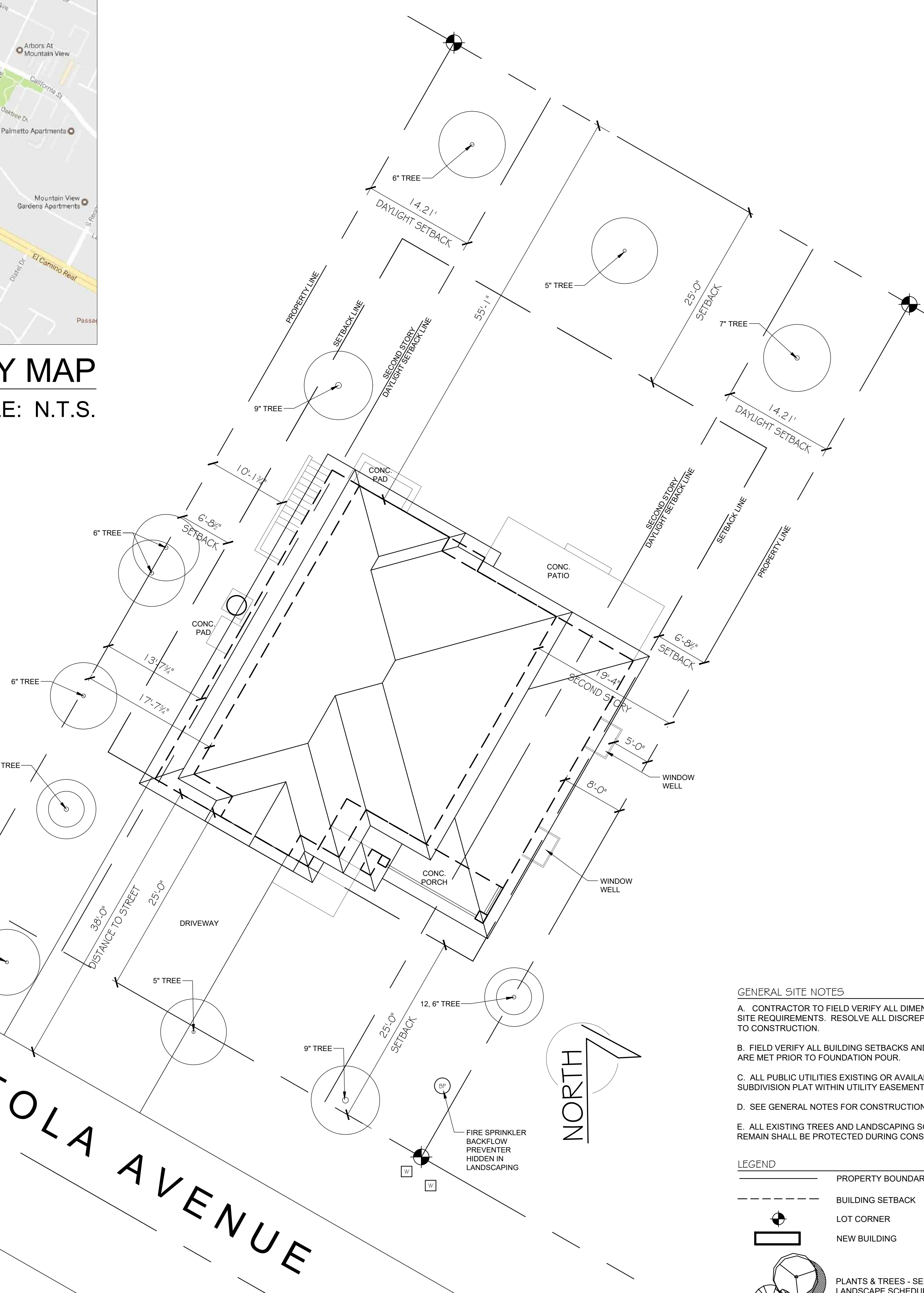


VICINITY MAP
SCALE: N.T.S.

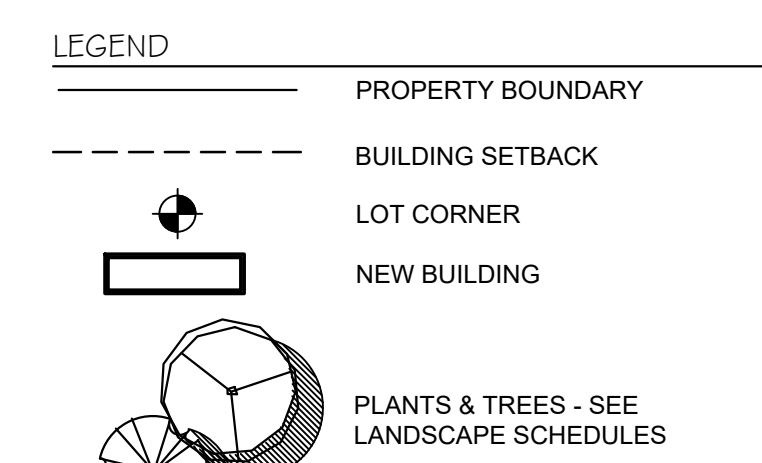


E PORTOLA AVENUE

SITE PLAN
SCALE: 1/8" = 1'-0"

GENERAL SITE NOTES

- CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AND SITE REQUIREMENTS. RESOLVE ALL DISCREPANCIES PRIOR TO CONSTRUCTION.
- FIELD VERIFY ALL BUILDING SETBACKS AND EASEMENTS ARE MET PRIOR TO FOUNDATION POUR.
- ALL PUBLIC UTILITIES EXISTING OR AVAILABLE PER SUBDIVISION PLAT WITHIN UTILITY EASEMENT.
- SEE GENERAL NOTES FOR CONSTRUCTION.
- ALL EXISTING TREES AND LANDSCAPING SCHEDULED TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION.



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ARCHITECTURAL	
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A1.1	NEIGHBORHOOD CONTEXT MAP
A1.2	FLOOR AREA COVERAGE DIAGRAM
A2.0	MAIN & UPPER FLOOR PLANS
A2.1	FOUNDATION/BASEMENT & ROOF PLANS
A3.0	ELEVATIONS
A3.1	ELEVATIONS
A6.0	BUILDING SECTIONS
LANDSCAPE	
L-1	MASTER PLANTING PLAN FRONT YARD
L-2	EXISTING TREE PROTECTION PLAN
CIVIL	
C1	GRADING AND DRAINAGE PLAN
C2	GRADING AND DRAINAGE DETAILS
C3	EROSION CONTROL PLAN
TOPOGRAPHICAL	
1	BOUNDARY AND TOPOGRAPHICAL MAP
2	BOUNDARY AND TOPOGRAPHICAL MAP

LEGAL DESCRIPTION
LOT SIZE: 8,420 SQ FT
PARCEL NO. 170-13-008, LOS ALTOS, SANTA CLARA COUNTY, CALIFORNIA

CODE REVIEW
PLANNING AND ZONING : R1-10 SINGLE FAMILY
BUILDING CODE : 2016 CALIFORNIA BUILDING CODE
ENERGY CODE : 2016 CALIFORNIA ENERGY CODE

PROJECT DESCRIPTION
CONSTRUCT A NEW TWO-STORY RESIDENCE ON A SINGLE FAMILY ZONED LOT WITHIN LOS ALTOS CITY LIMITS.

DESIGN TEAM

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ZONING COMPLIANCE

	Existing	Proposed	Allowed/Required
LOT COVERAGE:	1826 square feet (21.7 %)	1869 square feet (22.2 %)	2526 square feet (30 %)
FLOOR AREA	1st Flr: 1826 sq. ft. 2nd Flr: 0 sq. ft. Total: 1826 sq. ft. (20.8 %)	1st Flr: 1736 sq. ft. 2nd Flr: 1085 sq. ft. Total: 2821 sq. ft. (33.5 %)	1st Flr: - sq. ft. 2nd Flr: - sq. ft. Total: 2947 sq. ft. (35 %)
SETBACKS:	Front: 28 feet Rear: 49 feet Right Side (1st/2nd): 5 feet/ 0 feet Left Side (1st/2nd): 5 feet/ 0 feet	25.0 feet 55.08 feet 13.75 feet/ 19.25 feet 17.75 feet/ 11.0 feet	25 feet 25 feet 6.71 feet/ 14.21 feet 6.71 feet/ 14.21 feet
HEIGHT:	16.75 feet	25.33 feet	27 feet

SQUARE FOOTAGE BREAKDOWN

	Existing	Change In	Total Proposed
HABITABLE LIVING AREA:	1389 square feet	895 square feet	2284 square feet
NON-HABITABLE LIVING AREA:	437 square feet	58 square feet	495 square feet

LOT CALCULATIONS

NET LOT AREA:	8420 square feet
FRONT YARD HARDSCAPE AREA:	1410 square feet
LANDSCAPING BREAKDOWN:	Total hardscape area (existing and proposed): 1825 square feet Existing softscape (undisturbed) area: 3703 square feet New softscape (new or replaced landscaping) area: 1381 square feet

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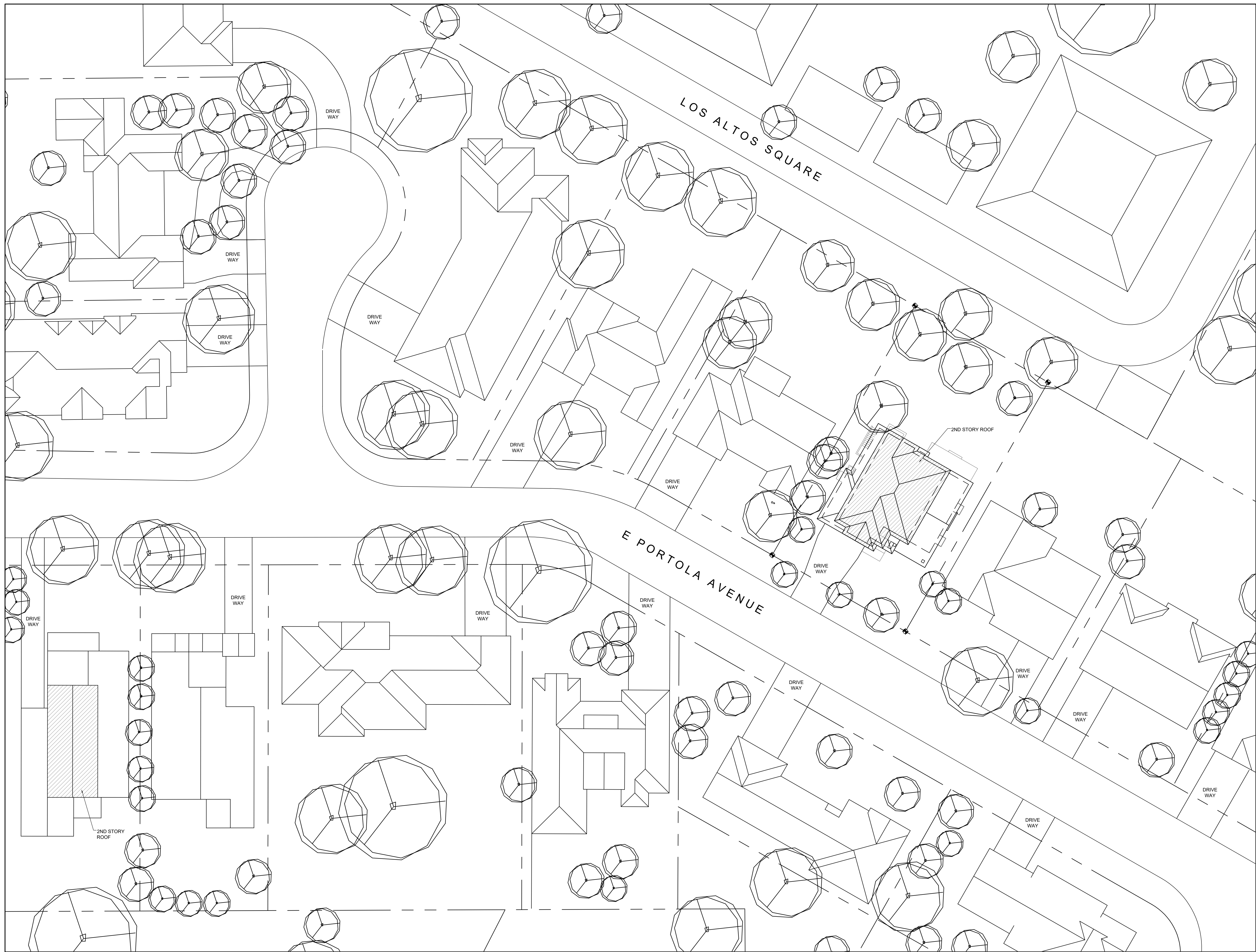
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SITE PLAN - COVER

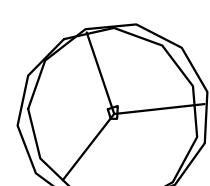



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CONTEXT MAP
SCHEDULE - LEGEND

-  LOCATION OF EXISTING TREES GREATER THAN FOUR INCHES IN DIAMETER
-  PROPERTY LINE
-  LOT CORNER
-  LOCATION OF SECOND STORY ROOF OUTLINES

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NEIGHBORHOOD CONTEXT MAP

NESMITH RESIDENCE
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NEIGHBORHOOD CONTEXT PLAN

SCALE: 1" = 20'-0"

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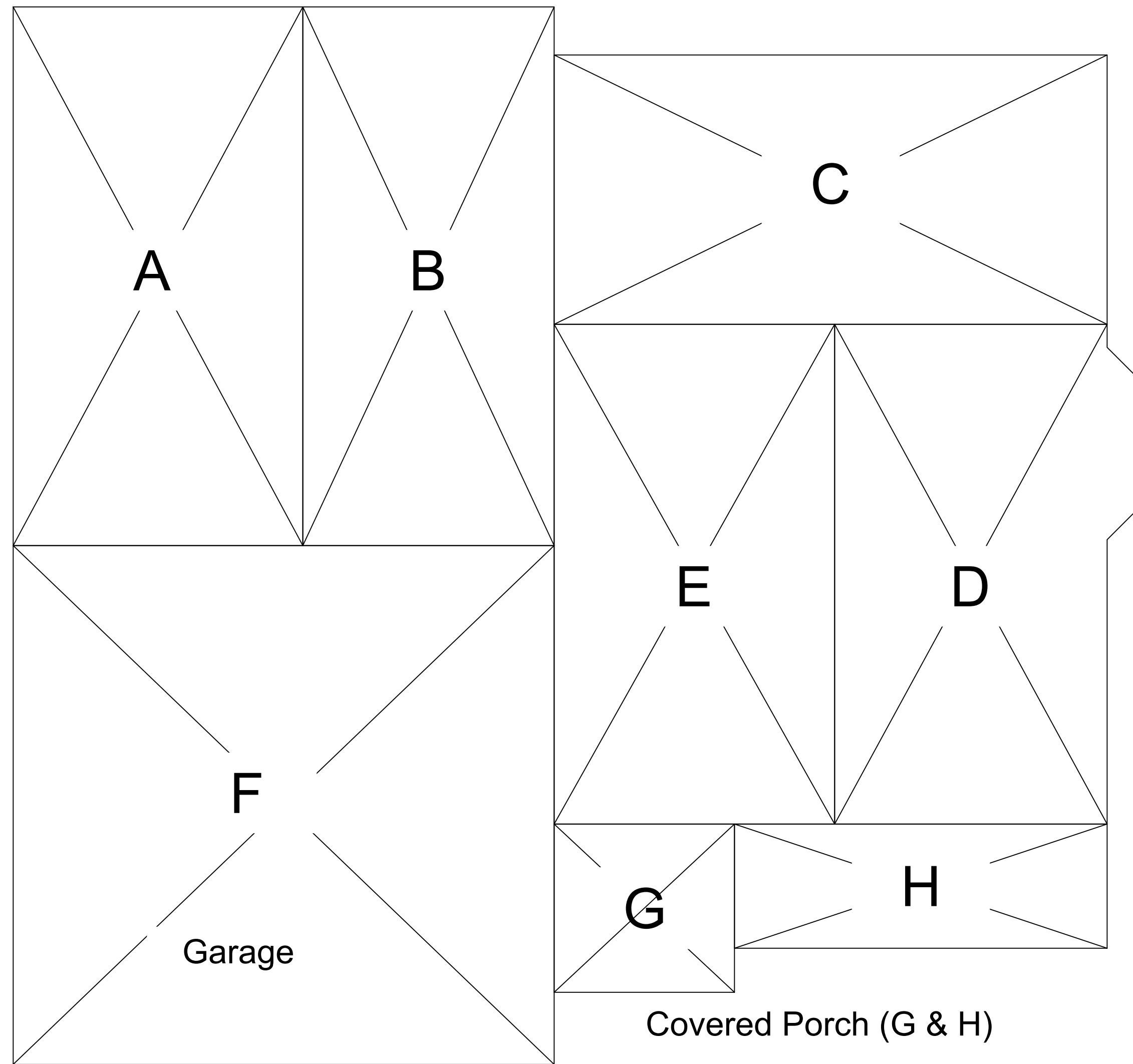
FLOOR AREA AND COVERAGE CALCULATIONS

SECTION	DIMENSIONS	AREA
A	12'-6 1/2" x 22'-5"	270 SQ FT
B	10'-5 1/2" x 22'-5"	234 SQ FT
C	23'-0" x 11'-2 1/2"	258 SQ FT
D	11'-4" x 20'-9 1/2"	245 SQ FT
E	11'-8" x 20'-9 1/2"	242 SQ FT
F	22'-6" x 21'-7"	487 SQ FT
FIRST STORY SUBTOTAL=		1736 SQ FT
I	13'-3 1/2" x 16'-11 1/2"	205 SQ FT
J	16'-10 1/2" x 14'-11 1/2"	227 SQ FT
K	23'-6 1/2" x 19'-6 1/2"	436 SQ FT
L	CURVED STAIRS	68 SQ FT
M	21'-4" x 7'-0"	149 SQ FT
SECOND STORY SUBTOTAL=		1085 SQ FT

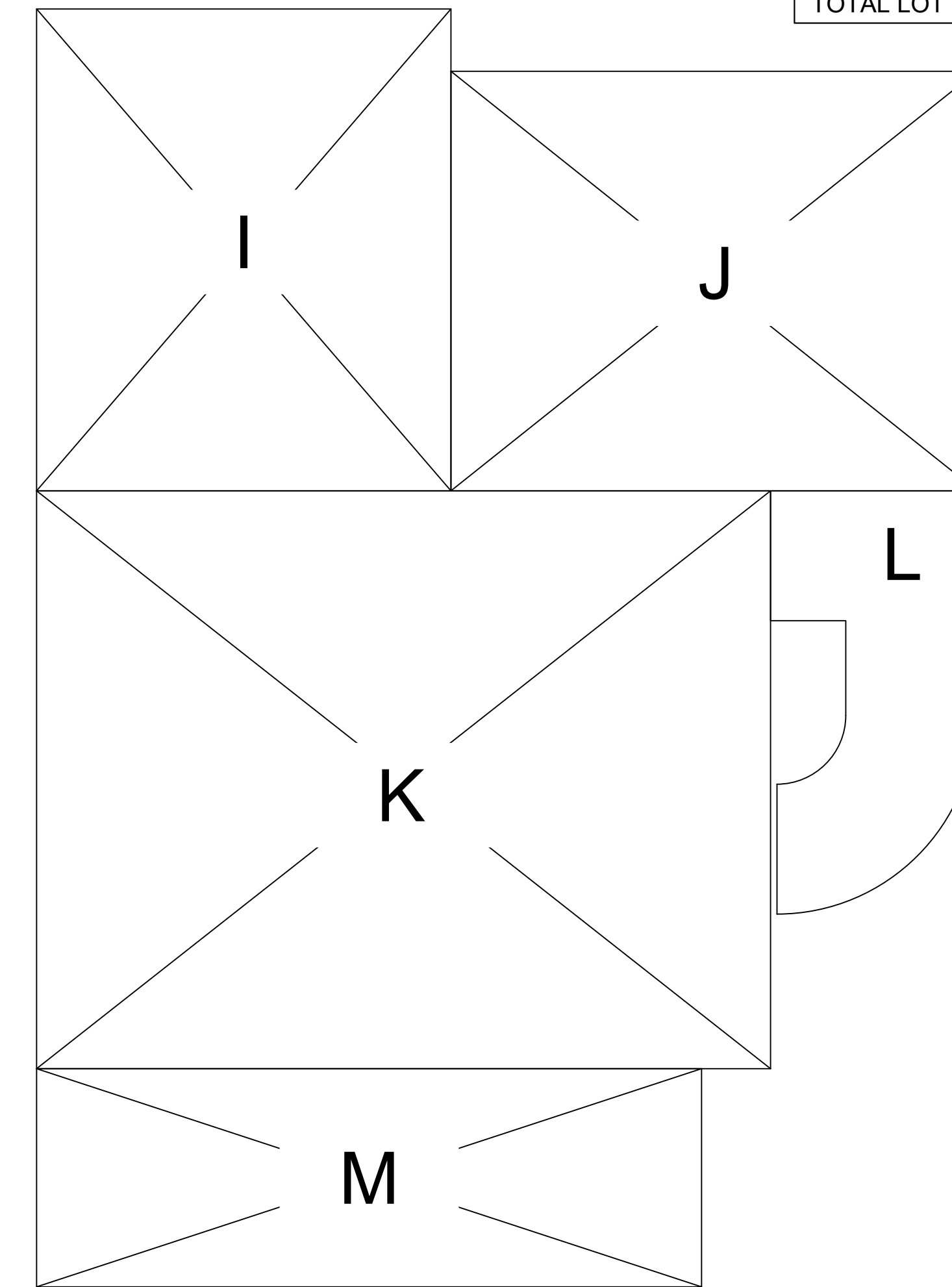
TOTAL FLOOR AREA = 2821 SQ FT

FIRST STORY SUBTOTAL	1736 SQ FT
G 7'-6" x 7'-0"	53 SQ FT
H 15'-6" x 5'-2"	80 SQ FT

TOTAL LOT COVERAGE= 1869 SQ FT



FIRST STORY



SECOND STORY

FLOOR AREA AND COVERAGE CALCULATION DIAGRAM

SCALE: 1/4" = 1"

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FLOOR AREA COVERAGE DIAGRAM

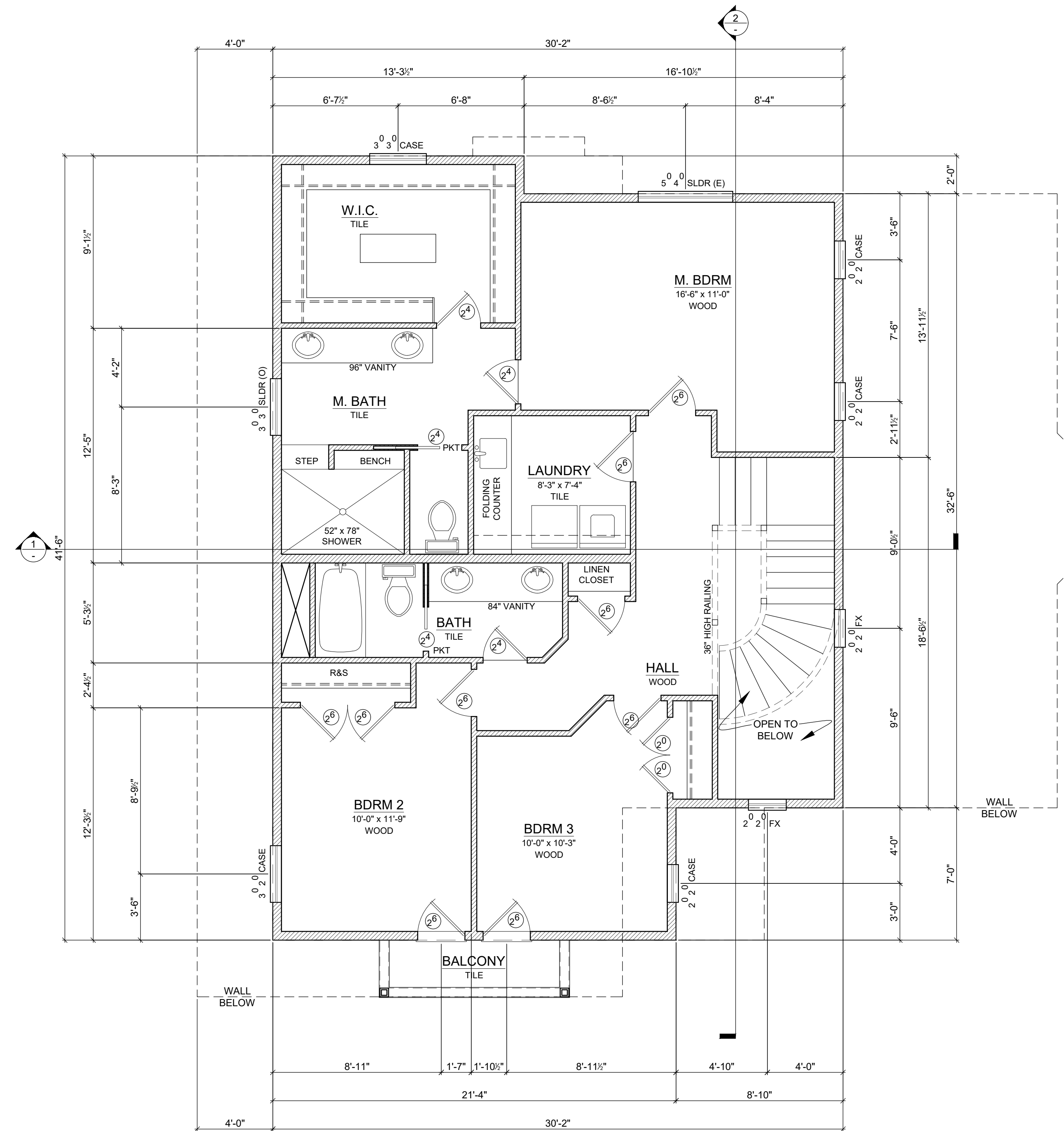
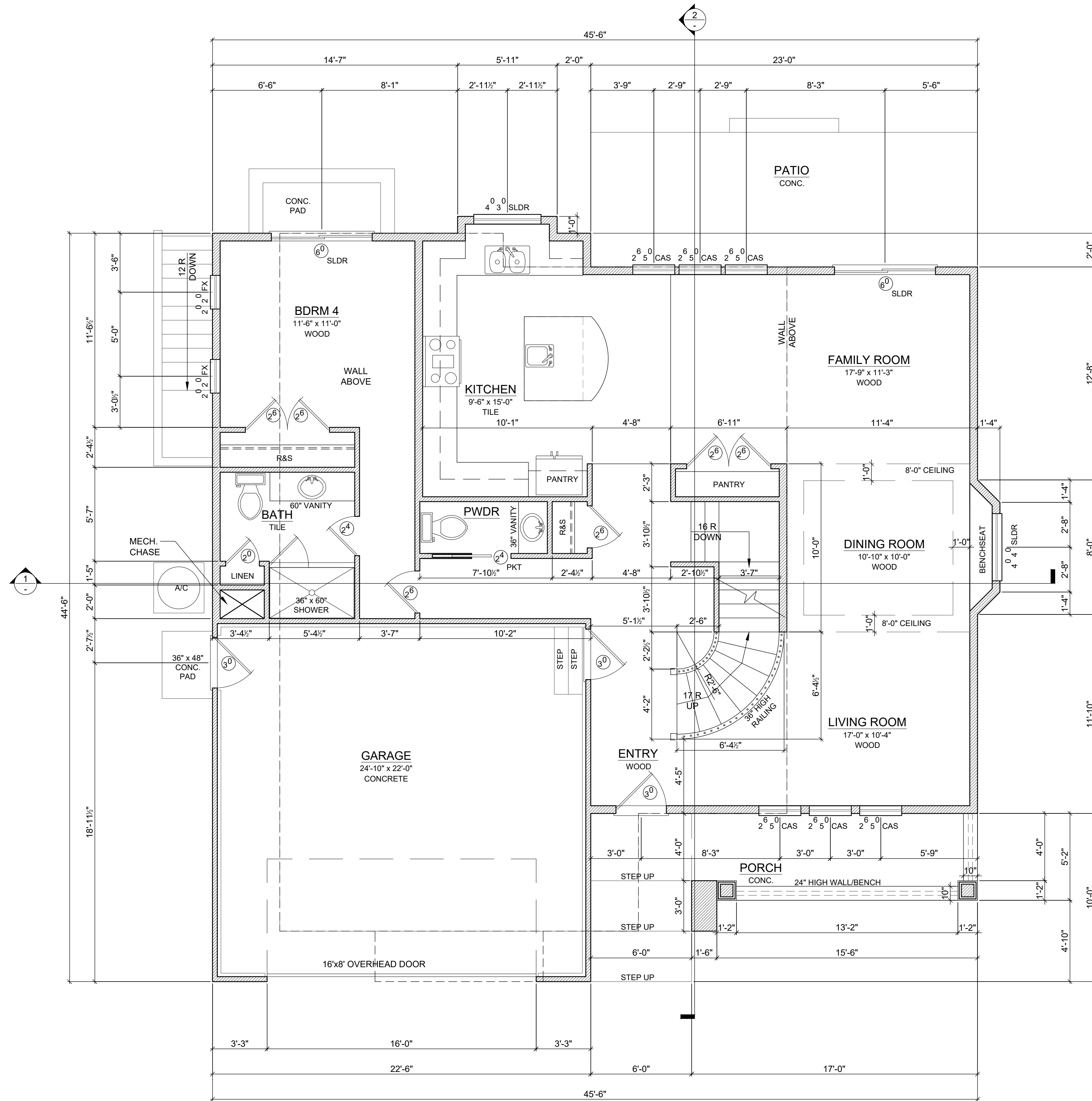
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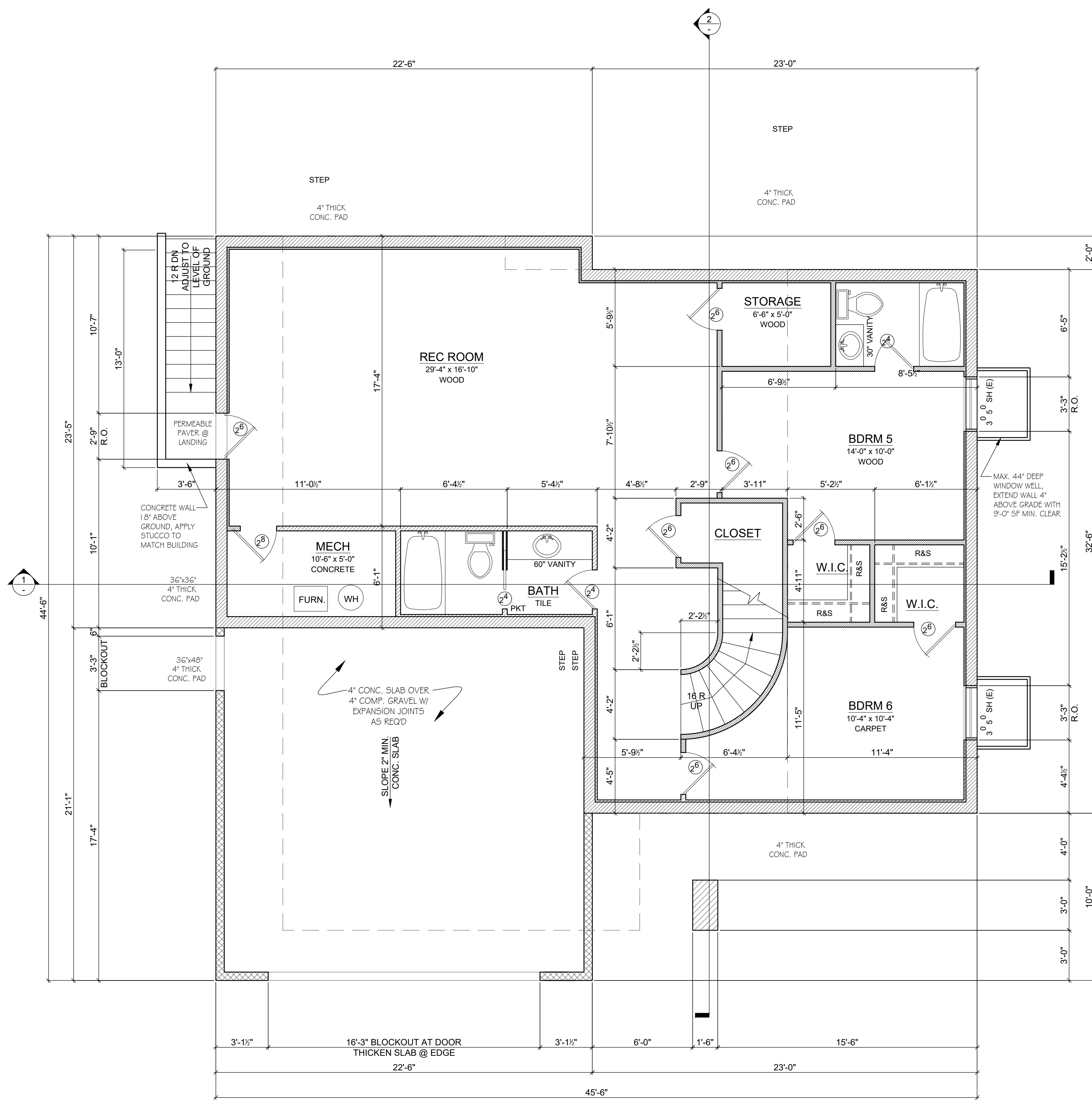
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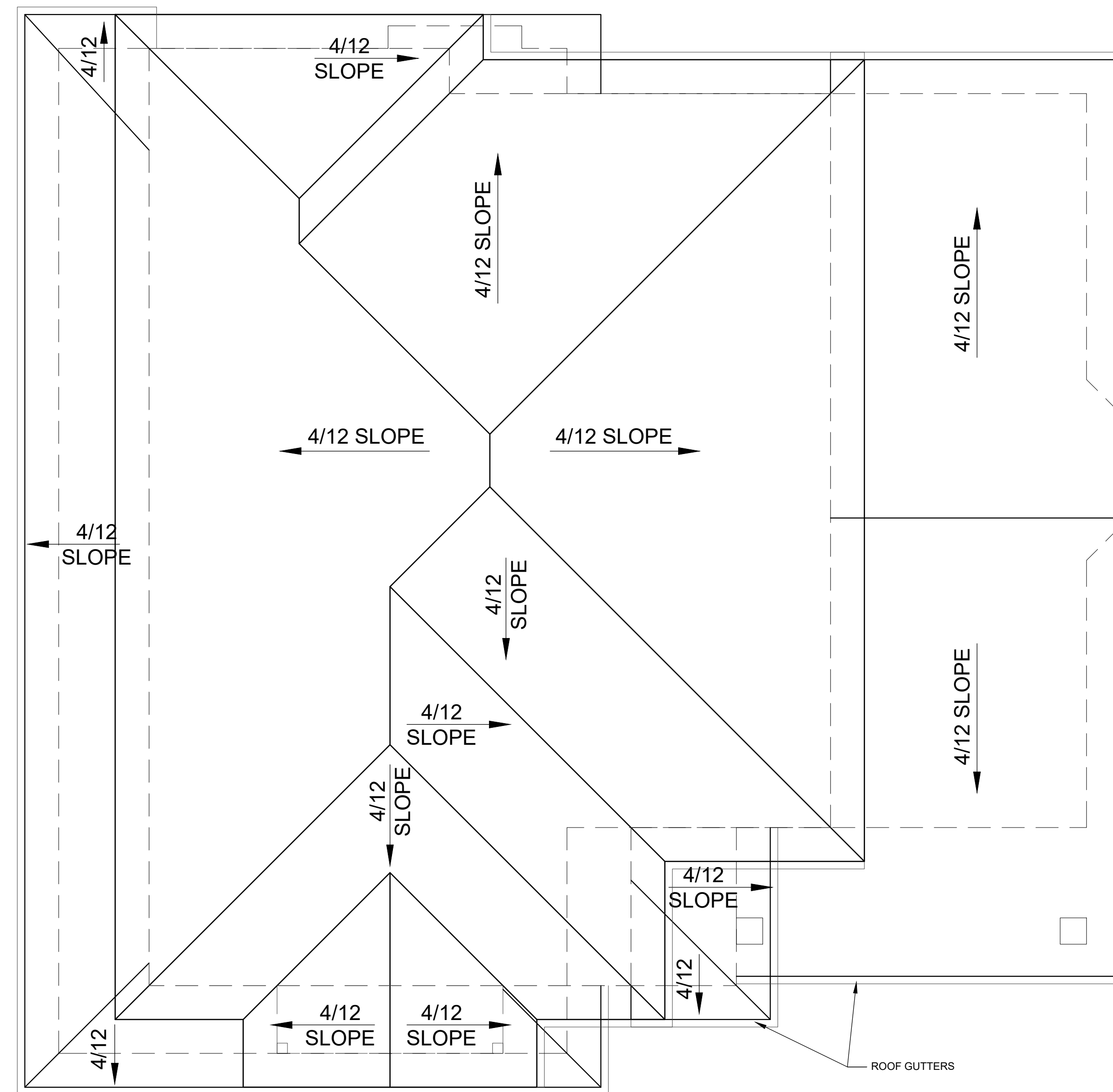
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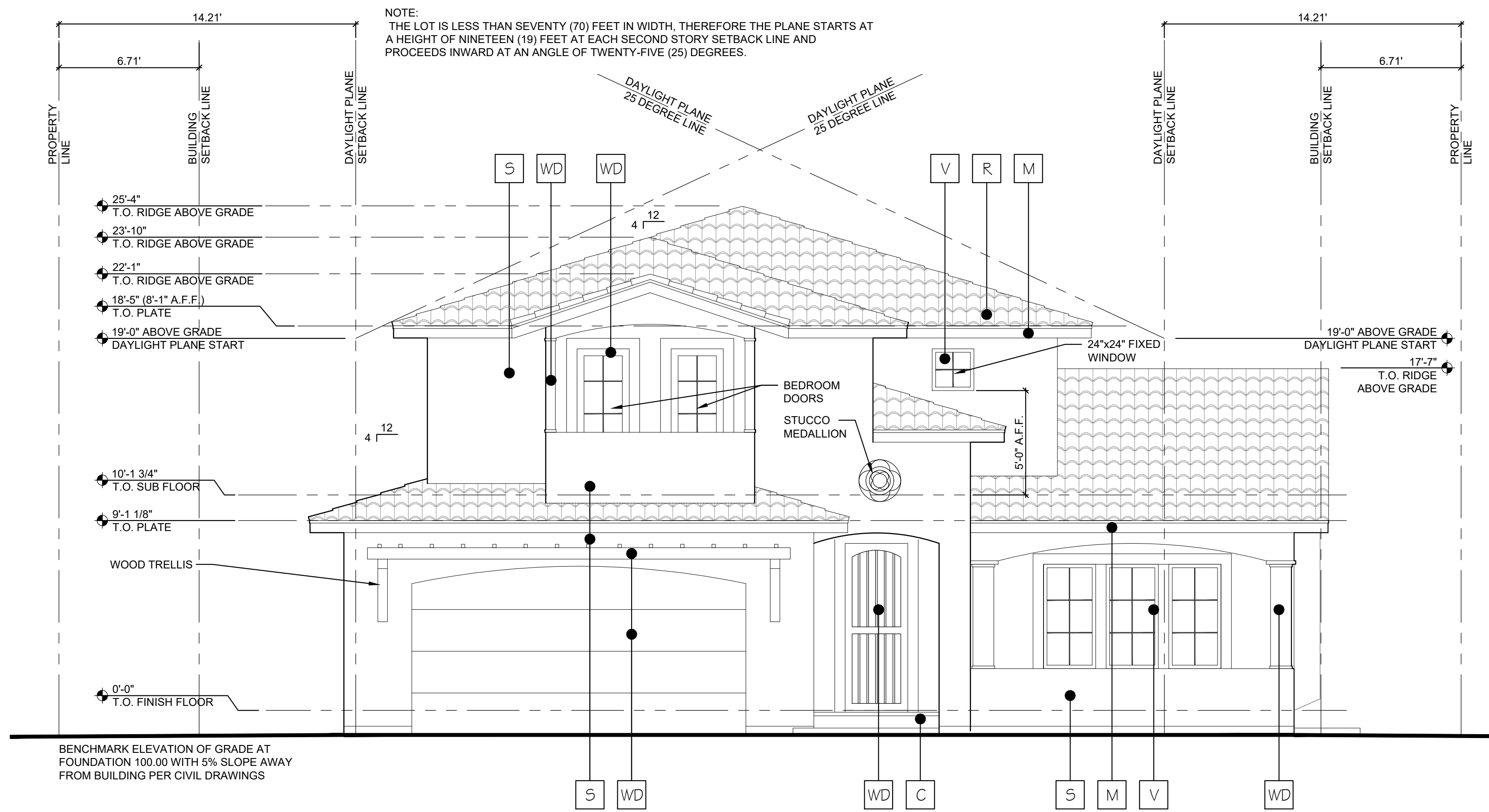
FOUNDATION/BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"



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

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FRONT ELEVATION

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



EXISTING STREETSCAPE

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



NEW STREETSCAPE

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

FINISH SCHEDULE

S		STUCCO SYSTEM, COLOR TO MATCH SW7704 "TOWER TAN"
V		LOW-E VINYL WINDOWS, FRAME COLOR TO MATCH MILGARD "ESPRESSO"
WD		COLUMNS AND DOORS, COLOR TO MATCH "MAHOGANY WOOD"
R		LIGHT WEIGHT CONCRETE ROOF TILE SIMILAR TO EAGLE ROOFING CAPISTRANO STYLE, COLOR "CALABAR BLEND"
M		FASCIA BOARDS & GUTTERS, COLOR TO MATCH "LIGHT BRONZE"
C		STAINED CONCRETE "RED"

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ELEVATIONS

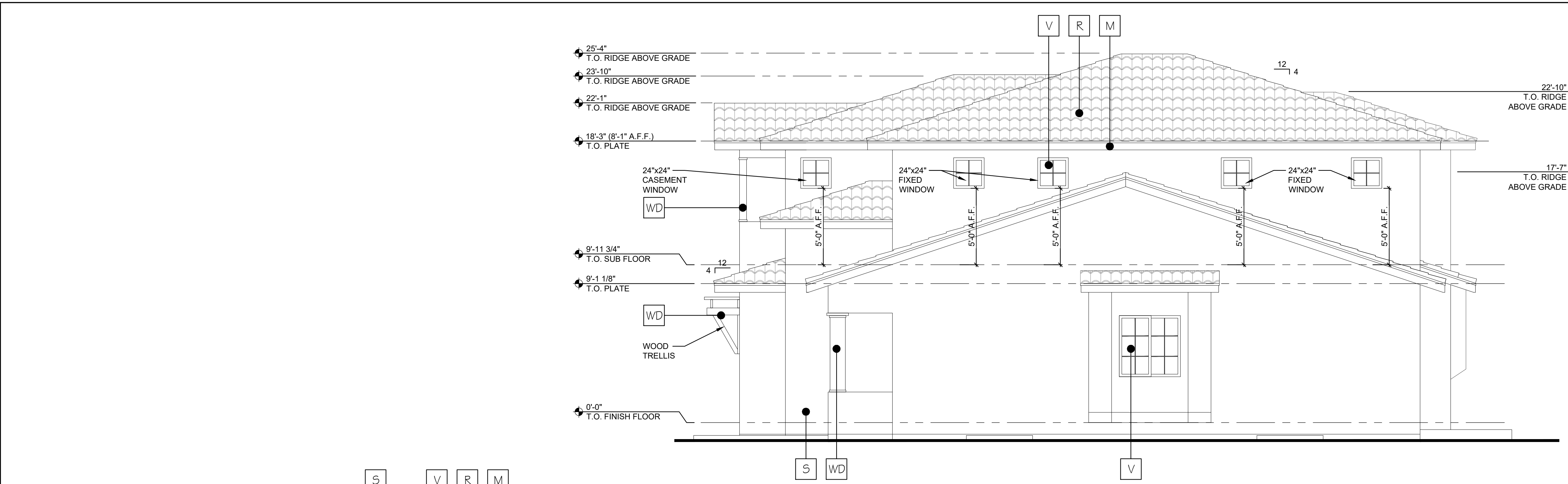
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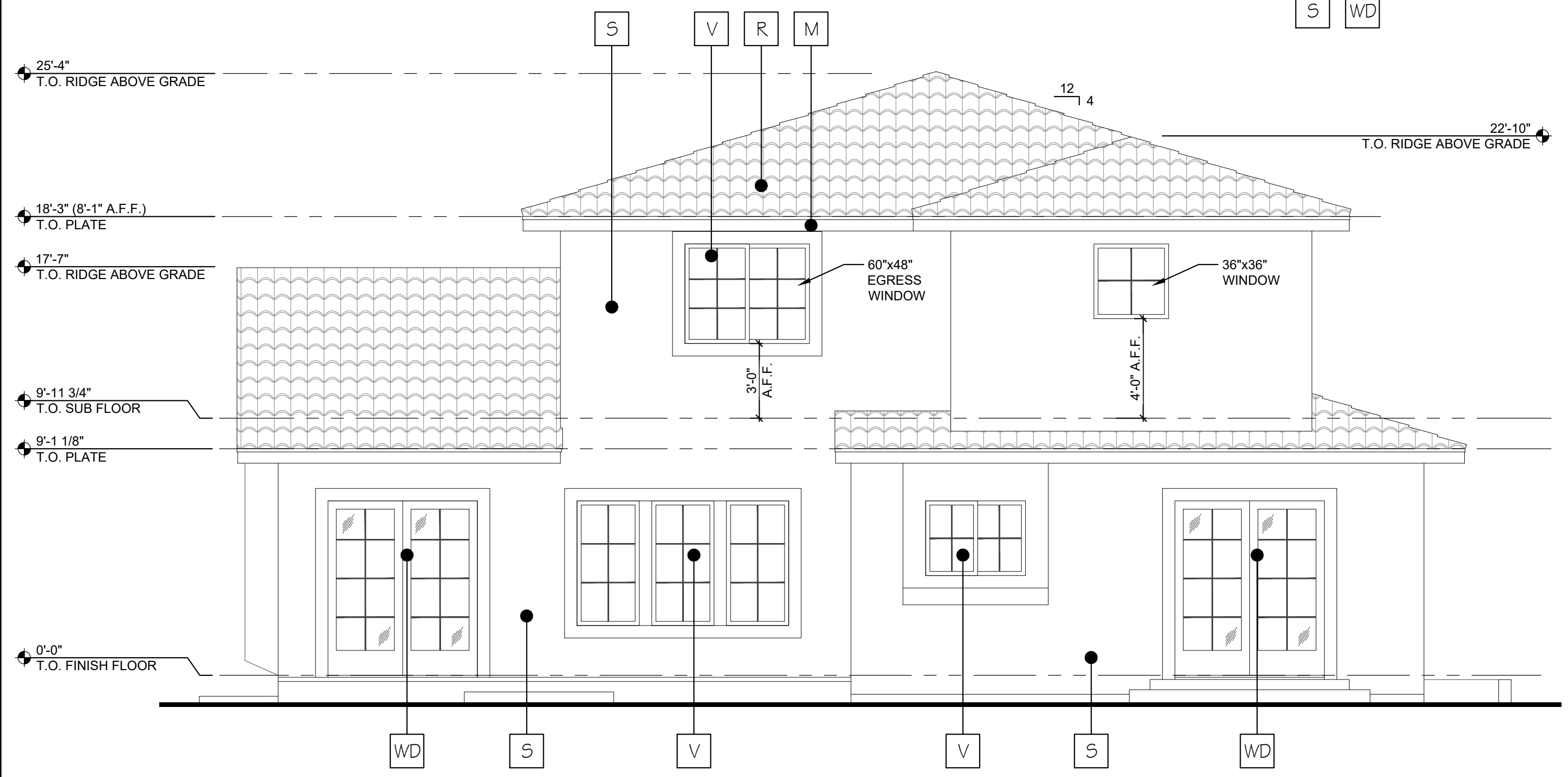
FINISH SCHEDULE

S	STUCCO SYSTEM, COLOR TO MATCH SW7704 "TOWER TAN"
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M	FASCIA BOARDS & GUTTERS, COLOR TO MATCH "LIGHT BRONZE"
C	STAINED CONCRETE "RED"

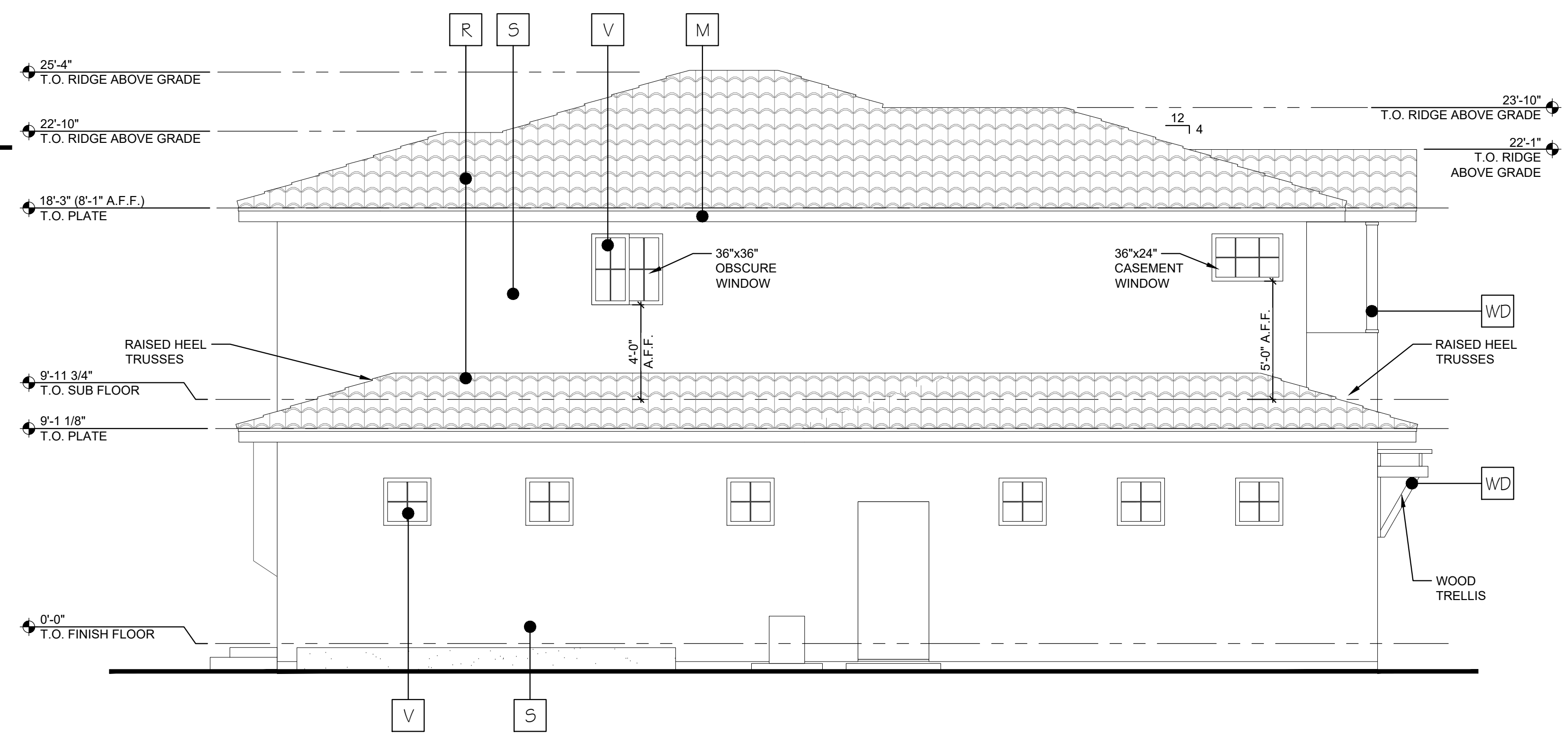
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RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



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



LEFT ELEVATION
SCALE: 1/4" = 1'-0"

ELEVATIONS

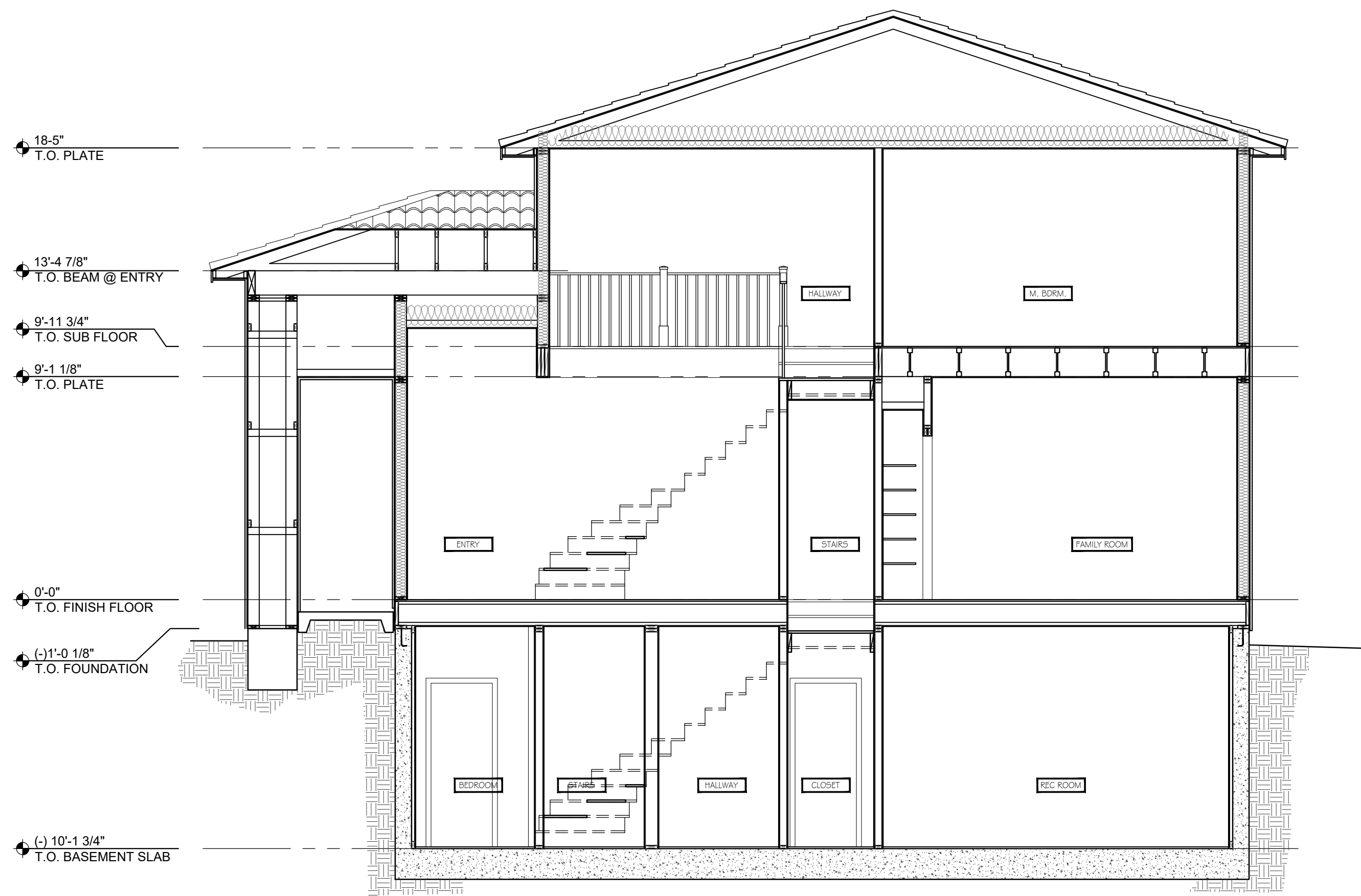
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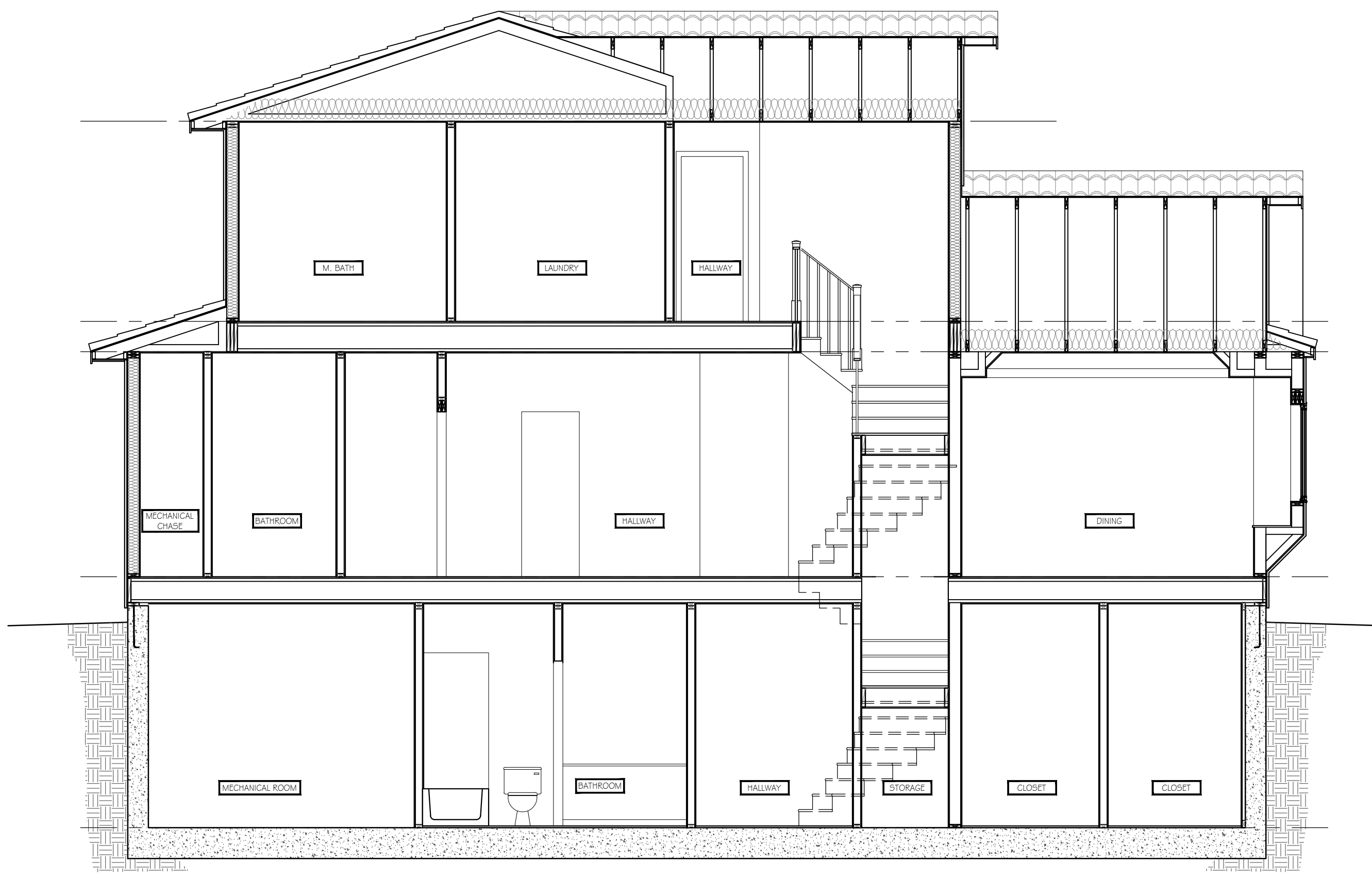
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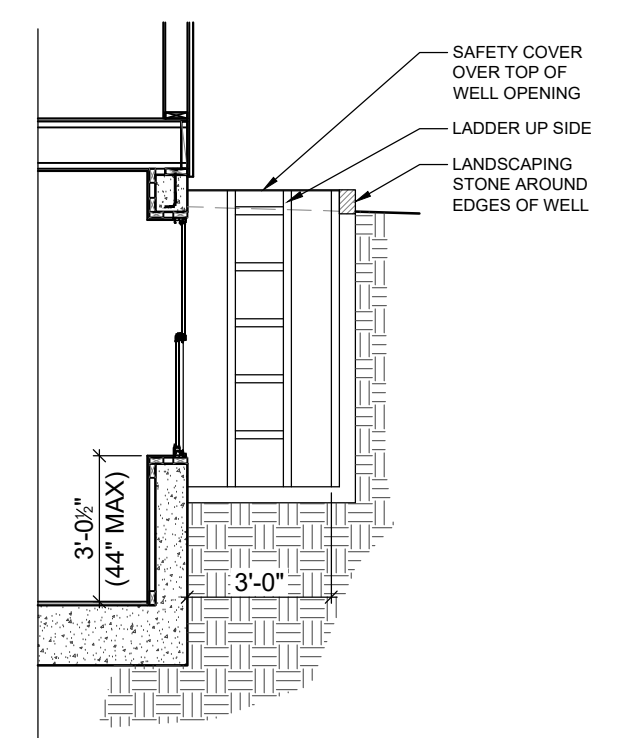
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1 BUILDING SECTION
A6.0 SCALE: 1/4" = 1'-0"



2 BUILDING SECTION
A6.0 SCALE: 1/4" = 1'-0"



3 WINDOW WELL SECTION
A6.0 SCALE: 1/4" = 1'-0"

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SECTIONS

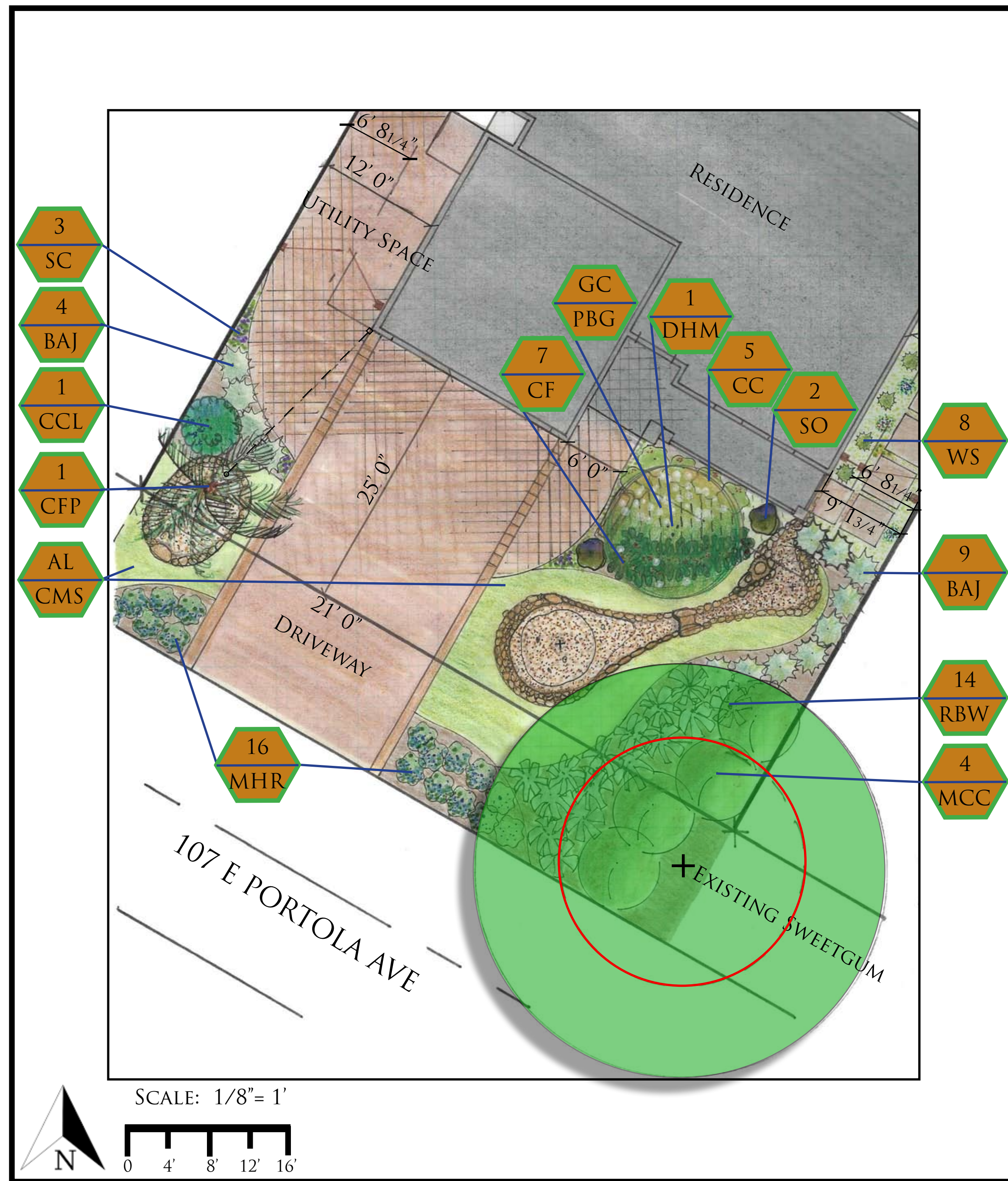
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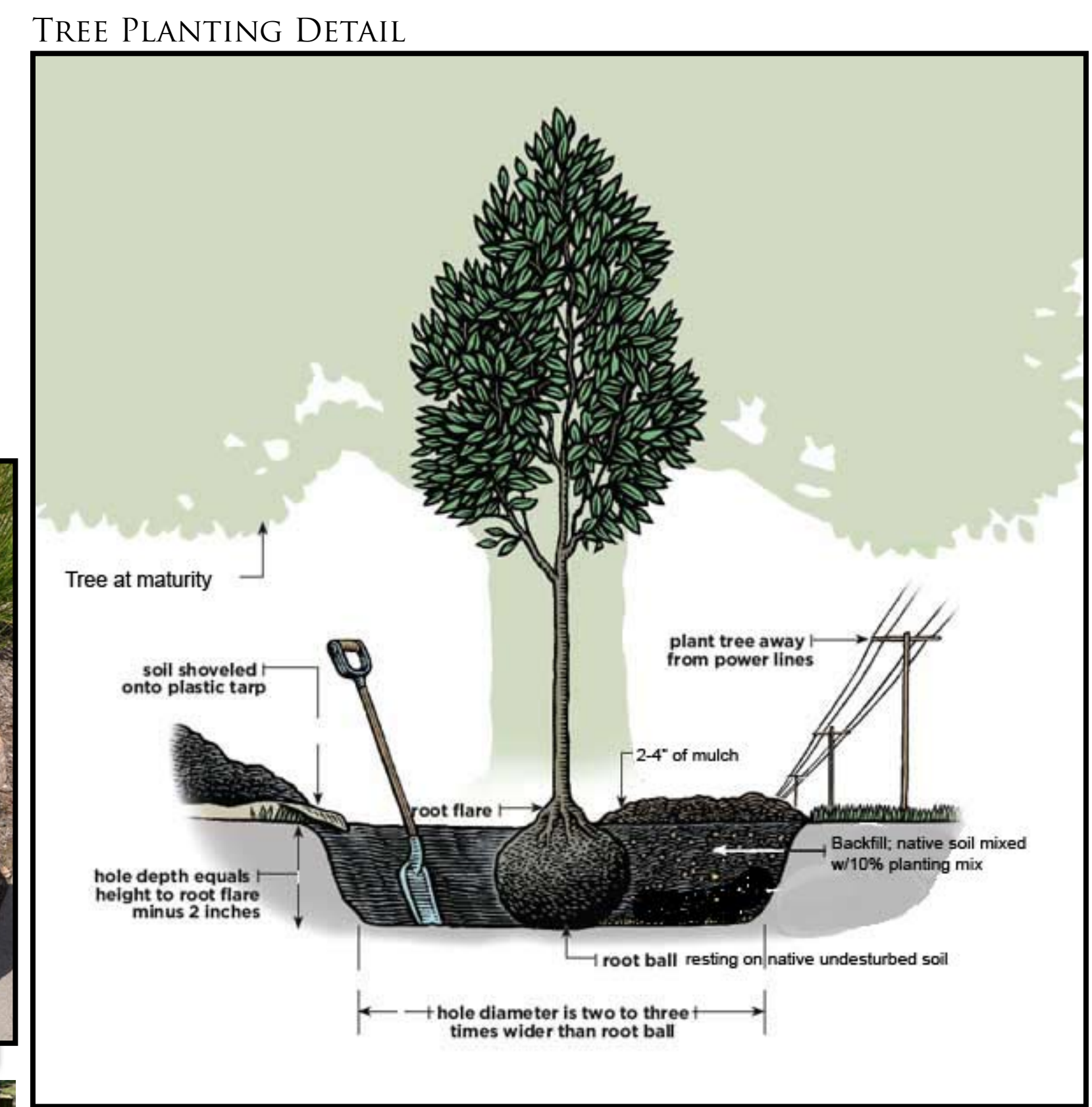
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LANDSCAPE LEGEND

- PROPERTY BOUNDARY
- SETBACK
25' FRONT & BACK
6' 8 1/4" EA SIDE
- HARDSCAPE - STONE OR CONCRETE PAVERS
COLOR AND MATERIAL TO BE DETERMINED BY HOMEOWNER - 1,410 SQUARE FEET.
- GREEN STORMWATER RETENTION FEATURE (2) - SEE CIVIL ENGINEERING GRADING AND DRAINAGE DETAIL
- 4' X 4' Poured-in-place colored (MATCH TO PAVERS COLOR) CONCRETE STEPPING PADS SPACED 6" APART ALONG WEST SIDE OF RESIDENCE - 10 TOTAL.
- TREE PROTECTION ZONE - RED CIRCLE (12-FOOT RADIUS) ENCOMPASSES THE TREE'S CRITICAL ROOT ZONE
 - 1) AVOID SOIL COMPACTION BY MULCHING CRITICAL ROOT ZONE WITH SIX INCHES OF WOOD MULCH TO CUSHION THE SOIL AND ROOTS.
 - 2) SURROUND THE CRITICAL ROOT ZONE WITH HIGH VISIBILITY PLASTIC MESH FENCING.
 - 3) DO NOT CHANGE GRADE WITHIN THE CRITICAL ROOT ZONE.
 - 4) DO NOT PARK OR STORE MATERIALS IN THE CRITICAL ROOT ZONE.
 - 5) POST SIGNAGE AND MONITOR DAILY.
 - 6) WATER CRITICAL ROOT ZONE DURING CONSTRUCTION (1 ACRE INCH PER WEEK).
- SPOT ELEVATIONS AND 1' CONTOUR LINES FOR DRAINAGE RETENTION FEATURES
- SEAT BOULDER - 5' X 2' X 18" HIGH LOCATED ALONG ENTRANCE PATIO (SEE PHOTO)
- DRAINAGE PIPE FROM DOWNSPOUT TO RETENTION POND - 20LF

- ### NOTES:
- OBTAIN A SOIL TEST BEFORE INSTALLATION OF LANDSCAPE AND AMEND SOILS AS RECOMMENDED.
 - TO AVOID SOIL COMPACTION DO NOT ALLOW CONSTRUCTION COMPANIES TO PARK VEHICLES OR STORE MATERIALS ON PLANTING AREAS. IF SOIL COMPACTION DOES OCCUR LIFT AND DROP SECTIONS OF SOIL TO AERATE AND WORK ORGANIC MATTER INTO THE SOIL AT LEAST 12" DEEP.
 - THE GOAL, TO REDUCE LANDSCAPE MAINTENANCE, IS TO KEEP THE GROUND COVERED WITH PLANT MATERIAL AND/OR FOUR INCHES OF ORGANIC MULCH ("NO" WEED BARRIER). THIS WILL IMPROVE THE SOIL'S FERTILITY, WORKABILITY, REDUCE WATER LOSS THROUGH EVAPORATION, REDUCE SOIL COMPACTION, AND REDUCE WEEDING. A WOOD MULCH WILL REDUCE WEEDS EVEN MORE VIA THE NITROGEN DEFICIENT INTERFACE BETWEEN THE WOOD MULCH AND WHERE THE MULCH MAKES CONTACTS WITH THE SOIL.
 - ALL TRANSITIONS OF CURVES TO OTHER CURVES SHALL BE SMOOTH AND CONTINUOUS.
 - USE LAWN EDGING OF YOUR CHOICE TO DELINEATE BED LINES AND REDUCE MAINTENANCE - 111 LINEAR FEET.
 - CONSULT WITH A LOCAL HORTICULTURIST TO CONFIRM PLANT SELECTION IS APPROPRIATE FOR YOUR AREA.
 - ALL PLANTS WILL NOT NEED ADDITIONAL WATER WITH 15" OF ANNUAL RAINFALL, BUT ALL WILL NEED ADDED IRRIGATION THE FIRST SEASON TO BECOME ESTABLISHED. ANY EXCEPTIONS WILL BE NOTED ON THE PLANT LIST VIA *.
 - SEEK THE HELP OF A LOCAL CERTIFIED ARBORIST WHEN MAINTAINING YOUR TREES, ESPECIALLY CALIFORNIA MANZANITA. PRUNE THIS TREE TO LOOK THROUGH/UNDER THE CANOPY AND TO REVEAL THE ORNAMENTAL BARK.



PLANT LIST

#/CODE	BOTANICAL NAME	COMMON NAME	MATURE SIZE H X W	PURCHASE SIZE
	PALM	* PREFERS CONTINUALLY MOIST CONDITIONS		
1/CFP	WASHINGTON FILIFERA	CALIFORNIA FAN PALM	50' X 15'	8-10'+
	DECIDUOUS TREES			
1/DHM	PARRY MANZANITA 'DR. HURD'	DR. HURD MAZANITA	15(25)' X 15(18)'	5 GAL
	CONIFER SHRUBS			
13/BAJ	JUNIPERUS SCOPULORUM 'BLUE ARROW'	BLUE ARROW JUNIPER	15' X 2'	1 GAL
8/WS	CHAMAECYPARIS LAWSONIANA 'WISSEL'S SAGUARO'	WISSEL'S SAGUARO *	7' X 2'	1 GAL
	BROADLEAF EVERGREEN SHRUBS			
1/CCL	CEANOTHUS SPP. 'CONCHA'	CONCHA CALIFORNIA LILAC	6(8)' X 6(12)'	1 GAL
5/CC	RIBES VIBURNIFOLIUM	CATALINA CURRANT	1(2)' X 3'	1 GAL
	DECIDUOUS SHRUBS			
4/MCC	RIBES MALVACEUM 'MONTARA ROSE'	MONTARA CHAPARRAL CURRANT	6' H/W	1 GAL
	PERENNIALS			
CG/PBG	CERATOSTIGMA PLUMBAGINOIDES	PLUMBAGO	12" X SPREADING	1 GAL
15/RBW	ERIOGONUM GRANDE VAR. RUBESCENS	RED BUCKWHEAT	1(2)' X 2(3)'	1 GAL
16/MHR	ROSMARINUS OFFICINALIS 'MADALENE HILL'	MADALENE HILL ROSEMARY	3' X 3'	1 GAL
3/SC	SALVIA CLEVELANDII	CLEVELAND SAGE	3(4)' X 3(4)'	1 GAL
2/SO	SALVIA OFFICINALIS	CULINARY SAGE	3(4)' X 3(4)'	1 GAL
7/CF	ZAUSCHNERIA CALIFORNICA	CALIFORNIA FUSCHIA	2' X 4'	1 GAL

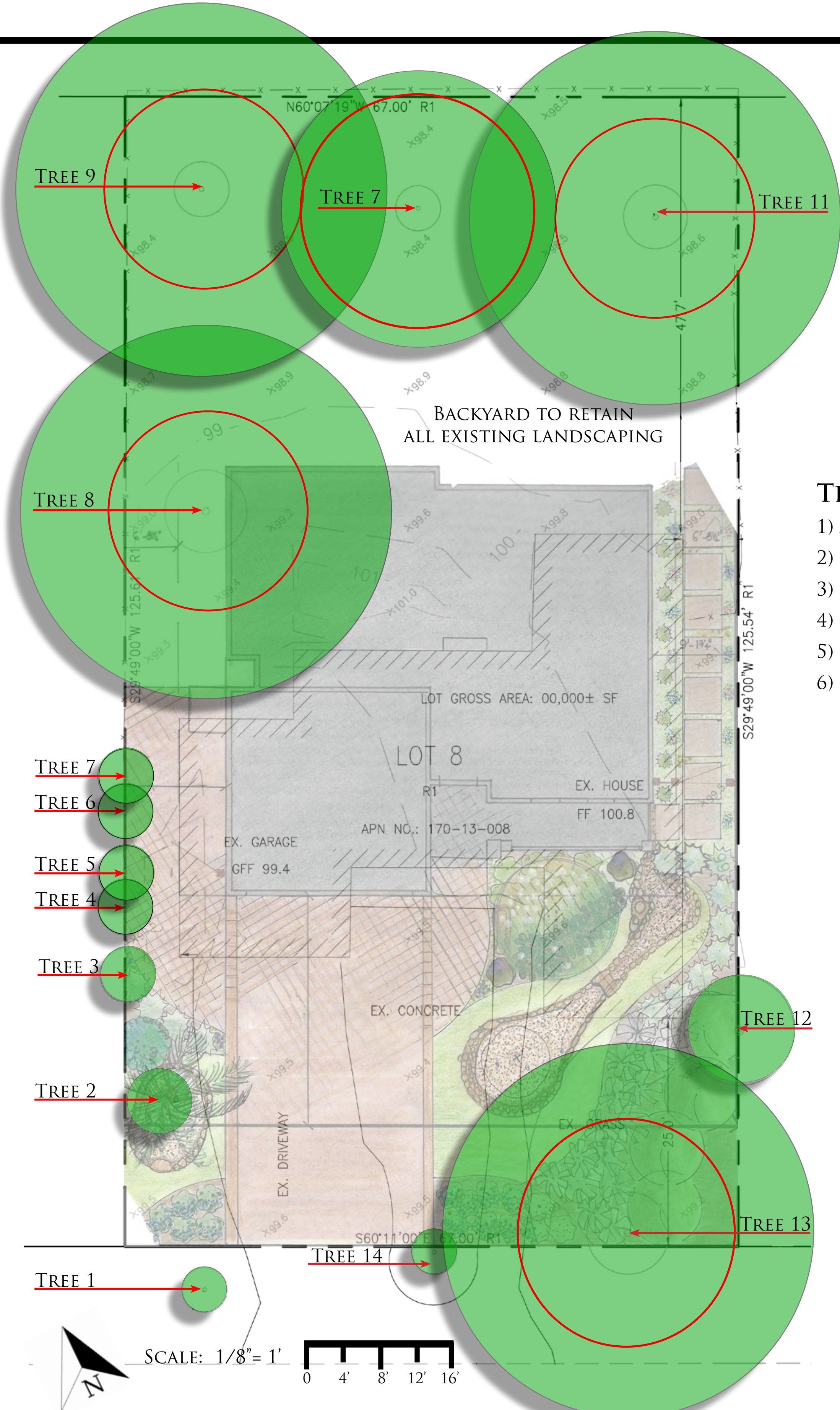


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MASTER PLANTING
PLAN FRONT YARD



BACKYARD TO RETAIN ALL EXISTING LANDSCAPING

EXISTING PLANTS

TREE #	BOTANICAL NAME	COMMON NAME	DBH	EX. CANOPY DIA'	MATURE SIZE H' x W'	RETAIN REMOVE	SCREEN
1	LAGERSTROEMIA SPP.	CRAPE MYRTLE	5"	12(15)'	25 H/W	REMOVE	
2	ILEX OPACA	AMERICAN HOLLY	7"	8'	15(30) X 10(20)	REMOVE	
3	LAURUS NOBILIS	LAUREL HEDGE	6"	8 X 2 HEDGE	40 H/W	REMOVE	
4	LAURUS NOBILIS	LAUREL HEDGE	6"	8 X 2 HEDGE	40 H/W	REMOVE	X
5	LAURUS NOBILIS	LAUREL HEDGE	6"	8 X 2 HEDGE	40 H/W	REMOVE	X
6	LAURUS NOBILIS	LAUREL HEDGE	6"	8 X 2 HEDGE	40 H/W	REMOVE	X
7	LAURUS NOBILIS	LAUREL HEDGE	6"	8 X 2 HEDGE	40/H/W	REMOVE	X
8	SCHINUS MOLLE	CALIFORNIA PEPPER TREE	9"	8'	25(40) H/W	RETAIN	X
9	SCHINUS MOLLE	CALIFORNIA PEPPER TREE	6"	8'	25(40) H/W	RETAIN	X
10	RHUS LANCEA	AFRICAN SUMAC	5"	34'	20(30) X 25(35)	RETAIN	X
11	SCHINUS MOLLE	CALIFORNIA PEPPER TREE	7"	8'	25(40) H/W	RETAIN	X
12	JUNIPERUS CHINENSIS	CHINESE JUNIPER	12"	12(15)'	50(60) X VARIES	REMOVE	
13	LIQUIDAMBAR STYRACIFULA	SWEETGUM	9"	24'	60(80) X 40(60)	RETAIN	X
14	PRUNUS SUBHIRTELLA 'PENDULA'	WEeping HIGAN CHERRY	5"	6(8)'	20(30) X 15(25)	REMOVE	

TREE PROTECTION ZONE - RED CIRCLE ENCOMPASSES THE TREE'S CRITICAL ROOT ZONE

- 1) AVOID SOIL COMPACTION BY MULCHING CRITICAL ROOT ZONE WITH SIX INCHES OF WOOD MULCH TO CUSHION THE SOIL AND ROOTS.
- 2) SURROUND THE CRITICAL ROOT ZONE WITH HIGH VISIBILITY PLASTIC MESH FENCING.
- 3) DO NOT CHANGE GRADE WITHIN THE CRITICAL ROOT ZONE.
- 4) DO NOT PARK OR STORE MATERIALS IN THE CRITICAL ROOT ZONE.
- 5) POST SIGNAGE AND MONITOR DAILY.
- 6) CONTINUE TO WATER EXISTING VEGETATION DURING CONSTRUCTION - ONE-ACRE INCH PER WEEK.

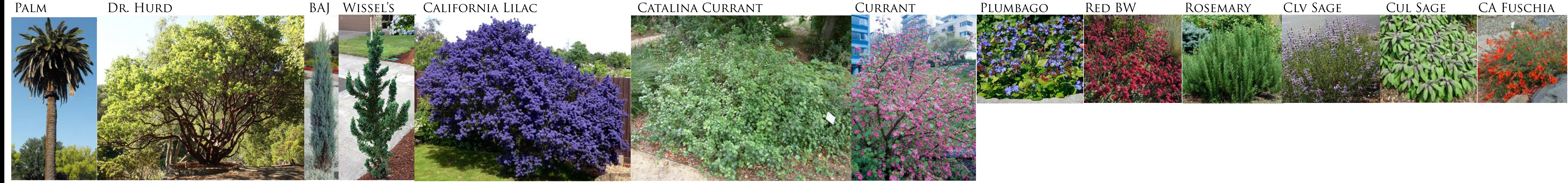


PROPOSED PLANT LIST

#/CODE	BOTANICAL NAME (SEE SHEET L-1 - FOR LOCATION OF NEW PLANTINGS)	COMMON NAME	MATURE SIZE H x W	SCREEN	GROWTH RATE
PALM					
1/CFP	WASHINGTON FILIFERA	CALIFORNIA FAN PALM	50' x 15'		MODERATE 2-3'/YR
DECIDUOUS TREES					
1/DHM	ARCTOSTAHYLOS MANZANITA 'DR. HURD'	DR. HURD MAZANITA	15(25)' x 15(18)'	VISUAL SCREEN	FAST 12-24"/YR
CONIFER SHRUBS					
13/BAJ	JUNIPERUS SCOPULORUM 'BLUE ARROW'	BLUE ARROW JUNIPER	15' x 2'	PRIVACY	MODERATE
8/WS	CHAMAECYPARIS LAWSONIANA 'WISSEL'S SAGUARO'	WISSEL'S SAGUARO	7' x 2'		MODERATE 4-7'/YR
BROADLEAF EVERGREEN SHRUBS					
1/CCL	CEANOTHUS SPP. 'CONCHA'	CONCHA CALIFORNIA LILAC	6(8)' x 6(12)'	SCREEN	FAST
5/CC	RIBES VIBURNIFOLIUM	CATALINA CURRANT	1(2)' x 3'		MODERATE
DECIDUOUS SHRUBS					
4/MCC	RIBES MALVACEUM 'MONTARA ROSE'	MONTARA CHAPARRAL CURRANT	6' H/W	SCREEN	MODERATE
PERENNIALS					
CG/PBG	CERATOSTIGMA PLUMBAGINOIDES	PLUMBAGO	12" H/WIDER		MODERATE
15/RBW	ERIOGONUM GRANDE VAR. RUBESCENS	RED BUCKWHEAT	1(2)' x 2(3)'		SLOW
16/MHR	ROSMARINUS OFFICINALIS 'MADALENE HILL'	MADALENE HILL ROSEMARY	3' x 3'		MODERATE
3/SC	SALVIA CLEVELANDII	CLEVELAND SAGE	3(4)' x 3(4)'		MODERATE
2/SO	SALVIA OFFICINALIS	CULINARY SAGE	3(4)' x 3(4)'		MODERATE
7/CF	ZAUSCHNERIA CALIFORNICA	CALIFORNIA FUSCHIA	2' x 4'		MODERATE

TOTAL NEW TREES/SHRUBS: 1 PALM, 1 ORNAMENTAL TREE, 13 EVERGREEN SHRUBS FOR PRIVACY SCREEN, 8 ORNAMENTAL EVERGREEN SHRUBS, 10 ORNAMENTAL SHRUBS FOR VISUAL SCREENING (33 TOTAL)

PROPOSED PLANTS



KATHY ROBERT, MANAGING MEMBER
 11133 W HOLLANDALE DR
 BOISE, ID 83709
 208-724-0113
 WWW.DRAGONFLYLANDSCAPEDESIGN.COM

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JAMES NESMITH
 LANDSCAPE DESIGN
 107 E PORTOLA AVE
 LOS ALTOS, CA 94022

EXISTING TREE
 PROTECTION PLAN
 PAGE L-2

GRADING & DRAINAGE NOTES:

NOTE: THIS DRAWING IS APPROVED SUBJECT TO:

- ALL GRADING IS SUBJECT TO OBSERVATION BY THE CITY PERMITTEE OR REPRESENTATIVE. THE CITY OF LOS ALTOS DEPARTMENT OF PUBLIC WORKS PROJECT INSPECTOR AT LEAST 48 HOURS BEFORE START OF ANY GRADING.
- APPROVAL OF THIS PLAN APPLIES ONLY TO (A) THE EXCAVATION, PLACEMENT, AND COMPACTION OF NATURAL EARTH MATERIALS, (B) THE INSTALLATION OF ON-SITE (I.E. PRIVATE PROPERTY) STORM WATER CONVEYANCE AND TREATMENT FACILITIES THAT ARE OUTSIDE OF THE 5-FOOT BUILDING ENVELOPE, AND (C) THE INSTALLATION OF RETAINING STRUCTURES. THIS APPROVAL DOES NOT CONFER ANY RIGHTS OF ENTRY TO EITHER PUBLIC PROPERTY OR THE PRIVATE PROPERTY OF OTHERS. APPROVAL OF THIS PLAN ALSO DOES NOT CONSTITUTE APPROVAL OF ANY IMPROVEMENTS WITH THE EXCEPTION OF THOSE LISTED ABOVE. PROPOSED IMPROVEMENTS, WITH THE EXCEPTION OF THOSE LISTED ABOVE, ARE SUBJECT TO REVIEW AND APPROVAL BY THE RESPONSIBLE AUTHORITIES AND ALL OTHER REQUIRED PERMITS SHALL BE OBTAINED.
- UNLESS OTHERWISE NOTED ON THE PLAN, ANY DEPICTION OF A RETAINING STRUCTURE ON THIS PLAN SHALL NOT CONSTITUTE APPROVAL FOR CONSTRUCTION OF THE RETAINING STRUCTURE UNLESS A SEPARATE STRUCTURAL REVIEW, BY THE DEPARTMENT OF PUBLIC WORKS IS COMPLETED AND APPROVED.
- IT SHALL BE THE RESPONSIBILITY OF THE PERMITTEE OR AGENT TO IDENTIFY, LOCATE AND PROTECT ALL UNDERGROUND FACILITIES.
- THE PERMITTEE OR AGENT SHALL MAINTAIN THE STREETS, SIDEWALKS AND ALL OTHER PUBLIC RIGHTS-OF-WAY IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS SHALL BE REMOVED FROM THE PUBLICLY OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC SHALL BE MAINTAINED IN A CLEAN, SAFE AND USABLE CONDITION.
- ALL GRADING SHALL BE PERFORMED IN SUCH A MANNER AS TO COMPLY WITH THE STANDARDS ESTABLISHED BY THE AIR QUALITY MANAGEMENT DISTRICT FOR AIRBORNE PARTICULATES.
- IN THE EVENT THAT HUMAN REMAINS AND/OR CULTURAL MATERIALS ARE FOUND, ALL PROJECT-RELATED CONSTRUCTION SHOULD CEASE WITHIN A 100-FOOT RADIUS. THE CONTRACTOR SHALL, PURSUANT TO SECTION 7050.5 OF THE HEALTH AND SAFETY CODE, AND SECTION 5097.94 OF THE PUBLIC RESOURCES CODE OF THE STATE OF CALIFORNIA, NOTIFY THE MARIN COUNTY CORONER IMMEDIATELY.
- THIS PLAN DOES NOT APPROVE THE REMOVAL OF TREES. APPROPRIATE TREE REMOVAL PERMITS AND METHODS OF TREE PRESERVATION SHOULD BE OBTAINED FROM THE CITY'S PLANNING DEPARTMENT AND THE CITY ARBORIST.
- FOR NON-RESIDENTIAL PROJECTS, ANY NON-HAZARDOUS EXPORT RESULTING FROM PROJECT RELATED EXCAVATION OR LAND CLEARING SHALL BE 100% REUSED AND RECYCLED PER CALIFORNIA GREEN BUILDING STANDARDS CODE SECTION 5.408.
- ALL GRADING WORK SHALL CONFORM TO THE RECOMMENDATIONS OF THE PROJECT GEOTECHNICAL REPORT AND/OR THE PROJECT SOIL ENGINEER. ALL GRADING WORK SHALL BE OBSERVED AND APPROVED BY THE SOIL ENGINEER.
- THE SOIL ENGINEER SHALL BE NOTIFIED AT LEAST 48 HOURS BEFORE BEGINNING ANY GRADING. UNOBSERVED AND/OR UNAPPROVED GRADING WORK SHALL BE REMOVED AND REPLACED UNDER OBSERVATION.
- PERIMETER BUILDING GRADES SHALL SLOPE AWAY FROM BUILDINGS AT LEAST 5% MINIMUM
- ALL DOWNSPOUTS SHALL HAVE SPLASH BOXES AS SHOWN ON THE GRADING AND DRAINAGE PLAN. DIRECTION OF THE FLOW SHALL BE AWAY FROM THE BUILDING.

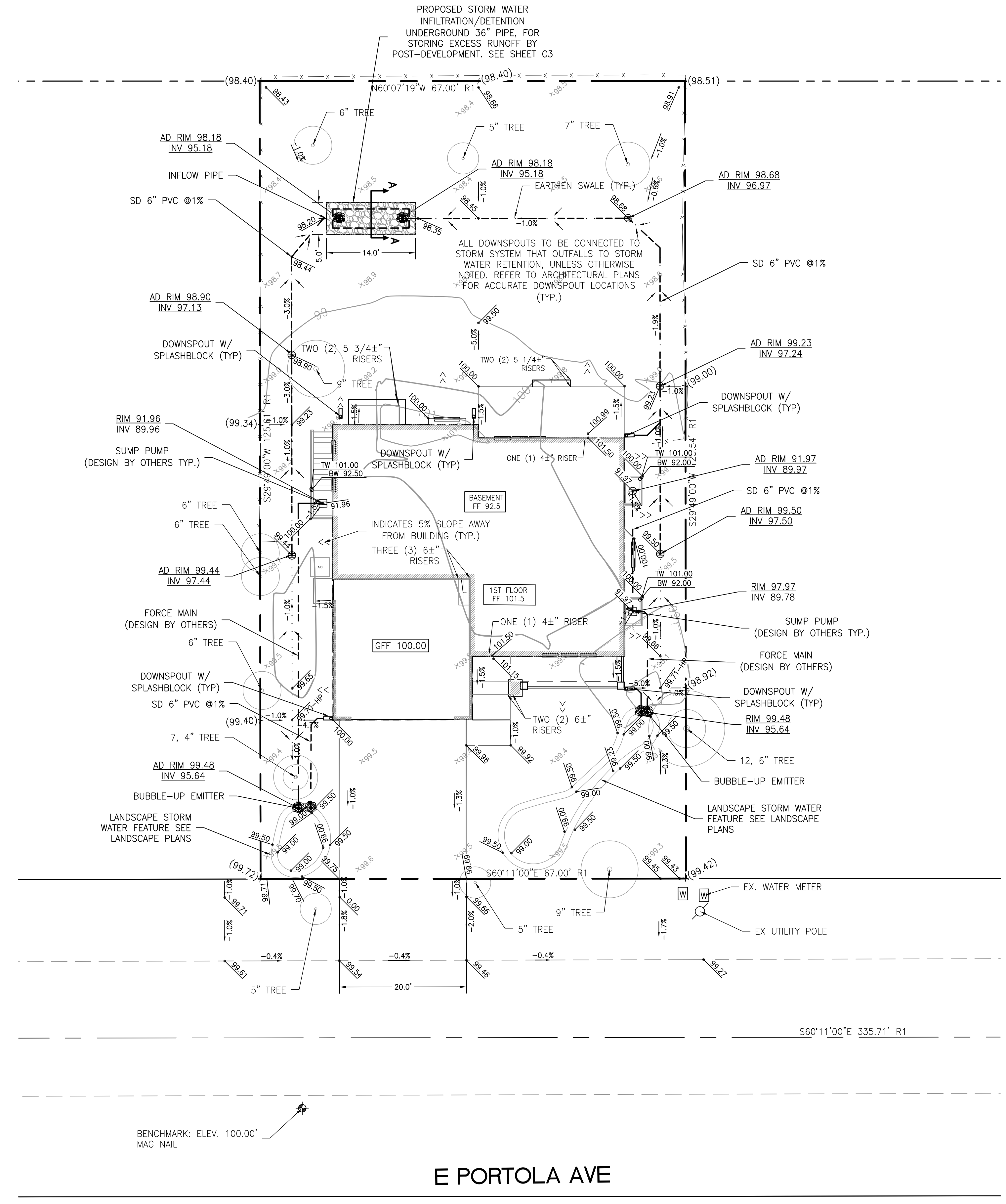
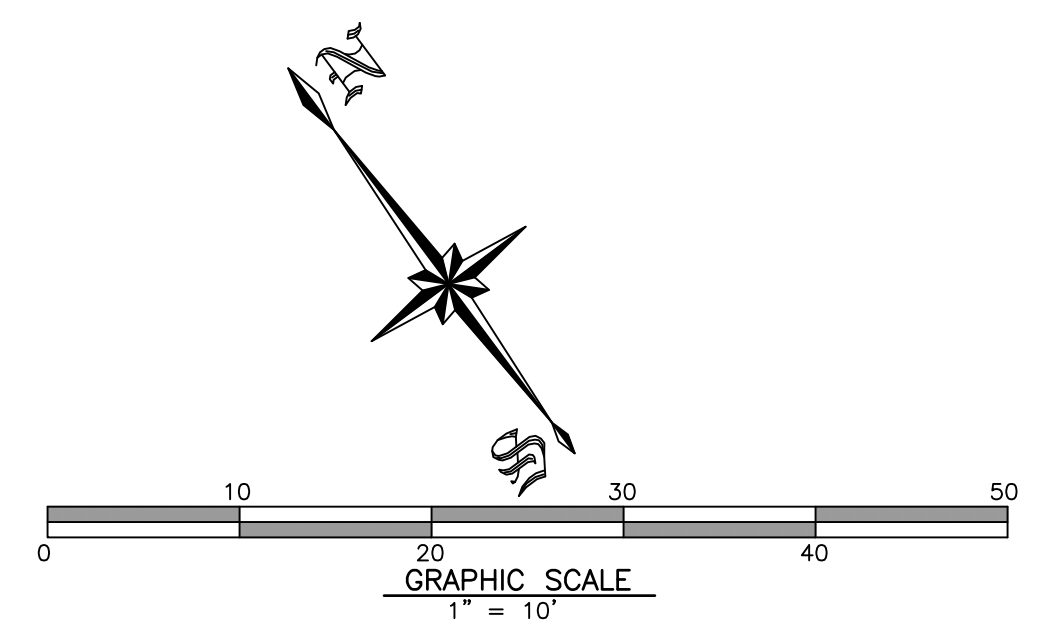
BENCH MARK

DESCRIPTION: ASSUMED BENCHMARK, MAG NAIL ON STREET, NEAR THE WESTERLY CORNER OF LOT AS SHOWN. ELEV.: 100.00'

DESCRIPTION	SYMBOL
BOUNDARY LINE	---
LOT LINE	---
EXEMPTION LINE	---
SIDEWALK	---
WOOD FENCE	X-X
CHAIN LINK FENCE	---O---
RETAINING WALL	---
DRIVEWAY DRAIN INLET	---
AREA DRAIN	---
DROP INLET	---
MONUMENT	---
FIRE HYDRANT	---
ELECTROD	---
WATER METER	---
AC UNIT	---
SANITARY SEWER LATERAL	---
STORM DRAIN	SD
SANITARY SEWER	SS
STREET LIGHT CONDUITS	SL
WATER	W
JOINT TRENCH	JT
HOUSE SERVICE	SVC
SLOPE ARROW	---
EXISTING CONTOUR	---
PROPOSED CONTOUR	---
OVERLAND RELEASE	---
DIRECTION OF SURFACE DRAINAGE	---
5% SLOPE AWAY FROM BUILDING	---

ABBREVIATIONS

AC = ASPHALT CONCRETE	LP = LOW POINT
AD = AREA DRAIN	PAD = PAD ELEVATION
BC = BEGIN CURVE	PCC = PORTLAND CEMENT CONCRETE
BS = BOTTOM OF STAIR	PL = PROPERTY LINE
BU = BUBBLE UP	PV = PAVEMENT GRADE
BVC = BEGIN VERTICAL CURVE	PVC = POLYVINYL CHLORIDE PIPE
BRW = BOTTOM OF RETAINING WALL	PVI = POINT OF VERTICAL INTERSECTION
CB = CATCH BASIN	RCP = REINFORCED CONCRETE PIPE
CL = CENTERLINE	ROW = RIGHT OF WAY
CO = CLEANOUT	S=0.04% SLOPE
DS = DOWNSPOUT WITH SPLASH BOX	SD = STORM DRAIN
EC = END CURVE	SDMH = STORM DRAIN MANHOLE
ELEV. = ELEVATION	SG = SUBGRADE ELEVATION
EVC = END VERTICAL CURVE	SS = SANITARY SEWER
EX = EXISTING	SSMH = SANITARY SEWER MANHOLE
F/C = FACE OF CURB	STA = STATION
FF = FINISHED FLOOR ELEVATION	TC = TOP OF CURB
FH = FIRE HYDRANT	TF = TOP OF FENCE
FL = FLOW LINE	TRW = TOP OF RETAINING WALL
GB = GRADE BREAK	TS = TOP OF STAIR
GFF = GARAGE FINISH FLOOR	TW = TOP OF WALL
HP = HIGH POINT	VCP = VITRIFIED CLAY PIPE
HC = HANDICAP UNIT	WM = WATER METER
INV = INVERT	WV = WATER VALVE



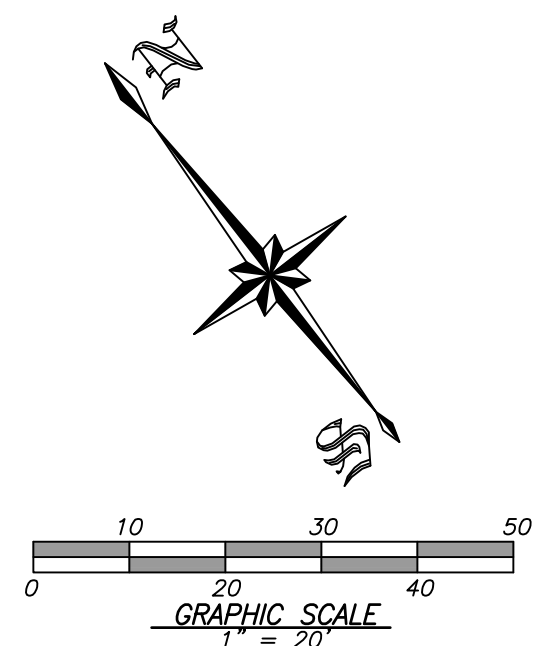
BENCHMARK: ELEV. 100.00'
MAG NAIL

E PORTOLA AVE

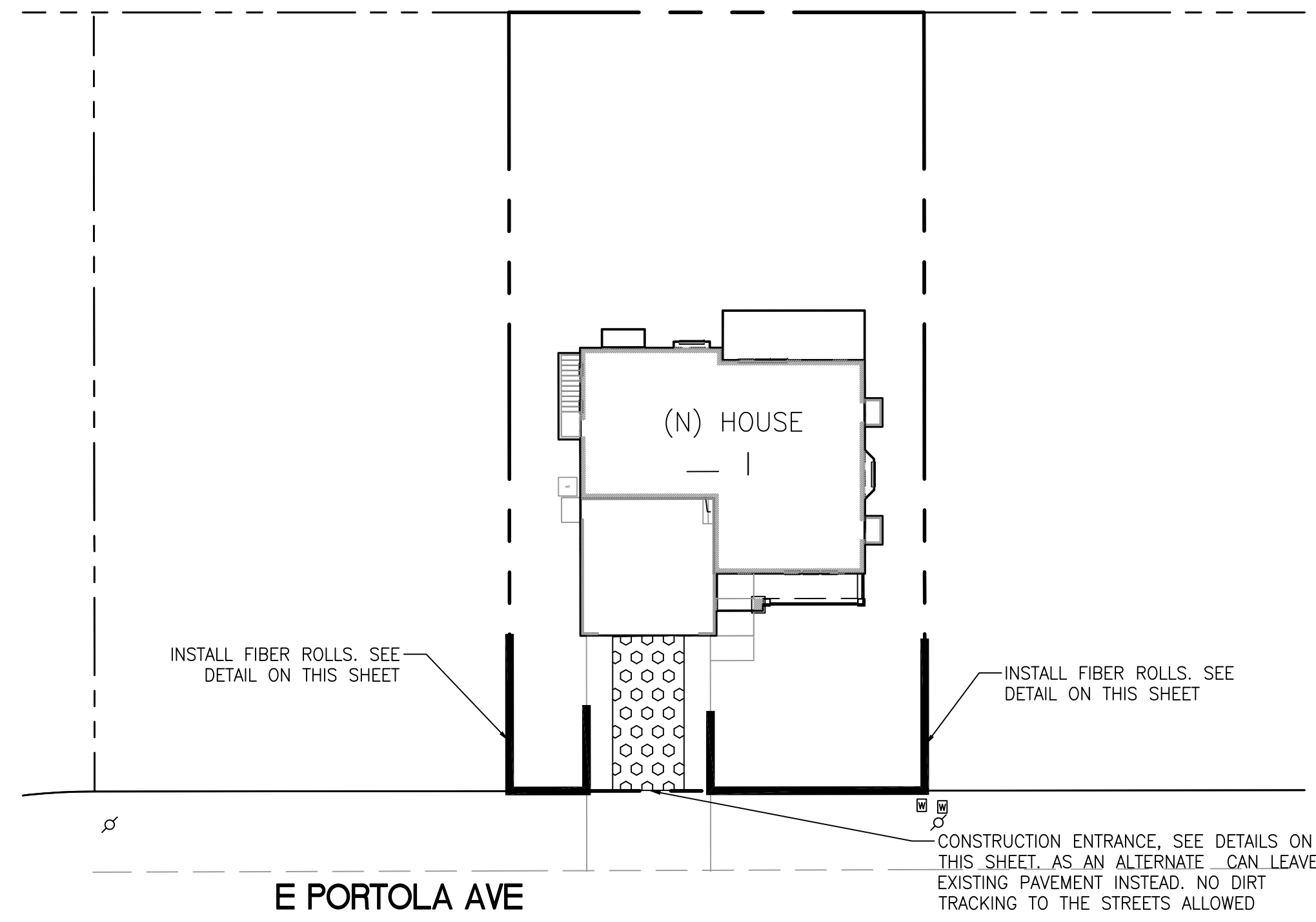
<p>GRADING AND DRAINAGE PLAN</p> <p>PROPOSED NEW RESIDENCE</p> <p>107 E PORTOLA AV</p> <p>CITY OF LOS ALTOS, CALIFORNIA</p> <p>Project No.: 1397 Designed: O.C. Checked: O.C. Date: 02/07/17</p>	<p style="text-align: center;">GreenBluEarth Inc.</p> <p style="text-align: center; font-size: small;">CONSULTING CIVIL ENGINEERS & LAND SURVEYORS 117 BERNAL RD. STE. 70-336 SAN JOSE, CA 95119 TEL: (408) 772-4381 OsumEngineering@gmail.com</p> <div style="text-align: center;"> <p>PROFESIONAL ENGINEER PORFIRIO OSCAR OSUNA RCE 70829 EXP. 6-30-17</p> </div>				
<p>SHEET C1 OF 3 SHEETS</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center;">REVISIONS</td> <td style="width: 50%; text-align: center;">DATE</td> </tr> <tr> <td style="text-align: center;">BY</td> <td style="text-align: center;">CITY</td> </tr> </table>	REVISIONS	DATE	BY	CITY
REVISIONS	DATE				
BY	CITY				

CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING BUT NOT LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LOS ALTOS, CALIFORNIA, AND THE COUNTY OF SAN JOSE, CALIFORNIA, AND THAT THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LOS ALTOS, CALIFORNIA, AND THE COUNTY OF SAN JOSE, CALIFORNIA, AND THAT THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LOS ALTOS, CALIFORNIA, AND THE COUNTY OF SAN JOSE, CALIFORNIA.

CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY THAT THIS CONTRACTOR SHALL BE RESPONSIBLE FOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LOS ALTOS AND THE COUNTY OF SAN JOSE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LOS ALTOS AND THE COUNTY OF SAN JOSE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LOS ALTOS AND THE COUNTY OF SAN JOSE.



PROPOSED	DESCRIPTION
---	SITE BOUNDARY
○ ○ ○ ○ ○	STABILIZED CONSTRUCTION ENTRANCE 2"-3" ROCK (MIN)
▬	FIBER ROLL



NOTES:
 1. PROTECT ALL INLETS IN THE PUBLIC STREETS SURROUNDING THE SITE.
 2. ALL ON-SITE LANDSCAPE AREA DRAINS TO BE CAPPED OR PROTECTED UNTIL LANDSCAPING IS FINISHED.

MAINTENANCE NOTES

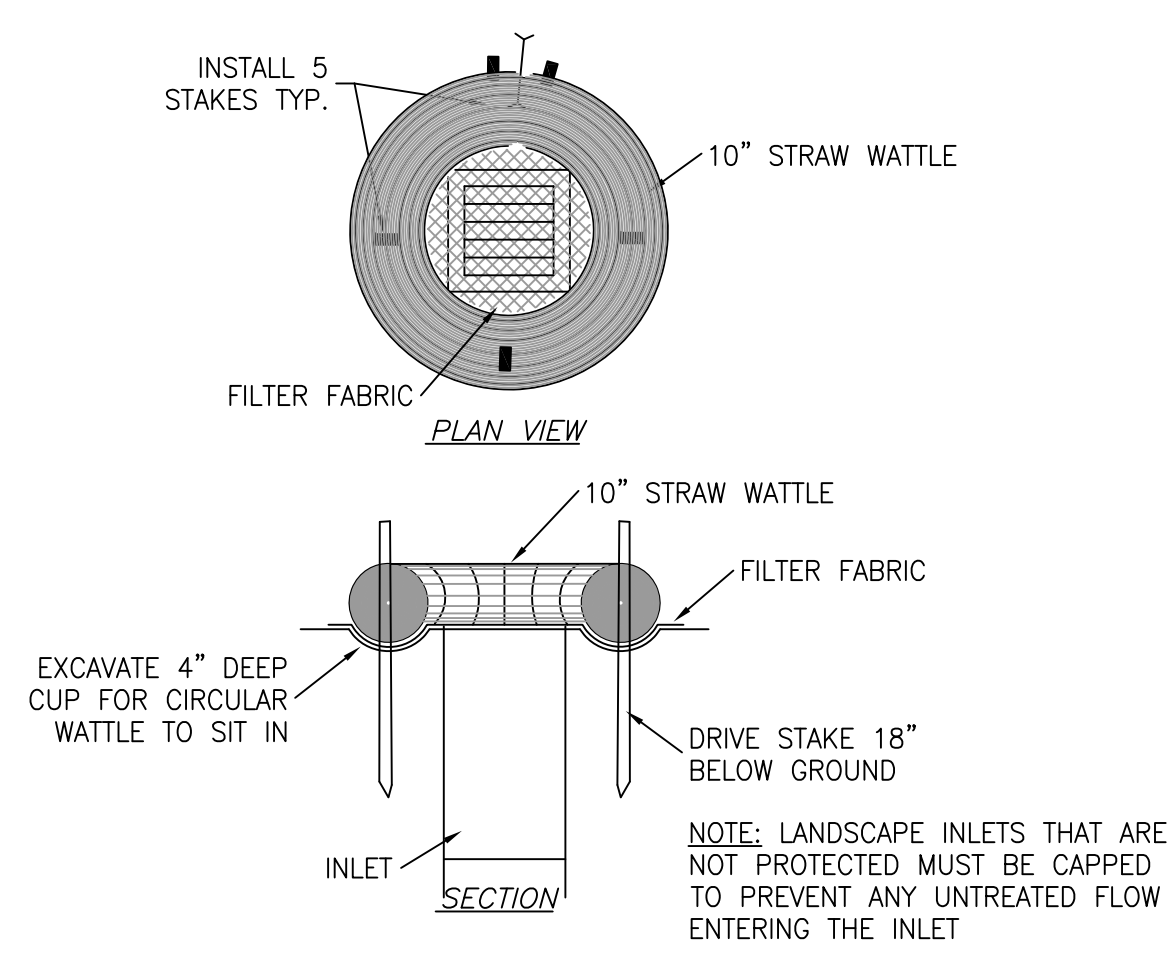
- MAINTENANCE IS TO BE PERFORMED AS FOLLOWS:
- REPAIR DAMAGES CAUSED BY SOIL EROSION OR CONSTRUCTION AT THE END OF EACH WORKING DAY.
 - SWALES SHALL BE INSPECTED PERIODICALLY AND MAINTAINED AS NEEDED.
 - SEDIMENT TRAPS, BERMS, AND SWALES ARE TO BE INSPECTED AFTER EACH STORM AND REPAIRS MADE AS NEEDED.
 - SEDIMENT SHALL BE REMOVED AND SEDIMENT TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO A DEPTH OF 1 FOOT.
 - SEDIMENT REMOVED FROM TRAP SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
 - RILLS AND GULLIES MUST BE REPAIRED.

EROSION & SEDIMENT CONTROL NOTES

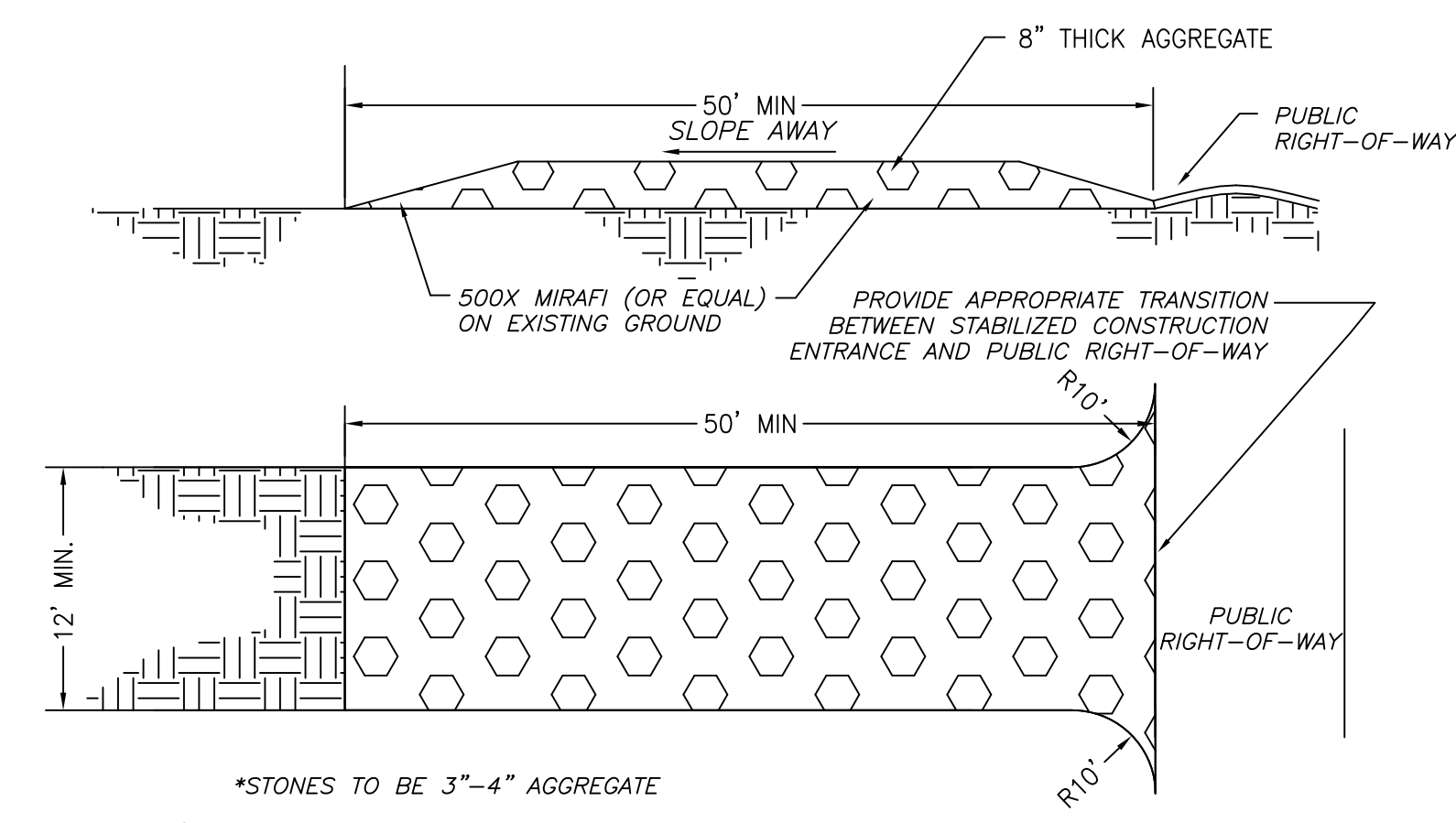
- NOT USED
- THE DEVELOPER IS RESPONSIBLE FOR ENSURING THAT ALL CONTRACTORS AND SUBCONTRACTORS ARE AWARE OF ALL STORM WATER QUALITY MEASURES AND IMPLEMENT SUCH MEASURES. FAILURE TO COMPLY WITH THE APPROVED CONSTRUCTION BEST MANAGEMENT PRACTICES WILL RESULT IN THE ISSUANCE OF CORRECTION NOTICES, CITATIONS, AND/OR STOP ORDERS.
- ANY VEHICLE OR EQUIPMENT WASHING/STEAM CLEANING MUST BE DONE AT AN APPROPRIATELY EQUIPPED FACILITY WHICH DRAINS TO THE SANITARY SEWER. OUTDOOR WASHING MUST BE MANAGED IN SUCH A WAY THAT THERE IS NO DISCHARGE OF SOAPS, SOLVENTS, CLEANING AGENTS OR OTHER POLLUTANTS TO THE STORM DRAINS. WASH WATER SHALL DISCHARGE TO THE SANITARY SEWER, SUBJECT TO REVIEW AND APPROVAL OF UNION SANITARY DISTRICT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR LITTER CONTROL AND SWEEPING OF ALL PAVED SURFACES DURING CONSTRUCTION.
- THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 1 TO APRIL 15. EROSION CONTROL MEASURES ARE TO BE FUNCTIONAL PRIOR TO OCTOBER 1ST OF ANY YEAR GRADING OPERATIONS HAVE LEFT AREAS UNPROTECTED FROM EROSION.
- ALL ON-SITE STORM DRAINS SHALL BE CLEANED IMMEDIATELY BEFORE THE START OF THE RAINY SEASON BEGINNING ON OCTOBER 1ST EACH YEAR, SUBJECT TO THE REVIEW OF THE BUILDING/ENGINEERING INSPECTOR.
- IF RAINY WEATHER BECOMES IMMINENT, GRADING OPERATIONS SHALL BE STOPPED AND EROSION CONTROL MEASURES SHALL BE IMPLEMENTED TO PROTECT DISTURBED AREAS.
- 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 DRAIN SYSTEM.
- CONSTRUCTION ENTRANCES SHALL CONSIST OF A MINIMUM 8" THICK LAYER OF 3"-4" FRACTURED STONE AGGREGATE UNLAI D WITH GEOTEXTILE LINER FOR A MINIMUM DISTANCE OF 50 FEET, AND IS TO BE PROVIDED AT EACH VEHICLE ACCESS POINT TO EXISTING PAVED STREETS. THE DEPTH AND LENGTH OF AGGREGATE MAY NEED TO BE ADJUSTED IN THE FIELD TO ENSURE NO TRACKING OF SEDIMENT ONTO EXISTING PAVED STREETS. CONSTRUCTION ENTRANCES SHALL SLOPE AWAY FROM EXISTING PAVED STREETS.
- INLETS NOT USED IN CONJUNCTION WITH EROSION CONTROL MEASURES ARE TO BE BLOCKED UNLESS THE AREA DRAINED IS UNDISTURBED OR STABILIZED.
- BORROW AREAS AND TEMPORARY STOCKPILES SHALL BE PROTECTED WITH APPROPRIATE EROSION CONTROL MEASURES TO THE SATISFACTION OF THE CITY ENGINEER.
- NO STRAW BALES OR SILT FENCES SHALL BE USED AS EROSION CONTROL MEASURES. SILT FENCES MAY ONLY BE USED AS A PHYSICAL BARRIER TO PREVENT VEHICULAR AND PEDESTRIAN TRAFFIC FROM USING NON-APPROVED ACCESS POINTS (E.G. - ALONG RIGHT-OF-WAY).
- ALL DISTURBED AREAS INCLUDING FLAT PADS ARE TO BE TREATED WITH STRAW AND TACKIFIER AT A RATE OF 2 TONS PER ACRE APPROXIMATELY 3 INCHES THICK.

SUPPLEMENTAL EROSION & SEDIMENT CONTROL NOTES

- SEE STANDARD EROSION & SEDIMENT CONTROL NOTES ABOVE.
- THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 1 TO APRIL 15. FACILITIES ARE TO BE OPERABLE PRIOR TO OCTOBER 1 OF ANY YEAR. GRADING OPERATIONS DURING THE RAINY SEASON WHICH LEAVE DENUDED SLOPES SHALL BE PROTECTED WITH EROSION CONTROL MEASURES IMMEDIATELY FOLLOWING GRADING ON THE SLOPES.
- CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF GRADING. ALL CONSTRUCTION TRAFFIC ENTERING ONTO THE PAVED ROADS MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCE WAYS.
- CONTRACTOR SHALL MAINTAIN STABILIZED ENTRANCE AT EACH VEHICLE ACCESS POINT TO EXISTING PAVED STREETS. ANY MUD OR DEBRIS TRACKED ONTO PUBLIC STREETS SHALL BE REMOVED DAILY AND AS REQUIRED BY THE CITY.
- 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.
- THIS EROSION AND SEDIMENT CONTROL PLAN MAY NOT COVER ALL THE SITUATIONS THAT MAY ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. VARIATIONS AND ADDITIONS MAY BE MADE TO THIS PLAN IN THE FIELD. NOTIFY THE CITY REPRESENTATIVE OF ANY FIELD CHANGES.

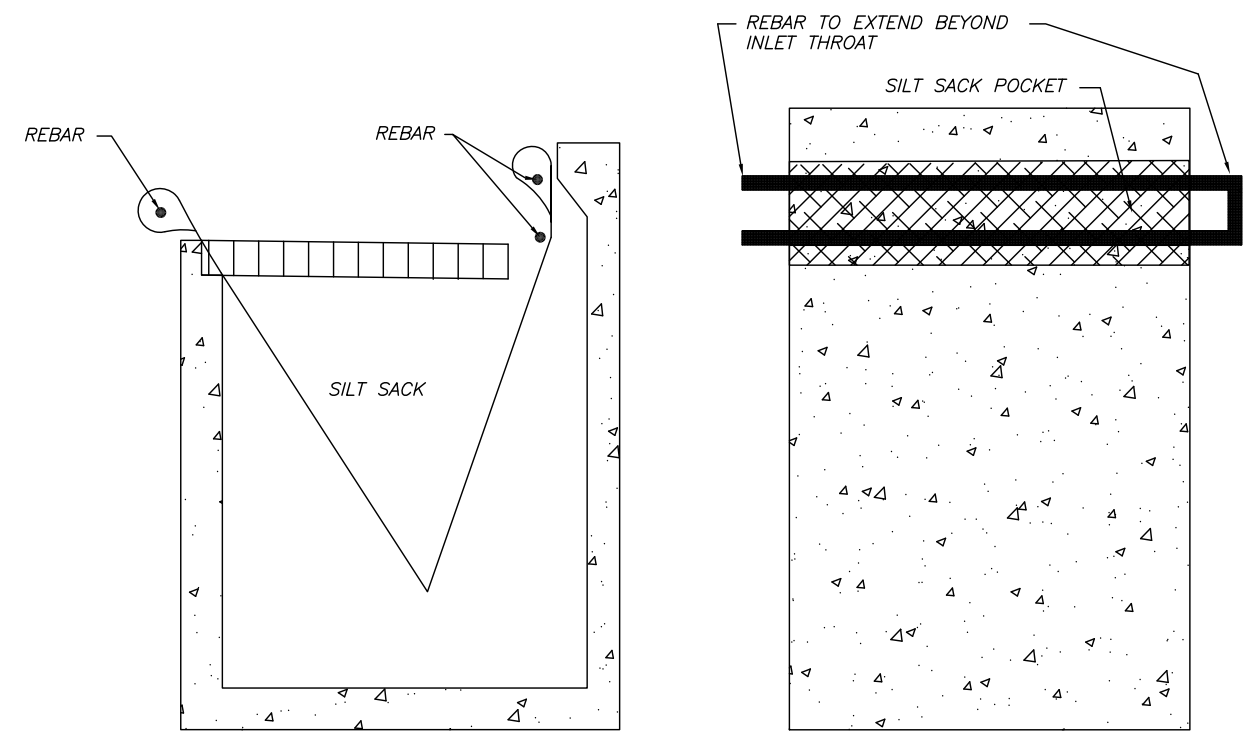


ALTERNATE FIBER ROLL INLET PROTECTION
 MAY BE USED IN LANDSCAPE AREA DRAINS
 N.T.S.

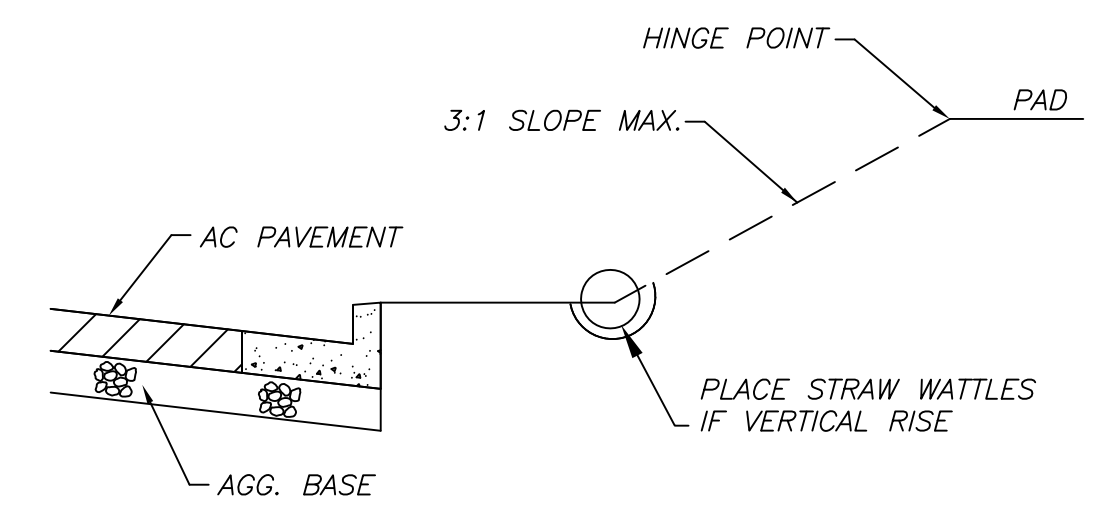


MAINTENANCE:
 THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEAN OUT ANY MEASURES USED TO TRAP SEDIMENT.
 ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY SHALL BE REMOVED IMMEDIATELY.
 WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. THIS SHALL BE DONE AT AN AREA STABILIZED WITH CRUSHED STONE, WHICH DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

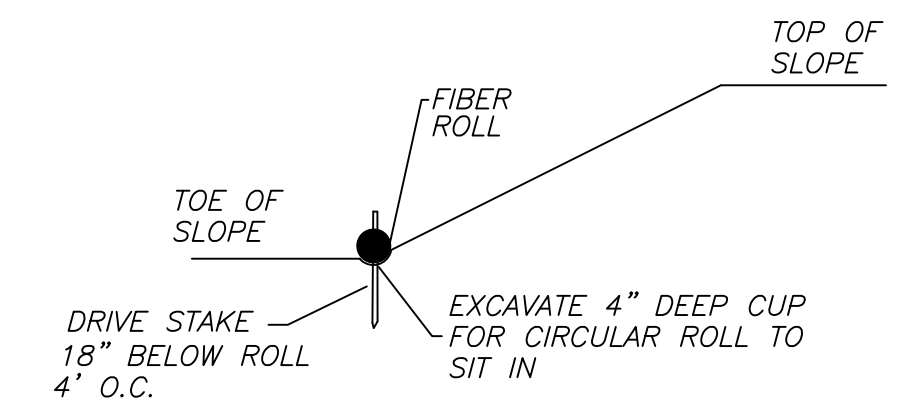
STABILIZED CONSTRUCTION ENTRANCE
 N.T.S.



CALIFORNIA MODIFIED SILT SACK
 REED & GRAHAM, INC. (OR EQUAL)
 BEFORE & AFTER STREETS ARE PAVED
 N.T.S.



FRONT YARD SLOPE DETAIL
 AFTER STREET ARE PAVED
 N.T.S.



FIBER ROLL INSTALLATION DETAIL
 N.T.S.

NO.	REVISIONS	DATE	CITY	BY

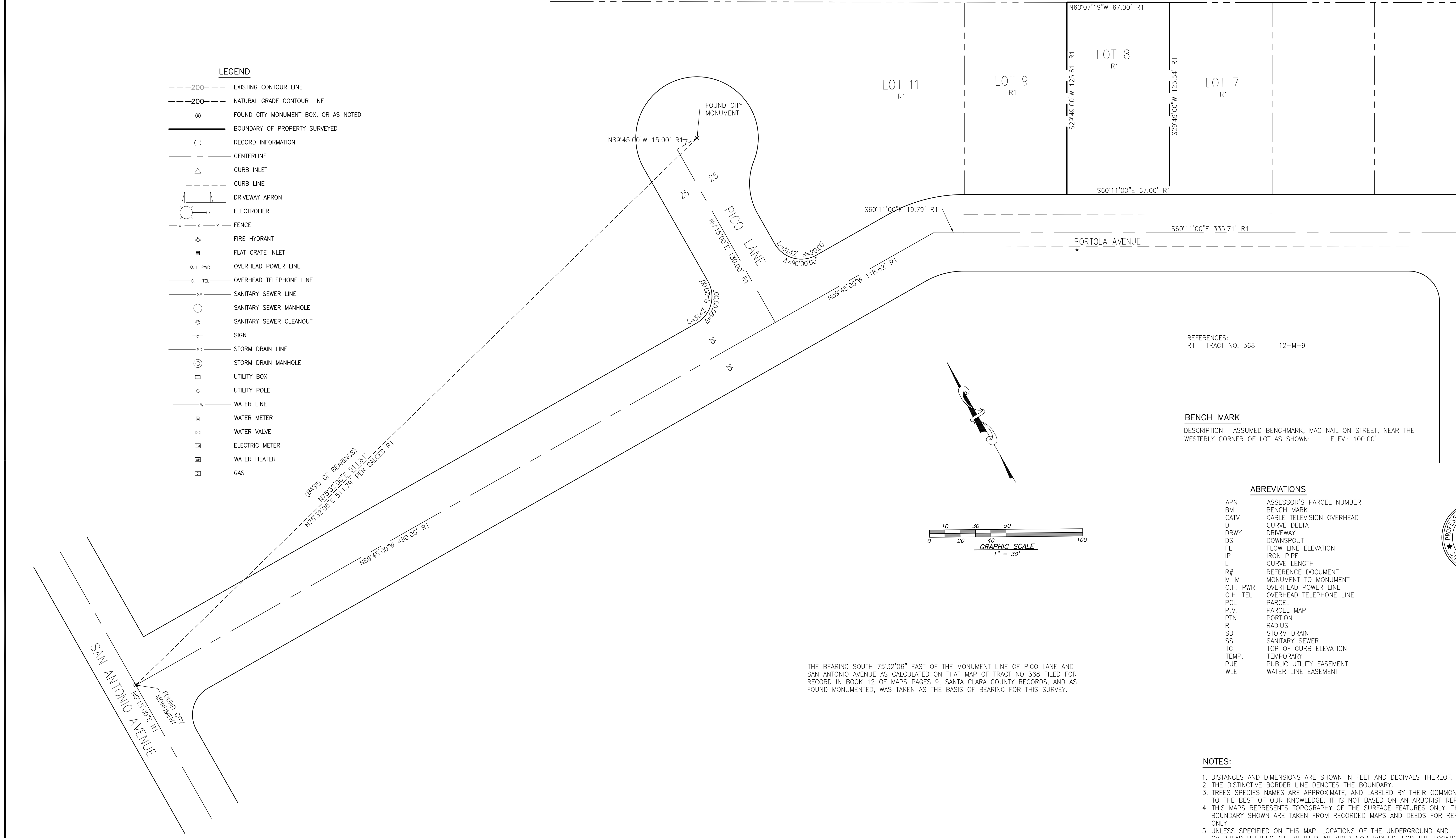
PROFESSIONAL ENGINEER
 PORFIRIO OSCAR OSUNA
 No. 70829
 Exp. 6-30-17
 CIVIL
 STATE OF CALIFORNIA
 P. Oscar Osuna
 PORFIRIO OSCAR OSUNA
 RCE 70829 EXP. 6-30-17

GreenBluEarth Inc.
 CONSULTING CIVIL ENGINEERS & LAND SURVEYORS
 117 BERNAL RD. STE. 70-336
 SAN JOSE, CA 95119
 TEL. (408) 772-4381
 OsumadEngineering@gmail.com

GRADING AND DRAINAGE PLAN
 EROSION CONTROL PLAN
 107 E PORTOLA AV
 CITY OF LOS ALTOS
 Project No.: 1387
 Designed: O.C.
 Checked: O.C.
 Date: 02/01/17

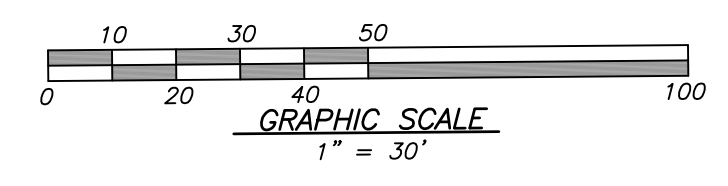
LEGEND

---200---	EXISTING CONTOUR LINE
---200---	NATURAL GRADE CONTOUR LINE
⊙	FOUND CITY MONUMENT BOX, OR AS NOTED
---	BOUNDARY OF PROPERTY SURVEYED
()	RECORD INFORMATION
---	CENTERLINE
△	CURB INLET
---	CURB LINE
---	DRIVEWAY APRON
○	ELECTROLIER
x x x	FENCE
⊕	FIRE HYDRANT
■	FLAT GRATE INLET
---	O.H. PWR OVERHEAD POWER LINE
---	O.H. TEL OVERHEAD TELEPHONE LINE
SS	SANITARY SEWER LINE
○	SANITARY SEWER MANHOLE
⊕	SANITARY SEWER CLEANOUT
+	SIGN
SD	STORM DRAIN LINE
⊕	STORM DRAIN MANHOLE
□	UTILITY BOX
○	UTILITY POLE
---	WATER LINE
⊕	WATER METER
⊕	WATER VALVE
⊕	ELECTRIC METER
⊕	WATER HEATER
⊕	GAS



REFERENCES:
R1 TRACT NO. 368 12-M-9

BENCH MARK
DESCRIPTION: ASSUMED BENCHMARK, MAG NAIL ON STREET, NEAR THE WESTERLY CORNER OF LOT AS SHOWN. ELEV.: 100.00'



THE BEARING SOUTH 75°32'06" EAST OF THE MONUMENT LINE OF PICO LANE AND SAN ANTONIO AVENUE AS CALCULATED ON THAT MAP OF TRACT NO 368 FILED FOR RECORD IN BOOK 12 OF MAPS PAGES 9, SANTA CLARA COUNTY RECORDS, AND AS FOUND MONUMENTED, WAS TAKEN AS THE BASIS OF BEARING FOR THIS SURVEY.

ABBREVIATIONS

APN	ASSESSOR'S PARCEL NUMBER
BM	BENCH MARK
CATV	CABLE TELEVISION OVERHEAD
D	CURVE DELTA
DRWY	DRIVEWAY
DS	DOWNSPOUT
FL	FLOW LINE ELEVATION
IP	IRON PIPE
L	CURVE LENGTH
R#	REFERENCE DOCUMENT
M-M	MONUMENT TO MONUMENT
O.H. PWR	OVERHEAD POWER LINE
O.H. TEL	OVERHEAD TELEPHONE LINE
PCL	PARCEL
P.M.	PARCEL MAP
PTN	PORTION
R	RADIUS
SD	STORM DRAIN
SS	SANITARY SEWER
TC	TOP OF CURB ELEVATION
TEMP.	TEMPORARY
PUE	PUBLIC UTILITY EASEMENT
WLE	WATER LINE EASEMENT

NOTES:

- DISTANCES AND DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
- THE DISTINCTIVE BORDER LINE DENOTES THE BOUNDARY.
- TREES SPECIES NAMES ARE APPROXIMATE, AND LABELED BY THEIR COMMON NAME TO THE BEST OF OUR KNOWLEDGE. IT IS NOT BASED ON AN ARBORIST REPORT.
- THIS MAPS REPRESENTS TOPOGRAPHY OF THE SURFACE FEATURES ONLY. THE BOUNDARY SHOWN ARE TAKEN FROM RECORDED MAPS AND DEEDS FOR REFERENCE ONLY.
- UNLESS SPECIFIED ON THIS MAP, LOCATIONS OF THE UNDERGROUND AND OVERHEAD UTILITIES ARE NEITHER INTENDED NOR IMPLIED. FOR THE LOCATIONS OF UNDERGROUND UTILITIES CALL "USA" (1-800-642-2440).
- BUILDING FOOTPRINTS ARE SHOWN AT GROUND LEVEL.
- FINISH FLOOR ELEVATION TAKEN AT DOOR THRESHOLD (EXTERIOR).
- A TITLE REPORT FOR THE SUBJECT PROPERTY HAS NOT BEEN EXAMINED BY GREENBLUEARTH, INC.. OTHER EASEMENTS OF RECORD MAY EXIST THAT ARE NOT SHOWN ON THIS MAP.

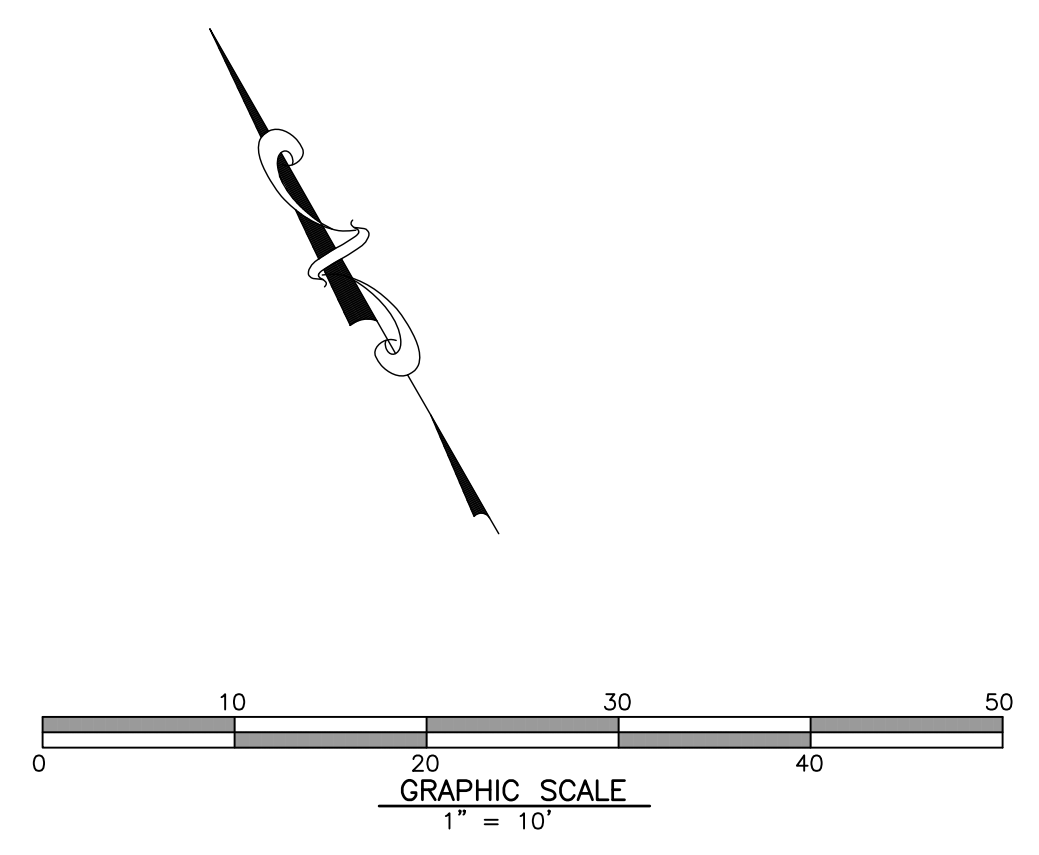
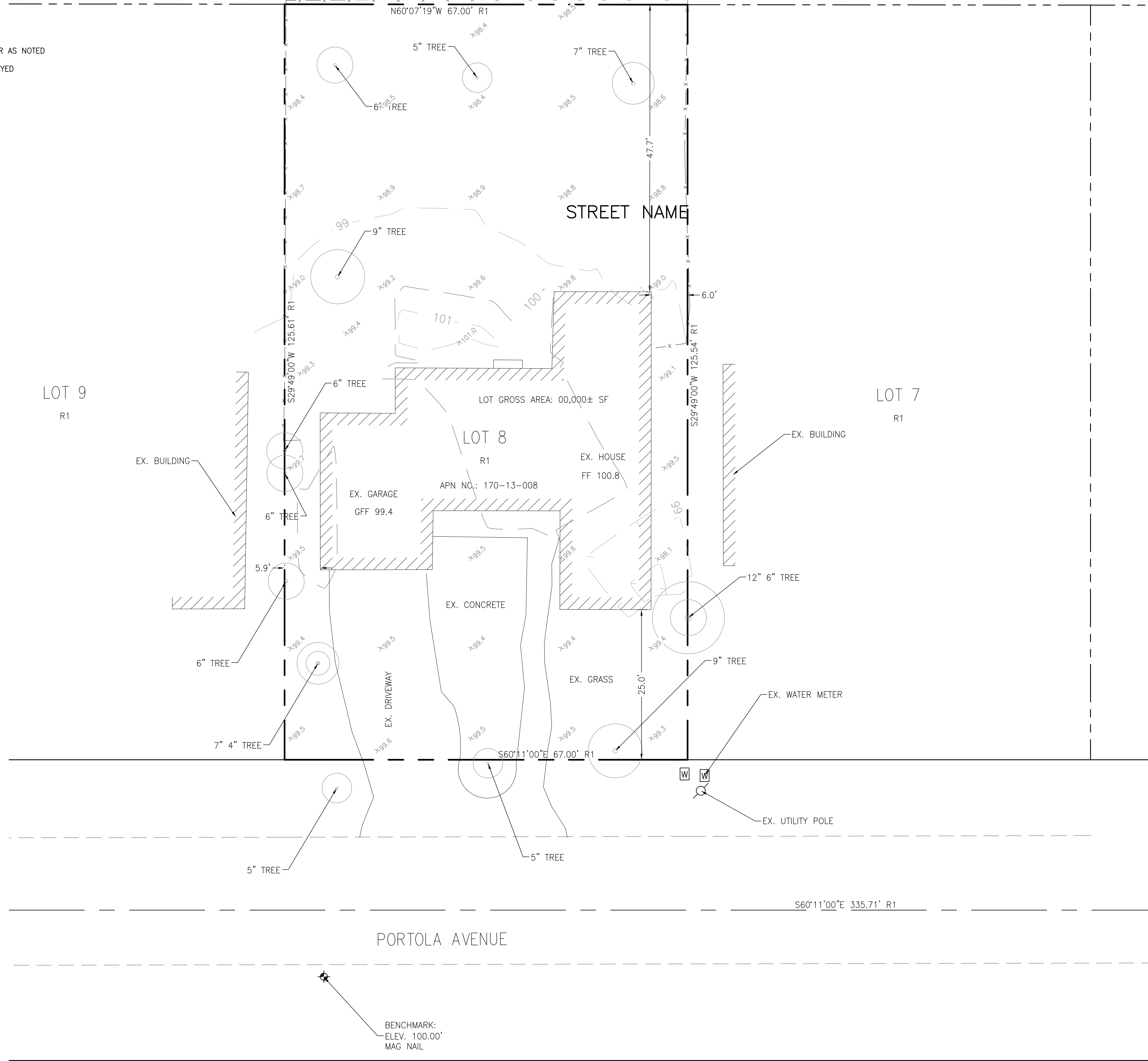


DATE	1-11-17
SCALE	AS SHOWN
DRAWN BY	O.OSUNA
CHECKED BY	O.O.
REVISIONS	
DATE	
SCALE	
DRAWN BY	
CHECKED BY	
SUPERVISED BY PORFIRIO OSCAR OSUNA PROFESSIONAL LAND SURVEYOR NO. 8921 EXPIRES 9/30/18	
BOUNDARY AND TOPOGRAPHIC MAP LANDS OF NESMITH & LU 107 E PORTOLA AVE LOS ALTOS, CALIFORNIA	
JOB NO.	1397
SHEET	1
OF	2

DATE	1-11-17
REVISIONS	AS SHOWN
DATE	1-11-17
SCALE	O.OSUNA
DRAWN BY	O.O.S.
CHECKED BY	
SUPERVISED BY PORFIRIO OSCAR OSUNA PROFESSIONAL LAND SURVEYOR No. 8921 EXPIRES 9/30/18 STATE OF CALIFORNIA	
BOUNDARY AND TOPOGRAPHIC MAP LANDS OF NESMITH & LU 107 E PORTOLA AVE LOS ALTOS, CALIFORNIA	
JOB NO.	1397
SHEET	2
OF	2

LEGEND

- 200--- EXISTING CONTOUR LINE
- 200--- NATURAL GRADE CONTOUR LINE
- ⊙ FOUND CITY MONUMENT BOX, OR AS NOTED
- BOUNDARY OF PROPERTY SURVEYED
- () RECORD INFORMATION
- CENTERLINE
- △ CURB INLET
- CURB LINE
- DRIVEWAY APRON
- ELECTROLIER
- x-x-x-x- FENCE
- ⊕ FIRE HYDRANT
- ⊞ FLAT GRATE INLET
- O.H. PWR OVERHEAD POWER LINE
- O.H. TEL OVERHEAD TELEPHONE LINE
- SS SANITARY SEWER LINE
- SANITARY SEWER MANHOLE
- ⊙ SANITARY SEWER CLEANOUT
- SIGN
- SD STORM DRAIN LINE
- ⊙ STORM DRAIN MANHOLE
- UTILITY BOX
- UTILITY POLE
- WATER LINE
- W WATER METER
- ∞ WATER VALVE
- ⊞ ELECTRIC METER
- ⊞ WATER HEATER
- ⊞ GAS



REFERENCES:
R1 TRACT NO. 368 12-M-9

BENCH MARK
DESCRIPTION: ASSUMED BENCHMARK, MAG NAIL ON STREET, NEAR THE WESTERLY CORNER OF LOT AS SHOWN: ELEV.: 100.00'

ABBREVIATIONS

- APN ASSESSOR'S PARCEL NUMBER
- BM BENCH MARK
- CATV CABLE TELEVISION OVERHEAD
- D CURVE DELTA
- DRWY DRIVEWAY
- DS DOWNSPOUT
- FL FLOW LINE ELEVATION
- IP IRON PIPE
- L CURVE LENGTH
- R# REFERENCE DOCUMENT
- M-M MONUMENT TO MONUMENT
- O.H. PWR OVERHEAD POWER LINE
- O.H. TEL OVERHEAD TELEPHONE LINE
- PCL PARCEL
- P.M. PARCEL MAP
- PTN PORTION
- R RADIUS
- SD STORM DRAIN
- SS SANITARY SEWER
- TC TOP OF CURB ELEVATION
- TEMP. TEMPORARY
- PUE PUBLIC UTILITY EASEMENT
- WLE WATER LINE EASEMENT



NOTES:

1. DISTANCES AND DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
2. THE DISTINCTIVE BORDER LINE DENOTES THE BOUNDARY.
3. TREES SPECIES NAMES ARE APPROXIMATE, AND LABELED BY THEIR COMMON NAME TO THE BEST OF OUR KNOWLEDGE. IT IS NOT BASED ON AN ARBORIST REPORT.
4. THIS MAPS REPRESENTS TOPOGRAPHY OF THE SURFACE FEATURES ONLY. THE BOUNDARY SHOWN ARE TAKEN FROM RECORDED MAPS AND DEEDS FOR REFERENCE ONLY.
5. UNLESS SPECIFIED ON THIS MAP, LOCATIONS OF THE UNDERGROUND AND OVERHEAD UTILITIES ARE NEITHER INTENDED NOR IMPLIED. FOR THE LOCATIONS OF UNDERGROUND UTILITIES CALL "USA" (1-800-642-2440).
6. BUILDING FOOTPRINTS ARE SHOWN AT GROUND LEVEL.
7. FINISH FLOOR ELEVATION TAKEN AT DOOR THRESHOLD (EXTERIOR).
8. A TITLE REPORT FOR THE SUBJECT PROPERTY HAS NOT BEEN EXAMINED BY GREENBLUEARTH, INC.. OTHER EASEMENTS OF RECORD MAY EXIST THAT ARE NOT SHOWN ON THIS MAP.