

STAMPS

APN 402-090-11

PROPERTY OWNER INFORMATION

OWNER: SERGIO TOSTADO
 CLINTON AVE RICHMOND, CA 94801
 PHONE NUMBER: 1 (415) 720-4985

ARCHITECTURAL DESIGNER

SERGIO TOSTADO

DRAFTER

BRENDA MUNOZ
 2000 VISALIA AVE RICHMOND, CA. 94801
 TEL. 1(510) 237-3717 & 734-2181

STRUCTURAL ENGINEER

HUGO BARRON

CIVIL
 STRUCTURAL
 ENGINEERING
 DESIGN

P.O. BOX 23622
 PLEASANT HILL, CA.94523
 TELEPHONE: 1(925) 705-0912

LEGEND

- STAMPED DECORATIVE CONCRETE
- GRASS COVER
- TILE COUNTER TOP
- PROPERTY LINE
- (N) DRIVEWAY
- N. NEW
- E. EXISTING
- ELEV. ELEVATION
- SECTION A-A-9 SHEET
- PROPERTY LINE
- METAL FENCE

DRAWING INDEX

A-0	TITLE SHEET- GENERAL ROOF AND SITE PROPERTY LINES
A-1	ENLARGED SITE PLAN
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LEGEND

- FLUORESCENT LIGHT
- SINGLE SWITCH
- GFCI OUTLET
- NEW CABINETS ABOVE
- WALLS TO BE REMOVED
- NEW WALLS
- EXISTING WALLS TO REMAIN
- REVISION
- NEW ELECTRICAL PANEL
- NEW WALL HEATER
- RECESSED FAN
- SMOKE DETECTOR HARD WIRE
- HOSE BIB

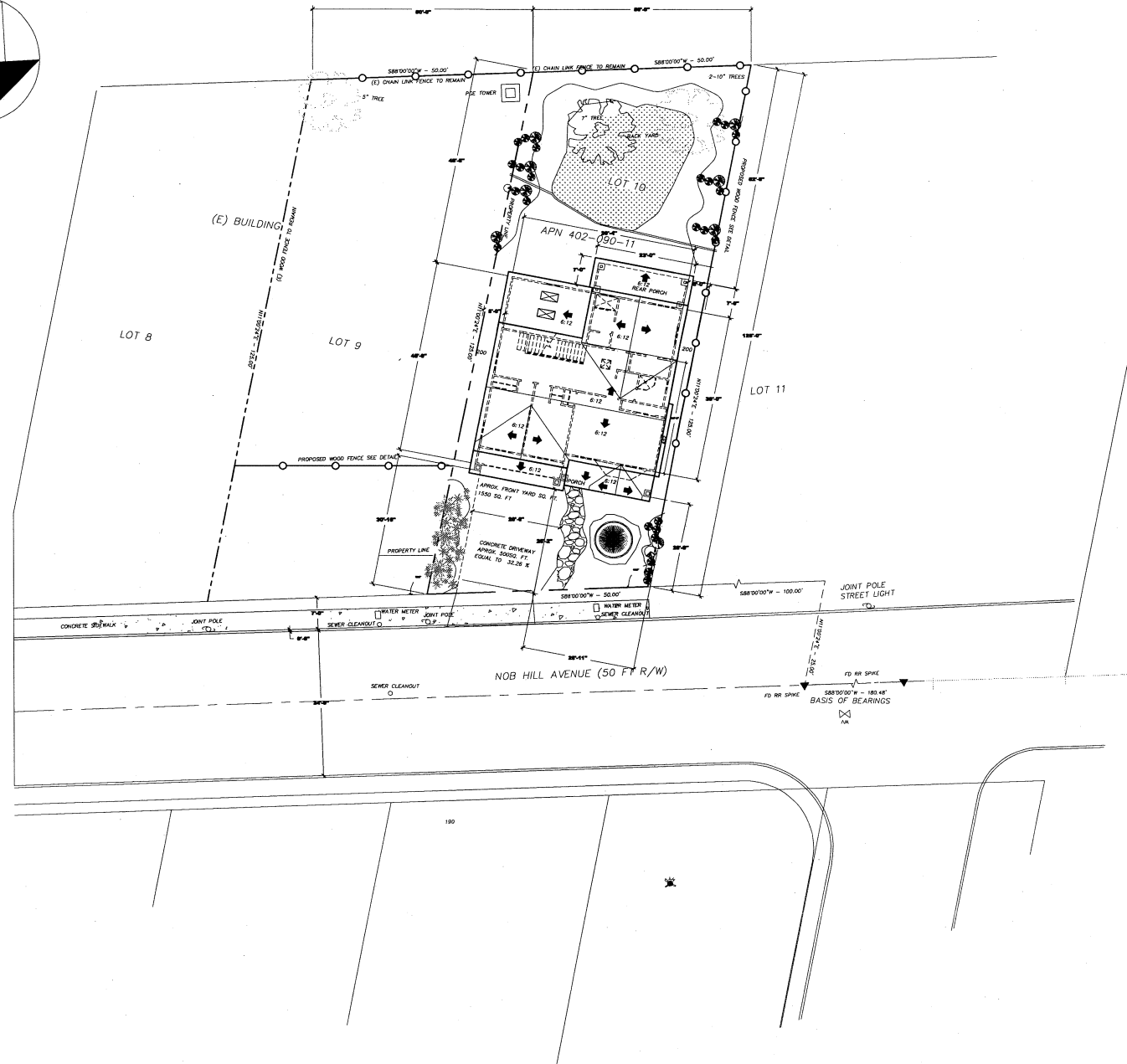
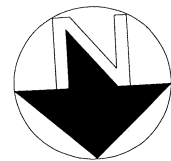
AREAS:

LOT SQ. FT.	6250 SQ. FT.	100%
PROPOSED FIRST FLOOR SQ. FT.	1049.92 SQ. FT.	16.79%
PROPOSED SECOND FLOOR SQ. FT.	1304.43 SQ.FT.	20.87%
PROPOSED HOME SQ. FT.	2384.35 SQ. FT.	38.14%
PROPOSED GARAGE SQ. FT.	505.4 SQ.FT.	8.00%
FRONT AND REAR DECK	278 SQ. FT.	4.4%
TOTAL AREA COVERED SQ. FT.	2094.42 SQ. FT.	33.51%
OPEN AREA SQ. FT.	4004.42 SQ. FT.	64.07%

NEW TWO STORY SINGLE FAMILY RESIDENCE

SCOPE OF WORK

NEW TWO STORY SINGLE FAMILY RESIDENCE
 4 BEDROOMS - 3 BATHROOMS LIVING ROOM
 KITCHEN-DINING ROOM- LAUNDRY ROOM TWO CARS GARAGE

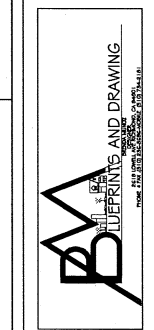


PROPOSED ROOF AND SITE PLAN

SCALE 1/16"=1'-0" OR GRAPHIC SCALE

REVISIONS BY

BY:	



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SINGLE NEW SINGLE FAMILY RESIDENCE
 1431 NOB HILL AVE
 PINOLE, CA.

Date 06-20-10

Scale AS SHOWN

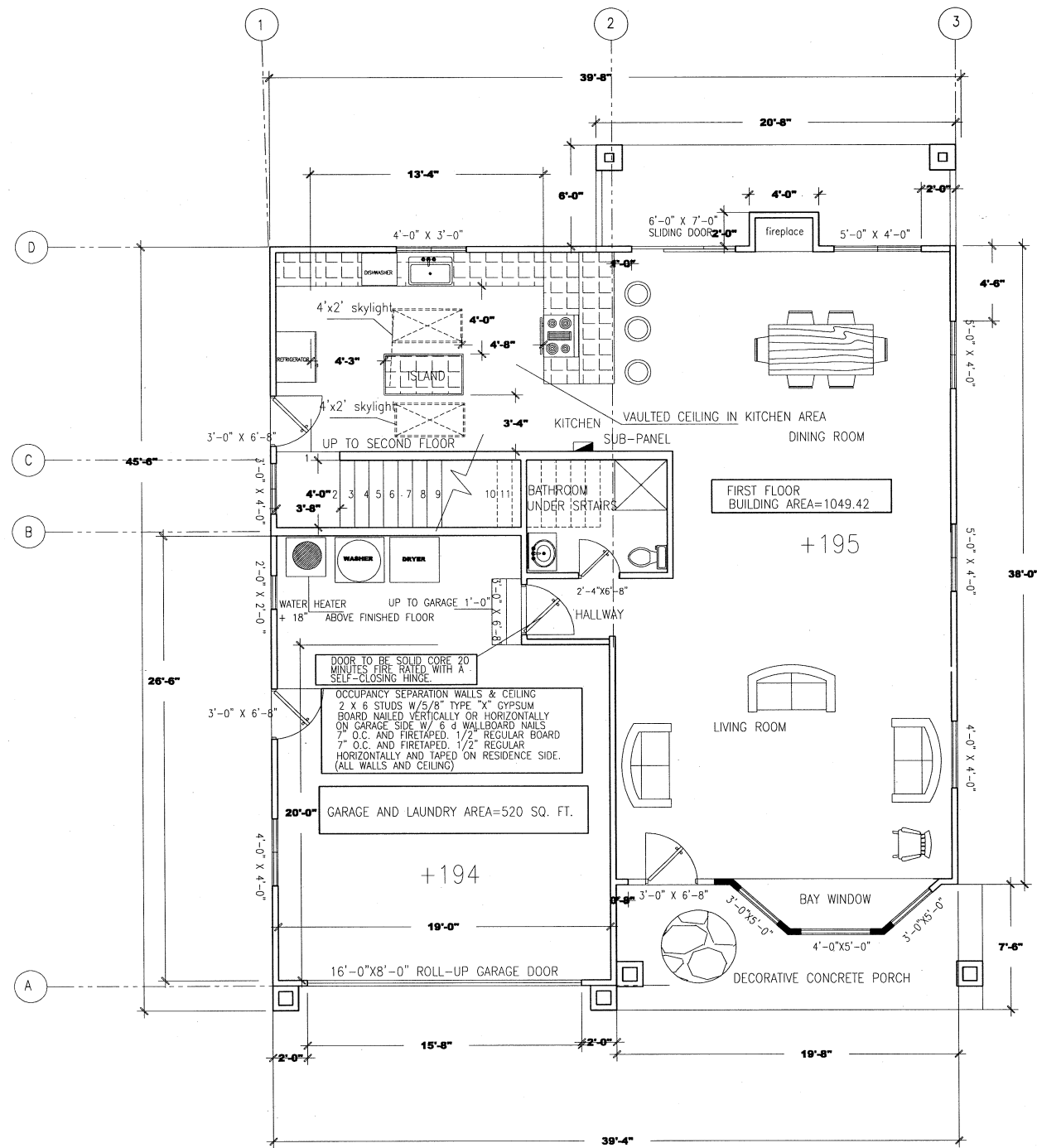
Drawn B.M. AND A.C.

Job

Sheets

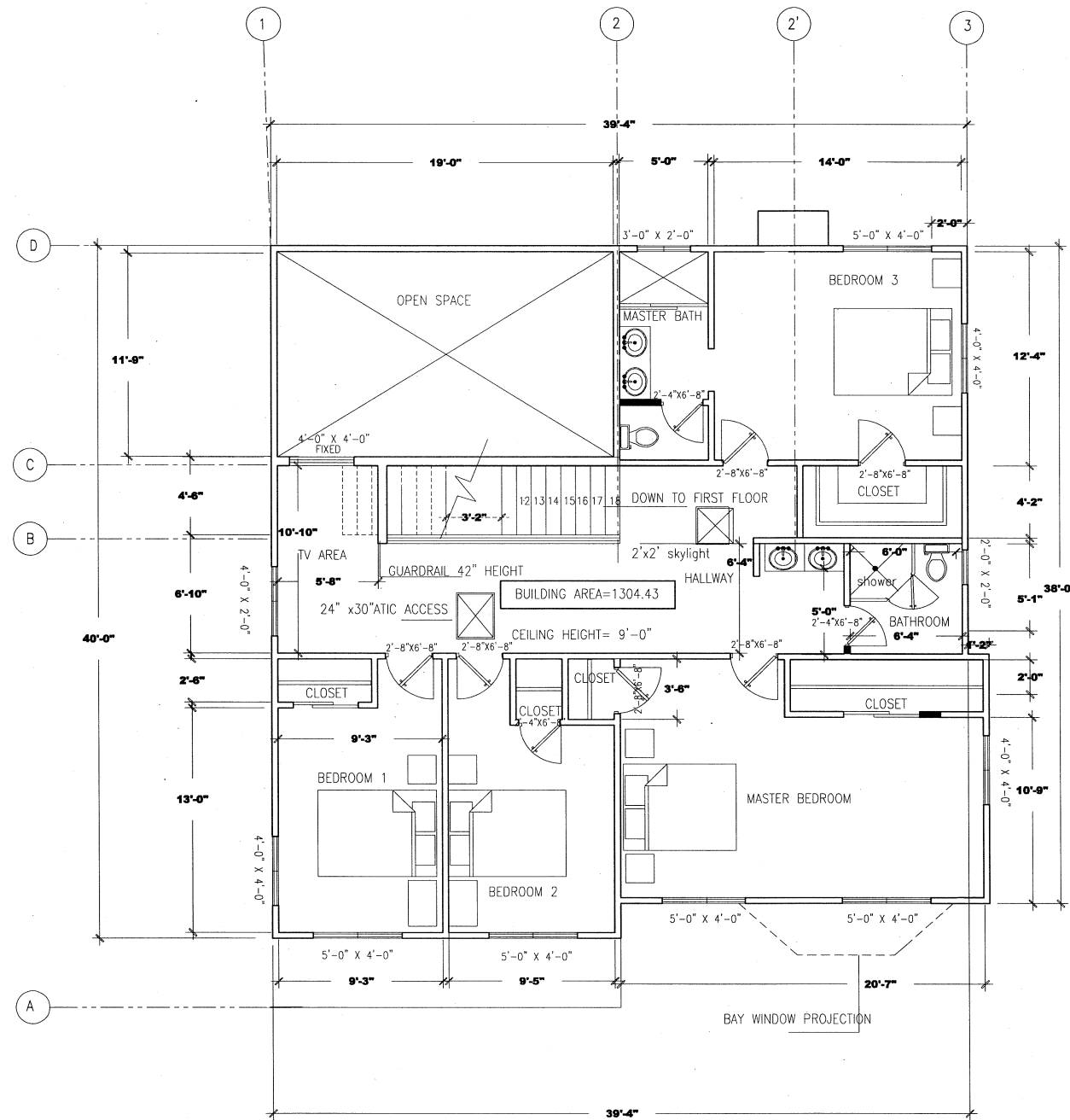
A-0

Of 5 Sheets



FIRST FLOOR PLAN

SCALE 1/4" = 1'-0"

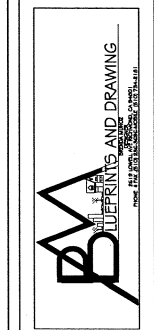


SECOND FLOOR PLAN

SCALE 1/4" = 1'-0"

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Job

Sheets

A-2
 Of 5 Sheets

DESIGNING & STRUCTURAL ADDITIONAL NOTES

- A** THIS PROJECT SHALL COMPLY WITH THE 2007 CALIFORNIA BUILDING, MECHANICAL, ELECTRICAL, PLUMBING AND ENERGY ALONG WITH ANY OTHER APPLICABLE LOCAL AND STATE LAWS AND REGULATIONS. ALL ABOVE MUST BE APPLICABLE ACCORDING TO THE SCOPE OF THE WORK FOR THIS PROJECT. FEATURES OF CONSTRUCTION SHOWN ARE TYPICAL AND SHALL APPLY GENERALLY THROUGHOUT SIMILAR CONDITIONS.
- B** ALL DIMENSIONS IN ARCHITECTURAL DRAWINGS ARE FROM FINISHED FACE TO FINISHED FACE UNLESS OTHERWISE NOTED. CONTRACTOR SHALL VERIFY ALL DIMENSIONS OF ARCHITECTURAL, STRUCTURAL, PLUMBING, ELECTRICAL & MECHANICAL CONDITIONS AT JOB SITE AND SHALL REPORT ANY DISCREPANCIES, OMISSIONS, CONFLICTS, CHANGES AND/OR ERRORS TO THE DESIGNER IN WRITING AND ALLOW AT LEAST THREE WORKING DAYS FOR ACCORDIALLY RESPONSE BEFORE CONSTRUCTION. DO NOT SCALE TO FIND ANY DIMENSION. CONTRACTOR IS SOLELY RESPONSIBLE FOR THE SAFETY.
- C** CUTTING, NOTCHING, HOLES AND OPENINGS THROUGH WALLS AND FLOORS FOR DUCTS, PIPINGS AND VENTILATION SHALL BE CHECKED BY THE CONTRACTOR, WHO SHALL VERIFY SIZES AND LOCATIONS OF SUCH HOLES OR OPENINGS IN ACCORDANCE TO CODES FOR THIS PROJECT.
- D** FOR ALL HABITABLE ROOMS PROVIDE A WINDOW AREA EQUAL TO 8% OF THE FLOOR AREA FOR NATURAL LIGHT AND AN OPENABLE AREA EQUAL TO 4% OF THE FLOOR AREA FOR VENTILATION. FOR ALL SLEEPING ROOMS AT LEAST ONE WINDOW SHALL HAVE MAXIMUM 44 INCHES SILL, 5.7 SQ. FT. OPENING WITH 24 IN. MINIMUM HEIGHT AND 20 IN. MINIMUM WIDTH.
- E** FOR ALL HABITABLE ROOMS PROVIDE MECHANICAL SOURCE OF HEAT THAT MAINTAIN 70 DEG. FAR. AT 3 FEET OF HEIGHT BY THE INSTALLATION OF GAS FIRED FURNACE WITH 30 INCHES DEEP UNOBSTRUCTED WORKING SPACE. WHEN FURNACE LOCATED IN ATTIC PROVIDE CONTINUOUS 24" WIDE SOLID WALKWAY MAX. 20 FEET FROM ACCESS TO FURNACE. AND 120-VOLT RECEPTACLE OULET AND A SWITCH -CONTROLLED LIGHT.
- F** ALL NEW WINDOWS MUST HAVE DOUBLE GLAZING WITH MINIMUM U-FACTOR 0.75. USE SAFETY GLAZING FOR SLIDING DOORS AND WARDROBE DOORS AND HAZARDOUS LOCATIONS PER SECTION 2406.4 CBC. INSTALL
- G** INSULATION R-19 FOR RAISED FLOOR, R-13 FOR ALL EXTERIOR WALLS AND R-30 FOR THE CEILING/ROOF UON. FOLLOW ALL TITLE 24 RECOMMENDATIONS.
- H** FOR THE BATHROOMS CONTAINING BATHTUBS, SHOWERS, SPAS AND SIMILAR BATHING FIXTURE SHALL BE MECHANICALLY VENTILATED AT A MINIMUM RATE OF 50 CUBIC FEET PER MINUTE. (WHEN LACK OF 3 SQ. FT. OPEN WINDOW EQUIVALENT TO 5 AIR CHANGES PER HOUR AND 3" MIN. EXHAUST TO EXTERIOR WALL AND 3" FROM PROPERTY LINE AND 3" FROM ANY OPENING. LAMPS FOR GENERAL LIGHTING IN BATHROOM 40 LUMENS PER WATT MINIMUM FLUORESCENT. WATER CLOSET ACCESS MINIMUM CLEAR SPACE 30" WIDE X 24" IN FRONT OF STOOL WITH 1.6 GAL. MAX. PER FLUSH. MAX. FLUSH FOR SHOWERHEADS MUST BE 2.5 GALLONS. BACKING BEHIND SHOWER/TUB FOR GLEED-ON TILE FINISH CEMENTITIOUS BOARD OR APPROVED EQUAL. SHOWER WALL SHALL HAVE A SMOOTH, HARD NON ABSORBENT SURFACE. USE CEMENTITIOUS MATERIAL OVER MOISTURE UNDERLAYMENT TO A HEIGHT 70" MIN. ABOVE THE DRAIN INLET FOR TILE FINISHING. DOORS AND PANELS OF BATHTUB ENCLOSURES SHALL BE SHATTER-RESISTANT TEMPERED LAMINATED SAFETY GLASS. SHOWER DOOR SIZE SHALL HAVE A NET OPENING OF AT LEAST 22" AND TO SWING OUT. SHOWERS COMPARTMENTS SHALL HAVE A MIN. INTERIOR FLOOR AREA OF 1,024 IN². AND ALSO ENCOMPASSING A 30" CIRCLE. PROVIDE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE FOR THE SHOWER.
- J** INSTALL ONE DEDICATED CIRCUIT 20 AMP GFCI IN BATHROOMS, GFCI PROTECTION FOR ALL OUTLET RECEPTACLE INSTALLED OUTDOOR, IN BATHROOMS, IN UNFINISHED BASEMENT, AT KITCHEN COUNTER-TOPS, IN GARAGES, AND AT LAUNDRY, UTILITY AND WET BAR SINKS WHERE THE RECEPTACLES ARE INSTALLED WITHIN 6'-0" OF THE OUTSIDE EDGE OF THE SINK. SINGLE OULET RECEPTACLES THAT SERVE FIXED OR STATIONARY APPLIANCES ARE ALLOWED TO BE UNPROTECTED. USE METAL PIPE FOR DRAINAGE/WASTE SYSTEM UON. ALL HOSE BIBS MUST HAVE AN APPROVED ANTI-SIPHON DEVICE.
- K** PROVIDE SMOKE DETECTORS IN EACH BEDROOM, OUTSIDE EACH BEDROOM AREA, AT TOP OF STAIRS, AT LEAST ONE ON EACH FLOOR LEVEL, AND ELSEWHERE AS REQUIRED BY 907.2.10.1.2 OF CALIFORNIA BUILDING CODE. ALL SMOKE DETECTORS SHALL BE INTERCONNECTED AND SOUND UPON ACTIVATE OF A SINGLE DETECTOR. PROVIDE ALSO BATTERY BACKUP ON ALL SMOKE DETECTORS.

- L** FOR UTILITY ROOM WHERE GAS FIRED APPLIANCES WILL BE INSTALLED (WATER HEATER, FURNACE, DRYER) PROVIDE DEDICATED OUTLETS TO EACH APPLIANCE AND ONE 20 AMP GFCI CIRCUIT. FOR THE DRYER INSTALL 4" MIN. DIA. CLOTHES MOISTURE EXHAUST DUCT TO OUTSIDE WITH A BACK-DRAFT DAMPER AND 12 FEET LIMITED LENGTH WITH 2 ELBOWS.
- M** ALL TANKS WATER HEATERS SHALL BE ANCHORED OR STRAPPED TO THE STRUCTURE WITH 1 1/2"x16 GAUGE STRAPS AT TOP AND BOTTOM (MIN.) WITH 3/8"x3" LAG BOLT AT EACH END. T&P VALVE FOR WATER HEATER MUST DISCHARGE TO THE EXTERIOR. ALL GAS FIRED APPLIANCES MUST MEET PRESENT CODES AND MANUFACTURE'S INSTRUCTIONS. WHEN WATER HEATER AND/OR FURNACE ARE INSTALLED IN THE GARAGE, THEY MUST BE ON 18" PLATFORM AND PROTECTED AGAINST VEHICLE IMPACT WITH BULLARDS. FOR FINAL LOCATION OF MAIN PANEL, SUBPANEL CONTACT CITY OFFICAL AND COORDINATE WITH OWNER, DO NOT INSTALL MAIN PANEL NOR SUBPANEL IN BATHROOMS NOR CLOSETS.
- N** ALL AIR DUCTS PENETRATING SEPARATION WALL OR CEILING BETWEEN GARAGE AND LIVING AREA SHALL BE 26 ga. MIN. AIR SUPPLY DUCT SHAFTS SHALL BE EITHER A FULL 1-HOUR LISTED ASSEMBLY OR FIRESTOPPING SHALL BE INSTALLED AROUND THE PENETRATION OPENINGS AT
- O** FOR THE KITCHEN PROVIDE MIN. TWO DEDICATED CIRCUITS 20 AMP. GFCI FOR SMALL APPLIANCES WITH OUTLETS 2' FROM THE SINK AND EVERY 4' OVER COUNTER TOP. PROVIDE 20 AMP DEDICATED CIRCUITS FOR EACH APPLIANCE (REFRIGERATOR, MICROWAVE, GARBAGE DISPOSAL, DISHWASHER, TRASH COMPACTOR, OVENS ETC). RECEPTACLE FOR FIXED APPLIANCES SHALL BE ACCESSIBLE, NOT BEHIND APPLIANCE. PRIMARY SOURCE OF LIGHTING SHALL BE FLUORESCENT WITH 40 LUMEN PER WATT. PROVIDE AIR GAP BETWEEN DISHWASHER AND GARBAGE DISPOSAL WHERE APPLIES. COUNTER TOP AND FLOOR COVERING MUST BE NON-ABSORBENT SURFACE. WHEN LACK OF NATURAL VENTILATION PROVIDE MECHANICAL VENTILATION OF MIN. 2 AIR CHANGES PER HOUR
- P** IN ACCORDANCE TO THE SCOPE OF THE WORK, WHERE APPLIES ALL ELECTRICAL DEVICES SHALL BE UL APPROVED, RECESSED CEILING FIXTURES SHALL BE IC (INSULATED COVER) APPROVED.
- Q** THESE DRAWINGS PROVIDE GENERAL INFORMATION OF FINISHING MATERIALS, THE BRAND, MODEL AND/OR QUALITY OF FINISHING MATERIALS SUCH AS BUT NOT LIMITED TO: ROOFING MATERIALS; FASCIA MATERIALS; GUTTER & DOWNSPOUTS; EXTERIOR WALL MATERIAL; EXTERIOR TRIM MATERIAL; EXTERIOR DOORS; GARAGE DOORS; WINDOWS; EXTERIOR PAINT AND COLORS; TERRACE AND PORCH MATERIALS; EXTERIOR HANDRAILS; FENCING MATERIALS; CONCRETE SURFACE FINISHES; INTERIOR WALL FINISHES; INTERIOR PAINT & COLORS; INTERIOR CEILING FINISHES; INTERIOR DOORS, FRAMES & HARDWARE; INTERIOR WOOD TRIM, CASING & BASE; INTERIOR FLOOR COVERINGS; INTERIOR RUBBER BASE; INTERIOR CABINETS AND CASEWORK; INTERIOR CASEWORK; INTERIOR HARDWARE KEYING SCHEDULE; INTERIOR TOILET ACCESSORIES; INTERIOR PLUMBING FIXTURES; INTERIOR ELECTRICAL FIXTURES; INTERIOR MECHANICAL FIXTURES & EXHAUST FANS; INTERIOR SMOKE DETECTORS; AND LANDSCAPING MUST BE APPROVED BY THE OWNER PRIOR TO PURCHASING AND INSTALLATION.
- R** THE INTENT OF THE DRAWINGS IS TO DISPLAY LABOR, MATERIALS AND SERVICES NECESSARY FOR THE COMPLETION OF ALL WORK SHOWN, DESCRIBED OR REASONABLY IMPLIED BUT NOT LIMITED TO THAT EXPLICITLY INDICATED. THE DRAWINGS INDICATED DIMENSIONS, LOCATIONS, AND TYPICAL DETAILS OF CONSTRUCTION. THEY DO NOT ILLUSTRATE EVERY CONDITION. WORK NOT PARTICULARLY DETAILED SHALL BE THE SAME AS SIMILARLY DETAILED. DO NOT SCALE FROM DRAWINGS.
- S** ANY EXISTING LANDSCAPING (LAWN, PLANTS, SHRUBS, ETC.) DAMAGED OR REMOVED DURING CONSTRUCTION SHALL BE REPLACED PRIOR TO FINAL INSPECTION.
- T** THE ENGINEER OF RECORD IS THE INDIVIDUAL QUALIFIED TO PROVIDE SITE VISITS TO DETERMINE THE ADEQUACY OF THE STRUCTURAL COMPONENTS OF THIS PROJECT ARE BEING FURNISHED, INSTALLED AND CONNECTED ACCORDING TO THE INTENT OF THIS DRAWINGS AS THE WORK PROGRESSES TO A FINAL COMPLETION, AND ALSO INFORM THE DESIGNER ABOUT ANY RED MARKS THAT THE BUILDING DEPARTMENT HAVE BEEN DONE ON THE DRAWINGS PRIOR TO CONSTRUCTION.

ELECTRICAL NOTES

- 1- PROVIDE ENERGY LIGHTING EFFECTIVE 10/05 KITCHEN HIGH EFFICACY OR UP TO 50% OF THE TOTAL WATTAGE CAN BE LOW EFFICACY. ALL HIGH-EFFICACY AND LOW EFFICACY LIGHTING MUST BE CONTROLLED SEPARATELY.
- 2- BATHROOM, GARAGE, LAUNDRY ROOM AND UTILITY ROOM HIGH EFFICACY OR MANUAL- ON OCCUPANCY SENSOR
- BATHROOM, GARAGE, LAUNDRY ROOM AND UTILITY ROOM HIGH EFFICACY OR MANUAL- ON OCCUPANCY SENSOR
- 3- ALL OTHER INTERIOR ROOMS EXCEPT CLOSETS LESS THAN 70 SQ. FT. HIGH EFFICACY OR MANUAL-ON OCCUPANCY SENSOR OR DIMER
- 4- FOR OUTDOOR LIGHTING ATTACHED TO BUILDING -HIGH EFFICACY OR CONTROLLED BY MOTION SENSOR -PHOTOCONTROL.
- 5- KITCHEN COUNTER OUTLETS FOR SMALL APPLIANCES ARE REQUIRE TO BE POWERED FROM TWO SEPARATE CIRCUITS THOSE ARE SEPARATE FROM THE FIXED APPLIANCES OR BIGGER APPLIANCES.
- 6- ELECTRICAL OUTLETS OUTSIDE THE BUILDING AND IN UNFINISHED BASEMENT REQUIRE TO BE WEATHER-PROTECTED GFI.
- 7- OUTLETS IN WALLS 2'-0" WIDE OR GREATER AND SPACED NO MORE THAN 12'-0" APART A MAXIMUM OF 6'-0" FROM THE END OF WALLS OR OPENINGS.
- 8- AT LEAST ONE ELECTRICAL OUTLET IN HALLWAYS OVER 10'-0" IN LENGTH.
- 9- THE LIGHT FIXTURES IN THE INSULATED CEILING REQUIRE IC RATED CANS (ZERO CLEARANCE RATED WILL COMPLY/ 1-24)
- 10- RANGE AND DRYER REQUIRE A 4 WIRE GROUNDED RECEPTACLE OUTLET REGARDLESS OF WHERE THE CIRCUIT ORIGINATES.
- 11- ALL BATHROOMS RECEPTACLE SHALL BE SUPPLIED BY 20 AMPERE BRANCH CIRCUIT EXCLUSIVE TO BATHROOMS.
- 12- BRACH CIRCUITS FOR BEDROOMS RECEPTACLE OUTLETS SHALL BE PROTECTED BY AN ARC-FAULT INTERRUPTER.
- 13- NEW PANEL WILL BE A 240/120 VOLTS SINGLE PHASE PANEL ALL ELECTRICAL WORK TO BE COMPLETED BY A LICENSED ELECTRICAL CONTRACTOR AND SHALL MEET ALL REQUIREMENTS OF THE LATEST EDITION 2007 ELECTRICAL CODES.

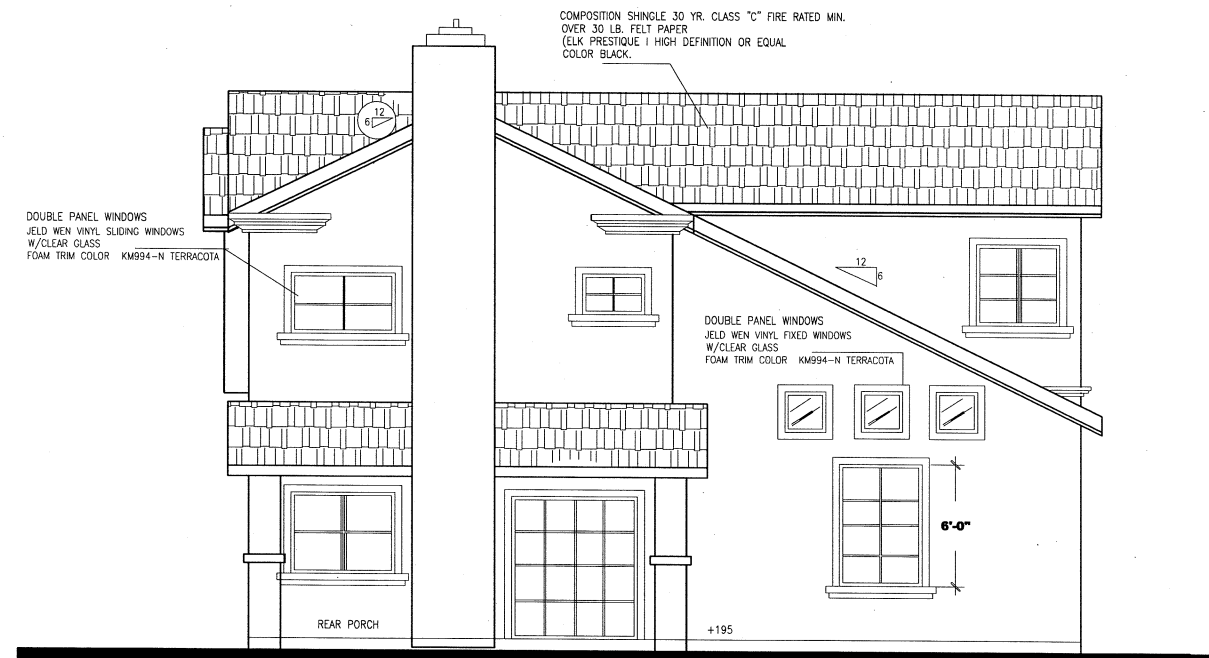
OTHER GENERAL NOTES

- 1- PROVIDE SEISMIC ANCHORAGE OF WATER HEATER TO INCLUDE ANCHORS OR STRAP AT POINTS WITHIN THE UPPER AND LOWER ONE THIRD OF ITS VERTICAL DIMENSION. THE LOWER ANCHOR /STRAP LOCATED TO MAINTAIN A MINIMUM DISTANCE OF 4" ABOVE THE CONTROLS
- 2- AT LEAST 4" BETWEEN THE WEEP SCREED AND DIRT
- 3- AT LEAST 2" BETWEEN THE WEEP SCREED AND PAVED AREA
- 4- ALL UNDER FLOOR VENTILATIONS TO BE COVERED WITH MESH INSECT SCREEN OPENING NO MORE THAN 1/4".
- 5- AT LEAST 12" CLEAR BETWEEN THE GIRDERS TO THE DIRT AND MINIMUM 18" FROM FLOOR JOISTS TO THE DIRT.
- 6- PROVIDE SAFETY GLASS AT WINDOWS IN SHOWERS /BATHTUB ENCLOSURE WITHIN 60" ABOVE THE DRAIN OUTLET SHALL BE FULLY TEMPERED GLAZING INGRESS/EGRESS DOORS, SLIDING DOORS INCLUDING FIXED PANELS. GLAZING WITHIN 24 INCH ARC OF EITHER VERTICAL EDGE OF THE DOOR AND LESS THAN 60" ABOVE WALKING SURFACES.
- IN HAZARDOUS LOCATIONS ADJACENT TO STAIRWAYS, LANDING AND RAMPS WITHIN 36" HORIZONTALLY OF WALKING SURFACE GLAZING ADJACENT TO STAIRWAYS WITHIN HORIZONTALLY OF THE BOTTOM TREAD OF A STAIRWAY IN ANY DIRECTION WHEN THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 60" ABOVE THE NOSE OF THE TREAD.



FRONT ELEVATION

SCALE 1/4" = 1'-0"



REAR ELEVATION

SCALE 1/4" = 1'-0"

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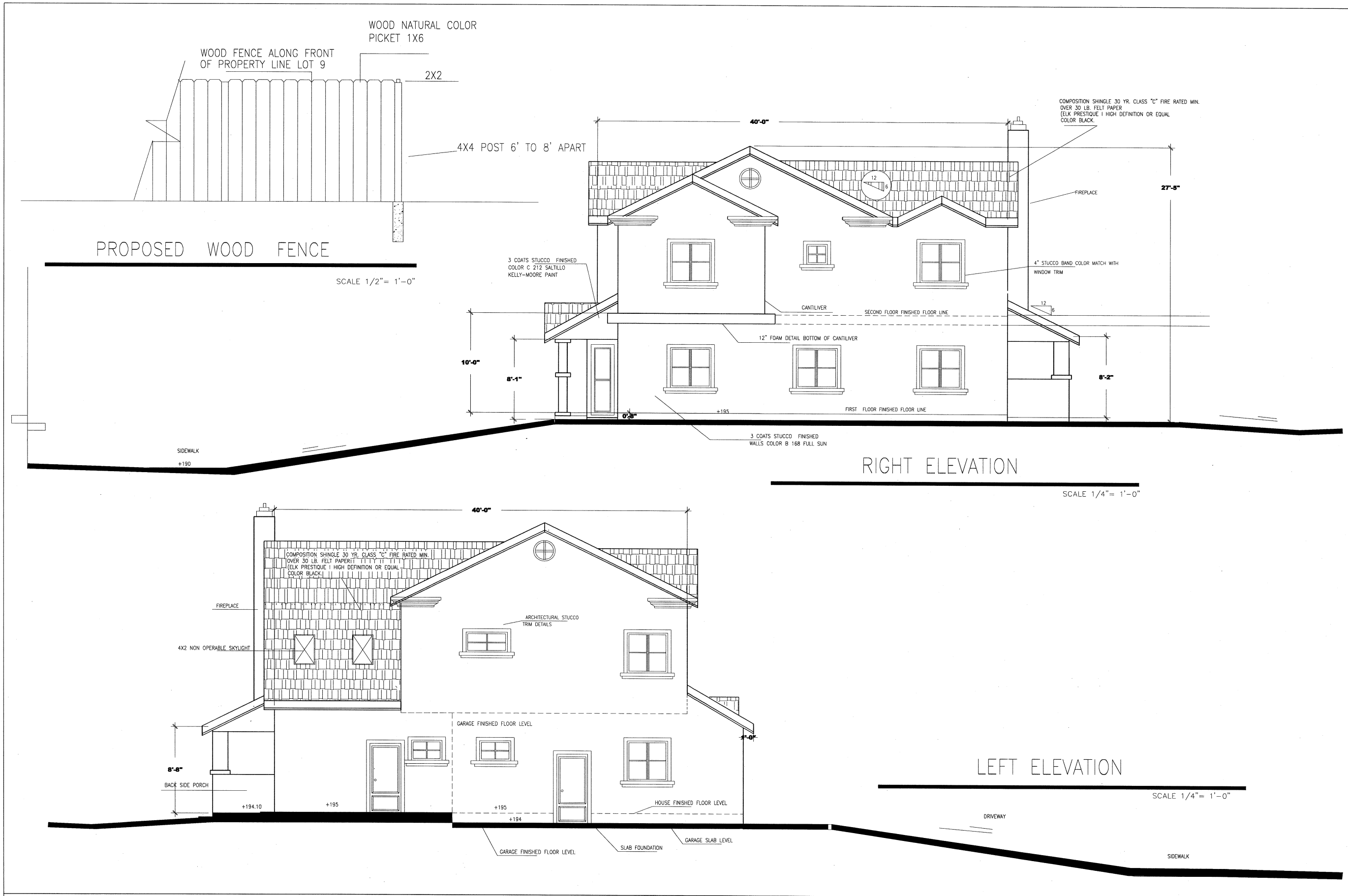
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Job

Sheets

A-3

Of 5 Sheets



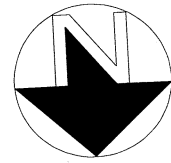
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 Job **A-4**
 Sheets



(E) BUILDING

LOT 8

LOT 9

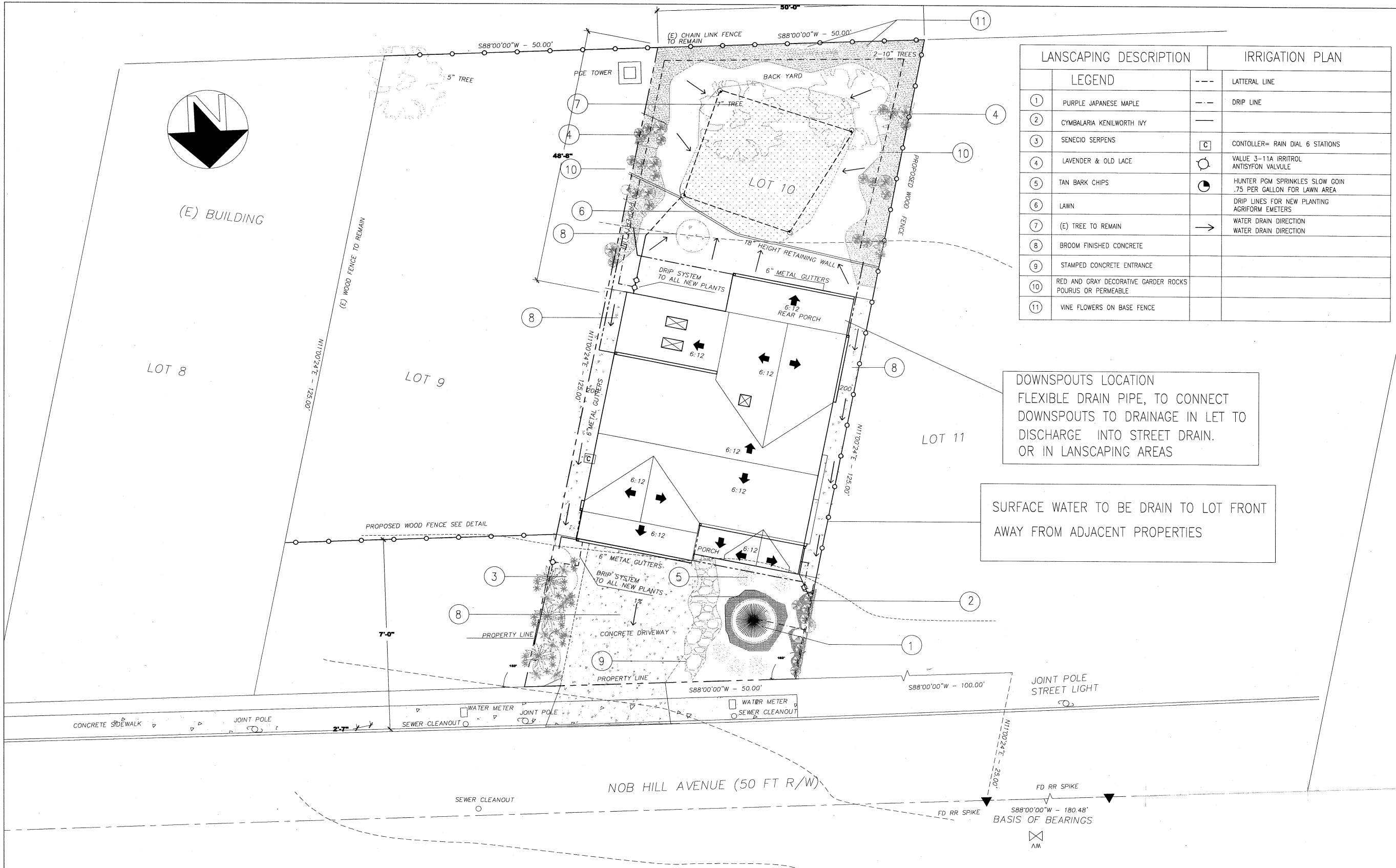
LOT 10

LOT 11

LANDSCAPING DESCRIPTION		IRRIGATION PLAN	
LEGEND			
①	PURPLE JAPANESE MAPLE	---	LATERAL LINE
②	CYMBALARIA KENILWORTH IVY	---	DRIP LINE
③	SENECIO SERPENS	☐	CONTROLLER= RAIN DIAL 6 STATIONS
④	LAVENDER & OLD LACE	⊙	VALUE 3-11A IRRITROL ANTISYFON VALVULE
⑤	TAN BARK CHIPS	⊙	HUNTER PGM SPRINKLES SLOW GOIN .75 PER GALLON FOR LAWN AREA
⑥	LAWN	⊙	DRIP LINES FOR NEW PLANTING AGRIFORM EMETERS
⑦	(E) TREE TO REMAIN	→	WATER DRAIN DIRECTION
⑧	BROOM FINISHED CONCRETE		WATER DRAIN DIRECTION
⑨	STAMPED CONCRETE ENTRANCE		
⑩	RED AND GRAY DECORATIVE GARDER ROCKS POURUS OR PERMEABLE		
⑪	VINE FLOWERS ON BASE FENCE		

DOWNSPOUTS LOCATION
FLEXIBLE DRAIN PIPE, TO CONNECT
DOWNSPOUTS TO DRAINAGE IN LET TO
DISCHARGE INTO STREET DRAIN.
OR IN LANSCAPING AREAS

SURFACE WATER TO BE DRAIN TO LOT FRONT
AWAY FROM ADJACENT PROPERTIES



PROPOSED GRADING AND LANSCAPING PLAN SCALE 1/8"=1'-0" OR GRAPHIC SCALE

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