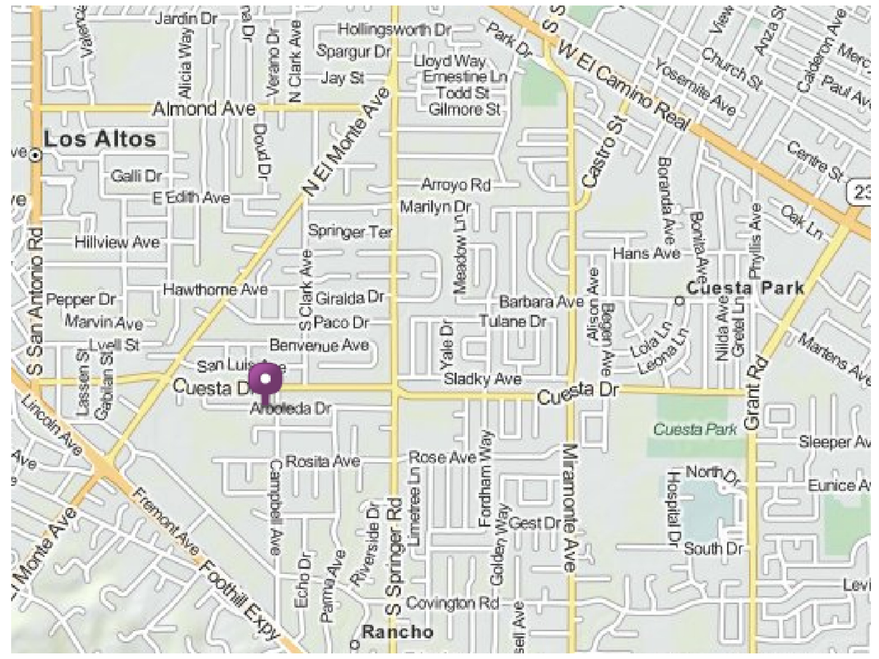
VICINITY MAP



PROJECT SUMMARY TABLE

NET LOT AREA	10,476.6 S.F.		
	Existing	Change in	Total Proposed
% of FRONT YARD PAVING	N/A	N/A	S.F.
HABITABLE LIVING AREA (Includes habitable basement area)	1.566 s.f.	2,100 s.f.	3,666 s.f.
NON-HABITABLE AREA	835 S.F.	-406 S.F.	429 S.F.

	Existing	Proposed	Allowed/Required
LOT COVERAGE (Land area covered by all structures over 6 feet high	3,236 S.F. (31%)	2,675 S.F. (25.5%)	3,143 s.f. (30%)
FLOOR AREA	3,326 S.F. (31%)	3,666 S.F. (35%)	3,667 S.F. (35%)
SETBACKS Front Rear Right Side Left Side 2nd Story, Right Side 2nd Story, Left Side	 25 ft. 53'6" 10' 13'-8" na na	 25' 41'-4" 11'-8" 11'-2" 29'-1" 23'-8"	 25 ft 25 ft 10 ft 10 ft 17 ft 17 ft
HEIGHT	15'	25'-8"	27 ft

SHEET NOTES

SITE PLAN LEGEND:

- PROPERTY LINE
- SETBACK LINE
- EXISTING STRUCUTRE TO BE REMOVED
- NEW FIRST FLOOR
- NEW SECOND FLOOR
- 16"TREE — TREE: TRUNK DIAMETER IN INCHES
- TREE TO BE REMOVED

FLOOR AREA

LOT INFORMATION

APN	189-39-022
ZONE	R1-10
BUILDING OCCUPANCY GROUPS	R3 & U
TYPE OF CONSTRUCTION	V-B
STORIES	2
AUTOMATIC SPRINKLERS	YES

LOT COVERAGE SUMMARY:

LOT AREA	10,476.6	SQ. FT.
FIRST FLOOR	2,057	SQ. FT.
GARAGE	429	SQ. FT.
FRONT PORCH	248	SQ. FT.
REAR PORCH	405	SQ. FT
TOTAL	3,139	SQ. FT. 29.9 %
ALLOWABLE	3,143	SQ. FT. 30.0 %

FLOOR AREA SUMMARY:

FIRST FLOOR	2,057	SQ. FT.
SECOND FLOOR	1,180	SQ. FT.
GARAGE	429	SQ. FT.
TOTAL FLOOR AREA	3,666	SQ. FT.
ALLOWABLE FLOOR AREA	3,666.8	SQ. FT. (35%)

SHEET INDEX

A1 SITE PLAN

NS NEIGHBORHOOD STUDY SHEET
LS LANDSCAPE PLAN

A2 FIRST FLOOR PLAN
A3 SECOND FLOOR PLAN
A4 ROOF PLAN
A5 EXTERIOR ELEVATIONS
A6 EXTERIOR ELEVATIONS
A7 SECTIONS

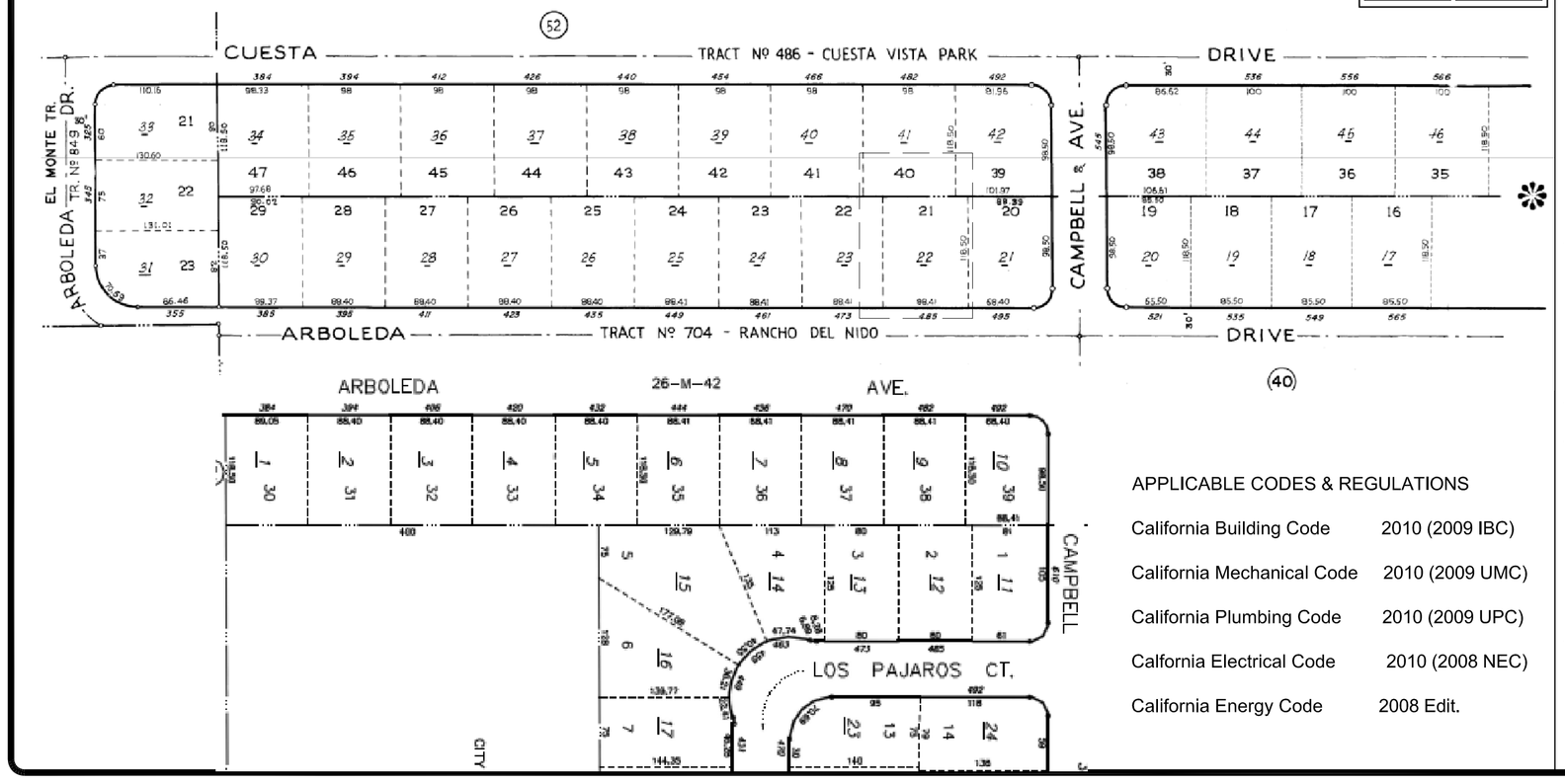
FA1 FLOOR AREA WORKSHEETS

T1 SURVEY
C1 COVER SHEET DETAILS
C2 GRADING & DRAINAGE PLAN

BLOCK MAP

OFFICE OF COUNTY ASSESSOR — SANTA CLARA COUNTY, CALIFORNIA

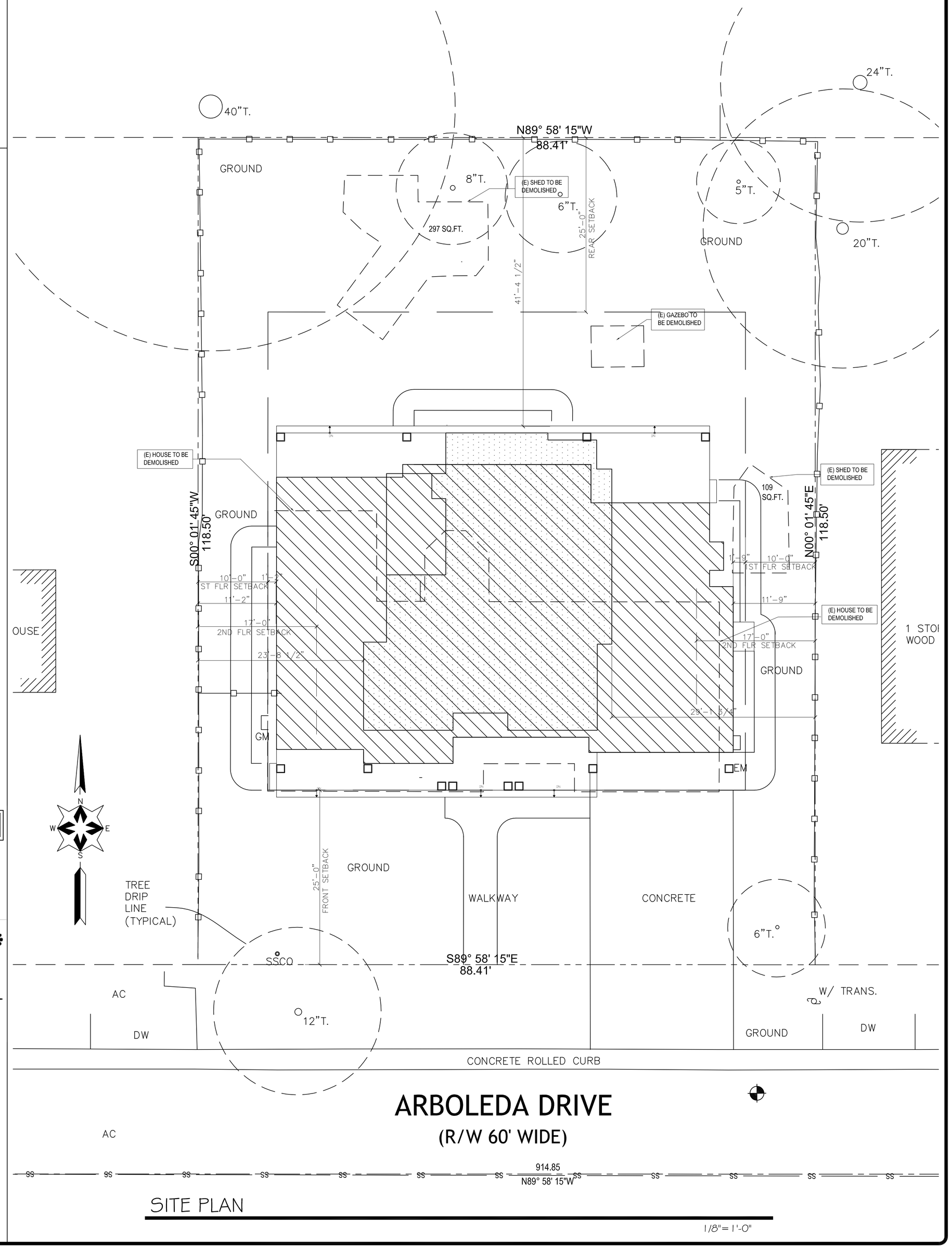
BOOK 189 PAGE 39



APPLICABLE CODES & REGULATIONS

California Building Code	2010 (2009 IBC)
California Mechanical Code	2010 (2009 UMC)
California Plumbing Code	2010 (2009 UPC)
Calfornia Electrical Code	2010 (2008 NEC)
California Energy Code	2008 Edit.

PER THE LOCAL AMENDMENTS TO THE CALIFORNIA CODE OF REGULATIONS, AUTOMATIC SPRINKLERS AND UNDERGROUND UTILITIES WILL BE REQUIRED.



ARBOLEDA DRIVE

(R/W 60' WIDE)

SITE PLAN

1/8"= 1'-0"

REVISIONS	BY

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STATE OF CALIFORNIA

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LOS ALTOS, CALIFORNIA

SITE PLAN

DRAWN	TS
CHECKED	
DATE	3.7.13
SCALE	1/4"= 1'-0"
JOB NO.	485 ARBOLEDA
SHEET	A1
OF	SHEETS

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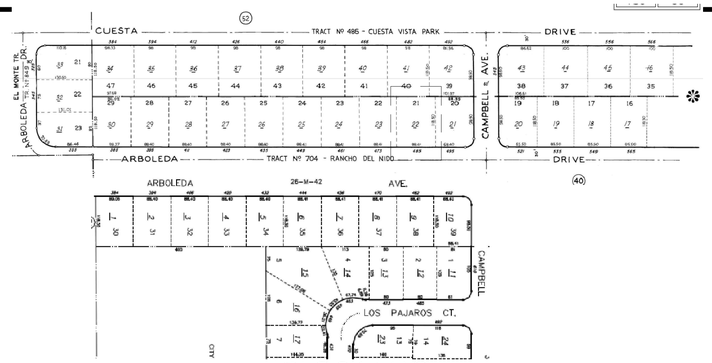
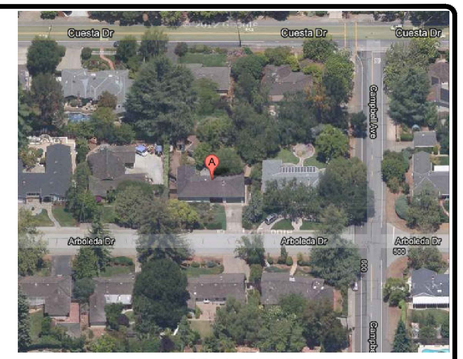


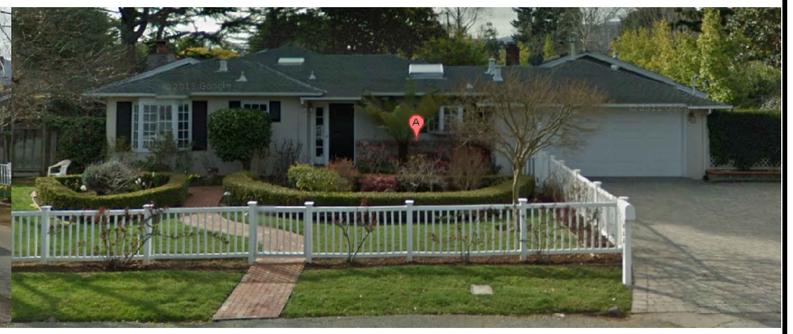
BLOCK MAP



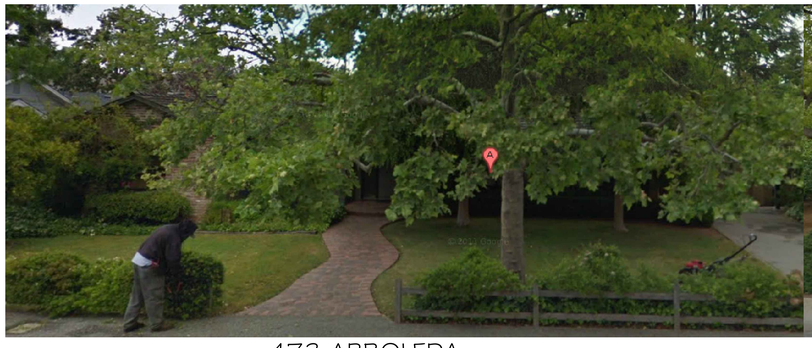
AERIAL VIEW

492 CUESTA

482 CUESTA

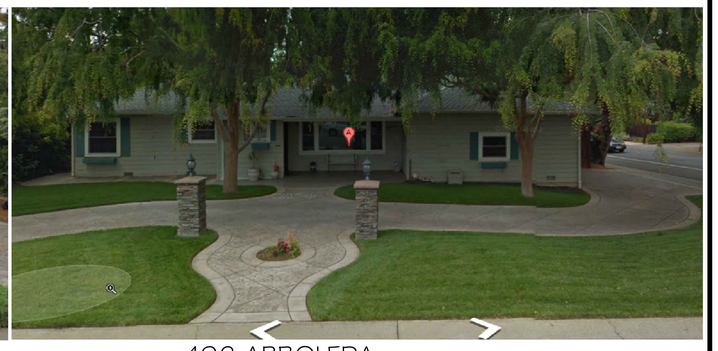


466 CUESTA



473 ARBOLEDA

485 ARBOLEDA



492 ARBOLEDA

458 ARBOLEDA

470 ARBOLEDA

482 ARBOLEDA

EXISTING STREETSCAPE

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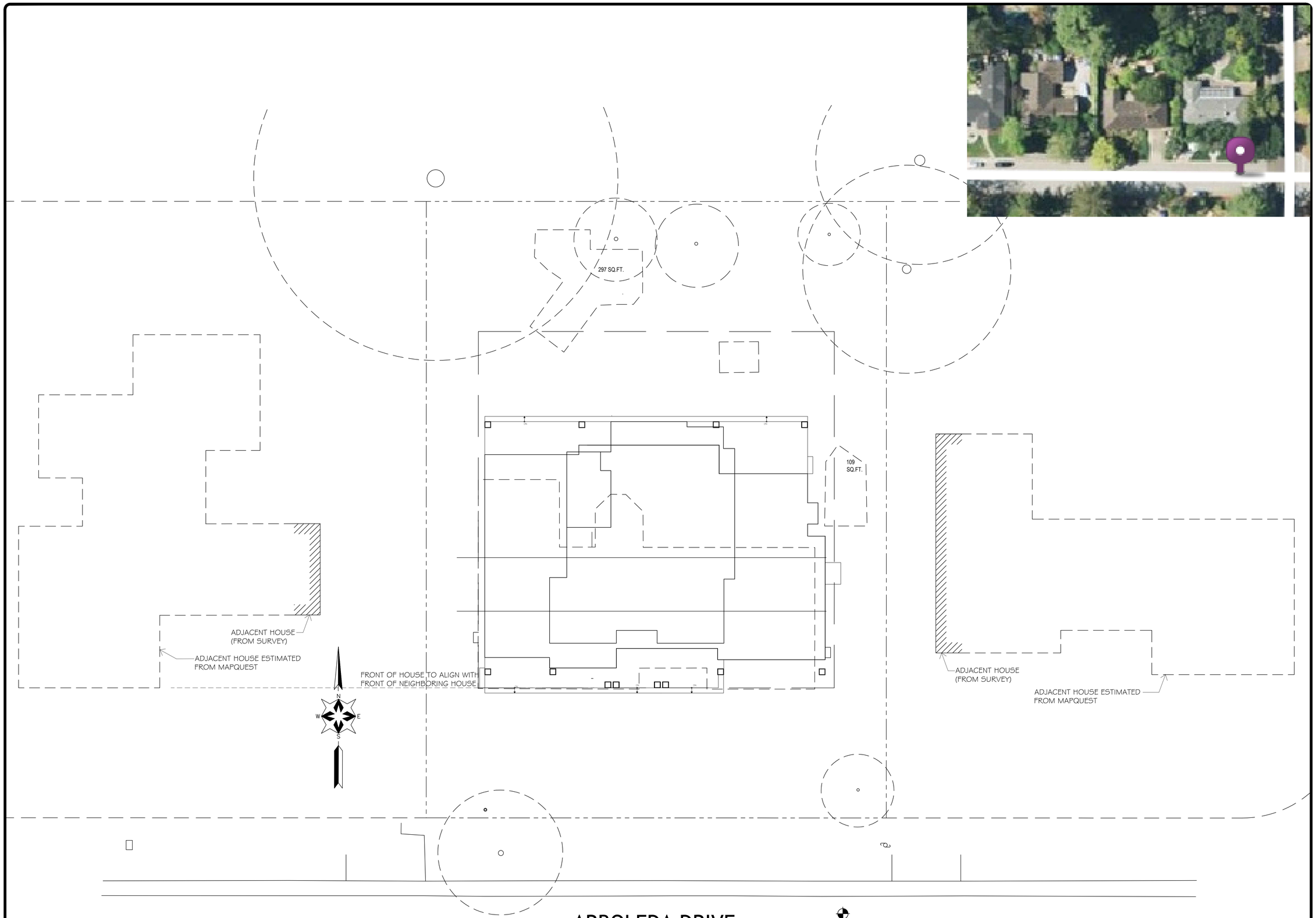
NEIGHBORHOOD STUDY

DRAWN
U.D.
CHECKED
DATE
12.18.12
SCALE
JOB NO.
485 ARBOLEDA
SHEET
NS
OF SHEETS



ARBOLEDA DRIVE

(R/W 60' WIDE)

ADJACENT HOUSES PLAN

1/8"=1'-0"

REVISIONS	BY

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ADJACENT HOUSES PLAN

DRAWN	TS
CHECKED	
DATE	3.7.13
SCALE	1/4"=1'-0"
JOB NO.	485 ARBOLEDA
SHEET	N2
OF	SHEETS

SHEET NOTES

TREE AND SHRUB SCHEDULE

T1	LAURUS SARATOGA- HYBRID LAUREL	15 GAL.
T2	ACER PALMATUM- JAPANESE MAPLE	15.GAL.
T3	LIQUIDAMBER STYRACAFLUA - AMERICAN STEET GUM	24" BOX
S1	VIBURUUM SUSPENSUM - SANDANKWA VIBURNUM	
S2	PHOTINA FRASERI - FRASER PHOTINIA	
S3	MISCANTHUS SINENSIS ZEBRINUS - ZEBRA GRASS	
S4	RHAMNUS CALIFORINICA- CALIFORNIA COFFEEBERRY	

LAWN FESTUCA ARUNDINACEA -TALL FESCUE

NEW TREE LIST

TREE	NUMBER OF TREES
T1	12
T2	2
T3	1
S1	10
S2	9
S3	4

FRONT YARD PAVING CALCULATION

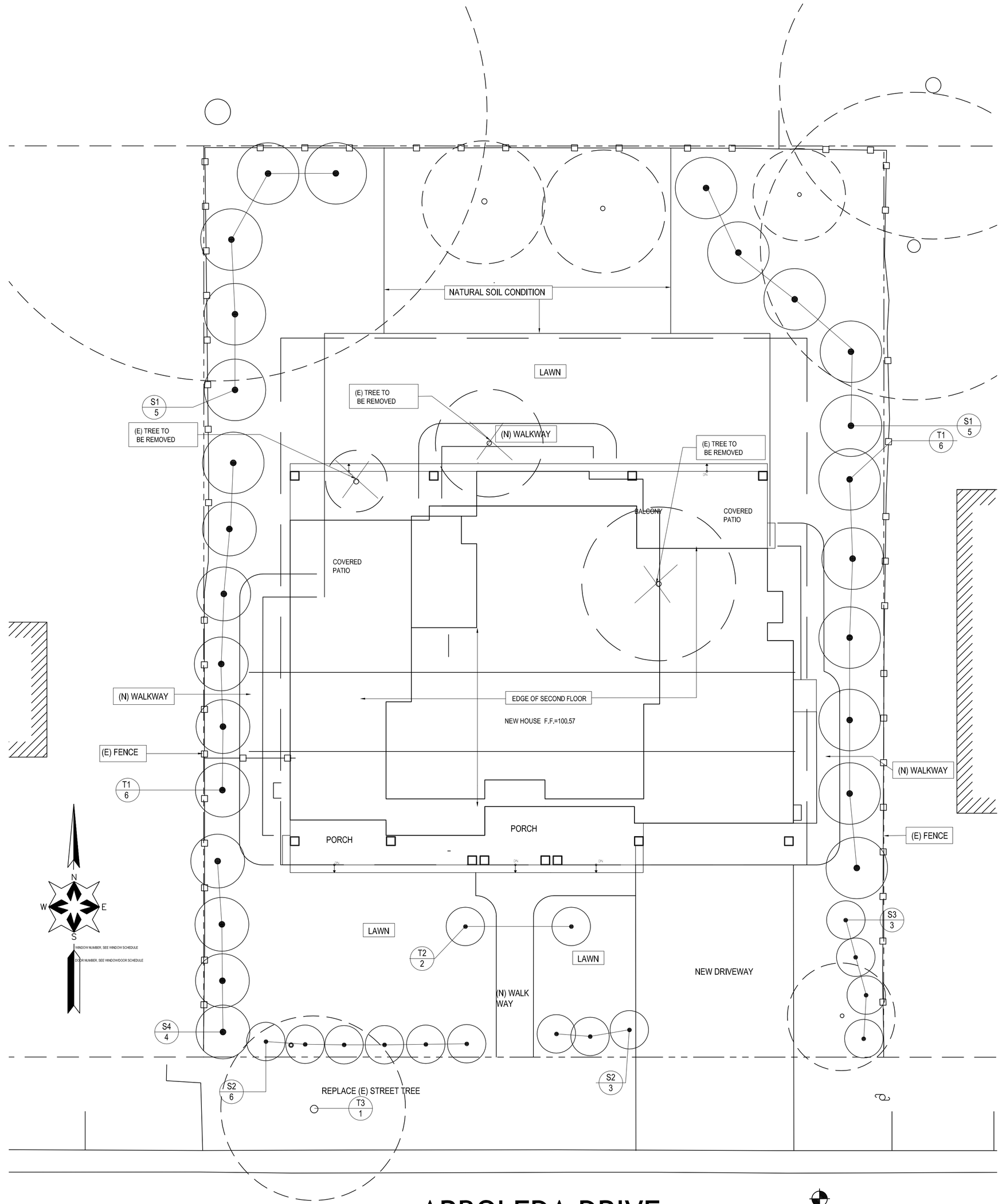
FRONT YARD	2,210.25 S.F.
ALLOWABLE	1,105 S.F. (50%)
DRIVEWAY	513 S.F.
WALKWAY	188 S.F.
TOTAL	701 S.F. (32%)

PROPOSED LANDSCAPE CALCULATION

LOT AREA	10,477 S.F.
BLDG & PORCHES	2,938 S.F.
HARDSCAPE	1,173 S.F.
SOFTSCAPE	6,366 S.F.

EXISTING LANDSCAPE CALCULATION

LOT AREA	10,477 S.F.
BLDGS	2,448 S.F.
HARDSCAPE	2,322 S.F.
SOFTSCAPE	5,707 S.F.



ARBOLEDA DRIVE

(R/W 60' WIDE)

LANDSCAPE PLAN

1/8"= 1'-0"

REVISIONS	BY

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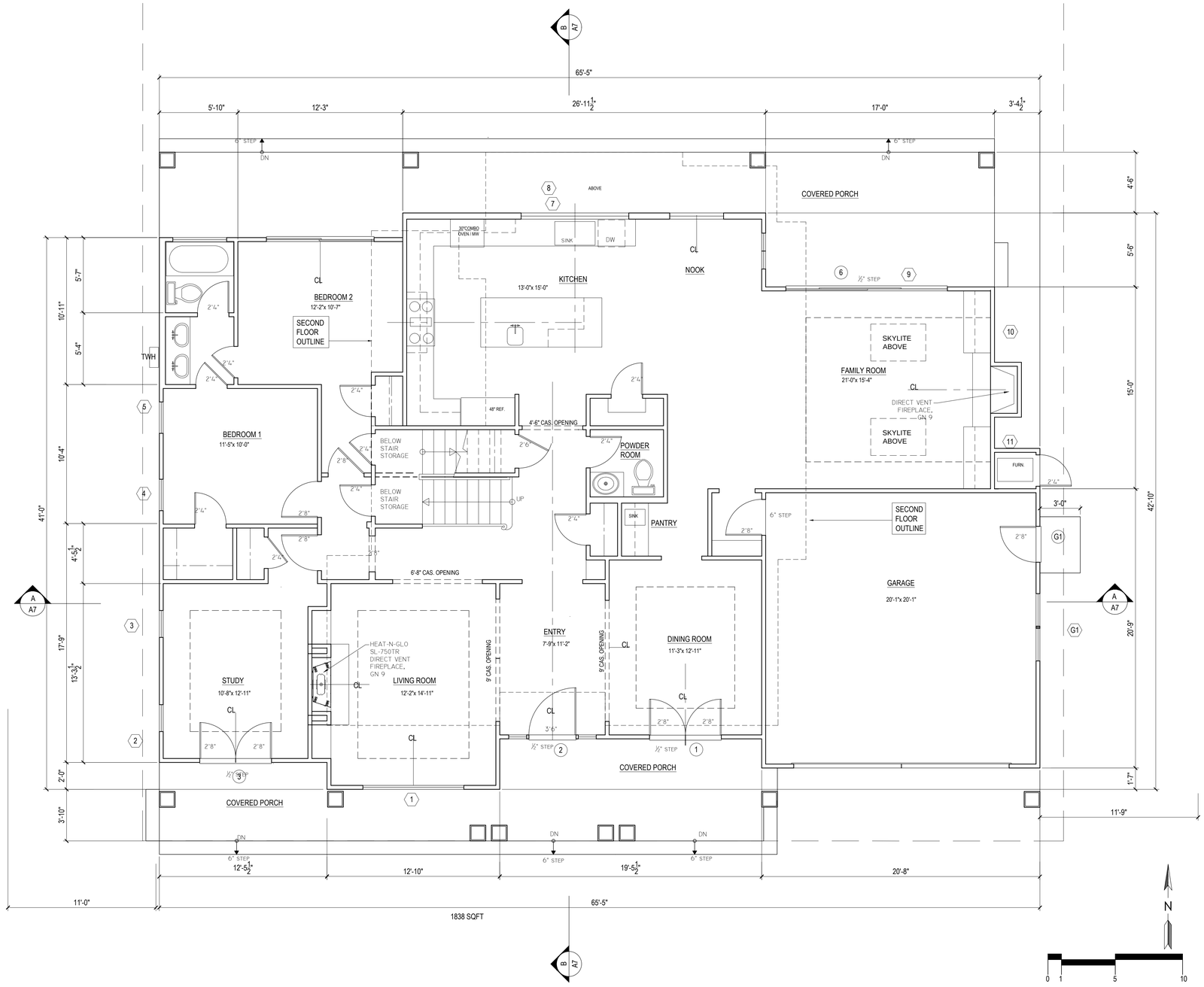
LANDSCAPE PLAN

DRAWN
TS
CHECKED
DATE
3.7.13
SCALE
1/4"= 1'-0"
JOB NO.
485 ARBOLEDA
SHEET
L1
OF SHEETS

WINDOW NUMBER, SEE WINDOW SCHEDULE

DOOR NUMBER, SEE WINDOW/DOOR SCHEDULE



FIRST FLOOR PLAN

1/4" = 1'-0"

REVISIONS	BY

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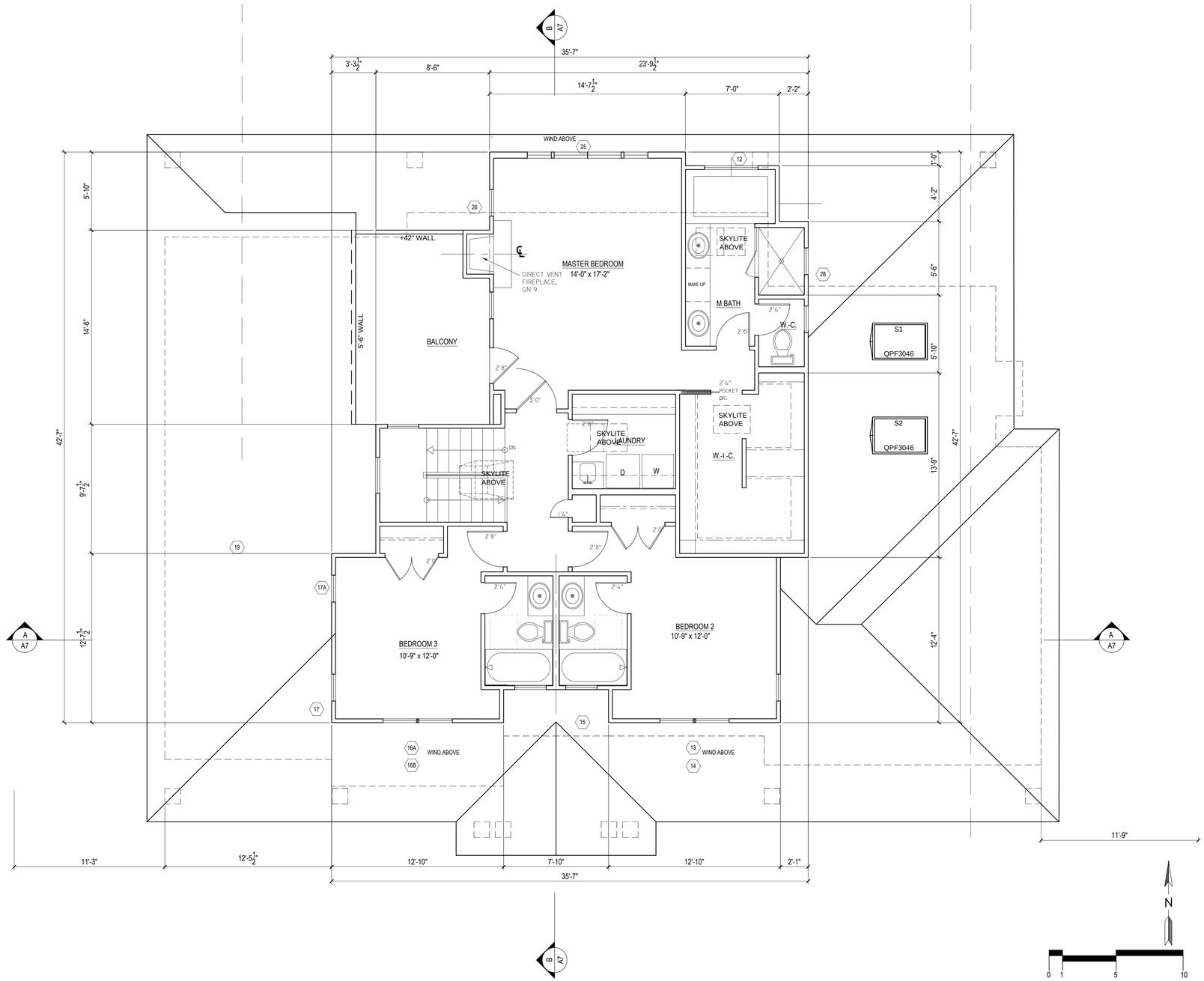
FIRST FLOOR PLAN

DRAWN: TS
CHECKED:
DATE: 3.1.13
SCALE: 1/4"=1'-0"
JOB NO.: 485 ARBOLEDA DR.
SHEET: A2
OF SHEETS

WINDOW NUMBER, SEE WINDOW SCHEDULE

DOOR NUMBER, SEE WINDOW/DOOR SCHEDULE



SECOND FLOOR PLAN

1/4" = 1'-0"

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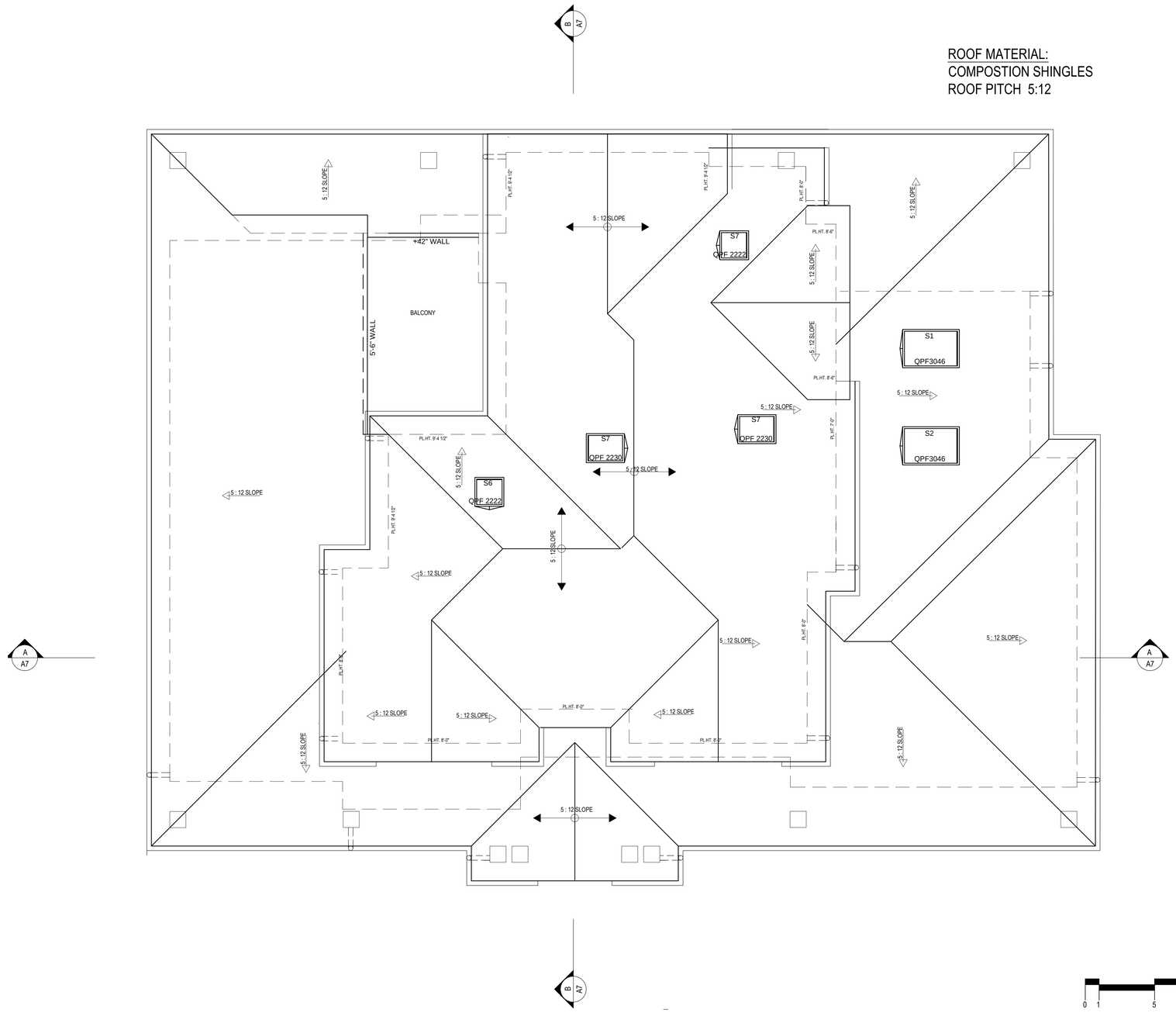
SECOND FLOOR PLAN

DRAWN
TS
CHECKED
DATE
3.13.13
SCALE
1/4"=1'-0"
JOB NO.
485 ARBOLEDA DR.
SHEET
A3
OF SHEETS

ROOF MATERIAL:
COMPOSTION SHINGLES
ROOF PITCH 5:12



ROOF PLAN

1/4" = 1'-0"

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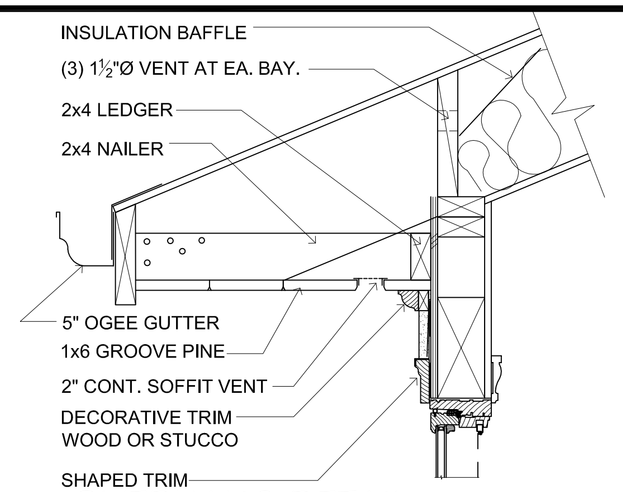
ROOF PLAN
DOOR / WINDOW SCHEDULE

DRAWN	TS
CHECKED	
DATE	3.13.13
SCALE	1/4"= 1'-0"
JOB NO.	485 ARBOLEDA DR.
SHEET	A4
OF	SHEETS

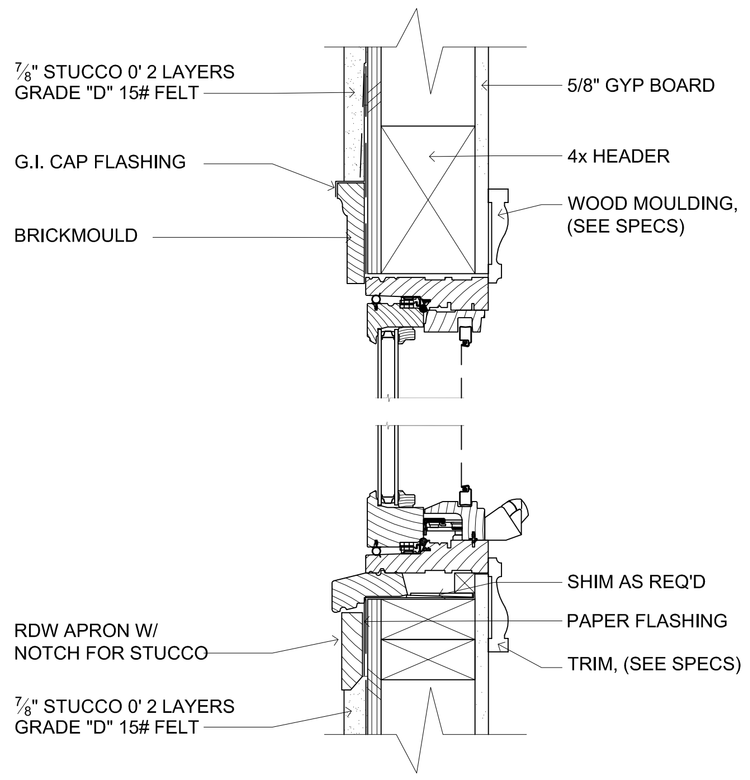


OVERHANG DETAIL

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

EXTERIOR FINISH SCHEDULE:

ROOF	COMPOSITION SHINGLES
EXTERIOR WALLS	PAINTED STUCCO
WINDOWS	CLAD WINDOWS W/ CLEAR INSULATED GLASS W/ APPLIED MUNTIN BARS
EXTERIOR DOORS	CLAD FRENCH DOORS
EXTERIOR COLUMNS	PAINTED WOOD
CORBEL	PAINTED WOOD, COLOR TO MATCH TRIM
SHEET METAL	GALVANIZED, PAINTED TO MATCH TRIM
RAILING	WROUGHT IRON
DRIVEWAY	CONCRETE PAVERS
WALKWAY	CONCRETE PAVERS



WINDOW DETAIL

SCALE: 3"= 1'-0"

WEST SIDE ELEVATION

1/4" = 1'-0"

N.G. = NATURAL GRADE
F.G. = FINISHED GRADE
S.F. = SUBFLOOR

FRONT (SOUTH) ELEVATION

1/4" = 1'-0"

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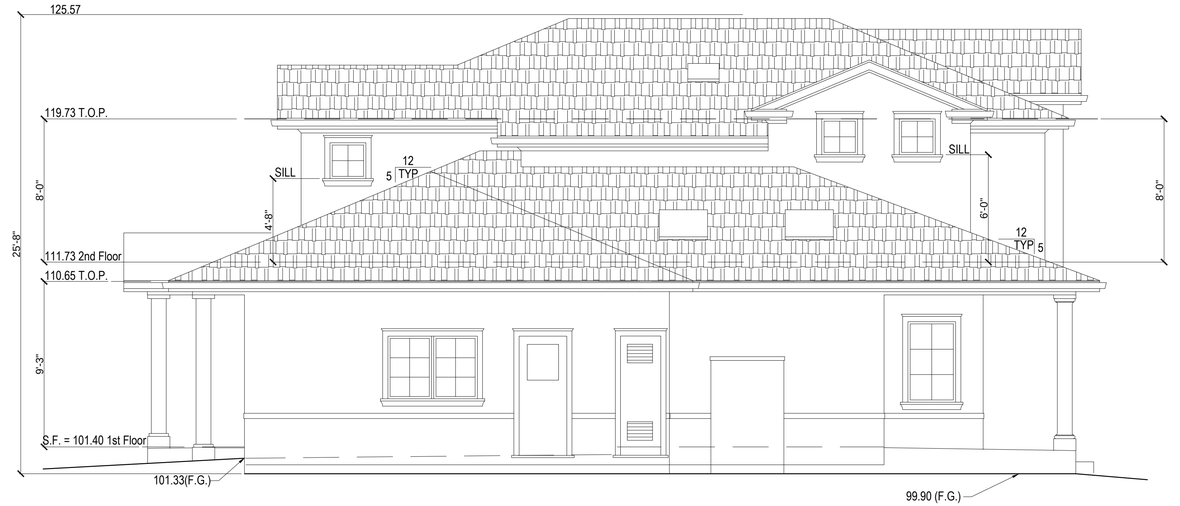
ELEVATIONS

DRAWN
TS
CHECKED
DATE
3.13.13
SCALE
1/4"= 1'-0"
JOB NO.
485 ARBOLEDA DR.
SHEET
A5
OF SHEETS



EAST SIDE ELEVATION

1/4" = 1'-0"

REAR (NORTH) ELEVATION

1/4" = 1'-0"

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STATE OF CALIFORNIA

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ELEVATIONS

DRAWN	TS
CHECKED	
DATE	3.7.13
SCALE	1/4"= 1'-0"
JOB NO.	485 ARBOLEDA DR.
SHEET	A6
OF	SHEETS

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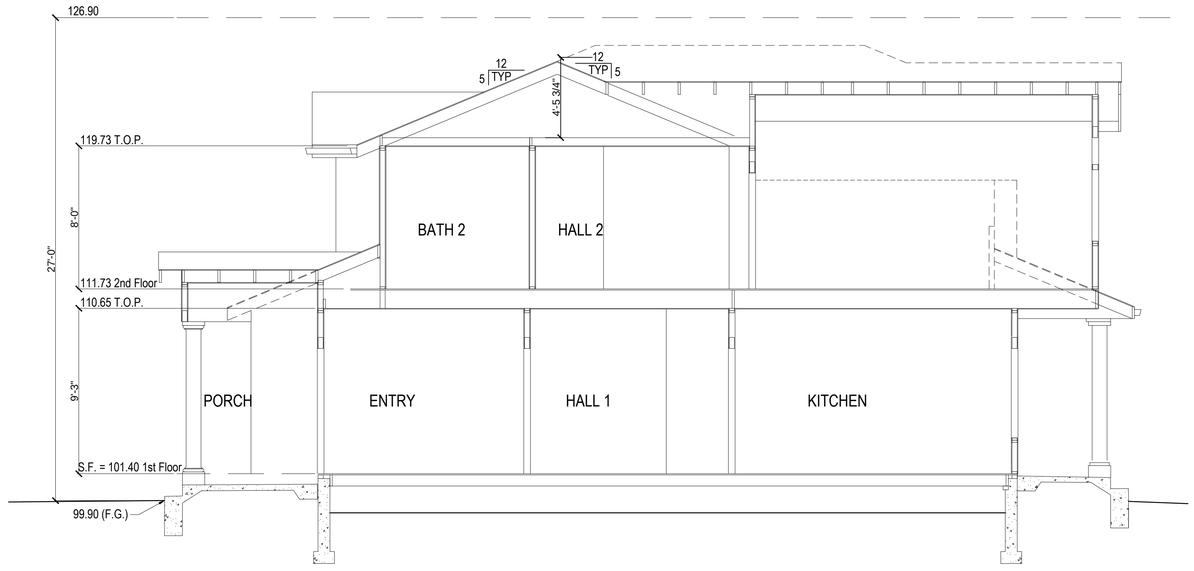
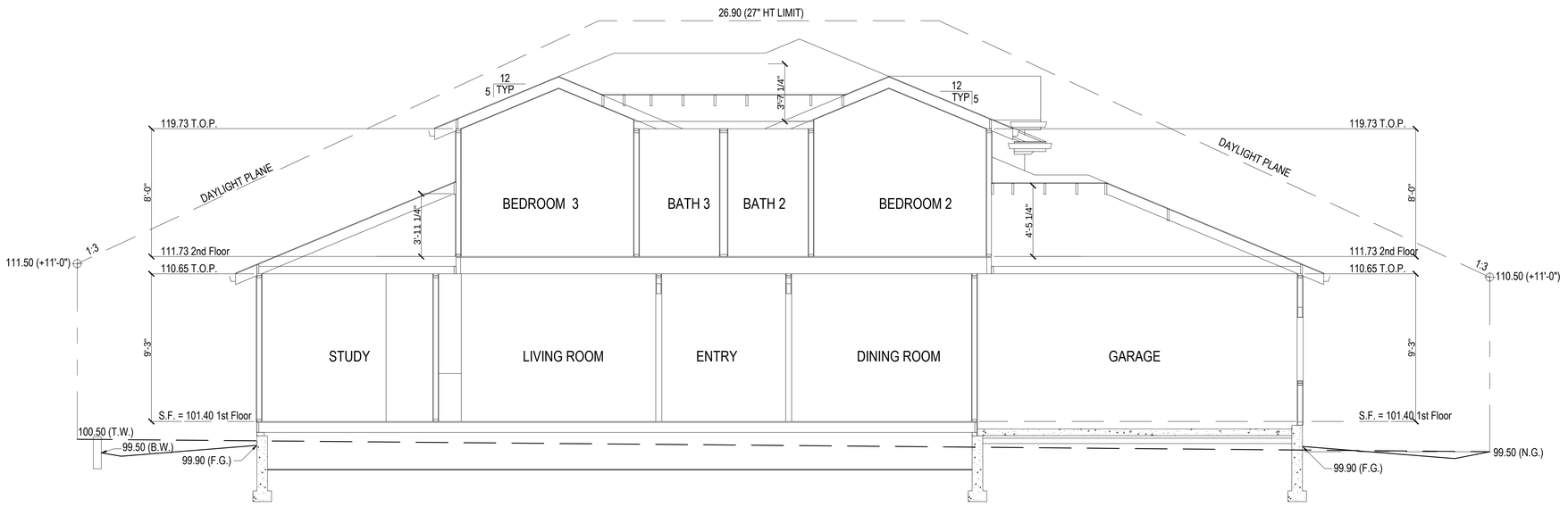


SECTION B-B

1/4" = 1'-0"



SECTION A-A

1/4" = 1'-0"

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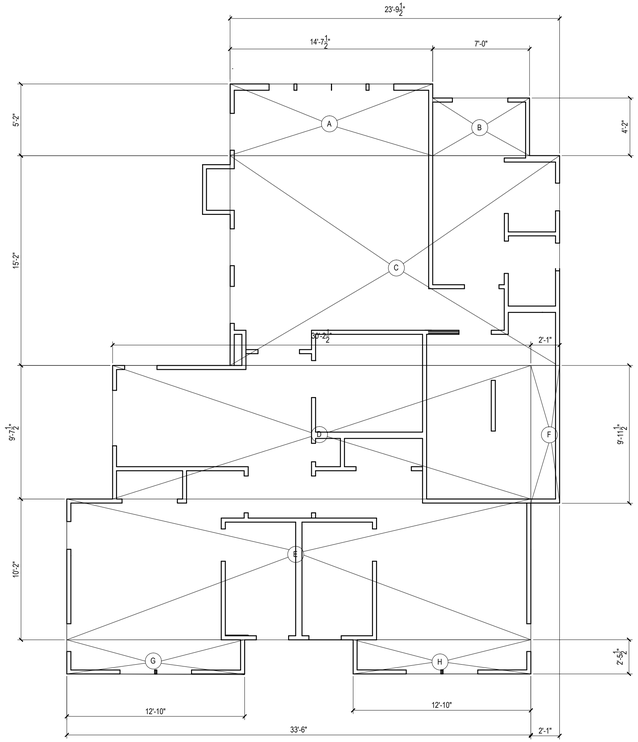
BUILDING SECTIONS

DRAWN
TS
CHECKED
DATE
3.7.13
SCALE
1/4"= 1'-0"
JOB NO.
485 ARBOLEDA DR.
SHEET
A7
OF SHEETS

FLOOR AREA WORKSHEET			
AREA			AREA
2nd FLOOR			
A	14.62	5.16	75.44
B	7.00	4.16	29.12
C	23.79	15.16	360.66
D	30.21	9.62	290.62
E	33.50	10.16	340.36
F	2.08	9.96	20.72
G	12.83	2.46	31.56
H	12.83	2.46	31.56
J	0.00	0.00	0.00
TOTAL			1180.036

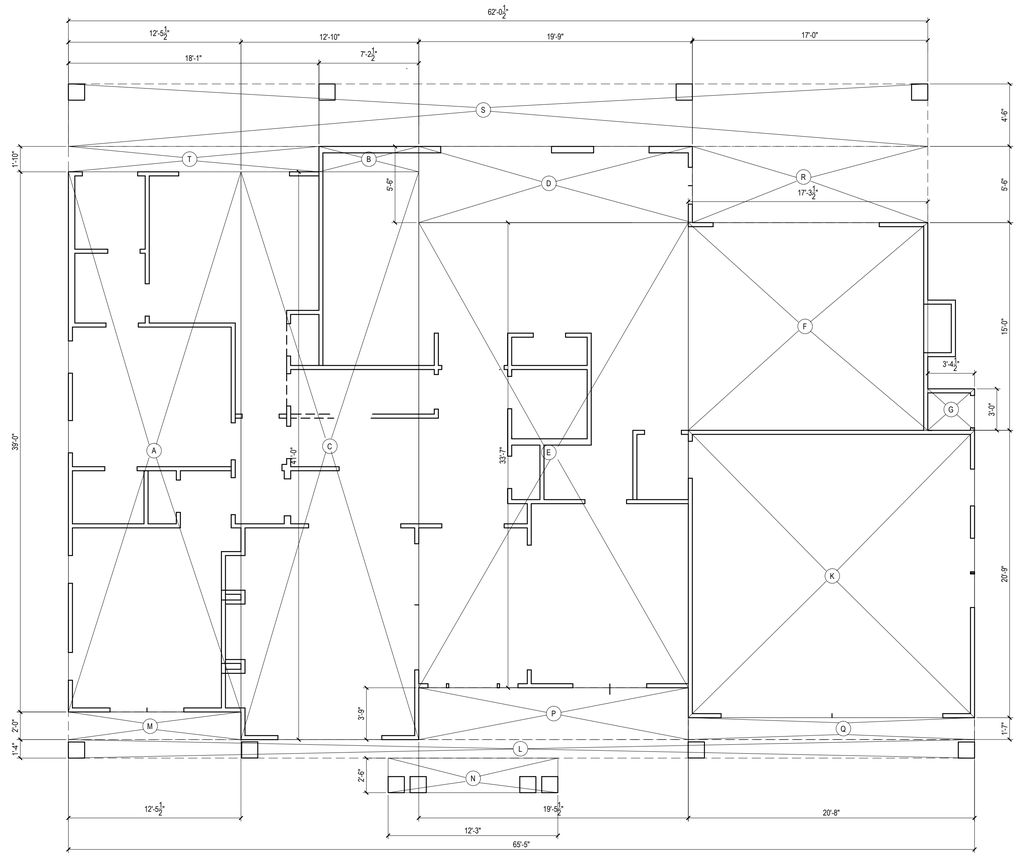


SECOND FLOOR AREA WORKSHEET

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

FLOOR AREA WORKSHEET			
AREA			AREA
1st floor			
A	12.46	39.00	485.94
B	7.21	1.83	13.19
C	12.83	41.00	526.03
D	5.50	19.75	108.63
E	19.46	33.58	653.47
F	17.29	15.00	259.35
G	3.37	3.00	10.11
H	0.00	0.00	0.00
J	0.00	0.00	0.00
TOTAL FLOOR AREA			2056.72
K	20.66	20.75	428.70
TOTAL			428.70
			2485.41

FLOOR AREA WORKSHEET			
COVERAGE			AREA
COVERED PORCHES			
L	65.42	1.33	87.01
M	12.46	2.00	24.92
N	12.25	2.50	30.63
O	0.00	0.00	0.00
P	19.46	3.75	72.98
Q	20.66	1.58	32.64
R	17.00	5.50	93.50
S	62.04	4.50	279.18
T	18.08	1.83	33.09
TOTAL COVERAGE			653.94



FIRST FLOOR AREA WORKSHEET

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

REVISIONS	BY

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#-C7334
REN: APRIL.2013
STATE OF CALIFORNIA

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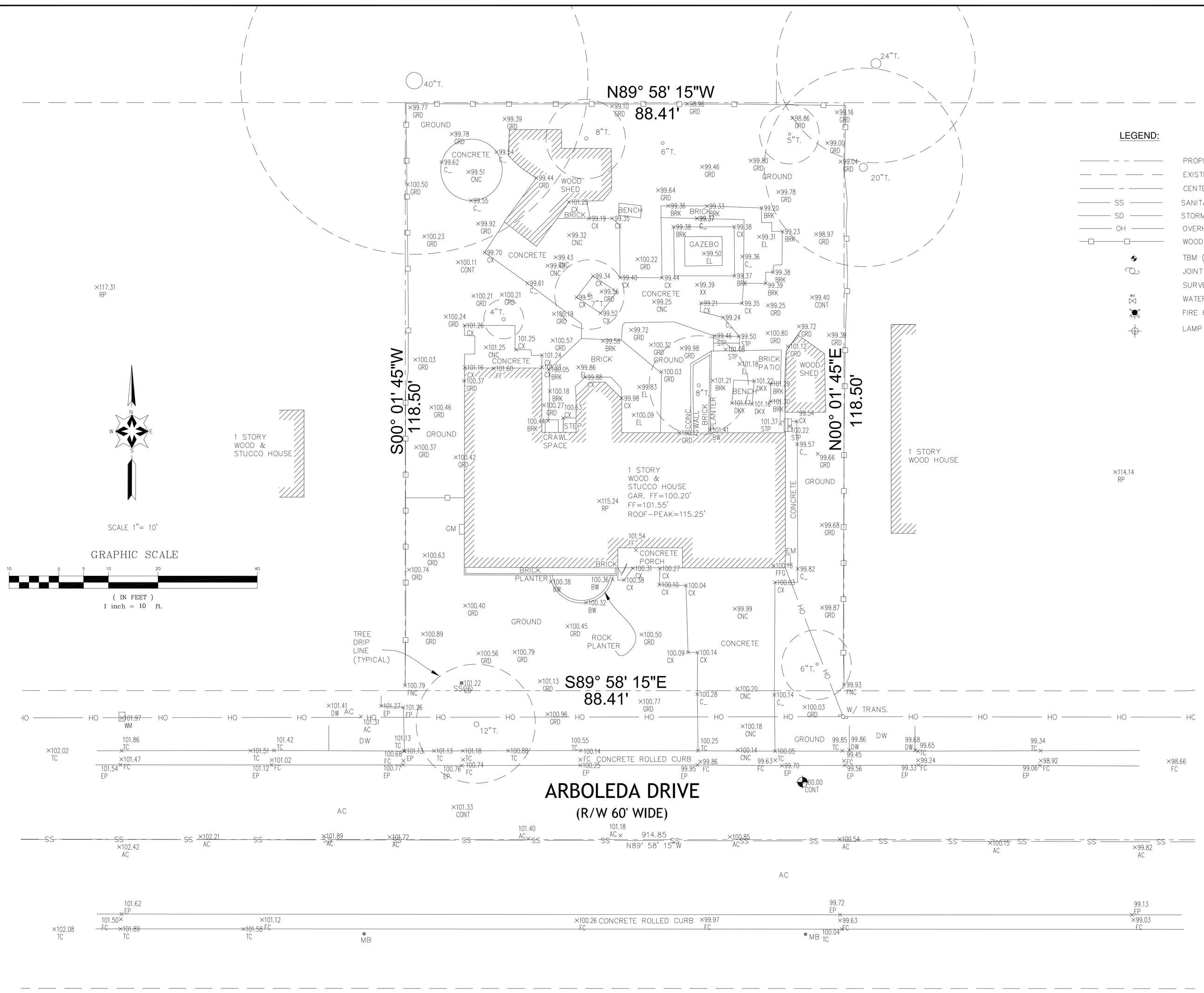
NEW RESIDENCE OF:
NICK SHAHIAR
485 ARBOLEDA DR.
LOS ALTOS, CALIFORNIA

FLOOR AREA WORKSHEET
FIRST PLAN

DRAWN
TS
CHECKED
DATE
3.1.13
SCALE
3/16"=1'-0"
JOB NO.
485 ARBOLEDA DR.
SHEET
FA1
OF SHEETS



LEGEND:

- PROPERTY LINE
- EXISTING LOTS
- CENTERLINE
- SS — SANITARY SEWER LINE
- SD — STORM DRAIN LINE
- OH — OVERHEAD POWER LINE
- WOOD FENCE
- TBM (ELEVATION =)
- JOINT POLE
- SURVEY MONUMENT FOUND
- WATER VALVE
- FIRE HYDRANT
- LAMP

ABBREVIATIONS:

AC	ASPHALT
AD	AREA DRAIN
CB	CATCH BASIN
CO	CLEAN OUT
DW	DRIVEWAY
EB	ELECTRIC BOX
EP	EDGE OF PAVEMENT
CONC	CONCRETE
GM	GAS METER
GA	GUY ANCHOR
PUE	PUBLIC UTILITY EASEMENT
SCCO	SANITARY SEWER CLEAN OUT
SDMH	STORM DRAINAGE MANHOLE
SSMH	SANITARY SEWER MANHOLE
IV	IRRIGATION VALVE
MB	MAILBOX
WM	WATER METER
P.U.E.	PUBLIC UTILITY EASEMENT
D.E.	STORM DRAIN EASEMENT

NOTES:

1. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMALS THEREOF.
2. THE GROSS AREA OF LAND OF RECORD IS 10,476 SQ. FT.±
3. THE SURVEY WAS BASED ON A PRELIMINARY TITLE REPORT #01180-9793 BY STEWART TITLE CO., RECORDED ON OCT. 31, 2012 IN SANTA CLARA COUNTY RECORDS.
4. ALL EXISTING BUILDINGS ARE WOOD.
5. ALL EXISTING FENCES ARE WOOD.
6. FOR PRECISE SPECIES OF TREES A CERTIFIED ARBORIST SHALL BE CONSULTED.
7. THIS DRAWING REPRESENTS A TOPOGRAPHIC SURVEY PREPARED IN CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYORS ACT. THE PROPERTY LINES SHOWN HEREON ARE COMPILED FROM RECORD DATA AND REPRESENT THE BEST GRAPHICAL FIT BETWEEN RECORD INFORMATION AND THE TOPOGRAPHICAL FEATURES SURVEYED AND SHOULD NOT BE RELIED UPON OR USED FOR ANY OTHER PURPOSES. PURSUANT TO THE CLIENT'S DIRECTION A BOUNDARY SURVEY WAS NOT PERFORMED AT THIS TIME WHICH MAY HAVE DETERMINED THE ACTUAL PROPERTY LINES.

DISCLAIMER:

SMP ENGINEERS OR ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ELECTRONIC COPIES OF THIS PLAN.

NOTE:

THIS MAP REPRESENTS TOPOGRAPHY OF THE SURFACE FEATURES ONLY. UNLESS SPECIFIED ON THIS MAP, LOCATIONS OF THE UNDERGROUND UTILITIES ARE NEITHER INTENDED NOR IMPLIED. FOR THE LOCATIONS OF UNDERGROUND UTILITIES CALL "USA" (1-800-642-2444). SURFACE FEATURES ARE LOCATED BY MEANS OF A STATION AND OFFSET FROM THE CONTROL LINE.

BASIS OF BEARINGS:

SURVEY MONUMENTS WERE FOUND. RECORD DATA WAS TAKEN FROM THE CENTERLINE OF ARBOLDEA DRIVE PER MAP, BOOK:26 PAGE 42 LOT: 21 (TRACT #704) WHICH FILED IN THE COUNTY OF SANTA CLARA RECORDERS OFFICE.

SITE BENCHMARK: ⊕

SURVEY CONTROL SET MAG NAIL ELEVATION=100.00' (ASSUMED DATUM)

485 ARBOLEDA DR.
LOS ALTOS, CA
APN: 189-39-022

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

Scale: 1" = 10'
Prepared by: J.N.
Checked by: S.R.
Date: DECEMBER 10, 2012
Project No: 212151

TOPOGRAPHIC MAP

Sheet No: T-1

	REVISIONS	DESIGN BY	DESIGN DATE	CITY APPR.	APPR. DATE

CITY OF LOS ALTOS

[A]C2011 10:51:09 AM

GRADING AND DRAINAGE PLANS
SINGLE FAMILY HOUSE
485 ARBOLEDA DR., LOS ALTOS, CA

ABBREVIATIONS

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

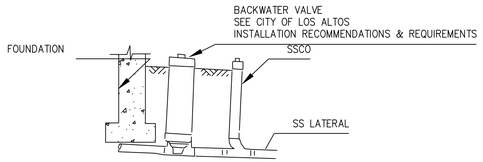
LEGEND

EXISTING	PROPOSED	DESCRIPTION
		PROPERTY LINE
F	F	FILL AREA LIMIT
C	C	CUT AREA LIMIT
102	102	CONTOUR
W	W	WATER LINE
SD	SD	STORM DRAIN PIPE (SOLID)
SS	SS	SANITARY SEWER PIPE
SUB	SUB	SUBDRAIN PIPE (PERFORATED)
OH e,T,TV	OH e,T,TV	OVERHEAD UTILITIES WITH POLE
G	G	GAS LINE
E	E	ELECTRIC LINE (UNDERGROUND)
JT	JT	JOINT TRENCH
SLV	SLV	STREET LIGHT VAULT
SSCO	SSCO	SANITARY SEWER CLEANOUT
		SANITARY SEWER MANHOLE
		STORM DRAIN MANHOLE
		ELECTROLIER
WM	WM	WATER METER
		TREE WITH TRUNK
x x	x x	6' WOODEN FENCE
102.23	102.23	SPOT ELEVATION
		TREE PROTECTION FENCE 5' TALL CHAIN LINK
		SWALE
		DIRECTION OF FLOW IN PIPE
		AREA DRAIN/ INLET
		OVERLAND RELEASE PATH
		GRADING DIRECTION
		(E) TREE TO BE REMOVE
		DOWN-SPOUT
		POP-UP EMITTER

NOTICE TO CONTRACTORS

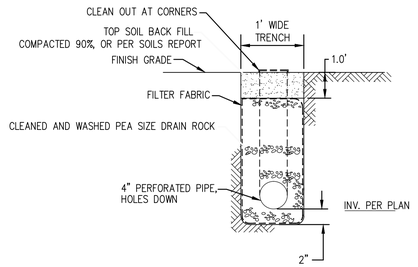
CONTRACTOR TO NOTIFY U.S.A. (UNDERGROUND SERVICE ALERT) AT 800-227-2600 A MINIMUM OF 2 WORKING DAYS BEFORE BEGINNING UNDER-GROUND WORK FOR VERIFICATION OF THE LOCATION AND DEPTH OF UNDERGROUND UTILITIES.

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



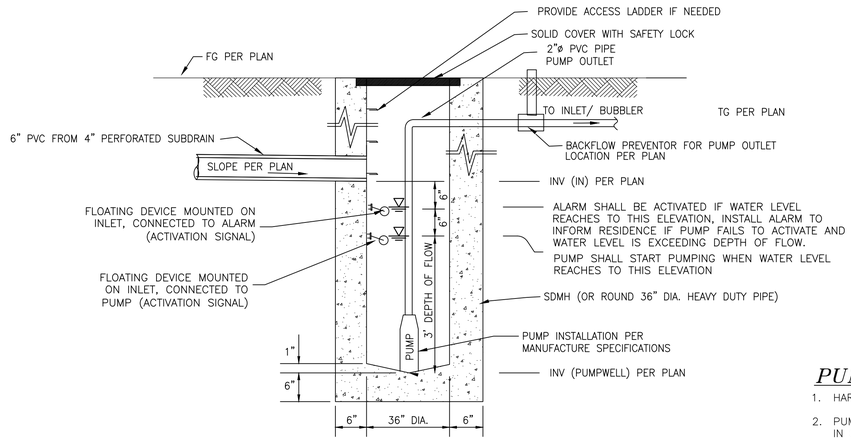
SANITARY SEWER BACKFLOW PRENENTOR DETAIL

NTS



HOUSE SUBDRAIN DETAIL

ELEVATION VIEW- NTS



ELEVATION VIEW

PUMPWELL DETAIL

NTS

SHEET INDEX:

C-1	COVER SHEET/ NOTES/ DETAILS
C-2	GRADING AND DRAINAGE PLAN

DRAINAGE NOTES

1. Surface water shall be directed away from all buildings into drainage swales, gutters, storm drain inlets and drainage systems.
2. All roof downspouts shall discharge to concrete splash pads draining away from the foundation. See architectural plans for roof downspout locations.
3. On site storm drain lines shall consist of PVC-SCH 40 minimum or better.
4. Storm drain inlets shall be precast concrete, Christy U23 type or equivalent.

BENCHMARK:

SURVEY CONTROL SET MAG NAIL W/ SHINER ELEV=100.00 (ASSUMED DATUM)

EARTHWORK TABLE

	FILL (CY)	CUT (CY)	IMPORT (CY)	EXPORT (CY)
1ST FLOOR PAD	0	168		
SITE	0	74		
TOTAL	0	242	0	242

NOTE:

1. EARTHWORK QUANTITIES ON THIS TABLE ARE FOR INFORMATION ONLY. CONTRACTORS ARE TO PERFORM THEIR OWN QUANTITY TAKE OFFS.

NOTE:

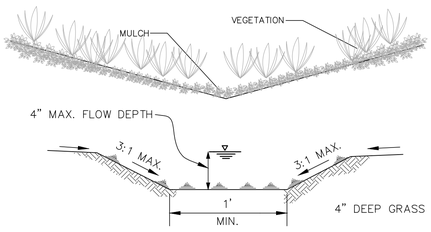
GRADING AND DRAINAGE PLANS SHALL BE REVIEWED AND APPROVED BY THE PROJECT GEOTECHNICAL ENGINEER.

NOTE: WORK IN THE PUBLIC RIGHT-OF-WAY

PRIOR TO THE COMMENCEMENT OF ANY WORK DONE IN THE PUBLIC RIGHT-OF-WAY, A PERMIT TO OPEN STREET AND/OR AN ENCROACHMENT PERMIT WILL BE REQUIRED.

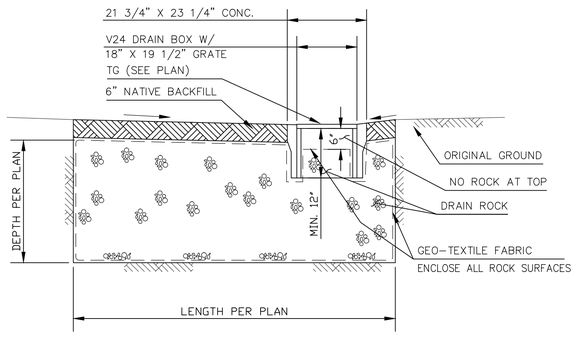
PUMP NOTES:

1. HARD WIRE THE PUMPS TO PREVENT ANY UNPLUGGING.
2. PUMPS TO BE CONNECTED TO BACKUP GENERATORS TO PREVENT FLOODING IN CASE OF BLACKOUT.
3. PROVIDE BACK FLOW PREVENTOR VALVE FOR PUMP OUTLET.
4. PROVIDE RESERVE PUMP FOR EACH PUMP WELL.
5. PROVIDE FLOATING DEVICE, CONNECTED TO SOUND/ LIGHT ALARM, TO NOTIFY RESIDENTS OF POSSIBLE RISE OF WATER IN PUMPWELL.



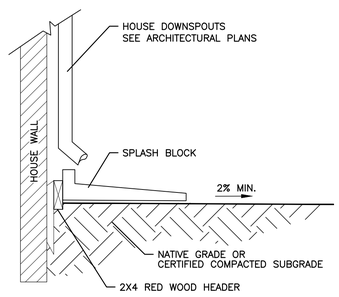
BIO SWALE DETAIL

N.T.S.



DETENTION BASIN

ELEVATION VIEW- NTS



SPLASH BLOCK

N.T.S.

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GRADING AND DRAINAGE PLANS
SINGLE FAMILY HOUSE
485 ARBOLEDA DR., LOS ALTOS, CA

COVER SHEET/ NOTES/ DETAILS

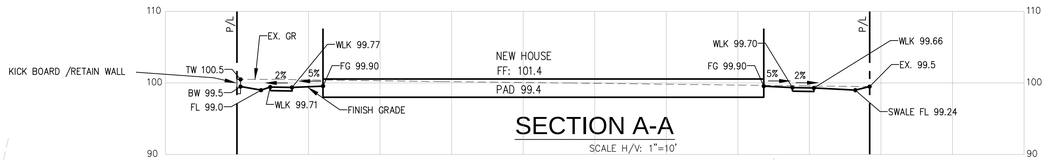
Revisions:

REGISTERED PROFESSIONAL ENGINEER SAEID RAZAVI EXPIRES 12-31-2010 No. C52724 CIVIL STATE OF CALIFORNIA

Date: 12/18/2012
Scale: NTS
Prepared by: V.G.
Checked by: S.R.
Job #: 212151

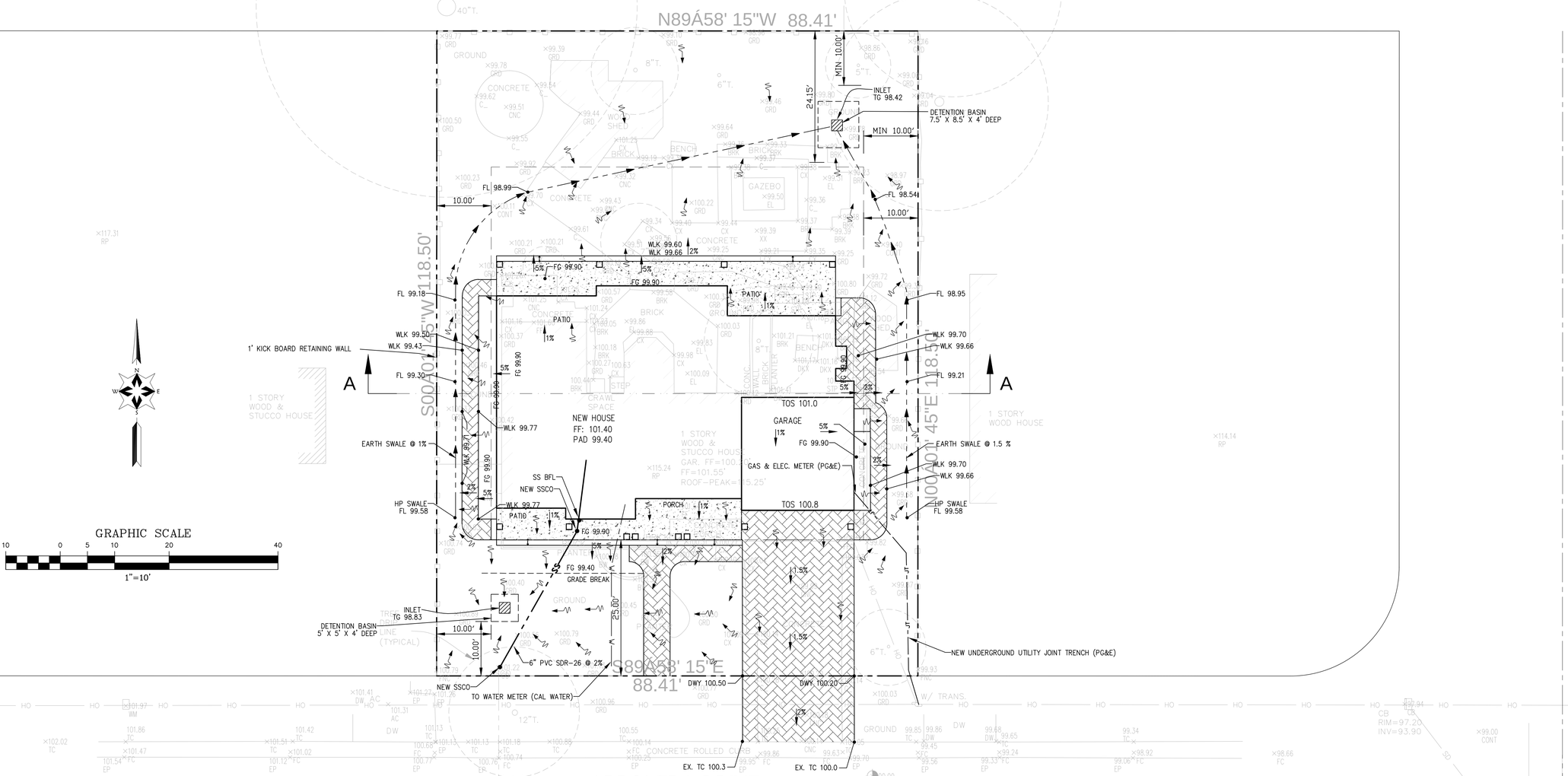
Sheet: 1 OF 2

C-1



SECTION A-A

SCALE H/V: 1"=10'



ARBOLEDA DRIVE

(R/W 60' WIDE)

914.85
N89° 58' 15"W

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GRADING AND DRAINAGE PLANS

SINGLE FAMILY HOUSE

485 ARBOLEDA DR., LOS ALTOS, CA

GRADING AND DRAINAGE PLAN

Revisions:

REGISTERED PROFESSIONAL ENGINEER
SAEID RAZAVI
EXPIRES 12-31-2010
No. 052724
CIVIL
STATE OF CALIFORNIA

Date: 12/18/2012
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Sheet: 2 OF 2
C-2