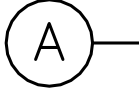
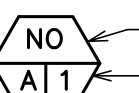
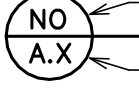
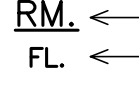
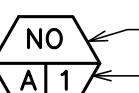
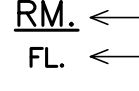
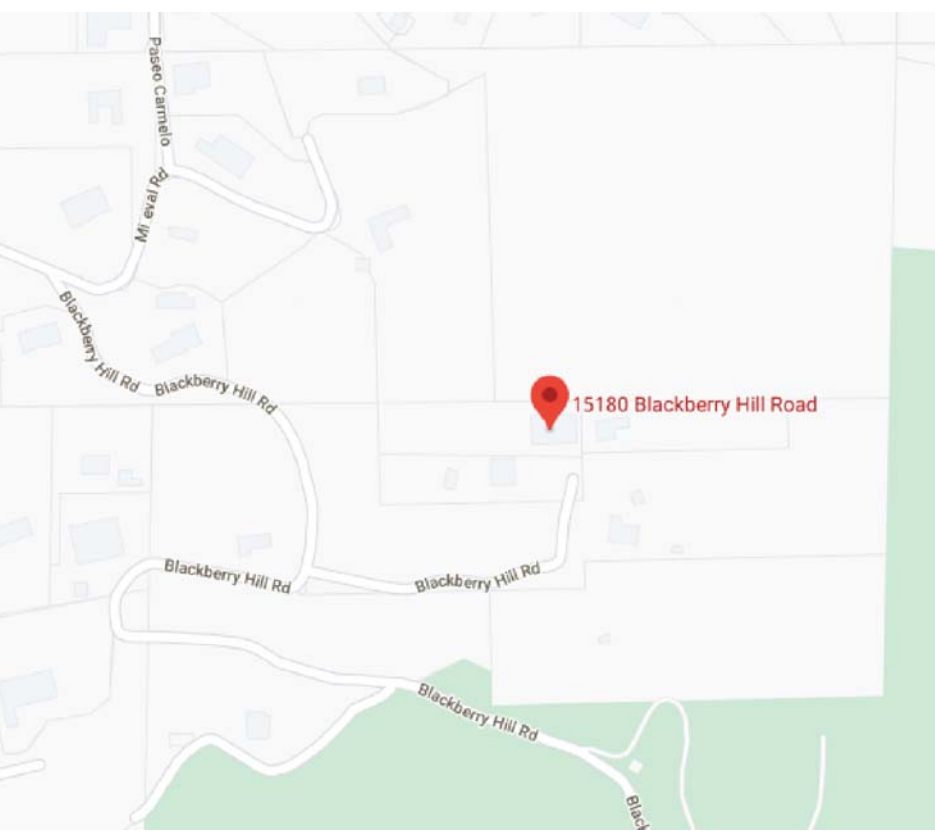


GENERAL NOTES	
1.	IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND SUBCONTRACTORS TO CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS INDICATED ON THESE DRAWINGS AND MAKE KNOWN ANY DISCREPANCIES PRIOR TO COMMENCING THEIR WORK.
2.	THESE DRAWINGS ARE INTENDED FOR USE IN A NEGOTIATED CONSTRUCTION CONTRACT AND, THEREFORE, MAY NOT SPECIFICALLY DETAILS OR SPECIFY MATERIALS AND/OR MANUFACTURERS.
3.	THE CONTRACTOR SHALL PROVIDE ALL SAMPLES AND/OR CUT-SHEETS AS REQUIRED TO ASSIST OWNER OR HIS AGENT IN MAKING MATERIAL SELECTIONS.
4.	FOR THE PURPOSE OF ESTIMATING, THE CONTRACTORS SHALL USE THE MATERIALS SELECTED BY THE OWNER, OR IN ABSENCE OF SAME, HE SHALL PROVIDE AN ALLOWANCE AMOUNT AND SO CONDITION ANY COST ESTIMATE.
5.	ALL MATERIALS SPECIFIED IN THESE DRAWINGS SHALL BE INCLUDED IN SUCH ESTIMATE.
6.	NO GUARANTEE OF QUALITY OF CONSTRUCTION IS IMPLIED OR INTENDED BY THE CONSTRUCTION DOCUMENTS, AND THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY OR ALL CONSTRUCTION DEFICIENCIES.
7.	THE GENERAL CONTRACTOR SHALL HOLD HARMLESS, INDEMNIFY AND DEFEND THE DESIGNER/ARCHITECT FROM ANY ACTION INITIATED BY THE INITIAL OWNER OR ANY SUBSEQUENT OWNERS FOR CONSTRUCTION DEFICIENCIES, MODIFICATIONS OR SUCH CONDITIONS WHICH MAY BE BEYOND THE CONTROL OF THE ARCHITECT.
8.	ALL WORK SHALL COMPLY WITH APPLICABLE CODES AND TRADE STANDARDS WHICH GOVERN EACH PHASE OF WORK, INCLUDING BUT NOT LIMITED TO CALIFORNIA BUILDING CODE (CBC), CALIFORNIA MECHANICAL CODE (CMC), NATIONAL ELECTRICAL CODE (NEC), CALIFORNIA PLUMBING CODE (CPC), AND ALL APPLICABLE LOCAL CODES AND LEGISLATION.
9.	THE CONTRACTOR SHALL REVIEW AND RECORD THE CONDITIONS OF ALL EXISTING SITE IMPROVEMENTS INCLUDING PAVED AREAS, HE SHALL MAKE KNOWN ALL EXISTING DAMAGED OR DISREPAIRED ITEMS AND CONDITIONS THAT MAY WORSEN DUE TO THE CONSTRUCTION.
10.	ALL ITEMS IN GOOD CONDITION SHALL BE MAINTAIN IN THEIR PRESENT CONDITION AND ANY REPAIR OR DAMAGE WHICH OCCURS DURING CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
11.	CONTRACTOR SHALL THOROUGHLY EXAMINE THE SITE AND SATISFY HIMSELF AS OF THE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED.
12.	THE CONTRACTOR SHALL VERIFY AT THE SITE ALL MEASUREMENTS AFFECTING HIS WORK AND SHALL BE RESPONSIBLE FOR THE CORRECTNESS OF SAME.
13.	NO EXTRA COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR THE EXPENSES DUE TO HIS NEGLECT TO EXAMINE OR FAILURE TO DISCOVER CONDITIONS WHICH MAY AFFECT HIS WORK.
14.	ALL NEW INTERIOR PAINT COLOR, FLOOR, WALLS AND CEILING FINISHES SHALL BE SELECTED BY OWNER AT THE TIME WHEN IT IS NECESSARY FOR THE COMPLETION OF THE PROJECT.
15.	ALL PUBLIC IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE LATEST ADOPTED CITY STANDARDS.
16.	THE STORING OF GOODS AND MATERIALS ON SIDEWALK AND/OR STREET WILL NOT BE ALLOWED UNLESS THE CONTRACTOR HAS APPLIED AND SECURED A SPECIAL PERMIT WHICH ALLOWS SUCH STORAGE TO BE PLACED.
17.	GENERAL CONTRACTOR AND OWNER ARE REQUIRED TO SIGN THE STRUCTURALSPECIAL INSPECTION FORM OF THE EXPOXY HOLDOWN ANCHOR BOLTS BEFORE THE BUILDING PERMIT IS ISSUED BY CITY.
18.	THE LIST OF DEFERRED ITEMS WILL PROVIDED ON THE COVER SHEET. THE DEFERRED ITEMS SHALL NOT BE CONSTRUCTED OR INSTALLED UNTIL REVIEWED AND APPROVED BY CITY.
19.	UNDER SPECIAL INSPECTION TITLE ALL WORK REQUIRING SPECIAL INSPECTION PER 2013 CBC CHAPTER 17. ALL WORK REQUIRING INSPECTIONS MUST BE DONE BY CERTIFIED INSPECTION AGENCY.
20.	RETROFIT HOLDOWN ANCHORS MAY BE INSPECTED BY THE ENGINEER OF RECORD. THE EOR SHALL PROVIDE A LETTER TO THE CITY FIELD INSPECTOR AT THE TIME OF HOLDOWN INSPECTION DESCRIBING THE RESULTS OF THE INSPECTION(S).

SCOPE OF WORK	
1.	ADDITION OF 327 SF. TO EXISTING KITCHEN,
2.	RAISE CEILING OF EXISTING DINING AND KITCHEN AREA
3.	REMODEL OF EXISTING KITCHEN AND MASTER BATHROOMS
2.	RELATED M/E/P WORKS. UTILITIES UPGRADE AS REQUIRED.
3.	REUSE EXISTING SEPTIC TANK (UNGRADE AS REQUIRED).

SYMBOLS	
	COLUMN GRID LINE NO.
	EXISTING DOOR
	SECTION NO.
	SECTION SHEET NO.
	ELEVATION NO.
	ELEVATION SHEET NO.
	DETAIL NO.
	DETAIL SHEET NO.
	REVISION NO.
	DOOR NO.
	DOOR SCHEDULE
	DOOR TYPE
	INTERIOR ELEVATIONS
	INDICATOR
	ROOM NAME
	FLOOR FINISH

BLDG DATA	
LOT SIZE:	43,855 S.F.
CURRENT ZONING:	R1E-2.5s-D1
CURRENT USE:	SFH
PROPOSED USE:	SFH
EXISTING BUILDING FLOOR AREA:	
(E)1st FLOOR:	2,291 SF
(E)GARAGE (2 CARS)	639 SF
PROPOSED BUILDING FLOOR AREA:	
ADDITION:	327 SF
TOTAL LIVING AREA:	2,681 SF
GARAGE (2 CARS)	639 SF
TOTAL BUILDING FLOOR AREA:	3,320 SF
MAIN BUILDING:	3,320 SF
(E) POOL HOUSE	165 SF
(E) SHED	104 SF
TOTAL COVERAGE AREA:	3,589 SF
LANDSCAPE AREA:	24,045 SQ. FT.
LANDSCAPING COVERAGE:	60 %
OCCYPANCY:	R3/U1
CONSTRUCTION TYPE:	VB
STORY (IES):	1 (18'-5")
AUTO. FIRE SPRINKLER:	YES
DESIGN COMPLY WITH :	
County of Santa Clara ZONING CODE	
2019 CALIFORNIA BUILDING CODE	
2019 CALIFORNIA RESIDENTIAL CODE	
2019 CALIFORNIA ELECTRICAL CODE	
2019 CALIFORNIA MECHANICAL CODE	
2019 CALIFORNIA PLUMBING CODE	
2019 CALIFORNIA FIRE CODE	
2019 CALIFORNIA GREEN BUILDING STANDARDS CODE	
2019 CALIFORNIA ENERGY CODE	

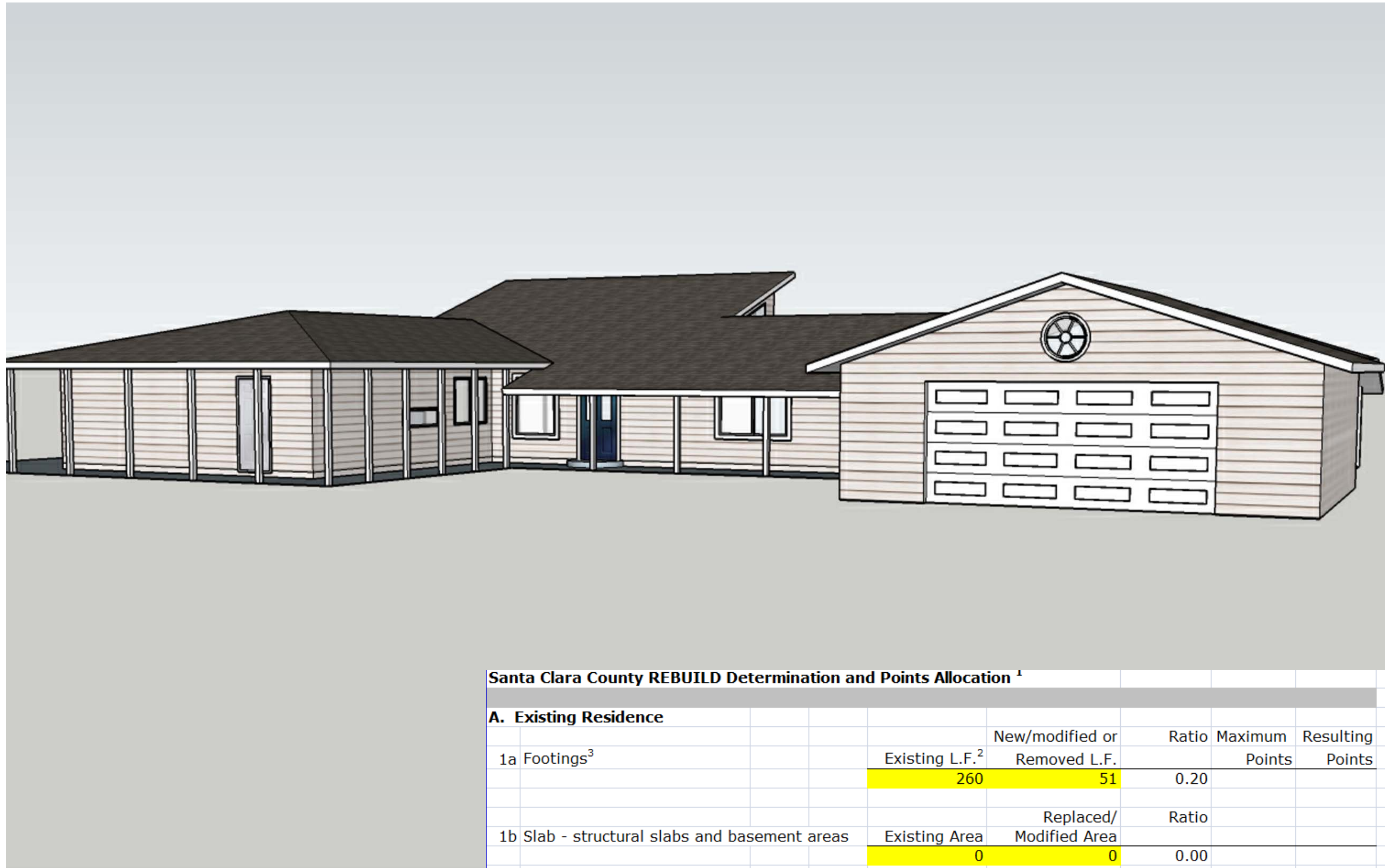
VICINITY MAP	
	

SHEET INDEX	
ARCHITECTURAL	
A1.1	TITLE SHEET & RENDERINGS
A1.2	RENDERINGS
A1.3	PROPOSED SITE PLAN
A2.0	EXISTING SITE PLAN & DEMO. PLAN
A2.1	PROPOSED 1ST FLOOR PLAN
A2.3	ROOF PLANS AND BUILDING SECTION
A3.1	PROPOSED FRONT ELEV.
A3.2	PROPOSED REAR ELEV.
A3.3	PROPOSED LEFT ELEV.
A3.4	PROPOSED RIGHT ELEV.
CIVIL	
1	TOPOGRAPHIC SURVEY
C-1	GRADING AND DRAINAGE PLAN

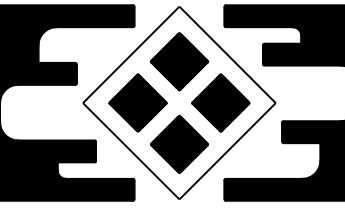
Chiu Residence Remodel & Addition

15180 Blackberry Hill Dr, Los Gatos, CA 95030

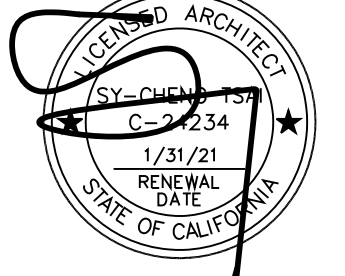
APN: 532-25-052



Santa Clara County REBUILD Determination and Points Allocation ¹							
A. Existing Residence							
1a	Footings ³	Existing L.F. ²	New/modified or Removed L.F.	Ratio	Maximum Points	Resulting Points	
		260	51	0.20			
1b	Slab - structural slabs and basement areas	Existing Area	Replaced/ Modified Area	Ratio			
	Subtotal	0	0	0.00	25	4.90	
2	Walls - interior and exterior in linear feet ⁴	Existing L.F. ²	New/modified or Removed L.F.	Ratio	Maximum Points	Resulting Points	
		201	76.5	0.38	50	19.03	
3	Roof ⁵	Existing S.F.	new, replaced, altered or removed Roof S.F.	Ratio	Maximum Points	Resulting Points	
		4396	2560	0.58	25	14.56	
	Existing Residence Subtotal					38.49	
B. Proposed Additions							
	First floor and upper story additions ^{6,7}	Area in S.F.		Ratio 1 pt/ 40 S.F. ⁸		Sub-Total Points	
		324		9.00		9	
C. Cumulative rebuild points from permits issued within last 2 years:							
TOTAL POINT ALLOCATION⁹							
						47.49	



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TEL (408) 321-9988 FAX (408) 321-9987



SY-CHENG TSAI C-24234

CHIU RESIDENCE REMODEL & ADDITION
15180 BLACKBERRY HILL RD. LOS GATOS, CA

TITLE SHEET

DATE: 11/07/21
JOB NO. TS200943

ISSUE & REVISION	
12/23/20	SCREENING
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SHEET NO.

A1.1

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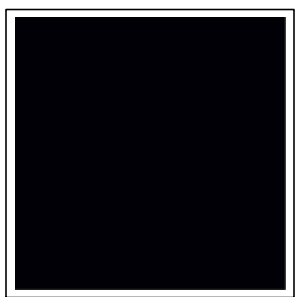
EXTERIOR WALL MATERIAL AND COLOR:



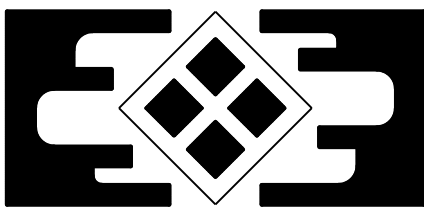
1 EXTERIOR WALL WOOD SIDING:
SHERWIN WILLIAM SW9541 'WHITE SNOW'



2 ALUMINUM AWNING: SHERWIN WILLIAM
SW6990 'CARVIAR'



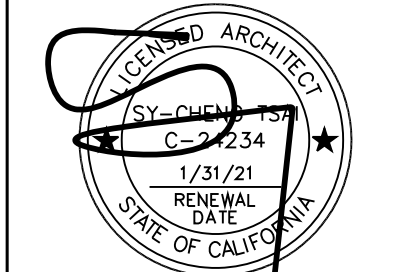
3 WINDOW COLOR:
MERVIN EBONY COLOR



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**CHIU RESIDENCE
REMODEL & ADDITION**
15180 BLACKBERRY HILL RD. LOS GATOS, CA

**EXT. COLOR /
MATERIAL
AND
RENDERINGS**

DATE: 11/07/21

JOB NO. TS200943

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SHEET NO.

A1.2

DRAWN BY:

	PROPOSED	REQUIRED / ALLOWED
GENERAL PLAN	Residential	Residential
ZONING DIST.	R1E-2.5s	R1E-2.5s
LOT SIZE (s.f.)	43,855	
GROSS FLOOR AREA (s.f.) - (E) LIVING	2,291	
(N) ADDITION	327	
LOT COVERAGE (%)	—	—
FLOOR AREA RATIO (FAR)	—	—
BUILDING HEIGHT (ft.)	18'-6"	35'-0"
NO. STORIES	1	2 MAX.
SET BACK (MAIN RESIDENCE)		
FRONT:		
1st FLOOR/2nd FLOOR	(E) 7'-6"	25'
SIDE		
1st FLOOR/2nd FLOOR	31'-0"	5'
SIDE:		
1st FLOOR/2nd FLOOR	22'-8"	5'
REAR		
1st FLOOR/2nd FLOOR	348'	25'
PARKING:		
COVERED SPACES	2	2 MIN.

	PROPERTY LINE
	SETBACK LINE
	ROOF LINE
	RET WALL
	(E) LEECH FIELD



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

CUT:	<u>15 C.Y.</u>
FILL:	<u>0 C.Y.</u>
EXPORT:	<u>0 C.Y.</u>
IMPORT:	<u>0 C.Y.</u>

NOTE:
EARTH QUANTITIES SHOWN
ARE APPROXIMATED. IT
SHALL BE THE CONTRACTOR'S
RESPONSIBILITY TO
INDEPENDENTLY ESTIMATE
QUANTITIES FOR HIS/HER USE.

DATE: 11/07/21

JOB NO. TS200943

JOB NO. TS200943

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A1.3

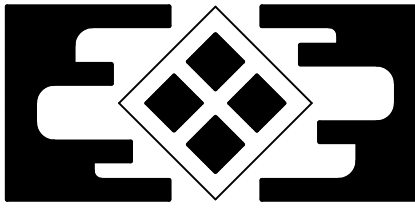
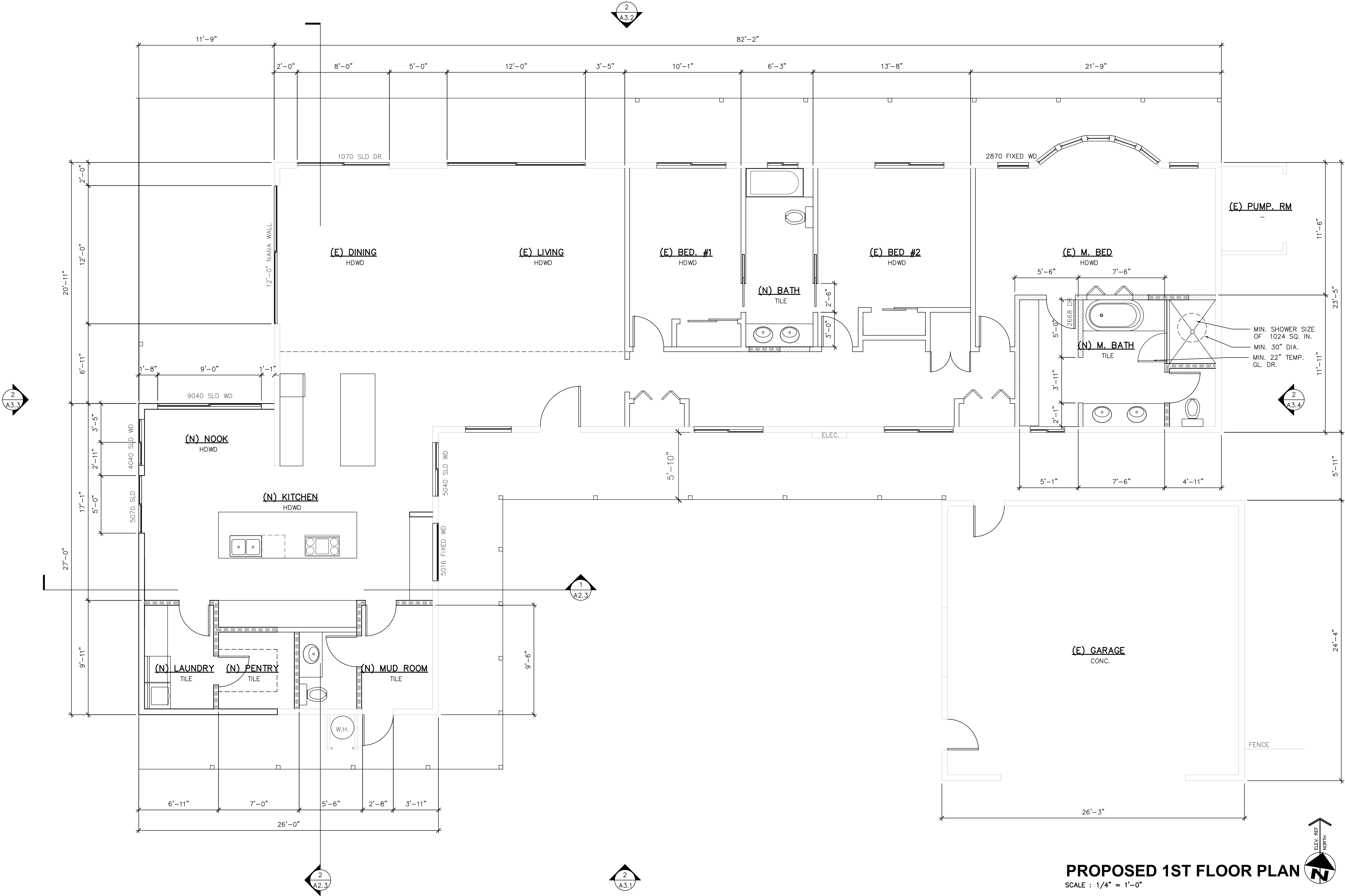
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WALL LEGEND

- EXISTING CONSTRUCTION TO REMAIN
- (N) FURRED WALL / COLUMN.
- NEW WOOD FRAMING WALL OUT OF 2X4 WOOD STUDS @ 16" O.C. AND IN THE EXTERIOR STUCCO 7/8" MIN. STUCCO O/ METAL LATH O/ TWO LAYERS OF GRADE 'D' BLDG. PAPER O/ PLYWOOD.
- NEW 2X4 WOOD STUDS @ 16" O.C. W/ 1/2" THK. GYP. BD. ON THE BOTH SIDES
- NEW 2X4 WOOD STUDS @ 16" O.C. W/ 1/2" THK. GYP. BD. ON THE BOTH SIDES USE WONDER BD. OR DUROCK AS BACKING MATERIAL AND WATER PROOFED MATERIAL.

LEGEND

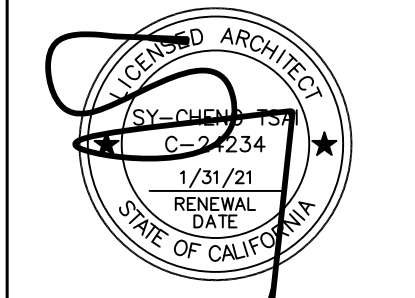
- VIEW DIRECTION
- SECTION NUMBER
- SHEET WHERE OCCURS
- DETAIL NUMBER
- SHEET WHERE OCCURS
- EXTERIOR ELEVATION NO.
- ELEVATION SHEET NO.



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SY-CHENG TSAI C-24234

CHIU RESIDENCE
REMODEL & ADDITION
15180 BLACKBERRY HILL RD. LOS GATOS, CA

PROPOSED
1st
FLOOR PLAN

DATE: 11/07/21

JOB NO. TS200943

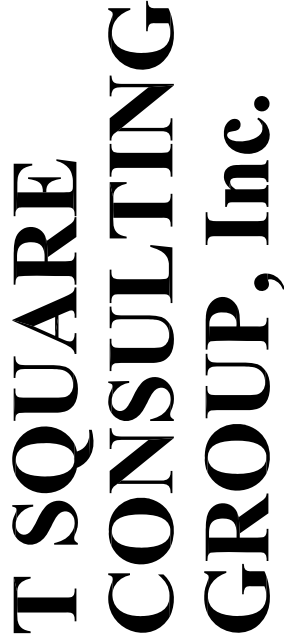
ISSUE & REVISION

NO.	DATE	REVISION
1	12/23/20	SCREENING
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A2.1

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**PROPOSED
ROOF PLANS,
SECTION**

JOB NO. TS200943

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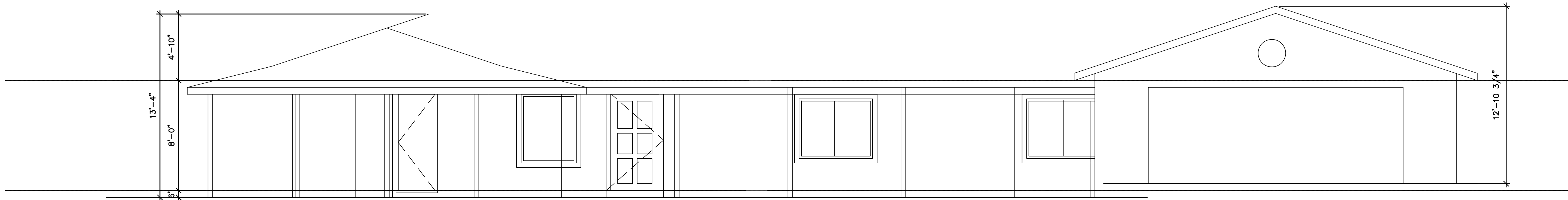
A2.3

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$$1/8'' = 1' - 0''$$

$$1/4'' = 1' - 0''$$

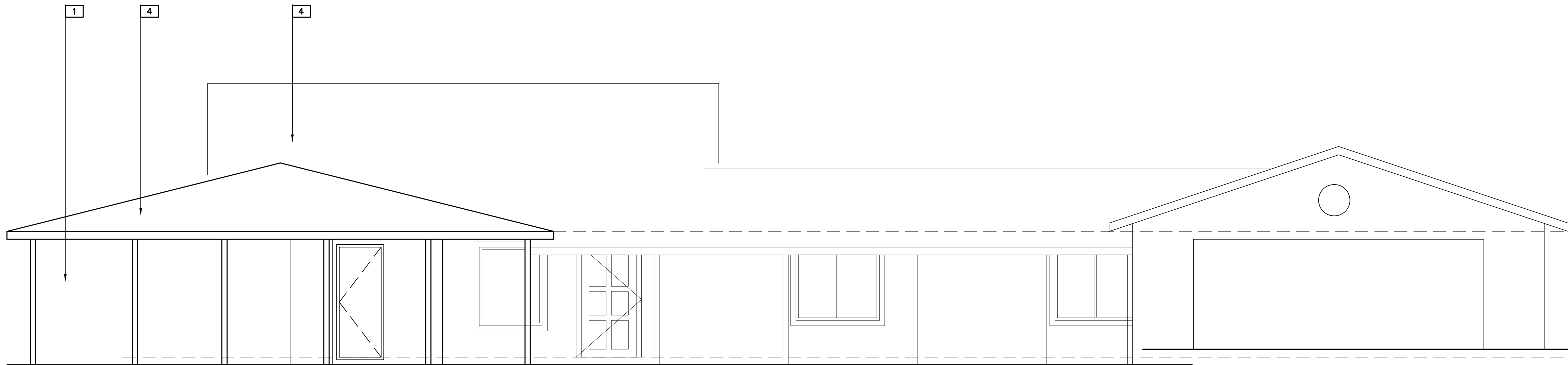
$$1/4'' = 1' - 0''$$



1

1/4"=1'-0"

EXISTING FRONT ELEVATION



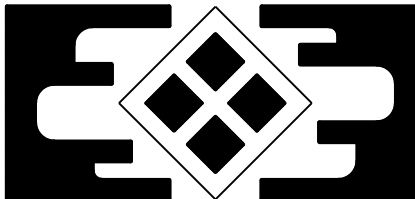
2

1/4"=1'-0"

PROPOSED FRONT ELEVATION

EXTERIOR PAINT COLOR SCHEDULE:

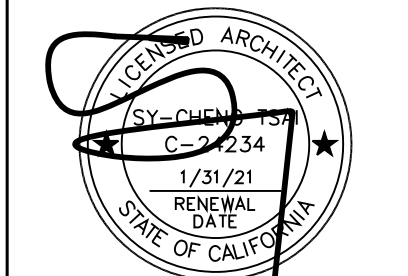
- | | | |
|---|---|---|
| 1 |  | WOOD SIDING = SHERWIN WILLIAM SW9541 WHITE SNOW |
| 2 |  | ALUMINUM AWNING= DARK GRAY |
| 3 |  | WINDOW COLOR = MARVIN EBONY COLOR |
| 4 |  | COMPOSITION SHINGLE ROOF (MATCH EXISTING |



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REMODEL & ADDITION**

15180 BLACKBERRY HILL RD. LOS GATOS, CA

**FRONT
ELEVATION**

DATE: 11/07/21

JOB NO. TS200943

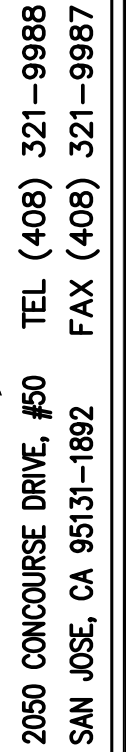
ISSUE & REVISION

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SHEET NO.

A3.1

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**CHIU RESIDENCE
REMODEL & ADDITION**
15180 BLACKBERRY HILL RD. LOS GATOS, CA

**PROPOSED
REAR
ELEVATION**

DATE: 11/07/21

JOB NO. TS200943

ISSUE & REVISION
1

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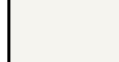
SHEET NO.

A3.2

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EXTERIOR PAINT COLOR SCHEDULE:

- | | | |
|---|---|---|
| 1 |  | WOOD SIDING = SHERWIN WILLIAM SW9541 WHITE SNOW |
| 2 |  | ALUMINUM AWNING -DARK GARY |
| 3 |  | WINDOW COLOR = MARVIN EBONY COLOR |
| 4 |  | COMPOSITION SHINGLES ROOF (MATCH EXISTING) |

EXTERIOR PAINT COLOR SCHEDULE:

- 1



WOOD SIDING = SHERWIN WILLIAM SW9541 WHITE SNOW
- 2



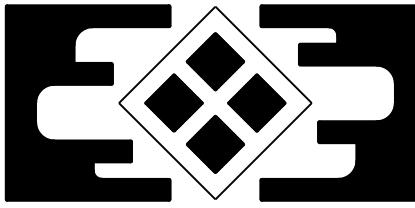
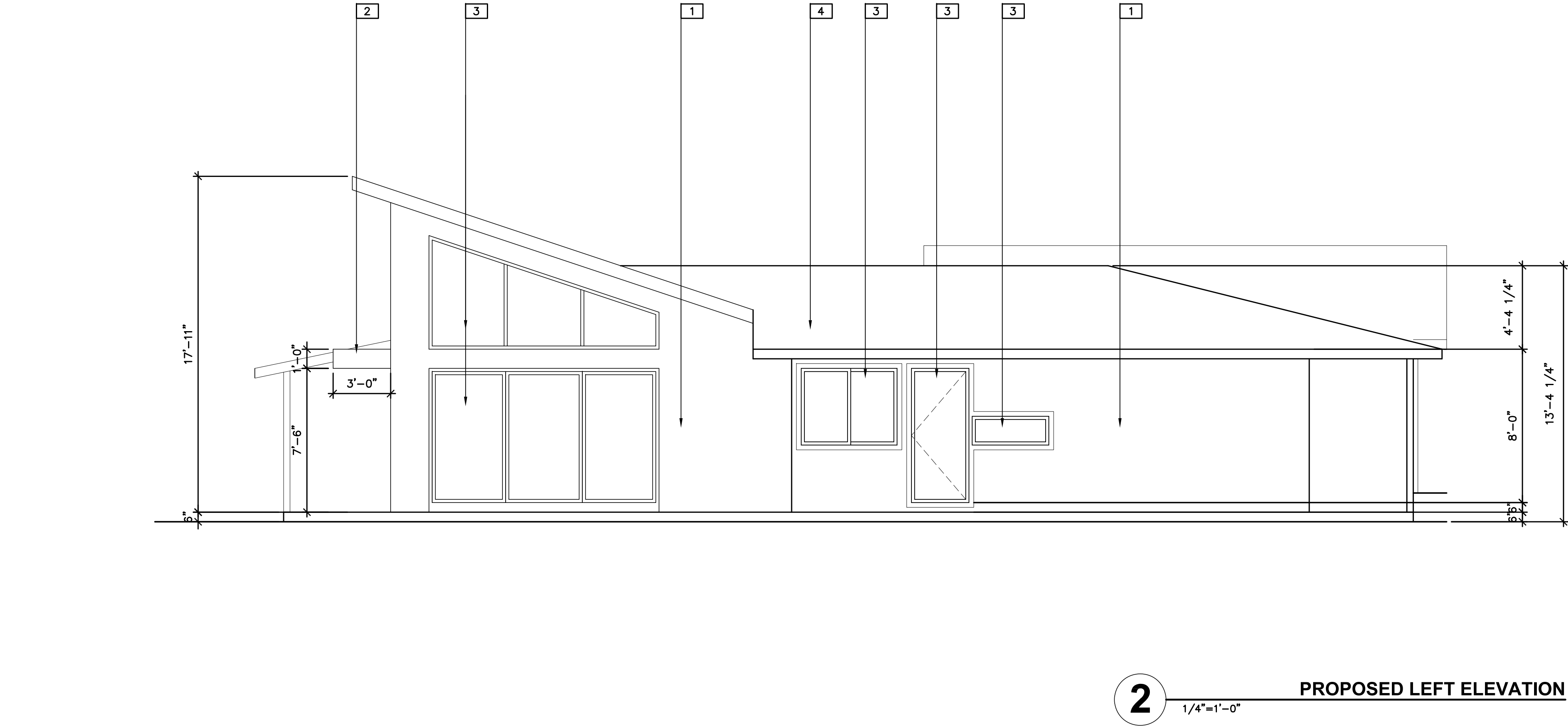
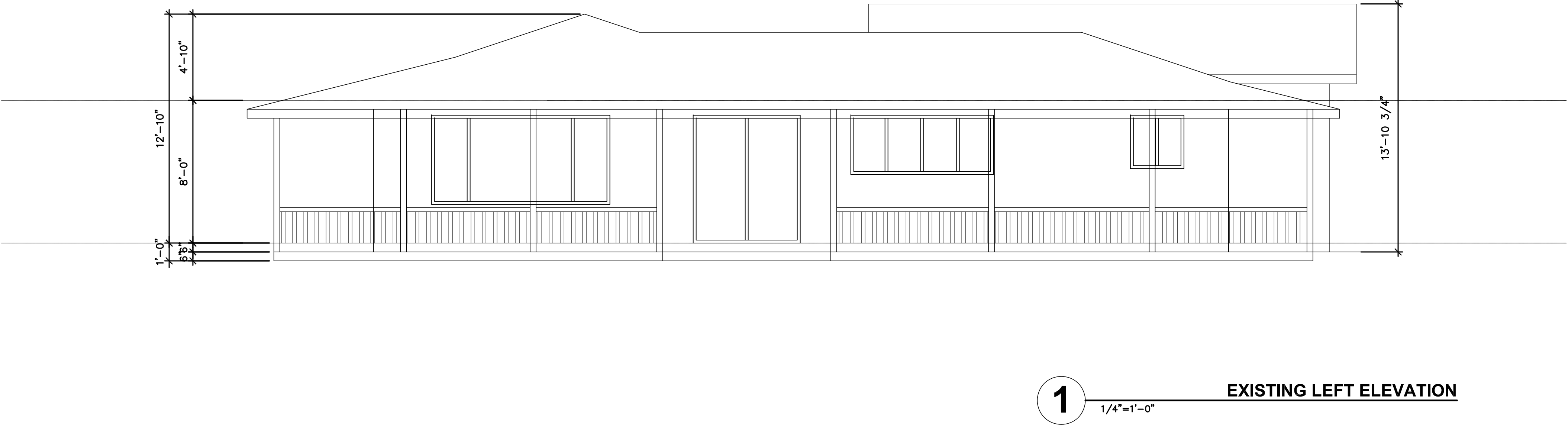
ALUMINUM AWNING = DARK GRAY
- 3



WINDOW COLOR = MARVIN EBONY COLOR
- 4



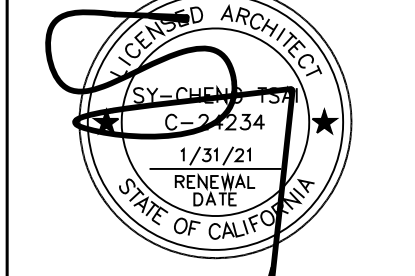
COMPOSITION SHINGLE ROOF (MATCH EXISTING)



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SY-CHENG TSAI C-24234

CHIU RESIDENCE
REMODEL & ADDITION
15180 BLACKBERRY HILL RD. LOS GATOS, CA

PROPOSED
LEFT
ELEVATION

DATE: 11/07/21

JOB NO. TS200943

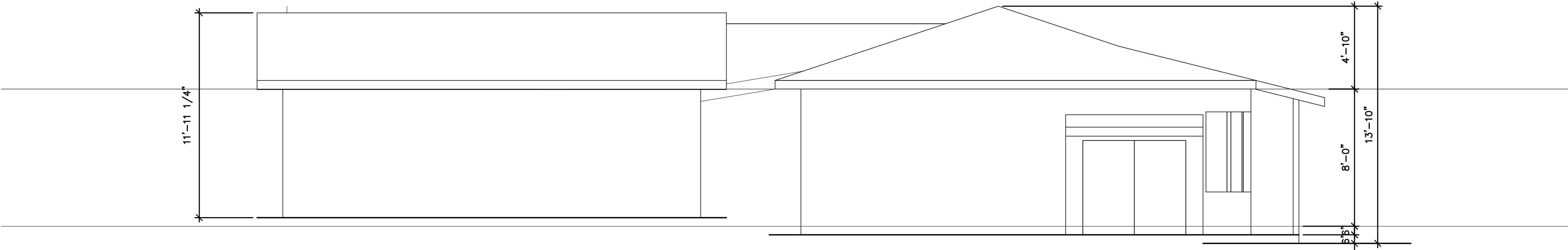
ISSUE & REVISION

	12/23/20	SCREENING
1	01/13/21	DESIGN REVIEW
2	11/07/21	DESIGN REV-2
3		
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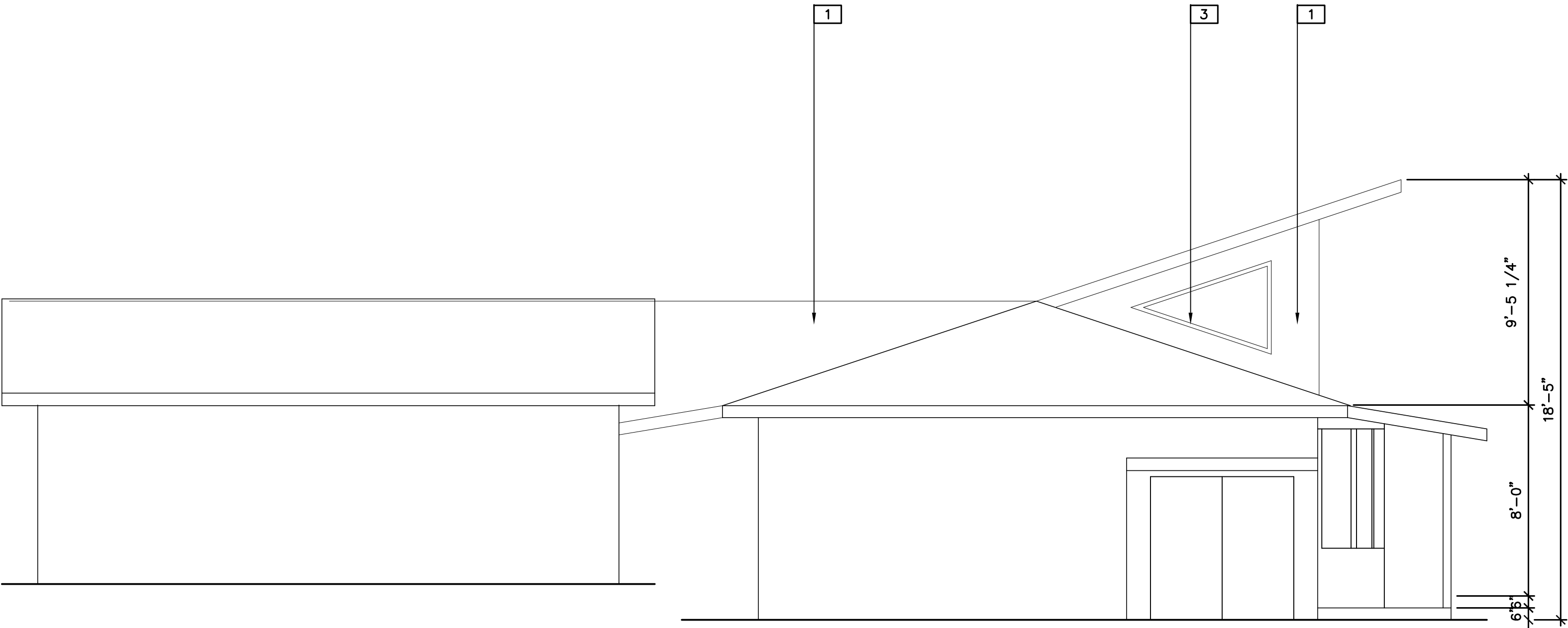
SHEET NO.

A3.3

DRAWN BY:



1 **EXISTING RIGHT ELEVATION**
1/4"=1'-0"



1 **PROPOSED RIGHT ELEVATION**
1/4"=1'-0"

EXTERIOR PAINT COLOR SCHEDULE:

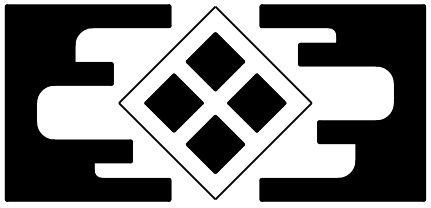
- 1

WOOD SIDING = SHERWIN WILLIAM SW9541 WHITE SNOW
- 2

ALUMINUM AWNING = DARK GRAY
- 3

WINDOW COLOR = MARVIN EBONY COLOR
- 4

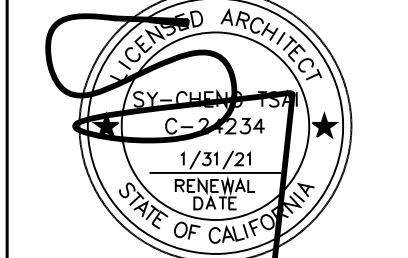
COMPOSITION SHINGLE ROOF – MATCH EXISTING



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SY-CHENG TSAI C-24234

**CHIU RESIDENCE
REMODEL & ADDITION**
15180 BLACKBERRY HILL RD. LOS GATOS, CA

**PROPOSED
RIGHT
ELEVATION**

DATE: 11/07/21

JOB NO. TS200943

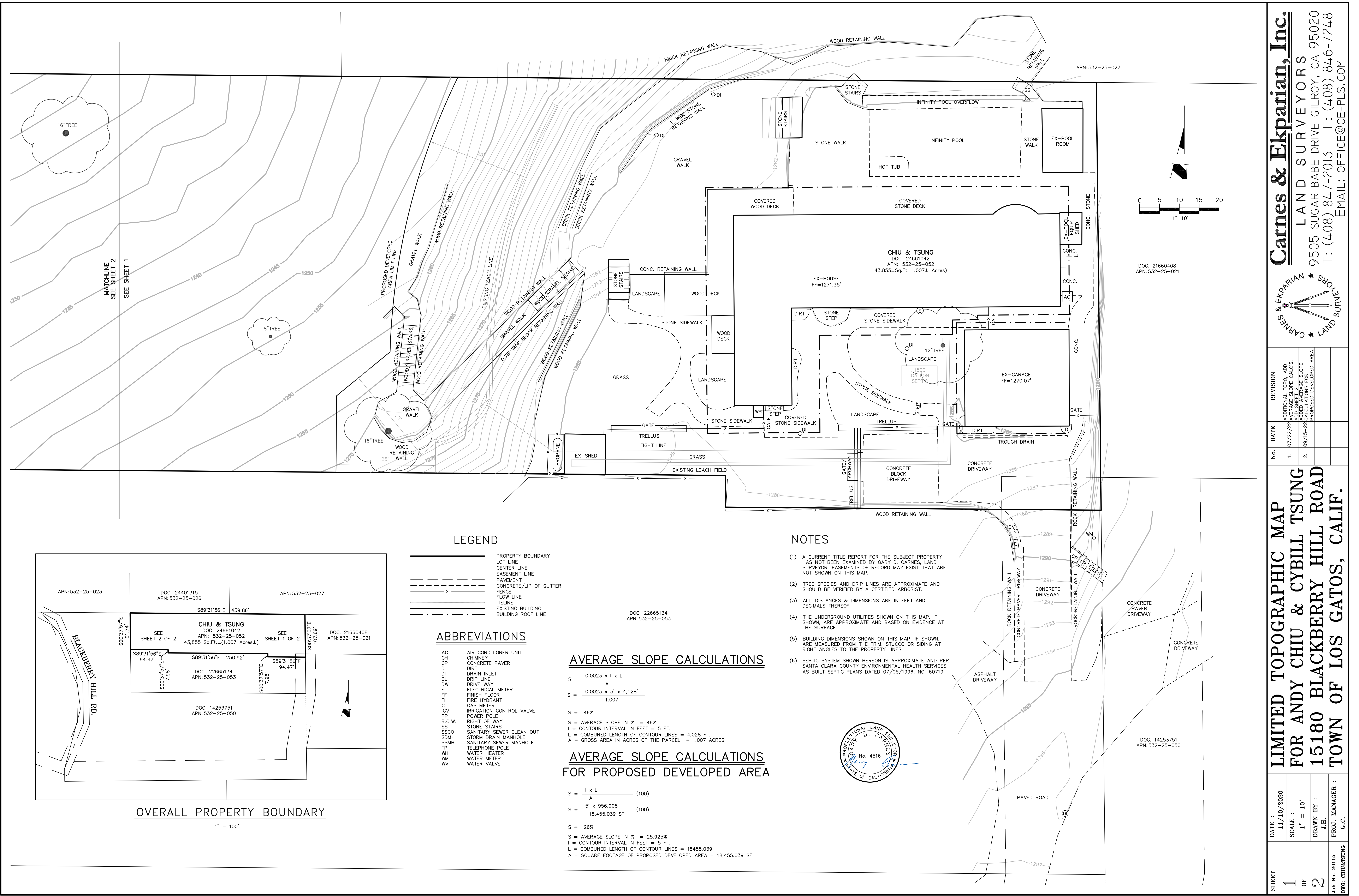
ISSUE & REVISION

	12/23/20	SCREENING
1	01/13/21	DESIGN REVIEW
2	11/07/21	DESIGN REV-2
3		
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10		

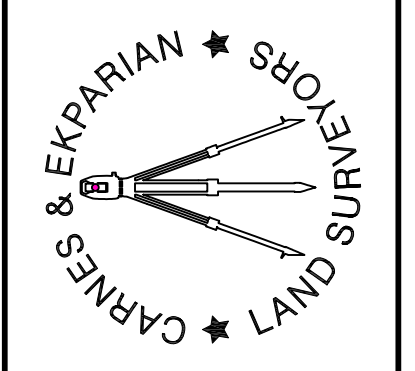
SHEET NO.

A3.4

DRAWN BY:



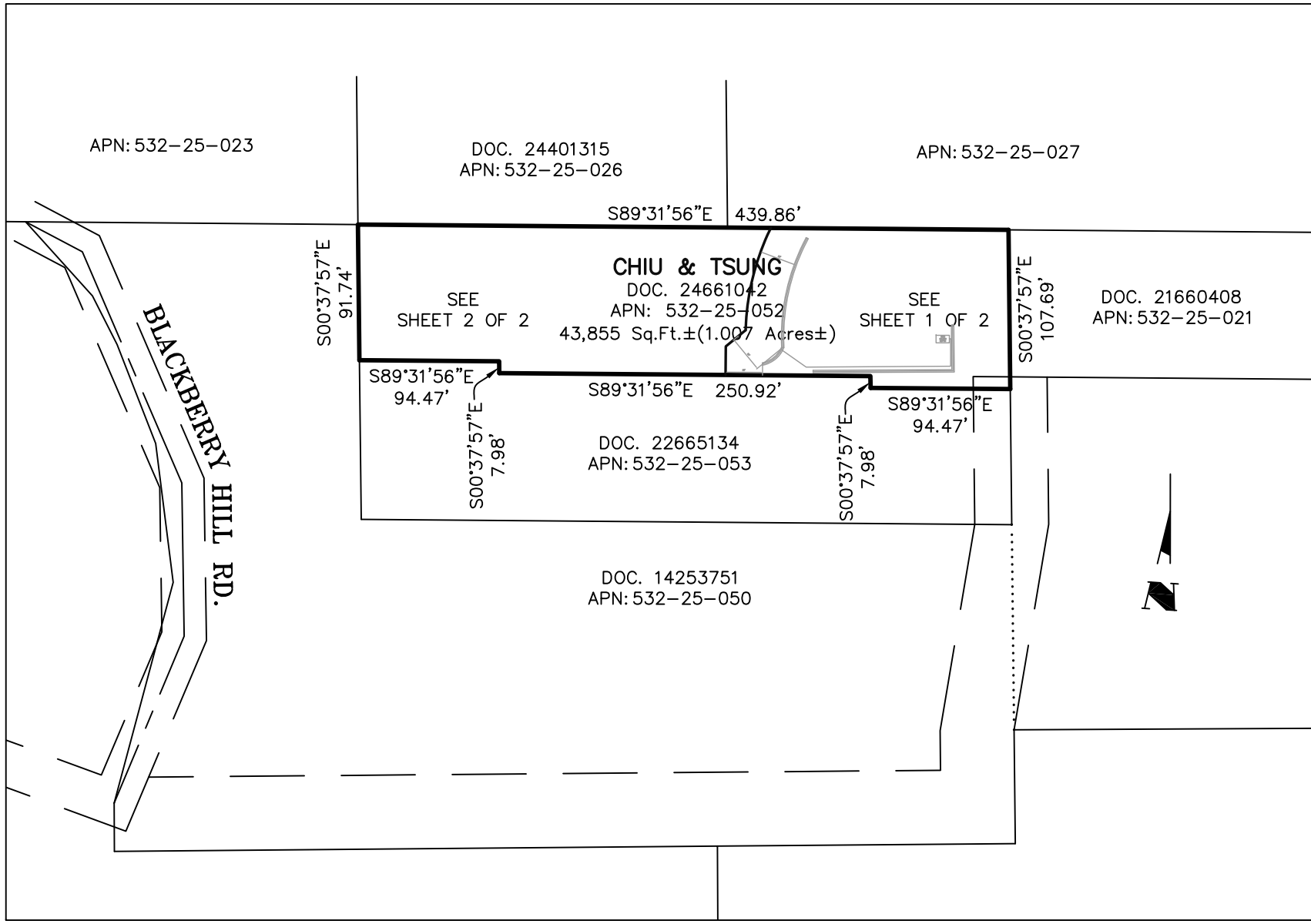
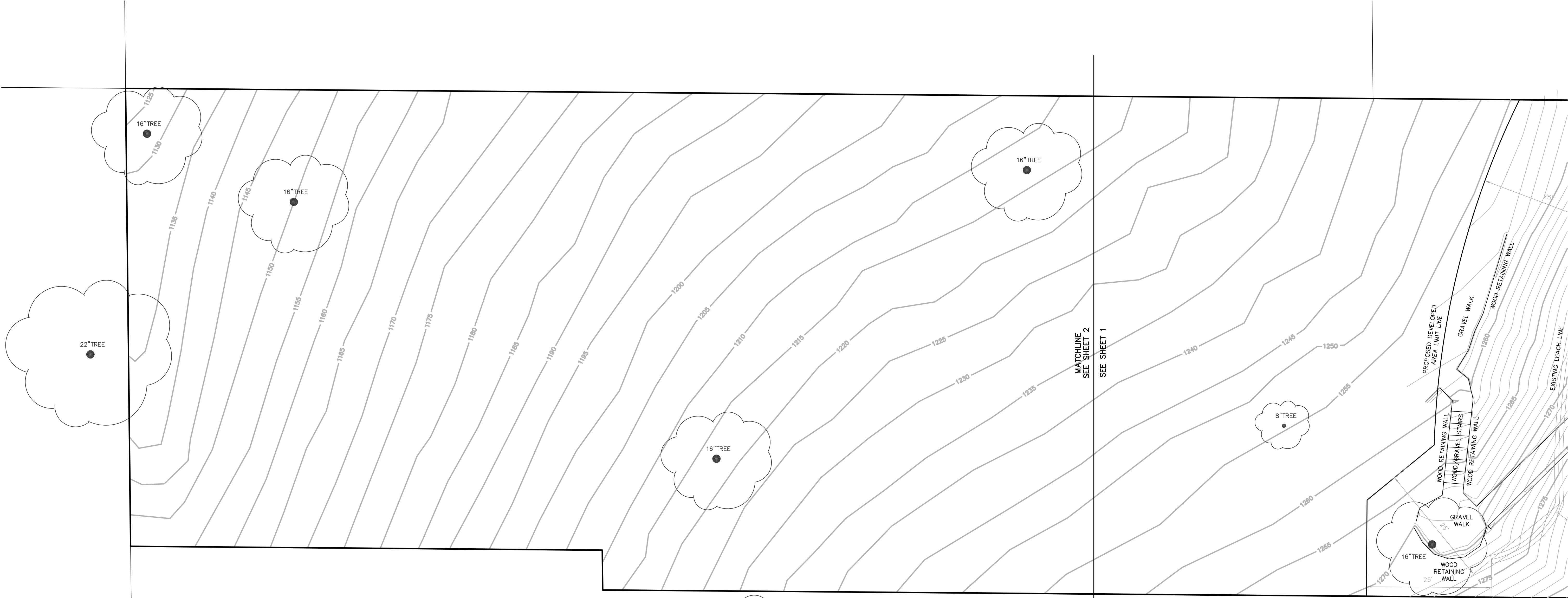
Carnes & Ekparian, Inc.
LAND SURVEYORS
9505 SUGAR BABE DRIVE GILROY, CA 95020
T: (408) 847-2013 F: (408) 846-7248
EMAIL: OFFICE@CE-PLS.COM



No.	DATE	REVISION
1.	07/22/22	ADDITIONAL TOPOG. ADD AVERAGE SLOPE CALC'S.
2.	08/15/22	ADDED AVERAGE SLOPE CALCULATIONS FOR PROPOSED DEVELOPED AREA.

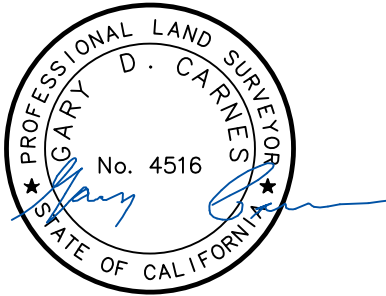
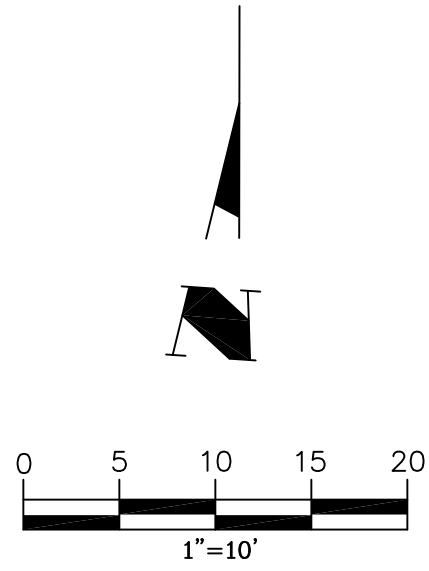
LIMITED TOPOGRAPHIC MAP
FOR ANDY CHIU & CYBILL TSUNG
15180 BLACKBERRY HILL ROAD
TOWN OF LOS GATOS, CALIF.

SHEET	DATE :	11/10/2020
1	SCALE :	1" = 10'
OF	DRAWN BY :	J.H.
2	PROJ. MANAGER :	G.C.
Job No. 20115	DWG: CHIU&TSUNG	

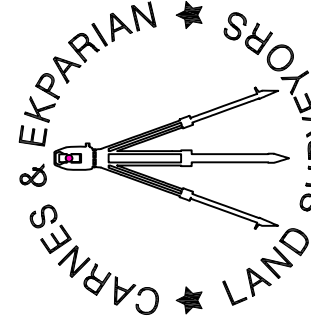


OVERALL PROPERTY BOUNDARY

1" = 100'



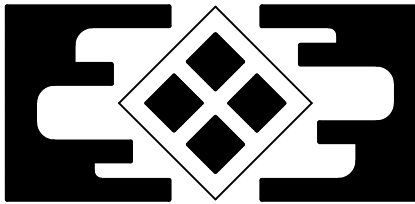
Carnes & Ekparian, Inc.
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9505 SUGAR BABE DRIVE GILROY, CA 95020
T: (408) 847-2013 F: (408) 846-7248
EMAIL: OFFICE@CE-PLS.COM



No.	DATE	REVISION
1.	07/22/22	ADDITIONAL TOPO. UPDATE AVERAGE SLOPE CALC'S.
2.	09/15-22	ADDED AVERAGE SLOPE CALCULATIONS FOR PROPOSED DEVELOPED AREA

LIMITED TOPOGRAPHIC MAP
FOR ANDY CHIU & CYBILL TSUNG
15180 BLACKBERRY HILL ROAD
TOWN OF LOS GATOS, CALIF.

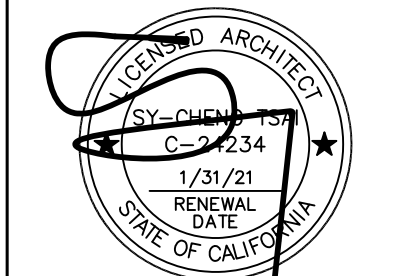
SHEET	DATE :	11/10/2020
2	SCALE :	1" = 10'
OF	DRAWN BY :	J.H.
2	PROJ. MANAGER :	G.C.
Job No. 20115		
DWG: CHIU&TSUNG		



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SY-CHENG TSAI C-24234

**CHIU RESIDENCE
REMODEL & ADDITION**
15180 BLACKBERRY HILL RD. LOS GATOS, CA

**PROPOSED
GRADING &
DRAINING PLAN**

DATE: 11/07/21

JOB NO. TS200943

ISSUE & REVISION

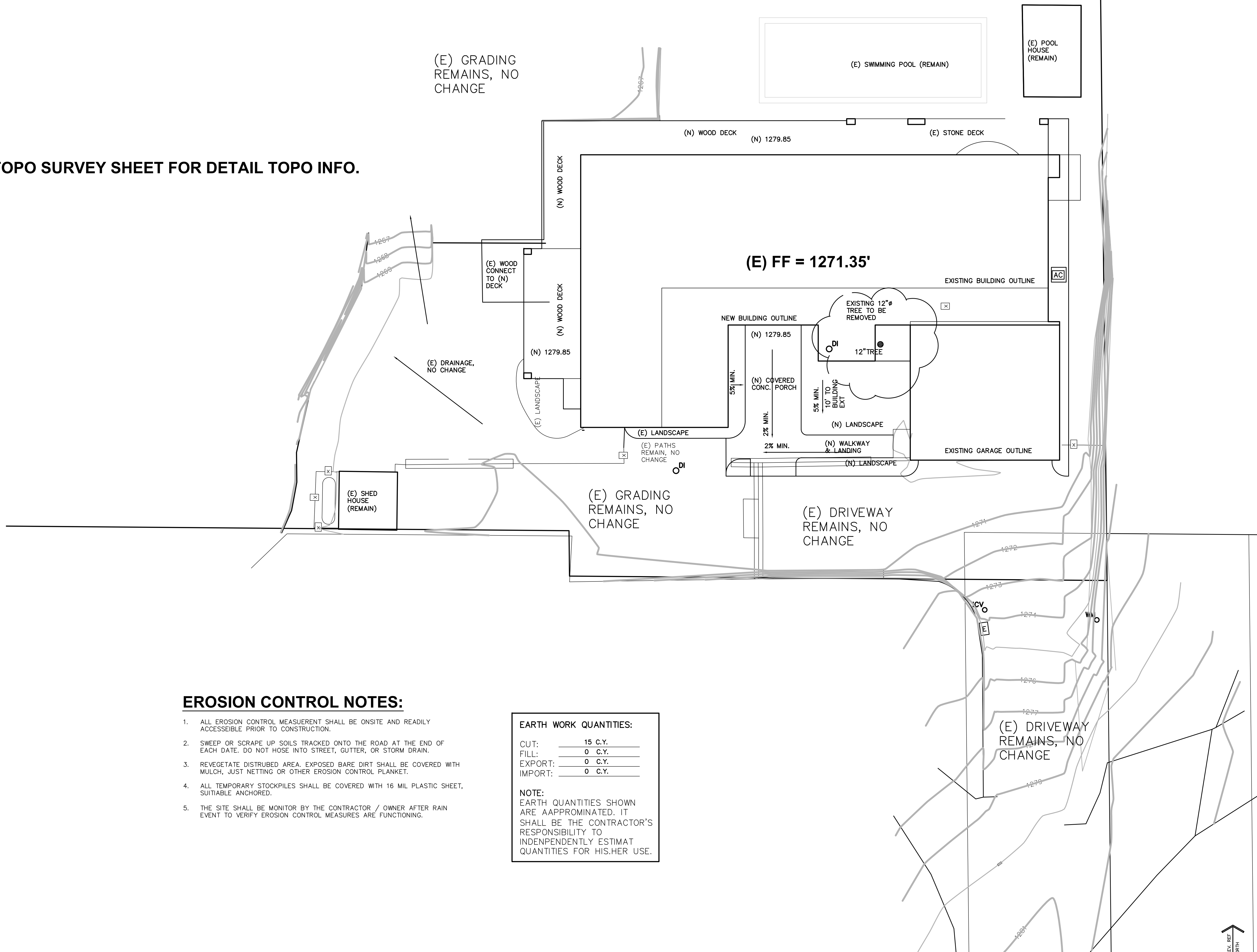
	12/23/20	SCREENING
1	01/13/21	DESIGN REVIEW
2	11/07/21	DESIGN REV-2
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SHEET NO.

C-1.0

DRAWN BY: CW

SEE TOPO SURVEY SHEET FOR DETAIL TOPO INFO.



EROSION CONTROL NOTES:

- ALL EROSION CONTROL MEASUREMENT SHALL BE ONSITE AND READILY ACCESSIBLE PRIOR TO CONSTRUCTION.
- SWEEP OR SCRAPE UP SOILS TRACKED ONTO THE ROAD AT THE END OF EACH DATE. DO NOT HOSE INTO STREET, GUTTER, OR STORM DRAIN.
- REVEGETATE DISTURBED AREA. EXPOSED BARE DIRT SHALL BE COVERED WITH MULCH, JUST NETTING OR OTHER EROSION CONTROL PLANKET.
- ALL TEMPORARY STOCKPILES SHALL BE COVERED WITH 16 MIL PLASTIC SHEET, SUITABLE ANCHORED.
- THE SITE SHALL BE MONITOR BY THE CONTRACTOR / OWNER AFTER RAIN EVENT TO VERIFY EROSION CONTROL MEASURES ARE FUNCTIONING.

EARTH WORK QUANTITIES:

CUT: 15 C.Y.
FILL: 0 C.Y.
EXPORT: 0 C.Y.
IMPORT: 0 C.Y.

NOTE:
EARTH QUANTITIES SHOWN ARE APPROXIMATED. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INDEPENDENTLY ESTIMATE QUANTITIES FOR HIS/HER USE.

PROPOSED SITE PLAN

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

