PAN RESIDENCE

1000 COUNTRY CLUB DRIVE, MILPITAS, CA 95035

SITE DEVELOPMENT PERMIT AMENDMENT - REV.2

MAY 19, 2015

LONG PFAU ARCHITECTURE

98 Jack London Alley
San Francisco
CA 94107
Tel 415 908.6408
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1. **EXAMINATION OF THE SITE** AND PORTIONS THEREOF WHICH WILL AFFECT THIS WORK SHALL BE MADE IMMEDIATELY BY THE CONTRACTOR, WHO SHALL COMPARE IT WITH THE DRAWINGS AND SATISFY HIMSELF TO CONDITIONS UNDER WHICH WORK IS TO BE PERFORMED. HE SHALL AT SUCH TIME ASCERTAIN AND CHECK LOCATIONS OF THE EXISTING STRUCTURES AND EQUIPMENT WHICH MAY AFFECT HIS WORK. NO ALLOWANCE SHALL BE MADE FOR ANY EXTRA EXPENSE TO WHICH HE MAY BE DUE BECAUSE OF FAILURE OR NEGLECT ON HIS PART TO MAKE SUCH EXAMINATIONS. ANY CONFLICTS OR OMISSIONS, ETC., SHALL BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING WITH ANY WORK.

2. **ANY ERRORS, OMISSIONS, OR CONFLICTS** FOUND IN THE VARIOUS PARTS OF THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND THE OWNER BEFORE PROCEEDING WITH THE WORK.

3. WHERE REFERENCED IN NOTES, **ARCHITECT SHALL BE PFAU LONG ARCHITECTURE LTD., HOUSE OWNER SHALL BE SAN PARTNERS, LLC.**

4. **CONTRACTOR SHALL PROVIDE ARCHITECT AND OWNER** WITH A COMPLETE COST BREAKDOWN AND SCHEDULE OF CONSTRUCTION FOR THIS PROJECT PRIOR TO COMMENCEMENT OF WORK.

5. **CONTRACTOR SHALL PROTECT** NEW MATERIALS AND FINISHES FROM DAMAGE WHICH MAY OCCUR FROM CONSTRUCTION, DEMOLITION, DUST, WATER. ETC., AND SHALL PROVIDE AND MAINTAIN TEMPORARY BARRICADES, CLOSURE WALLS. ETC., AS REQUIRED TO PROTECT THE PUBLIC AS REQUIRED DURING THE PERIOD OF CONSTRUCTION. DAMAGE TO NEW MATERIALS, FINISHES, STRUCTURES, AND EQUIPMENT SHALL BE REPAIRED OR REPLACED. CONTRACTOR SHALL COORDINATE TEMPORARY BARRICADES WITH ARCHITECT AND / OR OWNER PRIOR TO COMMENCEMENT OF WORK.

6. **ALL CONSTRUCTION WORK**, ARCHITECTURAL, MECHANICAL, PLUMBING. ELECTRICAL, ETC., SHALL CONFORM TO THE LATEST EDITION OF THE CALIFORNIA BUILDING CODE AND THE LATEST EDITION OF ALL GOVERNING CODES AND REGULATIONS AS ADOPTED BY THE CITY OF MILPITAS. ALL WORK SHALL BE DONE IN A THOROUGH, WORKMANLIKE MANNER AND EQUAL TO THE BEST STANDARDS OF THE PRACTICE.

7. **ALL WORK LISTED**, SHOWN OR IMPLIED ON ANY CONSTRUCTION DOCUMENT SHALL BE SUPPLIED AND INSTALLED BY THE CONTRACTOR EXCEPT WHERE NOTED. THE CONTRACTOR SHALL CLOSELY COORDINATE HIS WORK WITH THAT OF OTHER CONTRACTORS OR VENDORS TO ASSURE THAT ALL SCHEDULES ARE MET AND THAT ALL WORK IS DONE IN CONFORMANCE TO MANUFACTURERS REQUIREMENTS. WORK REQUIRED UNDER THIS CONTRACT SHALL INCLUDE ALL LABOR, MATERIALS, EQUIPMENT, ETC., NECESSARY TO COMPLETE THIS PROJECT. ALL MATERIALS SHALL BE NEW AND UNUSED, UNLESS SPECIFICALLY NOTED, AND BE OF A QUALITY ACCEPTABLE BY INDUSTRY STANDARDS.

8. **THE USE OF THE WORD "PROVIDE"** IN CONNECTION WITH ANY ITEM SPECIFIED IS INTENDED TO MEAN THAT SUCH ITEM SHALL BE FURNISHED, INSTALLED, AND CONNECTED WHERE SO REQUIRED, EXCEPT AS NOTED.

9. **THE CONTRACTOR** SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION DOCUMENTS ON THE JOB SITE DURING ALL PHASES OF CONSTRUCTION FOR USE OF ALL TRADES AND SHALL PROVIDE ALL SUBCONTRACTORS WITH CURRENT CONSTRUCTION DOCUMENTS AS REQUIRED. THE CONTRACTOR, IN ASSUMING RESPONSIBILITY FOR THE WORK INDICATED, SHALL COMPLY WITH THE LETTER IN WHICH THEY WERE DRAWN.

10. **THE CONTRACTOR** SHALL REMOVE ALL RUBBISH AND WASTE MATERIALS OF ALL SUBCONTRACTORS AND TRADES ON A REGULAR BASIS, AND SHALL EXERCISE STRICT CONTROL OVER JOB CLEANING TO PREVENT ANY DIRT, DEBRIS OR DUST FROM AFFECTING IN ANY WAY, FINISHED AREAS IN OR OUTSIDE THE JOB SITE.

11. **THE CONSTRUCTION DOCUMENTS ARE PROVIDED TO ILLUSTRATE THE DESIGN INTENT AND GENERAL TYPE OF CONSTRUCTION DESIRED.**

12. **DETAILS SHOWN ARE TYPICAL U.O.N.** SIMILAR DETAILS APPLY IN SIMILAR CONDITIONS.

13. **ALL ELECTRICAL, MECHANICAL, AND PLUMBING WORK** AND MATERIALS SHALL BE IN FULL ACCORDANCE WITH THE LATEST RULES AND REGULATIONS OF THE NATIONAL BOARD OF FIRE UNDERWRITERS, THE STATE FIRE MARSHALL, THE SAFETY ORDERS OF THE DIVISION OF INDUSTRIAL SAFETY, AND ANY APPLICABLE STATE OR LOCAL LAWS AND ORDINANCE. NOTHING ON THESE DRAWINGS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES. ANY QUESTIONS REGARDING INSTALLATIONS SHALL BE BROUGHT TO THE ARCHITECT FOR CLARIFICATION.

14. **INSTALL BATT INSULATION** BETWEEN STUDS AND JOISTS AT ALL EXTERIOR WALLS, CEILINGS, AND FLOORS WHERE EXPOSED.

15. **ALL DIMENSIONS** ON CONSTRUCTION DRAWINGS (EXCEPT FOR GRIDLINE DIMENSIONS) ARE TO FACE OF FINISH. DIMENSIONS ARE TO BOTTOM OF FINISHED CEILING OR TOP OF FINISHED FLOOR IN SECTION OR ELEVATION UNLESS OTHERWISE NOTED.

16. **ALL DIMENSIONS** TAKE PRECEDENCE OVER SCALE. ANY DISCREPANCIES SHALL BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ARCHITECT. CONTRACTOR SHALL NOT SCALE DRAWINGS. QUESTIONS REGARDING DIMENSIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO ANY START OF WORK.

17. **WINDOW AND DOOR SIZES** ARE NOMINAL DIMENSIONS. REFER TO MANUFACTURER FOR ACTUAL ROUGH OPENING SIZES.

18. **WHERE LOCATIONS OF WINDOWS AND DOORS ARE NOT DIMENSIONED** THEY SHALL BE CENTERED ON THE WALL OR PLACED TWO STUD WIDTHS FROM ADJACENT WALL AS INDICATED ON THE DRAWINGS.

19. **ALL CHANGES IN FLOOR MATERIALS** OCCUR AT THE SWINGSIDE OF DOOR OR FRAMED OPENING UNLESS OTHERWISE INDICATED ON THE DRAWINGS.

20. **SEALANT, CAULKING, AND FLASHING, ETC.,** LOCATIONS SHOWN ON DRAWINGS ARE NOT INTENDED TO BE INCLUSIVE. FOLLOW MANUFACTURER'S INSTALLATION RECOMMENDATIONS AND STANDARD INDUSTRY AND BUILDING PRACTICES.

21. **PROVIDE SOLID WOOD BACKING** FOR ALL SURFACE MOUNTED ACCESSORIES.

22. **ALL WORK SHALL BE GUARANTEED** AGAINST DEFECTS IN DESIGN, INSTALLATION AND MATERIAL FOR A MINIMUM PERIOD OF ONE YEAR FROM DATE OF COMPLETION.

23. **ALL MATERIALS** FOR USE ON THE PROJECT SHALL BE STORED WITHIN THE PROJECT SITE.

24. **CONTRACTOR SHALL** PERSONALLY SUPERVISE AND DIRECT THE WORK OR SHALL KEEP A COMPETENT EMPLOYEE, AUTHORIZED TO RECEIVE INSTRUCTIONS AND ACT ON THE CONTRACTOR'S BEHALF, CONTINUOUSLY ON SITE DURING WORKING HOURS.

25. **ALL QUESTIONS** REGARDING PROJECT EITHER DURING BIDDING PHASE OR DURING CONSTRUCTION SHALL BE DIRECTED TO THE ARCHITECT IN WRITING, PFAU LONG ARCHITECTURE LTD., 98 JACK LONDON ALLEY, SAN FRANCISCO, CA 94107.

26. **DEMOLITION:** THE CONTRACTOR SHALL ENTIRELY DEMOLISH AND REMOVE FROM SITE ANY STRUCTURE OR PORTION THEREOF INDICATED TO BE REMOVED.

27. **SALVAGE:** ALL ITEMS DEEMED SALVAGEABLE BY THE OWNER WILL EITHER HAVE BEEN INDICATED ON THE DRAWINGS, REMOVED PRIOR TO THE START OF DEMOLITION, OR WILL BE DIRECTED BY THE OWNER TO BE STORED BY THE CONTRACTOR AND SHALL REMAIN THE PROPERTY OF THE OWNER. ITEMS TO BE RELOCATED WILL HAVE BEEN INDICATED ON THE DRAWINGS.

28. **PROPERTY LINES:** THE PROPERTY LINES SHALL BE ACCURATELY IDENTIFIED BY A SURVEYOR BY STAKING AND STRING, TO BE IN PLACE FOR INSPECTION OF SETBACKS, FOUNDATION.

29. **DESIGN BUILD:** ALL ELECTRICAL AND PLUMBING WORK SHALL BE DESIGN BUILD BASED ON THE INFORMATION PROVIDED IN THE CONSTRUCTION DOCUMENTS.

30. **PROJECT CLOSEOUT:**

A. **CONTRACTOR SHALL** REVIEW PROJECT WITH ARCHITECT AND/OR OWNER TO ENSURE THAT ALL REQUIREMENTS OF THE CONTRACT DOCUMENTS HAVE BEEN FOLLOWED.

B. **CONTRACTOR SHALL** OBTAIN ALL REQUIRED CERTIFICATES AND NOTICES.

C. **ALL WORK** PERFORMED SHALL BE CLEAN AND READY FOR USE.

D. **UPON SUBSTANTIAL COMPLETION,** THE ARCHITECT SHALL, AT THE CONTRACTOR'S WRITTEN REQUEST, COMPILE A PROJECT PUNCH LIST NOTING ANY CORRECTIONS OR OMISSIONS. ARCHITECT'S ACCEPTANCE WILL BE CAUSE FOR FINAL PAYMENT, UNLESS SPECIFICALLY DETERMINED OTHERWISE BY OWNER.

GENERAL NOTES | 5

PROJECT DESCRIPTION

RENOVATION AND COMPLETION OF AN EXISTING UNFINISHED 2-STORY (PLUS BASEMENT/GARAGE) SINGLE-FAMILY RESIDENCE INCLUDING INTERIOR AND EXTERIOR MODIFICATIONS, MINOR RE-CONFIGURATION OF (E) ROOF LINE, AND MISC. LANDSCAPE IMPROVEMENTS. EXTERIOR IMPROVEMENTS ARE BEING MADE TO SIMPLIFY THE ARCHITECTURAL LANGUAGE, TO CALM THE BUILDING VISUALLY AND TO DEFER MORE TO THE SURROUNDING LANDSCAPE. SITE WORK INCLUDES THE ENLARGEMENT OF AN EXISTING LANDSCAPE EASEMENT TO PRESERVE THE NATURE OF THE HILLSIDE SETTING.

LOCATION:	1000 COUNTRY CLUB DR., MILPITAS, CA 95035
APN#:	029-03-014
ZONE:	R1-H
LOT SIZE:	380,078 SF
OCCUPANCY:	R-3
CONSTRUCTION TYPE:	TYPE V-B
SPRINKLER SYSTEM:	YES
NUMBER OF STORIES:	2 (PLUS BASEMENT/GARAGE)
COVERED PARKING:	6*
UNCOVERED PARKING:	10*

*4 OR MORE BEDROOMS REQUIRE 3 PARKING SPACES, PLUS 1 PER EACH ADDITIONAL BEDROOM

REQUIRED SETBACKS:

FRONT	40'-0"
REAR	40'-0
SIDE	40'-0"

BUILDING HEIGHT:

(E) RESIDENCE	27'-0" ABOVE EXISTING GRADE*
(N) RESIDENCE	NO CHANGE FROM (E)**

* PREVIOUSLY PERMITTED UNDER 2002 ZONING ORDINANCE
** MAX 2 STORIES, 27'-0" FROM LOWEST FINISHED GRADE FOR MAIN RESIDENCE

BUILDING SIZE (SEE A0.02)

(E) PERMITTED FOOTPRINT	12,571 SF*
(E) ACTUAL FOOTPRINT	14,732 SF**
(N) PROPOSED FOOTPRINT	NO CHANGE***

* PREVIOUSLY PERMITTED UNDER 2002 ZONING ORDINANCE (DOES NOT INCLUDE UNCONDITIONED SPACE)
** EXISTING CALCULATED UNDER CURRENT ZONING ORDINANCE
*** MAX 10,000 SF BUILDING FOOTPRINT ON 3+ ACRES

IMPERVIOUS SURFACE COVERAGE (SEE A0.02)

(E) PERMITTED	19,978 SF*
(E) BUILDING FOOTPRINT	14,732 SF
(N) HARDSCAPE	13,079 SF
TOTAL	27,811 SF**

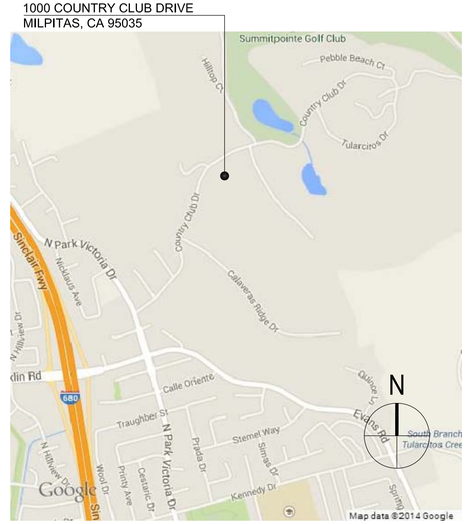
* 20,124 SF MAX, 10% FORMER LOT SIZE
** 30,000 SF MAX WITH LOT LINE ADJUSTMENT APPROVAL

APPLICABLE CODES

2013 EDITION: CALIFORNIA BUILDING CODE
CALIFORNIA PLUMBING CODE
CALIFORNIA ELECTRICAL CODE
CALIFORNIA MECHANICAL CODE
CALIFORNIA FIRE CODE
CALIFORNIA ENERGY CODE
CALIFORNIA GREEN BUILDING CODE
2014 EDITION: MILPITAS MUNICIPAL CODE

PROJECT DATA | 3

1000 COUNTRY CLUB DRIVE
MILPITAS, CA 95035



VICINITY MAP | 2

ARCHITECTURAL

A0.01	PROJECT INFORMATION
A0.02	SITE DIAGRAMS
A0.03	3D RENDERINGS
A0.04	3D RENDERINGS
A0.05	PROJECT MATERIALS
A0.06	PROJECT MATERIALS
A0.07	SITE DIAGRAMS
A0.08	VIEWPOINT EXHIBITS

SURVEY

SU-1(1of8)	BOUNDARY AND TOPOGRAPHIC SURVEY
SU-1(2of8)	BOUNDARY AND TOPOGRAPHIC SURVEY
SU-1(3of8)	BOUNDARY AND TOPOGRAPHIC SURVEY
SU-1(4of8)	BOUNDARY AND TOPOGRAPHIC SURVEY
SU-1(5of8)	BOUNDARY AND TOPOGRAPHIC SURVEY
SU-1(6of8)	BOUNDARY AND TOPOGRAPHIC SURVEY, NOT ISSUED
SU-1(7of8)	BOUNDARY AND TOPOGRAPHIC SURVEY, NOT ISSUED
SU-1(8of8)	BOUNDARY AND TOPOGRAPHIC SURVEY, NOT ISSUED

CIVIL

C1.0	TITLE SHEET
C2.0	SITE LAYOUT PLAN
C3.0	OVERALL SITE PLAN
C3.1	GRADING & DRAINAGE PLAN
C3.2	GRADING & DRAINAGE PLAN
C3.3	GRADING & DRAINAGE PLAN
C4.1	UTILITY PLAN
C4.2	UTILITY PLAN
C4.3	UTILITY PLAN
C5.1	DRIVEWAY PROFILE
C5.2	SITE SECTIONS
C6.0	DETAILS
C6.1	DETAILS
C6.2	DETAILS
C7.0	GRADING SPECIFICATIONS
ER-1	EROSION CONTROL PLAN
ER-2	EROSION CONTROL DETAILS
EX1	VIEW POINT EXHIBIT
EX2	VIEW POINT SECTIONS

ARCHITECTURAL

A1.00	SITE PLAN
A1.01	ENLARGED SITE PLAN
A2.00AD	DEMO ROOF PLAN
A2.10AD	DEMO FLOOR PLAN - MAIN LEVEL
A2.20AD	DEMO FLOOR PLAN - LOWER LEVEL
A2.30AD	DEMO FLOOR PLAN - GARAGE LEVEL
A2.00	ROOF PLAN
A2.10	FLOOR PLAN - MAIN LEVEL
A2.11	FLOOR PLAN - MAIN LEVEL
A2.12	FLOOR PLAN - MAIN LEVEL
A2.13	FLOOR PLAN - MAIN LEVEL
A2.20	FLOOR PLAN - LOWER LEVEL
A2.21	FLOOR PLAN - LOWER LEVEL
A2.22	FLOOR PLAN - LOWER LEVEL
A2.30	FLOOR PLAN - GARAGE LEVEL
A2.31	FLOOR PLAN - GARAGE LEVEL
A2.32	FLOOR PLAN - GARAGE LEVEL
A3.00	BUILDING ELEVATIONS
A3.01	BUILDING ELEVATIONS
A3.02	BUILDING ELEVATIONS
A3.03	BUILDING ELEVATIONS
A3.04	BUILDING ELEVATIONS
A3.05	BUILDING ELEVATIONS
A4.00	ROOF CROSS SECTIONS

LANDSCAPE

L-1.0	TREE PROTECTION PLAN
L-2.0	SITE PLAN
L-2.1	LAYOUT ENLARGEMENT PLAN
L-2.2	LAYOUT ENLARGEMENT PLAN
L-3.0	PLANTING PLAN
L-4.0	LIGHTING DIAGRAM
L-4.1	LIGHTING CUT SHEETS
L-5.0	LANDSCAPE DETAILS
L-5.1	LANDSCAPE DETAILS

SHEET INDEX | 1

1 — — —	GRID LINE
4/A4.1	BUILDING ELEVATION
4/A4.1	BUILDING SECTION
1/A8.1	DETAIL
1/A8.1	SECTION DETAIL
0'-0" F.F.	CONTROL POINT OR DATUM POINT
ROOM NAME ## Int Elev	ROOM NAME & NUMBER W/ INTERIOR ELEVATION REFERENCE
ALIGN	ALIGN

SYMBOLS | 6

ADJ.	Adjacent	LEV.	Level
A.F.F.	Above Finish Floor (Grade)	MAX.	Maximum
@	At	MECH.	Mechanical
BD.	Board	MANUF.	Manufacturer
BETW.	Between	MIN.	Minimum
Blocking		MTD.	Mounted
BM.	Beam	MTL.	Metal
B.O.	Bottom of	N.I.C.	Not in Contract
C.J.	Control Joint	NO.	Number
C.L.	Center Line	(N)	New
CLNG.	Ceiling	OFCI	Owner Furnished, Contractor Installed
CLR.	Clear		
COL.	Column	O.C.	On Center
CONC.	Concrete	OPNG.	Opening
CONST.	Construction	OPP.	Opposite
CONT.	Continuous	PLYWD	Plywood
DIA.	Diameter	PT	Pressure Treated
DIM.	Dimension	PTD.	Painted
DN	Down	RAD.	Radius, Radii
DR	Door	R.D.	Roof Drain
DWG	Drawing	RE.	Refer To
EA.	Each	REQ'D	Required
EL.	Elevation	RM.	Room
ELEC.	Electrical	R.O.	Rough Opening
EQ.	Equal/Equal To	RWL	Rain Water Leader
EQUIP.	Equipment	SASM	Self-Adhering Sheet Membrane
EXT.	Exterior		
(E)	Existing	SCHED.	Schedule
F.F.	Finish Floor	SIM.	Similar
FLR.	Floor	SOG	Slab On Grade
F.O.	Face Of	STL	Steel
F.O.S.	Face Of Stud	S.C.D.	See Civil Drawings
F.O.W.	Face Of Wall	S.L.D.	See Landscape Drawings
GA.	Gauge	S.S.D.	See Structural Drawings
GSM	Galvanized Sheet Metal	STRUCT.	Structural
GYP. BD.	Gypsum Board	THRU	Through
HB	Hose Bib	T.O.	Top Of
H.M.	Hollow Metal	TYP.	Typical
HR.	Hour	V.I.F.	Verify in Field
INT.	Interior	W/	With
JT.	Joint	WD	Wood

ABBREVIATIONS | 4

PFAU LONG ARCHITECTURE
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Contact: Kim Zylker

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Contact: David Noma

Architect
Consultant

No.	Date	Issues and Revisions	By	Check
	06/23/14	Site Dev. Permit Amend.	MD	MT
	12/05/14	Site Dev. Permit Amend. Rev. 1	MD	MT
	05/19/15	Site Dev. Permit Amend. Rev. 2	MD	MT

Project Name: 1000 Country Club Drive Residence
Project Number: 23006
Description: PROJECT INFORMATION

Ref. North
Sheet 1 Of 1

A0.01

Scale 0' 1' 2' 4' 8'

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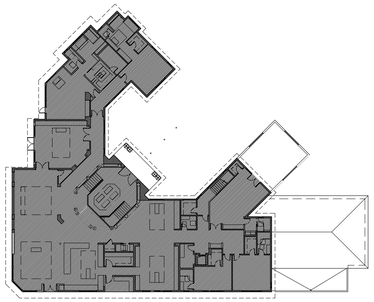
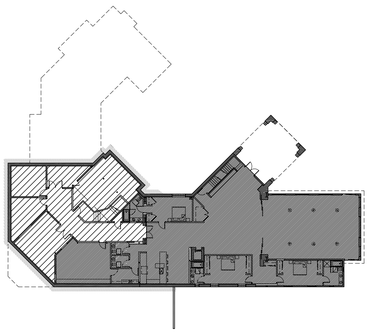
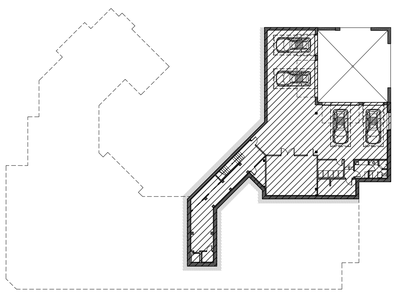


(E) BUILDING: MAIN LEVEL: 6,675 sf habitable space



(E) BUILDING: LOWER LEVEL: 4,983 sf habitable space
2,178 sf non-habitable space

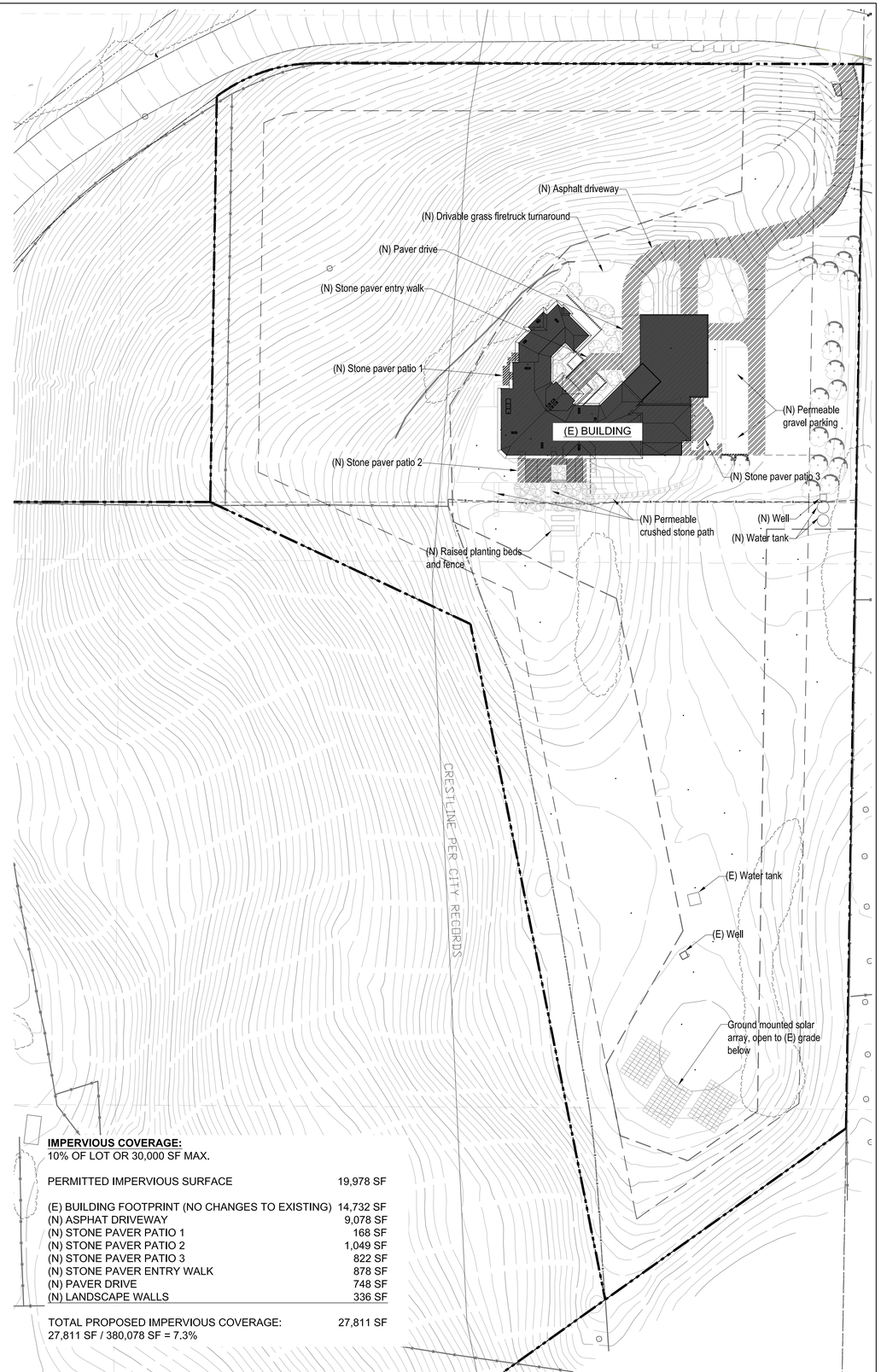


(E) BUILDING: GARAGE LEVEL: 3,737 sf non-habitable space

BUILDING SIZE

PERMITTED BUILDING SIZE	12,571 SF
(E) BUILDING SIZE - HABITABLE SPACE	6,675 SF MAIN LEVEL 4,983 SF LOWER LEVEL 11,658 SF
(E) BUILDING SIZE - NON-HABITABLE SPACE	2,178 SF LOWER LEVEL 3,737 SF GARAGE LEVEL 5,915 SF

SITE DIAGRAM - BUILDING SIZE N.T.S. 2



IMPERVIOUS COVERAGE:
10% OF LOT OR 30,000 SF MAX.

PERMITTED IMPERVIOUS SURFACE	19,978 SF
(E) BUILDING FOOTPRINT (NO CHANGES TO EXISTING)	14,732 SF
(N) ASPHAT DRIVEWAY	9,078 SF
(N) STONE PAVER PATIO 1	168 SF
(N) STONE PAVER PATIO 2	1,049 SF
(N) STONE PAVER PATIO 3	822 SF
(N) STONE PAVER ENTRY WALK	878 SF
(N) PAVER DRIVE	748 SF
(N) LANDSCAPE WALLS	336 SF
TOTAL PROPOSED IMPERVIOUS COVERAGE:	27,811 SF

27,811 SF / 380,078 SF = 7.3%

SITE DIAGRAM - IMPERVIOUS COVERAGE N.T.S. 1

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Project Name: 1000 Country Club Drive Residence
Project Number: 23006

Description: **SITE DIAGRAMS**

Ref. North N
Sheet 1 Of 1

A0.02

Scale 0' 1' 2' 4' 8'

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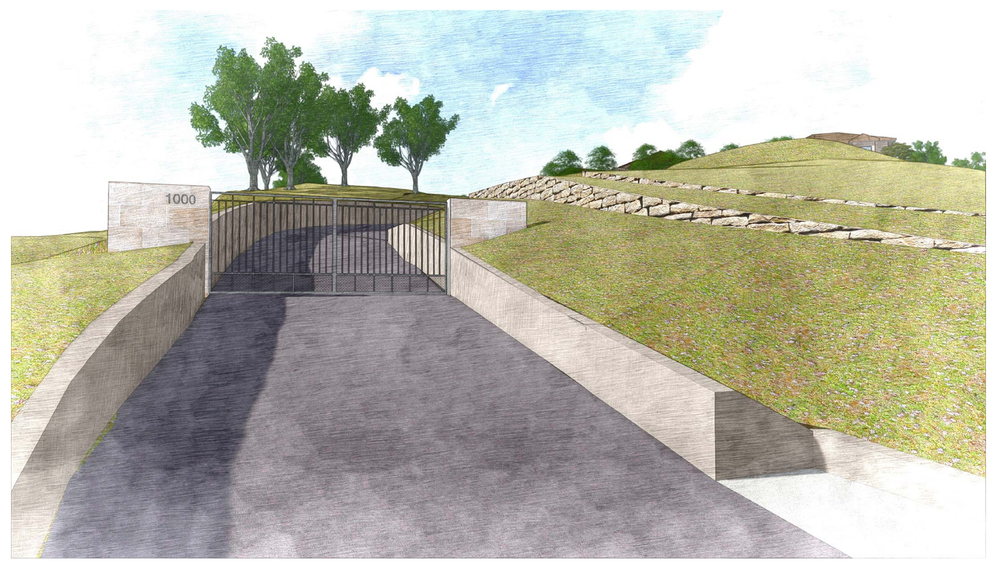
VIEW FROM EAST PERSPECTIVE | 4

VIEW FROM NORTH EAST PERSPECTIVE | 3

BIRD'S EYE ENTRANCE VIEW FROM NORTH PERSPECTIVE | 2



VEHICULAR ENTRANCE GATE PERSPECTIVE | 1

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(415) 495-3700
Contact: David Noma

Architect | Consultant

No.	Date	Issues and Revisions	By	Check
	06/23/14	Site Dev. Permit Amend.	MD	MT
	12/05/14	Site Dev. Permit Amend. Rev. 1	MD	MT
	06/19/15	Site Dev. Permit Amend. Rev. 2	MD	MT

Project Name
1000 Country Club Drive Residence

Project Number
23006

Description
3D RENDERINGS

Ref. North | Sheet 1 | Of 1

A0.03

Scale
0' 1' 2' 4' 8'

All drawings and written material appearing herein constitute original and unpublished work of the architect and may not be duplicated, used or disclosed without written consent of the architect.

ENTRY PERSPECTIVE | 2

ENTRY WALLS PERSPECTIVE | 1

PFAU LONG ARCHITECTURE

98 Jack London Alley San Francisco CA 94107
415 908 6408 pfaulong.com

PAN RESIDENCE

1000 Country Club Drive
Milpitas, CA

APN#: 029-03-014

Owner:
SAN Partners, LLC
P.O. Box 610910
San Jose, CA 95161
(408) 432-8500
Contact: Theresa Pan

Architect:
Pfau Long Architecture LTD
98 Jack London Alley
San Francisco, CA 94107
(415) 908-6408
Principal: Peter Pfau
Contact: Melanie Turner

Landscape Architect:
Blasen Landscape Architecture
500 Red Hill Avenue
San Anselmo, CA 94960
(415) 485-3885
Principal: Eric Blasen
Contact: Beth Lee

Structural Engineer :
Peoples Associates
1996 Tarob Court
Milpitas, CA 95035
(415) 957-9220
Contact: Jeff Medeiros

Civil:
Lea & Braze Engineering Inc.
2495 Industrial Parkway West
Hayward, CA 94545
(510) 887-4086
Principal: Peter Carfino
Contact: Randy West
Contact: Brad Sundheimer

Mechanical, Electrical, and Plumbing:
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870 Market St, Suite 458
San Francisco, CA 94102
(707) 320-1352
Principal: Ray Keane
Contact: Kim Zylker

Waterproofing
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Project Name
1000 Country Club Drive Residence

Project Number
23006

Description
3D RENDERINGS

Ref. North | Sheet 1 | Of 1

A0.04

Scale
0' 1' 2' 4' 8'

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6'-0" DEER FENCE & 54" WIRE FENCE | 10

PHOTOVOLTAIC ARRAY | 9

DRY STACK LANDSCAPE WALLS | 8

WOOD AND PAINTED STEEL GUARDRAILS | 7

WOOD AND PAINTED STEEL PATIO TRELLIS | 6

AUTOCOURT CONCRETE PAVERS | 5

PRE-PATINATED COPPER STANDING SEAM ROOF | 4

ISTRIA LIMESTONE CLADDING, ENTRY & PATIO PAVERS | 3

FACTORY FINISH METAL CLAD WINDOWS | 2

PAINTED STUCCO | 1

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Project Name: 1000 Country Club Drive Residence
Project Number: 23006
Description: PROJECT MATERIALS

Ref. North | Sheet 1 | Of 1

A0.05

Scale 0' 2' 4' 8'

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CONTINUS ROYAL PURPLE

MUHLENBERGIA CAPILLARIS

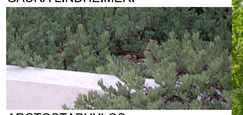
ARBUTUS MARINA

NERIUM OLEANDER

TILIA TOMENTOSA

RHAMNUS CALIFORNICA

GAURA LINDHEIMERI


ARCTOSTAPHYLOS

CERCIS OCCIDENTALIS

QUERCUS ROBUR

CERATOSTIGMA GRIFFITHII

OLEA EUROPAEA

CEANOTHUS

SOUTHEAST AND SOUTHWEST GARDENS | 5

ALYOGYNE HUEGELII

ROMNEYA COULTERI

HYDRANGEA

STYRAX OFFICINALIS REDIVIVUS

AGAPANTHUS BLACK PANTHA

PENSTEMON

PITTOSPORUM TENUIFOLIUM

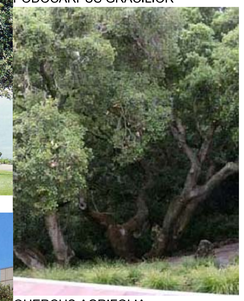
ACER PLATANOIDES

CAESALPINIA PULCHERRIMA

SCREENING PLANTS | 4

METROSIDEROS EXCELSA

PODOCARPUS GRACILIOR


QUERCUS AGRIFOLIA

QUERCUS SUBER

PITTOSPORUM TENUIFOLIUM

HOUSE ENTRY LANDSCAPING | 3

ASPARAGUS DENSIFLORUS

OPHIOPOGON JAPONICUS

ACER JAPONOCUM

TAXUS BACCATA REPANDENS

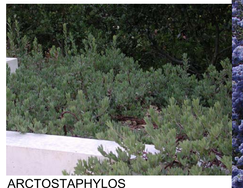
HELLEBORUS ARGUTIFOLIUS

ACER PALMATUM

CAMELLIA JAPONICA

GARAGE LANDSCAPING | 2

SALVIA LEUCANTHA


ARCTOSTAPHYLOS

ACER BUERGERIANUM

CEANOTHUS

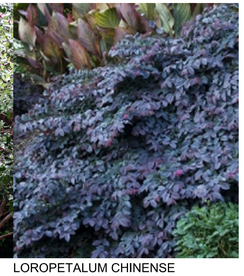
CALLISTEMON

MYRSINE AFRICANA

DISTICTIS BUCCINATORIA

BOUGAINVILLEA

FEIJOA SELLOWIANA


LOROPETALUM CHINENSE

ENTRY DRIVE LANDSCAPING | 1

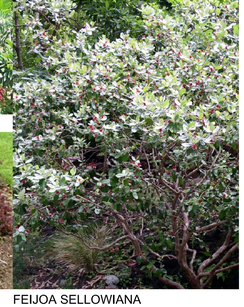
CEANOTHUS

MELIANTHUS MAJOR

CALLISTEMON

ARCTOSTAPHYLOS

BERBERIS THUNBERGII


FEIJOA SELLOWIANA

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Project Name
1000 Country Club Drive Residence

Project Number
23006

Description
PROJECT MATERIALS

Ref. North Sheet 1 Of 1

A0.06

Scale
0' 2' 4' 8'

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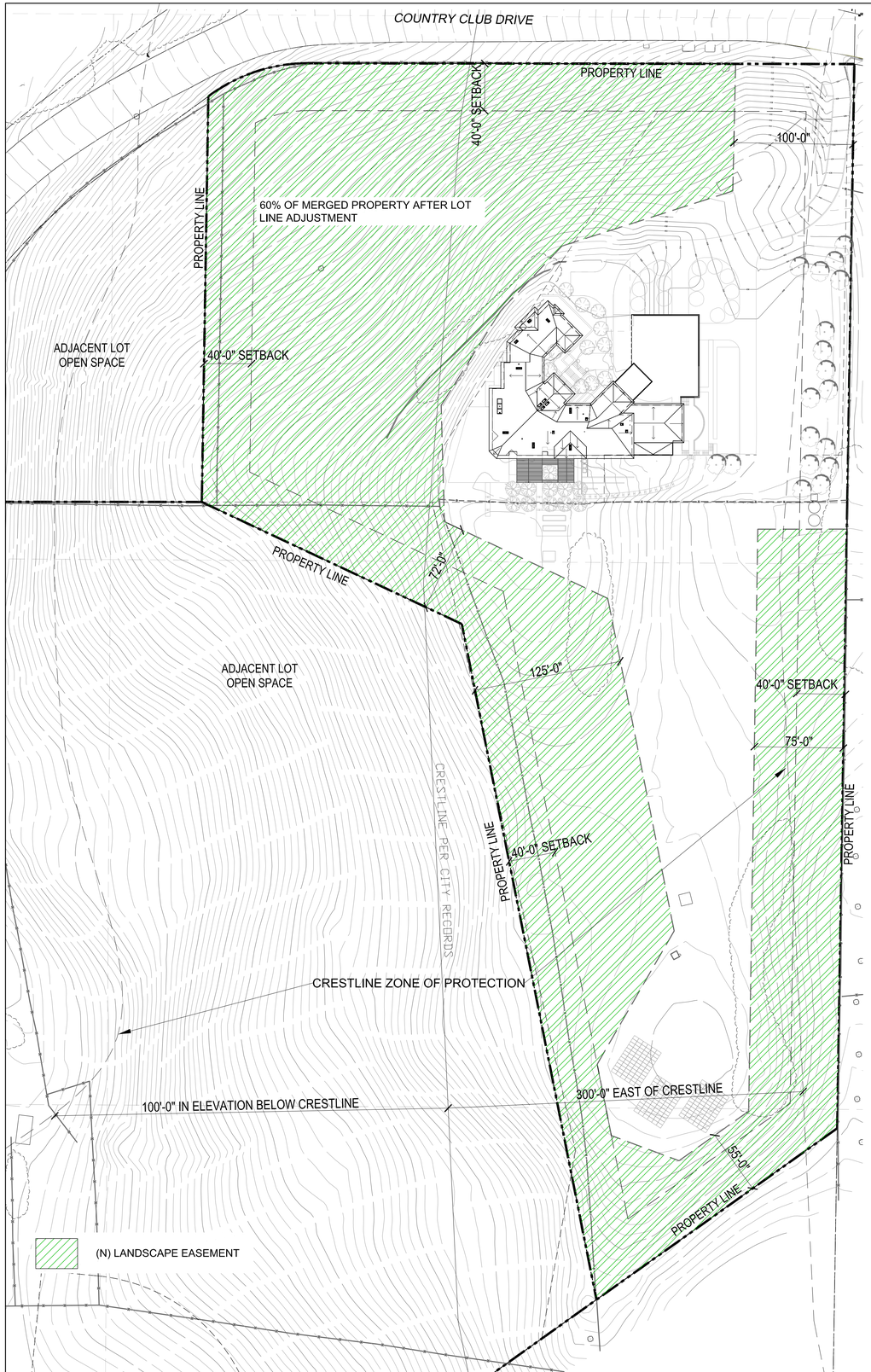
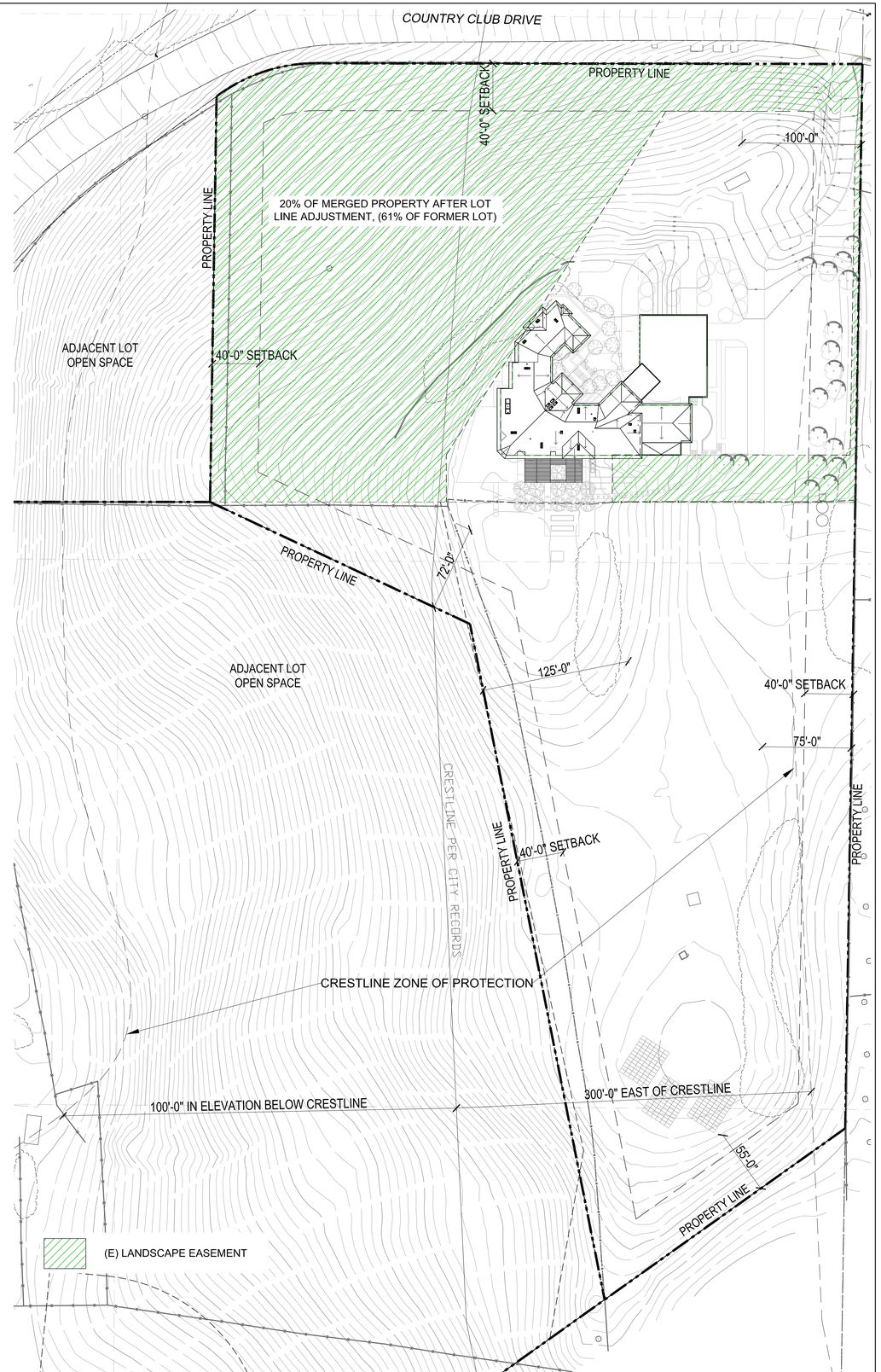


SITE DIAGRAM - PROPOSED LANDSCAPE EASEMENT ON MERGED LOT 2
N.T.S.



SITE DIAGRAM - EXISTING LANDSCAPE EASEMENT ON MERGED LOT 1
N.T.S.

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No.	Date	Issues and Revisions	By	Check
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Project Name
1000 Country Club Drive Residence

Project Number
23006

Description
SITE DIAGRAMS

Ref. North

Sheet 1 Of 1

A0.07

Scale
0' 1' 2' 4' 8'

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ZOOMED-IN VIEW FROM VIEWPOINT 5 | 6

ZOOMED-IN VIEW FROM VIEWPOINT 4 | 4

ZOOMED-IN VIEW FROM VIEWPOINT 3 | 2

VIEW FROM VIEWPOINT 5 | 5

VIEW FROM VIEWPOINT 4 | 3

VIEW FROM VIEWPOINT 3 | 1

EXHIBIT NOTES

1. LOCATION OF VIEWPOINTS TAKEN FROM THE CITY OF MILPITAS ZONING MAP DATED OCTOBER 2012.
2. SEE CIVIL DRAWINGS EX1 AND EX2 FOR ADDITIONAL VIEWPOINT EXHIBITS AND SITE SECTIONS.
3. VIEWPOINT EXHIBITS SUPPORT COMPLIANCE WITH ZONING ORDINANCE CHAPTER 10-45.06 REGARDING THE CRESTLINE ZONE OF PROTECTION.

PFAU LONG ARCHITECTURE

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No.	Date	Issues and Revisions	By	Check
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Project Name: 1000 Country Club Drive Residence

Project Number: 23006

Description: **VIEWPOINT EXHIBITS**

Ref. North | Sheet 1 | Of 1

A0.08

Scale
0' 1' 2' 4' 8'

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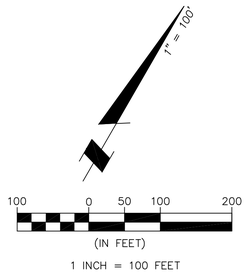


BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE GRID NORTH BASED UPON A GPS SURVEY USING THE LEICA iROVER AND THE LEICA SMARTNET GPS NETWORK. DISTANCES SHOWN ARE GROUND DISTANCES.

BENCHMARK

ELEVATIONS SHOWN HEREON ARE BASED UPON NAVD 88 DATUM.

NOTES:

BGT RELIED UPON TWO PRELIMINARY REPORTS THAT COVER THE NORTHERLY AND SOUTHERLY SUBJECT PROPERTIES: CHICAGO TITLE COMPANY PRELIMINARY REPORT, ORDER NO. 43800770, WAS USED FOR THE NORTHERLY PARCEL, AND OLD REPUBLIC TITLE COMPANY PRELIMINARY REPORT, ORDER NO. 0616007854, FOR THE SOUTHERLY PARCEL. EASEMENTS PLOTTED ARE THOSE REFERENCED WITHIN THE REPORTS.

UTILITIES SHOWN HEREON TAKEN FROM VISUAL SURFACE EVIDENCE AND SHOULD BE CONSIDERED AS APPROXIMATE ONLY. ACTUAL LOCATIONS OF UTILITIES MAY VARY. TRUE LOCATION OF UTILITIES CAN ONLY BE OBTAINED BY EXPOSING THE UTILITY.

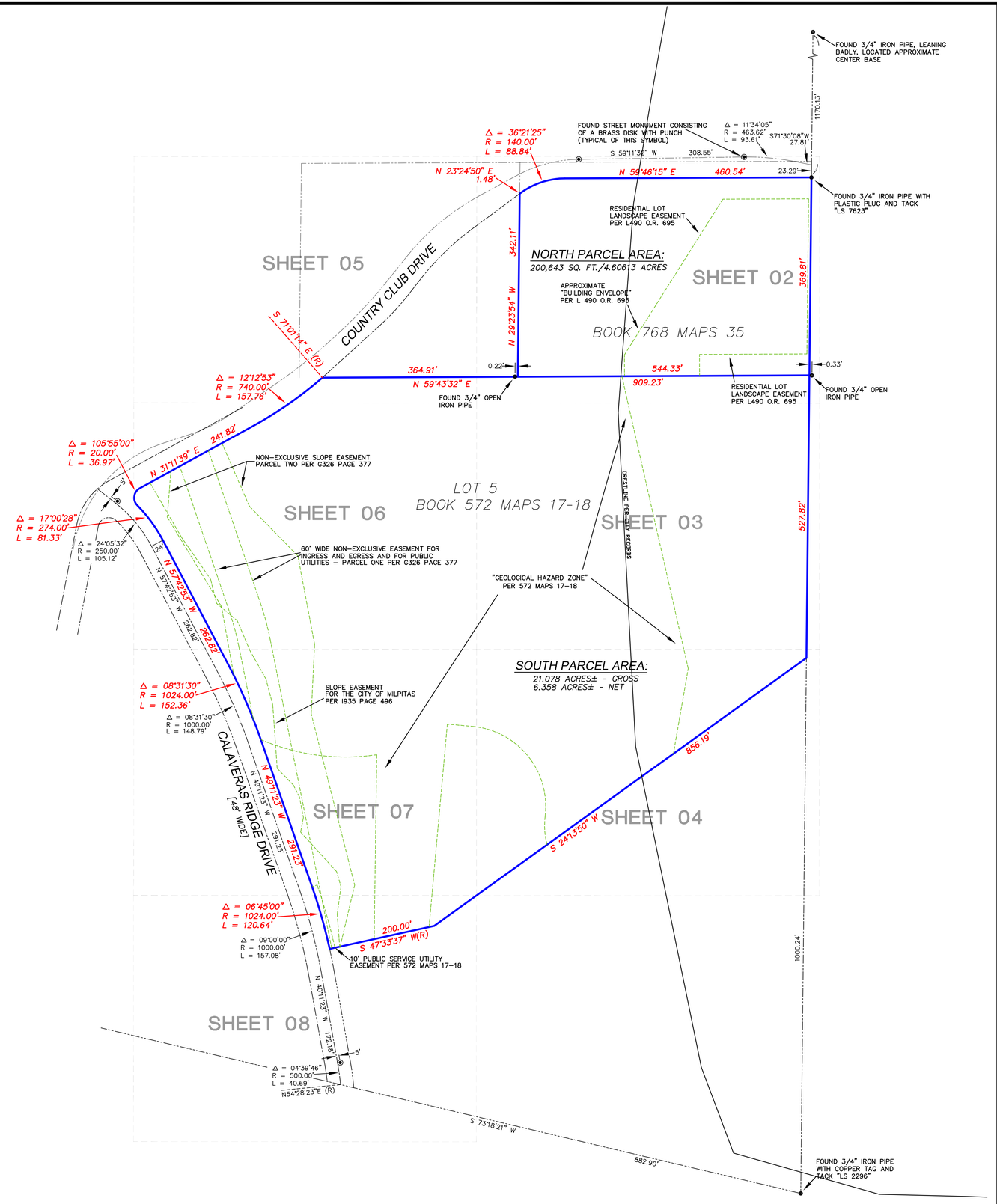
TREE LOCATIONS SHOWN HEREON ARE SHOWN SYMBOLICALLY WITH SYMBOL SIZES BASED UPON TRUNK DIAMETER AT CHEST HEIGHT, AT THE LOCATION WHERE THE TREE ENTERS THE GROUND SURFACE. LOCATIONS AND SIZES OF TREE TRUNKS CAN ONLY BE CONSIDERED APPROXIMATE UNLESS OTHERWISE STATED ON THE MAP. TREES OF TRUNK DIAMETER SIZES OF 6 INCHES OR GREATER WERE LOCATED BY THE FIELDCREW.

FIELD SURVEY PERFORMED BY: BGT LAND SURVEYING
www.bgtsurveying.com

DATE OF FIELD SURVEY: MAY 24, 2013
JOB NUMBER: 13-077

AERIAL MAPPING PROVIDED BY: 3Di GEOTERRA MAPPING GROUP
www.3DiMapping.com

DATE OF PHOTOGRAPHY: MAY 17, 2013



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www.bgtsurveying.com

LICENSED LAND SURVEYOR
BRYAN G. TAYLOR
EXP. 12/31/15
NO. 7551
STATE OF CALIFORNIA

Assessor Parcel Number:
029-03-014
029-03-024

Prepared For:
T.G. DYNAMICS GROUP, LLC.
2185 FORTUNE DRIVE
SAN JOSE, CA 95131

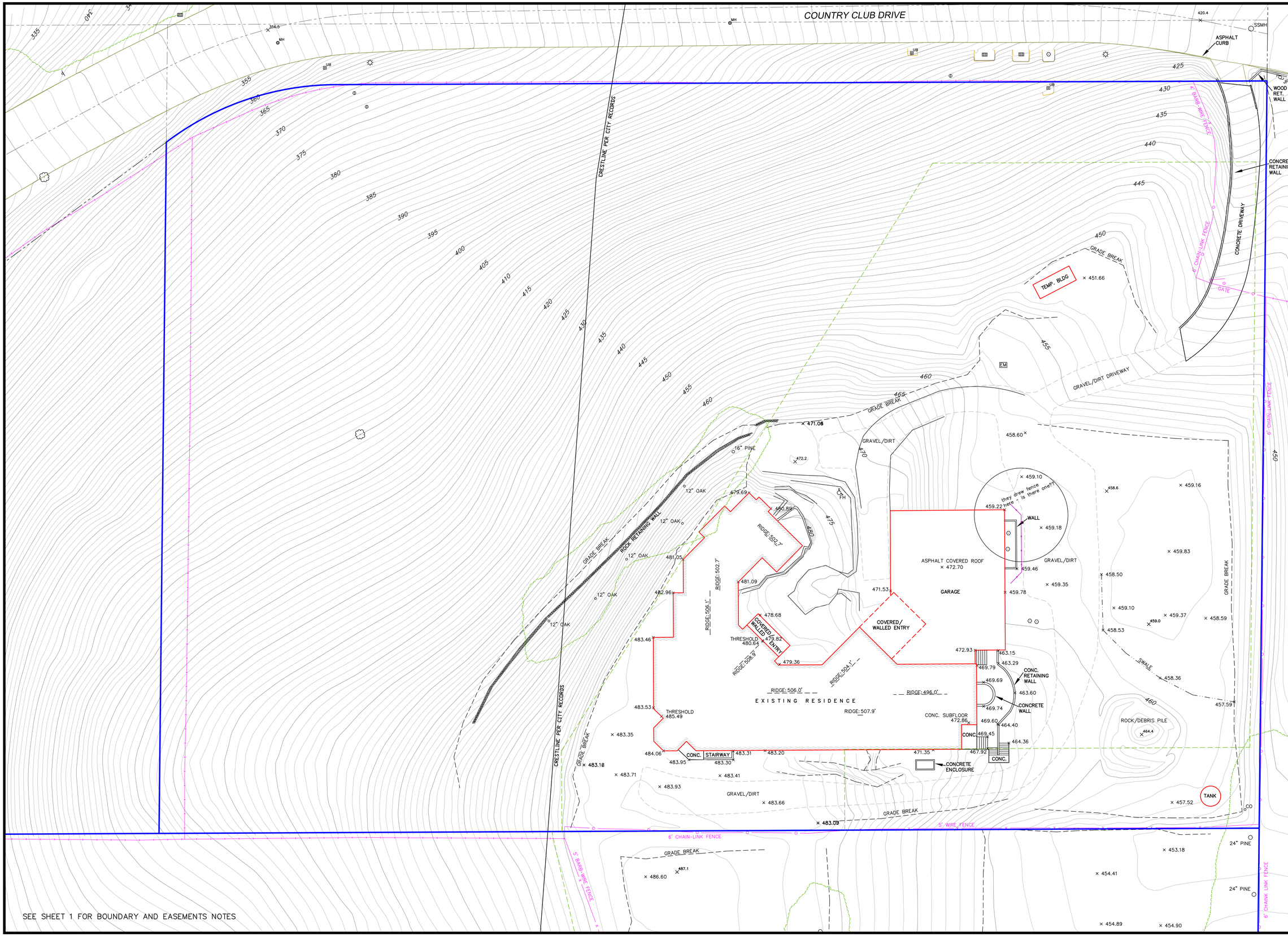
BOUNDARY AND TOPOGRAPHIC SURVEY

FORMER "LANDS OF MARTINEZ" (BOOK 768 MAPS 35), AND LOT 5, PER "TRACT NO. 7935" (BOOK 572 MAPS 17)

1000 COUNTRY CLUB DR. & 1050 CALAVARES RIDGE DR.

MILPITAS, COUNTY OF SANTA CLARA, CALFORNIA

Date:	JUNE 2013
Scale:	1" = 100'
Contour Interval:	n/a
Drawn:	LHL
Drawing Number:	SU-1
	SHEET 1 OF 8
Job No.	13-077



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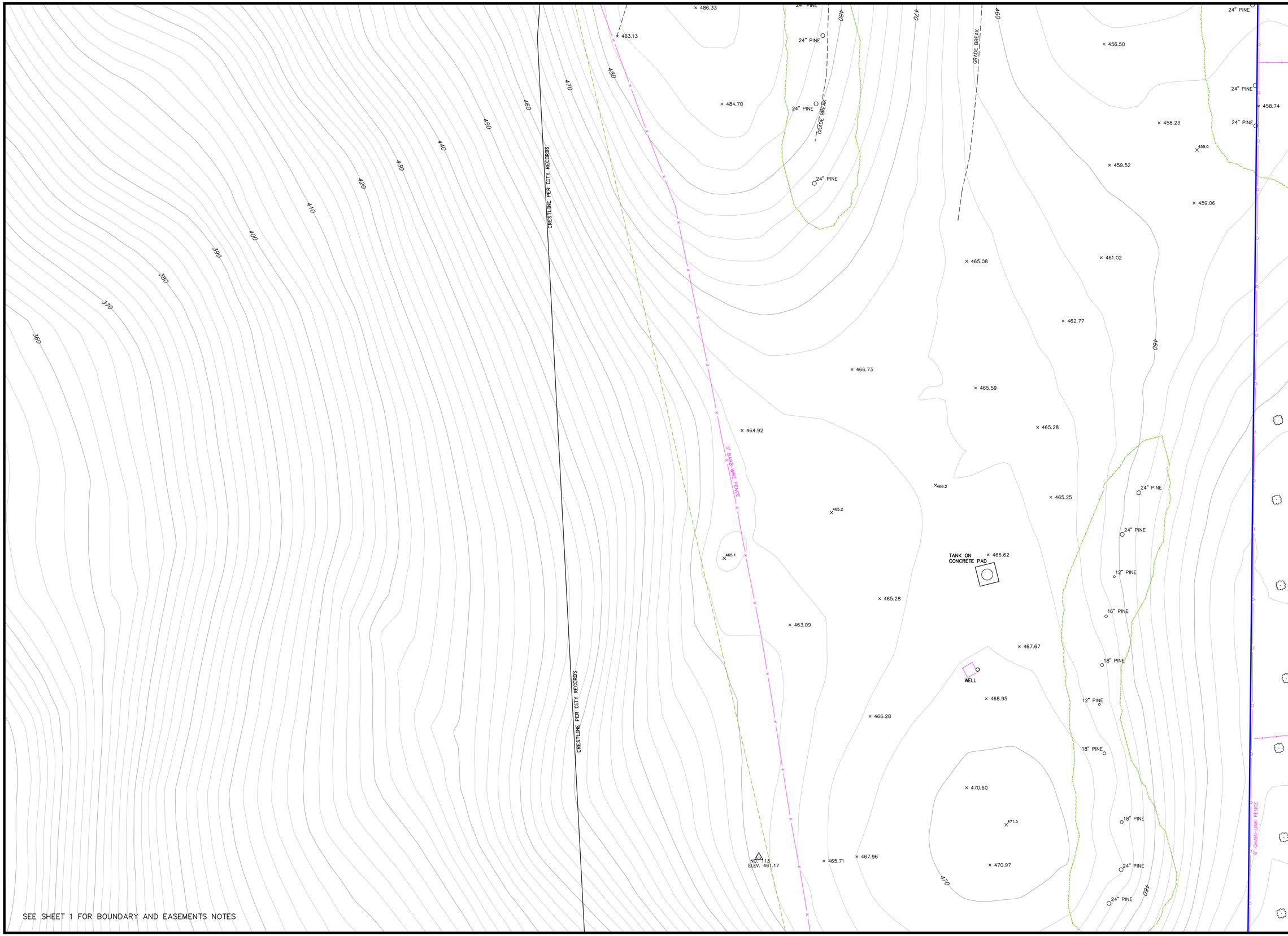
BOUNDARY AND TOPOGRAPHIC SURVEY

1000 COUNTRY CLUB DRIVE

MILPITAS, COUNTY OF SANTA CLARA, CALIFORNIA

Date: JUNE 2013
Scale: 1" = 20'
Contour Interval: 1' & 2'
Drawn: LHL
Drawing Number:
SU-1
SHEET 2 OF 8
Job No. 13-077



SEE SHEET 1 FOR BOUNDARY AND EASEMENTS NOTES

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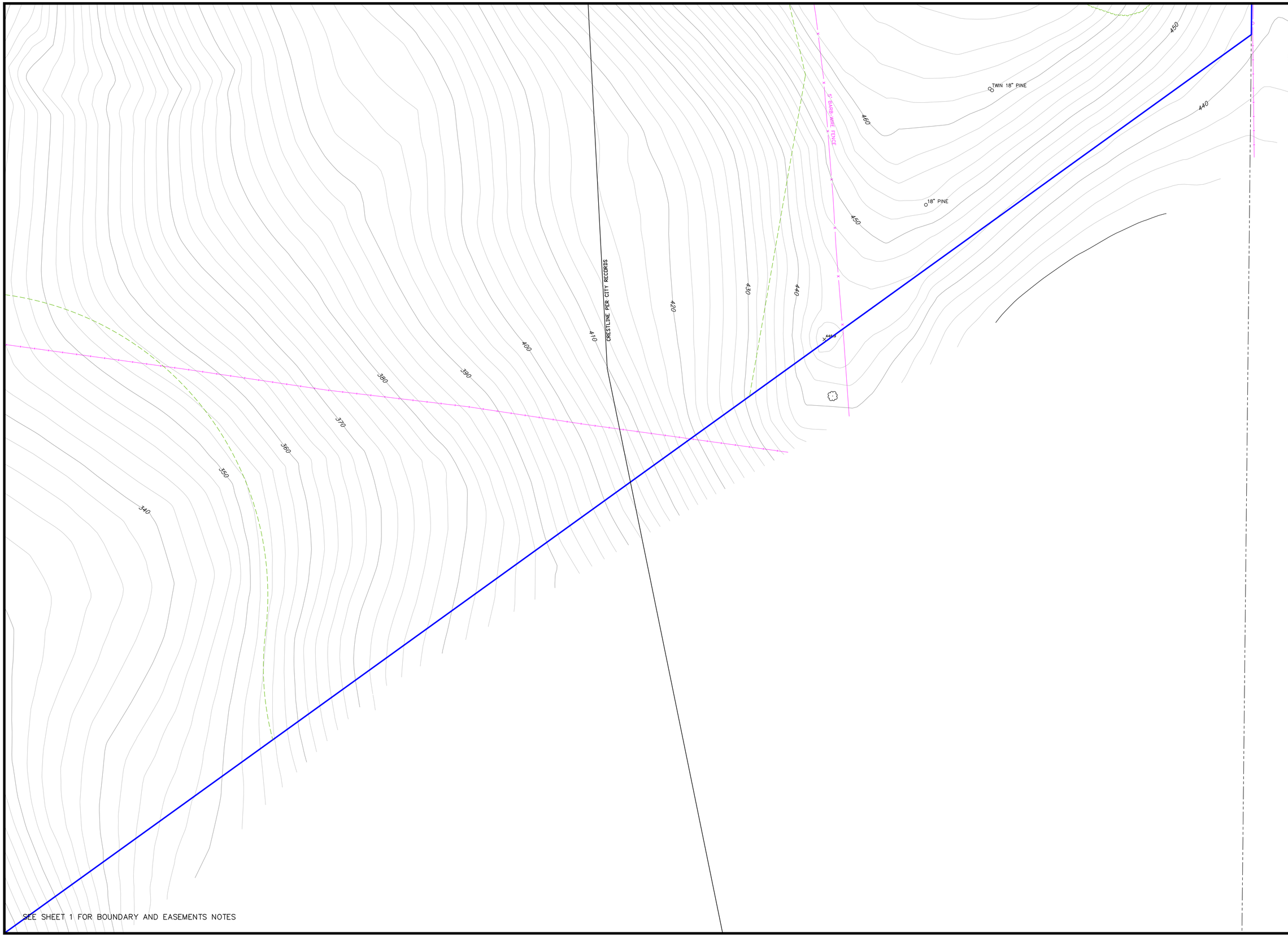
BOUNDARY AND TOPOGRAPHIC SURVEY

1050 CALAVERAS RIDGE DRIVE

MILPITAS, COUNTY OF SANTA CLARA, CALIFORNIA

Date: JUNE 2013
Scale: 1" = 20'
Contour Interval: 2'
Drawing Number: SU-1
SHEET 3 OF 8
Job No. 13-077



SEE SHEET 1 FOR BOUNDARY AND EASEMENTS NOTES

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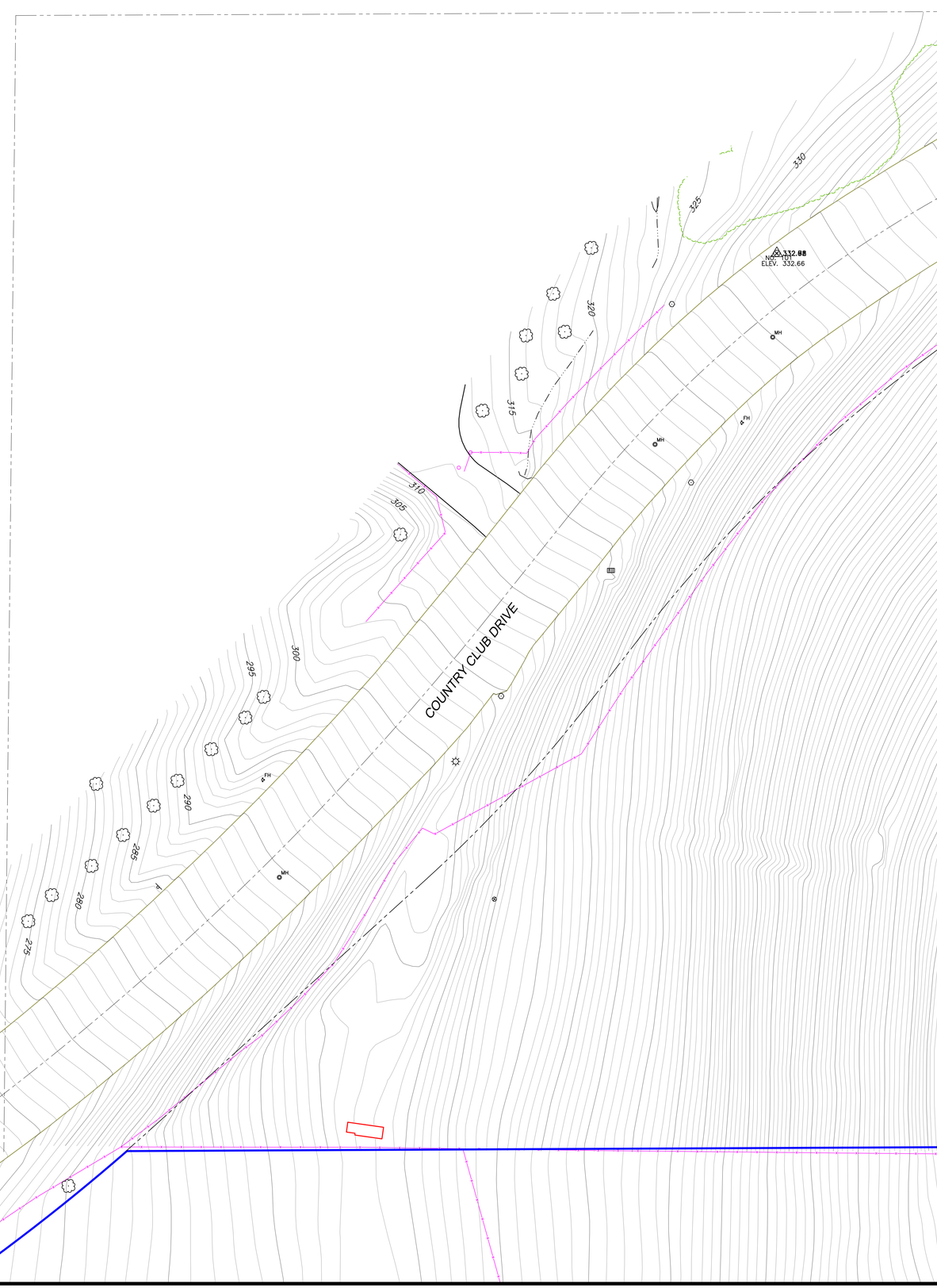
1050 CALAVERAS RIDGE DRIVE

MILPITAS, COUNTY OF SANTA CLARA, CALIFORNIA

Date: JUNE 2013
Scale: 1" = 20'
Contour Interval: 2'
Drawn: LHL
Drawing Number:
SU-1
SHEET 4 OF 8
Job No. 13-077



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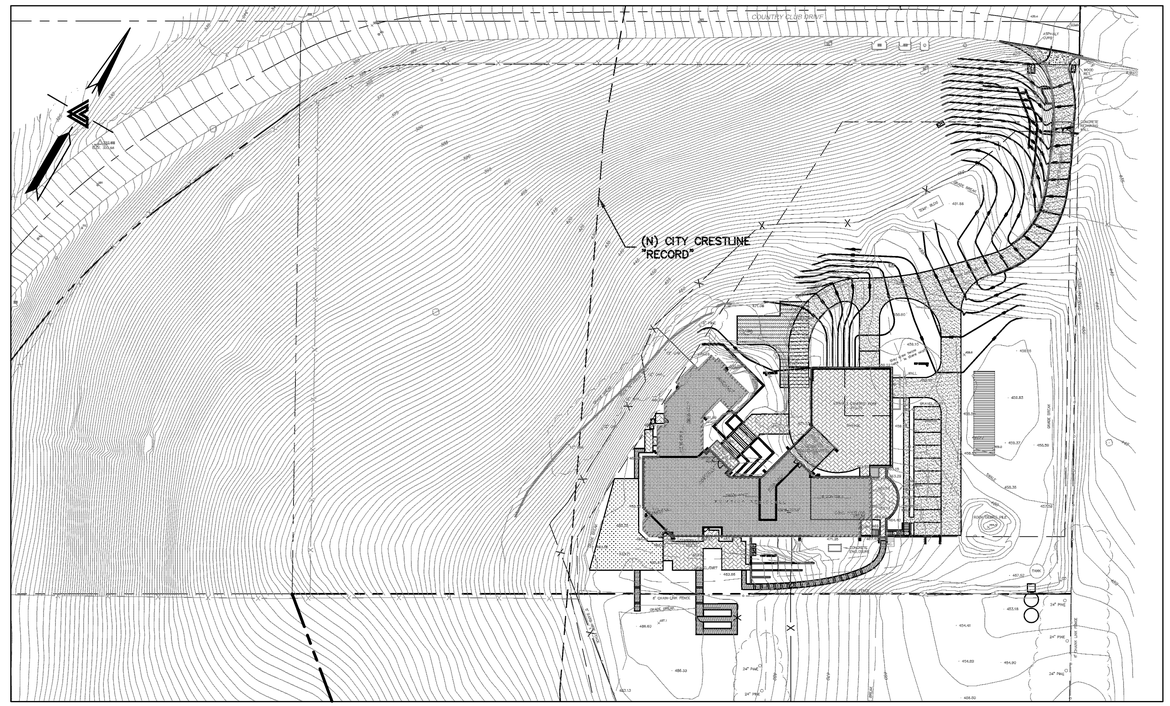
Scale:	1" = 20'
Contour Interval:	1' & 2'
Drawn:	LHL
Drawing Number:	SU-1
	SHEET 5 OF 8
Job No.	13-077

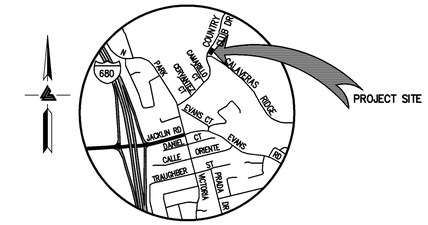
PAN RESIDENCE
1000 COUNTRY CLUB DRIVE
MILPITAS, CALIFORNIA

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		BOUNDARY
		PROPERTY LINE
		RETAINING WALL
		LANDSCAPE RETAINING WALL
	RW RW	RAINWATER TIGHTLINE
	SUB	SUBDRAIN LINE
	TL	TIGHTLINE
SD	SD	STORM DRAIN LINE
SS	SS	SANITARY SEWER LINE
W	W	WATER LINE
G	G	GAS LINE
P	P	PRESSURE LINE
JT	JT	JOINT TRENCH
		SET BACK LINE
		CONCRETE VALLEY GUTTER
		EARTHEN SWALE
CB	CB	CATCH BASIN
JB	JB	JUNCTION BOX
AD	AD	AREA DRAIN
		CURB INLET
SDMH	SDMH	STORM DRAIN MANHOLE
		FIRE HYDRANT
SSMH	SSMH	SANITARY SEWER MANHOLE
		STREET SIGN
222.57 INV	222.57 INV	SPOT ELEVATION
		FLOW DIRECTION
	D	DEMOLISH/REMOVE
		BENCHMARK
200	200	CONTOURS
	XX" TREE	TREE TO BE REMOVED



KEY MAP
1" = 50'



VICINITY MAP
NTS

OWNER'S INFORMATION

OWNER:
SAN PARTNERS LLC
PO BOX 610910,
SAN JOSE, CA

APN: 029-03-014

REFERENCES

THIS GRADING AND DRAINAGE PLAN IS SUPPLEMENTAL TO:

1. TOPOGRAPHIC SURVEY BY BGT LAND SURVEYING, ENTITLED;
   "TOPOGRAPHIC SURVEY"
   1000 COUNTRY CLUB DRIVE
   MILPITAS, CA
   DATED: MAY 24, 2013
   JOB#: 13-077
2. ARCHITECTURE BY PFAU LONG ARCHITECTURE, ENTITLED:
   "PAN RESIDENCE"
   1000 COUNTRY CLUB DRIVE
   MILPITAS, CA
   DATED: JANUARY 30, 2013
3. SOIL REPORT BY ROMIG ENGINEERING, INC. ENTITLED:
   "GEOTECHNICAL INVESTIGATION"
   MARTINEZ RESIDENCE
   1000 COUNTRY CLUB DRIVE
   MILPITAS, CA
   DATED: 12-2-15
   JOB#: 1495-1
4. LANDSCAPE PLAN BY BLASEN LANDSCAPE ARCHITECTURE, ENTITLED
   "SITE PLAN"
   1000 COUNTRY CLUB DRIVE
   MILPITAS, CA
   DATED: 6-23-14

THE CONTRACTOR SHALL REFER TO THE ABOVE NOTED SURVEY AND PLAN, AND SHALL VERIFY BOTH EXISTING AND PROPOSED ITEMS ACCORDING TO THEM.

ESTIMATED EARTHWORK QUANTITIES

CUBIC YARDS	WITHIN BUILDING FOOTPRINT	OUTSIDE BUILDING FOOTPRINT	TOTAL CUBIC YARDS
CUT	0	3625	3625
FILL	0	115	115
EXPORT			3510

NOTE:
GRADING QUANTITIES REPRESENT BANK YARDAGE. IT DOES NOT INCLUDE ANY SWELLING OR SHRINKAGE FACTORS AND IS INTENDED TO REPRESENT IN-SITU CONDITIONS. QUANTITIES DO NOT INCLUDE OVER-EXCAVATION, TRENCHING, STRUCTURAL FOUNDATIONS OR PIERS, OR POOL EXCAVATION (IF ANY). NOTE ADDITIONAL EARTHWORKS, SUCH AS KEYWAYS OR BENCHING MAY BE REQUIRED BY THE GEOTECHNICAL ENGINEER IN THE FIELD AT TIME OF CONSTRUCTION. CONTRACTOR TO VERIFY QUANTITIES.

IMPERVIOUS SURFACE CALCULATION

AREA	SQR FT
PERMITTED BUILDING SIZE	11,200
(E) BUILDING FOOTPRINT	14,732
(N) HARDSCAPE	13,079
TOTAL PROPOSED IMPERVIOUS COVERAGE	27,811

ABBREVIATIONS

AB	AGGREGATE BASE	LNDG	LANDING
AC	ASPHALT CONCRETE	LF	LINEAR FEET
ACC	ACCESSIBLE	MAX	MAXIMUM
AD	AREA DRAIN	MH	MANHOLE
BC	BEGINNING OF CURVE	MIN	MINIMUM
B & D	BEARING & DISTANCE	MON.	MONUMENT
BFPD	BACKFLOW PREVENTION DEVICE	(N)	NEW
BM	BENCHMARK	NO.	NUMBER
BW/FG	BOTTOM OF WALL/FINISH	NTS	NOT TO SCALE
GRADE		O.C.	ON CENTER
CB	CATCH BASIN	O/	OVER
C & G	CURB AND GUTTER	(PA)	PLANTING AREA
℄	CENTER LINE	PED	PEDESTRIAN
CPP	CORRUGATED PLASTIC PIPE (SMOOTH INTERIOR)	PIV	POST INDICATOR VALVE
		PSS	PUBLIC SERVICES EASEMENT
CO	CLEANOUT	PL	PROPERTY LINE
COTG	CLEANOUT TO GRADE	PP	POWER POLE
CONC	CONCRETE	PUE	PUBLIC UTILITY EASEMENT
CONST	CONSTRUCT or -TION	PVC	POLYVINYL CHLORIDE
CONC COR	CONCRETE CORNER	R	RADIUS
CY	CUBIC YARD	RCP	REINFORCED CONCRETE PIPE
D	DIAMETER	RIM	RIM ELEVATION
DI	DROP INLET	RW	RAINWATER
DIP	DUCTILE IRON PIPE	R/W	RIGHT OF WAY
EA	EACH	S	SLOPE
EC	END OF CURVE	S.A.D.	SEE ARCHITECTURAL DRAWINGS
EG	EXISTING GRADE	SAN	SANITARY
EL	ELEVATIONS	SD	STORM DRAIN
EP	EDGE OF PAVEMENT	SDMH	STORM DRAIN MANHOLE
EQ	EQUIPMENT	SHT	SHEET
EW	EACH WAY	S.L.D.	SEE LANDSCAPE DRAWINGS
(E)	EXISTING	SPEC	SPECIFICATION
FC	FACE OF CURB	SS	SANITARY SEWER
FF	FINISHED FLOOR	SSCO	SANITARY SEWER CLEANOUT
FG	FINISHED GRADE	SSMH	SANITARY SEWER MANHOLE
FH	FIRE HYDRANT	ST.	STREET
FL	FLOW LINE	STA	STATION
FS	FINISHED SURFACE	STD	STANDARD
G	GAS	STRUCT	STRUCTURAL
GA	GAGE OR GAUGE	T	TELEPHONE
GB	GRADE BREAK	TC	TOP OF CURB
HDPE	HIGH DENSITY CORRUGATED POLYETHYLENE PIPE	TEMP	TEMPORARY
		TP	TOP OF PAVEMENT
HORIZ	HORIZONTAL	TW/FG	TOP OF WALL/FINISH GRADE
HI PT	HIGH POINT	TYP	TYPICAL
H&T	HUB & TACK	VC	VERTICAL CURVE
ID	INSIDE DIAMETER	VCP	VITRIFIED CLAY PIPE
INV	INVERT ELEVATION	VERT	VERTICAL
JB	JUNCTION BOX	W/	WITH
JT	JOINT TRENCH	W, WL	WATER LINE
JP	JOINT UTILITY POLE	WM	WATER METER
L	LENGTH	WWF	WELDED WIRE FABRIC

GENERAL

1. INCLUDE ANY NECESSARY DETAILS AND SPECIFICATIONS WITH THE PLANS IF THEY ARE NOT CITY STANDARDS OR APPROVED EQUALS.
2. SHOW THE LOCATIONS OF ALL EXISTING, AND PROPOSED PUBLIC FACILITIES (STREETS-INCLUDE STREET NAME (ALSO STATE PRIVATE STREET IF PRIVATE MAINTAINED ROAD), STREET LIGHT, STORM DRAIN, SEWER, WATER ETC.), AND ANY PROPOSED CONNECTIONS TO PUBLIC FACILITIES.
3. SHOW ALL EXISTING AND ANY PROPOSED EASEMENT OR RIGHT OF WAY DEDICATION ON PLANS.
4. PRIOR TO THE START OF ANY WORK WITHIN THE CITY RIGHT OF WAY (PUBLIC STREET OR EASEMENT), THE DEVELOPERS CONTRACTOR SHALL OBTAIN AN ENCROACHMENT PERMIT. ALSO INCLUDE OTHER PUBLIC WORK GENERAL CONSTRUCTION NOTES - SEE ENGINEERING PLANS AND MAP PROCEDURES AND GUIDELINES.

WATER

1. SHOW THE SIZE(S) AND LOCATION(S) OF ALL EXISTING AND PROPOSED WATER MAINS, SERVICE(S), METER(S) AND BACKFLOW DEVICE(S) ON THE PLANS. ALSO, SHOW DEPTH AND MATERIAL OF EXISTING MAIN FOR WET/HOT TAPS OR ISOLATION VALVES FOR CUTTING IN TEE'S.
2. DOMESTIC WATER METERS - ADD NOTE: INSTALL REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTION DEVICE AS PER CITY STANDARD DRAWING #734.
3. FIRE SERVICES - ADD NOTE: INSTALL DETECTOR CHECK VALVE PER CITY STANDARD DRAWING #730 FOR COMMERCIAL/INDUSTRIAL USE. LOOPED FIRE SERVICES REQUIRE DOUBLE CHECK DETECTOR CHECK VALVE.
4. INDICATE ANY EXISTING WELL(S) TO BE MAINTAINED OR ABANDONED IN ACCORDANCE WITH SANTA CLARA VALLEY WATER DISTRICT. AIR GAP OR REDUCED BACKFLOW PROTECTION IS ALSO REQUIRED FOR ALL ACTIVE (NON-SEALED) WELLS.

SEWER

1. SHOW SIZE(S) AND LOCATION(S) OF EXISTING AND PROPOSED MAINS, LATERAL(S), CLEAN OUT(S) AND ANY NECESSARY SEWER BACKFLOW DEVICE(S) ON THE PLANS.
2. RESIDENTIAL DEVELOPMENTS REQUIRE A 4' SEWER LATERAL AND CLEANOUT AS PER CITY STANDARD DRAWING #620, SHEET 1.
3. SHOW THE LOWEST FINISH FLOOR ELEVATION OF THE STRUCTURE AND THE RIM ELEVATION OF NEAREST UPSTREAM SANITARY MANHOLE ON THE PLANS. IF THE LOWEST FLOOR ELEVATION IS LESS THAN ONE FOOT ABOVE THE RIM ELEVATION OF THE NEAREST UPSTREAM MANHOLE, THEN A BACKFLOW PREVENTER PER CITY STANDARD DRAWING #624 IS REQUIRED.
4. APPLICANT SHALL CONTACT THE SAN JOSE/SANTA CLARA WATER POLLUTION CONTROL PLANT (SJ/SC WPCP 408-945-5300) FOR THEIR REQUIREMENTS ON PLAN APPROVAL.

STORM

1. SHOW SIZE(S) AND LOCATION(S) OF ALL EXISTING AND PROPOSED STORM WATER FACILITIES ON THE PLANS.
2. SHOW HOW ALL ON-SITE DRAINAGE IS CONVEYED OFF-SITE (STREET, GREEN BELT, ETC.) INCLUDING CONNECTIONS TO THE CITY STORM DRAIN SYSTEM INCLUDING CREEK AND CHANNELS. ALSO SHOW THE LOCATIONS AND SIZES OF ALL INLETS, DISSIPATERS, PIPES, THROUGH CURB DRAINS, ETC.

DRIVEWAY

1. SHOW WIDTH(S) AND LOCATION(S) OF ALL EXISTING AND PROPOSED DRIVEWAY(S) ON THE PLANS.

GENERAL NOTES

ALL GENERAL NOTES, SHEET NOTES, AND LEGEND NOTES FOUND IN THESE DOCUMENTS SHALL APPLY. TYPICALLY THROUGHOUT IF INCONSISTENCIES ARE FOUND IN THE VARIOUS NOTATIONS, NOTIFY THE ENGINEER IMMEDIATELY IN WRITING REQUESTING CLARIFICATION.

THESE DRAWINGS AND THEIR CONTENT ARE AND SHALL REMAIN THE PROPERTY OF LEA AND BRAZE ENGINEERING, INC. WHETHER THE PROJECT FOR WHICH THEY ARE PREPARED IS EXECUTED OR NOT. THEY ARE NOT TO BE USED BY ANY PERSONS ON OTHER PROJECTS OR EXTENSIONS OF THE PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ENGINEER.

ALL WORK SHALL COMPLY WITH APPLICABLE CODES AND TRADE STANDARDS WHICH GOVERN EACH PHASE OF WORK INCLUDING, BUT NOT LIMITED TO, CALIFORNIA MECHANICAL CODE, CALIFORNIA PLUMBING CODE, CALIFORNIA ELECTRICAL CODE, CALIFORNIA FIRE CODE, CALTRANS STANDARDS AND SPECIFICATIONS, AND ALL APPLICABLE STATE AND/OR LOCAL CODES AND/OR LEGISLATION.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND ALL SUBCONTRACTORS TO CHECK AND VERIFY ALL CONDITIONS, DIMENSIONS, LINES AND LEVELS INDICATED. PROPER FIT AND ATTACHMENT OF ALL PARTS IS REQUIRED. SHOULD THERE BE ANY DISCREPANCIES, IMMEDIATELY NOTIFY THE ENGINEER FOR CORRECTION OR ADJUSTMENT THE EVENT OF FAILURE TO DO SO, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTION OF ANY ERROR.

ALL DIMENSIONS AND CONDITIONS SHALL BE CHECKED AND VERIFIED ON THE JOB BY EACH SUBCONTRACTOR BEFORE HE/SHE BEGINS HIS/HER WORK. ANY ERRORS, OMISSION, OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER/CONTRACTOR BEFORE CONSTRUCTION BEGINS.

COMMENCEMENT OF WORK BY THE CONTRACTOR AND/OR ANY SUBCONTRACTOR SHALL INDICATE KNOWLEDGE AND ACCEPTANCE OF ALL CONDITIONS DESCRIBED IN THESE CONSTRUCTION DOCUMENTS, OR EXISTING ON SITE, WHICH COULD AFFECT THEIR WORK.

NOTE:
A PUBLIC WORKS ENCROACHMENT PERMIT IS REQUIRED FOR ANY WORK WITHIN CITY RIGHT-OF-WAY OR EASEMENT. CONTRACTOR SHALL SUBMIT 3 SETS OF APPROVED PLANS WITH COMPLETED / SIGNED ENCROACHMENT PERMIT APPLICATION INCLUDING INSURANCE, LICENSE (CITY BUSINESS, CONTRACTOR) INFORMATION TO LAND DEVELOPMENT FOR PROCESSING.

NOTE:
CONTRACTOR SHALL CONTACT THE STREET LANDSCAPING SECTION AT 408-586-2601 TO OBTAIN THE REQUIREMENTS AND FORMS FOR REMOVAL OF ANY EXISTING TREE(S).

SHEET INDEX

C-1.0	TITLE SHEET
C-2.0	SITE LAYOUT PLAN
C-3.0	OVERALL SITE PLAN
C-3.1	GRADING & DRAINAGE PLAN
C-3.2	GRADING & DRAINAGE PLAN
C-3.3	GRADING & DRAINAGE PLAN
C-4.1	UTILITY PLAN
C-4.2	UTILITY PLAN
C-4.3	UTILITY PLAN
C-5.1	DRIVEWAY PROFILE
C-5.2	SITE SECTIONS
C-6.0	DETAILS
C-6.1	DETAILS
C-6.2	DETAILS
C-7.0	GRADING SPECIFICATIONS
ER-1	EROSION CONTROL
ER-2	EROSION CONTROL DETAILS
EX1	VIEW POINT EXHIBIT
EX2	VIEW POINT SECTIONS

100% DESIGN DEVELOPMENT

REGISTERED PROFESSIONAL ENGINEER
PETER CARLINO
No. C79555
CIVIL
STATE OF CALIFORNIA
ORIGINAL SIGNATURES IN BLUE INK

LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS • LAND SURVEYORS
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SACRAMENTO REGION
3017 DOUGLAS BLVD. # 300
ROSEVILLE, CA 95661
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(F) (916)797-7363
WWW.LEABRAZE.COM

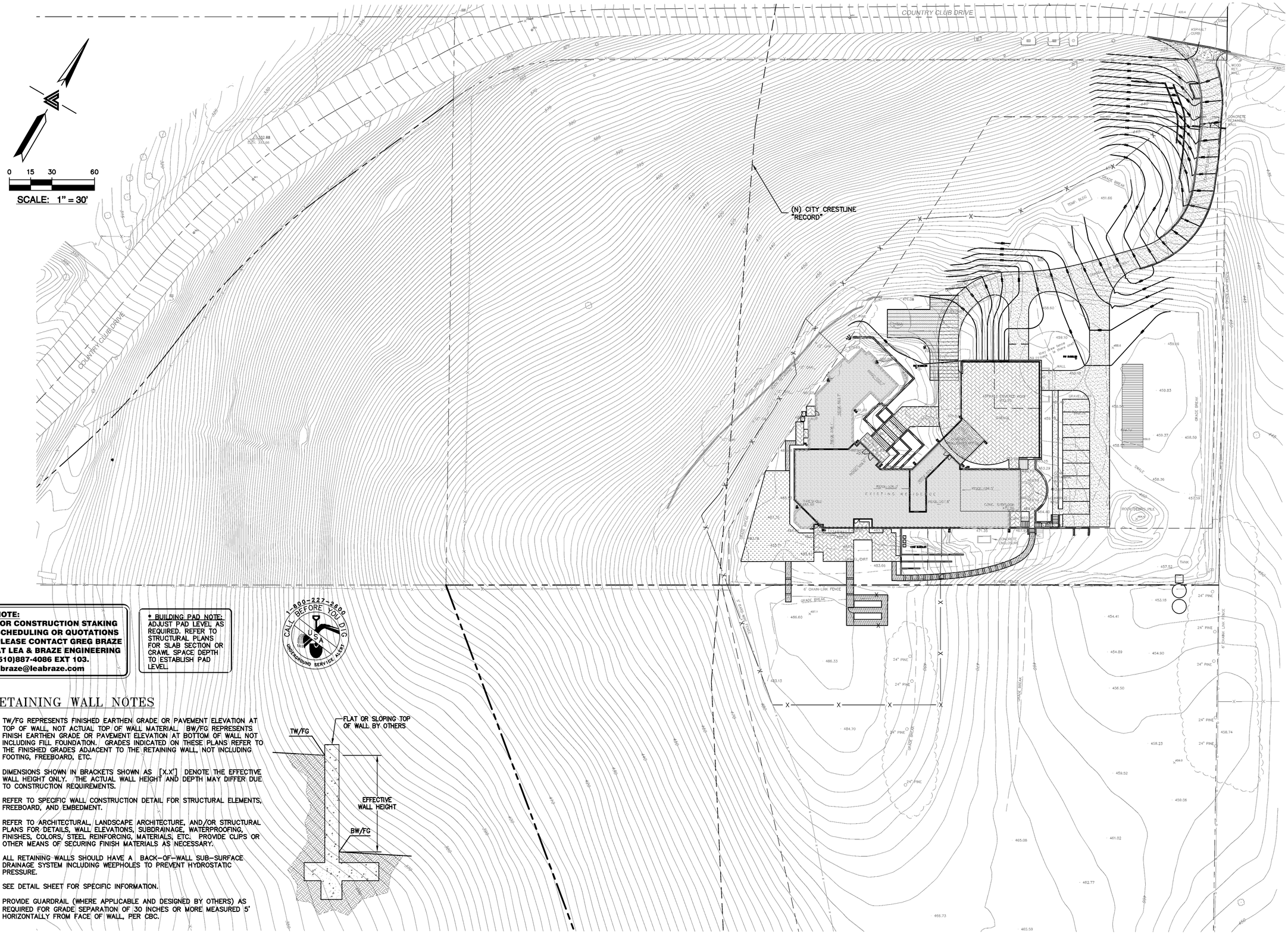
PAN RESIDENCE
1000 COUNTRY CLUB DR.
MILPITAS, CALIFORNIA
SANTA CLARA COUNTY
APN: 029-03-014

TITLE SHEET

4	CITY COMMENTS 5-11-15	RB
3	PLANNING LETTER 2-17-15	RB
2	PLANNING LETTER 9-10-14	RB
1	PLAN REV 7-30-14	TB
	REVISIONS	BY

JOB NO:	2140175
DATE:	5-19-15
SCALE:	1" = 50'
DESIGN BY:	BS, RB
DRAWN BY:	TB
SHEET NO:	C-1.0

12/02/14 SITE DEV. PERMIT AMEND REV.1
RESUBMIT 12-5-14



NOTE:
FOR CONSTRUCTION STAKING SCHEDULING OR QUOTATIONS PLEASE CONTACT GREG BRAZE AT LEA & BRAZE ENGINEERING (510)887-4086 EXT 103.
gbraze@leabraze.com

* BUILDING PAD NOTE:
ADJUST PAD LEVEL AS REQUIRED. REFER TO STRUCTURAL PLANS FOR SLAB SECTION OR CRAWL SPACE DEPTH TO ESTABLISH PAD LEVEL.

RETAINING WALL NOTES

1. TW/FG REPRESENTS FINISHED EARTHEN GRADE OR PAVEMENT ELEVATION AT TOP OF WALL, NOT ACTUAL TOP OF WALL MATERIAL. BW/FG REPRESENTS FINISH EARTHEN GRADE OR PAVEMENT ELEVATION AT BOTTOM OF WALL NOT INCLUDING FILL FOUNDATION. GRADES INDICATED ON THESE PLANS REFER TO THE FINISHED GRADES ADJACENT TO THE RETAINING WALL, NOT INCLUDING FOOTING, FREEBOARD, ETC.
2. DIMENSIONS SHOWN IN BRACKETS SHOWN AS [X.X'] DENOTE THE EFFECTIVE WALL HEIGHT ONLY. THE ACTUAL WALL HEIGHT AND DEPTH MAY DIFFER DUE TO CONSTRUCTION REQUIREMENTS.
3. REFER TO SPECIFIC WALL CONSTRUCTION DETAIL FOR STRUCTURAL ELEMENTS, FREEBOARD, AND EMBEDMENT.
4. REFER TO ARCHITECTURAL, LANDSCAPE ARCHITECTURE, AND/OR STRUCTURAL PLANS FOR DETAILS, WALL ELEVATIONS, SUBDRAINAGE, WATERPROOFING, FINISHES, COLORS, STEEL REINFORCING, MATERIALS, ETC. PROVIDE CLIPS OR OTHER MEANS OF SECURING FINISH MATERIALS AS NECESSARY.
5. ALL RETAINING WALLS SHOULD HAVE A BACK-OF-WALL SUB-SURFACE DRAINAGE SYSTEM INCLUDING WEEPHOLES TO PREVENT HYDROSTATIC PRESSURE.
6. SEE DETAIL SHEET FOR SPECIFIC INFORMATION.
7. PROVIDE GUARDRAIL (WHERE APPLICABLE AND DESIGNED BY OTHERS) AS REQUIRED FOR GRADE SEPARATION OF 30 INCHES OR MORE MEASURED 5' HORIZONTALLY FROM FACE OF WALL, PER CBC.

100% DESIGN DEVELOPMENT

REGISTERED PROFESSIONAL ENGINEER PETER CARLINO No. C79555 CIVIL STATE OF CALIFORNIA ORIGINAL SIGNATURES IN BLUE INK

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SANTA CLARA COUNTY

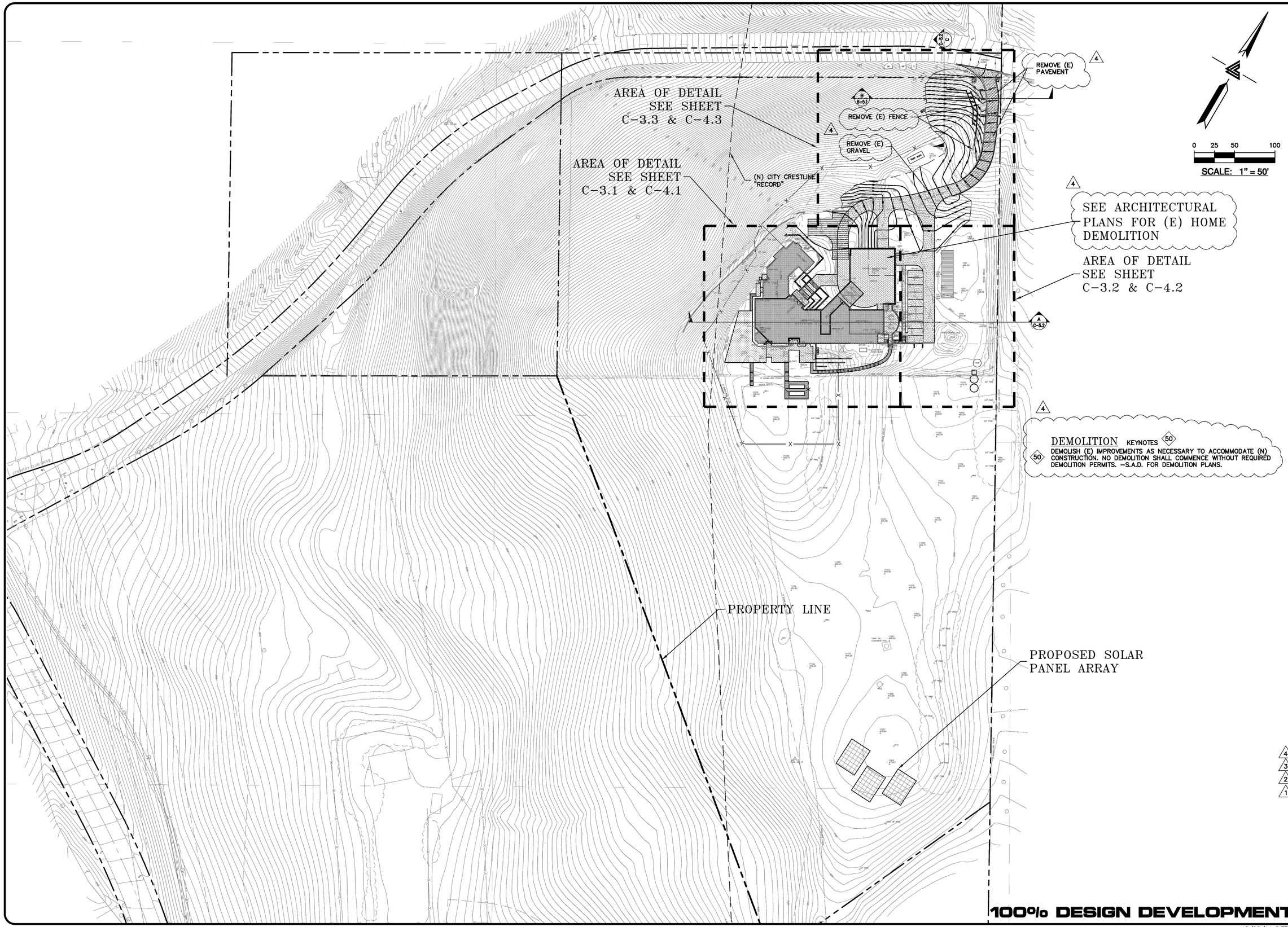
APN: 029-03-014

SITE LAYOUT PLAN

	–	–
4	CITY COMMENTS 5-11-15	RB
3	PLANNING LETTER 2-17-15	RB
2	PLANNING LETTER 9-10-14	RB
1	PLAN REV 7-30-14	TB
	REVISIONS	BY

JOB NO:	2140175
DATE:	5-19-15
SCALE:	1" = 30'
DESIGN BY:	BS, RB
DRAWN BY:	TB
SHEET NO:	C-2.0

12/02/14 SITE DEV. PERMIT AMEND REV.1
RESUBMIT 12-5-14



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SANTA CLARA COUNTY

APN: 029-03-014

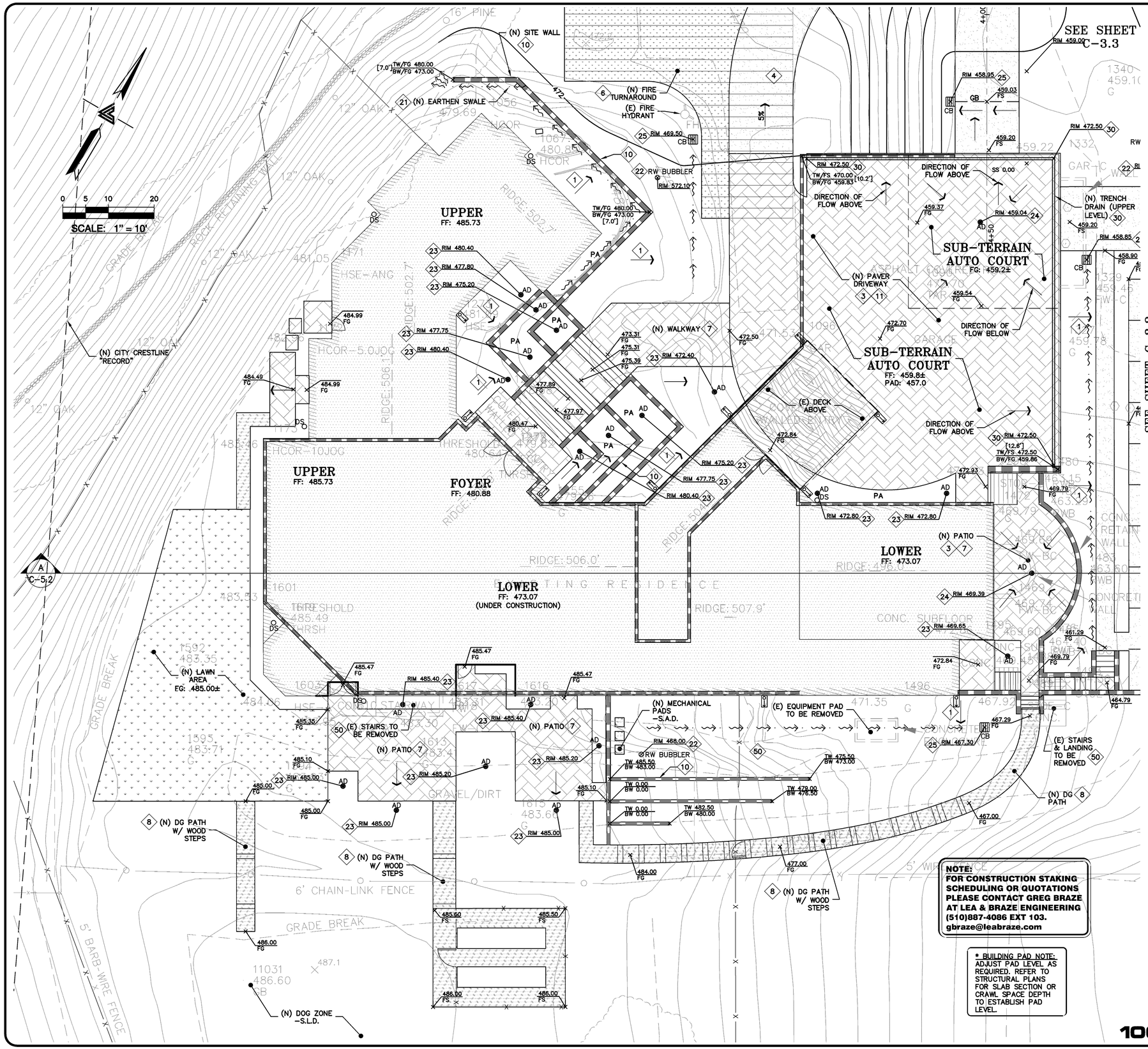
OVERALL SITE PLAN AND DRIVEWAY DEMOLITION PLAN

4	CITY COMMENTS 5-11-15	RB
3	PLANNING LETTER 2-17-15	RB
2	PLANNING LETTER 9-10-14	RB
1	PLAN REV 7-30-14	TB
	REVISIONS	BY

JOB NO:	2140175
DATE:	5-19-15
SCALE:	1" = 20'
DESIGN BY:	BS, RB
DRAWN BY:	TB
SHEET NO:	C-3.0

3 OF 19 SHEETS

12/02/14 SITE DEV. PERMIT AMEND REV.1
RESUBMIT 12-5-14



NOTE:
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* BUILDING PAD NOTE: ADJUST PAD LEVEL AS REQUIRED. REFER TO STRUCTURAL PLANS FOR SLAB SECTION OR CRAWL SPACE DEPTH TO ESTABLISH PAD LEVEL.

FLATWORK KEYNOTES 1 TO 10

FINISHED GRADES AT BUILDING PERIMETER SHALL BE SLOPED AT A MINIMUM OF 5% FOR THE FIRST 10' AWAY FROM THE BUILDING PER CBC 1804.3 OR TO AN APPROVED DRAINAGE SWALE OR STRUCTURE. GRADES SHALL CONTINUE TO SLOPE TOWARDS POSITIVE DRAINAGE AND A POSITIVE OUTFALL. MAINTAIN 8" CLEARANCE BETWEEN FINISH EARTHEN GRADE AND BOTTOM OF MUD SILL AT ALL TIMES PER CBC 2304.11.2 UNLESS STRUCTURAL DETAILING ALLOWS LESS. REFER TO STRUCTURAL PLANS FOR FOUNDATION DESIGN AND DETAILS.

1. SLOPE GARAGE SLAB 1% MINIMUM (1/8" PER FOOT) FROM BACK TO FRONT TO ALLOW FOR ADEQUATE DRAINAGE. MAINTAIN 1/2" TO 1" LIP BETWEEN GARAGE SLAB AND DRIVEWAY. SEE PLANS FOR SPECIFIC DROP.
2. PROVIDE 2% (1% MIN.) SLOPE ACROSS FLAT WORK AND/OR PAVING PER CBC 2304.11.2. SLOPE TOWARDS POSITIVE DRAINAGE AS SHOWN ON PLAN.
3. (N) AC DRIVEWAY.
4. GRIND AC TO TIE (N) AC INTO (E) AC PAVING. SEE DETAIL 3 ON SHEET C-6.0
5. INSTALL (N) GRASS PAVE SYSTEM FOR HE FIRE TRUCK TURN AROUND AREA.
6. (N) CONCRETE SECTION. 6" PCC OVER 4" AB.
7. (N) CRUSHED STONE WITH WOOD STEP TIES. SEE LANDSCAPE PLANS FOR MORE DETAIL.
8. (N) CRUSHED STONE
9. (N) SITE WALL. SEE LANDSCAPE PLANS FOR DETAILS
10. (N) CONCRETE PAVER DRIVEWAY
11. 3:1 SLOPE MAX IN RIGHT OF WAY
12. FOR ANY WORK WHERE ACCESS IS NEEDED FROM NEIGHBORING PROPERTY, OWNER SHALL OBTAIN PERMISSION PRIOR TO CONSTRUCTION.

STORM DRAIN KEYNOTES 20 TO 33

20. INSTALL (N) ON-SITE STORM DRAIN SYSTEM. USE MINIMUM 6" PVC (SDR 35) OR HDPE (ADS N-12 W/ SMOOTH INTERIOR WALLS). MAINTAIN 24" MINIMUM COVER AND SLOPED AT 0.5% MINIMUM AT ALL TIMES UNLESS OTHERWISE NOTED. PROVIDE CLEAN OUT TO GRADE AT MAJOR CHANGES IN DIRECTION. AVOID USING 90° BENDS AND INSTEAD USE (2) 45° BENDS AND WYE CONNECTIONS.
21. CONSTRUCT (N) EARTHEN SWALE SLOPED AT 1% MINIMUM TOWARDS POSITIVE OUTFALL.
22. CONNECT RAINWATER DOWNSPOUTS TO 6" PVC (SDR-35) TIGHTLINE SLOPED AT 1% MINIMUM. PROVIDE MINIMUM 30" COVER. PROVIDE CLEANOUT TO GRADE AT MAJOR CHANGES IN DIRECTION. AVOID USING 90° BENDS AND INSTEAD USE (2) 45° BENDS. CONNECT TO BUBBLE UP DRAIN PER DETAIL 9 ON SHEET C-6.1.
23. INSTALL (N) "CHRISTY V-1" AREA DRAINS. CONNECT TO ON-SITE STORM DRAIN SYSTEM.
24. INSTALL (N) 4" DIAMETER BRASS AREA DRAIN (AD) IN HARDSCAPE AREAS OR ATRIUM GRATE (NDS PART 80 OR SIMILAR) IN LANDSCAPE OR PLANTER AREAS.
25. DRAINAGE INLETS AS SHOWN WITHIN TRAFFIC AREAS AND SUBJECT TO VEHICULAR LOADING SHALL BE "CHRISTY U-21" OR EQUAL. INLETS AS SHOWN WITHIN NON-TRAFFIC AREAS SHALL BE "CHRISTY V-24" OR EQUAL UNLESS OTHERWISE NOTED.
26. INSTALL (N) STORM DRAIN DETENTION SYSTEM TO METER OUT RELEASE OF RUNOFF. SEE DETAIL 5 OF SHEET C-6.1.
27. INSTALL (N) STORM DRAIN METERED RELEASE OUTLET (MDO).
28. INSTALL (N) RIP-RAP ENERGY DISSIPATER. SEE DETAIL 6 ON SHEET C-6.1
29. INSTALL (N) SUBDRAIN SYSTEM BEHIND RETAINING WALLS. USE 4" PVC (SDR-35) PERFORATED PIPE WITH THE HOLES FACED DOWN SLOPED AT 1.0% MIN. SURROUND WITH 3/4" CLEAN CRUSHED ROCK WRAPPED IN FILTER FABRIC (MIRAFI 140N). SUBDRAINS SHALL BE A DEDICATED LINE UNTIL IT REACHES THE STORM DRAIN SYSTEM PRIOR TO CONNECTION POINT SHOWN IN PLAN. PROVIDE CLEANOUTS AT MAJOR CHANGES OF DIRECTION OF THE TIGHTLINE AND AT A MINIMUM OF 50' INTERVAL ALONG THE TIGHTLINE. SEE REPORT FOR DRAINAGE AND ALTERNATIVES. -TYP
30. INSTALL (N) MINI NDS TRENCH DRAIN OR APPROVED EQUAL. CONNECT TO 4" PVC VERTICAL PIPE AND 4" PVC HORIZONTAL PIPE SLOPED AT 1% MIN. CONNECT TO ON-SITE STORM DRAIN SYSTEM. SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
31. CONTRACTOR TO VERIFY INVERTS AND/OR LOCATION OF (E) UTILITIES PRIOR TO CONSTRUCTION AND INFORM ENGINEER OF ANY DISCREPANCIES.
32. INSTALL (N) U-21 JUNCTION BOX WITH STANDARD GRATE AND W/ CONCRETE BOTTOM FLUSH W/ LOWEST OUTGOING INVERT. PLACE BOX ON 6" CLASS 2 AGGREGATE BASE MATERIAL. INSTALL SOLID METAL RIM BOLTED DOWN.
33. DIRECT DOWNSPOUTS TO 24" LONG PRECAST CONCRETE SPLASHBLOCKS OR OTHER HARD SURFACE. DIRECT AWAY FROM ANY STRUCTURE AND TOWARDS POSITIVE DRAINAGE. SEE DETAIL 7 ON SHEET C-6.1.

DEMOLITION KEYNOTES 50

50. DEMOLISH (E) IMPROVEMENTS AS NECESSARY TO ACCOMMODATE (N) CONSTRUCTION. NO DEMOLITION SHALL COMMENCE WITHOUT REQUIRED DEMOLITION PERMITS. -S.A.D. FOR DEMOLITION PLANS.

100% DESIGN DEVELOPMENT

REGISTERED PROFESSIONAL ENGINEER PETER CARLINO No. C79555 CIVIL STATE OF CALIFORNIA ORIGINAL SIGNATURES IN BLUE INK

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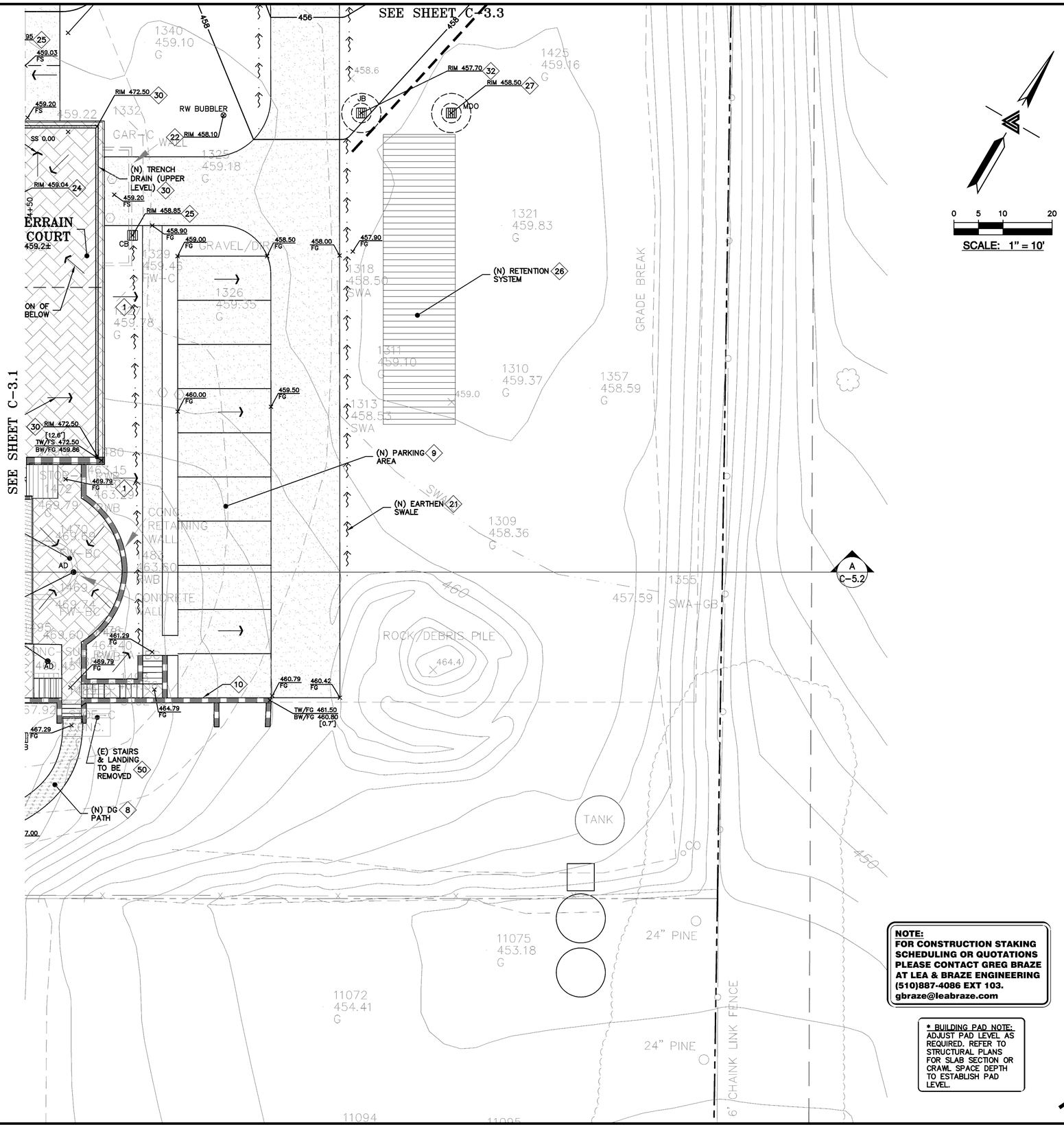
PAN RESIDENCE
1000 COUNTRY CLUB DR.
MILPITAS, CALIFORNIA
SANTA CLARA COUNTY
APN: 029-03-014

GRADING & DRAINAGE PLAN

–	–
4 CITY COMMENTS 5-11-15	RB
3 PLANNING LETTER 2-17-15	RB
2 PLANNING LETTER 9-10-14	RB
1 PLAN REV 7-30-14	TB
REVISIONS	BY

JOB NO:	2140175
DATE:	5-19-15
SCALE:	1" = 10'
DESIGN BY:	BS, RB
DRAWN BY:	TB
SHEET NO:	C-3.1

12/02/14 SITE DEV. PERMIT AMEND REV.1
RESUBMIT 12-5-14



0 5 10 20

SCALE: 1" = 10'

FLATWORK KEYNOTES 1 TO 10

FINISHED GRADES AT BUILDING PERIMETER SHALL BE SLOPED AT A MINIMUM OF 5% FOR THE FIRST 10' AWAY FROM THE BUILDING PER CBC 1804.3 OR TO AN APPROVED DRAINAGE SWALE OR STRUCTURE. GRADES SHALL CONTINUE TO SLOPE TOWARDS POSITIVE DRAINAGE AND A POSITIVE OUTFALL. MAINTAIN 8" CLEARANCE BETWEEN FINISH EARTHEN GRADE AND BOTTOM OF MUD SILL AT ALL TIMES PER CBC 2304.11.2 UNLESS STRUCTURAL DETAILING ALLOWS LESS. REFER TO STRUCTURAL PLANS FOR FOUNDATION DESIGN AND DETAILS.

1. SLOPE GARAGE SLAB 1% MINIMUM (1/8" PER FOOT) FROM BACK TO FRONT TO ALLOW FOR ADEQUATE DRAINAGE. MAINTAIN 1/2" TO 1" LIP BETWEEN GARAGE SLAB AND DRIVEWAY. SEE PLANS FOR SPECIFIC DROP.
2. PROVIDE 2% (1% MIN.) SLOPE ACROSS FLAT WORK AND/OR PAVING PER CBC 2304.11.2. SLOPE TOWARDS POSITIVE DRAINAGE AS SHOWN ON PLAN.
3. (N) AC DRIVEWAY.
4. GRIND AC TO TIE (N) AC INTO (E) AC PAVING. SEE DETAIL 3 ON SHEET C-6.0
5. INSTALL (N) GRASS PAVE SYSTEM FOR HE FIRE TRUCK TURN AROUND AREA.
6. (N) CONCRETE SECTION. 6" PCC OVER 4" AB.
7. (N) CRUSHED STONE WITH WOOD STEP TIES. SEE LANDSCAPE PLANS FOR MORE DETAIL.
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STORM DRAIN KEYNOTES 20 TO 33

20. INSTALL (N) ON-SITE STORM DRAIN SYSTEM. USE MINIMUM 6" PVC (SDR 35) OR HDPE (ADS N-12 W/ SMOOTH INTERIOR WALLS). MAINTAIN 24" MINIMUM COVER AND SLOPED AT 0.5% MINIMUM AT ALL TIMES UNLESS OTHERWISE NOTED. PROVIDE CLEAN OUT TO GRADE AT MAJOR CHANGES IN DIRECTION. AVOID USING 90° BENDS AND INSTEAD USE (2) 45° BENDS AND WYE CONNECTIONS.
21. CONSTRUCT (N) EARTHEN SWALE SLOPED AT 1% MINIMUM TOWARDS POSITIVE OUTFALL.
22. CONNECT RAINWATER DOWNSPOUTS TO 6" PVC (SDR-35) TIGHTLINE SLOPED AT 1% MINIMUM. PROVIDE MINIMUM 30" COVER. PROVIDE CLEANOUT TO GRADE AT MAJOR CHANGES IN DIRECTION. AVOID USING 90° BENDS AND INSTEAD USE (2) 45° BENDS. CONNECT TO BUBBLE UP DRAIN PER DETAIL 9 ON SHEET C-6.1.
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NOTE:
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gbraze@leabraze.com

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100% DESIGN DEVELOPMENT

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SHEET NO:	C-3.2

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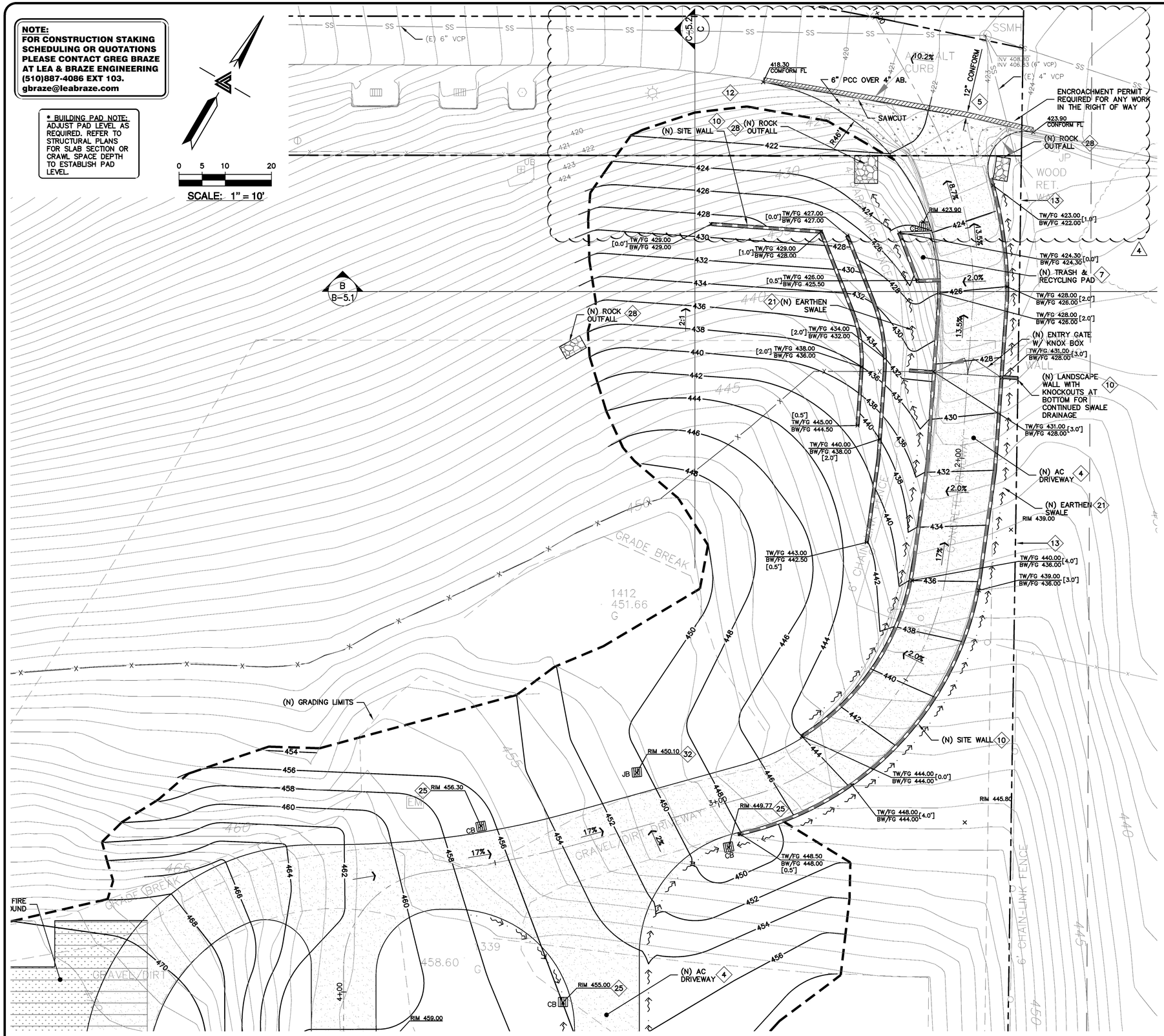

SEE SHEET C-3.1

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DESIGN BY:	BS, RB
DRAWN BY:	TB
SHEET NO:	C-3.3

6 OF 19 SHEETS

100% DESIGN DEVELOPMENT

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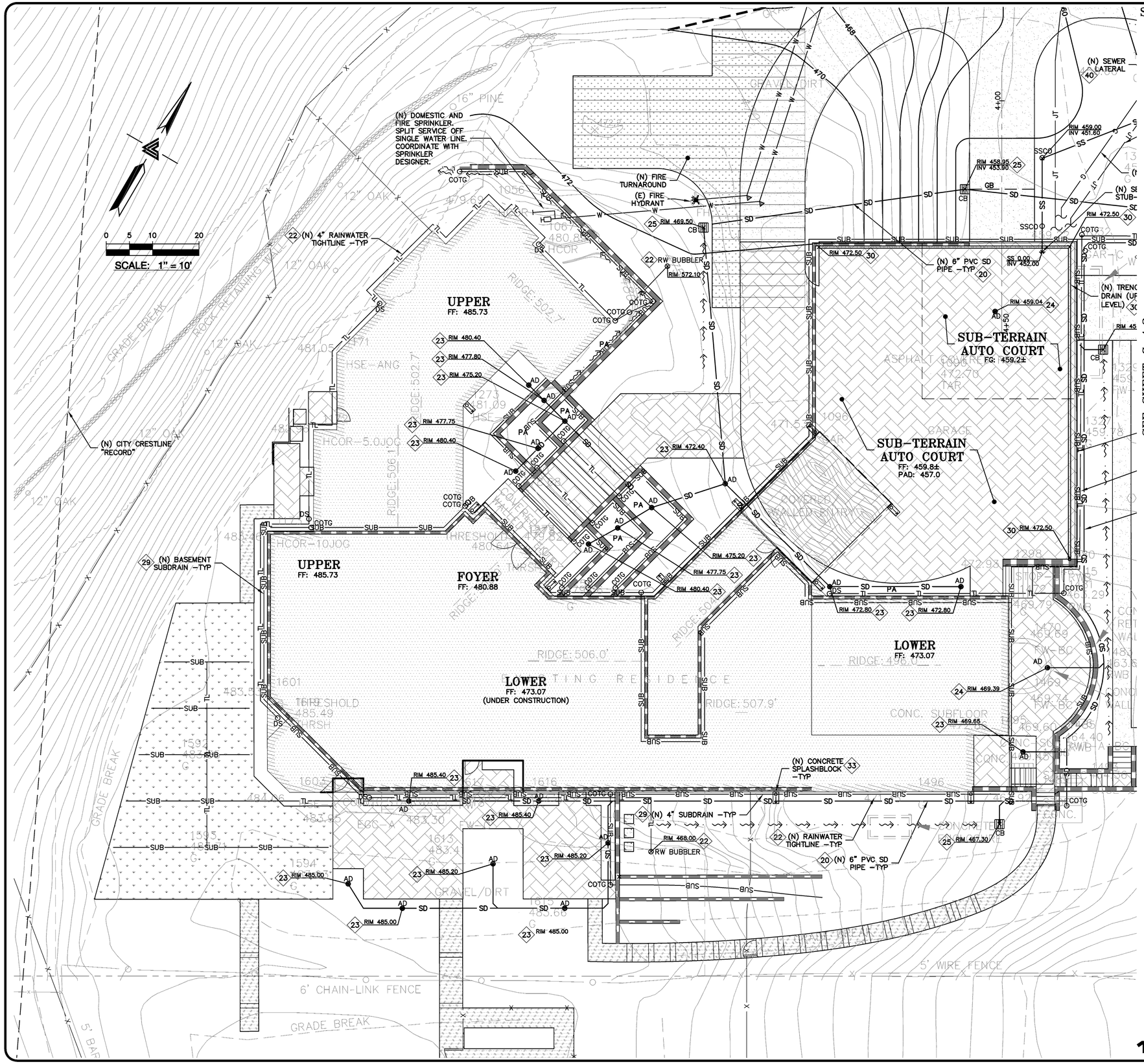

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UTILITIES KEYNOTES 40 TO 46

40. INSTALL (N) SEWER LATERAL. LATERAL SHALL BE 4" / 6" PVC (SDR-26 OR BETTER) SLOPED AT 2% / 1%. CONNECT TO (E) SEWER LATERAL AT CLEANOUT AS SHOWN. PROVIDE CLEANOUT TO GRADE AT COMBINED ANGLES OF 135° OR 100' MAXIMUM INTERVALS AT BUILDING AND BEHIND PROPERTY LINE. CONNECT PER TOWN STANDARDS. CONTRACTOR TO VERIFY DEPTH AND LOCATION PRIOR TO CONSTRUCTION.
41. RECONNECT WATER SERVICE PER WATER DISTRICT STANDARDS. UPGRADE (E) WATER METER PER WATER DISTRICT STANDARDS AS APPLICABLE. INSTALL (N) 2" MINIMUM SERVICE LINE TO (N) RESIDENCE OR AS DIRECTED BY FIRE SPRINKLER DESIGNER.
42. LEFT BLANK
43. (N) ELECTRIC AND (N) GAS METER PER DISTRICT STANDARDS. INSTALL (N) JOINT TRENCH FOR SERVICES INCLUDING GAS, CATV & ELECTRIC FROM NEAREST POINT OF CONNECTION. DESIGN BY OTHERS.
44. RUN ON-SITE SERVICE CONDUITS FOR WATER, GAS AND ELECTRICAL FROM THE MAIN RESIDENCE TO THE ACCESSORY STRUCTURES. FINAL ROUTING WILL BE DETERMINED IN THE FIELD.
45. INSTALL (N) SEWER CLEAN OUT TO GRADE. SET SURFACE LEVEL COVER TO MATCH FINISH GRADE.

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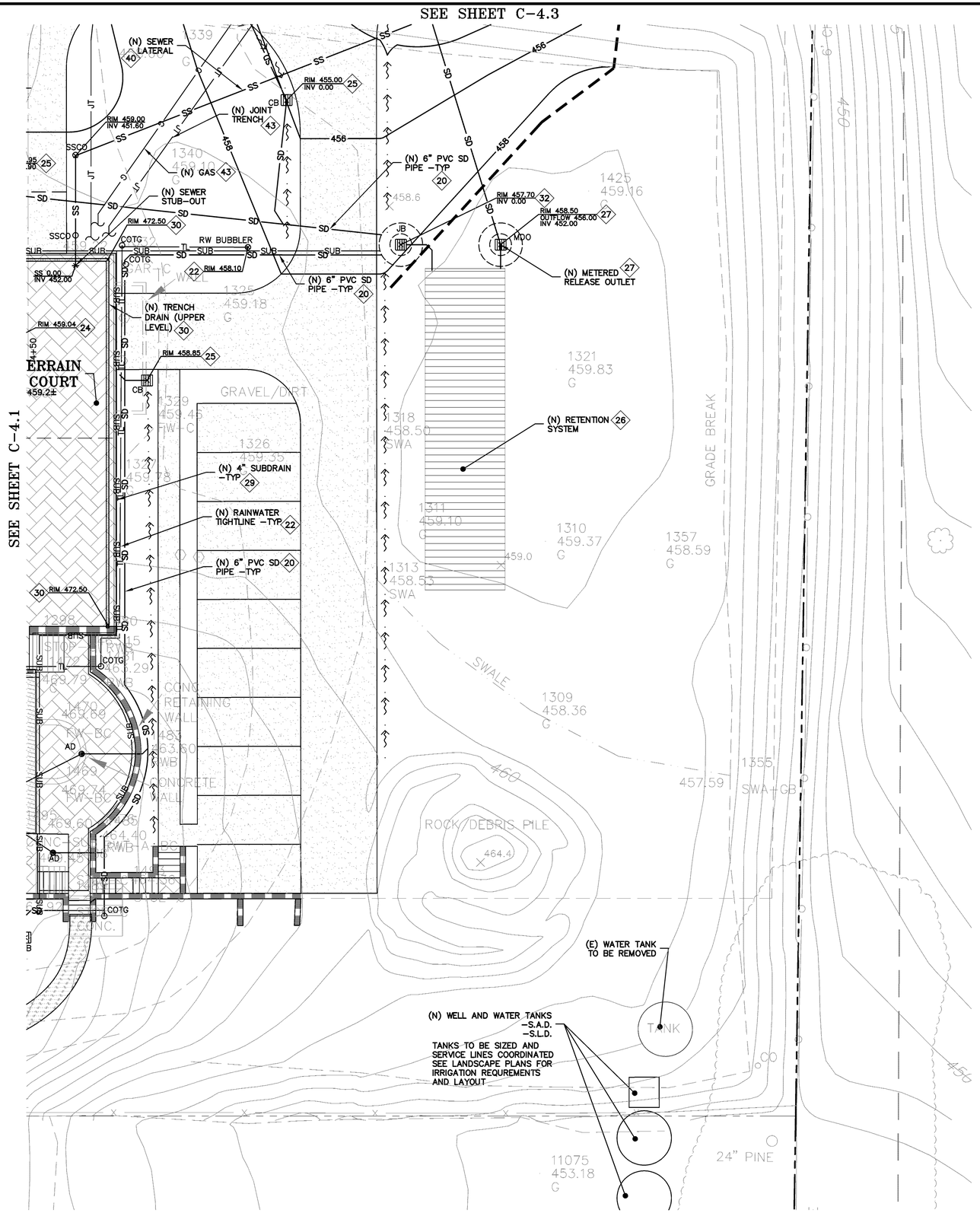

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29 INSTALL (N) SUBDRAIN SYSTEM BEHIND RETAINING WALLS. USE 4" PVC (SDR-35) PERFORATED PIPE WITH THE HOLES FACED DOWN SLOPED AT 1.0% MIN. SURROUND WITH 3/4" CLEAN CRUSHED ROCK WRAPPED IN FILTER FABRIC (MIRAFI 140N). SUBDRAINS SHALL BE A DEDICATED LINE UNTIL IT REACHES THE STORM DRAIN SYSTEM PRIOR TO CONNECTION POINT SHOWN IN PLAN. PROVIDE CLEANOUTS AT MAJOR CHANGES OF DIRECTION OF THE TIGHTLINE AND AT A MINIMUM OF 50' INTERVAL ALONG THE TIGHTLINE. SEE REPORT FOR DRAINAGE AND ALTERNATIVES. -TYP

30 INSTALL (N) MINI NDS TRENCH DRAIN OR APPROVED EQUAL. CONNECT TO 4" PVC VERTICAL PIPE AND 4" PVC HORIZONTAL PIPE SLOPED AT 1% MIN. CONNECT TO ON-SITE STORM DRAIN SYSTEM. SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.

31 CONTRACTOR TO VERIFY INVERTS AND/OR LOCATION OF (E) UTILITIES PRIOR TO CONSTRUCTION AND INFORM ENGINEER OF ANY DISCREPANCIES.

32 INSTALL (N) U-21 JUNCTION BOX WITH STANDARD GRATE AND W/ CONCRETE BOTTOM FLUSH W/ LOWEST OUTGOING INVERT. PLACE BOX ON 6" CLASS 2 AGGREGATE BASE MATERIAL. INSTALL SOLID METAL RIM BOLTED DOWN.

33 DIRECT DOWNSPOUTS TO 24" LONG PRECAST CONCRETE SPLASHBLOCKS OR OTHER HARD SURFACE. DIRECT AWAY FROM ANY STRUCTURE AND TOWARDS POSITIVE DRAINAGE. SEE DETAIL 7 ON SHEET C-6.1.

UTILITIES KEYNOTES 40 TO 46

40 INSTALL (N) SEWER LATERAL. LATERAL SHALL BE 4" / 6" PVC (SDR-26 OR BETTER) SLOPED AT 2% / 1%. CONNECT TO (E) SEWER LATERAL AT CLEANOUT AS SHOWN. PROVIDE CLEANOUT TO GRADE AT COMBINED ANGLES OF 135° OR 100' MAXIMUM INTERVALS AT BUILDING AND BEHIND PROPERTY LINE. CONNECT PER TOWN STANDARDS. CONTRACTOR TO VERIFY DEPTH AND LOCATION PRIOR TO CONSTRUCTION.

41 RECONNECT WATER SERVICE PER WATER DISTRICT STANDARDS. UPGRADE (E) WATER METER PER WATER DISTRICT STANDARDS AS APPLICABLE. INSTALL (N) 2" MINIMUM SERVICE LINE TO (N) RESIDENCE OR AS DIRECTED BY FIRE SPRINKLER DESIGNER.

42 LEFT BLANK

43 (N) ELECTRIC AND (N) GAS METER PER DISTRICT STANDARDS. INSTALL (N) JOINT TRENCH FOR SERVICES INCLUDING GAS, CATV & ELECTRIC FROM NEAREST POINT OF CONNECTION. DESIGN BY OTHERS.

44 RUN ON-SITE SERVICE CONDUITS FOR WATER, GAS AND ELECTRICAL FROM THE MAIN RESIDENCE TO THE ACCESSORY STRUCTURES. FINAL ROUTING WILL BE DETERMINED IN THE FIELD.

45 INSTALL (N) SEWER CLEAN OUT TO GRADE. SET SURFACE LEVEL COVER TO MATCH FINISH GRADE.

REGISTERED PROFESSIONAL ENGINEER PETER CARLINO No. C79555 CIVIL STATE OF CALIFORNIA ORIGINAL SIGNATURES IN BLUE INK

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PAN RESIDENCE
1000 COUNTRY CLUB DR.
MILPITAS, CALIFORNIA

SANTA CLARA COUNTY

APN: 029-03-014

UTILITY PLAN

4	CITY COMMENTS 5-11-15	RB
3	PLANNING LETTER 2-17-15	RB
2	PLANNING LETTER 9-10-14	RB
1	PLAN REV 7-30-14	TB
	REVISIONS	BY

JOB NO:	2140175
DATE:	5-19-15
SCALE:	1" = 10'
DESIGN BY:	BS, RB
DRAWN BY:	TB
SHEET NO:	C-4.2

8 OF 19 SHEETS

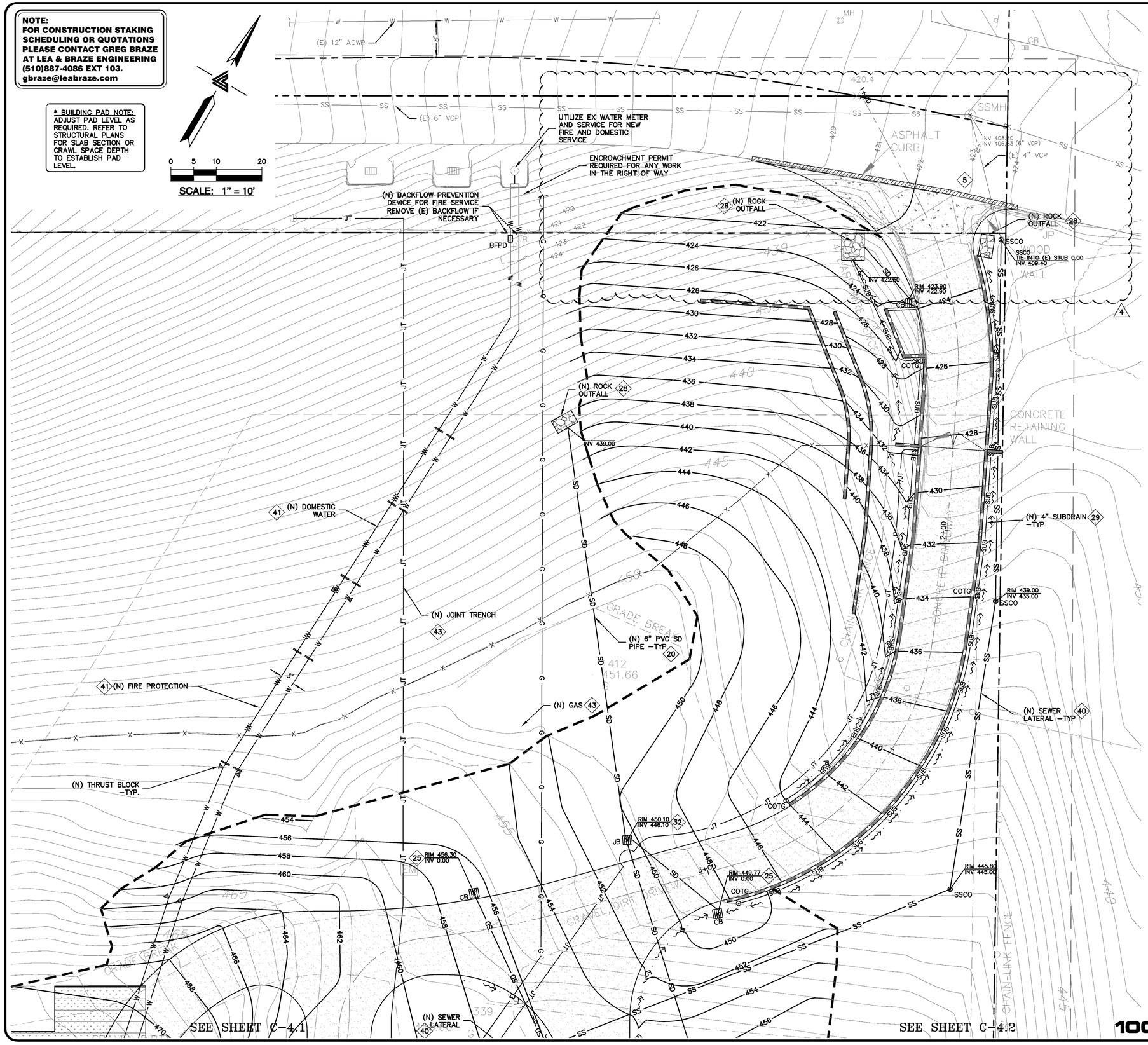
100% DESIGN DEVELOPMENT

12/02/14 SITE DEV. PERMIT AMEND REV.1
RESUBMIT 12-5-14

NOTE:
FOR CONSTRUCTION STAKING SCHEDULING OR QUOTATIONS PLEASE CONTACT GREG BRAZE AT LEA & BRAZE ENGINEERING (510)887-4086 EXT 103.
gbraze@leabraze.com

* BUILDING PAD NOTE: ADJUST PAD LEVEL AS REQUIRED. REFER TO STRUCTURAL PLANS FOR SLAB SECTION OR CRAWL SPACE DEPTH TO ESTABLISH PAD LEVEL.

0 5 10 20
SCALE: 1" = 10'



STORM DRAIN KEYNOTES 20 TO 33

20. INSTALL (N) ON-SITE STORM DRAIN SYSTEM. USE MINIMUM 6" PVC (SDR 35) OR HDPE (ADS N-12 W/ SMOOTH INTERIOR WALLS). MAINTAIN 24" MINIMUM COVER AND SLOPED AT 0.5% MINIMUM AT ALL TIMES UNLESS OTHERWISE NOTED. PROVIDE CLEAN OUT TO GRADE AT MAJOR CHANGES IN DIRECTION. AVOID USING 90° BENDS AND INSTEAD USE (2) 45° BENDS AND WYE CONNECTIONS.
21. CONSTRUCT (N) EARTHEN SWALE SLOPED AT 1% MINIMUM TOWARDS POSITIVE OUTFALL.
22. CONNECT RAINWATER DOWNSPOUTS TO 6" PVC (SDR-35) TIGHTLINE SLOPED AT 1% MINIMUM. PROVIDE MINIMUM 30" COVER. PROVIDE CLEANOUT TO GRADE AT MAJOR CHANGES IN DIRECTION. AVOID USING 90° BENDS AND INSTEAD USE (2) 45° BENDS. CONNECT TO BUBBLE UP DRAIN PER DETAIL 9 ON SHEET C-6.1.
23. INSTALL (N) "CHRISTY V-1" AREA DRAINS. CONNECT TO ON-SITE STORM DRAIN SYSTEM.
24. INSTALL (N) 4" DIAMETER BRASS AREA DRAIN (AD) IN HARDSCAPE AREAS OR ATRIUM GRATE (NDS PART 80 OR SIMILAR) IN LANDSCAPE OR PLANTER AREAS.
25. DRAINAGE INLETS AS SHOWN WITHIN TRAFFIC AREAS AND SUBJECT TO VEHICULAR LOADING SHALL BE "CHRISTY U-21" OR EQUAL. INLETS AS SHOWN WITHIN NON-TRAFFIC AREAS SHALL BE "CHRISTY V-24" OR EQUAL UNLESS OTHERWISE NOTED.
26. INSTALL (N) STORM DRAIN DETENTION SYSTEM TO METER OUT RELEASE OF RUNOFF. SEE DETAIL 5 OF SHEET C-6.1.
27. INSTALL (N) STORM DRAIN METERED RELEASE OUTLET (MDO).
28. INSTALL (N) RIP-RAP ENERGY DISSIPATER. SEE DETAIL 6 ON SHEET C-6.1
29. INSTALL (N) SUBDRAIN SYSTEM BEHIND RETAINING WALLS. USE 4" PVC (SDR-35) PERFORATED PIPE WITH THE HOLES FACED DOWN SLOPED AT 1.0% MIN. SURROUND WITH 3/4" CLEAN CRUSHED ROCK WRAPPED IN FILTER FABRIC (MIRAFI 140N). SUBDRAINS SHALL BE A DEDICATED LINE UNTIL IT REACHES THE STORM DRAIN SYSTEM PRIOR TO CONNECTION POINT SHOWN IN PLAN. PROVIDE CLEANOUTS AT MAJOR CHANGES OF DIRECTION OF THE TIGHTLINE AND AT A MINIMUM OF 50' INTERVAL ALONG THE TIGHTLINE. SEE REPORT FOR DRAINAGE AND ALTERNATIVES. -TYP
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31. CONTRACTOR TO VERIFY INVERTS AND/OR LOCATION OF (E) UTILITIES PRIOR TO CONSTRUCTION AND INFORM ENGINEER OF ANY DISCREPANCIES.
32. INSTALL (N) U-21 JUNCTION BOX WITH STANDARD GRATE AND W/ CONCRETE BOTTOM FLUSH W/ LOWEST OUTGOING INVERT. PLACE BOX ON 6" CLASS 2 AGGREGATE BASE MATERIAL. INSTALL SOLID METAL RIM BOLTED DOWN.
33. DIRECT DOWNSPOUTS TO 24" LONG PRECAST CONCRETE SPLASHBLOCKS OR OTHER HARD SURFACE. DIRECT AWAY FROM ANY STRUCTURE AND TOWARDS POSITIVE DRAINAGE. SEE DETAIL 7 ON SHEET C-6.1.

UTILITIES KEYNOTES 40 TO 46

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100% DESIGN DEVELOPMENT

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APN: 029-03-014
SANTA CLARA COUNTY

UTILITY PLAN

4	CITY COMMENTS 5-11-15	RB
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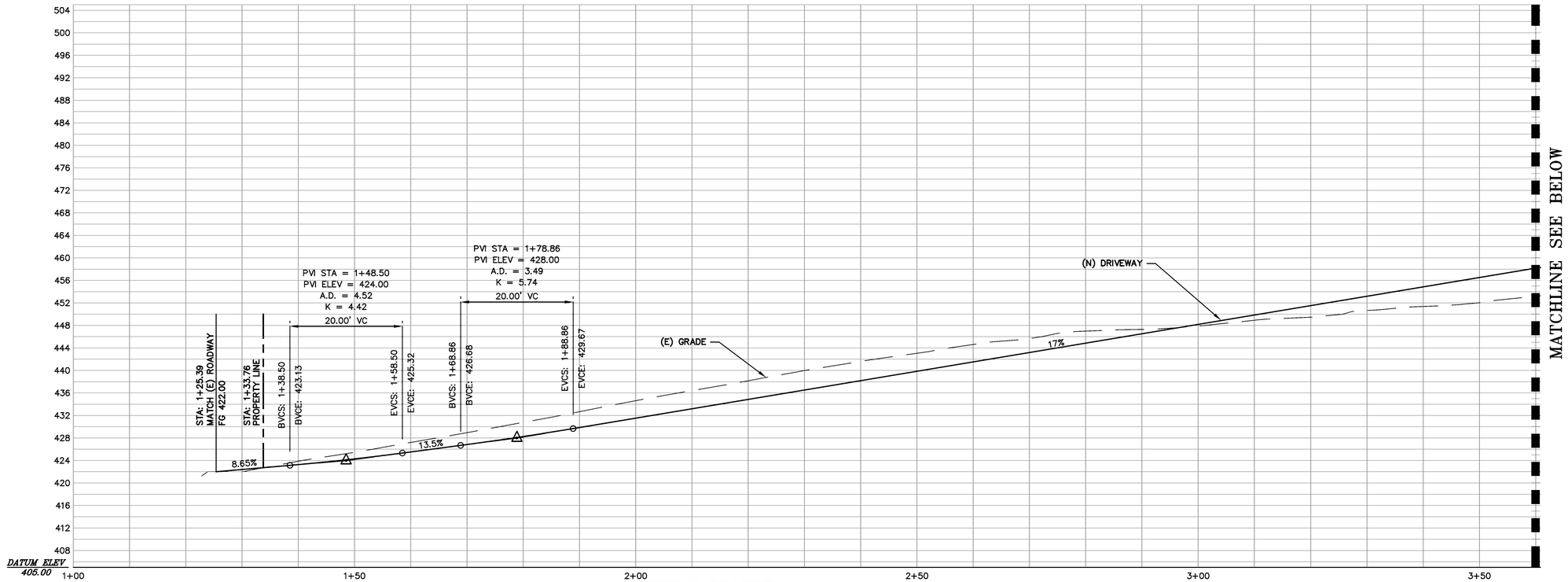
1	PLAN REV 7-30-14	TB
	REVISIONS	BY

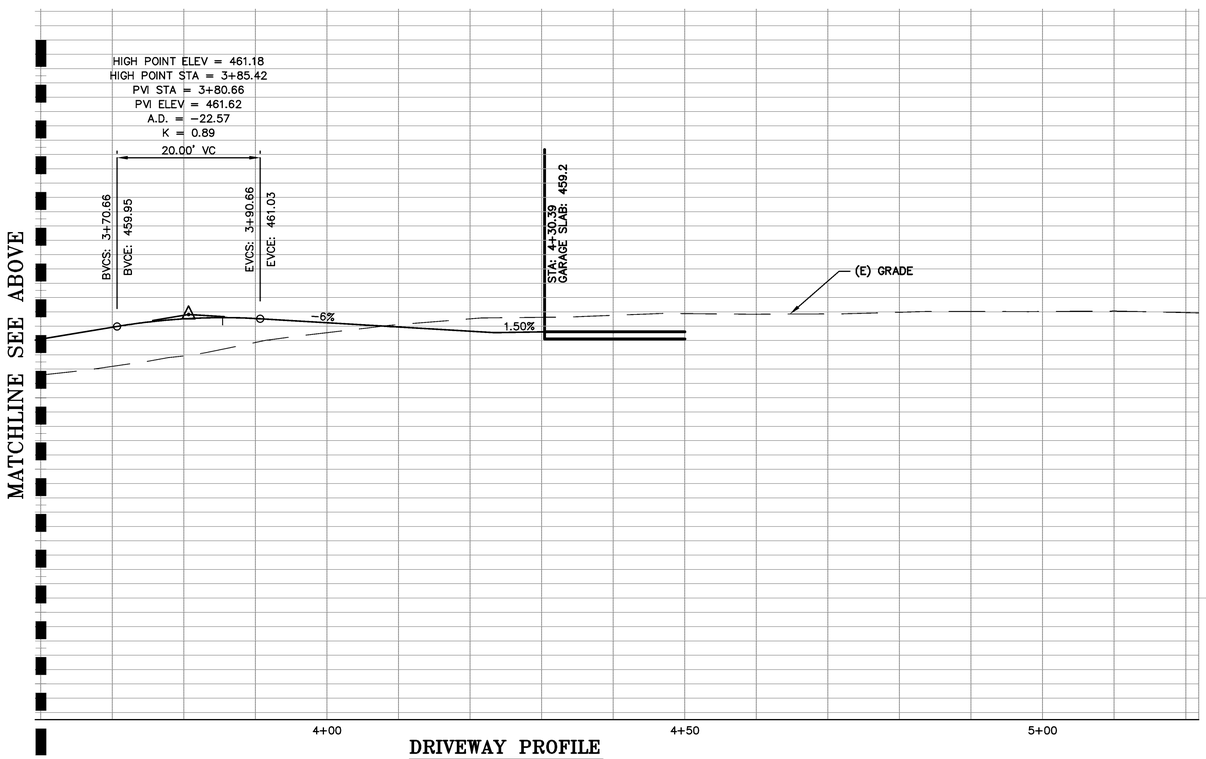
JOB NO:	2140175
DATE:	5-19-15
SCALE:	1" = 10'
DESIGN BY:	BS, RB
DRAWN BY:	TB
SHEET NO:	C-4.3

12/02/14 SITE DEV. PERMIT AMEND REV.1
RESUBMIT 12-5-14



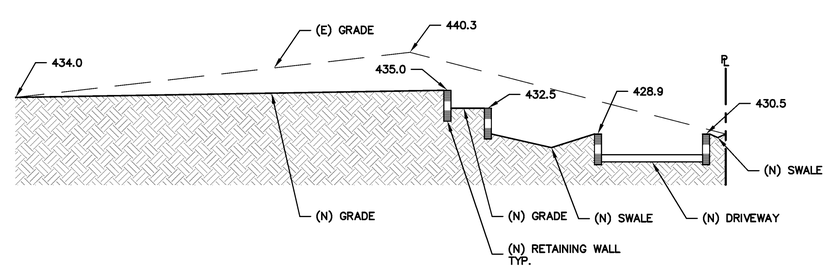
DRIVEWAY PROFILE

SCALE: 1" = 10' HORIZ & VERT



DRIVEWAY PROFILE

SCALE: 1" = 10' HORIZ & VERT



B
B-5.1

SECTION B

SCALE: 1" = 10'

100% DESIGN DEVELOPMENT

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PETER CARLINO
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CIVIL
STATE OF CALIFORNIA
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SANTA CLARA COUNTY

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DRIVEWAY PROFILE

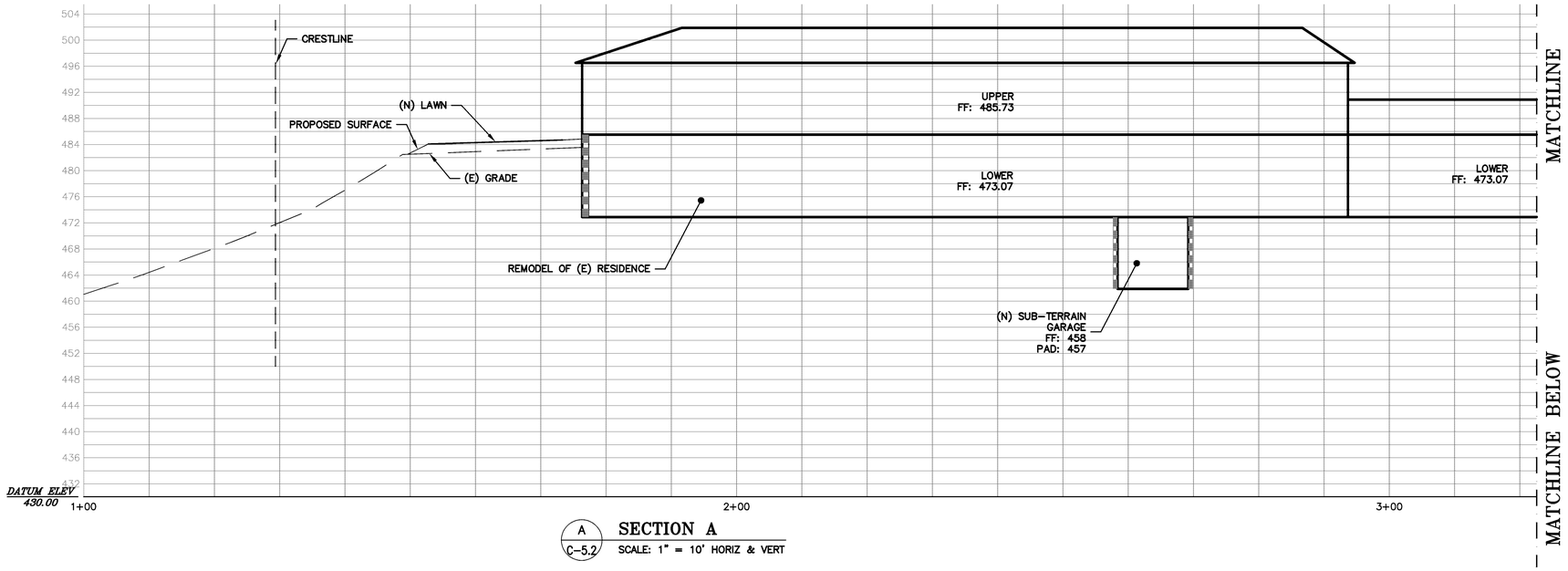
	–	–
4	CITY COMMENTS 5-11-15	RB
3	PLANNING LETTER 2-17-15	RB
2	PLANNING LETTER 9-10-14	RB
1	PLAN REV 7-30-14	TB
	REVISIONS	BY

JOB NO:	2140175
DATE:	5-19-15
SCALE:	1" = 10'
DESIGN BY:	BS, RB
DRAWN BY:	TB
SHEET NO:	

C-5.1

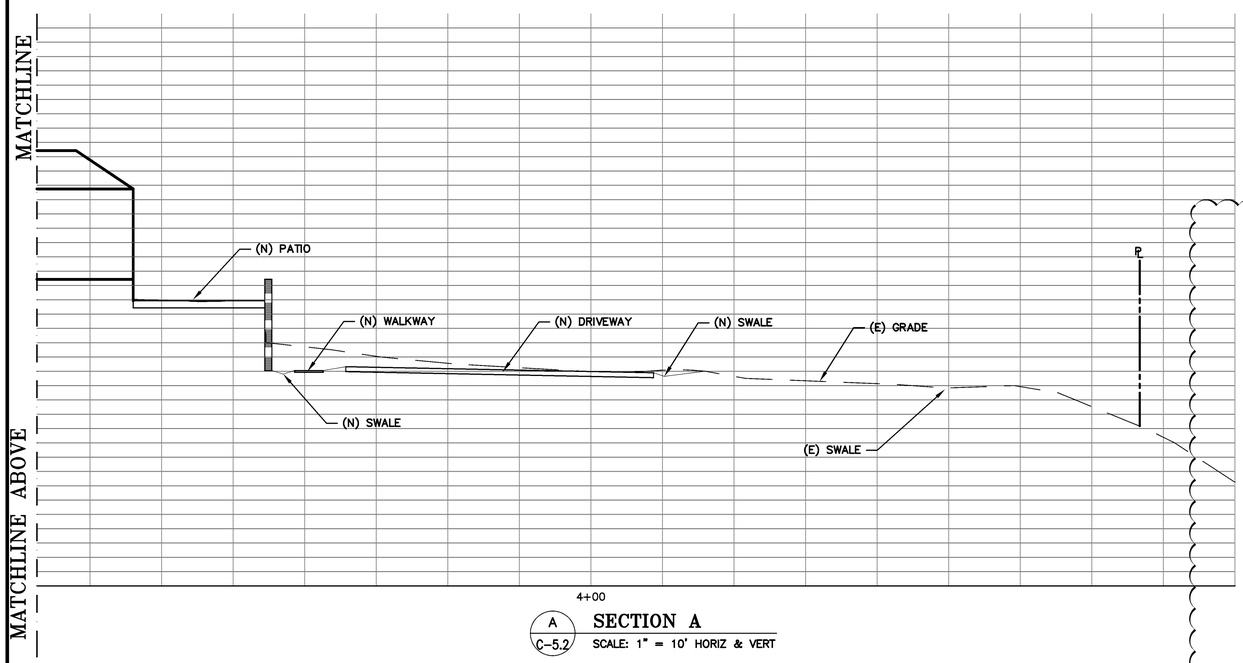
10 OF 19 SHEETS

12/02/14 SITE DEV. PERMIT AMEND REV.1
RESUBMIT 12-5-14



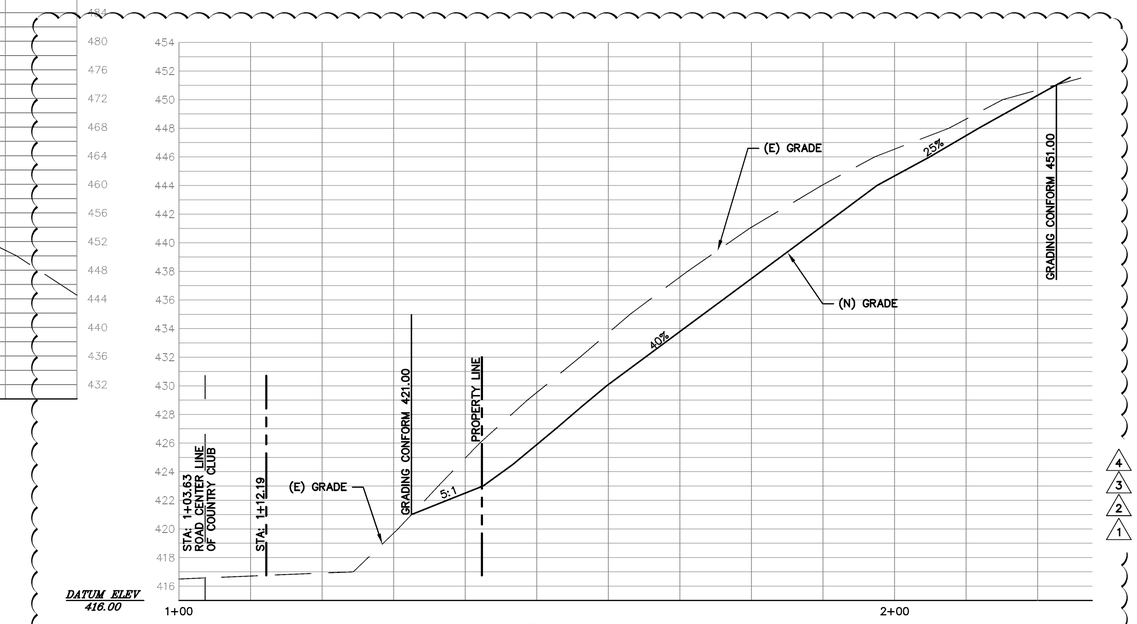
A / C-5.2 **SECTION A**

SCALE: 1" = 10' HORIZ & VERT



A / C-5.2 **SECTION A**

SCALE: 1" = 10' HORIZ & VERT



C / C-5.2 **SECTION C**

SCALE: 1" = 10' HORIZ & VERT

4

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SANTA CLARA COUNTY

APN: 029-03-014

SITE SECTIONS

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	REVISIONS	BY

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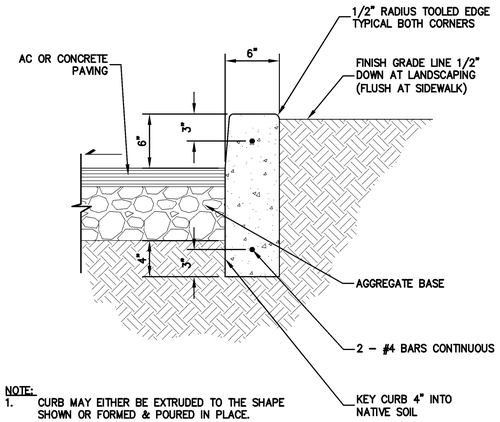
DESIGN BY:	BS, RB
DRAWN BY:	TB
SHEET NO:	

C-5.2

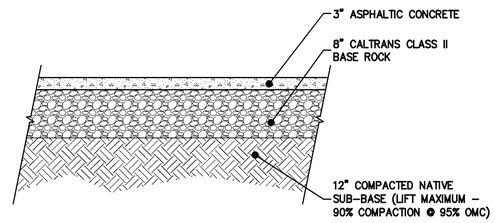
11 OF 19 SHEETS

12/02/14 SITE DEV. PERMIT AMEND REV.1
RESUBMIT 12-5-14



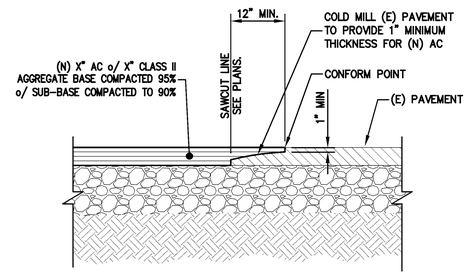
NOTE:
1. CURB MAY EITHER BE EXTRUDED TO THE SHAPE SHOWN OR FORMED & POURED IN PLACE.
2. PROVIDE EXPANSION JOINTS AT 15" O.C.

1
TYPICAL CURB
1 / C-6.0 NTS



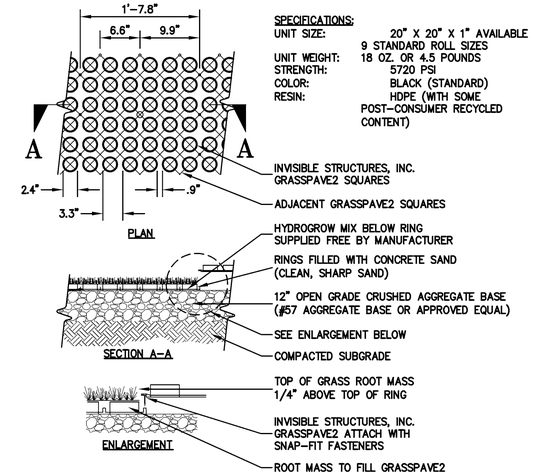
NOTE:
PAVEMENT SECTION PER GEOTECHNICAL REPORT.

ASPHALT SECTION
2 / C-6.0 NTS



NOTES:
1. TIE-IN PAVEMENT SECTION AS SHOWN ON PLANS.
2. TIE-IN OF ASPHALT CONCRETE SHALL EXTEND TO AT LEAST THE BOTTOM OF EXISTING ASPHALT CONCRETE.

PAVEMENT TIE-IN
3 / C-6.0 NTS

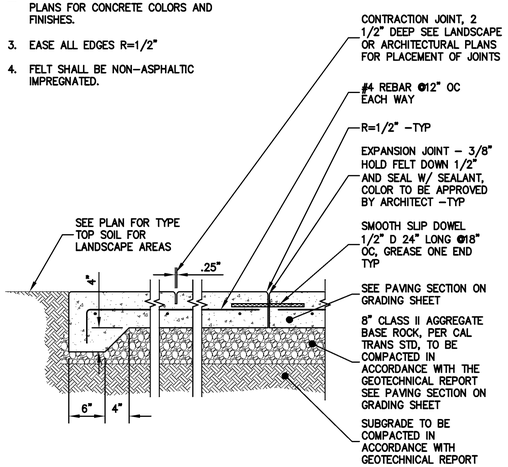


SPECIFICATIONS:
UNIT SIZE: 20" X 20" X 1" AVAILABLE IN 9 STANDARD ROLL SIZES
UNIT WEIGHT: 18 OZ. OR 4.5 POUNDS
STRENGTH: 5720 PSI
COLOR: BLACK (STANDARD)
RESIN: HDPE (WITH SOME POST-CONSUMER RECYCLED CONTENT)

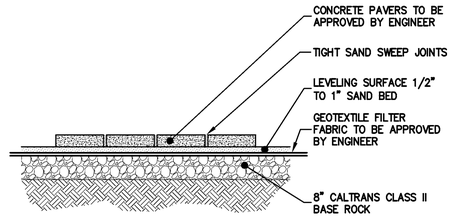
NOTE:
GRASS/PLANT TYPES SHALL BE SPECIFIED BY A LANDSCAPE ARCHITECT OR LANDSCAPE DESIGNER.

GRASS PAVING
4 / C-6.0 NTS

NOTES:
1. SLOPE ALL CONCRETE TO DRAIN 1% MIN.
2. SEE LANDSCAPE OR ARCHITECTURAL PLANS FOR CONCRETE COLORS AND FINISHES.
3. EASE ALL EDGES R=1/2"
4. FELT SHALL BE NON-ASPHALTIC IMPREGNATED.

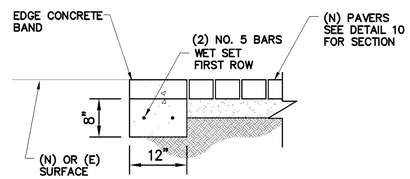


CONCRETE PAVING
5 / C-6.0 NTS



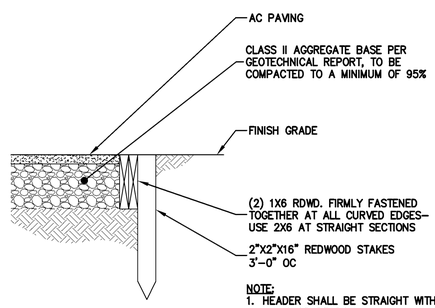
NOTE:
1. PAVEMENT SECTION TO BE PER GEOTECHNICAL REPORT.
2. SUBGRADE TO BE COMPACTED TO 95%.

PAVER DETAIL
10 / C-6.0 NTS



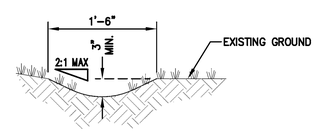
NOTE: PROVIDE SIMILAR TRANSVERSE CONCRETE BANDS @ 20' MAX. INTERVALS.

EDGE BAND–PAVERS
11 / C-6.0 NTS N.T.S.

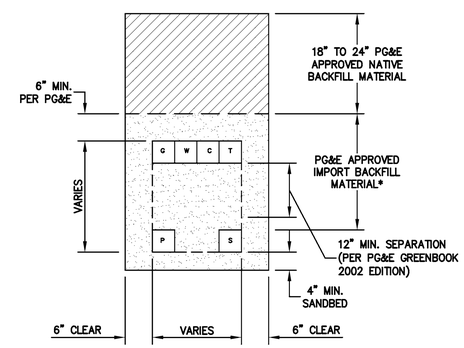


NOTE:
1. HEADER SHALL BE STRAIGHT WITHOUT KINKS OR BENDS.
2. PROTECT REDWOOD HEADER AT ALL TIMES. REPLACE DAMAGED HEADER AND ASPHALT. REPAIR AT CONTRACTOR'S EXPENSE.

REDWOOD HEADER
6 / C-6.0 NTS



EARTHEN SWALE DETAIL
7 / C-6.0 NTS



MINIMUM BACKFILL REQUIREMENTS
* CHECK WITH LOCAL GOVERNING AGENCIES FOR POSSIBLE VARIATION

MINIMUM COVER AND CLEARANCES

	MIN. SPACE FROM					
	G	T	C	P		MIN. COVER
G (GAS)						24"; 30" IN STREET
T (TELEPHONE)						24"; 30" IN STREET
C (C.A.T.V.)						18"
S (ELECT. SECONDARY)						24"; 30" IN STREET
P (ELECT. PRIMARY)						30"; 36" IN STREET
W (WATER SERVICE)						24"; 30" IN STREET

JOINT TRENCH
8 / C-6.0 NTS

100% DESIGN DEVELOPMENT

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DETAILS

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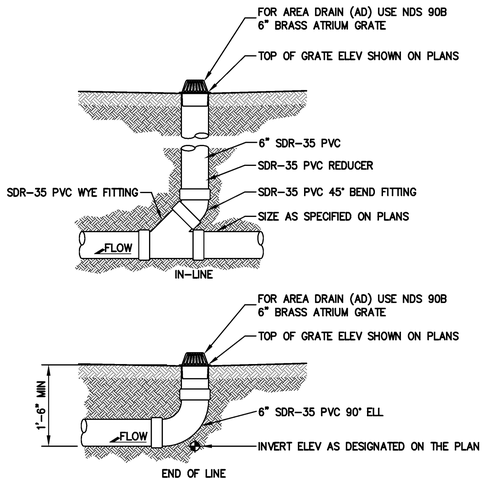
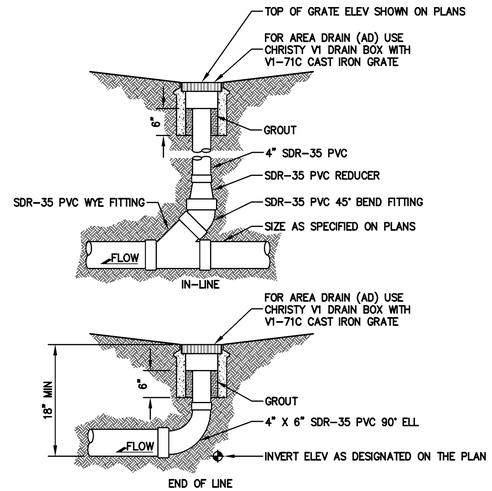
12 OF 19 SHEETS

12/02/14 SITE DEV. PERMIT AMEND REV.1
RESUBMIT 12–5–14



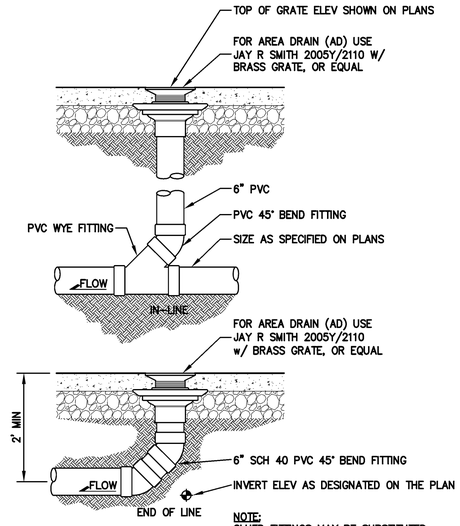
NOTE:
GLUED FITTINGS MAY BE SUBSTITUTED FOR GASKETED FITTINGS AT THE OPTION OF THE INSTALLATION CONTRACTOR.

1 C-6.1 **AREA DRAIN**
NTS



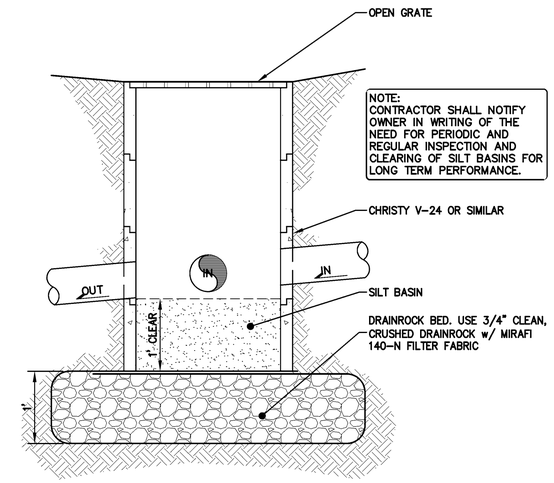
NOTE:
GLUED FITTINGS MAY BE SUBSTITUTED FOR GASKETED FITTINGS AT THE OPTION OF THE INSTALLATION CONTRACTOR.

2 C-6.1 **AREA DRAIN**
NTS

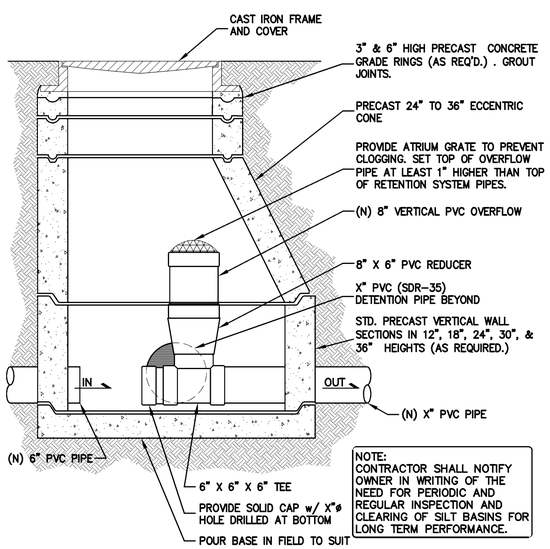


NOTE:
GLUED FITTINGS MAY BE SUBSTITUTED FOR GASKETED FITTINGS AT THE OPTION OF THE INSTALLATION CONTRACTOR.

3 C-6.1 **FLATWORK DRAIN**
NTS

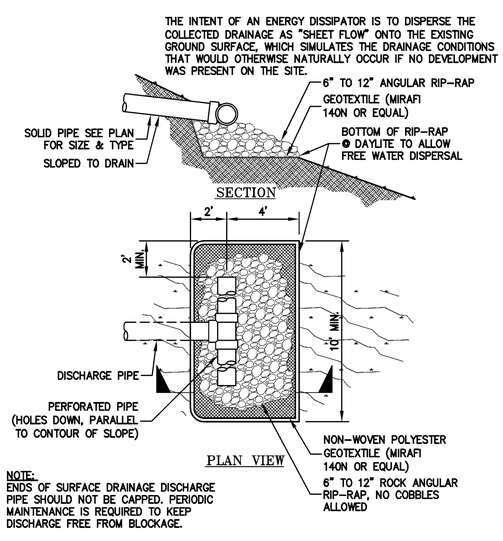


4 C-6.1 **DRAIN INLET/SILT BASIN**
NTS



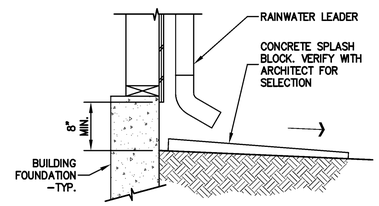
NOTE:
CONTRACTOR SHALL NOTIFY OWNER IN WRITING OF THE NEED FOR PERIODIC AND REGULAR INSPECTION AND CLEARING OF SILT BASINS FOR LONG TERM PERFORMANCE.

5 C-6.1 **SCHEMATIC METERED RELEASE OUTLET**
NTS

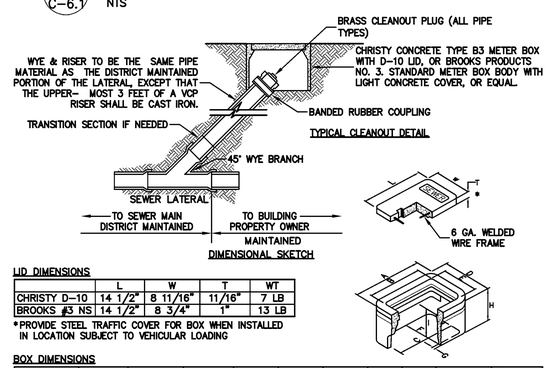


NOTE:
ENDS OF SURFACE DRAINAGE DISCHARGE PIPE SHOULD NOT BE CAPPED. PERIODIC MAINTENANCE IS REQUIRED TO KEEP DISCHARGE FREE FROM BLOCKAGE.

6 C-6.1 **ENERGY DISSIPATOR DISCHARGE**
NTS



7 C-6.1 **SPLASHBLOCK AT RAIN WATER LEADER**
NTS



LID DIMENSIONS

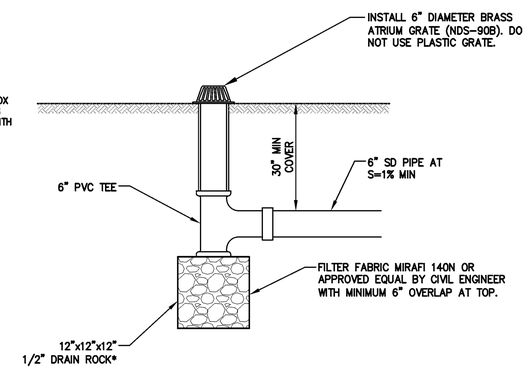
	L	W	T	WT
CHRISTY D-10	14 1/2"	8 11/16"	11/16"	7 LB
BROOKS #3 NS	14 1/2"	8 3/4"	1"	13 LB

*PROVIDE STEEL TRAFFIC COVER FOR BOX WHEN INSTALLED IN LOCATION SUBJECT TO VEHICULAR LOADING

BOX DIMENSIONS

	A	B	C	D	E	F	G	H	I	APPROX WT. LBS.
CHRISTY B3	19"	14 13/16"	16 1/4"	13 1/4"	9"	9 7/8"	1"	12"	10 15/16"	59
BROOKS #3	19 1/8"	13 1/2"	16"	13 1/4"	7 5/8"	9 1/2"	1"	11"	N.A.	68

8 C-6.1 **TYPICAL SEWER CLEANOUT BOX**
NTS



*USE CLASS II PERM IF USED TO DRAIN INTO TREATMENT AREAS. NO FABRIC WILL BE NEEDED IN THAT CASE.

**USE FLAT TOPS FOR LAWN AREAS & DOMED TOPS WHERE MOWING OR TRIPPING IS NOT A CONCERN.

9 C-6.1 **BUBBLE UP DRAIN DETAIL**
NTS

100% DESIGN DEVELOPMENT

REGISTERED PROFESSIONAL ENGINEER
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No. C79555
CIVIL
STATE OF CALIFORNIA
ORIGINAL SIGNATURES IN BLUE INK

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APN: 029-03-014

DETAILS

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3	PLANNING LETTER 2-17-15	RB
2	PLANNING LETTER 9-10-14	RB
1	PLAN REV 7-30-14	TB
	REVISIONS	BY

JOB NO: 2140175
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SCALE: NTS
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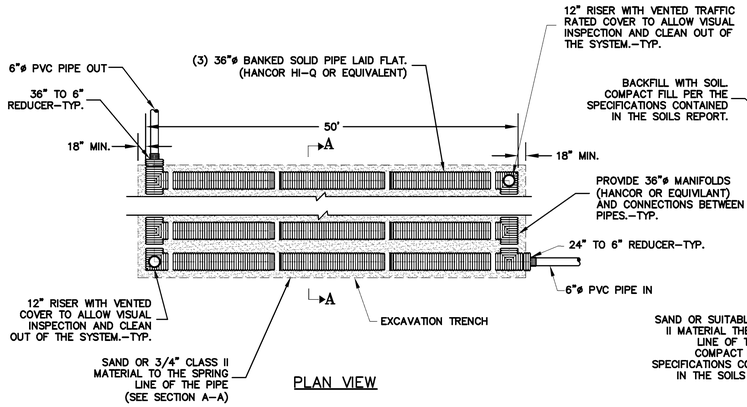
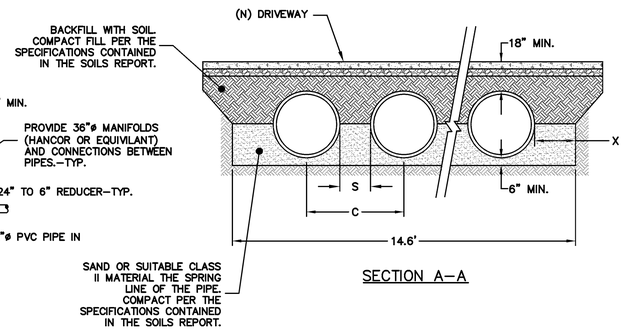
DRAWN BY: TB
SHEET NO:
C-6.1
13 OF 19 SHEETS

12/02/14 SITE DEV. PERMIT AMEND REV.1
RESUBMIT 12-5-14

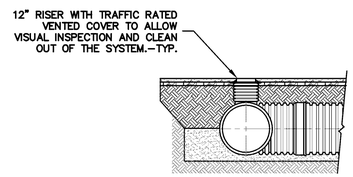


PLAN VIEW

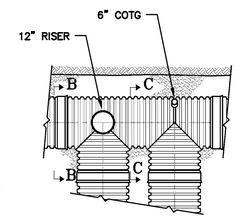


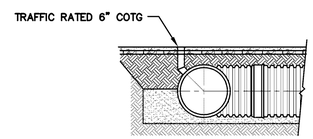
SECTION A–A

STORAGE PIPE NOMINAL I.D.	NOMINAL O.D.	TYPICAL SPACING "S"	TYPICAL SPACING "C"	MIN. SIDE WALL "X"
36" (900 MM)	42" (1,067 MM)	22" (559 MM)	63" (1,600 MM)	18" (457 MM)



SECTION B–B





SECTION C–C

TYPICAL RISER / CLEANOUT DETAIL

NOTES:

1. ALL REFERENCES TO CLASS I OR II MATERIAL ARE PER ASTM D2321 "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST EDITION.

2. ALL RETENTION AND DETENTION SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, LATEST EDITION AND THE MANUFACTURER'S PUBLISHED INSTALLATION GUIDELINES.

3. MEASURES SHOULD BE TAKEN TO PREVENT THE MIGRATION OF NATIVE FINES INTO THE BACKFILL MATERIAL, WHEN REQUIRED. SEE ASTM D2321.

4. FILTER FABRIC: A GEOTEXTILE FABRIC MAY BE USED AS SPECIFIED BY THE ENGINEER TO PREVENT THE MIGRATION OF FINES FROM THE NATIVE SOIL INTO THE SELECT BACKFILL MATERIAL.

5. FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER. AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.

6. BEDDING: SUITABLE MATERIAL SHALL BE CLASS II*. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. UNLESS OTHERWISE NOTED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 4" (100mm) FOR 4"–24" (100mm–600mm); 6" (150mm) FOR 30"–60" (750mm–900mm).

7. INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS II* IN THE PIPE ZONE EXTENDING NOT LESS THAN 6" ABOVE CROWN OF PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.

8. MINIMUM COVER: MINIMUM COVER OVER ALL RETNETION/DETENTION SYSTEMS IN NON–TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 18" FROM TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOATATION. FOR TRAFFIC APPLICATIONS, MINIMUM COVER IS 18" UP TO 36" DIAMETER PIPE AND 24" OF COVER FOR 42" – 60" DIAMETER PIPE, MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT.

* CLASS I BACKFILL REQUIRED AROUND 60" DIAMETER FITTINGS.

1 C–6.2 SCHEMATIC DETENTION SYSTEM DETAILS

N.T.S.

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DRAWN BY:	TB
SHEET NO:	C-6.2

14 OF 19 SHEETS

100% DESIGN DEVELOPMENT

12/02/14 SITE DEV. PERMIT AMEND REV.1
RESUBMIT 12–5–14

GENERAL NOTES

ALL GENERAL NOTES, SHEET NOTES, AND LEGEND NOTES FOUND IN THESE DOCUMENTS SHALL APPLY TYPICALLY THROUGHOUT. IF INCONSISTENCIES ARE FOUND IN THE VARIOUS NOTATIONS, NOTIFY THE ENGINEER IMMEDIATELY IN WRITING REQUESTING CLARIFICATION.

THESE DRAWINGS AND THEIR CONTENT ARE AND SHALL REMAIN THE PROPERTY OF LEA AND BRAZE ENGINEERING, INC. WHETHER THE PROJECT FOR WHICH THEY ARE PREPARED IS EXECUTED OR NOT. THEY ARE NOT TO BE USED BY ANY PERSONS ON OTHER PROJECTS OR EXTENSIONS OF THE PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ENGINEER.

ALL WORK SHALL COMPLY WITH APPLICABLE CODES AND TRADE STANDARDS WHICH GOVERN EACH PHASE OF WORK INCLUDING, BUT NOT LIMITED TO, CALIFORNIA MECHANICAL CODE, CALIFORNIA PLUMBING CODE, CALIFORNIA ELECTRICAL CODE, CALIFORNIA FIRE CODE, CALTRANS STANDARDS AND SPECIFICATIONS, AND ALL APPLICABLE STATE AND/OR LOCAL CODES AND/OR LEGISLATION.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND ALL SUBCONTRACTORS TO CHECK AND VERIFY ALL CONDITIONS, DIMENSIONS, LINES AND LEVELS INDICATED. PROPER FIT AND ATTACHMENT OF ALL PARTS IS REQUIRED. SHOULD THERE BE ANY DISCREPANCIES, IMMEDIATELY NOTIFY THE ENGINEER FOR CORRECTION OR ADJUSTMENT THE EVENT OF FAILURE TO DO SO, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTION OF ANY ERROR.

ALL DIMENSIONS AND CONDITIONS SHALL BE CHECKED AND VERIFIED ON THE JOB BY EACH SUBCONTRACTOR BEFORE HE/SHE BEGINS HIS/HER WORK. ANY ERRORS, OMISSION, OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER/CONTRACTOR BEFORE CONSTRUCTION BEGINS.

COMMENCEMENT OF WORK BY THE CONTRACTOR AND/OR ANY SUBCONTRACTOR SHALL INDICATE KNOWLEDGE AND ACCEPTANCE OF ALL CONDITIONS DESCRIBED IN THESE CONSTRUCTION DOCUMENTS, OR EXISTING ON SITE, WHICH COULD AFFECT THEIR WORK.

WORK SEQUENCE

IN THE EVENT ANY SPECIAL SEQUENCING OF THE WORK IS REQUIRED BY THE OWNER OR THE CONTRACTOR, THE CONTRACTOR SHALL ARRANGE A CONFERENCE BEFORE ANY SUCH WORK IS BEGUN.

SITE EXAMINATION: THE CONTRACTOR AND ALL SUBCONTRACTORS SHALL THOROUGHLY EXAMINE THE SITE AND FAMILIARIZE HIM/HERSELF WITH THE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED. THE CONTRACTOR SHALL VERIFY AT THE SITE ALL MEASUREMENTS AFFECTING HIS/HER WORK AND SHALL BE RESPONSIBLE FOR THE CORRECTIONS OF THE SAME. NO EXTRA COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR EXPENSES DUE TO HIS/HER NEGLECT TO EXAMINE, OR FAILURE TO DISCOVER, CONDITIONS WHICH AFFECT HIS/HER WORK.

LEA AND BRAZE ENGINEERING, INC. EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF LEA AND BRAZE ENGINEERING, INC. IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD HARMLESS LEA AND BRAZE ENGINEERING, INC.

CONSTRUCTION IS ALWAYS LESS THAN PERFECT SINCE PROJECTS REQUIRE THE COORDINATION AND INSTALLATION OF MANY INDIVIDUAL COMPONENTS BY VARIOUS CONSTRUCTION INDUSTRY TRADES. THESE DOCUMENTS CANNOT PORTRAY ALL COMPONENTS OR ASSEMBLIES EXACTLY. IT IS THE INTENTION OF THESE ENGINEERING DOCUMENTS THAT THEY REPRESENT A REASONABLE STANDARD OF CARE IN THEIR CONTENT. IT IS ALSO PRESUMED BY THESE DOCUMENTS THAT CONSTRUCTION REVIEW SERVICES WILL BE PROVIDED BY THE ENGINEER. SHOULD THE OWNER NOT RETAIN THE ENGINEER TO PROVIDE SUCH SERVICES, OR SHOULD HE/SHE RETAIN THE ENGINEER TO PROVIDE ONLY PARTIAL OR LIMITED SERVICES, THEN IT SHALL BE THE OWNER'S AND CONTRACTOR'S RESPONSIBILITY TO FULLY RECOGNIZE AND PROVIDE THAT STANDARD OF CARE.

IF THE OWNER OR CONTRACTOR OBSERVES OR OTHERWISE BECOMES AWARE OF ANY FAULT OR DEFECT IN THE PROJECT OR NONCONFORMANCE WITH THE CONTRACT DOCUMENTS, PROMPT WRITTEN NOTICE THEREOF SHALL BE GIVEN BY THE OWNER AND/OR CONTRACTOR TO THE ENGINEER.

THE ENGINEER SHALL NOT HAVE CONTROL OF OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS, OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

SITE PROTECTION

PROTECT ALL LANDSCAPING THAT IS TO REMAIN. ANY DAMAGE OR LOSS RESULTING FROM EXCAVATION, GRADING, OR CONSTRUCTION WORK SHALL BE CORRECTED OR REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL EXISTING SITE UTILITIES AND SHALL COORDINATE THEIR REMOVAL OR MODIFICATIONS (IF ANY) TO AVOID ANY INTERRUPTION OF SERVICE TO ADJACENT AREAS. THE GENERAL CONTRACTOR SHALL INFORM HIM/HERSELF OF MUNICIPAL REGULATIONS AND CARRY OUT HIS/HER WORK IN COMPLIANCE WITH ALL FEDERAL AND STATE REQUIREMENTS TO REDUCE FIRE HAZARDS AND INJURIES TO THE PUBLIC.

STORMWATER POLLUTION PREVENTION NOTES

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

2) CONTROL AND PREVENT THE DISCHARGE OF ALL POTENTIAL POLLUTANTS, INCLUDING SOLID WASTES, PAINTS, CONCRETE, PETROLEUM PRODUCTS, CHEMICALS, WASH WATER OR SEDIMENT, AND NON-STORMWATER DISCHARGES TO STORM DRAINS AND WATER COURSES.

3) USE SEDIMENT CONTROL OR FILTRATION TO REMOVE SEDIMENT FROM DEWATERING EFFLUENT.

4) AVOID CLEANING, FUELING, OR MAINTAINING VEHICLES ON SITE, EXCEPT IN A DESIGNATED AREA IN WHICH RUNOFF IS CONTAINED AND TREATED.

5) DELINEATE CLEARING LIMITS, EASEMENTS, SETBACKS, SENSITIVE OR CRITICAL AREAS, BUFFER ZONES, TREES AND DISCHARGE COURSE WITH FIELD MARKERS.

6) PROTECT ADJACENT PROPERTIES AND UNDISTURBED AREAS FROM CONSTRUCTION IMPACTS USING VEGETATIVE BUFFER STRIPS, SEDIMENT BARRIERS OF FILTERS, DIKES, MULCHING, OR OTHER MEASURES AS APPROPRIATE.

7) PERFORM CLEARING AND EARTH MOVING ACTIVITIES DURING DRY WEATHER TO THE MAXIMUM EXTENT PRACTICAL.

8) LIMIT AND TIME APPLICATIONS OF PESTICIDES AND FERTILIZERS TO PREVENT POLLUTED RUNOFF.

9) LIMIT CONSTRUCTION ACCESS ROUTES AND STABILIZE DESIGNATED ACCESS POINTS.

10) AVOID TRACKING DIRT OR MATERIALS OFF-SITE; CLEAN OFF-SITE PAVED AREAS AND SIDEWALKS USING DRY SWEEPING METHODS TO THE MAXIMUM EXTENT PRACTICAL.

SUPPLEMENTAL MEASURES

A. THE PHRASE "NO DUMPING - DRAINS TO BAY" OR EQUALLY EFFECTIVE PHRASE MUST BE LABELED ON STORM DRAIN INLETS (BY STENCILING, BRANDING, OR PLAQUES) TO ALERT THE PUBLIC TO THE DESTINATION OF STORM WATER AND TO PREVENT DIRECT DISCHARGE OF POLLUTANTS INTO THE STORM DRAIN.

B. USING FILTRATION MATERIALS ON STORM DRAIN COVERS TO REMOVE SEDIMENT FROM DEWATERING EFFLUENT.

C. STABILIZING ALL DENUDED AREAS AND MAINTAINING EROSION CONTROL MEASURES CONTINUOUSLY FROM OCTOBER 15 AND APRIL 15.

D. REMOVING SPOILS PROMPTLY, AND AVOID STOCKPILING OF FILL MATERIALS, WHEN RAIN IS FORECAST. IF RAIN THREATENS, STOCKPILED SOILS AND OTHER MATERIALS SHALL BE COVERED WITH A TARP OR OTHER WATERPROOF MATERIAL.

E. STORING, HANDLING, AND DISPOSING OF CONSTRUCTION MATERIALS AND WASTES SO AS TO AVOID THEIR ENTRY TO THE STORM DRAIN SYSTEMS OR WATER BODY.

GRADING & DRAINAGE NOTES:

1. SCOPE OF WORK

THESE SPECIFICATIONS AND APPLICABLE PLANS PERTAIN TO AND INCLUDE ALL SITE GRADING AND EARTHWORK ASSOCIATED WITH THE PROJECT INCLUDING, BUT NOT LIMITED TO THE FURNISHING OF ALL LABOR, TOOLS AND EQUIPMENT NECESSARY FOR SITE CLEARING AND GRUBBING, SITE PREPARATION, DISPOSAL OF EXCESS OR UNSUITABLE MATERIAL, STRIPPING, KEYING, EXCAVATION, OVER EXCAVATION, RECOMPACTION PREPARATION FOR SOIL RECEIVING FILL, PAVEMENT, FOUNDATION OF SLABS, EXCAVATION, IMPORTATION OF ANY REQUIRED FILL MATERIAL, PROCESSING, PLACEMENT AND COMPACTION OF FILL AND SUBSIDIARY WORK NECESSARY TO COMPLETE THE GRADING TO CONFORM TO THE LINES, GRADING AND SLOPE SHOWN ON THE PROJECT GRADING PLANS.

2. GENERAL

A. ALL SITE GRADING AND EARTHWORK SHALL CONFORM TO THE RECOMMENDATIONS OF THESE SPECIFICATIONS, THE SOILS REPORT AND THE CITY OF MILPITAS.

B. ALL FILL MATERIALS SHALL BE DENSIFIED SO AS TO PRODUCE A DENSITY NOT LESS THAN 90% RELATIVE COMPACTION BASED UPON ASTM TEST DESIGNATION D1557. FIELD DENSITY TEST WILL BE PERFORMED IN ACCORDANCE WITH ASTM TEST DESIGNATION 2922 AND 3017. THE LOCATION AND FREQUENCY OF THE FIELD DENSITY TEST WILL BE AS DETERMINED BY THE SOIL ENGINEER. THE RESULTS OF THESE TEST AND COMPLIANCE WITH THE SPECIFICATIONS WILL BE THE BASIS UPON WHICH SATISFACTORY COMPLETION OF THE WORK WILL BE JUDGED BY THE SOIL ENGINEER. ALL CUT AND FILL SLOPES SHALL BE CONSTRUCTED AS SHOWN ON PLANS, BUT NO STEEPER THAN TWO (2) HORIZONTAL TO ONE (1) VERTICAL.

C. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SATISFACTORY COMPLETION OF ALL THE EARTHWORK IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS. NO DEVIATION FROM THESE SPECIFICATIONS SHALL BE MADE EXCEPT UPON WRITTEN APPROVAL BY THE SOILS ENGINEER. BOTH CUT AND FILL AREAS SHALL BE SURFACE COMPLETED TO THE SATISFACTION OF THE SOILS ENGINEER AT THE CONCLUSION OF ALL GRADING OPERATIONS AND PRIOR TO FINAL ACCEPTANCE. THE CONTRACTOR SHALL NOTIFY THE SOILS ENGINEER AT LEAST TWO (2) WORKING DAYS PRIOR TO DOING ANY SITE GRADING AND EARTHWORK INCLUDING CLEARING.

3. CLEARING AND GRUBBING

A. THE CONTRACTOR SHALL ACCEPT THE SITE IN ITS PRESENT CONDITION. ALL EXISTING PUBLIC IMPROVEMENTS SHALL BE PROTECTED. ANY IMPROVEMENTS DAMAGED SHALL BE REPLACED BY THE CONTRACTOR AS DIRECTED BY THE LOCAL JURISDICTION WITH NO EXTRA COMPENSATION.

B. ALL ABANDONED BUILDINGS AND FOUNDATIONS, TREE (EXCEPT THOSE SPECIFIED TO REMAIN FOR LANDSCAPING PURPOSES), FENCES, VEGETATION AND ANY SURFACE DEBRIS SHALL BE REMOVED AND DISPOSED OF OFF THE SITE BY THE CONTRACTOR.

C. ALL ABANDONED SEPTIC TANKS AND ANY OTHER SUBSURFACE STRUCTURES EXISTING IN PROPOSED DEVELOPMENT AREAS SHALL BE REMOVED PRIOR TO ANY GRADING OR FILL OPERATION. ALL APPURTENANT DRAIN FIELDS AND OTHER CONNECTING LINES MUST ALSO BE TOTALLY REMOVED.

D. ALL ABANDONED UNDERGROUND IRRIGATION OR UTILITY LINES SHALL BE REMOVED OR DEMOLISHED. THE APPROPRIATE FINAL DISPOSITION OF SUCH LINES DEPEND UPON THEIR DEPTH AND LOCATION AND THE METHOD OF REMOVAL OR DEMOLITION SHALL BE DETERMINED BY THE SOILS ENGINEER. ONE OF THE FOLLOWING METHODS WILL BE USED:

(1) EXCAVATE AND TOTALLY REMOVE THE UTILITY LINE FROM THE TRENCH.

(2) EXCAVATE AND CRUSH THE UTILITY LINE IN THE TRENCH.

(3) CAP THE ENDS OF THE UTILITY LINE WITH CONCRETE TO PREVENT THE ENTRANCE OF WATER. THE LOCATIONS AT WHICH THE UTILITY LINE WILL BE CAPPED WILL BE DETERMINED BY THE UTILITY DISTRICT ENGINEER. THE LENGTH OF THE CAP SHALL NOT BE LESS THAN FIVE FEET, AND THE CONCRETED MIX EMPLOYED SHALL HAVE MINIMUM SHRINKAGE.

4. SITE PREPARATION AND STRIPPING

A. ALL SURFACE ORGANICS SHALL BE STRIPPED AND REMOVED FROM BUILDING PADS, AREAS TO RECEIVE COMPACTED FILL AND PAVEMENT AREAS.

B. UPON THE COMPLETION OF THE ORGANIC STRIPPING OPERATION, THE GROUND SURFACE (NATIVE SOIL SUBGRADE) OVER THE ENTIRE AREA OF ALL BUILDING PADS, STREET AND PAVEMENT AREAS AND ALL AREAS TO RECEIVE COMPACTED FILL SHALL BE PLOWED OR SCARIFIED UNTIL THE SURFACE IS FREE OF RUTS, HUMMOCKS OR OTHER UNEVEN FEATURES WHICH MAY INHIBIT UNIFORM SOIL COMPACTION. THE GROUND SURFACE SHALL THEN BE DISCED OR BLADED TO A DEPTH OF AT LEAST 6 INCHES. UPON ENGINEER'S SATISFACTION, THE NEW SURFACE SHALL BE WATER CONDITIONED AND RECOMPACTED PER REQUIREMENTS FOR COMPACTING FILL MATERIAL.

5. EXCAVATION

A. UPON COMPLETION OF THE CLEARING AND GRUBBING, SITE PREPARATION AND STRIPPING, THE CONTRACTOR SHALL MAKE EXCAVATIONS TO LINES AND GRADES NOTED ON THE PLAN. WHERE REQUIRED BY THE SOILS ENGINEER, UNACCEPTABLE NATIVE SOILS OR UNENGINEERED FILL SHALL BE OVER EXCAVATED BELOW THE DESIGN GRADE. SEE PROJECT SOILS REPORT FOR DISCUSSION OF OVER EXCAVATION OF THE UNACCEPTABLE MATERIAL. RESULTING GROUND LINE SHALL BE SCARIFIED, MOISTURE-CONDITIONED AND RECOMPACTED AS SPECIFIED IN SECTION 4 OF THESE SPECIFICATIONS. COMPACTED FILL MATERIAL SHALL BE PLACED TO BRING GROUND LEVEL BACK TO DESIGN GRADE.

B. EXCAVATED MATERIALS SUITABLE FOR COMPACTED FILL MATERIAL SHALL BE UTILIZED IN MAKING THE REQUIRED COMPACTED FILLS. THOSE NATIVE MATERIALS CONSIDERED UNSUITABLE BY THE SOILS ENGINEER SHALL BE DISPOSED OF OFF THE SITE BY THE CONTRACTOR.

6. PLACING, SPREADING AND COMPACTING FILL MATERIAL

A. FILL MATERIALS

THE MATERIALS PROPOSED FOR USE AS COMPACTED FILL SHALL BE APPROVED BY THE SOILS ENGINEER BEFORE COMMENCEMENT OF GRADING OPERATIONS. THE NATIVE MATERIAL IS CONSIDERED SUITABLE FOR FILL; HOWEVER, ANY NATIVE MATERIAL DESIGNATED UNSUITABLE BY THE SOILS ENGINEER SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR. ANY IMPORTED MATERIAL SHALL BE APPROVED FOR USE BY THE SOILS ENGINEER, IN WRITING, BEFORE BEING IMPORTED TO THE SITE AND SHALL POSSESS SUFFICIENT FINES TO PROVIDE A COMPETENT SOIL MATRIX AND SHALL BE FREE OF VEGETATIVE AND ORGANIC MATTER AND OTHER DELETERIOUS MATERIALS. ALL FILL VOIDS SHALL BE FILLED AND PROPERLY COMPACTED. NO ROCKS LARGER THAN THREE INCHES IN DIAMETER SHALL BE PERMITTED.

B. FILL CONSTRUCTION

THE SOILS ENGINEER SHALL APPROVE THE NATIVE SOIL SUBGRADE BEFORE PLACEMENT OF ANY COMPACTED FILL MATERIAL. UNACCEPTABLE NATIVE SOIL SHALL BE REMOVED AS DIRECTED BY THE SOILS ENGINEER. THE RESULTING GROUND LINE SHALL BE SCARIFIED MOISTURE CONDITIONED AND RECOMPACTED AS SPECIFIED IN SECTION 4 OF THESE SPECIFICATIONS. COMPACTED FILL MATERIAL SHALL BE PLACED TO BRING GROUND LEVEL BACK TO DESIGN GRADE. GROUND PREPARATION SHALL BE FOLLOWED CLOSELY BY FILL PLACEMENT TO PREVENT DRYING OUT OF THE SUBSOIL BEFORE PLACEMENT OF THE FILL.

THE APPROVED FILL MATERIALS SHALL BE PLACED IN UNIFORM HORIZONTAL LAYERS NO THICKER THAN 8" IN LOOSE THICKNESS. LAYERS SHALL BE SPREAD EVENLY AND SHALL BE THOROUGHLY BLADE MIXED DURING THE SPREADING TO ENSURE UNIFORMITY OF MATERIAL IN EACH LAYER. THE SCARIFIED SUBGRADE AND FILL MATERIAL SHALL BE MOISTURE CONDITIONED TO AT LEAST OPTIMUM MOISTURE. WHEN THE MOISTURE CONTENT OF THE FILL IS BELOW THAT SPECIFIED, WATER SHALL BE ADDED UNTIL THE MOISTURE DURING THE COMPACTION PROCESS. WHEN THE MOISTURE CONTENT OF THE FILL IS ABOVE THAT SPECIFIED, THE FILL MATERIAL SHALL BE AERATED BY BLADING OR OTHER SATISFACTORY METHODS UNTIL THE MOISTURE CONTENT IS AS SPECIFIED.

AFTER EACH LAYER HAS BEEN PLACED, MIXED, SPREAD EVENLY AND MOISTURE CONDITIONED, IT SHALL BE COMPACTED TO AT LEAST THE SPECIFIED DENSITY.

THE FILL OPERATION SHALL BE CONTINUED IN COMPACTED LAYERS AS SPECIFIED ABOVE UNTIL THE FILL HAS BEEN BROUGHT TO THE FINISHED SLOPES AND GRADES AS SHOWN ON THE PLANS. NO LAYER SHALL BE ALLOWED TO DRY OUT BEFORE SUBSEQUENT LAYERS ARE PLACED.

COMPACTION EQUIPMENT SHALL BE OF SUCH DESIGN THAT IT WILL BE ABLE TO COMPACT THE FILL TO THE SPECIFIED MINIMUM COMPACTION WITHIN THE SPECIFIED MOISTURE CONTENT RANGE. COMPACTION OF EACH LAYER SHALL BE CONTINUOUS OVER ITS ENTIRE AREA UNTIL THE REQUIRED MINIMUM DENSITY HAS BEEN OBTAINED.

7. CUT OR FILL SLOPES

ALL CONSTRUCTED SLOPES, BOTH CUT AND FILL, SHALL BE NO STEEPER THAN 2 TO 1 (HORIZONTAL TO VERTICAL). DURING THE GRADING OPERATION, COMPACTED FILL SLOPES SHALL BE OVERFILLED BY AT LEAST ONE FOOT HORIZONTALLY AT THE COMPLETION OF THE GRADING OPERATIONS, THE EXCESS FILL EXISTING ON THE SLOPES SHALL BE BLADED OFF TO CREATE THE FINISHED SLOPE EMBANKMENT. ALL CUT AND FILL SLOPES SHALL BE TRACK WALKED AFTER BEING BROUGHT TO FINISH GRADE AND THEN BE PLANTED WITH EROSION CONTROL SLOPE PLANTING. THE SOILS ENGINEER SHALL REVIEW ALL CUT SLOPES TO DETERMINE IF ANY ADVERSE GEOLOGIC CONDITIONS ARE EXPOSED. IF SUCH CONDITIONS DO OCCUR, THE SOILS ENGINEER SHALL RECOMMEND THE APPROPRIATE MITIGATION MEASURES AT THE TIME OF THEIR DETECTION.

8. SEASONAL LIMITS AND DRAINAGE CONTROL

FILL MATERIALS SHALL NOT BE PLACED, SPREAD OR COMPACTED WHILE IT IS AT AN UNSUITABLY HIGH MOISTURE CONTENT OR DURING OTHERWISE UNFAVORABLE CONDITIONS. WHEN THE WORK IS INTERRUPTED FOR ANY REASON THE FILL OPERATIONS SHALL NOT BE RESUMED UNTIL FIELD TEST PERFORMED BY THE SOILS ENGINEER INDICATE THAT THE MOISTURE CONDITIONS IN AREAS TO BE FILLED ARE AS PREVIOUSLY SPECIFIED. ALL EARTH MOVING AND WORKING OPERATIONS SHALL BE CONTROLLED TO PREVENT WATER FROM RUNNING INTO EXCAVATED AREAS. ALL EXCESS WATER SHALL BE PROMPTLY REMOVED AND THE SITE KEPT DRY.

9. DUST CONTROL

THE CONTRACTOR SHALL TAKE ALL STEPS NECESSARY FOR THE ALLEVIATION OR PREVENTION OF ANY DUST NUISANCE ON OR ABOUT THE SITE CAUSED BY THE CONTRACTOR'S OPERATION EITHER DURING THE PERFORMANCE OF THE GRADING OR RESULTING FROM THE CONDITION IN WHICH THE CONTRACTOR LEAVES THE SITE. THE CONTRACTOR SHALL ASSUME ALL LIABILITY INCLUDING COURT COST OF CO-DEFENDANTS FOR ALL CLAIMS RELATED TO DUST OR WIND-BLOWN MATERIALS ATTRIBUTABLE TO HIS WORK. COST FOR THIS ITEM OF WORK IS TO BE INCLUDED IN THE EXCAVATION ITEM AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.

10. INDEMNITY

THE CONTRACTOR WILL HOLD HARMLESS, INDEMNIFY AND DEFEND THE ENGINEER, THE OWNER AND HIS CONSULTANTS AND EACH OF THEIR OFFICERS AND EMPLOYEES AND AGENTS, FROM ANY AND ALL LIABILITY CLAIMS, LOSSES OR DAMAGE ARISING OR ALLEGED TO HEREIN, BUT NOT INCLUDING THE SOLE NEGLIGENCE OF THE OWNER, THE ARCHITECT, THE ENGINEER AND HIS CONSULTANTS AND EACH OF THEIR OFFICERS AND EMPLOYEES AND AGENTS.

11. SAFETY

IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE. INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

THE DUTY OF THE ENGINEERS TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, ON OR NEAR THE CONSTRUCTION SITE.

12. GUARANTEE

NEITHER THE FINAL PAYMENT, NOR THE PROVISIONS IN THE CONTRACT, NOR PARTIAL, NOR ENTIRE USE OR OCCUPANCY OF THE PREMISES BY THE OWNER SHALL CONSTITUTE AN ACCEPTANCE OF THE WORK NOT DONE IN ACCORDANCE WITH THE CONTRACT OR RELIEVES THE CONTRACTOR OF LIABILITY IN RESPECT TO ANY EXPRESS WARRANTIES OR RESPONSIBILITY FOR FAULTY MATERIAL OR WORKMANSHIP.

THE CONTRACTOR SHALL REMEDY ANY DEFECTS IN WORK AND PAY FOR ANY DAMAGE TO OTHER WORK RESULTING THERE FROM WHICH SHALL APPEAR WITHIN A PERIOD OF ONE (1) CALENDAR YEAR FROM THE DATE OF FINAL ACCEPTANCE OF THE WORK.

13. TRENCH BACKFILL

EITHER THE ON-SITE INORGANIC SOIL OR APPROVED IMPORTED SOIL MAY BE USED AS TRENCH BACKFILL. THE BACKFILL MATERIAL SHALL BE MOISTURE CONDITIONED PER THESE SPECIFICATIONS AND SHALL BE PLACED IN LIFTS OF NOT MORE THAN SIX INCHES IN HORIZONTAL UNCOMPACTED LAYERS AND BE COMPACTED BY MECHANICAL MEANS TO A MINIMUM OF 90% RELATIVE COMPACTION. IMPORTED SAND MAY BE USED FOR TRENCH BACKFILL MATERIAL PROVIDED IT IS COMPACTED TO AT LEAST 90% RELATIVE COMPACTION. WATER JETTING ASSOCIATED WITH COMPACTION USING VIBRATORY EQUIPMENT WILL BE PERMITTED ONLY WITH IMPORTED SAND BACKFILL WITH THE APPROVAL OF THE SOILS ENGINEER. ALL PIPES SHALL BE BEDDED WITH SAND EXTENDING FROM THE TRENCH BOTTOM TO TWELVE INCHES ABOVE THE PIPE. SAND BEDDING IS TO BE COMPACTED AS SPECIFIED ABOVE FOR SAND BACKFILL.

14. EROSION CONTROL

A. ALL GRADING, EROSION AND SEDIMENT CONTROL AND RELATED WORK UNDERTAKEN ON THIS SITE IS SUBJECT TO ALL TERMS AND CONDITIONS OF THE COUNTY GRADING ORDINANCE AND MADE A PART HEREOF BY REFERENCE.

B. THE CONTRACTOR WILL BE LIABLE FOR ANY AND ALL DAMAGES TO ANY PUBLICLY OWNED AND MAINTAINED ROAD CAUSED BY THE AFORESAID CONTRACTOR'S GRADING ACTIVITIES, AND SHALL BE RESPONSIBLE FOR THE CLEANUP OF ANY MATERIAL SPILLED ON ANY PUBLIC ROAD ON THE HAUL ROUTE.

C. THE EROSION CONTROL MEASURES ARE TO BE OPERABLE DURING THE RAINY SEASON, GENERALLY FROM OCTOBER FIRST TO APRIL FIFTEENTH. EROSION CONTROL PLANTING IS TO BE COMPLETED BY OCTOBER FIRST. NO GRADING OR UTILITY TRENCHING SHALL OCCUR BETWEEN OCTOBER FIRST AND APRIL FIFTEENTH UNLESS AUTHORIZED BY THE LOCAL JURISDICTION.

D. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED AND CHANGES TO THIS EROSION AND SEDIMENT CONTROL PLAN SHALL BE MADE TO MEET FIELD CONDITIONS ONLY WITH THE APPROVAL OF OR AT THE DIRECTION OF THE SOILS ENGINEER.

E. 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 SYSTEM.

F. ALL EROSION CONTROL FACILITIES MUST BE INSPECTED AND REPAIRED AT THE END OF EACH WORKING DAY DURING THE RAINY SEASON.

G. WHEN NO LONGER NECESSARY AND PRIOR TO FINAL ACCEPTANCE OF DEVELOPMENT, SEDIMENT BASINS SHALL BE REMOVED OR OTHERWISE DEACTIVATED AS REQUIRED BY THE LOCAL JURISDICTION.

H. A CONSTRUCTION ENTRANCE SHALL BE PROVIDED AT ANY POINT OF EGRESS FROM THE SITE TO ROADWAY. A CONSTRUCTION ENTRANCE SHOULD BE COMPOSED OF COARSE DRAIN ROCK (2" TO 3") MINIMUM DIAMETER) AT LEAST EIGHT INCHES THICK BY FIFTY (50) FEET LONG BY TWENTY (20) FEET WIDE UNLESS SHOWN OTHERWISE ON PLAN AND SHALL BE MAINTAINED UNTIL THE SITE IS PAVED.

I. ALL AREAS SPECIFIED FOR HYDROSEEDING SHALL BE NOZZLE PLANTED WITH STABILIZATION MATERIAL CONSISTING OF FIBER, SEED, FERTILIZER AND WATER, MIXED AND APPLIED IN THE FOLLOWING PROPORTIONS:

FIBER, 2000 LBS/ACRE
SEED, 200 LBS/ACRE (SEE NOTE J, BELOW)
FERTILIZER (11-8-4), 500 LBS/ACRE
WATER, AS REQUIRED FOR APPLICATION

J. SEED MIX SHALL BE PER CALTRANS STANDARDS.

K. WATER UTILIZED IN THE STABILIZATION MATERIAL SHALL BE OF SUCH QUALITY THAT IT WILL PROMOTE GERMINATION AND STIMULATE GROWTH OF PLANTS. IT SHALL BE FREE OF POLLUTANT MATERIALS AND WEED SEED.

L. HYDROSEEDING SHALL CONFORM TO THE PROVISIONS OF SECTION 20, EROSION CONTROL AND HIGHWAY PLANTING", OF THE STANDARD SPECIFICATIONS OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION, AS LAST REVISED.

M. A DISPERSING AGENT MAY BE ADDED TO THE HYDROSEEDING MATERIAL, PROVIDED THAT THE CONTRACTOR FURNISHES SUITABLE EVIDENCE THAT THE ADDITIVE WILL NOT ADVERSELY AFFECT THE PERFORMANCE OF THE SEEDING MIXTURE.

N. STABILIZATION MATERIALS SHALL BE APPLIED AS SOON AS PRACTICABLE AFTER COMPLETION OF GRADING OPERATIONS AND PRIOR TO THE ONSET OF WINTER RAINS, OR AT SUCH OTHER TIME AS DIRECTED BY THE COUNTY ENGINEER. THE MATERIAL SHALL BE APPLIED BEFORE INSTALLATION OF OTHER LANDSCAPING MATERIALS SUCH AS TREES, SHRUBS AND GROUND COVERS.

O. THE STABILIZATION MATERIAL SHALL BE APPLIED WITHIN 4-HOURS AFTER MIXING. MIXED MATERIAL NOT USED WITHIN 4-HOURS SHALL BE REMOVED FROM THE SITE.

P. THE CONTRACTOR SHALL MAINTAIN THE SOIL STABILIZATION MATERIAL AFTER PLACEMENT. THE COUNTY ENGINEER MAY REQUIRE SPRAY APPLICATION OF WATER OR OTHER MAINTENANCE ACTIVITIES TO ASSURE THE EFFECTIVENESS OF THE STABILIZATION PROCESS. APPLICATION OF WATER SHALL BE ACCOMPLISHED USING NOZZLES THAT PRODUCE A SPRAY THAT DOES NOT CONCENTRATE OR WASH AWAY THE STABILIZATION MATERIALS.

15. CLEANUP

THE CONTRACTOR MUST MAINTAIN THE SITE CLEAN, SAFE AND IN USABLE CONDITION. ANY SPILLS OF SOIL, ROCK OR CONSTRUCTION MATERIAL MUST BE REMOVED FROM THE SITE BY THE CONTRACTOR DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. COST FOR THIS ITEM OF WORK SHALL BE INCLUDED IN THE EXCAVATION AND COMPACTION ITEM AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.

NOTE:
THESE NOTES ARE INTENDED TO BE USED AS A GENERAL GUIDELINE. THE REFERENCED SOILS REPORT FOR THE PROJECT AND GOVERNING AGENCY GRADING ORDINANCE SHALL SUPERSEDE THESE NOTES. THE SOILS ENGINEER MAY MAKE ON-SITE RECOMMENDATIONS DURING GRADING OPERATIONS.

100% DESIGN DEVELOPMENT

REGISTERED PROFESSIONAL ENGINEER
PETER CARLINO
No. C79555
CIVIL
STATE OF CALIFORNIA
ORIGINAL SIGNATURES IN BLUE INK

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PAN RESIDENCE
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MILPITAS, CALIFORNIA
SANTA CLARA COUNTY
APN: 029-03-014

GRADING SPECIFICATIONS

	REVISIONS	BY
	-	-
4	CITY COMMENTS 5-11-15	RB
3	PLANNING LETTER 2-17-15	RB
2	PLANNING LETTER 9-10-14	RB
1	PLAN REV 7-30-14	TB

JOB NO:	2140175
DATE:	5-19-15
SCALE:	NO SCALE
DESIGN BY:	BS, RB
DRAWN BY:	TB

SHEET NO:
C-7.0

12/02/14 SITE DEV. PERMIT AMEND REV.1
RESUBMIT 12-5-14

PURPOSE:

THE PURPOSE OF THIS PLAN IS TO STABILIZE THE SITE TO PREVENT EROSION OF GRADED AREAS AND TO PREVENT SEDIMENTATION FROM LEAVING THE CONSTRUCTION AREA AND AFFECTING NEIGHBORING SITES, NATURAL AREAS, PUBLIC FACILITIES OR ANY OTHER AREA THAT MIGHT BE AFFECTED BY SEDIMENTATION. ALL MEASURES SHOWN ON THIS PLAN SHOULD BE CONSIDERED THE MINIMUM REQUIREMENTS NECESSARY. SHOULD FIELD CONDITIONS DICTATE ADDITIONAL MEASURES, SUCH MEASURES SHALL BE PER CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL AND THE CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION. LEA & BRAZE ENGINEERING SHOULD BE NOTIFIED IMMEDIATELY SHOULD CONDITIONS CHANGE.

EROSION CONTROL NOTES:

1. 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 THIS EROSION CONTROL PLAN.
2. THE INTENTION OF THIS PLAN IS FOR INTERIM EROSION AND SEDIMENT CONTROL ONLY. ALL EROSION CONTROL MEASURES SHALL CONFORM TO CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL, THE CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION, AND THE LOCAL GOVERNING AGENCY FOR THIS PROJECT.
3. OWNER/CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO, DURING, AND AFTER STORM EVENTS. PERSON IN CHARGE OF MAINTAINING EROSION CONTROL MEASURES SHOULD WATCH LOCAL WEATHER REPORTS AND ACT APPROPRIATELY TO MAKE SURE ALL NECESSARY MEASURES ARE IN PLACE.
4. SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.
5. 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 SYSTEM, INCLUDING EXISTING DRAINAGE SWALES AND WATERCOURSES.
6. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION WILL BE MINIMIZED. COMPLIANCE WITH FEDERAL, STATE AND LOCAL LAWS CONCERNING POLLUTION SHALL BE MAINTAINED AT ALL TIMES.
7. CONTRACTOR SHALL PROVIDE DUST CONTROL AS REQUIRED BY THE APPROPRIATE FEDERAL, STATE AND LOCAL AGENCY REQUIREMENTS.
8. ALL MATERIALS NECESSARY FOR THE APPROVED EROSION CONTROL MEASURES SHALL BE IN PLACE BY OCTOBER 15TH.
9. EROSION CONTROL SYSTEMS SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE RAINY SEASON, OR FROM OCTOBER 15TH THROUGH APRIL 15TH, WHICHEVER IS LONGER.
10. IN THE EVENT OF RAIN, ALL GRADING WORK IS TO CEASE IMMEDIATELY AND THE SITE IS TO BE SEALED IN ACCORDANCE WITH THE APPROVAL EROSION CONTROL MEASURES AND APPROVED EROSION CONTROL PLAN.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING AND REPAIRING EROSION CONTROL SYSTEMS AFTER EACH STORM.
12. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BY LOCAL JURISDICTION'S ENGINEERING DEPARTMENT OR BUILDING OFFICIALS.
13. MEASURES SHALL BE TAKEN TO COLLECT OR CLEAN ANY ACCUMULATION OR DEPOSIT OF DIRT, MUD, SAND, ROCKS, GRAVEL OR DEBRIS ON THE SURFACE OF ANY STREET, ALLEY OR PUBLIC PLACE OR IN ANY PUBLIC STORM DRAIN SYSTEMS. THE REMOVAL OF AFORESAID SHALL BE DONE BY STREET SWEEPING OR HAND SWEEPING. WATER SHALL NOT BE USED TO WASH SEDIMENTS INTO PUBLIC OR PRIVATE DRAINAGE FACILITIES.
14. EROSION CONTROL MEASURES SHALL BE ON-SITE FROM SEPTEMBER 15TH THRU APRIL 15TH.
15. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE RAINY SEASON OR FROM OCTOBER 1 THRU APRIL 15, WHICHEVER IS GREATER.
16. PLANS SHALL BE DESIGNED TO MEET C3 REQUIREMENTS OF THE MUNICIPAL STORMWATER REGIONAL PERMIT("MRP") NPDES PERMIT CAS 612008.
17. THE CONTRACTOR TO NPDES (NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM) BEST MANAGEMENT PRACTICES (BMP) FOR SEDIMENTATION PREVENTION AND EROSION CONTROL TO PREVENT DELETERIOUS MATERIALS OR POLLUTANTS FROM ENTERING THE TOWN OR COUNTY STORM DRAIN SYSTEMS.
18. THE CONTRACTOR MUST INSTALL ALL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO THE INCEPTION OF ANY WORK ONSITE AND MAINTAIN THE MEASURES UNTIL THE COMPLETION OF ALL LANDSCAPING.
19. THE CONTRACTOR SHALL MAINTAIN ADJACENT STREETS IN A NEAT, CLEAN DUST FREE AND SANITARY CONDITION AT ALL TIMES AND TO THE SATISFACTION OF THE TOWN INSPECTOR. THE ADJACENT STREET SHALL AT ALL TIMES BE KEPT CLEAN OF DEBRIS, WITH DUST AND OTHER NUISANCE BEING CONTROLLED AT ALL TIMES. THE CONTRACTOR BE RESPONSIBLE FOR ANY CLEAN UP ON ADJACENT STREETS AFFECTED BY THE BY THEIR CONSTRUCTION, METHOD OF STREET CLEANING SHALL BE BY DRY SWEEPING OF ALL PAVED AREAS. NO STOCKPILING OF BUILDING MATERIALS WITHIN THE TOWN RIGHT-OF-WAY.
20. SEDIMENTS AND OTHER MATERIALS SHALL NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONTRACTOR SHALL INSTALL A STABILIZED CONSTRUCTION ENTRANCE PRIOR TO THE INSPECTION OF ANY WORK ONSITE AND MAINTAIN IT FOR THE DURATION OF THE CONSTRUCTION PROCESS SO AS TO NOT INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC RIGHT-OF-WAY UNTIL THE COMPLETION OF ALL LANDSCAPING.
21. THE CONTRACTOR SHALL PROTECT DOWN SLOPE DRAINAGE COURSES, STREAMS AND STORM DRAINS WITH ROCK FILLED SAND BAGS, TEMPORARY SWALES, SILT FENCES, AND EARTH PERMS IN CONJUNCTION OF ALL LANDSCAPING.
22. STOCKPILED MATERIALS SHALL BE COVERED WITH VISQUEEN OR A TARPAULIN UNTIL THE MATERIAL IS REMOVED FROM THE SITE. ANY REMAINING BARE SOIL THAT EXISTS AFTER THE STOCKPILE HAS BEEN REMOVED SHALL BE COVERED UNTIL A NATURAL GROUND COVER IS ESTABLISHED OR IT IS SEEDED OR PLANTED TO PROVIDE GROUND COVER PRIOR TO THE FALL RAINY SEASON.
23. EXCESS OR WASTE CONCRETE MUST NOT BE WASHED INTO THE PUBLIC RIGHT-OF-WAYOR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
24. TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION AND DISPERSAL BY WIND

EROSION CONTROL NOTES CONTINUED:

24. FUELS, OILS, SOLVENTS AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MUST NOT BE WASHED INTO THE DRAINAGE SYSTEM,
25. DUST CONTROL SHALL BE DONE BY WATERING AND AS OFTEN AS REQUIRED BY THE TOWN INSPECTOR.
26. SILT FENCE(S) AND/OR FIBER ROLL(S) SHALL BE INSTALLED PRIOR TO SEPTEMBER 15TH AND SHALL REMAIN IN PLACE UNTIL THE LANDSCAPING GROUND COVER IS INSTALLED. CONTRACTOR SHALL CONTINUOUSLY MONITOR THESE MEASURES, FOLLOWING AND DURING ALL RAIN EVENTS,TO PUBLIC OWNED FACILITIES.

EROSION CONTROL MEASURES:

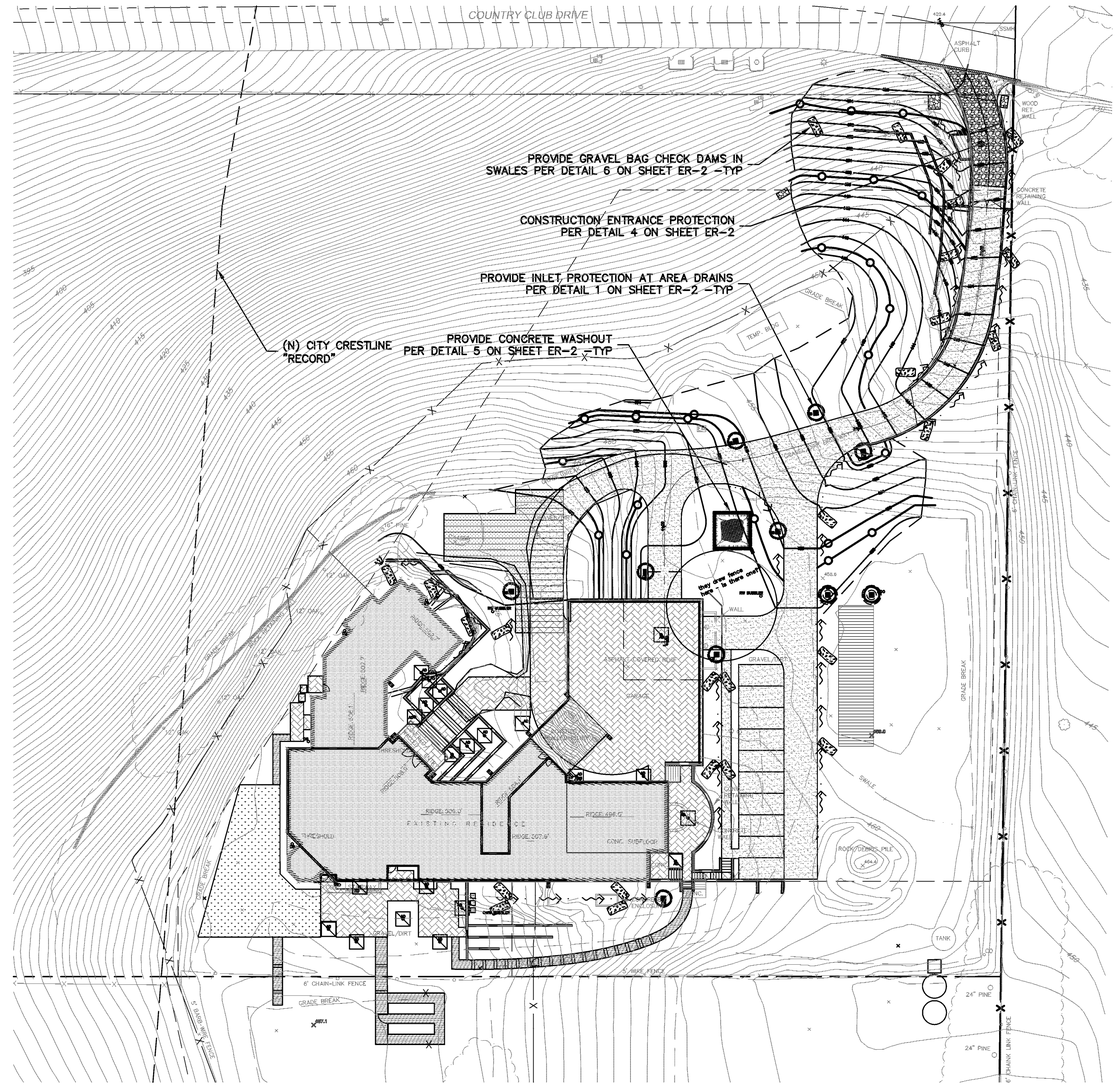
1. THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 15TH TO APRIL 15. EROSION CONTROL FACILITIES SHALL BE IN PLACE PRIOR TO OCTOBER 15TH OF ANY YEAR. GRADING OPERATIONS DURING THE RAINY SEASON WHICH LEAVE DENUDED SLOPES SHALL BE PROTECTED WITH EROSION CONTROL MEASURES IMMEDIATELY FOLLOWING GRADING ON THE SLOPES.
2. SITE CONDITIONS AT TIME OF PLACEMENT OF EROSION CONTROL MEASURES WILL VARY. APPROPRIATE ACTION INCLUDING TEMPORARY SWALES, INLETS, HYDROSEEDING, STRAW BALES, ROCK SACKS, ETC. SHALL BE TAKEN TO PREVENT EROSION AND SEDIMENTATION FROM LEAVING SITE. EROSION CONTROL MEASURES SHALL BE ADJUSTED AS THE CONDITIONS CHANGE AND THE NEED OF CONSTRUCTION SHIFT.
3. CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF GRADING. ALL CONSTRUCTION TRAFFIC ENTERING ONTO THE PAVED ROADS MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCES. 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 GOVERNING AGENCY.
4. ALL EXPOSED SLOPES THAT ARE NOT VEGETATED SHALL BE HYDROSEEDED. IF HYDROSEEDING IS NOT USED OR IS NOT EFFECTIVE BY OCTOBER 15, 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. HYDROSEEDING SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF SECTION 20" EROSION CONTROL AND HIGHWAY PLANTING" OF THE STANDARD SPECIFICATION OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION, AS LAST REVISED. REFER TO THE EROSION CONTROL SECTION OF THE GRADING SPECIFICATIONS THAT ARE A PART OF THIS PLAN SET FOR FURTHER INFORMATION.
5. 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. MINIMUM INLET PROTECTION SHALL CONSIST OF A ROCK SACKS OR AS SHOWN ON THIS PLAN
6. 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. A REPRESENTATIVE OF LEA & BRAZE ENGINEERING SHALL PERFORM A FIELD REVIEW AND MAKE RECOMMENDATIONS AS NEEDED. CONTRACTOR IS RESPONSIBLE TO NOTIFY LEA & BRAZE ENGINEERING AND THE GOVERNING AGENCY OF ANY CHANGES.
7. THE EROSION CONTROL MEASURES SHALL CONFORM TO THE LOCAL JURISDICTION'S STANDARDS AND THE APPROVAL OF THE LOCAL JURISDICTION'S ENGINEERING DEPARTMENT.
8. STRAW ROLLS SHALL BE PLACED AT THE TOE OF SLOPES AND ALONG THE DOWN SLOPE PERIMETER OF THE PROJECT. THEY SHALL BE PLACED AT 25 FOOT INTERVALS ON GRADED SLOPES. PLACEMENT SHALL RUN WITH THE CONTOURS AND ROLLS SHALL BE TIGHTLY END BUTTED. CONTRACTOR SHALL REFER TO MANUFACTURES SPECIFICATIONS FOR PLACEMENT AND INSTALLATION INSTRUCTIONS.

REFERENCES:

1. CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL
2. CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION

PERIODIC MAINTENANCE:

1. MAINTENANCE IS TO BE PERFORMED AS FOLLOWS:
   - A. DAMAGES CAUSED BY SOIL EROSION OR CONSTRUCTION SHALL BE REPAIRED 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 TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO A DEPTH OF 1' 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. GRAVEL BAG INLET PROTECTION SHALL BE CLEANED OUT WHENEVER SEDIMENT DEPTH IS ONE HALF THE HEIGHT OF ONE GRAVEL BAG.
3. STRAW ROLLS SHALL BE PERIODICALLY CHECKED TO ASSURE PROPER FUNCTION AND CLEANED OUT WHENEVER THE SEDIMENT DEPTH REACHED HALF THE HEIGHT OF THE ROLL.
4. SILT FENCE SHALL BE PERIODICALLY CHECKED TO ASSURE PROPER FUNCTION AND CLEANED OUT WHENEVER THE SEDIMENT DEPTH REACHES ONE FOOT IN HEIGHT.
5. CONSTRUCTION ENTRANCE SHALL BE REGRAVELED AS NECESSARY FOLLOWING SILT/SOIL BUILDUP.
6. ANY OTHER EROSION CONTROL MEASURES SHOULD BE CHECKED AT REGULAR INTERVALS TO ASSURE PROPER FUNCTION



EROSION CONTROL LEGEND

- GRAVEL BAG
- SEDIMENTATION BASIN
- INLET PROTECTION
- STRAW ROLL
- SILT FENCE
- CONCRETE WASHOUT
- CONSTRUCTION ENTRANCE
- TREE PROTECTION
- EROSION CONTROL BLANKET / MATTING

NOTE:
SEAL ALL OTHER INLETS NOT INTENDED TO ACCEPT STORM WATER AND DIRECT FLOWS TEMPORARILY TO FUNCTIONAL SEDIMENTATION BASIN INLETS. -TYP

0 15 30 60

SCALE: 1" = 30'

100% DESIGN DEVELOPMENT

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MILPITAS, CALIFORNIA

SANTA CLARA COUNTY

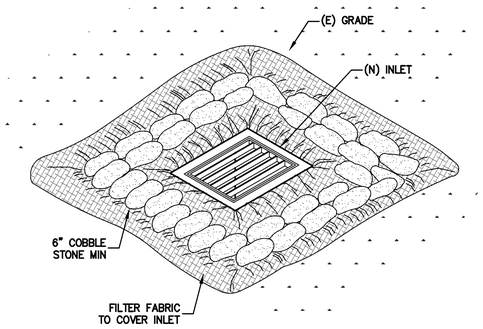
APN: 029-03-014

EROSION CONTROL PLAN

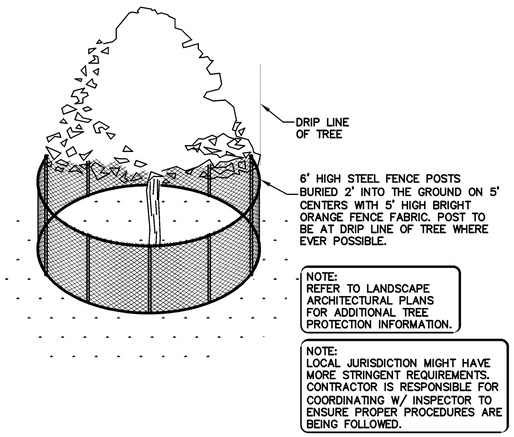
4	CITY COMMENTS 5-11-15	RB
3	PLANNING LETTER 2-17-15	RB
2	PLANNING LETTER 9-10-14	RB
1	PLAN REV 7-30-14	TB
	REVISIONS	BY

JOB NO:	2140175
DATE:	5-19-15
SCALE:	1" = 30'
DESIGN BY:	BS, RB
DRAWN BY:	TB
SHEET NO:	ER-1

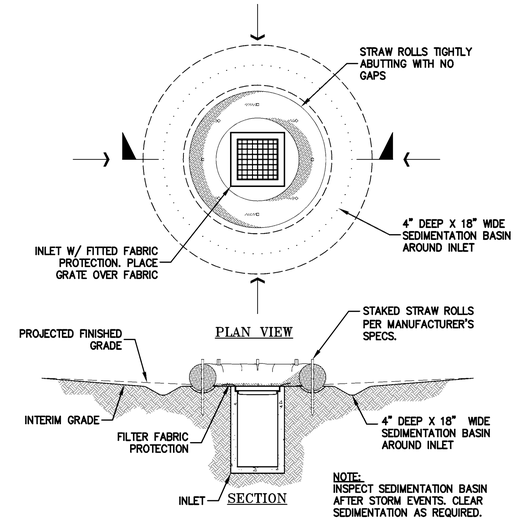
12/02/14 SITE DEV. PERMIT AMEND REV.1
RESUBMIT 12-5-14



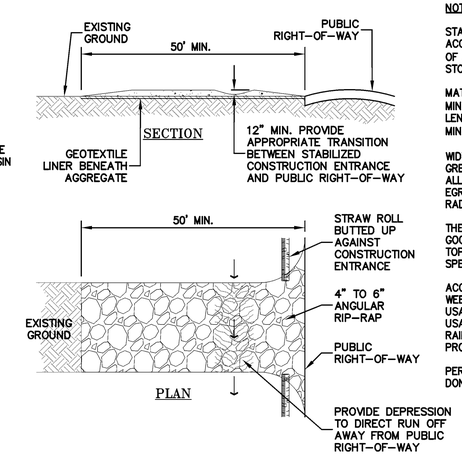
1 ER-2 **INLET PROTECTION**
NTS



2 ER-2 **EXISTING TREE PROTECTION DETAIL**
NTS



3 ER-2 **SEDIMENTATION BASIN**
NTS



4 ER-2 **CONSTRUCTION ENTRANCE**
NTS

NOTES:

STABILIZED CONSTRUCTION SITE ACCESS SHALL BE CONSTRUCTED OF 3" TO 4" WASHED, FRACTURED STONE AGGREGATE.

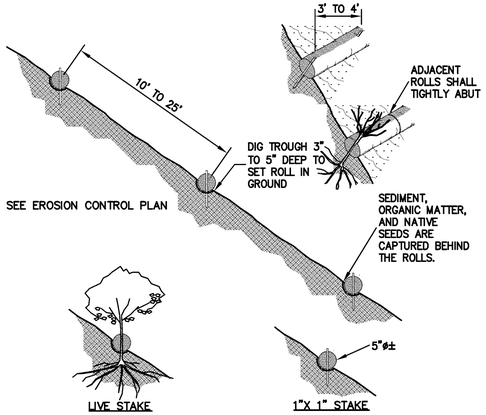
MATERIAL SHALL BE PLACED TO A MINIMUM THICKNESS OF 12". LENGTH OF ENTRANCE SHALL BE A MINIMUM OF 50'.

WIDTH SHALL BE A MIN. OF 15' OR GREATER IF NECESSARY TO COVER ALL VEHICULAR INGRESS AND EGRESS. PROVIDE AMPLE TURNING RADII.

THE ENTRANCE SHALL BE KEPT IN GOOD CONDITION BY OCCASIONAL TOP DRESSING WITH MATERIAL AS SPECIFIED IN ABOVE NOTE.

ACCESSES SHALL BE INSPECTED WEEKLY DURING PERIODS OF HEAVY USAGE, MONTHLY DURING NORMAL USAGE, AND AFTER EACH RAINFALL WITH MAINTENANCE PROVIDED AS NECESSARY.

PERIODIC TOP DRESSING SHALL BE DONE AS NEEDED.



NOTE:
1. STRAW ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE ROLL IN A TRENCH, 3" TO 5" DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND ROLL.
2. CONTRACTOR IS RESPONSIBLE FOR REGULAR MAINTENANCE AND INSPECTION. THE SILT SHALL BE CLEANED OUT WHEN IT REACHES HALF THE HEIGHT OF THE ROLL.

5 ER-2 **STRAW ROLLS**
NTS

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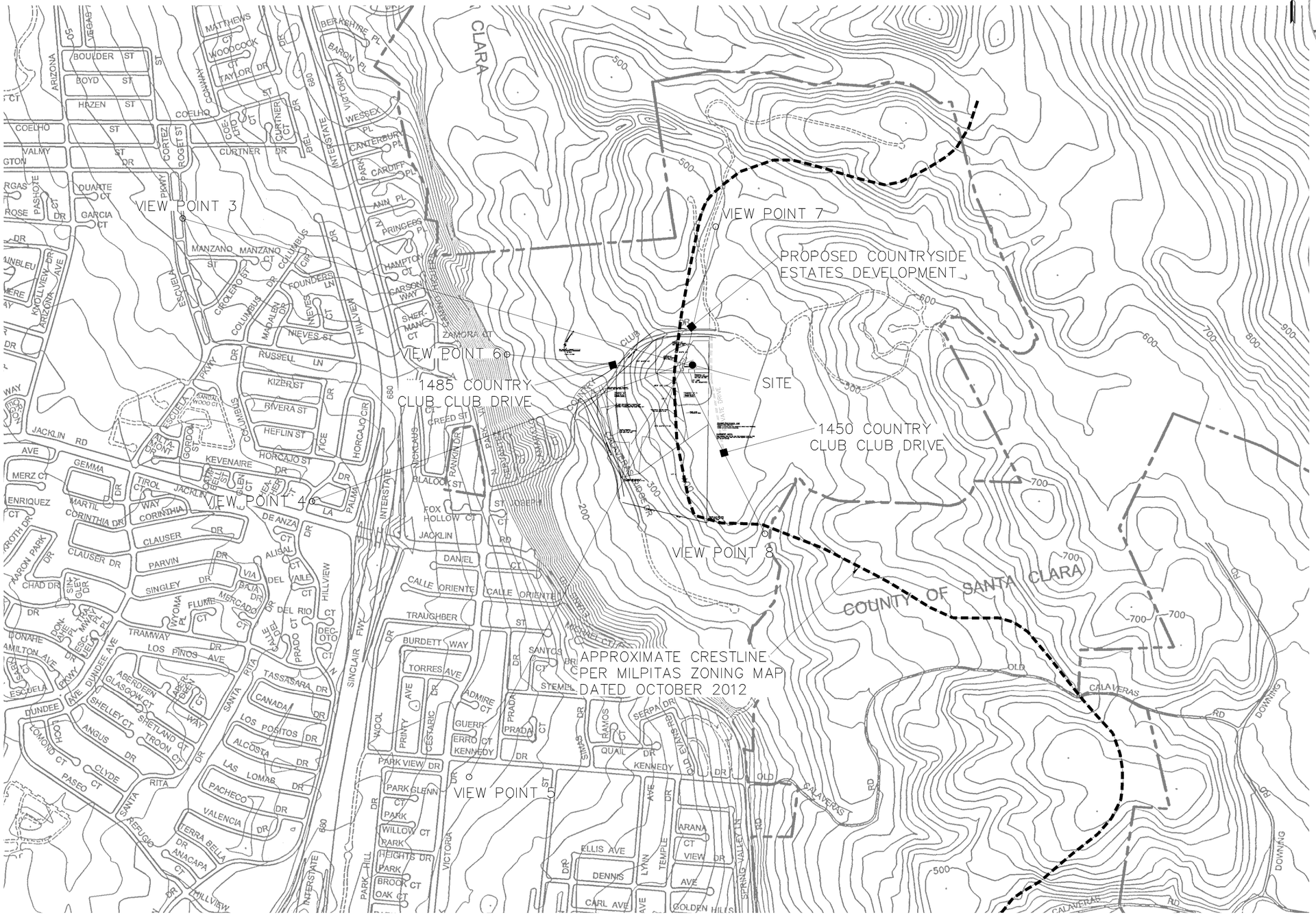
APN: 029-03-014

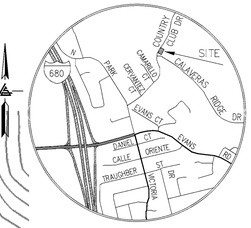
EROSION CONTROL DETAILS

	–	–
4	CITY COMMENTS 5-11-15	RB
3	PLANNING LETTER 2-17-15	RB
2	PLANNING LETTER 9-10-14	RB
1	PLAN REV 7-30-14	TB
	REVISIONS	BY

JOB NO: 2140175
DATE: 5-19-15
SCALE: NTS
DESIGN BY: BS, RB
DRAWN BY: TB
SHEET NO:
ER-2
17 OF 19 SHEETS

12/02/14 SITE DEV. PERMIT AMEND REV.1
RESUBMIT 12-5-14





VICINITY MAP

NO SCALE

0 250 500 100

SCALE: 1" = 500'

SOURCE OF TOPOGRAPHIC INFORMATION

SOURCE OF TOPOGRAPHIC INFORMATION TAKEN FROM AERIAL MAP OF THE CITY OF MILPITAS DATED 7-16-99.

100% DESIGN DEVELOPMENT

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SANTA CLARA COUNTY

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VIEW POINT EXHIBIT

4	CITY COMMENTS 5-11-15	RB
3	PLANNING LETTER 2-17-15	RB
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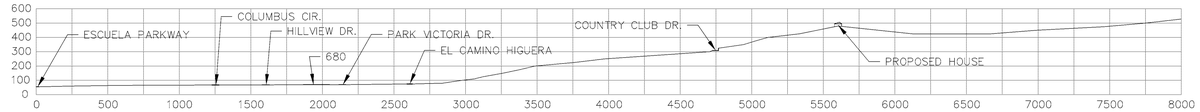
	REVISIONS	BY

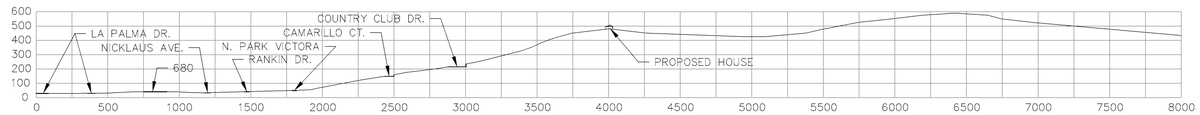
JOB NO:	2140175
DATE:	5-19-15
SCALE:	1" = 500'
DESIGN BY:	BS, RB
DRAWN BY:	TB
SHEET NO:	EX1
	OF 19 SHEETS

12/02/14 SITE DEV. PERMIT AMEND REV.1
RESUBMIT 12-5-14



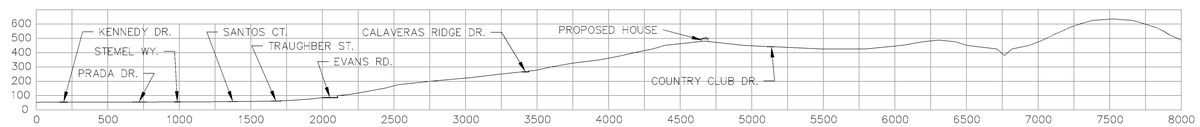
SECTION FROM VIEW POINT 3 TOWARD SITE

SCALE
HORIZONTAL: 1" = 500'
VERTICAL: 1" = 500'



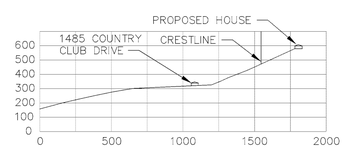
SECTION FROM VIEW POINT 4 TOWARD SITE

SCALE
HORIZONTAL: 1" = 500'
VERTICAL: 1" = 500'



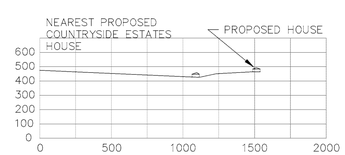
SECTION FROM VIEW POINT 5 TOWARD SITE

SCALE
HORIZONTAL: 1" = 500'
VERTICAL: 1" = 500'



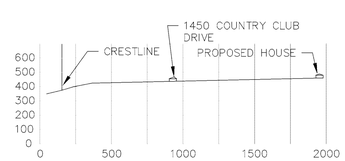
SECTION FROM VIEW POINT 6 TOWARD SITE

SCALE
HORIZONTAL: 1" = 500'
VERTICAL: 1" = 500'



SECTION FROM VIEW POINT 7 TOWARD SITE

SCALE
HORIZONTAL: 1" = 500'
VERTICAL: 1" = 500'



SECTION FROM VIEW POINT 8 TOWARD SITE

SCALE
HORIZONTAL: 1" = 500'
VERTICAL: 1" = 500'

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VIEW POINT SECTIONS

	–	–
4	CITY COMMENTS 5-11-15	RB
3	PLANNING LETTER 2-17-15	RB
2	PLANNING LETTER 9-10-14	RB
1	PLAN REV 7-30-14	TB
	REVISIONS	BY

JOB NO:	2140175
DATE:	5-19-15
SCALE:	1" = 500'
DESIGN BY:	BS, RB
DRAWN BY:	TB
SHEET NO:	EX2
	OF 19 SHEETS

12/02/14 SITE DEV. PERMIT AMEND REV.1
RESUBMIT 12-5-14

SITE PLAN 1
1" = 60'-0"

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Contact: Melanie Turner

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Contact: David Noma

Architect Consultant

No.	Date	Issues and Revisions	By	Check
	06/23/14	Site Dev. Permit Amend.	MD	MT
	12/05/14	Site Dev. Permit Amend. Rev. 1	MD	MT
	05/19/15	Site Dev. Permit Amend. Rev. 2	MD	MT

Project Name
1000 Country Club Drive Residence
Project Number
23006

Description
SITE PLAN

TRUE NORTH
Sheet 1 Of 1

A1.00

Scale
0' 1' 2' 4' 8'

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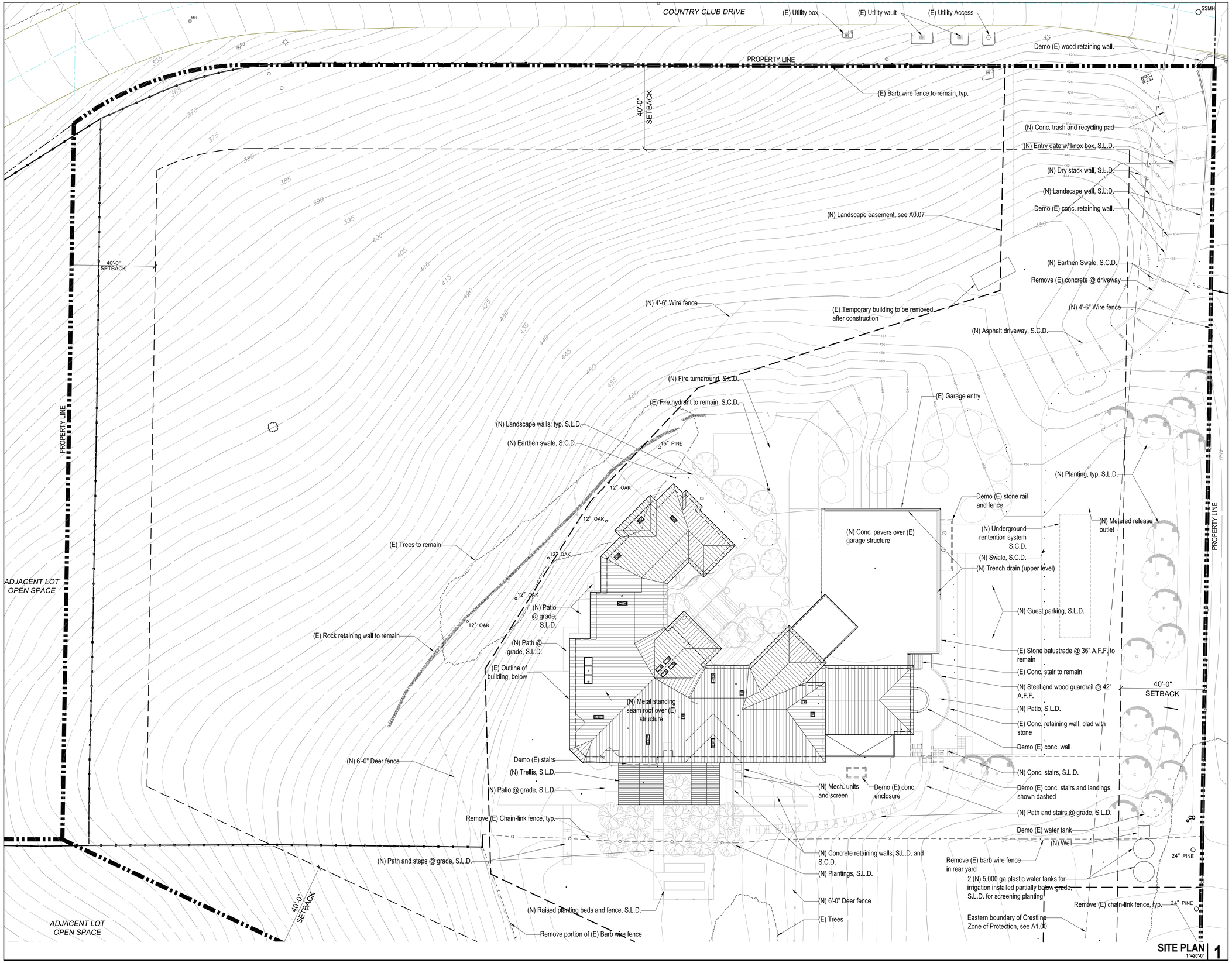

SITE PLAN 1
1"=20'-0"

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Project Name
1000 Country Club Drive Residence

Project Number
23006

Description
ENLARGED SITE PLAN

Ref. North

Sheet 1 Of 1

A1.01

Scale
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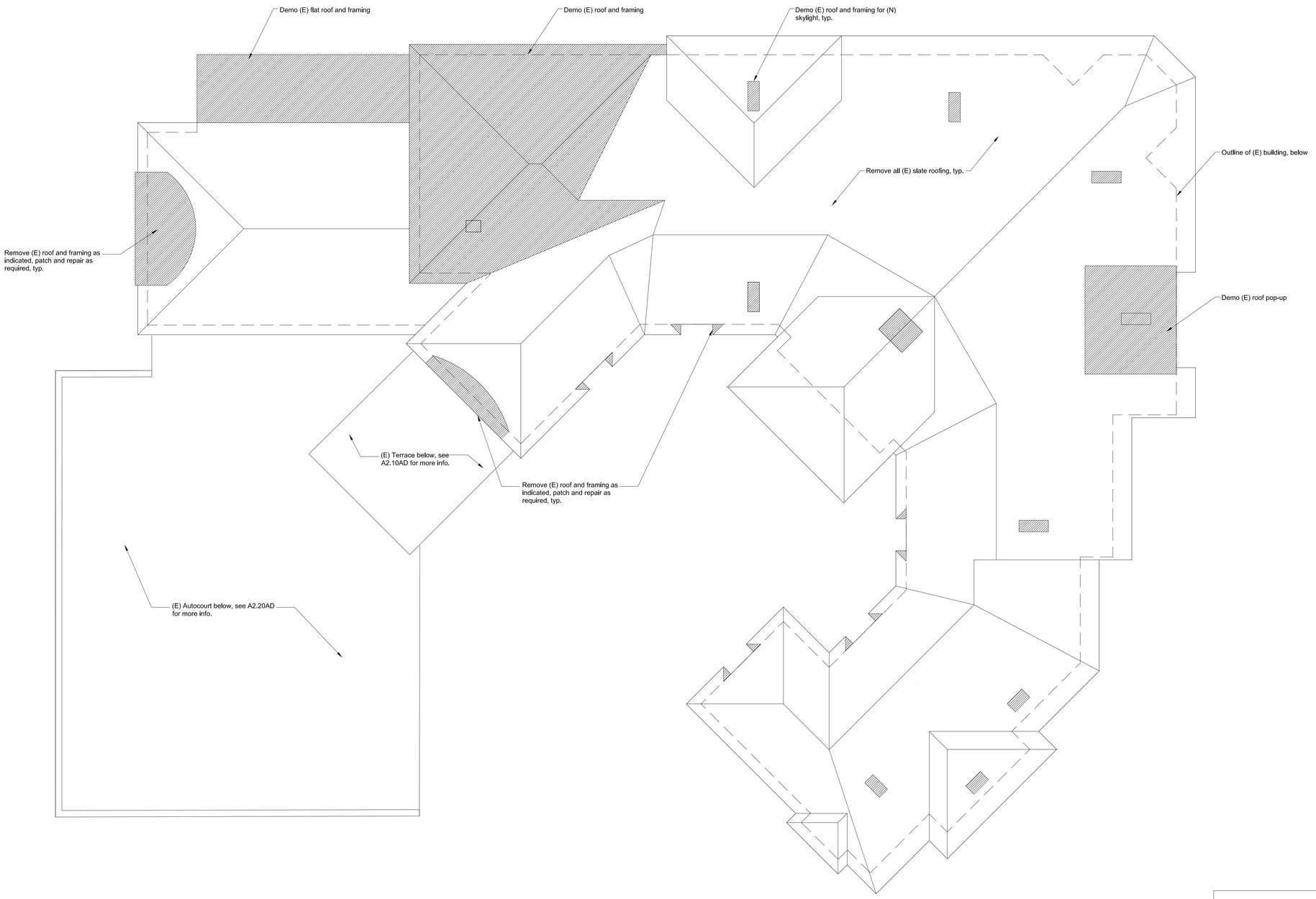

Legend

Areas to be demo'd

DEMO ROOF PLAN 1

1/8" = 1'-0"

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Project Name
1000 Country Club Drive Residence

Project Number
23006

Description
DEMO ROOF PLAN

Ref. North Sheet 1 Of 1

N

A2.00AD

Scale
0' 1' 2' 4' 8'

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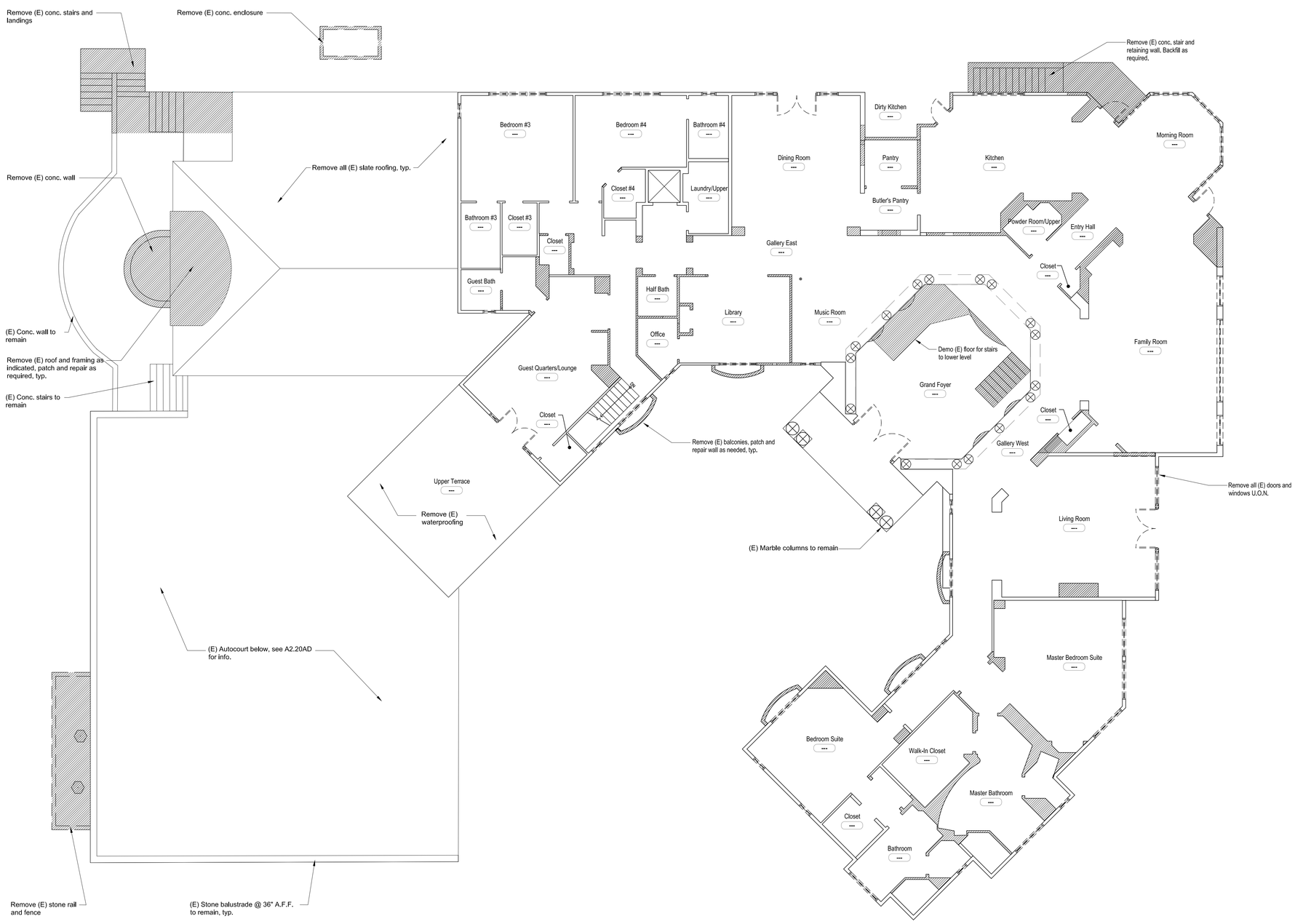

Legend

Areas to be demo'd

DEMO FLOOR PLAN - MAIN LEVEL

1/8" = 1'-0"

1

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Project Name
1000 Country Club Drive Residence

Project Number
23006

Description
DEMO FLOOR PLAN - MAIN LEVEL

Ref. North

Sheet 1 Of 1

A2.10AD

Scale
0' 1' 2' 4' 8'

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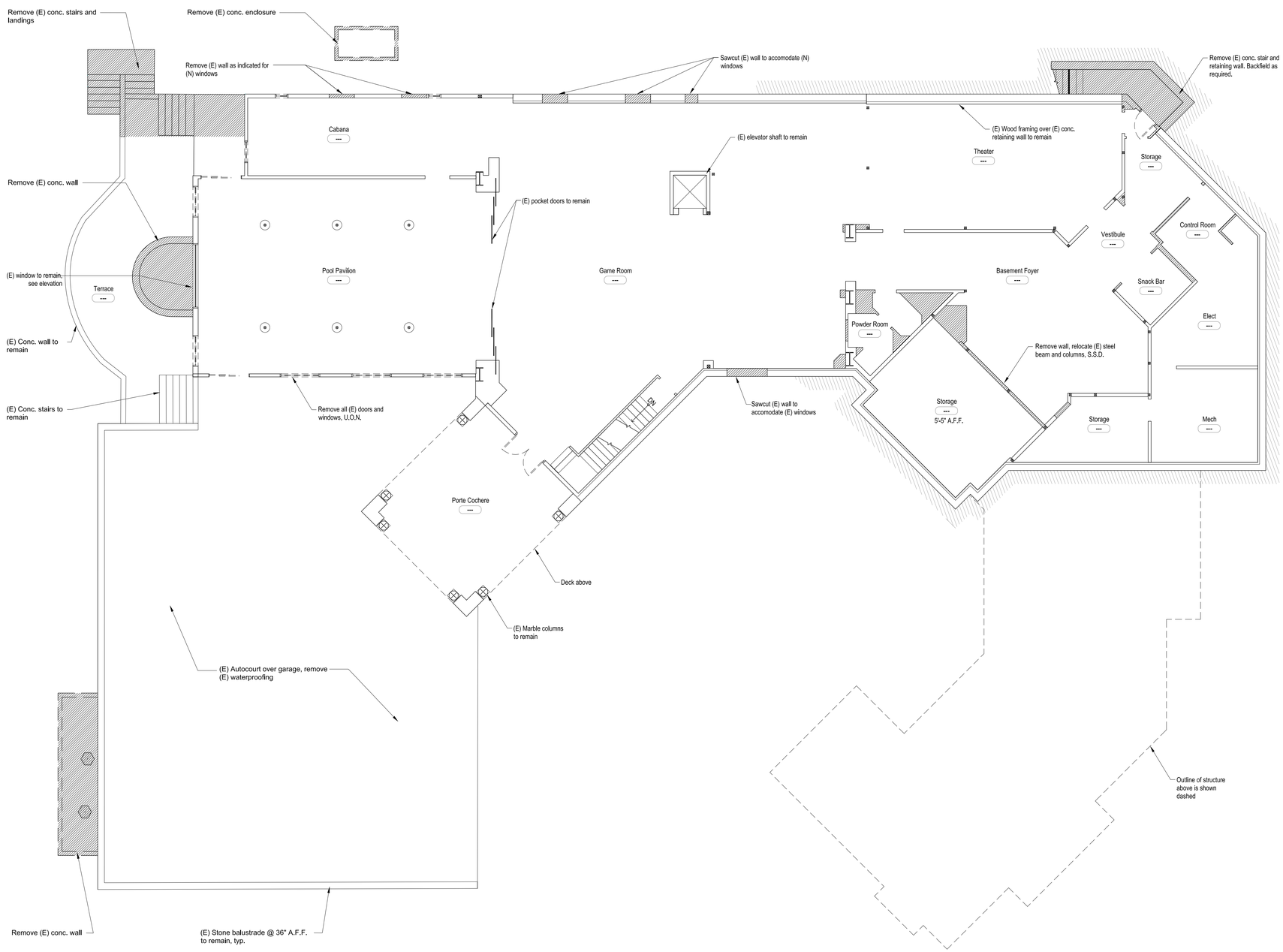

Legend

Areas to be demo'd

DEMO FLOOR PLAN - LOWER LEVEL

1/8" = 1'-0"

1

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1000 Country Club Drive
Milpitas, CA

APN#: 029-03-014

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Project Name
1000 Country Club Drive Residence

Project Number
23006

Description
DEMO FLOOR PLAN - LOWER LEVEL

Ref. North

Sheet 1 Of 1

A2.20AD

Scale
0' 1' 2' 4' 8'

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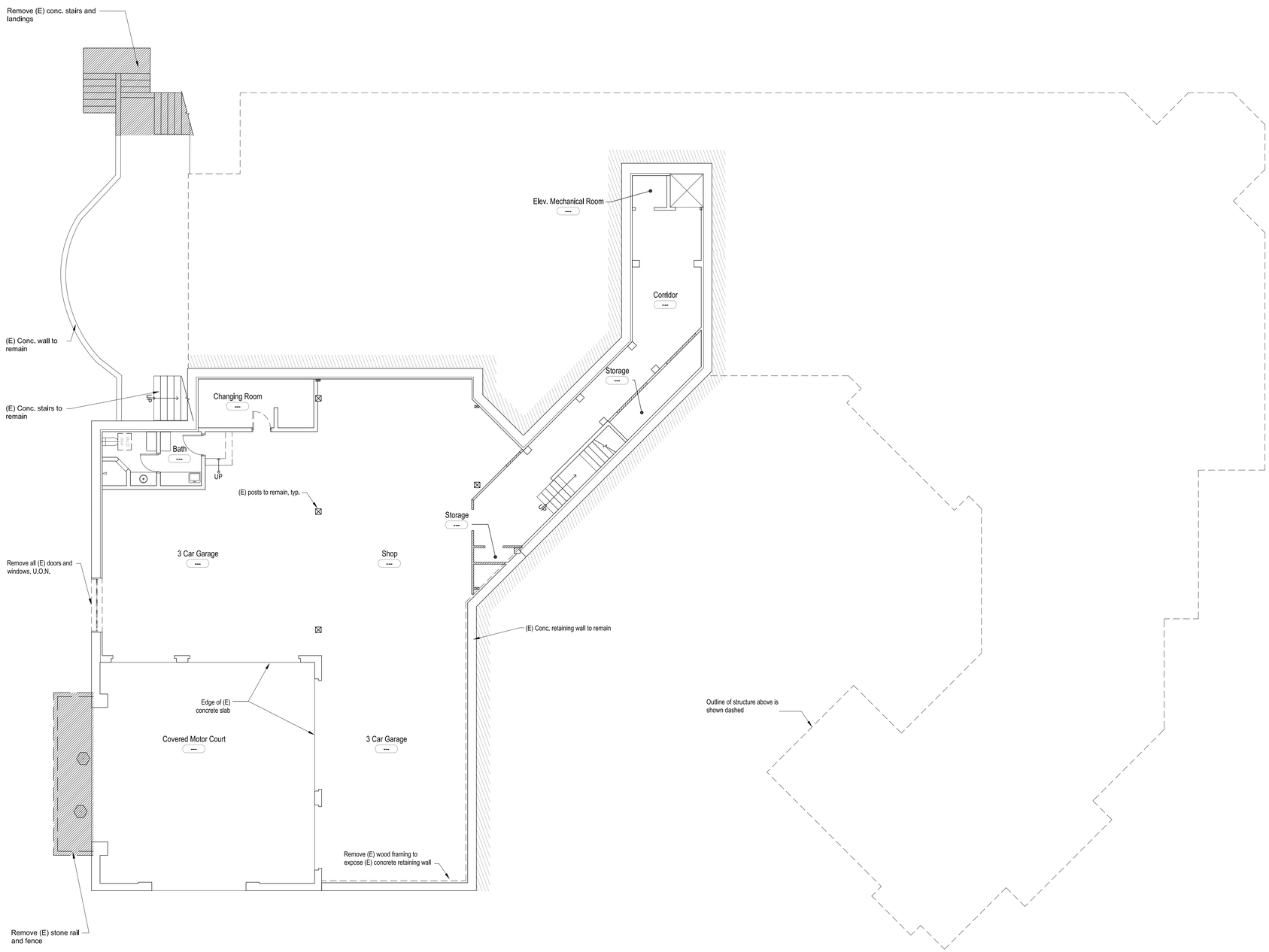

Legend

Areas to be demo'd

DEMO FLOOR PLAN - GARAGE LEVEL

1/8" = 1'-0"

1

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Description
DEMO FLOOR PLAN - GARAGE LEVEL

Ref. North

Sheet 1 Of 1

A2.30AD

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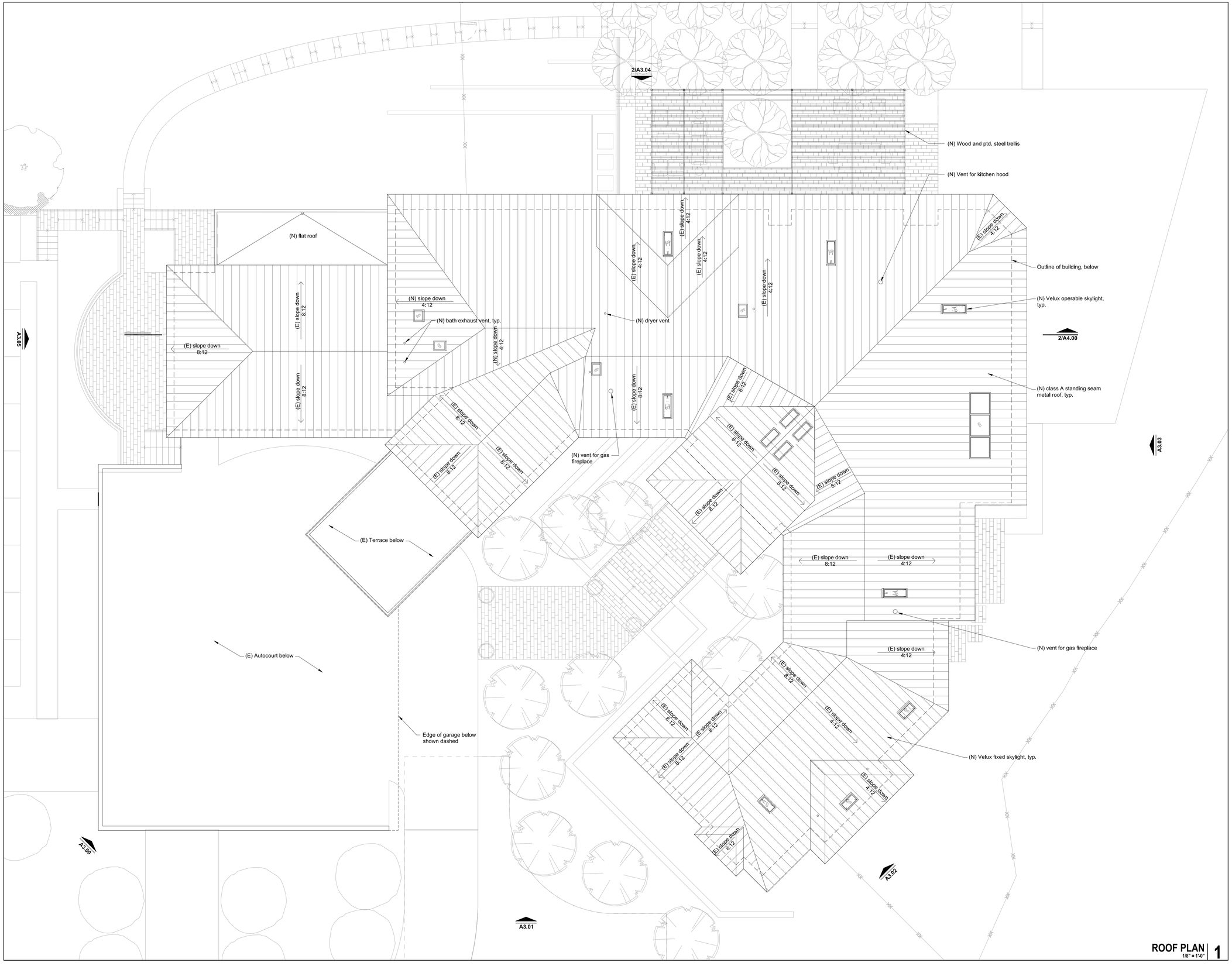

ROOF PLAN 1/8" = 1'-0" | 1

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Project Name: 1000 Country Club Drive Residence
Project Number: 23006

Description: **ROOF PLAN**

Ref. North | Sheet 1 | Of 1

A2.00

Scale 0' 1' 2' 4' 8'

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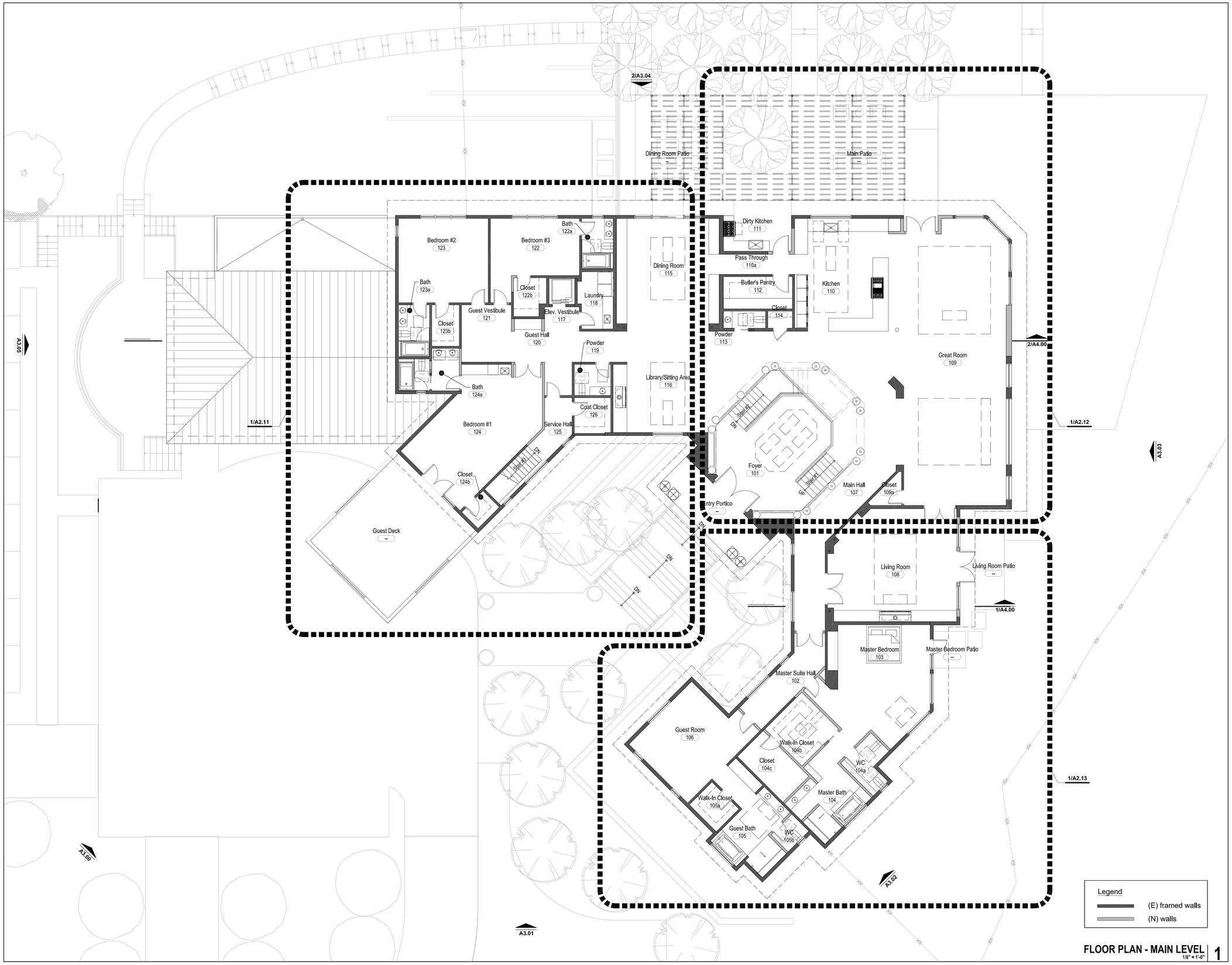

FLOOR PLAN - MAIN LEVEL 1

1/8" = 1'-0"

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Project Name
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Project Number
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Description
FLOOR PLAN - MAIN LEVEL

Ref. North

Sheet 1 Of 1

A2.10

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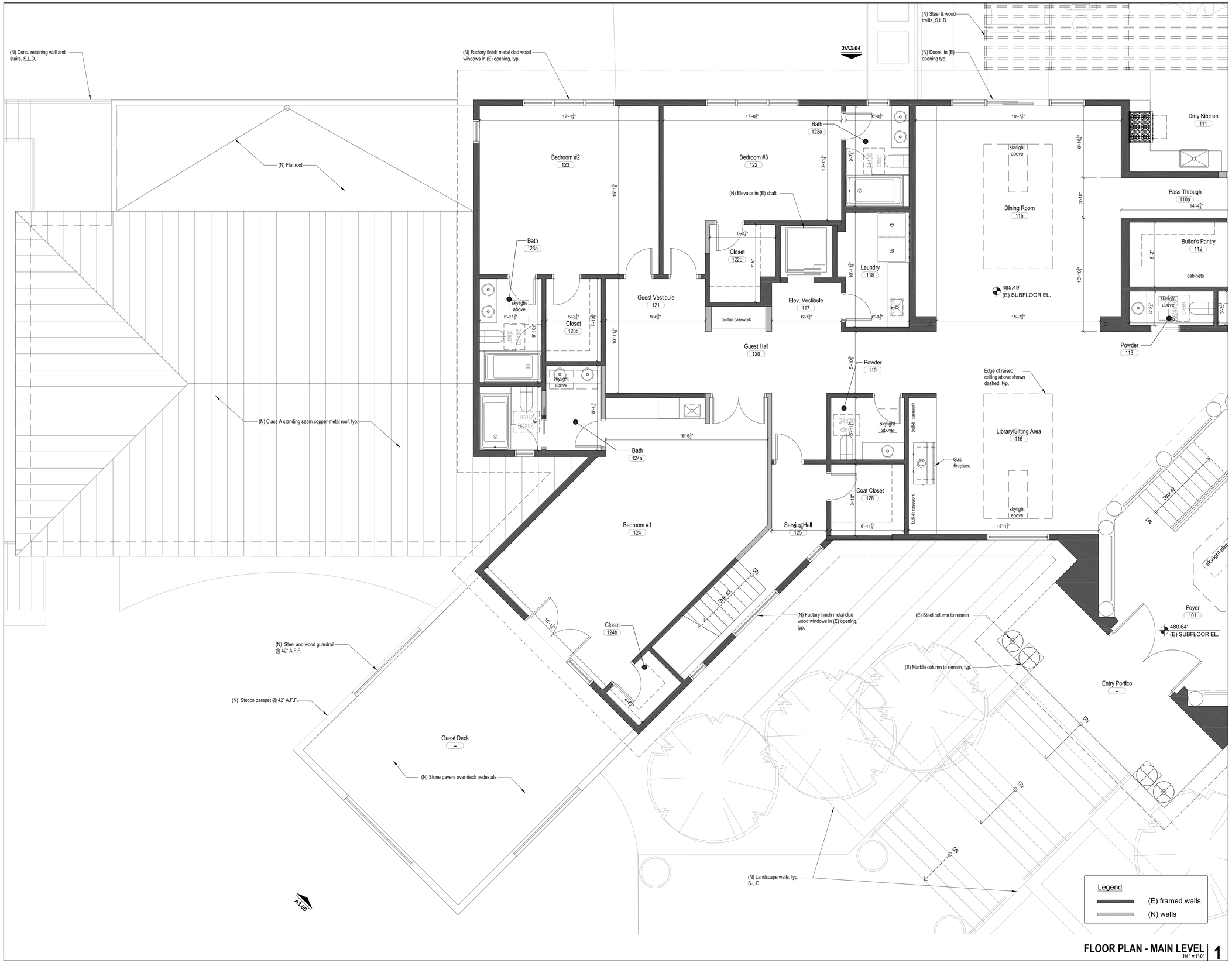

FLOOR PLAN - MAIN LEVEL 1

1/4" = 1'-0"

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Project Number
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Description
FLOOR PLAN - MAIN LEVEL

Ref. North

Sheet 1 Of 1

A2.11

Scale
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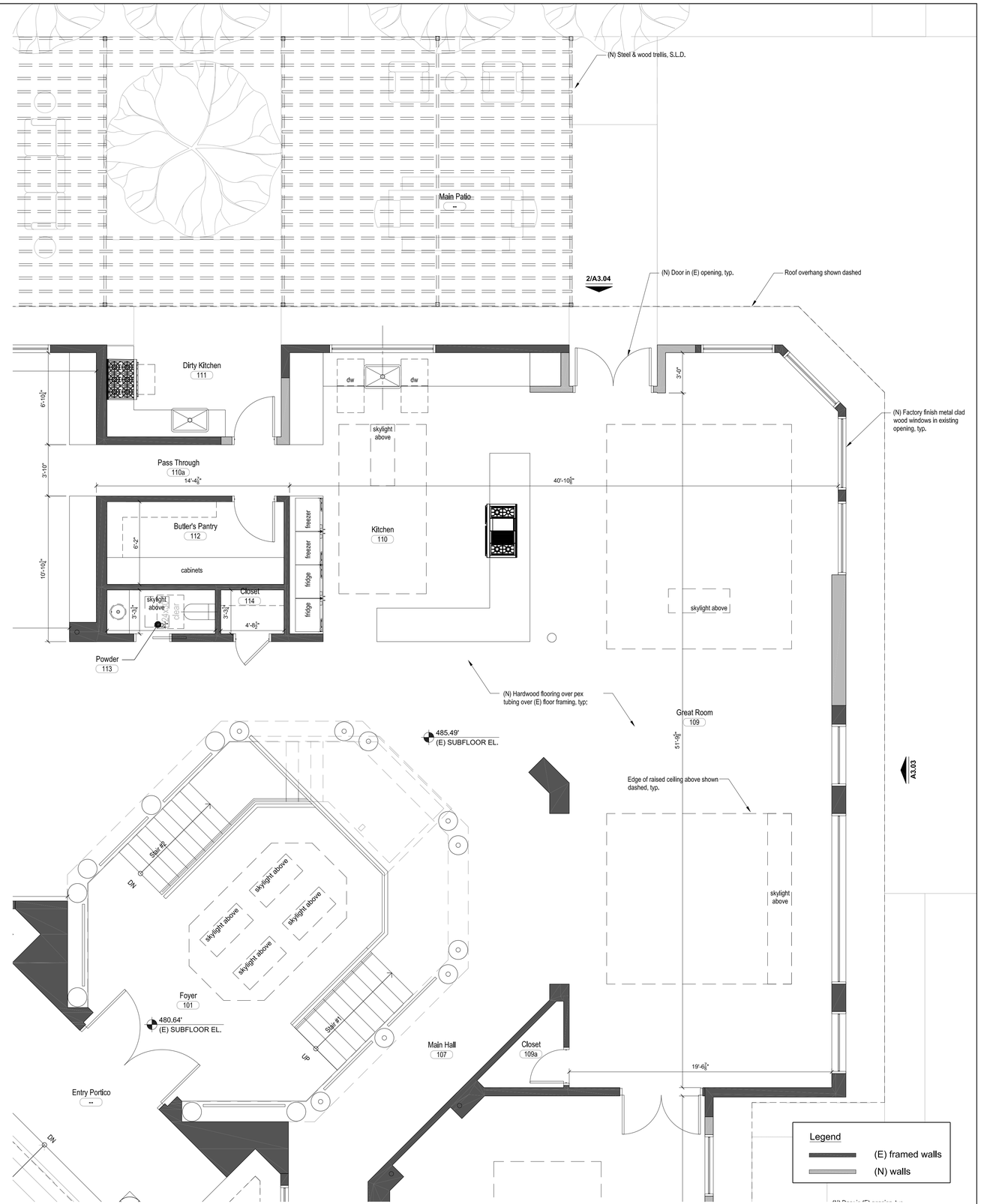

FLOOR PLAN - MAIN LEVEL

1/4" = 1'-0"

1

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Project Name
1000 Country Club Drive Residence

Project Number
23006

Description
FLOOR PLAN - MAIN LEVEL

Ref. North

Sheet 1 Of 1

A2.12

Scale
0' 1' 2' 4' 8'

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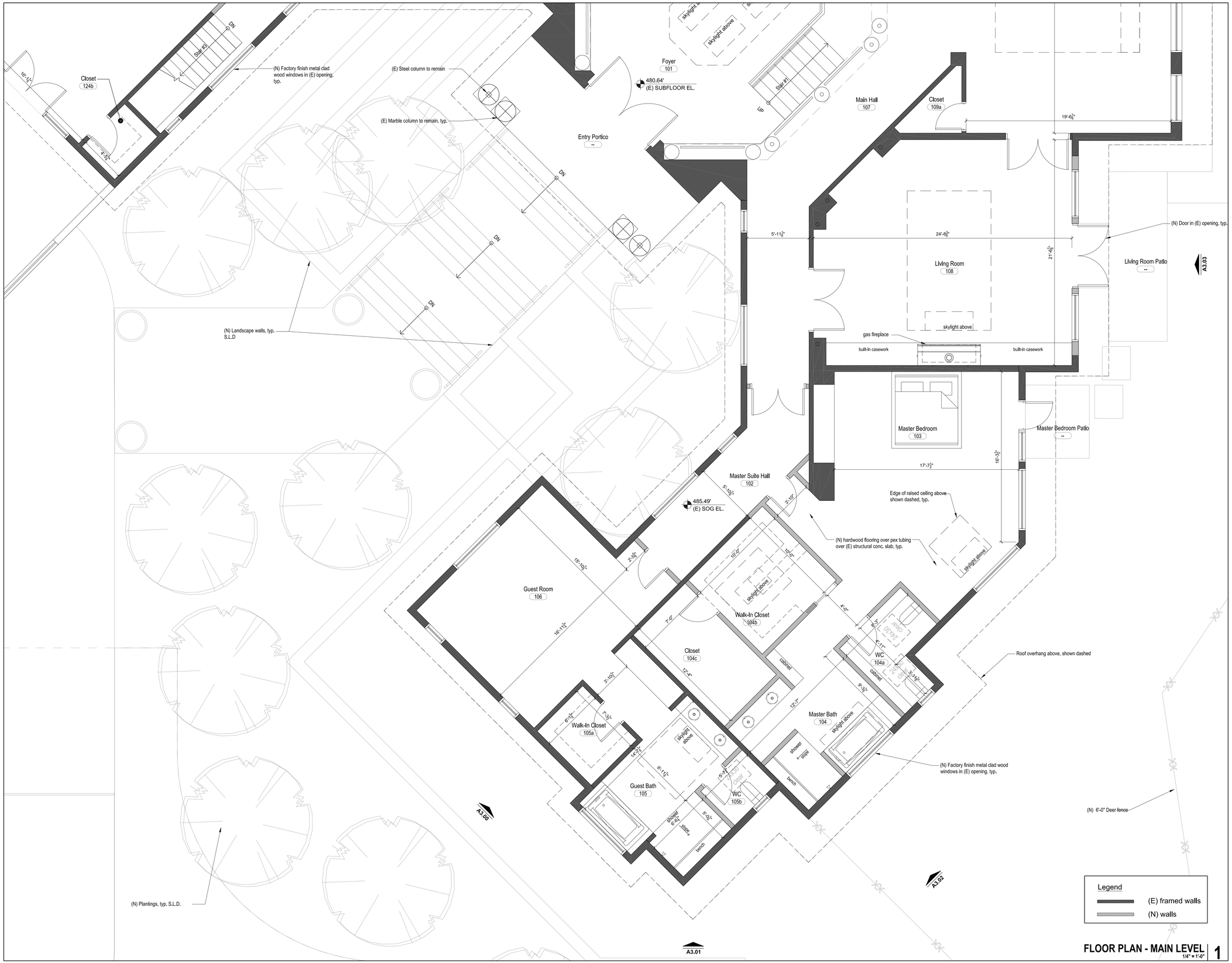

FLOOR PLAN - MAIN LEVEL 1

1/4" = 1'-0"

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Project Name: 1000 Country Club Drive Residence
Project Number: 23006

Description: **FLOOR PLAN - MAIN LEVEL**

Ref. North | Sheet 1 | Of 1

A2.13

Scale
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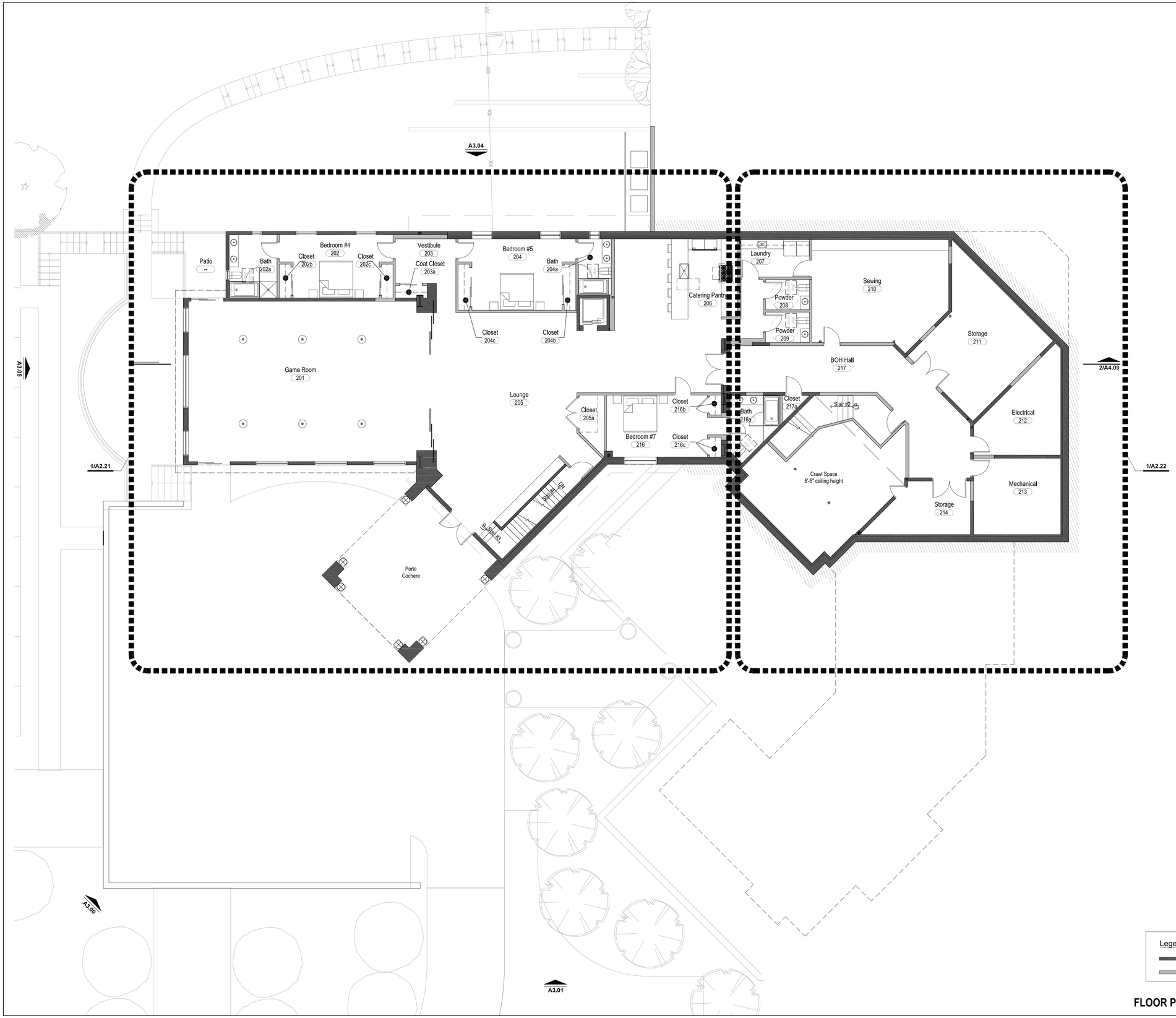

FLOOR PLAN - LOWER LEVEL 1

1/8" = 1'-0"

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Project Name
1000 Country Club Drive Residence

Project Number
23006

Description
FLOOR PLAN - LOWER LEVEL

Ref. North

Sheet 1 Of 1

A2.20

Scale
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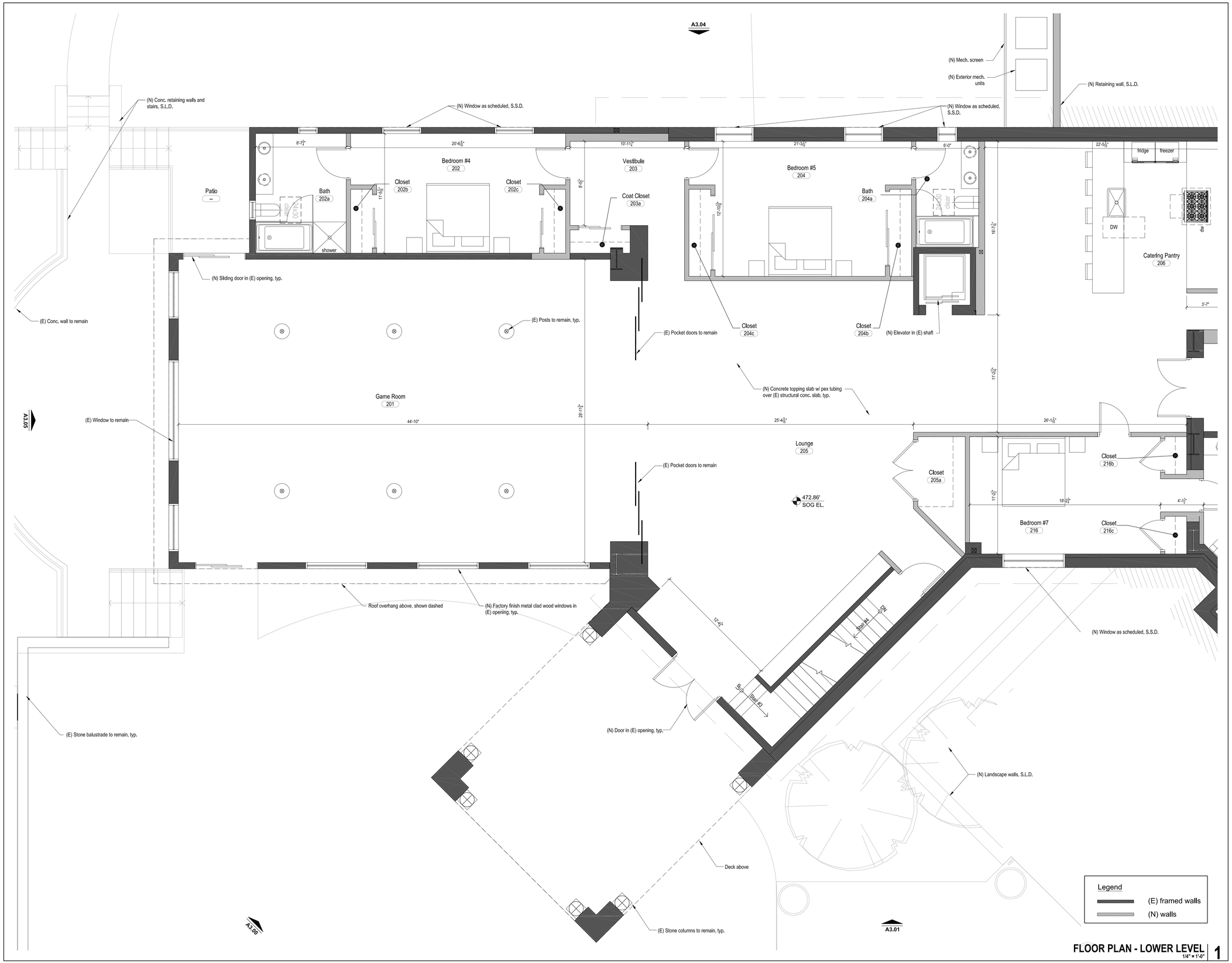

FLOOR PLAN - LOWER LEVEL 1

1/4" = 1'-0"

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Project Name
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Project Number
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Description
FLOOR PLAN - LOWER LEVEL

Ref. North | Sheet 1 | Of 1

A2.21

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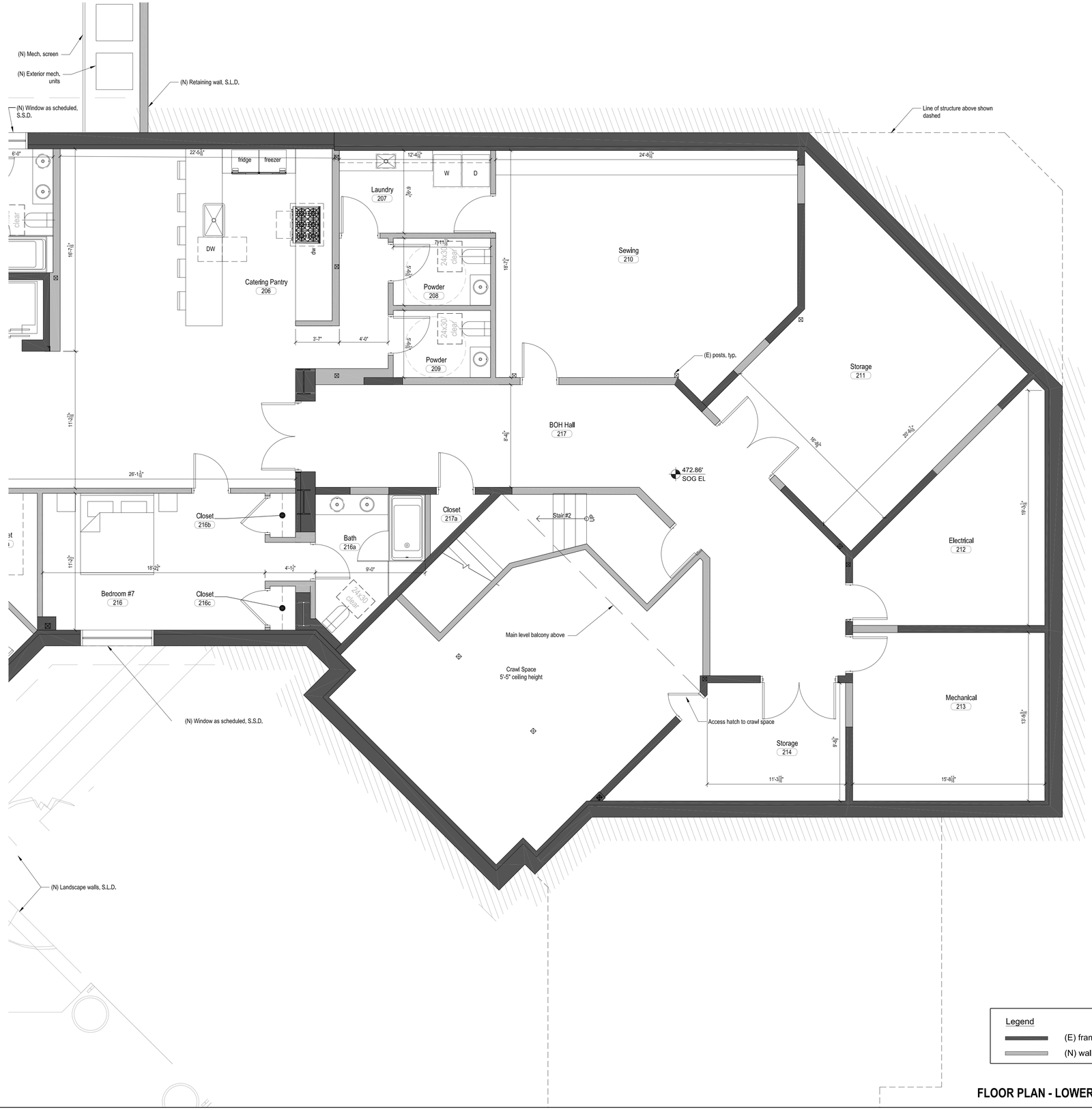

Legend

(E) framed walls

(N) walls

FLOOR PLAN - LOWER LEVEL 1

1/4" = 1'-0"

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Description
FLOOR PLAN - LOWER LEVEL

Ref. North

Sheet 1 Of 1

A2.22

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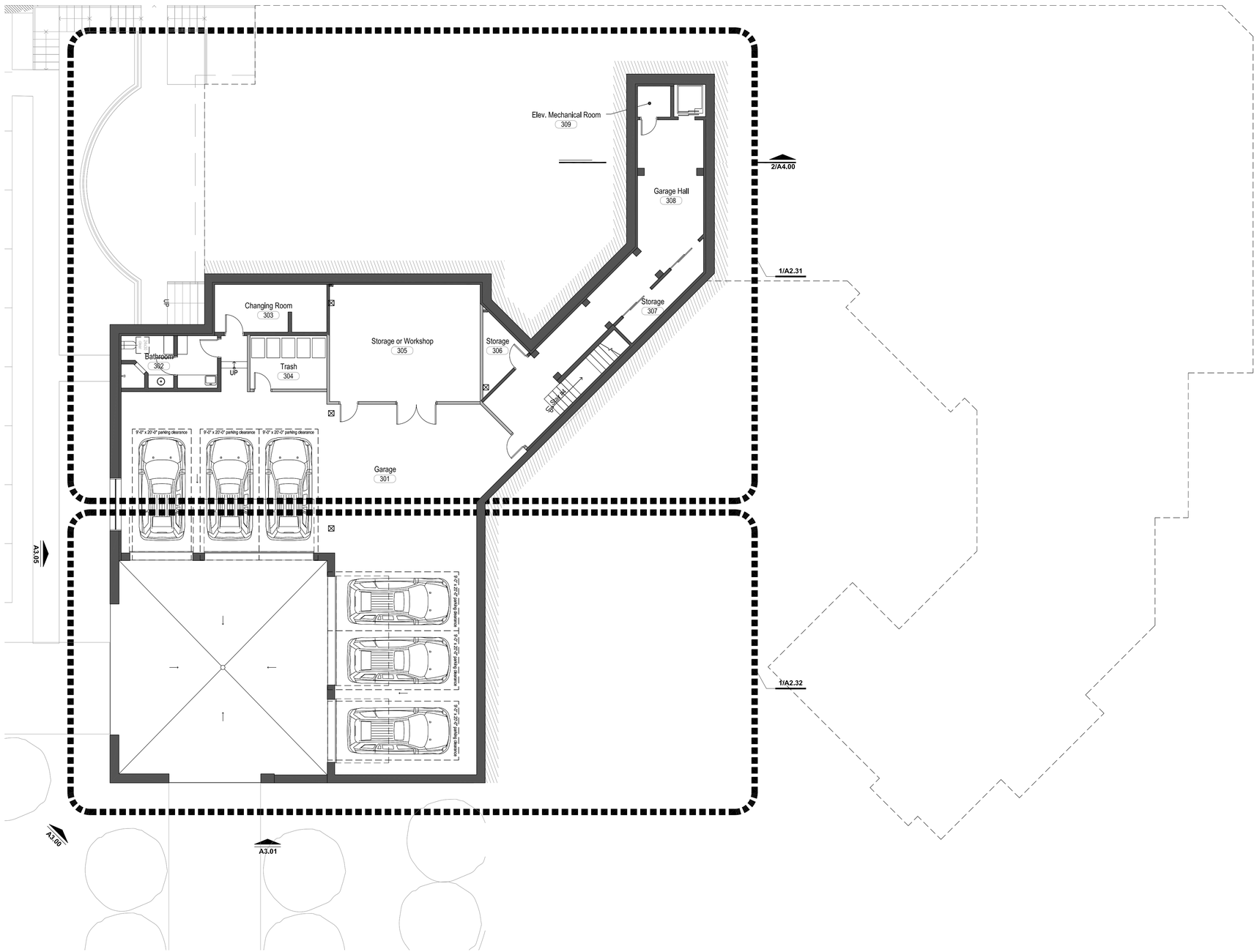

Legend

(E) framed walls

(N) walls

FLOOR PLAN - GARAGE LEVEL

1/8" = 1'-0"

1

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Project Name
1000 Country Club Drive Residence

Project Number
23006

Description
FLOOR PLAN - GARAGE LEVEL

Ref. North

Sheet 1 Of 1

A2.30

Scale
0' 1' 2' 4' 8'

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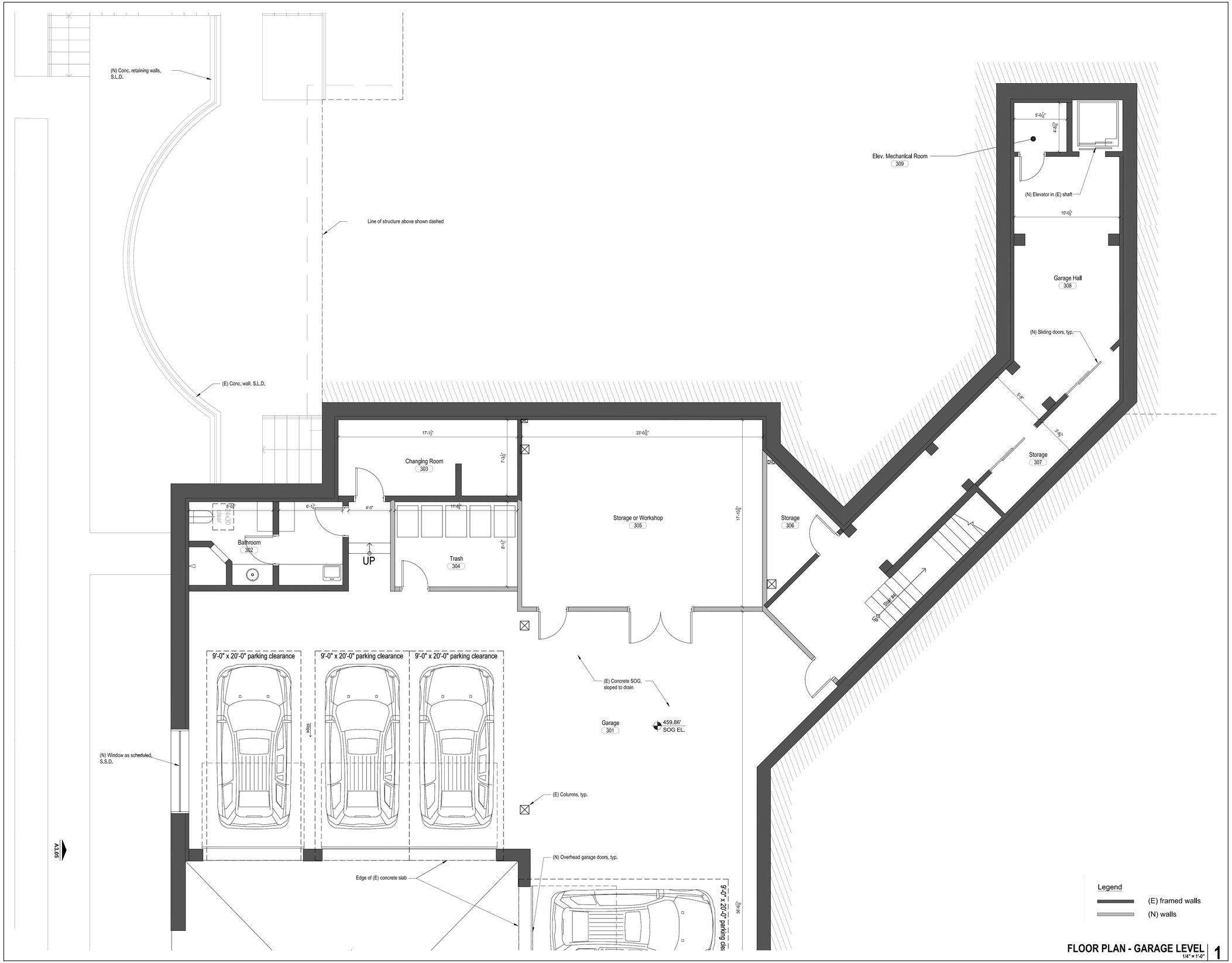

FLOOR PLAN - GARAGE LEVEL
1/4" = 1'-0"
1

PFAU LONG ARCHITECTURE

98 Jack London Alley San Francisco CA 94107
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PAN RESIDENCE

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Project Name: 1000 Country Club Drive Residence
Project Number: 23006

Description: **FLOOR PLAN - GARAGE LEVEL**

Ref. North | Sheet 1 | Of 1

A2.31

Scale: 0' 1' 2' 4' 8'

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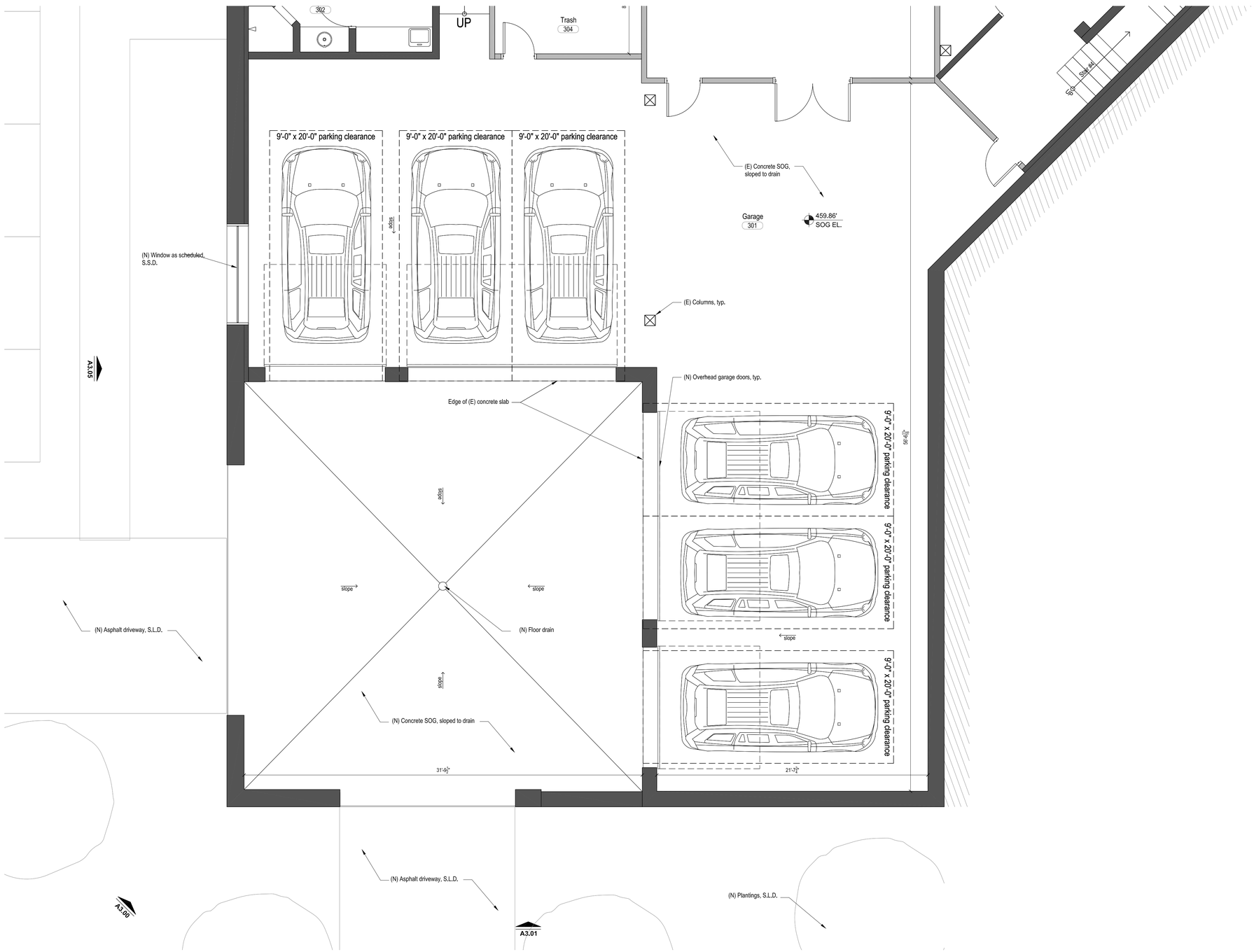

Legend

(E) framed walls

(N) walls

FLOOR PLAN - GARAGE LEVEL

1/4" = 1'-0"

1

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Project Name
1000 Country Club Drive Residence

Project Number
23006

Description
FLOOR PLAN - GARAGE LEVEL

Ref. North

Sheet 1 Of 1

A2.32

Scale
0' 1' 2' 4' 8'

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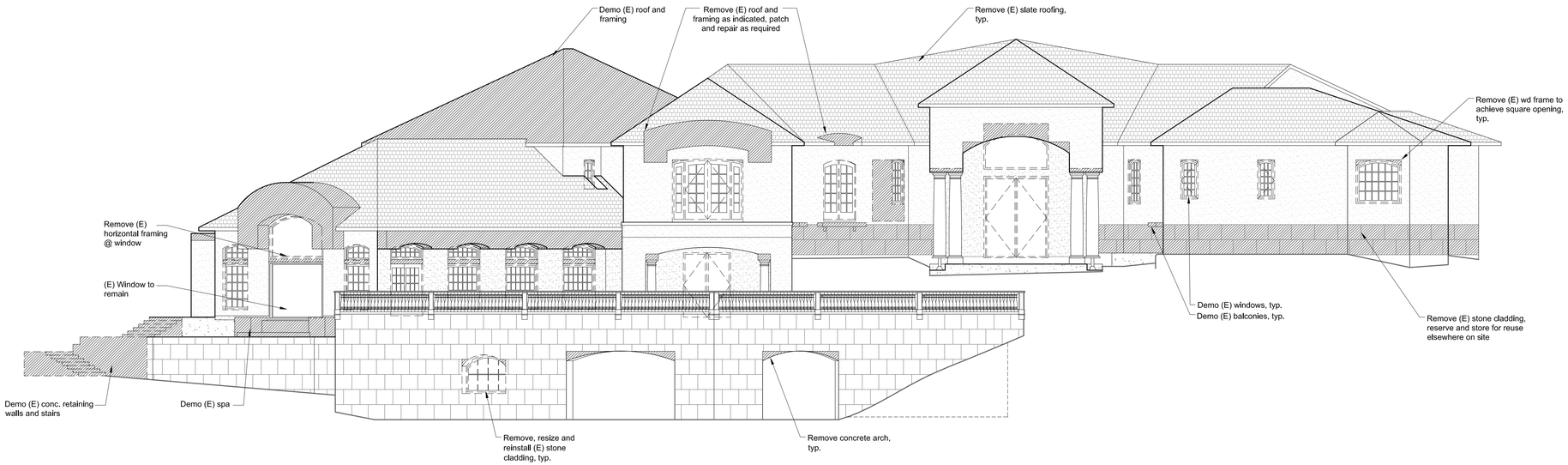
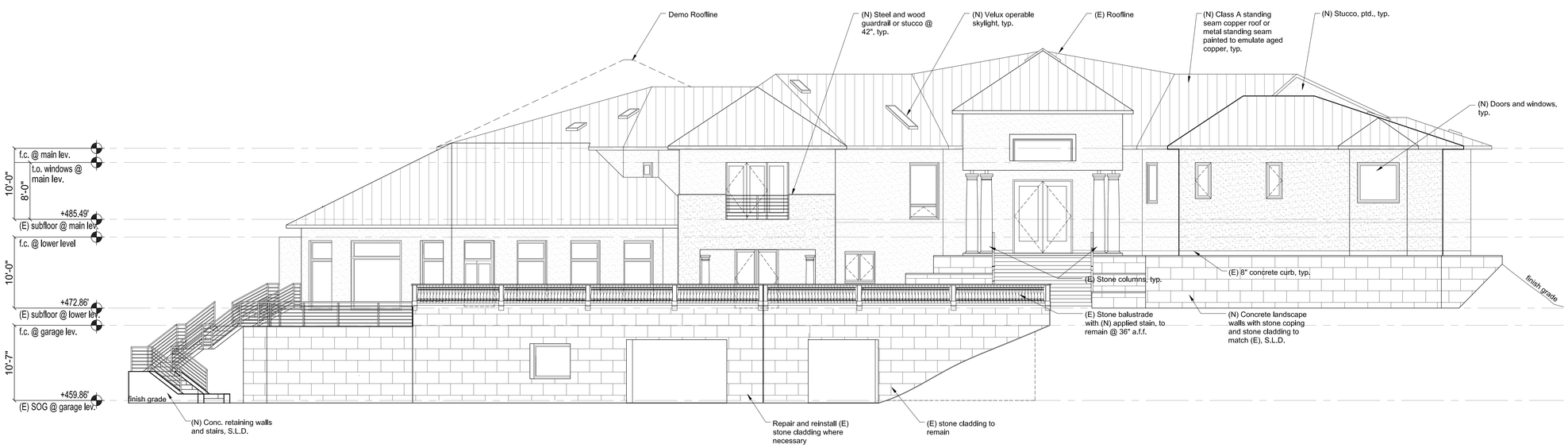


(E) ELEVATION - NORTH 2

1/8" = 1'-0"



(N) ELEVATION - NORTH 1

1/8" = 1'-0"

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Project Name
1000 Country Club Drive Residence

Project Number
23006

Description
ELEVATIONS

Ref. North | Sheet 1 | Of 1

A3.00

Scale
0' 1' 2' 4' 8'

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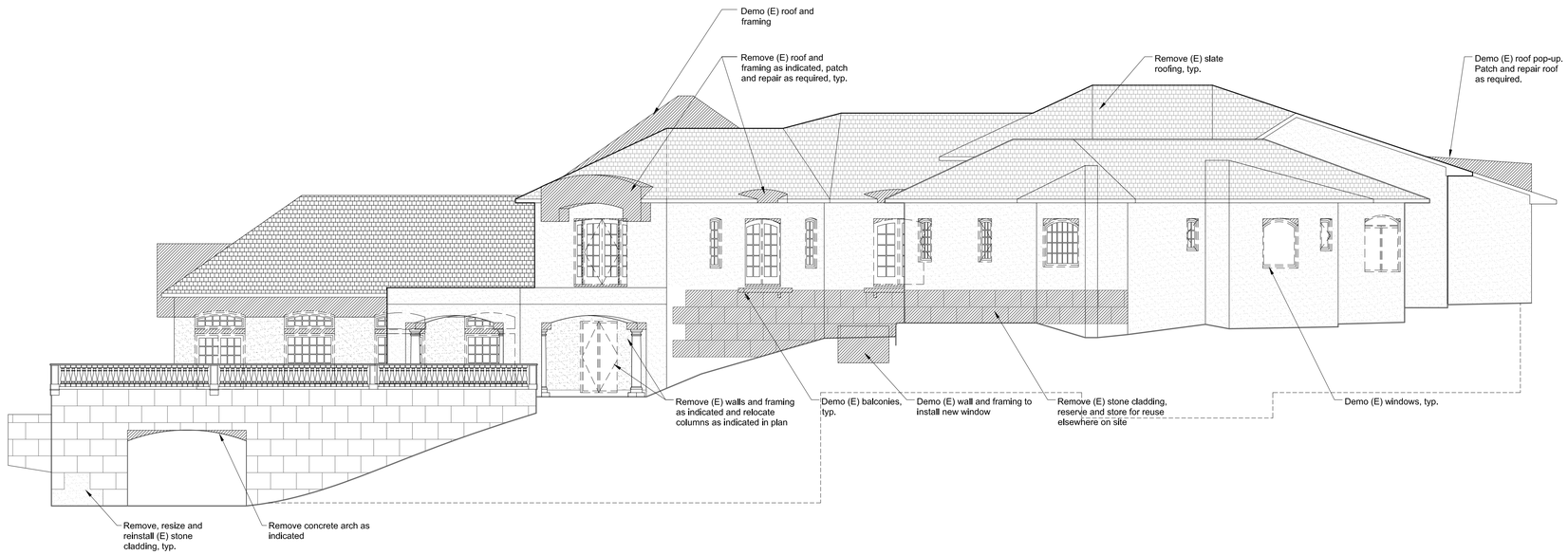
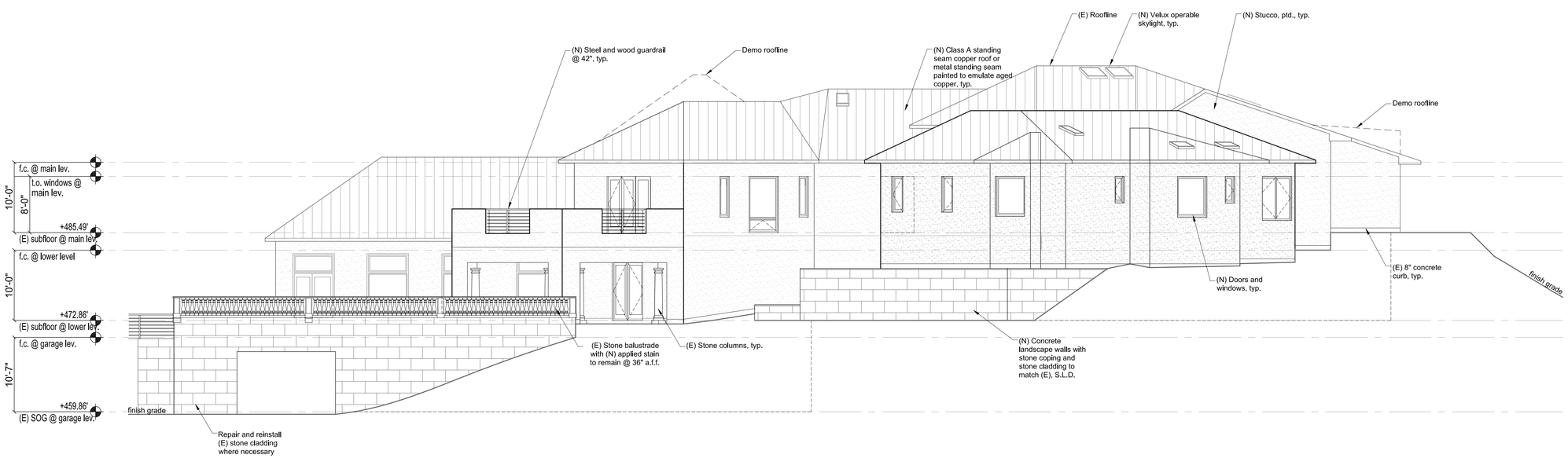


(E) ELEVATION - NORTHEAST 2

1/8" = 1'-0"



(N) ELEVATION - NORTHEAST 1

1/8" = 1'-0"

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Project Name
1000 Country Club Drive Residence

Project Number
23006

Description
ELEVATIONS

Ref. North Sheet 1 Of 1

A3.01

Scale
0' 1' 2' 4' 8'

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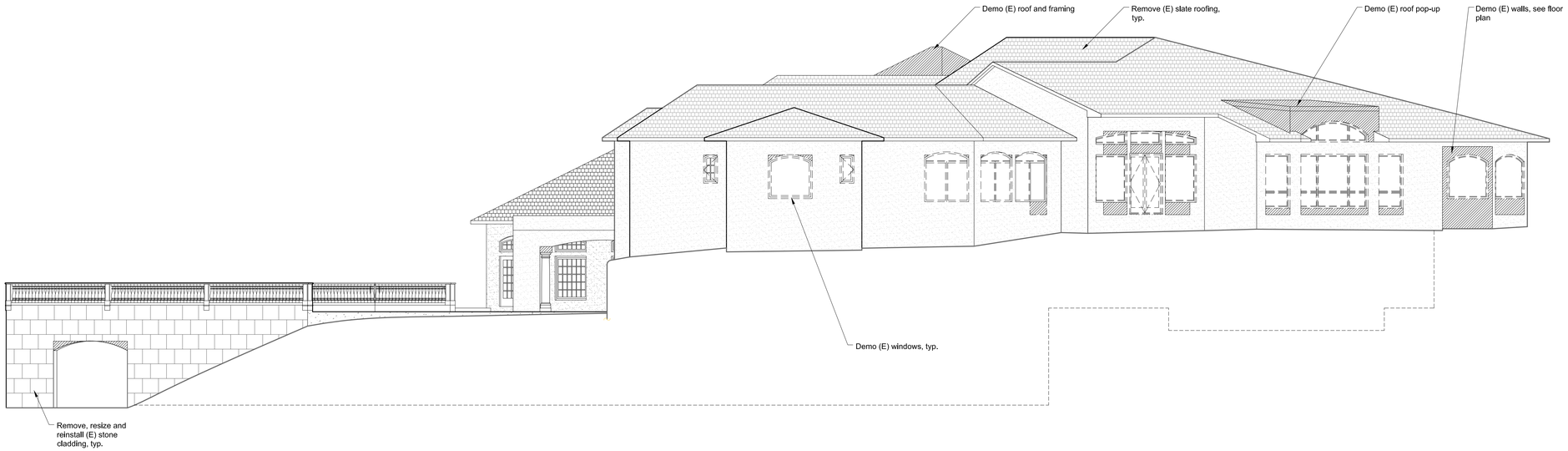
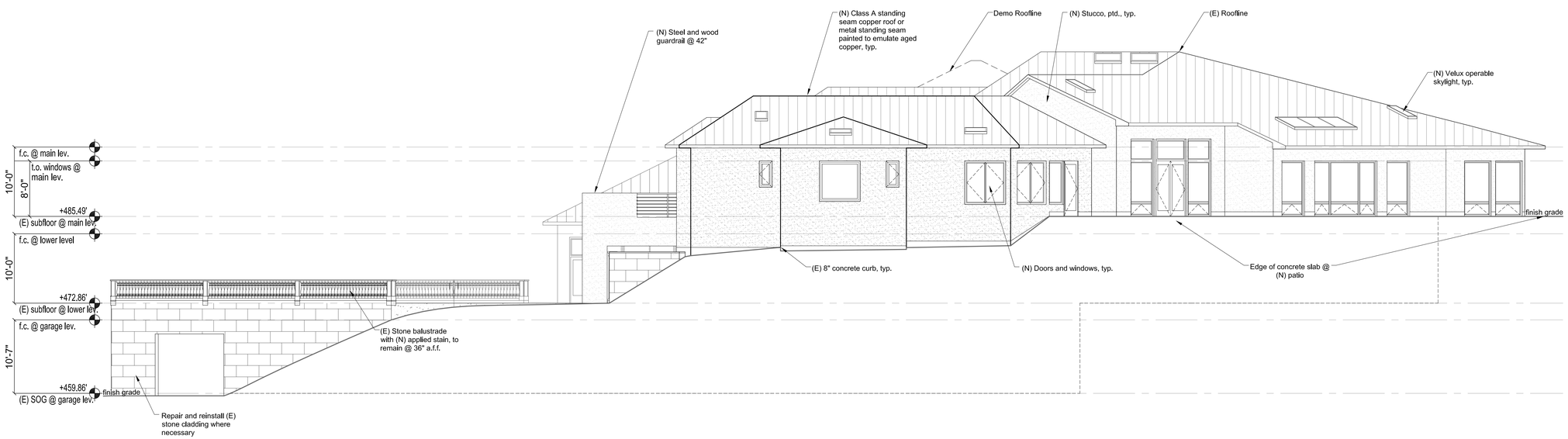


(E) ELEVATION - WEST 1/8" = 1'-0" **2**



(N) ELEVATION - WEST 1/8" = 1'-0" **1**

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Project Name
1000 Country Club Drive Residence

Project Number
23006

Description
ELEVATIONS

Ref. North Sheet 1 Of 1

A3.02

Scale
0' 1' 2' 4' 8'

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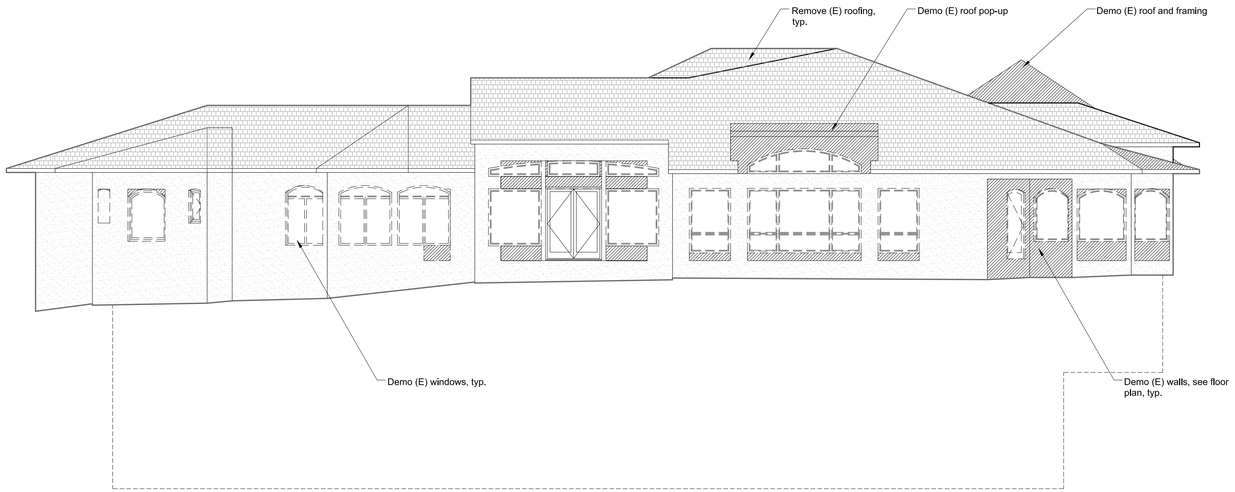
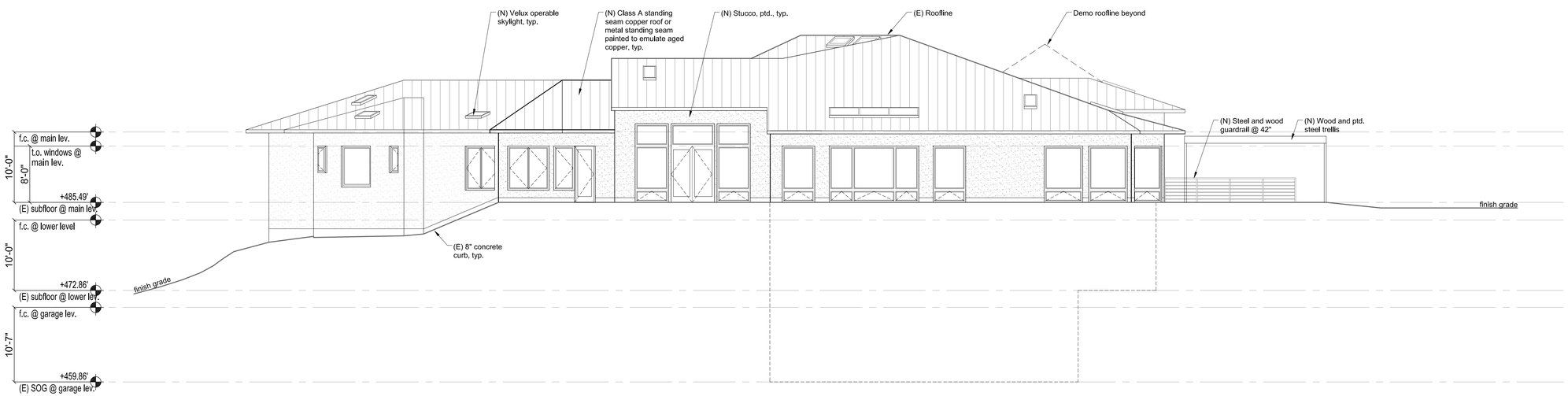


(E) ELEVATION - SOUTHWEST 2
1/8" = 1'-0"



(N) ELEVATION - SOUTHWEST 1
1/8" = 1'-0"

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Project Name
1000 Country Club Drive Residence
Project Number
23006

Description
ELEVATIONS

Ref. North Sheet 1 Of 1

A3.03

Scale
0' 1' 2' 4' 8'

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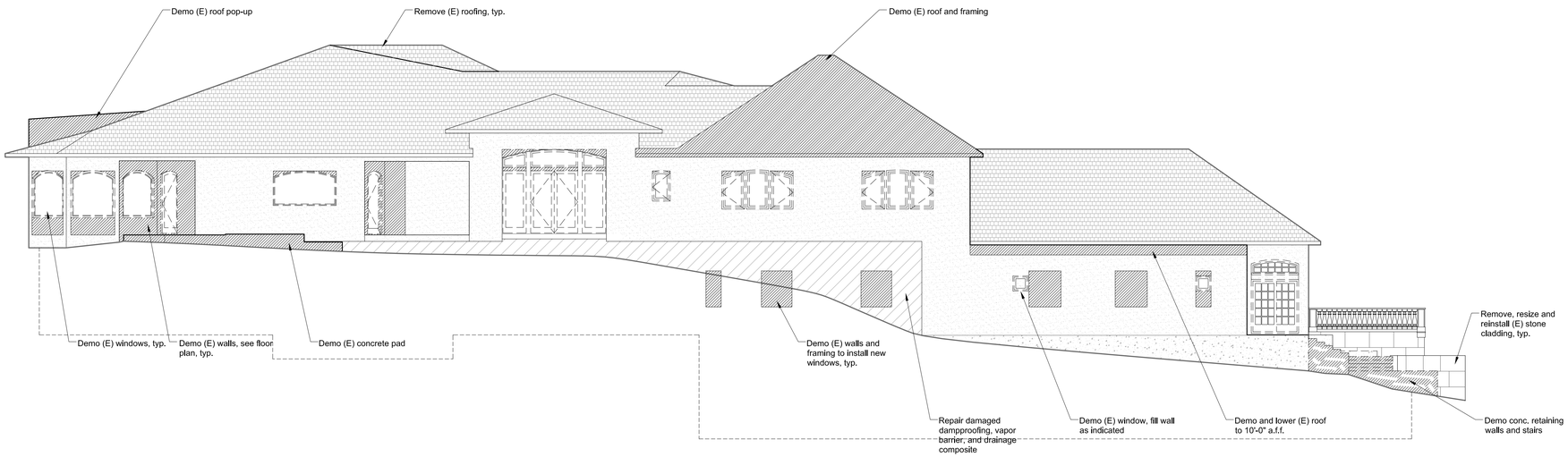
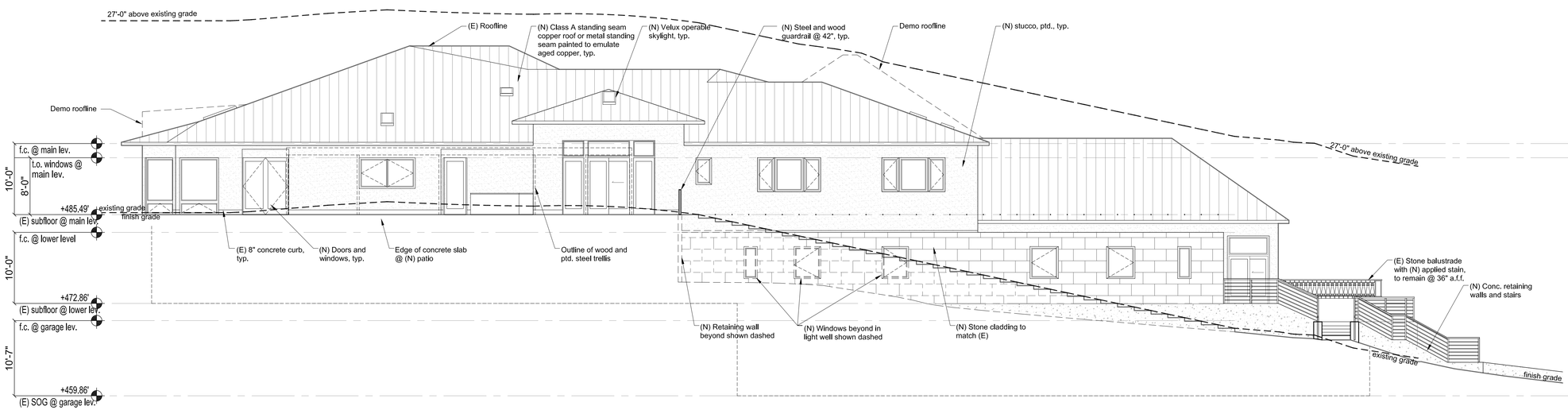


(E) ELEVATION - SOUTHEAST 2
1/8" = 1'-0"



(N) ELEVATION - SOUTHEAST 2
1/8" = 1'-0"

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Project Name
1000 Country Club Drive Residence

Project Number
23006

Description
ELEVATIONS

Ref. North | Sheet 1 | Of 1

A3.04

Scale
0' 1' 2' 4' 8'

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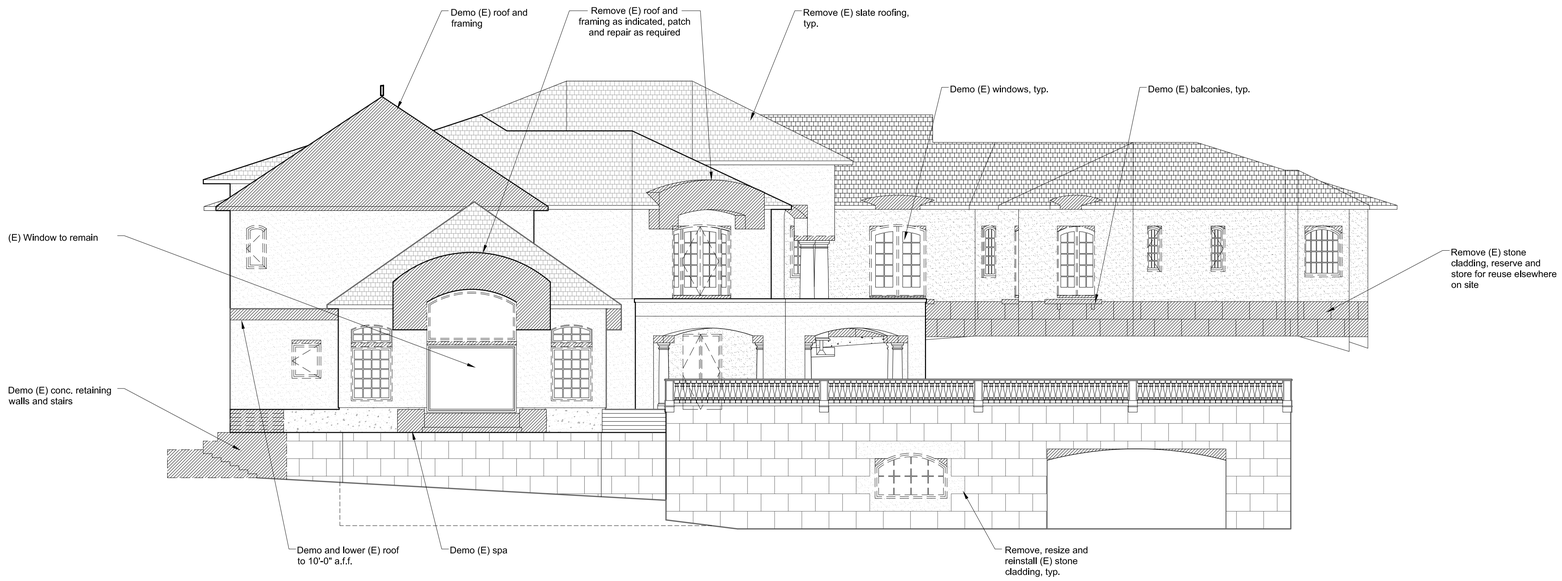
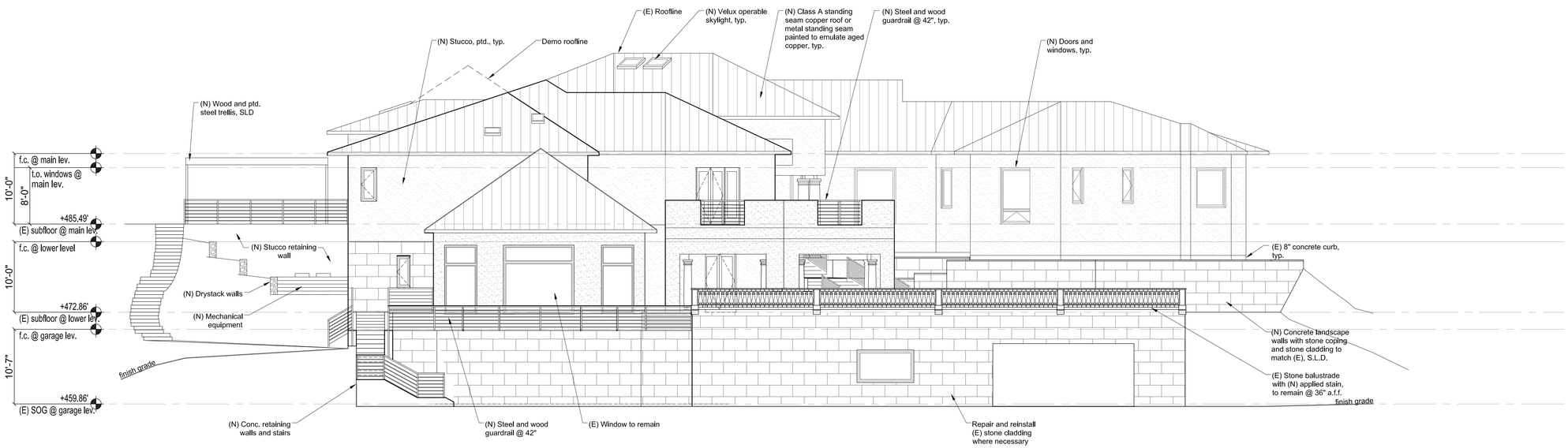


(E) ELEVATION - NORTHEAST 2
1/8" = 1'-0"



(N) ELEVATION - NORTHEAST 1
1/8" = 1'-0"

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Project Name
1000 Country Club Drive Residence

Project Number
23006

Description
ELEVATIONS

Ref. North | Sheet 1 | Of 1

A3.05

Scale
0' 1' 2' 4' 8'

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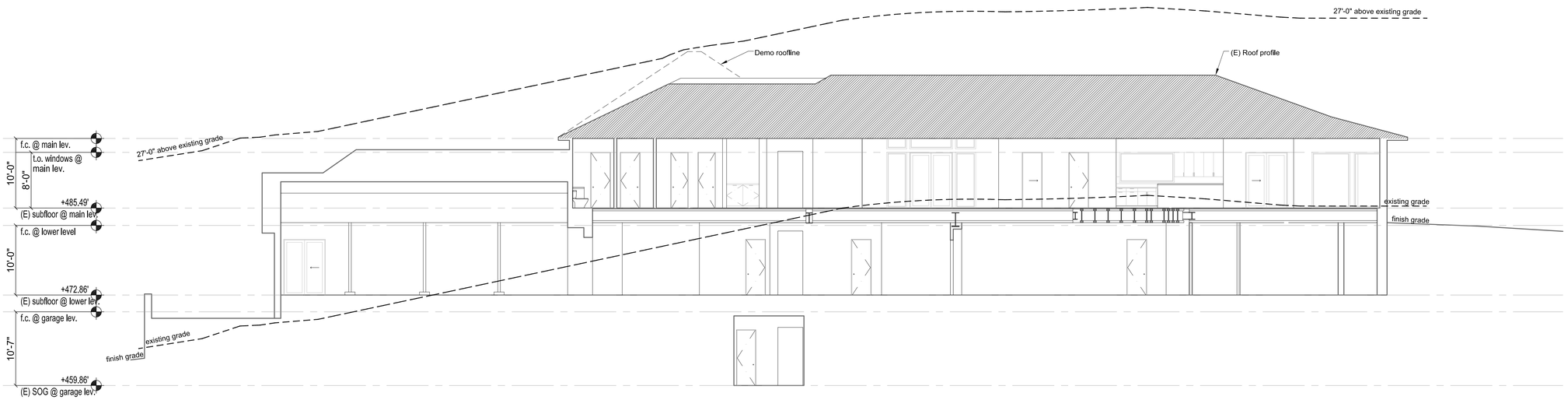

SECTION (longitudinal northeast-northwest) 1/8" = 1'-0" **2**

SECTION (northeast to northwest through Living Room) 1/8" = 1'-0" **1**

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Project Name
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Project Number
23006

Description
ROOF CROSS SECTIONS

Ref. North Sheet 1 Of 1

A4.00

Scale
0' 1' 2' 4' 8'

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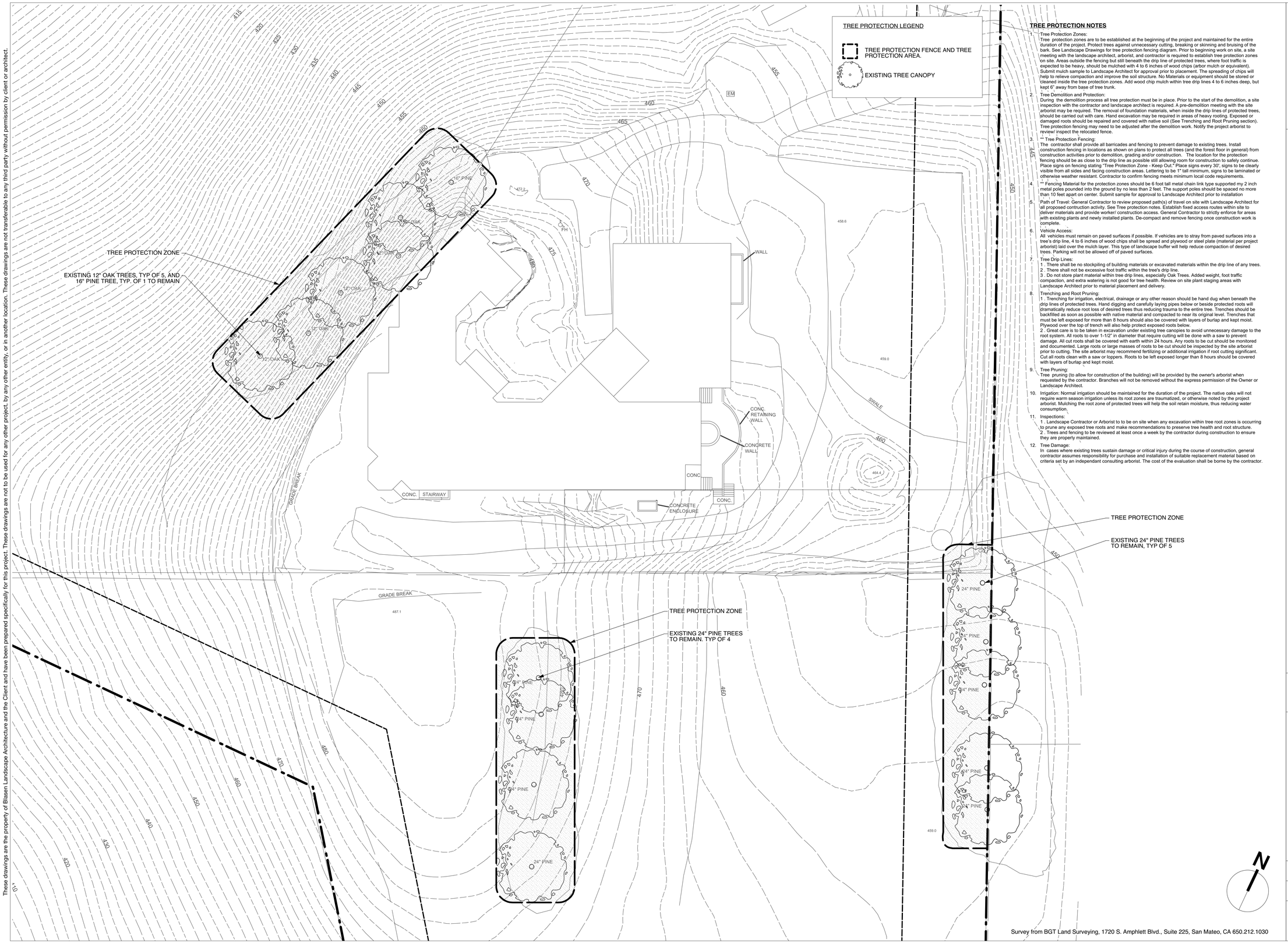

Survey from BGT Land Surveying, 1720 S. Amphlett Blvd., Suite 225, San Mateo, CA 650.212.1030

TREE PROTECTION NOTES

1. Tree Protection Zones:
Tree protection zones are to be established at the beginning of the project and maintained for the entire duration of the project. Protect trees against unnecessary cutting, breaking or skinning and bruising of the bark. See Landscape Drawings for tree protection fencing diagram. Prior to beginning work on site, a site meeting with the landscape architect, arborist, and contractor is required to establish tree protection zones on site. Areas outside the fencing but still beneath the drip line of protected trees, where foot traffic is expected to be heavy, should be mulched with 4 to 6 inches of wood chips (arbor mulch or equivalent). Submit mulch sample to Landscape Architect for approval prior to placement. The spreading of chips will help to relieve compaction and improve the soil structure. No Materials or equipment should be stored or cleaned inside the tree protection zones. Add wood chip mulch within tree drip lines 4 to 6 inches deep, but kept 6" away from base of tree trunk.
2. Tree Demolition and Protection:
During the demolition process all tree protection must be in place. Prior to the start of the demolition, a site inspection with the contractor and landscape architect is required. A pre-demolition meeting with the site arborist may be required. The removal of foundation materials, when inside the drip lines of protected trees, should be carried out with care. Hand excavation may be required in areas of heavy rooting. Exposed or damaged roots should be repaired and covered with native soil (See Trenching and Root Pruning section). Tree protection fencing may need to be adjusted after the demolition work. Notify the project arborist to review/ inspect the relocated fence.
3. ** Tree Protection Fencing:
The contractor shall provide all barricades and fencing to prevent damage to existing trees. Install construction fencing in locations as shown on plans to protect all trees (and the forest floor in general) from construction activities prior to demolition, grading and/or construction. The location for the protection fencing should be as close to the drip line as possible still allowing room for construction to safely continue. Place signs on fencing stating "Tree Protection Zone - Keep Out." Place signs every 30', signs to be clearly visible from all sides and facing construction areas. Lettering to be 1" tall minimum, signs to be laminated or otherwise weather resistant. Contractor to confirm fencing meets minimum local code requirements.
4. ** Fencing Material for the protection zones should be 6 foot tall metal chain link type supported my 2 inch metal poles pounded into the ground by no less than 2 feet. The support poles should be spaced no more than 10 feet apart on center. Submit sample for approval to Landscape Architect prior to installation
5. Path of Travel: General Contractor to review proposed path(s) of travel on site with Landscape Architect for all proposed contruction activity. See Tree protection notes. Establish fixed access routes within site to deliver materials and provide worker/ construction access. General Contractor to strictly enforce for areas with existing plants and newly installed plants. De-compact and remove fencing once construction work is complete.
6. Vehicle Access:
All vehicles must remain on paved surfaces if possible. If vehicles are to stray from paved surfaces into a tree's drip line, 4 to 6 inches of wood chips shall be spread and plywood or steel plate (material per project arborist) laid over the mulch layer. This type of landscape buffer will help reduce compaction of desired trees. Parking will not be allowed off of paved surfaces.
7. Tree Drip Lines:
1 . There shall be no stockpiling of building materials or excavated materials within the drip line of any trees.
2 . There shall not be excessive foot traffic within the tree's drip line.
3 . Do not store plant material within tree drip lines, especially Oak Trees. Added weight, foot traffic compaction, and extra watering is not good for tree health. Review on site plant staging areas with Landscape Architect prior to material placement and delivery.
8. Trenching and Root Pruning:
1 . Trenching for irrigation, electrical, drainage or any other reason should be hand dug when beneath the drip lines of protected trees. Hand digging and carefully laying pipes below or beside protected roots will dramatically reduce root loss of desired trees thus reducing trauma to the entire tree. Trenches should be backfilled as soon as possible with native material and compacted to near its original level. Trenches that must be left exposed for more than 8 hours should also be covered with layers of burlap and kept moist. Plywood over the top of trench will also help protect exposed roots below.
2 . Great care is to be taken in excavation under existing tree canopies to avoid unnecessary damage to the root system. All roots to over 1-1/2" in diameter that require cutting will be done with a saw to prevent damage. All cut roots shall be covered with earth within 24 hours. Any roots to be cut should be monitored and documented. Large roots or large masses of roots to be cut should be inspected by the site arborist prior to cutting. The site arborist may recommend fertilizing or additional irrigation if root cutting significant. Cut all roots clean with a saw or loppers. Roots to be left exposed longer than 8 hours should be covered with layers of burlap and kept moist.
9. Tree Pruning:
Tree pruning (to allow for construction of the building) will be provided by the owner's arborist when requested by the contractor. Branches will not be removed without the express permission of the Owner or Landscape Architect.
10. Irrigation: Normal irrigation should be maintained for the duration of the project. The native oaks will not require warm season irrigation unless its root zones are traumatized, or otherwise noted by the project arborist. Mulching the root zone of protected trees will help the soil retain moisture, thus reducing water consumption.
11. Inspections:
1 . Landscape Contractor or Arborist to to be on site when any excavation within tree root zones is occurring to prune any exposed tree roots and make recommendations to preserve tree health and root structure.
2 . Trees and fencing to be reviewed at least once a week by the contractor during construction to ensure they are properly maintained.
12. Tree Damage:
In cases where existing trees sustain damage or critical injury during the course of construction, general contractor assumes responsibility for purchase and installation of suitable replacement material based on criteria set by an independant consulting arborist. The cost of the evaluation shall be borne by the contractor.

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R.L.A. #3774

Pan Residence
landscape

1000 Country Club Drive
Milpitas, CA
APN: 029-03-014

Tree Protection Plan

Revisions:

06.23.14 Site Development Permit Amendment
12/05/14 Site Dev. Permit Amend. Rev 1
05.19.15 Site Dev. Permit Amend. Rev. 2

Drawn: BLA	Checked: EB
Issue Date: 23-Jun-14	Scale: 1" = 20'

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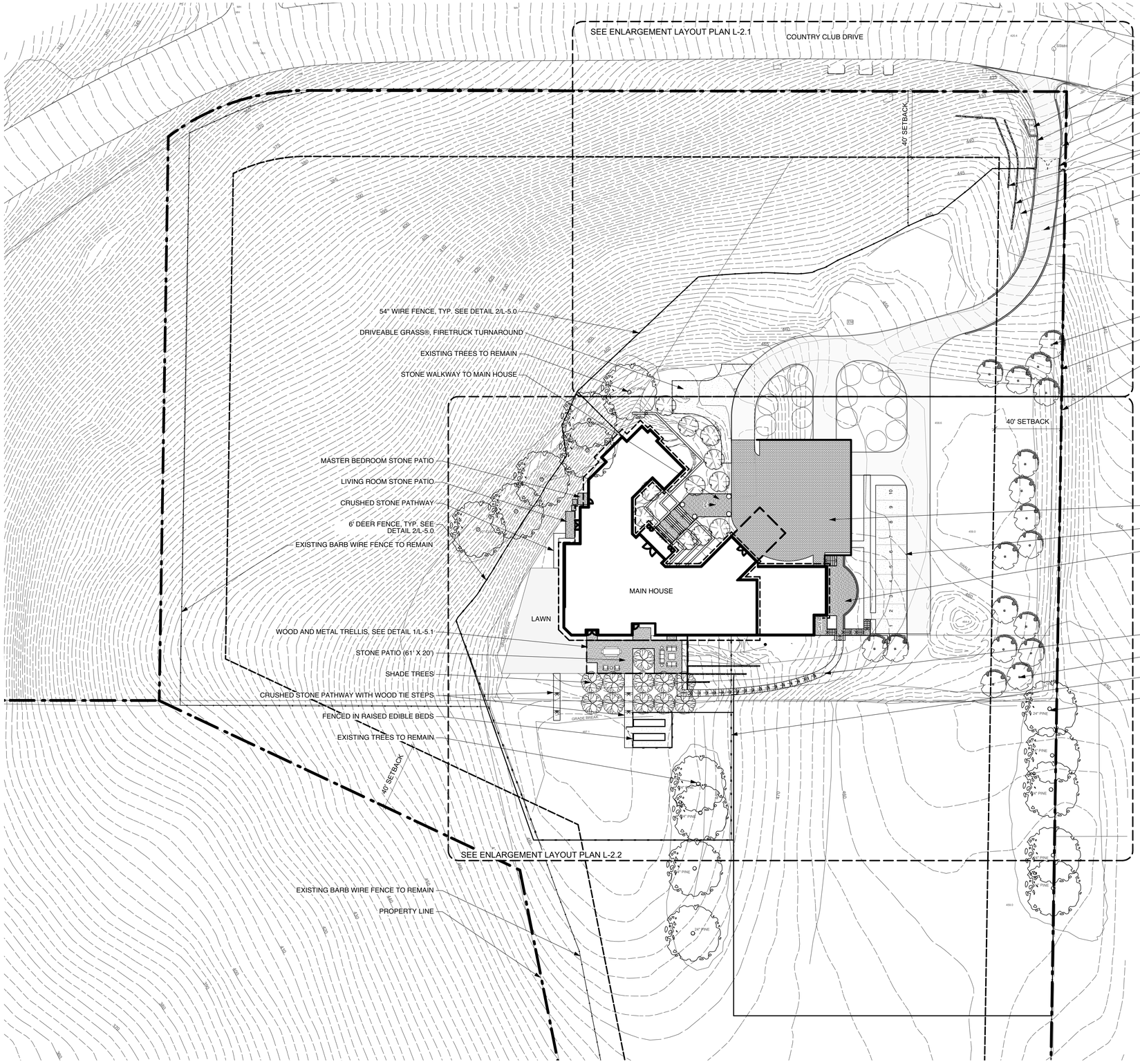

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1000 Country Club Drive
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Site Plan

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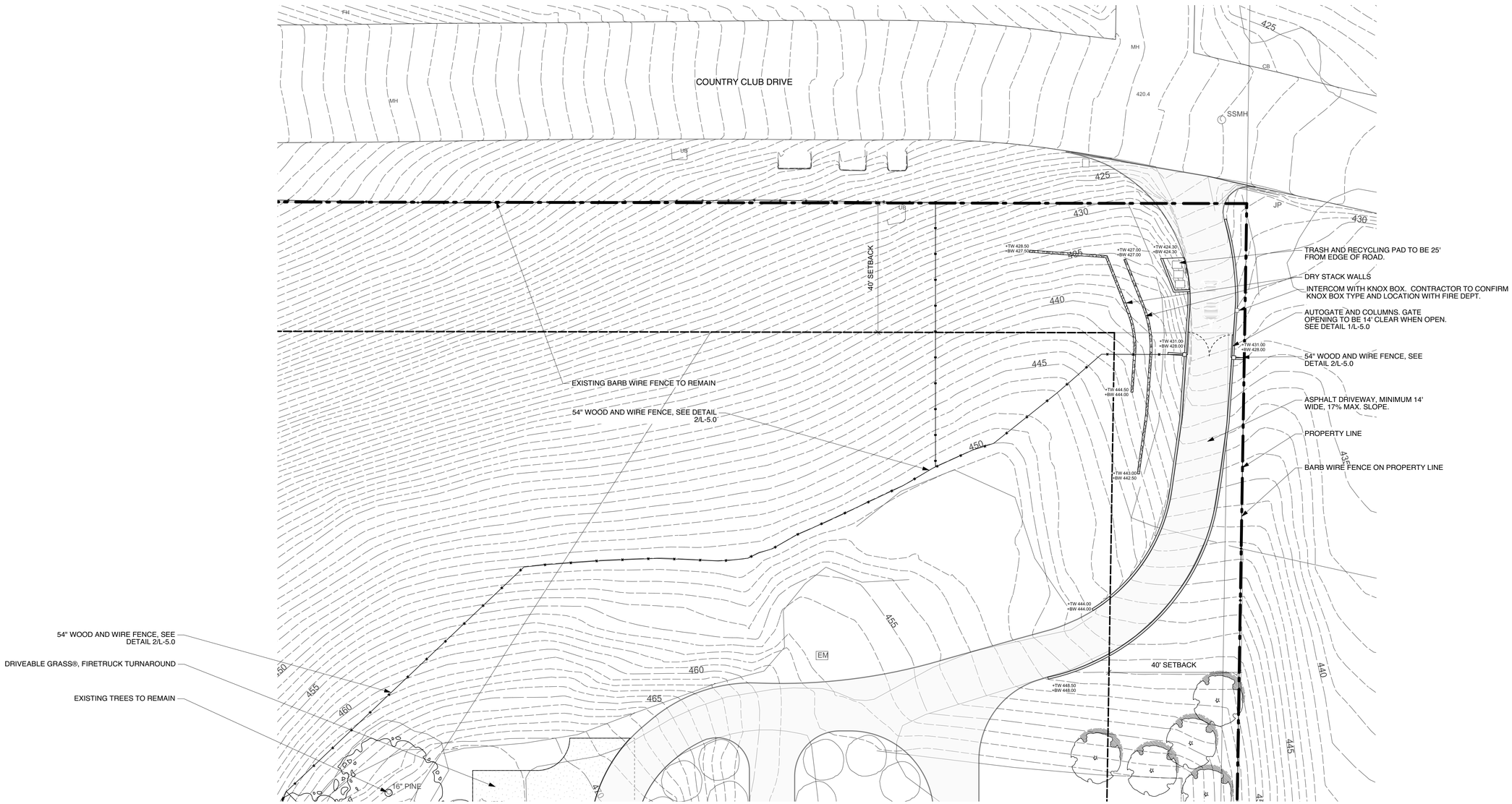

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Layout Enlargement Plan

Revisions:

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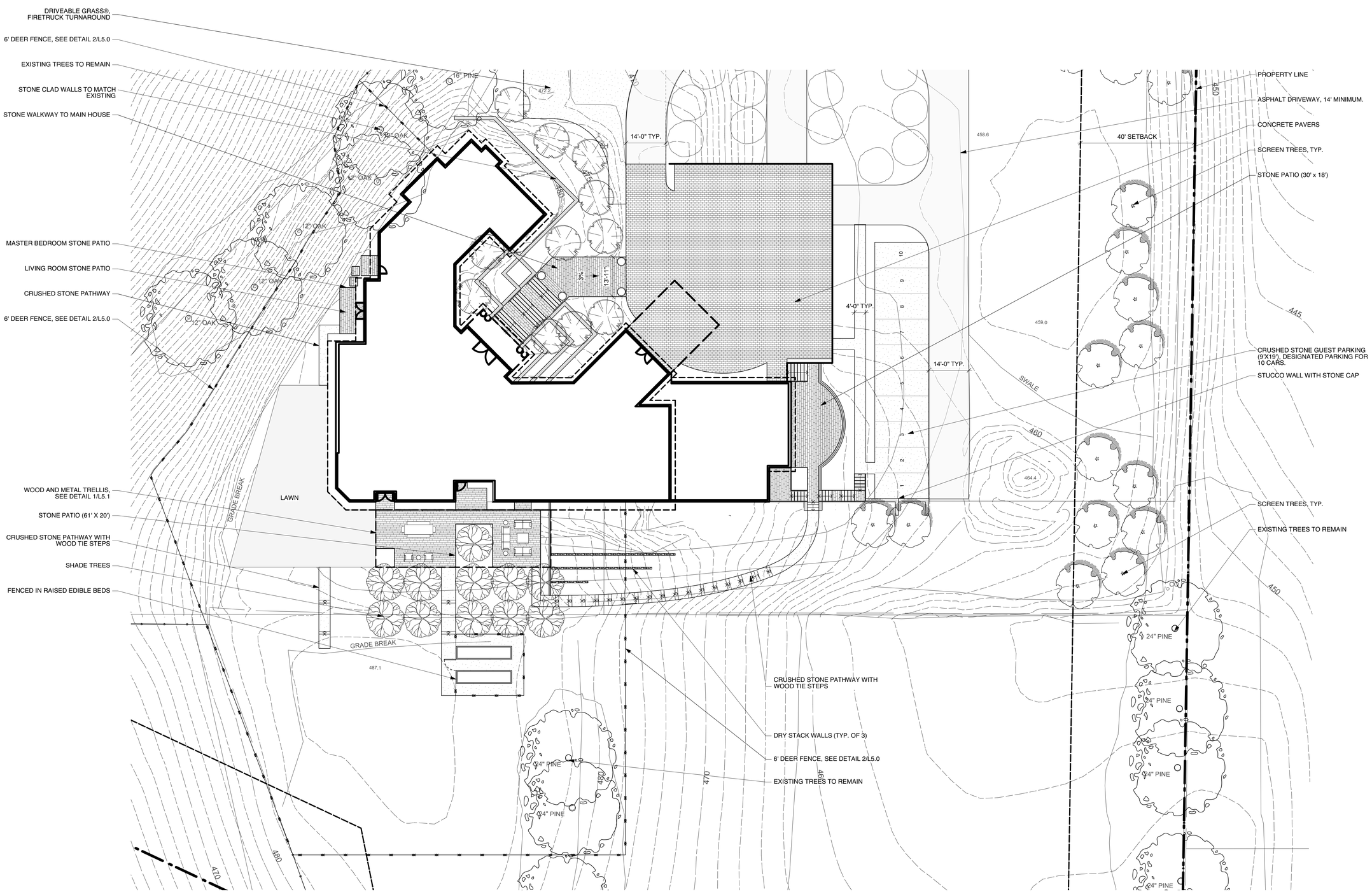

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SCHEMATIC

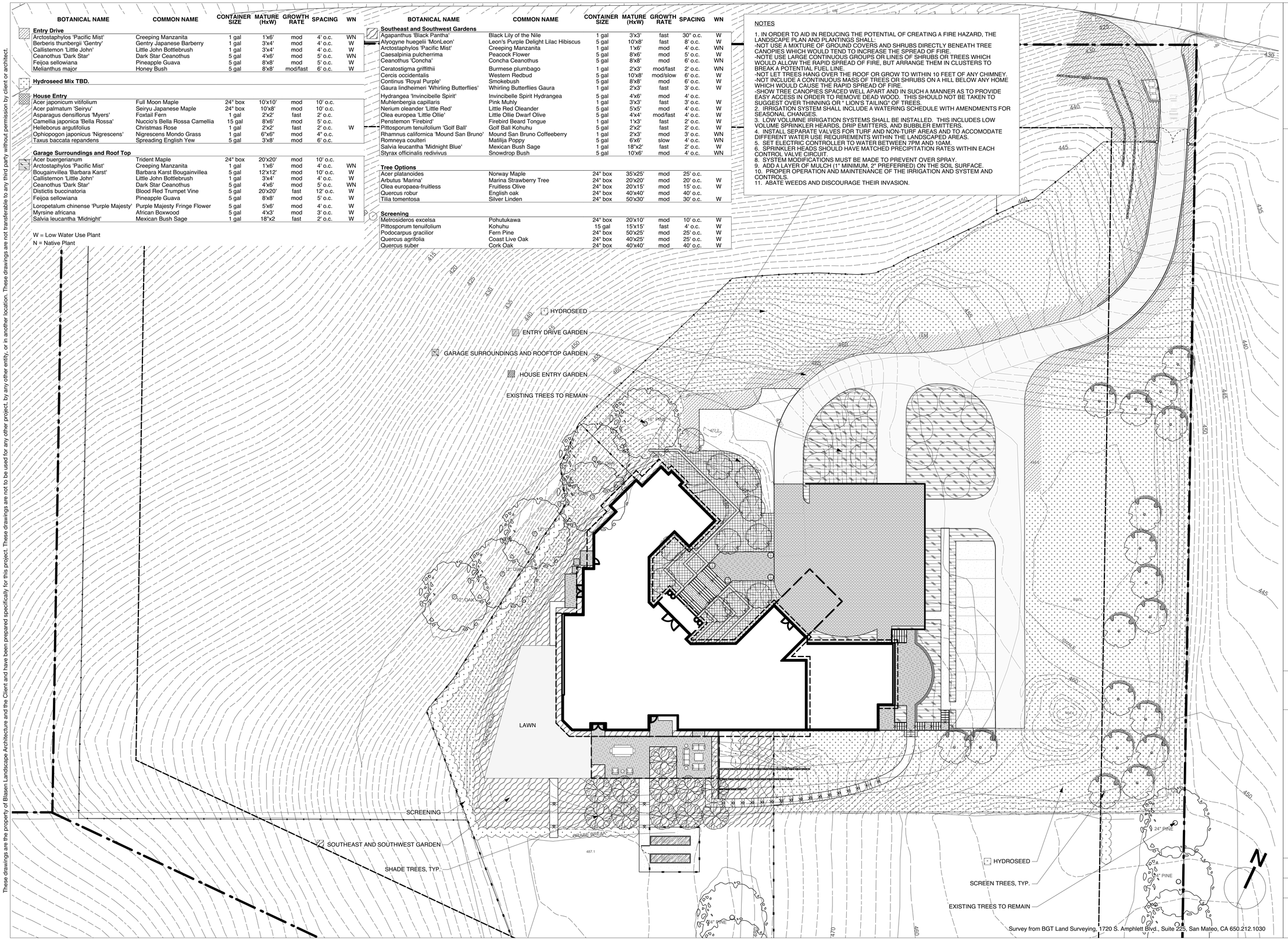
BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	MATURE (HxW)	GROWTH RATE	SPACING	WN
Entry Drive						
Arctostaphylos 'Pacific Mist'	Creeping Manzanita	1 gal	1'x6'	mod	4' o.c.	WN
Berberis thunbergii 'Gentry'	Gentry Japanese Barberry	1 gal	3'x4'	mod	4' o.c.	W
Callistemon 'Little John'	Little John Bottlebrush	1 gal	3'x4'	mod	4' o.c.	W
Ceanothus 'Dark Star'	Dark Star Ceanothus	5 gal	4'x6'	mod	5' o.c.	WN
Feijoa sellowiana	Pineapple Guava	5 gal	8'x8'	mod	5' o.c.	W
Melianthus major	Honey Bush	5 gal	8'x8'	mod/fast	6' o.c.	W
Hydroseed Mix TBD.						
House Entry						
Acer japonicum vitifolium	Full Moon Maple	24" box	10'x10'	mod	10' o.c.	
Acer palmatum 'Seiryu'	Seiryu Japanese Maple	24" box	10'x8'	mod	10' o.c.	
Asparagus densiflorus 'Myers'	Foxtail Fern	1 gal	2'x2'	fast	2' o.c.	
Camellia japonica 'Bella Rossa'	Nuccio's Bella Rossa Camellia	15 gal	8'x6'	mod	5' o.c.	
Helleborus argutifolius	Christmas Rose	1 gal	2'x2'	fast	2' o.c.	W
Ophiopogon japonicus 'Nigrescens'	Nigrescens Mondo Grass	1 gal	6"x6"	mod	4" o.c.	
Taxus baccata repandens	Spreading English Yew	5 gal	3'x8'	mod	6' o.c.	
Garage Surroundings and Roof Top						
Acer buergerianum	Trident Maple	24" box	20'x20'	mod	10' o.c.	
Arctostaphylos 'Pacific Mist'	Creeping Manzanita	1 gal	1'x6'	mod	4' o.c.	WN
Bougainvillea 'Barbara Karst'	Barbara Karst Bougainvillea	5 gal	12'x12'	mod	10' o.c.	W
Callistemon 'Little John'	Little John Bottlebrush	1 gal	3'x4'	mod	4' o.c.	W
Ceanothus 'Dark Star'	Dark Star Ceanothus	5 gal	4'x6'	mod	5' o.c.	WN
Disticitis buccinatoria	Blood Red Trumpet Vine	5 gal	20'x20'	fast	12' o.c.	W
Feijoa sellowiana	Pineapple Guava	5 gal	8'x8'	mod	5' o.c.	W
Loropetalum chinense 'Purple Majesty'	Purple Majesty Fringe Flower	5 gal	5'x6'	mod	4' o.c.	W
Myrsine africana	African Boxwood	5 gal	4'x3'	mod	3' o.c.	W
Salvia leucantha 'Midnight'	Mexican Bush Sage	1 gal	18"x2	fast	2' o.c.	W

W = Low Water Use Plant
N = Native Plant

BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	MATURE (HxW)	GROWTH RATE	SPACING	WN
Southeast and Southwest Gardens						
Agapanthus 'Black Pantha'	Black Lily of the Nile	1 gal	3'x3'	fast	30" o.c.	W
Alyogyne huegelii 'MonLeon'	Leon's Purple Delight Lilac Hibiscus	5 gal	10'x8'	fast	8' o.c.	W
Arctostaphylos 'Pacific Mist'	Creeping Manzanita	1 gal	1'x6'	mod	4' o.c.	WN
Caesalpinia pulcherrima	Peacock Flower	5 gal	8'x6'	mod	5' o.c.	W
Ceanothus 'Concha'	Concha Ceanothus	5 gal	8'x8'	mod	6' o.c.	WN
Ceratostigma griffithii	Burmese plumbago	1 gal	2'x3'	mod/fast	2' o.c.	WN
Cercis occidentalis	Western Redbud	5 gal	10'x8'	mod/slow	6' o.c.	W
Continus 'Royal Purple'	Smokebush	5 gal	8'x8'	mod	6' o.c.	W
Gaura lindheimeri 'Whirling Butterflies'	Whirling Butterflies Gaura	1 gal	2'x3'	fast	3' o.c.	W
Hydrangea 'Invincibelle Spirit'	Invincibelle Spirit Hydrangea	5 gal	4'x6'	mod	4' o.c.	
Muhlenbergia capillaris	Pink Muhly	1 gal	3'x3'	fast	3' o.c.	W
Nerium oleander 'Little Red'	Little Red Oleander	5 gal	5'x5'	mod	4' o.c.	W
Olea europea 'Little Ollie'	Little Ollie Dwarf Olive	5 gal	4'x4'	mod/fast	4' o.c.	W
Penstemon 'Firebird'	Firebird Beard Tongue	1 gal	1'x3'	fast	2' o.c.	W
Pittosporum tenuifolium 'Golf Ball'	Golf Ball Kohuhu	5 gal	2'x2'	fast	2' o.c.	W
Rhamnus californica 'Mound San Bruno'	Mound San Bruno Coffeeberry	1 gal	2'x3'	mod	3' o.c.	WN
Romneya coulteri	Matilija Poppy	5 gal	6'x6'	slow	4' o.c.	WN
Salvia leucantha 'Midnight Blue'	Mexican Bush Sage	1 gal	18"x2'	fast	2' o.c.	W
Styrax officinalis redivivus	Snowdrop Bush	5 gal	10'x6'	mod	4' o.c.	WN
Tree Options						
Acer platanoides	Norway Maple	24" box	35'x25'	mod	25' o.c.	
Arbutus 'Marina'	Marina Strawberry Tree	24" box	20'x20'	mod	20' o.c.	W
Olea europaea-fruitless	Fruitless Olive	24" box	20'x15'	mod	15' o.c.	W
Quercus robur	English oak	24" box	40'x40'	mod	40' o.c.	
Tilia tomentosa	Silver Linden	24" box	50'x30'	mod	30' o.c.	W
Screening						
Metrosideros excelsa	Pohutukawa	24" box	20'x10'	mod	10' o.c.	W
Pittosporum tenuifolium	Kohuhu	15 gal	15'x15'	fast	4' o.c.	W
Podocarpus gracilior	Fern Pine	24" box	50'x25'	mod	25' o.c.	W
Quercus agrifolia	Coast Live Oak	24" box	40'x25'	mod	25' o.c.	W
Quercus suber	Cork Oak	24" box	40'x40'	mod	40' o.c.	W

NOTES

1. IN ORDER TO AID IN REDUCING THE POTENTIAL OF CREATING A FIRE HAZARD, THE LANDSCAPE PLAN AND PLANTINGS SHALL:
-NOT USE A MIXTURE OF GROUND COVERS AND SHRUBS DIRECTLY BENEATH TREE CANOPIES WHICH WOULD TEND TO INCREASE THE SPREAD OF FIRE.
-NOTE USE LARGE CONTINUOUS GROUPS OR LINES OF SHRUBS OR TREES WHICH WOULD ALLOW THE RAPID SPREAD OF FIRE, BUT ARRANGE THEM IN CLUSTERS TO BREAK A POTENTIAL FUEL LINE.
-NOT LET TREES HANG OVER THE ROOF OR GROW TO WITHIN 10 FEET OF ANY CHIMNEY.
-NOT INCLUDE A CONTINUOUS MASS OF TREES OR SHRUBS ON A HILL BELOW ANY HOME WHICH WOULD CAUSE THE RAPID SPREAD OF FIRE.
-SHOW TREE CANOPIES SPACED WELL APART AND IN SUCH A MANNER AS TO PROVIDE EASY ACCESS IN ORDER TO REMOVE DEAD WOOD. THIS SHOULD NOT BE TAKEN TO SUGGEST OVER THINNING OR " LION'S TAILING" OF TREES.
2. IRRIGATION SYSTEM SHALL INCLUDE A WATERING SCHEDULE WITH AMENDMENTS FOR SEASONAL CHANGES.
3. LOW VOLUMNE IRRIGATION SYSTEMS SHALL BE INSTALLED. THIS INCLUDES LOW VOLUME SPRINKLER HEARDS, DRIP EMITTERS, AND BUBBLER EMITTERS.
4. INSTALL SEPARATE VALVES FOR TURF AND NON-TURF AREAS AND TO ACCOMODATE DIFFERENT WATER USE REQUIREMENTS WITHIN THE LANDSCAPED AREAS.
5. SET ELECTRIC CONTROLLER TO WATER BETWEEN 7PM AND 10AM.
6. SPRINKLER HEADS SHOULD HAVE MATCHED PRECIPITATION RATES WITHIN EACH CONTROL VALVE CIRCUIT.
8. SYSTEM MODIFICATIONS MUST BE MADE TO PREVENT OVER SPRAY.
9. ADD A LAYER OF MULCH (1" MINIMUM, 2" PREFERRED) ON THE SOIL SURFACE.
10. PROPER OPERATION AND MAINTENANCE OF THE IRRIGATION AND SYSTEM AND CONTROLS.
11. ABATE WEEDS AND DISCOURAGE THEIR INVASION.



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Pan Residence
landscape

1000 Country Club Drive
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APN: 029-03-014

Planting Plan

Revisions:
06.23.14 Site Development Permit Amendment
12/05/14 Site Dev. Permit Amend. Rev 1
05.19.15 Site Dev. Permit Amend. Rev. 2

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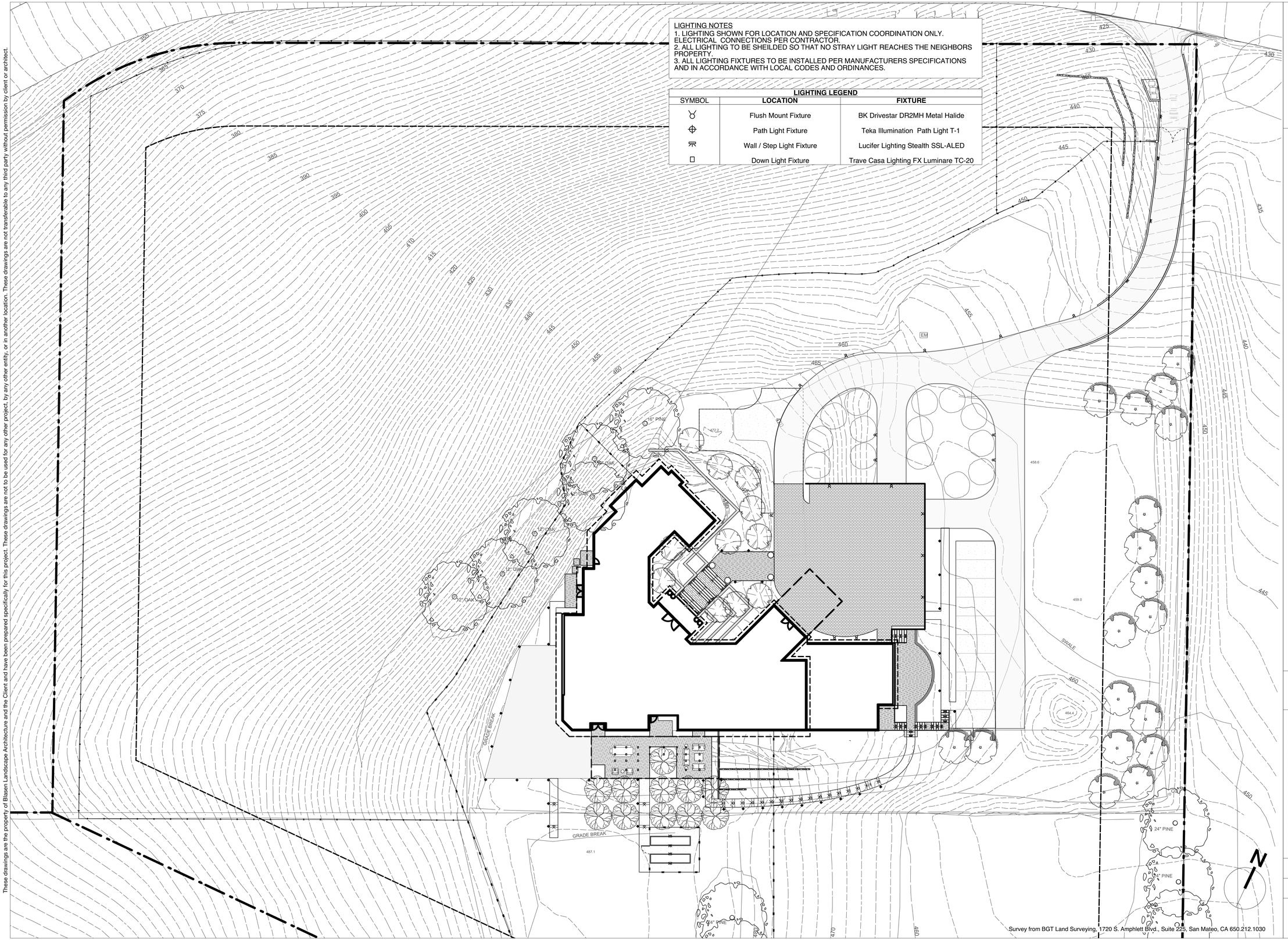
LIGHTING NOTES
1. LIGHTING SHOWN FOR LOCATION AND SPECIFICATION COORDINATION ONLY. ELECTRICAL CONNECTIONS PER CONTRACTOR.
2. ALL LIGHTING TO BE SHEILDED SO THAT NO STRAY LIGHT REACHES THE NEIGHBORS PROPERTY.
3. ALL LIGHTING FIXTURES TO BE INSTALLED PER MANUFACTURERS SPECIFICATIONS AND IN ACCORDANCE WITH LOCAL CODES AND ORDINANCES.

LIGHTING LEGEND

SYMBOL	LOCATION	FIXTURE
	Flush Mount Fixture	BK Drivestar DR2MH Metal Halide
	Path Light Fixture	Teka Illumination Path Light T-1
	Wall / Step Light Fixture	Lucifer Lighting Stealth SSL-ALED
	Down Light Fixture	Trave Casa Lighting FX Luminare TC-20



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Lighting Diagram

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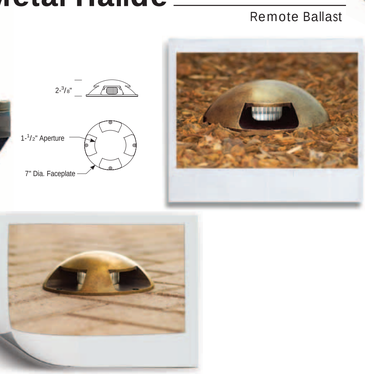
DR2MH™ Metal Halide

Remote Ballast



RD — Deep Remote
- Patented HydroLock® Technology
- Deep Housing

RS — Shallow Remote
- Shallow Housing
- Ideal for restricted-depth installations

Choose from these remote ballast housings to suit any installation:

HP2RM *Flush* · CO2RM *Flange* · RM *Surface Mount* · UPM *Universal Power Module*

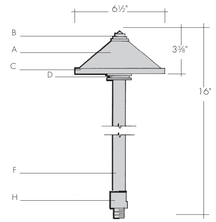
B-K LIGHTING

52 Precision²

1 FLUSH MOUNT
Scale: Actual Size

TEKA
ILLUMINATION

T-1
Path Light



Description
Garden luminaire for G4, 12V lamps

Materials and Construction
A. Heavy pure copper shade
B. Solid brass screw finial
C. Etched glass enclosure
D. Solid brass fitting
E. Stainless steel fasteners
F. Heavy pure copper stem - ⅞" O.D. threaded 7/8-20
G. Supplied with 36", #16AWG wire for remote 12V supply
H. Supplied with machined brass slip fit adaptor threaded for ½" I.P. and allows for field cutting of stem

Mounting
To any ½" I.P. threaded fitting or using the available mounting options listed below.

Product Number	Lamp	Finish Option
T130 / Natural	2 - 10W G-4	Brown Patina
T660 / Nickel	2 - 10W G4	None

*Nickel Plate

Options available at additional cost...
A. #20 Transformer Adaptor Kit . Cast bronze housing with integral electronic 11.6V transformer for 120V, 277V available on request (may by used with #33 anchor kit).
B. #30 Clamp on blades for direct burial in earth, includes 1 foot longer stem
C. #300 Remote Transformer Kit (300W max., 150W min.)
D. Add suffix TR for tamper resistant finial
E. Add suffix BP for brown patina
F. Order #XE10C.20 for 20,000 hr. 10W. "Xelogen" lamps.
G. For longer stem lengths up to 48" – specify stem length
H. Add suffix WS for white painted inner shade

Note
ETL Listed to ANSI/UL Standard 1598 and Certified to CAN/CSA Standard C22.2 No. 250

TEKA ILLUMINATION, INC
40429 Brickyard Drive Madera, California 93636 (559) 438-5800 Fax (559) 438-5900 www.tekaillumination.com

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2 PATH LIGHT
Scale: Actual Size

STEALTH®
SSL-ALED
RECESSED LUMINAIRE

SSL-ALED

DESCRIPTION

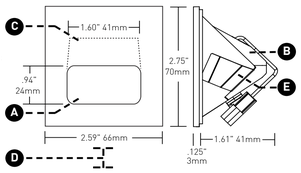
A General
Regressed LED with slot aperture for glare-free, energy efficient, path, step and accent lighting; suitable for dry or wet, interior or exterior applications

B Special Features
Dimmable 3W AC LED (dimming by power supply); LED/heat sink module is replaceable

C Effects Devices
Provided with sealed linear spread lens; consult factory for availability of color gels which may achieve custom color temperatures

D Mounting
Optimum 18" (457mm) above walking surface; 36" (914mm) on-center

E Retention
Torsion spring clips secure fixture into back box, mounting plate or appropriately sized cut-out; additional set screws included with locking version



TECHNICAL

CONSTRUCTION
Cast 316 stainless steel or bronze depending on finish

ELECTRICAL
The system requires a proprietary remote driver assembly (PSA-60-12H dimmable power supply with hardwire transformer or PSA-60-12P plug-in transformer, each order separately). The power supply may be installed up to 40' (12.2m) from the luminaires. Each power supply is capable of powering up to 18 luminaires. See page 3 for AC power supplies.

MOUNTING
See page 2 for mounting options.

LED
The standard 3W AC LED is available in a color temperature of 3000K (9.3 lm/watt). Average rated lamp life of 50,000+ hours.

LISTING
ETL listed for dry/damp and wet locations; CE marked; IP65 rated; Dark-Sky approved; Patent No. US D610,734 S

WARRANTY
Manufacturer's one year warranty guarantees product(s) listed to be free from defects in material workmanship under normal use and service. Warranty is conditional upon use of manufacturer supplied transformer or ballast.

ORDERING INFORMATION (fitting)

Example: SSL-ALED-3K-NBR-NL

SERIES	COLOR TEMP	FINISH	LOCKING
SSL-ALED	3K 3000K CK Custom Color (Gel)	W White Powdercoat B Black Powdercoat C Chrome IG Industrial Gray NBR Natural Bronze SS Brushed Stainless Steel BR Brushed Bronze ABR Architectural Bronze Powdercoat BRP Polished Oil-Rubbed Bronze Powdercoat BRM Matte Oil-Rubbed Bronze Powdercoat	NL Non-Locking L Locking

LUCIFER LIGHTING COMPANY
[032612]

luciferlighting.com

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As part of its policy of continuous research and product development, the company reserves the right to change or withdraw specifications without prior notice.

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San Antonio, Texas 78219
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3 WALL / STEP LIGHT
Scale: Actual Size

FX | LUMINAIRE®
TC-20

DOWNLIGHTING

TIME TESTED, FLEXIBLE AND DURABLE

The TraveCasa® is at home in fine landscape architectural structures such as arbors, trellises or dining pavilions.

This fixture is designed to surface mount onto beams or posts. The halogen lamp is adjustable to allow maximum forward projection making this unique model well suited for illuminating steps or color pots from adjacent structures.

Milled from very heavy gauge, solid copper with stainless hardware, this luminaire will enhance any fine lighting project. The false bottom internal plate obscures wirenut connection for a clean finish.

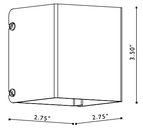
The white powder coated unit looks great in a small modern trellis design – the copper TC works well in craftsman style structures.

BLENDS IN EFFORTLESSLY

The key to successful outdoor lighting is to incorporate the equipment into the structures or garden without introducing a conflicting design element. The TC's simple geometric form allows it to disappear into any fine trellis or arbor.

The copper will patina naturally over time and can be accelerated with solution spray. For patina formulas visit our website at www.FXL.com/patina.

Note: This fixture is designed for downlighting only.



ARCHITECTURAL ACCENTS

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4 DOWN LIGHT
Scale: Actual Size

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R.L.A. #3774

Pan Residence
landscape

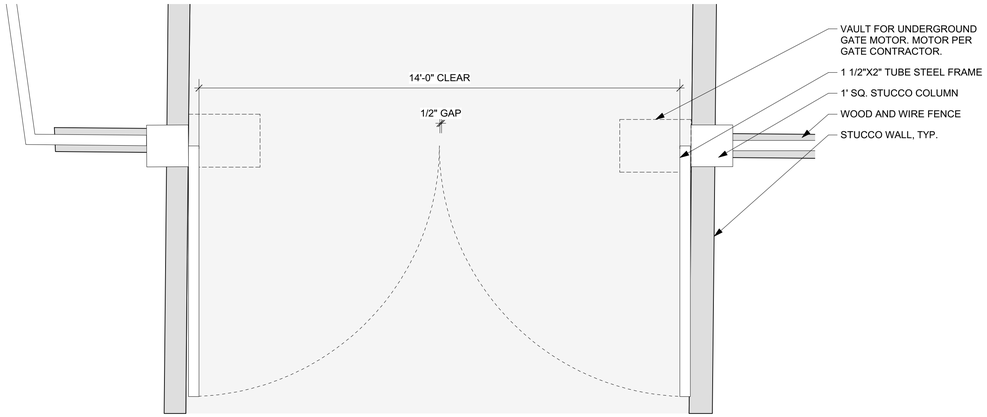
1000 Country Club Drive
Milpitas, CA
APN: 029-03-014

Lighting Cut Sheets

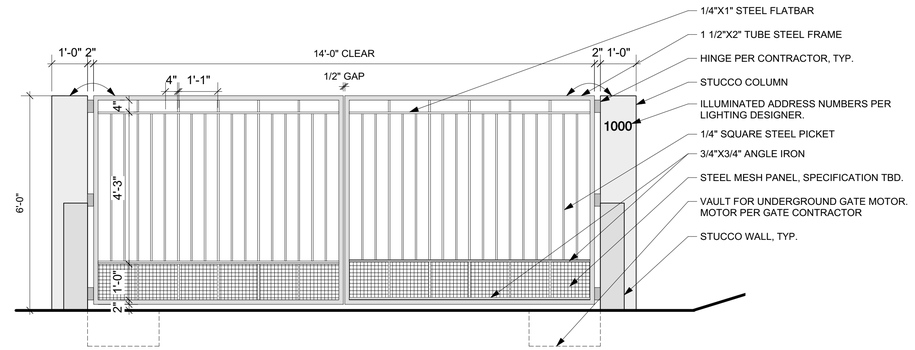
Revisions:
06.23.14 Site Development Permit Amendment
12/05/14 Site Dev. Permit Amend. Rev 1
05.19.15 Site Dev. Permit Amend. Rev. 2

Drawn: BLA	Checked: EB
Issue Date: 23-Jun-14	Scale: NTS

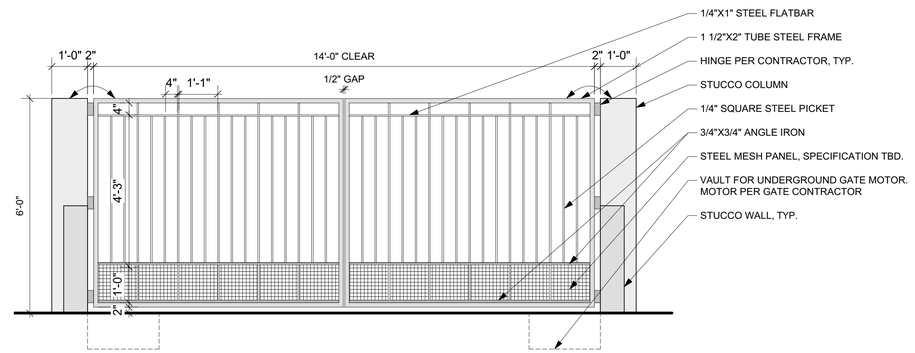
Sheet: **L-4.1**
SCHEMATIC



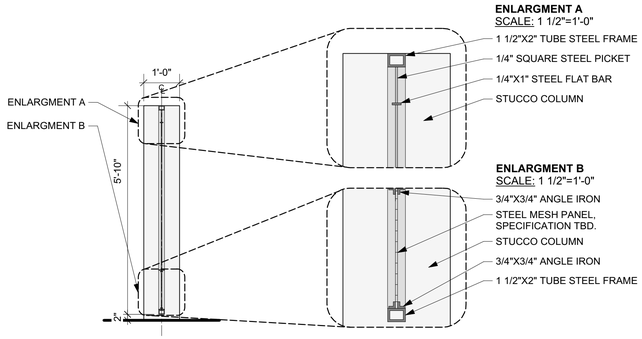
PLAN
SCALE: 1/2"=1'-0"



FRONT ELEVATION
SCALE: 1/2"=1'-0"



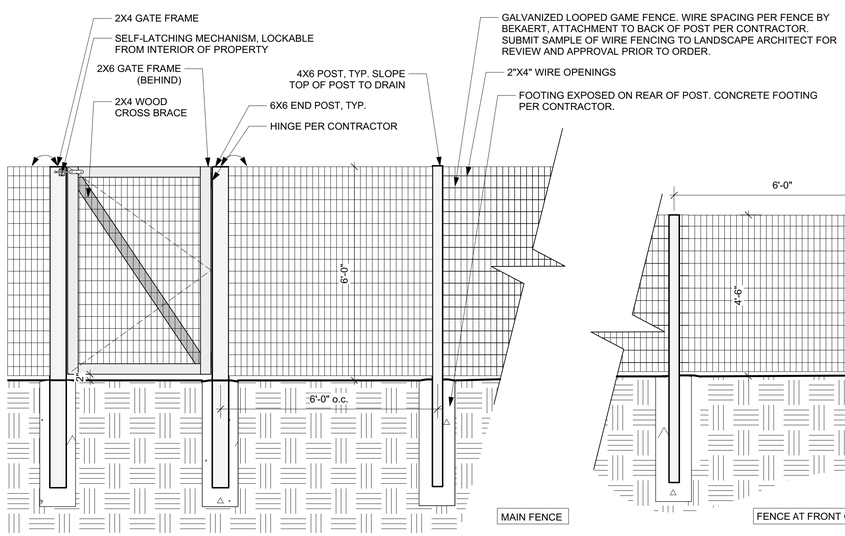
BACK ELEVATION
SCALE: 1/2"=1'-0"

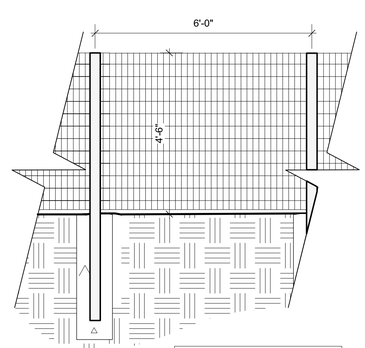


SECTION
SCALE: 1/2"=1'-0"

NOTES:
1. GATE STEEL FRAME AND CONNECTION PER STRUCTURAL ENGINEER, TYP.
2. AUTO GATE MECHANICAL SYSTEM PER GATE CONTRACTOR. SUBMIT CUT SHEET TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO ORDER.
3. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR STEEL FRAME AND METAL WORK FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.
4. ALL HARDWARE TO BE STAINLESS STEEL PER CONTRACTOR.

1 MAIN AUTO GATE OPTIONS
SCALE: AS NOTED





POST & FENCING MATERIAL TO MATCH MAIN FENCE

NOTES:
1. ALL WOOD TO BE WESTERN RED CEDAR WITH CRISP EDGES (1/8" EASE).
2. PRICE FENCE AS KILN-DRIED GRADE C AND BETTER. SUBMIT SAMPLES OF EACH CEDAR TYPE TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO ORDER.
3. ALL SCREWS AND BOLTS TO BE GALVANIZED PER CONTRACTOR.
4. GATE LOCATION TO BE DETERMINED IN FIELD. GATE SWINGS INTO PROPERTY LOCATE LATCH ON INTERIOR OF PROPERTY.
5. SUBMIT LATCH CUT SHEET TO LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
6. SEE SITE PLAN FOR LOCATION OF 4'-6" FENCE AT FRONT OF PROPERTY.

2 WOOD AND WIRE FENCE
SCALE: 1/2"=1'-0"

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Landscape Details

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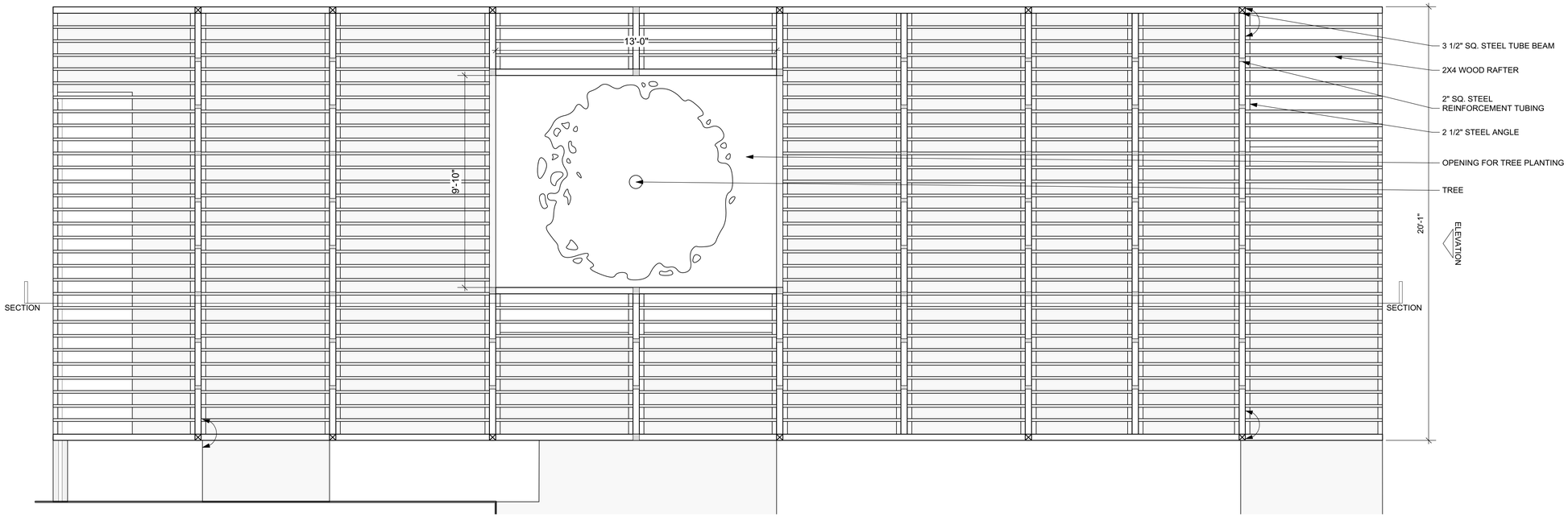
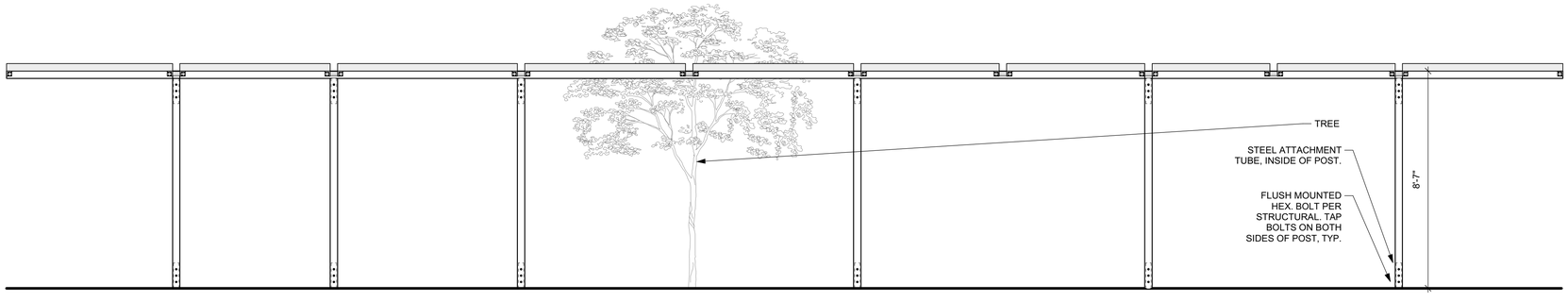
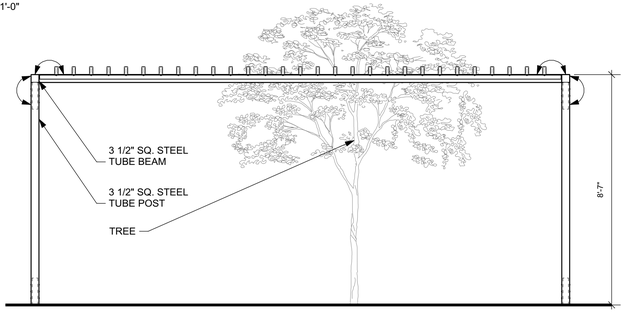


PLAN VIEW
SCALE: 3/8"=1'-0"



SECTION
SCALE: 3/8"=1'-0"



ELEVATION
SCALE: 3/8"=1'-0"

1 WOOD AND METAL TRELLIS
SCALE: AS NOTED

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