W.U.I. NOTES

NOTE: PROJECT IS WITHIN WUI AREA & SHALL COMPLY WITH WUI REQUIREMENTS

Materials, Systems and Methods of Construction
Roofing Assemblies
Roofing assemblies shall be designed to prevent the intrusion of flames and embers between the roof covering and the roof decking.
Roof valley flashing shall be made of not less that 26-gage galvanized sheet metal installed over a minimum 36" wide underlayment of one layer of 72# cap sheet running the full length of the valley.
Roof gutters shall be designed to prevent the accumulation of leaves and debris in the gutter.

Attic Ventilation
Roof and attic vents shall be designed to resist the intrusion of flames and embers into the attic of a structure, or shall be protected with corrosion-resistant, noncombustible wire mesh with mesh openings of 1/16" minimum and ⅛" maximum.
Eave and cornice vents shall be designed to resist the intrusion of flames and embers into the attic of a structure, or shall be protected with corrosion-resistant, noncombustible wire mesh with openings 1/16" minimum and ⅛" maximum. Per CRC Section R337.6.2.

Eave protection- Eaves and soffits shall be protected by ignition-resistant materials or noncombustible construction on the exposed underside.

Exterior Walls
Exterior walls shall be designed using ignition-resistant materials, noncombustible construction, heavy timber, log wall construction, or equivalent.
Exterior wall coverings shall extend from the top of the foundation to the roof, and terminate at 2" nominal solid wood blocking between the rafters at all roof overhangs, or terminate at an eave enclosure.

Exterior wall vents shall be designed to resist the intrusion of flame and embers into the structure, such openings shall be covered with a corrosion-resistant, noncombustible wire mesh with openings of 1/16" min. and ⅛" max. per CRC Section R337.6.2.

Exterior window, window wall, and glazed door assemblies shall have a 20 minute fire-resistant rating, or be designed using insulating-glass units with a minimum of one tempered pane, or glass block units.

Exterior door assemblies shall have a 20-minute fire-resistant rating, or be designed using noncombustible construction, or be constructed of solid-core wood having stiles and rails not less than 1-3/8" thick, and field panels not less than 1-1/4" thick.

Exterior vehicle access doors shall be non-combustible or exterior fire-retardant treated wood.

Weather stripping:
Exterior garage doors shall be provided with weather stripping to resist the intrusion of embers from entering through gaps between doors and door openings when visible gabs exceed 1/8 inch (3.2mm). Weather stripping or seals shall be installed on the bottom, sides, and tops of doors to reduce gaps between doors and door openings to 1/8 inch or less. CRC Sec. R337.8.4.

Decking
Deck surfaces; stair treads, risers and landings; porches; and balconies within 10 feet of the primary structure shall comply with the following:
* Shall be designed using ignition-resistant materials, noncombustible construction, heavy timber, exterior fire-retardant treated wood or equivalent.
* The use of paints, coatings, stains or other surface treatments are not an approved method of protection.

Underfloor and appendages protection
The underside of cantilevered and overhanging appendages and floor projections shall maintain the ignition-resistant integrity of exterior walls, or the projections shall be enclosed to grade.

Ancillary buildings and structures
Ancillary buildings and structures, and detached accessory structures, shall comply with the above provisions.

Prior to building permit final approval, the property shall be in compliance with the state's vegetation clearance requirements.

ABBREVIATIONS

A.B.	ANCHOR BOLT	ENCL.	ENCLOSURE	KIT	KITCHEN	REQ	REQUIRED
A.C.	ASPHALTIC CONCRETE	EQ	EQUAL	KP	KICKER POST	R/W	RIGHT OF WAY
A/C	AIR CONDITIONING	EXH	EXHAUST	KS	KING STUD	RWD	REDWOOD
ALUM.	ALUMINUM	EXP	EXPANSION	L.AVS	LAVATORIES	R.W.L.	RAIN WATER LEADER
APPROX.	APPROXIMATE	EXIST.or (E)	EXISTING	LIN	LINEN		
ARCH.	ARCHITECTURAL	EXT	EXTERIOR	L.T.	LIGHT	SCHED	SCHEDULE
ANOD.	ANODIZED					S.C.	SOLID CORE
ASPH.	ASPHALT	FBRGL	FIBERGLASS	MAT	MATERIAL	SECT.	SECTION
		FD	FLOOR DRAIN	MAX	MAXIMUM	S.F.	SQUARE FEET
BD	BOARD	FND	FOUNDATION	M.B.	MACHINE BOLT	SH	SINGLE HUNG
BLDG.	BUILDING	FF	FINISH FLOOR	MECH.	MECHANICAL	SHT	SHEET
BLKG.	BLOCKING	FG	FINISH GRADE	M.C.	MEDICINE CABINET	SHWR	SHOWNER
BM	BEAM	FLR	FLOOR	MFR	MANUFACTURER	SIM	SIMILAR
BOTT.	BOTTOM	FL	FLUORESCENT	MIN	MINIMUM	SLD	SLIDER
		FOC	FACE OF CONCRETE	MISC	MISCELLANEOUS	SLD GL DR	SLIDING GLASS DOOR
CAB.	CABINET	FOS	FACE OF STUD	MTD	MOUNTED	SPECS	SPECIFICATIONS
CEM.	CEMENT	FR DR	FRENCH DOOR	(N)	NEW	SQ	SQUARE
C.T.	CERAMIC TILE	FT	FOOT, or FEET	N.I.C.	NOT IN CONTRACT	SQ. FT.	SQUARE FEET
C.I.	CAST IRON	FTG	FOOTING	NO., or #	NUMBER	STD	STANDARD
CLO.	CLOSET	GA	GAUGE	N.T.S.	NOT TO SCALE	STL	STEEL
CLR	CLEAR	GALV	GALVANIZED			STOR	STORAGE
CLG	CEILING	G.I.	GALVANIZED IRON	O/	OVER	STRUCT	STRUCTURAL
C.M.U.	CONCRETE MASONRY UNIT	GFI	GROUND FAULT INTER.	O.C.	ON CENTER	SS	STAINLESS STEEL
C.O.	CLEAN OUT	GL	GLASS	O.F.S.	OUTSIDE FACE OF STUD	SYM	SYMMETRICAL
COL.	COLUMN	GRD	GROUND, or GRADE	OPP.	OPPOSITE		
COMP.	COMPOSITION	GYP. BD.	GYPSUM BOARD	O.D.	OUTSIDE DIAMETER	TB	TOWEL BAR
CONC.	CONCRETE					TEL.	TELEPHONE
CONN.	CONNECTION	H.C.	HOLLOW CORE	PL	PLATE	TEMP	TEMPERED
CONST.	CONSTRUCTION	H.D.	HOLD DOWN	P/L	PROPERTY LINE	THRESH	THRESHOLD
CONT.	CONTINUOUS	HDR	HEADER	PLAS.	PLASTER	T&G	TONGUE AND GROOVE
CSMT.	CASEMENT	HDWD	HARDWOOD	PLY	PLYWOOD	T.O.F.	TOP OF FOOTING
C.W.	COLD WATER	HORIZ	HORIZONTAL	PNL	PANEL	T.O.	TOP OF
DBL.	DOUBLE	HR	HOUR	P&S	POLE & SHELF	T.O.P.	TOP OF PLATE
DET	DETAIL	H.B.	HOSE BIBB	PT	POINT	T.O.S.	TOP OF SLAB
DF	DOUGLAS FIR	HT	HEIGHT	PR	PAIR	T.O.W.	TOP OF WALL
DIM	DIMENSION	HC	HANDICAP	R.A.	RETURN AIR	TP	TOILET PAPER
D.S.	DOWNSPOUT	HVAC	HEATING-VENTILATION & AIR CONDITIONING	RAD	RADIUS	TYP	TYPICAL
				RD	ROUND	U.N.O.	UNLESS NOTED OTHERWISE
DWY	DRIVEWAY	HW	HOT WATER	REC	RECESSED	U.O.N.	UNLESS OTHERWISE NOTED
DW	DISH WASHER	I.D.	INSIDE DIAMETER	REF	REFRIGERATOR		
DWG	DRAWING	INSUL	INSULATION	REINF	REINFORCED/ING	VERT.	VERTICAL
EA	EACH	INT	INTERIOR	RES	RESILIENT	W/	WITH
ELEC	ELECTRICAL	J.B.	JUNCTION BOX	RM	ROOM	W/ANS	WAINSCOT
ELEV	ELEVATION	JST	JOIST	R.O.	ROUGH OPENING	WC	WATER CLOSET
						WD	WOOD

WDW	WINDOW
W/O	WITHOUT
WP	WATERPROOF
WWF	WELDED WIRE FABRIC

GEN. CONSTRUCTION NOTES

ANY VARIATION FROM THE SPECIFIED DESIGN, FINISH PRODUCTS OR EXTERIOR ELEVATION STYLE IS TO BE BROUGHT TO THE ATTENTION OF THE DESIGNER PRIOR TO CONSTRUCTION.

ANY DISCREPANCY DISCOVERED ON THESE PLANS SHALL BE BROUGHT TO THE ATTENTION OF D&Z DESIGN ASSOCIATES PRIOR TO COMMENCEMENT OF THE WORK IN QUESTION. ALL WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.

ALL WORK TO BE IN CONFORMANCE WITH 2019 CBC, CRC, CEC, CMC, CPC, CFC AND 2019 CALIFORNIA ENERGY CODE AND 2019 CALIFORNIA GREEN BUILDING STANDARDS THE UNIFORM CODE FOR BUILDING CONSERVATION. THESE CODES, AS WELL AS THE STATE AND LOCAL AMENDMENT TO THEM.

CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR METHOD AND MANNER OF CONSTRUCTION AND FOR ALL JOB SITE SAFETY DURING CONSTRUCTION.

VERIFY LOCATION OF UTILITIES AND EXISTING CONDITIONS AT SITE PRIOR TO CONSTRUCTION AND BIDDING.

SLOPE ALL FINISH GRADES A MIN. OF 5% FOR 10'-0" "AWAY" FROM STRUCTURE FOR POSITIVE DRAINAGE @ LANDSCAPED AREAS & SLOPE GRADE 2% MIN. @ PAVED AREAS.

THE BUILDER SHALL PROVIDE THE BUILDING OWNER, MANAGER, AND THE ORIGINAL OCCUPANTS A LIST OF THE ENERGY-SAVING CONSERVATION FEATURES DEVICES, MATERIALS, AND COMPONENTS INSTALLED IN THE BUILDING, AND INSTRUCTIONS ON HOW TO USE THEM EFFICIENTLY, SUCH FEATURES INCLUDE HEATING, COOLING, WATER HEATING,AND LIGHTING SYSTEMS, AS WELL AS INSULATION, WEATHERSTRIPPING WINDOW SHADES, AND THERMAL MASS MATERIALS, THE INSTRUCTIONS SHALL BE CONSISTANT WITH SPECIFICATIONS SET FORTH BY THE EXECUTIVE DIRECTOR

ALL WORK APPLIANCES AND EQUIPMENT SHALL COMPLY WITH C.E.C. TITLE 24 RESIDENTIAL ENERGY STANDARDS.
SEE SHEET T24 FOR ADDITIONAL ENERGY COMPLIANCE NOTES.

CONSTRUCTION WASTE MANAGEMENT PLAN:
Documentation shall be provided, prior to first inspection, confirming compliance to the waste management plan provided to the jurisdiction. per CGBSC Section 4.408.5

LIGHTING NOTE:
The builder must provide the homeowner with a luminaire schedule (as required in Title 24 California Code of Regulations, Part 1, 10-103(b) that includes a list of lamps installed in the luminaires.

TITLE 24 NOTE:
"HERS VERIFICATION REQUIRED FOR HIGH QUALITY INSULATION INSTALLATION, HVAC COOLING, HVAC DISTRIBUTION, HVAC FAN SYSTEMS, AND IAQ (INDOOR AIR QUALITY). PROVIDE EVIDENCE OF THIRD PARTY VERIFICATION (HERS) TO PROJECT BUILDING INSPECTOR, PRIOR TO FINAL INSPECTION".

BASEMENT NOTE:
Excavation cuts exceeding 5 ft. typically require a DOSH permit. All excavations must conform to applicable OSHA and CAL-OSHA requirements. Contact California Dept. of Occupational Safety and Health (DOSH) for information about required permits. DOSH's local office: 510-794-2521.

CAL Green Requirements

702.1 HVAC SYSTEM INSTALLERS ARE TO BE TRAINED & CERTIFIED IN THE PROPER INSTALLATION OF HVAC SYSTEMS.

702.2 SPECIAL INSPECTORS EMPLOYED BY THE ENFORCING AGENCY MUST BE QUALIFIED & ABLE TO DEMONSTRATE COMPETENCE IN THE DISCIPLINE THEY ARE INSPECTING.

703.1 VERIFICATION OF COMPLIANACE WITH THE CGBSC MAY INCLUDE CONSTRUCTION DOCUMENTS, PLANS, SPECIFICATIONS, BUILDER OR INSTALLER CERTIFICATION, INSPECTION REPORTS, OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY WHICH SHOW SUBSTANTIAL CONFORMANCE.

DEFERRED SUBMITTALS

FIRE SPRINKLERS
Install new residential fire sprinkler system
to be reviewed under separate permit. Sprinkler system shall be installed per NFPA Standard 13d 2019 edition standard & subject to inspection by the County & CFC per Ch. 9.

STAIRCASE DESIGN UNDER SEPARATE PERMIT

DEFERRED SUBMITTALS SHALL FIRST BE SUBMITTED TO THE PROJECT DESIGNER AND/OR ENGINEER FOR REVIEW AND COORDINATION; FOLLOWING THE COMPLETION OF PROJECT DESIGN/ENGINEER REVIEW AND COORDINATION, A SUBMITTAL TO THE TOWN OF LOS ALTOS HILLS SHALL BE MADE FOR CITY REVIEW AND APPROVAL, WHICH SHALL INCLUDE A LETTER STATING THIS REVIEW AND COORDINATION HAS BEEN PERFORMED AND COMPLETED AND PLANS AND CALCULATIONS FOR THE DEFERRED ITEMS ARE FOUND TO BE ACCEPTABLE WITH NO EXCEPTIONS PER CBC

SYMBOLS

SHEARWALL
A / 3 — WALL TYPE — LENGTH

DETAILS
1 / 82 — DETAIL NUMBER — SHEET NUMBER

SECTION
A / A5 — SECTION NUMBER — SHEET NUMBER

PLATE LINE HT.

1 — REVISION NUMBER

NOTE: SEE SHEET EM1 FOR ELECT. SYMBOLS LIST

FIRE NOTES

FIRE SPRINKLER NOTES:
All residential structures shall be provided with residential fire sprinklers including garages & basement level. fire sprinkler system to comply & be installed per NFPA 13d 2019 Edition standard & subject to inspection by the City & CFC Ch. 9. All construction sites must comply with applicable provisions of the CFC Chapter 33 & Standard Detail & Specification S1-7.
Owner or contractors are responsible for consulting with water purveyor of record to determine if any modifications or upgrade of existing water service is re'd. A state of CA licensed (C-16) fire protection contractor shall submit plans, calcs., permit app. & fees to S.C.C.F.D. for review & approval prior to start of their work. (CRC Sec. 313.2)
Riser shall be installed in garage unless alt. is approved by the fire marshal.
If the water supply to the home is not at the garage, a check valve shall be supplied at the location of the tee from the domestic supply. water supply from point of entry to the riser shall be approved fire sprinkler line. All enclosed garages & attached carports shall be provided w/sprinkler protection.
At least 1 sprinkler of ea. type shall be present in the spare head box at final.
An exterior bell/horn shall be installed on the bedroom side of the home. a horn device shall be provided for the interior living space.
Sprinkler pvc piping in attic space shall be provided with adequate insulation or be done with a copper riser.
Sprinkler coverage shall be provided underneath stairwells when used as storage, closets or bathrooms (even if less than 55 sq. ft.). Concealed spaces used for storage in attics or crawl spaces that exceed 55 sq. ft. in area & 6 ft. in ht. shall be provided with sprinkler coverage.

APPROVED NUMBER OR ADDRESSES shall be placed on all new buildings in such a position to be plainly visible & legible from the street or road fronting the property. Address numbers shall be Arabic & contrast with their background & be min. of 4" in ht. w/min. stroke width of 0.5 in. If means of private road and building cannot be viewed from public right of way, a pole or other sign/means shall be used to identify the structure. Numbers to be maintained per cfc sec. 505.1.

Potable water supplies shall be protected from contamination caused by fire protection water supplies. It is the responsibility of the applicant and any contractors and subcontractors to contact the water purveyor supplying the site and to comply with the requirements of that purveror. Such requirements shall be incorporated into the design of any water-based fire protection systems, and/or fire suppression water supply systems or storage containers that may be physically connected in any manner to an appliance capable of causing contamination of the potable water supply of the purveyor of record. Final approval of the system(s) under consideration will not be granted by the Santa Clara County Fire Dept. Until compliance with the requirements of the water purveyor of record are documented by that purveyor as having been met by the applicant. CFC Sec. 903.3.5

CONSULTANTS

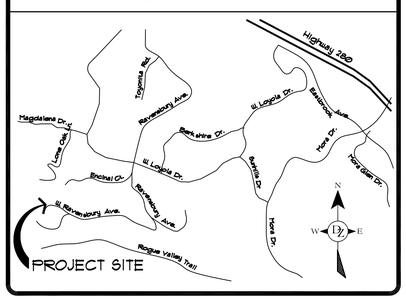
SOILS ENGINEER
Murray Engineers Inc.
935 Fremont Avenue
Los Altos, CA 94024
(650) 559-9980
REPORT # 1917-1R1
DATED: July 10, 2014

CIVIL ENGINEER
Lea & Braze Engineering, Inc.
2495 Industrial Pkwy. West
Hayward, CA 94545
(510) 887-4086

STRUCTURAL ENGINEER
Wesley Liu Engineering
7246 Sharon Drive, Suite O
San Jose, CA 95129
(408) 973-1839

TITLE 24 DOCUMENTATION
Yarmilla Kennett & Associates
15231 Perry Lane
Morgan Hill, CA 95037
408-621-3740

VICINITY MAP



SCOPE OF WORK

Construction of a new 2-story 9946 s.f. residence w/lower level living space. Scope shall include site grading & retaining walls. Main level includes 3532 s.f. of covered terraces & 751 s.f. 3-car garage.
Notes:
Project is within WUI area & shall comply with wui requirements.
Site is located in FEMA flood zone D

DRAWING INDEX

T1	Title Sheet
SU1	Topographic Survey
CG	Build it Green

Civil

C-1.0	Development Notes
C-1.1	Overall Site Plan
C-2.0	Grading & Drainage Plan
C-2.1	Grading & Drainage Plan
C-2.2	Grading & Drainage Plan
C-3.0	Utility Plan
C-3.1	Utility Plan
C-3.2	Utility Plan
C-4.0	Details
C-4.1	Details
C-5.0	Grading Specifications
ER-1	Erosion Control Plan
ER-2	Erosion Control Plan
SL-1	Average Lot Slope

Septic

1 of 3	Septic System Plan
2 of 3	General Layout & Selected Equipment
3 of 3	Manufacturers' Directions

DESIGN

A1.1	Overall Site Plan
A1.2	Enlarged Partial Site Plan
A2.1	Main Level Floor Plan
A2.2	Upper Level Floor Plan
A2.3	Lower Level Floor Plan
A3.1	Exterior Elevations
A3.2	Exterior Elevations
A3.3	Exterior Elevations
A4.1	Cross Sections & Details
A4.2	Cross Sections & Details
A5.1	Roof Plan

LIGHTING

E1	Main Level Outdoor Lighting Plan
E2	Upper Level Outdoor Lighting Plan
E3	Lower Level Outdoor Lighting Plan

PROJECT DATA

OWNER:
George Perlegos
45863 Bridgeport Place
Fremont, CA 94539
(510) 657-6047

LOT DATA:

APN:	351-08-032
ZONING:	R1-E-2.5 Ac.
LOT SIZE:	2.901 Acres

Occupancy Group: R3/U

Type of Construction: VB

Lot: 22560 Ravensbury Avenue
Los Altos Hills, CA 94024

HOUSE DATA:
4253 sq. ft. Main Level
1177 sq. ft. Upper Level
4516 sq. ft. Lower Level
9946 sq. ft. Total Living Area
751 sq. ft. Garage
3343 sq. ft. Covered Terraces
148 sq. ft. Entry Porches

PERLEGOS RESIDENCE
Custom Home
22560 Ravensbury Avenue
Los Altos Hills, CA 94024

NO./ DATE/ REVISION

THESE PLANS ARE INTENDED ONLY FOR THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLISHED. D&Z DESIGN ASSOCIATES THESE PLANS ARE PROTECTED UNDER COPYRIGHT LAWS AND MAY NOT BE REVISED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESSED WRITTEN CONSENT OF D&Z DESIGN ASSOCIATES. ANY USE OF THESE PLANS ON OTHER SITES IS PROHIBITED WITHOUT THE CONSENT OF D&Z DESIGN ASSOCIATES. ANY DISCREPANCY DISCOVERED ON THESE PLANS SHALL BE BROUGHT TO THE ATTENTION OF D&Z DESIGN ASSOCIATES PRIOR TO COMMENCEMENT OF THE WORK IN QUESTION. ALL WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.

D&Z Design Associates, Inc.
A California Corporation
18640 Sutter Blvd., Suite 500
Morgan Hill, California 95037
Phone: (408) 778-7005 Fax: (408) 778-7004
email: dz-design@garlic.com

DRAWING TITLE: Title Sheet
JOB TITLE: Perlegos Residence Custom Home
JOB ADDRESS: 22560 Ravensbury Avenue Los Altos Hills, California

DATE: JUNE 12, 2020
SCALE: NONE
PROJECT MANAGER: SCOTT ZAZUETA
DRAWN: DG
JOB NO.: DZ4018
SHEET: T1

Dzdesign24 6/11/2020 11:43 AM Z:\dzprojects\2018\dz4018-Perlegos\Architectural\Design\Los Altos Submittal\dz4918-t1.dwg

NOTES

ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS OF A FOOT.

BUILDING FOOTPRINTS ARE SHOWN TO FINISHED MATERIAL (STUCCO/SIDING) AT GROUND LEVEL.

ALL RETAINING WALLS ARE MADE OF CONCRETE UNLESS OTHERWISE SPECIFIED.

THE AREA OF THE SURVEYED LOT IS 126,356 SQUARE FEET / 2.90 ACRE

EASEMENT NOTE

EASEMENTS SHOWN ARE PER TITLE REPORT PREPARED BY OLD REPUBLIC TITLE COMPANY, ORDER NO. 0611020154-SM, DATED MARCH 6, 2018 AND PER (862 MAPS 1).

FEMA NOTE

PROPERTY COMPLETELY OUT OF SPECIAL FLOOD HAZARD AREA (SFHA) PER CURRENT FLOOD INSURANCE RATE MAP

TREE NOTE

TREE SIZE, TYPE AND DRIPLINES ARE BASED ON A VISUAL OBSERVATION. FINAL DETERMINATION SHOULD BE MADE BY THE PROJECT ARBORIST.

UTILITY NOTE

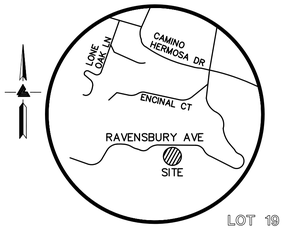
ALL UNDERGROUND PIPE TYPES, SIZES AND LOCATION SHOWN ON THIS SURVEY ARE BASED ON VISUAL OBSERVATION. ANY USE OF THIS INFORMATION SHOULD BE VERIFIED, BEFORE ITS USE, WITH THE CONTROLLING MUNICIPALITY OR UTILITY PROVIDER. THIS SURVEY MAKES NO GUARANTEE OF THE INSTALLED ACTUAL LOCATION, DEPTHS OR SIZE.

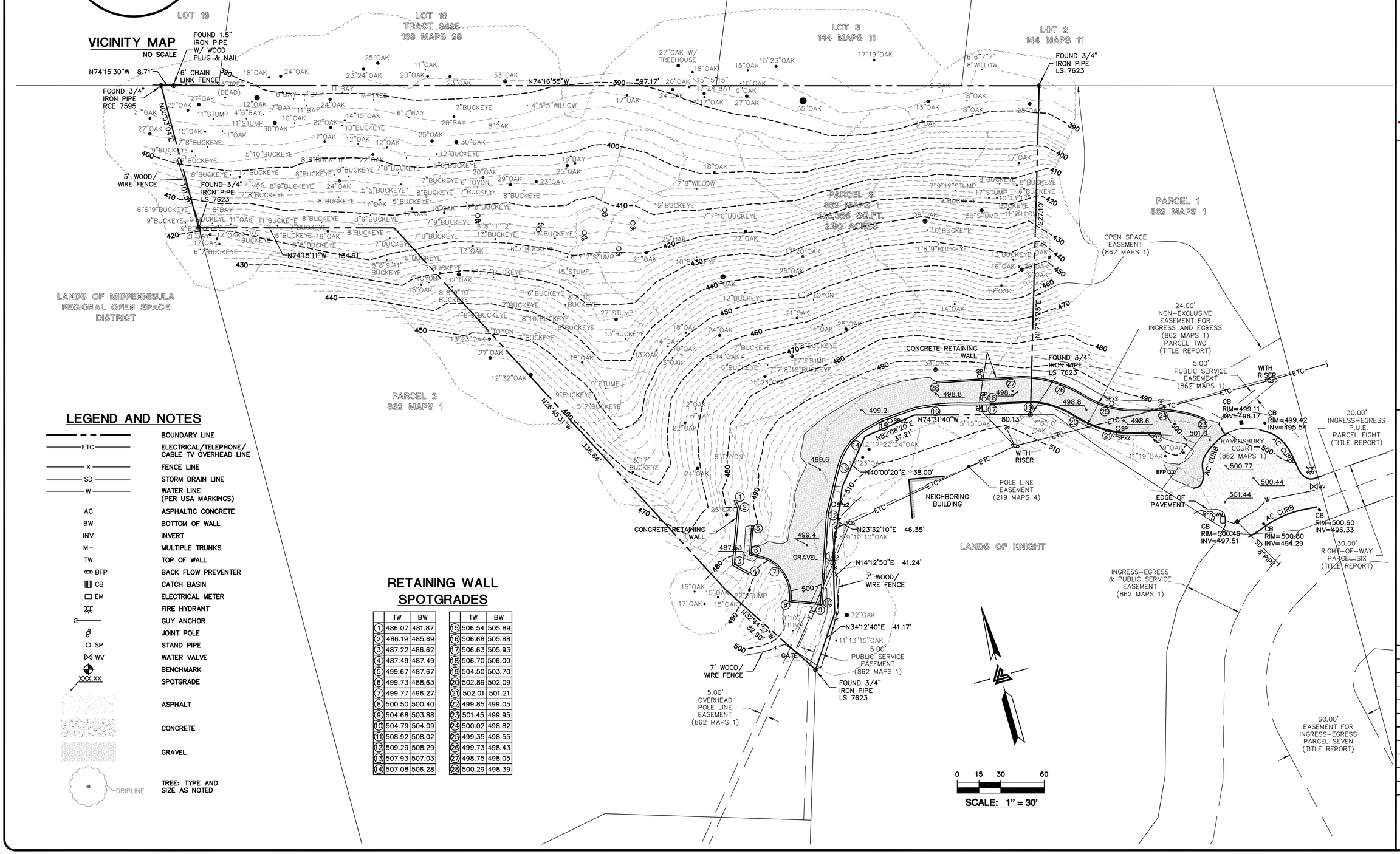
SITE BENCHMARK

SURVEY CONTROL POINT
MAG AND SHINER SET IN ASPHALT
ELEVATION = 500.00' (ASSUMED)

VICINITY MAP

NO SCALE





LEGEND AND NOTES

	BOUNDARY LINE
ETC	ELECTRICAL/TELEPHONE/ CABLE TV OVERHEAD LINE
x	FENCE LINE
SD	STORM DRAIN LINE
W	WATER LINE (PER USA MARKINGS)
AC	ASPHALTIC CONCRETE
BW	BOTTOM OF WALL
INV	INVERT
M–	MULTIPLE TRUNKS
TW	TOP OF WALL
BFP	BACK FLOW PREVENTER
CB	CATCH BASIN
EM	ELECTRICAL METER
	FIRE HYDRANT
	GUY ANCHOR
	JOINT POLE
SP	STAND PIPE
WV	WATER VALVE
	BENCHMARK
XXX.XX	SPOTGRADE
	ASPHALT
	CONCRETE
	GRAVEL
DRIPLINE	TREE: TYPE AND SIZE AS NOTED

RETAINING WALL SPOTGRADES

	TW	BW		TW	BW
1	486.07	481.87	15	506.54	505.89
2	486.19	485.69	16	506.68	505.88
3	487.22	486.62	17	506.63	505.93
4	487.49	487.49	18	506.70	506.00
5	499.67	487.67	19	504.50	503.70
6	499.73	488.63	20	502.89	502.09
7	499.77	496.27	21	502.01	501.21
8	500.50	500.40	22	499.85	499.05
9	504.68	503.88	23	501.45	499.95
10	504.79	504.09	24	500.02	498.82
11	508.92	508.02	25	499.35	498.55
12	509.29	508.29	26	499.73	498.43
13	507.93	507.03	27	498.75	498.05
14	507.08	506.28	28	500.29	498.39

REGISTERED LAND SURVEYOR
GREGORY E. BRAZE
No. 7623
12-31-20
STATE OF CALIFORNIA

LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS • LAND SURVEYORS
MAIN OFFICE:
2495 INDUSTRIAL PKWY WEST
HAYWARD, CALIFORNIA 94545
(510) 887-4086
REGIONAL OFFICES:
ROSEVILLE
DUBLIN
SAN JOSE
WWW.LEABRAZE.COM

22560 RAVENSBURY AVENUE
LOS ALTOS HILLS
CALIFORNIA

UNINCORPORATED SANTA CLARA COUNTY

APN: 351-08-032

TOPOGRAPHIC SURVEY

REVISIONS	BY

JOB NO:	2200209
DATE:	4-22-20
SCALE:	1" = 30'
FIELD BY:	EH
DRAWN BY:	JN
SHEET NO:	SU1

01 OF 01 SHEETS

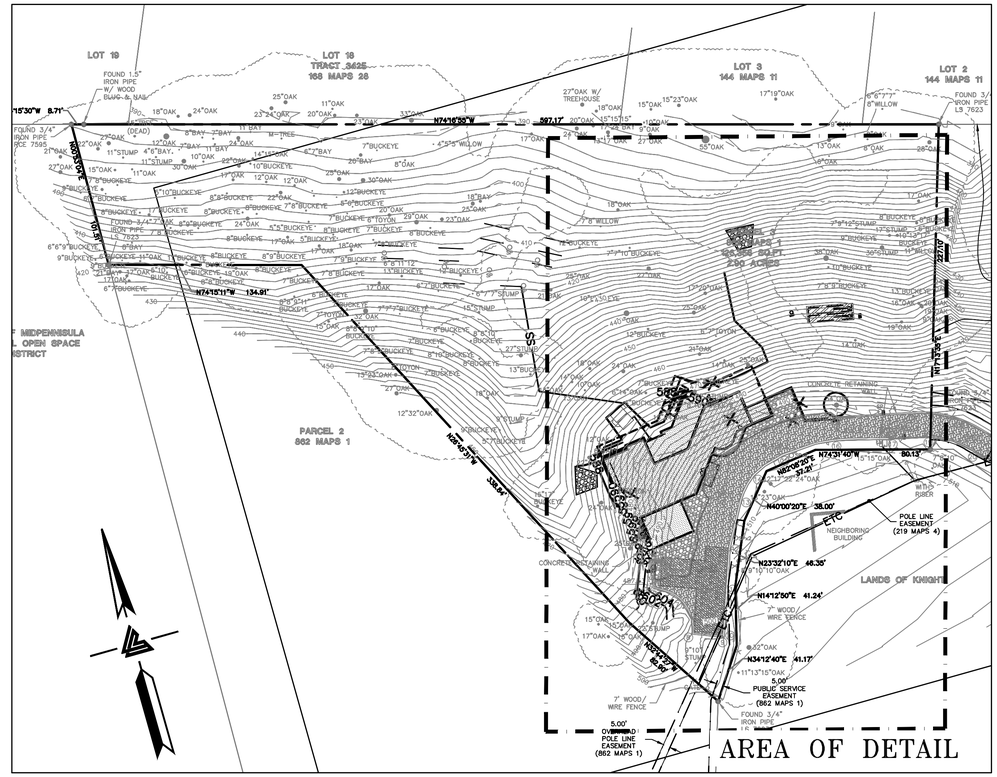
22560 RAVENSBURY AVENUE
LOS ALTOS HILLS, CALIFORNIA

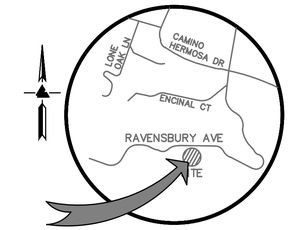
LEGEND

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
SDMH	SDMH	CURB INLET
		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

ABBREVIATIONS

AB	AGGREGATE BASE	LF	LINEAR FEET
AC	ASPHALT CONCRETE	MAX	MAXIMUM
ACC	ACCESSIBLE	MH	MANHOLE
AD	AREA DRAIN	MIN	MINIMUM
BC	BEGINNING OF CURVE	MON.	MONUMENT
B & D	BEARING & DISTANCE	(N)	NEW
BM	BENCHMARK	NO.	NUMBER
BW/FG	BOTTOM OF WALL/FINISH GRADE	NTS	NOT TO SCALE
		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	P/L	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
LNDG	LANDING		





VICINITY MAP
NO SCALE

OWNER'S INFORMATION

OWNER: 22560 RAVENSBURY AVENUE, LLC
45863 BRIDGEPORT PLACE
FREMONT, CA 94539

APN: 351–08–032

REFERENCES

THIS GRADING AND DRAINAGE PLAN IS SUPPLEMENTAL TO:

1. TOPOGRAPHIC SURVEY BY LEA & BRAZE ENGINEERING, ENTITLED:
   "TOPOGRAPHIC SURVEY"
   LOT 3 – TODD SUBDIVISION
   LOS ALTOS HILLS, CA
   DATED: 4–22–20
   JOB#: 2200209
2. SITE PLAN BY DZ DESIGN ASSOCIATES, INC:
   "PERLEGOS RESIDENCE"
   22560 RAVENSBURY AVE
   LOS ALTOS HILLS, CA
   DATED: 02–08–2019
3. SOIL REPORT BY MURRAY ENGINEERS ENTITLED:
   "GEOTECHNICAL INVESTIGATION"
   22560 RAVENSBURY AVE
   LOS ALTOS HILLS, CA
   DATED: JULY 10, 2014 & JULY 17, 2019
   JOB#: 1917–1R1

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

GEOTECHNICAL ENGINEER OBSERVATION

THE GEOTECHNICAL ASPECTS OF THE CONSTRUCTION, INCLUDING SITE GRADING, DRILLED PIER EXCAVATIONS FOR SITE RETAINING WALL FOUNDATIONS, RETAINING WALL BACKDRAIN INSTALLATION AND BACKFILL, SUBGRADE PREPARATION AND BASE ROCK COMPACTION BENEATH SLABS AND DRIVEWAY, AND SUBSURFACE DRAINAGE SHOULD BE PERFORMED IN ACCORDANCE WITH THE RECOMMENDATIONS PRESENTED IN THE GEOTECHNICAL REPORT BY MURRAY ENGINEERS, INC. **DATED JULY 10, 2014.** IN ADDTION TO A SUPPLEMENTAL LETTER DATED JULY 17, 2019. MURRAY ENGINEERS, INC. SHOULD BE PROVIDED AT LEAST 48 HOURS ADVANCE NOTIFICATION (650–559–9980) OF ANY GEOTECHNICAL ASPECTS OF THE CONSTRUCTION AND SHOULD BE PRESENT TO OBSERVE AND TEST THE EARTHWORK, FOUNDATION, AND DRAINAGE INSTALLATION PHASES OF THE PROJECT.

EASEMENT NOTE

EASEMENTS SHOWN ARE PER TITLE REPORT PREPARED BY OLD REPUBLIC TITLE COMPANY, ORDER NO. 0611020154–SM, DATED MARCH 6, 2018 AND PER (862 MAPS 1).

UTILITY NOTE

ALL UNDERGROUND PIPE TYPES, SIZES AND LOCATION SHOWN ON THIS SURVEY ARE BASED ON VISUAL OBSERVATION. ANY USE OF THIS INFORMATION SHOULD BE VERIFIED, BEFORE ITS USE, WITH THE CONTROLLING MUNICIPALITY OR UTILITY PROVIDER. THIS SURVEY MAKES NO GUARANTEE OF THE INSTALLED ACTUAL LOCATION, DEPTHS OR SIZE.

SITE BENCHMARK

SURVEY CONTROL POINT
MAG AND SHINER SET IN ASPHALT
ELEVATION = 500.00' (ASSUMED)

FEMA NOTE

PROPERTY COMPLETELY OUT OF SPECIAL FLOOD HAZARD AREA (SFHA) PER CURRENT FLOOD INSURANCE RATE MAP

TREE NOTE

TREE SIZE, TYPE AND DRIPLINES ARE BASED ON A VISUAL OBSERVATION. FINAL DETERMINATION SHOULD BE MADE BY THE PROJECT ARBORIST.

NOTES

ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS OF A FOOT.

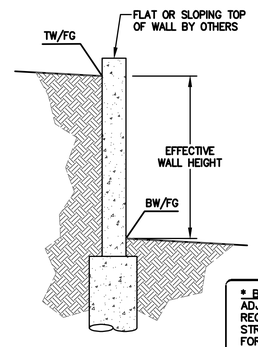
BUILDING FOOTPRINTS ARE SHOWN TO FINISHED MATERIAL (STUCCO/SIDING) AT GROUND LEVEL.

ALL RETAINING WALLS ARE MADE OF CONCRETE UNLESS OTHERWISE SPECIFIED.

THE AREA OF THE SURVEYED LOT IS 126,356 SQUARE FEET / 2.90 ACRE

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 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, SUBDRAIN, WATERPROOFING, FINISHES, COLORS, STEEL REINFORCING, MATERIALS, ETC. PROVIDE CLIPS OR OTHER MEANS OF SECURING FINISH MATERIALS AS NECESSARY (WET SET INTO THE WALL).
5. ALL RETAINING WALLS SHOULD HAVE A BACK–OF–WALL SUB–SURFACE DRAINAGE SYSTEM TO PREVENT HYDROSTATIC PRESSURE.
6. 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.



ESTIMATED EARTHWORKS QUANTITIES

CUT			MAX. DEPTH
CUT (SITE GRADING)	880	CY	5.7 FEET (LANDSCAPE)
CUT (WITHIN BUILDING FOOTPRINT)	80	CY	2 FEET (HOUSE)
CUT TOTAL OVERALL VOLUME	960	CY	
FILL			**MAX. DEPTH**
FILL (SITE GRADING)	425	CY	2 (LANDSCAPE)
FILL (WITHIN BUILDING FOOTPRINT)	95	CY	2 FEET (HOUSE)
FILL TOTAL OVERALL VOLUME	520	CY	
TOTAL EXPORT:	440	CY	

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

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

NOTE:
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aabaya@leabraze.com

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

SHEET INDEX

C–1.0	TITLE SHEET
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C–2.0	GRADING & DRAINAGE PLAN
C–2.1	GRADING & DRAINAGE PLAN
C–2.2	GRADING & DRAINAGE PLAN
C–3.0	UTILITY PLAN
C–3.1	UTILITY PLAN
C–3.2	UTILITY PLAN
C–4.0	DETAILS
C–4.1	DETAILS
C–5.0	GRADING SPECIFICATIONS
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ER–2	EROSION CONTROL PLAN

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

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LOS ALTOS HILLS, CALIFORNIA
SANTA CLARA COUNTY
APN: 351–08–032

TITLE SHEET

REVISIONS	BY
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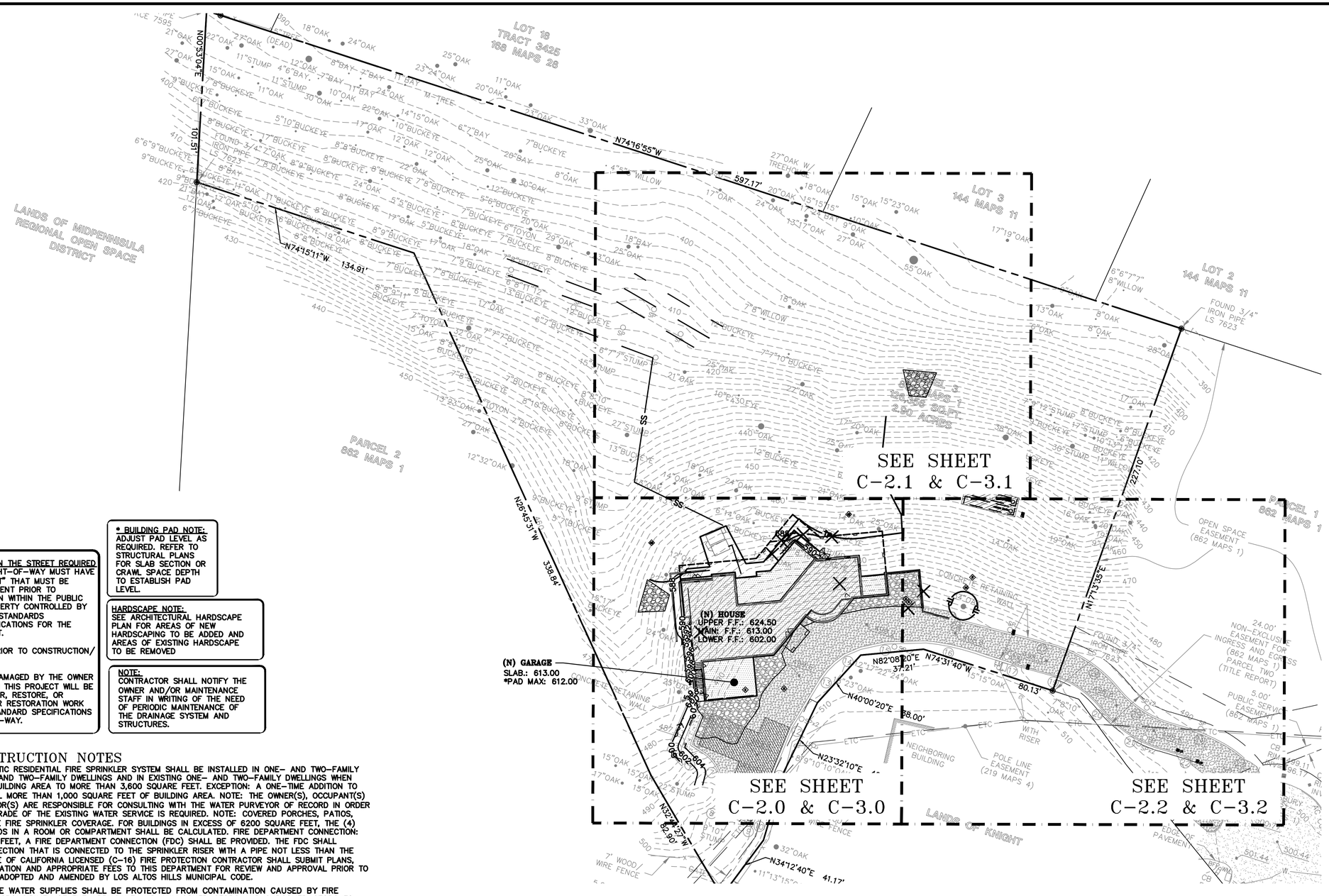
JOB NO:	2190302
DATE:	06–05–20
SCALE:	1" = 50'
DESIGN BY:	KZ
CHECKED BY:	KZ
SHEET NO:	**C–1.0**



ENCROACHMENT PERMIT FOR CONSTRUCTION IN THE STREET REQUIRED
CONSTRUCTION CONDUCTED IN THE TOWN RIGHT-OF-WAY MUST HAVE A "PERMIT FOR CONSTRUCTION IN THE STREET" THAT MUST BE OBTAINED FROM THE PUBLIC WORKS DEPARTMENT PRIOR TO COMMENCEMENT OF WORK. ANY CONSTRUCTION WITHIN THE PUBLIC RIGHT-OF-WAY, EASEMENTS, OR OTHER PROPERTY CONTROLLED BY THE CITY/TOWN/COUNTY MUST CONFORM TO STANDARDS ESTABLISHED IN THE TOWN STANDARD SPECIFICATIONS FOR THE UTILITIES DEPT. AND THE PUBLIC WORKS DEPT.

CONTRACTOR TO CONTACT USA 48 HOURS PRIOR TO CONSTRUCTION/ EXCAVATION IN THE RIGHT-OF-WAY.

ANY/ALL PUBLIC IMPROVEMENTS THAT ARE DAMAGED BY THE OWNER OR HIS/HER CONTRACTOR WHILE WORKING ON THIS PROJECT WILL BE THE RESPONSIBILITY OF THE OWNER TO REPAIR, RESTORE, OR REPLACE IN KIND. REPLACEMENT, REPAIR, OR RESTORATION WORK MUST BE IN COMPLIANCE WITH THE TOWN STANDARD SPECIFICATIONS FOR CONSTRUCTION IN THE PUBLIC RIGHT-OF-WAY.

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

HARDSCAPE NOTE:
SEE ARCHITECTURAL HARDSCAPE PLAN FOR AREAS OF NEW HARDSCAPING TO BE ADDED AND AREAS OF EXISTING HARDSCAPE TO BE REMOVED

NOTE:
CONTRACTOR SHALL NOTIFY THE OWNER AND/OR MAINTENANCE STAFF IN WRITING OF THE NEED OF PERIODIC MAINTENANCE OF THE DRAINAGE SYSTEM AND STRUCTURES.

FIRE DEPARTMENT CONSTRUCTION NOTES

1. FIRE SPRINKLERS REQUIRED: AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM SHALL BE INSTALLED IN ONE- AND TWO-FAMILY DWELLINGS AS FOLLOWS: IN ALL NEW ONE- AND TWO-FAMILY DWELLINGS AND IN EXISTING ONE- AND TWO-FAMILY DWELLINGS WHEN ADDITIONS ARE MADE THAT INCREASE THE BUILDING AREA TO MORE THAN 3,600 SQUARE FEET. EXCEPTION: A ONE-TIME ADDITION TO AN EXISTING BUILDING THAT DOES NOT TOTAL MORE THAN 1,000 SQUARE FEET OF BUILDING AREA. NOTE: THE OWNER(S), OCCUPANT(S) AND ANY CONTRACTOR(S) OR SUBCONTRACTOR(S) ARE RESPONSIBLE FOR CONSULTING WITH THE WATER PURVEYOR OF RECORD IN ORDER TO DETERMINE IF ANY MODIFICATION OR UPGRADE OF THE EXISTING WATER SERVICE IS REQUIRED. NOTE: COVERED PORCHES, PATIOS, BALCONIES, AND ATTIC SPACES MAY REQUIRE FIRE SPRINKLER COVERAGE. FOR BUILDINGS IN EXCESS OF 6200 SQUARE FEET, THE (4) FOUR MOST HYDRAULICALLY DEMANDING HEADS IN A ROOM OR COMPARTMENT SHALL BE CALCULATED. FIRE DEPARTMENT CONNECTION: FOR BUILDINGS IN EXCESS OF 6200 SQUARE FEET, A FIRE DEPARTMENT CONNECTION (FDC) SHALL BE PROVIDED. THE FDC SHALL CONSIST OF AT LEAST ONE 2.5" HOSE CONNECTION THAT IS CONNECTED TO THE SPRINKLER RISER WITH A PIPE NOT LESS THAN THE DIAMETER OF THE SPRINKLER RISER. A STATE OF CALIFORNIA LICENSED (C-16) FIRE PROTECTION CONTRACTOR SHALL SUBMIT PLANS, CALCULATIONS, A COMPLETED PERMIT APPLICATION AND APPROPRIATE FEES TO THIS DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO BEGINNING THEIR WORK. SECTION R313.2 AS ADOPTED AND AMENDED BY LOS ALTOS HILLS MUNICIPAL CODE.

2. WATER SUPPLY REQUIREMENTS: POTABLE WATER SUPPLIES SHALL BE PROTECTED FROM CONTAMINATION CAUSED BY FIRE PROTECTION WATER SUPPLIES. IT IS THE RESPONSIBILITY OF THE APPLICANT AND ANY CONTRACTORS AND SUBCONTRACTORS TO CONTACT THE WATER PURVEYOR SUPPLYING THE SITE OF SUCH PROJECT, AND TO COMPLY WITH THE REQUIREMENTS OF THAT PURVEYOR. SUCH REQUIREMENTS SHALL BE INCORPORATED INTO THE DESIGN OF ANY WATER-BASED FIRE PROTECTION SYSTEMS, AND/ OR FIRE SUPPRESSION WATER SUPPLY SYSTEMS OR STORAGE CONTAINERS THAT MAY BE PHYSICALLY CONNECTED IN ANY MANNER TO AN APPLIANCE CAPABLE OF CAUSING CONTAMINATION OF THE POTABLE WATER SUPPLY OF THE PURVEYOR OF RECORD. FINAL APPROVAL OF THE SYSTEM(S) UNDER CONSIDERATION WILL NOT BE GRANTED BY THIS OFFICE UNTIL COMPLIANCE WITH THE REQUIREMENTS OF THE WATER PURVEYOR OF RECORD ARE DOCUMENTED BY THAT PURVEYOR AS HAVING BEEN MET BY THE APPLICANT(S). 2010 CFC SEC. 903.3.5 AND HEALTH AND SAFETY CODE 13114.7

3. CONSTRUCTION SITE FIRE SAFETY: ALL CONSTRUCTION SITES MUST COMPLY WITH APPLICABLE PROVISIONS OF THE CFC CHAPTER 33 AND SANTA CLARA COUNTY FIRE DEPARTMENT STANDARD DETAIL AND SPECIFICATION SI-7. PROVIDE APPROPRIATE NOTATIONS ON SUBSEQUENT PLAN SUBMITTALS, AS APPROPRIATE TO THE PROJECT. CFC CHP. 33

4. PREMISES IDENTIFICATION: NEW AND EXISTING BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS, OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL BE A MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH. WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE, OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE CFC SECTION. 505.1

5. FIRE APPARATUS (ENGINE) ACCESS DRIVEWAY REQUIRED: PROVIDE AN ACCESS DRIVEWAY WITH A PAVED ALL WEATHER SURFACE, A MINIMUM UNOBSTRUCTED WIDTH OF 14 FEET, VERTICAL CLEARANCE OF 13 FEET 6 INCHES, MINIMUM CIRCULATING TURNING RADIUS OF 40 FEET OUTSIDE, AND A MAXIMUM SLOPE OF 15%. INSTALLATIONS SHALL CONFORM TO FIRE DEPARTMENT STANDARD DETAILS AND SPECIFICATIONS SHEET D-1. THIS IS ILLUSTRATED 011 CURRENT PLA11S CFC SEC. 503

NOTE:
NO GRADING SHALL TAKE PLACE DURING THE WET SEASON GRADING RESTRICTION (OCT. 1ST TO APRIL 30TH) EXCEPT WITH PRIOR APPROVAL FROM THE TOWN ENGINEER.

**** EXISTING UTILITY NOTE:**
CONTRACTOR TO VERIFY EXISTING UTILITIES SIZE, LOCATION, AND SLOPE PRIOR TO CONSTRUCTION. NOTIFY LEA & BRAZE ENGINEERING OF DISCREPANCIES.

NOTE:
FOR CONSTRUCTION STAKING SCHEDULING OR QUOTATIONS PLEASE CONTACT ALEX ABAYA AT LEA & BRAZE ENGINEERING (510)887-4086 EXT 116. aabaya@leabraze.com

REQUIRED DRAINAGE INSPECTIONS
THE TOWN OF LOS ALTOS HILLS REQUIRES LEA & BRAZE ENGINEERING, INC. TO INSPECT ALL STORM DRAINAGE AS IT IS INSTALLED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT LEA & BRAZE ENGINEERING, INC. PRIOR TO START OF CONSTRUCTION TO SET UP A PRE-CONSTRUCTION MEETING, AND TO CALL AT LEAST 48 HOURS IN ADVANCE OF ANY INSPECTIONS. PIPES ARE TO REMAIN UNCOVERED UNTIL AN INSPECTION OCCURS.

POINT OF CONTACT:
PETER CARLINO
LEA & BRAZE ENGINEERING, INC.
(510)887-4086 pcarlino@leabraze.com

NOTE:
THE PROPERTY OWNER SHALL INFORM THE TOWN OF ANY DAMAGE AND SHALL REPAIR ANY DAMAGE CAUSED BY THE CONSTRUCTION OF THE PROJECT TO THE PATHWAYS, PRIVATE DRIVEWAYS, AND PUBLIC AND PRIVATE ROADWAYS, PRIOR TO FINAL INSPECTION AND RELEASE OF OCCUPANCY PERMITS AND SHALL PROVIDE THE TOWN WITH PHOTOGRAPHS OF THE EXISTING CONDITIONS OF THE ROADWAYS AND PATHWAYS PRIOR TO ACCEPTANCE OF PLANS FOR BUILDING PLAN CHECK.

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

0 15 30 60
SCALE: 1" = 30'

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

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LOS ALTOS HILLS, CALIFORNIA
SANTA CLARA COUNTY
APN: 351-08-032

OVERALL SITE PLAN

REVISIONS	BY
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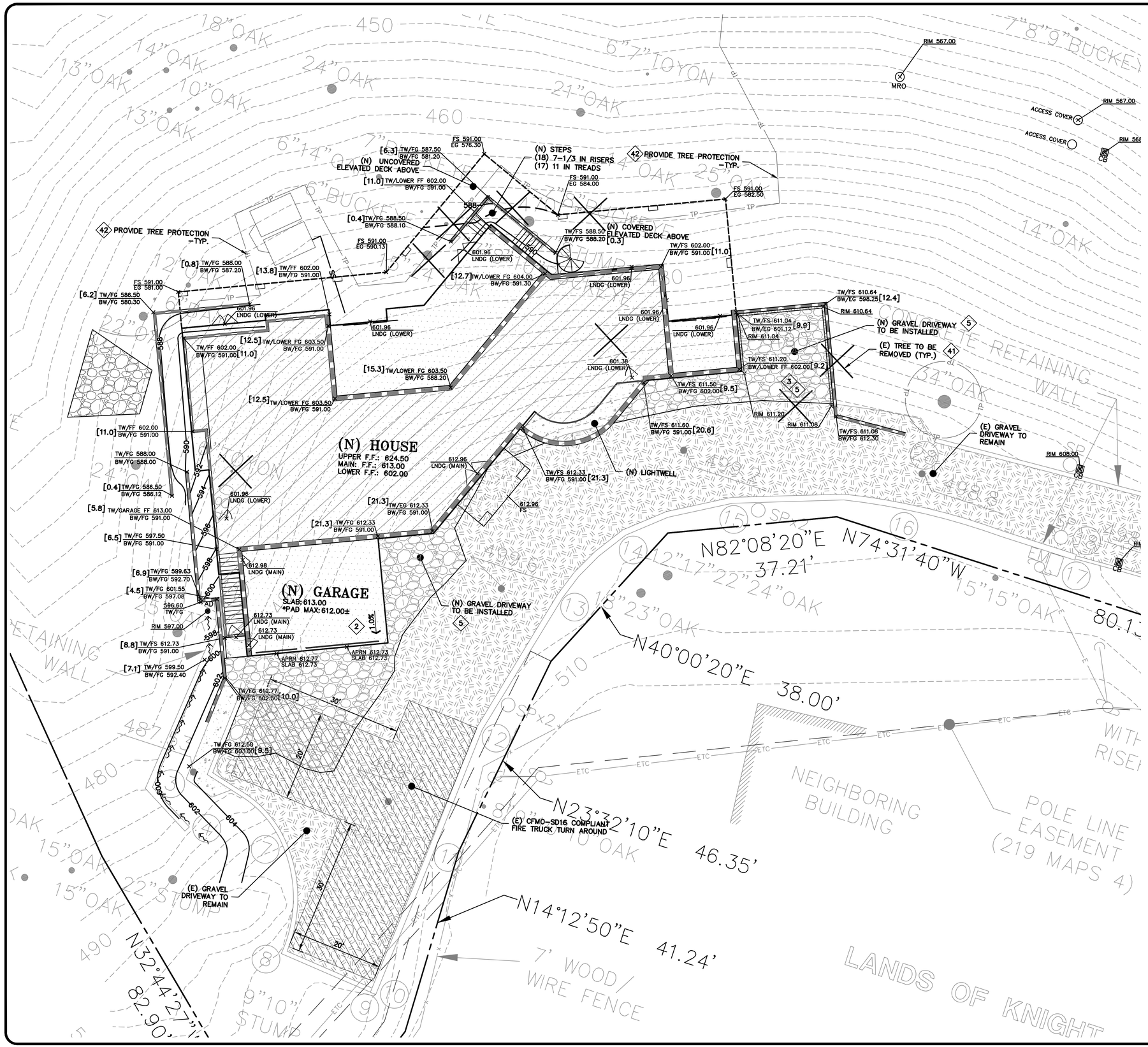
JOB NO:	2190302
DATE:	06-05-20
SCALE:	1" = 30'
DESIGN BY:	KZ
CHECKED BY:	KZ
SHEET NO:	C-1.1

02 OF 13 SHEETS



FLATWORK KEYNOTES 1 TO 5

FINISHED GRADES AT BUILDING PERIMETER SHALL BE SLOPED AT A MINIMUM OF 5% FOR THE FIRST 10' AWAY FROM THE BUILDING PER CBC 1804.4 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 2304.12.1.2 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% SLOPE ACROSS FLAT WORK AND/OR PAVING PER CBC 1804.4. SLOPE TOWARDS POSITIVE DRAINAGE AS SHOWN ON PLAN.
3. (N) ELEVATED CONCRETE PATIOS/WALKWAYS. SEE ARCHITECTURAL & STRUCTURAL PLANS.
4. (N) GRAVEL DRIVEWAY.

DEMOLITION KEYNOTES 40 TO 42

40. DEMOLISH (E) IMPROVEMENTS AS NECESSARY TO ACCOMMODATE (N) CONSTRUCTION. NO DEMOLITION SHALL COMMENCE WITHOUT REQUIRED DEMOLITION PERMITS.
41. REMOVE (E) TREE. CONTRACTOR SHALL OBTAIN THE PROPER TREE REMOVAL PERMITS AS REQUIRED.
42. PROVIDE TREE PROTECTION AROUND TREES TO REMAIN. SEE SANTA CLARA COUNTY STANDARD DETAIL ON TITLE SHEET.

0 5 10 20

SCALE: 1" = 10'

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

DRIVEWAY NOTE:
DRIVEWAY TO BE MADE OF AN ALL WEATHER MATERIAL THAT IS CAPABLE OF HOLDING 75,000 POUNDS.

NOTE:
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aabaya@leabraze.com

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

HATCH LEGEND

- BUILDING ROOF
- ASPHALT CONCRETE
- WATER
- BASEMENT
- CONCRETE PAD
- LAWN/PLANTING

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

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22560 RAVENSBURY AVENUE
LOS ALTOS HILLS, CALIFORNIA

SANTA CLARA COUNTY

APN: 351-08-032

GRADING & DRAINAGE PLAN

REVISIONS	BY
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JOB NO:	2190302
DATE:	06-05-20
SCALE:	1"=10'
DESIGN BY:	KZ
CHECKED BY:	KZ
SHEET NO:	C-2.0

03 OF 13 SHEETS

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0 5 10 20

SCALE: 1" = 10'

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

NOTE:
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aabaya@leabraze.com

* BUILDING PAD NOTE:
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HATCH LEGEND

- BUILDING ROOF
- ASPHALT CONCRETE
- WATER
- BASEMENT
- CONCRETE PAD
- LAWN/PLANTING

REGISTERED PROFESSIONAL ENGINEER PETER CARLIAO 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
(P) (916)966-1338
(F) (916)797-7363
WWW.LEABRAZE.COM

PERLEGOS RESIDENCE
22560 RAVENSBURY AVENUE
LOS ALTOS HILLS, CALIFORNIA

SANTA CLARA COUNTY

APN: 351-08-032

GRADING & DRAINAGE PLAN

REVISIONS	BY
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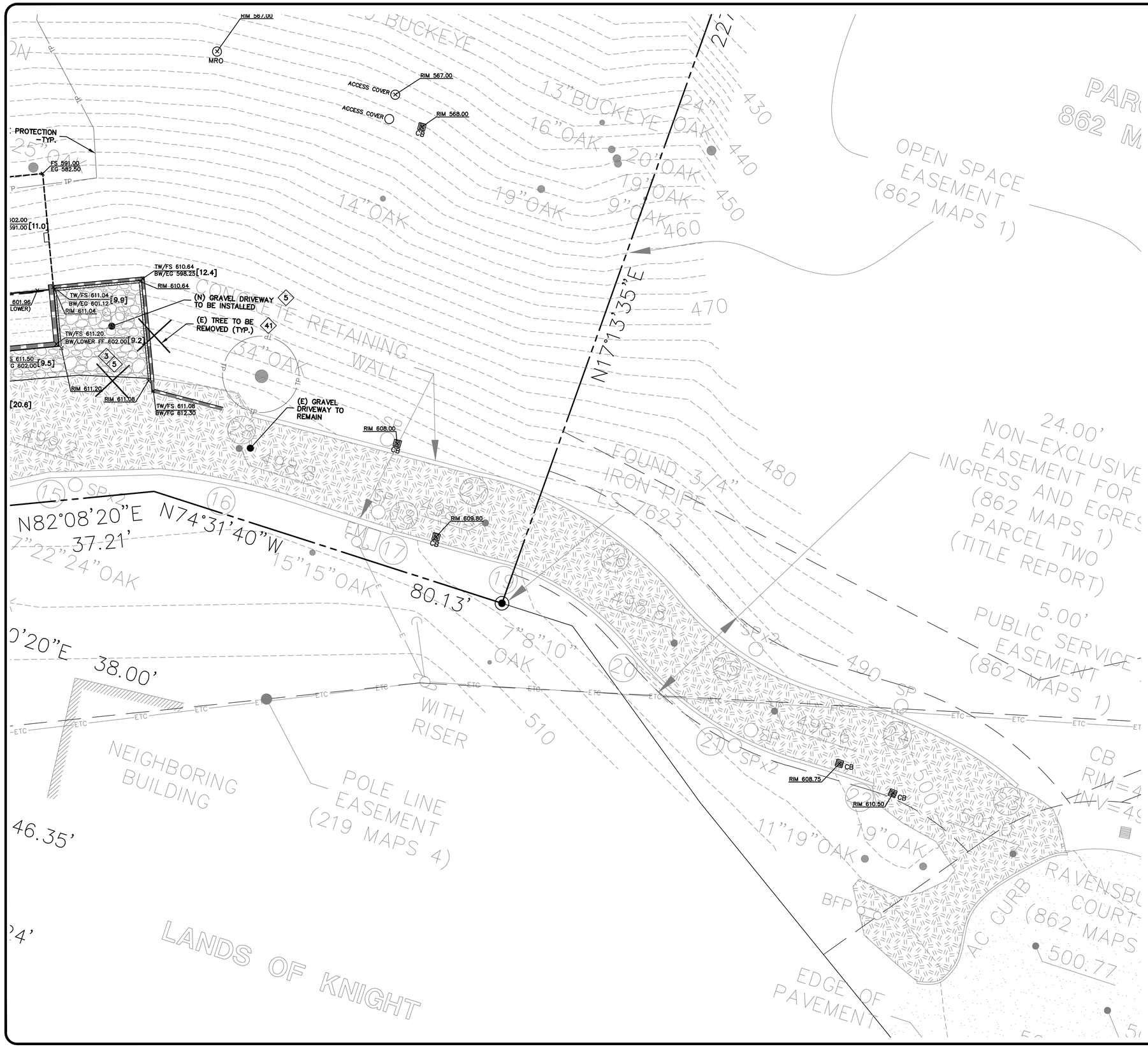
JOB NO:	2190302
DATE:	06-05-20
SCALE:	1'=10"
DESIGN BY:	KZ
CHECKED BY:	KZ
SHEET NO:	C-2.1

04 OF 13 SHEETS



FLATWORK KEYNOTES 1 TO 5

1. FINISHED GRADES AT BUILDING PERIMETER SHALL BE SLOPED AT A MINIMUM OF 5% FOR THE FIRST 10' AWAY FROM THE BUILDING PER CBC 1804.4 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 2304.12.1.2 UNLESS STRUCTURAL DETAILING ALLOWS LESS. REFER TO STRUCTURAL PLANS FOR FOUNDATION DESIGN AND DETAILS.
2. 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
3. PROVIDE 2% SLOPE ACROSS FLAT WORK AND/OR PAVING PER CBC 1804.4. SLOPE TOWARDS POSITIVE DRAINAGE AS SHOWN ON PLAN.
4. (N) ELEVATED CONCRETE PATIOS/WALKWAYS. SEE ARCHITECTURAL & STRUCTURAL PLANS.
5. (N) GRAVEL DRIVEWAY.

DEMOLITION KEYNOTES 40 TO 42

40. DEMOLISH (E) IMPROVEMENTS AS NECESSARY TO ACCOMMODATE (N) CONSTRUCTION. NO DEMOLITION SHALL COMMENCE WITHOUT REQUIRED DEMOLITION PERMITS.
41. REMOVE (E) TREE. CONTRACTOR SHALL OBTAIN THE PROPER TREE REMOVAL PERMITS AS REQUIRED.
42. PROVIDE TREE PROTECTION AROUND TREES TO REMAIN. SEE SANTA CLARA COUNTY STANDARD DETAIL ON TITLE SHEET.

0 5 10 20

SCALE: 1" = 10'

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DRIVEWAY NOTE:
DRIVEWAY TO BE MADE OF AN ALL WEATHER MATERIAL THAT IS CAPABLE OF HOLDING 75,000 POUNDS.

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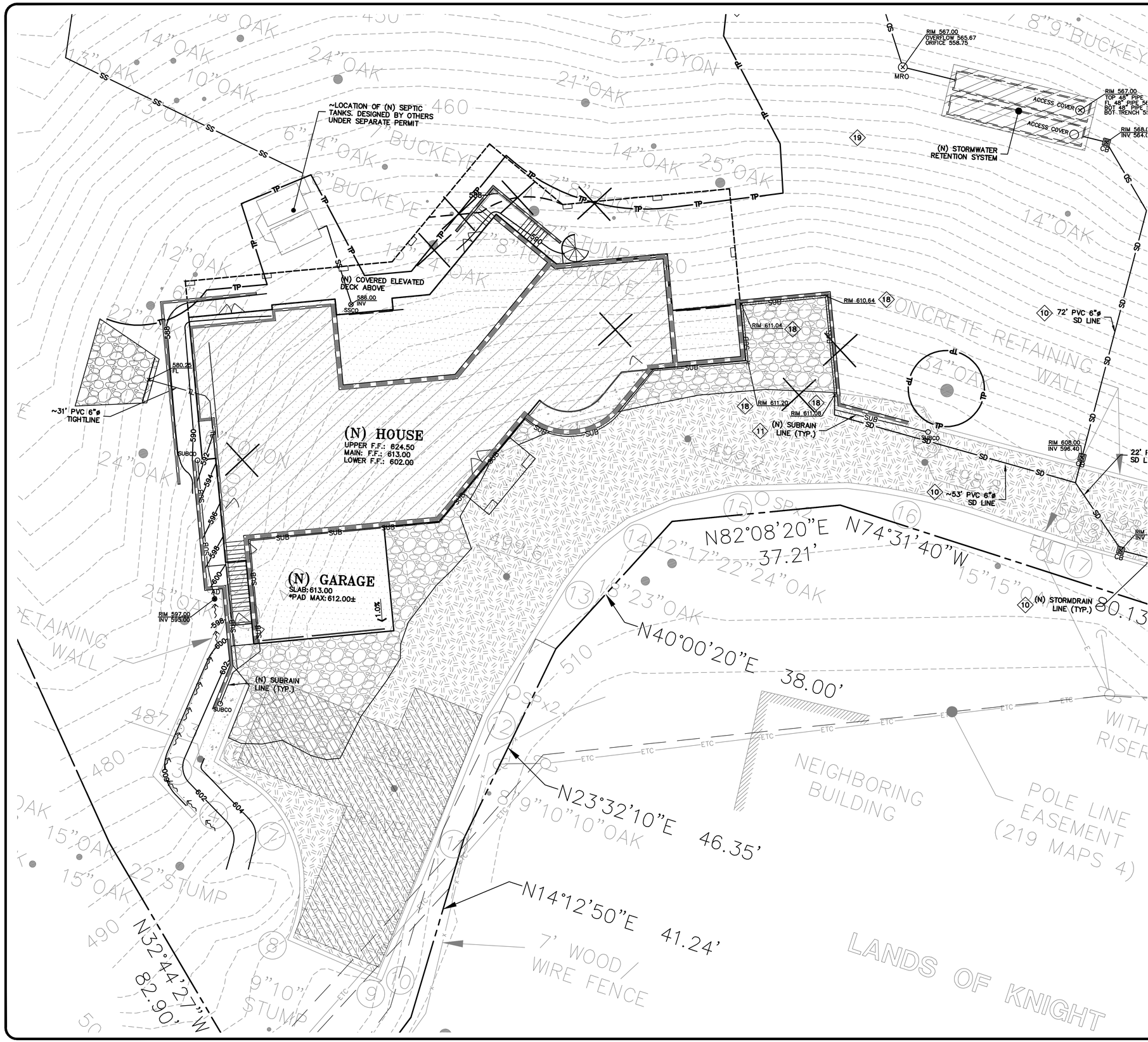

STORM DRAIN KEYNOTES 10 TO 20

10. 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 1% 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.

11. INSTALL (N) SUBDRAIN. USE PERFORATED 4" PVC (SDR-35) WITH HOLES DOWN AND SLOPED AT 1% MINIMUM SURROUND WITH 3/4" DRAIN ROCK WRAPPED IN FILTER FABRIC (MIRAFI 140N). MIRADRAIN OR OTHER LEA & BRAZE PREAPPROVED DRAINAGE SYSTEM MAY ALSO BE USED. AVOID USING 90° BENDS AND INSTEAD USE (2) 45° BENDS AND WYE CONNECTIONS. PROVIDE CLEANOUT TO GRADE AT MAJOR CHANGES IN DIRECTION AND AT 100' MAXIMUM INTERVALS. SUBDRAIN SHALL REMAIN A DEDICATED SEPARATE SYSTEM UNTIL IT CONNECTS TO STORM DRAIN SYSTEM OR OUTFALL AS SHOWN.

12. CONSTRUCT (N) EARTHEN SWALE SLOPED AT 1% MINIMUM TOWARDS POSITIVE OUTFALL.

13. CONNECT RAIN WATER DOWNSPOUTS TO 4" PVC (SDR-35) TIGHTLINE, SLOPED AT 1% MINIMUM. DIRECT TO NEAREST STORM DRAIN LINE. PROVIDE CLEAN OUT TO GRADE AT MAJOR CHANGES IN DIRECTION. AVOID USING 90° BENDS AND INSTEAD USE (2) 45° BENDS. TIGHTLINE MAY BE PLACED IN COMMON TRENCH WITH SUBDRAIN LINES, HOWEVER, NOT CONNECT TO SUBDRAIN LINES. CONNECT TO NEAREST STORM DRAIN LINE AS SHOWN ON PLAN.

14. INSTALL (N) "CHRISTY V-1" AREA DRAINS. CONNECT TO ON-SITE STORM DRAIN SYSTEM.

15. INSTALL (N) 4" DIAMETER BRASS ATRIUM GRATE IN LANDSCAPE OR PLANTER AREAS (NDS PART 78B OR 90B FOR 6" DIAMETER BRASS ATRIUM GRATE). DO NOT USE PLASTIC GRATES.

16. INSTALL (N) "CHRISTY V-24" CATCH BASIN W/ CONCRETE BOTTOM FLUSH W/ LOWEST OUTGOING INVERT. PLACE BOX ON 6" CLASS 2 AGGREGATE BASE MATERIAL.

17. INSTALL (N) "CHRISTY V-12" CATCH BASIN W/ TRAFFIC RATED LID W/ CONCRETE BOTTOM FLUSH /W LOWEST OUTGOING INVERT. PLACE BOX ON 6" CLASS 2 AGGREGATE BASE MATERIAL.

18. TRENCH DRAINS SHALL BE 6" NDS "DURA-SLOPE" PRESLOPED TRENCH DRAINS W/ TRAFFIC RATED GRATE OR APPROVED EQUAL. CONNECT TO NEAREST STORM DRAIN LINE VIA 6" PVC TIGHTLINE.

19. INSTALL (N) RETENTION SYSTEM.

20. INSTALL (N) RIP-RAP ENERGY DISSIPATER.

UTILITIES KEYNOTES 30 TO 32

30. (N) SEWER LATERAL, SEPTIC TANK, AND LEACH FIELD (BY SEPARATE DESIGN). LATERAL SHALL BE 4" PVC (SDR-26 OR BETTER) SLOPED AT 2%.

31. CONNECT (N) 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.

32. INSTALL (N) JOINT TRENCH FOR SERVICES INCLUDING GAS, CATV & ELECTRIC FROM NEAREST POINT OF CONNECTION. DESIGN BY OTHERS.

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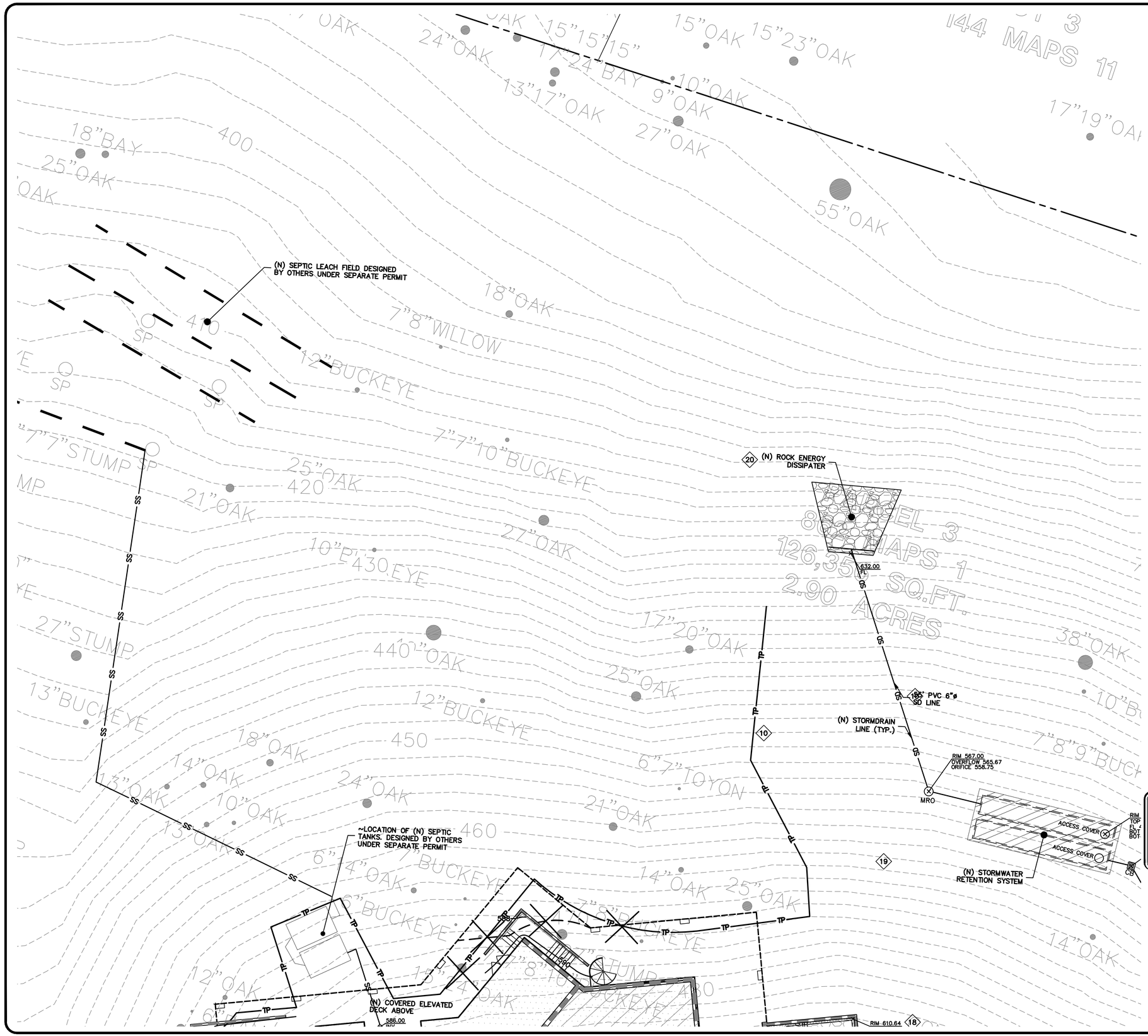

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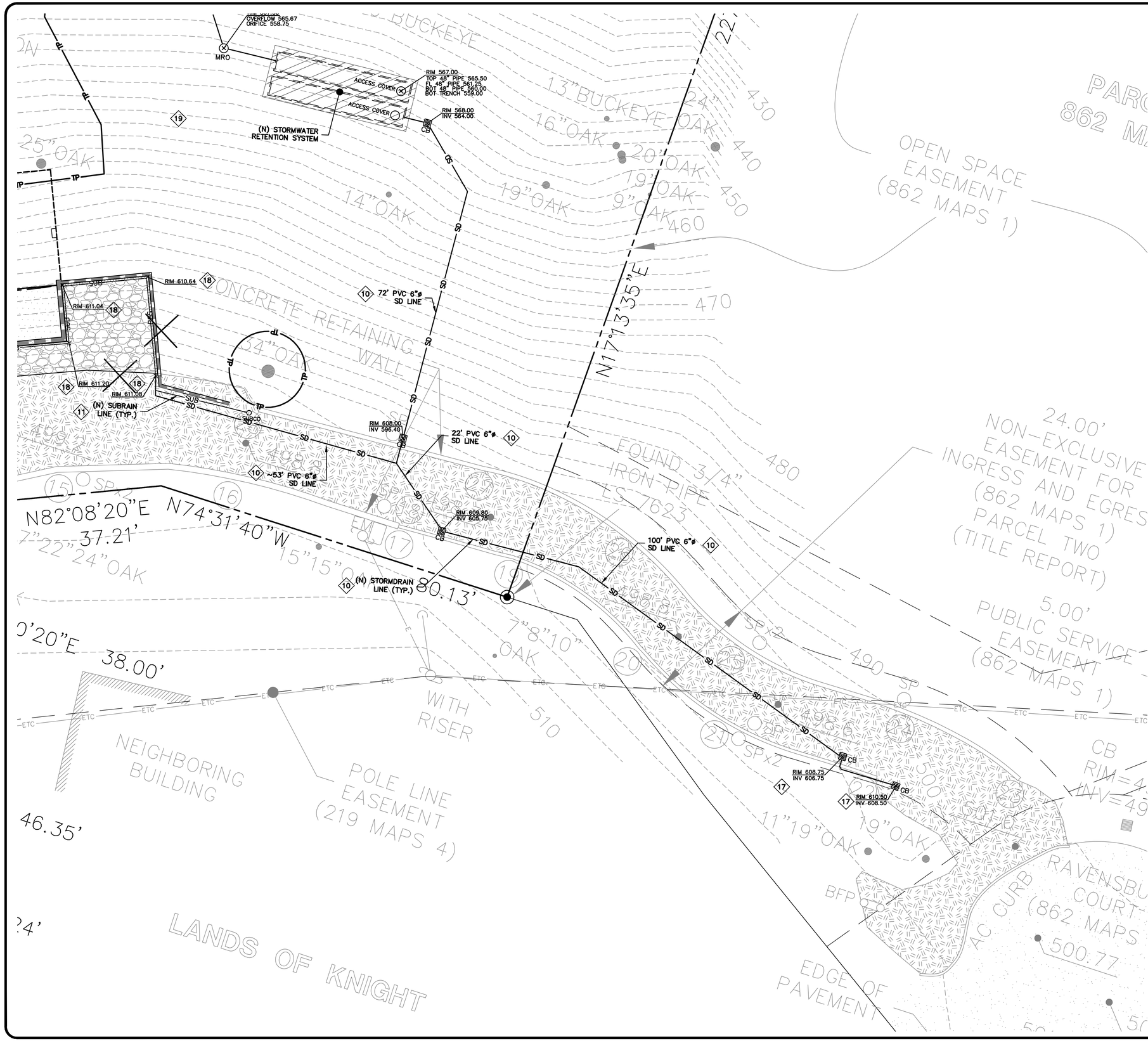

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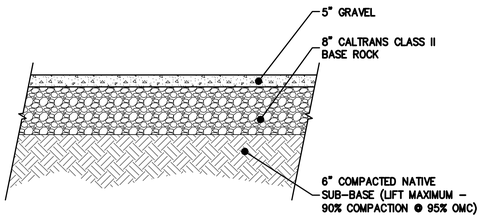
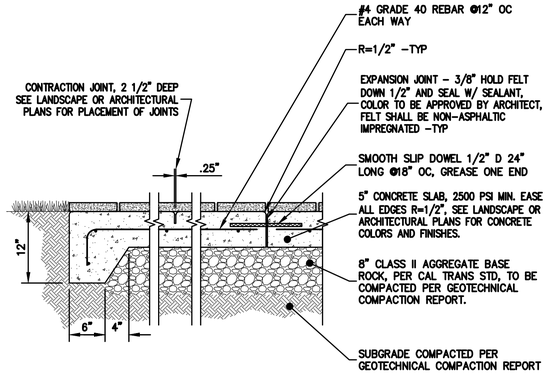
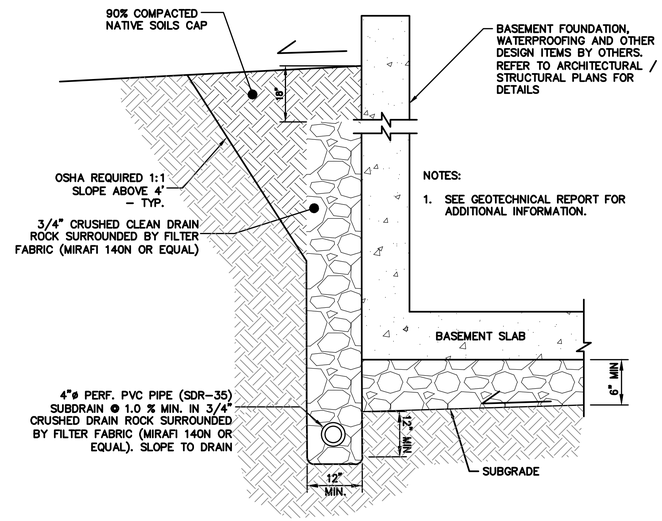


NOTE:
PAVEMENT SECTION PER GEOTECHNICAL REPORT.

1 C-4.0 **GRAVEL SECTION**
NTS

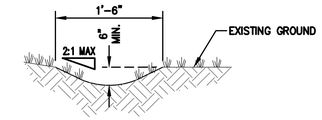


2 C-4.0 **DRIVEWAY SLAB OR CONC. PAVING**
NTS

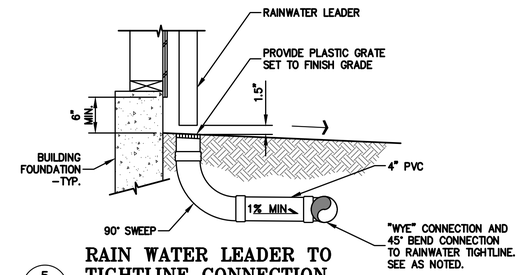


NOTES:
1. SEE GEOTECHNICAL REPORT FOR ADDITIONAL INFORMATION.

3 C-4.0 **RETAINING WALL SUBDRAIN**
NTS



4 C-4.0 **EARTHEN SWALE DETAIL**
NTS



5 C-4.0 **RAIN WATER LEADER TO TIGHTLINE CONNECTION**
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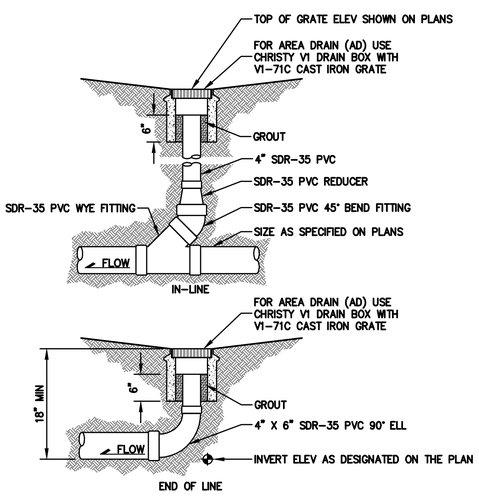

NOTE:
GLUED FITTINGS MAY BE SUBSTITUTED FOR GASKETED FITTINGS AT THE OPTION OF THE INSTALLATION CONTRACTOR.

6 C-4.0 **AREA DRAIN**
NTS

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STATE OF CALIFORNIA
ORIGINAL SIGNATURES IN BLUE INK

LEA & BRAZE ENGINEERING, INC.
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PERLEGOS RESIDENCE
22560 RAVENSBURY AVENUE
LOS ALTOS HILLS, CALIFORNIA
SANTA CLARA COUNTY
APN: 351-08-032

DETAILS

REVISIONS	BY
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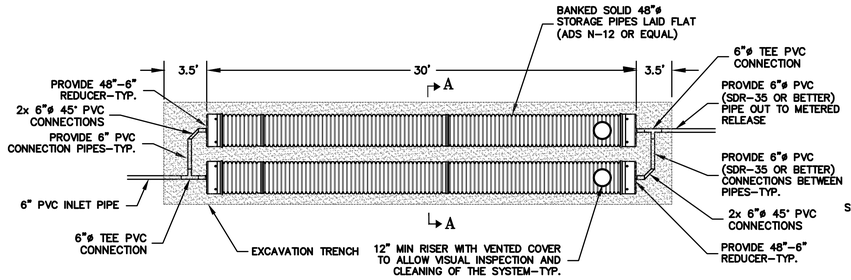
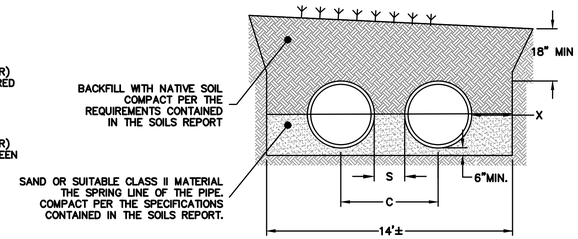
JOB NO:	2190302
DATE:	06-05-20
SCALE:	NO SCALE
DESIGN BY:	KZ
CHECKED BY:	KZ
SHEET NO:	C-4.0



PLAN VIEW



SECTION A-A

NOTE:
SEE SHEET C-3.0 FOR EXACT CONFIGURATION AND LOCATIONS OF ALL RETENTION PIPES.

STORAGE PIPE NOMINAL DIAMETER	NOMINAL O.D.	TYPICAL SPACING "S"	TYPICAL SPACING "C"	TYPICAL SIDE WALL "X"
48" (1200 MM)	54" (1372 MM)	25" (635 MM)	78.5" (1994 MM)	18" (457 MM)

ALL EXCAVATION, SHORING AND BRACING SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS, INCLUDING THE CURRENT OSHA EXCAVATION AND TRENCH SAFETY STANDARDS.

NOTE:
REFER TO THE PLANS FOR SPECIFIC INLET AND OUTLET LOCATIONS.
REFER TO THE PLANS FOR SPECIFIC ACCESS COVER AND CLEANOUT LOCATIONS.

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.

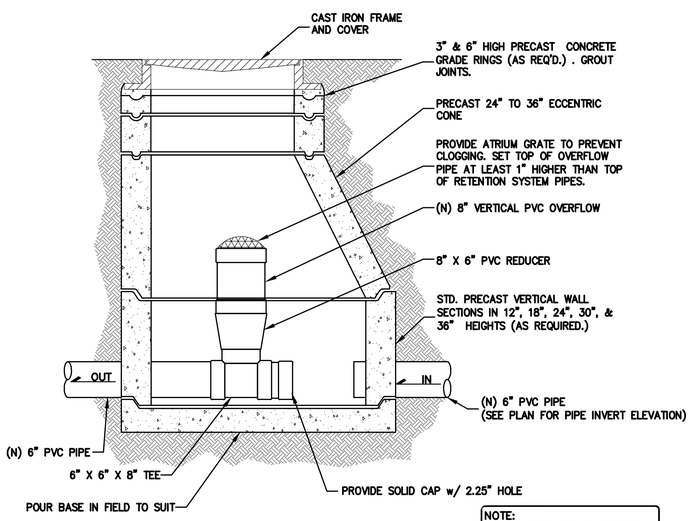
6. BEDDING: SUITABLE MATERIAL SHALL BE CLASS II*. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. UNLESS OTHERWISE NOTED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 4" (100mm) FOR 4"-24" (100mm-600mm); 6" (150mm) FOR 30"-60" (750mm-900mm).

7. INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE APPROVED BY THE SOILS ENGINEER. MATERIAL SHALL BE INSTALLED UNDER THE DIRECTION OF THE SOILS ENGINEER AND COMPACTED PER THE SPECIFICATIONS CONTAINED IN THE SOILS REPORT.

8. MINIMUM COVER: MINIMUM COVER OVER ALL RETENTION/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.

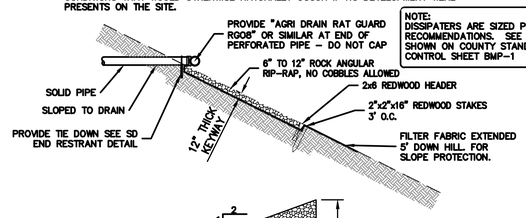
1 / C-4.1 **TYPICAL RETENTION SYSTEM DETAILS**
NTS



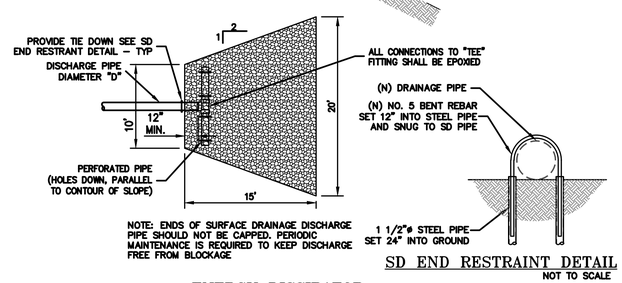
NOTE:
CONTRACTOR SHALL NOTIFY OWNER IN WRITING OF THE NEED FOR PERIODIC AND REGULAR INSPECTION AND CLEARING OF SILT BASINS FOR LONG TERM PERFORMANCE.

2 / C-4.1 **METERED RELEASE OUTLET**
NTS

THE INTENT OF AN ENERGY DISSIPATOR IS TO DISPERSE THE COLLECTED DRAINAGE AS "SHEET FLOW" ONTO THE EXISTING GROUND SURFACE, WHICH SIMULATES THE DRAINAGE CONDITIONS THAT WOULD OTHERWISE NATURALLY OCCUR IF NO DEVELOPMENT WERE PRESENTS ON THE SITE.



NOTE:
DISSIPATERS ARE SIZED PER ABAG RECOMMENDATIONS. SEE ENERGY DISSIPATER SHOWN ON COUNTY STANDARD EROSION CONTROL SHEET BMP-1



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

SD END RESTRAINT DETAIL
NOT TO SCALE

3 / C-4.1 **ENERGY DISSIPATOR DISCHARGE (CULVERT OUTFALLS)**
NTS

REGISTERED PROFESSIONAL ENGINEER
PETER CARLIAO
No. C79555
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STATE OF CALIFORNIA
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EROSION CONTROL LEGEND

GRAVEL BAG

INLET PROTECTION

STRAW ROLL

SILT FENCE

CONCRETE WASHOUT

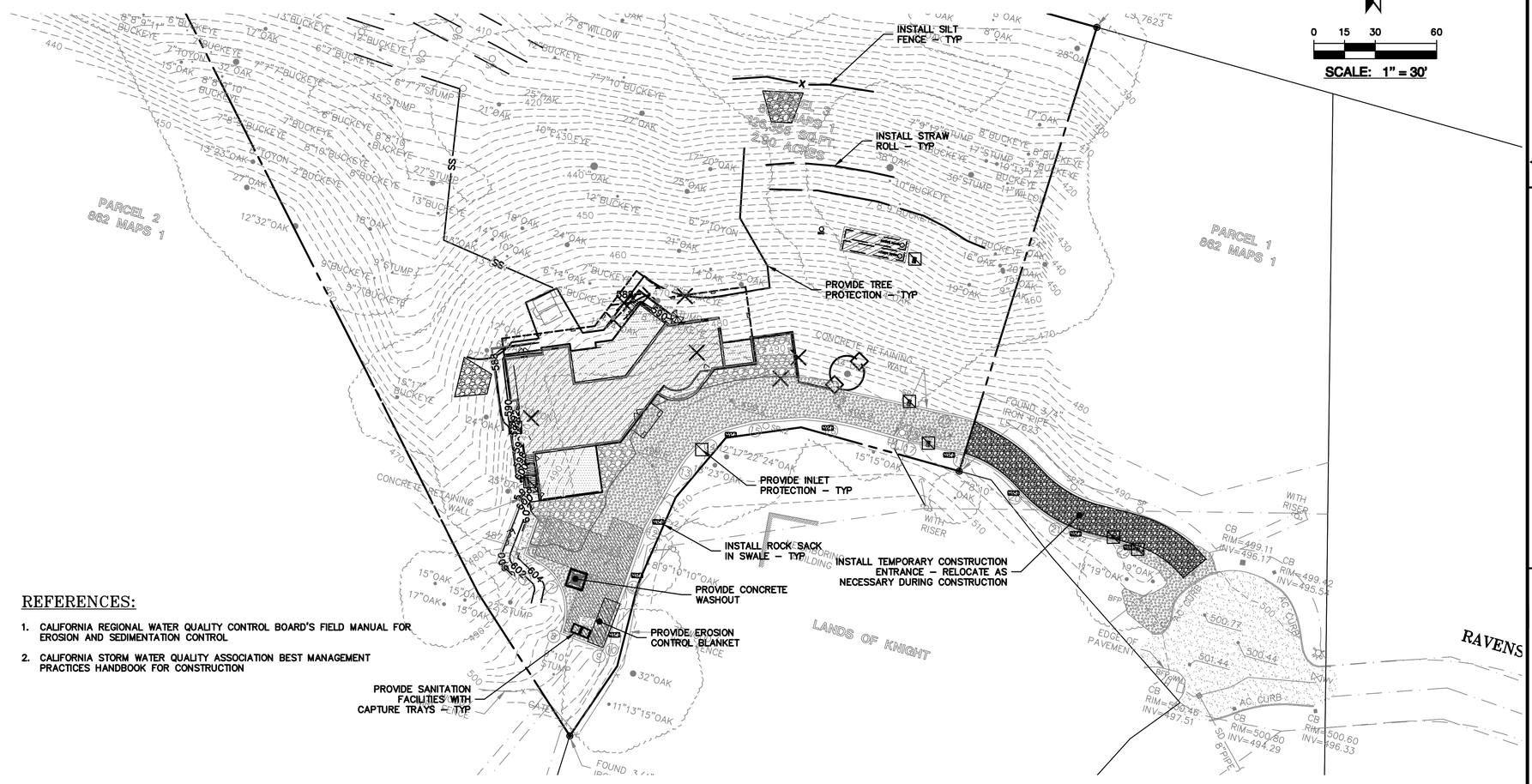
CONSTRUCTION ENTRANCE

TREE PROTECTION

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'



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 15 THRU APRIL 15, WHICHEVER IS GREATER.

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

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.

AIR QUALITY MITIGATION:

BAY AREA AIR QUALITY MANAGEMENT DISTRICT AIR QUALITY MITIGATION MEASURES SHALL BE EMPLOYED DURING CONSTRUCTION TO MITIGATE AIR QUALITY IMPACTS OF THE PROJECT. THE FOLLOWING DUST CONTROL MEASURES WILL BE ADHERED TO DURING CONSTRUCTION FOR ALL IMPROVEMENTS.

A. WATER ALL ACTIVE CONSTRUCTION AREAS AT LEAST TWICE DAILY.

B. COVER ALL TRUCKS HAULING SOIL, SAND, AND OTHER LOOSE MATERIALS OR REQUIRE ALL TRUCKS TO MAINTAIN AT LEAST TWO FEET OF FREEBOARD.

C. PAVE, APPLY WATER THREE TIMES DAILY, OR APPLY (NON–TOXIC) SOIL STABILIZERS ON ALL UNPAVED ACCESS ROADS, PARKING AREAS AND STAGING AREAS AT CONSTRUCTION SITES.

D. SWEEP DAILY (WITH WATER SWEEPERS) ALL PAVED ACCESS ROADS, PARKING AREAS AND STAGING AREAS AT CONSTRUCTION SITES.

E. SWEEP STREETS DAILY (WITH WATER SWEEPERS) IF VISIBLE SOIL MATERIAL IS CARRIED ONTO ADJACENT PUBLIC STREETS.

CONSTRUCTION OPERATIONS NOTES:

1. DEBRIS BOX – A DEBRIS BOX SHALL BE PLACED ON–SITE FOR COLLECTION OF CONSTRUCTION DEBRIS. ARRANGEMENTS MUST BE MADE WITH THE LOCAL GARBAGE COMPANY FOR THE DEBRIS BOX.
2. PARKING AREA FOR CONSTRUCTION PERSONNEL – ALL CONSTRUCTION PARKING SHALL BE LOCATED ONSITE.
3. TRUCK TRAFFIC ISSUES – THE SITE SHALL HAVE A TEMPORARY CONSTRUCTION DRIVEWAY OF BASE ROCK, OR ALTERNATE MATERIAL APPROVED BY THE ENGINEERING DEPARTMENT, BEGINNING AT THE EDGE OF PAVEMENT AND EXTENDING A MINIMUM OF 50 FEET TO REDUCE DUST AND MUD TRACKING . SIGNS, DELINEATORS, AND FLAG PERSONS SHALL BE AVAILABLE ON–SITE IF NECESSARY. IF AN EXISTING PAVED DRIVEWAY IS MAINTAINED DURING CONSTRUCTION, A TEMPORARY ACCESS WILL NOT BE REQUIRED.
4. SANITARY FACILITIES – THE TEMPORARY SANITARY FACILITIES SHALL BE PLACED OUT OF VIEWS OF ADJACENT NEIGHBORING PROPERTIES. THE FACILITIES SHALL BE ABLE TO BE ACCESSED FROM A PAVED OR ROCKED ROAD OR DRIVEWAY. THE SANITARY FACILITIES MAY NOT BE LOCATED IN THE PUBLIC RIGHT OF WAY.
5. CLEAN–UP AREA – WHEN ON–SITE CLEANING OF EQUIPMENT IS REQUIRED FOR CEMENT FORMS AND TRUCKS, PAINT BRUSHES, PLASTERING TOOLS, AND SUCH, THEN A CLEAN–UP AREA MUST BE SPECIFIED AND POSTED WITH A SIGN. THIS AREA MUST NOT BE LOCATED BENEATH ANY TREE'S CANOPY OR IN ANY PROPOSED PLANTING AREA. RUN OFF FROM THE CLEAN–UP AREA CAN BE CONTAINED BY PROVIDING A TEMPORARY BASE OF WOOD CHIPS OR OTHER NATURAL ABSORBENT MATERIAL TO BE DISPOSED OF OFF SITE.
6. CONSTRUCTION MATERIALS STORAGE – AN AREA SHALL BE DESIGNATED ON–SITE FOR THE STORAGE OF CONSTRUCTION MATERIALS. THE STORAGE AREA SHALL NOT BE LOCATED WITHIN THE DRIPLINES OF ANY TREES.

NOTE:
GRADING BETWEEN OCTOBER 15 AND APRIL 15 IS AT THE DISCRETION OF THE SANTA CLARA COUNTY BUILDING OFFICIAL.

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

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

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EROSION CONTROL PLAN

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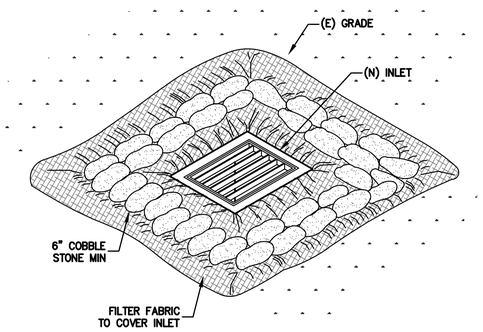
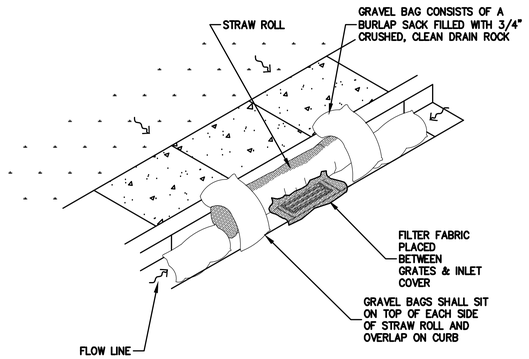
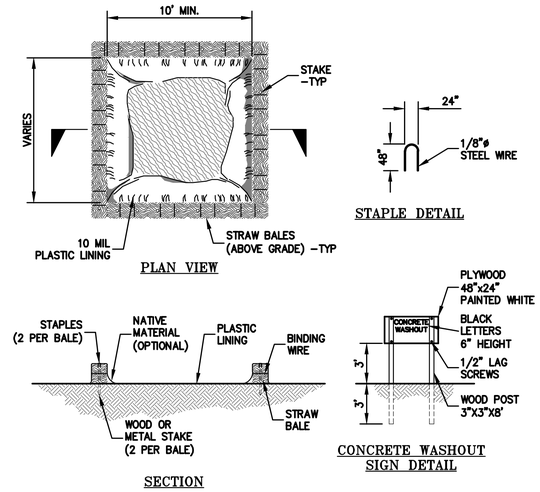


1 ER-2 **INLET PROTECTION**
NTS



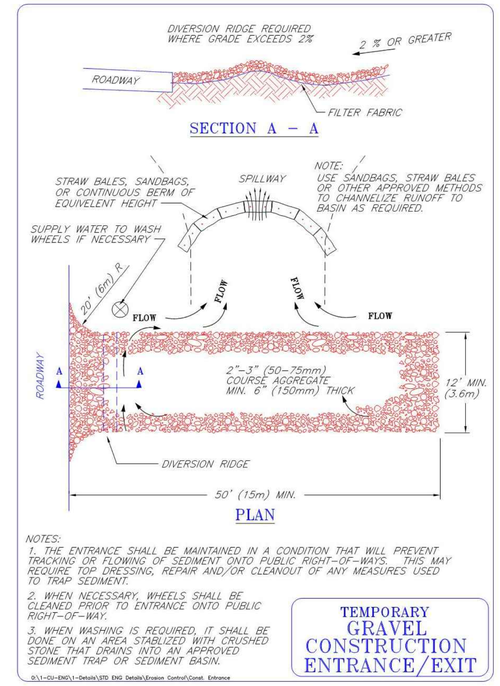
2 ER-2 **STREET INLET PROTECTION**
NTS

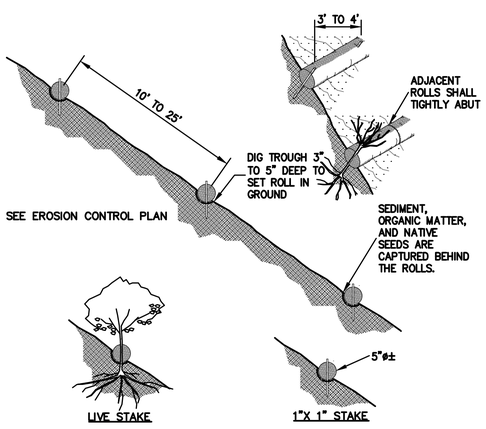


NOTES:
ACTUAL LAYOUT DETERMINED IN FIELD.

THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 10' OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

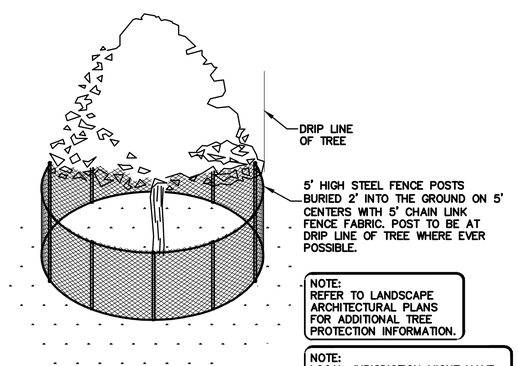
3 ER-2 **CONCRETE WASHOUT**
NTS





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.

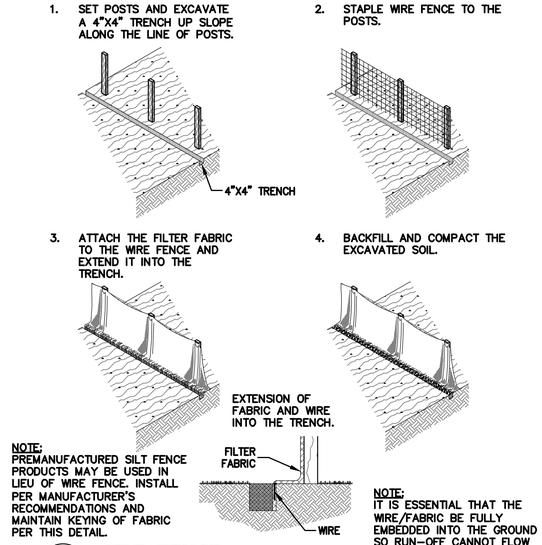
5 ER-2 **STRAW ROLLS**
NTS



NOTE:
REFER TO LANDSCAPE ARCHITECTURAL PLANS FOR ADDITIONAL TREE PROTECTION INFORMATION.

NOTE:
LOCAL JURISDICTION MIGHT HAVE MORE STRINGENT REQUIREMENTS. CONTRACTOR IS RESPONSIBLE FOR COORDINATING W/ INSPECTOR TO ENSURE PROPER PROCEDURES ARE BEING FOLLOWED.

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



NOTE:
PREMANUFACTURED SILT FENCE PRODUCTS MAY BE USED IN LIEU OF WIRE FENCE. INSTALL PER MANUFACTURER'S RECOMMENDATIONS AND MAINTAIN KEYING OF FABRIC PER THIS DETAIL.

NOTE:
IT IS ESSENTIAL THAT THE WIRE/FABRIC BE FULLY EMBEDDED INTO THE GROUND SO RUN-OFF CANNOT FLOW FREELY UNDER FENCE.

7 ER-2 **SILT FENCE**
NTS

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

LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS • LAND SURVEYORS
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PERLEGOS RESIDENCE
22560 RAVENSBURY AVENUE
LOS ALTOS HILLS, CALIFORNIA
SANTA CLARA COUNTY
APN: 351-08-032

EROSION CONTROL PLAN

REVISIONS	BY
–	–
–	–
–	–
–	–
–	–

JOB NO:	2190302
DATE:	06-05-20
SCALE:	1" = 30'
DESIGN BY:	KZ
CHECKED BY:	KZ
SHEET NO:	ER-2

13 OF 13 SHEETS

TOWN OF LOS ALTOS HILLS

LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS • LAND SURVEYORS

CALCULATIONS BY LEA & BRAZE ENGINEERING (510) 887-4086

WORKSHEET #1

CALCULATION OF AVERAGE SLOPE, LOT UNIT FACTOR (LUF)
MAXIMUM DEVELOPMENT AREA (MDA), AND MAXIMUM FLOOR AREA (MFA)

PROPERTY OWNER(S)	Perlegos Residence		
PROPERTY ADDRESS	22560 Ravensbury Avenue		
CALCULATED BY	EO	**DATE**	05/11/20
REFERENCE MAP:	Topographic Survey by Lea & Braze Job #2200209	**JOB#**	2190302

1. CALCULATION OF AVERAGE SLOPE **(BASED ON EXISTING CONTOURS)**

GROSS AREA =	126,356.00 SQFT.	=	2.901 ACRES
TOTAL AREA WITHIN EASEMENT =	0.00 SQFT.	=	0.000 ACRES
TOTAL AREA WITHIN RIGHT-OF-WAY =	0.00 SQFT.	=	0.000 ACRES
NET AREA =	126,356.00 SQFT.	=	2.901 ACRES

A. NET AREA (An) 2.901 ACRES B. CONTOUR INTERVAL (I) 2 ft.
C. DRAWING SCALE 1" = 10'
D. CONTOUR LENGTH WITHIN NET AREA OF LOT (An)

CONTOUR	LENGTH (FEET)	CONTOUR	LENGTH (FEET)	CONTOUR	LENGTH (FEET)	CONTOUR	LENGTH (FEET)
384	58.0	420	438.0	456	460.0	492	336.0
386	134.0	422	437.0	458	461.0	494	370.0
388	255.0	424	436.0	460	417.0	496	329.0
390	488.0	426	436.0	462	391.0	498	302.0
392	618.0	428	436.0	464	384.0	500	63.0
394	610.0	430	435.0	466	369.0	502	42.0
396	607.0	432	435.0	468	367.0	504	41.0
398	604.0	434	436.0	470	361.0	506	283.0
400	600.0	436	437.0	472	352.0	508	155.0
402	599.0	438	437.0	474	347.0	510	
404	597.0	440	436.0	476	344.0	512	
406	596.0	442	435.0	478	344.0	514	
408	594.0	444	440.0	480	347.0	516	
410	594.0	446	446.0	482	338.0	518	
412	594.0	448	449.0	484	336.0	520	
414	528.0	450	452.0	486	338.0	522	
416	502.0	452	455.0	488	334.0	524	
418	475.0	454	457.0	490	335.0	526	
						TOTAL	25532.0

L= 25532.0 FT.

E. AVERAGE SLOPE WITHIN NET AREA OF LOT

S= (0.0023) (2.0 FT) (25532 FT) / (2.901) = **40.49%**

2. CALCULATION OF LOT UNIT FACTOR (LUF)

LUF = (An){1-[0.02143(S-10)]} = **1.005**

3. CALCULATION OF MAXIMUM DEVELOPMENT AREA (MDA)
MDA= 7,538 SQUARE FEET

4. CALCULATION FOR MAXIMUM FLOOR AREA (MFA)
MFA= 5,025 SQUARE FEET

Note 1: **If the slope is less than 10%, the LUF for the lot is equal to the net area.**

Note 2: **If the LUF is greater than 0.5, The MDA is 7,500ft² (minimum).**
If the LUF is greater than, or equal to, 0.5, The MFA is 5,000ft² (minimum).

Note 3: **If the LUF is equal to or less than .50, you will need a conditional development permit.**
A variance is required for development area greater than 4,500 square feet.
A variance is required for floor area greater than 2,500 square feet.
Make an appointment with the Town Planner for further information.

TOWN USE ONLY	CHECKED BY:	DATE:

EXHIBIT NOTE

THIS EXHIBIT IS INTENDED ONLY AS AN AID TO DETERMINE THE AVERAGE LOT SLOPE OF THE SUBJECT PROPERTY. SITE SURVEY INFORMATION, INCLUDING BUT NOT LIMITED TO, UTILITIES, FENCES AND SPECIFIC SPOT GRADES MAY BE REMOVED FOR CLARITY.
REFER TO THE SITE SURVEY BY LEA & BRAZE, INC., FOR COMPLETE SITE SURVEY INFORMATION

FEMA NOTE

PROPERTY COMPLETELY OUT OF SPECIAL FLOOD HAZARD AREA (SFHA) PER CURRENT FLOOD INSURANCE RATE MAP

SITE BENCHMARK

SURVEY CONTROL POINT
MAG AND SHINER SET IN ASPHALT
ELEVATION = 500.00' (ASSUMED)

TREE NOTE

TREE SIZE, TYPE AND DRIPLINES ARE BASED ON A VISUAL OBSERVATION. FINAL DETERMINATION SHOULD BE MADE BY THE PROJECT ARBORIST.

EASEMENT NOTE

EASEMENTS SHOWN ARE PER TITLE REPORT PREPARED BY OLD REPUBLIC TITLE COMPANY, ORDER NO. 0611020154-SM, DATED MARCH 6, 2018 AND PER (862 MAPS 1).

UTILITY NOTE

ALL UNDERGROUND PIPE TYPES, SIZES AND LOCATION SHOWN ON THIS SURVEY ARE BASED ON VISUAL OBSERVATION. ANY USE OF THIS INFORMATION SHOULD BE VERIFIED, BEFORE ITS USE, WITH THE CONTROLLING MUNICIPALITY OR UTILITY PROVIDER. THIS SURVEY MAKES NO GUARANTEE OF THE INSTALLED ACTUAL LOCATION, DEPTHS OR SIZE.

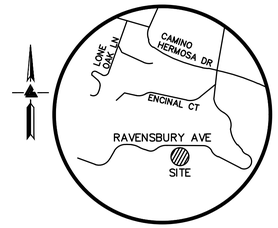
NOTES

ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS OF A FOOT.

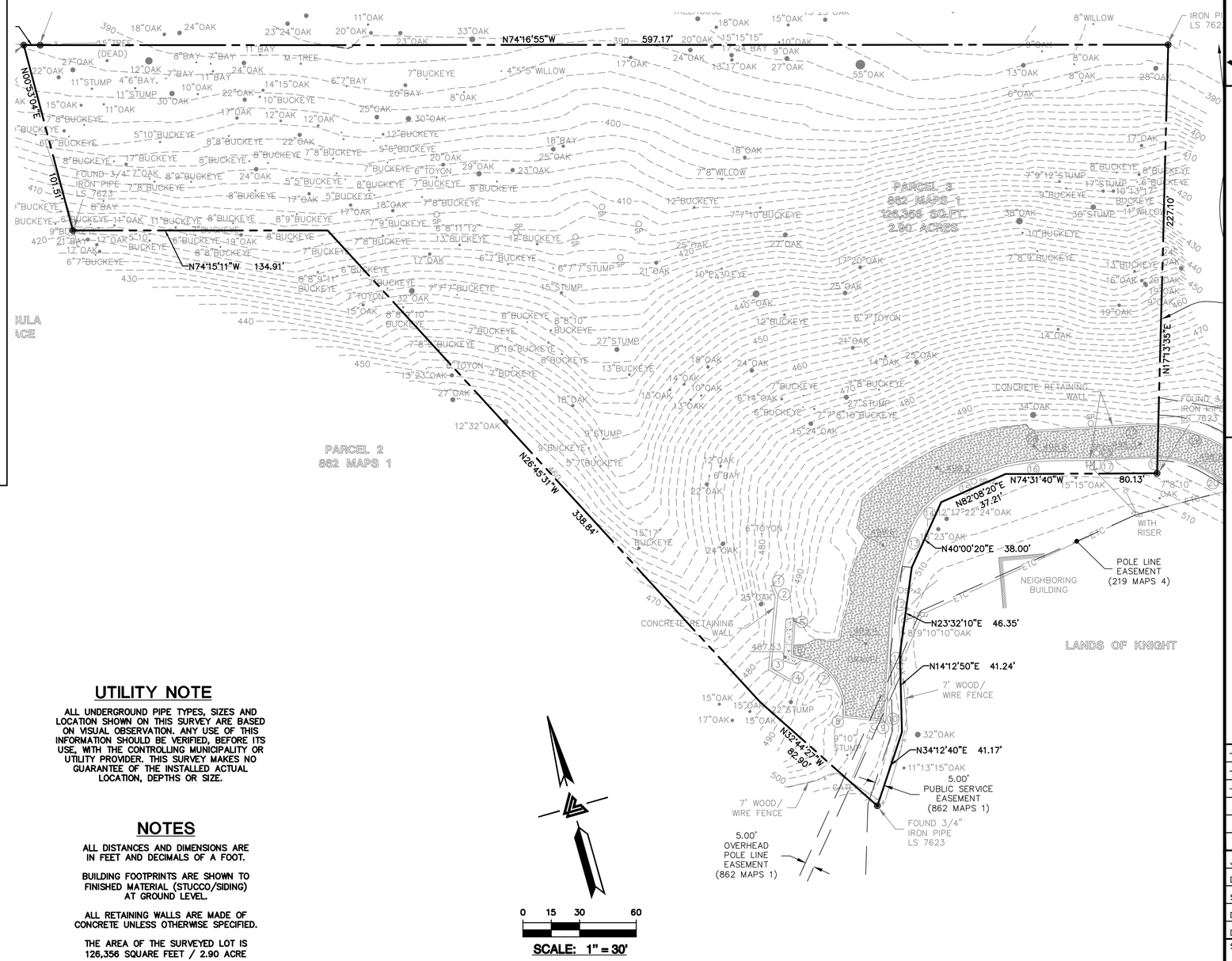
BUILDING FOOTPRINTS ARE SHOWN TO FINISHED MATERIAL (STUCCO/SIDING) AT GROUND LEVEL.

ALL RETAINING WALLS ARE MADE OF CONCRETE UNLESS OTHERWISE SPECIFIED.

THE AREA OF THE SURVEYED LOT IS 126,356 SQUARE FEET / 2.90 ACRE



VICINITY MAP
NO SCALE



0 15 30 60
SCALE: 1" = 30'

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

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22560 RAVENSBURY AVENUE
LOS ALTOS HILLS, CALIFORNIA

UNINCORPORATED SANTA CLARA COUNTY APN: 351-08-032

AVERAGE LOT SLOPE EXHIBIT

REVISIONS	BY
–	–
–	–
–	–

JOB NO:	2190302
DATE:	01-20-20
SCALE:	1" = 30'
DESIGN BY:	KZ
DRAWN BY:	MR
SHEET NO:	SL-1

Roads & Airports Construction Notes For Property Owners Template

Erosion and Sediment Control Notes:

1. The Owner, Contractor, and/or any person performing construction activities shall install and maintain construction Best Management Practices (BMPs) on the project site and within the Santa Clara County Road Right of Way throughout the duration of construction and until the establishment of permanent stabilization and sediment control to prevent the discharge of pollutants including sediment, construction materials, excavated materials, waste materials into the Santa Clara County Road Right of Way, storm sewer waterways, and roadway infrastructure. BMPs shall include, but not be limited to, the following:
   a. Prevention of pollutants in storm water discharges from the construction site and the contractor's material and equipment laydown/staging areas,
   b. Prevention of tracking of mud, dirt and construction materials onto public road right of way, and
   c. Prevention of discharge of water runoff during dry and wet weather conditions onto public road right of way.

2. The Owner, Contractor and/or any person performing construction activities shall ensure that all temporary construction facilities, including but not limited to construction materials, deliveries, hazardous and non-hazardous material storage, equipment, tools, portable toilets, concrete washout, garbage containers, laydown yards, secondary containment areas, etc. are located outside the Santa Clara County Road Right of Way.

Permanent Monuments/ Monument Preservation:

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

Utility Clarification Note:

1. No new replacement and/or utility upgrades are required/ anticipated. If during construction it is discovered that new, replacement and/or utility upgrades are required, then the Owner, Owner's Contractor and/or the Specific Utility Company shall apply and obtain a separate Encroachment Permit for said work within the limits of the ROW from Roads and Airports.

Improvement Plan Construction Notes:

1. All Work in the County Road Right of Way requires an encroachment permit from the Roads and Airports Department. Each individual activity requires a separate permit – i.e. retaining walls, driveway approaches, temporary construction entrances, fences, landscaping, tree removal, storm drainage improvements, all utility operations (relocations, replacements, abandonments, temporary facilities, and/or new facilities for cable, electric, gas, sewer, water), etc.

2. Roadways designated as Not County maintained roads as shown upon this plan, will not be eligible for County maintenance until the roadways are improved (at no cost to the County) to public maintenance road standards approved by the Board of Supervisors and in effect at such time that the roadways are considered for acceptance into the County's Road System.

Last Updated on October 2015

CALGREEN REQUIREMENTS

A4.106.2.1 SOIL ANALYSIS IS PERFORMED BY A LICENSED PROFESSIONAL AND THE FINDINGS UTILIZED IN THE STRUCTURAL DESIGN OF THE BUILDING.

A4.106.2.3 DISPLACED TOPSOIL SHALL BE STOCKPILED FOR RE-USE IN A DESIGNATED AREA AND COVERED OR PROTECTED FROM EROSION.

A4.106.3 POST CONSTRUCTION LANDSCAPE DESIGNS ACCOMPLISH ONE OR MORE OF THE FOLLOWING:
1. AREAS DISRUPTED DURING CONSTRUCTION ARE RESTORED TO BE CONSISTENT WITH NATIVE VEGETATION SPECIES AND PATTERNS.
2. LIMIT TURF AREAS TO THE GREATEST EXTENT POSSIBLE.
   a. NOT MORE THAN 50 PERCENT FOR TIER 1
   b. NOT MORE THAN 25 PERCENT FOR TIER 2.
3. UTILIZE AT LEAST 75 PERCENT NATIVE CALIFORNIA OR DROUGHT TOLERANT PLANT AND TREE SPECIES APPROPRIATE FOR THE CLIMATE ZONE REGION.
4. HYDROZONING IRRIGATION TECHNIQUES ARE INCORPORATED INTO THE LANDSCAPE DESIGN.

A4.106.4 NOT LESS THAN 20 PERCENT OF THE TOTAL PARKING, WALKING OR PATIO SURFACES SHALL BE PERMEABLE PAVING.

4.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS SHALL COMPLY WITH CALIFORNIA DEPT. OF WATER RESOURCES MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO).

SITE PLAN NOTES:

1. ALL DOWNSPOUTS SHALL DISCHARGE TO VEGETATION/ PERVIOUS AREA & AWAY FROM FOUNDATION.

2. VERIFY LOCATION OF ALL UTILITIES @ JOB SITE.

3. SLOPE ALL FINISH GRADES A MIN. OF 5% FOR 10'-0" AWAY FROM STRUCTURE FOR DRAINAGE @ LANDSCAPED AREAS & MIN. 2% SLOPE @ PAVED AREAS.

4. ALL CONCRETE "FLATWORK" (DRIVEWAY, WALKS, ETC.) SHALL BE CONSTRUCTED IN ACCORDANCE W/ THE C.B.C.

5. SEE CIVIL PLANS FOR NEW GRADING, PAVING, EROSION CONTROL & SITE RETAINING WALLS

EROSION CONTROL NOTES:

1. ALL EROSION CONTROL MEASURES SHALL BE ONSITE & READILY ACCESSIBLE PRIOR TO CONSTRUCTION.

2. SWEEP OR SCRAPE UP SOILS TRACKED ONTO THE ROAD AT THE END OF EACH DAY. DO NOT HOSE INTO STREET, GUTTER OR STORM DRAIN.

3. REVEGETATE DISTURBED ARAES. EXPOSED BARE DIRT SHALL BE COVERED WITH MULCH, JUT NETTING OR OTHER EROSION CONTROL BLANKET.

4. ALL TEMPORARY STOCKPILES SHALL BE COVERED WITH 6 MIL. PLASTIC SHEETS, SUITABLY ANCHORED.

5. THE SITE SHALL BE MONITORED BY THE CONTRACTOR/OWNER AFTER RAIN EVENT TO VERIFY EROSION CONTROL MEASURES ARE FUNCTIONING.

6. PROVIDE FIBER ROLL STORM WATER DRAINAGE & RETENTION DURING CONSTRUCTION AS SHOWN PER DETAILS ON BMP1 & BMP2 AS PER EROSION CONTROL REQUIREMENTS

OVERALL SITE PLAN

scale: 1"=30'-0"

N W E

Project Information:

APN 351-08-032

Present Use:	Vacant
Proposed Use:	Single Family Residential
Present Zoning:	R1-E-2.5 Ac.
Proposed Zoning:	R1-E-2.5 Ac.
Sanitary Sewer:	Private On-Site System
Gas and Electric:	PG&E
Water:	Santa Clara Valley Water District
Existing Improvements:	As Shown
Area:	2.9 ac

NO./ DATE/ REVISION

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A California Corporation
18640 Sutter Blvd., Suite 500
Morgan Hill, California 95037
Phone: (408) 778-7005 Fax: (408) 778-7004
email: dzdesign@garlic.com

DRAWING TITLE: Overall Site Plan
JOB TITLE: Perlegos Residence Custom Home
JOB ADDRESS: 22560 Ravensbury Avenue Los Altos Hills, California

DATE: JULY 26, 2019
SCALE: 1"=30'-0"
PROJECT MANAGER: SCOTT ZAZUETA
DRAWN: SEZ
JOB NO.: DZ4018
SHEET: A1.1

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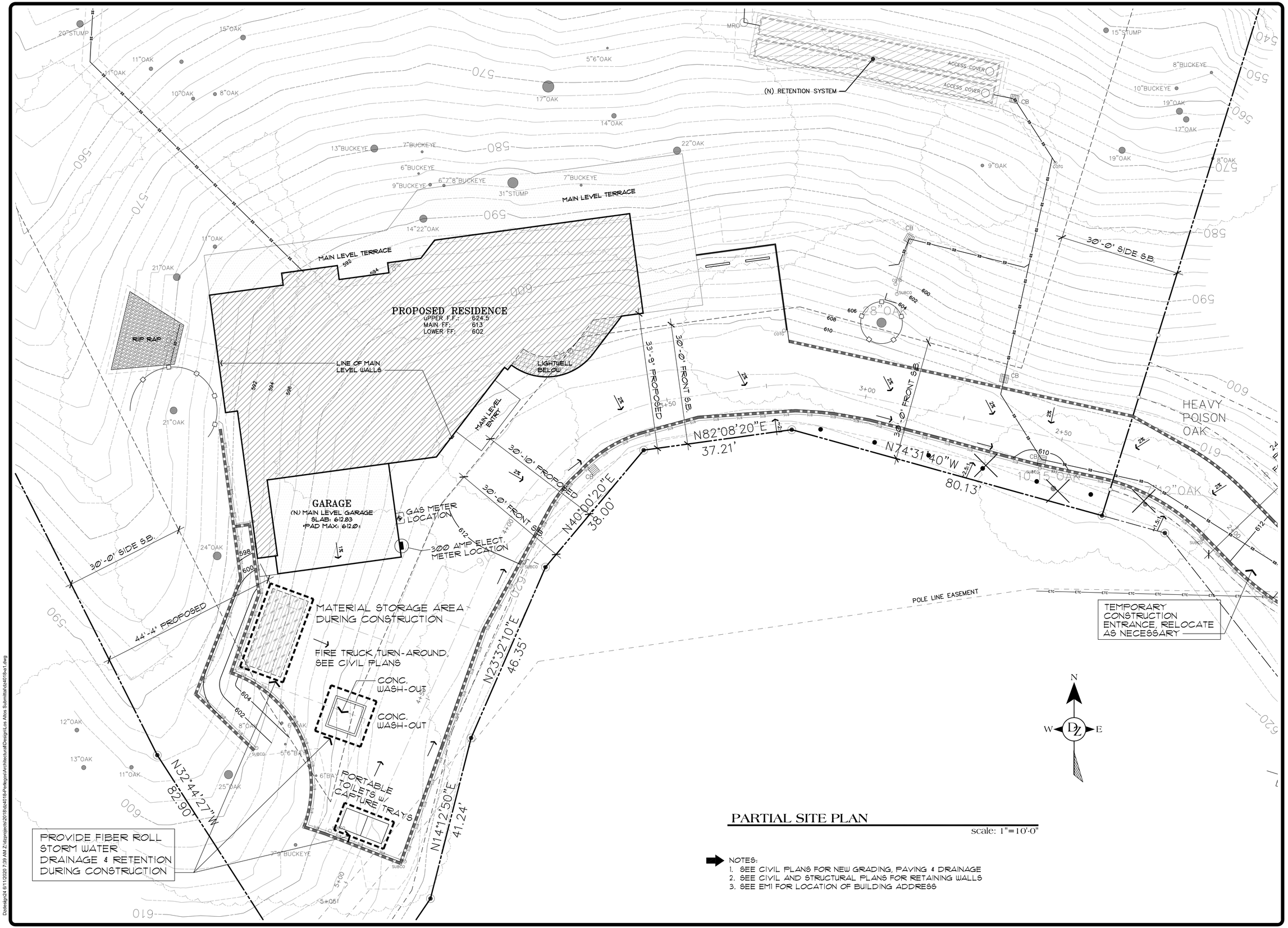

PARTIAL SITE PLAN

scale: 1"=10'-0"

NOTES:
1. SEE CIVIL PLANS FOR NEW GRADING, PAVING & DRAINAGE
2. SEE CIVIL AND STRUCTURAL PLANS FOR RETAINING WALLS
3. SEE EMI FOR LOCATION OF BUILDING ADDRESS

NO./ DATE/ REVISION

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Morgan Hill, California 95037
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e-mail: dz-design@garlic.com

DRAWING TITLE: Partial Site Plan
JOB TITLE: Perlegos Residence Custom Home
JOB ADDRESS: 22560 Ravensbury Avenue Los Altos Hills, California

DATE	JULY 26, 2019
SCALE	1"=10'-0"
PROJECT MANAGER	SCOTT ZAZUETA
DRAWN	SEZ
JOB NO.	DZ4018
SHEET	A1.2

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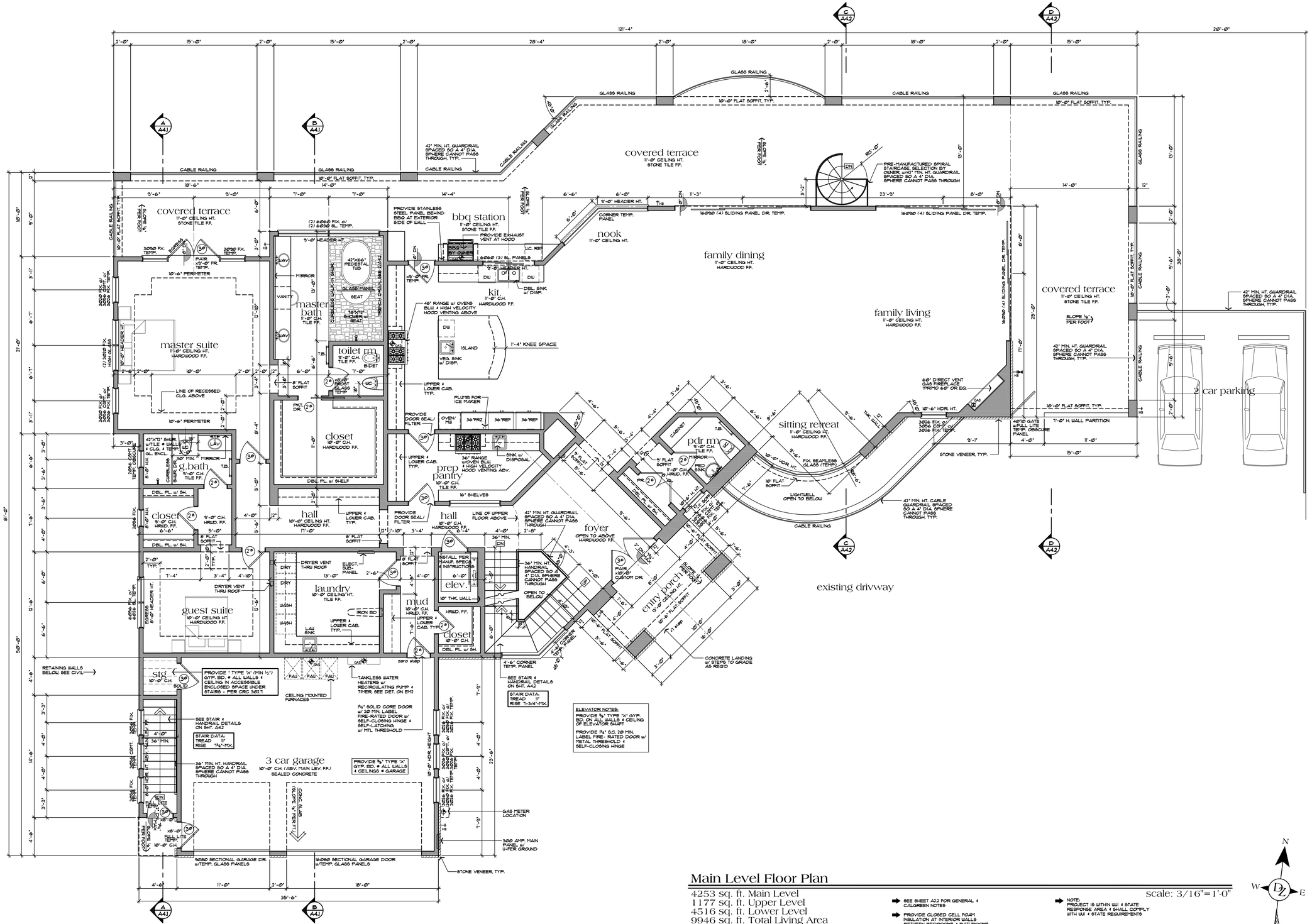

Main Level Floor Plan

4253 sq. ft. Main Level
1177 sq. ft. Upper Level
4516 sq. ft. Lower Level
9946 sq. ft. Total Living Area
751 sq. ft. Garage
1775 sq. ft. Covered Terrace
148 sq. ft. Entry Porches

scale: 3/16"=1'-0"

- SEE SHEET A2.3 FOR GENERAL & CALGREEN NOTES
- PROVIDE CLOSED CELL FOAM INSULATION AT INTERIOR WALLS BETWEEN BEDROOMS & BATHROOMS
- SEE 2/A42 FOR TRENCH DRAIN DETAIL
- PROPERTY IS TO MAINTAIN 100 FT. OF DEFENSIBLE SPACE & MEET BUILDING CODE COMPLIANCE PER WUI REQUIREMENTS.
- NOTE: PROJECT IS WITHIN WUI & STATE RESPONSE AREA & SHALL COMPLY WITH WUI & STATE REQUIREMENTS
- ALL INTERIOR DOORS TO BE 8'-0" HT. w/ 1 LITE OBSCURE GLASS PANEL-TEMP. UON, TYPICAL

N W E S

NO./ DATE/ REVISION

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A California Corporation
18646 Sutter Blvd. Suite 500
Morgan Hill, California 95037
Phone: (408) 778-7005 Fax: (408) 778-7004
email: dz-design@earthlink.net

DRAWING TITLE: Main Level Floor Plan
JOB TITLE: Perlegos Residence Custom Home
JOB ADDRESS: 22560 Ravensbury Avenue Los Altos Hills, California

DATE	JUNE 12, 2020
SCALE	3/16"=1'-0"
PROJECT MANAGER	SCOTT ZAZUETA
DRAWN	SEZ
JOB NO.	DZ4018
SHEET	A2.1

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GENERAL NOTES:

WINDOW & DOOR SIZES SHOWN ARE FOR DESIGN PUPOSES ONLY. ACTUAL WINDOW & DOOR SIZES SHALL BE FRAMED & SET PER MFG. SPECIFICATIONS. MAKE & MODEL NUMBERS SHALL BE CALLED OUT PER SUPPLIER'S AND/OR OWNER'S SPECIFICATIONS. WINDOWS TO BE DUAL-PANED w/ MIN. (1) TEMP. PANE (U.N.O.)

ALL EXTERIOR HEADERS SHALL BE @ 8'-0" U.N.O.

ALL EXTERIOR DOORS SHALL BE AT LEAST 1¾" THICK

ALL EXTERIOR DOORS SHALL COMPLY WITH CRC 337.8.3. EXT. DOOR SURFACE OR CLADDING SHALL BE NONCOMBUSTIBLE OR IGNITION RESISTANT MATERIAL, OR BE CONSTRUCTED OF SOLID CORE WOOD WITH STILES & RAILS NOT LESS THAN 1⅜" THICK. RAISED PANELS SHALL NOT BE LESS THAN 1¼" THICK, EXCEPT FOR THE EXTERIOR PERIMETER OF THE RAISED PANEL THAT MAY TAPER TO A TONGUE NOT LESS THAN ⅜" THICK.

ALL GLASS DOORS, GLASS WITHIN 24" OF DOORS & WITHIN 18" OF FLOORS, GLASS SUBJECT TO HUMAN IMPACT, ETC. SHALL BE SAFETY TEMPERED PER R308.4

BEDROOM WINDOWS SHALL HAVE MAX 44" HEIGHT TO CLEAR OPENING & MIN. NET CLEAR OPENINGS OF 20" IN WIDTH & 24" IN HEIGHT W/ MIN. CLEAR OPENING OF 5.7 FEET PER R310.1.

BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NON-ABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET (72" INCHES) ABOVE THE FLOOR PER CRC SECTION R307.2

WATER HEATERS & FURNACES TO BE C.E.C. CERTIFIED. WATER HEATERS TO HAVE PRESSURE & TEMPERATURE RELIEF DEVICES & DISCHARGE TO OUTSIDE.

PROVIDE COMBUSTION AIR FOR FUEL BURNING APPLIANCES PER CMC CHAPTER 7 & CPC CHAPTER 5.

WATER HEATERS SHALL BE STRAPPED WITHIN THE UPPER & LOWER 1/3 OF THE HEATER. STRAPS SHALL BE LOCATED A MIN. OF 4 INCHES FROM ANY CONTROLS. WATER HEATER TO BE ON PLATFORM 18 INCHES MIN. ABOVE F.F. - TYPICAL PER CMC & CBC.

OPENINGS AROUND GAS VENTS, DUCTS & PIPING AT EACH FLOOR SHALL BE FIRE STOPPED.

DUCTS IN THE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM NO. 26 GAGE (0.48 MM) SHEET STEEL OR OTHER APPROVED MATERIAL AND SHALL HAVE NO OPENINGS INTO THE GARAGE PER CRC R302.5.2.

INSTALL PRE-FAB MTL. FIREPLACES PER MFG.'S SPECIFICATIONS. PROVIDE APPROVED TESTING NUMBERS TO BUILDING DEPT. PRIOR TO INSTALLATION.

PROVIDE FIRE-STOPS IN OPENINGS AT FLOOR & CEILINGS OF ALL FIREPLACES PER CRC R1003.19.

PROVIDE AC/DC SMOKE DETECTORS WITHIN EACH SLEEPING ROOM & CENTRALLY LOCATED IN CORRIDORS OR AREAS GIVING ACCESS TO EACH SLEEPING AREA. ALL DETECTORS TO BE INTERCONNECTED TYPICAL.

PROVIDE AC/DC CARBON MONOXIDE DETECTORS CENTRALLY LOCATED IN CORRIDORS OR AREAS GIVING ACCESS TO EACH SLEEPING AREA. ALL DETECTORS TO BE INTERCONNECTED TYP.

WRAP ALL EXTERIOR WALLS WITH CDX PLYWOOD SHEATHING - TYPICAL THROUGHOUT

ALL HOSE BIBBS SHALL HAVE NON-REMOVABLE TYPE BACK-FLOW PREVENTION DEVICE.

PLUMBING CONTRACTOR SHALL PROVIDE T& P VALVE ON WATER HEATER AND ROUTE DISCHARGE LINE TO EXTERIOR, CBC 608.4 & 608.5

IN SHOWERS & TUB/SHOWER COMBINATIONS, CONTROL VALVES MUST BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES PER CPC 408.3.

NO UNDERFLOOR CLEANOUT SHALL BE LOCATED MORE THAN 20 FEET FROM AN ACCESS DOOR, TRAP DOOR , OR CRAWL HOLE PER CPC 707.

PLUMBING DRAIN WASTE AND VENT AND/OR MECHANICAL DUCTING ALONG WITH ELECTRICAL PANEL/WIRING SIZING CALCULATIONS MAY BE REQUIRED TO BE PROVIDED IF THE FIELD INSPECTOR REQUESTS THESE ITEMS.

IF STRUCTURE IS TO HAVE PROPANE GAS-PROVIDE FOR DRAINAGE OF L.P. GAS TO EXTERIOR (TYPICAL)

GUEST ROOMS AND HABITABLE ROOMS WITHIN A DWELLING UNIT OR CONGREGATE RESIDENCE SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS WITH AN AREA NOT LESS THAN 8 PERCENT OF THE FLOOR AREA OF SUCH ROOMS WITH A MINIMUM OF 10 SQUARE FEET PER CBC SECTION 1205 & CRC R303.

LIMITATION OF HOT WATER IN BATHTUBS & WHIRLPOOL BATHTUBS: THE MAXIMUM HOT WATER TEMPERATURE DISCHARGING FROM THE BATHTUB & WHRILPOOL BATHTUB FILLER SHALL BE LIMITED TO 120°F (49°C) BY A DEVICE THAT CONFORMS TO ASSE 1070 STANDARD FOR WATER TEMPERATURE LIMITING DEVICES, OR CSA B125.3 STANDARD FOR PLUMBING FITTINGS. THE WATER HEATER THERMOSTAT SHALL NOT BE CONSIDERED A CONTROL FOR MEETING THIS PROVISION PER CPC SECTION 409.4.

WATER-RESISTANT GYPSUM BACKING BOARD SHOULD NOT BE USED IN THE FOLLOWING LOCATIONS PER CBC:
1.) OVER A VAPOR RETARDER
2.) IN AREAS SUBJECT TO CONTINUOUS HIGH HUMIDITY
3.) ON CEILING WHERE FRAME SPACING EXCEEDS 12 INCHES ON CENTER.

FIREPLACE NOTES PER CRC R1001:

PROVIDE A NON-COMBUSTIBLE HEARTH SLAB WITH NON-COMBUSTIBLE SUPPORTS IN FRONT OF FIREPLACE.

COMBUSTIBLE MATERIAL SHOULD NOT BE PLACED WITHIN 6 INCHES OF THE FIREPLACE OPENING.

COMBUSTIBLE MATERIALS WITHIN 12 INCHES OF THE FIREPLACE OPENING SHOULD NOT PROJECT MORE THAN ⅛" FOR EACH 1" CLEARANCE FROM THE FIREPLACE OPENING.

PROVIDE BLOCKING IN WALL AT ALL TOWEL BAR LOCATIONS. VERIFY LOCATIONS w/ OWNER IN FIELD.

PROVIDE SQUARE CORNERS AT ALL INTERIOR & EXTERIOR WALLS.

➡ ALL WINDOWS TO BE 'PANDA WINDOW & DOOR SYSTEMS' OR EQ. (VERIFY w/OWNER) DARK BRONZE ALUMINUM WINDOW FRAME, DUAL PANE w/ MIN. (1) TEMPERED PANE .

ALL INTERIOR DOORS TO BE 8'-0" HT.

ALL DOORS w/ GLASS TO HAVE DUAL PANE GLAZING w/ LOW "E" AND TEMPERED GLASS.

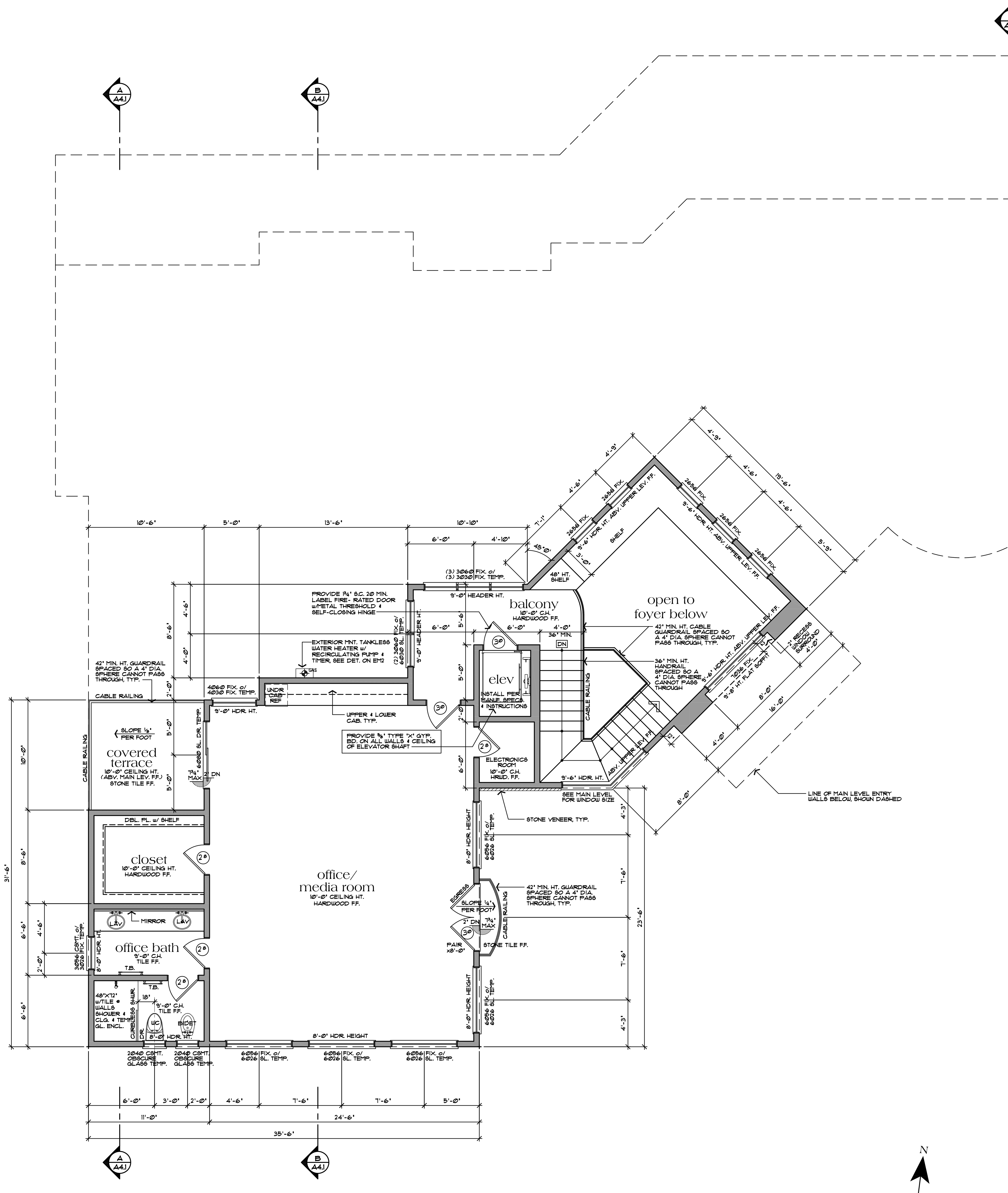
ALL WALLS TO BE 2x6 D.F. STUDS SPACED AT 16" O.C., (U.N.O.). ALL EXTERIOR WALLS TO HAVE R-19 INSULATION.

➡ CONFIRM FIREPLACE SIZE & MANUFACTURER PRIOR TO FRAMING.

PREMANUFACTURED FIREPLACES SHALL BE "LISTED" APPROVED UNITS & THE LISTING & INSTALLATION MANUALS SHALL BE AVAILABLE FOR REVIEW BY THE COUNTY FIELD INSPECTOR UPON REQUEST.

HB = HOSE BIBB

➡ NOTE:
PLUMBING CONTRACTOR TO VERIFY SIZE OF TANKLESS WATER HEATERS WITH GENERAL CONTRACTOR PRIOR TO PURCHASE & INSTALLATION.



Upper Level Floor Plan

1177 sq. ft. Upper Level
105 sq. ft. Covered Terrace

scale: 3/16"=1'-0"

➡ PROVIDE CLOSED CELL FOAM INSULATION AT INTERIOR WALLS BETWEEN BEDROOMS & BATHROOMS

➡ PROPERTY IS TO MAINTAIN 100 FT. OF DEFENSIBLE SPACE & MEET BUILDING CODE COMPLIANCE PER WUI REQUIREMENTS.

➡ SEE 2/A4.2 FOR TRENCH DRAIN DETAIL

➡ ALL INTERIOR DOORS TO BE 8'-0" HT. w/ 1 LITE OBSCURE GLASS PANEL-TEMP. U.O.N., TYPICAL

CAL Green Requirements

4.303.1 PLUMBING FIXTURES & FITTINGS SHALL COMPLY WITH THE FOLLOWING:

4.303.1.1 TOILETS: INSTALL ONLY TOILETS THAT USE NO MORE THAN 1.28 GALLONS PER FLUSH.

4.303.1.2 URINALS: INSTALL ONLY URINALS THAT USE NO MORE THAN 0.5 GALLONS PER FLUSH.

4.303.1.3.1 SINGLE SHOWERHEADS: SHOWERHEADS SHALL HAVE A MAXIMUM FLOW RATE OF 1.8 GPM AT 80 PSI.

4.303.1.3.2 MULTIPLE SHOWERHEADS IN ONE SHOWER: THE MAXIMUM COMBINED FLOW RATE OF ALL SHOWERHEADS IS 1.8 GPM AT 80 PSI, OR ONLY ONE SHOWER OUTLET TO BE IN OPERATION AT ONE TIME.

4.303.1.4.1 LAVATORY FAUCETS: LAVATORY FAUCETS SHALL HAVE A MAXIMUM FLOW RATE OF 1.2 GPM AT 60 PSI.

4.303.1.4.4 KITCHEN FAUCETS: KITCHEN FAUCETS SHALL HAVE A MAXIMUM FLOW RATE OF 1.8 GPM AT 80 PSI.

4.303.2 PLUMBING FIXTURES & FITTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE.

4.406.1 RODENT PROOFING: ANNULAR SPACES AROUND PIPES, ELECTRICAL CABLES, CONDUITS OR OTHER OPENINGS IN SOLE/BOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR A SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY.

4.408.1 A MINIMUM OF 65% OF THE NON-HAZARDOUS CONSTRUCTION & DEMOLITION WASTE GENERATED AT THE SITE IS TO BE DIVERTED TO RECYCLE AND/OR SALVAGE, IN ACCORDANCE WITH SECTIONS 4.408.2, 4.408.3 OR 4.4080.4 OR MEET A MORE STRINGENT LOCAL CONSTRUCTION & DEMOLITION WASTE MANAGEMENT ORDINANCE.

4.503.1 INSTALL ONLY A DIRECT-VENT SEALED-COMBUSTION GAS OR SEALED WOOD-BURNING FIREPLACE, OR A SEALED WOODSTOVE.

4.504.1 ALL DUCT & OTHER RELATED AIR INTAKE & DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED DURING CONSTRUCTION.

4.504.2.1 ADHESIVES, SEALANTS & CAULKS SHALL BE COMPLIANT WITH VOC & OTHER TOXIC COMPOUND LIMITS PER CALGREEN CODE 4.504.2.1.

4.504.2 PAINTS, STAINS & OTHER COATINGS SHALL BE COMPLIANT WITH VOC LIMITS.

4.504.2.3 AEROSOL PAINTS & COATINGS SHALL BE COMPLIANT WITH PRODUCT WEIGHTED MIR LIMITS FOR ROC & OTHER TOXIC COMPOUNDS.

4.504.3 ALL CARPET INSTALLED SHALL MEET ONE OF THE FOLLOWING TESTING & PRODUCT REQUIREMENTS:
1. CARPET & RUG INSTITUTE'S GREEN LABEL PLUS PROGRAM
2. CALIFORNIA DEPT. OF PUBLIC HEALTH VOC TESTING & EVALUATION.
3. NSF/ANSI 140 - GOLD LEVEL
4. SCIENTIFIC CERTIFICATIONS SYSTEMS INDOOR ADVANTAGE GOLD

4.504.3.1 ALL CARPET CUSHION TO MEET CARPET & RUG INSTITUTE'S GREEN LABEL PROGRAM

4.504.3.2 ALL CARPET ADHESIVES SHALL MEET THE REQUIREMENTS OF TABLE 4.504.1

4.504.4 80% OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH THE VOC-EMISSION LIMITS DEFINED IN THE COLLABORATIVE FOR HIGH PERFORMANCE SCHOOLS (CHPS) LOW-EMITTING MATERIALS LIST OR BE CERTIFIED UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RFCI) FLOORSCORE PROGRAM

4.504.5 PARTICLEBOARD, MEDIUM DENSITY FIBERBOARD (MDF), & HARDWOOD PLYWOOD USED IN INTERIOR FINISH SYSTEMS SHALL COMPLY WITH LOW FORMALDEHYDE EMISSION STANDARDS

SEE EMISSION LIMITATION TABLES ON SHEET A4.1

NO./ DATE/ REVISION

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DRAWING TITLE: Upper Level Floor Plan
JOB TITLE: Perlegos Residence Custom Home
JOB ADDRESS: 22560 Ravensbury Avenue Los Altos Hills, California

DATE: JUNE 12, 2020
SCALE: 3/16"=1'-0"
PROJECT MANAGER: SCOTT ZAZUETA
DRAWN: SEZ
JOB NO.: DZ4018
SHEET: A2.2

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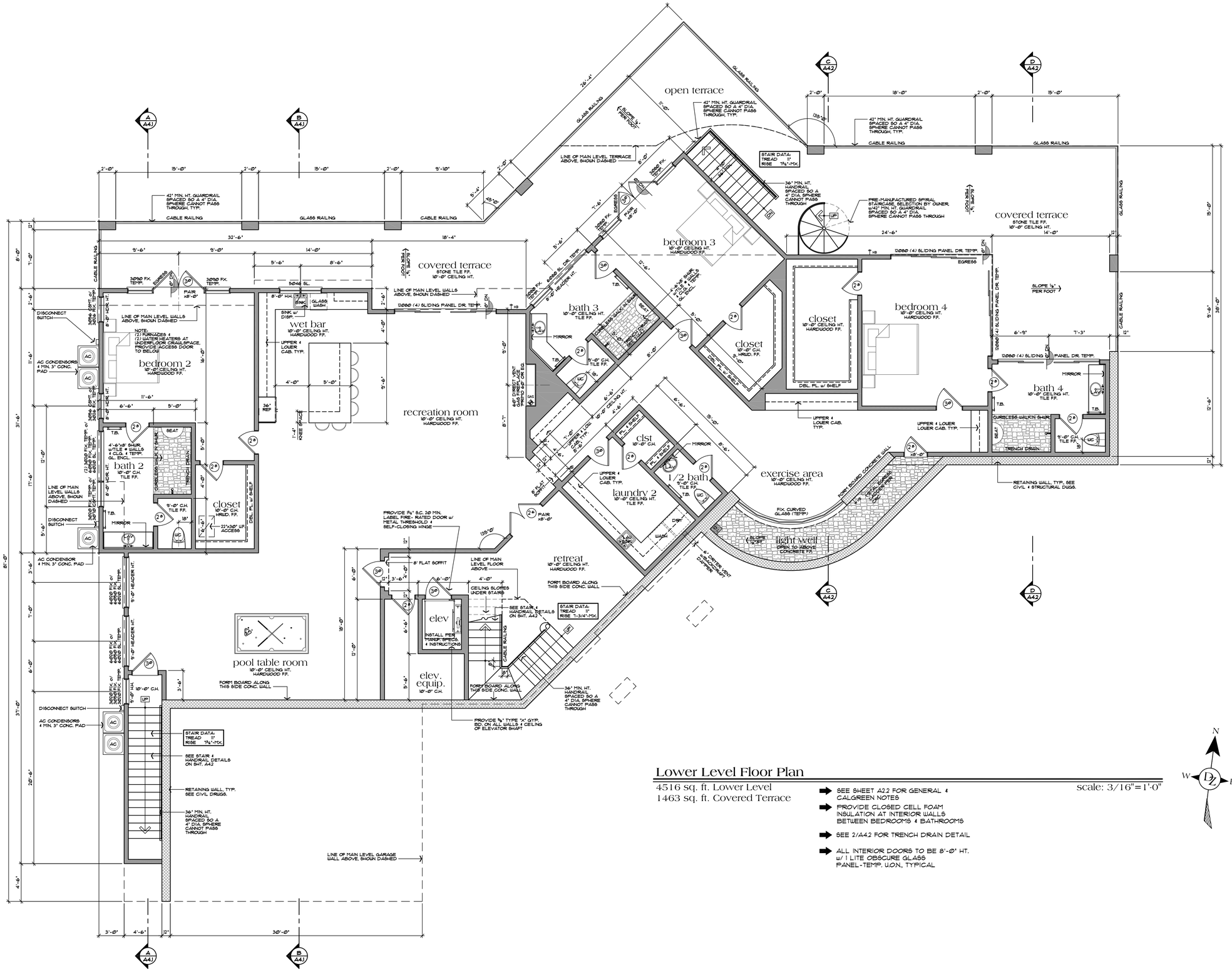

Lower Level Floor Plan

4516 sq. ft. Lower Level
1463 sq. ft. Covered Terrace

scale: 3/16"=1'-0"

- SEE SHEET A2.2 FOR GENERAL & CALGREEN NOTES
- PROVIDE CLOSED CELL FOAM INSULATION AT INTERIOR WALLS BETWEEN BEDROOMS & BATHROOMS
- SEE 2/A4.2 FOR TRENCH DRAIN DETAIL
- ALL INTERIOR DOORS TO BE 8'-0" HT. w/ 1 LITE OBSCURE GLASS PANEL-TEMP. U.O.N., TYPICAL

NO./ DATE/ REVISION

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DRAWING TITLE: Lower Level FLoor Plan
JOB TITLE: Perlegos Residence Custom Home
JOB ADDRESS: 22560 Ravensbury Avenue Los Altos Hills, California

DATE	JUNE 12, 2020
SCALE	3/16"=1'-0"
PROJECT MANAGER	SCOTT ZAZUETA
DRAWN	SEZ
JOB NO.	DZ4018
SHEET	A2.3

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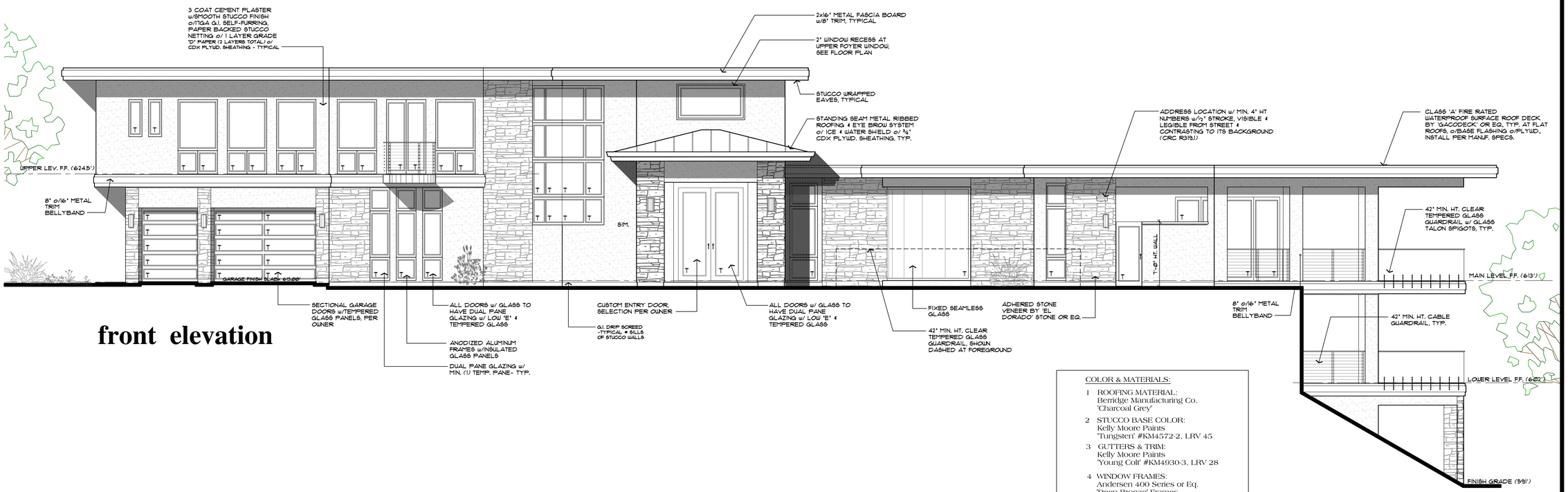


front elevation

COLOR & MATERIALS:

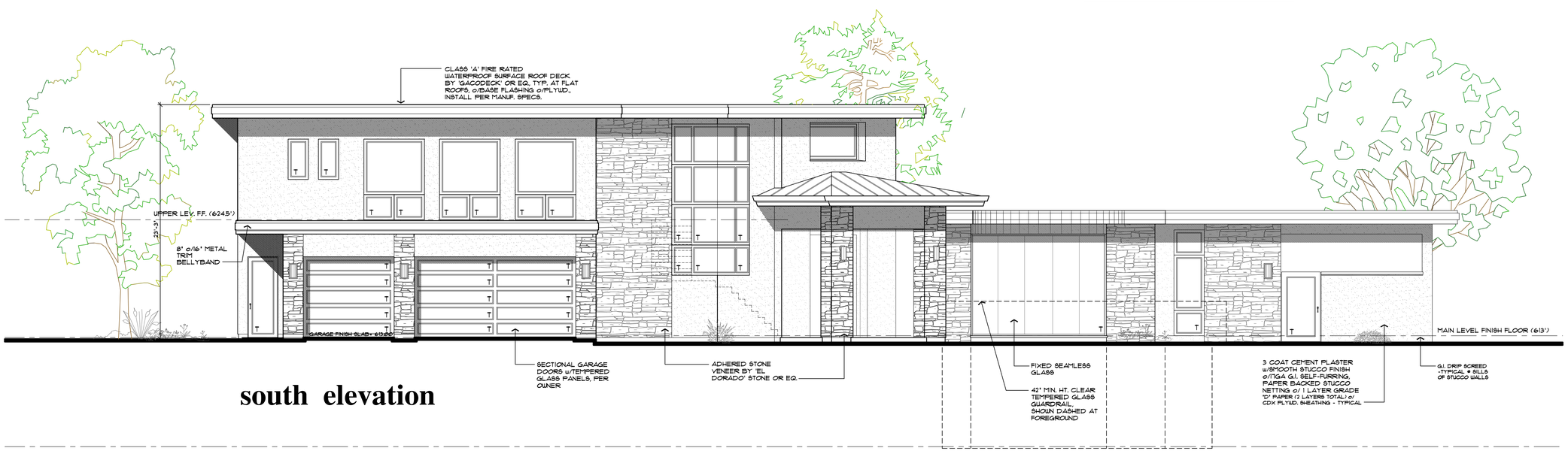
1 ROOFING MATERIAL:
Berridge Manufacturing Co.
'Charcoal Grey'

2 STUCCO BASE COLOR:
Kelly Moore Paints
'Tungsten' #KM4572-2, LRV 45

3 GUTTERS & TRIM:
Kelly Moore Paints
'Young Colt' #KM4930-3, LRV 28

4 WINDOW FRAMES:
Andersen 400 Series or Eq.
'Deep Bronze' Frames

5 STONE VENEER:
EL DORADO
'Copper Ledgestone'



south elevation

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DRAWING TITLE: Exterior Elevations
JOB TITLE: Perlegos Residence Custom Home
JOB ADDRESS: 22560 Ravensbury Avenue Los Altos Hills, California

DATE	JUNE 12, 2020
SCALE	3/16"=1'-0"
PROJECT MANAGER	SCOTT ZAZUETA
DRAWN	SEZ
JOB NO.	DZ4018
SHEET	A3.1

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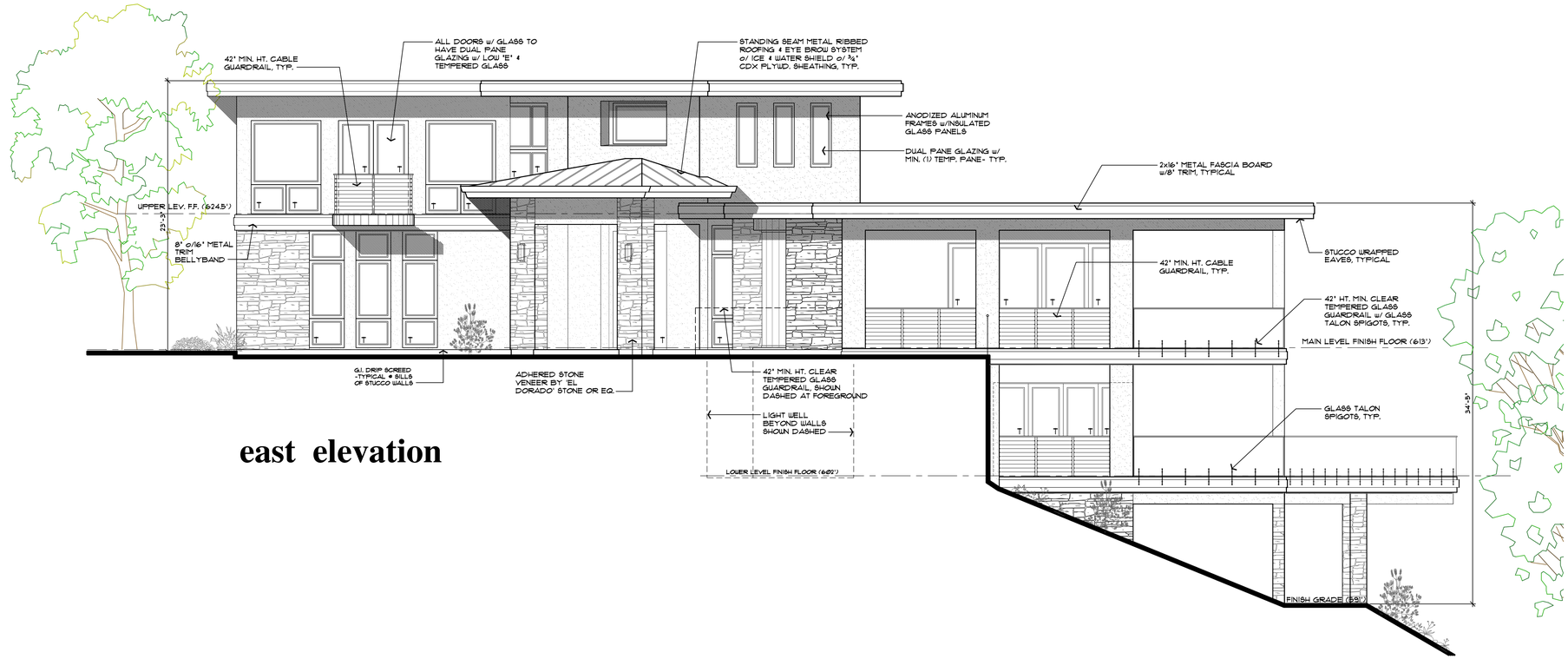
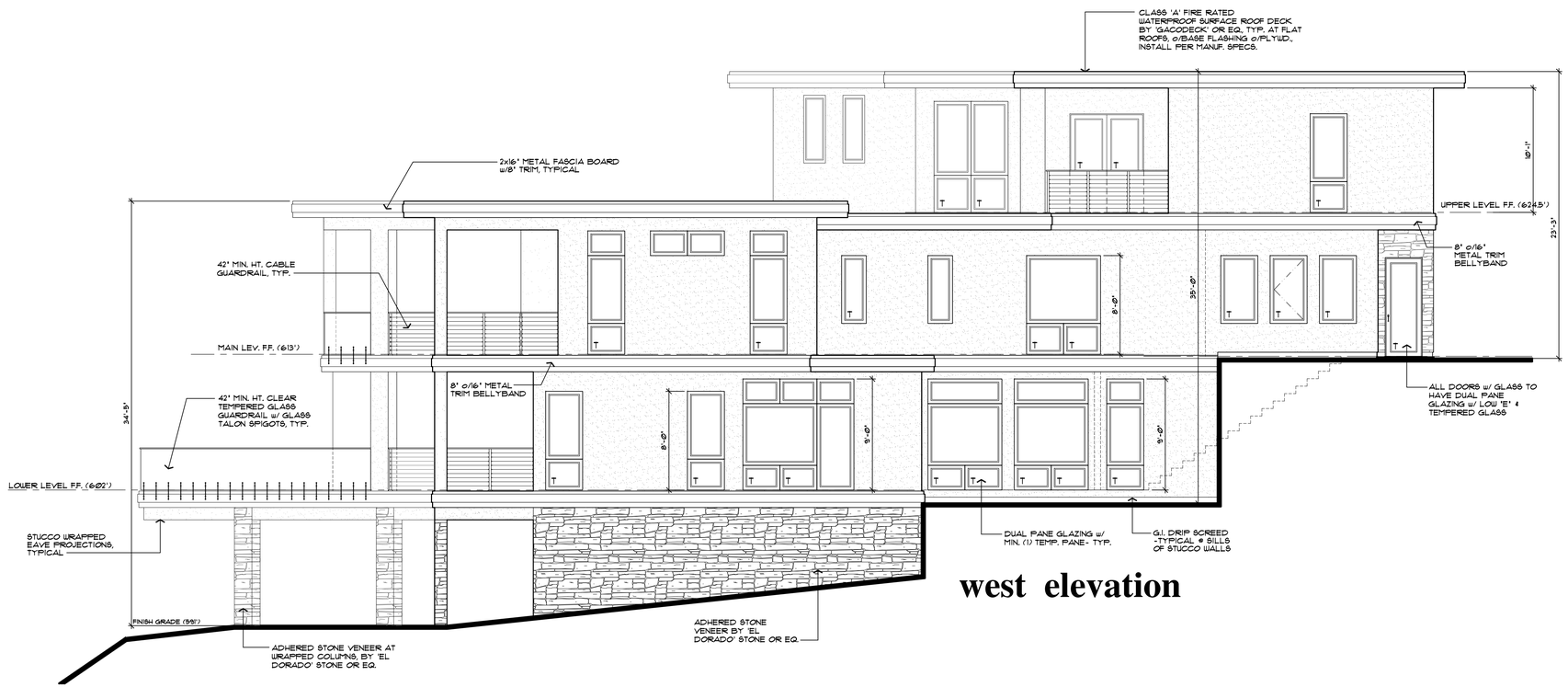


east elevation



west elevation

NO./ DATE/ REVISION

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SHEET	A3.2

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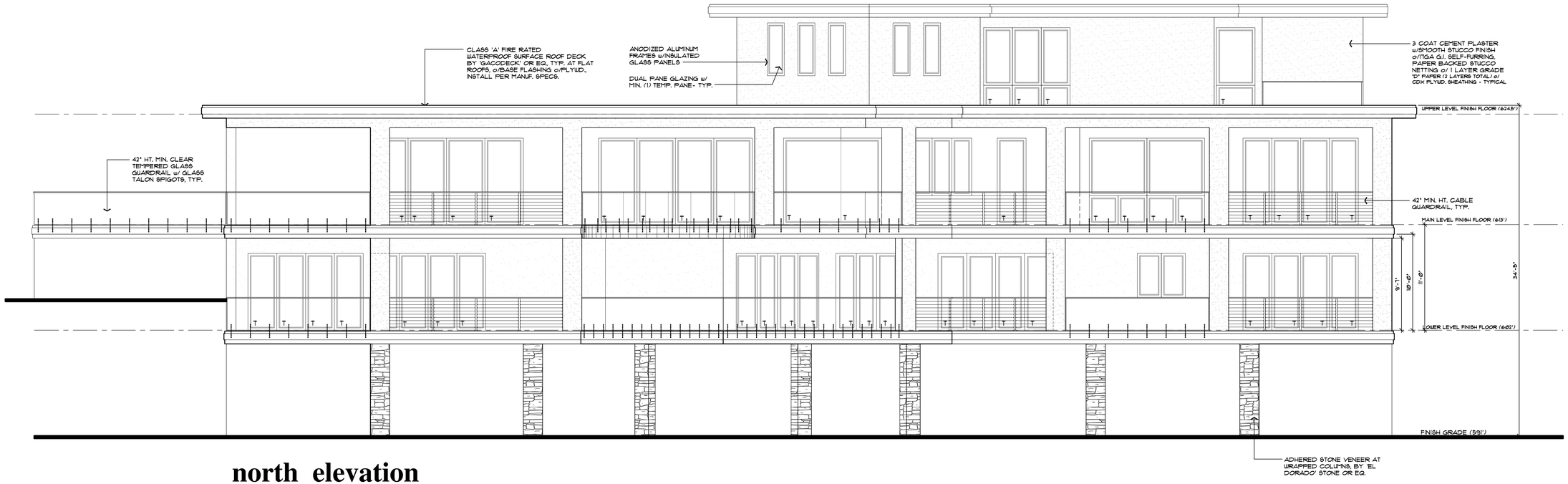
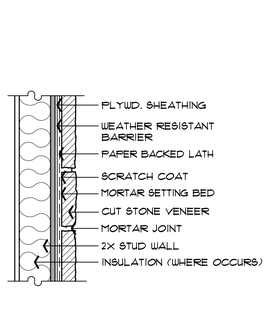
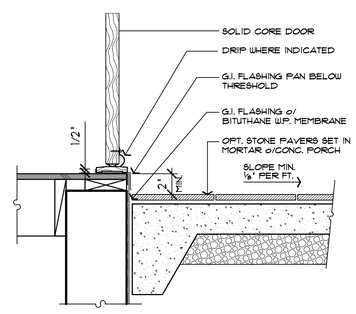


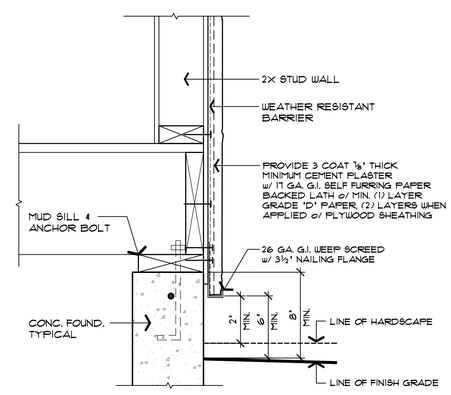
north elevation



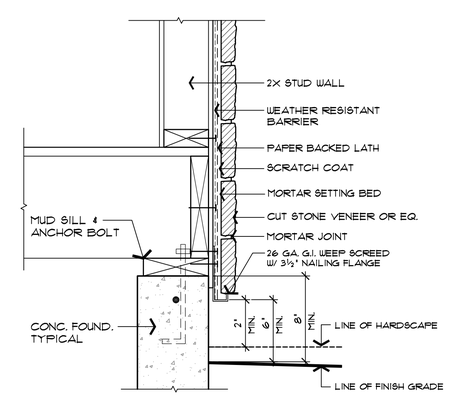
4 TYPICAL ADHERED VENEER DETAIL



3 Waterproof Detail at Conc. Porch



2 TYPICAL DRIP SCREED DETAIL



1 ADHERED STONE VENEER DETAIL

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DRAWN: SEZ
JOB NO.: DZ4018
SHEET: A3.3

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TABLE 4.504.1 ADHESIVE VOC LIMIT

LESS WATER AND LESS EXEMPT COMPOUNDS IN GRAMS PER LITER

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

1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.
2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168.

TABLE 4.504.2 SEALANT VOC LIMIT

LESS WATER AND LESS EXEMPT COMPOUNDS IN GRAMS PER LITER

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

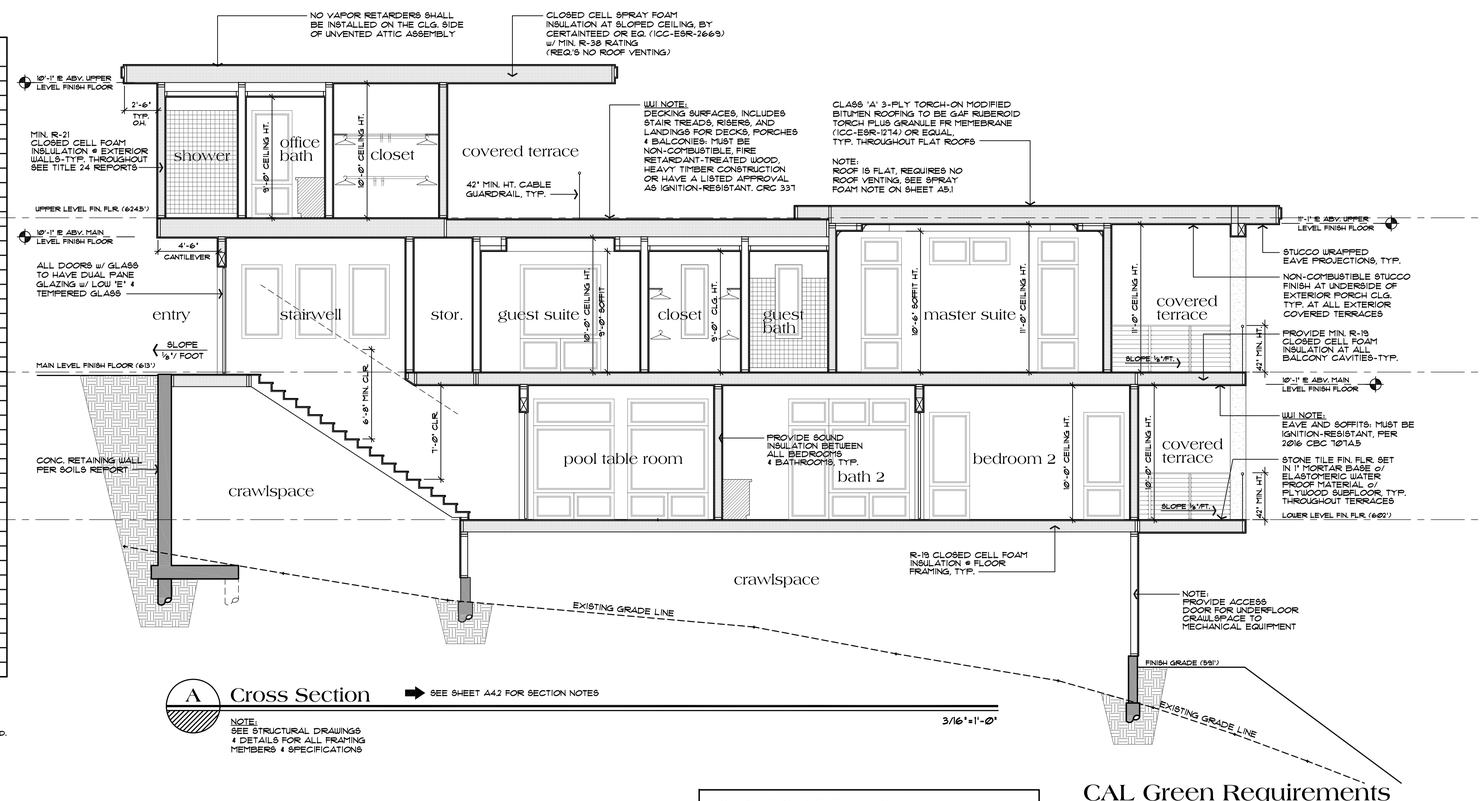
TABLE 4.504.3 VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS

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

ARCHITECTURAL APPLICATIONS	EFFECTIVE 1/1/2010	EFFECTIVE 1/1/2012
FLAT COATING	50	
NONFLAT COATING	100	
NONFLAT-HIGH GLOSS COATING	150	
SPECIALTY COATINGS		
ALUMINUM ROOF COATINGS	400	
BASEMENT SPECIALTY COATINGS	400	
BITUMINOUS ROOF COATINGS	50	
BOND BREAKERS	350	
CONCRETE CURING COMPOUNDS	350	
CONCRETE/MASONRY SEALERS	100	
DRIVEWAY SEALERS	50	
DRY FOG COATINGS	150	
FAUX FINISHING COATINGS	350	
FIRE RESISTIVE COATINGS	350	
FLOOR COATINGS	100	
FOAM-RELEASE COMPOUNDS	250	
GRAPHIC ARTS COATINGS (SIGN PAINTS)	500	
HIGH TEMPERATURE COATINGS	420	
INDUSTRIAL MAINTENANCE COATINGS	250	
LOW SOLIDS COATINGS	120	
MAGNESITE CEMENT COATINGS	450	
MASTIC TEXTURE COATINGS	100	
METALLIC PIGMENTED COATINGS	500	
MULTICOLOR COATINGS	250	
PRETREATMENT WASH PRIMERS	420	
PRIMERS, SEALERS AND UNDERCOATERS	100	
REACTIVE PENETRATING SEALERS	350	
RECYCLED COATINGS	250	
ROOF COATINGS	50	
RUST PREVENTATIVE COATINGS	400	250
SHELLACS CLEAR OPAQUE	730 550	
SPECIALTY PRIMERS, SEALERS AND UNDERCOATERS	350	100
STAINS	250	
STONE CONSOLIDANTS	450	
SWIMMING POOL COATINGS	340	
TRAFFIC MARKING COATINGS	100	
TUB AND TILE REFINISH COATINGS	420	
WATERPROOFING MEMBRANES	250	
WOOD COATINGS	275	
WOOD PRESERVATIVES	350	
ZINC-RICH PRIMERS	340	

1. GRAMS OF VOC PER LITER OF COATING, INCLUDING WATER AND INCLUDING EXEMPT COMPOUNDS.
2. THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE.
3. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE, FEBRUARY 1, 2008. MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD.

DOCUMENTATION SHALL BE PROVIDED TO THE CITY BUILDING INSPECTOR UPON REQUEST, VERIFYING THAT COMPLIANT VOC LIMIT FINISH MATERIALS HAVE BEEN USED.



A Cross Section

NOTE: SEE STRUCTURAL DRAWINGS & DETAILS FOR ALL FRAMING MEMBERS & SPECIFICATIONS

SEE SHEET A4.2 FOR SECTION NOTES

3/16"=1'-0"

FOUNDATION VENTILATION:

8"X14" VULCAN G.I. FOUNDATION VENTS TO BE EVENLY SPACED AROUND PERIMETER OF FOUNDATION FOR CROSS VENTILATION REQUIREMENTS.
3557 S.F. RESIDENCE ÷ 150 S.F. = 23.7 S.F.
8"X14" = .77 S.F.
23.7 S.F. ÷ .77 = 31 VENTS MIN REQ'D

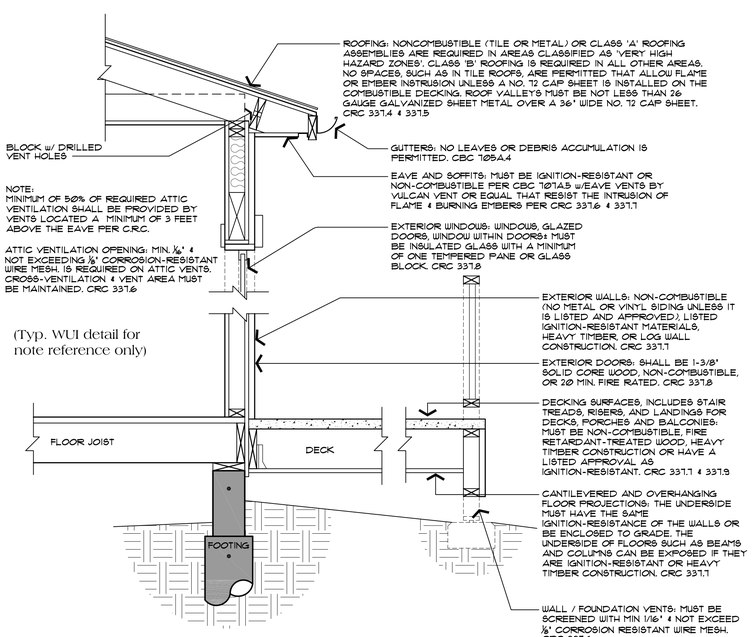
CAL Green Requirements

4.505.2 CONCRETE SLAB FOUNDATIONS OR CONCRETE SLABS ON GROUND FLOORS ARE REQUIRED TO HAVE A VAPOR RETARDER.

4.505.2.1 CONCRETE SLAB FOUNDATIONS OR CONCRETE SLABS ON GROUND FLOORS ARE REQUIRED TO HAVE A CAPILLARY BREAK.

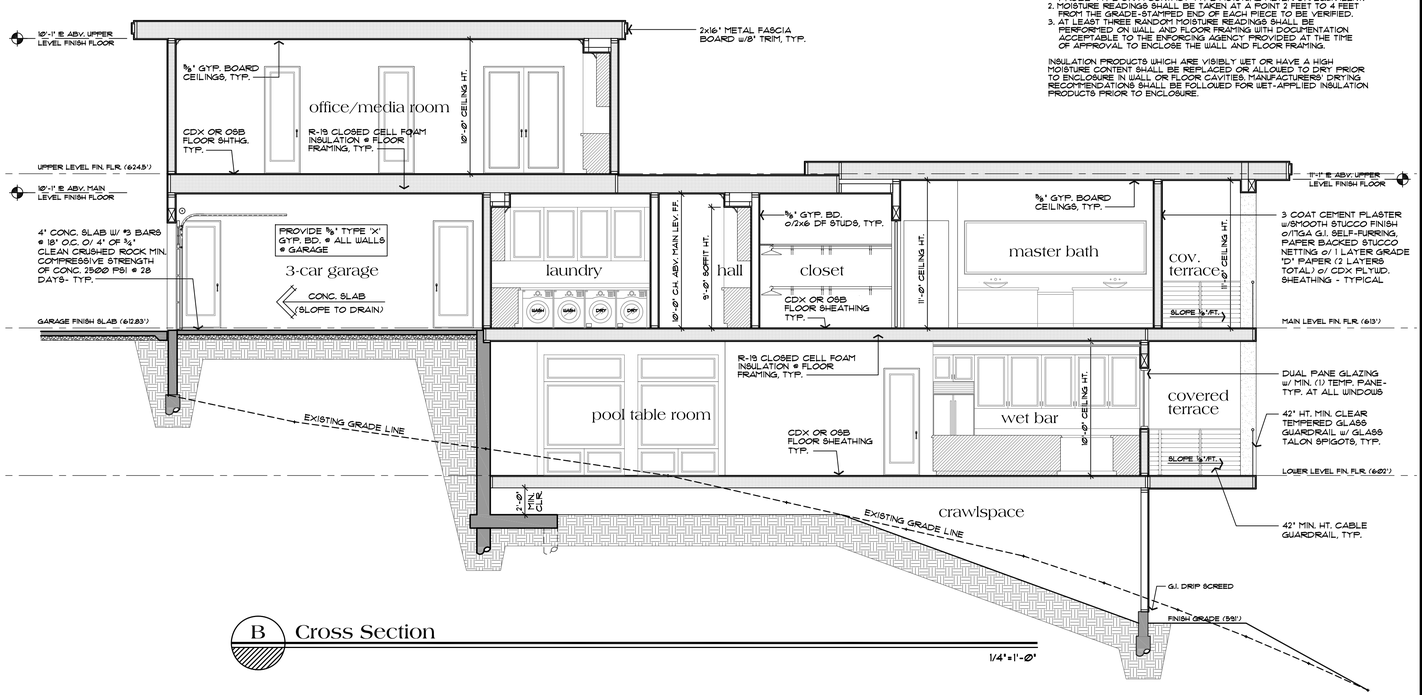
4.505.3 BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALL AND FLOOR FRAMING SHALL NOT BE ENCLOSED WHEN THE FRAMING MEMBERS EXCEED 19% MOISTURE CONTENT. MOISTURE CONTENT SHALL BE VERIFIED IN COMPLIANCE WITH THE FOLLOWING:
1. MOISTURE CONTENT SHALL BE DETERMINED WITH EITHER A PROBE-TYPE OR A CONTACT-TYPE MOISTURE METER OR EQUIVILENT.
2. MOISTURE READINGS SHALL BE TAKEN AT A POINT 2 FEET TO 4 FEET FROM THE GRADE-STAMPED END OF EACH PIECE TO BE VERIFIED.
3. AT LEAST THREE RANDOM MOISTURE READINGS SHALL BE PERFORMED ON WALL AND FLOOR FRAMING WITH DOCUMENTATION ACCEPTABLE TO THE ENFORCING AGENCY PROVIDED AT THE TIME OF APPROVAL TO ENCLOSE THE WALL AND FLOOR FRAMING.

INSULATION PRODUCTS WHICH ARE VISIBLY WET OR HAVE A HIGH MOISTURE CONTENT SHALL BE REPLACED OR ALLOWED TO DRY PRIOR TO ENCLOSURE IN WALL OR FLOOR CAVITIES. MANUFACTURERS' DRYING RECOMMENDATIONS SHALL BE FOLLOWED FOR WET-APPLIED INSULATION PRODUCTS PRIOR TO ENCLOSURE.



IGNITION-RESISTANT CONSTRUCTION DETAIL

(NOTE: REFER TO THE REFERENCED 2016 CALIFORNIA RESIDENTIAL CODE SECTIONS FOR SPECIFIC REQUIREMENTS OR POSSIBLE EXCEPTIONS)



B Cross Section

1/4"=1'-0"

NO./ DATE/ REVISION

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Phone: (408) 778-7005 Fax: (408) 778-7004
email: dz.design@yahoo.com

DRAWING TITLE: Cross Sections & Details

JOB TITLE: Perlegos Residence Custom Home

JOB ADDRESS: 22560 Ravensbury Avenue, Los Altos Hills, California

DATE	JULY 26, 2019
SCALE	3/16"=1'-0"
PROJECT MANAGER	SCOTT ZAZUETA
DRAWN	SEZ
JOB NO.	DZ4018
SHEET	A4.1

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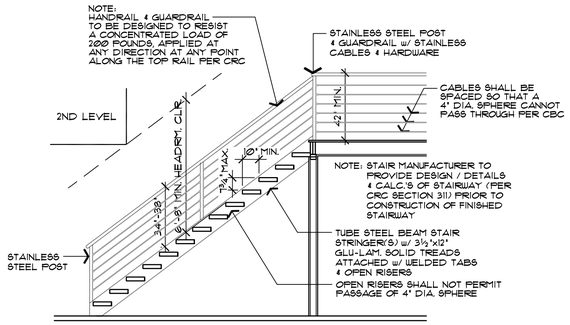

TYPICAL STAIR DETAIL

STAIR NOTES:

HANDRAILS
1. CONTINUOUS HANDRAILS ARE REQUIRED ON AT LEAST ONE SIDE OF STAIRWAY.
2. HANDRAIL HEIGHT SHALL BE 34"-38" ABOVE THE NOSING OF THE TREAD.
3. HANDRAILS SHALL EXTEND FROM A POINT DIRECTLY ABOVE THE BOTTOM RISER TO A POINT DIRECTLY ABOVE THE TOP RISER.
4. THE ENDS OF HANDRAILS MUST BE RETURNED TO THE WALL OR TERMINATE IN A NEUEL POST.
5. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1½ INCHES BETWEEN THE HANDRAIL AND THE WALL.
6. HANDRAILS MUST BE DESIGNED TO SUPPORT 200 LBS. LOAD APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP OF THE RAIL.
7. GUARDRAILS SHALL NOT BE LESS THAN 42 INCHES IN HEIGHT.
8. GUARDRAILS ARE REQUIRED ST THE OPEN SIDE OF STAIRS WITH A TOTAL RISE OF MORE THAN 30 INCHES ABOVE THE FLOOR OR GRADE.
9. ALL REQUIRED GUARDRAILS MUST HAVE INTERMETIATE RAILS OR CABLES SPACED SO THAT A 4 INCH DIAMETER SPHERE CAN NOT PASS THROUGH, EXCEPT THAT THE TRIANGULAR SPACE FORMED BY THE BOTTOM OR A GUARD, A STAIR RISER AND STAIR TREAD MAY BE SUCH THAT A 6 INCH DIAMETER SPHERE CAN NOT PASS THROUGH.
10. MAXIMUM VARIATION BETWEEN IN HEIGHT OF RISERS OR WIDTH OF TREADS SHALL BE ⅜ INCH.
11. MINIMUM HEADROOM CLEARANCE MEASURED VERTICALLY FROM THE PLANE OF THE CEILING FINISH TANGENT TO THE TREAD NOSING SHALL BE 6'-8" CLEAR.
12. MAXIMUM VERTICAL DISTANCE BETWEEN STAIRWAY LANDINGS SHALL BE 12'-0".
13. STAIR TREAD NOSINGS ARE REQUIRED AT STAIRS WITH A TREAD LESS THAN 11 INCHES.

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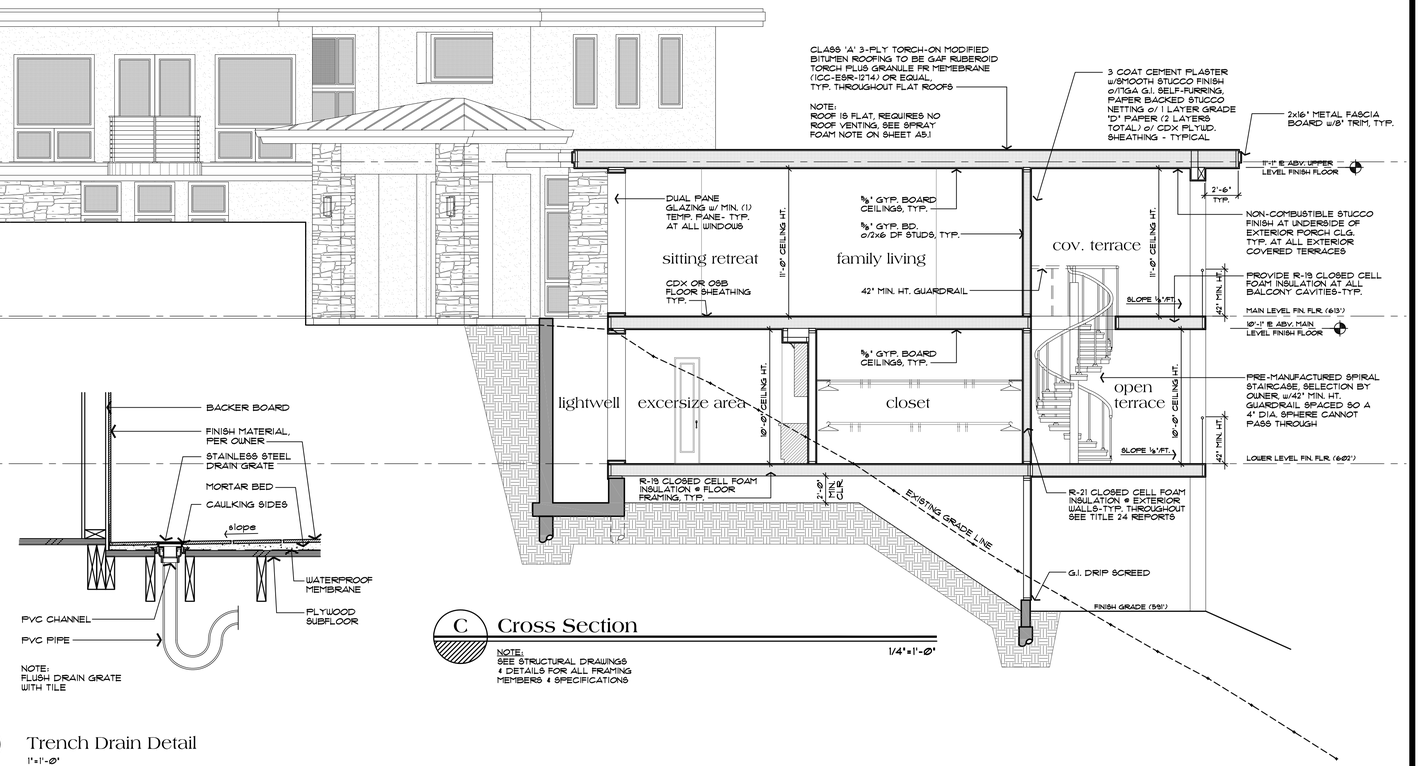


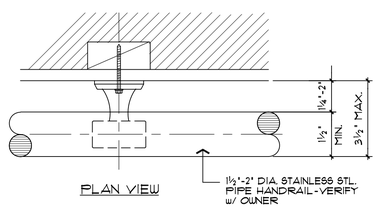
C Cross Section

NOTE:
SEE STRUCTURAL DRAWINGS & DETAILS FOR ALL FRAMING MEMBERS & SPECIFICATIONS

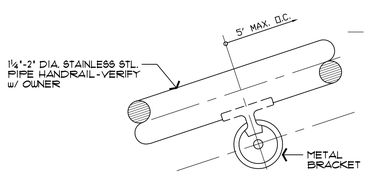
1/4"=1'-0"

2 Trench Drain Detail

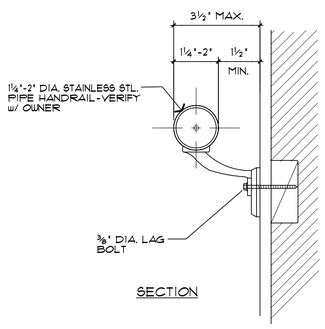
1"=1'-0"



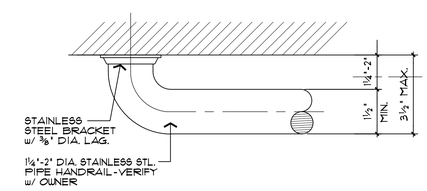
PLAN VIEW



ELEVATION



SECTION



RAIL END RETURN

HANDRAIL & GUARDRAIL CONNECTIONS

NOTE:
ALL SHEARWALLS TO BE FRAMED TO BOTTOM OF ROOF SHEATHING - TYP.

FIRE BLOCKS & DRAFT STOPS:
FIRE STOPS SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS PER CRC R302.11 & R302.12.

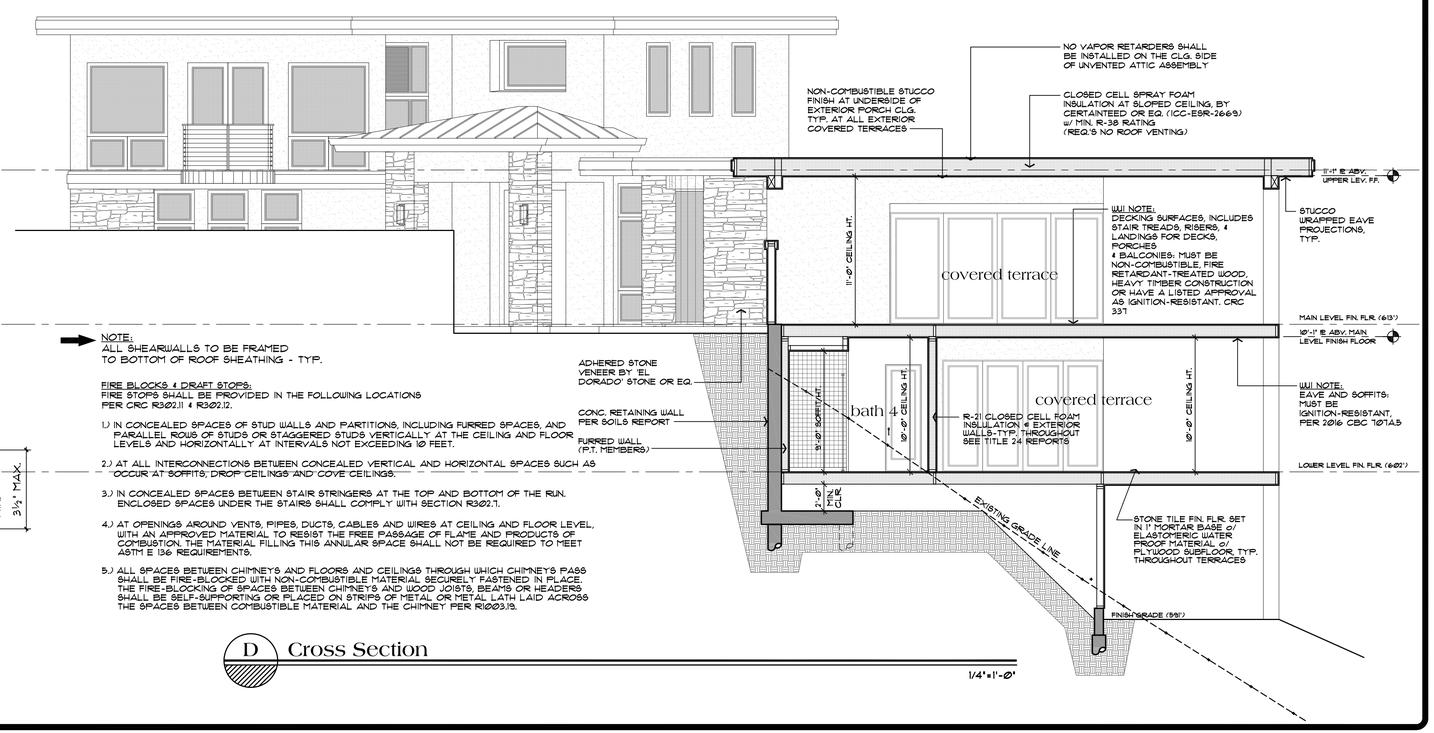
1.) IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS VERTICALLY AT THE CEILING AND FLOOR LEVELS AND HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET.

2.) AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS "OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS.

3.) IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN. ENCLOSED SPACES UNDER THE STAIRS SHALL COMPLY WITH SECTION R302.7.

4.) AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILING AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION. THE MATERIAL FILLING THIS ANNULAR SPACE SHALL NOT BE REQUIRED TO MEET ASTM E 136 REQUIREMENTS.

5.) ALL SPACES BETWEEN CHIMNEYS AND FLOORS AND CEILINGS THROUGH WHICH CHIMNEYS PASS SHALL BE FIRE-BLOCKED WITH NON-COMBUSTIBLE MATERIAL SECURELY FASTENED IN PLACE. THE FIRE-BLOCKING OF SPACES BETWEEN CHIMNEYS AND WOOD JOISTS, BEAMS OR HEADERS SHALL BE SELF-SUPPORTING OR PLACED ON STRIPS OF METAL OR METAL LATH LAID ACROSS THE SPACES BETWEEN COMBUSTIBLE MATERIAL AND THE CHIMNEY PER R1003.19.



D Cross Section

1/4"=1'-0"

NO./ DATE/ REVISION

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email: dz-design@earthlink.net

DRAWING TITLE: Cross Sections & Details
JOB TITLE: Perlegos Residence Custom Home
JOB ADDRESS: 22560 Ravensbury Avenue Los Altos Hills, California

DATE	JULY 26, 2018
SCALE	3/16"=1'-0"
PROJECT MANAGER	SCOTT ZAZUETA
DRAWN	SEZ
JOB NO.	DZ4018
SHEET	A4.2

Dzdesign24 6/11/2020 11:56 AM Z:\dzprojects\2018\dz4018-Perlegos\Architectural\Design\Los Altos Submittal\dz4018-a4.dwg

SPRAY FOAM INSULATION NOTES:

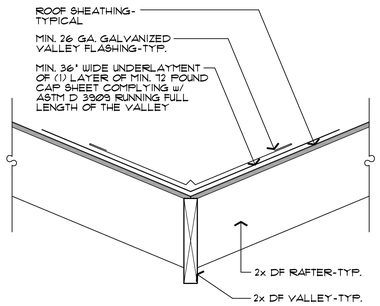
CLOSED CELL SPRAY FOAM INSULATION IN VAULTED ROOF AREAS REQUIRE NO ATTIC VENTING (AREA SHOWN HATCHED).

CLOSED CELL SPRAY FOAM INSULATION BY 'CERTAINTEED' OR EQ. (ICC-ESR-2669) w/ MIN. R-38 RATING

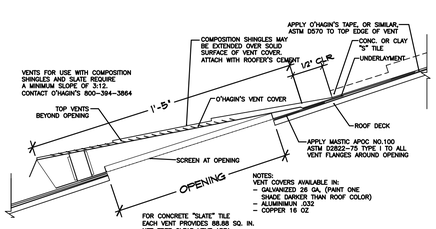
THE PROPOSED FOAM INSULATION MATERIALS DELIVERED TO THE JOB SITE SHALL BEAR THE LABEL OF AN APPROVED AGENCY SHOWING THE MANUF.'S NAME, TJE PRODUCT LISTING, IDENTIFICATION & SUFFICIENT INFORMATION TO DETERMINE THAT THE END USE WILL COMPLY WITH THE REQ'S OF THE LISTING & CRC R316.2

THE FOAM INSULATION SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 75 & SHALL HAVE A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450 WHEN TESTED IN THE MAXIMUM THICKNESS INTENDED FOR USE IN ACCORDANCE w/ASTM E 84 OR UL 723 PER CRC R316.3

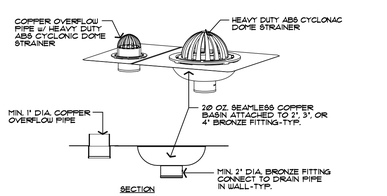
FOAM PLASTIC SHALL BE SEPARATED FROM THE INTERIOR OF A BUILDING BY AN APPROVED THERMAL BARRIER OF A MINIMUN ½" GYPSUM BOARD OR SIMILAR APPROVED THERMAL BARRIER AS PER CRC R316.4



Typical Valley Flashing



O'Hagin's Tapered, Low Profile Vent - W.U.I.



ROOF DRAIN NOTES:

MEMBRANE PLIES, METAL FLASHING & FLASH-IN PLIES SHALL EXTEND UNDER THE CLAMPING RING.

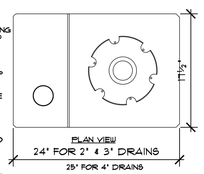
STRIPPING FELTS SHALL EXTEND 4" & 8" BEYOND EDGE OF LEAD FLASHING SHEET WITHIN THE SUMP AREA.

ALL EXPOSED METAL SHALL BE OF A TYPE THAT WILL NOT RUST.

PROVIDE SMOOTH TRANSITION TO THE ROOF DRAIN.

ROLL LEAD FLASHING MIN. 1" INTO OVERFLOW PIPE.

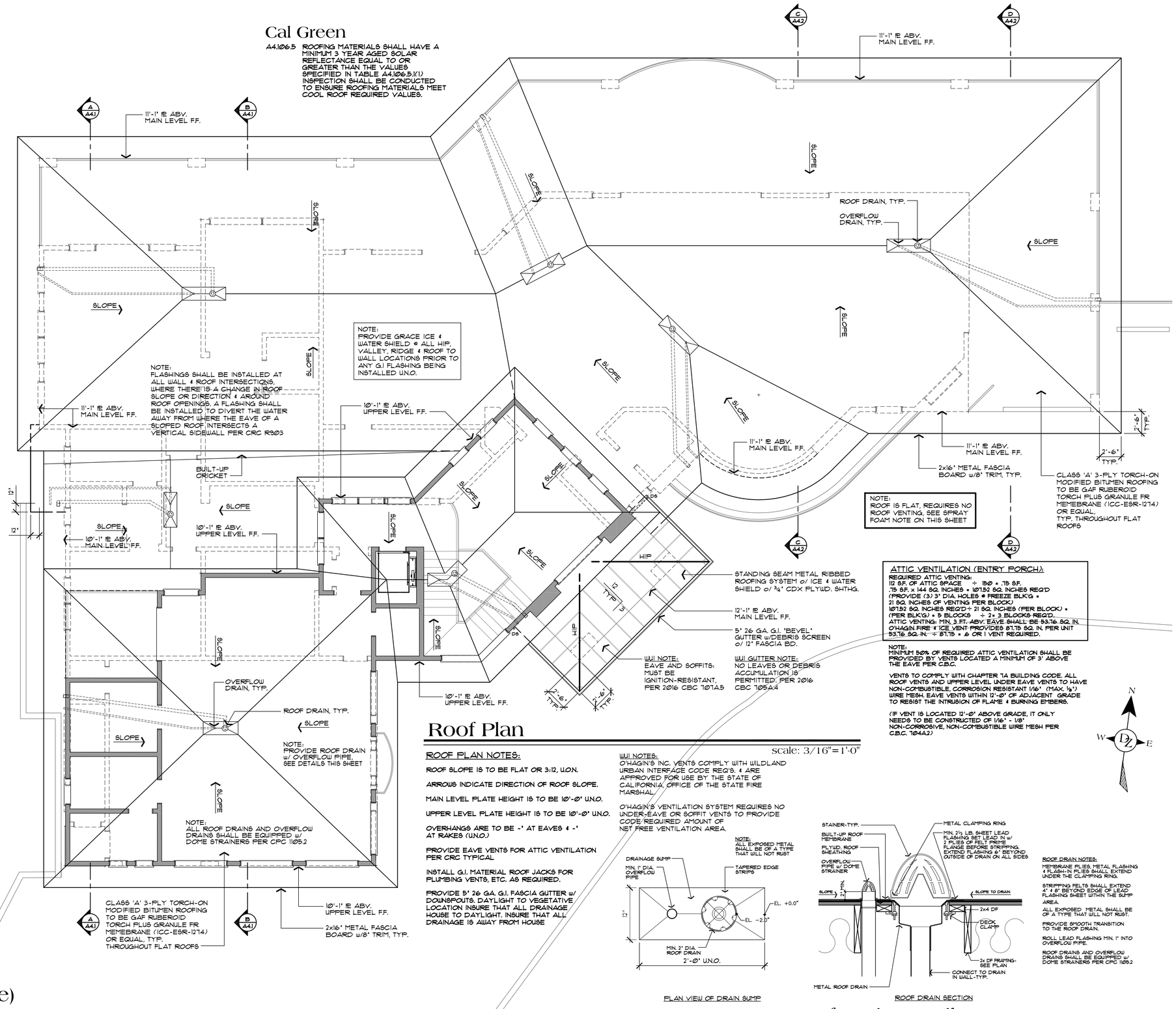
ROOF DRAINS AND OVERFLOW DRAINS SHALL BE EQUIPPED w/ DOME STRAINERS PER CPC 1105.2



Roof Drain Detail (alternate)

Cal Green

A4.1.06.5 ROOFING MATERIALS SHALL HAVE A MINIMUM 3 YEAR AGED SOLAR REFLECTANCE EQUAL TO OR GREATER THAN THE VALUES SPECIFIED IN TABLE A4.1.06.5.1(1) INSPECTION SHALL BE CONDUCTED TO ENSURE ROOFING MATERIALS MEET COOL ROOF REQUIRED VALUES.



ATTIC VENTILATION (ENTRY PORCH):

REQUIRED ATTIC VENTING:
112 S.F. OF ATTIC SPACE ÷ 150 = .75 S.F.
.75 S.F. x 144 SQ. INCHES = 107.52 SQ. INCHES REQ'D
(PROVIDE (3) 3" DIA. HOLES @ FREEZE BLK'G =
21 SQ. INCHES OF VENTING PER BLOCK)
107.52 SQ. INCHES REQ'D ÷ 21 SQ. INCHES (PER BLOCK) =
(PER BLK'G) = 5 BLOCKS ÷ 2 = 3 BLOCKS REQ'D.
ATTIC VENTING: MIN. 3 FT. ABV. EAVE SHALL BE 53.76 SQ. IN.
O'HAGIN FIRE & ICE VENT PROVIDES 87.75 SQ. IN. PER UNIT
53.76 SQ. IN. ÷ 87.75 = .6 OR 1 VENT REQUIRED.

NOTE:
MINIMUM 50% OF REQUIRED ATTIC VENTILATION SHALL BE PROVIDED BY VENTS LOCATED A MINIMUM OF 3' ABOVE THE EAVE PER C.B.C.

VENTS TO COMPLY WITH CHAPTER 7A BUILDING CODE. ALL ROOF VENTS AND UPPER LEVEL UNDER EAVE VENTS TO HAVE NON-COMBUSTIBLE, CORROSION RESISTANT 1/16" (MAX. ⅛") WIRE MESH. EAVE VENTS WITHIN 12'-0" OF ADJACENT GRADE TO RESIST THE INTRUSION OF FLAME & BURNING EMBERS.

(IF VENT IS LOCATED 12'-0" ABOVE GRADE, IT ONLY NEEDS TO BE CONSTRUCTED OF 1/16" - 1/8" NON-CORROSIVE, NON-COMBUSTIBLE WIRE MESH PER C.B.C. 704A.2)

Roof Plan

scale: 3/16"=1'-0"

ROOF PLAN NOTES:

ROOF SLOPE IS TO BE FLAT OR 3:12, U.O.N.

ARROWS INDICATE DIRECTION OF ROOF SLOPE.

MAIN LEVEL PLATE HEIGHT IS TO BE 10'-0" U.N.O.

UPPER LEVEL PLATE HEIGHT IS TO BE 10'-0" U.N.O.

OVERHANGS ARE TO BE -" AT EAVES & -" AT RAKES (U.N.O.)

PROVIDE EAVE VENTS FOR ATTIC VENTILATION PER CRC TYPICAL

INSTALL G.I. MATERIAL ROOF JACKS FOR PLUMBING VENTS, ETC. AS REQUIRED.

PROVIDE 5" 26 GA. G.I. FASCIA GUTTER w/ DOWNSPOUTS. DAYLIGHT TO VEGETATIVE LOCATION INSURE THAT ALL DRAINAGE HOUSE TO DAYLIGHT. INSURE THAT ALL DRAINAGE IS AWAY FROM HOUSE

WUI NOTES:
O'HAGIN'S INC. VENTS COMPLY WITH WILDLAND URBAN INTERFACE CODE REQ'S. & ARE APPROVED FOR USE BY THE STATE OF CALIFORNIA, OFFICE OF THE STATE FIRE MARSHAL.

O'HAGIN'S VENTILATION SYSTEM REQUIRES NO UNDER-EAVE OR SOFFIT VENTS TO PROVIDE CODE REQUIRED AMOUNT OF NET FREE VENTILATION AREA.

NOTE: ALL EXPOSED METAL SHALL BE OF A TYPE THAT WILL NOT RUST

PLAN VIEW OF DRAIN SUMP

ROOF DRAIN SECTION

ROOF DRAIN NOTES:

MEMBRANE PLIES, METAL FLASHING & FLASH-IN PLIES SHALL EXTEND UNDER THE CLAMPING RING.

STRIPPING FELTS SHALL EXTEND 4" & 8" BEYOND EDGE OF LEAD FLASHING SHEET WITHIN THE SUMP AREA.

ALL EXPOSED METAL SHALL BE OF A TYPE THAT WILL NOT RUST.

PROVIDE SMOOTH TRANSITION TO THE ROOF DRAIN.

ROLL LEAD FLASHING MIN. 1" INTO OVERFLOW PIPE.

ROOF DRAINS AND OVERFLOW DRAINS SHALL BE EQUIPPED w/ DOME STRAINERS PER CPC 1105.2

Roof Drain Details

NO./ DATE/ REVISION

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Morgan Hill, California 95037
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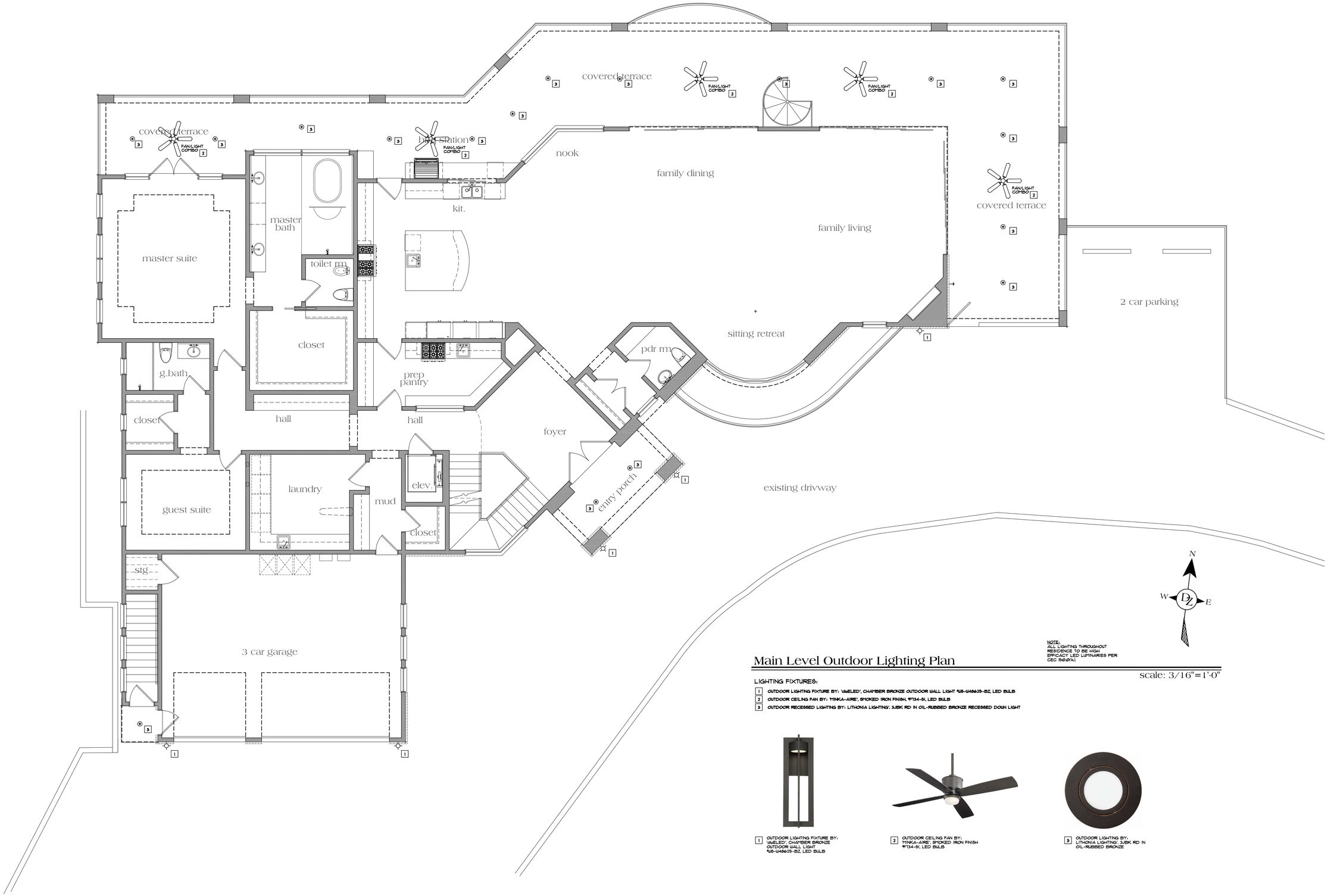
email: dz@dzdesignsjc.com

DRAWING TITLE	Roof Plan
JOB TITLE	Perlegos Residence Custom Home
JOB ADDRESS	22560 Ravensbury Avenue Los Altos Hills, California

DATE	JUNE 12, 2020
SCALE	3/16"=1'-0"
PROJECT MANAGER	SCOTT ZAZUETA
DRAWN	SEZ
JOB NO.	DZ4018
SHEET	A5.1



NOTE:
ALL LIGHTING THROUGHOUT RESIDENCE TO BE HIGH EFFICACY LED LUMINAIRES PER CEC 150(k).

Main Level Outdoor Lighting Plan

scale: 3/16"=1'-0"

LIGHTING FIXTURES:

1. OUTDOOR LIGHTING FIXTURE BY: 'dweLED', CHAMBER BRONZE OUTDOOR WALL LIGHT #UB-W48625-BZ, LED BULB
2. OUTDOOR CEILING FAN BY: 'MINKA-AIRE', SMOKED IRON FINISH, #F134-SI, LED BULB
3. OUTDOOR RECESSED LIGHTING BY: LITHONIA LIGHTING', 3JBK RD IN OIL-RUBBED BRONZE RECESSED DOWN LIGHT

1 OUTDOOR LIGHTING FIXTURE BY: 'dweLED', CHAMBER BRONZE OUTDOOR WALL LIGHT #UB-W48625-BZ, LED BULB

2 OUTDOOR CEILING FAN BY: 'MINKA-AIRE', SMOKED IRON FINISH #F134-SI, LED BULB

3 OUTDOOR LIGHTING BY: LITHONIA LIGHTING', 3JBK RD IN OIL-RUBBED BRONZE

NO./ DATE/ REVISION

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Morgan Hill, California 95037
PHONE: (408) 778-7005 FAX: (408) 778-7004
email: dz@dzesg@netlink.com

DRAWING TITLE: Main Lev. Outdoor Lighting Plan

JOB TITLE: Perlegos Residence
Custom Home

JOB ADDRESS: 22560 Ravensbury Avenue
Los Altos Hills, California

DATE	JUNE 12, 2020
SCALE	3/16"=1'-0"
PROJECT MANAGER	SCOTT ZAZUETA
DRAWN	DG
JOB NO.	DZ4018
SHEET	E1

ELECTRICAL SYMBOLS LIST

	110V DUPLEX OUTLET
	220V OUTLET
	110V DUPLEX OUTLET (ONE OUTLET SWITCH OPERATED)
	110V DUPLEX OUTLET W/ GFI @ 18" AFF
	110V DUPLEX OUTLET W/ GFI & WATERPROOF COVER
	GAS OUTLET
	CEILING MNT. FIXTURE
	WALL MNT. FIXTURE
	RECESSED DOWN LIGHT
	RECESSED WALL WASHER
S	SINGLE POLE SWITCH
S2	DOUBLE POLE SWITCH
S3	TRIPLE POLE SWITCH
SD	SWITCH DIMMER
SA	AUTO ON/OFF SWITCH
SV	VACANCY SWITCH
LED	HIGH EFFICACY LED LUMINARIES
	24x48 FLUORESCENT LIGHT
	UNDER CABINET FLUORESCENT LIGHT
SD	APPROVED SMOKE DETECTOR
CD	APPROVED CARBON MONOXIDE DETECTOR
	TRAC LIGHTING
	CEILING FAN W/ LIGHT FIXTURE
	HOSE BIBB
TV	T.V. JACK (CABLE)
	DOOR BELL
	PHONE JACK
SR	SUPPLY AIR REGISTER
RG	RETURN AIR GRILLE
BC	BELOW COUNTER HEAT REGISTER
EF	EXHAUST FAN
EF	EXHAUST FAN W/ LIGHT FIXTURE
	ELECTRICAL MAIN PANEL
FL	FLUORESCENT LIGHT

ELECTRICAL GENERAL NOTES:

ELECTRICAL, LIGHTING & MECHANICAL DEVICES SHOWN ON DRAWINGS INDICATES ARCHITECTURAL DESIGN INTENT ONLY. ELECTRICAL & MECHANICAL SUBCONTRACTOR TO MEET WITH OWNER FOR FINAL APPROVAL AND/OR REVISIONS.

EACH BATHROOM IS REQUIRED TO HAVE A 50 CFM MIN. EXHAUST FAN DUCTED TO THE OUTSIDE.

EACH KITCHEN IS REQUIRED TO HAVE A 100 CFM MIN. EXHAUST FAN DUCTED TO THE OUTSIDE.

AN EXHAUST FAN SHALL BE SIZED PER ASHRAE STD. 62.2 TABLE 4.7 TO PROVIDE CONTINOUS VENTILATION FOR THE WHOLE DWELLING.

CONTRACTOR TO PROVIDE COMPLETE & OPERATING VACUUM SYSTEM - VERIFY WITH OWNER (PROVIDE DEDICATED WIRING FOR CENTRAL VAC.)

ROUGH WIRE FOR FUTURE LANDSCAPE LIGHTING (PROVIDE CIRCUIT & CONDUIT) VERIFY WITH OWNER

SEE OWNER FOR LOW VOLTAGE SWITCHING.

VERIFY PHONE & T.V. JACK LOCATIONS WITH OWNER PRIOR TO INSTALLATION - TYPICAL

ALL ELECTRICAL FIXTURES & APPLIANCES MAKE AND MODELS PER OWNERS SPECIFICATIONS.

RECEPTACLE OUTLET LOCATIONS SHALL COMPLY WITH CEC ART. 210-52(a).

MECHANICAL CONTRACTOR TO INSTALL A COMPLETE & OPERATING HEAT SYSTEM TO MEET ALL APPLICABLE CODE REQUIREMENTS.

MECHANICAL CONTRACTOR SHALL DETERMINE LOCATIONS OF THERMOSTATS & COLD AIR RETURNS.

ALL KITCHEN & BATH LIGHTING FIXTURES SHALL COMPLY WITH C.E.C. REQUIREMENTS. BRANDS AND SIZES SHALL COMPLY WITH TITLE 24 CALGS. & CEC REQUIREMENTS. CONTRACTOR SHALL SUPPLY BUILDING INSPECTOR WITH MODEL NUMBERS AND SPECIFICATIONS PRIOR TO FINAL INSPECTION.

PROVIDE COMBUSTION AIR FOR FUEL-BURNING EQUIPMENT PER CPC 701.

GENERAL LIGHTING IN KITCHENS & BATHS TO HAVE AN EFFICACY OF NOT LESS THAN 40 LUMENS PER WATT TYPICAL

LIGHTS IN CLOSETS MUST HAVE AN ENCLOSED BULB TYPICAL

LIGHTS OVER SHOWER AND TUBS MUST CONFORM TO CEC 410-10.A

PROVIDE AC/DC CARBON MONOXIDE DETECTORS CENTRALLY LOCATED IN CORRIDOR OR AREA GIVING ACCESS TO EACH SEPARATE SLEEPING AREA PER R420.6.

PROVIDE AC/DC SMOKE DETECTORS WITHIN EACH SLEEPING ROOM & CENTRALLY LOCATED IN CORRIDOR OR AREA GIVING ACCESS TO EACH SEPARATE SLEEPING AREA. ALL SMOKE DETECTORS TO BE INTERCONNECTED AND BE WIRED TO THE HOUSE PRIMARY WIRING AND SHALL ALSO HAVE BATTERY BACK-UP (TYPICAL) PER R327.1.1.2-4.

ALL DETECTORS SHALL SOUND AN ALARM AUDIBLE IN ALL SLEEPING AREAS OF THE RESIDENCE PER R327.1.3 & R420.6.13

PROVIDE SEPARATE 20 AMP CIRCUIT MINIMUM TWO (2) FOR SMALL KITCHEN APPLIANCES PER CEC 210.11 (c) 1

PROVIDE SEPARATE 20 AMP CIRCUIT MINIMUM ONE (1) FOR LAUNDRY APPLIANCES PER CEC 210.11 (c) 2

OUTLETS ALONG HOUSE/GARAGE COMMON WALL SHALL COMPLY WITH CRC R114.3.2.

PROVIDE MOTION ACTIVATED EXTERIOR & SECURITY LIGHTING - VERIFY WITH OWNER

ALL RECESSED FIXTURES IN CEILINGS THAT ARE REQUIRED TO BE INSULATED MUST BE I.C. TYPE FIXTURES.

ALL VENT TERMINATIONS MUST BE 10' AWAY OR 3' ABOVE ANY OPENING TYPICAL.

BATHROOM ELECTRICAL OUTLETS SHALL BE SUPPLIED BY AT LEAST ONE 20 AMPERE BRANCH CIRCUIT. THE CIRCUITS SHALL HAVE NO OTHER ELECTRICAL OUTLETS PER CEC 210.11 (c) 3

EXTERIOR LIGHT FIXTURES SHALL BE SUITABLE FOR DAMP LOCATIONS - TYPICAL.

ARC-FAULT CIRCUIT INTERRUPTER PROTECTION. CEC 210.12(A) 1-6: ALL 120 VOLT, 15 AND 20 AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS (LIGHTING AND RECEPTACLES) INSTALLED IN DWELLING UNIT KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER, OR COMBINATION-TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUITS.

ALL 120 VOLT, 15 AND 20 AMPERE RECEPTACLES IN AND AROUND DWELLING UNITS SHALL BE LISTED TAMPER-RESISTANT TYPE RECEPTACLES, PER CEC ARTICLE 406.12.

CAL Green Requirements

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

1. FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING.
2. UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDITY CONTROL.
   a) HUMIDITY CONTROLS SHALL BE CAPABLE OF MANUAL OR AUTOMATIC ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF LESS THAN 50% TO A MAXIMUM OF 80%.
   b) A HUMIDITY CONTROL MAY BE A SEPARATE COMPONENT TO THE EXHAUST FAN AND IS NOT REQUIRED TO BE INTEGRAL OR BUILT-IN.

4.507.2 HEATING AND AIR CONDITIONING SYSTEMS SHALL BE SIZED, DESIGNED, AND EQUIPMENT SELECTED USING THE FOLLOWING METHODS:

1. THE HEAT LOSS AND HEAT GAIN IS ESTABLISHED ACCORDING TO ANSI/ACCA 2 MANUAL J - 2004 (RESIDENTIAL LOAD CALCULATION) ASHRAE HANDBOOKS OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS.
2. DUCT SYSTEMS ARE SIZED ACCORDING TO ANSI/ACCA 1 MANUAL D - 2009 (RESIDENTIAL DUCT SYSTEMS), ASHRAE HANDBOOKS OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS.
3. SELECT HEATING AND COOLING EQUIPMENT ACCORDING TO ANSI/ACCA 3 MANUAL S - 2004 (RESIDENTIAL EQUIPMENT SELECTION) OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS.

2016 TITLE-24 ENERGY STANDARDS (CH. 7):

RESIDENTIAL LIGHTING-
SECTION 150 (K) 1: LUMINAIRE REQUIREMENTS:

A. LUMINAIRE EFFICACY. ALL INSTALLED LUMINAIRES SHALL BE HIGH EFFICACY IN ACCORDANCE WITH TABLE 150.0-A.
B. BLANK ELECTRICAL BOXES. THE NUMBER OF ELECTRICAL BOXES MORE THAN 5 FEET ABOVE THE FINISHED FLOOR & DO NOT CONTAIN A LUMINAIRE OR OTHER DEVICE SHALL BE NO GREATER THAN THE NUMBER OF BEDROOMS. THESE ELECTRICAL BOXES MUST BE SERVED BY A DIMMER, VACANCY SENSOR CONTROL, OR FAN SPEED CONTROL.
C. RECESSED DOWN LIGHT LUMINAIRES IN CEILINGS. LUMINAIRES RECESSED INTO CEILINGS SHALL MEET ALL OF THE FOLLOWING REQUIREMENTS:
   I. BE LISTED FOR ZERO CLEARANCE INSULATION CONTACT (IC) BY UNDERWRITERS LABORATORIES OR OTHER NATIONALLY RECOGNIZED TESTING/RATING LABORATORY, AND
   II. HAVE A LABEL THAT CERTIFIES THE LUMINAIRE IS AIRTIGHT WITH AIR LEAKAGE LESS THAN 2.0 CFM AT 75 PASCALS WHEN TESTED IN ACCORDANCE WITH ASTM E283. AN EXHAUST FAN HOUSING SHALL NOT BE REQUIRED TO BE CERTIFIED AIRTIGHT, &
   III. BE SEALED WITH A GASKET OR CAULK BETWEEN THE LUMINAIRE HOUSING & CEILING, & SHALL HAVE ALL AIR LEAK PATHS BETWEEN CONDITIONED & UNCONDITIONED SPACES SEALED WITH A GASKET OR CAULK, AND
   IV. FOR LUMINAIRES WITH HARDWIRED BALLASTS OR DRIVERS, ALLOW BALLAST OR DRIVER MAINTENANCE & REPLACEMENT TO BE READILY ACCESSIBLE TO BUILDING OCCUPANTS FROM BELOW THE CEILING WITHOUT REQUIRING THE CUTTING OF HOLES IN THE CEILING, AND
   V. SHALL NOT CONTAIN SCREW BASE SOCKETS, AND
   VI. SHALL CONTAIN LIGHT SOURCES THAT COMPLY WITH JA8, INCLUDING THE ELEVATED TEMPERATURE REQUIREMENTS, & THAT ARE MARKED "JA8-2016-E" AS SPECIFIED IN REFERENCE JOINT APPENDIX JA8.
D. ELECTRONIC BALLASTS. BALLASTS FOR FLUORESCENT LAMPS RATED 13 WATTS OR GREATER SHALL BE ELECTRONIC & SHALL HAVE AN OUTPUT FREQUENCY NO LESS THAN 2.0 KHZ.
E. NIGHT LIGHTS. PERMANENTLY INSTALLED NIGHT LIGHTS & NIGHT LIGHTS INTEGRAL TO INSTALLED LUMINAIRES OR EXHAUST FANS SHALL BE RATED TO CONSUME NO MORE THAN 5 WATTS OF POWER PER LUMINAIRE OR EXHAUST FAN AS DETERMINED IN ACCORDANCE WITH SECTION 150.0(K)2. NIGHT LIGHTS SHALL NOT BE REQUIRED TO BE CONTROLLED BY VACANCY SENSORS.
F. LIGHTING INTEGRAL TO EXHAUST FANS. LIGHTING INTEGRAL TO EXHAUST FANS SHALL MEET THE APPLICABLE REQUIREMENTS OF SECTION 150.0(K). EXCEPTION: LIGHTING INSTALLED BY THE MANUFACTURER IN KITCHEN EXHAUST HOODS.
G. SCREW BASED LUMINAIRES. SCREW BASED LUMINAIRES SHALL MEET ALL OF THE FOLLOWING REQUIREMENTS:
   I. THE LUMINAIRES SHALL NOT BE RECESSED DOWN LIGHT LUMINAIRES IN CEILINGS, AND
   II. THE LUMINAIRES SHALL CONTAIN LAMPS THAT COMPLY WITH JA8, AND
   III. THE INSTALLED LAMPS SHALL BE MARKED WITH "JA8-2016" OR "JA8-2016-E" AS SPECIFIED IN THE REFERENCE JOINT APPENDIX JA8. EXCEPTION: LUMINAIRES WITH HARD-WIRED BALLASTS FOR HIGH INTENSITY DISCHARGE LAMPS.
H. ENCLOSED LUMINAIRES. LIGHT SOURCES THAT ARE NOT MARKED "JA8-2016-E" SHALL NOT BE INSTALLED IN ENCLOSED LUMINAIRES.

SECTION 150 (K) 2: INTERIOR LIGHTING SWITCHING DEVICES & CONTROLS:

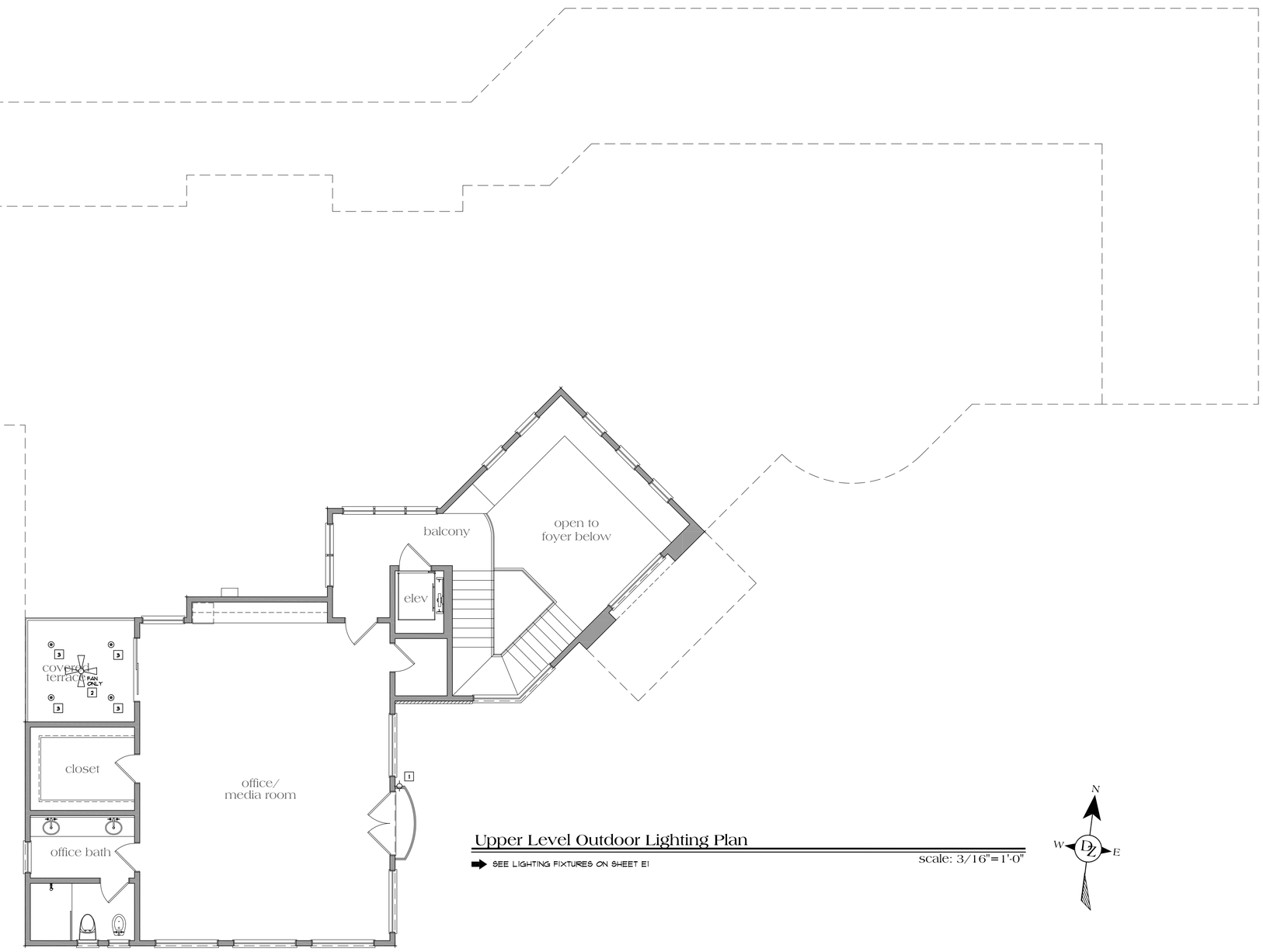
A. ALL FORWARD PHASE CUT DIMMERS USED WITH LED LIGHTS SOURCES SHALL COMPLY WITH NEMA SSL 7A.
B. EXHAUST FANS SHALL BE SWITCHED SEPARATELY FROM LIGHTING SYSTEMS.
   EXCEPTION: LIGHTING INTEGRAL TO AN EXHAUST FAN MAY BE ON THE SAME SWITCH AT THE FAN PROVIDED THE LIGHTING CAN BE SWITCHED OFF IN ACCORDANCE WITH THE APPLICABLE PROVISIONS IN SECTION 150.0(K)2 WHILE ALLOWING THE FAN TO CONTINUE TO OPERATE FOR AN EXTENDED PERIOD OF TIME.
C. LUMINAIRES SHALL BE SWITCHED WITH READILY ACCESSIBLE CONTROLS THAT PERMIT THE LUMINAIRES TO BE MANUALLY SWITCHED ON AND OFF.
D. LIGHTING CONTROLS & EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
E. NO CONTROLS SHALL BYPASS A DIMMER OR VACANCY SENSOR FUNCTION WHERE THAT DIMMER OR VACANCY SENSOR HAS BEEN INSTALLED TO COMPLY WITH SECTION 150.0(K).
F. LIGHTING CONTROLS SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS OF SECTION 160.5.
G. AN ENERGY MANAGEMENT CONTROL SYSTEM (EMCS) MAY BE USED TO COMPLY WITH DIMMER REQUIREMENTS IN SECTION 150.0(K) IF AT A MINIMUM IT PROVIDES THE FUNCTIONALITY OF A DIMMER IN ACCORDANCE WITH SECTION 160.5, MEETS THE INSTALLATION CERTIFICATE REQUIREMENTS IN SECTION 130.4, THE EMCS REQUIREMENTS IN SECTION 130.5(F), AND COMPLIES WITH ALL OTHER APPLICABLE REQUIREMENTS IN SECTION 150.0(K)2.
H. AN ENERGY MANAGEMENT CONTROL SYSTEM (EMCS) MAY BE USED TO COMPLY WITH VACANCY SENSOR REQUIREMENTS IN SECTION 150.0(K) IF AT MINIMUM IT PROVIDES THE FUNCTIONALITY OF A VACANCY SENSOR IN ACCORDANCE WITH SECTION 160.5, MEETS THE INSTALLATION CERTIFICATE REQUIREMENTS IN SECTION 130.4, THE EMCS REQUIREMENTS IN SECTION 130.5(F), & COMPLIES WITH ALL OTHER APPLICABLE REQUIREMENTS IN SECTION 150.0(K)2.
I. A MULTISCENE PROGRAMMABLE CONTROLLER MAY BE USED TO COMPLY WITH DIMMER REQUIREMENTS IN SECTION 150.0(K) IF A A MINIMUM IT PROVIDES THE FUNCTIONALITY OF A DIMMER IN ACCORDANCE WITH SECTION 160.5 & COMPLIES WITH ALL OTHER APPLICABLE REQUIREMENTS IN SECTION 150.0(K)2.
J. IN BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS, AT LEAST 1 LUMINAIRE IN EACH OF THESE SPACES SHALL BE CONTROLLED BY A VACANCY SENSOR.
K. DIMMERS OR VACANCY SENSORS SHALL CONTROL ALL LUMINAIRES REQUIRED TO HAVE LIGHT SOURCES COMPLIANT WITH JA8.
   EXCEPTION 1: LUMINAIRES IN CLOSETS LESS THAN 70 SQ. FEET.
   EXCEPTION 2: LUMINAIRES IN HALLWAYS.
L. UNDERCABINET LIGHTING SHALL BE SWITCHED SEPARATELY FROM OTHER LIGHTING SYSTEMS.

SECTION 150 (L) 3: RESIDENTIAL OUTDOOR LIGHTING:
IN ADDITION TO MEETING THE REQUIREMENTS OF SECTION 150.0(K)1A, THE FOLLOWING REQUIREMENTS, AS APPLICABLE:

A. FOR SINGLE-FAMILY RESIDENTIAL BUILDINGS, OUTDOOR LIGHTING PERMANENTLY MOUNTED TO A RESIDENTIAL BUILDING, OR TO OTHER BUILDINGS ON THE SAME LOT, SHALL MEET THE REQUIREMENT IN ITEM I AND THE REQUIREMENTS IN EITHER ITEM II OR ITEM III:
   I. CONTROLLED BY A MANUAL ON AND OFF SWITCH THAT DOES NOT OVERRIDE TO ON THE AUTOMATIC ACTIONS OF ITEMS II OR III BELOW; &
   II. CONTROLLED BY PHOTOCELL & MOTION SENSOR. CONTROLS THAT OVERRIDE TO ON SHALL NOT BE ALLOWED UNLESS THE OVERRIDE AUTOMATICALLY REACTIVATES THE MOTION SENSOR WITHIN 6 HOURS, OR
   III. CONTROLLED BY ONE OF THE FOLLOWING METHODS:
      a. PHOTOCONTROL & AUTOMATIC TIME SWITCH CONTROL. CONTROLS THAT OVERRIDE TO ON SHALL NOT BE ALLOWED UNLESS THE OVERRIDE SHALL AUTOMATICALLY RETURN THE PHOTOCONTROL & AUTOMATIC TIME SWITCH CONTROL TO ITS NORMAL OPERATION WITHIN 6 HOURS, OR
      b. ASTRONOMICAL TIME CLOCK. CONTROLS THAT OVERRIDE TO ON SHALL NOT BE ALLOWED UNLESS THE OVERRIDE SHALL AUTOMATICALLY RETURN THE ASTRONOMICAL CLOCK TO ITS NORMAL OPERATION WITHIN 6 HOURS & WHICH IS PROGRAMMED TO AUTOMATICALLY TURN THE OUTDOOR LIGHTING OFF DURING DAYLIGHT HOURS, OR
      c. ENERGY MANAGEMENT CONTROL SYSTEM WHICH MEETS ALL OF THE FOLLOWING REQUIREMENTS:
         I. IT PROVIDES THE FUNCTIONALITY OF AN ASTRONOMICAL TIME CLOCK IN ACCORDANCE WITH SECTION 160.5, MEETS THE INSTALLATION CERTIFICATION REQUIREMENTS IN SECTION 130.4, DOES NOT HAVE AN OVERRIDE OR BYPASS SWITCH THAT ALLOWS THE LUMINAIRE TO BE ALWAYS ON, & IS PROGRAMMED TO AUTOMATICALLY TURN THE OUTDOOR LIGHTING OFF DURING DAYLIGHT HOURS.

SECTION 150 (K) 4: INTERNALLY ILLUMINATED ADDRESS SIGNS:

A. COMPLY WITH SECTION 140.8, OR
B. SHALL CONSUME NO MORE THAN 5 WATTS OF POWER AS DETERMINED ACCORDING TO SECTION 130.0(C).1.



Upper Level Outdoor Lighting Plan

scale: 3/16"=1'-0"

SEE LIGHTING FIXTURES ON SHEET E1

N
W E

NO./ DATE/ REVISION

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DRAWING TITLE: Upper Lev. Outdoor Lighting Plan
JOB TITLE: Perlegos Residence Custom Home
JOB ADDRESS: 22560 Ravensbury Avenue Los Altos Hills, California

DATE	JUNE 12, 2020
SCALE	3/16"=1'-0"
PROJECT MANAGER	SCOTT ZAZUETA
DRAWN	DG
JOB NO.	DZ4018
SHEET	E2

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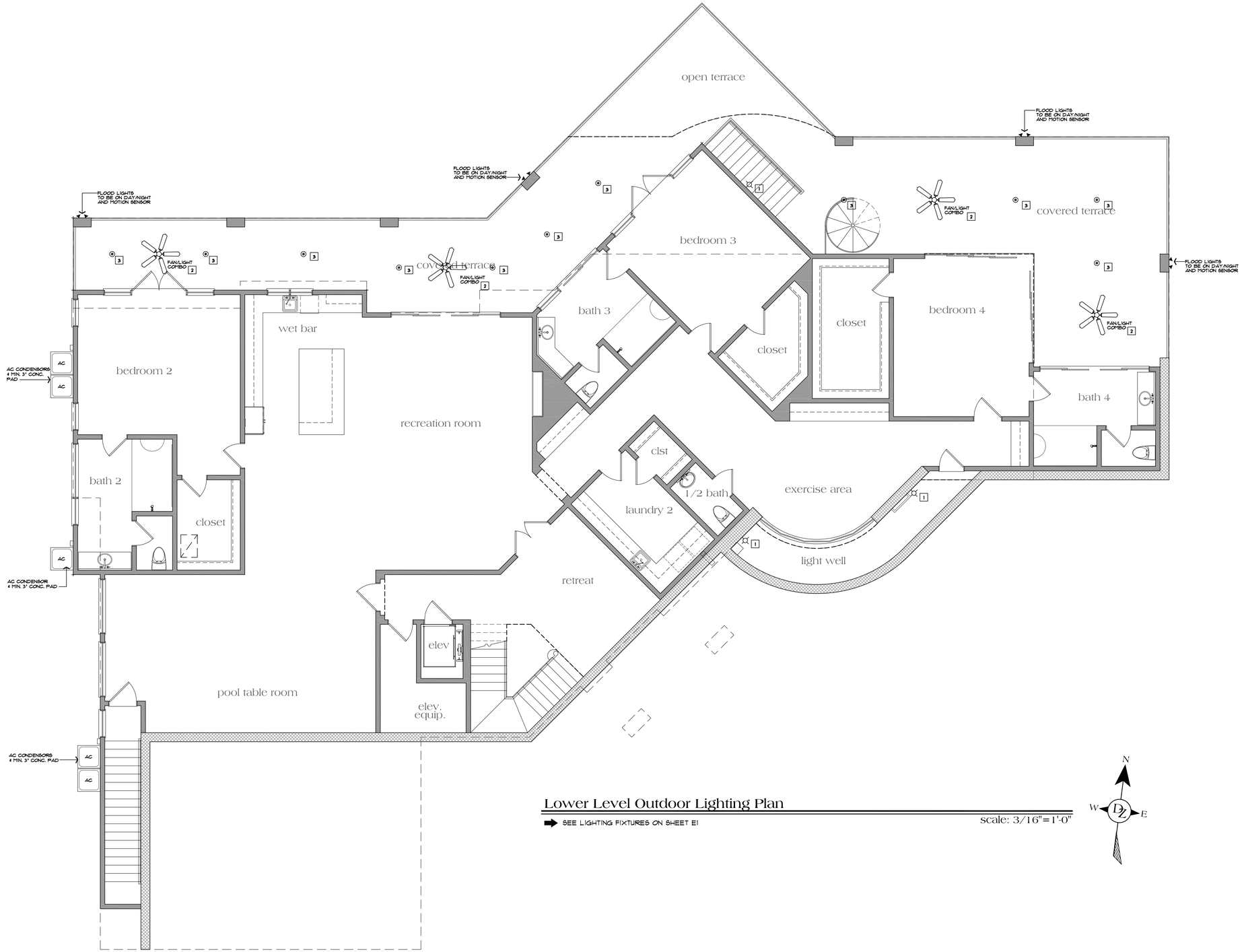

Lower Level Outdoor Lighting Plan

SEE LIGHTING FIXTURES ON SHEET E1

scale: 3/16"=1'-0"

N W E

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DRAWING TITLE: Low. Lev. Outdoor Lighting Plan

JOB TITLE: Perlegos Residence
Custom Home

JOB ADDRESS: 22560 Ravensbury Avenue
Los Altos Hills, California

DATE	JUNE 12, 2020
SCALE	3/16"=1'-0"
PROJECT MANAGER	SCOTT ZAZUETA
DRAWN	DG
JOB NO.	DZ4018
SHEET	E3