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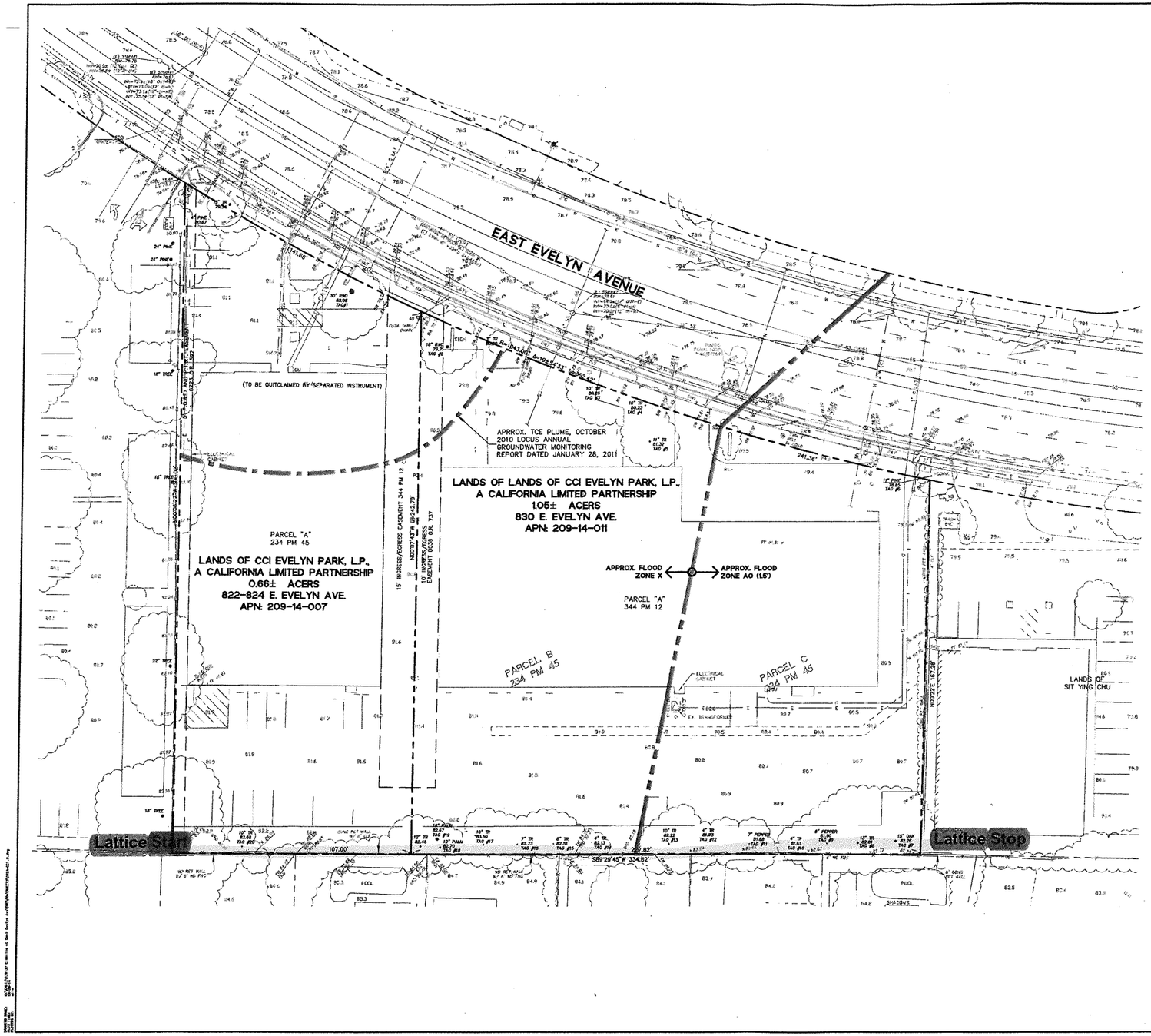

LEGEND

	PROPERTY LINE
—G—	GAS MAIN
—W—	WATER MAIN
—E—	ELECTRICAL LINE
—SS—	SANITARY SEWER LINE
—SD—	STORM DRAIN LINE
—SL—	STREET LIGHT LINE
—X—	FENCE LINE
—T—	TELEPHONE LINE
—N—	NITROGEN LINE
—CATV—	CABLE TELEVISION LINE
	FLOW LINE
	FLOOD ZONE LIMIT
	PLUME
	EASEMENT
	CURB AND GUTTER
WM	WATER METER
CB	CATCH BASIN
SL	STREET LIGHT BOX
GM	GAS METER
TRANS	TRANSFORMER
	FIRE HYDRANT
PG&E	PG&E VAULT
T	TELEPHONE VAULT
TB	TRAFFIC SIGNAL BOX
MH	MANHOLE (UNSPECIFIED)
TELE	TELEPHONE MANHOLE
SDMH	STORM DRAIN MANHOLE
SSMH	SANITARY SEWER MANHOLE
SSCO	SANITARY SEWER CLEANOUT
SDCO	STORM DRAIN CLEANOUT
AD	AREA DRAIN
	VALVE
	ELECTROLIER/STREET LIGHT
FDC	FIRE DEPARTMENT CONNECTION
BFP	BACK FLOW PREVENTOR
	SIGN (SINGLE POLE)
	JOINT UTILITY POLE
	BOLLARDS
WV	WATER VALVE
10" TREE	TREE

AD	AREA DRAIN
BW	BACK OF WALK
BLDG	BUILDING
B/W	BOTTOM OF WALL
CONC	CONCRETE
COR	CORNER
DI	DROP INLET
EX	EXISTING
FF	FINISH FLOOR
FG	FINISH GRADE
FDC	FIRE DEPARTMENT CONNECTION
FL	FLOW LINE
GS	GARAGE SLAB
GRD	GROUND ELEVATION
HP	HIGH POINT
LG	LIP OF GUTTER
LP	LOW POINT
OFD	OVER FLOW DRAIN
PV	PAVEMENT
PIV	POST INDICATOR VALVE
RET	RETAINING
SD	STORM DRAIN
TC	TOP OF CURB
TW	TOP OF WALL
TR	TREE

GRAPHIC SCALE
20 0 20 40
SCALE: 1"=20'

1550 TECHNOLOGY DRIVE
SUITE 100
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408/467-9100
408/467-9199 (FAX)
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REGISTERED PROFESSIONAL ENGINEER
S. B. SCHORK
PE 47813
EXP.12/31/15
CIVIL
STATE OF CALIFORNIA

CLASSICS AT EAST EVELYN
ON-SITE IMPROVEMENT PLANS
EXISTING CONDITIONS

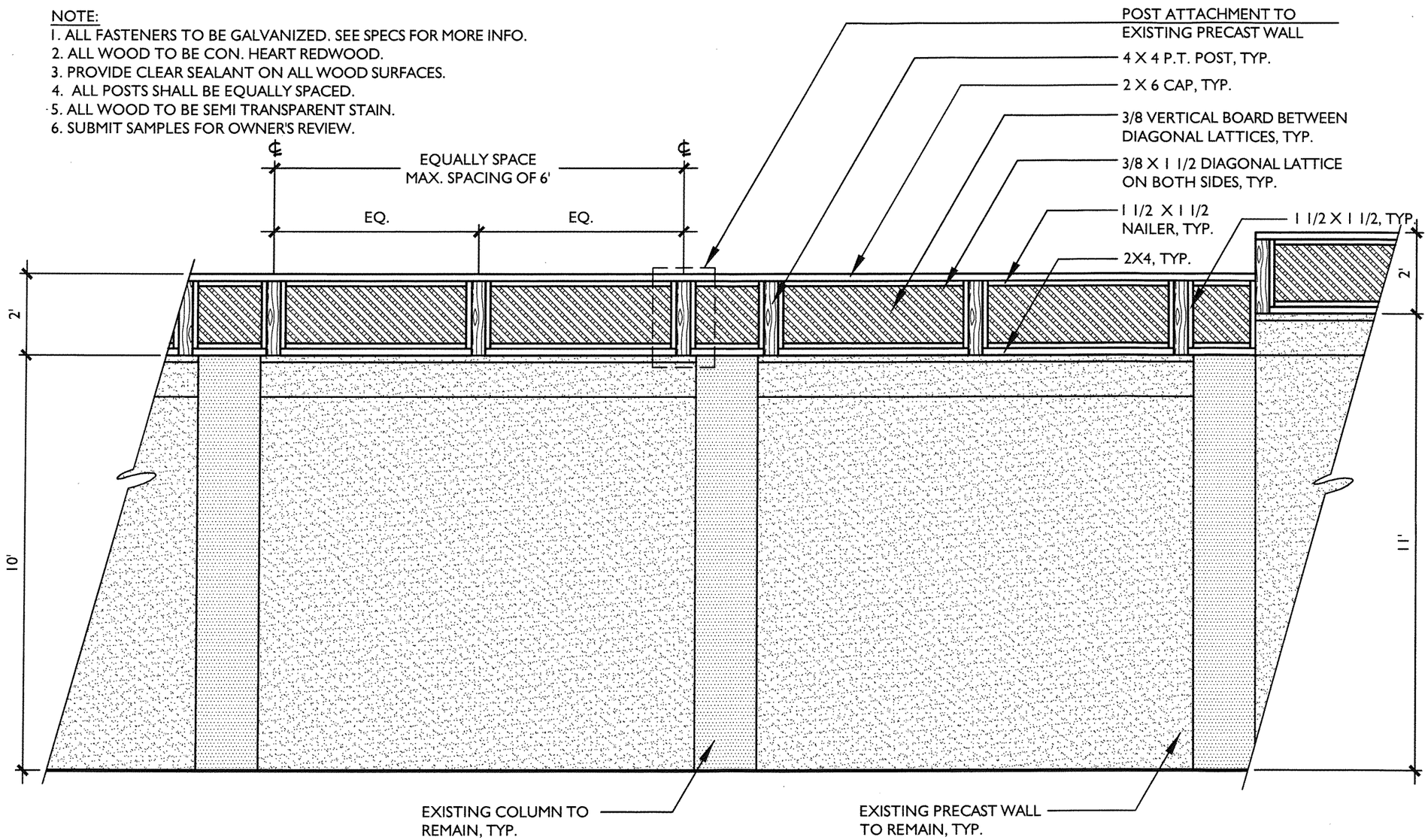
SUNNYVALE SANTA CLARA COUNTY CALIFORNIA

No.	Revisions
1	
2	
3	
4	

Date 1/29/14
Scale
Design MS
Drawn JB/AC
Approved SBS
Job No. 2018137-20

Drawing Number:
C1.0
4 OF 19

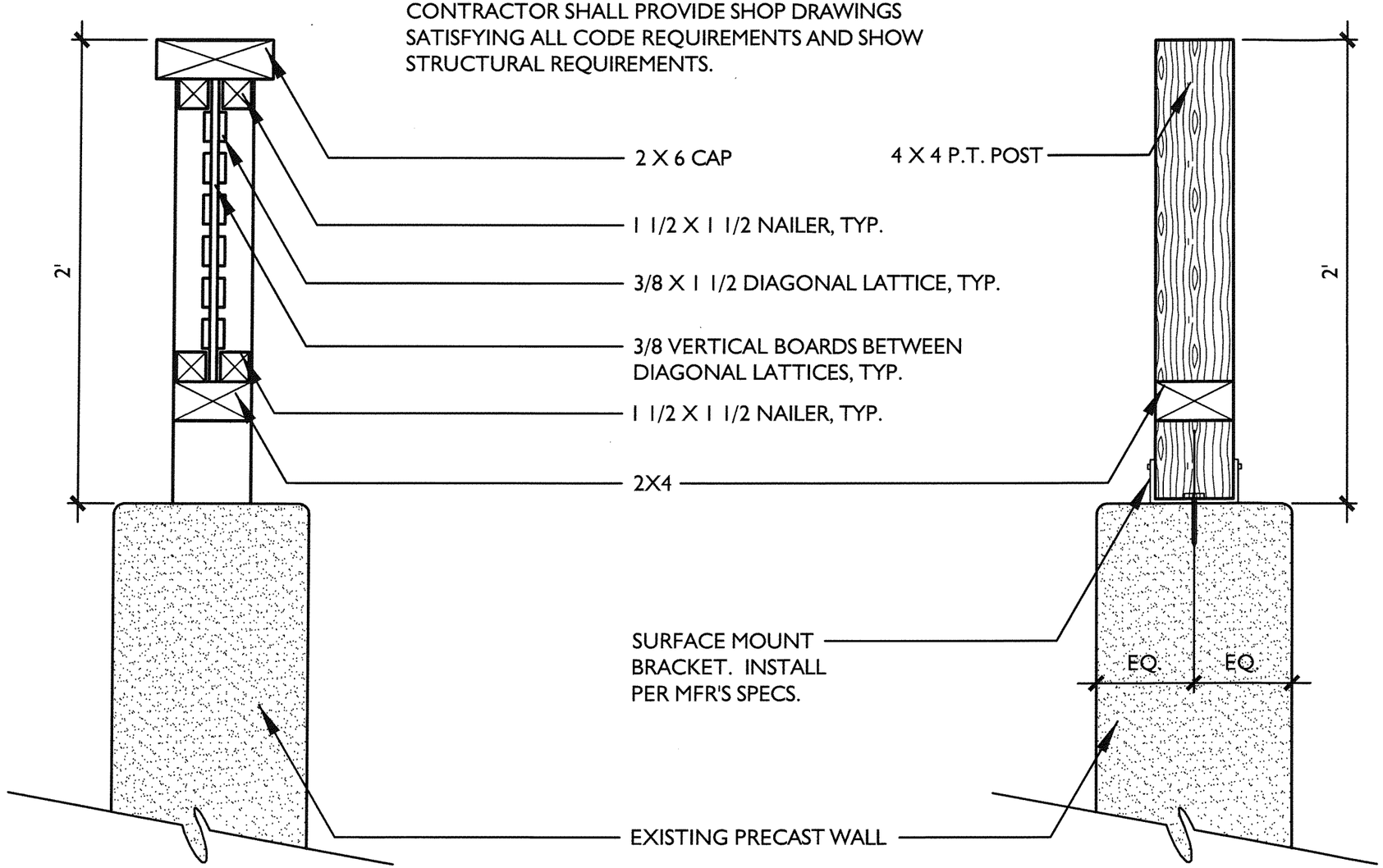
NOTE:
1. ALL FASTENERS TO BE GALVANIZED. SEE SPECS FOR MORE INFO.
2. ALL WOOD TO BE CON. HEART REDWOOD.
3. PROVIDE CLEAR SEALANT ON ALL WOOD SURFACES.
4. ALL POSTS SHALL BE EQUALLY SPACED.
5. ALL WOOD TO BE SEMI TRANSPARENT STAIN.
6. SUBMIT SAMPLES FOR OWNER'S REVIEW.



2'H TOP LATTICE ON EXISTING PRECAST WALL- ELEVATION

SCALE: 3/8" = 1'-0"

NOTE:
CONTRACTOR SHALL PROVIDE SHOP DRAWINGS SATISFYING ALL CODE REQUIREMENTS AND SHOW STRUCTURAL REQUIREMENTS.



SECTION AT 2'H TOP LATTICE

SECTION AT 4X4 POST

POST ATTACHMENT AT EXISTING WALL- SECTION

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

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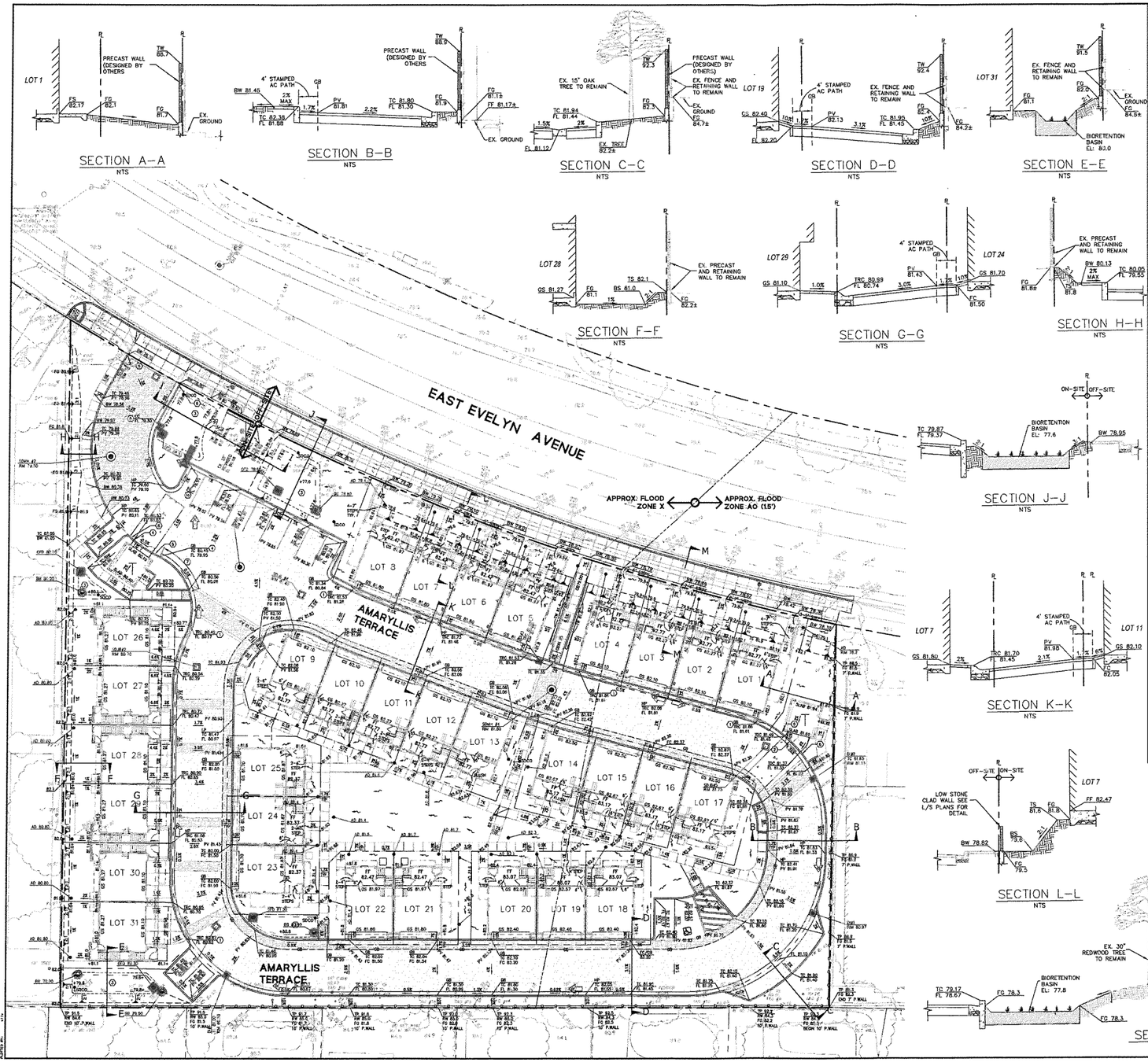

GENERAL NOTES

1. SUMMARY OF STEPS FROM GRADE TO PORCH TO ENTRY
   - LOTS 1-12,15-25:
     - PORCH TO ENTRY: VARIES SEE PLAN
   - LOTS 13 & 14 (ACCESSIBLE UNITS):
     - PORCH TO ENTRY: FLUSH
2. ALL UNITS SHALL HAVE 6" STEP FROM GARAGE INTO UNIT:
3. ALL WALKWAYS FROM PORCH TO SIDEWALK SHALL SLOPE 2% MAX.
4. ALL PORCHES SHALL SLOPE 2% MAX.
5. ALL GARAGES SHALL HAVE A 2" FALL EXCEPT FOR:
6. SEE LANDSCAPE PLANS FOR TREE PROTECTION NOTE AND DETAILS.
7. FINISH GRADE ADJACENT TO THE BUILDING SHALL BE MINIMUM 8" BELOW FINISH FLOOR.
8. NO GRADING OR STORAGE OF MATERIALS SHALL OCCUR UNDER THE TREE'S CANOPY AT ANY TIME, UNLESS OTHERWISE SPECIFY BY PLAN.
9. 2"-4" COBBLE STONE ENERGY DISSIPATERS SHALL BE A MINIMUM 24"x24" AREA AS DEPICTED PER PLAN AND TO BE PLACED AT CURB CUTS AND AROUND OVERFLOW DRAINS (OFD) & BUBBLER BOXES (BB).
10. FINISHED GRADES AROUND THE PERIMETER OF BUILDING SHOULD BE COMPACTED AND SLOPED AT A MIN. 2% GRADIENT AWAY FROM FOUNDATION.

CONSTRUCTION KEY NOTES

1. TRANSITION FROM VERTICAL CURB & GUTTER TO ROLLED CURB & GUTTER (CATCH) PER DETAIL 9, SEE SHEET C8.0
2. DEPRESSED VERTICAL CURB & GUTTER PER DETAIL 3, SEE SHEET C8.0
3. BIORETENTION BASIN PER DETAIL 2, SEE SHEET C8.1
4. FLUSH CURB AT TRASH ENCLOUURE, SEE SHEET C3.0 FOR DETAILS
5. CONSTRUCT 18" CURB CUT, SEE SHEET C3.0 FOR DETAILS
6. TAPER CURB, SEE SHEET C3.0 FOR DETAILS
7. ROLLED CURB & GUTTER (SPILL), SEE SHEET C3.0 FOR DETAILS

LEGEND

PROPERTY LINE	AD AREA DRAIN
LOT LINES	BW BACK OF WALK
CURB AND GUTTER	BS BOTTOM OF SLOPE
ROLLED CURB AND GUTTER	CC CURB INLET
VERTICAL CURB	DI DROP INLET
GRADE BREAK	EX EXISTING
FLOOD ZONE LIMITS	FF FINISH FLOOR
PRECAST WALL	FG FINISH GRADE
BIORETENTION BASIN	FL FLOW LINE
DETECTABLE WARNING SURFACE	GS GARAGE SLAB
SIDEWALK / WALKWAY	GB GRADE BREAK
AC STAMPED PAVEMENT	HP HIGH POINT
AC PAVEMENT	LG LIP OF GUTTER
COBBLE ENERGY DISSIPATER	LP LOW POINT
GRADE TO DRAIN	OFD OVER FLOW DRAIN
OVERLAND RELEASE	PV PAVEMENT
TOP OF SLOPE	P.WALL PRECAST WALL
BOTTOM OF SLOPE	RW TOP ELEVATION OF RETAINING FOR PRECAST WALL
EXISTING TREE	SD STORM DRAIN
	SDCO STORM DRAIN CLEAN OUT
	TC TOP OF CURB
	TDC TOP OF DEPRESSED CURB
	TP TOP OF PRECAST WALL
	TS TOP OF SLOPE
	TRC TOP OF ROLLED CURB
	TYP. TYPICAL
	OVERLAND RELEASE PATTERN
	(14.0±) EXISTING ELEVATION
	OFD OVERFLOW DRAIN
	JB JUNCTION BOX
	AD AREA DRAIN
	SDMH STORM DRAIN MANHOLE
	BB BUBBLER BOX

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EXP. 12/31/15
CIVIL
STATE OF CALIFORNIA

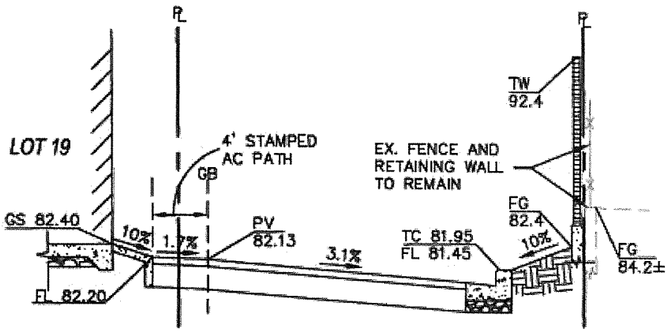
CLASSICS AT EAST EVELYN ON-SITE IMPROVEMENT PLAN
GRADING & DRAINAGE PLAN

SUNNYVALE CALIFORNIA
SANTA CLARA COUNTY

No.	Revisions
1	
2	
3	
4	

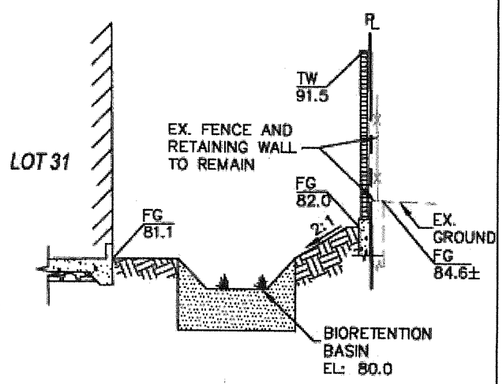
Date 4/4/14
Scale 1"=20'
Design MS
Drawer JB/AC
Approved SRS
Job No. 2012013-00

Drawing Number:
C4.0
7 OF 19



SECTION D–D

NTS



SECTION E–E

NTS