

GENERAL NOTES

- A** VERIFICATION CONTRACTOR & ALL SUBCONTRACTORS SHALL VERIFY ALL GRADES, DIMENSIONS & CONDITIONS PRIOR TO START OF WORK
- B** DIMENSIONS DO NOT SCALE THESE DRAWINGS. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DRAWINGS
- C** DISCREPANCIES MINOR DISCREPANCIES BETWEEN DRAWINGS & ACTUAL CONDITIONS ARE TO BE EXPECTED. CONDITIONS REQUIRING CLARIFICATION SHALL BE BROUGHT TO THE ATTENTION OF C.D.A. IMMEDIATELY
- D** CONTRACT DOCUMENTS CONSTRUCTION DOCUMENTS TO POST DATE JOB COPY. VERIFY DOCUMENT DATE WITH C.D.A. PRIOR TO START OF WORK. CONTRACTOR TO ENSURE THAT ANY REVISED DOCUMENTS SHALL BE PROVIDED TO SUBCONTRACTORS IMMEDIATELY

SITE PLAN NOTES

- 1** DRIVEWAY PAVERS
- 2** FLATWORK PAVERS
- 3** GRADING SEE "GRADING & DRAINAGE PLAN" BY OTHERS
- 4** DRAINAGE SEE "GRADING & DRAINAGE PLAN" BY OTHERS
- 5** STORM DRAINAGE SEE "GRADING & DRAINAGE PLAN" BY OTHERS
- 6** SEWER LATERAL TIE-IN TO (E.) LATERAL AT STREET
- 7** GAS & ELEC SERVICE (N.) GAS & ELEC. SERVICE, SEE PLANS FOR LOCATIONS
- 8** SETBACKS AS PER PLAN
- 9** TREES TREE PROTECTION FENCING SHALL BE CHAIN LINK AND A MIN. OF SIX FEET IN HEIGHT WITH POSTS DRIVEN TWO FEET INTO GROUND AND MAX. OF 10 FEET ON CENTER, SEE SHEET A-1A FOR ADDITIONAL REQUIREMENTS.
- 10** FENCES PROTECT (E.), PROVIDE (N.) FENCE & GATES AS PER PLAN
- 11** LANDSCAPE N/A

	EXISTING	PROPOSED	ALLOWED / REQUIRED
LOT COVERAGE: (land area covered by all structures that are over 6 feet in height)	1982.0 sq. ft. (17.4%)	2838.8 sq. ft. (24.9%)	3414.48 sq. ft. (30.0%)
FLOOR AREA	1st Flr: 1982.0 feet 2nd Flr: 118.8 feet TOTAL: 1982.0 sq. ft. (17.4%)	2505.96 feet 1380.82 feet 3886.78 sq. ft. (34.2%)	3888.16 sq. ft. (34.16%)
SETBACKS:			
Front	20.1 feet	25.0 feet	25.0 feet
Rear	98.0 feet	93.0 feet	25.0 feet
Right Side (1st / 2nd)	11.8 feet / N/A	9.5 feet / 20.3 feet	5.6 feet / 13.1 feet
Left Side (1st / 2nd)	26.6 feet / N/A	13.25 feet / 17.25 feet	11.2 feet / N/A feet
HEIGHT:	N/A feet	26.7 feet	27.0 feet

SQUARE FOOTAGE BREAKDOWN			
	EXISTING	CHANGE IN	TOTAL PROPOSED
HABITABLE LIVING AREA: Includes habitable basement areas	1535.7 sq. ft.	1859.03 sq. ft.	3395.03 sq. ft.
NON-HABITABLE AREA: Does not include covered porches or open structures	446.3 sq. ft.	491.75 sq. ft.	491.75 sq. ft.

LOT CALCULATIONS	
NET LOT AREA:	11381.60 square feet
FRONT YARD HARDSCAPE AREA: Hardscape area in the front yard setback shall not exceed 50%	0.0 square feet (0.0%)
LANDSCAPING BREAKDOWN:	
Total hardscape area (existing & proposed):	2111.5 sq. ft.
Softscape (undisturbed area):	6431.3 sq. ft.
Building footprint w/ front porch:	2838.8 sq. ft.
Total:	11381.6 sq. ft.

TREE SCHEDULE		REMOVE	
NO.	TYPE	YES	NO
1	18.3"Ø QUERCUS AGRIFOLIA		✓
2	27.2"Ø QUERCUS AGRIFOLIA		✓
3	26.8"Ø QUERCUS AGRIFOLIA		✓
4	24"Ø QUERCUS AGRIFOLIA		✓
5	30"Ø SEQUIOIA SEMPERVIRENS		✓
6	TREE (PROPOSED STREET TREES)		✓
7	TREE		✓
7	TREE		✓

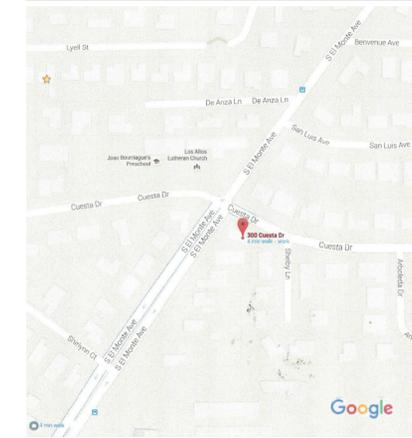
CONSULTANT DIRECTORY

SURVEYOR	DODGE ASSOC. SURVEYING 20652 CHAPARRAL CIRCLE PENN VALLEY, CA 95946 (530) 432-5212
SOILS ENGINEER	TBD
CIVIL ENGINEER	BERRY AND ASSOCIATES 1733 WOODSIDE ROAD, SUITE335 REDWOOD CITY, CA94061 (650) 368-0750
STRUCTURAL ENGINEER	TBD
ENERGY CONSULTANT	TBD
LANDSCAPE ARCHITECT	TBD
ARBORIST	DAHLIA WIST PINE AVE. SUNNYVALE, CA 94085 (408) 823-0272 dahlia@dahliaarborea.com

PROPERTY DESCRIPTION

OWNER	PILNA LLC
ADDRESS	300 CUESTA DR. LOS ALTOS, CA 94024
PARCEL	189-51-060
ACREAGE	0.27
ZONING	R-10
PROJECT DESCRIPTION	NEW TWO-STORY RESIDENCE
OCCUPANCY	3-R/U
CONSTRUCTION TYPE	V-B

VICINITY MAP



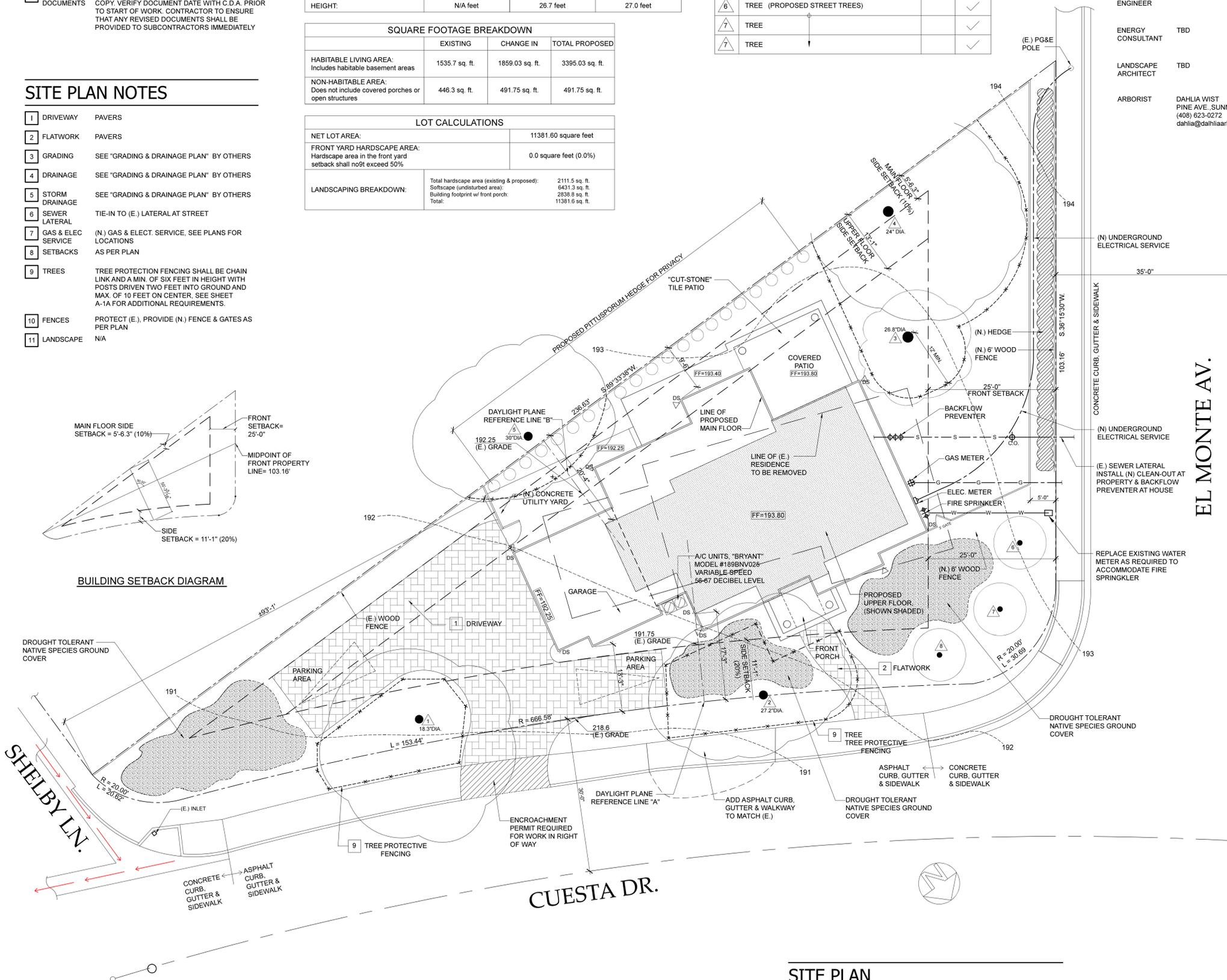
SHEET INDEX

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A - 3	PROPOSED UPPER FLOOR PLAN
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CIVIL SHEET	
C - 1	PRELIMINARY GRADING & DRAINAGE PLAN

APPLICABLE CODES

THIS PROJECT SHALL COMPLY (AS REQUIRED) WITH THE:

- 2013 CALIFORNIA BUILDING CODE
- 2013 CALIFORNIA RESIDENTIAL CODE
- 2013 CALIFORNIA MECHANICAL CODE
- 2013 CALIFORNIA ELECTRICAL CODE
- 2013 CALIFORNIA PLUMBING CODE
- 2013 CALIFORNIA FIRE CODE
- 2010 CALIFORNIA ENERGY CODE
- 2013 CALIFORNIA GREEN BUILDING STANDARDS



SITE PLAN

1" = 1'-0"

NOTE
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5-12-16	SUBMITTED FOR DESIGN REVIEW

CLIENT (JOB No. 21530)
PILNA LLC
MAILING ADDRESS
1669 HOLLENBECK AVE., #2, SUNNYVALE, CA 94087
(408) 887-1691

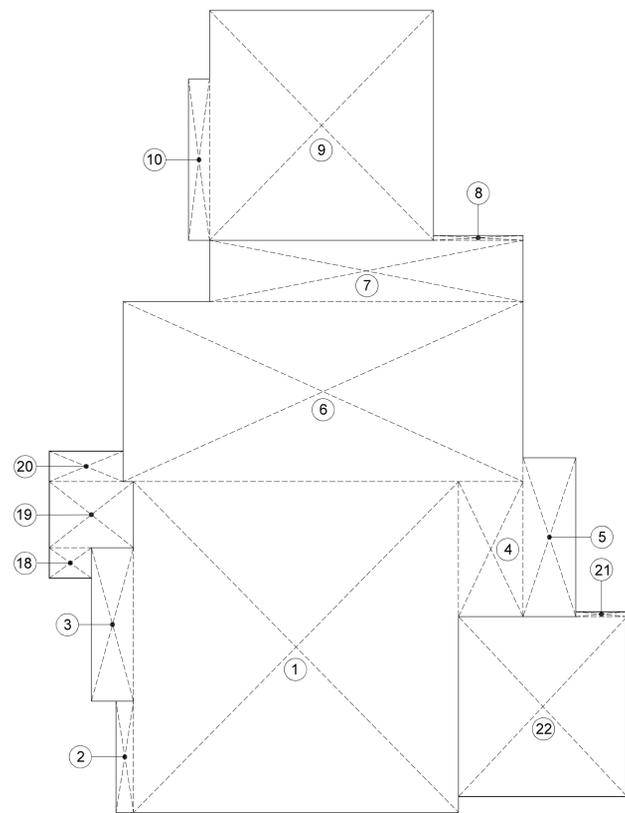
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SHEET

A - 1

MAIN FLOOR



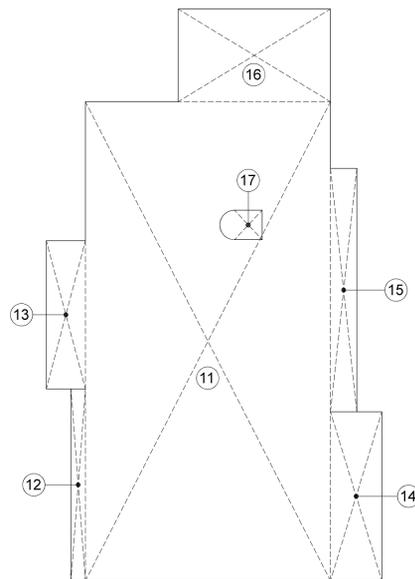
RESIDENCE

1	30.83 X 31.25	963.43 S.F.
2	1.67 X 10.50	17.53 S.F.
3	4.00 X 14.50	58.00 S.F.
4	6.125 X 12.75	78.09 S.F.
5	5.00 X 15.00	75.00 S.F.
6	38.00 X 17.00	646.00 S.F.
7	29.75 X 5.79	172.25 S.F.
8	8.50 X 5.50	3.91 S.F.
		2014.21 S.F.

GARAGE

9	21.25 X 21.71	461.33 S.F.
10	2.00 X 15.21	30.42 S.F.
		491.75 S.F.
MAIN FLOOR SUBTOTAL		2505.96 S.F.

UPPER FLOOR



11	23.25 X 45.25	1052.10 S.F.
12	1.375 X 18.128	24.92 S.F.
13	3.71 X 14.00	51.94 S.F.
14	4.875 X 15.96	77.81 S.F.
15	2.50 X 23.00	57.50 S.F.
16	14.50 X 8.75	126.875 S.F.

PORTION OF UPPER FLOOR NOT INCLUDED IN FLOOR AREA

17	2.625 X 2.79 + (3.14 x 1.4) / 2	10.33 S.F.
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UPPER FLOOR SUBTOTAL	1380.82 S.F.
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TOTAL FLOOR AREA	3886.78 S.F.
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FRONT PORCH

18	4.00 X 2.875	11.50 S.F.
19	8.00 X 6.25	50.00 S.F.
20	7.00 X 2.875	20.125 S.F.
		58.625 S.F.

COVERED PORCH

21	4.875 X 0.46	2.24 S.F.
22	16.00 X 17.00	272.00 S.F.
		274.24 S.F.

TOTAL LOT COVERAGE	2838.80 S.F.
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FLOOR AREA & COVERAGE CALCULATION DIAGRAM

Dahlia Elizabeth Wist
408-623-0272
ISA Certified Arborist #WE-86558
May 26, 2016

Tree protection plan for construction of a new home and landscape, for the owners of 300 Cuesta Drive, Los Altos, California.

Table of Existing Trees:

Table of Existing Trees			
Number	Species	Trunk diameter at 4.5 feet above grade	Retained or Removed
1	<i>Quercus agrifolia</i>	18.3 inches	Retained
2	<i>Quercus agrifolia</i>	27.2 inches	Retained
3	<i>Quercus agrifolia</i>	26.8 inches	Retained
4	<i>Quercus agrifolia</i>	24 inches	Retained
5	<i>Sequoia sempervirens</i>	30 inches	Retained

Tree Protection Plan:

- I recommend that protective fencing be provided during the construction period to protect those trees that are planned to be preserved. This fencing must protect a sufficient portion of the root zone to be effective. I recommend fencing to be installed at the drip lines of Trees #1, 2, 3, 4 and 5. The protective fencing must:
 - Consist of chain link fencing, and having a height of 6 feet.
 - Be mounted on steel posts driven approximately two feet into the soil.
 - Fencing posts must be located at a maximum of 10 feet on center.
 - Protective fencing must be installed prior to the arrival of materials, vehicles, or equipment.
 - Protective fencing must not be moved, even temporarily, and must remain in place until all construction is completed, unless approved by a certified arborist.
 - Trees #1, 2, 3, 4 and 5 shall have their protective fencing installed at the edge of their driplines. However, to allow clearance for construction of the residence and driveway, it is okay to modify the fencing within the dripline for reasonable accommodation and access.
- There must be no grading, trenching, or surface scraping inside the driplines of protected trees, unless specifically approved by a certified arborist.
- If any underground utilities are to be installed, it will be essential that trenches are dug only outside the driplines of existing trees.
- The trenches for the sewer and utilities must be dug outside the driplines of existing trees only.
- Materials must not be stored, stockpiled, dumped or buried inside the driplines of protected trees.
- I recommend that any storage of material shall be done in the Eastern and Northwestern corners of the property only.
- Excavated soil must not be piled or dumped, even temporarily inside the driplines of protected trees.
- Any pruning must be done by an arborist certified by the ISA (International Society of Arboriculture) in accordance with ISA, Western Chapter Standards, 1998.
- Any pathways or other hardscape inside the driplines of protected trees must be constructed completely on top of the existing soil grade without excavation. Fill soil may be added to the edge of finished hardscape for a maximum distance of approximately 2 feet from the edges to integrate the new hardscape to the natural grade.
- The sprinkler irrigation must be designed in a manner to not strike the trunks of any trees.
- Landscape irrigation trenches must be a minimum distance of 10 times the trunk diameter from the trunks of protected trees.
- Landscape materials (cobble, decorative bark, stones, fencing, etc...) must not be installed directly in contact with the bark of trees because of the risk of serious disease infection.
- The plants that are to be installed inside the driplines of the protected oak trees must be of species that are compatible with the environmental and cultural requirements of the oak trees. A publication about plants compatible with California native oaks can be obtained from the California Oak Foundation, 1212 Broadway, Suite 810, Oakland 94612.

If any of the above procedures cannot be achieved, I recommend that a certified arborist is consulted to recommend possible alternative solutions, if any.

Arborist Disclosure Statement:

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

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

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

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

Respectfully submitted,

Dahlia Elizabeth Wist
ISA Certified Arborist #WE-86558

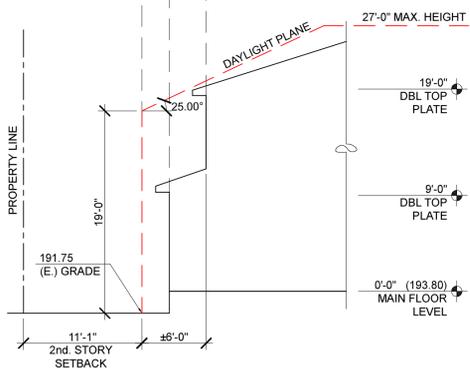
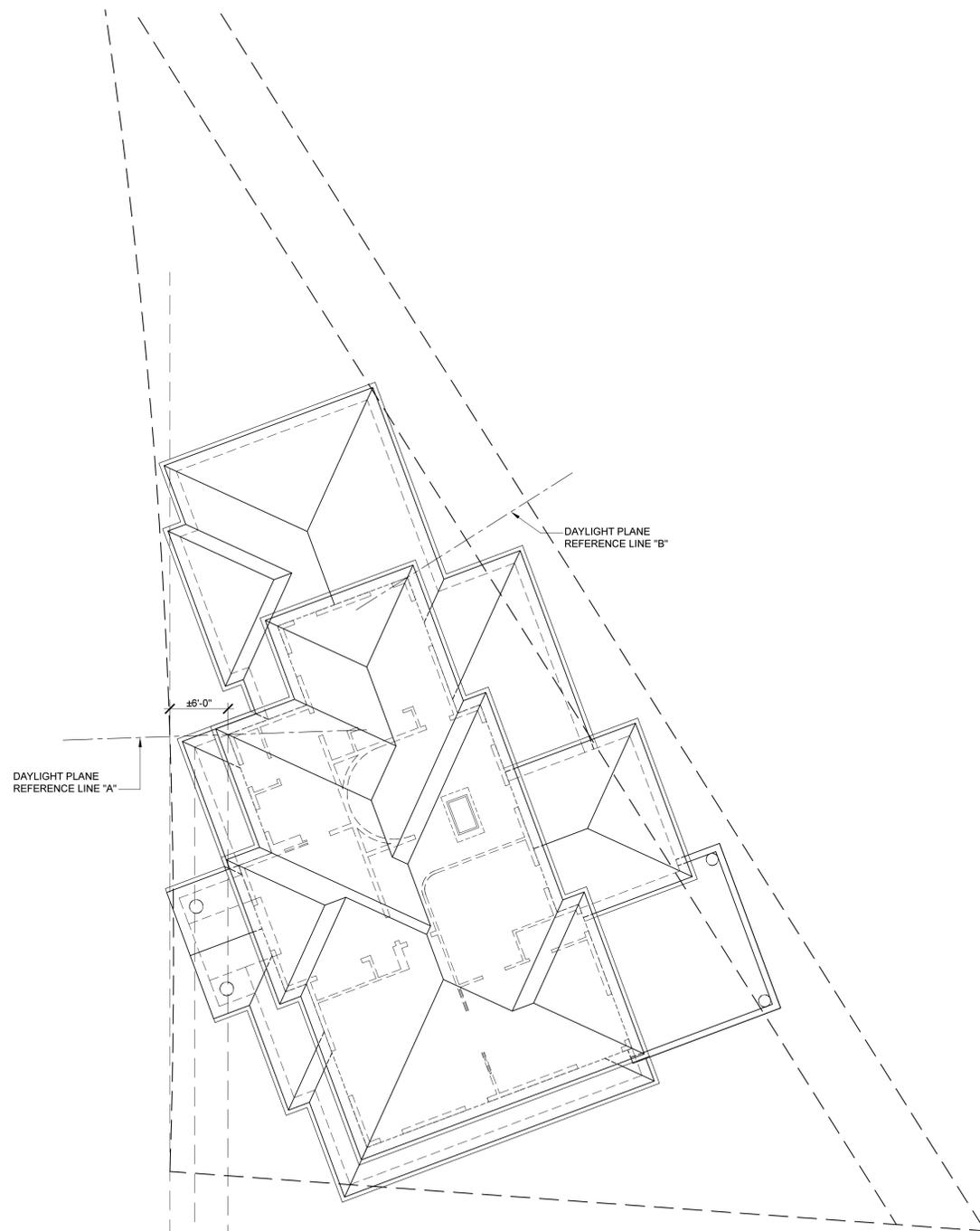
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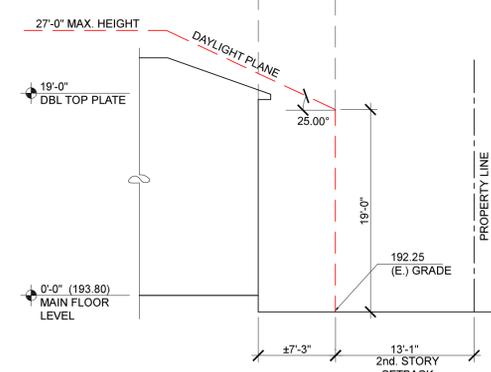
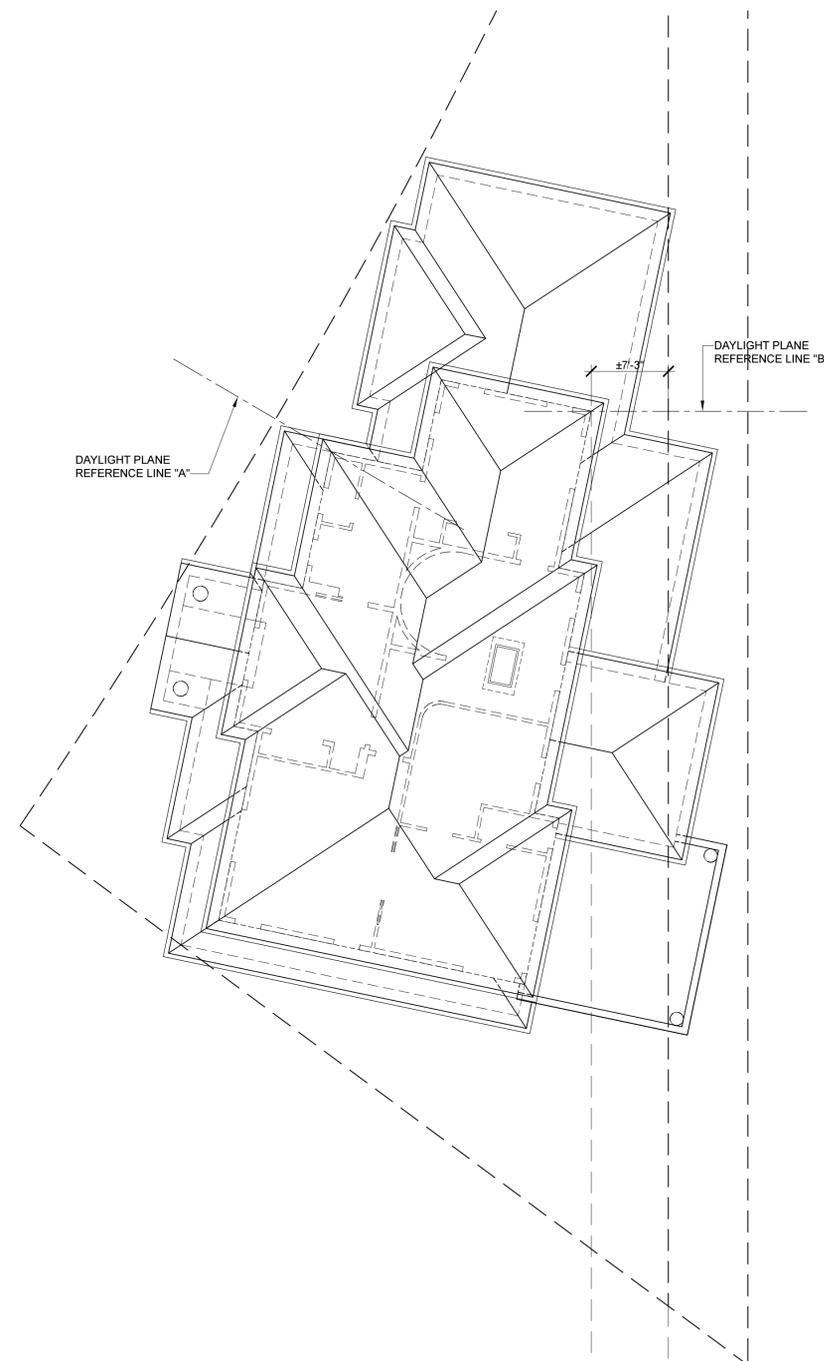
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DAYLIGHT PLANE DIAGRAM "A"

1/8" = 1'-0"



DAYLIGHT PLANE DIAGRAM "B"

1/8" = 1'-0"

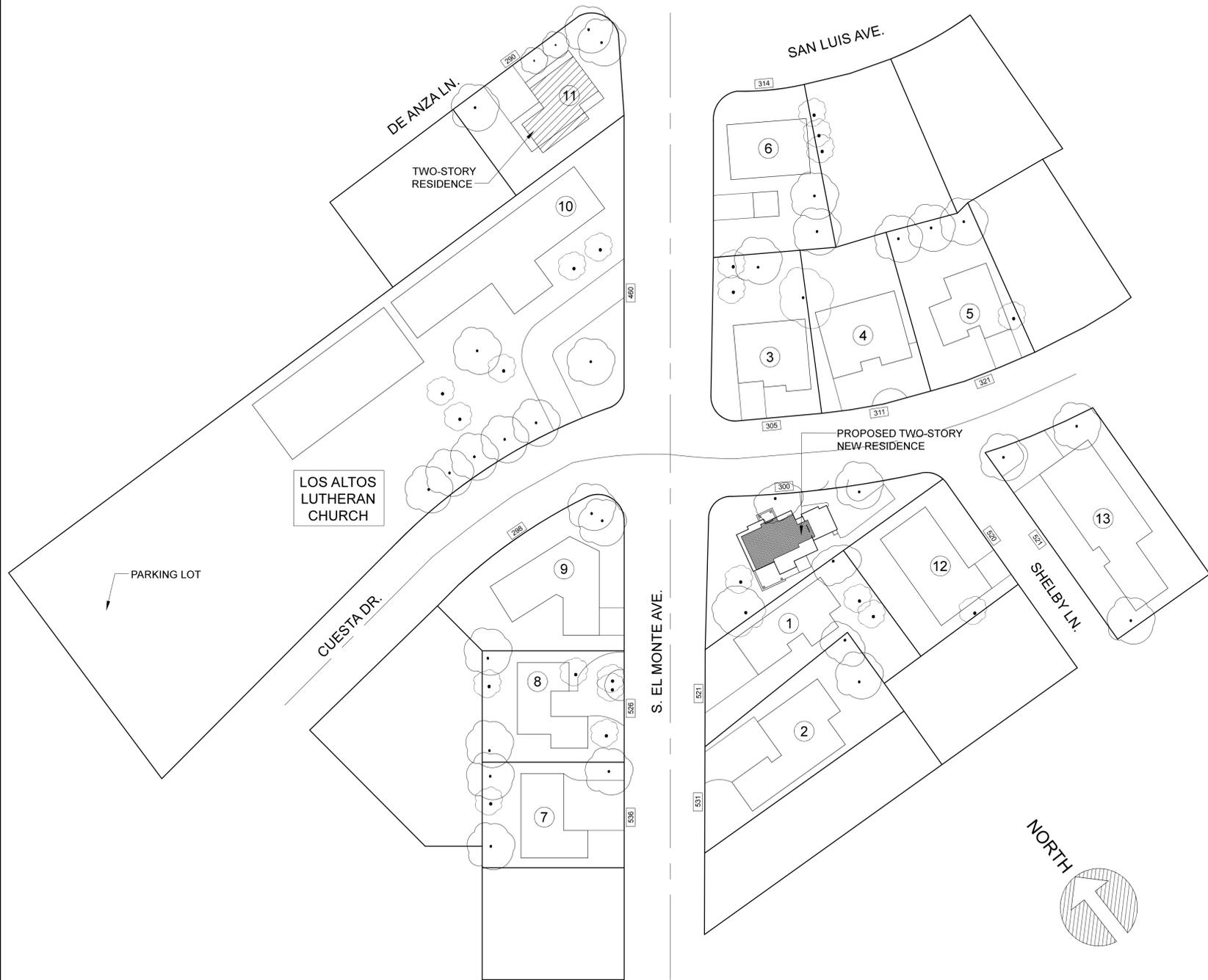
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AERIAL VICINITY MAP

1" = 60'-0"



① 521 S. EL MONTE AVE



② 531 S. EL MONTE AVE.



③ 305 CUESTA DR.



④ 311 CUESTA DR.



⑤ 321 CUESTA DR.



⑥ 314 SAN LUIS AVE.



⑦ 536 S. EL MONTE AVE.



⑧ 526 S. EL MONTE AVE.



⑨ 298 CUESTA AVE.



⑩ 460 S. EL MONTE AVE.



⑪ 290 DE ANZA LN.



⑫ 520 SHELBY LN.



⑬ 521 SHELBY LN.

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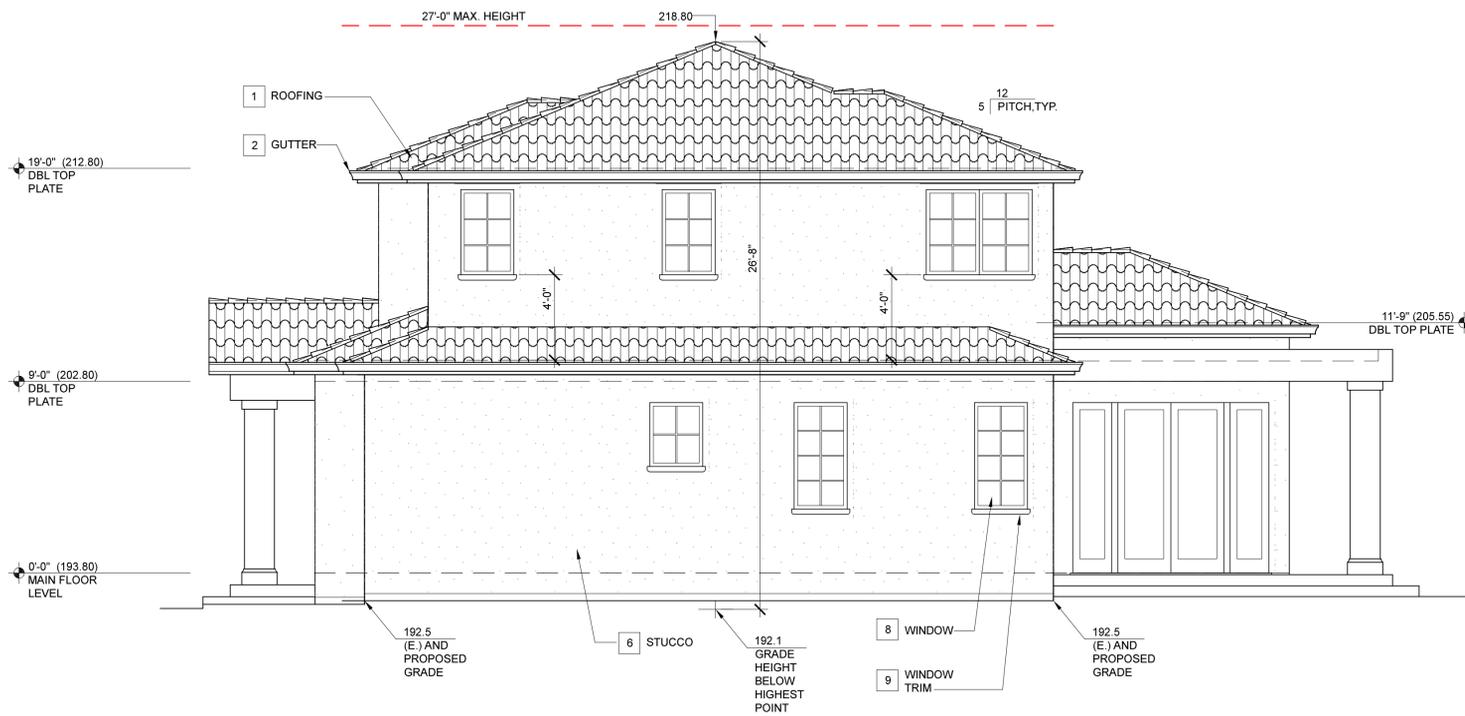
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SHEET
A - 1C



FRONT ELEVATION
1/4" = 1'-0"



REAR ELEVATION
1/4" = 1'-0"

GENERAL NOTES

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- II FLUE CLEARANCE AS PER SECTION R1003.18 CRC 2010. 2'-0" ABOVE COMBUSTIBLE CONSTRUCTION @ 10'-0" AWAY
- III CHIMNEY BRACING AS PER CH. 10 CRC 2013
- IV SPARK ARRESTOR PROVIDE AS PER SEC. R1003.4.1 CRC 2013
- V TEMPERED GLASS PROVIDE TEMPERED SAFETY GLASS @ HAZARDOUS LOCATIONS PER SEC. R308.4 CRC 2013

EXTERIOR MATERIAL NOTES

- 1 ROOFING LIGHT WEIGHT CEMENT SPANISH TILE
- 2 GUTTER G.I. HALF ROUND, PAINTED
- 3 DOWN SPOUTS G.I. ROUND, PAINTED
- 4 SIDING N/A
- 5 TRIM N/A
- 6 STUCCO SAND FINISH
- 7 VENEER N/A
- 8 WINDOWS DUAL GLAZED WOOD CASEMENTS
- 9 WINDOW TRIM ROLLED STUCCO WITH CAST STONE SILL
- 10 SKYLIGHTS "VELUX", WDMA HALLMARK CERTIFICATION 426 OR EQ.
- 11 CHIMNEY N/A

LEGEND

- ⬡ WINDOW. SEE "WINDOW SCHEDULE" ON SHEET (A---) FOR FURTHER SPECIFICATIONS
- ⬢ DOOR. SEE "DOOR SCHEDULE" ON SHEET (A---) FOR FURTHER SPECIFICATIONS

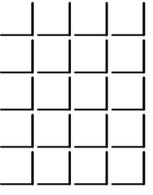
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SHEET

A - 4

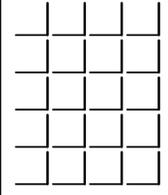
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SHEET
 A - 5

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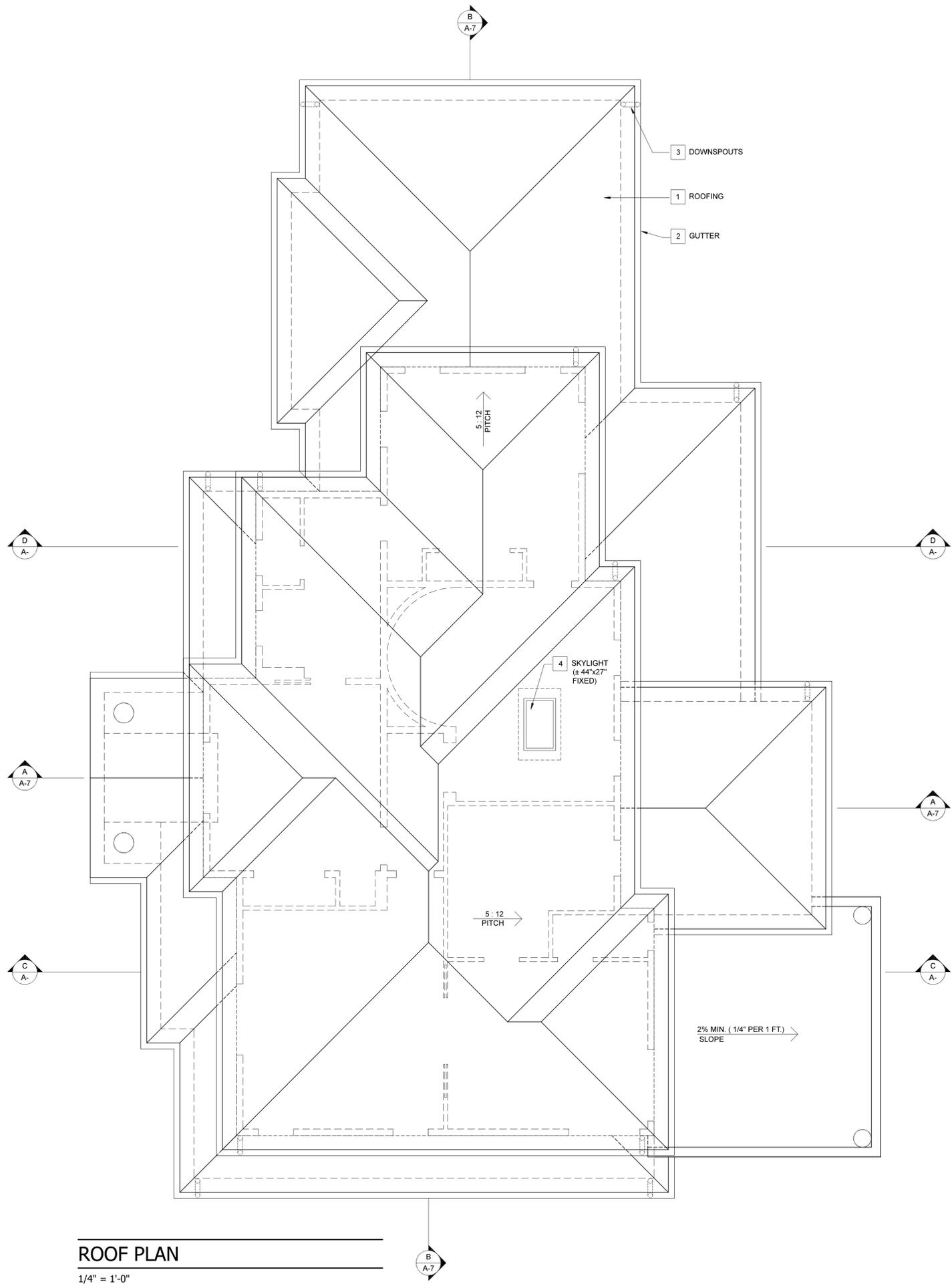
RIGHT ELEVATION

1/4" = 1'-0"



LEFT ELEVATION

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

GENERAL NOTES

- I ROOF JACKS WHENEVER POSSIBLE, LOCATE ROOF JACKS WHERE THEY ARE NOT VISIBLE
- II VALLEY FLASHING 24 GA. G.I. "L" FLASHING @ ALL VALLEYS
- III CRICKET FLASHING 24 GA. G.I. OVER 1/2" D.F. CDX PLYWOOD (OR BETTER) - 1/2" MIN. SLOPE
- IV ATTIC VENTILATION CLOSED CELL FOAM INSULATION IS BEING USED IN ATTIC (R-30 OR EQUIVALENT) THEREFORE, VENTILATION IS NOT REQUIRED
- V FIREPLACE & CHIMNEY DESIGN AND CONSTRUCTION TO FOLLOW PARAMETERS AS OUTLINED IN CHAPTER 10 OF THE 2013 CRC

ROOF PLAN NOTES

- 1 ROOFING LIGHT WEIGHT CEMENT SPANISH TILE
- 2 GUTTERS PROFILE
- 3 DOWN SPOUTS ROUND
- 4 SKYLIGHTS "VELUX" WDMA HALLMARK CERTIFICATION 426 OR EQUAL
- 5 CHIMNEY N/A

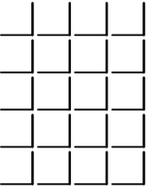
*** NOTE**
THE DRAWING AND THE DEETS, REVISIONS PLANS AND SPECIFICATIONS CONTAINED WITHIN ARE THE PROPERTY OF CHAPMAN DESIGN ASSOCIATES AND DEVELOPED FOR USE ONLY IN CONNECTION WITH THE PROJECT IDENTIFIED HEREIN. NO PART OF THIS DRAWING OR CONSTRUCTION SHALL BE REPRODUCED OR COPIED IN WHOLE OR IN PART OR USED FOR OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF CHAPMAN DESIGN ASSOCIATES.

5-12-16	SUBMITTED FOR DESIGN REVIEW

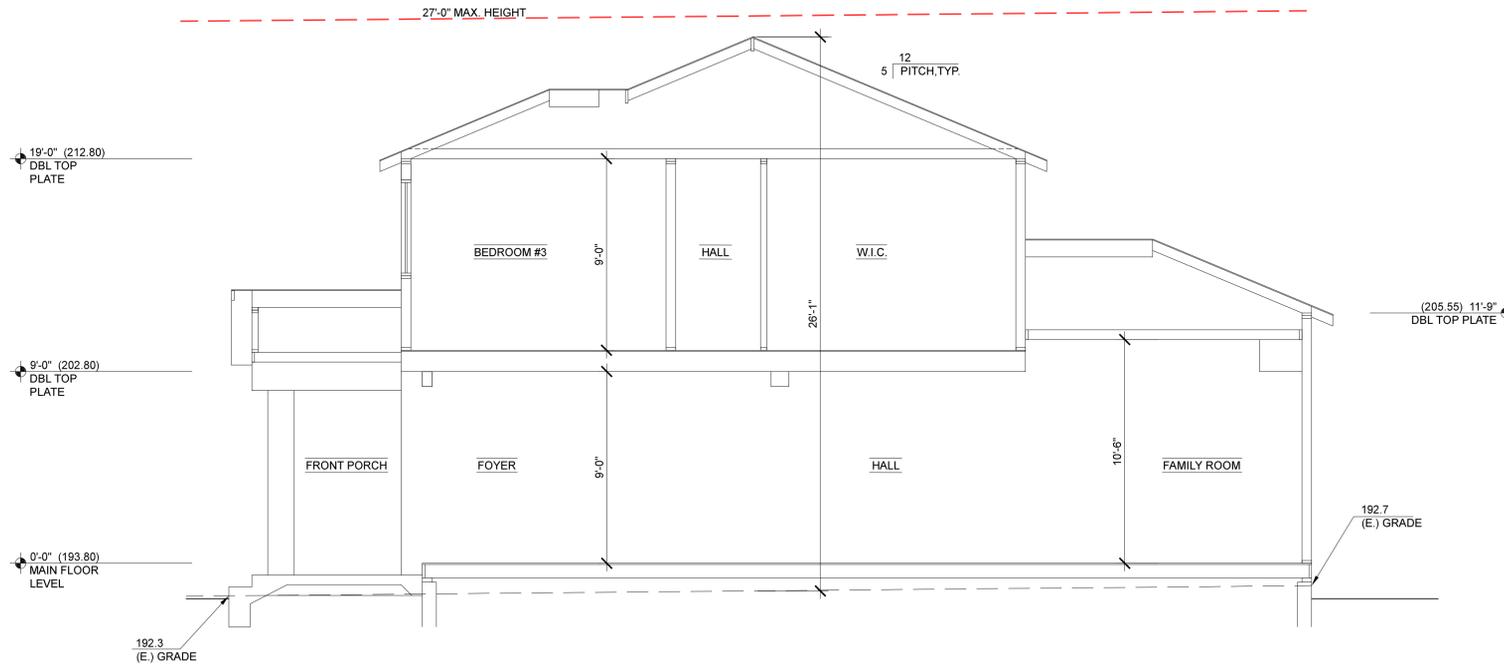
CLIENT (JOB No. 21530)

PILINA LLC
MAILING ADDRESS
1669 HOLLENBECK AVE., # 2, SUNNYVALE, CA 94087
(408) 887-1691

CHAPMAN DESIGN ASSOCIATES
620 S. EL MONTE AVENUE
LOS ALTOS, CA 94022 (650) 941-6890

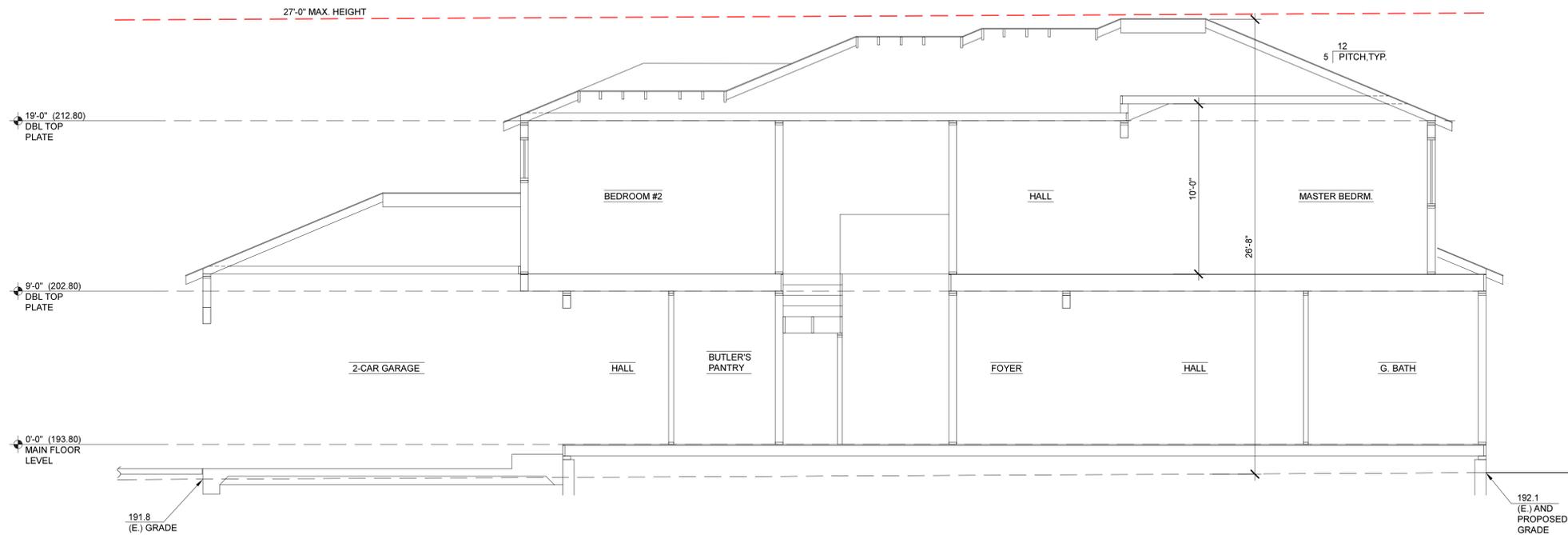


SHEET
A - 6



SECTION "A - A"

1/4" = 1'-0"



SECTION "B - B"

1/4" = 1'-0"

NOTE
 * THE DRAWING AND THE DEETS, REVISIONS PLANS AND SPECIFICATIONS CONTAINED WITHIN ARE THE PROPERTY OF CHAPMAN DESIGN ASSOCIATES AND DEVELOPED FOR USE ONLY IN CONNECTION WITH THE PROJECT AND FOR THE INTENDED ACCEPTANCE BY THE WRITTEN CONSENT OF CHAPMAN DESIGN ASSOCIATES. NO PART OR USED FOR OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF CHAPMAN DESIGN ASSOCIATES.

5-12-16	SUBMITTED FOR DESIGN REVIEW

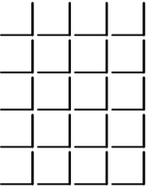
CLIENT (JOB No. 21530)

PILNA LLC
 MAILING ADDRESS
 1669 HOLLENBECK AVE., # 2, SUNNYVALE, CA 94087
 (408) 887-1691

JOB SITE ADDRESS

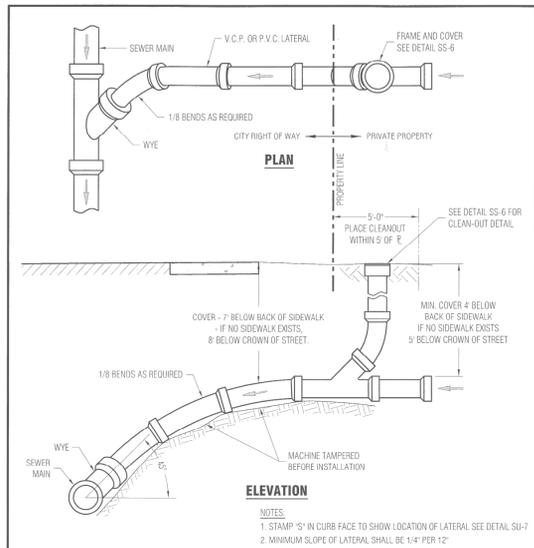
300 CUESTA DR.
 LOS ALTOS, CA 94022

CHAPMAN DESIGN ASSOCIATES
 620 S. EL MONTE AVENUE
 LOS ALTOS, CA 94022 (650) 941-6890



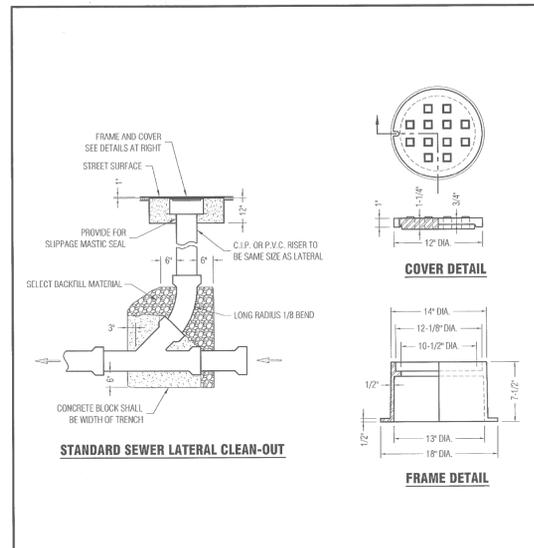
SHEET

A - 7



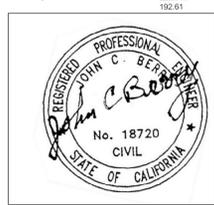
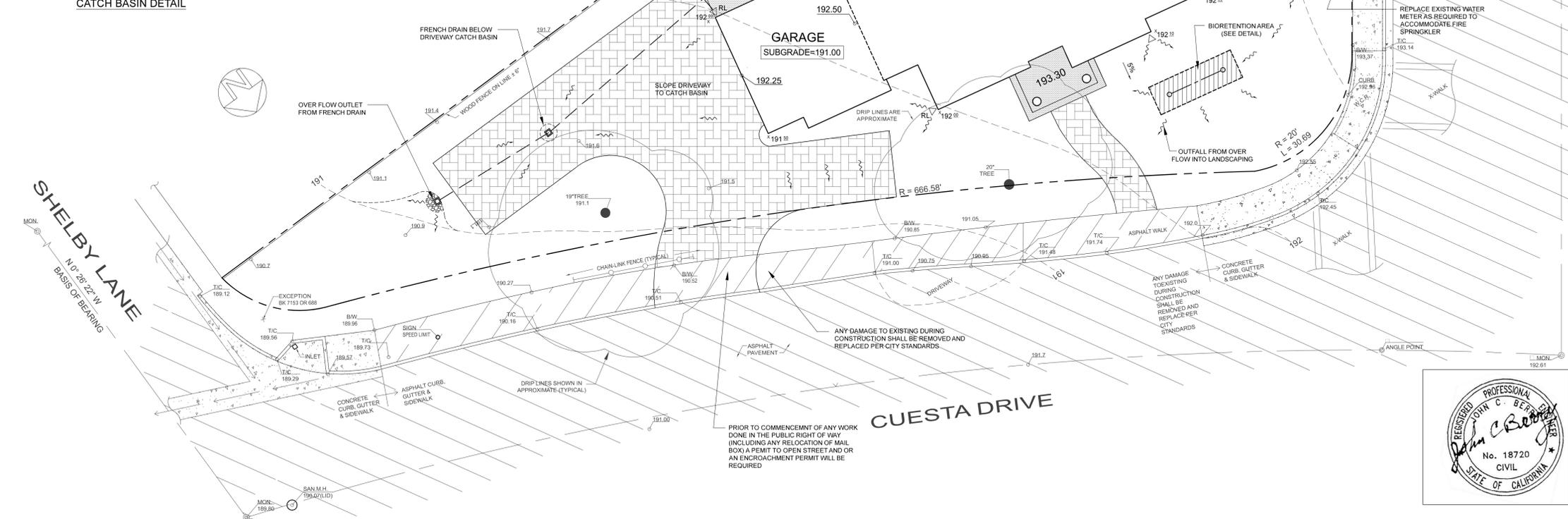
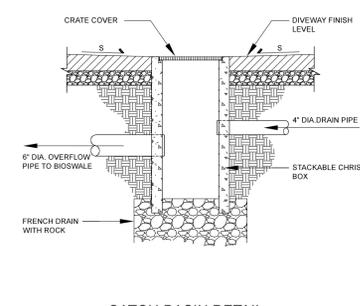
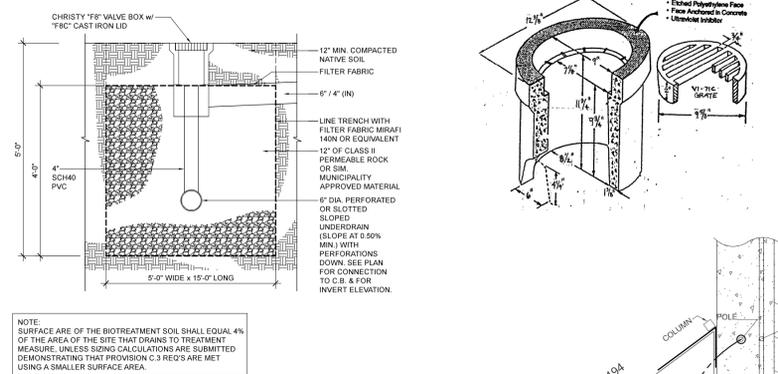
REVISION		ENGINEERING DIVISION	
Description	Date		
		SEWER LATERAL AND SEWER RISER	SS-5

STANDARD DETAILS MAY 2010



REVISION		ENGINEERING DIVISION	
Description	Date		
Changed Detail Title	02/16/12	SEWER LATERAL CLEAN-OUT	SS-6

STANDARD DETAILS MAY 2010



GENERAL REQUIREMENTS FOR ALL JOBS

- THE NAMED APPLICANT SHALL DEFEND, INDEMNIFY AND HOLD THE CITY, ITS OFFICERS, AGENTS, AND EMPLOYEES HARMLESS FROM ANY SUITS, CLAIMS OR ACTIONS BROUGHT BY ANY PERSON OR PERSONS FOR OR ON ACCOUNT OF ANY INJURIES OR DAMAGES SUSTAINED OR ARISING FROM THE SUBJECTS OF THIS PERMIT.
- COMMENCEMENT OF ANY WORK UNDER THIS PERMIT SHALL CONSTITUTE ACCEPTANCE OF THE CONDITIONS AND REQUIREMENTS OF THIS PERMIT.
- THE CITY MAY REQUIRE MODIFICATIONS TO THIS PERMIT AS NEEDED BECAUSE OF SPECIAL FIELD CONDITIONS.
- NO OTHER WORK, OTHER THAN SPECIFICALLY MENTIONED, IS HEREBY AUTHORIZED. A COPY OF THIS PERMIT MUST BE KEPT ON THE SITE OF THE WORK TO BE SHOWN TO ANY AUTHORIZED REPRESENTATIVE OF THE CITY.
- THIS PERMIT DOES NOT AUTHORIZE EXCAVATION AND GRADING ON PRIVATE PROPERTY. THIS PERMIT DOES NOT RELEASE THE APPLICANT/ PERMITTEE FROM LIABILITIES CONTAINED IN OTHER AGREEMENTS OR CONTRACTS WITH THE CITY, OTHER AGENCIES OR PERSONS.
- THIS PERMIT DOES NOT SUPERSEDE OR REPLACE ANY PERMIT THAT MAY BE NEEDED FROM OTHER AGENCIES. PROPER PERMIT MUST BE OBTAINED FROM STATE, COUNTY, AND ANY OTHER AGENCY INVOLVED.
- THIS PERMIT IS VALID FOR SIXTY (60) DAYS FROM THE APPROVAL DATE UNLESS OTHERWISE NOTED.
- CONSTRUCTION SITE SIGNS, DEVICES AND LIGHTS SHALL BE IN ACCORDANCE WITH CALTRANS STANDARDS.
- USE OF A FLASHING ARROW PANEL IS MANDATORY WHEN WORK LOCATION IS WITHIN A 35 MPH SPEED ZONE.
- TRAFFIC CONTROL AND ADEQUATE PROTECTION OF THE PUBLIC IN THE VICINITY OF THE JOB SITE SHALL BE THE RESPONSIBILITY OF THE APPLICANT. DURING CONSTRUCTION ACTIVITIES, TWO-WAY TRAFFIC SHALL BE MAINTAINED. A MINIMUM OF ONE TRAFFIC LANE SHALL BE KEPT PASSABLE AND UNDER THE CONTROL OF COMPETENT FLAG PERSONS. AT NIGHT, WEEKENDS, AND HOLIDAYS, A MINIMUM OF TWO 12-FOOT WIDE TRAVEL LANES SHALL BE SAFE AND PASSABLE.
- ANY DAMAGE TO PAINTED STREET PAVEMENT DELINEATIONS, MARKINGS, OR REFLECTORS AND PAINTED CURBS SHALL BE RESTORED AS APPROVED BY THE ENGINEER.
- EXCAVATIONS WITHIN THE ASPHALT STREET SECTION SHALL BE BACKFILLED BEFORE LEAVING THE WORK FOR THE NIGHT, UNLESS OTHERWISE AUTHORIZED BY THE CITY'S REPRESENTATIVE. TEMPORARY SURFACING SHALL BE PLACED ON THE TRENCH SURFACE OVERNIGHT.
- ALL TRENCH BACKFILL REQUIRES CERTIFIED COMPACTION TEST TO 95% DENSITY OR GREATER FOR EACH LIFT (MAXIMUM LIFT OF 12") OR USE CONTROLLED DENSITY FILL (CDF) AS APPROVED.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST ISSUE OF CAL O.S.H.A. SAFETY ORDERS. THE CITY HAS NOT CHECKED TRENCH SAFETY AND TRENCH SAFETY IS NOT IMPLIED WITH THIS PERMIT.
- LANDSCAPING IS NOT TO BE DISTURBED ANY MORE THAN ABSOLUTELY NECESSARY. RESTORATION SHALL BE TO PROPERTY OWNER'S SATISFACTION.
- DRAINAGE PATTERNS DURING CONSTRUCTION SHALL BE MAINTAINED TO INSURE THAT SURFACE DRAINAGE IS PROPERLY MANAGED AND SURROUNDING AREAS ARE PROTECTED FROM DAMAGE. RESTORATION MUST BE TO GRADES NECESSARY TO MAINTAIN ORIGINAL CONDITION AND MAINTAIN PROPER GRADE FLOW LINES.
- APPLICANT/ PERMITTEE IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE WATER QUALITY STANDARDS ADOPTED BY THE CITY, COUNTY, STATE OR OTHER JURISDICTIONAL OR PROPERLY EMPOWERED REGULATORY AGENCY.
- ALL SAW CUT SLUDGE/ SLURRY SHOULD BE IMMEDIATELY REMOVED BY MEANS OF A VACUUM SYSTEM.

GENERAL NOTES:

- ALL DEBRIS RESULTING FROM DEMOLITION OF EXISTING STRUCTURES SHALL BE REMOVED FROM THE SITE AND MAY NOT BE USED AS FILL. PRIOR TO CONSTRUCTION, ALL VEGETATION AND ORGANICALLY CONTAMINATED SOILS SHALL BE CLEARED FROM THE AREA.
- SLOPES ARE TO BE GRADED TO WITHIN 0.2' OF THE ELEVATIONS.
- THE CONTRACTOR WILL BE RESPONSIBLE FOR THE GRADING OPERATION AS WELL AS FOR DISPOSING OF ANY EXCESS MATERIAL. CUT AND FILL SLOPES SHALL BE CONSTRUCTED NO STEEPER THAN 2:1. ALL HOLES RESULTING FROM REMOVAL OF TREE STUMPS AND ROOTS, SHALL BE OVER EXCAVATED INTO FIRM MATERIALS AND THEN BACK FILLED AND COMPACTED WITH NATIVE MATERIALS.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO IMMEDIATELY NOTIFY THE CITY ENGINEER UPON DISCOVERY OF ANY FIELD CONFLICTS.
- FILLS WILL NEED TO BE PLACED ONTO LEVEL CUT MADE THROUGH ALL TOPSOIL AND LOOSE/ SOFT SUBSOIL.
- IN THE EVENT OF A DISCREPANCY BETWEEN THE DRAWING AND THE FIGURES WRITTEN THEREON, THE FIGURES SHALL BE TAKEN AS CORRECT AND SHALL GOVERN.
- ALL GRADING, INCLUDING CUTTING DRIVEWAY TO SUB GRADE, SHALL BE COMPLETED PRIOR TO CONSTRUCTION OF ANY OTHER IMPROVEMENTS. THE DESIGN ENGINEER ASSUMES NO LIABILITY FOR ADJUSTMENT, MODIFICATIONS OF, OR DEMOLITION AND RECONSTRUCTION OF ANY IMPROVEMENTS WHICH ARE CONSTRUCTED PRIOR TO THE COMPLETION OF EARTHWORK OPERATION.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE DESIGN ENGINEER OF ANY DIFFERENCES OF LOCATION OF EXISTING UTILITIES FROM THAT SHOWN OR OF ANY CONFLICTS BEFORE CONTINUING WORK IN THAT AREA.
- THE DESIGN ENGINEER MAKES NO REPRESENTATION AS TO THE ACCURACY OR COMPLETENESS OF THE LOCATION, EXISTENCE OR NONEXISTENCE OF ANY UNDERGROUND UTILITIES OR STRUCTURES WITHIN THE LIMITS OF THIS PROJECT. THE CONTRACTOR IS REQUIRED TO TAKE ALL PRECAUTIONARY MEANS TO PROTECT THE UTILITIES AND STRUCTURES NOT OF RECORD OR NOT SHOWN ON THESE PLANS.
- CONTRACTOR SHALL KEEP EXISTING STREETS FREE FROM DIRT AND DEBRIS DURING ALL PHASES OF CONSTRUCTION.
- CONTRACTOR WILL BE RESPONSIBLE FOR ADEQUATE TEMPORARY DRAINAGE FACILITIES AND WINTERIZATION MEASURES DURING RAINY SEASON OPERATION AND PROTECT ALL GRADED AREAS FROM EROSION.
- CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THE PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL. CONTRACTOR SHALL PROVIDE DUST CONTROL AT ALL TIMES.
- THE CONTRACTOR SHALL OBTAIN CITY APPROVAL FOR ALL HAUL ROUTES TO AND FROM THE SITE, IF NECESSARY.
- CONTRACTOR SHALL COMPLY WITH THE RULES AND REGULATIONS OF THE STATE CONSTRUCTION SAFETY CODES.

LEGEND

—	SOLID STORM DRAIN PIPE	FF	FINISHED FLOOR ELEVATION
- - -	PVC SDR 35	FS	FINISHED SURFACE ELEVATION
- - -	4" PERFORATED SUB DRAIN PIPE	SD	SUB DRAIN
- - -	PVC SDR 35	FL	FLOW LINE
~	DIRECTION OF SURFACE FLOW	CO	CLEAN OUT
TG	TOP OF GRATE ELEVATION	W	WATER LATERAL
INV	INVERT ELEVATION	SS	SANITARY SEWER
AD	AREA DRAIN	RET	RETENTION & ABSORPTION TRENCH (SEE DETAIL)
EX	EXISTING		
RL	ROOF LEADER		

DATE: _____

APPROVED BY: _____

DESCRIPTION: _____

REVISIONS: _____

BERRY and ASSOCIATES
 1733 Woodside Road, Suite 335
 Redwood City, CA 94061
 Phone: (650) 368-0750 Fax: (650) 368-1810

NEW HOUSE - GOPAL RESIDENCE
PRELIMINARY GRADING & DRAINAGE PLAN

499 BOYNTON AVE., APT. #3
 SAN JOSE, CA 95117

DRAWN BY: _____

DESIGNED BY: _____

CHECKED BY: _____

SCALE: 1" = 10'-0"

DATE: _____

SHEET

C - 1