

GRADING PLAN

RESIDENTIAL DEVELOPMENT

El Nido Road Portola Valley CA

GENERAL NOTES

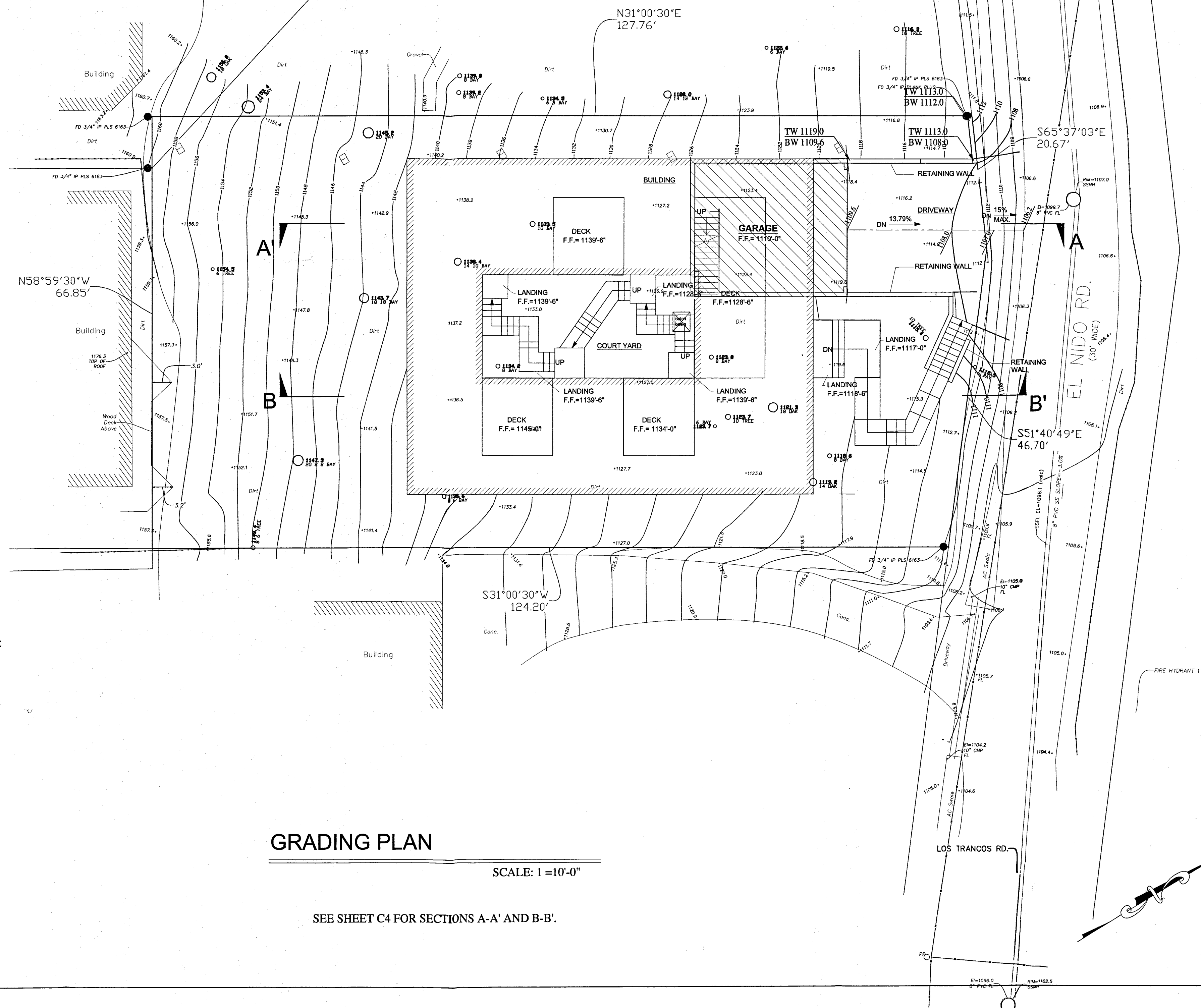
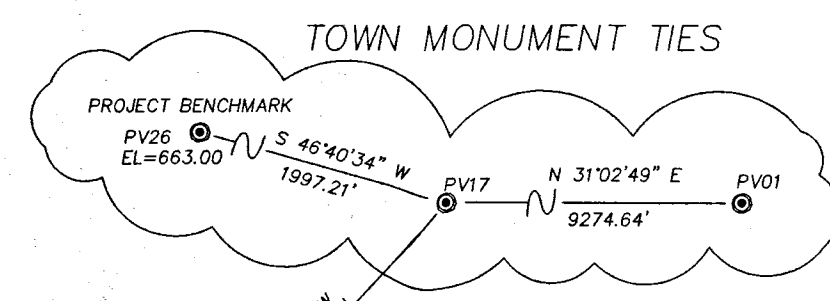
1. ALL DISTURBED SLOPES SHALL BE LANDSCAPED TO PREVENT SOIL EROSION.
2. SLOPES (1:1 MAXIMUM ALLOWABLE) SHALL BE JUTE MATTED PRIOR TO GROUND COVER PLANTING. APPROVAL EQUAL "GEO-FABRIC" SHOULD BE USED IN LIEU OF JUTE MATTING.
3. LOW PRECIPITATION IRRIGATION HEADS SHALL BE USED TO MINIMIZE WATER RUNOFF AND WATER USAGE. ALL DOWNSPOUTS, SITE AREA DRAINS AND CATCH BASINS AS SHOWN ON SITE PLAN SHALL BE COLLECTED WITH DRAINAGE SYSTEMS & ROUTED TO STREET OR "V" DITCH AS SHOWN ON PLAN. MIN. SLOPE OF PIPE TO BE 1/4" PER FOOT. INVERTS @ AREA DRAINS PRIX. 1'-0" BELOW ELEVATION SHOWN.
4. ALL RETAINING WALLS SHALL HAVE DRAINAGE WITH 4" PERFORATED RIGID WALL STYRENE AND COLLECTED WITH RIGID WALL STYRENE. MIN. SLOPE OF PIPE TO BE 1/4" PER FOOT.
5. A POSITIVE GRADIENT SHALL BE PROVIDED AWAY FROM THE FOUNDATION TO AN ADEQUATE DISCHARGE POINT. GRADING SHALL ENSURE DRAINAGE DOES NOT CROSS PROPERTY LINES. SLOPE SHALL NOT BE LESS THAN 5% FOR A DISTANCE OF 5 FEET FROM THE STRUCTURE. NO POUNDING OF WATER SHALL BE ALLOWED ON THE PAD OR ADJACENT TO THE FOUNDATION. SLOPE BEYOND 5 FEET FROM THE FOUNDATION SHALL BE A MINIMUM OF 1%. ALL GRADING ON THIS SITE TO COMPLY WITH SOILS ENGINEER RECOMMENDATIONS FROM THE SOILS REPORT LISTED ON COVER SHEET.
6. CONSTRUCTION ACTIVITIES, EXCEPT FOR GRADING, SHALL BE LIMITED TO THE FOLLOWING HOURS: 7 A.M. TO 5:30 P.M. MONDAY THROUGH FRIDAY AND 9 A.M. TO 6 P.M. SATURDAY AND SUNDAY.
7. THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THE IMPROVEMENT PLANS WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. THE CONTRACTOR IS CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS, AND DEPTHS OF SUCH UNDERGROUND UTILITIES. HOWEVER, THE ENGINEER &/ OR DESIGNER CAN NOT ASSUME RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF THEIR DELINEATION OF SUCH UNDERGROUND UTILITIES WHICH MAY BE ENCOUNTERED, BUT ARE NOT SHOWN ON THESE DRAWINGS.
8. GENERAL CONTRACTOR SHALL COORDINATE ALL UNDERGROUND UTILITIES. PROVIDE 6" MINIMUM BETWEEN PIPES CROSSING ELECTRICAL LINES AND 12" MINIMUM BETWEEN PIPES PARALLEL TO ELECTRICAL LINES. WATER-PIPING NOT ALLOWED IN SAME TRENCH AS ELECTRICAL SERVICES CONDUIT.
9. CONTRACTOR TO PROVIDE ADEQUATE DUST CONTROL AT ALL TIMES.
10. DRAWINGS AND SPECIFICATIONS REPRESENT FINISHED STRUCTURE. CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION INCLUDING BUT NOT LIMITED TO SHORING AND TEMPORARY BRACING.
11. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO INSURE SAFETY OF ALL PERSONS AND STRUCTURES AT THE SITE AND ADJACENT TO THE SITE. OBSERVATION VISITS TO THE SITE BY THE ENGINEER OR CONSTRUCTION MANAGER SHALL NOT RELIEVE THE CONTRACTOR OF SUCH RESPONSIBILITY.

GRADING NOTES

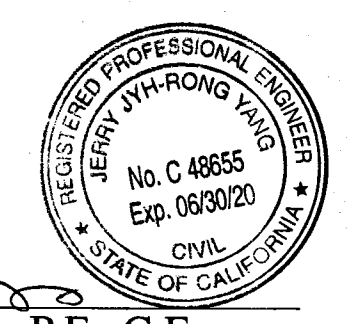
1. ALL CUT SLOPES SHALL BE ROUNDED TO MEET EXISTING GRADES AND BLEND WITH SURROUNDING TOPOGRAPHY. ALL GRADED SLOPES OVER FIVE FEET IN HEIGHT SHALL BE PLANTED WITH SUITABLE GROUND COVER.
2. ALL GRADING SHALL CONFORM TO TOWN OF PORTOLA VALLEY ORDINANCE.
3. ALL GRADING OPERATIONS SHALL CONFORM TO THE RECOMMENDATIONS OF THE CIVIL ENGINEER AND ARE SUBJECT TO HIS OBSERVATION. THE CIVIL ENGINEER SHALL CERTIFY GRADING OPERATIONS FOR CONFORMANCE TO THE APPROVED PLAN.
4. THE CONTRACTOR IS TO BE FAMILIAR WITH THE SOILS REPORT ENTITLED "ENGINEERING GEOLOGIC RECONNAISSANCE AND GEOTECHNICAL INVESTIGATION, PROPOSED RESIDENCE, EL NIDO ROAD, PORTOLA VALLEY, CA" PREPARED BY SILICON VALLEY SOIL ENGINEERING. DATED SEPTEMBER 12, 2018.
5. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES OR STRUCTURES SHOWN AND ANY OTHER UTILITIES NOT SHOWN AT THE SITE.
6. PADS MUST BE GRADED WITHIN 0.1+ OF PROPOSED SUBGRADE ELEVATIONS.
7. ALL ORGANIC MATERIAL, INCLUDING GRASS & WEEDS SHALL BE STRIPPED PRIOR TO ANY GRADING OPERATION AND TRANSPORTED AWAY FROM AREAS THAT ARE TO RECEIVE STRUCTURE OR ENGINEERED FILL. STRIPPING SHALL BE USED FOR LANDSCAPING, MOUNDING, AND OR BLENDING AND USED AS A FILL IN NON-STRUCTURAL AREAS.
8. GRADING SHALL BE STOPPED IMMEDIATELY IF DUST AFFECTS ADJACENT PROPERTIES, SUFFICIENT WATERING TO CONTROL DUST IS REQUIRED AT ALL TIMES AND A DUST PALLIATIVE MAY BE REQUIRED BY THE CITY INSPECTOR. ANY OPERATION THAT CREATED DUST SHALL CEASE IMMEDIATELY UNTIL SUFFICIENT MEASURES SATISFACTORY TO THE CITY HAVE BEEN TAKEN TO INSURE COMPLIANCE WITH THE DUST CONTROL.
9. DUST SHALL BE KEPT DOWN BY WATERING WHICH SHALL BE ACCOMPLISHED BY A WATERING TRUCK ON SITE OR FROM HYDRANTS ON SITE.
10. THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT, (800) 642-2444. 48 HOURS PRIOR TO ANY EXCAVATION. THE USA AUTHORIZATION NUMBER SHALL BE KEPT AT THE JOB SITE.
11. IF PAVING AND STORM DRAIN IMPROVEMENT ARE NOT COMPLETED BY OCTOBER 1ST TEMPORARY SILT AND DRAINAGE CONTROL FACILITIES SHALL BE INSTALLED TO CONTROL AND CONTAIN EROSION - CAUSED SILT DEPOSITS AND TO PROVIDE FOR THE SAFE DISCHARGE OF STORM WATERS INTO EXISTING STORM WATER FACILITIES. DESIGN OF THESE FACILITIES MUST BE APPROVED BY THE CITY.
12. PRIOR TO GRADING OR CONSTRUCTION, ALL TREES TO REMAIN SHALL BE IDENTIFIED WITH NON-PERMANENT MARKING AND ALL TREE PROTECTION MEASURES SHALL BE IN PLACE. THIS SHALL BE CERTIFIED BY THE LANDSCAPE ARCHITECT OR THE ARBORIST DURING CLEARING AND GRADING OF THE SITE. THE LANDSCAPE ARCHITECT OR THE ARBORIST SHALL BE PRESENT TO MONITOR THE REMOVAL OF TREES AND COMPLIANCE WITH THE REQUIREMENTS OF THE TREE PRESERVATION PLAN.
13. ALL CONSTRUCTION SHALL BE LIMITED TO TAKE PLACE BETWEEN THE HOURS OF 7:30 A.M. AND 6:00 P.M., MONDAY THROUGH FRIDAY, EXCEPT AS APPROVED BY THE DIRECTOR OF PUBLIC WORKS.
14. ALL UTILITY SERVICES TO THE NEW BUILDINGS SHALL BE PLACED UNDERGROUND FROM THE APPROPRIATE UTILITY POLE OR SERVICE POINTS. ALL PROPOSED IMPROVEMENTS SHALL COMPLY WITH CITY STANDARD DETAILS AND SPECIFICATIONS.
15. A SEWER CLEANOUT AT THE PROPERTY LINE SHALL BE INSTALLED.
16. SHORING SHOP DESIGN IF REQUIRED IS DEFERRED APPROVAL TO BE PREPARED BY SHORING SPECIALIST OR CONTRACTOR. THE PERFORMANCE OF TEMPORARY SHORING SYSTEM WILL MAINLY DEPEND ON THE TIMELY ACTION OF EXCAVATION AND SHORING INSTALLATION. IT IS ESSENTIAL THAT THE EXCAVATION AND SHORING BE OBSERVED FULLTIME BY THE SHORING DESIGNER OR HIS REPRESENTATIVE.

SITE SOIL WORK

ITEM	QUANTITY (cubic yard)
CUT VOLUME	410
FILL VOLUME	<10
HAUL VOLUME = (CUT+FILL) x 1.2	500



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 Tel: 650-799-0160

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PLN2018-00483

No.	Date

Project Name and Address
SINGLE FAMILY HOUSE
 El Nido Road
 Portola Valley CA

Sheet Title
GRADING PLAN

Project	GE2609	Sheet	
Date	12/13/2018		C1
Scale			

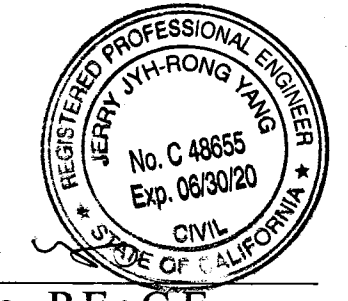
DRAINAGE PLAN

RESIDENTIAL DEVELOPMENT

El Nido Road Portola Valley CA



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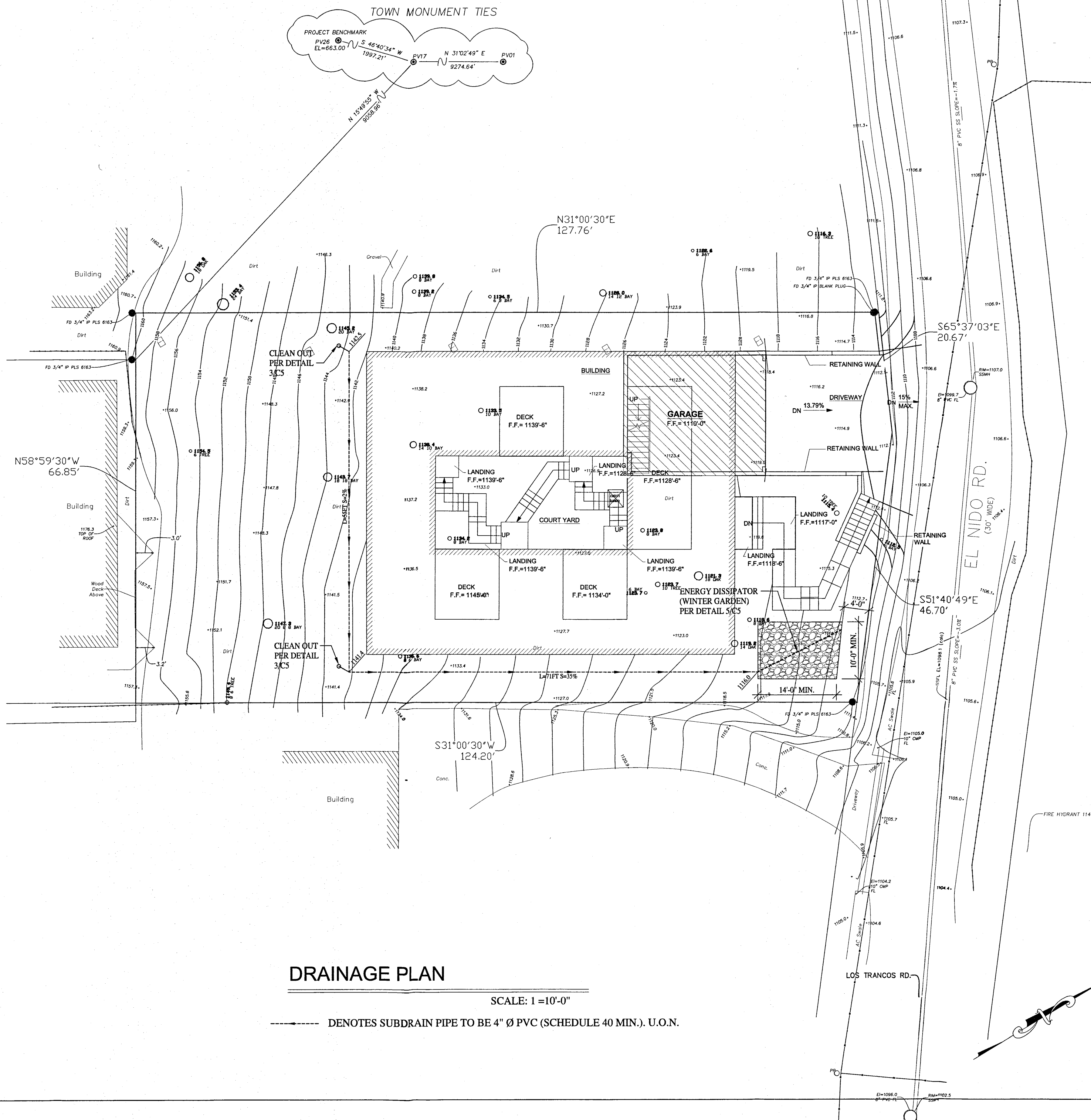


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BEST MANAGEMENT PRACTICES AND STORMWATER POLLUTION PREVENTION NOTES:

1. ALL WORK SHALL APPLY THE "BEST MANAGEMENT PRACTICES" (BMPs) FOR THE CONSTRUCTION INDUSTRY. IN ADDITION, THE CONTRACTOR IS REQUIRED TO BE FAMILIAR WITH, AND IMPLEMENT ALL STORMWATER QUALITY AND POLLUTION CONTROL MEASURES IN ACCORDANCE WITH CODE.
2. PROTECT ADJACENT PROPERTIES FROM ALL STORM WATER OR SILT RUNOFF GENERATED BY ON-SITE CONSTRUCTION ACTIVITIES.
3. GATHER ALL CONSTRUCTION DEBRIS ON A REGULAR BASIS. STORE ALL CONSTRUCTION MATERIALS AND WASTE IN A COVERED AREA, OR UNDER A TARP. SWEEP WHERE POSSIBLE. DO NOT USE WATER TO WASH DOWN AREAS DRAINING TO STORM DRAINS. USE PROPER EQUIPMENT CLEANING, FUELING, AND MAINTENANCE PRACTICES.
4. MINIMIZE CONSTRUCTION ACCESS POINTS TO THE SITE. PROVIDE A CONSTRUCTION ENTRANCE AT EACH ACCESS POINT. REMOVE ALL SILT, GRAVEL, RUBBISH, AND GREEN WASTE FROM THE STREET ADJOINING THE SITE PRIOR TO OCTOBER 1ST. PROVIDE REGULAR MAINTENANCE, WEEKLY OR AFTER STORM EVENTS, TO KEEP ACCESS POINTS CLEAN AND FREE OF DEBRIS. DURING WET WEATHER AVOID DRIVING OFF PAVED AREAS AND TRACKING MUD AND SILT ONTO PAVED AREAS.
5. MINIMIZE REMOVAL OF ANY VEGETATION. STABILIZE ALL CLEARED AND DE-VEGETATED AREAS PRIOR TO OCTOBER 1ST. STABILIZATION SHOULD INCLUDE TEMPORARY OR PERMANENT RE-SEEDING, MULCHING, PROTECTIVE BERMS, SILT FENCES, PLASTIC COVERINGS OR ROCKING OF ROADS, AND SHOULD BE BASED ON ABAG EROSION CONTROL OR CALIFORNIA STORM WATER BMP HANDBOOK STANDARDS.
6. STABILIZE SWALES, GULLIES, CHANNELS, CULVERTS, FIELD INLETS, AND OUTFALLS ON THE CONSTRUCTION SITE TO PREVENT EROSION.
7. USE SEDIMENT CONTROLS AND FILTRATION TO REDUCE SEDIMENTATION FROM DEWATERING EFFLUENT. CONTROL THE USE AND PREVENT DISCHARGE TO STORM DRAINS OF ALL POTENTIAL POLLUTANTS. FOR EXAMPLE, PESTICIDES, PETROLEUM PRODUCTS, NUTRIENTS (PLANT WASTES), SOLID WASTES, AND CONSTRUCTION DISCHARGES FROM DEWATERING ACTIVITIES, STREET WASHING, AND PAVEMENT SAW CUTTING. INSTALL FILTER MATERIALS (SANDBAGS, FILTER FABRIC) AT ALL STORM DRAIN INLETS, WHICH DRAIN THE SITE. FILTERS SHALL BE MAINTAINED AND CHANGED REGULARLY TO ENSURE EFFECTIVENESS AND PREVENT FLOODING. DISPOSE OF FILTRATE PROPERLY.
8. DUST CONTROL MEASURES:
 - 1). WATER ALL ACTIVE CONSTRUCTION AREAS NECESSARY TO CONTROL DUST.
 - 2). COVER STOCKPILES OF DEBRIS, SOILS OR OTHER MATERIAL IF BLOWN BY WIND.
 - 3). SWEEP ADJACENT PUBLIC RIGHT OF WAY AND STREET DAILY IF VISIBLE SOIL MATERIAL OR DEBRIS IS CARRIED ONTO THESE AREAS.
 - 4). COVER ALL TRUCKS HAULING SOIL, SAND, AND OTHER LOOSE MATERIALS OR REQUIRE ALL TRUCKS TO MAINTAIN AT LEAST TWO FEET OF EBOARD.
 - 5). HYDROSEED OR APPLY NON-TOXIC SOIL STABILIZERS TO INACTIVE CONSTRUCTION AREAS.
 - 6). ENCLOSE, COVER, WATER TWICE DAILY OR APPLY NON-TOXIC SOIL BINDERS TO EXPOSED STOCKPILES (DIRT, SAND, ETC.).
 - 7). INSTALL SANDBAGS OR OTHER EROSION CONTROL MEASURES TO PREVENT SILT RUNOFF ONTO PUBLIC ROADWAYS.
 - 8). REPLANT VEGETATION IN DISTURBED AREAS AS QUICKLY AS POSSIBLE.
9. PROVIDE 4" PERFORATED DRAIN PIPE AGAINST THE EXTERIOR GRADE BEAM AROUND ENTIRE STRUCTURE PER THE FOUNDATION SUBDRAIN RECOMMENDATIONS IN THE SOILS REPORT.



No.	Date
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Project Name and Address
SINGLE FAMILY HOUSE
El Nido Road
Portola Valley CA

Sheet Title
DRAINAGE PLAN

Project GE2609	Sheet
Date 12/13/2018	C2
Scale	

EROSION CONTROL PLAN

RESIDENTIAL DEVELOPMENT

El Nido Road Portola Valley CA



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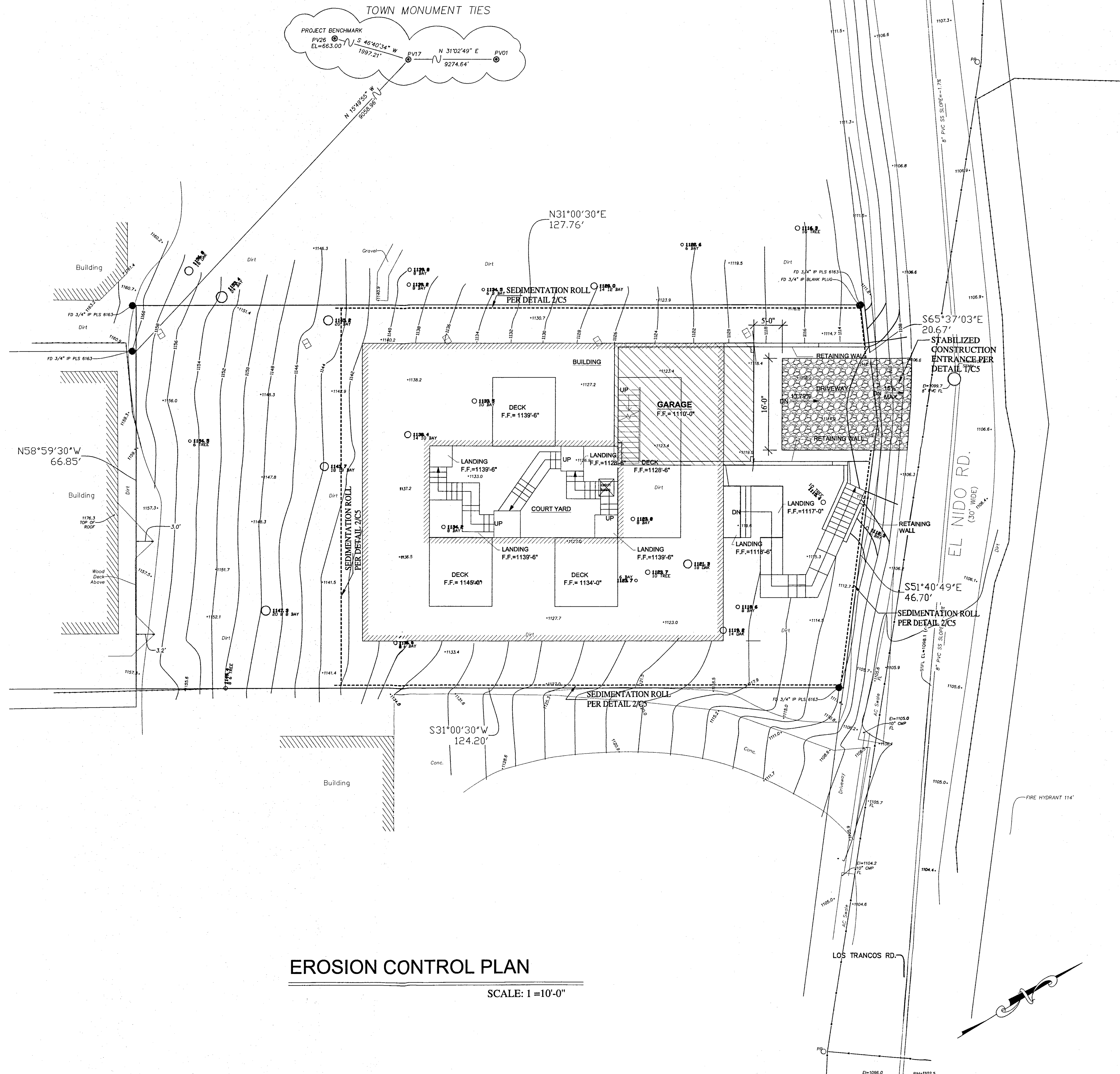


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EROSION CONTROL & WATER QUALITY NOTES:

1. NO LAND CLEARING, GRADING OR EXCAVATION SHALL BE DONE BETWEEN OCTOBER 15TH AND APRIL 15TH. ANY DEVIATION FROM THIS CONDITION REQUIRES REVIEW AND APPROVAL OF A SEPARATE WINTER EROSION CONTROL PLAN BY ENVIRONMENTAL PLANNING PRIOR TO BEGINNING CONSTRUCTION. THE DEVELOPER SHALL BE RESPONSIBLE FOR IMPLEMENTING AND MAINTAINING SITE EROSION CONTROL AT ALL TIMES.
2. BETWEEN OCTOBER 15TH AND APRIL 15TH EXPOSED SOIL SHALL BE PROTECTED FROM EROSION AT ALL TIMES. HAY BALES, FILTER BERMS, SITE FENCES OR OTHER MEANS SHALL BE EMPLOYED TO PREVENT SEDIMENT FROM LEAVING THE SITE OR ENTERING ANY WATER COURSE.
3. THE CONTRACTOR SHALL COMPLETE ALL WORK IN ACCORDANCE WITH THE CALIFORNIA STORM WATER BEST MANAGEMENT PRACTICE HANDBOOKS LATEST EDITION, AND THE STORMWATER POLLUTION PREVENTION PLAN PREPARED FOR THE PROJECT TITLED "STORMWATER POLLUTION PREVENTION PLAN."
4. THE CONTRACTOR SHALL DESIGNATE ONE AREA (OR AREAS) OF THE CONSTRUCTION SITE WELL AWAY FROM ANY STREAMS, WETLAND RESTORATION AREA OR STORM BASIN INLETS FOR EQUIPMENT PARKING AND ROUTINE EQUIPMENT AND VEHICLE MAINTENANCE.
5. ALL VEHICLES AND HEAVY EQUIPMENT SHALL BE INSPECTED FREQUENTLY FOR LEAKS, CLEAN UP SPILLED DRAY MATERIALS IMMEDIATELY, NOT WASHING THEM OR BURYING THEM.
6. CLEAN UP LIQUID SPILLS ON PAVED AND IMPERVIOUS SURFACES USING "DRY" CLEAN UP METHODS. (I.E. ABSORBENT MATERIALS, RAGS)
7. CLEAN UP SPILLS ON DIRT AREAS BY REMOVING AND PROPERLY DISPOSING OF CONTAMINATED SOIL.
8. REPORT SIGNIFICANT SPILLS TO THE APPROPRIATE SPILL RESPONSE AGENCY. SEE THE STORM WATER POLLUTION PLAN PREPARED FOR THE PROJECT.
9. WASH OUT CONCRETE MINER WITHIN DESIGNATED WASHOUT AREAS.
10. THE CONTRACTOR SHALL KEEP CONTAMINANTS FROM FRESH CONCRETE AND ASPHALT OUT OF STORM DRAINS AND STREAMS AND WETLAND AREAS BY SCHEDULING PAVING JOBS AFTER PERIODS OF DRY WEATHER, ALLOWING NEW PAVEMENT TO CURE BEFORE STORM WATER FLOWS ACROSS IT.
11. THE CONTRACTOR SHALL PROVIDE EQUIPMENT AND STAFFING FOR WATERING OF ALL EXPOSED OR DISTURBED SOIL SURFACES SUFFICIENT TO SUPPRESS DUST PLUMES, INCLUDING WEEKDAYS AND HOLIDAYS. AN APPROVED DUST PALLIATIVE OR SUPPRESSANT, ADDED TO WATER BEFORE APPLICATION, SHOULD BE UTILIZED. ALL TRUCKS HAULING EXPORT AND IMPORT MATERIALS SHALL BE PROVIDED WITH TARP COVER AT ALL TIMES. SPILLAGE OF HAUL MATERIALS AND MUD TRACKING ON THE HAUL ROUTES SHALL BE CONTROLLED AT ALL TIMES.
12. THE CONTRACTOR SHALL MINIMIZE EARTH MOVING OR OTHER DUST-PRODUCING ACTIVITIES DURING PERIODS OF HIGH WINDS.
13. SWEEP CONSTRUCTION AREA AND ADJACENT STREETS OF ALL MUD AND DEBRIS, SINCE THIS MATERIAL CAN BE PULVERIZED AND LATER SUSPENDED BY VEHICLE TRAFFIC.
14. THE CONTRACTOR SHALL PAINT THE CURB AT ALL EXISTING & NEW INLETS "NO DUMPING - DRAINS TO CREEK."
15. THE FACILITIES SHOWN HEREIN ARE DESIGNED TO CONTROL SEDIMENT DURING THE RAINY SEASON, OCTOBER 15 THRU APRIL 15. AFTER GRADING HAS BEEN COMPLETED, MEASURES ARE TO BE OPERABLE PRIOR TO OCTOBER 1ST OF ANY YEAR GRADING OPERATIONS HAVE LEFT AREAS UNPROTECTED FROM EROSION.
16. ALL BMP DOCUMENTS APPROVED FOR THIS PROJECT SHALL BE KEPT ON FILE AT THE JOB SITE.
17. STRAW WATTLES FOR EROSION CONTROL SHALL BE RUN HORIZONTALLY ACROSS THE HILLSIDE AT 10' VERTICAL SPACING, AT THE TOE OF SLOPES, AND AT THE DOWNHILL EDGE OF DISTURBED SOIL OR GRADING ACTIVITIES. WATTLES OR OTHER MEASURES ARE REQUIRED TO CONTROL WATER FLOW DOWN THE DRIVEWAY.



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Sheet Title
EROSION CONTROL PLAN

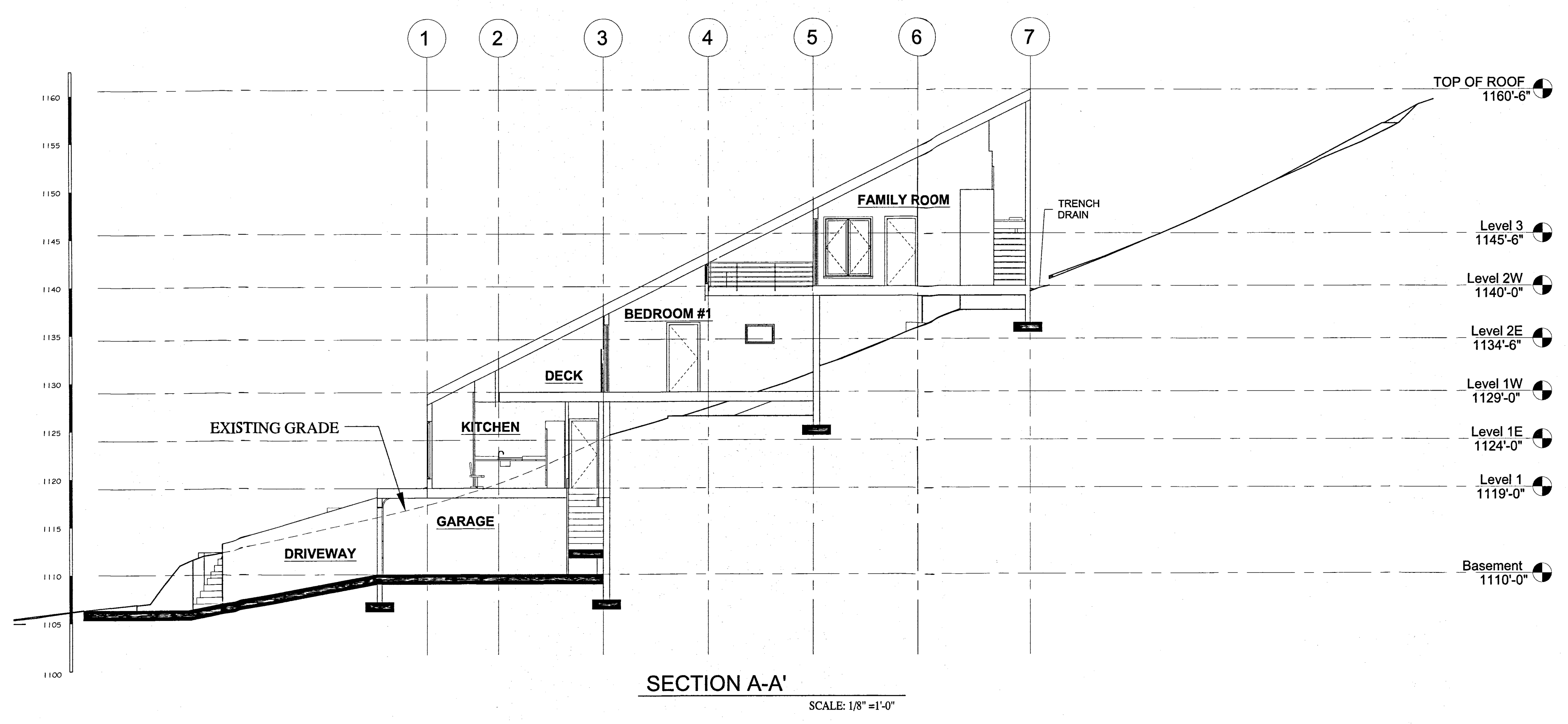
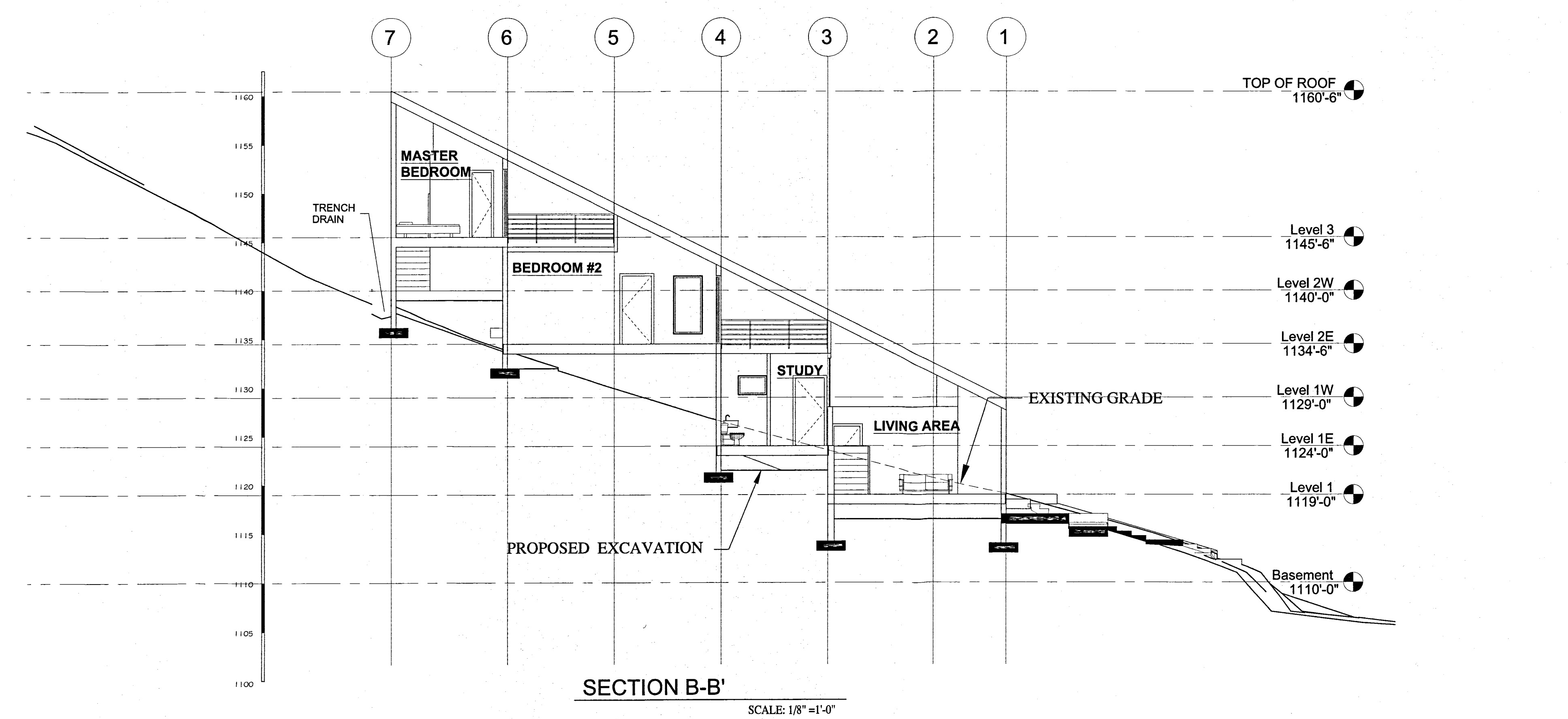
Project	GE2609	Sheet	
Date	12/13/2018		C3
Scale			



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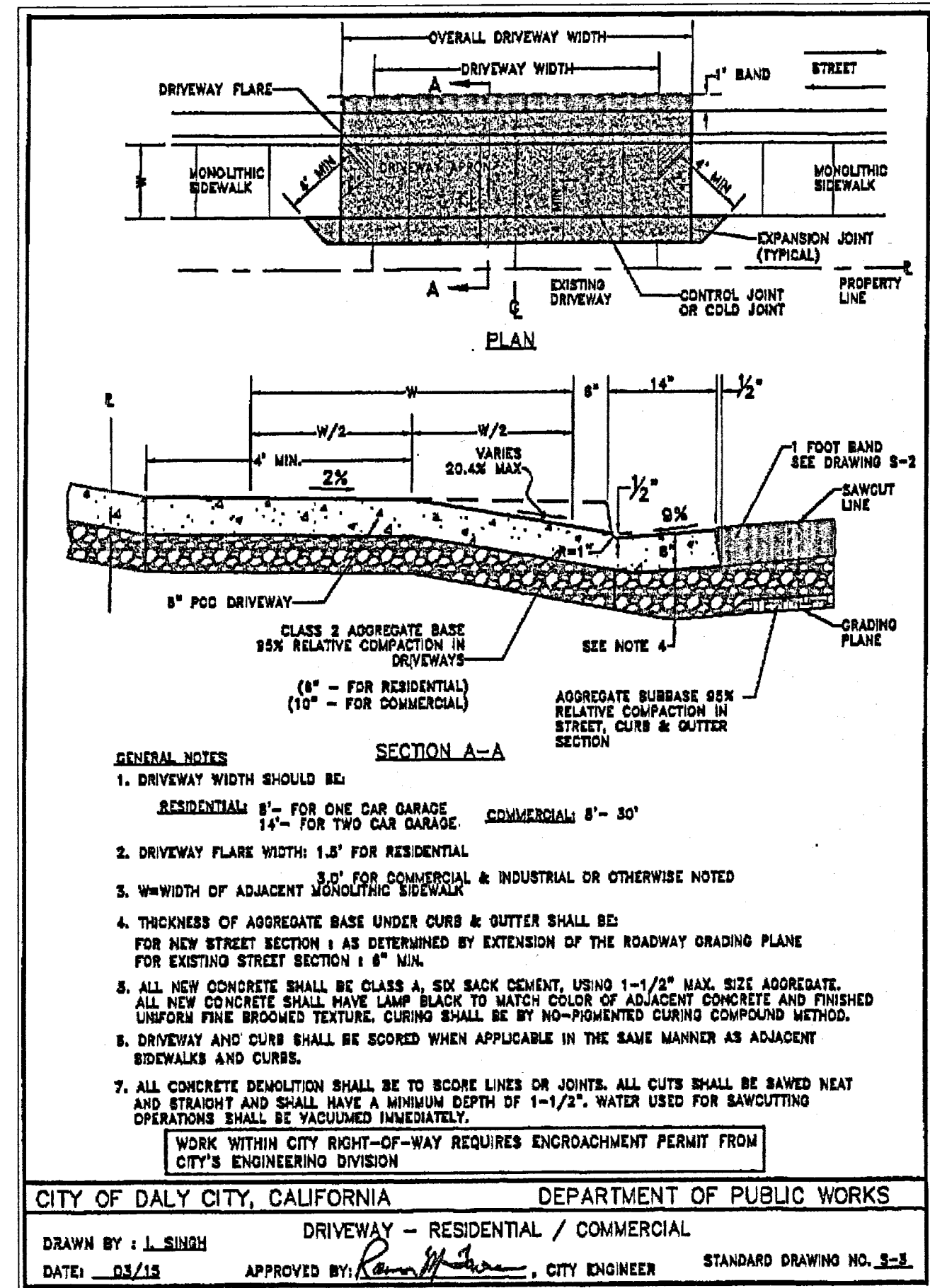
THE TEMPORARY SHORING IS DESIGNED BY EXCAVATION CONTRACTOR AND/OR SHORING SPECIALIST,
SEE GRADING NOTES 16 AND 17 ON SHEET C1

No.	Date

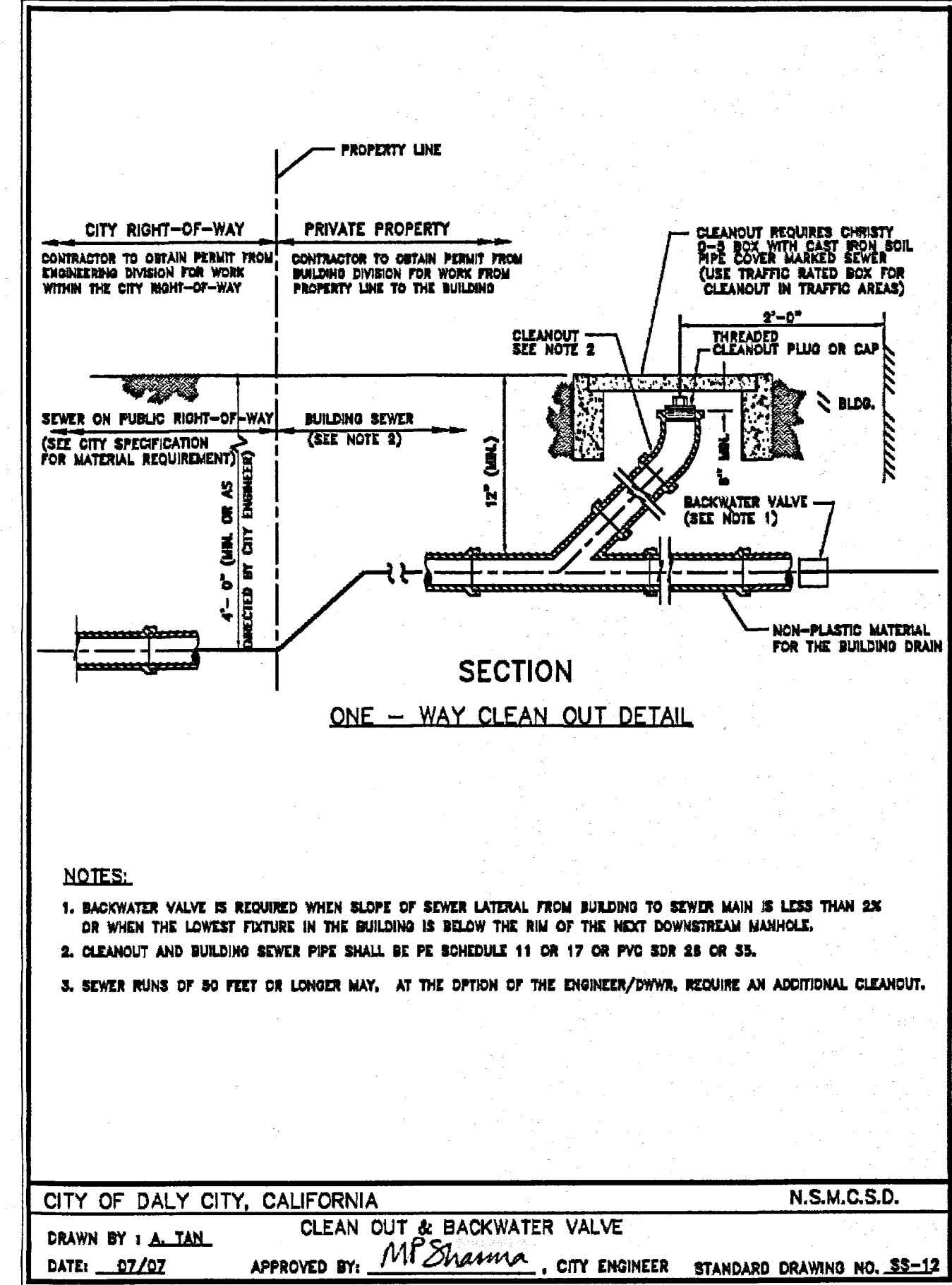
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El Nido Road
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Sheet Title
SECTIONS

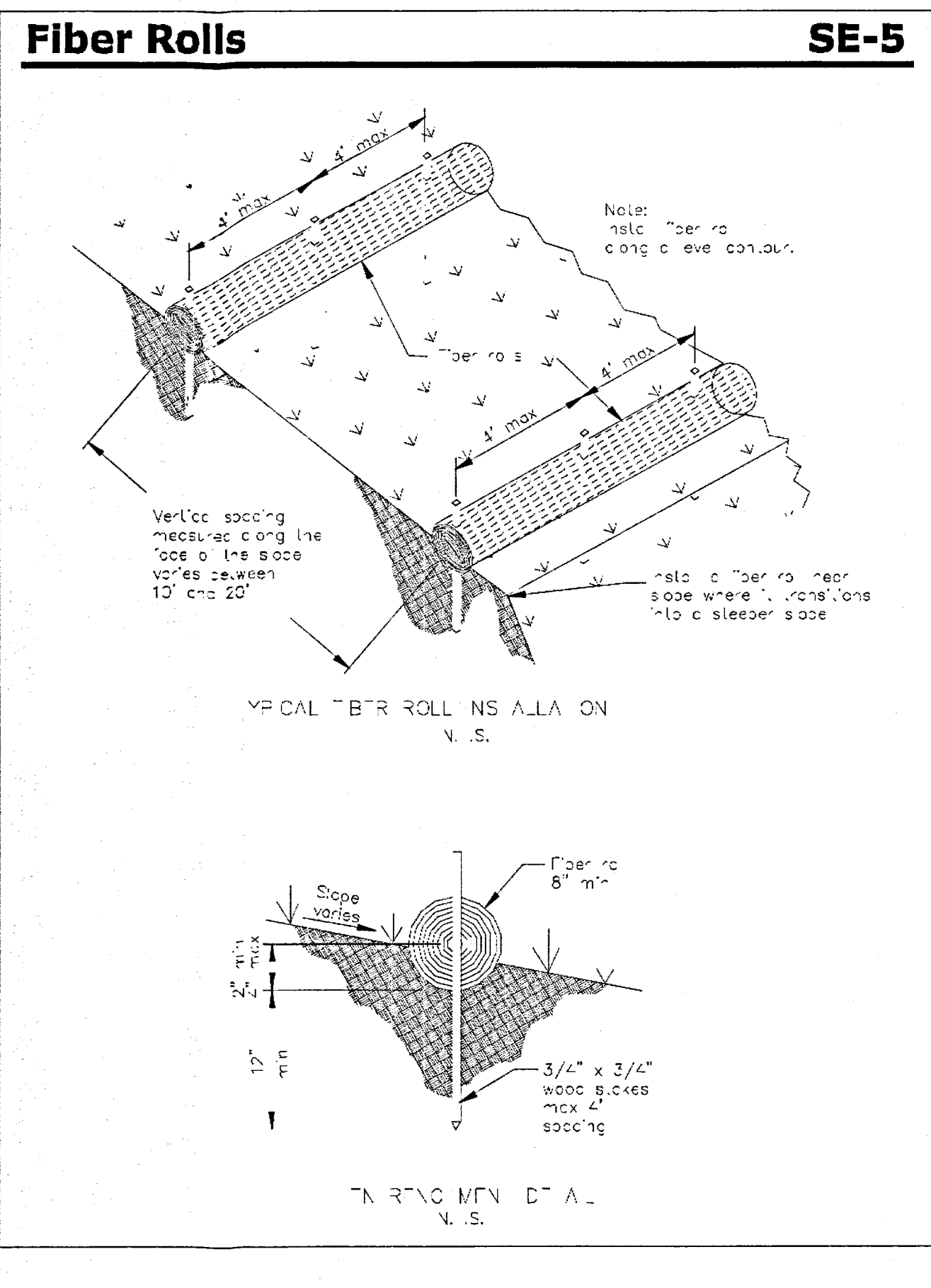
Project	GE2609	Sheet	
Date	12/13/2018		C4
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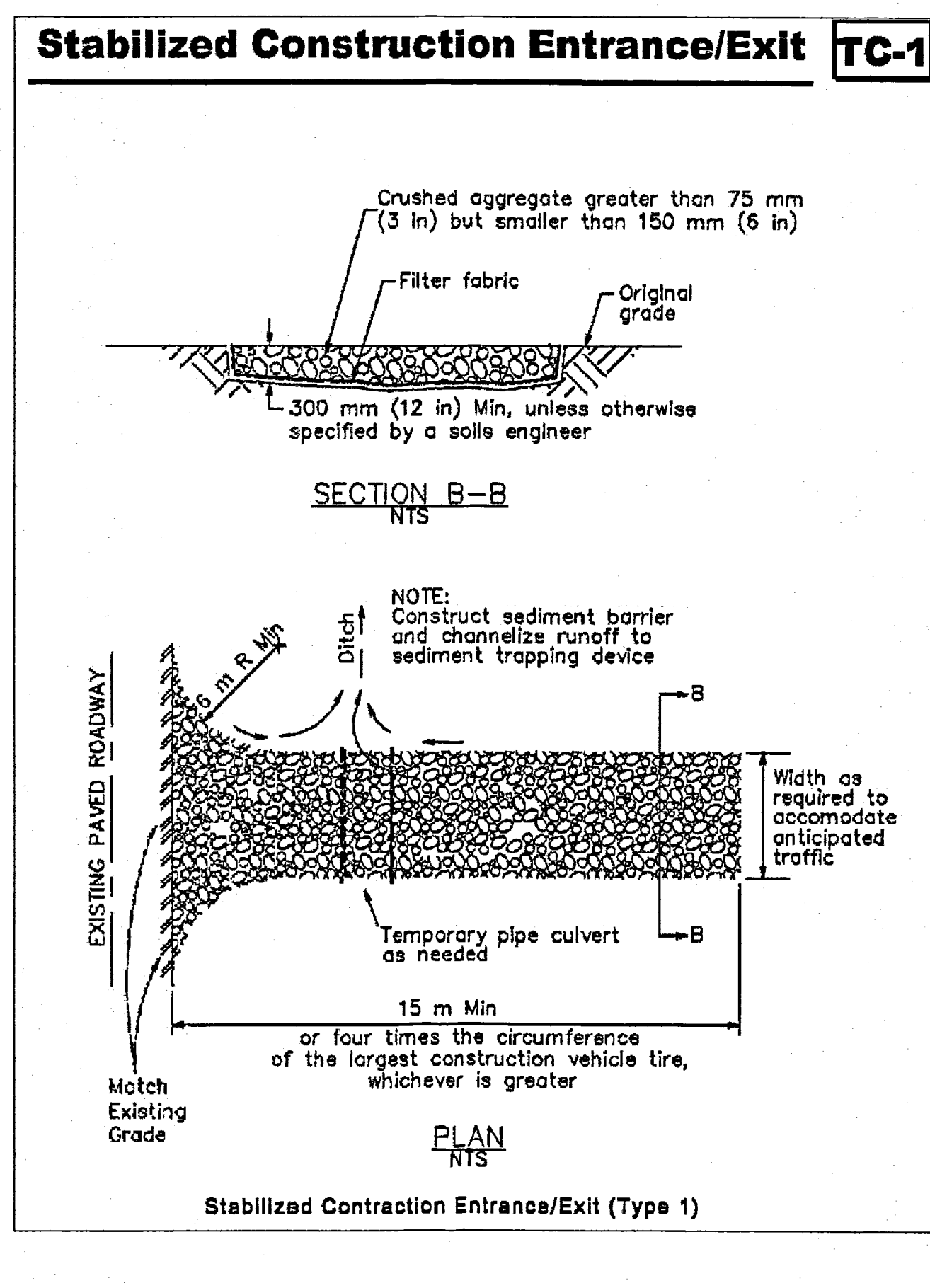
DRIVEWAY DETAIL 4



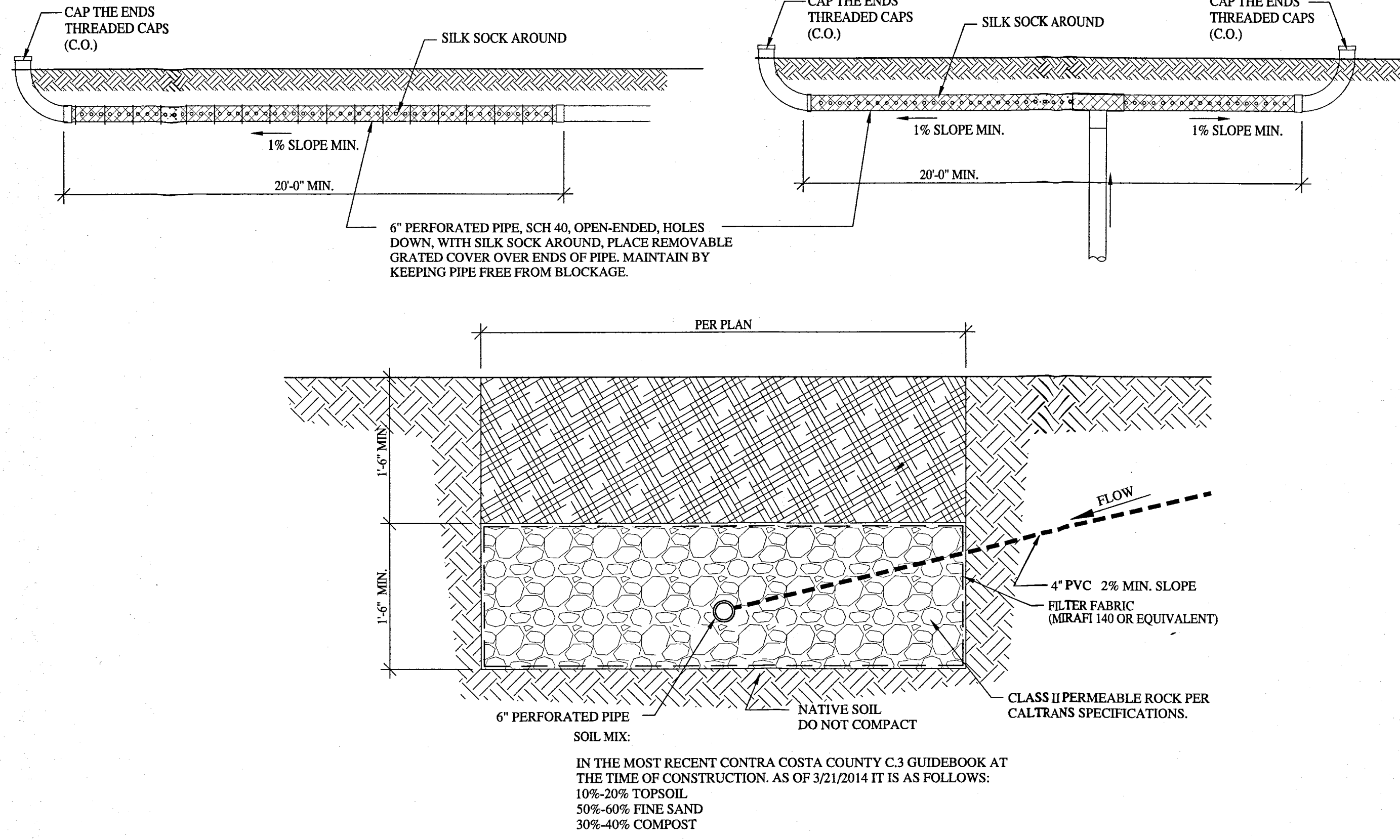
CLEAN OUT DETAIL 3



SEDIMENTATION ROLL DETAIL 2



STABILIZED CONSTRUCTION ENTRANCE 1



ENERGY DISSIPATOR (WINTER GARDEN) DETAIL 5

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REGISTERED PROFESSIONAL ENGINEER
No. C 48655
Exp. 06/30/20
CIVIL
STATE OF CALIFORNIA

Owner:
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Tel: 650-799-0160

No.	Date

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Sheet Title

DETAILS

Project	GE2609	Sheet
Date	12/13/2018	C5
Scale		