EXISTING CONDITIONS:

1. EXISTING CONDITIONS PLAN DEPICTS THE SITE POST 1988 PERMIT COMPLETION (#1988–81785) WITH THE INTENT TO DOCUMENT ALL IMPROVEMENTS SINCE THEN FOR QUANTIFICATION AND LEGALIZATION.
2. EXISTING CONDITIONS BASED OFF OF:
   2.1. TOPOGRAPHIC SURVEY PERFORMED BY ALPHA LAND SURVEYING ON APRIL 2022.
   2.2. APPROVED BUILDING PERMIT PLANS #1988–81785
3. GRADES ENCOUNTERED ON–SITE MAY VARY FROM THOSE SHOWN. CONTRACTOR SHALL REVIEW THE PLANS AND CONDUCT FIELD INVESTIGATIONS AS REQUIRED TO VERIFY EXISTING CONDITIONS AT THE PROJECT SITE.
4. CLIENT SHALL HOLD HARMLESS BKF ENGINEERS FROM ANY AND ALL OCCURRENCES RESULTING FROM THE INACCURACY OF THE CLIENT SUPPLIED TOPOGRAPHIC AND BOUNDARY SURVEY (AS PREPARED BY OTHERS).

SURVEYOR'S NOTES:

EASEMENT NOTE:

A TITLE REPORT WAS NOT PROVIDED FOR THIS SURVEY. EASEMENTS SHOWN, IF ANY, ARE COMPILED FROM RECORD MAPS AND THE CURRENT DEED FOR THE PROPERTY. THERE MAY BE ADDITIONAL EASEMENTS THAT BURDEN OR BENEFIT THE SUBJECT PROPERTY THAT WOULD ONLY BE REVEALED ON A TITLE REPORT.

CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION

BASIS OF BEARING:

BEARINGS ARE BASED UPON THE NORTHERN BOUNDARY OF PARCEL A AS SHOWN ON PARCEL MAP 444 OF MAPS AT PAGE 26 AND THE MONUMENTS SHOWN ON CORNER RECORD 433

BENCHMARK:

ELEVATIONS ARE DERIVED FROM A GPS READING AND BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988, ELEVATIONS HAVE NOT BEEN TIED TO A PUBLISHED BENCHMARK.

0 20 40
GRAPHIC SCALE

Know what's **below.**
Call before you dig.

255 SHORELINE DRIVE
SUITE 200
REDWOOD CITY, CA 94065
(650) 482-6300
www.bkf.com

EXISTING CONDITIONS PLAN
TERESI ADU
3900 QUIMBY DRIVE

SAN JOSE — SANTA CLARA COUNTY — CALIFORNIA

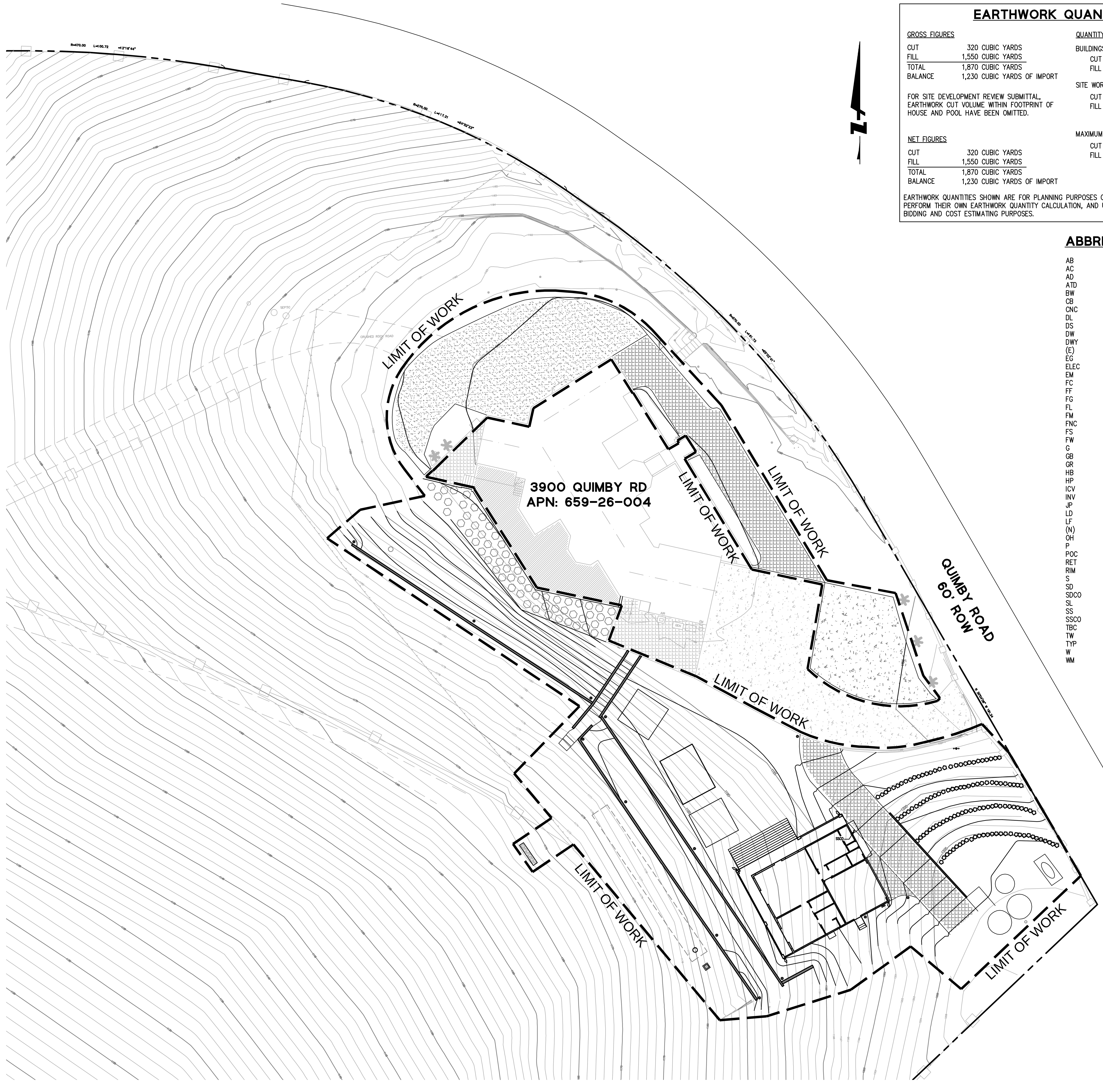
REVIEW ONLY – NOT FOR CONSTRUCTION
REGISTERED PROFESSIONAL ENGINEER — C 78436 — CIVIL — STATE OF CALIFORNIA

No.	Revisions	Date

Date 03/03/2023
Scale 1" = 20'
Design DJL
Drawn DG
Approved DJL
Job No 20230238-10

Drawing Number:
C–1
OF

DRAWING NAME: K:\2023\230238_3900_Quimby_Dr\ENG-L\qusheets.dwg
PLOT DATE: 03-03-23 PLOTTED BY: wort



EARTHWORK QUANTITIES

GROSS FIGURES

CUT	320 CUBIC YARDS
FILL	1,550 CUBIC YARDS
TOTAL	1,870 CUBIC YARDS
BALANCE	1,230 CUBIC YARDS OF IMPORT

FOR SITE DEVELOPMENT REVIEW SUBMITTAL, EARTHWORK CUT VOLUME WITHIN FOOTPRINT OF HOUSE AND POOL HAVE BEEN OMITTED.

NET FIGURES

CUT	320 CUBIC YARDS
FILL	1,550 CUBIC YARDS
TOTAL	1,870 CUBIC YARDS
BALANCE	1,230 CUBIC YARDS OF IMPORT

QUANTITY BREAKDOWN

BUILDINGS

CUT	0 CUBIC YARDS
FILL	260 CUBIC YARDS

SITE WORK AND LANDSCAPING

CUT	320 CUBIC YARDS
FILL	1,290 CUBIC YARDS

MAXIMUM CUT & FILL HEIGHT/DEPTH

CUT	3-FT
FILL	9-FT

EARTHWORK QUANTITIES SHOWN ARE FOR PLANNING PURPOSES ONLY. CONTRACTOR SHALL PERFORM THEIR OWN EARTHWORK QUANTITY CALCULATION, AND USE THEIR CALCULATION FOR BIDDING AND COST ESTIMATING PURPOSES.

ABBREVIATIONS:

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
AD	AREA DRAIN
ATD	ATRIUM DRAIN
BW	BOTTOM OF WALL ELEVATION
CB	CATCH BASIN
CNC	CONCRETE
DL	DRIP LINE
DS	ROOF DOWN SPOUT
DW	DOMESTIC WATER LINE
DWY	DRIVEWAY
(E)	EXISTING
EG	EXISTING GRADE
ELEC	ELECTRICAL
EM	ELECTRICAL METER
FC	FINISHED FLOOR ELEVATION
FF	FACE OF CURB
FG	FINISHED GROUND ELEVATION
FL	FLOW LINE ELEVATION
FM	FORCE MAIN LINE
FNC	FENCE
FS	FINISHED SURFACE ELEVATION
FW	FIRE WATER LINE
G	GOUND
GB	GRADE BREAK
GR	GRATE ELEVATION
HB	HOSE BIB
HP	HIGH POINT
ICV	IRRIGATION CONTROL VALVE
INV	INVERT ELEVATION
JP	JOINT POLE
LD	LANDSCAPE DRAIN
LF	LINEAR FEET
(N)	NEW
OH	OVERHEAD UTILITY LINES
P	PLANTER
POC	POINT OF CONNECTION
RET	RETAINING WALL
RIM	RIM ELEVATION
S	SLOPE
SD	STORM DRAIN
SDCO	STORM DRAIN CLEANOUT
SL	SHRUB LINE
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
TBC	TOP BACK OR CURB
TW	TOP OF WALL ELEVATION
TYP	TYPICAL
W	DOMESTIC WATER LINE
WM	WATER METER

GRADING NOTES:

1. PROVIDE POSITIVE SURFACE DRAINAGE AWAY FROM ALL STRUCTURES BY SLOPING THE FINISHED GROUND SURFACE AT 5% FOR A DISTANCE OF 10', WHERE POSSIBLE, UNLESS OTHERWISE NOTED ON THE PLANS. SLOPE PORCHES, LANDINGS AND TERRACES 2% (1/4" PER FOOT) AWAY FROM, STRUCTURES UNLESS OTHERWISE NOTED ON PLANS.
2. CONTRACTOR TO VERIFY ALL CONTROLLING DIMENSIONS WITH ARCHITECTURAL PLANS.
3. CONTRACTOR SHALL DETERMINE EARTHWORK QUANTITIES BASED ON THE TOPOGRAPHIC SURVEY, THE GEOTECHNICAL INVESTIGATION AND THE PROPOSED SURFACE THICKNESS AND BASE THE BID ACCORDINGLY. IT IS THE CONTRACTORS RESPONSIBILITY TO CONFIRM IF A SEPARATE DEMOLITION CONTRACT HAS BEEN ISSUED TO TAKE THE SITE FROM THE WAY IT IS AT THE TIME OF THE BID TO THE CONDITIONS DESCRIBED IN THESE DOCUMENTS. ANY DIFFERENCES BETWEEN THE STATE IN WHICH THE SITE IS DELIVERED TO THE CONTRACTOR AND THESE DOCUMENTS SHOULD BE NOTED TO THE ENGINEER/ARCHITECT.
4. ALL FILL SHALL BE COMPACTED PER THE GEOTECHNICAL REPORT AND THE CONTRACTOR SHALL COORDINATE AND COMPLY WITH THE CLIENT'S GEOTECHNICAL ENGINEER TO TAKE THE APPROPRIATE TESTS TO VERIFY COMPACTION VALUES.
5. IMPORT SOILS SHOULD MEET THE REQUIREMENTS OF THE SOILS REPORT AND SPECIFICATIONS.
6. COORDINATE THE PLACEMENT OF ALL SLEEVES FOR LANDSCAPE IRRIGATION (WATER AND CONTROL WIRING) AND SITE LIGHTING PRIOR TO THE PLACEMENT OF ANY ASPHALT, BASEROCK OR CONCRETE SURFACING. SEE LANDSCAPING AND SITE ELECTRICAL DRAWINGS.
7. DO NOT ADJUST GRADES ON THIS PLAN WITHOUT PRIOR WRITTEN APPROVAL OF THE ENGINEER/ARCHITECT.
8. SITE STRIPPINGS THAT CONTAIN ONLY ORGANIC MATERIAL (NO DEBRIS TRASH, BROKEN CONC. OR ROCKS GREATER THAN 1" IN DIAMETER) MAY BE USED IN LANDSCAPE AREAS, EXCEPT FOR AREAS IDENTIFIED AS IMPORT TOP SOIL BY THE LANDSCAPE DRAWINGS. EXCESS STRIPPINGS SHALL BE REMOVED FROM SITE.
9. ROUGH GRADING TO BE WITHIN 0.1' AND FINISH GRADES ARE TO BE WITHIN 0.05', HOWEVER CONTRACTOR SHALL NOT CONSTRUCT ANY IMPROVEMENTS THAT WILL CAUSE WATER TO POND OR NOT MEET REQUIREMENTS IN GRADING NOTE #1.
10. THE CONTRACTOR SHALL EXERCISE EXTREME CARE TO CONFORM TO THE LINES, GRADES, SECTIONS, AND DIMENSIONS AS SET FORTH ON THESE PLANS. ALL GRADED AREAS SHALL CONFORM TO THE VERTICAL ELEVATIONS SHOWN WITH A TOLERANCE OF ONE-TENTH OF A FOOT. WHERE GRADED AREAS DO NOT CONFORM TO THESE TOLERANCES, THE CONTRACTORS SHALL BE REQUIRED TO DO CORRECTIVE GRADING, AT NO EXTRA COST TO THE CLIENT.
11. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM THE GROUND ELEVATIONS AND OVERALL TOPOGRAPHY OF THE SITE PRIOR TO THE START OF CONSTRUCTION AS TO THE ACCURACY BETWEEN THE WORK SET FORTH ON THESE PLANS AND THE WORK IN THE FIELD. ANY DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE CONSTRUCTION MANAGER AND CIVIL ENGINEER IN WRITING PRIOR TO START OF CONSTRUCTION WHICH MAY REQUIRE CHANGES IN DESIGN AND/OR AFFECT THE EARTHWORK QUANTITIES.
12. TRENCHES SHALL NOT BE LEFT OPEN OVERNIGHT IN EXISTING PUBLIC STREET AREAS. CONTRACTOR SHALL BACKFILL TRENCHES, OR PLACE STEEL PLATING WITH ADEQUATE CUTBACK TO PREVENT SHIFTING OF STEEL PLATE AND/OR HOT-MIX ASPHALT REQUIRED TO PROTECT OPEN TRENCHES AT THE END OF THE WORKING DAY.
13. DISTURBED AREAS OF THE SITE SHOULD BE STABILIZED DURING THE RAINY SEASON USING STRAW MULCH (EC-6) OR WOOD MULCHING (EC-8).
14. PERMANENT EROSION CONTROL SHALL BE PROVIDED BY LANDSCAPING SUCH AS SHRUBS, SOD OR MULCH. LANDSCAPE DESIGN MAY BE SUBJECT TO CHANGE.

PAVEMENT LEGEND:

SEE GEOTECHNICAL REPORT FOR EXACT RECOMMENDATION FOR GRADING OPERATIONS AND OVEREXCAVATION ON-SITE.

AC PAVING	2.5" AC PAVING OVER 8" OF CALTRANS CLASS 2 BASE ROCK
CONCRETE DRIVEWAY	6" CONCRETE W/#4 BARS 12" O.C. - EACH WAY OVER 6" OF CALTRANS CLASS 2 BASE ROCK. SEE LANDSCAPE PLANS FOR SCORE JOINTS.
STONE PAVER DRIVEWAY	3.25" PAVER OVER 2" OF ASTM NO. 8 BEDDING AND 8" OF CALTRANS CLASS 2 BASE ROCK. SEE LANDSCAPE PLAN FOR PAVER DETIALS.
STONE PAVER WALKWAY	3.25" PAVER OVER 2" OF ASTM NO. 8 BEDDING AND 8" OF CALTRANS CLASS 2 BASE ROCK. SEE LANDSCAPE PLAN FOR PAVER DETIALS.

PAVEMENT NOTES:

1. PAVEMENT SECTION TO BE APPROVED BY GEOTECHNICAL ENGINEER
2. COLOR AND FINISH OF CONCRETE TO BE SPECIFIED BY LANDSCAPE ARCHITECT.
3. SEE LANDSCAPE PLANS FOR ALL WALKWAY FINISHES AND MATERIALS

IMPERVIOUS AREAS

TOTAL PROPERTY AREA	428,260 SF
TOTAL L.O.W. AREA	34,300 SF
IMPERVIOUS AREAS:	
PRE-CONSTRUCTION	12,490 SF
POST-CONSTRUCTION	21,165 SF

0 20 40
GRAPHIC SCALE

811 Know what's **below.** **Call** before you dig.

DRAWING NAME: K:\2023\230238_3900_Quimby_Dr\ENG-L\qusheets.dwg
PLOT DATE: 03-09-23 PLOTTED BY: polt

BKF
255 SHORELINE DRIVE
SUITE 200
REDWOOD CITY, CA 94065
(650) 482-6300
www.bkf.com

PRELIMINARY GRADING & DRAINAGE PLAN
TERESI ADU
3900 QUIMBY DRIVE

SAN JOSE SANTA CLARA COUNTY CALIFORNIA

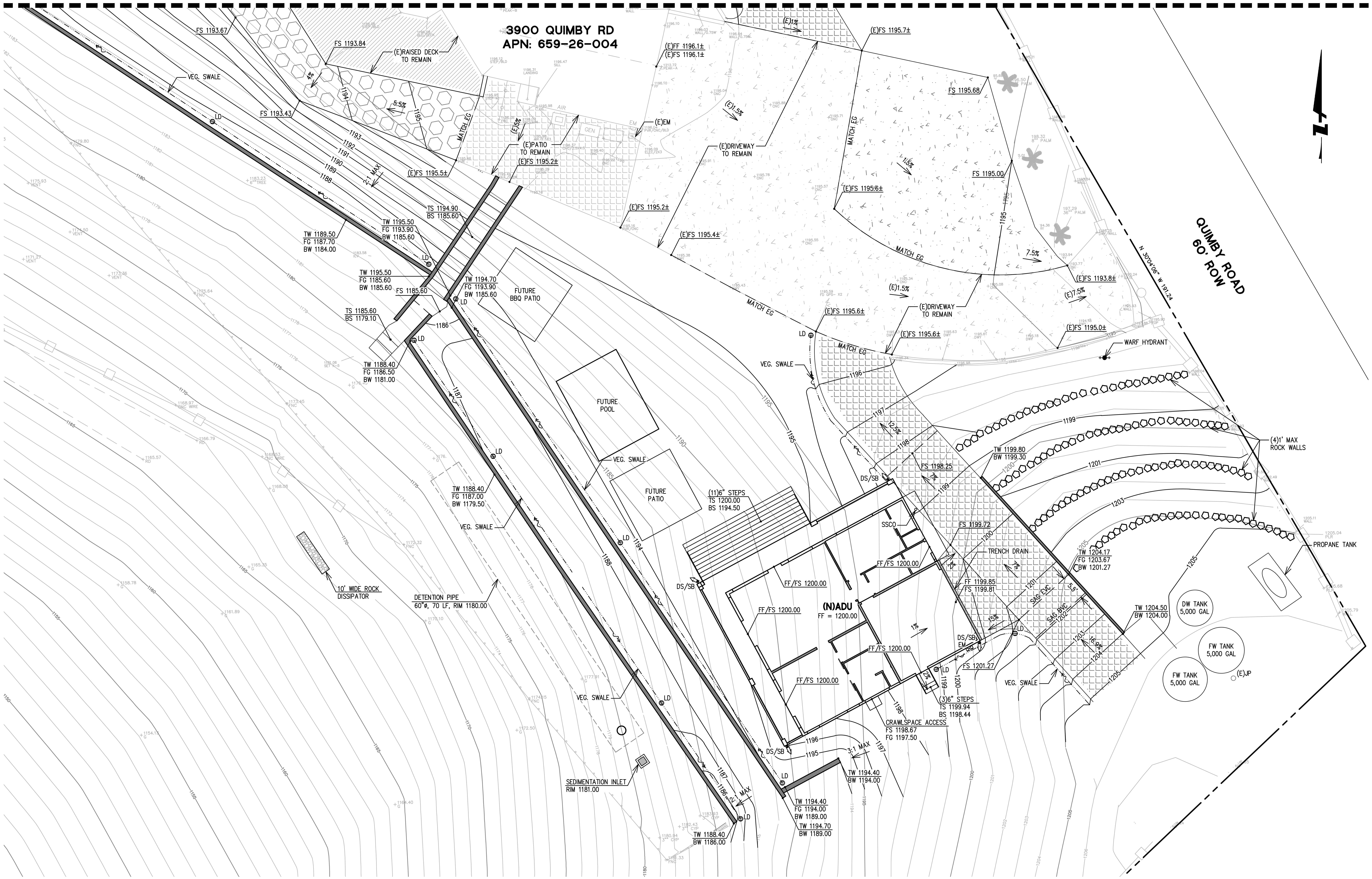
REGISTERED PROFESSIONAL ENGINEER ... DALE J. LEDA C 78436 CIVIL STATE OF CALIFORNIA
REVIEW ONLY NOT FOR CONSTRUCTION

No.	Revisions	Date

Date	03/03/2023
Scale	1" = 20'
Design	DJL
Drawn	DG
Approved	DJL
Job No	20230238-10

Drawing Number:
C-2
OF

MATCHLINE: SEE SHEET C-4



Know what's **below.**
Call before you dig.

811

PRELIMINARY GRADING & DRAINAGE PLAN

TERESI ADU
3900 QUIMBY DRIVE

SAN JOSE — SANTA CLARA COUNTY — CALIFORNIA

BKF
255 SHORELINE DRIVE
SUITE 200
REDWOOD CITY, CA 94065
(650) 482-6300
www.bkf.com

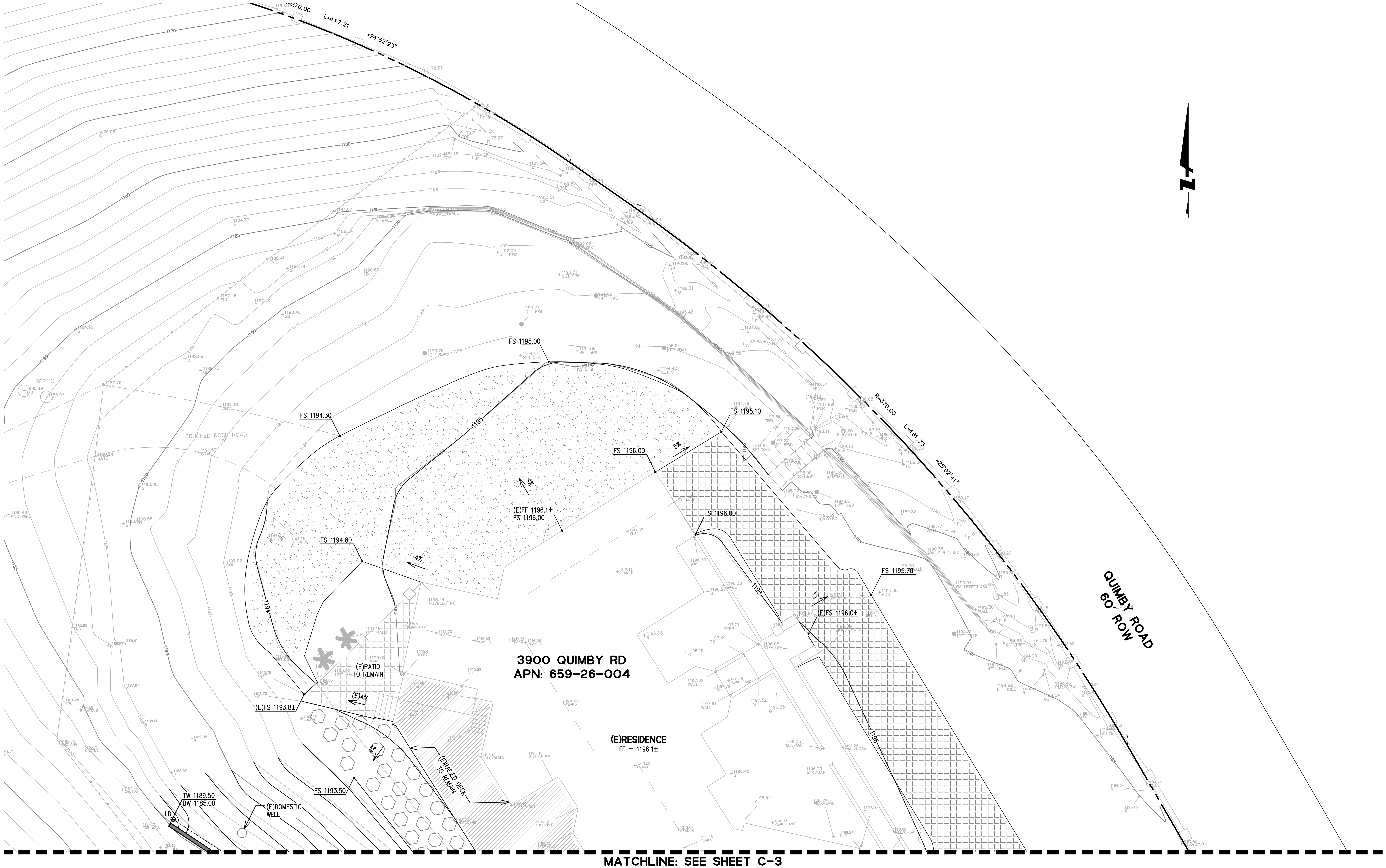
REGISTERED PROFESSIONAL ENGINEER — DALE J. LEDY — CIVIL — STATE OF CALIFORNIA
REVIEW ONLY NOT FOR CONSTRUCTION

No.	Revisions	Date

Date	03/03/2023
Scale	1" = 10'
Design	DJL
Drawn	DG
Approved	DJL
Job No	20230238-10

Drawing Number:
C-3
OF

DRAWING NAME: K:\2023\230238_3900_Quimby_Dr\ENG-L\qusheets.dwg
PLOT DATE: 03-03-23
PLOTTED BY: wort



BKF
255 SHORELINE DRIVE
SUITE 200
REDWOOD CITY, CA 94065
(650) 482-6300
www.bkf.com

PRELIMINARY GRADING & DRAINAGE PLAN

TERESI ADU

3900 QUIMBY DRIVE

SAN JOSE SANTA CLARA COUNTY CALIFORNIA

REVIEW ONLY NOT FOR CONSTRUCTION

No.	Revisions	Date

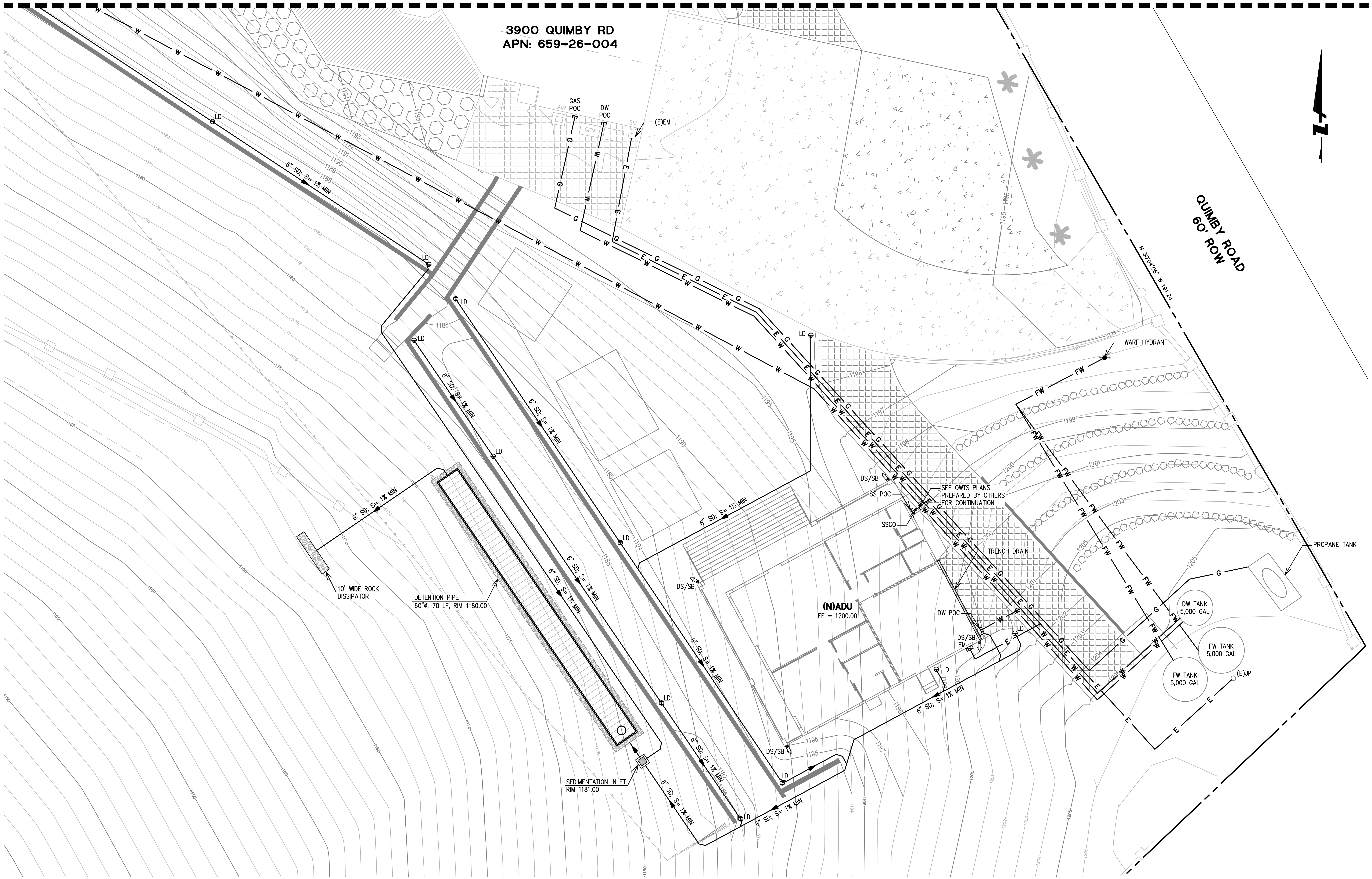
Date 03/03/2023
Scale 1" = 10'
Design DJL
Drawn DG
Approved DJL
Job No 20230238-10

Drawing Number:
C-4
OF

811 Know what's below. Call before you dig.

DRAWING NAME: K:\2023\230238_3900_Quimby_Dr\ENG-L\qusheets.dwg
PLOT DATE: 03-03-23 PLOTTED BY: wort

MATCHLINE: SEE SHEET C-6



UTILITY LEGEND:

X" SD (arrow)	STORM DRAIN LATL
— SS —	SANITARY SEWER LATL
— W —	DOMESTIC WATER LATL
— FW —	FIRE WATER LATL
— G —	GAS LATL
— E —	UNDERGROUND ELECTRICAL LINE

0 10 20
GRAPHIC SCALE

811
Know what's **below.**
Call before you dig.

BKF
255 SHORELINE DRIVE
SUITE 200
REDWOOD CITY, CA 94065
(650) 482-6300
www.bkf.com

PRELIMINARY UTILITY PLAN
TERESI ADU
3900 QUIMBY DRIVE

SAN JOSE — SANTA CLARA COUNTY — CALIFORNIA

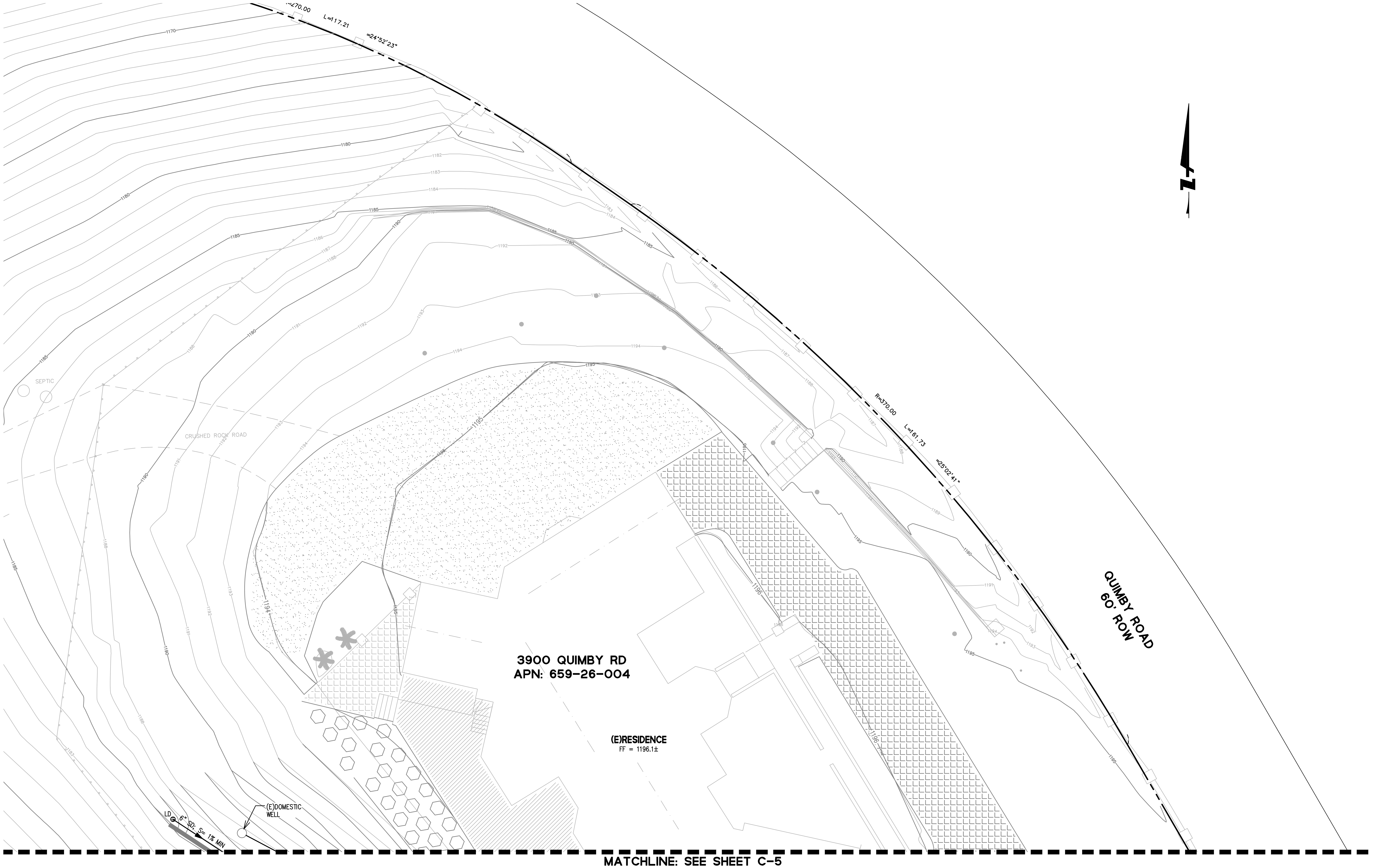
REVIEW ONLY NOT FOR CONSTRUCTION

No.	Revisions	Date

Date 03/03/2023
Scale 1" = 10'
Design DJL
Drawn DG
Approved DJL
Job No 20230238-10

Drawing Number:
C-5
OF

DRAWING NAME: K:\2023\230238_3900_Quimby_Dr\ENG-L\qusheets.dwg
PLOTTED BY: wort
PLOT DATE: 03-03-23



0 10 20
GRAPHIC SCALE

811 Know what's below. Call before you dig.

BKF
255 SHORELINE DRIVE
SUITE 200
REDWOOD CITY, CA 94065
(650) 482-6300
www.bkf.com

PRELIMINARY UTILITY PLAN
TERESI ADU
3900 QUIMBY DRIVE

SAN JOSE SANTA CLARA COUNTY CALIFORNIA

REVIEW ONLY NOT FOR CONSTRUCTION

No.	Revisions	Date

Date 03/03/2023
Scale 1" = 10'
Design DJL
Drawn DG
Approved DJL
Job No 20230238-10

Drawing Number: C-6 OF

DRAWING NAME: K:\2023\230238_3900_Quimby_Dr\ENG-L\qusheets.dwg
PLOTTED BY: wort
PLOT DATE: 03-03-23