

LEGEND

- PROPERTY LINE
- CB CATCH BASIN
- FH FIRE HYDRANT
- FL FLOWLINE
- INV INVERT
- LG LIP OF GUTTER
- SDMH STORM DRAIN MANHOLE
- SFWD SAN FRANCISCO WATER DEPARTMENT
- SSMH SANITARY SEWER MANHOLE
- TC TOP OF CURB
- TG TOP OF GRATE
- TW TOP OF WALL
- WV WATER VALVE
- 12" TREE
- X-X FENCE
- G GAS LINE
- OH OVERHEAD LINE
- SS SANITARY SEWER LINE
- SD STORM DRAIN LINE
- W WATER LINE

LOT AREA:

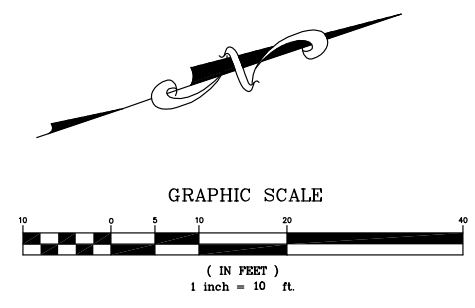
= 5,770 SQ. FT. ±
= 0.132 ACRES ±

UTILITY NOTE:

THE UTILITIES EXISTING ON THE SURFACE AND SHOWN ON THIS DRAWING HAVE BEEN LOCATED BY FIELD SURVEY. ALL UNDERGROUND UTILITIES SHOWN ON THIS DRAWING ARE FROM RECORDS OF THE VARIOUS UTILITY COMPANIES AND VISIBLE PAINT MARKINGS AT THE TIME OF THE SURVEY. THE SURVEYOR DOES NOT ASSUME RESPONSIBILITY FOR THEIR COMPLETENESS, INDICATED LOCATION, OR SIZE. RECORD UTILITY LOCATION SHOULD BE CONFIRMED BY EXPOSING THE UTILITY.

EASEMENT NOTE:

EASEMENT SHOWN IS BASED ON THE RECORD OF SURVEY FILED ON VOLUME 28 LICENSED LAND SURVEYOR'S MAPS AT PAGE 11. OTHER EASEMENTS, IF ANY, ARE NOT INDICATED HEREON.



REV.	DESCRIPTION	BY:	DATE:

DAINS LAND SURVEYING
rdains@dainslandsurveying.net
(650) 743-0851

PREPARED FOR:
ESAU AARON ZAMBRANO

TOPOGRAPHIC SURVEY PLAN
100 LAKE STREET
A.P.N. 007-461-020
BRISBANE SAN MATEO COUNTY CALIFORNIA

DRAWN BY: RJD
DESIGNED BY: ---
CHECKED BY: RJD
SCALE: 1"=10'
DATE: 11-10-16
PROJECT NO. 16-649
SHEET 1 OF 1

EXCAVATION NOTES: SECTIONS ON SHEET A12

MAIN HOUSE:

HOUSE CUT = 108 CY
YARD CUT = 42 CY
FOUNDATION CUT = 38 CY
PIERS CUT = 76 CY
TOTAL = 264 CY

FILL = 119 CY

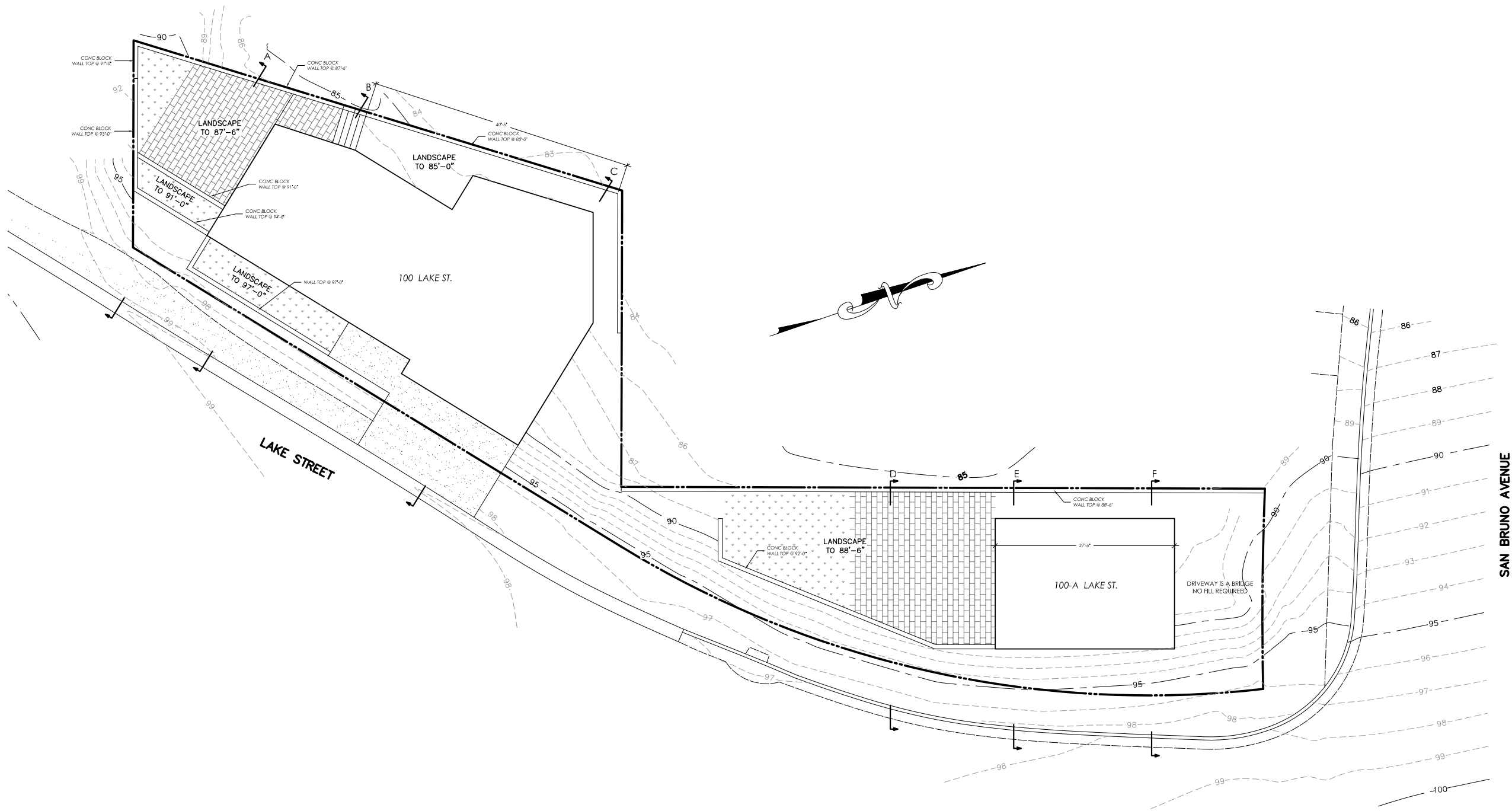
SDU:

HOUSE CUT = 11 CY
YARD CUT = 13 CY
FOUNDATION CUT = 11 CY
PIERS CUT = 28 CY
TOTAL = 63 CY

FILL = 65 CY

PROJECT TOTALS:

TOTAL CUT = 327 CY
TOTAL FILL = 184 CY
TOTAL FOR EXPORT = 143 CY



GRADING PLAN

ZAMBRANO PROPERTY
100 - 100 A, SAN BRUNO AVENUE
BRISBANE, CALIFORNIA

APPROVED:

DRAWN BY: J. KUHEL

DATE: 8-15-17

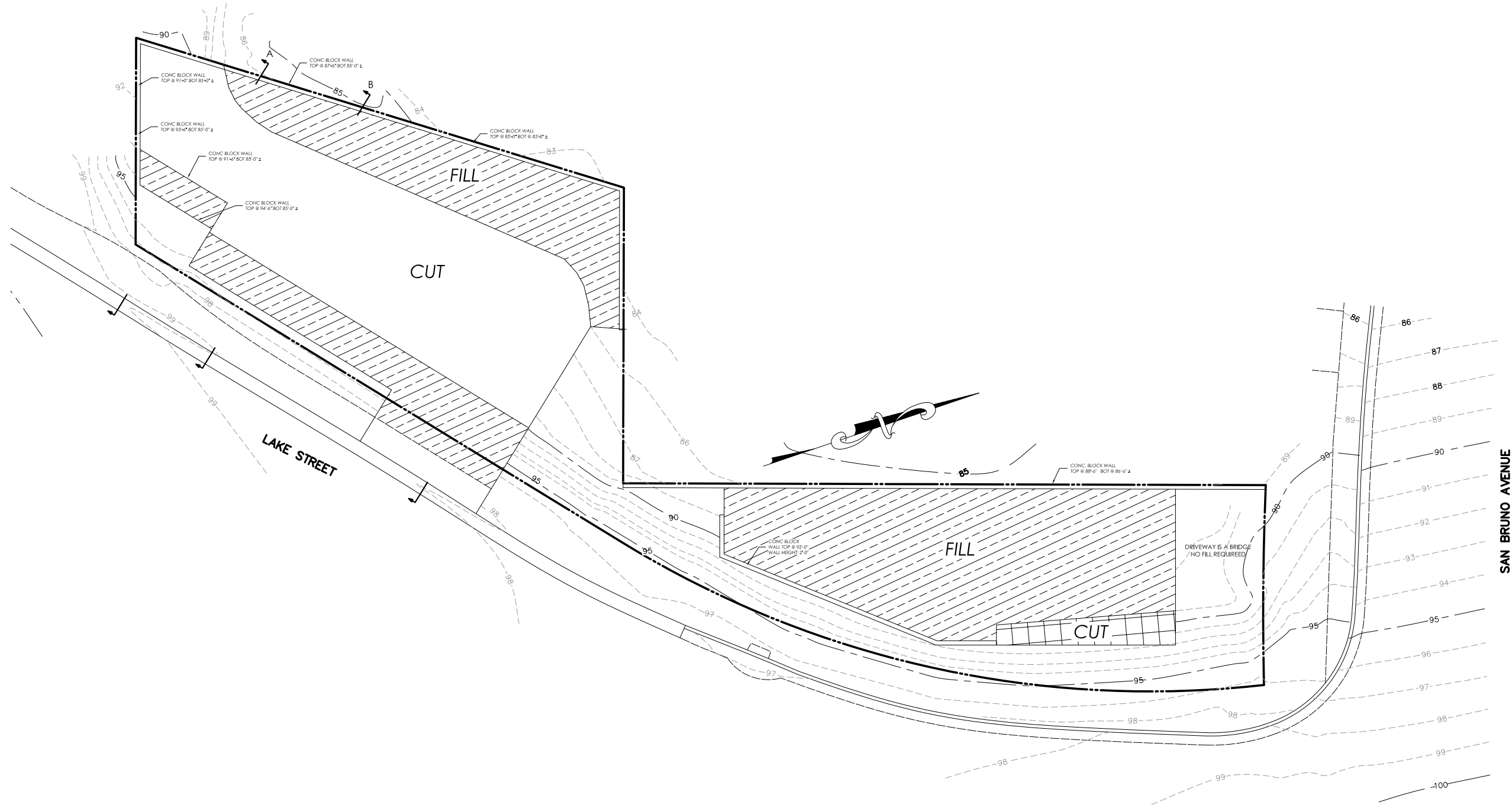
REVISED:

SCALE: 1/8" = 1'

JOB# 16-407

SHT A11

OF SHTS



ZAMBRANO PROPERTY
100 - 100 A, SAN BRUNO AVENUE
BRISBANE, CALIFORNIA

APPROVED:

DRAWN BY: J. KUHEL

DATE: 8-15-17

REVISED:

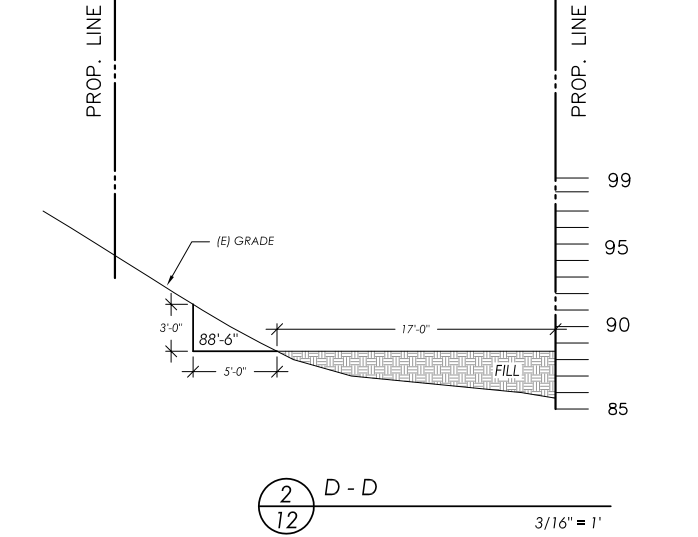
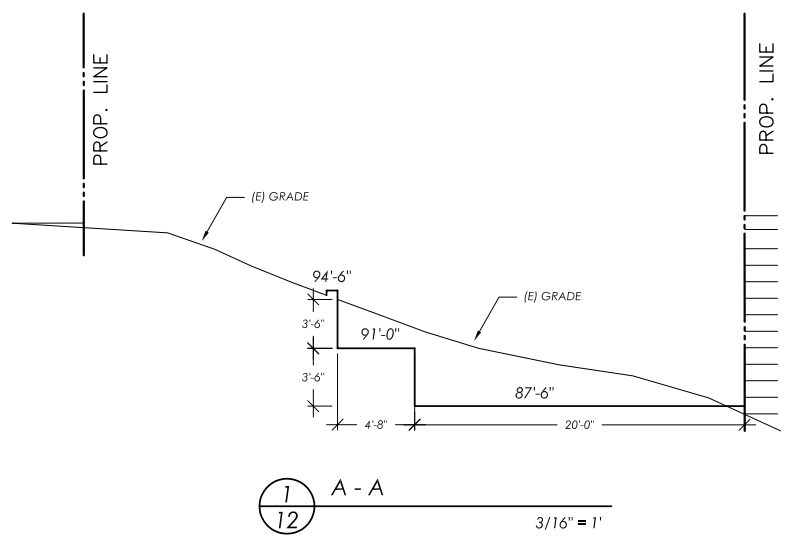
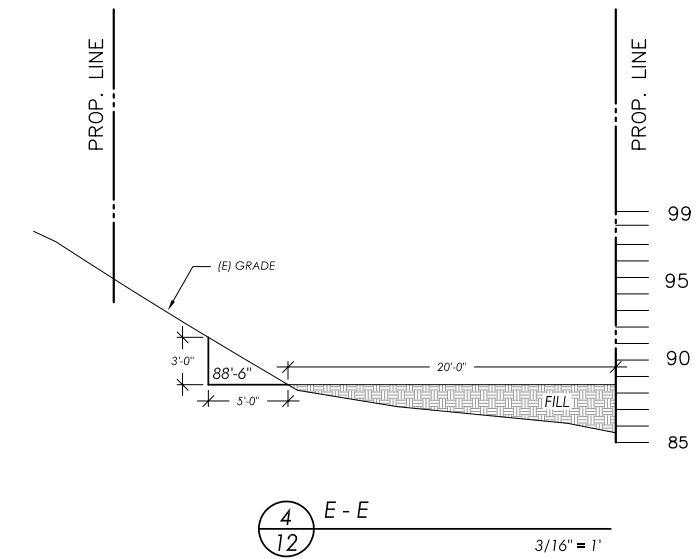
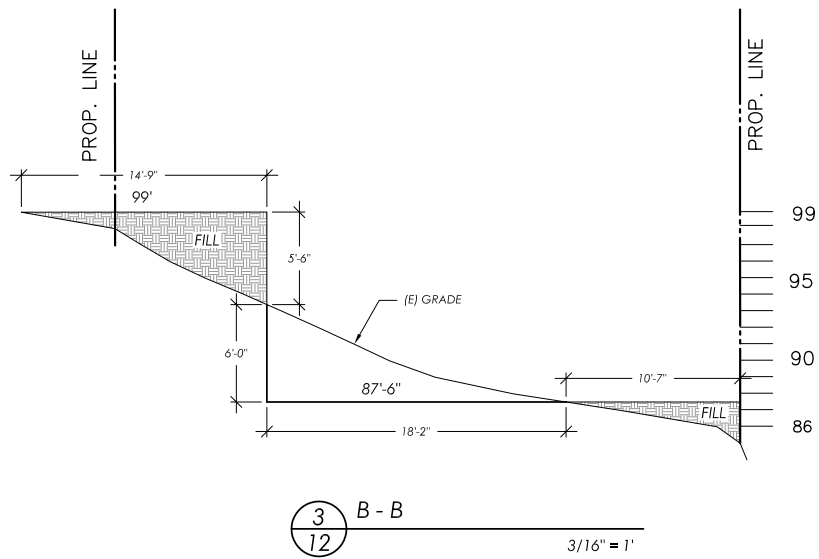
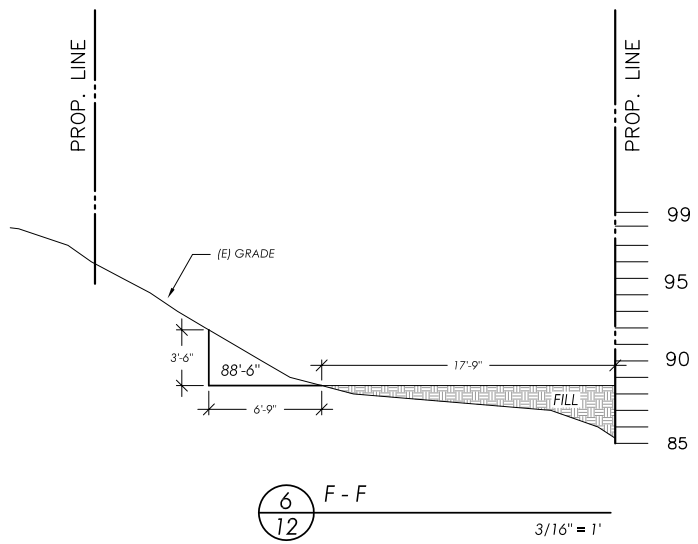
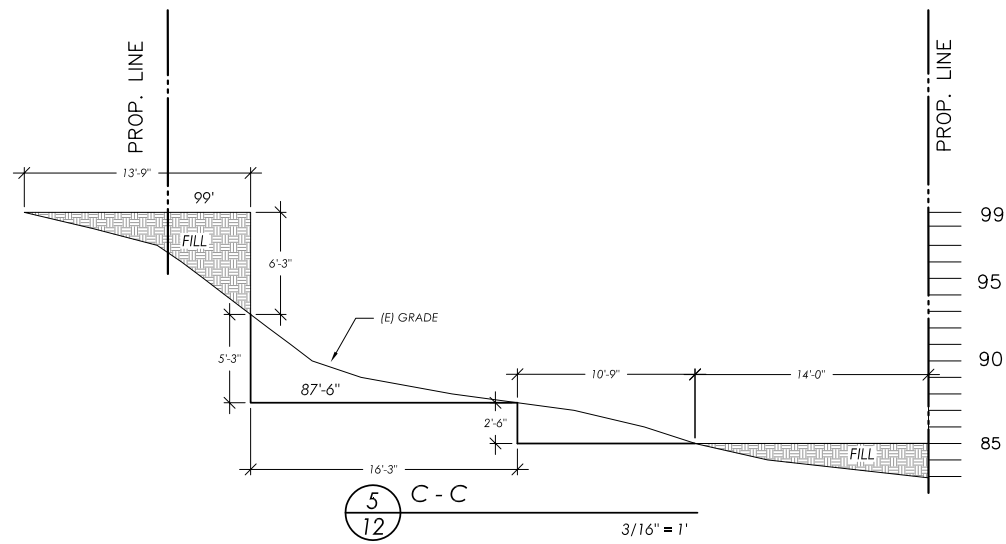
SCALE: 1/8" = 1'

JOB# 16-407

SHT A11.1

OF SHTS

GRADING SECTIONS



EROSION CONTROL NOTES

1. STABILIZE ALL DENUDED AREAS WITH EROSION CONTROL BLANKETING. INSTALL AND MAINTAIN ALL TEMPORARY EROSION AND SEDIMENT CONTROLS CONTINUOUSLY BETWEEN OCTOBER 15TH AND APRIL 15TH OF EACH YEAR. UNTIL PERMANENT EROSION CONTROL HAVE BEEN ESTABLISHED.
2. STORE, HANDLE, AND DISPOSE OF CONSTRUCTION MATERIALS AND WASTES PROPERLY, SO AS TO PREVENT THEIR CONTACT WITH STORMWATER.
3. CONTROL AND PREVENT THE DISCHARGE OF ALL POTENTIAL POLLUTANTS, INCLUDING PAVEMENT CUTTING WASTES, PAINTS, CONCRETE, PETROLEUM PRODUCTS, CHEMICALS, WASHWATER OR SEDIMENTS, AND NON-STORMWATER DISCHARGES TO STORM DRAINS AND WATERCOURSES.
4. USE SEDIMENT CONTROLS OR FILTRATION TO REMOVE SEDIMENT WHEN Dewatering SITE AND OBTAIN ALL NECESSARY PERMITS.
5. AVOID CLEANING, FUELING OR MAINTAINING VEHICLES ON-SITE. EXCEPT IN A DESIGNATED AREA WHERE WASHWATER IS CONTAINED AND TREATED.
6. DELINEATE WITH FIELD MARKERS CLEARING LIMITS, EASEMENTS, SETBACKS, SENSITIVE OR CRITICAL AREAS, BUFFER ZONES, TREES AND DRAINAGE COURSES.
7. PROTECT ADJACENT PROPERTIES AND UNDISTURBED AREAS FROM CONSTRUCTION IMPACTS USING VEGETATIVE BUFFER STRIPS, SEDIMENT BARRIERS OR FILTERS, DIKES, MULCHING, OR OTHER MEASURES AS APPROPRIATE.
8. PERFORM CLEARING AND EARTHWORK MOVING ACTIVITIES ONLY DURING DRY WEATHER.
9. LIMIT AND TIME APPLICATIONS OF PESTICIDES AND FERTILIZERS TO AFFECTED MATERIALS EXIST TO DEPTHS OF ONE FOOT OF LESS BELOW PROPOSED FINISHED GRADE. REMEDIAL GRADING BY MOISTURE CONDITIONING IN PLACE, FOLLOWED BY THOROUGH RE-COMPACTION IN ACCORDANCE WITH THESE GRADING SPECIFICATIONS, MAY BE ATTEMPTED, IF THE DESIRED RESULTS ARE NOT ACHIEVED, ALL AFFECTED MATERIALS SHOULD BE OVEREXCAVATED AND REPLACED AS COMPACTED FILL IN ACCORDANCE WITH THE SLOPE REPAIR RECOMMENDATIONS HEREIN, AS FIELD CONDITIONS SUBMITTE. OTHER SLOPE REPAIR PROCEDURES MAY BE RECOMMENDED BY THE GEOTECHNICAL ENGINEER.
10. IN SLOPE AREAS, WHERE SATURATED SOIL AND/OR EROSION GULLIES EXIST TO DEPTHS OF GREATER THAN ONE FOOT, THEY SHOULD BE OVEREXCAVATED AND REPLACED AS COMPACTED FILL IN ACCORDANCE WITH THE APPLICABLE SPECIFICATIONS, WHERE AFFECTED MATERIALS EXIST TO DEPTHS OF GREATER THAN ONE FOOT OF LESS BELOW PROPOSED FINISHED GRADE. REMEDIAL GRADING BY MOISTURE CONDITIONING IN PLACE, FOLLOWED BY THOROUGH RE-COMPACTION IN ACCORDANCE WITH THESE GRADING SPECIFICATIONS, MAY BE ATTEMPTED, IF THE DESIRED RESULTS ARE NOT ACHIEVED, ALL AFFECTED MATERIALS SHOULD BE OVEREXCAVATED AND REPLACED AS COMPACTED FILL IN ACCORDANCE WITH THE SLOPE REPAIR RECOMMENDATIONS HEREIN, AS FIELD CONDITIONS SUBMITTE. OTHER SLOPE REPAIR PROCEDURES MAY BE RECOMMENDED BY THE GEOTECHNICAL ENGINEER.
11. AVOID TRACKING DIRT OR OTHER MATERIALS OFF-SITE. CLEAN OFF-SITE PAVED AREAS AND SIDEWALKS USING DRY SWEEPING METHODS.
12. THE CONTRACTOR SHALL TRAIN AND PROVIDE INSTRUCTION TO ALL EMPLOYEES AND SUBCONTRACTORS REGARDING THE CONSTRUCTION BMP'S.
13. FOR CONSTRUCTION DURING DRY SEASON ALL EXPOSED SURFACES SHALL BE WETTED PERIODICALLY TO PREVENT SIGNIFICANT DUST.
14. ALL STOCKPILED SOIL SHALL BE COVERED DURING PERIODS OF RAIN.
15. SEDIMENT SHALL NOT BE TRACKED OFFSITE AND CITY STREET SHALL BE SWEEPED AT PUBLIC WORKS INSPECTOR'S DISCRETION TO THE SATISFACTION OF THE CITY ENGINEER.
16. STRAW WATTLE TO BE USED FOR STABILIZATION OF SOIL SURFACES ONLY.
17. JUTE NETTING NOT TO BE USED FOR STABILIZATION OF SOIL SURFACES.
18. CONCRETE WASHOUT TO BE LEGALLY DISPOSED OFF-SITE.
19. PLACE PORT-A-POTTY NEAR STABILIZED SITE ENTRANCE, BEHIND THE CURB AND AWAY FROM GUTTERS, STORM DRAIN INLETS, AND WATER BODIES.

SITE PREPARATION

1. CLEARING AND GRUBBING SHALL CONSIST OF REMOVAL OF VEGETATION SUCH AS BRUSH, GRASS, WOODS, STUMPS, TREES, ROOTS OR TREES, OR OTHERWISE DELETERIOUS NATURAL MATERIALS FROM THE AREAS TO BE GRADED. CLEARING AND GRUBBING SHOULD EXTEND TO THE OUTSIDE OF ALL PROPOSED EXCAVATION AND FILL AREAS.
2. DEMOLITION SHOULD INCLUDE REMOVAL OF BUILDING, STRUCTURES, FOUNDATIONS, RESERVOIRS, UTILITIES (INCLUDING UNDERGROUND PIPELINES, SEPTIC TANKS, LEACH FIELDS, SEEPAGE PITS, CISTERNS, MINING SHAFT, TUNNELS, ETC.) AND OTHER MAN MADE SURFACE AND SUBSURFACE IMPROVEMENTS FROM THE AREAS TO BE GRADED. DEMOLITION OF UTILITIES SHOULD INCLUDE PROPER CAPPING AND/OR REROUTING PIPELINES AT THE PROJECT PERIMETER AND CUT-OFF AND CAPPING OF WELLS IN ACCORDANCE OF THE REQUIREMENTS OF THE LOCAL BUILDING DEPARTMENT AND THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER AT THE TIME OF DEMOLITION.
3. TREES, PLANTS, OR MAN-MADE IMPROVEMENTS NOT PLANNED TO BE REMOVED OR DEMOLISHED SHOULD BE PROTECTED BY THE CONTRACTOR FROM DAMAGE OR INJURY.
4. DEBRIS GENERATED DURING CLEARING, GRUBBING, AND/OR DEMOLITION OPERATION SHOULD BE WASTED FROM AREAS TO BE GRADED AND DISPOSED OFF-SITE. CLEARING, GRUBBING, AND DEMOLITION OPERATION SHOULD BE PERFORMED UNDER THE OBSERVATION OF THE GEOTECHNICAL ENGINEER.
5. THE CLIENT OF CONTRACTOR SHOULD OBTAIN THE REQUIRED APPROVAL FROM THE LOCAL BUILDING DEPARTMENT FOR THE PROJECT PRIOR, DURING, AND/OR AFTER DEMOLITION, SITE PREPARATION, AND REMOVALS. THE APPROPRIATE APPROVAL SHOULD BE OBTAIN PRIOR TO PROCEEDING WITH GRADING OPERATIONS.

SITE PROTECTION

1. CONTRACTOR SHALL PROVIDE ADEQUATE DUST CONTROL EITHER IN THE FORM OF JUTE NETTING OR PERIODIC WATERING.
2. PROTECTION OF THE SITE DURING THE PERIOD OF GRADING SHOULD BE THE RESPONSIBLE OF THE CONTRACTOR, UNLESS OTHER PROVISIONS ARE MADE IN WRITING AND AGREED UPON AMONG THE CONCERNED PARTIES. COMPLETION OF THE PORTION OF THE PROJECT SHOULD NOT BE CONSIDERED TO PRECLUDE THAT PORTION OR ADJACENT AREA FROM THE REQUIREMENT FOR SITE PROTECTION UNTIL SUCH TIME AS THE ENTIRE PROJECT IS COMPLETE AS IDENTIFIED BY THE GEOTECHNICAL ENGINEER, THE CLIENT, AND THE LOCAL BUILDING DEPARTMENT.
3. THE CONTRACTOR SHOULD BE RESPONSIBLE FOR THE STABILITY OF ALL TEMPORARY EXCAVATIONS. RECOMMENDATIONS BY THE GEOTECHNICAL ENGINEER PERTAINING TO TEMPORARY EXCAVATION (E.G. BACKCUTS) ARE MADE IN CONSIDERATION OF THE STABILITY OF THE COMPLETED PROJECT AND, THEREFORE, SHOULD NOT BE CONSIDERED TO PRECLUDE THE RESPONSIBILITIES OF THE CONTRACTOR.
4. PRECAUTIONS SHOULD BE TAKEN DURING THE PERFORMANCE OF SITE CLEARING, EXCAVATIONS, AND GRADING TO PROTECT THE WORK SITE FROM FLOODING, PONDING, OR INUNDATION BY POOR OR IMPROPER SURFACE DRAINAGE. TEMPORARY PROVISIONS SHOULD BE MADE DURING THE RAINY SEASONS TO ADEQUATELY DIRECT SURFACE DRAINAGE AWAY FROM AND OFF THE WORK SITE, WHERE LOW AREAS CAN NOT BE AVOIDED. PUMPS SHOULD BE KEPT ON HAND TO CONTINUALLY REMOVE WATER DURING PERIODS OF RAINFALL.
5. DURING PERIODS OF RAINFALL, PLASTIC SHEATHING SHOULD BE KEPT REASONABLY ACCESSIBLE TO PREVENT UNPROTECTED SLOPE FROM BECOMING SATURATED, WHERE NECESSARY DURING PERIODS OF RAINFALL. THE CONTRACTOR SHOULD INSTALL CHECK DAMS, DESILTING BASINS, RIPRAP, SANDBAGS, OR OTHER DEVICES OR METHOD NECESSARY TO CONTROL EROSION AND PROVIDE SAFE CONDITIONS.
6. DURING PERIODS OF RAINFALL, THE GEOTECHNICAL ENGINEER SHOULD BE KEPT INFORMED BY THE CONTRACTOR AS TO THE NATURE OF REMEDIAL OR PREVENTIVE WORK BEING PERFORMED (E.G. PUMPING, PLACEMENT OF SANDBAG OR PLASTIC SHEETING, OTHER LABOR, DOZING, ETC.)

7. FOLLOWING PERIODS OF RAINFALL THE CONTRACTOR SHOULD CONTACT THE GEOTECHNICAL ENGINEER AND ARRANGE A WALKTHROUGH OF THE SITE IN ORDER TO VISUALLY ASSESS RAIN-RELATED DAMAGE. THE GEOTECHNICAL ENGINEER MAY ALSO RECOMMEND EXAVATION AND TESTING IN ORDER TO AID IN THE ASSESSMENT. AT THE REQUEST OF THE GEOTECHNICAL ENGINEER, THE CONTRACTOR SHALL MAKE EXCAVATIONS IN ORDER TO EVALUATE THE EXTEND OF RAIN-RELATED DAMAGE.
8. RAIN-RELATED DAMAGE SHOULD BE CONSIDERED TO INCLUDE, BUT MAY NOT BE LIMITED TO, EROSION, SILTING, SATURATION, SWELLING, STRUCTURAL DISTRESS AND OTHER ADVERSE CONDITIONS IDENTIFIED BY THE GEOTECHNICAL ENGINEER. SOIL ADVERSLY AFFECTED SHOULD BE CLASSIFIED AS UNSUITED MATERIALS AND SHOULD BE SUBJECT TO OVEREXCAVATION AND REPLACEMENT WITH COMPACTED FILL OR OTHER REMEDIAL GRADING AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER.
9. RELATIVELY LEVEL AREAS, WHERE SATURATED SOIL AND/OR EROSION GULLIES EXIST TO DEPTHS OF GREATER THAN ONE FOOT, SHOULD BE OVEREXCAVATED TO UNAFFECTED, COMPETENT MATERIAL, WHERE LESS THAN ONE FOOT IN DEPTH. UNSUITABLE MATERIALS MAY BE PROCESSED IN PLACE TO ACHIEVE NEAR-OPTIMUM MOISTURE CONDITION, THEN THOROUGHLY RE-COMPACTED IN ACCORDANCE WITH THE APPLICABLE SPECIFICATIONS. IF THE DESIRED RESULTS ARE NOT ACHIEVED, THE AFFECTED MATERIALS SHOULD BE OVEREXCAVATED, THEN REPLACED IN ACCORDANCE WITH THE APPLICABLE SPECIFICATIONS.
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CUT SLOPES

1. THE GEOTECHNICAL ENGINEER SHOULD REVIEW CUT SLOPES DURING EXCAVATION. THE GEOTECHNICAL ENGINEER SHOULD BE NOTIFIED BY THE CONTRACTOR PRIOR TO BEGINNING SLOPE EXCAVATIONS.
2. IF DURING THE COURSE OF GRADING, ADVERSE OR POTENTIALLY ADVERSE GEOTECHNICAL OR GEOLOGIC CONDITIONS ARE ENCOUNTERED WHICH WERE NOT ANTICIPATED IN THE PRELIMINARY REPORT, THE GEOTECHNICAL ENGINEER OR THE ENGINEERING GEOLOGIST SHOULD EXPLORE, ANALYZE, AND MAKE RECOMMENDATIONS TO TREAT THESE PROBLEMS.
3. WHEN CUT SLOPES ARE MADE IN THE DIRECTION OF THE PREVAILING DRAINAGE, A NONERODIBLE DIVERSION SWALE (BROW DITCH) SHOULD BE PROVIDED AT THE TOP OF THE CUT.

PAD AREAS

1. PAD AREAS CREATED ABOVE CUT OR NATURAL SLOPES. POSITIVE DRAINAGE SHOULD BE ESTABLISHED AWAY FROM TOP-OF-SLOPE. THIS MAY BE ACCOMPLISHED BY UTILIZING A BERM AND/OR AN APPROPRIATE PAD GRADIENT. A GRADIENT IN SOIL AREAS AWAY FROM THE TOP-OF-SLOPES OF 2 PERCENT OR GREATER IS RECOMMENDED.

COMPACTED FILL

1. ALL FILL MATERIALS SHOULD BE COMPACTED AS SPECIFIED BELOW OR BY OTHER MEANS SPECIFICALLY RECOMMENDED BY THE GEOTECHNICAL ENGINEER. UNLESS OTHERWISE SPECIFIED, THE MINIMUM DEGREE OF COMPACTION (RELATIVE COMPACTION) SHOULD BE 90% OF THE LABORATORY MAXIMUM DRY DENSITY (MODIFIED PROCTOR).
2. UNDER PAD AREA THE CIVIL ENGINEER OR SURVEYOR SHALL CERTIFY THE ACTUAL PAD ELEVATION OR AS-BUILT CORNER ELEVATIONS.

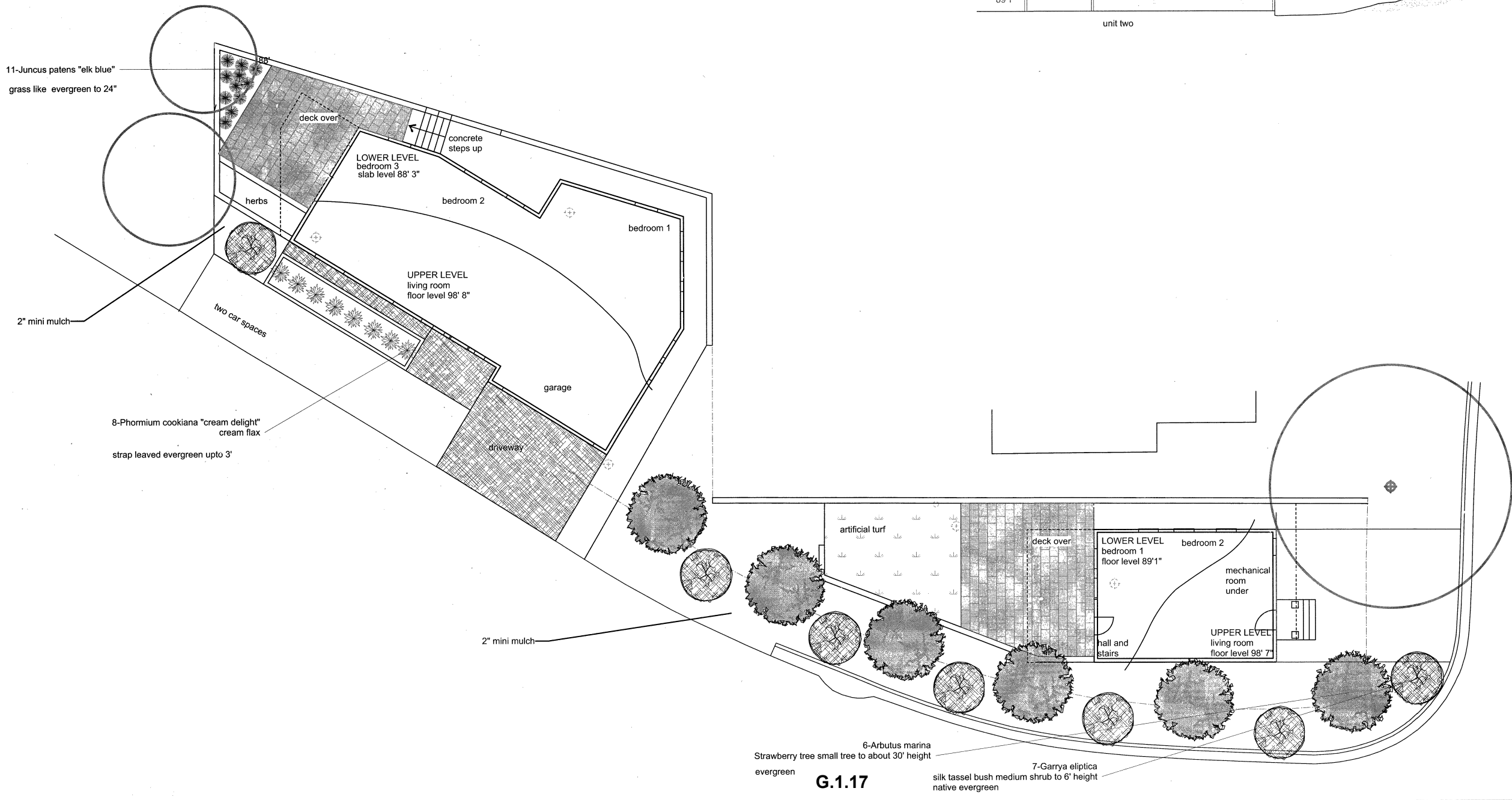
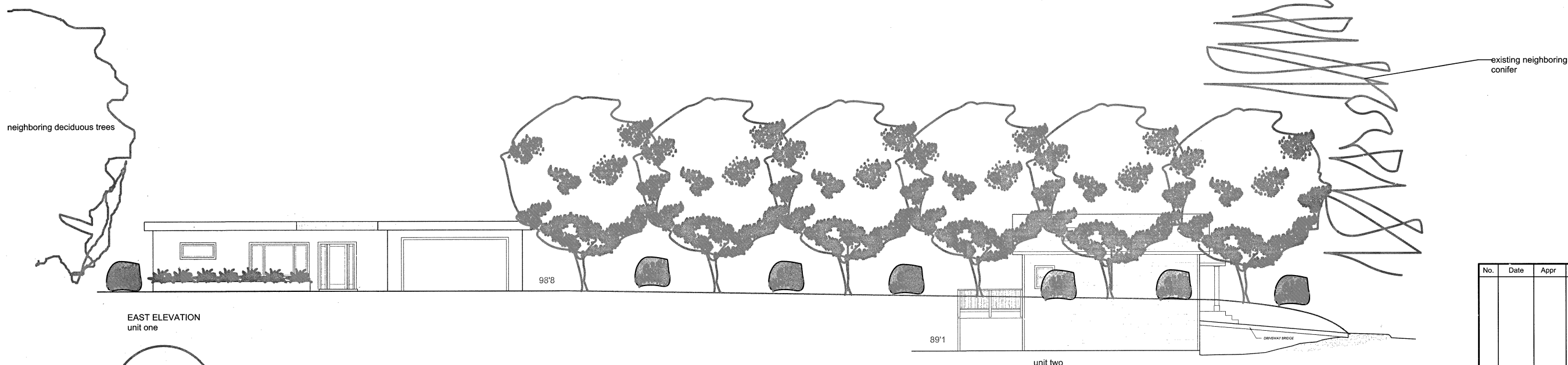
PLACEMENT

1. PRIOR TO PLACEMENT OF COMPACTED FILL, THE CONTRACTOR SHOULD REQUEST A REVIEW BY THE GEOTECHNICAL ENGINEER OF THE EXPOSED GROUND SURFACE. UNLESS OTHERWISE RECOMMENDED, THE EXPOSED GROUND SURFACE SHOULD THEN BE SCARIFIED (6 INCHES MINIMUM), WATER OR DRIED AS NECESSARY, THOROUGHLY COMPACTED TO A MINIMUM OF 90 PERCENT OF THE MAXIMUM DRY DENSITY (MODIFIED PROCTOR).
2. THE FILL SHOULD BE PLACED IN THIN HORIZONTAL LIFTS NOT EXCEEDING 8 INCHES AND COMPACTED TO THE DENSITY SPECIFIED.
3. EXCAVATED ON-SITE MATERIALS WHICH ARE ACCEPTABLE TO THE GEOTECHNICAL ENGINEER MAY BE UTILIZED AS COMPACTED FILL PROVIDED TRASH, VEGETATION, AND OTHER DETEERIOUS MATERIALS ARE REMOVED PRIOR TO PLACEMENT.
4. ROCKS 12 INCHES IN MAXIMUM DIMENSION AND SMALLER MAY BE UTILIZED WITHIN THE COMPACTED FILL. PROVIDED THEY ARE PLACED IN SUCH A MANNER THAT NESTING OF THE ROCK IS AVOIDED AND THEY ARE KEPT CLEAR OF ANY WATERPROOFING MEMBRANES OR DRAINAGE GEOTEXTILES. FILL MATERIAL SHOULD BE PLACED AND THOROUGHLY COMPACTED OVER AND AROUND ALL ROCK. THE AMOUNT OF ROCK SHOULD NOT EXCEED 40 PERCENT BY DRY WEIGHT PASSING THE 3/4" SIEVE SIZE. THE 12 INCH AND 40 PERCENT RECOMMENDATIONS HEREIN MAY VARY AS FIELD CONDITIONS DICTATE.


ZAMBRANO PROPERTY
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APPROVED:

DRAWN BY:	J. KUHEL
DATE:	9-13-17
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SCALE:	AS NOTED
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OF	SHTS



No.	Date	Appr	Revision Notes

 Sarah FitzGerald
 Landscape Contractor
 C27-722931

No.	Date	Issue Notes

Design Firm: **Kuhel Design**

Consultant: **Sarah FitzGerald**
415 412 7510

Project Title: **Zambrano Properties**
103 Lake Street
Brisbane

Sheet Title: **Landscape Plans**
softscape with elevation

Project Manager Jerry Kuhel	Project ID Zambrano
Drawn By Sarah FitzGerald	Scale 1/8" = 1'
Reviewed By	Sheet No.
Date 08/10/17	L-003
CAD File Name Zambrano	of