trenches must be excavated through any TPZ area, either directional boring or Air-spade® (or equivalent) excavation is required.

Tree Management Experts
Consulting Arborists
3109 Sacramento Street
San Francisco, CA 94115
Member, American Society of Consulting Arborists
Certified Arborists, Tree Risk Assessment Qualified
email Roy@treemanagementexperts.com cell 415.606.3610

Prohibited Activities

Activities prohibited within the TPZ

1. Storage or parking vehicles, building materials, refuse, excavated spoils or dumping of poisonous materials, including but not limited to, paint, petroleum products, concrete, stucco mix, dirty water, swimming pool and/or spa water, trailer, container boxes, clean up areas, debris boxes, building materials, Trenching, grade changes, tree houses, and Soil Compaction.
2. The use of tree trunks as a winch support, anchorage, as a temporary power pole, signposts or other similar function.
3. Cutting of tree roots by utility Trenching, foundation digging, placement of curbs and trenches and other miscellaneous excavation.
4. Landscaping and irrigation improvements.
5. Soil disturbance, Soil Compaction or grade changes.
6. Drainage changes, including swimming pool, spa, and/or water features discharge.
7. Any other activities which cause Disturbance and/or Damage to Protected oak trees.

Landscaping

TREE PROTECTION ZONES

TPZ areas for landscaping extend in a radius 3x the diameter of each protected tree. No activities beyond those specifically delineated in this report are permitted in this TPZ.

Planting of small plants may occur within the 3x TPZ under the condition that all work be conducted carefully using had tools and no tree roots be severed.

IRRIGATION

No irrigation trenching shall pass within the 3x TPZ of any protected oak tree. Irrigation within this area must be surface mounted. Irrigation trenching shall either be hand-dug, directionally bored, or air-spade excavated.

If sub-surface trenches must be installed, common trenches should be used and they should stay as far away from the trees as possible. A trench running along a radius line directly toward a tree is preferable to a cross trench.

DARCO
DESIGN · ARCHITECTURE · CONSTRUCTION
999 W TAYLOR ST. SUITE A
SAN JOSE, CA 95126
PHONE: (408) 827-4591
EMAIL: info@darco-ca.com
CSLB LICENSE # 1079457

LARISSA DESIGN STUDIO
LARISSA SANABRIA

PROJECT:
BLITCHOK RESIDENCE
SCHEMATIC DESIGN

APPLICANT:
SEAN AND JESSICA BLITCHOK

BLITCHOK RESIDENCE
SCHEMATIC DESIGN
20695 VIEW OAKS WAY
SAN JOSE, CA 95120

PROJECT NO:
2024-10

ISSUE:
BLITCHOK RESIDENCE
PLANNING SUBMITTAL

SHEET TITLE:
ARBORIST REPORT 1

REVISION:
D.D. 06.02.25

SHEET NO.
R1

Tree Management Experts
Consulting Arborists
3109 Sacramento Street
San Francisco, CA 94115
Member, American Society of Consulting Arborists
Certified Arborists, Tree Risk Assessment Qualified
email Roy@treemanagementexperts.com cell 415.606.3610

Landscape construction plans are subject to review and comment by the Project Arborist. If extensive trenching is required, Air-spade® excavation may be required.

Care must be taken to keep mulch away from the base of all trees and other woody plants. Similarly, soil grades must be carefully monitored to keep excess soil from accumulating around the base of trees and shrubs.

Maintenance and Ongoing Care

Tree maintenance and ongoing care is necessary in preparation for construction, and throughout the entire timeline for construction. Anticipated needs include pruning and tree protection during landscape construction:

PRUNING

Pruning shall be done by a Certified Arborist in accordance with the current ANSI A300 Pruning Standards and International Society of Arboriculture (ISA) Best Management Practices.

DUST CONTROL

During periods of extended drought, or grading, spray trunk, limbs, and foliage to remove accumulated construction dust.

IRRIGATION

At this point due to the health of the trees on site and the prevalence of native oaks, supplemental irrigation will only be recommended on an as needed basis for trees that show signs of construction related decline. In addition, summer irrigation of native oaks can predispose them to sudden oak death and fungal infections and should not occur under any circumstances.

In cases where irrigation is deemed necessary it shall consist of 1 time per month during the irrigation season (usually March through September, depending on precipitation) in the amount of 10 gallons per inch of trunk diameter to be evenly applied within the dripline.

SOIL COMPACTION DAMAGE

Compaction of the soil is significantly detrimental to the long-term viability of Protected oak trees on construction sites due to suffocation of roots. If compaction to the upper 12-inch soil within the TPZ has occurred, then one or more of the following mitigation measures shall be implemented as recommended by the Project Arborist.

a. Type 1 Mitigation
If an approved paving, hardscape or other compromising material encroaches within the

Tree Management Experts
Consulting Arborists
3109 Sacramento Street
San Francisco, CA 94115
Member, American Society of Consulting Arborists
Certified Arborists, Tree Risk Assessment Qualified
email Roy@treemanagementexperts.com cell 415.606.3610

Treatment, pruning, and removal of trees may involve considerations beyond the scope of the arborist's services such as property boundaries, property ownership, site lines, disputes between neighbors, and other issues. An arborist cannot take such considerations into account unless complete and accurate information is disclosed to the arborist. An arborist should then be expected to reasonably rely upon the completeness and accuracy of the information provided.

Trees can be managed, but they cannot be controlled. To live near trees is to accept some degree of risk. The only way to eliminate all risk associated with trees is to eliminate the trees.

Certification of Performance

I, Roy C. Leggitt, III, Certify:

- That we have inspected the trees and/or property evaluated in this report. We have stated findings accurately, insofar as the limitations of the Assignment and within the extent and context identified by this report;
- That we have no current or prospective interest in the vegetation or any real estate that is the subject of this report, and have no personal interest or bias with respect to the parties involved;
- That the analysis, opinions and conclusions stated herein are original and are based on current scientific procedures and facts and according to commonly accepted arboricultural practices;
- That no significant professional assistance was provided, except as indicated by the inclusion of another professional report within this report;
- That compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party.

I am a member in good standing of the American Society of Consulting Arborists and a member and Certified Arborist with the International Society of Arboriculture.

I have attained professional training in all areas of knowledge asserted through this report by completion of a Bachelor of Science degree in Plant Science, by routinely attending pertinent professional conferences and by reading current research from professional journals, books and other media.

I have rendered professional services in a full-time capacity in the field of horticulture and arboriculture for more than 30 years.

Signed: Roy C. Leggitt, III

Certified Arborist WE-0564A

Date: 3/31/25

Tree Management Experts
Consulting Arborists
3109 Sacramento Street
San Francisco, CA 94115
Member, American Society of Consulting Arborists
Certified Arborists, Tree Risk Assessment Qualified
email Roy@treemanagementexperts.com cell 415.606.3610

TPZ, an aeration system shall be designed by a Certified Arborist and used within this area.

b. Type 11 Mitigation
If inadvertent compaction of the soil has occurred within the TPZ, the soil shall be loosened by Soil Fracturing.

Reporting

Any Disturbance and/or Damage or Injury to Protected oak trees, whether accidental or otherwise, as verified by the County Arborist, shall be reported within 6-hours to the Project Arborist and County Arborist so that mitigation can take place. An Arborist Report shall be required and shall include, but not be limited to, the Disturbance and/or Damage that occurred and identified mitigation. All Injury to branches, trunk or to roots over 2-inches in diameter shall be reported in the Monthly Inspection Report. Any Trenching work 10 x the diameter of the Protected oak tree is required to be reported in the monthly arborist report.

MITIGATION

Mitigation for Disturbance and/or Damage or Injury to Protected oak trees will be directed and performed under the Project Arborist's supervision.

Typical mitigation efforts for Disturbance and/or Damage may include, but not be limited to, the following:

a. Root injury

If trenches are cut and Protected oak tree roots 2-inches or larger are encountered they shall be cleanly cut back to a sound wood lateral root under the supervision of the Project Arborist. The end of the severed root shall be sealed and kept moist. All exposed root areas within the TPZ shall be backfilled or covered within one hour. Exposed roots shall be kept from drying out by temporarily covering the roots and draping layered burlap or carpeting over the upper 3-feet of trench walls. The materials shall be kept wet until backfilled to reduce evaporation from the trench walls

b. Bark or trunk wounding

Current bark tracing and treatment methods shall be performed by a qualified tree care specialist within two days.

c. Scaffold branch or leaf canopy injury

Remove broken or torn branches back to an appropriate branch capable of resuming terminal growth within five days. If leaves are heat scorched from equipment exhaust

Tree Management Experts
Consulting Arborists
3109 Sacramento Street
San Francisco, CA 94115
Member, American Society of Consulting Arborists
Certified Arborists, Tree Risk Assessment Qualified
email Roy@treemanagementexperts.com cell 415.606.3610

Certification of Performance

I, Aaron Wang, Certify:

- That we have inspected the trees and/or property evaluated in this report. We have stated findings accurately, insofar as the limitations of the Assignment and within the extent and context identified by this report;
- That we have no current or prospective interest in the vegetation or any real estate that is the subject of this report, and have no personal interest or bias with respect to the parties involved;
- That the analysis, opinions and conclusions stated herein are original and are based on current scientific procedures and facts and according to commonly accepted arboricultural practices;
- That no significant professional assistance was provided, except as indicated by the inclusion of another professional report within this report;
- That compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party.

I am a member and Certified Arborist with the International Society of Arboriculture.

I have attained professional training in all areas of knowledge asserted through this report by completion of a Bachelor of Science degree in Forestry and Natural Resources, by routinely attending pertinent professional conferences and by reading current research from professional journals, books and other media.

I have rendered professional services in a full-time capacity in the field of horticulture and arboriculture for more than 7 years.

Signed:

Certified Arborist MW-5597A

Date: 3/31/2025

Contact:
Aaron Wang
Aaron@treemanagementexperts.com
847.630.3599

Tree Management Experts
Consulting Arborists
3109 Sacramento Street
San Francisco, CA 94115
Member, American Society of Consulting Arborists
Certified Arborists, Tree Risk Assessment Qualified
email Roy@treemanagementexperts.com cell 415.606.3610

pipes, the Project Arborist shall be informed within 6 hours.

d. Fertilization and watering

Inspection Schedule

The Project Arborist shall conduct the following required inspections of construction sites containing protected Protected oak trees. Inspections shall verify implementation of the approved Tree Protection and Preservation Plan.

1. Pre-Construction Meeting

Prior to commencement of construction, the applicant or contractor shall conduct a pre-construction meeting to discuss Protected oak tree protection and the tree preservation and protections standards and specifications of this document with the job site superintendent, grading equipment operators, and Project Arborist.

2. Inspection of Protective Tree Fencing

Prior to issuance of a demolition, grading, or building permit, the Project Arborist shall provide a written statement verifying that the Project Arborist has conducted a field inspection of the Protected oak trees and that the protective tree fencing, and signage is in place.

3. Inspection of Rough Grading

The Project Arborist shall perform an inspection during the course of rough grading adjacent to the TPZ to ensure Protected oak trees will not be Injured by compaction, cut or fill, drainage and Trenching, and if required, inspect aeration systems, tree wells, drains and special paving. The contractor shall provide the Project Arborist at least 48 hours advance notice of such activity.

4. Landscape Phase

Protected oak tree protection fencing is required to remain in place during the landscape phase of each project. No Trenching for irrigation or plantings shall occur within the TPZ of Protected oak trees. No irrigation should be installed within the TPZ of a Protected Oak tree.

5. Removal of Protected oak Tree protection fencing

The Project Arborist must verify that no additional use of equipment or Trenching will occur on site.

20695 View Oaks Way
Tree Data

Tree #	Botanic Name	Common Name	Diameter	Health	Structure	Form	10x TPZ Radius (ft)	Potential Impacts
1	Quercus agrifolia	coast live oak	25.8	Excellent	Excellent	Excellent	21.5	branches, roots, trunk
2	Quercus agrifolia	coast live oak	33.6	Good	Excellent	Excellent	28.0	branches, roots, trunk
3	Magnolia grandiflora	southern magnolia	7.9	Fair	Fair	Fair	6.6	
4	Pyrus calleryana	callery pear	7	Very Poor	Very Poor	Fair	5.8	
5	Quercus agrifolia	coast live oak	19.2	Excellent	Very Poor	Fair	16.0	
6	Quercus lobata	valley oak	15.4	Good	Good	Good	12.8	
7	Quercus lobata	valley oak	20.7,17.0	Excellent	Good	Good	22.3	
8	Quercus agrifolia	coast live oak	37.0,25.9	Good	Fair	Excellent	37.6	
9	Prunus amygdalus	almond	12.9	Fair	Good	Good	10.8	
10	Quercus agrifolia	coast live oak	10.2	Good	Good	Good	8.5	
11	Prunus amygdalus	almond	10.9	Fair	Fair	Fair	9.1	
12	Quercus agrifolia	coast live oak	10.4,8.4	Fair	Very Poor	Fair	11.1	
13	Quercus agrifolia	coast live oak	16	Fair	Fair	Fair	13.3	
14	Quercus agrifolia	coast live oak	6.8	Fair	Fair	Very Poor	5.7	
15	Quercus agrifolia	coast live oak	9	Fair	Fair	Fair	7.5	
16	Quercus agrifolia	coast live oak	8.5	Fair	Fair	Fair	7.1	
17	Quercus agrifolia	coast live oak	11.4,7.4	Fair	Fair	Fair	11.3	
18	Quercus agrifolia	coast live oak	5.2	Fair	Very Poor	Very Poor	4.3	
19	Quercus agrifolia	coast live oak	4.9	Fair	Good	Very Poor	4.1	
20	Quercus agrifolia	coast live oak	7.1	Fair	Fair	Very Poor	5.9	
21	Quercus agrifolia	coast live oak	9.6	Fair	Fair	Very Poor	8.0	
22	Quercus agrifolia	coast live oak	6.1	Fair	Fair	Very Poor	5.1	
23	Quercus agrifolia	coast live oak	23.8	Good	Good	Excellent	19.8	
24	Quercus agrifolia	coast live oak	14.8	Good	Good	Good	12.3	
25	Quercus agrifolia	coast live oak	15.6	Good	Fair	Fair	13.0	
26	Quercus agrifolia	coast live oak	9.9	Good	Good	Fair	8.3	
27	Quercus agrifolia	coast live oak	16.3	Good	Fair	Fair	13.6	
28	Quercus agrifolia	coast live oak	15.8	Good	Fair	Fair	13.2	
29	Quercus agrifolia	coast live oak	13.5	Good	Fair	Fair	11.3	
30	Quercus agrifolia	coast live oak	17.3	Good	Fair	Fair	14.4	
31	Quercus agrifolia	coast live oak	20.2	Good	Good	Fair	16.8	roots (minor)
32	Quercus agrifolia	coast live oak	19.3	Excellent	Good	Good	16.1	
33	Quercus agrifolia	coast live oak	12	Fair	Fair	Very Poor	10.0	

Tree Management Experts
January 2025

20695 View Oaks Way
Tree Data

Tree #	Botanic Name	Common Name	Diameter	Health	Structure	Form	10x TPZ Radius (ft)	Potential Impacts
34	Quercus agrifolia	coast live oak	16.5	Fair	Good	Good	13.8	
35	Quercus agrifolia	coast live oak	11.4	Fair	Good	Fair	9.5	
36	Quercus agrifolia	coast live oak	14.8	Good	Good	Fair	12.3	
37	Quercus agrifolia	coast live oak	15.4	Good	Good	Fair	12.8	
38	Quercus agrifolia	coast live oak	32.4	Good	Good	Good	27.0	
39	Quercus agrifolia	coast live oak	32.6,23.5	Fair	Good	Good	33.5	
40	Quercus lobata	valley oak	18.3	Excellent	Good	Good	15.3	
41	Quercus agrifolia	coast live oak	14	Excellent	Good	Fair	11.7	

Tree Management Experts
January 2025

Tree Management Experts
Consulting Arborists
3109 Sacramento Street
San Francisco, CA 94115
Member, American Society of Consulting Arborists
Certified Arborists, Tree Risk Assessment Qualified
email Roy@treemanagementexperts.com cell 415.606.3610

Assumptions and Limiting Conditions

1. Any legal description provided to the consultant is assumed to be correct. Title and ownership of all property considered are assumed to be good and marketable. No responsibility is assumed for matters legal in character. Any and all property is appraised or evaluated as though free and clear, under responsible ownership and competent management.
2. It is assumed that any property is not in violation of any applicable codes, ordinances, statutes or other governmental regulations.
3. Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible. The consultant can neither guarantee nor be responsible for the accuracy of information provided by others.
4. Various diagrams, sketches and photographs in this report are intended as visual aids and are not to scale, unless specifically stated as such on the drawing. These communication tools in no way substitute for nor should be construed as surveys, architectural or engineering drawings.
5. Loss or alteration of any part of this report invalidates the entire report.
6. Possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other than the person to whom it is addressed, without the prior written or verbal consent of the consultant.
7. This report is confidential and to be distributed only to the individual or entity to whom it is addressed. Any or all of the contents of this report may be conveyed to another party only with the express prior written or verbal consent of the consultant. Such limitations apply to the original report, a copy, facsimile, scanned image or digital version thereof.
8. This report represents the opinion of the consultant. In no way is the consultant's fee contingent upon a stipulated result, the occurrence of a subsequent event, nor upon any finding to be reported.
9. The consultant shall not be required to give testimony or to attend court by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services as described in the fee schedule, an agreement or a contract.
10. Information contained in this report reflects observations made only to those items described and only reflects the condition of those items at the time of the site visit. Furthermore, the inspection is limited to visual examination of items and elements at the site, unless expressly stated otherwise. There is no expressed or implied warranty or guarantee that problems or deficiencies of the plants or property inspected may not arise in the future.

Disclosure Statement

Arborists are tree specialists who use their education, knowledge, training, and experience to examine trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce the risk of living near trees. Clients may choose to accept or disregard the recommendations of the arborist, or to seek additional advice.

Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments, like any medicine, cannot be guaranteed.

WARNING TREE PROTECTION AREA

ONLY AUTHORIZED PERSONNEL MAY ENTER THIS AREA

No excavation, trenching, material storage, cleaning, equipment access, or dumping is allowed behind this fence.

Do not remove or relocate this fence without approval from the project arborist. This fencing must remain in its approved location throughout demolition and construction.

Project Arborist contact information:

Name: AARON WANG / ROY LEGGITT
Business: TREE MANAGEMENT EXPERTS
Phone number: 847.630.3599 415.606.3610

DARCO
DESIGN · ARCHITECTURE · CONSTRUCTION

999 W TAYLOR ST. SUITE A
SAN JOSE, CA 95126
PHONE: (408) 827-4591
EMAIL: info@darco-ca.com
CSLB LICENSE # 1079457

LARISSA
DESIGN STUDIO

LARISSA SANABRIA

PROJECT:

BLITCHOK RESIDENCE
SCHEMATIC DESIGN

APPLICANT:

SEAN AND JESSICA
BLITCHOK

BLITCHOK RESIDENCE
SCHEMATIC DESIGN
20695 VIEW OAKS WAY
SAN JOSE, CA 95120

PROJECT NO:

2024-10

ISSUE:

BLITCHOK RESIDENCE
PLANNING SUBMITTAL

SHEET TITLE:

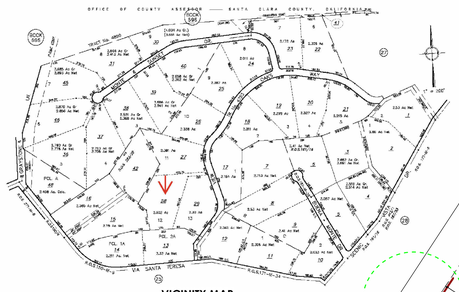
ARBORIST REPORT 2

REVISION:

D.D. 06.02.25

SHEET NO.

R2



LOT 11
TRACT NO. 4753
260 M 51

LOT 12
TRACT NO. 4753
260 M 51
APN:701-26-028

SLOPED DRIVEWAY

(N) PROPOSED GARAGE 884 SQ FT

(N) MAIN HOUSE 4,208 SQ FT.

(N) COVERED PORCH

(N) PATIO 852 SQ FT.

(N) DECK

(N) POOL AREA 1,228 SQ FT.

(N) PROPOSED ADU 787 SQ FT

(N) PROPOSED POOL HOUSE 379 SQ FT

(N) SEPTIC LEACHFIELD

PERGOLA TO BE SUBMITTED IN A DIFFERENT PERMIT

POOL NOT PART OF THIS PERMIT, TO BE SUBMITTED AS A DIFFERENT PERMIT BY THE POOL CONTRACTOR

(E) LANDSCAPE TO REMAIN

(E) WIRE FENCE

(E) END OF WOOD FENCE ON TOP OF CONCRETE WALL

(E) GATE

(E) CHAIN LINK FENCE

(E) ASPHALT DRIVEWAY

(E) CONC. CURB

(N) GATE

(E) WM

(E) CABLE

(E) TRANSFORMER

(E) CONCRETE DRIVEWAY

FIRE HYDRANT

DRIVEWAY EASEMENT DOC. NO. 24209111

DRIVEWAY TO BE REFINISHED, FIRE DEPARTMENT ACCESS TO BE MADE OF AN "ALL WEATHER" MATERIAL CAPABLE OF HOLDING 75,000 POUNDS

FIRE HYDRANT TO HOUSE

VIEW OAKS WAY (60' R/W)

CURB/GUTTER

EDGE PAVEMENT

EDGE PAVEMENT AC BERM

10' PUE

10' PUE LINE

BASIS OF BEARINGS

FD 3/4" IP IN MON

N89°12'21"E 402.76'

S89°12'21"E 150.00'

S16°08'00"E 25.00'

S16°08'00"W 270.00'

N23°30'00"W 239.08'

N48°40'08"W 78.08'

N07°07'50"W 151.45'

S20°08'53"W 407.92'

N90°00'00"W 170.00'

SETBACK LINE

SETBACK

R.O.W.

CL

LINE LEGEND

- PROPERTY LINE
- SETBACK
- CENTERLINE
- MAIN PANEL
- SUBPANEL

PAVERS

- (N) CONCRETE DRIVEWAY
- (N) PATHWAYS
- (N) PATIO
- (N) DECK

SITE PLAN KEY NOTES

001	(N) ROUNDABOUT
002	(N) PATHWAY
003	(N) SIDEWALK
004	(N) KEY BOX
005	(N) 2-CAR PARKING
006	(N) MAIN ELECTRICAL PANEL
007	(N) JUNCTION BOX FOR ADU
008	(N) WATER VALVE
009	(E) DRIPLINE
010	(N) DRIPLINE OFFSET
011	(N) CLEAN OUT
012	(N) DIVERSION VALVE
013	(N) D-BOX W/ACCESS TO SURFACE
014	(N) GRAVITY TIGHT LINE 4" ABS/PVC
015	(N) INLET
016	(N) MAIN HOUSE SUBPANEL
017	(N) GARAGE SUBPANEL
018	(N) POOL HOUSE SUBPANEL
019	(N) ADU SUBPANEL

Tree Protection Legend

- Tree Location
- Tree Protection Fence
- Silt Fence & Straw Wattle
- 10x Tree Protection Zone
- Trunk Wrap
- Root Buffer
- Arborist Supervision During Work

Tree Management Experts
Consulting Arborists
Certified Arborists, Certified Tree Risk Assessors
Contractor's License No. 885953, D-49 Tree Service
(415) 606-3610 Roy@treemanagementexperts.com

GRAPHIC SCALE 0 10'-8" 21'-4" 42'-8"

N

1 PROPOSED SITE PLAN - TREE PROTECTION
3/64" = 1'-0"

DARCO
DESIGN · ARCHITECTURE · CONSTRUCTION
999 W TAYLOR ST. SUITE A
SAN JOSE, CA 95126
PHONE: (408) 827-4591
EMAIL: info@darco-ca.com
CSLB LICENSE # 1079457

LARISSA DESIGN STUDIO
LARISSA SANABRIA

PROJECT:
BLITCHOK RESIDENCE
SCHEMATIC DESIGN

APPLICANT:
SEAN AND JESSICA BLITCHOK

BLITCHOK RESIDENCE SCHEMATIC DESIGN

20695 VIEW OAKS WAY
SAN JOSE, CA 95120

PROJECT NO:
2024-10

ISSUE:
BLITCHOK RESIDENCE
PLANNING SUBMITTAL

SHEET TITLE:
TREE PROTECTION PLAN

REVISION:
D.D. 06.02.25

SHEET NO.
R3

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 **WAYNE TING & ASSOCIATES, INC** _AND DATED **MARCH 14, 2025** THIS REPORT IS SUPPLEMENTED BY: 1) THESE PLANS AND SPECIFICATIONS, 2) THE COUNTY OF SANTA CLARA STANDARD DETAILS. 3) THE COUNTY OF SANTA CLARA STANDARD SPECS, 4) STATE OF CALIFORNIA STANDARD DETAILS, 5) STATE OF CALIFORNIA STANDARD SPECIFICATIONS. IN THE EVENT OF CONFLICT THE FORMER SHALL TAKE PRECEDENCE OVER THE LATTER. THE PERFORMANCE AND COMPLETION OF ALL WORK MUST BE TO THE SATISFACTION OF THE COUNTY.
2. DEVELOPER IS RESPONSIBLE FOR INSTALLATION OF THE IMPROVEMENTS SHOWN ON THESE PLANS AND HE OR HIS SUCCESSOR PROPERTY OWNERS ARE RESPONSIBLE FOR THEIR CONTINUED MAINTENANCE.
3. DEVELOPER SHALL BE RESPONSIBLE FOR CORRECTION OF ANY ERRORS OR OMISSIONS IN THESE PLANS. THE COUNTY SHALL BE AUTHORIZED TO REQUIRE DISCONTINUANCE OF ANY WORK AND SUCH CORRECTION AND MODIFICATION OF PLANS AS MAY BE NECESSARY TO COMPLY WITH COUNTY STANDARDS OR CONDITIONS OF DEVELOPMENT APPROVAL.
4. DEVELOPER SHALL OBTAIN ENCROACHMENT PERMITS FROM THE SANTA CLARA VALLEY WATER DISTRICT AND CALIFORNIA DEPARTMENT OF TRANSPORTATION WHERE NEEDED. COPIES OF THESE PERMITS SHALL BE KEPT AT THE JOB SITE FOR REVIEW BY THE COUNTY'S INSPECTOR.
5. DEVELOPER SHALL REMOVE OR TRIM ALL TREES TO PROVIDE AN UNOBSTRUCTED FIFTEEN (15) FOOT VERTICAL CLEARANCE FOR ROADWAY AREA.
6. THIS PLAN AUTHORIZES THE REMOVAL OF ONLY THOSE TREES WITH TRUNK DIAMETERS GREATER THAN 12 INCHES MEASURED 4.5 FEET ABOVE THE GROUND THAT ARE SHOWN TO BE REMOVED UNLESS AN AMENDED PLAN IS APPROVED OR A SEPARATE TREE REMOVAL PERMIT IS OBTAINED FROM THE PLANNING OFFICE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT REMOVAL OF ADDITIONAL TREES HAS BEEN PERMITTED.
7. DEVELOPER SHALL PROVIDE ADEQUATE DUST CONTROL AS REQUIRED BY THE COUNTY INSPECTOR.
8. ALL PERSONS MUST COMPLY WITH SECTION 4442 OF THE PUBLIC RESOURCES CODE AND SECTION 13005 OF THE HEALTH AND SAFETY CODE RELATING TO THE USE OF SPARK ARRESTERS.
9. UPON DISCOVERING OR UNEARTHING ANY BURIAL SITE AS EVIDENCED BY HUMAN SKELETAL REMAINS OR ARTIFACTS, THE PERSON MAKING SUCH DISCOVERY SHALL IMMEDIATELY NOTIFY THE COUNTY CORONER AT (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 OF WORK AND SITE.
2. THE COUNTY REQUIRES A MINIMUM OF 24 HOURS ADVANCE NOTICE FOR GENERAL INSPECTION, 48 HOURS FOR ASPHALT CONCRETE INSPECTION.
3. INSPECTION BY SANTA CLARA COUNTY SHALL BE LIMITED TO INSPECTION OF MATERIALS AND PROCESSES OF CONSTRUCTION TO OBSERVE THEIR COMPLIANCE WITH PLANS & SPECIFICATIONS BUT DOES NOT INCLUDE RESPONSIBILITY FOR THE SUPERINTENDENT OF CONSTRUCTION, SITE CONDITIONS, EQUIPMENT OR PERSONNEL. CONTRACTOR SHALL NOTIFY THE COUNTY LAND DEVELOPMENT INSPECTOR AT PHONE (408) 299-6868 AT LEAST 24 HOURS PRIOR TO COMMENCING WORK AND FOR FINAL INSPECTION OF WORK AND SITE.
4. DEVELOPER AND/OR HIS AUTHORIZED REPRESENTATIVE MUST SUBMIT WRITTEN REQUEST FOR FINAL INSPECTION AND ACCEPTANCE. SAID REQUEST SHALL BE DIRECTED TO THE INSPECTION OFFICE NOTED ON THE PERMIT FORM.
5. THE CONTRACTOR SHALL PROVIDE TO THE COUNTY CONSTRUCTION INSPECTOR WITH PAD ELEVATION AND LOCATION CERTIFICATES, PREPARED BY THE PROJECT ENGINEER OR LAND SURVEYOR, PRIOR 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.

PLAN #____
SHEET ____ OF ____

GRADING

1. EXCAVATED MATERIAL SHALL BE PLACED IN THE FILL AREAS DESIGNATED OR SHALL BE HAULED AWAY FROM THE SITE. WHERE FILL MATERIAL IS TO BE PLACED ON NATURAL GROUND, IS SHALL BE STRIPPED OF ALL VEGETATION. TO ACHIEVE A PROPER BOND WITH THE FILL MATERIAL, THE SURFACE OF THE GROUND SHALL BE SCARIFIED TO DEPTH OF 6" BEFORE FILL IS PLACED. WHERE NATURAL GROUND IS STEEPER THAN 5:1, IT SHALL BE BENCHED AND THE FILL KEYED IN TO ACHIEVE STABILITY. WHERE NEW FILL IS TO BE PLACED ON EXISTING FILL THE EXISTING FILL SHALL BE REMOVED UNTIL MATERIAL COMPACTED TO 90% RELATIVE COMPACTION IS EXPOSED. THEN THE NEW FILL MATERIAL SHALL BE PLACED AS PER THESE CONSTRUCTION NOTES. FILL MATERIAL SHALL BE PLACED IN UNIFORM LIFTS NOT EXCEEDING 6" IN UNCOMPACTED THICKNESS. BEFORE COMPACTION BEGINS, THE FILL SHALL BE BROUGHT TO A WATER CONTENT THAT WILL PERMIT PROPER COMPACTION BY EITHER 1) AERATING THE FILL IF IT IS TOO WET OR 2) MOISTENING THE FILL WITH WATER IF IT IS TOO DRY. EACH LIFT SHALL BE THOROUGHLY MIXED BEFORE COMPACTION TO ENSURE A UNIFORM DISTRIBUTION OF MOISTURE.

GRADING (CONTINUED)

2. 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.
3. NO ORGANIC MATERIAL SHALL BE PLACED IN ANY FILL. NO TREES SHALL BE REMOVED OUTSIDE OF CUT, FILL OR ROADWAY AREAS.
4. THE UPPER 6" OF SUBGRADE BELOW DRIVEWAY ACCESS ROAD OR PARKING AREA SHALL BE COMPACTED PER GEOTECHNICAL REPORT.
5. MAXIMUM CUT SLOPE SHALL BE 2 HORIZONTAL TO 1 VERTICAL. MAXIMUM FILL SLOPE SHALL 2 HORIZONTAL TO 1 VERTICAL.

ESTIMATED VOLUME OF CUT	184	CUBIC YARDS
FILL	520	CUBIC YARDS
MAXIMUM DEPTH OF CUT	1.3	FEET
FILL	5.9	FEET

NOTE: FILL VOLUMES INCLUDE 10% SHRINKAGE.

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

6. NOTIFY SOILS ENGINEER TWO (2) DAYS PRIOR TO COMMENCEMENT OF ANY GRADING WORK TO COORDINATE THE WORK IN THE FIELD.
7. ALL MATERIALS FOR FILL SHOULD BE APPROVED BY THE SOILS ENGINEER BEFORE IT IS BROUGHT TO THE SITE.
8. THE UPPER 6" OF THE SUBGRADE SOIL SHALL BE SCARIFIED, MOISTURE CONDITIONED AND COMPACTED PER GEOTECHNICAL REPORT.
9. ALL AGGREGATE BASE MATERIAL SHALL BE COMPACTED PER GEOTECHNICAL REPORT.
10. 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.
11. 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.

AIR QUALITY, LANDSCAPING AND EROSION CONTROL

1. WATER ALL ACTIVE CONSTRUCTION AREAS AT LEAST TWICE DAILY.
2. COVER ALL TRUCKS HAULING SOIL, SAND, AND OTHER LOOSE MATERIALS OR REQUIRE ALL TRUCKS TO MAINTAIN AT LEAST TWO FEET OF FREEBOARD.
3. PAVE, APPLY WATER THREE TIMES DAILY, OR APPLY (NON-TOXIC) SOIL STABILIZERS ON ALL UNPAVED ACCESS ROADS, PARKING AREAS AND STAGING AREAS AT CONSTRUCTION SITES.
4. SWEEP DAILY (WITH WATER SWEEPERS) ALL PAVED ACCESS ROADS, PARKING AREAS AND STAGING AREAS AT CONSTRUCTION SITES. THE USE OF DRY POWDER SWEEPING IS PROHIBITED.
5. SWEEP STREETS DAILY (WITH WATER SWEEPERS) IF VISIBLE SOIL MATERIAL IS CARRIED ONTO ADJACENT PUBLIC STREETS. THE USE OF DRY POWDER SWEEPING IS PROHIBITED.
6. ALL CONSTRUCTION VEHICLES, EQUIPMENT AND DELIVERY TRUCKS SHALL HAVE A MAXIMUM IDLING TIME OF 5 MINUTES (AS REQUIRED BY THE CALIFORNIA AIRBORNE TOXIC CONTROL MEASURE TITLE 13, SECTION 2485 OF CALIFORNIA CODE OF REGULATIONS (CCR)). ENGINES SHALL BE SHUT OFF IF CONSTRUCTION REQUIRES LONGER IDLING TIME UNLESS NECESSARY FOR PROPER OPERATION OF THE VEHICLE.
7. ALL VEHICLE SPEEDS ON UNPAVED ROADS SHALL BE LIMITED TO 15 MILES PER HOUR.
8. ALL CONSTRUCTION EQUIPMENT SHALL BE MAINTAINED AND PROPERLY TUNED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. ALL EQUIPMENT SHALL BE CHECKED BY A CERTIFIED MECHANIC AND DETERMINED TO BE RUNNING IN PROPER CONDITION PRIOR TO OPERATION.
9. POST A SIGN THAT IS AT LEAST 32 SQUARE FEET MINIMUM 2 INCHES LETTER HEIGHT VISIBLE NEAR THE ENTRANCE OF CONSTRUCTION SITE THAT IDENTIFIES THE FOLLOWING REQUIREMENTS. OBTAIN ENCROACHMENT PERMIT FOR SIGN FROM ROADS DEPARTMENT OR OTHER APPLICABLE AGENCY IF REQUIRED.
   A. 15 MILES PER HOUR (MPH) SPEED LIMIT
   B. 5 MINUTES MAXIMUM IDLING TIME OF VEHICLES
   C. TELEPHONE NUMBER TO CONTACT THE BAY AREA AIR QUALITY MANAGEMENT DISTRICT REGARDING DUST COMPLAINTS. NOTE PHONE NUMBER OF THE BAY AREA AIR QUALITY MANAGEMENT DISTRICT AIR POLLUTION COMPLAIN HOTLINE OF 1-800-334-6367.
10. ALL FILL SLOPES SHALL BE COMPACTED AND LEFT IN A SMOOTH AND FIRM CONDITION CAPABLE OF WITHSTANDING WEATHERING.
11. ALL EXPOSED DISTURBED AREAS SHALL BE SEEDED WITH BROME SEED SPREAD AT THE RATE OF 5 LB. PER 1000 SQUARE FEET (OR APPROVED EQUAL). SEEDING AND WATERING SHALL BE MAINTAINED AS REQUIRED TO ENSURE GROWTH.
12. ALL DITCHES SHALL BE LINED PER COUNTY STANDARD SD8.
13. ALL STORM DRAINAGE STRUCTURES SHALL BE INSTALLED WITH EFFECTIVE ENTRANCE & OUTFALL EROSION CONTROLS E.G. SACKED CONCRETE RIP-RAP. ENERGY DISSIPATERS SHALL BE INSTALLED AT ALL DITCH OUTFALLS. WHERE OUTFALLS ARE NOT INTO AN EXISTING CREEK OR WATER COURSE, RUNOFF SHALL BE RELEASED TO SHEET FLOW.
14. 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 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 THE REMOVAL OF ADDITIONAL TREES HAS BEEN PERMITTED.
15. PRIOR TO GRADING COMPLETION AND RELEASE OF THE BOND, ALL GRADED AREAS SHALL BE RESEEDED IN CONFORMANCE WITH THE COUNTY GRADING ORDINANCE TO MINIMIZE THE VISUAL IMPACTS OF THE GRADE SLOPES AND REDUCE THE POTENTIAL FOR EROSION OF THE SUBJECT SITE.
16. 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.
17. THE OWNER SHALL PREPARE AND PRESENT A WINTERIZATION REPORT TO THE COUNTY INSPECTOR FOR REVIEW PRIOR TO OCTOBER 15TH OF EVERY YEAR.

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. 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.

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.

STREET LIGHTING

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

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.

AS-BUILT PLANS STATEMENT

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

DATE __________ __________
SIGNATURE

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

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

CONSTRUCTION / ENCROACHMENT / GRADING PERMIT

PERMIT(S) NO.: __________

FILE(S) NO.: __________

ISSUED BY: __________ DATE: __________
LAND DEVELOPMENT ENGINEERING & SURVEYING
DEVELOPMENT SERVICES OFFICE
COUNTY OF SANTA CLARA

SCOPE OF WORK

- GRADING AND DRAINAGE FOR NEW BUILDING

NOTE:

"A construction observation letter from the responsible Geotechnical Engineer detailing construction observations and certifying that the work was done in accordance with the recommendations in the Geotechnical report shall be submitted and reviewed by County Land Development Engineering and the County Geologist prior to grading completion and release of bond."

- "Prior to grading completion and release of bond, all graded areas shall be reseeded in conformance with the County Grading Ordinance to minimize the visual impacts of the graded slopes and reduce the potential for erosion on the subject site."

SURVEY MAP DISCLAIMER NOTE:

SMP ENGINEERS ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE TOPOGRAPHIC SURVEYING DEPICTED ON THIS PLAN SET. TOPOGRAPHIC SURVEYING MAP WAS PREPARED BY OTHERS AND FURNISHED TO SMP ENGINEERS BY THE OWNER.

GRADING & DRAINAGE PLAN
20695 VIEW OAKS WAY, SAN JOSE, CA 95120

PROJECT NOTES:

1. NOTIFY SOILS ENGINEER TWO (2) DAYS PRIOR TO COMMENCEMENT OF ANY GRADING WORK TO COORDINATE THE WORK IN THE FIELD
2. ALL MATERIALS FOR FILL SHOULD BE APPROVED BY THE SOILS ENGINEER BEFORE IT IS BROUGHT TO THE SITE.
3. THESE PLANS ARE FOR THE WORK DESCRIBED IN THE SCOPE OF WORK ONLY.
4. 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.
5. PRIOR TO GRADING COMPLETION AND RELEASE OF BOND, ALL GRADED AREAS SHALL BE RESEEDED 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.
6. ALL EXCESS MATERIAL MUST BE OFF HAULED TO A COUNTY APPROVED DUMPSITE.
7. THE WATER & SANITARY SEWER UTILITIES SHOWN ON THESE PLANS ARE NOT PART OF THIS GRADING PERMIT AND ARE SHOWN FOR REFERENCE ONLY.
8. All excavation within the foundation and basement shown in this building permit is exempt from a grading permit only if the spoils of the excavation are exported from the site and taken to a County approved dump facility. Trucking manifests must be provided to the building inspector prior to foundation clearance.

UTILITIES NOTE :

NO NEW REPLACEMENT AND/OR UTILITY UPGRADES ARE REQUIRED/ ANTICIPATED. IF DURING CONSTRUCTION IT IS DISCOVERED THAT NEW, REPLACEMENT AND/OR UTILITY UPGRADES ARE REQUIRED, THEN THE OWNER, OWNER'S CONTRACTOR AND/OR THE SPECIFIC UTILITY COMPANY SHALL APPLY AND OBTAIN A SEPARATE ENCROACHMENT PERMIT FOR SAID WORK WITHIN THE LIMITS OF THE ROW FROM ROADS AND AIRPORTS.

NOTES:

1- NO IMPROVEMENT IN THE STREET.

2- NO TREES ARE TO BE REMOVED IN THE ROW.

ROADWAYS MAINTENANCE:

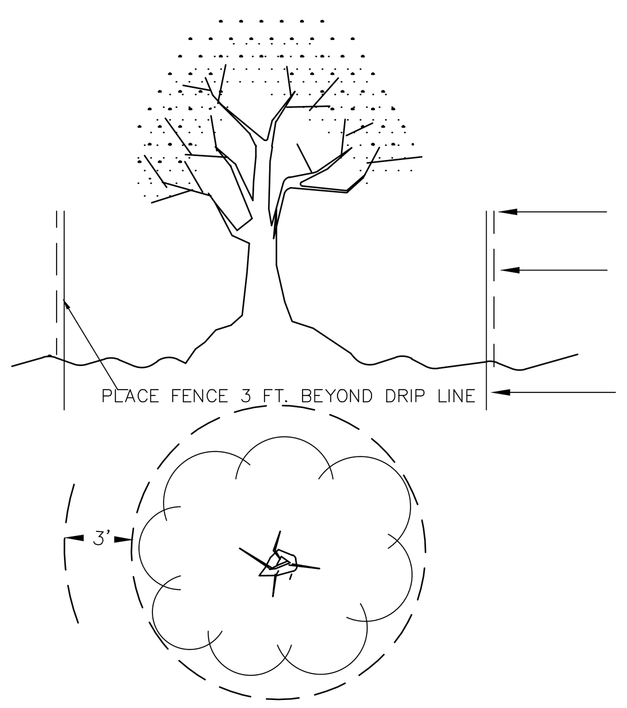
ROADWAYS DESIGNATED AS NOT COUNTY MAINTAINED ROADS AS SHOWN UPON THIS PLAN WILL NOT ELIGIBLE FOR COUNTY MAINTENANCE UNTIL THE ROADWAYS ARE IMPROVED (AT NO COST TO THE COUNTY) TO PUBLIC MAINTENANCE ROAD STANDARDS APPROVED BY THE BOARD OF SUPERVISIONS AND IN EFFECT AT SUCH TIME THAT THE ROADWAYS ARE CONSIDERED FOR ACCEPTANCE INTO THE COUNTY'S ROAD SYSTEM.

CONSTRUCTION / ENCROACHMENT / GRADING PERMIT

PERMIT(S) NO.: __________

FILE(S) NO.: __________

ISSUED BY: __________ DATE: __________
LAND DEVELOPMENT ENGINEERING & SURVEYING
DEVELOPMENT SERVICES OFFICE
COUNTY OF SANTA CLARA



TYPICAL TREE PROTECTION DETAIL

TREE PROTECTION NOTES:

1. THE DEVELOPER SHALL INSTALL THE "TREE PROTECTION" DEVICES PRIOR TO THE START OF GRADING OR CLEARING WORK.
2. THE COUNTY RESERVES THE RIGHT TO ISSUE A "STOP WORK" NOTICE IF THE "TREE PROTECTION" DEVICES ARE NOT MAINTAINED PROPERLY.
3. SEE THE PROJECT GRADING PLAN FOR SPECIFIC TREES THAT REQUIRE PROTECTION. ALL SPECIMEN TREES REQUIRE PROTECTION UNLESS OTHERWISE NOTED.
4. NO EXCAVATIONS WITHIN "THE TREE PROTECTION AREA" ARE ALLOWED UNLESS UNDER THE SUPERVISION OF A TREE SERVICE COMPANY.
5. ANY FILLING WITHIN THE "TREE PROTECTION AREA" SHALL BE DONE IN ACCORDANCE WITH A DETAILED IMPROVEMENT PLAN APPROVED BY THE COUNTY.
6. NO TRIMMING, CUTTING NOR PRUNING OF DESIGNATED TREES CAN OCCUR WITHOUT A REGISTERED TREE SERVICE COMPANY.
7. APPROVED WOOD CONSTRUCTION IS AN ACCEPTABLE SUBSTITUTE FOR THE CHAIN LINK FENCING.

Improvement Plan Construction Notes:

1. 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. retaining walls, driveway approaches, temporary construction entrances, fences, landscaping, tree removal, storm drainage improvements, all utility operations (relocations, replacements, abandonments, temporary facilities, and/or new facilities for cable, electric, gas, sewer, water), etc.

Monument Preservation Construction Note:

1. In accordance with the California Professional Land Surveyors? Act (Business and Professions Code) Chapter 15 Sections 8771 and 8725.1, California Penal Code 605, and California Government Code 27581, the Owner, Contractor, and/or any person performing construction activities that will or may disturb an existing roadway/ street monument, corner stake, or any other permanent surveyed monument and/or as shown on the plan sheet shall ensure that a Corner Record and/or Record of Survey are filed with the County Surveyor Office prior to disturbing said monuments. All disturbed or destroyed monuments shall be reset and filed in compliance with Section 8771.

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		PROPERTY LINE
F	F	FILL AREA LIMIT
C	C	CUT AREA LIMIT
102	102	CONTOUR
W	W	WATER LINE
SD	SD	STORM DRAIN PIPE (SOLID)
SS	SS	SANITARY SEWER PIPE
SUD	SUD	SUBDRAIN PIPE (PERFORATED)
OH e,T,TV	OH e,T,TV	OVERHEAD UTILITIES WITH POLE
G	G	GAS LINE
E	E	ELECTRIC LINE (UNDERGROUND)
JT	JT	JOINT TRENCH
SLV	SLV	STREET LIGHT VAULT
SSCO	SSCO	SANITARY SEWER CLEANOUT
		SANITARY SEWER MANHOLE
		STORM DRAIN MANHOLE
		SURVEY CITY MONUMENT
		ELECTROLIER
WM	WM	WATER METER
		TREE WITH TRUNK
		6' WOODEN FENCE
x102.23	102.23	SPOT ELEVATION
		TREE PROTECTION FENCE 5' TALL CHAIN LINK
		EARTHSWALE
		CONCRETE SWALE
		AREA DRAIN/ INLET
		OVERLAND RELEASE PATH
		GRADE TO DRAIN, 2% MIN. AWAY FROM HOUSE 1% MIN. FROM PROPERTY LINE TO SWALE
		(E) TREE TO BE REMOVE
		DOWN-SPOUT
		POP-UP EMITTER
		STABILIZED CONSTRUCTION ENTRANCE

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

COUNTY OF SANTA CLARA
DSO – LAND DEVELOPMENT ENGINEERING AND SURVEYING

CONSTRUCTION PERMIT NO. __________

ISSUED BY __________ DATE __________

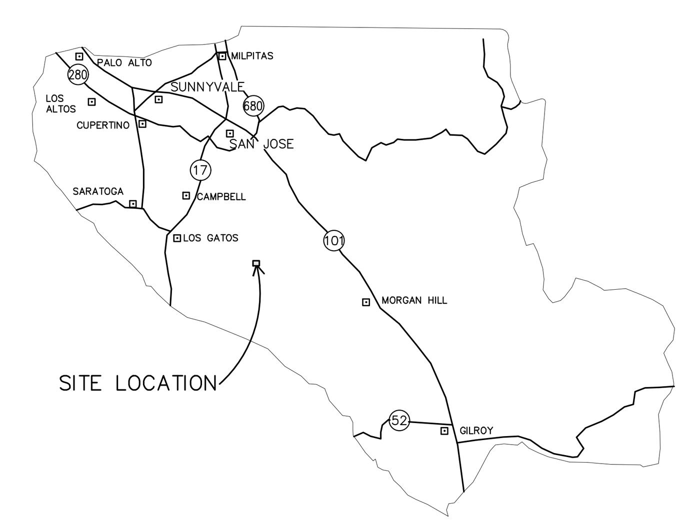
ABBREVIATIONS

	DESCRIPTION		DESCRIPTION
AB	AGGREGATE BASE (CLASS AS NOTED)	LIP	LIP OF GUTTER
AC	ASPHALT CONCRETE	LP	LOW POINT
AD	AREA DRAIN	MON	MONUMENT
BC	BACK OF CURB	(N)	NEW
BFP	BACK FLOW PREVENTOR	OG	ORIGINAL GROUND
BW	BOTTOM OF WALL	PB	PULL BOX
BW	BACK OF WALK	PGEV	PG&E VAULT
C&G	CURB AND GUTTER	PL,P/L	PROPERTY LINE
CFF	GARAGE FINISH FLOOR (BACK)	PP	POWER POLE
CL,C/L	CENTERLINE	PPP	PLASTIC PERFORATED PIPE
CLSW	CENTERLINE SWALE	PSE	PUBLIC SERVICE EASEMENT
CO	CLEANOUT	PVC	POLYVINYL CHLORIDE
CP	CONTROL POINT	R/W	RIGHT OF WAY
DWY	DRIVEWAY	RCP	REINFORCED CONCRETE PIPE
DI	DROP INLET	SD	STORM DRAIN
DTL	DETAIL	SDMH	STORM DRAIN MANHOLE
ELCT	ELECTRIC	STD	STANDARD
EP	EDGE OF PAVEMENT ELEVATION	SS	SANITARY SEWER
EUC	EUCALYPTUS TREE	SSMH	SANITARY SEWER MANHOLE
(E),EX	EXISTING	SW	SIDEWALK
FF	FINISH FLOOR	TC	TOP OF CURB
FG	FINISH GRADE	TF	TOP OF FOUNDATION
FH	FIRE HYDRANT	TOS	TOP OF SLAB
FL	FLOWLINE	TW	TOP OF WALL
FNC	FENCE	TOD	TOP OF DECK
FOC	FACE OF CURB	(TYP)	TYPICAL
GB	GRADE BREAK	USS	UNDERGROUND SANITARY SEWER
GFF	GARAGE FINISH FLOOR (FRONT)	UE	UTILITY EASEMENT
GUY	GUY WIRE	UT	UNDERGROUND TELEPHONE
HP	HIGH POINT	UW	UNDERGROUND WATER
IP	IRON PIPE	VCP	VITRIFIED CLAY PIPE
INV	INVERT	WL	WHITE LINE STRIPE
JP	JOINT POLE	WLK	WALKWAY
JB	JUNCTION BOX (UTILITY)	WM	WATER METER
		WV	WATER VALVE

NOTICE TO CONTRACTORS

CONTRACTOR TO NOTIFY U.S.A. (UNDERGROUND SERVICE ALERT) AT 800-227-2600 A MINIMUM OF 2 WORKING DAYS BEFORE BEGINNING UNDERGROUND WORK FOR VERIFICATION OF THE LOCATION AND DEPTH OF UNDERGROUND UTILITIES.

1-800-227-2600 CALL BEFORE YOU DIG USA UNDERGROUND SERVICE ALERT 1-800-227-2600



COUNTY LOCATION MAP

ENGINEER'S STATEMENT

I hereby state that these plans are prepared by me or under my supervision.

Date __________ __________ Signature __________ R.C.E. No.

__________ Expiration Date

COUNTY ENGINEER'S NOTE

Issuance of a permit authorizing construction does not release the Developer, permittee or Engineer from responsibility for the correction of errors or omissions contained in the plans. If, during the course of construction, the public interest requires a modification of (or departure from) the specifications or 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 __________ __________

SHEET INDEX

C-1	COVER SHEET, NOTES
C-2	SITE PLAN
C-3	GRADING PLAN
C-4	GRADING PLAN
C-5	DETIALS
C-6	DETIALS
C-7	EROSION AND SEDIMENT CONTROL PLAN
C-8	EROSION AND SEDIMENT DETAILS AND NOTES
C-9	BEST MANAGEMENT PRACTICES -1
C-10	BEST MANAGEMENT PRACTICES -2

Revision 1	*Date*	*Co. File*
Revision 2	*Date*	
Revision 3	*Date*	

SMP ENGINEERS
CIVIL ENGINEERS–LAND SURVEYORS
1534 Carob Lane Los Altos, CA 94024
Tel. (650) 941-8055 Fax (650) 941-8755

REVISIONS:

GRADING AND DRAINAGE PLAN
COVER SHEET, NOTES

Scale: NTS
Prepared by: S.S.
Checked by: S.R.
Date: 04/01/2025
SMP JOB #: 224142

REGISTERED PROFESSIONAL ENGINEER SAEID RAZAVI No. C52724 CIVIL STATE OF CALIFORNIA

COUNTY OF SANTA CLARA
GRADING & DRAINAGE PLAN
20695 VIEW OAKS WAY, SAN JOSE, CA 95120

Sheet: C-1
1 OF 10

APPLICANT:

COUNTY ROAD: VIEW OAKS WAY

COUNTY FILE NO. : XXXXXX



SMP ENGINEERS CIVIL ENGINEERS—LAND SURVEYORS 1534 Carob Lane Los Altos, CA 94024 Tel. (650) 941-8055 Fax (650) 941-8755	REVISIONS:	GRADING AND DRAINAGE PLAN GRADING AND DRAINAGE	Scale: 1"=10' Prepared by: S.S. Checked by: S.R. Date: 04/01/2025 SMP JOB #: 224142	REGISTERED PROFESSIONAL ENGINEER No. C52724 CIVIL STATE OF CALIFORNIA	COUNTY OF SANTA CLARA GRADING & DRAINAGE PLAN 20695 VIEW OAKS WAY, SAN JOSE, CA 95120	Sheet: C-2 2 OF 10

APPLICANT: COUNTY ROAD: VIEW OAKS WAY COUNTY FILE NO. : XXXXXX

N89° 12' 21"E
402.76

GARAGE
1%

FF 419.50
FF 423.00
FF 423.58
FF 421.83
FF 420.08
FF 421.00
FF 417.17

WOODED DECK
GRADING UNDER DECK IS AS NATURAL GRADE

POOL BY OTHERS

INLET (24" CORRUGATED PLASTIC PIPE)
PUNCH TO 60" HDPE (PER DETAIL)
TG 409.00
INV 2X 6" PVC (IN) 407.50 (FROM INLET)
INV 60" HDPE 402.00

DETENTION PIPE,
16' LF 60" PERFORATED
PIPE NO SLOPE

(TYP) INDICATES DOWNSPOUT TO SPLASH BLOCK
LOCATIONS ARE CONCEPTUAL, VERIFY WITH ROOF PLAN

INLET/ DRYWELL
TG 417.50
INV 4" PPP (IN) 416.50
INV 4" PVC (OUT) 415.50
INV INLET 415.00

V-DITCH
W/ ROCK ENERGY
DISSIPATOR

2" CONC. V-DITCH

HP SWALE
FL 410.00

HP V-DITCH
FL 428.90

HP SUBDRAIN
INV 428.00

HP SUBDRAIN
INV 422.00

EARTH SWALE @ 2%

SHEET FLOW

DAYLIGHT
FL 413.95

SDCO INV 412.00

SDCO INV 416.90

6" PVC @ MIN 2%

4" PPP @ 1% WITH CLEANOUT AT CORNERS (TYP)

CHANNEL DRAIN
SLOPE @ INV 1%

INV 419.50

INV 419.10
INV 6 " PVC (OUT) 418.00

INV 421.30
INV 6 " PVC (OUT) 420.00

INV 419.00

INV 417.00

INV 422.50

INV 424.50

INV 425.50

INV 426.00

INV 422.00

INLET/ DRYWELL
TG 422.00
INV 6" PVC (IN) 419.50
INV 6" PPP (IN) 419.50
INV 6" PVC (OUT) 418.00
INV INLET 416.50

INLET/ DRYWELL
TG 420.00
INV 4" PPP (IN) 419.50
INV 6" PVC (OUT) 417.00
INV INLET 413.50

TG 419.90
INV 417.75

TG 419.90
INV 417.50

TG 419.90
INV 417.20

TG 419.80
INV 418.00

TOD 419.25
TOD 417.17

TOS 421.26
TOS 421.00
TOS 420.56

FG 417.20
FG 418.20
FG 419.50
FG 420.50
FG 420.50
FG 421.00
FG 421.50
FG 421.50
FG 422.10
FG 422.20
FG 422.20
FG 420.83

TOS 422.72
TOS 422.00
TOS 421.92
TOS 422.50
TOS 422.75
TOS 422.54
TOS 421.58

TW 419.25
BW 412.00
TW 419.25
BW 411.50
TW 419.25
BW 413.50
TW 421.58
BW 444.00
TW 421.58
BW 416.00
TW 419.58
BW 415.00
TW 422.50
BW 420.00
TW 423.50
BW 420.00
TW 420.50
BW 420.00
TW 420.50
BW 420.00

AD
TG 421.30
INV 418.10
AD
TG 421.40
INV 418.30
AD
TG 421.50
INV 418.50
AD
TG 421.50
INV 418.00
AD
TG 419.53
INV 416.00

LP SUBDRAIN
INV 411.00
LP SUBDRAIN
INV 411.50
LP SUBDRAIN
INV 417.00
LP SUBDRAIN
INV 413.00
HD SUBDRAIN
INV 415.50

DAYLIGHT
FL 410.50
DAYLIGHT
FL 416.00
DAYLIGHT
FL 411.00

FG IS NATURAL GRADE
TOD 419.25
TOD 417.17

DWY 421.00
TW 422.00
BW 421.00
DWY 419.88
TW 422.50
BW 419.88
DWY 420.56
TW 424.00
BW 420.56
DWY 421.56
TW 425.25
BW 421.56
DWY 422.00
TW 426.00
BW 422.00
DWY 422.56
TW 426.50
BW 422.56
DWY 423.36
TW 427.00
BW 423.36
DWY 425.00
TW 427.50
BW 425.00
DWY 427.00
TW 428.50
BW 427.00
DWY 429.00
TW 429.50
BW 429.00
DWY 423.36
DWY 423.36
DWY 423.36

DWY 431.00
DWY 433.00
DWY 435.00
DWY 437.00
DWY 439.00
(E)DWY 440.50
(E)DWY 439.50

14.5%
5%
2%

CONCRETE WALL
ASPHALT DRIVEWAY
CONC CURB
DRIVEWAY EAS
DOC. NO. 242
LOT
TRA
260

GRAPHIC SCALE
10 0 5 10 20 40
1"=10'

MATCH LINE

SMP ENGINEERS CIVIL ENGINEERS—LAND SURVEYORS 1534 Carob Lane Los Altos, CA 94024 Tel. (650) 941-8055 Fax (650) 941-8755	REVISIONS:	GRADING AND DRAINAGE PLAN GRADING AND DRAINAGE	Scale: 1"=10' Prepared by: S.S. Checked by: S.R. Date: 04/01/2025 SMP JOB #: 224142	COUNTY OF SANTA CLARA GRADING & DRAINAGE PLAN 20695 VIEW OAKS WAY, SAN JOSE, CA 95120	Sheet: C-3 3 OF 10

APPLICANT: COUNTY ROAD: VIEW OAKS WAY COUNTY FILE NO. : XXXXXX

MATCH LINE

N48° 48' 08"W 78.08

N07° 07' 50"W 151.65

S20° 08' 53"W 407.92

170.00
N90° 00' 00"W

GRAPHIC SCALE
10 0 5 10 20 40
1"=10'

ZONE 1

45.0'

23.3'

58.3'

(N) D-BOX
WI/ACCESS TO
SURFACE

HP SWALE
FL 409.50

DAYLIGHT
FL 412.50

EARTH SWALE @ 1%

DETENTION PIPE,
16' LF 60" PERFORATED
PIPE NO SLOPE

INLET (24" CORRUGATED PLASTIC PIPE)
PUNCH TO 60" HDPE (PER DETAIL)
TG 409.00
INV 2X 6" PVC (IN) 408.00 (FROM INLET)
INV 60" HDPE 402.00

EARTH SWALE @ 2%

HP SWALE
FL 410.00

15' S.D.E.

15' S.D.E.

CONTOURS ARE
APPROXIMATE IN
THIS AREA

CHAIN LINK FENCE

(2)36" OAK

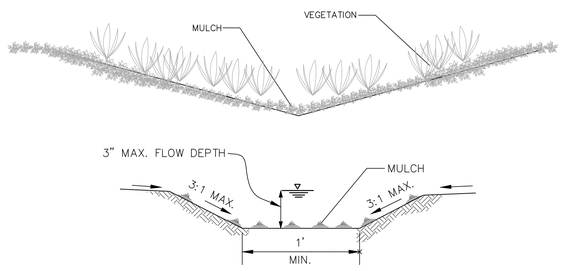
18"24" OAK

10"ALMOND 10"OAK

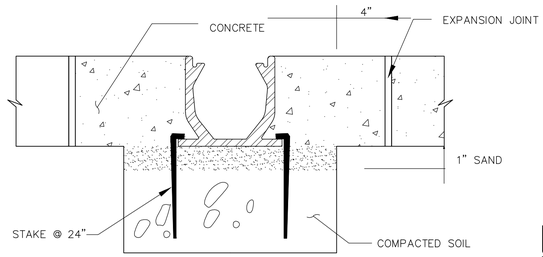
14" OAK 14" OAK

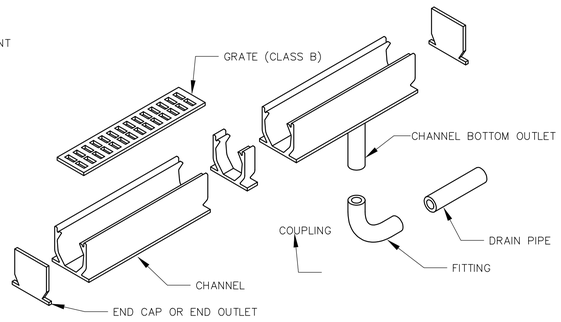
SMP ENGINEERS CIVIL ENGINEERS—LAND SURVEYORS 1534 Carob Lane Los Altos, CA 94024 Tel. (650) 941-8055 Fax (650) 941-8755	REVISIONS:	GRADING AND DRAINAGE PLAN GRADING AND DRAINAGE	Scale: 1"=10' Prepared by: S.S. Checked by: S.R. Date: 04/01/2025 SMP JOB #: 224142	REGISTERED PROFESSIONAL ENGINEER No. C62724 CIVIL CALIFORNIA	COUNTY OF SANTA CLARA GRADING & DRAINAGE PLAN 20695 VIEW OAKS WAY, SAN JOSE, CA 95120	Sheet: C-4 4 OF 10

APPLICANT: COUNTY ROAD: VIEW OAKS WAY COUNTY FILE NO. : XXXXXX

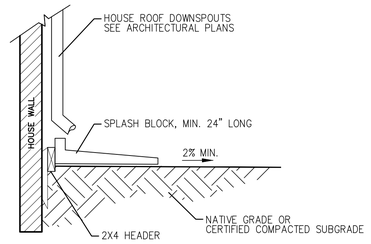


EARTH SWALE DETAIL
N.T.S.

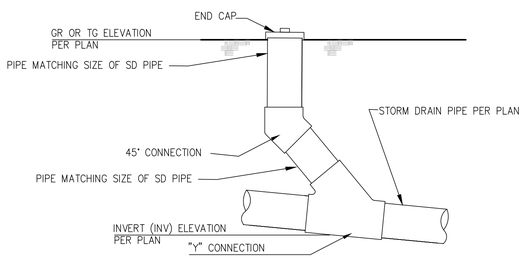




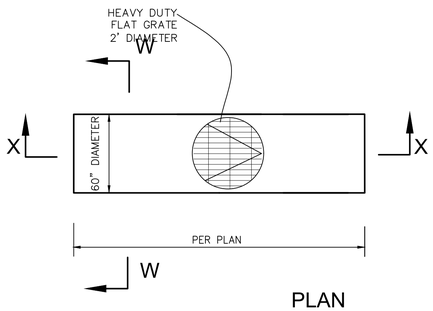
CHANNEL DRAIN TYPICAL DETAIL
N.T.S.



ROOF DOWNSPOUT/SPLASH BLOCK
N.T.S.

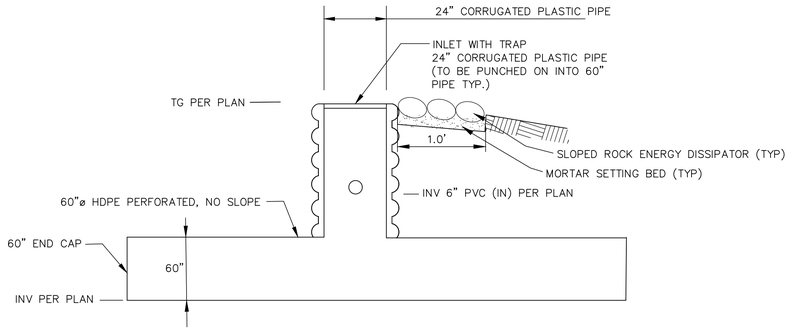


ELEVATION VIEW

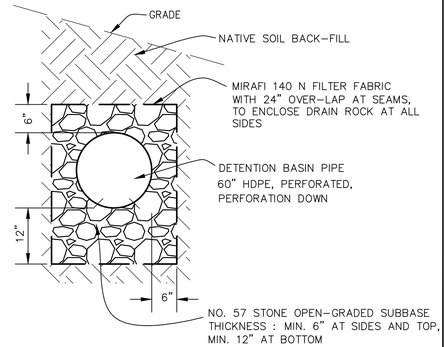


PLAN

STORM DRAIN CLEANOUT DETAIL
N.T.S



SECTION X-X



SECTION W-W

STORM DRAIN INLET & DETENTION BASIN
N.T.S.

SMP ENGINEERS
CIVIL ENGINEERS–LAND SURVEYORS
1534 Carob Lane Los Altos, CA 94024
Tel. (650) 941–8055 Fax (650) 941–8755

REVISIONS:

GRADING AND DRAINAGE PLAN
DETAILS

Scale: NTS
Prepared by: S.S.
Checked by: S.R.
Date: 04/01/2025
SMP JOB #: 224142

REGISTERED PROFESSIONAL ENGINEER — SAJJAD RAZZAQI — No. C92704 — CIVIL — STATE OF CALIFORNIA

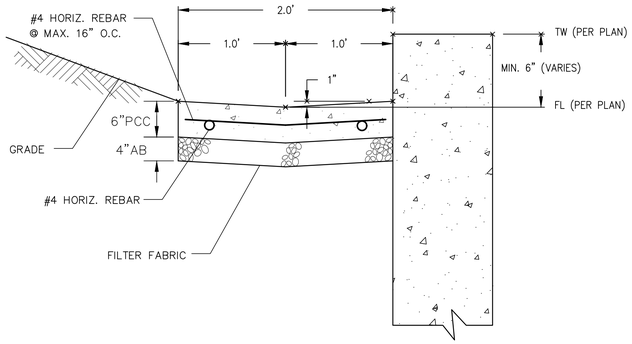
COUNTY OF SANTA CLARA
GRADING & DRAINAGE PLAN
20695 VIEW OAKS WAY, SAN JOSE, CA 95120

Sheet: C-5
5 OF 10

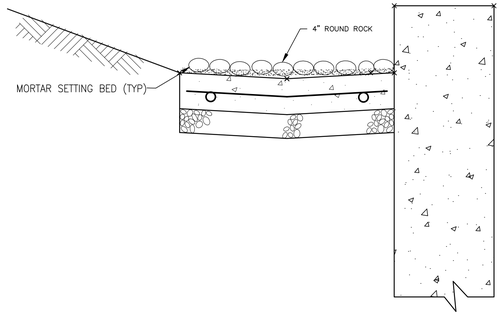
APPLICANT:

COUNTY ROAD: VIEW OAKS WAY

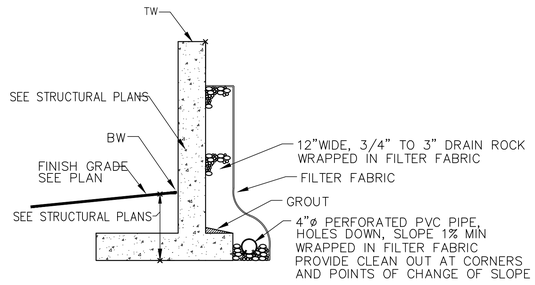
COUNTY FILE NO. : XXXXXX



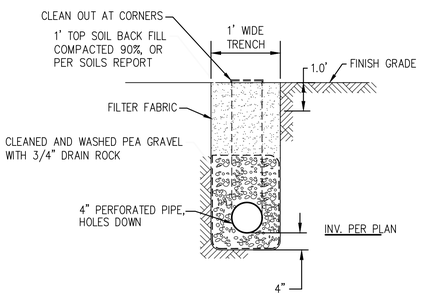
RETAINING WALL V-DITCH
N.T.S.



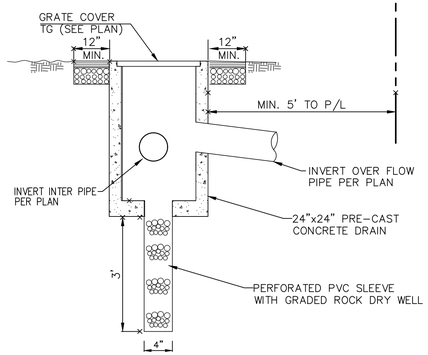
ROCK ENERGY DISSIPATOR DETAIL
N.T.S.



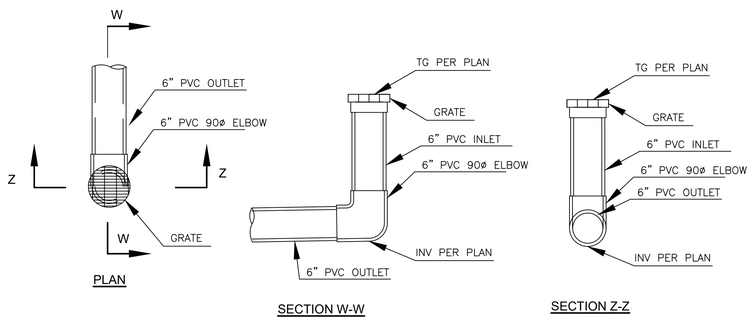
CONCEPTUAL RETAINING WALL SUBDRAIN DETAIL
FOR MORE DETAIL SEE STRUCTURAL PLANS
N.T.S.



SUBDRAIN TRENCH DETAIL
N.T.S



INLET WITH DRY WELL
N.T.S



STORM DRAIN AREA DRAIN
N.T.S

SMP ENGINEERS
CIVIL ENGINEERS—LAND SURVEYORS
1534 Carob Lane Los Altos, CA 94024
Tel. (650) 941-8055 Fax (650) 941-8755

REVISIONS:

GRADING AND DRAINAGE PLAN
DETAILS

Scale: NTS
Prepared by: S.S.
Checked by: S.R.
Date: 04/01/2025
SMP JOB #: 224142

COUNTY OF SANTA CLARA
GRADING & DRAINAGE PLAN
20695 VIEW OAKS WAY, SAN JOSE, CA 95120

Sheet: C-6
6 OF 10

APPLICANT:

COUNTY ROAD: VIEW OAKS WAY

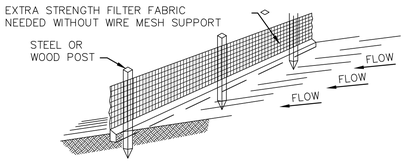
COUNTY FILE NO. : XXXXXX

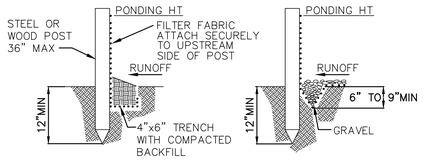
N89° 12' 21"E
408.76
STABILIZED CONSTRUCTION ENTRANCE
MIN. 50' LONG X MIN. 20' WIDE
CONCRETE WASHOUT AREA
S89° 12' 21"W
160.00
S1° 00' 00"E
36.49
DRIVEWAY EASEMENT
DOC. NO. 24209111
10' P.U.E.
LOT 13
TRACT NO. 4753
260 M 51
VIEW OAKS WAY
R/W 60'
CONCRETE DRIVEWAY
FD 3/4" IP IN MON
N1° 06' 00"W
270.00
N89° 58' 00"W
799.85
N45° 45' 03"W
79.99
INSTALL SILT FENCE DOWNHILL OF GRADING AREA
TREE PROTECTION FENCING (TYP.)
S20° 08' 55"W
469.82
N1° 00' 00"E
191.00
15' S.D.E.
CONTOURS ARE APPROXIMATE IN THIS AREA
N90° 00' 00"W
170.00
CHAIN LINK FENCE
WIRE FENCE
END WOOD FENCE
TOP OF CONCRETE WALL
CONC CURB
FIRE HYDRANT
GRAPHIC SCALE
20 0 10 20 40 80
1"=20'

SMP ENGINEERS CIVIL ENGINEERS—LAND SURVEYORS 1534 Carob Lane Los Altos, CA 94024 Tel. (650) 941-8055 Fax (650) 941-8755	REVISIONS:	GRADING AND DRAINAGE PLAN EROSION CONTROL PLAN	Scale: AS NOTED Prepared by: S.S. Checked by: S.R. Date: 04/01/2025 SMP JOB #: 224142	REGISTERED PROFESSIONAL ENGINEER SAEED RAZZAZI No. C52724 CIVIL STATE OF CALIFORNIA	COUNTY OF SANTA CLARA GRADING & DRAINAGE PLAN 20695 VIEW OAKS WAY, SAN JOSE, CA 95120	Sheet: C-7 7 OF 10

APPLICANT: COUNTY ROAD: VIEW OAKS WAY COUNTY FILE NO. : XXXXXX

SILT FENCE

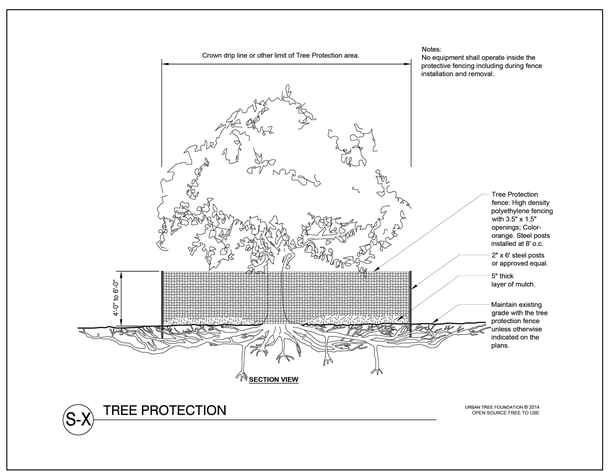




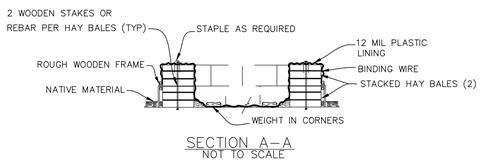
STANDARD DETAIL — TRENCH WITH NATIVE BACKFILL

ALTERNATE DETAIL — TRENCH WITH GRAVEL

Slit fence Maintenance:
- Slit fence and filter barriers shall be inspected during and immediately after each rainfall, and at least daily during prolonged rainfall. Any required repairs shall be made immediately.
- Should the fabric on a slit fence or filter barrier decompose or become ineffective during the time the fence or barrier is still necessary, the fabric shall be replaced promptly.
- Sediment deposits shall be removed when deposits reach approximately one– third the height of the barrier.
- Any sediment deposits remaining in place after the slit fence or filter barrier is no longer required shall be dressed to conform with the existing grade, prepared, and seeded.
- Silt buildups must be removed when bulges develop in the fence regardless of depth of deposition.



S-X TREE PROTECTION

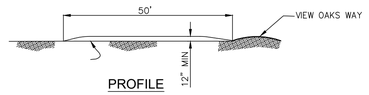


SECTION A–A
NOT TO SCALE

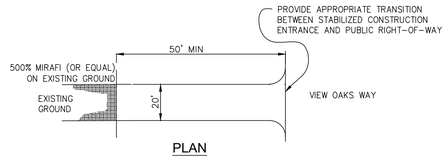
CONCRETE WASHOUT AREA
N.T.S.

NOTE

FOR STABALIZED TRANSITION POINT
USE 3"–6" AGGREGATE OVER GEOTEXTILE FABRIC



PROFILE



PLAN

Maintenance

- The entrance shall be maintained in a condition that will prevent tracking or flowing sediment onto public rights–of–way. This may require periodic top dressing with additional stone as conditions demand, and repair and/or clean out any measures used to trap sediment.
- All sediment spilled, dropped, washed, or tracked onto public rights–of–way shall be removed immediately.
- When necessary, wheels shall be cleaned to remove sediment prior to entrance onto public rights–of–way. This shall be done at an area stabilized with crushed stone, which drains into an approved sediment trap or sediment basin.

STABILIZED CONSTRUCTION ENTRANCE
(TO BE MAINTAINED)

NOTES

PERFORM CLEARING AND EARTH-MOVING ACTIVITIES ONLY DURING DRY WEATHER. MEASURES TO ENSURE ADEQUATE EROSION AND SEDIMENT CONTROL SHALL BE INSTALLED PRIOR TO EARTH-MOVING ACTIVITIES AND CONSTRUCTION.

MEASURES TO ENSURE ADEQUATE EROSION AND SEDIMENT CONTROL ARE REQUIRED YEAR-ROUND. STABILIZE ALL DENUDED AREAS AND MAINTAIN EROSION CONTROL MEASURES CONTINUOUSLY BETWEEN OCTOBER 1 AND APRIL 30.

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

CONTROL AND PREVENT THE DISCHARGE OF ALL POTENTIAL POLLUTANTS, INCLUDING PAVEMENT CUTTING WASTES, PAINTS, CONCRETE, PETROLEUM PRODUCTS, CHEMICALS, WASH WATER OR SEDIMENTS, AND NON-STORMWATER DISCHARGES TO STORM DRAINS AND WATERCOURSES.

USE SEDIMENT CONTROLS OR FILTRATION TO REMOVE SEDIMENT WHEN DEWATERING SITE AND OBTAIN REGIONAL WATER QUALITY CONTROL BOARD (RWQCB) PERMIT(S) AS NECESSARY.

AVOID CLEANING, FUELING, OR MAINTAINING VEHICLES ON-SITE, EXCEPT IN A DESIGNATED AREA WHERE WASH WATER IS CONTAINED AND TREATED.

LIMIT AND TIME APPLICATIONS OF PESTICIDES AND FERTILIZERS TO PREVENT POLLUTED

RUNOFF. LIMIT CONSTRUCTION ACCESS ROUTES TO STABILIZED, DESIGNATED ACCESS POINTS.

AVOID TRACKING DIRT OR OTHER MATERIALS OFF-SITE; CLEAN OFF-SITE PAVED AREAS AND SIDEWALKS USING DRY SWEEPING METHODS.

TRAIN AND PROVIDE INSTRUCTION TO ALL EMPLOYEES AND SUBCONTRACTORS REGARDING THE WATERSHED PROTECTION MAINTENANCE STANDARDS AND CONSTRUCTION BEST MANAGEMENT PRACTICES.

PLACEMENT OF EROSION MATERIALS AT THESE LOCATIONS ARE REQUIRED ON WEEKENDS AND DURING RAIN EVENTS: PER PLAN

THE AREAS DELINEATED ON THE PLANS FOR PARKING, GRUBBING, STORAGE, ETC., SHALL NOT BE ENLARGED OR "RUN OVER."

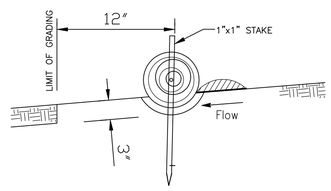
CONSTRUCTION SITES ARE REQUIRED TO HAVE EROSION CONTROL MATERIALS ON-SITE DURING THE "OFF-SEASON."

DUST CONTROL IS REQUIRED YEAR-ROUND.

EROSION CONTROL MATERIALS SHALL BE STORED ON-SITE.

USE OF PLASTIC SHEETING BETWEEN OCTOBER 1 AND APRIL 30 IS NOT ACCEPTABLE, UNLESS FOR USE ON STOCKPILES WHERE THE STOCKPILE IS ALSO PROTECTED WITH FIBER ROLLS CONTAINING THE BASE OF THE STOCKPILE.

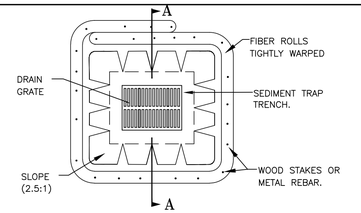
TREE PROTECTION SHALL BE IN PLACE BEFORE ANY DEMOLITION, GRADING, EXCAVATING OR GRUBBING IS STARTED



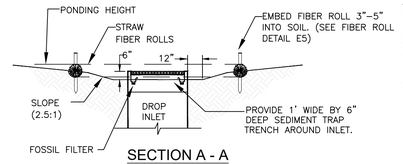
FIBER ROLL
N.T.S.

FIBER ROLL NOTES

1. Place fiber roll in key trench 3" deep and place excavated soil on uphill or flow side of the roll.
2. On slopes and hillsides, fiber rolls shall be abutted at the ends and not overlapped. Place alternate stakes on both sides of the roll, every 6'.
3. Install fiber roll 12" from limit of grading



PLAN VIEW

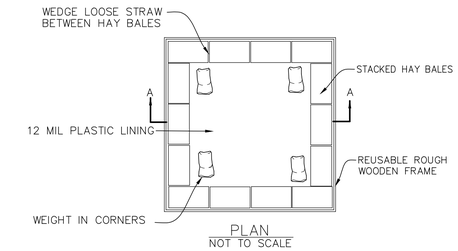


SECTION A - A

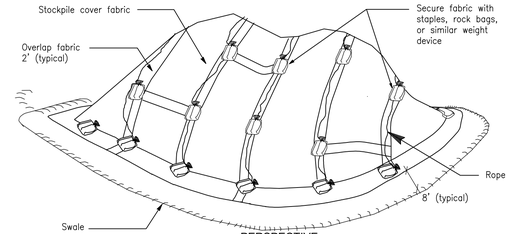
NOTES:

1. PLACE FIBER ROLLS AROUND THE INLET CONSISTENT WITH BASIN SEDIMENT BARRIER DETAIL ON THIS SHEET. FIBER ROLLS ARE TUBES MADE FROM STRAW BOUND W/ PLASTIC NETTING. THEY ARE APPROX. 8" DIA. AND 20 –16 FT. LONG.
2. FIBER ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE FIBER ROLL IN A TRENCH, 3" DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND FIBER ROLL.
3. THE TOP OF THE STRUCTURE (PONDING HEIGHT) MUST BE WELL BELOW THE GROUND ELEVATION DOWNSLOPE TO PREVENT RUNOFF FROM BY–PASSING THE INLET. EXCAVATION OF A BASIN ADJACENT TO THE DROP INLET OR A TEMPORARY DIKE ON THE DOWNSLOPE OF THE STRUCTURE MAY BE NECESSARY.
4. FOSSIL FILTERS SHALL BE INCORPORATED IN ALL CATCH BASINS AND FIELD INLETS 24" AND LARGER AND SHALL BE INSTALLED PER MANUFACTURER SPECIFICATIONS. FOSSIL FILTERS ARE AVAILABLE FROM KRISTAR ENTERPRISES INC., 422 LARKFIELD CENTER, SUITE 271, SANTA ROSA, CA 95403, PHONE (800) 579–8819.

STORM INLET SEDIMENT TRAP-FIBER ROLLS
N.T.S.

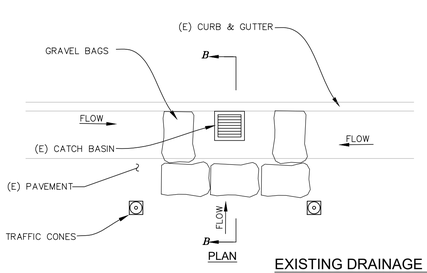


PLAN
NOT TO SCALE

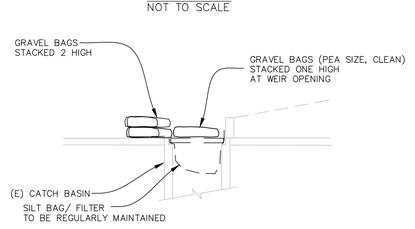


PERSPECTIVE

TEMPORARY COVER ON STOCK PILE
N.T.S.



PLAN



SECTION B-B

EXISTING DRAINAGE INLET PROTECTION
N.T.S.

EROSION AND SEDIMENT CONTROL NOTES AND MEASURES

1. The facilities shown on this Plan are designed to control Erosion and sediment during the rainy season, October 1st to April 30. Facilities are to be operable prior to October 1 of any year. Grading operations during the rainy season, which leave denuded slopes shall be protected with erosion control measures immediately following grading on the slopes.
2. This plan covers only the first winter following grading with assumed site conditions as shown on the Erosion Control Plan. Prior to September 15, the completion of site improvement shall be evaluated and revisions made to this plan as necessary with the approval of the city engineer. Plans are to be resubmitted for city approval prior to September 1 of each subsequent year until site improvements are accepted by the city.
3. Construction entrances shall be installed prior to commencement of grading. All construction traffic entering onto the paved roads must cross the stabilized construction entranceways.
4. Contractor shall maintain stabilized entrance at each vehicle access point to existing paved streets. Any mud or debris tracked onto public streets shall be removed daily and as required by the city.
5. If hydroseeding is not used or or is not effectively 10/10, then other immediate methods shall be implemented, such as Erosion control blankets, or a three–step application of: 1) seed, mulch, fertilizer 2) blown straw 3) tackifier and mulch.
6. Inlet protection shall be installed at open inlets to prevent sediment from entering the storm drain system. Inlets not used in conjunction with erosion control are to be blocked to prevent entry of sediment.
7. Lots with houses under construction will not be hydroseeded Erosion protection for each lot with a house under construction shall confirm to the Typical Lot Erosion Control Detail shown on this sheet.
8. This erosion and sediment control plan may not cover all the situations that may arise during construction due to unanticipated field conditions. Variations and additions may be made to this plan in the field. Notify the city representative of any field changes.
9. This plan is intended to be used for interim erosion and sediment control only and is not to be used for final elevations or permanent improvements.
10. Contractor shall be responsible for monitoring erosion and sediment control prior, during, and after storm events.
11. Reasonable care shall be taken when hauling any earth, sand, gravel, stone, debris, paper or any other substance over any public street, alley or other public place. Should any blow, spill, or track over and upon said public or adjacent private property, immediately remedy shall occur.
12. Sanitary facilities shall be maintained on the site.
10. During the rainy season, all paved areas shall be kept clear of earth material and debris. The site shall be maintained so as to minimize sediment laden runoff to any storm drainage systems, including existing drainage swales and water courses.
13. Construction operations shall be carried out in such a manner that erosion and water pollution will be minimized. State and local laws concerning pollution abatement shall be complied with.
14. Contractors shall provide dust control as required by the appropriate federal, state, and local agency requirements.
13. With the approval of the city inspector, erosion and sediment controls maybe removed after areas above them have been stabilized.

MAINTENANCE NOTES

1. Maintenance is to be performed as follows:
   - A. Repair damages caused by soil erosion or construction at the end of each working day.
   - B. Swales shall be inspected periodically and maintained as needed.
   - C. Sediment traps, berms, and swales are to be inspected after each storm and repairs made as needed.
   - D. Sediment shall be removed and sediment traps restored to its original dimensions when sediment has accumulated to a depth of one foot.
   - E. Sediment removed from trap shall be deposited in a suitable area and in such a manner that it will not erode.
   - F. Rills and gullies must be repaired.
2. All existing drainage inlets on VIEW OAKS WAY within the limit of the project , shall be protected with sand bags during construction. See detail. Sand bag inlet protection shall be cleaned out whenever sediment depth is one half the height of one sand bag.
3. Existing concrete ditch sediment trap shall be cleaned out routinely during construction.

SMP ENGINEERS
CIVIL ENGINEERS–LAND SURVEYORS
1534 Carob Lane Los Altos, CA 94024
Tel. (650) 941–8055 Fax (650) 941–8755

REVISIONS:

GRADING AND DRAINAGE PLAN
EROSION CONTROL PLAN DETAILS AND NOTES

Scale: AS NOTED
Prepared by: S.S.
Checked by: S.R.
Date: 04/01/2025
SMP JOB #: 224142

REGISTERED PROFESSIONAL ENGINEER — No. C52704 — CIVIL — STATE OF CALIFORNIA

COUNTY OF SANTA CLARA
GRADING & DRAINAGE PLAN
20695 VIEW OAKS WAY, SAN JOSE, CA 95120

Sheet: C-8
8 OF 10

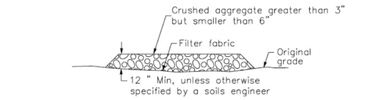
APPLICANT:

COUNTY ROAD: VIEW OAKS WAY

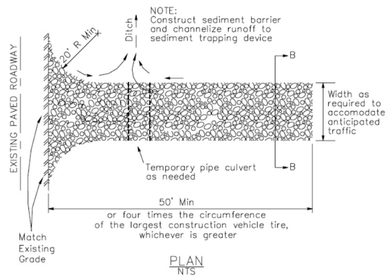
COUNTY FILE NO. : XXXXXX

3 Stabilized Construction Entrance/Exit

CASQA Detail TC-1



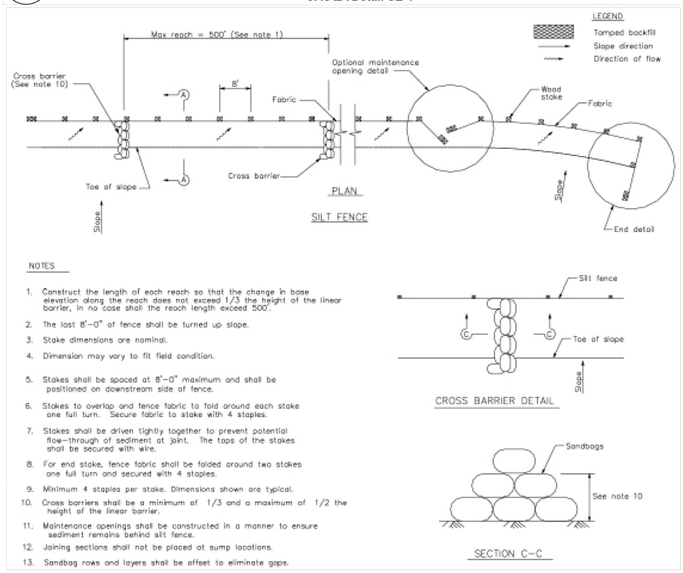
SECTION B–B
NTS



PLAN
NTS

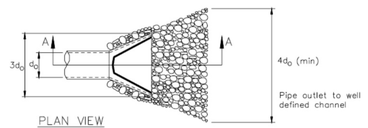
1 Silt Fence

CASQA Detail SE-1

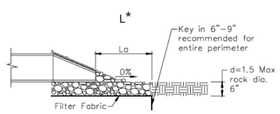


4 Velocity Dissipation Devices

CASQA Detail EC-10



PLAN VIEW

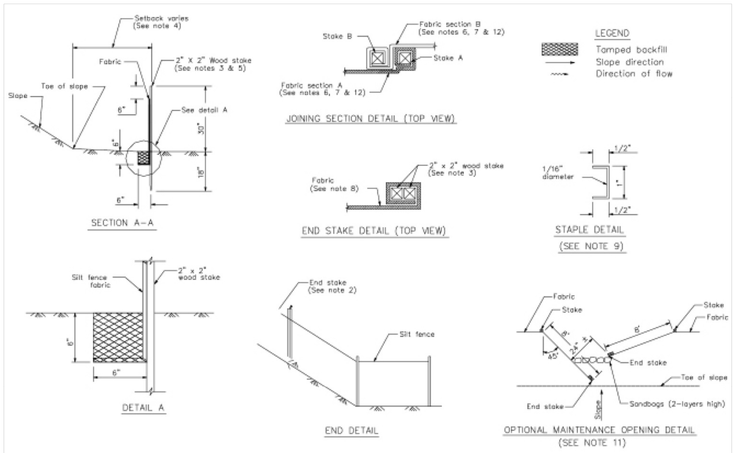


SECTION A–A

* Length per ABAG Design Standards

2 Silt Fence

CASQA Detail SE-1



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

STANDARD BEST MANAGEMENT PRACTICE NOTES

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

STANDARD EROSION CONTROL NOTES

1. Sediment Control Management:

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

   Storm Drain Inlet and Catch Basin Inlet Protection: All inlets within the vicinity of the project and within the project limits shall be protected with gravel bags placed around inlets or other inlet protection. At locations where exposed soils are present, staked fiber roles or staked silt fences can be used. Inlet filters are not allowed due to clogging and subsequent flooding. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages B-49 to B-51) or latest.

   Storm Water Runoff: No storm water runoff shall be allowed to drain in to the existing and/or proposed underground storm drain system or other above ground watercourses until appropriate erosion control measures are fully installed.

   Dust Control: The contractor shall provide dust control in graded areas as required by providing wet suppression or chemical stabilization of exposed soils, providing for rapid clean up of sediments deposited on paved roads, furnishing construction road entrances and vehicle wash down areas, and limiting the amount of areas disturbed by clearing and earth moving operations by scheduling these activities in phases.

   Stockpiling: Excavated soils shall not be placed in streets or on paved areas. Borrow and temporary stockpiles shall be protected with appropriate erosion control measures(tarps, straw bales, silt fences, ect.) to ensure silt does not leave the site or enter the storm drain system or neighboring watercourse.
2. Erosion Control: During the rainy season, all disturbed areas must include an effective combination of erosion and sediment control. It is required that temporary erosion control measures are applied to all disturbed soil areas prior to a rain event. During the non-rainy season, erosion control measures must be applied sufficient to control wind erosion at the site.
3. Inspection & Maintenance: Disturbed areas of the Project's site, locations where vehicles enter or exit the site, and all erosion and sediment controls that are identified as part of the Erosion Control Plans must be inspected by the Contractor before, during, and after storm events, and at least weekly during seasonal wet periods. Problem areas shall be identified and appropriate additional and/ or alternative control measures implemented immediately, within 24 hours of the problem being identified.
4. Project Completion: Prior to project completion and signoff by the County Inspector, all disturbed areas shall be reseeded, planted, or landscaped to minimize the potential for erosion on the subject site.
5. It shall be the Owner's/Contractor's responsibility to maintain control of the entire construction operation and to keep the entire site in compliance with the erosion control plan.
6. Erosion and sediment control best management practices shall be operable year round or until vegetation is fully established on landscaped surfaces.

Project Information

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

BMP-1

SMP ENGINEERS
CIVIL ENGINEERS–LAND SURVEYORS
1534 Carob Lane Los Altos, CA 94024
Tel. (650) 941–8055 Fax (650) 941–8755

REVISIONS:

GRADING AND DRAINAGE PLAN
BEST MANAGEMENT PRACTICES

Scale:
Prepared by: S.S.
Checked by: S.R.
Date: 04/01/2025
SMP JOB #: 224142

REGISTERED PROFESSIONAL ENGINEER No. C63751 CIVIL STATE OF CALIFORNIA
Exp. 6/30/2026

COUNTY OF SANTA CLARA
GRADING & DRAINAGE PLAN
20695 VIEW OAKS WAY, SAN JOSE, CA 95120

Sheet: C-9
9 OF 10

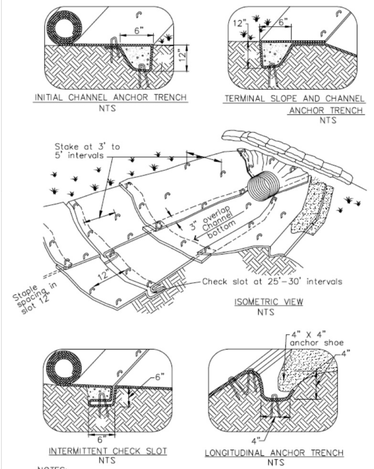
APPLICANT:

COUNTY ROAD: VIEW OAKS WAY

COUNTY FILE NO. : XXXXXX

7 Geotextiles and Mats

CASQA Detail EC-7

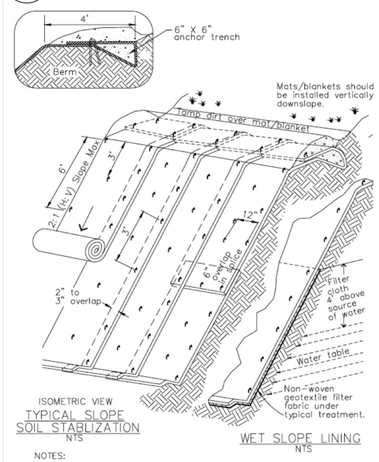


NOTES:
1. Check slots to be constructed per manufacturers specifications.
2. Staking or stapling layout per manufacturers specifications.
3. Install per manufacturer's recommendations

TYPICAL INSTALLATION DETAIL

5 Geotextiles and Mats

CASQA Detail EC-7

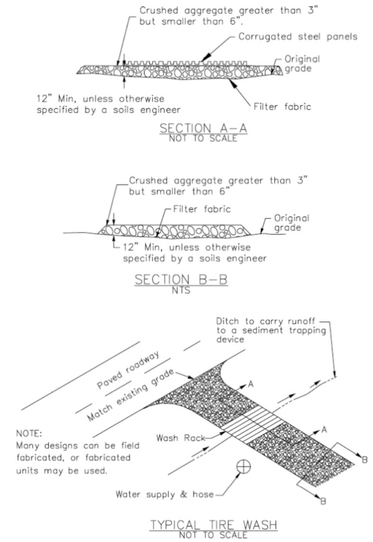


NOTES:
1. Slope surface shall be free of rocks, clods, sticks and grass. Mats/blankets shall have good soil contact.
2. Lay blankets loosely and stake or staple to maintain direct contact with the soil. Do not stretch.
3. Install per manufacturer's recommendations

TYPICAL INSTALLATION DETAIL

3 Entrance/Outlet Tire Wash

CASQA Detail TC-3

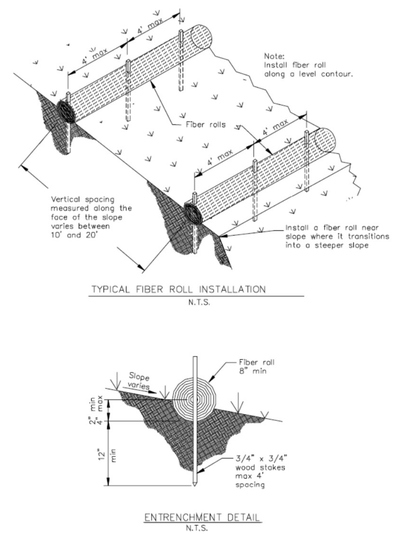


NOTE:
Many designs can be field fabricated, or fabricated units may be used.

TYPICAL TIRE WASH
NOT TO SCALE

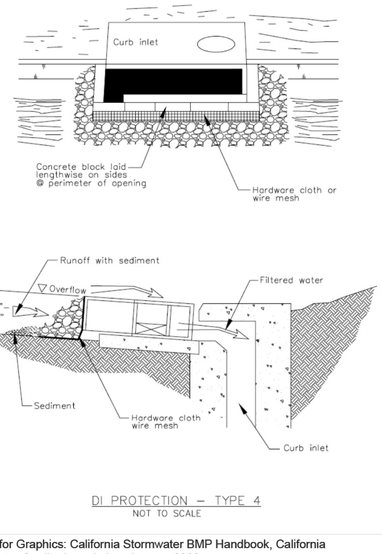
1 Fiber Rolls

CASQA Detail SE-5



8 Storm Drain Inlet Protection

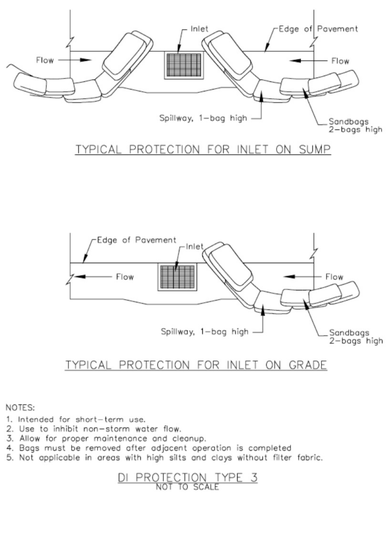
CASQA Detail SE-10



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

6 Storm Drain Inlet Protection

CASQA Detail SE-10

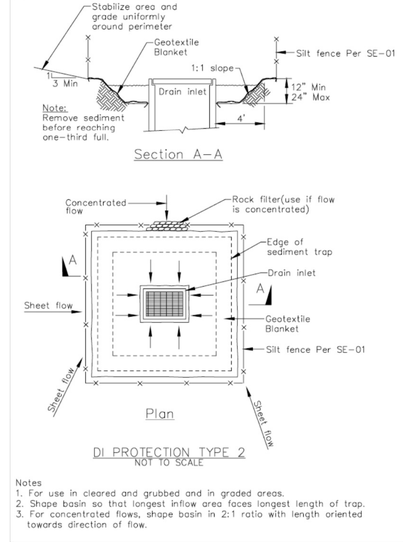


NOTES:
1. Intended for short-term use.
2. Use to inhibit non-storm water flow.
3. Allow for proper maintenance and cleanup.
4. Bags must be removed after adjacent operation is completed
5. Not applicable in areas with high silts and clays without filter fabric.

DI PROTECTION TYPE 3
NOT TO SCALE

4 Storm Drain Inlet Protection

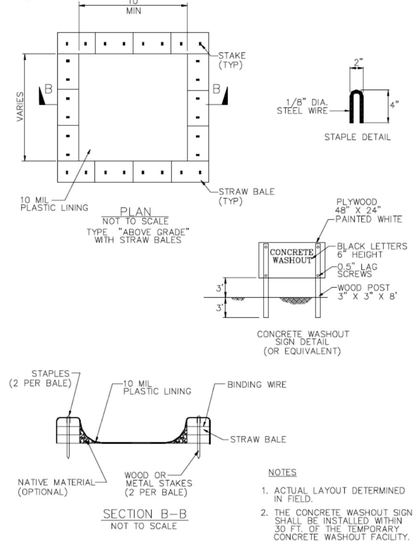
CASQA Detail SE-10



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

2 Concrete Waste Management

CASQA Detail WM-8



NOTES
1. ACTUAL LAYOUT DETERMINED IN FIELD.
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FT. OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

Project Information

Best Management Practices and Erosion Control Details Sheet 2
County of Santa Clara

BMP-2

SMP ENGINEERS
CIVIL ENGINEERS—LAND SURVEYORS
1534 Carob Lane Los Altos, CA 94024
Tel. (650) 941-8055 Fax (650) 941-8755

REVISIONS:

GRADING AND DRAINAGE PLAN
BEST MANAGEMENT PRACTICES

Scale:
Prepared by: S.S.
Checked by: S.R.
Date: 04/01/2025
SMP JOB #: 224142

COUNTY OF SANTA CLARA
GRADING & DRAINAGE PLAN
20695 VIEW OAKS WAY, SAN JOSE, CA 95120

Sheet: C-10
10 OF 10

APPLICANT:

COUNTY ROAD: VIEW OAKS WAY

COUNTY FILE NO. : XXXXXX

PROJECT DESCRIPTION:
Onsite Wastewater Treatment System (OWTS) located at APN 701-26-028 0 View Oaks San Jose, CA for a proposed 5 bedroom Single Family Dwelling (SFD) and 1 bedroom Accessory Dwelling Unit (ADU). Vacant lot with no prior development.

SITE VARIABLES:
- Oak tree setback
- Large Rocks

SITE NOTES:
- Size: 2.5 Acres
- Topography: 5-20% gently sloping hillside
- Water Source: public

DESIGN CALCULATIONS:

Gallons Per Day:

4 bedroom= 525 gpd

1 bedroom= 150 gpd

Pool House (3 fixtures)= 150 gpd

825 gpd total

Septic Tank:

825 gpd x 2 daily capacity= 1650 gpd

Leach Field:

32.7 MPI Average= 33 MPI

33 MPI= 0.54 Application rate (standard)

825 gpd / 0.54 app rate= 1527.8 sqft leach field minimum

1527.8 x 2 zones= 3055.6 sqft Minimum for dual zones (System to be slightly oversized to have even trenches)

DESIGN CRITERIA:

Septic Tanks

NEW 2000 gal Concrete Septic tank

24" risers to grade

Leach field:

3072 SQFT TOTAL

2 ZONES OF 1536 SQFT

192 LINEAR FT EACH ZONE (4 LINES x 48 ft)

384 LINEAR FT TOTAL (8 LINES X 48 FT)

8 FT PER LINEAR FT

~5 TOTAL DEPTH x 3.5 FT FLOW DEPTH X 1.5' WIDTH X 7 FT SEPARATION

SPECIFICATIONS:.

1. Tight Line + Clean Out: 4" ABS or PVC gravity fed tight line to be installed with proper fall ($\frac{1}{4}$ in per ft) in addition to new 2-way clean outside dwelling.

2. Concrete 2000 gal Septic Tank + Effluent Filter + Risers: Install 2000 Gal Pinnacle Concrete Septic Tank with cast in 24" adapters per manufacturer specifications. Add 4 inch effluent filter to outlet. Install tanks risers to 2" above grade for future service access. All tanks and risers are to be watertight as per county regulations.

3. Bull run Valve (zone diversion valve): Install 4" bull run valve prior to D-boxes to switch between zones on bi-yearly basis. Set level in concrete with access to surface for future switching.

4. Distribution Box x 2: Set distribution boxes level on concrete pad prior to each zone to gravity feed to leach lines equally.

5. Leach Field: Install new leachfield in configuration shown on plan. Leachfields to be installed on contour and with proper separation for 8 ft per linear ft of credit. Both zones will be separated by a diverter valve (bull run or zable flow divider) prior to distribution boxes. Trenches to be 5 total depth, 3.5 ft flow depth, and 1.5 ft width. Trench separation to be 7 ft from center to center.

LEACHFIELD: 3072 total sqft 384 linear ft total

Zone 1: 1536 SQFT LEACHFIELD 192 LINEAR FT (4 ROWS X 48 FT)

Zone 2: 1536 SQFT LEACHFIELD 192 LINEAR FT (4 ROWS X 48 FT)

6. Leachfield Inspection Risers: Install leach field inspection risers at the end of each leach line to monitor trenches. Pipe to perforated in leachfield area. See specification.

INSTALLER CONDITIONS AND RESPONSIBILITIES:

1. The installer is responsible for locating any property lines, underground utilities or piping. Any damage to these facilities is the responsibility of the installer.

2. Contractor and county responsible for as-built minor changes allowed by inspector. Any major changes to plan require approval by designer.

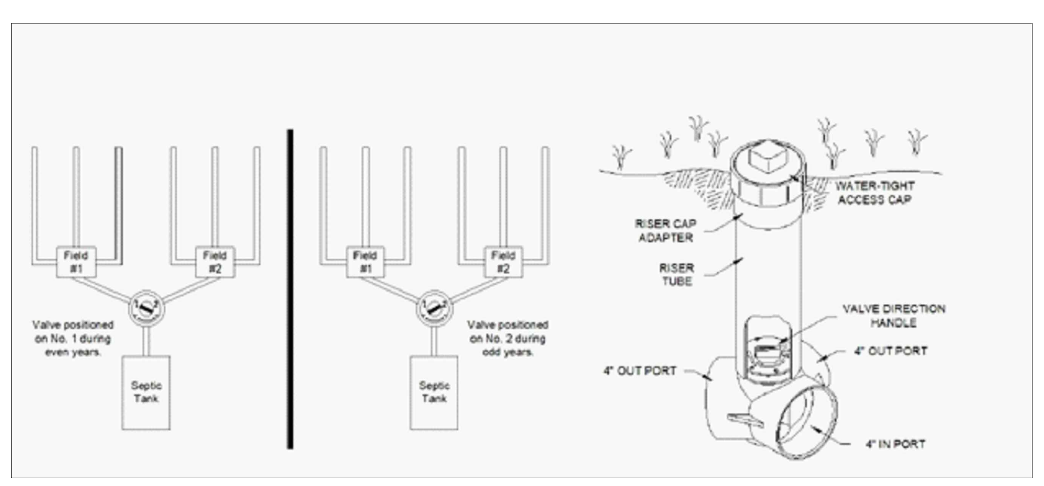
3. Area of leach field must not be subject to grading, compaction, filling, or deviation from natural conditions prior to installation.

4. Installation to ideally occur during dry soil conditions to increase the longevity of the system.

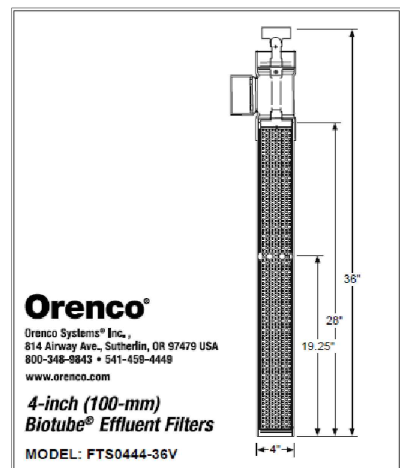
5. Roof and driveway runoff must be located 25 ft. away from leach field.

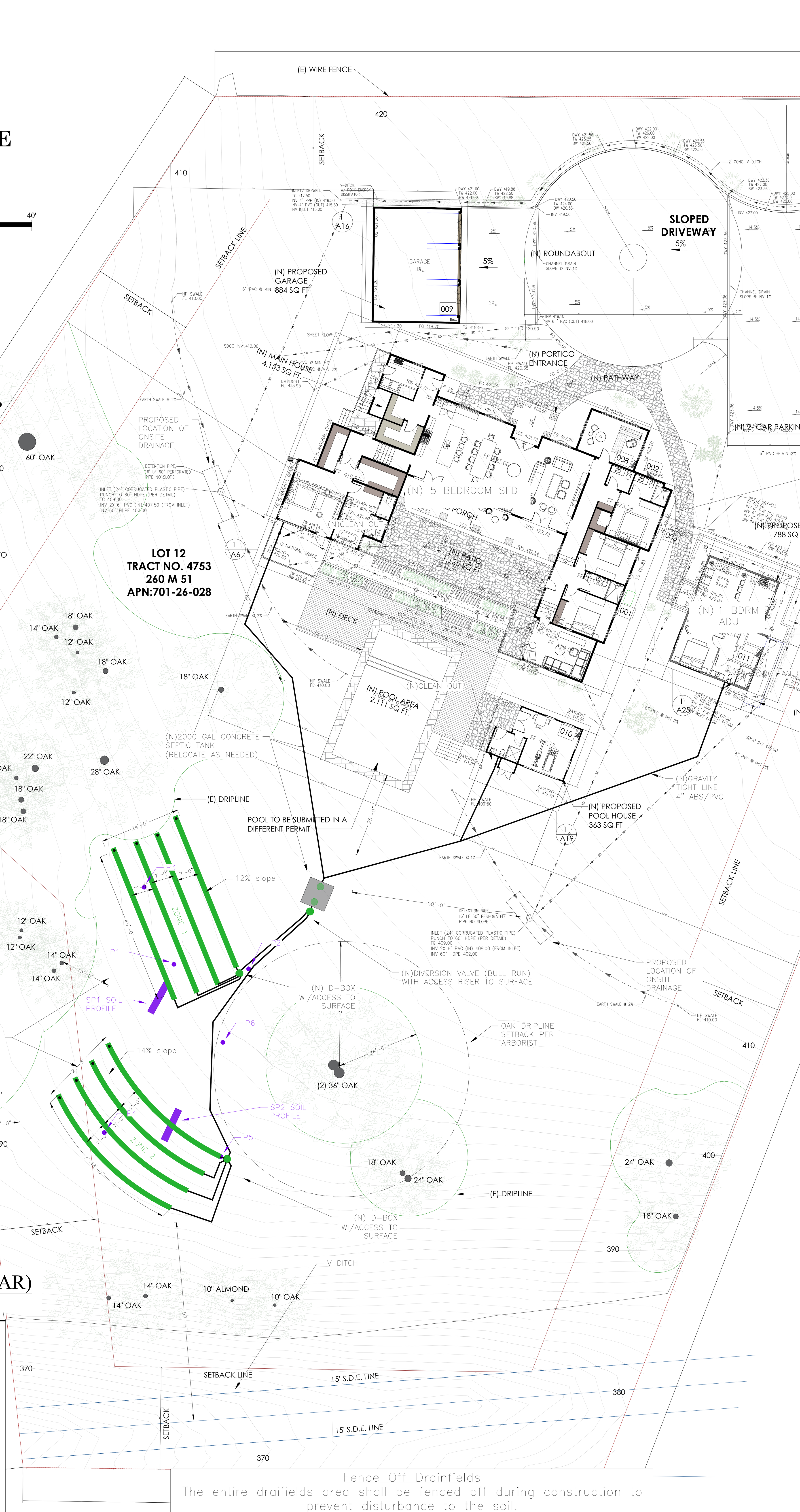
6. Erosion control measures shall be implemented during raining season installation as required by the county.

BULL RUN ZONE DIVERSION VALVE

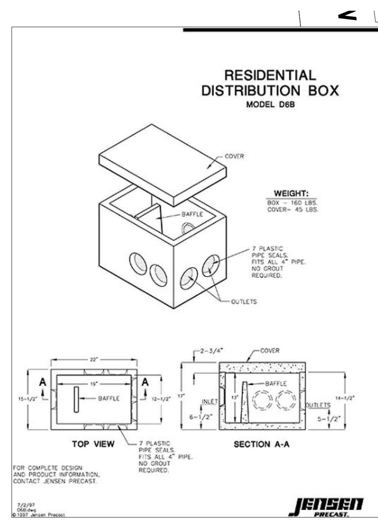


FILTER ON SEPTIC TANK OUTLET

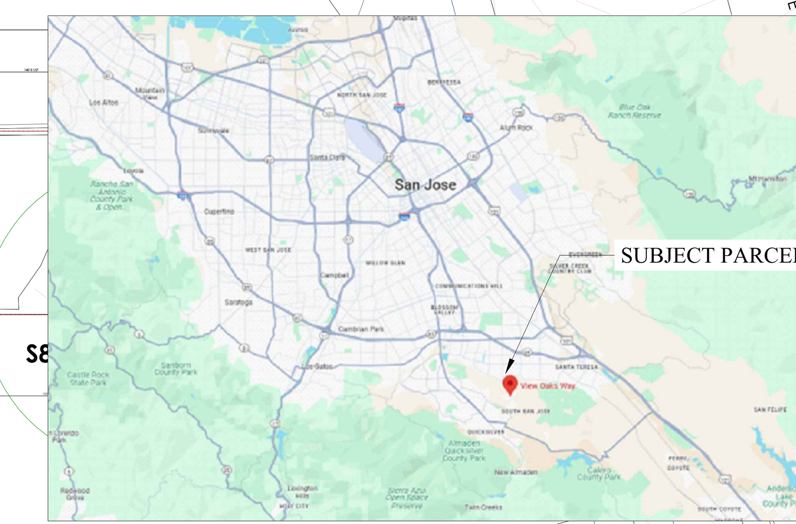




D-BOX (OR SIMILAR)



VICINITY MAP



TEST RESULTS

FOX ONSITE SOLUTIONS

Santa Clara County
Onsite Wastewater Treatment System
Soil Feasibility Testing

APN	701-26-028
Address	0 View Oaks San Jose, CA
For Applicant	Sean & Jessica Blitchok
Prepared by	Ryan Fox R.E.H.S.#8605

Project Description:

Soil feasibility testing for Onsite Wastewater Treatment System (OWTS) located at APN 701-26-028 0 View Oaks San Jose, CA for a proposed 5-bedroom Single Family Dwelling (SFD) and 1-bedroom Accessory Dwelling Unit (ADU). Vacant lot with no prior development.

Site Variables:

- Oak tree setback
- Large Rocks

Site Notes:

- Size: 2.5 Acres
- Topography: 5-20% gently sloping hillside
- Water Source: public water system

1

Ryan Fox
ryan@foxonsite.com
831-531-7205
foxonsitesolutions.com

APN 701-26-028
0 View Oaks San Jose, CA

SOIL PROFILE

Test Date: 1/28/2025

Soil Profile Overview:

Soil profile dug to show soil strata in proposed installation area and setback from groundwater. Profile conducted with full size excavator.

SP-1 Soil Profile:

From	to	Description, texture, and structure notes
0	1.5'	Topsoil Clay Loam w/ roots (black)
1.5'	2.5'	Clay Loam (black) smearing sidewalls
2.5'	3.5'	Clay (black) smearing
3.5'	11'	Silty loam (tan) w/ cobbles
11.5'	13'	Sandstone (tan) Very hard digging w/ Rock
Notes	-No water or modeling found	

SP-2 Soil Profile: Area #1 Lower Bowl

From	to	Description, texture, and structure notes
0	1.5'	Topsoil Clay Loam w/ roots (black)
1.5'	3'	Clay Loam (black) smearing sidewalls
3'	9.5'	Silty Loam (tan) w/ cobbles
9.5'	11.5'	Silty loam (tan) Consolidated hard
11.5'	13'	Silty loam (tan) Vert hard digging w/ Rock
Notes	-No water or modeling found	

Soil Profile Findings:

Silty loam horizon (>3.5 ft-11 ft) appears to be the best choice for a leachfield installation. To be percolation tested.

2

APN 701-26-028
0 View Oaks San Jose, CA

PERCOLATION TESTING

Test Date: 1/31/2025

Perc Test Overview:

Percolation testing to determine application rate of new leach lines to be installed.

Percolation Rates:

Hole P#	Pipe Depth (FT)	MPI
1	5'	13.3
2	5'	24.9
3	5'	45.3
4	5'	24
5	5'	24.9
6	5'	7.83

Average MPI= 23.4 MPI
Average MPI x 1.4 differential= 32.7 MPI
Application Rate 33 MPI= 0.54 application rate

Perc Test Findings:

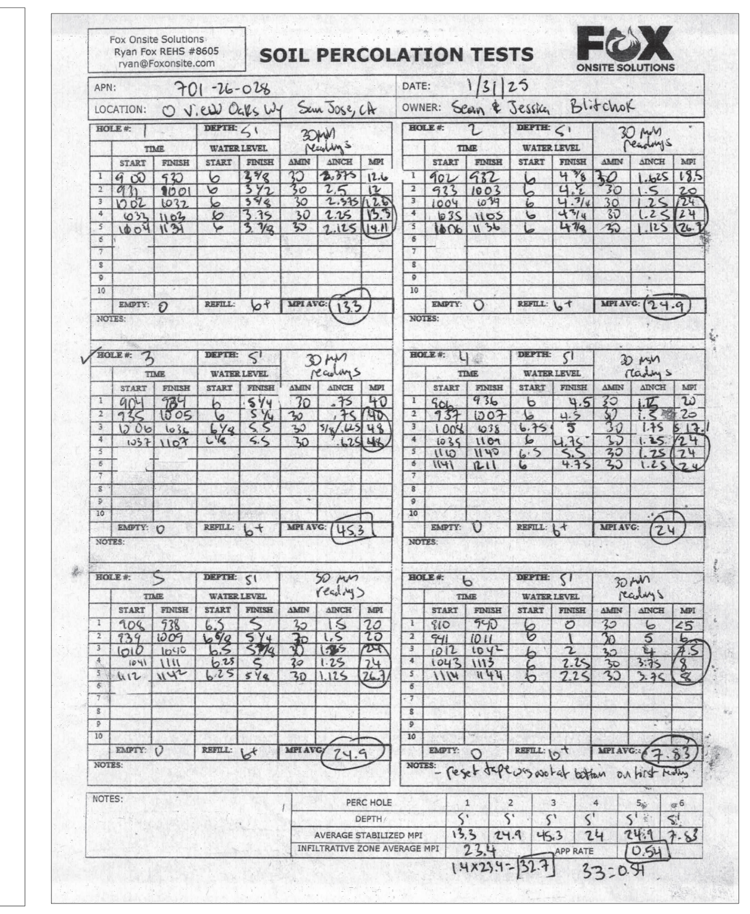
Overall, the soil percolated well at 5 ft will be ideal for a standard gravity trench system.

I attest this testing was done under my supervision and to county standards. Contact me with any questions or concerns.

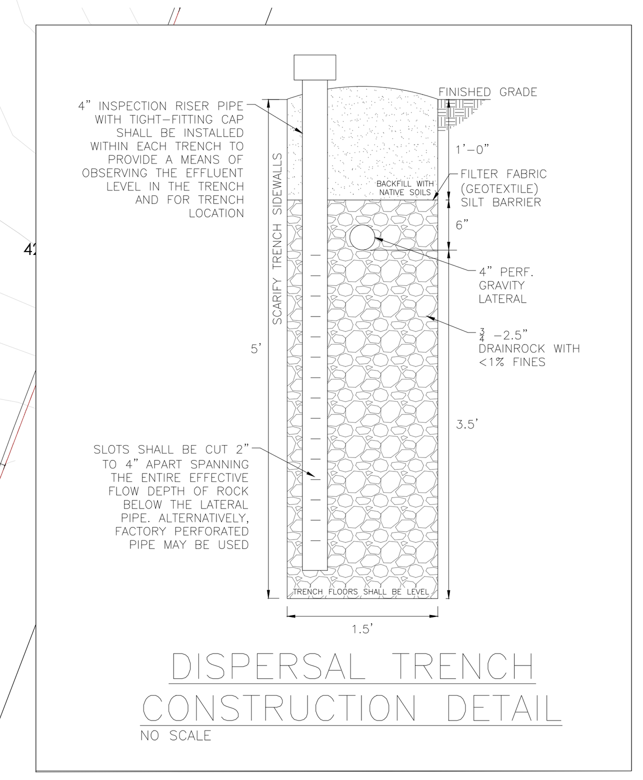
Sincerely,

Ryan Fox, Owner REHS #8605
Fox Onsite Solutions

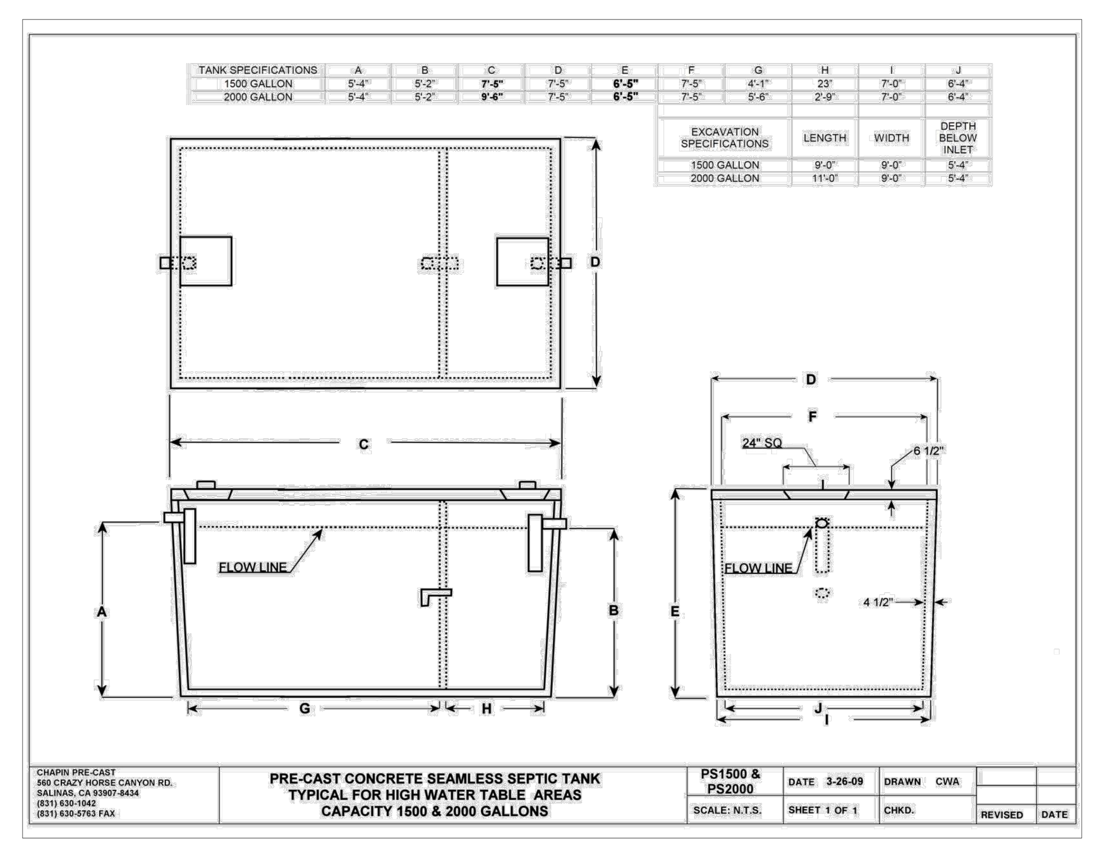
3



TRENCH CROSS SECTION



SEPTIC TANK



Disclaimer
This plan set is only to be used for septic applications

FOX ONSITE SOLUTIONS

Ryan Fox R.E.H.S. #8605
1575 Sheffield Ave
San Jose, CA 95125
ryan@foxonsite.com
(831) 531-5533
foxonsitesolutions.com

APN:	701-26-028	Date:	5/9/25	Scale:	1" = 20'
Project Location:	0 VIEW OAKS WAY SAN JOSE, CA				
Property Owner:	SEAN & JESSICA BLITCHOK				
Mailing Address:	999 W TAYLOR ST. SUITE A SAN JOSE, CA				
Owner Contact Info:	INFO@DARCO-CA.COM				
Sheet Name:					
Revision:	1	Page:			

0VIEWOAKS_OWTSDESEIGN_5.9.25.DWG