

OWNER:

Amna & Farhan Khan
1634 Dallas Court, Los Altos, Ca
Tel: 650-799-4144
Email: 1634dallasct@gmail.com

Designer:

Professional Engineers
1034 S. Winchester Blvd #14, San Jose, Ca
Tel: 408-497-5071
Email: ProfessionalEngineers@aol.com

Engineer:

Professional Engineers
1034 S. Winchester Blvd #14, San Jose, Ca
Tel: 650-273-0404
Email: ProfessionalEngineers@aol.com
www.ProEngs.com

PROJECT DATA:

CONS TYPE: V/B
OCCUPANCY: R3/U
ZONE: R-1- 10
TYPE: Single-Family
STORIES: 2 LEVEL
LOT SIZE: 10,133 SQ.FT

(E) BDR: 4 BDRS
(E) BATH: 2 FULL/ 1 HALF
(N) BDR: 5 BDRS
(N) BATH: 3 FULL / 1 HALF

GARAGE: 2 CARS GARAGE

KHAN RESIDENCE

1634 DALLAS COURT.,
LOS ALTOS, CA 94024
APN: 318-08-009

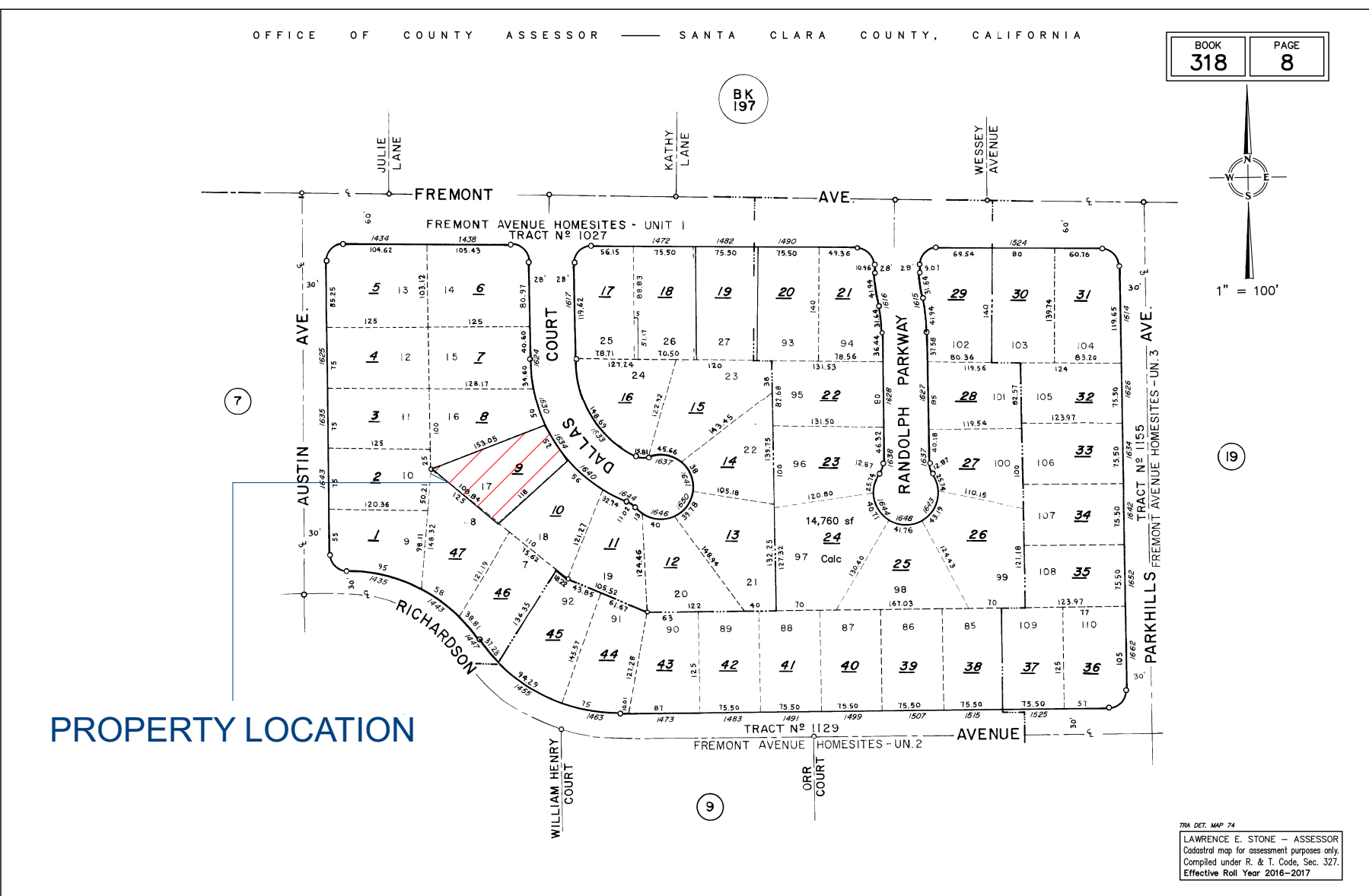
EXISTING HOUSE NOT FIRE SPRINKLERED

CODE SECTION:

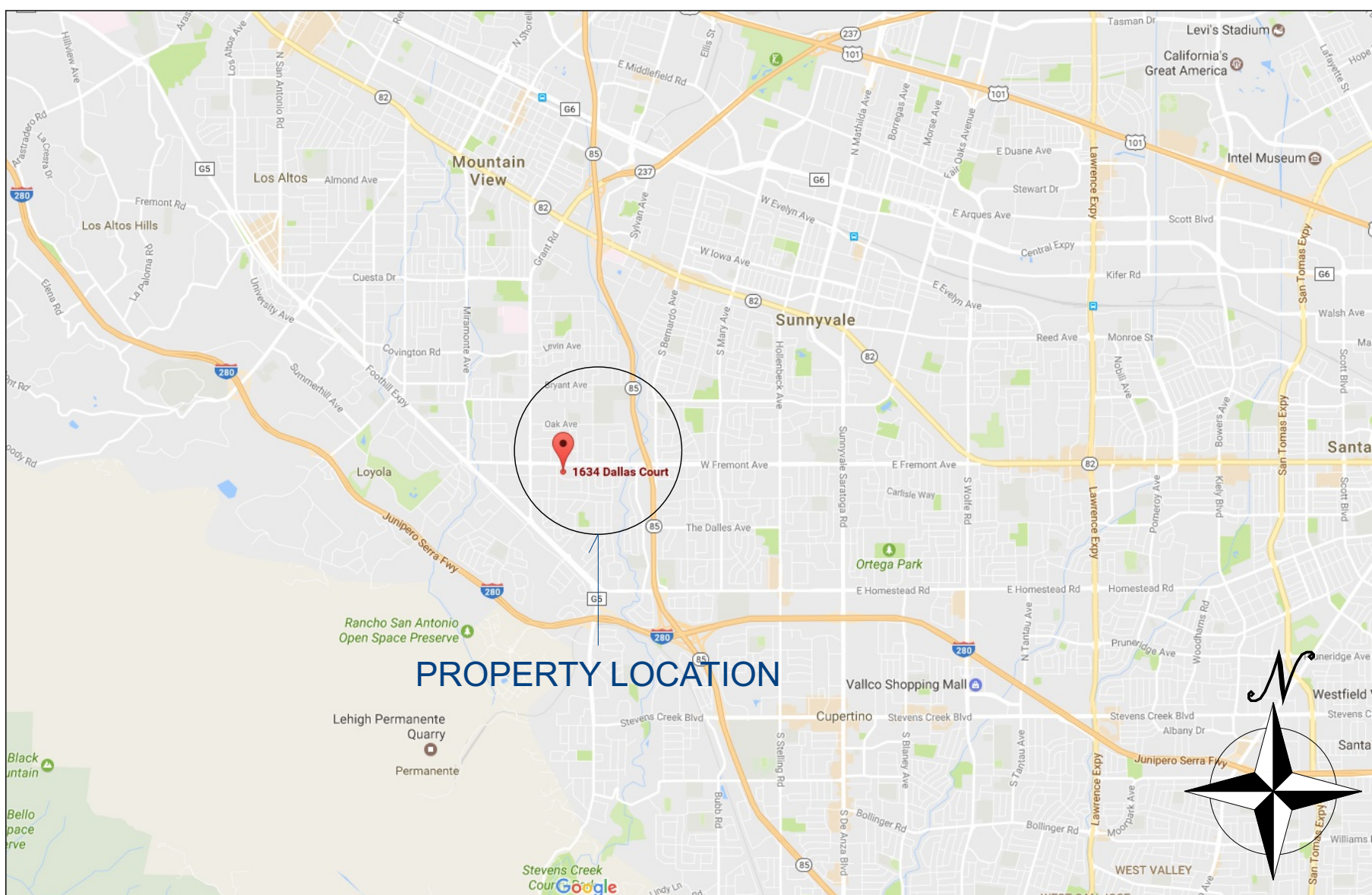
2016 CALIFORNIA BUILDING CODE
2016 CALIFORNIA ELECTRICAL CODE
2016 CALIFORNIA MECHANICAL CODE
2016 CALIFORNIA PLUMBING CODE
2016 CALIFORNIA ENERGY
2016 CALIFORNIA GREEN BUILDING CODE
ALL APPLICABLE LOCAL, COUNTY, STATE
AND FEDERAL CODES, LAWS &
REGULATIONS.



ENGINEER & DESIGNER:
Professional Engineers
1034 S. Winchester., San Jose, Ca
Tel: 650.273.0404
Email: ProfessionalEngineers@aol.com



SITE PARCEL MAP



SITE VICINITY MAP

ZONING COMPLIANCE

	Existing	Proposed	Allowed/Required
LOT COVERAGE: <i>Land area covered by all structures that are over 6 feet in height</i>	1997 square feet (19.8 %)	2821 square feet (27.8 %)	3039.9 square feet (30 %)
FLOOR AREA: <i>Measured to the outside surfaces of exterior walls</i>	1st Flr: 1997 sq ft 2nd Flr: 737 sq ft Total: 2734 sq ft (27.1 %)	1st Flr: 2408 sq ft 2nd Flr: 1138 sq ft Total: 3546 sqft (34.99 %)	3546.55 square feet (35 %)
SETBACKS: Front Rear Right side (1 st /2 nd) Left side (1 st /2 nd)	31.4 feet 34.1 feet 10 feet/ 45.4 feet 10.1 feet/ 10.1 feet	31.4 feet 34.1 feet 10 feet/ 24 feet 10.1 feet/ 10.1 feet	25 feet 25 feet 17.5 feet 10 feet/ 17.5 feet
HEIGHT:	21.8 feet	21.8 feet	27 feet

SQUARE FOOTAGE BREAKDOWN

	Existing	Change in	Total Proposed
HABITABLE LIVING AREA: <i>Includes habitable basement areas</i>	2313 square feet	822 square feet	3135 square feet
NON- HABITABLE AREA: <i>Does not include covered porches or open structures</i>	421 square feet	0 square feet	411 square feet

LOT CALCULATIONS

NET LOT AREA:	10133 square feet
FRONT YARD HARDSCAPE AREA: <i>Hardscape area in the front yard setback shall not exceed 50%</i>	400 square feet (3.9 %)
LANDSCAPING BREAKDOWN:	Total hardscape area (existing and proposed): 1533 sq ft Existing softscape (undisturbed) area: 8600 sq ft New softscape (new or replaced landscaping) area: 0 sq ft <i>Sum of all three should equal the site's net lot area</i>

HOUSE DATA:

LOT AREA: 10,133 SQ.FT

EXISTING HOUSE DATA:

(E) HOUSE 1ST LEVEL: 1576 SQ.FT
(E) HOUSE 2ND LEVEL: 737 SQ.FT
(E) GARAGE: 421 SQ.FT
TOTAL: (1576+737+421)/10133 = 26.9%

PROPOSED HOUSE DATA:

(N) HOUSE 1ST LEVEL: 1997 SQ.FT (421 SQ.FT HABITABLE SPACE ADDITION)
(N) HOUSE 2ND LEVEL: 1138 SQ.FT (401 SQ.FT HABITABLE SPACE ADDITION)
(N) GARAGE: 411 SQ.FT
TOTAL: (1997+1138+411)/10133 = 34.99%

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SCOPE OF WORK:

1. ADDITION OF 421 SQ.FT LIVING SPACE TO THE FIRST LEVEL.
2. ADDITION OF 401 SQ.FT LIVING SPACE TO THE SECOND LEVEL.
3. REMODEL EXISTING KITCHEN AREA. INCLUDING NEW LAYOUT, CABINETRY, APPLIANCES AND ISLAND.
4. RELOCATE STAIRS GOING TO SECOND LEVEL. CREATING SPACE FOR NEW DINING, SITTING AND FORMAL FAMILY ROOM.
5. NEW GUEST ROOM ON FIRST LEVEL.
6. REMODEL SECOND LEVEL. OPENING SPACE FOR NEW MASTER BEDROOM, MASTER BATH AND LAUNDRY.
7. NEW ROOF FOR REMODELED SECOND LEVEL AND ENTRY AREA.

REV DATE

REV	DATE

SHEET TITLE:
ARCHITECTURAL COVER SHEET

PROJECT:
KHAN RESIDENCE
1634 DALLAS COURT,
LOS ALTOS, CA 94024
APN: 318-08-009

DATE:

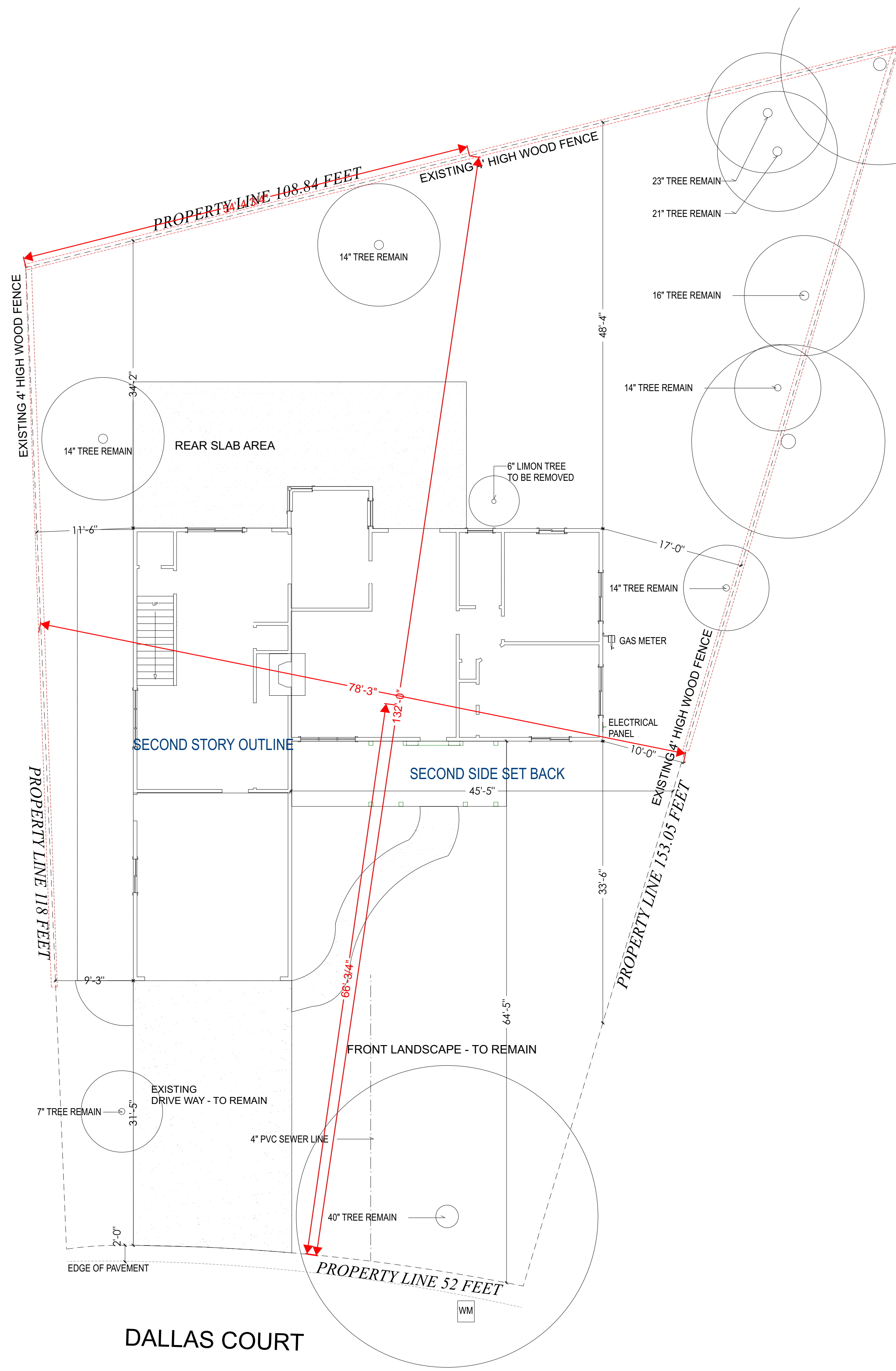
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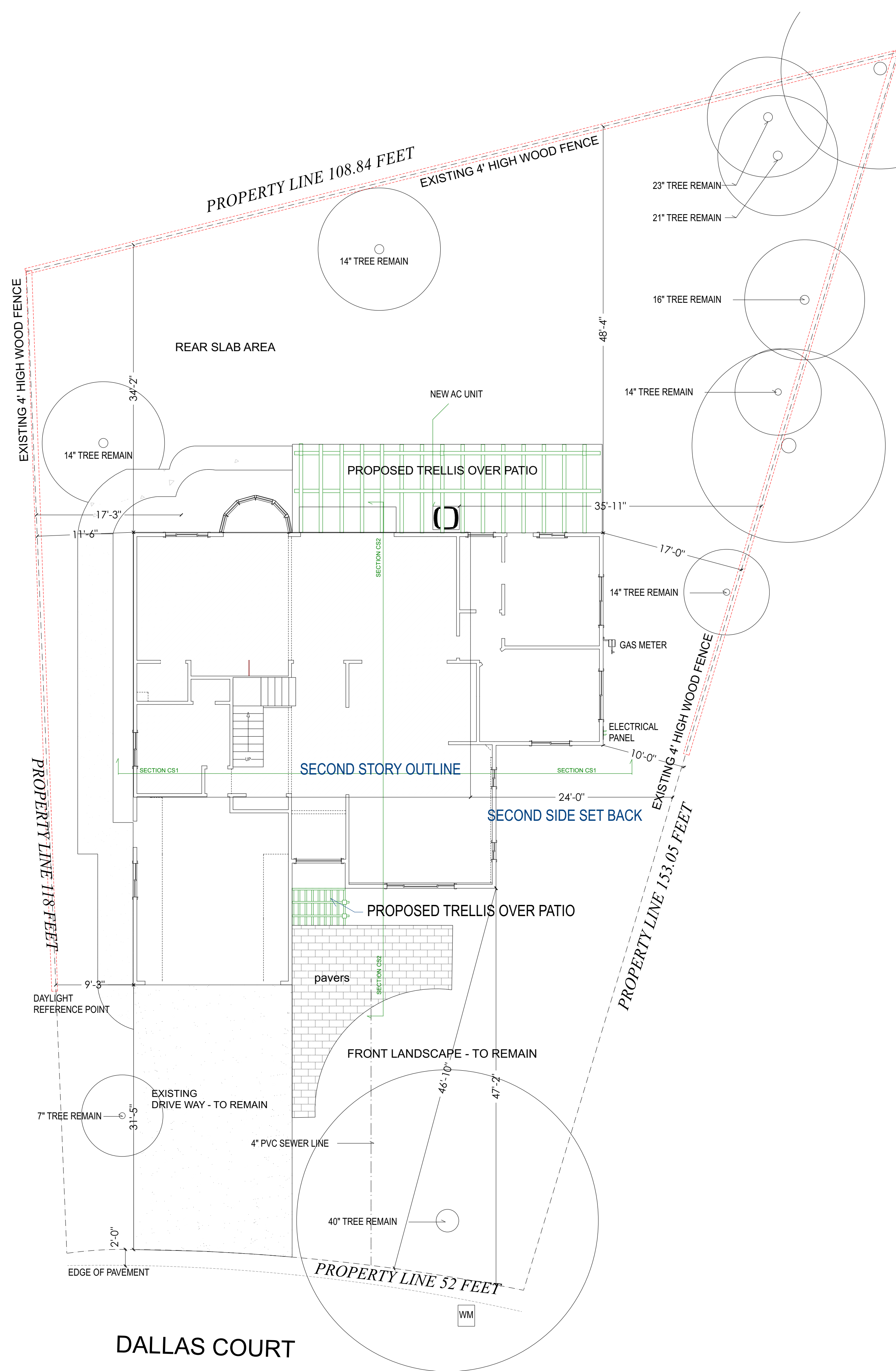
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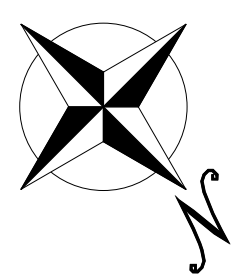
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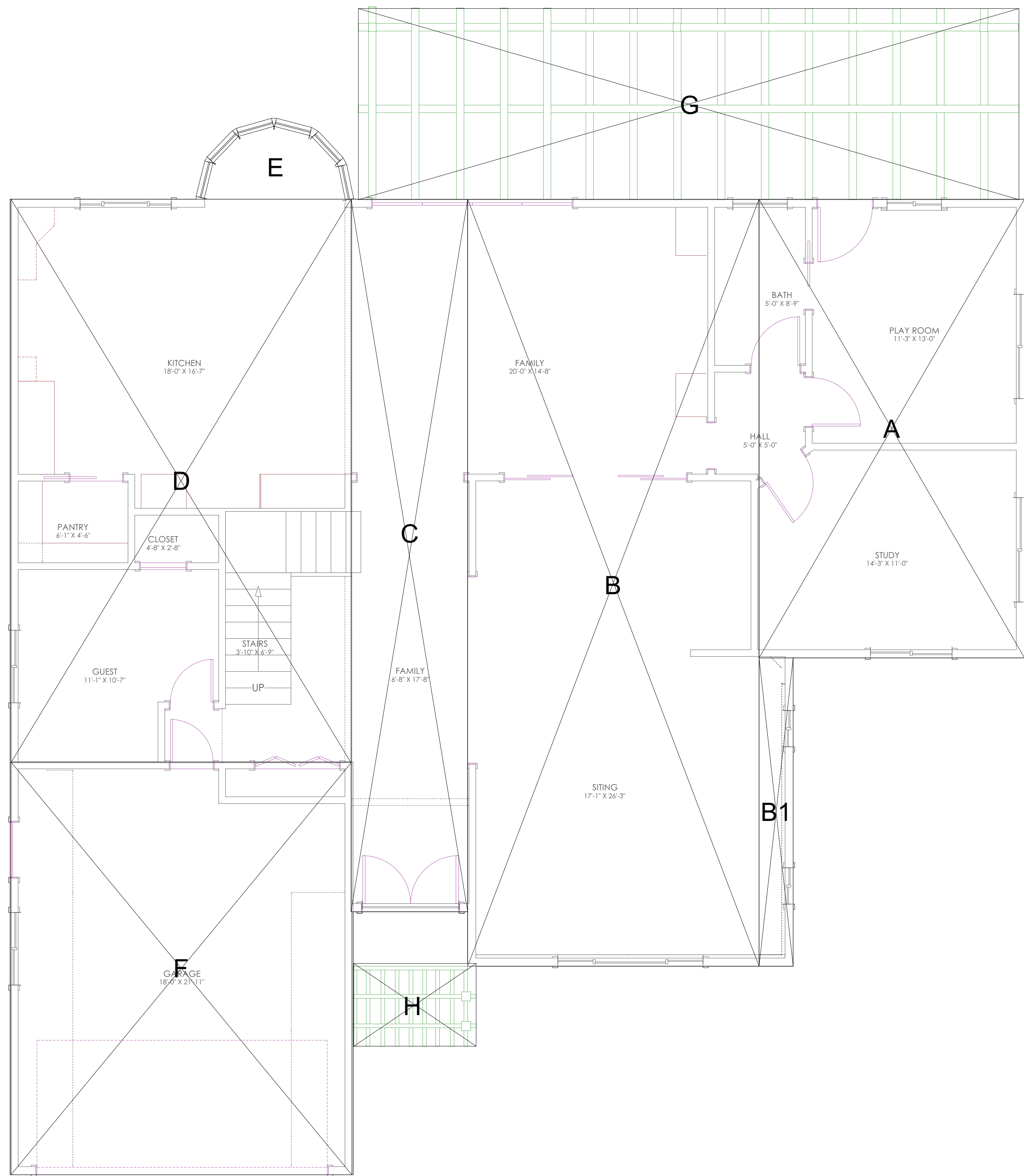


EXISTING SITE PLAN / SET BACKS
SCALE 1/8" = 1'



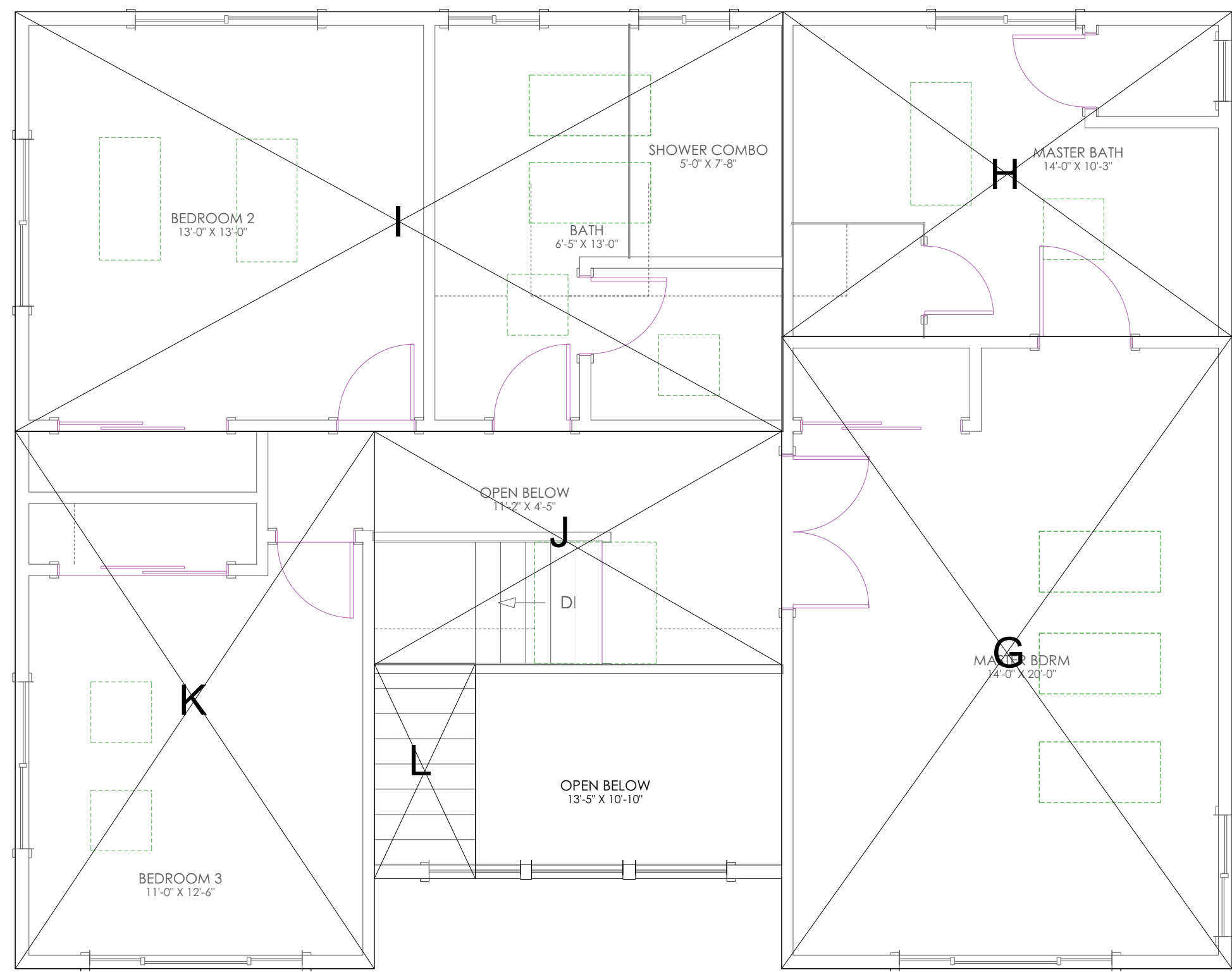
PROPOSED SITE PLAN / SET BACKS
SCALE 1/8" = 1'





SECTION	AREA
A	369 SQ.FT
B	710 SQ.FT
B1	32 SQ.FT
C	252 SQ.FT
D	588 SQ.FT
E	29 SQ.FT
F	428 SQ.FT
G	385 SQ.FT
H	28 SQ.FT
TOTAL	2821 SQ.FT

FAR PLAN - 1ST LEVEL
SCALE 1/4" = 1'



SECTION	AREA
G	308 SQ.FT
H	158 SQ.FT
I	345 SQ.FT
J	102 SQ.FT
K	202 SQ.FT
L	23 SQ.FT
TOTAL	1138 SQ.FT

FAR PLAN - 2ND LEVEL
SCALE 1/4" = 1'

TOTAL FLOOR AREA: 2408 + 1138 = 3546 SQ.FT/10,133 = 34.99%

TOTAL LOT COVERAGE: 2821 SQ.FT/10,133 = 27.83%

REV	DATE

SHEET TITLE:

FAR PLAN

PROJECT:

KHAN RESIDENCE
1634 DALLAS COURT,
LOS ALTOS, CA 94024
APN: 318-08-009

DATE:

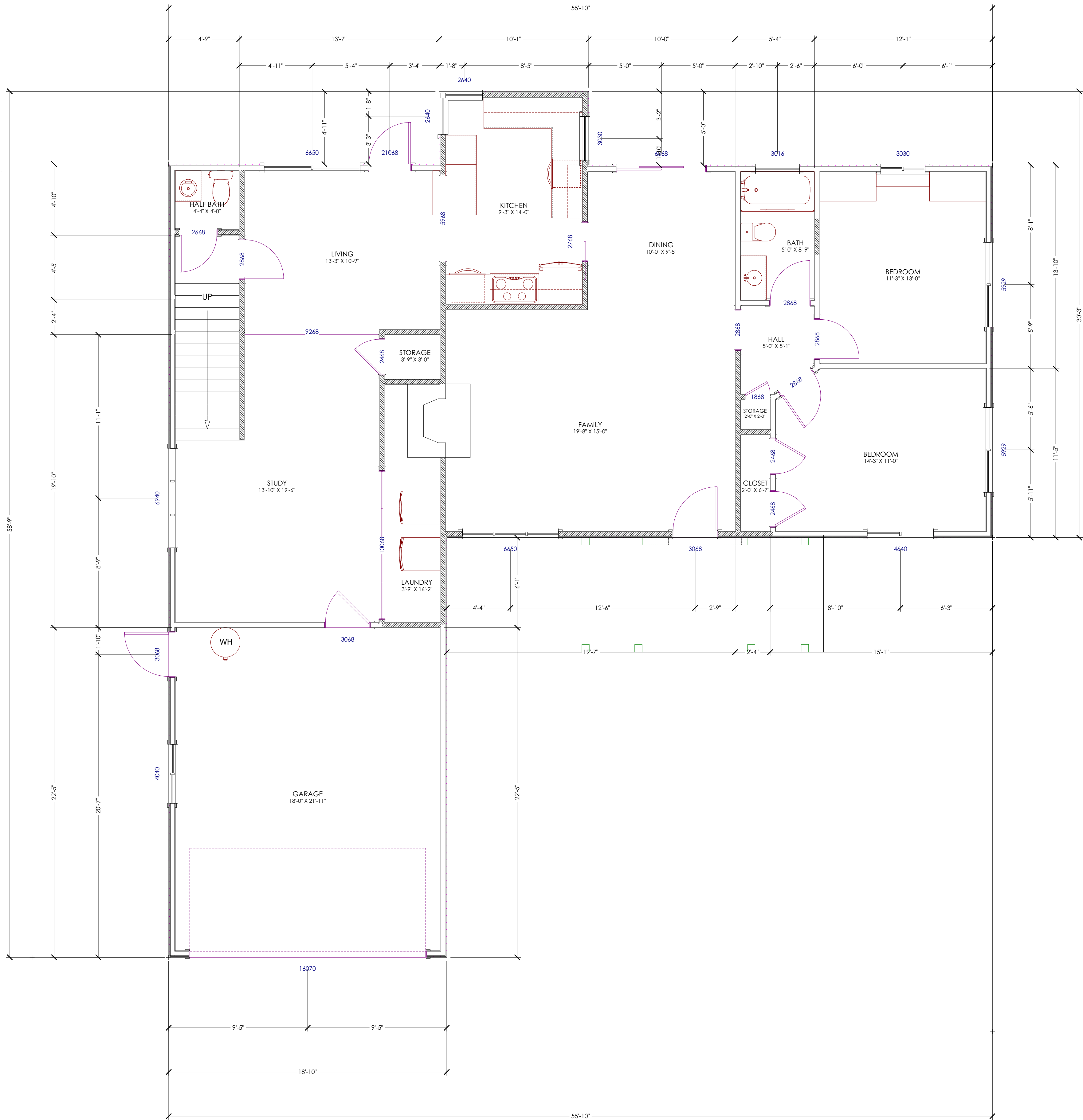
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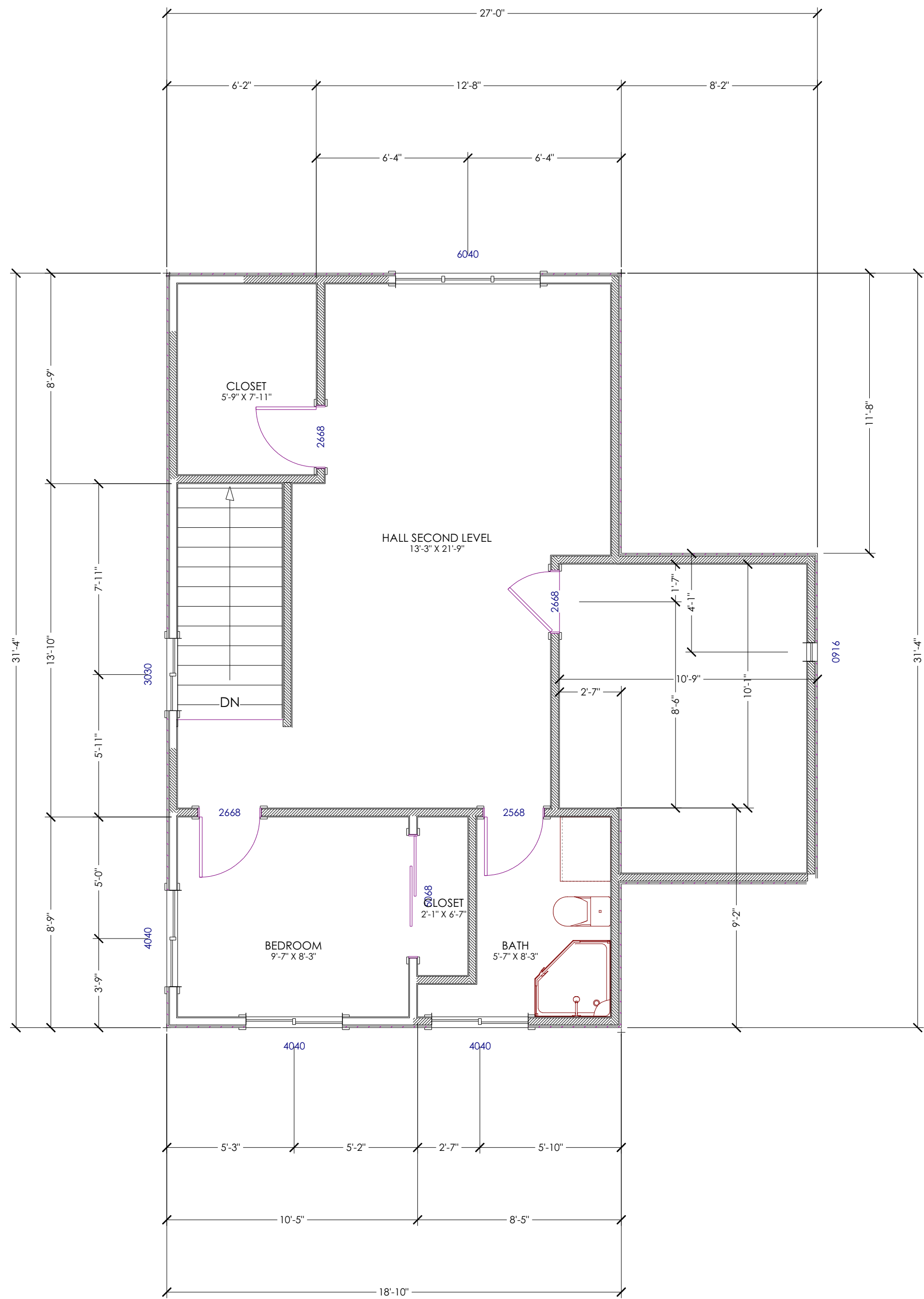
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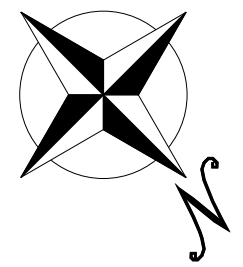
A-3



EXISTING 1ST LEVEL FLOOR PLAN
SCALE 1/4" = 1'



EXISTING 2ND LEVEL FLOOR PLAN
SCALE 1/4" = 1'



REV	DATE

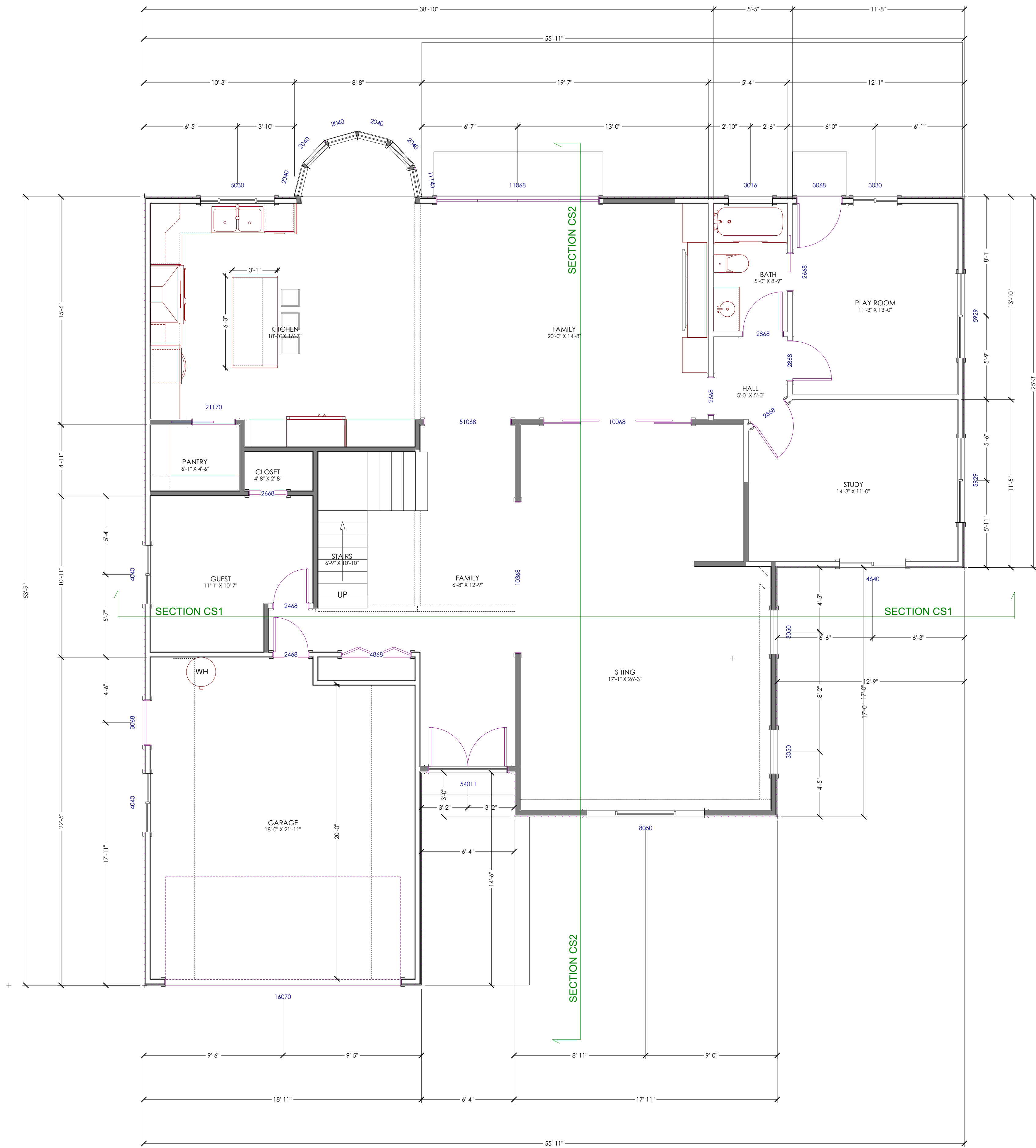
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PROJECT: KHAN RESIDENCE 1634 DALLAS COURT, LOS ALTOS, CA 94024 APN: 318-08-009

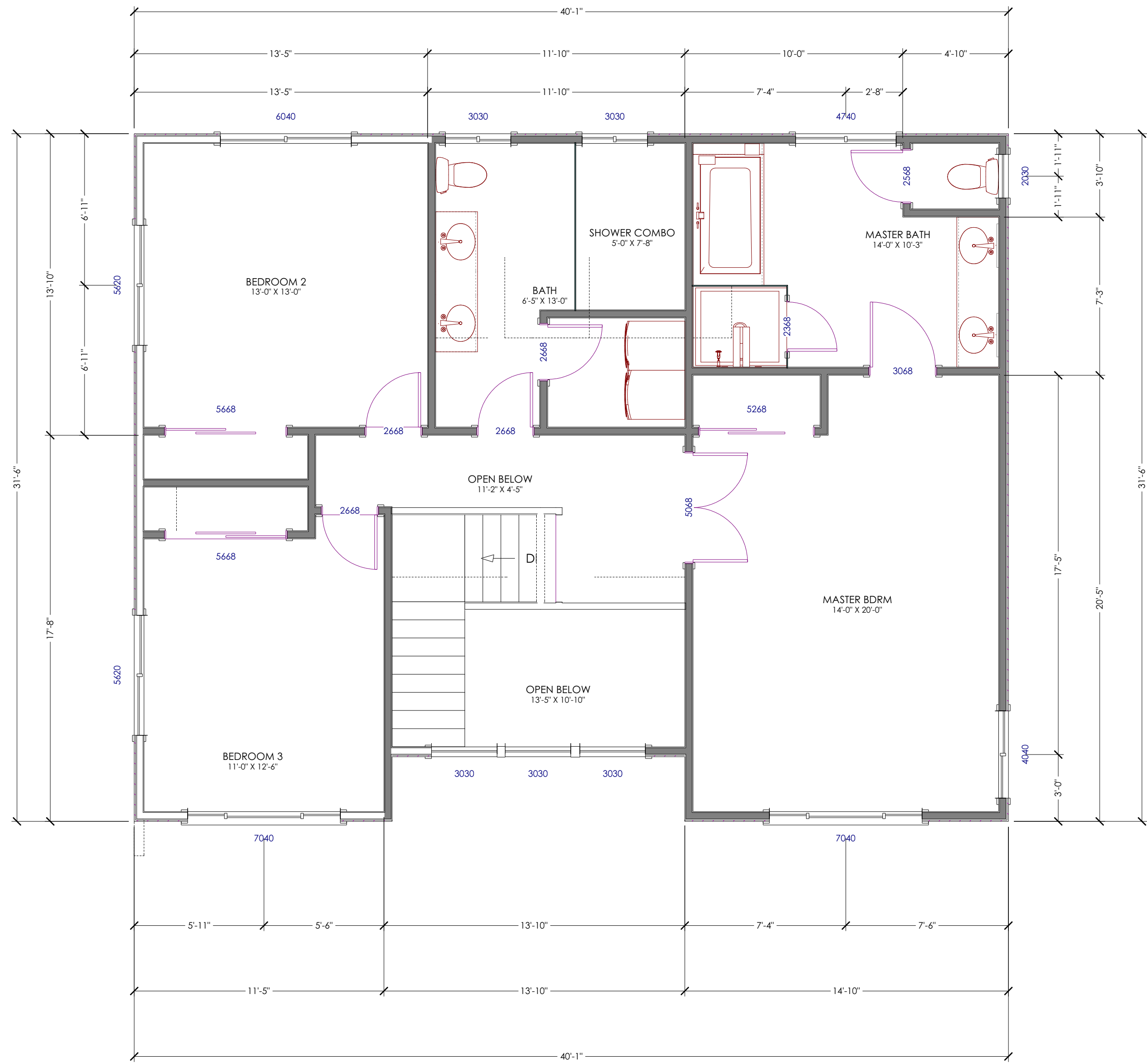
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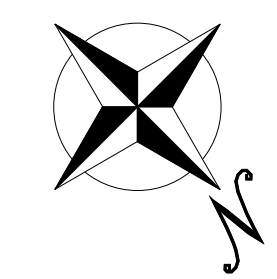
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PROPOSED 1ST LEVEL FLOOR PLAN
SCALE 1/4" = 1'



PROPOSED 2ND LEVEL FLOOR PLAN
SCALE 1/4" = 1'



REV	DATE

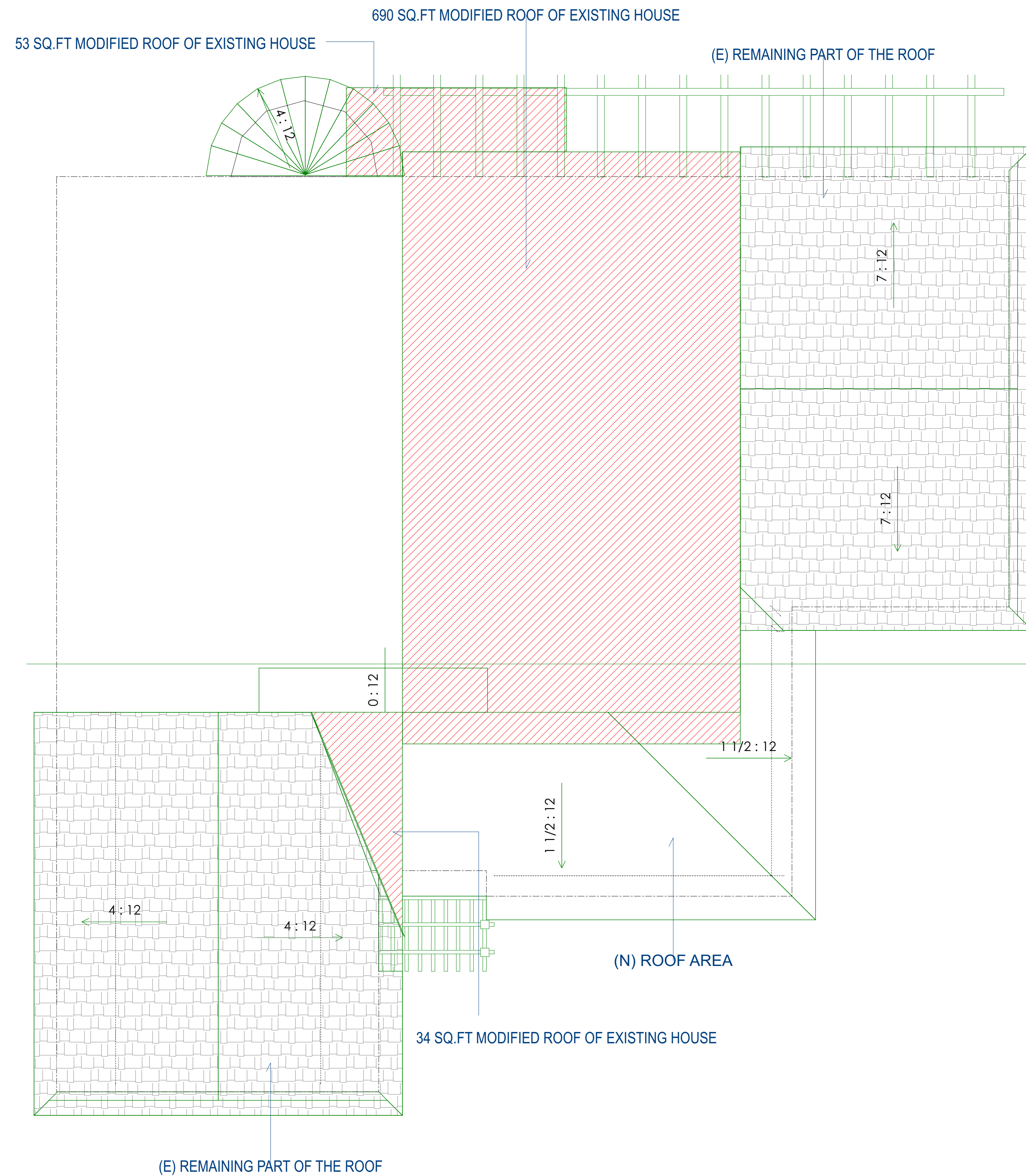
SHEET TITLE: PROPOSED FLOOR PLAN

PROJECT: KHAN RESIDENCE 1634 DALLAS COURT, LOS ALTOS, CA 94024 APN: 318-08-009

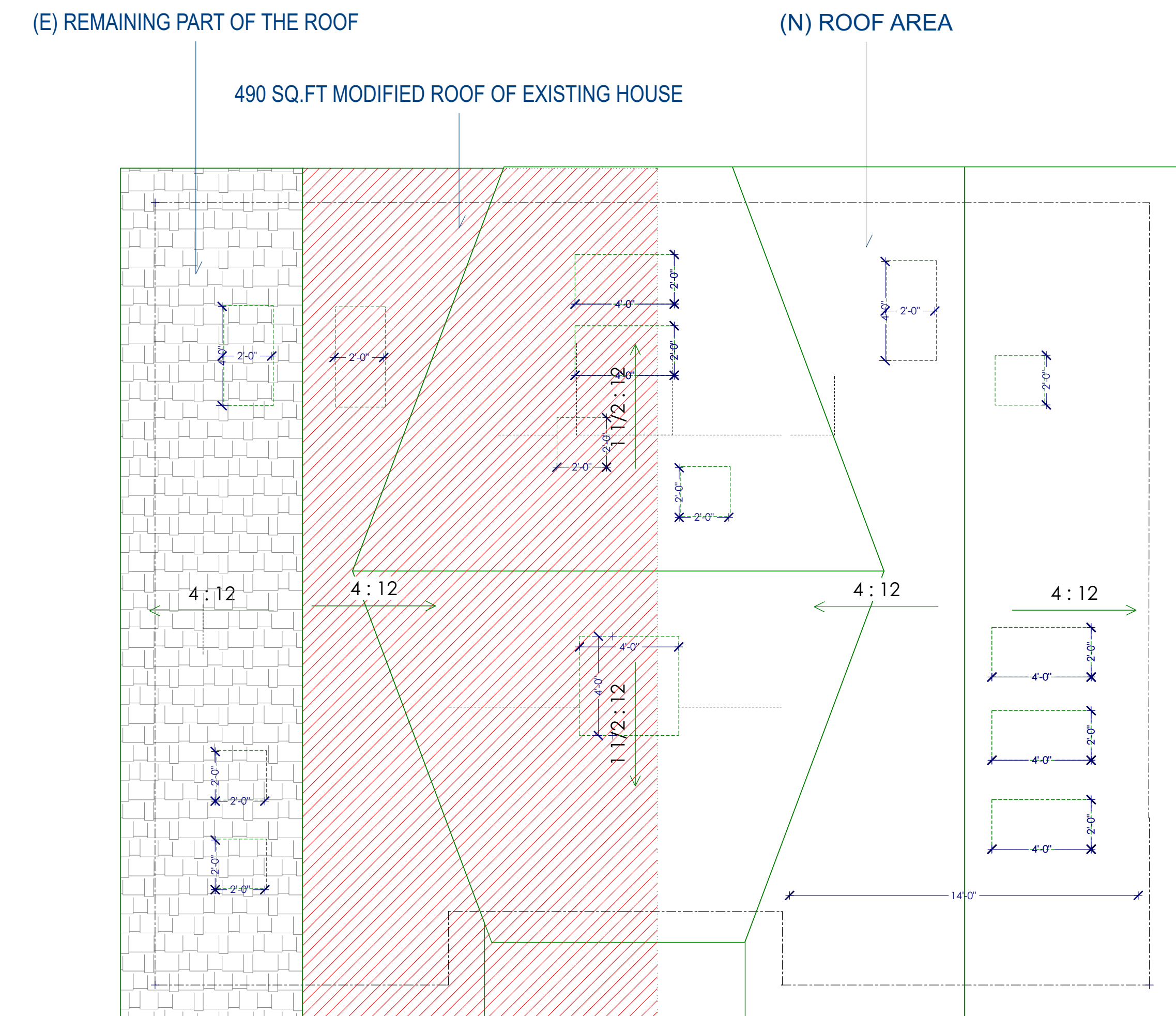
DATE: 11.13.2017

SCALE: AS NOTED

SHEET: A-5



PROPOSED 1ST LEVEL ROOF PLAN
SCALE 1/4" = 1'



ROOF DATA :

Existing Conditions :

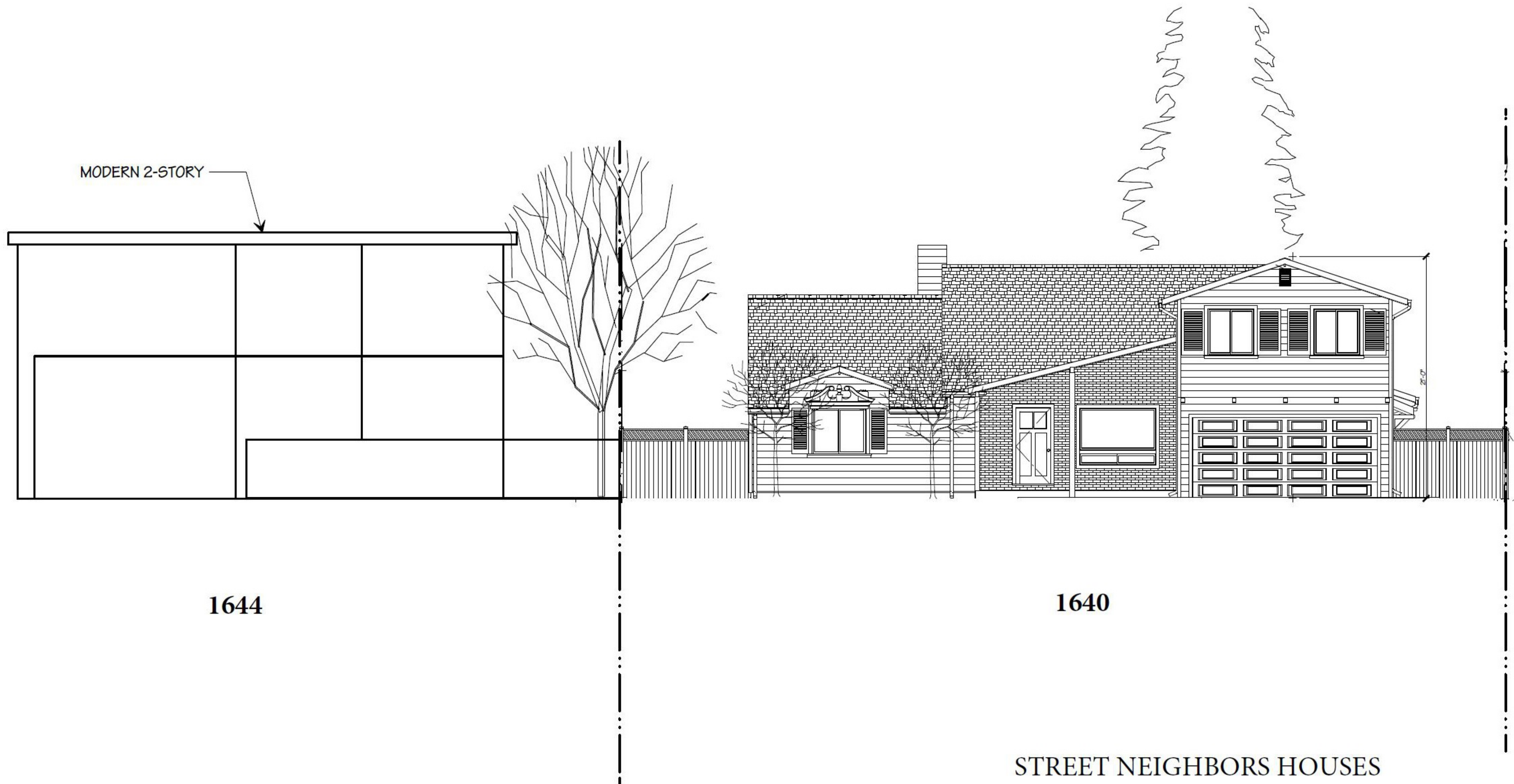
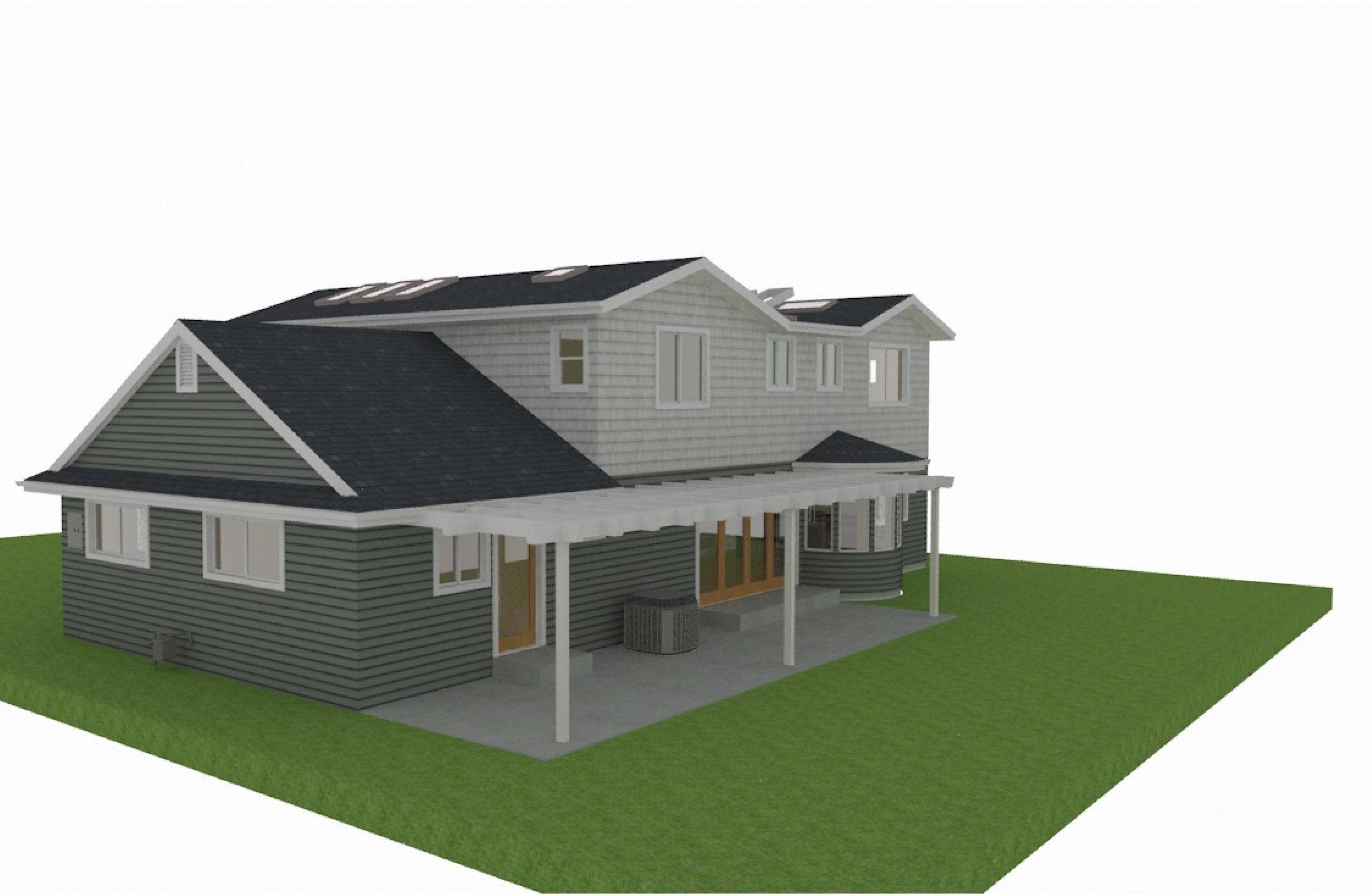
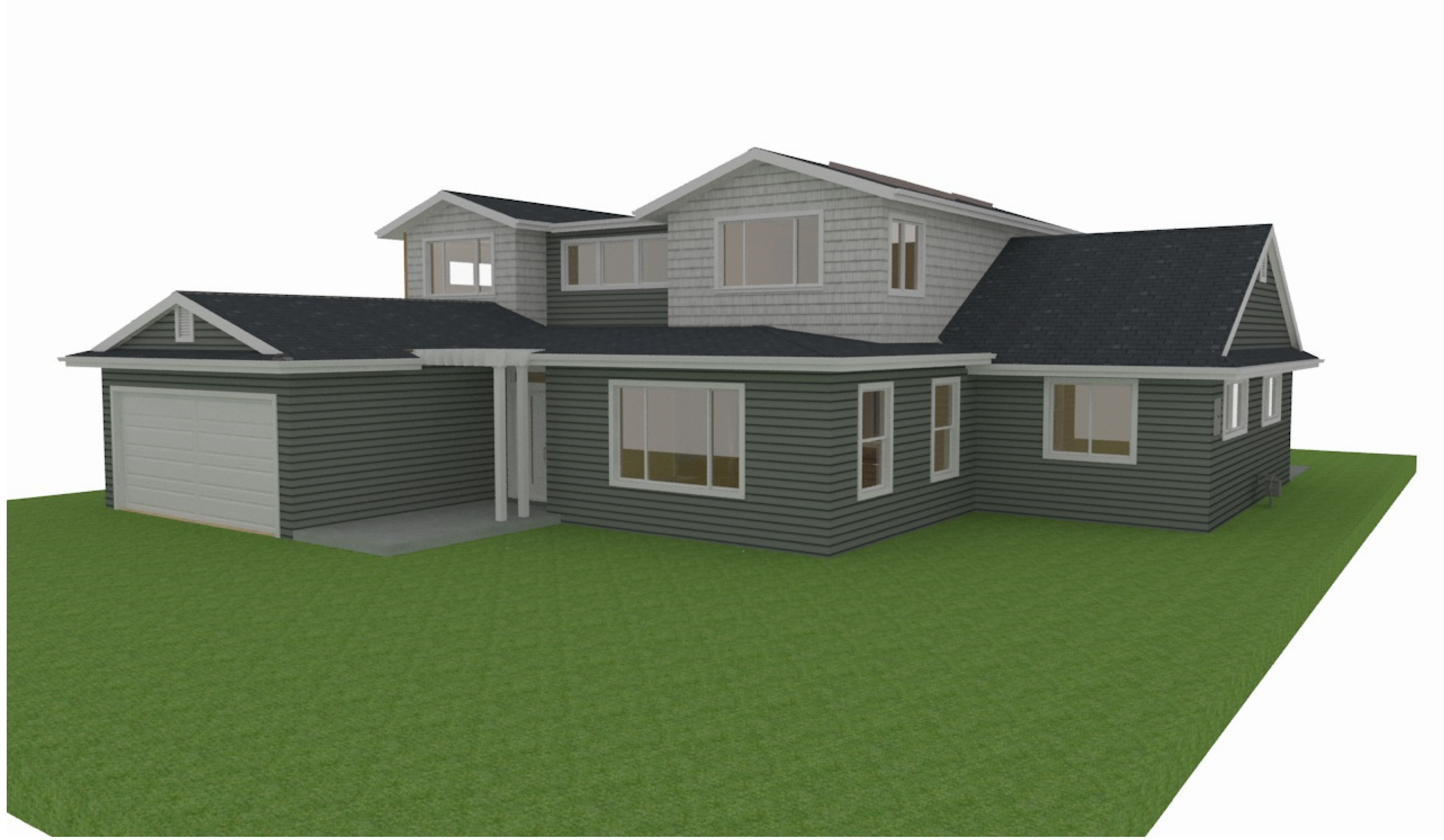
Existing First Level Roof Area:	1801	Sq.Ft
Existing Second Level Roof Area:	741	Sq.Ft

Total Roof Area: **1801+741 = 2542 Sq.Ft**

TOTAL AREA OF MODIFIED = 490 Sq.Ft Second Level
TOTAL AREA OF MODIFIED = 690+34+53 Sq.Ft First Level

50 % OF 2542 Sq.Ft = 1271 Sq.Ft ALLOWED MODIFIED/REPLACE
TOTAL MODIFIED/REPLACED = 490+690+34+53 = 1267 Sq.Ft < 1271 Sq.Ft OKAY

PROPOSED 2ND LEVEL ROOF PLAN
SCALE $1/4" = 1'$



REV	DATE

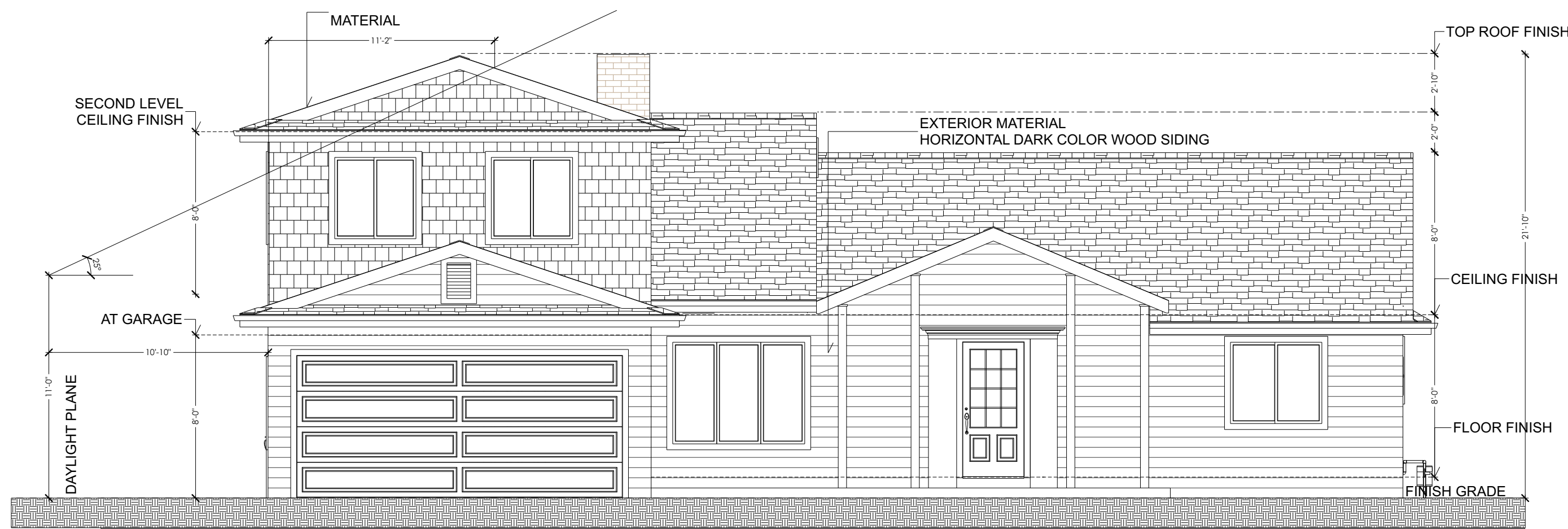
SHEET TITLE:
STREET SCAPE

PROJECT:
KHAN RESIDENCE
1634 DALLAS COURT,
LOS ALTOS, CA 94024
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11.13.2017

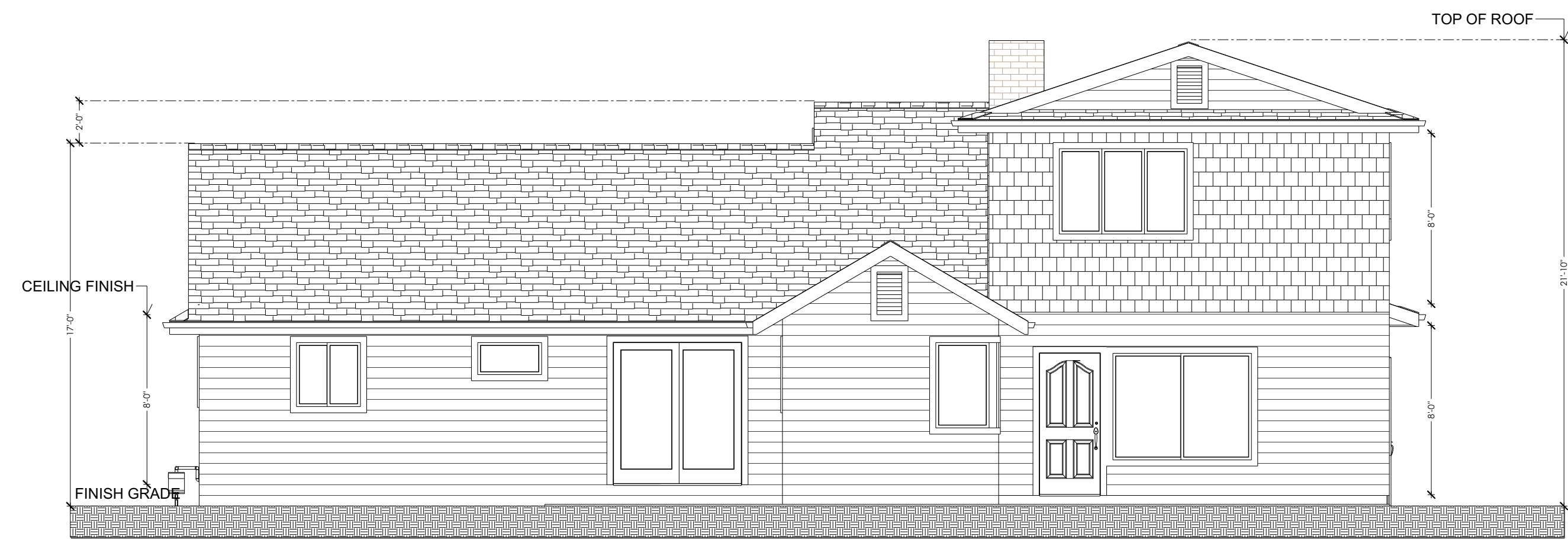
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A-7



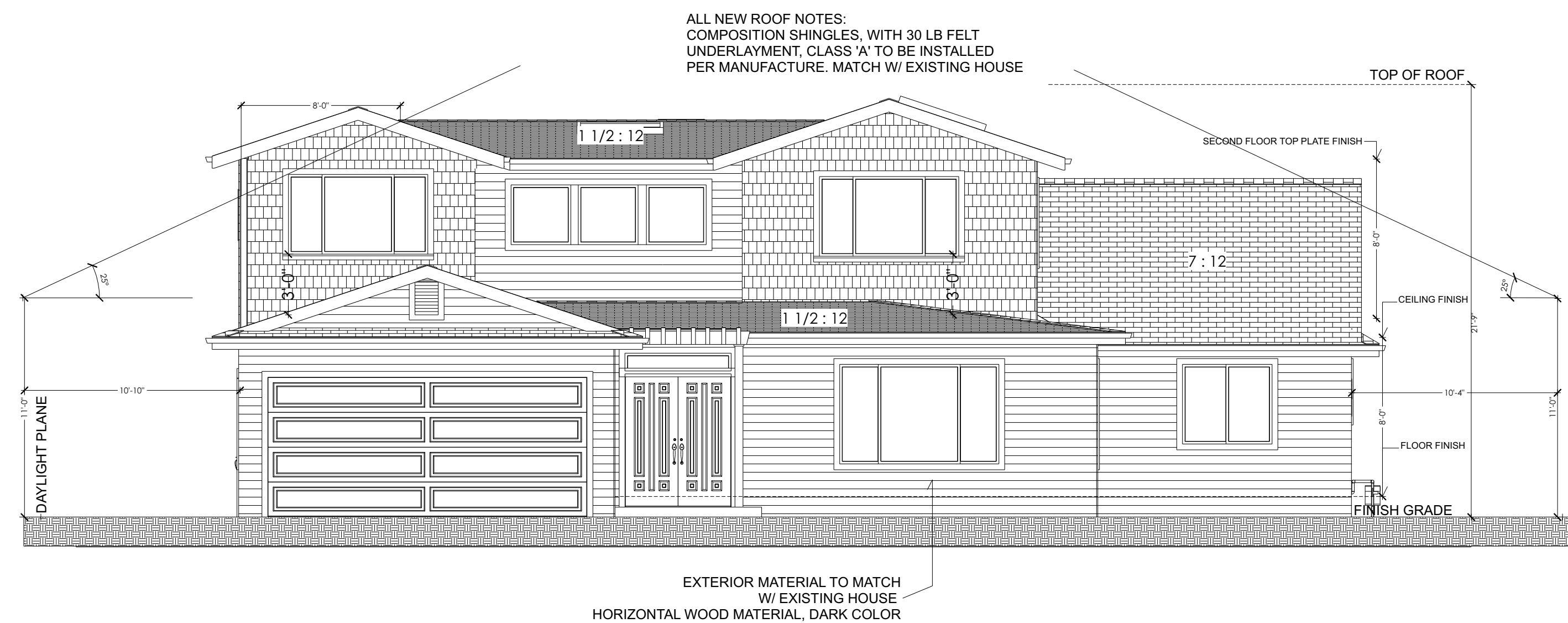
EXISTING FRONT ELEVATION

SCALE 1/6" = 1'



EXISTING REAR ELEVATION

SCALE 1/6" = 1'



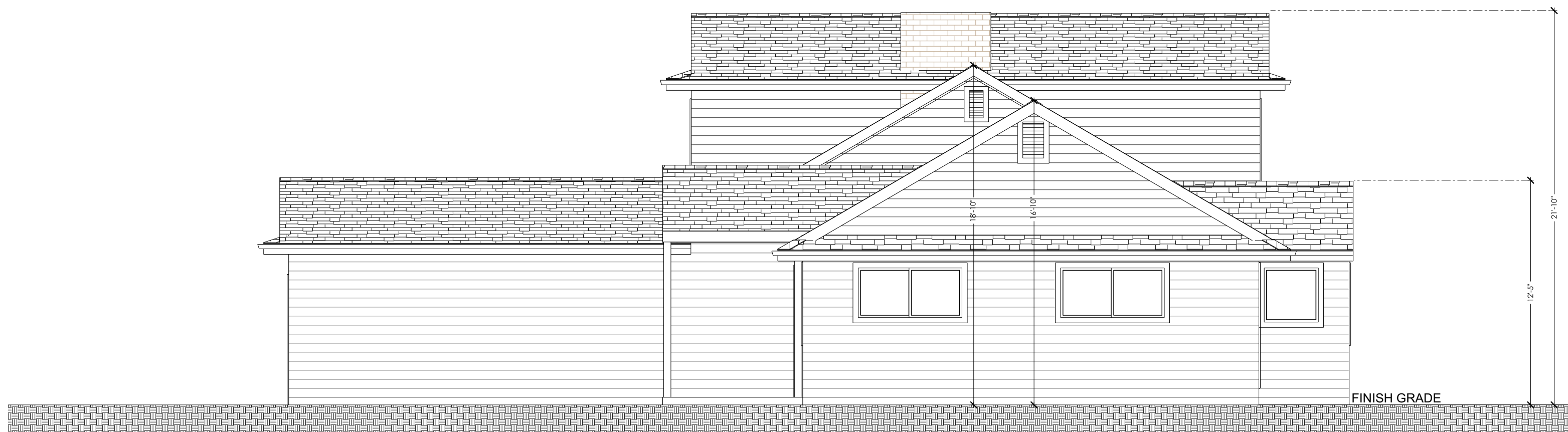
PROPOSED FRONT ELEVATION

SCALE 3/16" = 1'



PROPOSED REAR ELEVATION

SCALE 3/16" = 1'



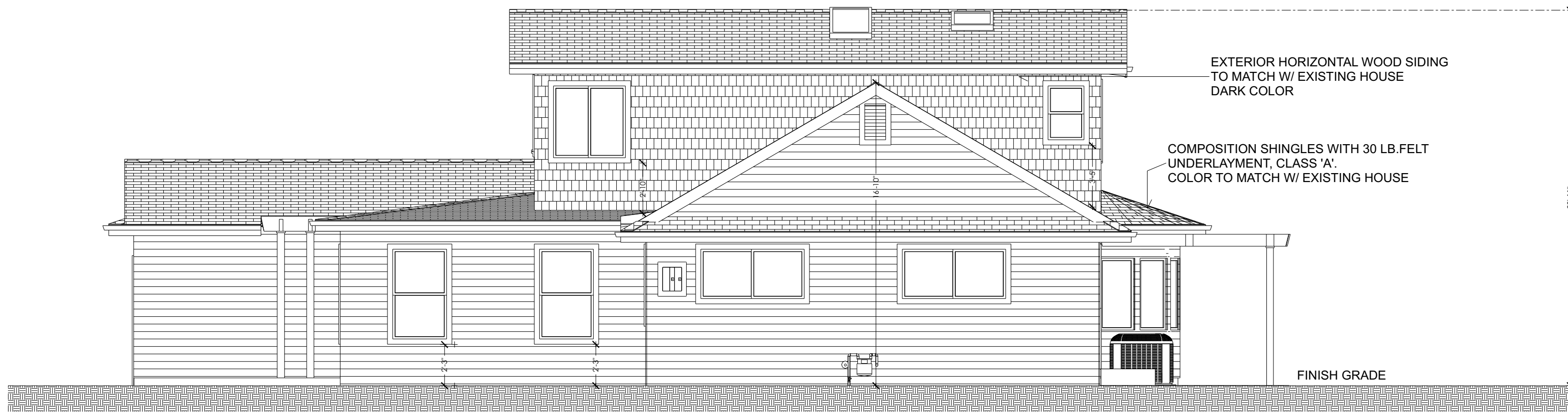
EXISTING RIGHT ELEVATION

SCALE 1/6" = 1'



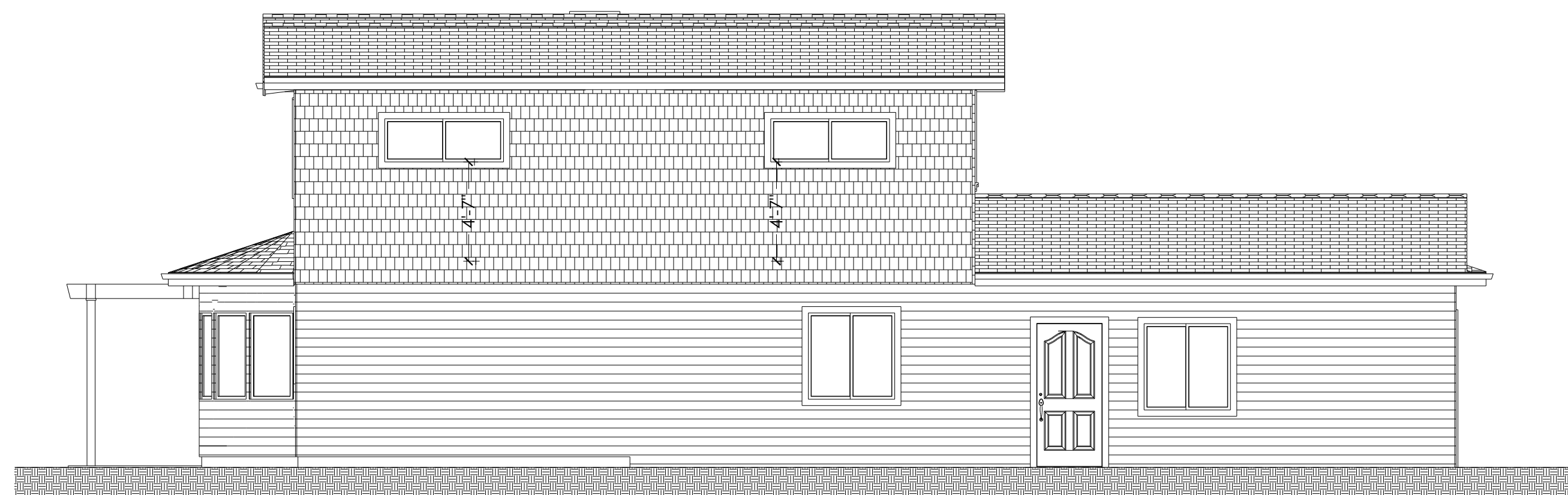
EXISTING LEFT ELEVATION

SCALE 1/6" = 1'



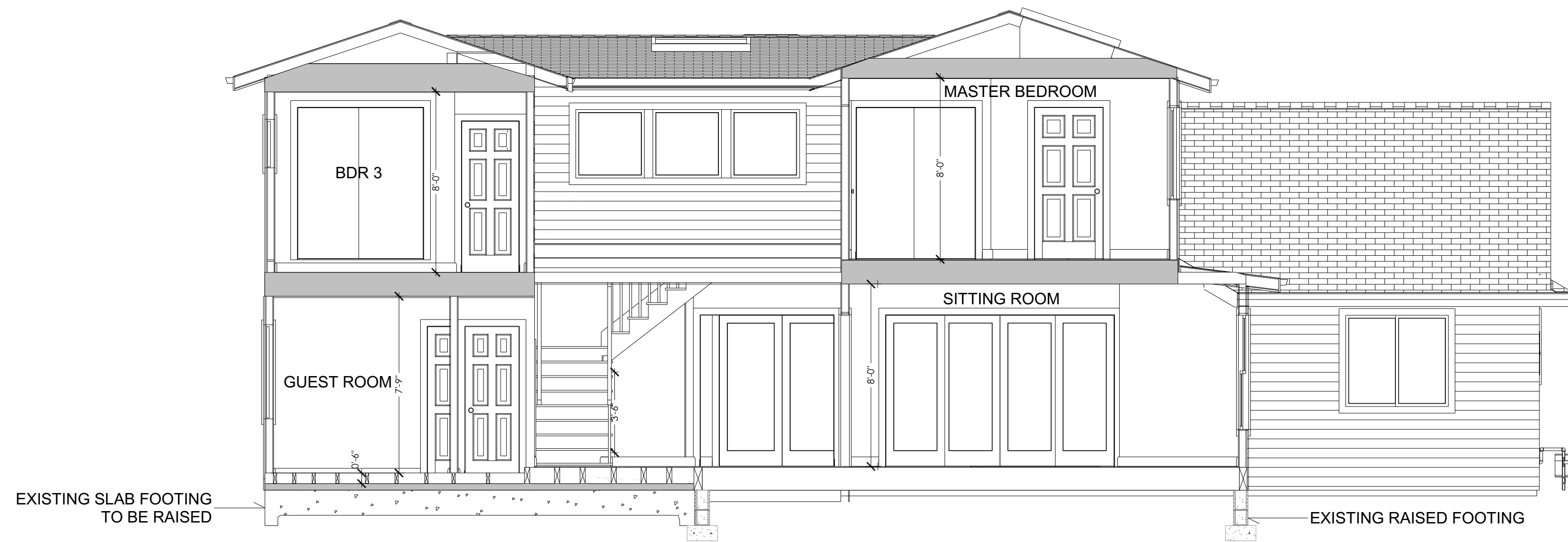
PROPOSED RIGHT ELEVATION

SCALE 3/16" = 1'

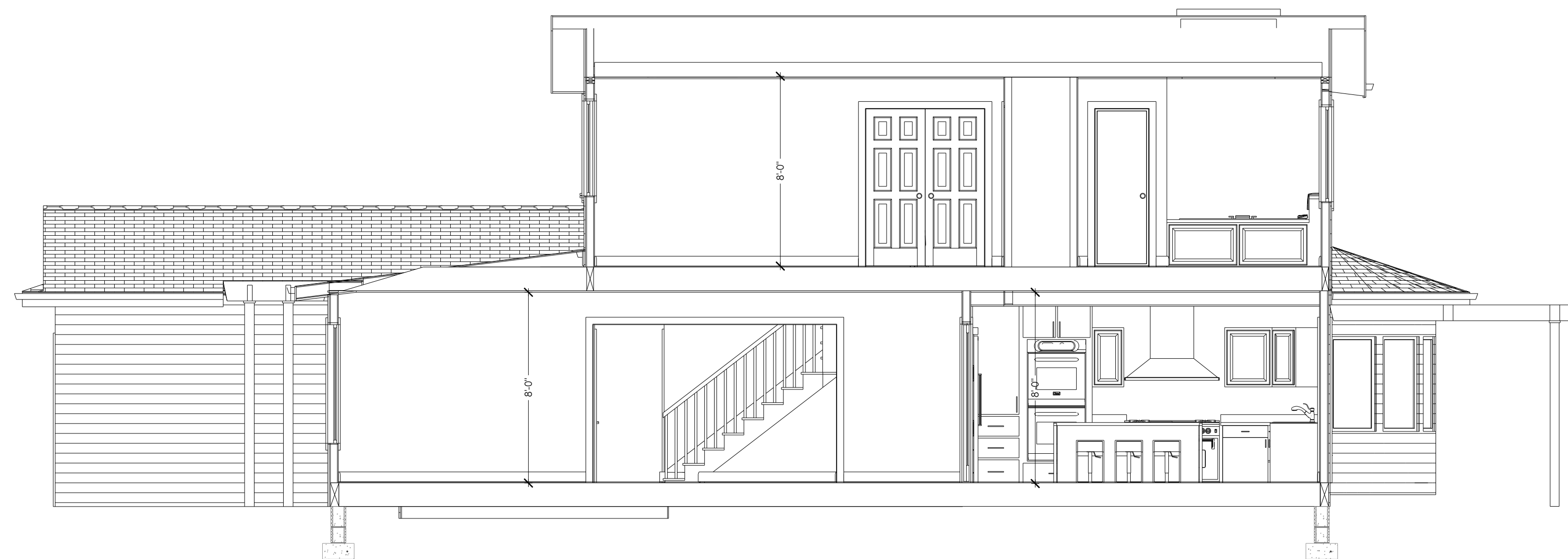


PROPOSED LEFT ELEVATION

SCALE 3/16" = 1'



SECTION LABEL CS1
SCALE 1/4" = 1'



SECTION LABEL CS2
SCALE 1/4" = 1'

REV	DATE

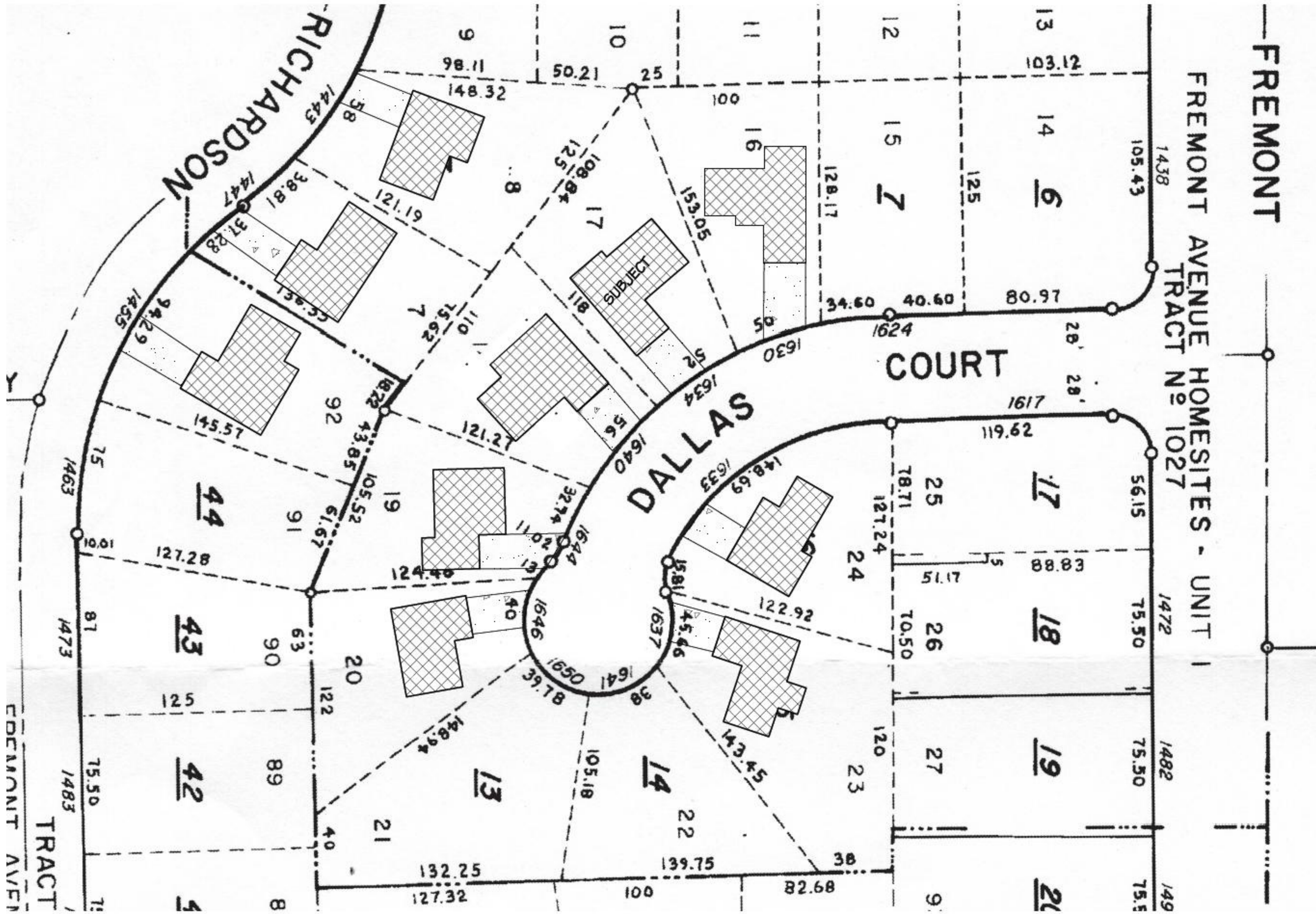
SHEET TITLE: CONTEXT MAP

PROJECT: KHAN RESIDENCE 1634 DALLAS COURT, LOS ALTOS, CA 94024 APN: 318-08-009

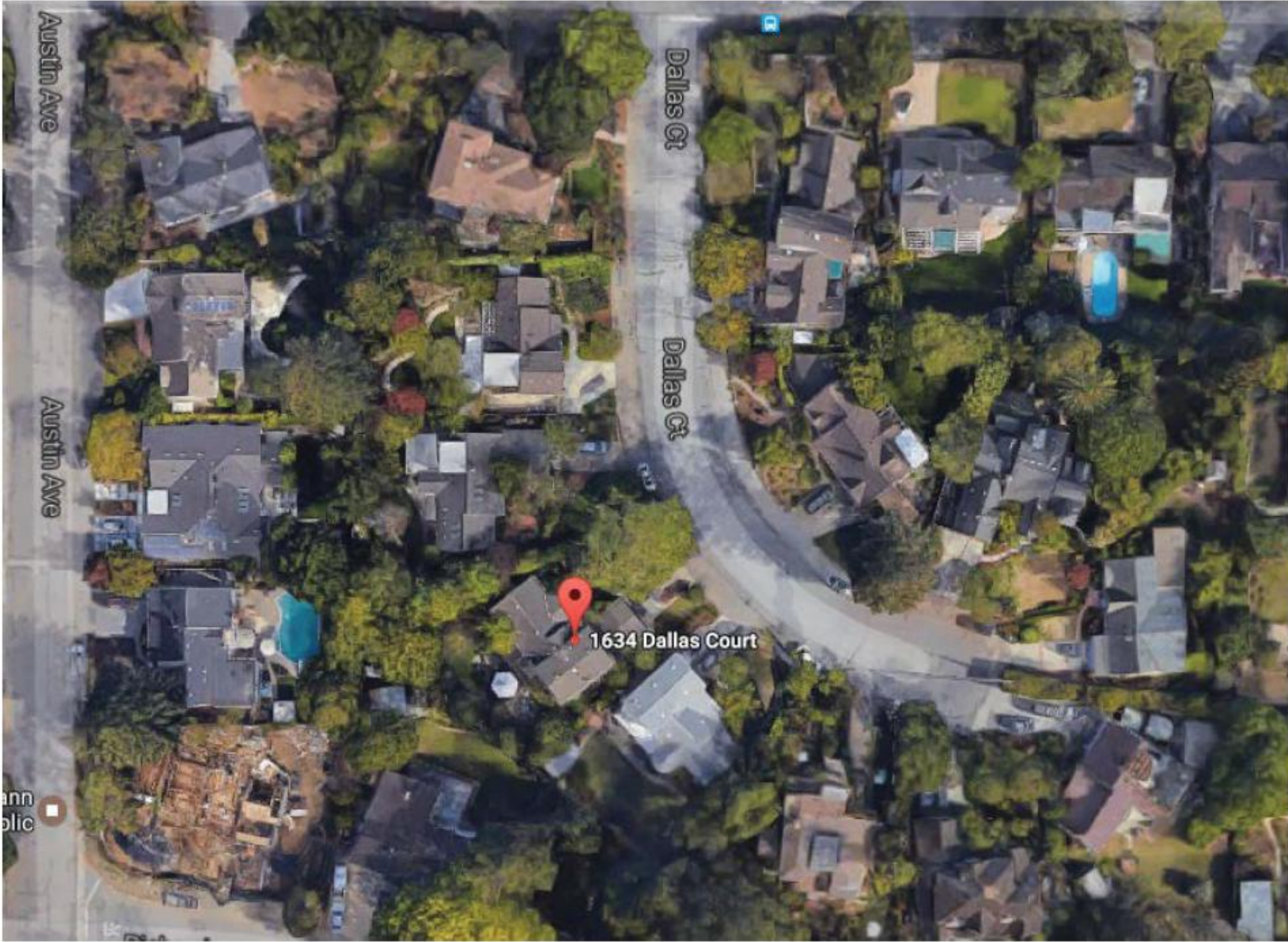
DATE: 11.13.2017

SCALE: AS NOTED

SHEET: A-11



CONTEXT MAP



GENERAL CONDITIONS

1. ALL CONSTRUCTION WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE SOILS AND/OR GEOTECHNICAL REPORT PROVIDED BY THE OWNER. THIS REPORT IS SUPPLEMENTED BY: 1) THESE PLANS AND SPECIFICATIONS, 2) THE COUNTY OF SANTA CLARA STANDARD DETAILS, 3) THE COUNTY OF SANTA CLARA STANDARD SPECS, 4) STATE OF CALIFORNIA STANDARD DETAILS, 5) STATE OF CALIFORNIA STANDARD SPECIFICATIONS. IN THE EVENT OF CONFLICT THE FORMER SHALL TAKE PRECEDENCE OVER THE LATTER. THE PERFORMANCE AND COMPLETION OF ALL WORK MUST BE TO THE SATISFACTION OF THE COUNTY.
2. DEVELOPER IS RESPONSIBLE FOR INSTALLATION OF THE IMPROVEMENTS SHOWN ON THESE PLANS AND HE OR HIS SUCCESSOR PROPERTY OWNERS ARE RESPONSIBLE FOR THEIR CONTINUED MAINTENANCE.
3. DEVELOPER SHALL BE RESPONSIBLE FOR CORRECTION OF ANY ERRORS OR OMISSIONS IN THESE PLANS. THE COUNTY SHALL BE AUTHORIZED TO REQUIRE DISCONTINUANCE OF ANY WORK AND SUCH CORRECTION AND MODIFICATION OF PLANS AS MAY BE NECESSARY TO COMPLY WITH COUNTY STANDARDS OR CONDITIONS OF DEVELOPMENT APPROVAL.
4. DEVELOPER SHALL OBTAIN ENCROACHMENT PERMITS FROM THE SANTA CLARA VALLEY WATER DISTRICT AND CALIFORNIA DEPARTMENT OF TRANSPORTATION WHERE NEEDED. COPIES OF THESE PERMITS SHALL BE KEPT AT THE JOB SITE FOR REVIEW BY THE COUNTY'S INSPECTOR.
5. DEVELOPER SHALL REMOVE OR TRIM ALL TREES TO PROVIDE AN UNOBSTRUCTED FIFTEEN (15) FOOT VERTICAL CLEARANCE FOR ROADWAY AREA.
6. THIS PLAN AUTHORIZES THE REMOVAL OF ONLY THOSE TREES WITH TRUNK DIAMETERS GREATER THAN 12 INCHES MEASURED 4.5 FEET ABOVE THE GROUND THAT ARE SHOWN TO BE REMOVED UNLESS AN AMENDED PLAN IS APPROVED OR A SEPARATE TREE REMOVAL PERMIT IS OBTAINED FROM THE PLANNING OFFICE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT REMOVAL OF ADDITIONAL TREES HAS BEEN PERMITTED.
7. DEVELOPER SHALL PROVIDE ADEQUATE DUST CONTROL AS REQUIRED BY THE COUNTY INSPECTOR.
8. ALL PERSONS MUST COMPLY WITH SECTION 4442 OF THE PUBLIC RESOURCES CODE AND SECTION 13005 OF THE HEALTH AND SAFETY CODE RELATING TO THE USE OF SPARK ARRESTERS.
9. UPON DISCOVERING OR UNEARTHING ANY BURIAL SITE AS EVIDENCED BY HUMAN SKELETAL REMAINS OR ARTIFACTS, THE PERSON MAKING SUCH DISCOVERY SHALL IMMEDIATELY NOTIFY THE COUNTY CORONER AT (408) 454-2520 AND LAND DEVELOPMENT ENGINEERING OFFICE AT (408) 299-5730. NO FURTHER DISTURBANCE OF THE SITE MAY BE MADE EXCEPT AS AUTHORIZED BY THE LAND DEVELOPMENT OFFICE IN ACCORD WITH PROVISIONS OF THIS ORDINANCE (COUNTY ORDINANCE CODE SECTION B6-18).
10. THESE PLANS ARE FOR THE WORK DESCRIBED IN THE SCOPE OF WORK ONLY. A SEPARATE PERMIT WILL BE REQUIRED FOR THE SEPTIC LINE CONSTRUCTION.
11. ANY DEVIATION FROM THESE APPROVED PLANS SHALL BE RE-APPROVED IN WRITING BY THE COUNTY ENGINEER PRIOR TO CONSTRUCTION.

STORM DRAINAGE

- 1.DEVELOPER IS RESPONSIBLE FOR ALL NECESSARY DRAINAGE FACILITIES WHETHER SHOWN ON THE PLANS OR NOT AND HE OR HIS SUCCESSOR PROPERTY OWNERS ARE RESPONSIBLE FOR THE ADEQUACY AND CONTINUED MAINTENANCE OF THESE FACILITIES IN A MANNER WHICH WILL PRECLUDE ANY HAZARD TO LIFE, HEALTH, OR DAMAGE TO ADJOINING PROPERTY.
- 2.DROP INLETS SHALL BE COUNTY STANDARD TYPE 5 UNLESS OTHERWISE NOTED ON THE PLANS. THE DEVELOPER'S ENGINEER SHALL BE RESPONSIBLE FOR THE PROPER LOCATION OF DROP INLETS. WHERE STREET PROFILE GRADE EXCEEDS 6% DROP INLETS SHALL BE SET AT 500 ANGLE CURB LINE TO ACCEPT WATER OR AS SHOWN ON THE PLANS.
- 3.WHERE CULVERTS ARE INSTALLED THE DEVELOPER SHALL BE RESPONSIBLE FOR GRADING THE OUTLET DITCH TO DRAIN TO AN EXISTING SWALE OR TO AN OPEN AREA FOR SHEET FLOW.
- 4.UPON INSTALLATION OF DRIVEWAY CONNECTIONS, PROPERTY OWNERS SHALL PROVIDE FOR THE UNINTERRUPTED FLOW OF WATER IN ROADSIDE DITCHES.
- 5.THE COUNTY ENGINEERING INSPECTOR SHALL INSPECT UNDERGROUND DRAINAGE IMPROVEMENTS PRIOR TO BACKFILL.

SANITARY SEWER

- 1.ALL MATERIALS AND METHODS OF CONSTRUCTION OF SANITARY SEWERS SHALL CONFORM TO THE SPECIFICATIONS OF THE JURISDICTION INVOLVED. INSPECTION OF SANITARY SEWER WORK SHALL BE DONE BY SAID JURISDICTION.

CONSTRUCTION STAKING

- 1.THE DEVELOPER'S ENGINEER IS RESPONSIBLE FOR THE INITIAL PLACEMENT AND REPLACEMENT OF CONSTRUCTION GRADE STAKES. THE STAKES ARE TO BE ADEQUATELY IDENTIFIED, LOCATED, STABILIZED, ETC. FOR THE CONVENIENCE OF CONTRACTORS. LATERAL OFFSET OF STAKES SET FOR CURBS AND GUTTERS SHALL NOT EXCEED 2 1/2 FEET FROM BACK OF CURB.
- 2.ANY PROPERTY LINE STAKES OR ROAD MONUMENTS DISTURBED DURING CONSTRUCTION SHALL BE REPLACED BY DEVELOPER'S ENGINEER AND LICENSED LAND SURVEYOR.
- 3.PROPERTY LINE STAKING MUST BE PERFORMED BY THE PROJECT ENGINEER OR LAND SURVEYOR TO ESTABLISH OR RE-ESTABLISH THE PROJECT BOUNDARY AND SHALL BE INSPECTED BY THE COUNTY INSPECTOR PRIOR TO THE BEGINNING OF THE WORK.
- 4.PROPER CONSTRUCTION STAKES SHALL BE SET IN THE FIELD BY THE PROJECT ENGINEER OR LAND SURVEYOR AND VERIFIED BY THE COUNTY INSPECTOR PRIOR TO THE COMMENCEMENT OF GRADING.

SITE PREPARATION (CLEARING AND GRUBBING)

- 1.EXISTING TREES AUTHORIZED FOR REMOVAL, ROOTS, AND FOREIGN MATERIAL IN AREAS TO BE IMPROVED WILL BE REMOVED TO AN AUTHORIZED DISPOSAL SITE AS FOLLOWS:

A) TO A MINIMUM DEPTH OF TWO FEET BELOW THE FINISHED GRADE OF PROPOSED ROADWAYS (EITHER PRIVATE OR TO BE DEDICATED TO PUBLIC USE)

B) FROM AREAS AFFECTED BY THE PROPOSED GRADING EXCEPT WHERE NOTED ON THE PLANS.
- 2.IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO MOVE OR RELOCATE UTILITY POLES AND OTHER OBSTRUCTIONS IN THE WAY OF CONSTRUCTION.

UTILITY LOCATION, TRENCHING & BACKFILL

- 1.CONTRACTOR SHALL NOTIFY USA (UNDERGROUND SERVICE ALERT) AT 1-800-277-2600 A MINIMUM OF 24 HOURS BEFORE BEGINNING UNDERGROUND WORK FOR VERIFICATION OF THE LOCATION OF UNDERGROUND UTILITIES.
- 2.ACCURATE VERIFICATION AS TO SIZE, LOCATION, AND DEPTH OF EXISTING UNDERGROUND CONDUITS OR FACILITIES SHALL BE THE INDIVIDUAL CONTRACTORS RESPONSIBILITY. PLAN LOCATIONS ARE APPROXIMATE AND FOR GENERAL INFORMATION ONLY.
- 3.ALL UNDERGROUND INSTALLATIONS SHALL BE IN PLACE AND THE TRENCH BACKFILLED AND COMPACTED BEFORE PLACING AGGREGATE BASE MATERIAL OR SURFACE STRUCTURES. SURFACING MAY BE DONE IF THE UTILITY COMPANY CONCERNED INDICATES BY LETTER THAT IT WILL BORE. UNLESS SPECIFICALLY AUTHORIZED BY THE COUNTY, GAS AND WATER MAINS SHALL BE INSTALLED OUTSIDE THE PAVED AREAS.
- 4.TRENCH BACKFILL IN EXISTING PAVEMENT AREAS SHALL BE SAND MATERIAL IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF THE STATE SPECIFICATIONS. THE STRUCTURAL SECTION FOR TRENCH REPLACEMENT SHALL CONSIST OF NOT LESS THAN 12 INCHES OF APPROVED AGGREGATE BASE MATERIAL COMPACTED TO A RELATIVE COMPACTION OF AT LEAST 95% AND 4 INCHES OF HOT ASPHALT CONCRETE PLACED IN TWO LIFTS. TRENCH RESTORATION FOR HIGHER TYPE PAVEMENTS SHALL BE MADE IN KIND OR AS DIRECTED BY THE COUNTY.
- 5.TRENCH BACKFILL IN NEW CONSTRUCTION AREAS SHALL BE SAND MATERIAL COMPACTED TO A RELATIVE COMPACTION OF AT LEAST 90%. THE REQUIREMENT FOR SELECT MATERIAL MAY BE WAIVED BY COUNTY IF THE NATIVE SOIL IS SUITABLE FOR USE AS TRENCH BACKFILL BUT THE COMPACTION REQUIREMENTS WILL NOT BE THEREBY WAIVED.
- 6.BACKFILL AND TRENCH RESTORATION REQUIREMENTS SHALL APPLY AS MINIMUM STANDARDS TO ALL UNDERGROUND FACILITIES INSTALLED BY OTHER FIRMS OR PUBLIC AGENCIES.

AIR QUALITY, LANDSCAPING AND EROSION CONTROL

- 1.WATER ALL ACTIVE CONSTRUCTION AREAS AT LEAST TWICE DAILY.
- 2.COVER ALL TRUCKS HAULING SOIL, SAND, AND OTHER LOOSE MATERIALS OR REQUIRE ALL TRUCKS TO MAINTAIN AT LEAST TWO FEET OF FREEBOARD.
- 3.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.
- 4.SWEEP DAILY (WITH WATER SWEEPERS) ALL PAVED ACCESS ROADS, PARKING AREAS AND STAGING AREAS AT CONSTRUCTION SITES. THE USE OF DRY POWDER SWEEPING IS PROHIBITED.
- 5.SWEEP STREETS DAILY (WITH WATER SWEEPERS) IF VISIBLE SOIL MATERIAL IS CARRIED ONTO ADJACENT PUBLIC STREETS. THE USE OF DRY POWDER SWEEPING IS PROHIBITED.
- 6.ALL CONSTRUCTION VEHICLES, EQUIPMENT AND DELIVERY TRUCKS SHALL HAVE A MAXIMUM IDLING TIME OF 5 MINUTES (AS REQUIRED BY THE CALIFORNIA AIRBORNE TOXIC CONTROL MEASURE TITLE 13, SECTION 2485 OF CALIFORNIA CODE OF REGULATIONS (CCR)). ENGINES SHALL BE SHUT OFF IF CONSTRUCTION REQUIRES LONGER IDLING TIME UNLESS NECESSARY FOR PROPER OPERATION OF THE VEHICLE.
- 7.ALL VEHICLE SPEEDS ON UNPAVED ROADS SHALL BE LIMITED TO 15 MILES PER HOUR.
- 8.ALL CONSTRUCTION EQUIPMENT SHALL BE MAINTAINED AND PROPERLY TUNED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. ALL EQUIPMENT SHALL BE CHECKED BY A CERTIFIED MECHANIC AND DETERMINED TO BE RUNNING IN PROPER CONDITION PRIOR TO OPERATION.
- 9.POST A SIGN THAT IS AT LEAST 32 SQUARE FEET MINIMUM 2 INCHES LETTER HEIGHT VISIBLE NEAR THE ENTRANCE OF CONSTRUCTION SITE THAT IDENTIFIES THE FOLLOWING REQUIREMENTS. OBTAIN ENCROACHMENT PERMIT FOR SIGN FROM ROADS DEPARTMENT OR OTHER APPLICABLE AGENCY IF REQUIRED.

A. 15 MILES PER HOUR (MPH) SPEED LIMIT

B. 5 MINUTES MAXIMUM IDLING TIME OF VEHICLES

C. TELEPHONE NUMBER TO CONTACT THE BAY AREA AIR QUALITY MANAGEMENT DISTRICT REGARDING DUST COMPLAINTS. NOTE PHONE NUMBER OF THE BAY AREA AIR QUALITY MANAGEMENT DISTRICT AIR POLLUTION COMPLAIN HOTLINE OF 1-800-334-6367.
10. ALL FILL SLOPES SHALL BE COMPACTED AND LEFT IN A SMOOTH AND FIRM CONDITION CAPABLE OF WITHSTANDING WEATHERING.
11. ALL EXPOSED DISTURBED AREAS SHALL BE SEEDD WITH BROME SEED SPREAD AT THE RATE OF 5 LB. PER 1000 SQUARE FEET (OR APPROVED EQUAL). SEEDING AND WATERING SHALL BE MAINTAINED AS REQUIRED TO ENSURE GROWTH.
12. ALL DITCHES SHALL BE LINED PER COUNTY STANDARD SD8.
13. ALL STORM DRAINAGE STRUCTURES SHALL BE INSTALLED WITH EFFECTIVE ENTRANCE & OUTFALL EROSION CONTROLS E.G. SACKED CONCRETE RIP-RAP. ENERGY DISSIPATERS SHALL BE INSTALLED AT ALL DITCH OUTFALLS. WHERE OUTFALLS ARE NOT INTO AN EXISTING CREEK OR WATER COURSE, RUNOFF SHALL BE RELEASED TO SHEET FLOW.
14. PRIOR TO GRADING COMPLETION AND RELEASE OF THE BOND, ALL GRADED AREAS SHALL BE RESEEDD IN CONFORMANCE WITH THE COUNTY GRADING ORDINANCE TO MINIMIZE THE VISUAL IMPACTS OF THE GRADE SLOPES AND REDUCE THE POTENTIAL FOR EROSION OF THE SUBJECT SITE.
15. PERMANENT LANDSCAPING SHOWN ON THE ATTACHED LANDSCAPE PLAN MUST BE INSTALLED AND FIELD APPROVED BY THE COUNTY PLANNING OFFICE PRIOR TO FINAL APPROVAL BY THE COUNTY ENGINEER, AND FINAL OCCUPANCY RELEASE BY THE BUILDING INSPECTION OFFICE.
16. THE OWNER SHALL PREPARE AND PRESENT A WINTERIZATION REPORT TO THE COUNTY INSPECTOR FOR REVIEW PRIOR TO OCTOBER 15TH OF EVERY YEAR.
17. THE OWNER / OWNER'S CONTRACTOR, AGENT AND/OR ENGINEER SHALL INSTALL AND MAINTAIN CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPS) WITHIN THE SANTA CLARA COUNTY ROAD RIGHT-OF-WAY AND ANY PORTION OF THE SITE WHERE STORM WATER RUN-OFF IS DIRECTLY FLOWING INTO THE SANTA CLARA COUNTY ROAD RIGHT-OF-WAY. THE BMPS SHALL BE USED THROUGHOUT DURATION OF THE CONSTRUCTION AND UNTIL THE ESTABLISHMENT OF PERMANENT STABILIZATION AND SEDIMENT CONTROL TO PREVENT CONSTRUCTION MATERIALS, EXCAVATED MATERIALS, WASTE MATERIALS, AND SEDIMENT CAUSAED BY EROSION FROM CONSTRUCTION ACTIVITIES ENTERING THE STORM DRAIN SYSTEM, WATERWAYS, AND ROADWAY INFRASTRUCTURE. BMPS SHALL INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING;

A. REDUCTION 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 THE PUBLIC ROAD RIGHT-OF-WAY.

C. PREVENTION OF DISCHARGE OF WATER RUN-OFF DURING DRY AND WET WEATHER CONDITIONS ONTO THE PUBLIC ROAD RIGHT-OF-WAY.
18. THE OWNER / OWNER'S CONTRACTOR, AGENT, AND / OR ENGINEER 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-OR-WAY AND ANY PORTION OF THE SITE WHERE STORM WATER RUN-OFF IS DIRECTLY FLOWING INTO THE SANTA CLARA COUNTY ROAD RIGHT-OF-WAY.

GRADING

- 1.EXCAVATED MATERIAL SHALL BE PLACED IN THE FILL AREAS DESIGNATED OR SHALL BE HAULED AWAY FROM THE SITE. WHERE FILL MATERIAL IS TO BE PLACED ON NATURAL GROUND, IS SHALL BE STRIPPED OF ALL VEGETATION. TO ACHIEVE A PROPER BOND WITH THE FILL MATERIAL, THE SURFACE OF THE GROUND SHALL BE SCARIFIED TO DEPTH OF 6" BEFORE FILL IS PLACED. WHERE NATURAL GROUND IS STEEPER THAN 5:1, IT SHALL BE BENCHED AND THE FILL KEYED IN TO ACHIEVE STABILITY. WHERE NEW FILL IS TO BE PLACED ON EXISTING FILL THE EXISTING FILL SHALL BE REMOVED UNTIL MATERIAL COMPACTED TO 90% RELATIVE COMPACTION IS EXPOSED. THEN THE NEW FILL MATERIAL SHALL BE PLACED AS PER THESE CONSTRUCTION NOTES. FILL MATERIAL SHALL BE PLACED IN UNIFORM LIFTS NOT EXCEEDING 6" IN UNCOMPACTED THICKNESS. BEFORE COMPACTION BEGINS, THE FILL SHALL BE BROUGHT TO A WATER CONTENT THAT WILL PERMIT PROPER COMPACTION BY EITHER 1) AERATING THE FILL IF IT IS TOO WET OR 2) MOISTENING THE FILL WITH WATER IF IT IS TOO DRY. EACH LIFT SHALL BE THOROUGHLY MIXED BEFORE COMPACTION TO ENSURE A UNIFORM DISTRIBUTION OF MOISTURE.
2. SURPLUS EARTH FILL MATERIAL SHALL BE PLACED IN A SINGLE (8" MAX) THICK LAYER COMPACTED TO WITHSTAND WEATHERING IN THE AREA(S) DELINEATED ON THE PLAN.
3. NO ORGANIC MATERIAL SHALL BE PLACED IN ANY FILL. NO TREES SHALL BE REMOVED OUTSIDE OF CUT, FILL OR ROADWAY AREAS.
4. THE UPPER 6" OF SUBGRADE BELOW DRIVEWAY ACCESS ROAD OR PARKING AREA SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY.
5. MAXIMUM CUT SLOPE SHALL BE 2 HORIZONTAL TO 1 VERTICAL. MAXIMUM FILL SLOPE SHALL 2 HORIZONTAL TO 1 VERTICAL. NOTIFY SOILS ENGINEER TWO (2) DAYS PRIOR TO COMMENCEMENT OF ANY GRADING WORK TO COORDINATE THE WORK IN THE FIELD.
6. ALL MATERIALS FOR FILL SHOULD BE APPROVED BY THE SOILS ENGINEER BEFORE IT IS BROUGHT TO THE SITE.
7. THE UPPER 6" OF THE SUBGRADE SOIL SHALL BE SCARIFIED, MOISTURE CONDITIONED AND COMPACTED TO A MINIMUM RELATIVE COMPACTION OF 95%
8. ALL AGGREGATE BASE MATERIAL SHALL BE COMPACTED TO A MINIMUM 95% RELATIVE COMPACTION.
9. THE GEOTECHNICAL PLAN REVIEW LETTER MUST BE REVIEWED AND APPROVED BY THE COUNTY GEOLOGIST PRIOR TO FINAL APPROVAL BY THE COUNTY ENGINEER FOR BUILDING OCCUPANCY.
10. THE PROJECT GEOTECHNICAL ENGINEER SHALL PERFORM COMPACTION TESTING AND PRESENT THE RESULTS TO THE COUNTY ENGINEERING INSPECTOR PRIOR TO THE CONSTRUCTION OF ANY PAVED AREA.

REVISIONS	BY

PROJECT:

1634 Dallas Court,Los Altos, CA

SHEET TITLE:

EROSION&SEDIMENT CONTROL NOTES

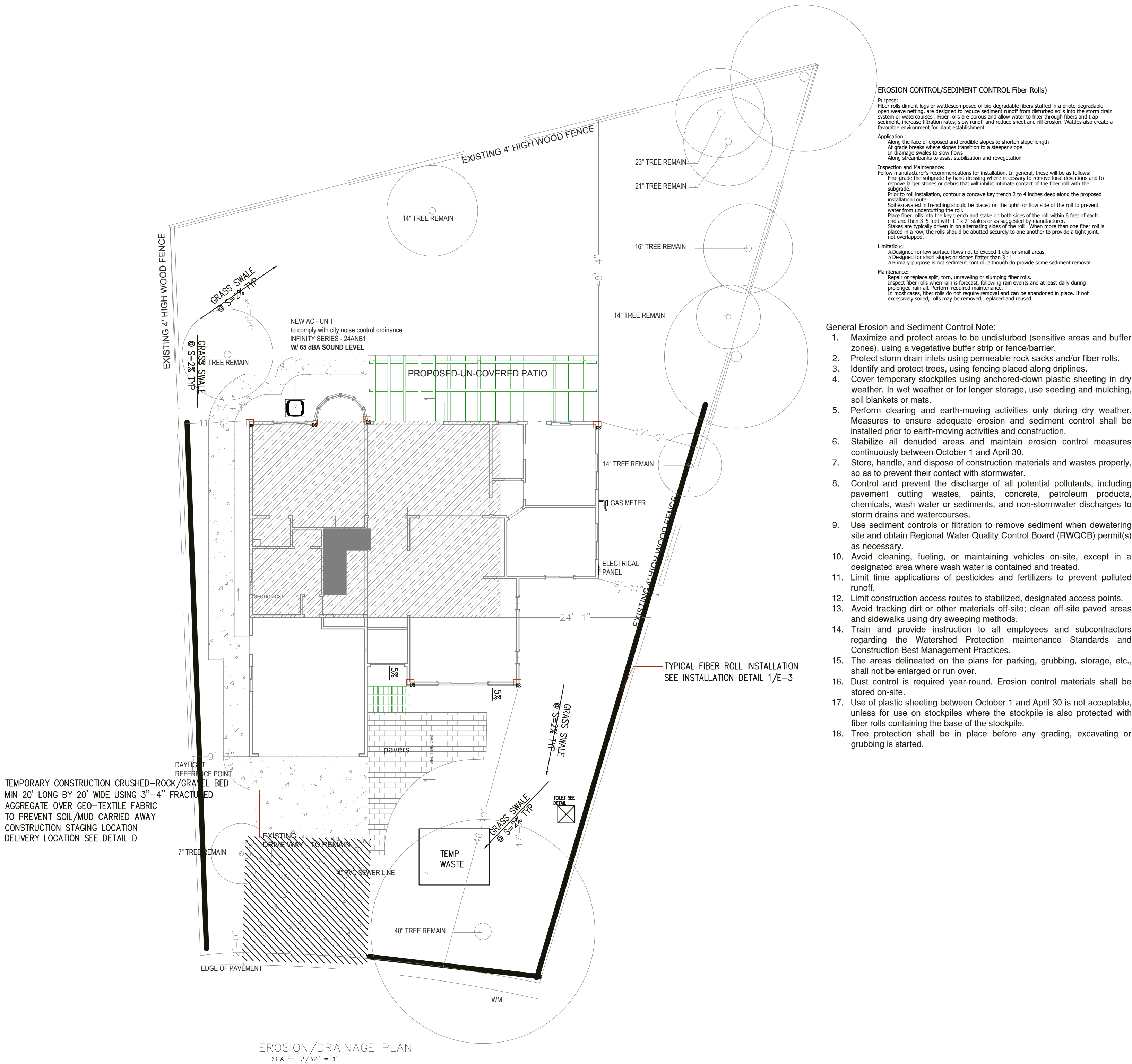
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REVISIONS	BY

PROJECT: **1634 Dallas Court, Los Altos, CA**

SHEET TITLE: **EROSION & SEDIMENT CONTROL PLANS**

DATE :	05-22-2017
SCALE :	N.T.S.
DRAWN BY :	M.K.
JOB NO :	0501-17
SHEET :	E-2



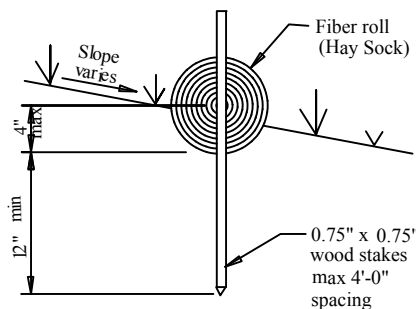
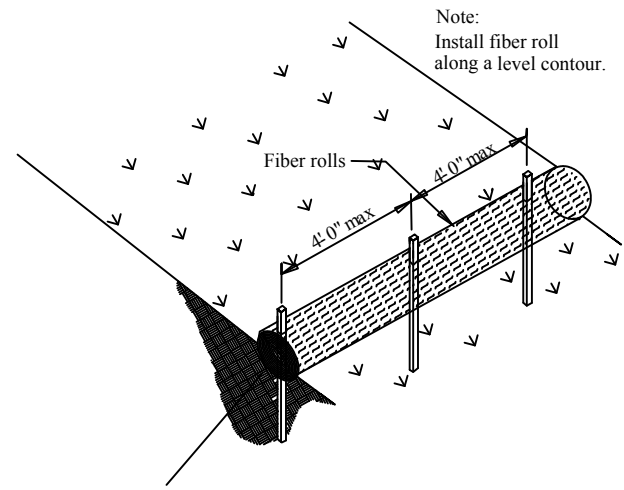
REVISIONS	BY

PROJECT: **1634 Dallas Court, Los Altos, CA**

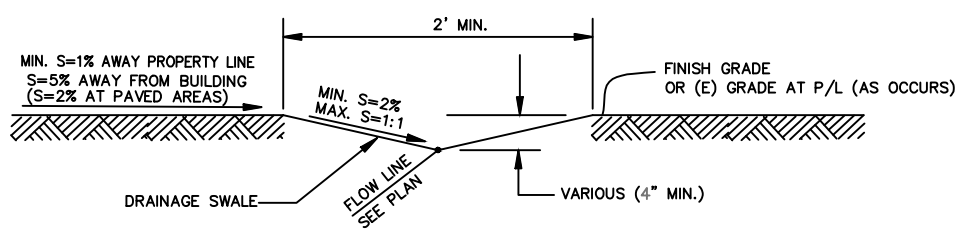
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DATE :	05-22-2017
SCALE :	N.T.S.
DRAWN BY :	M.K.
JOB NO :	2511-16
SHEET :	E-3

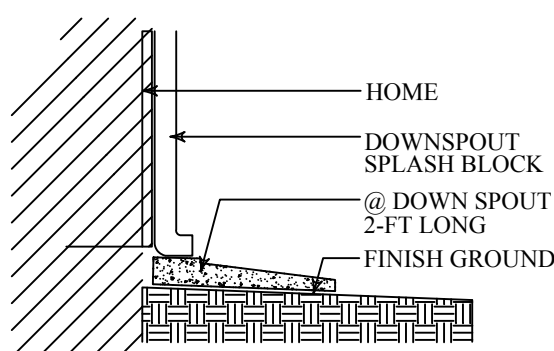
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1
E-3

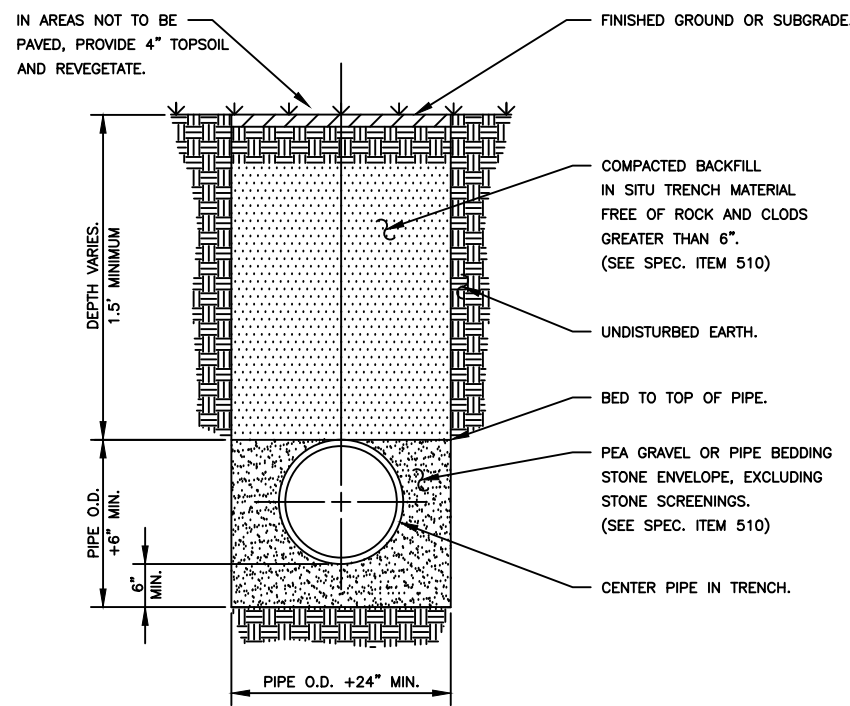


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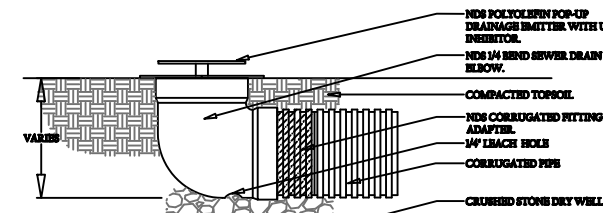


SPLASH BLOCK AT DOWNSPOUT
N.T.S.

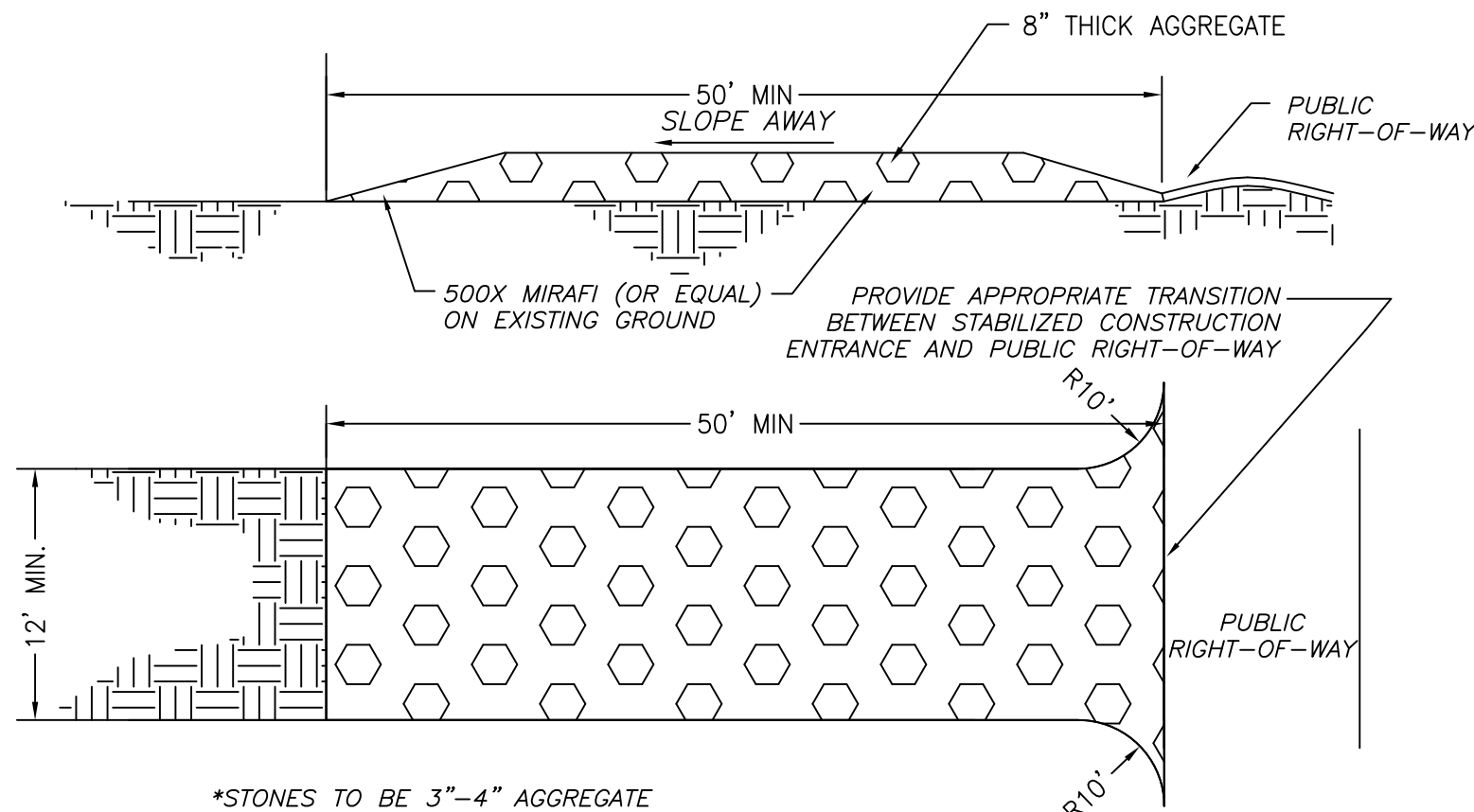
2
E-3



3
E-3



4
E-3



*STONES TO BE 3"-4" AGGREGATE

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.

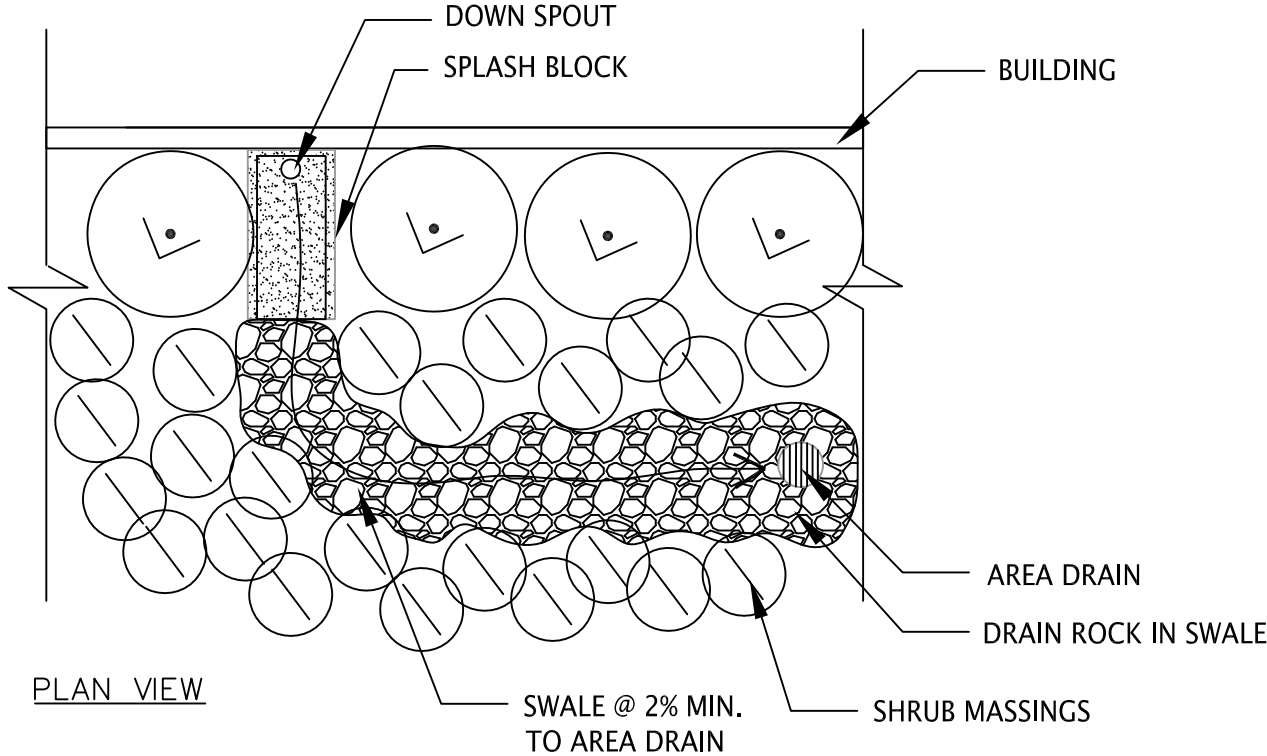
WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. THIS SHALL BE DONE AT AN AREA STABILIZED WITH CRUSHED STONE, WHICH DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

6
E-3

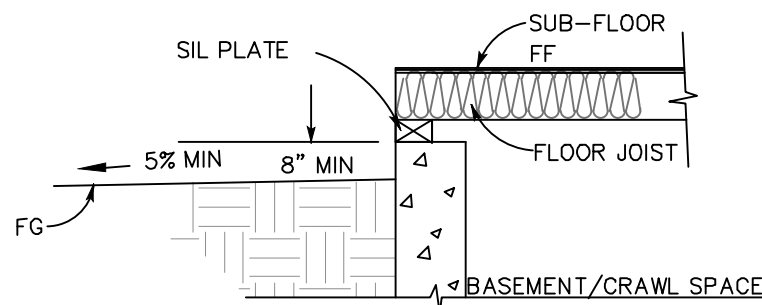
NOTES:

1. SPLASH BLOCKS SHALL BE LOCATED UNDER ALL BLDG. DOWNSPOUTS.

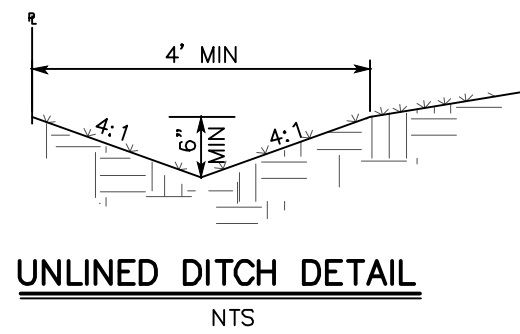
2. SWALE SHALL RUN FROM SPLASH BLOCK AWAY FROM BUILDING TO AREA DRAIN. MIN. SWALE SLOPE 2%. AREA DRAINS PER CIVIL.



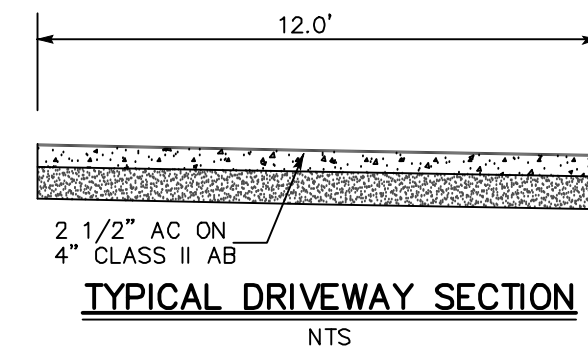
PLAN VIEW



FINISH GRADE DETAILS
AT BUILDING FOUNDATION
NTS



UNLINED DITCH DETAIL
NTS



TYPICAL DRIVEWAY SECTION
NTS



SPLASH BLOCK
IMAGE

MAWA EPPT and ETWU Calculations									
Project Name: Khan Residence									
Project Location: 1634 Dallas Court, Los Altos, CA									
Total Landscape Area: 1,701.0 sq. ft.									
Date: 9/26/17									
MAWA CALCULATION									
MAWA = (Eto)(.62)/[(0.55xLA) + (1-ETAF x SLA)]									
MAWA = Maximum Applied Water Allowance (gallons per year)									
Eto = Reference Evapotranspiration (inches per year)									
.62 = Conversion Factor (to gallons)									
0.55 = Et Adjustment Factor (ETAF)									
LA = Landscape Area including SLA (square feet)									
0.45 = Additional Water Allowance for SLA									
SLA = Special Landscape Area (square feet)									
Eto =	43								
Conversion	0.62								
ETAF	0.55								
LA =	1,701								
SLA =	0								
MAWA =		24,941.8	gallons per year						
		3,334.5	cubic feet per year						
MAWA with EPPT									
MAWA = (Eto-Eppt)(.62)/[(0.55xLA) + (1-ETAF x SLA)]									
Eppt= 25% of Annual precipitation 16.40									
Eto =	43								
Eppt=	4.1								
ETAF=	0.55								
LA =	1,701								
SLA =	0								
MAWA w/ EPPT =		22,587.7	gallons per year						
		3,019.7	cubic feet						
ETWU CALCULATION									
ETWU = (Eto)(.62)/(PF/IE)(LA)									
ETWU = Estimated Total Water Use Per Year (gallons)									
Eto = Reference Evapotranspiration									
PF = Plant Factor from WUCOLS (Region 2, Water Use: H 0.7 - 0.9, M 0.4 - 0.6, L 0.1 - 0.3, VL < 0.1, All Turf 0.8)									
LA = Landscape Area (High, Medium, and low water use areas)(square feet)									
SLA = Special Landscape Area									
.62 = Conversion Factor									
IE = Irrigation Efficiency (drip spray and bubblers .81, sub surface .81, spray sprinklers .75									
ET Adjustment Factor (ETAF) .55 for Residential and .45 for Non Residential									
Reference Evapotranspiration (Eto)	43	Los Altos Hills, Ca							
REGULAR LANDSCAPE AREAS									
Hydrozone #/ Plant Description	Irrigation Method	Plant Factor (PF)	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (sq. ft)	ETAF x Area	ETWU		
1.) Low Water User/ Shrubs	Drip	0.3	0.81	0.37037037037037	430.0	159.3	4,245.9		
2.) Low Water User/ Shrubs	Drip	0.3	0.81	0.37037037037037	84.0	31.1	829.4		
3.) Low Water User/ Shrubs	Drip	0.2	0.81	0.246913580246914	723.0	178.5	4,759.3		
4.) High Water User/ Turf	Spray	0.8	0.75	1.06666666666667	464.0	494.9	13,194.9		
					Total sf ft.	Totals	Totals		
					1,701.0	863.8	23,029.5		
SPECIAL LANDSCAPE AREAS									
Hydrozone #/ Plant Description	Irrigation Method	Plant Factor (PF)	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (sq. ft)	ETAF x Area	ETWU		
				1	0	0	0.0		
					Totals	Totals	Totals		
					0	0	0.0		
							ETWU TOTAL	23,029.5	
							MAWA	24,941.8	
ETAF CALCULATIONS									
Regular Landscape Areas									
Total ETAF x Area	863.8								
Total Area	1,701.0								
Average ETAF	0.51								
Special Landscape Areas									
Total ETAF x Area	863.8								
Total Area	1,701.0								
Sitewide ETAF	0.5								
Average ETAF for Regular Landscape Areas must be .55 or below for residential areas, and .45 or below for non residential areas.									



REVISIONS

BY

KAREN AITKEN & ASSOCIATES
LANDSCAPE ARCHITECTURE & DESIGN

AITKEN ASSOCIATES
LANDSCAPE ARCHITECTS

8662 Rancho Real Gilroy Ca. 95020
Calif. Reg.#2239 (408) 842-0245
aitkenassociates@gmail.com

KHAN RESIDENCE
1634 Dallas Ct, Los Altos, CA

IRRIGATION PLAN

DATE 09-27-2017

SCALE 1/8"=1'-0"

DRAWN AD

JOB KHAN

L-1

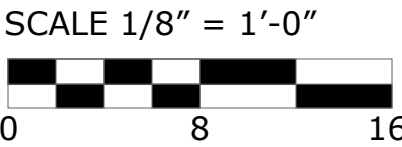
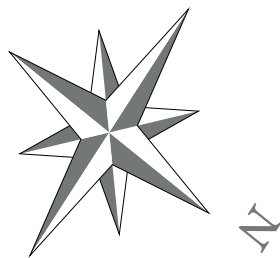


PLANT LEGEND

Qty	Size	Botanical Name	Common Name	WUCOLS
SHRUBS, VINES & HERBACEOUS				
9	5 gal.	Diosma 'Golden Sunset'	Dwarf Breath of Heaven	Moderate
5	5 gal.	Dodonaea viscosa 'Purpurea'	Purple Hop Bush	Low
3	5 gal.	Loropetalum chinensis 'Rubra'	Loropetalum 'Rubra'	Low
5	1 gal.	Loropetalum chinense 'Sizzling Pink'	Fringe Flower	Low
5	5 gal.	Rosa 'Noare'	Red Carpet Rose	
TREES				
1	15 gal.	Citrus 'Meyer Lemon'	Lemon Tree	Moderate
GROUNDCOVERS				
12	1 gal.	Trachelospermum jasminoides	Star Jasmine	Moderate
PERENNIALS				
3	1 gal.	Coreopsis grandiflora 'Early Sunrise'	Coreopsis	Low
3	1 gal.	Penstemon species 'Apple Blossom'	Beardtongue	Moderate
5	1 gal.	Salvia greggii 'Rosea'	Autumn Sage (pink)	Low

TREE PROTECTION CHART

Tree #	Size	Botanical Name	Common Name	Remove/ Retain / Relocate
1	20' H - 20' W	Eriobotrya deflexa	Bronze Loquat (standard/multi)	Retain
2	20' H - 12' W	Ilex americana	American Holly	Retain
3	20' H	Ligustrum japonicum	Japanese Privet	Retain
4	15' H - 12' W	Prunus laurocerasus	Cherry Laurel	Retain
5	15' H - 12' W	Prunus laurocerasus	Cherry Laurel	Retain
6	12' H - 8' W	Pittosporum Tobira	Australian Laurel	Retain
7	12' H - 8' W	Pittosporum Tobira	Australian Laurel	Retain
8	12' H - 8' W	Pittosporum Tobira	Australian Laurel	Retain
9	4' H - 5' W	Acer palmatum	Japanese Maple	Relocate
10	4' H - 5' W	Acer palmatum	Japanese Maple	Relocate
11	30' H	Liriodendron tulipifera	Tulip Tree	Retain
12	10' H - 8' W	Prunus ilicifolia	Hollyleaf Cherry	Retain
13	20' H - 12' W	Ilex americana	American Holly	Retain
14		Citrus 'Meyer Lemon'	Lemon Tree	Remove



* NOTES (E) = Existing

REVISIONS	BY



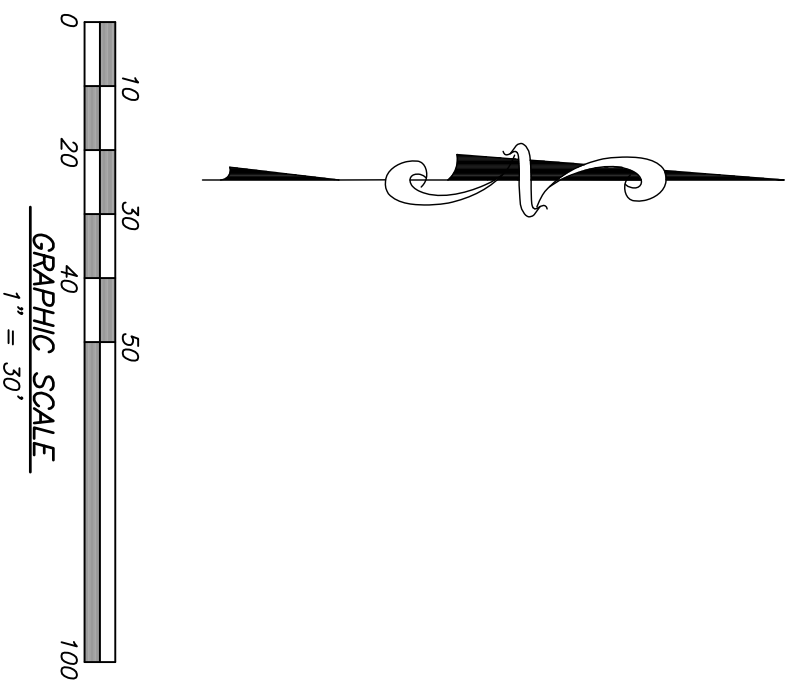
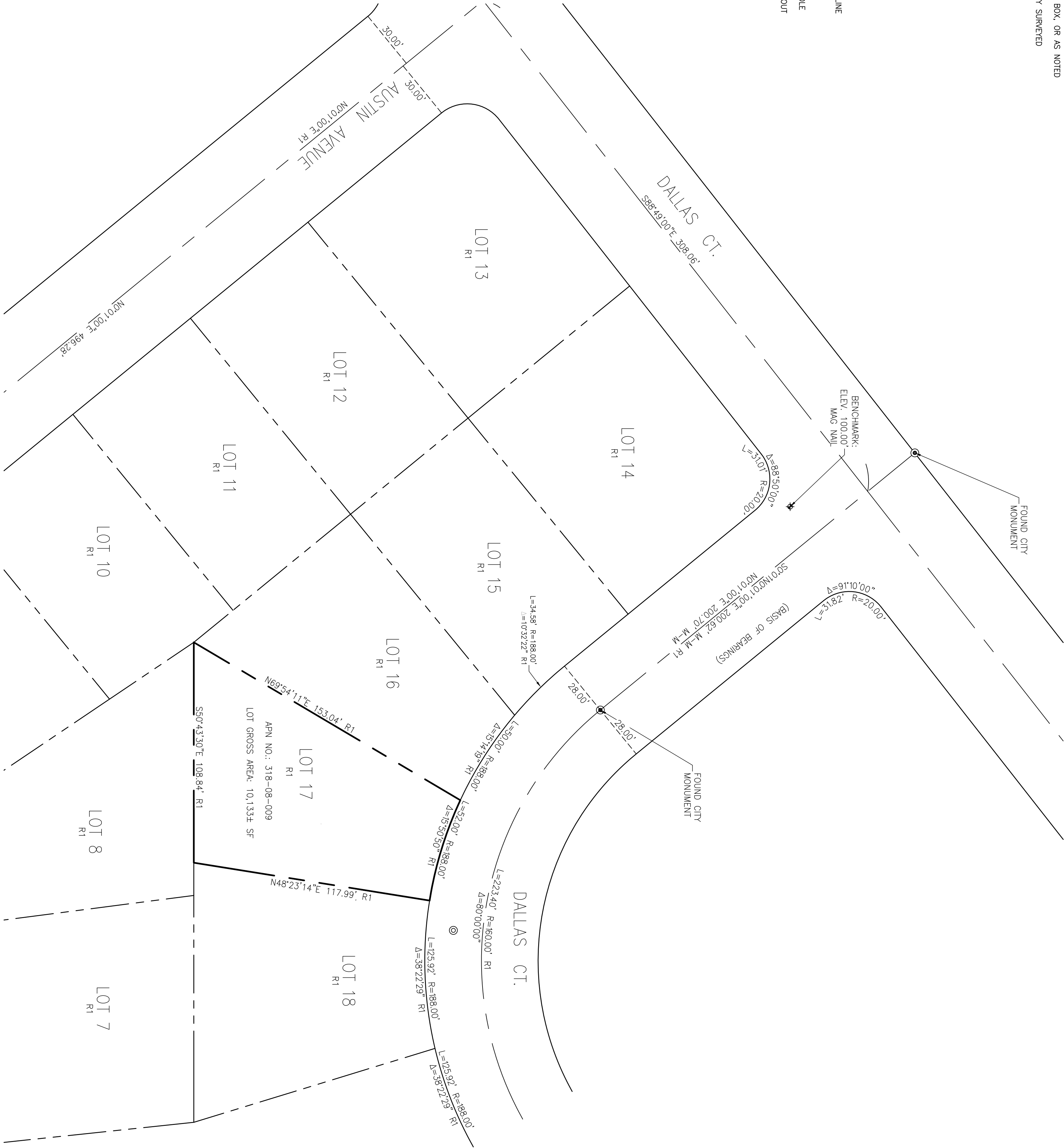
AITKEN ASSOCIATES
LANDSCAPE ARCHITECTS
8562 Rancho Real Gilroy Ca. 95020
Calif. Reg. #2239 (408) 842-0245
aitkenassociates@gmail.com

KHAN RESIDENCE
1634 Dallas Ct, Los Altos, CA
LANDSCAPE PLAN



DATE	09-27-2017
SCALE	1/8"=1'-0"
DRAWN	AD
JOB	KHAN

- 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
 - ELECTROFLUOR
 - FENCE
 - △ FIRE HYDRANT
 - FLAT GRADE INLET
 - OVERHEAD POWER LINE
 - O.H. TEL. --- OVERHEAD TELEPHONE LINE
 - SS --- SANITARY SEWER LINE
 - SANITARY SEWER MANHOLE
 - SANITARY SEWER CLEANOUT
 - SIGN
 - SO --- STORM DRAIN LINE
 - STORM DRAIN MANHOLE
 - UTILITY BOX
 - UTILITY POLE
 - W --- WATER LINE
 - WATER METER
 - WATER VALVE
 - ELECTRIC METER
 - WATER HEATER
 - GAS



BASIS OF BEARINGS
THE BEARING NORTH 0°01'00" EAST OF THE CENTER LINE OF DALLAS COURT AS SHOWN ON THAT MAP OF TRACT NO 1027 FILED FOR RECORD IN BOOK 38 OF MAPS PAGES 46, SANTA CLARA COUNTY RECORDS, AND AS FOUND MONUMENTED, WAS TAKEN AS THE BASIS OF BEARING FOR THIS SURVEY.

REFERENCES:
TRACT NO. 1027 38-M-46

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
 - CAVY CABLE TELEVISION OVERHEAD
 - D CURVE DELTA
 - DRWY DRIVEWAY
 - DS DOWNSPOUT
 - FL FLOW LINE ELEVATION
 - IP IRON PIPE
 - LOT LOT
 - REF REFERENCE DOCUMENT
 - R# MONUMENT TO MONUMENT
 - M-M OVERHEAD TELEPHONE LINE
 - O.H. TEL. OVERHEAD POWER LINE
 - P.M. PARCEL MAP
 - PIN PORTION
 - R RADUS
 - SD STORM DRAIN
 - SS SANITARY SEWER
 - TEMP. TEMP.
 - PUE PUBLIC UTILITY EASEMENT
 - WIE WATER LINE EASEMENT

- NOTES:**
1. DISTANCES AND DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
 2. DISTANCES AND DIMENSIONS ARE APPROXIMATE AND BASED ON AN ARBORIST REPORT.
 3. THIS MAPS REPRESENTS TOPOGRAPHY OF THE SURFACE FEATURES ONLY. THE BOUNDARY SHOWN ARE TAKEN FROM RECORDED MAPS AND DEEDS FOR REFERENCE ONLY.
 4. 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).
 5. BUILDING FOOTPRINTS ARE SHOWN AT GROUND LEVEL.
 6. FINISH FLOOR ELEVATION TAKEN AT DOOR THRESHOLD (EXTERIOR).
 7. FINISH FLOOR ELEVATION TAKEN AT DOOR THRESHOLD (INTERIOR).
 8. GREEN/LEAFY IN OTHER EASEMENTS OF RECORD MAY EXIST THAT ARE NOT SHOWN ON THIS MAP.



