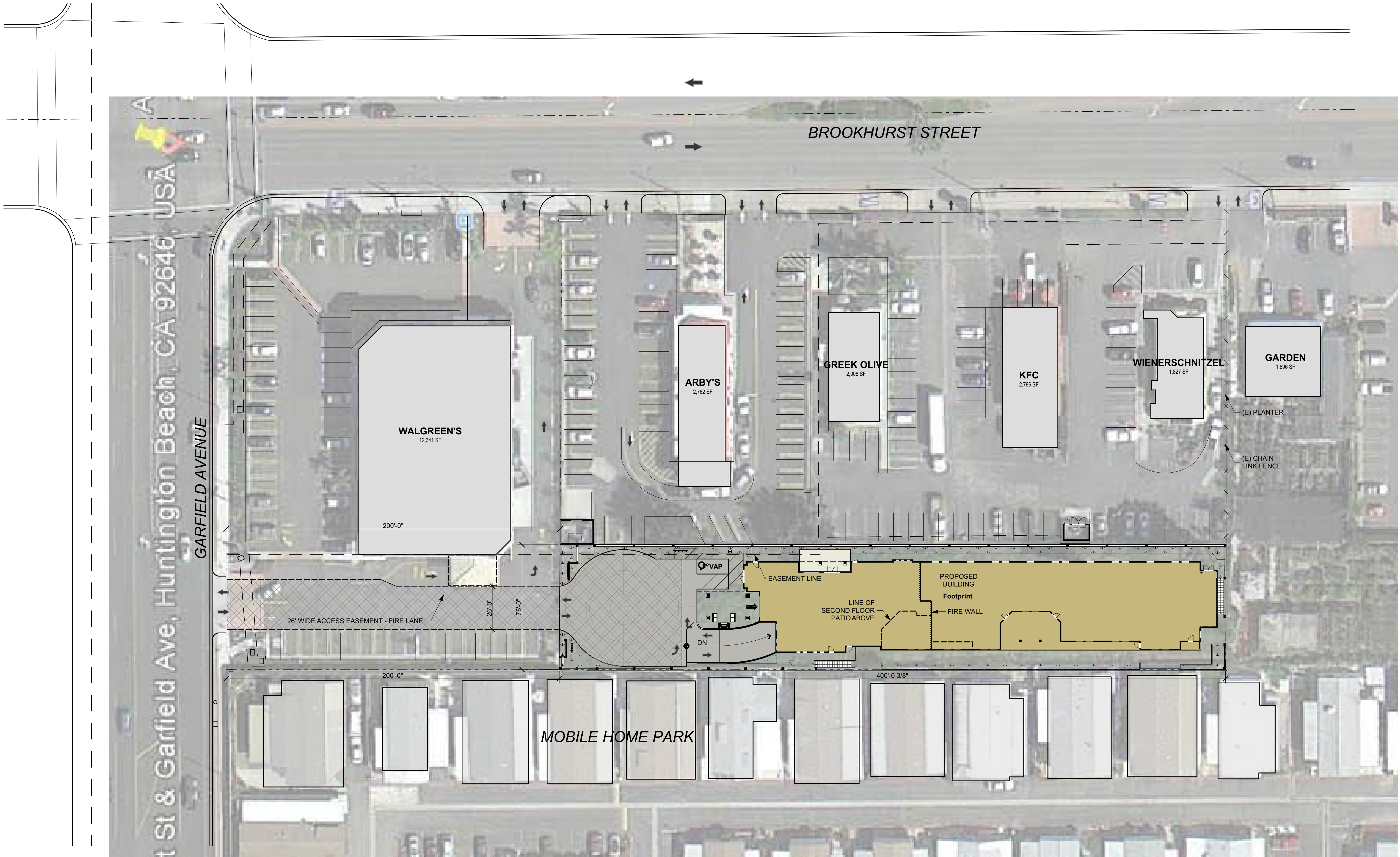
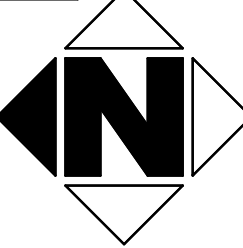
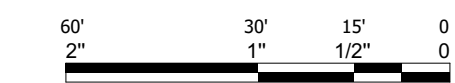


AUTUMN CARE
RESIDENTIAL CARE FACILITY



1 SITE PLAN

SCALE: 1" = 30'



PROJECT TEAM

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SHEET INDEX

ARCHITECTURAL

- A-1.0 SITE PLAN
- A-1.1 ENLARGED SITE PLAN
- A-1.2 SITE FENCE AND LANDSCAPE AREAS
- A-2.0 BASEMENT GARAGE FLOOR PLAN
- A-2.1 FIRST FLOOR PLAN
- A-2.2 SECOND FLOOR PLAN
- A-3.1 ROOF PLAN
- A-5.1 EXTERIOR ELEVATIONS
- A-5.2 EXTERIOR ELEVATIONS
- A-5.3 ADDITIONAL LANDSCAPE DETAILS
- A-6.0 SITE CROSS SECTIONS
- A-6.1 RETAINING WALL SECTIONS AT WEST PROPERTY LINE
- A-6.2 GRADE PLANE CALCULATION

PROJECT DATA

PROJECT ADDRESS
19101 Garfield Huntington Beach California 92648

LEGAL DESCRIPTION
REAL PROPERTY IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS: PARCEL 2 AS SHOWN ON A PARCEL MAP FILED IN BOOK 35, PAGE 44 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, CALIFORNIA.

ASSESSORS PARCEL NUMBER
APN: 153-201-24, 153-201-26 AND 153-201-27

CONDITIONAL USE PERMIT #
Pending

ZONING
CG Commercial General
(Adjacent to RMP-SR Manufactured Home Park)

GENERAL PLAN

SCOPE OF WORK

2 STORIES RESIDENTIAL CARE FOR THE ELDERLY FACILITY WITH BASEMENT PARKING GARAGE

SITE DATA	
SITE AREA	30,000 SF (.68 ACRES)
BUILDING FOOTPRINT	14,298 SF (FIRST FLOOR)
COVERAGE FACTOR	47.6%
PAVEMENT AREA	10,834 SF
COVERED PARKING AREA	0 SF ON GRADE
COVERED PATIO AREA	13,541 SF BASEMENT GARAGE
887 SF (PORTE COCHERE)	
TOTAL OPEN SPACE	15,021 SF
TOTAL BUILDING AREA	25,122 SF (FIRST AND SECOND FLOOR)
LAND TO BUILDING AREA	FAR 0.63
TOTAL BUILDING AREA	41,499 SF (INCLUDING BASEMENT PARKING GARAGE)

PARKING	
36 SPACES REQUIRED	(76 beds/3 = 26; +10 for staff and visitors)
38 SPACES PROVIDED	1 AT GRADE
	37 IN BASEMENT GARAGE
ACCESSIBLE	1 VAN ACCESSIBLE ON SITE AND 1 VAN ACCESSIBLE IN GARAGE

UNIT AREA	12,197 SF
COMMON AREA	29,219 SF
TOTAL PROGRAM AREA	41,416 SF
TOTAL GROSS AREA*	41,499 SF**

NOTES:
*FIRST FLOOR OUTDOOR PATIOS OVER PARKING DECK NOT INCLUDED IN GROSS
**TOTAL GROSS IS CALCULATED DIFFERENTLY THAN PROGRAM AREAS (UNIT + COMMON)

UNIT MIX

* Multiple Unit Calculations are rounded up 1 sf (per each Unit)

Unit Name	Unit Type	Beds	Qty	Area (SF)	Total (SF)
A-0C	ASSISTED LIVING - STUDIO	2	1	449	449
A-0D	ASSISTED LIVING - STUDIO	2	1	600	600
A-0F	ASSISTED LIVING - STUDIO	2	16	278	4,448
A-0G	ASSISTED LIVING - STUDIO	1	9	218	1,962
Z-0C	ALZHEIMER - 1 BED	2	1	410	410
Z-0D	ALZHEIMER - 2 BED	2	14	278	3,892
Z-0E	ALZHEIMER - 1 BED	1	2	218	436
		77	44		12,197 sq ft

AREA CALCULATIONS

GROSS BUILDING AREA

Area (SF)
Basement FF
16,377
16,377 sq ft
First Floor FF
13,226
13,226 sq ft
Second Floor FF
11,896
11,896 sq ft
Total Gross: 41,499 sq ft

PARKING SUMMARY

Qty.
VAP
P
38

COMMON AREA CALCULATION

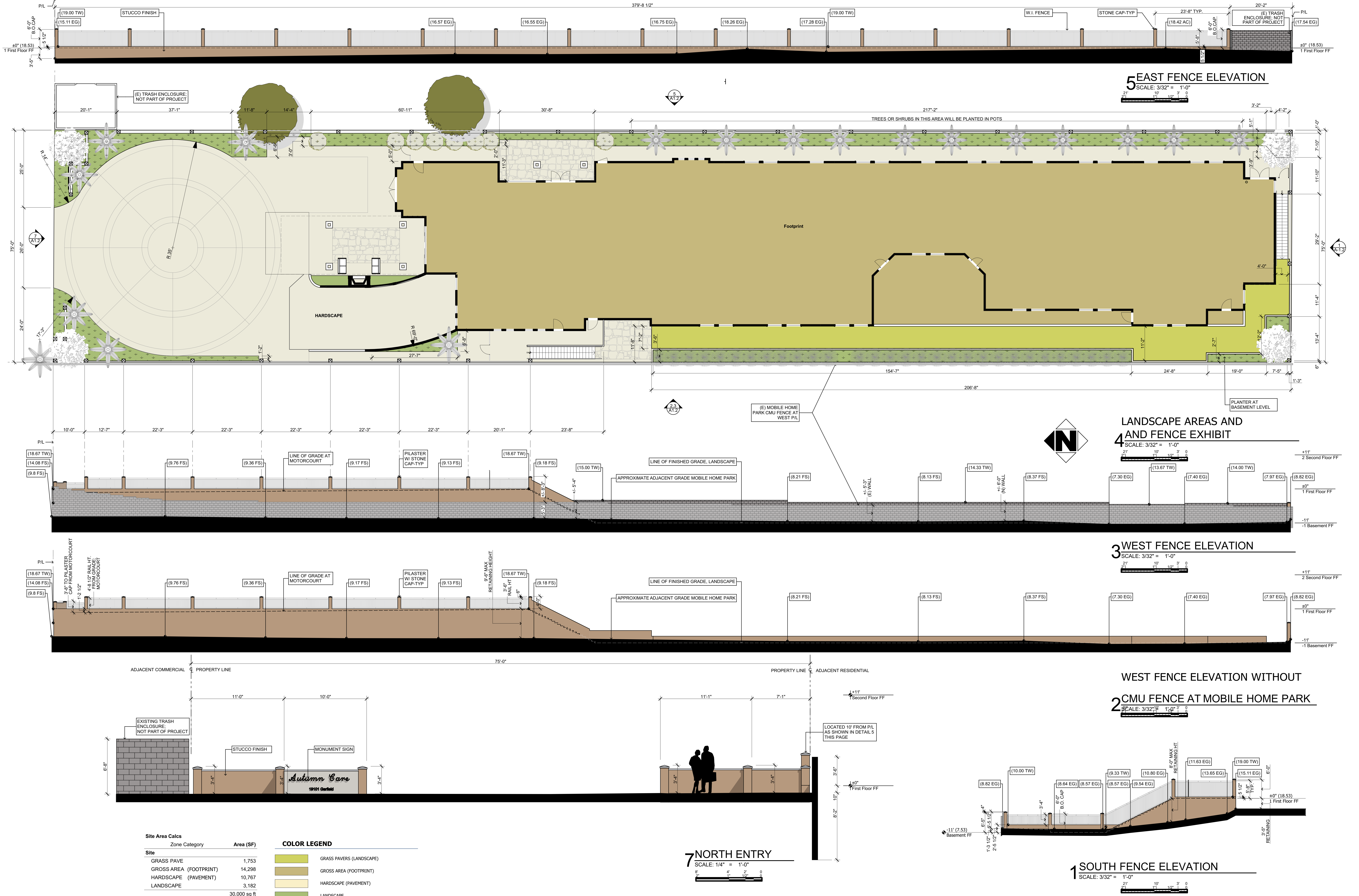
Zone Name	Qty.	Area (SF)
Basement FF		
BLDG MECH	1	242
BREAK ROOM	1	368
ELEV	1	80
GARAGE	1	13,654
LAUNDRY	1	341
MECH CHASE	1	18
STAIR	1	350
STAIRS	1	233
STORAGE	1	848
TOILET	2	171
VEST	1	65
		16,370 sq ft

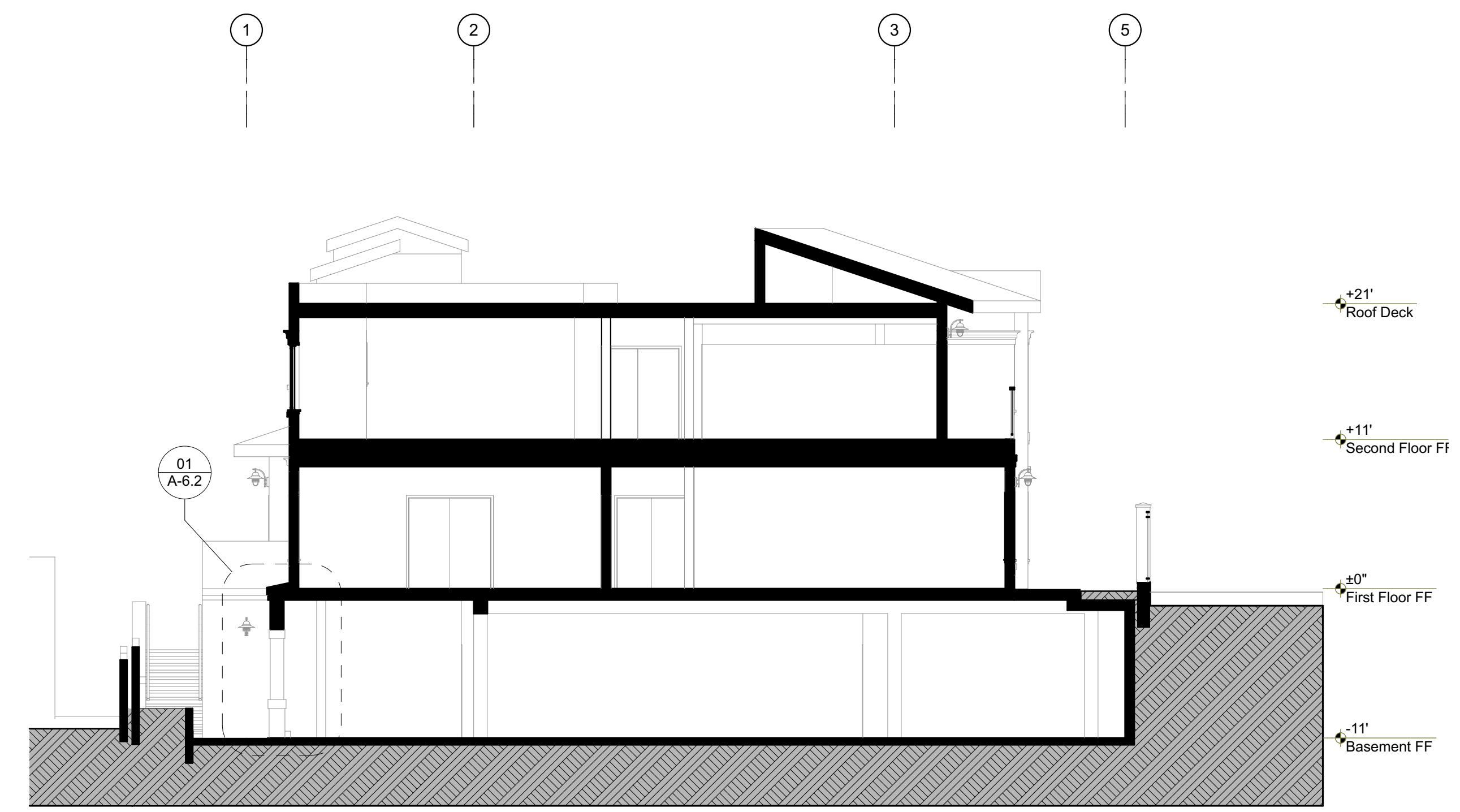
First Floor FF		
ACTIVITY	2	1,356
CORRIDOR	1	1,750
DINING	2	1,685
ELEV A	1	88
ELEV EQUIP	1	52
KITCHEN	1	688
MED	1	93
OFFICE	4	549
RECEPTION	1	665
RESTROOM	2	203
SERVICE	1	477
STAIRS A	2	572
TRASH	1	126
VEST	1	163
		8,467 sq ft

Second Floor FF		
BEAUTY SALON	1	162
CORRIDOR	1	2,053
ELEV A	1	88
ELEV EQUIP	1	50
GYM	1	292
LIBRARY/COMPUTER	1	227
LIVING	1	813
RESTROOM	1	120
STAIRS A	2	577
		4,382 sq ft
		29,219 sq ft

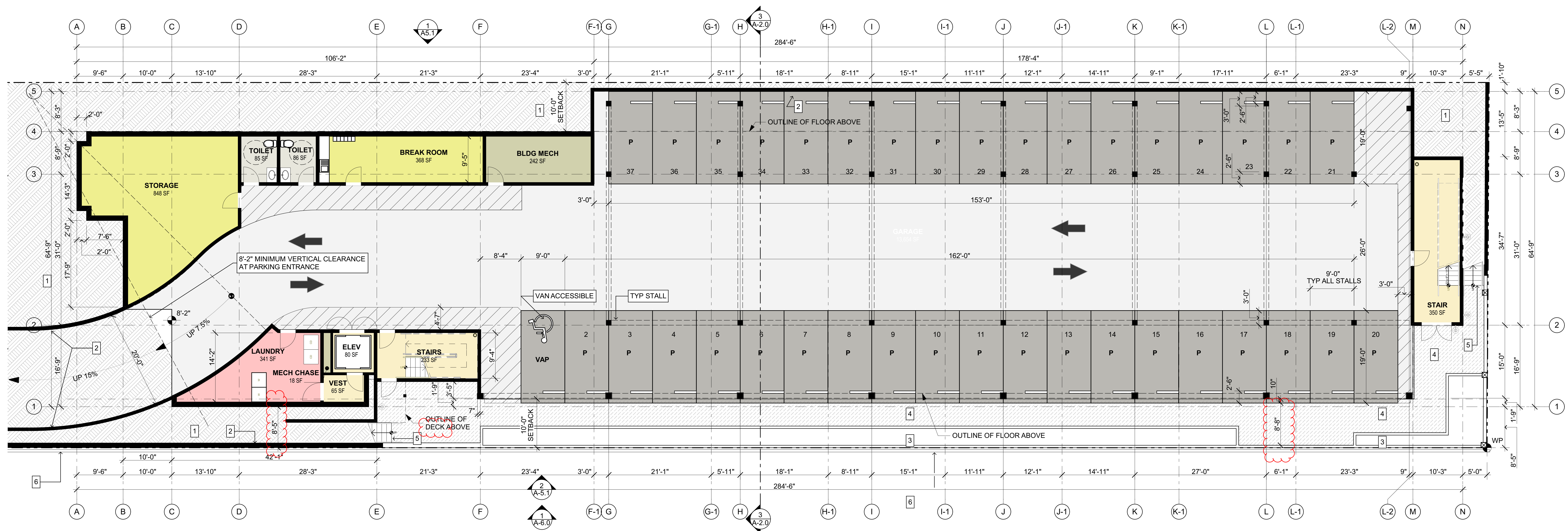


2 Massing Model Looking West





SECTION 3
SCALE: 1/8" = 1'-0"

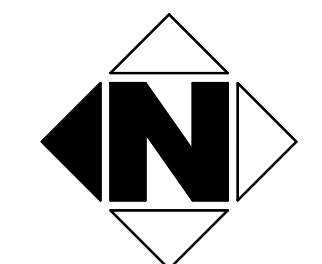


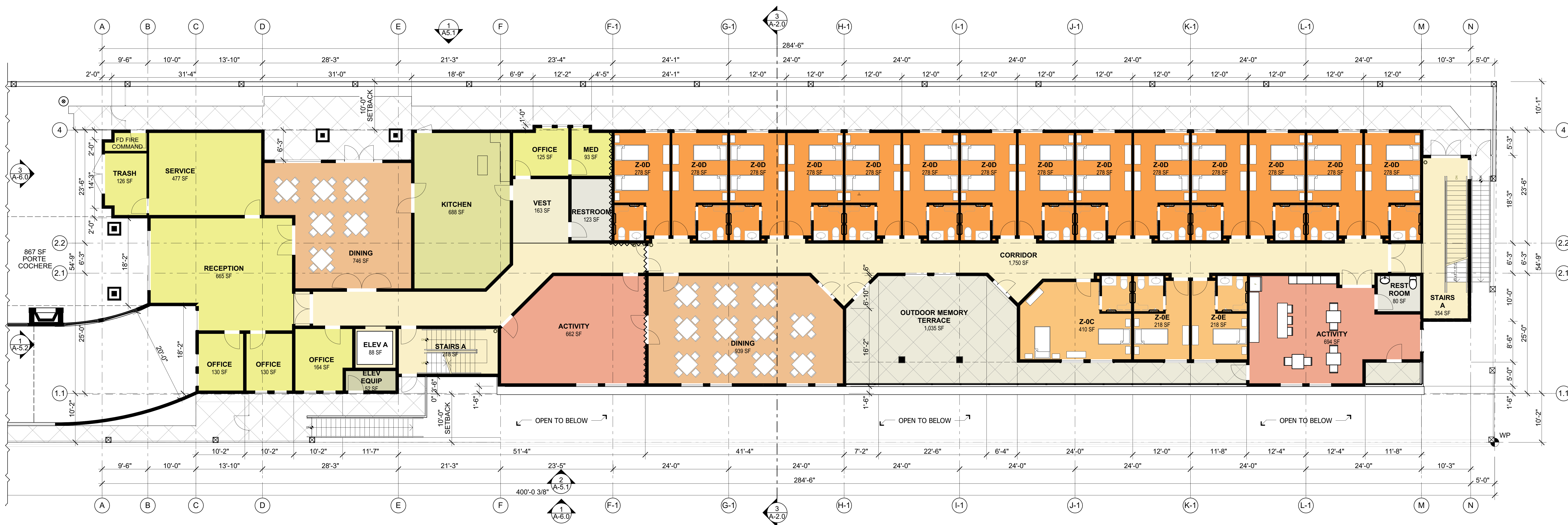
1 PARKING FLOOR PLAN
SCALE: 1/8" = 1'-0"

- PARKING FLOOR PLAN KEYNOTES**
1. UNEXCAVATED AREA
 2. RETAINING WALL
 3. RAISED PLANTER
 4. WALKING SURFACE
 5. EXTERIOR SITE STAIRS
 6. ADJACENT RESIDENTIAL CMU FENCE (E)

PARKING COLOR LEGEND	
[Color Box]	BUILDING CIRCULATION & BUILDING CIRCULATION-VERTICAL
[Color Box]	BUILDING MECHANICAL
[Color Box]	SITE PARKING SPACE
[Color Box]	BUILDING SERVICES
[Color Box]	BUILDING ADMINISTRATION

PARKING PLAN SYMBOLS	
[Symbol]	LINE OF BUILDING ABOVE
[Symbol]	PROPERTY LINE
[Symbol]	SETBACK LINE
[Symbol]	GRASS-PAVE SURFACE
[Symbol]	UNEXCAVATED (EARTH)





FLOOR PLAN COLOR LEGEND

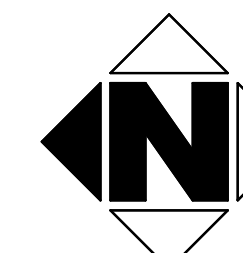
	BUILDING CIRCULATION & BUILDING CIRCULATION-VERTICAL		ASSISTED LIVING - 1 BED
	BUILDING MECHANICAL		ASSISTED LIVING - 2 BED
	BUILDING LIVING SPACE		ALZHEIMER - 1 BED
	BUILDING ACTIVITY		ALZHEIMER - 2 BED
	BUILDING ADMINISTRATION		OUTDOOR PATIO
	BUILDING KITCHEN		
	BUILDING DINING		
	RESTROOMS		

SYMBOLS

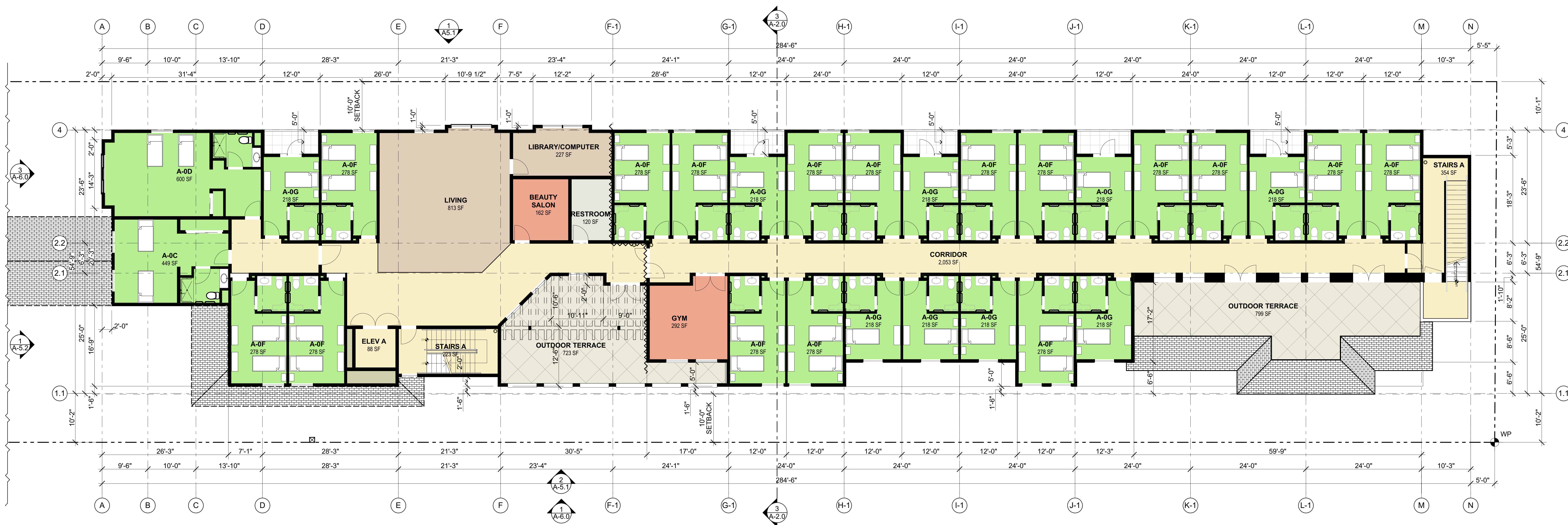
	FIRE WALL
	LINE OF BUILDING ABOVE
	PROPERTY LINE
	SETBACK LINE
	OUTDOOR PATIO/HARDSCAPE

1 FIRST FLOOR PLAN

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



FIRST FLOOR PLAN A-2.1



FLOOR PLAN COLOR LEGEND

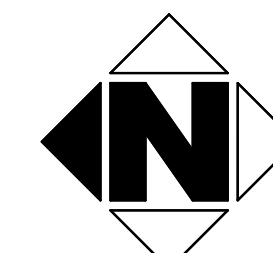
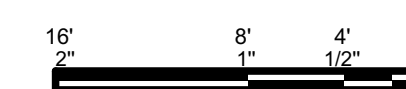
BUILDING CIRCULATION & BUILDING CIRCULATION-VERTICAL	ASSISTED LIVING - 1 BED
BUILDING MECHANICAL	ASSISTED LIVING - 2 BED
BUILDING LIVING SPACE	ALZHEIMER - 1 BED
BUILDING ACTIVITY	ALZHEIMER - 2 BED
BUILDING ADMINISTRATION	OUTDOOR PATIO
BUILDING KITCHEN	
BUILDING DINING	
RESTROOMS	

SYMBOLS

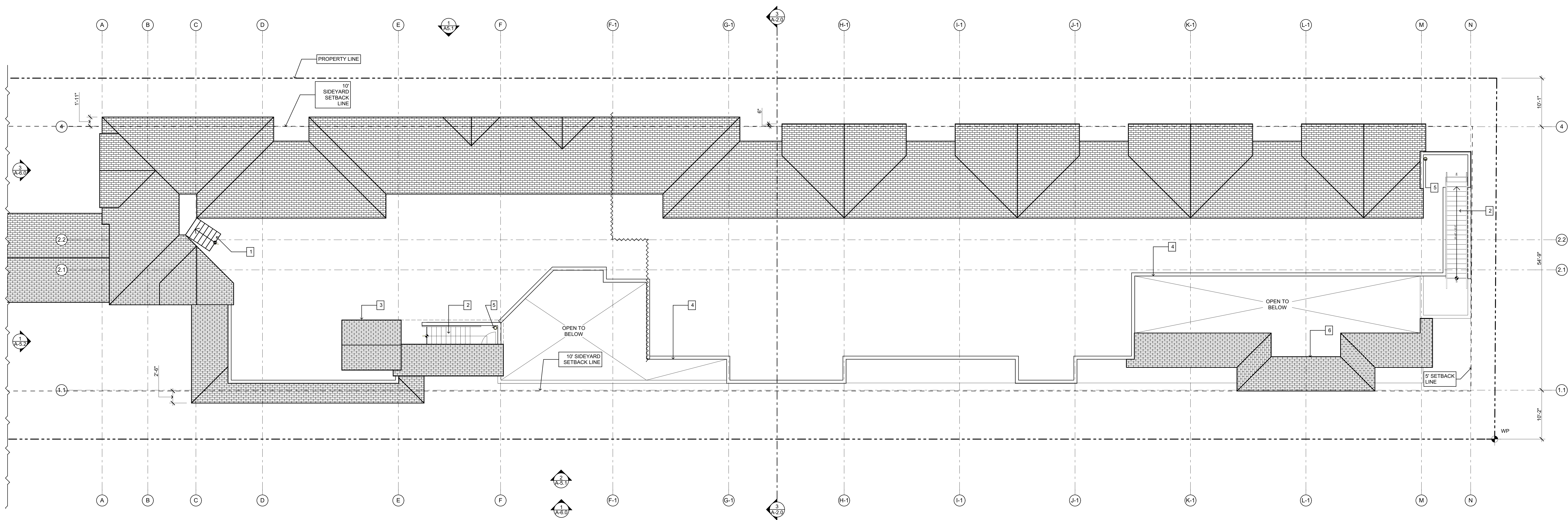
~~~~~	FIRE WALL
---	LINE OF BUILDING ABOVE
---	PROPERTY LINE
---	SETBACK LINE

#### 1 SECOND FLOOR PLAN

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



#### SECOND FLOOR PLAN A-2.2



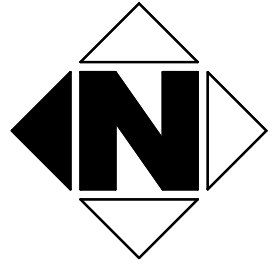
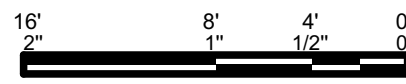
ROOF PLAN KEYNOTES

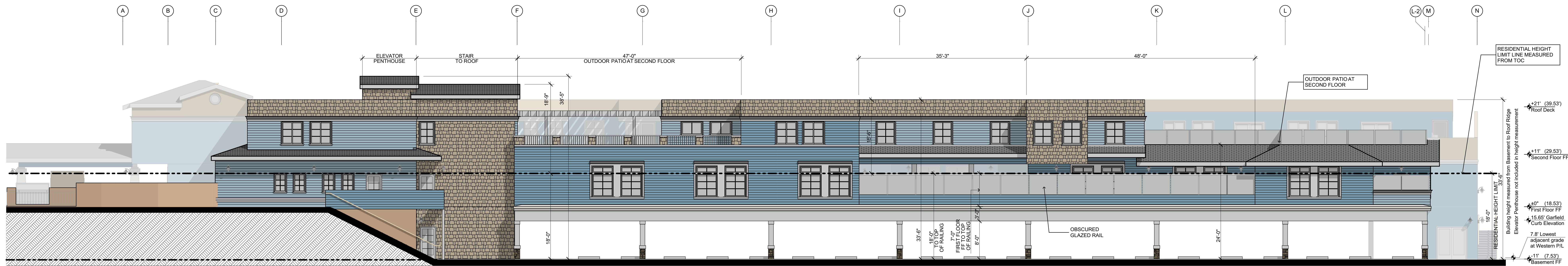
1. FIRE DEPARTMENT STAIRS
2. ROOF ACCESS STAIRS
3. ELEVATOR PENTHOUSE
4. PARAPET
5. STANDPIPE
6. LOW ROOF OVER FIRST FLOOR

SYMBOLS

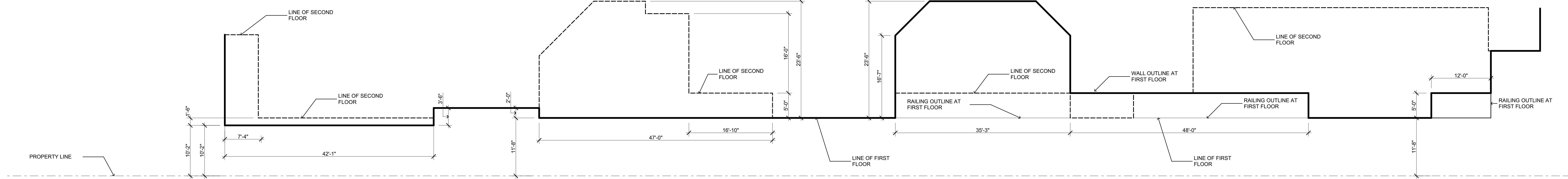
- ~~~~~ FIRE WALL
- PROPERTY LINE
- SETBACK LINE

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

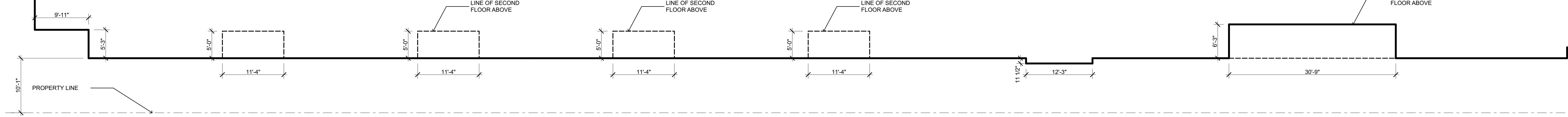


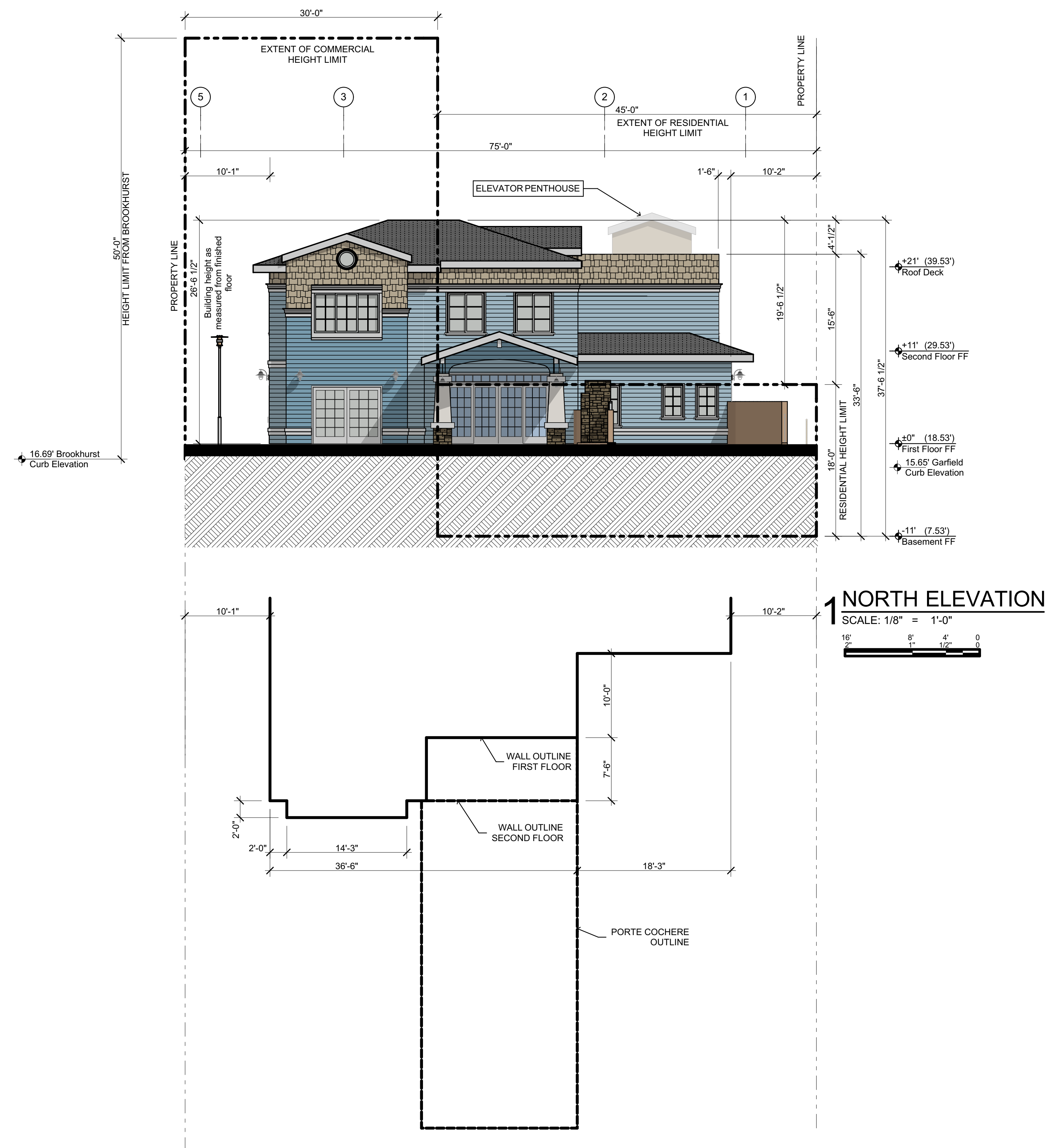
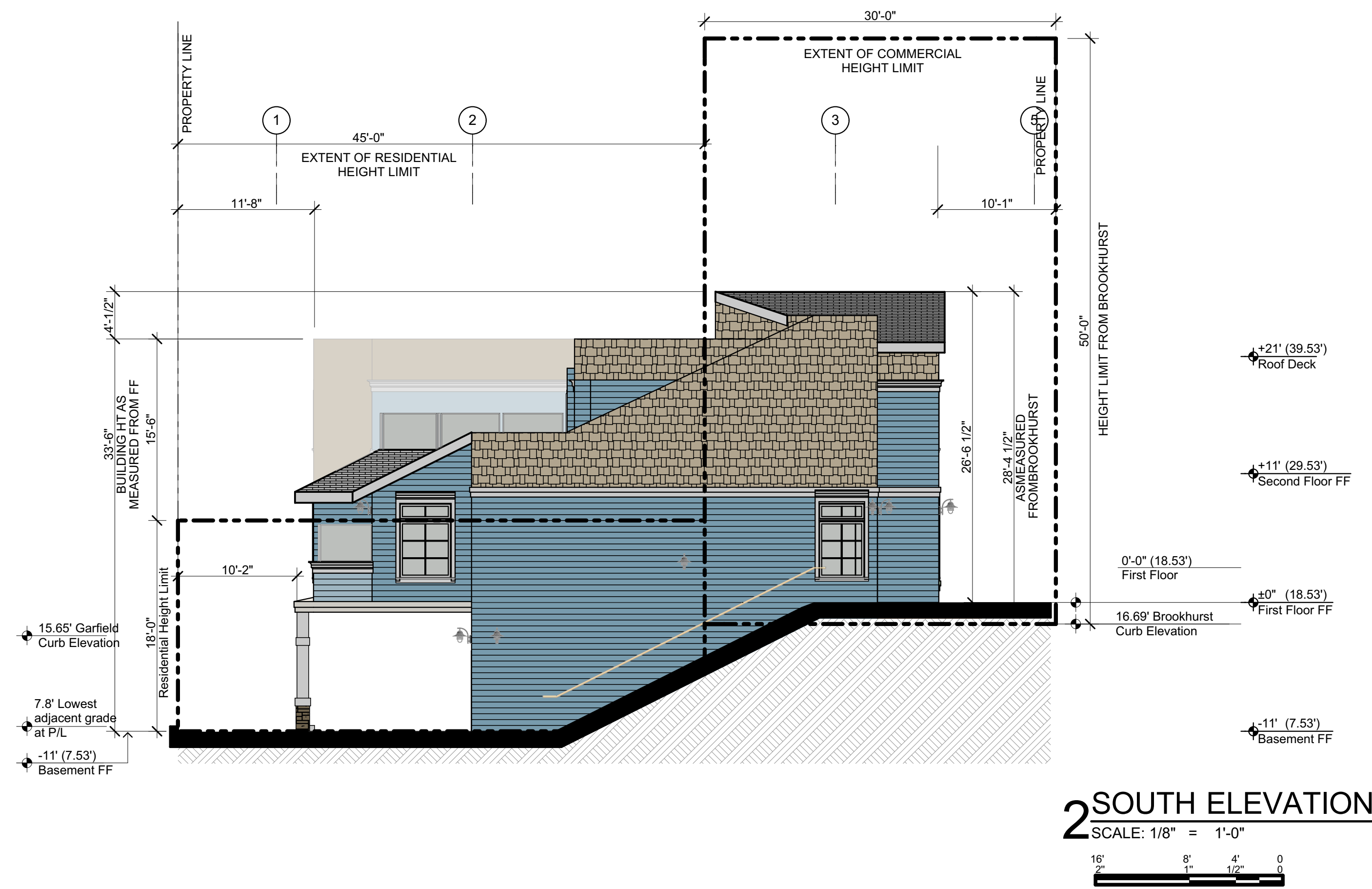


**2 WEST ELEVATION**  
SCALE: 1/8" = 1'-0"



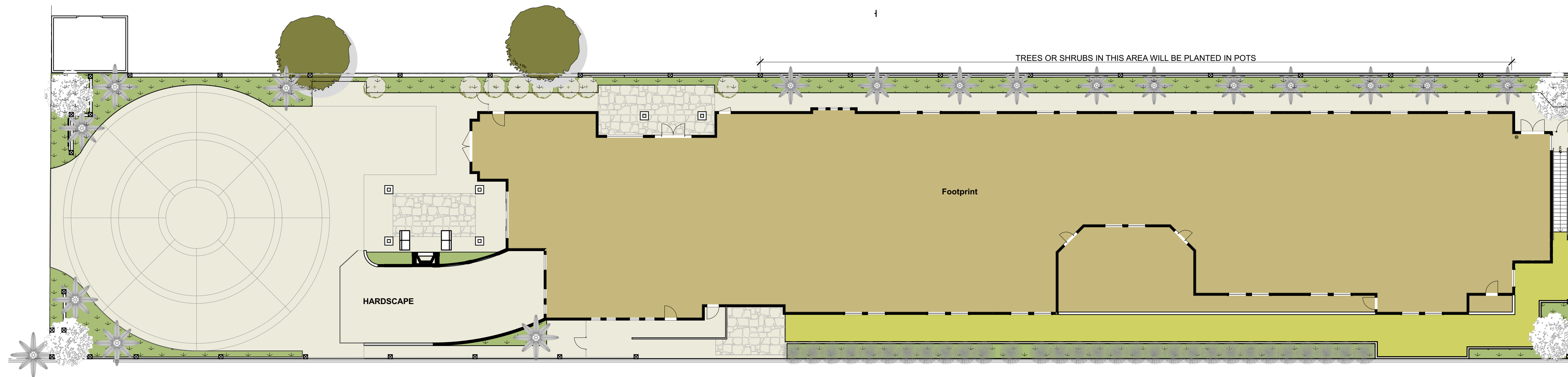
**1 EAST ELEVATION**  
SCALE: 1/8" = 1'-0"





<b>COLOR LEGEND:</b>	
<b>ROOF, COMPOSITION TILE</b>	TIMBERLINE: BARKWOOD
<b>LAP SIDING 4", TYPE 1</b>	JAMESHARDIE: BOOTHBAY BLUE
<b>LAP SIDING 4", TYPE 2</b>	JAMESHARDIE: PEARL GRAY
<b>WINDOW GLASS</b>	OLDCASTLE: BLUE GREEN
<b>SHINGLE SIDING</b>	JAMESHARDIE: KHAKI BROWN
<b>STUCCO</b>	OMEGA: COLOR 409
<b>PAINT</b>	DUNN EDWARDS: WOODED ACRE
<b>MILWORK TRIM</b>	DUNN EDWARDS: CREAM WAVE
<b>WINDOW FRAME</b>	MILGARD: SAND
<b>STONE TRIM AT COLUMN BASES</b>	ELDORADO STONE: COASTAL LEDGE

**3 Color Inspiration**  
NOT TO SCALE



**Site Area Calcs**

Zone Category	Area (SF)
<b>Site</b>	
GRASS PAVE	1,753
GROSS AREA (FOOTPRINT)	14,298
HARDSCAPE (PAVEMENT)	10,767
LANDSCAPE	3,182
	30,000 sq ft

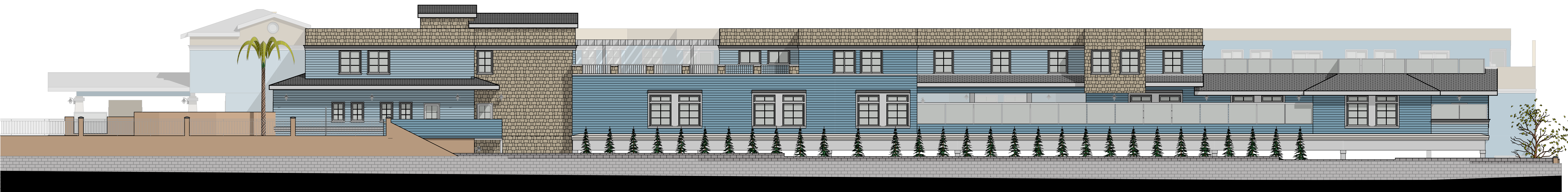
**COLOR LEGEND**

<span style="display:inline-block; width:15px; height:10px; background-color:#90EE90; border:1px solid black;"></span>	GRASS PAVERS (LANDSCAPE)
<span style="display:inline-block; width:15px; height:10px; background-color:#D2B48C; border:1px solid black;"></span>	GROSS AREA (FOOTPRINT)
<span style="display:inline-block; width:15px; height:10px; background-color:#FFDAB9; border:1px solid black;"></span>	HARDSCAPE (PAVEMENT)
<span style="display:inline-block; width:15px; height:10px; background-color:#90EE90; border:1px solid black;"></span>	LANDSCAPE

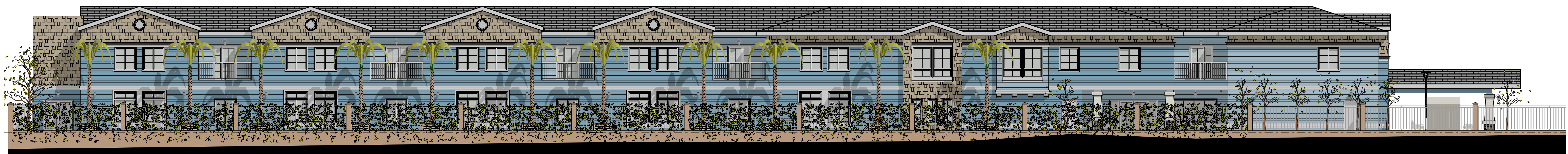
**4 TREE PLANTING & LANDSCAPE EXHIBIT**  
 SCALE: 1/16" = 1'-0"  
 32' 16' 8' 0'



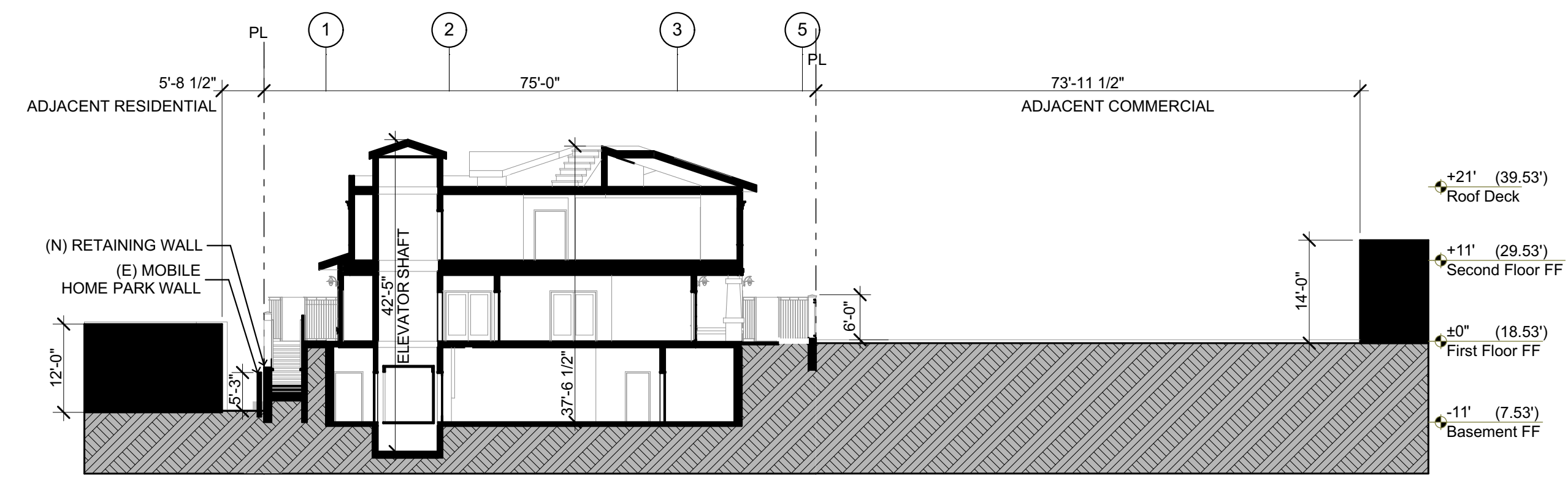
**3 SOUTH ELEVATION, SHOWING TREES**  
 SCALE: 1/8" = 1'-0"  
 16' 8' 4' 0'



**2 WEST ELEVATION, SHOWING TREES**  
 SCALE: 1/8" = 1'-0"  
 16' 8' 4' 0'

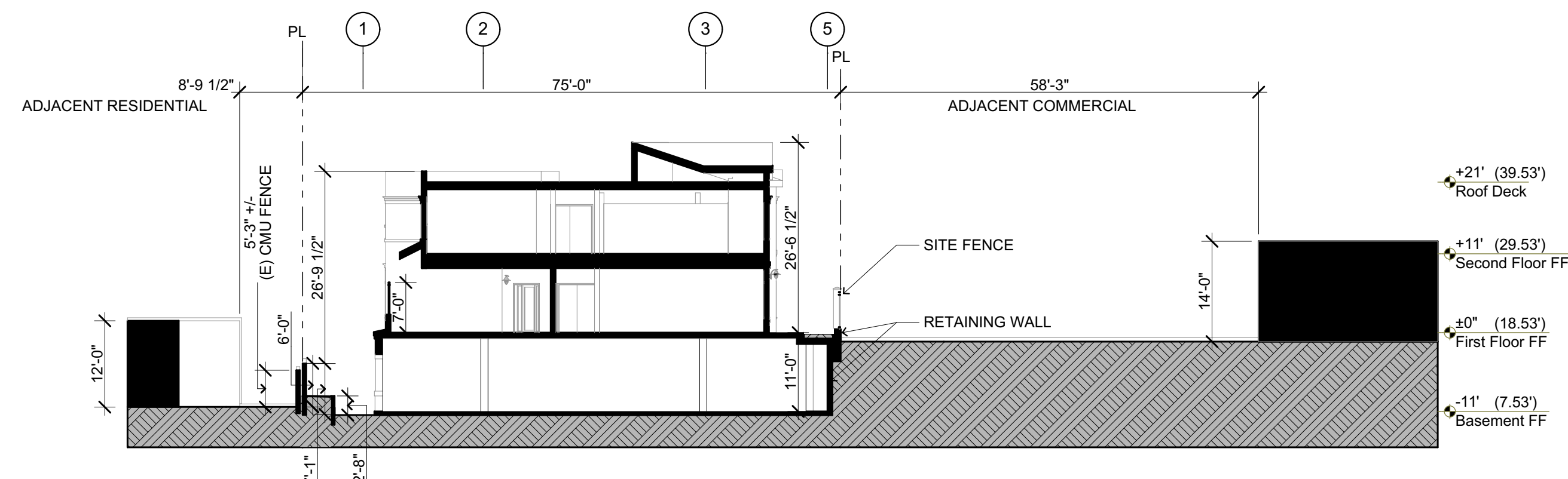


**1 EAST ELEVATION, SHOWING TREES**  
 SCALE: 1/8" = 1'-0"  
 16' 8' 4' 0'



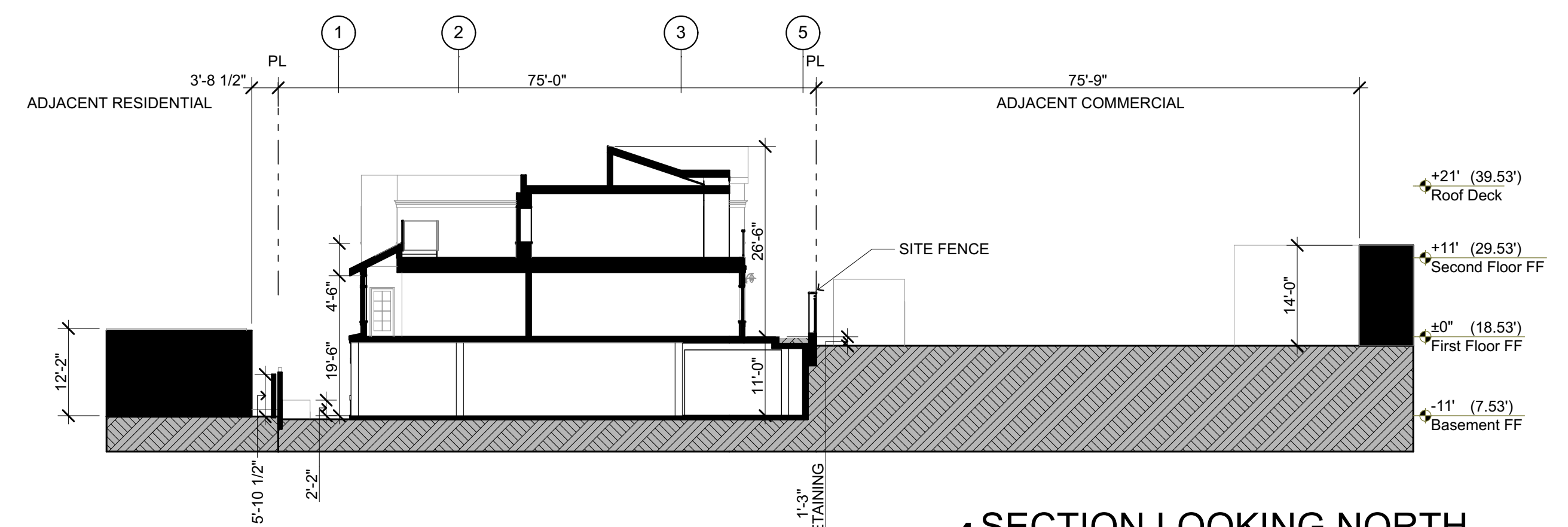
**6 SECTION LOOKING NORTH**

SCALE: 1/16" = 1'-0"  
32' 16' 8' 0'



**5 SECTION LOOKING NORTH**

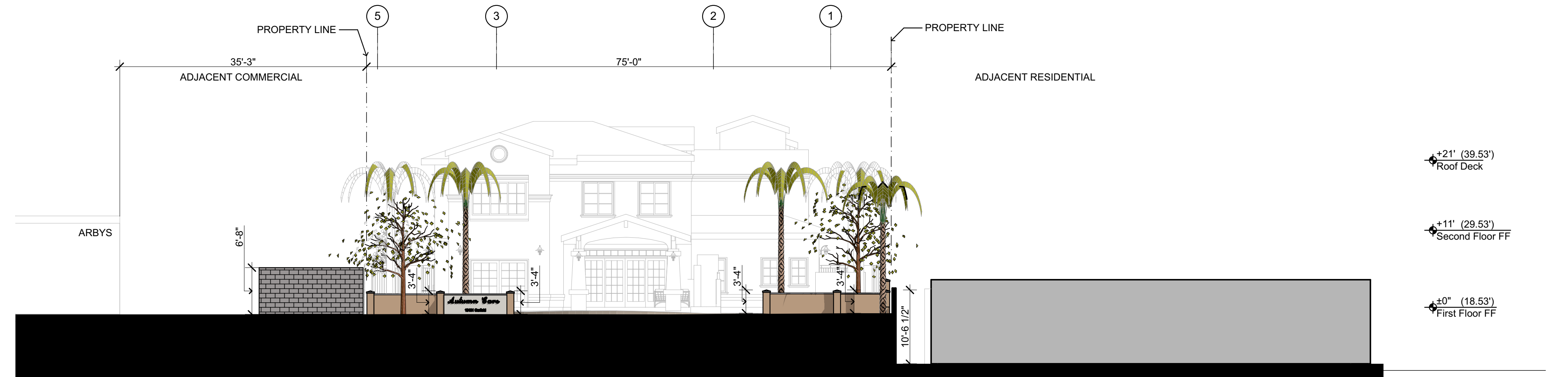
SCALE: 1/16" = 1'-0"  
32' 16' 8' 0'



**4 SECTION LOOKING NORTH**

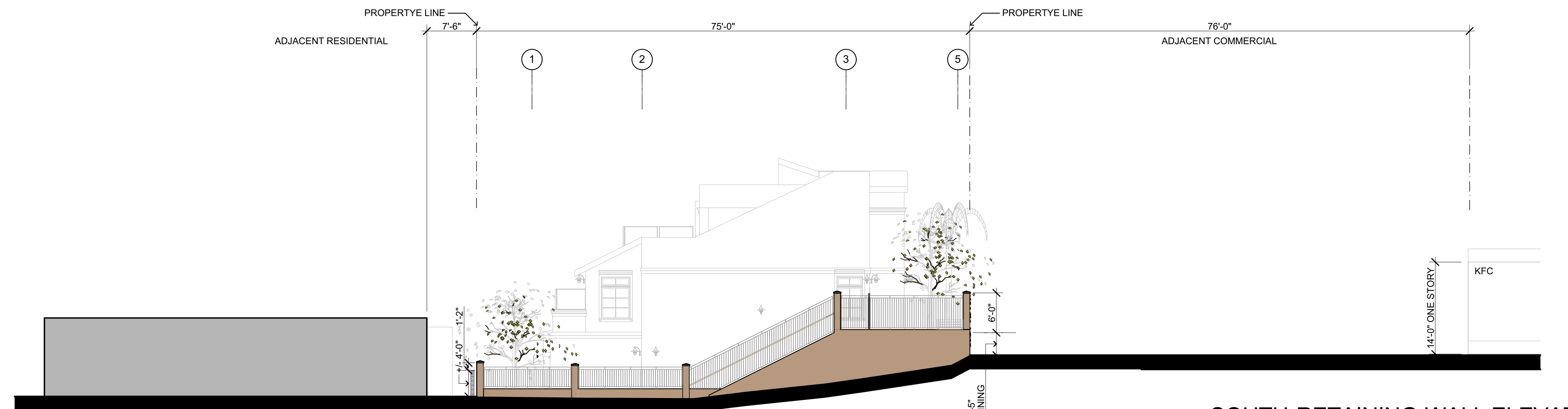
SCALE: 1/16" = 1'-0"  
32' 16' 8' 0'

A B C D



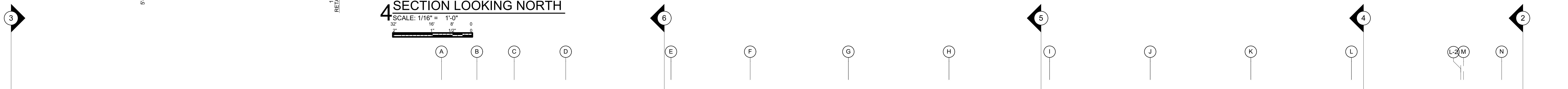
**3 NORTH ENTRY GATE ELEVATION**

SCALE: 3/32" = 1'-0"  
21' 10' 10' 3' 0'



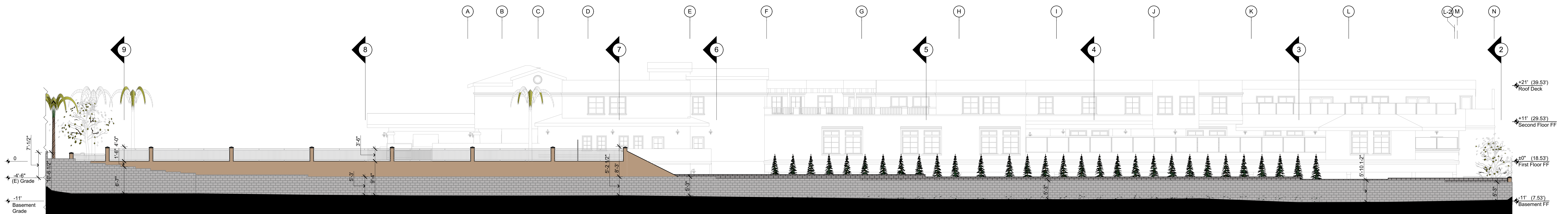
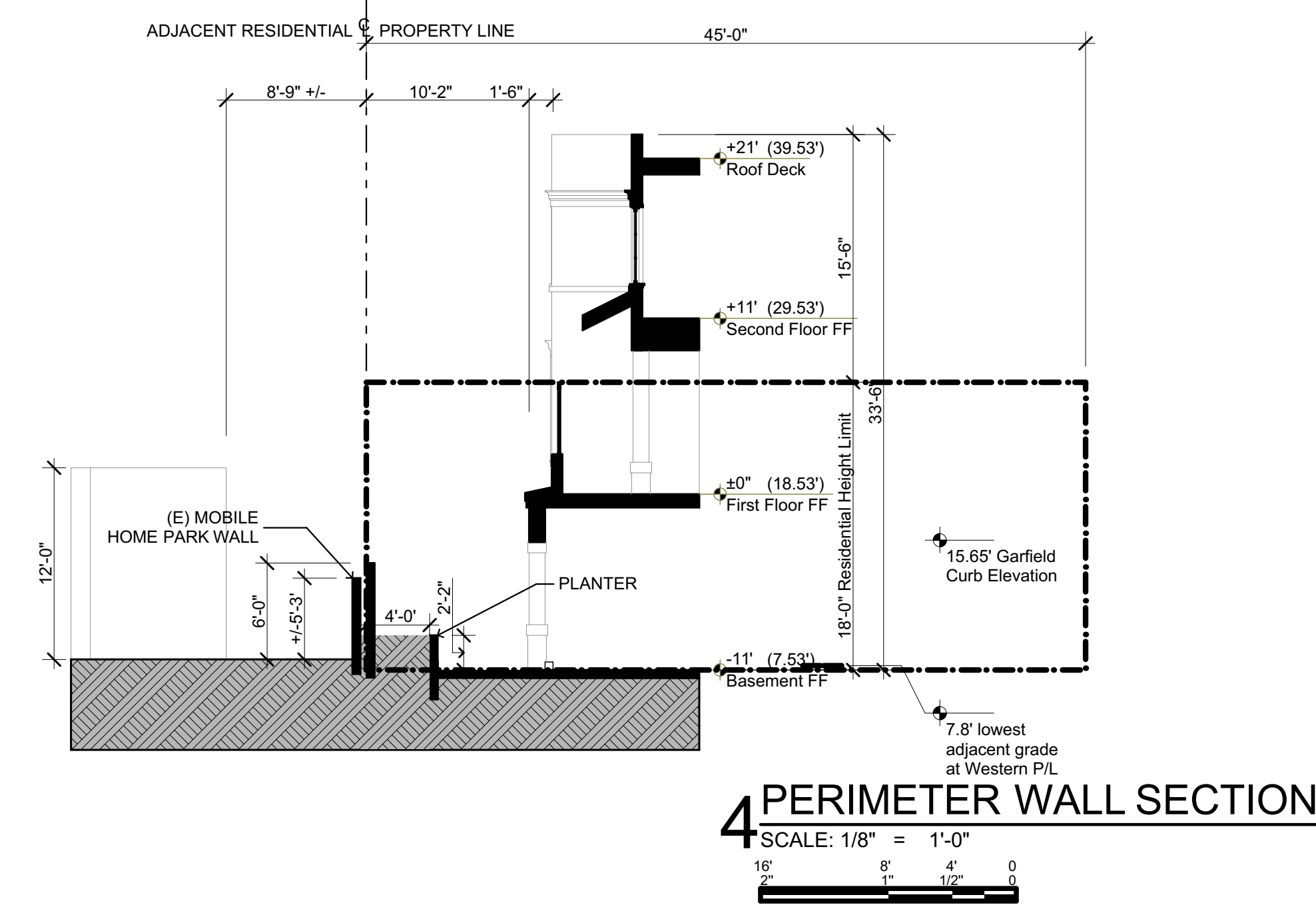
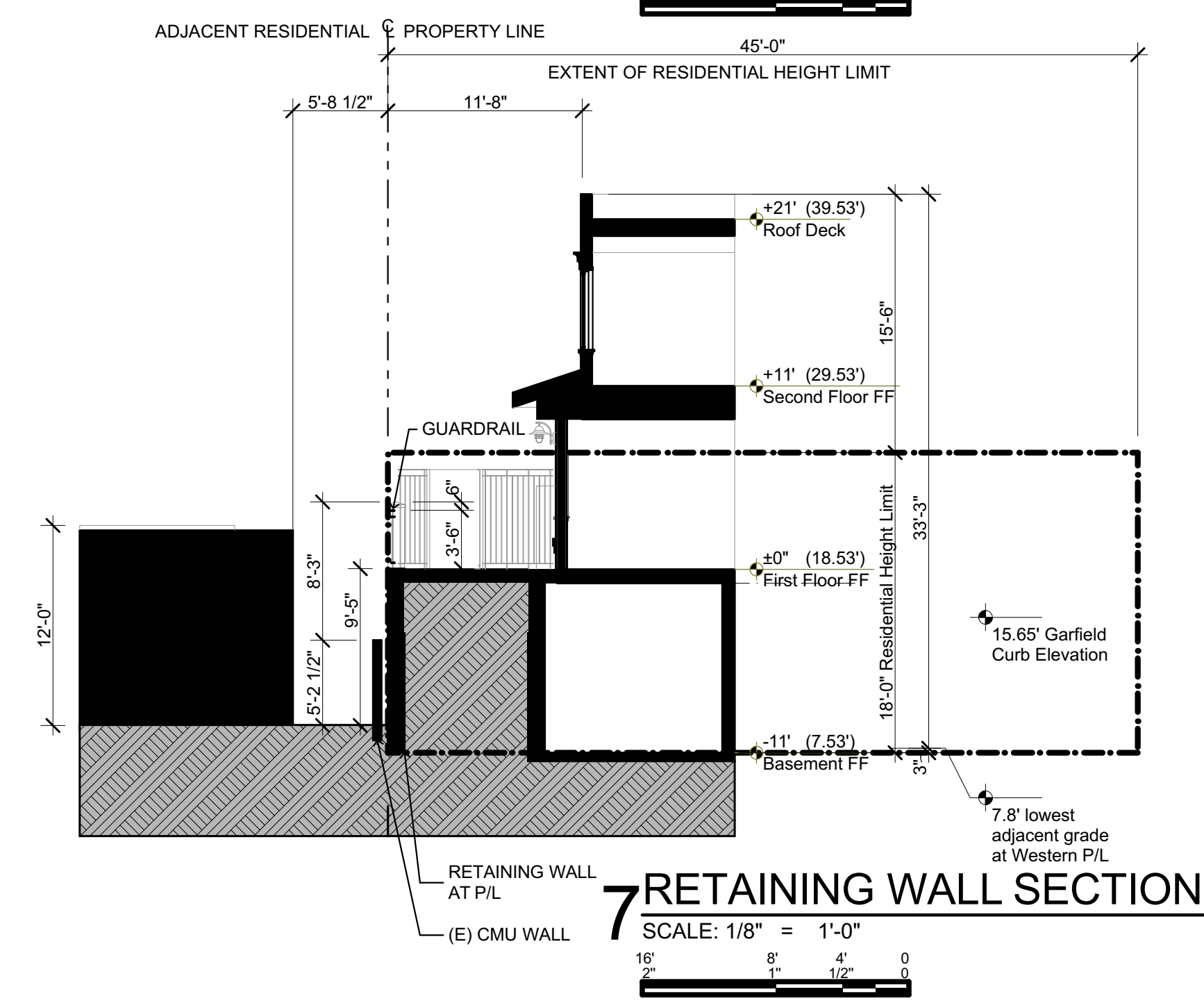
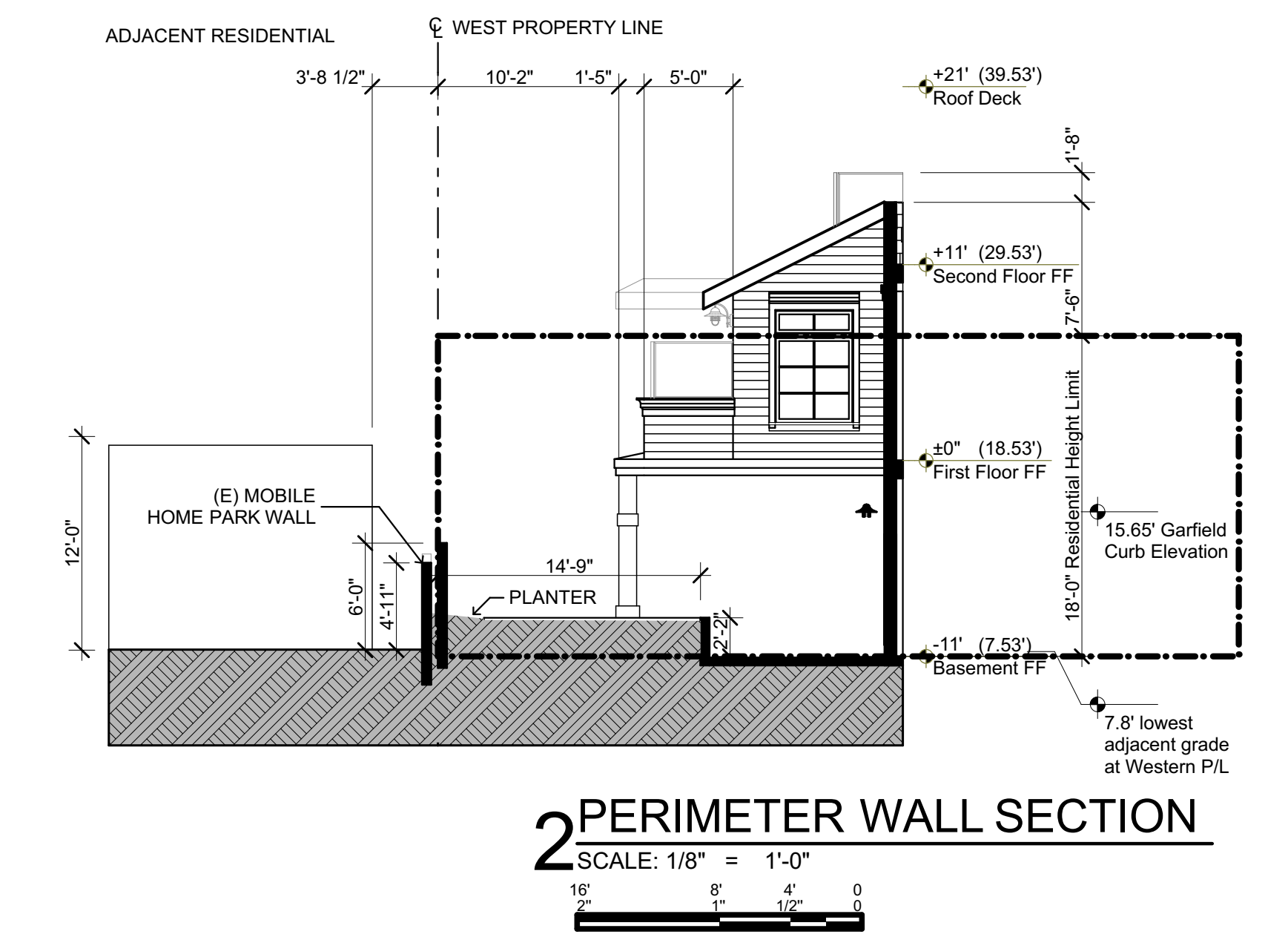
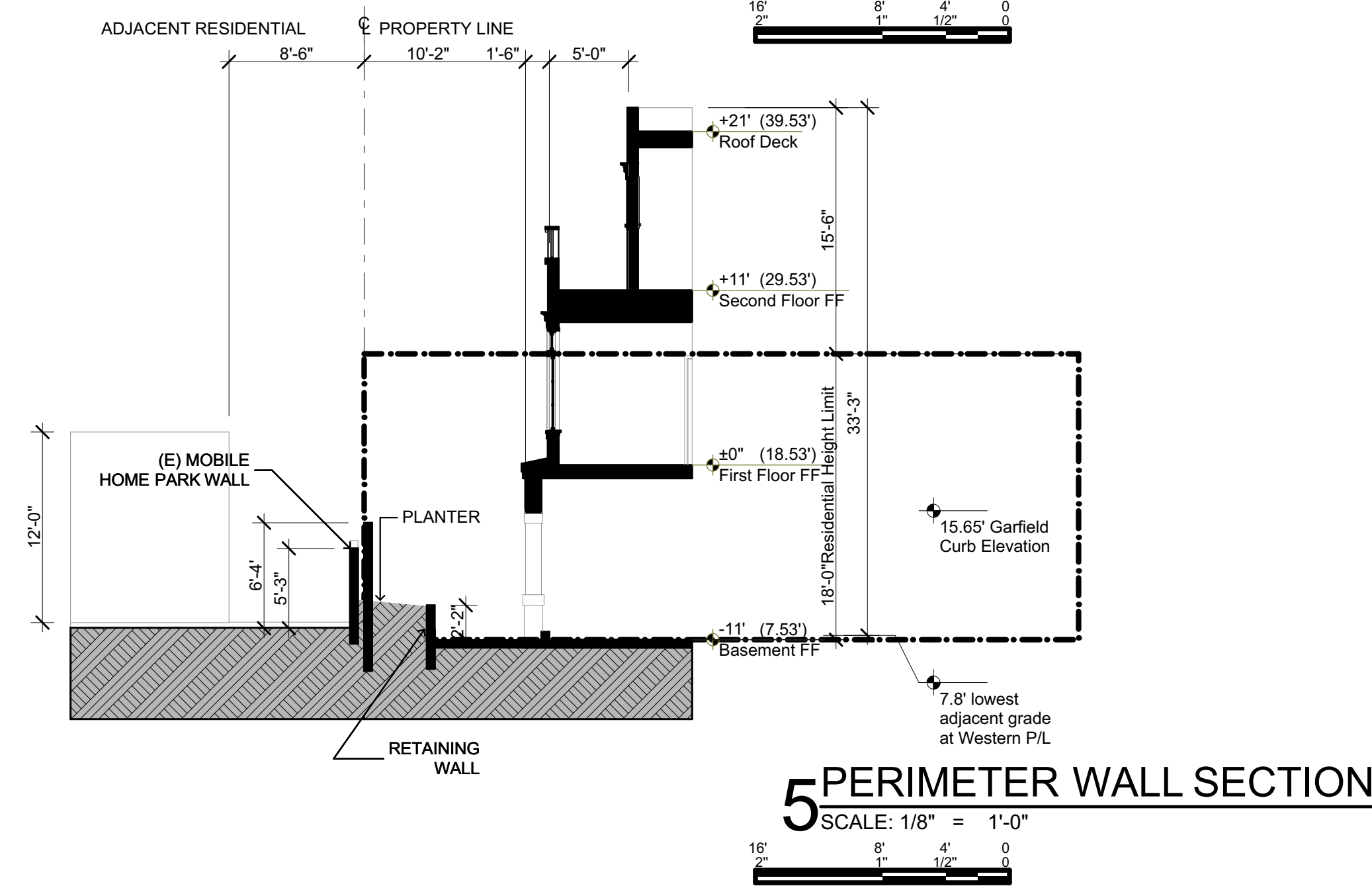
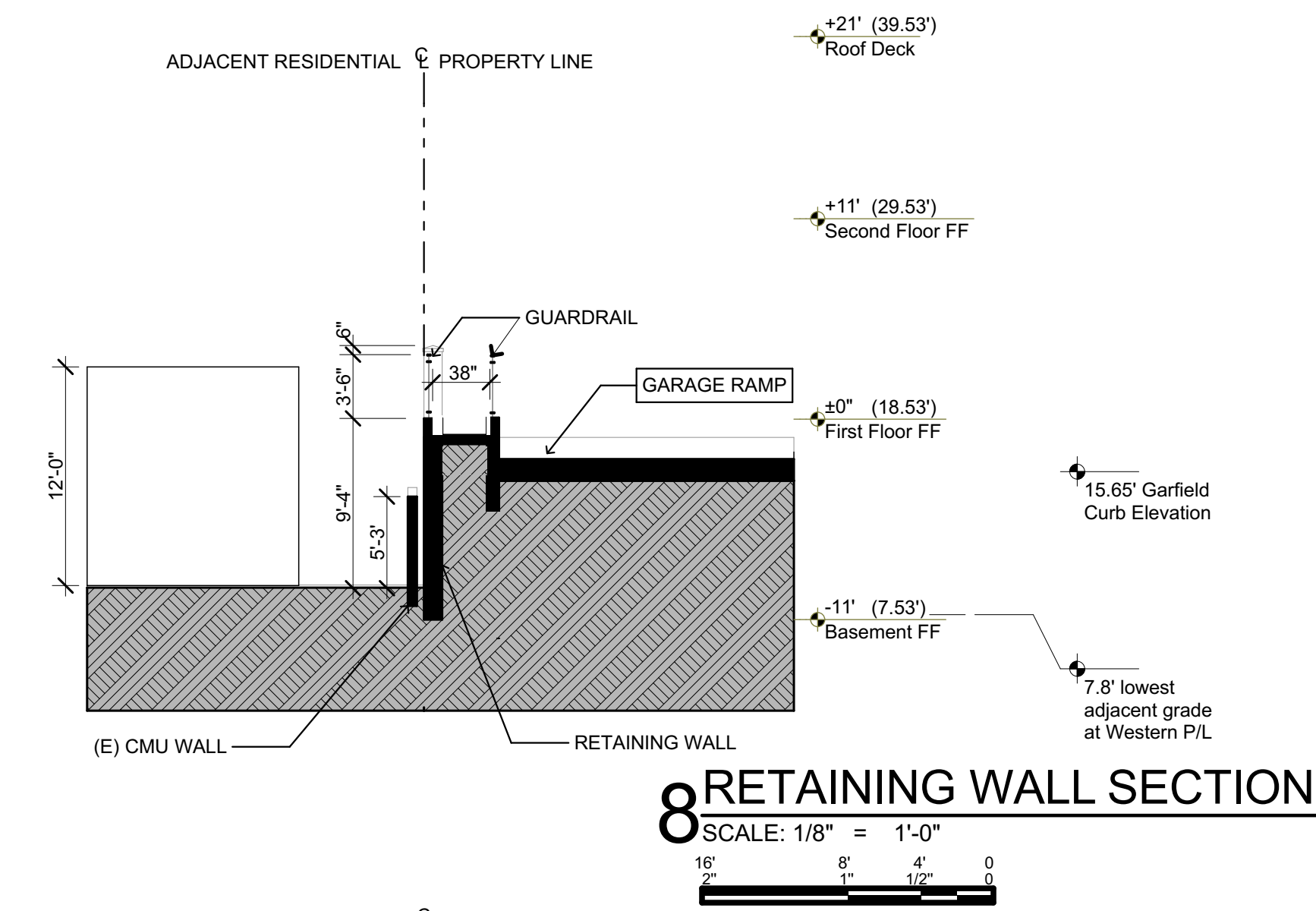
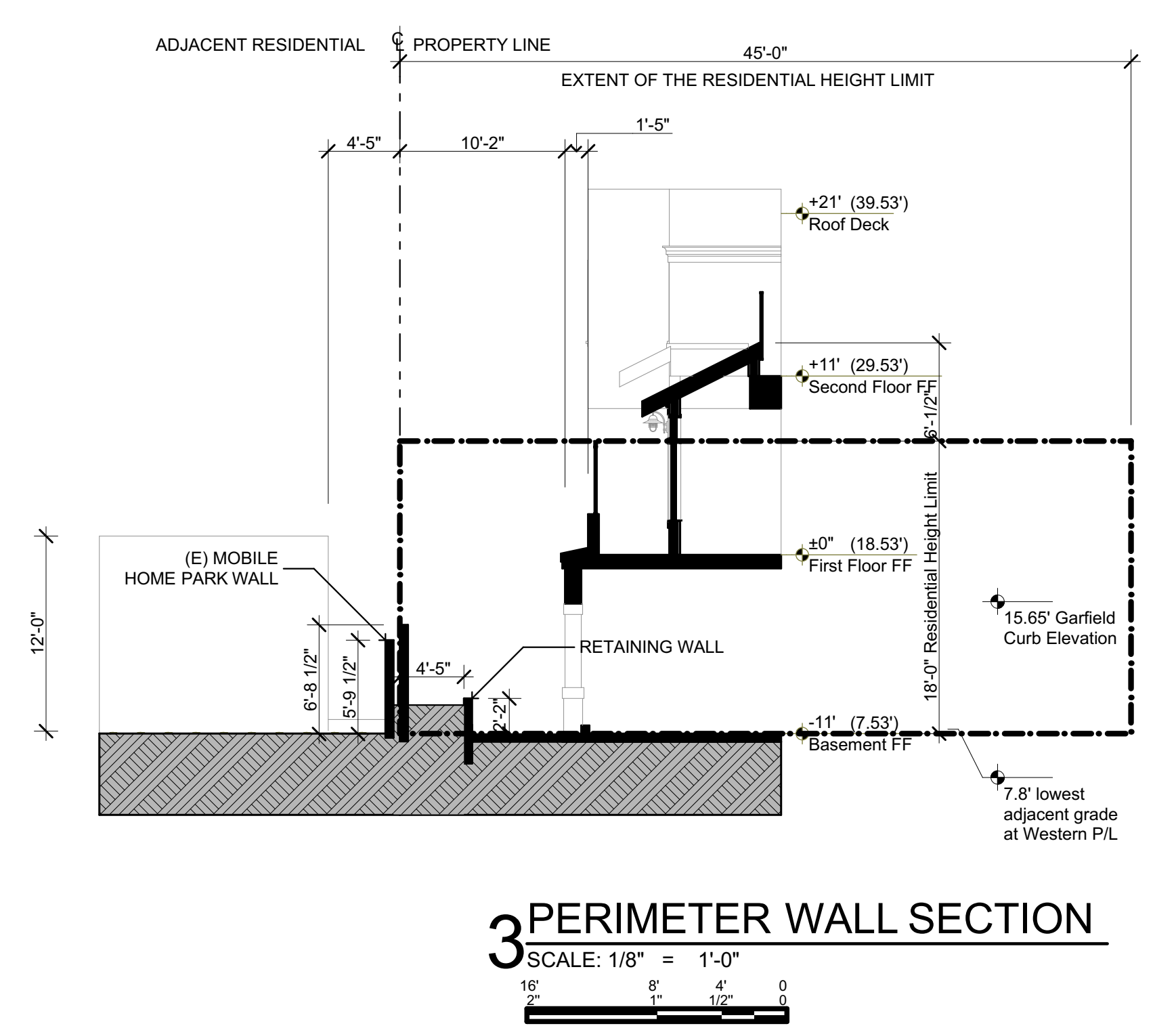
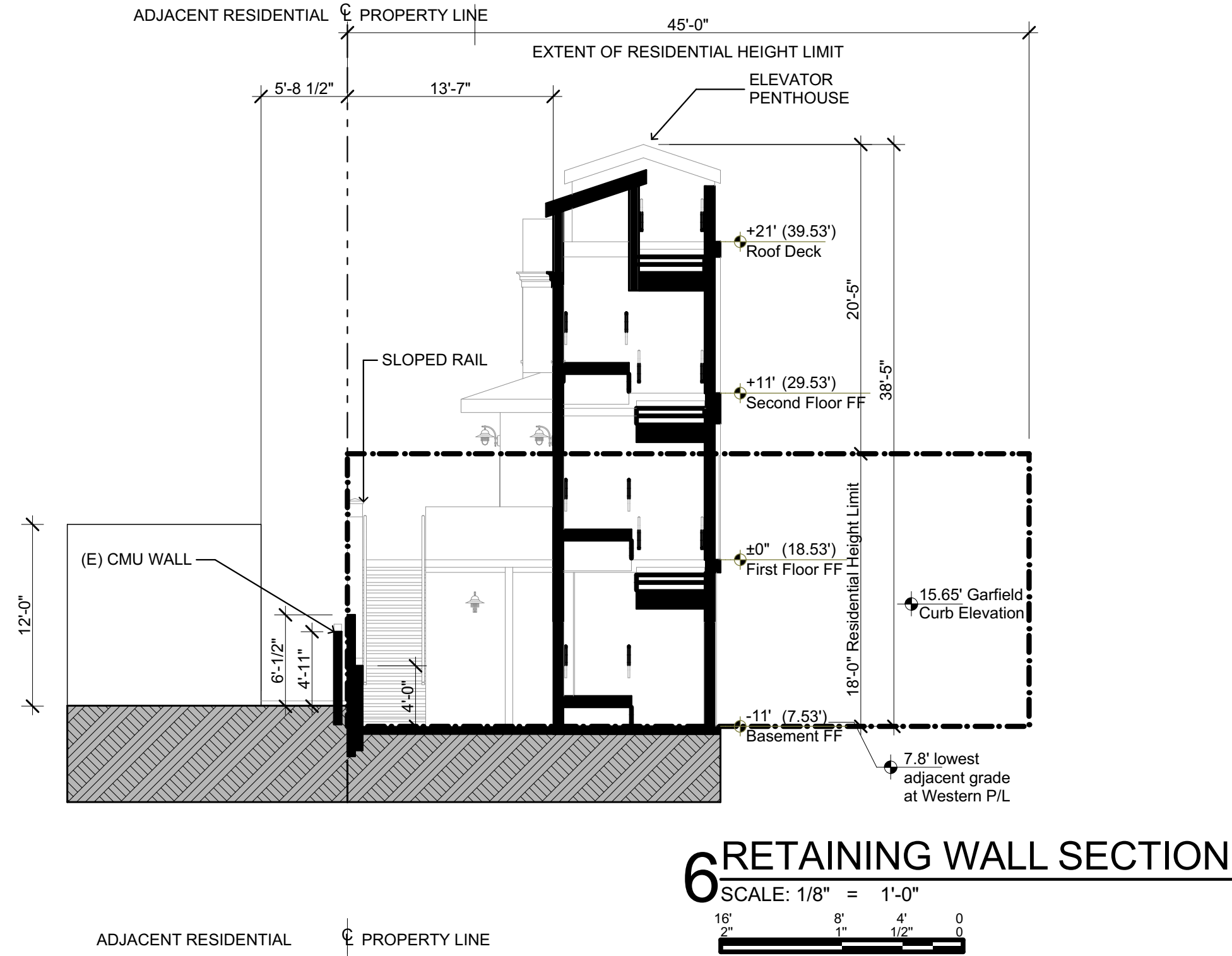
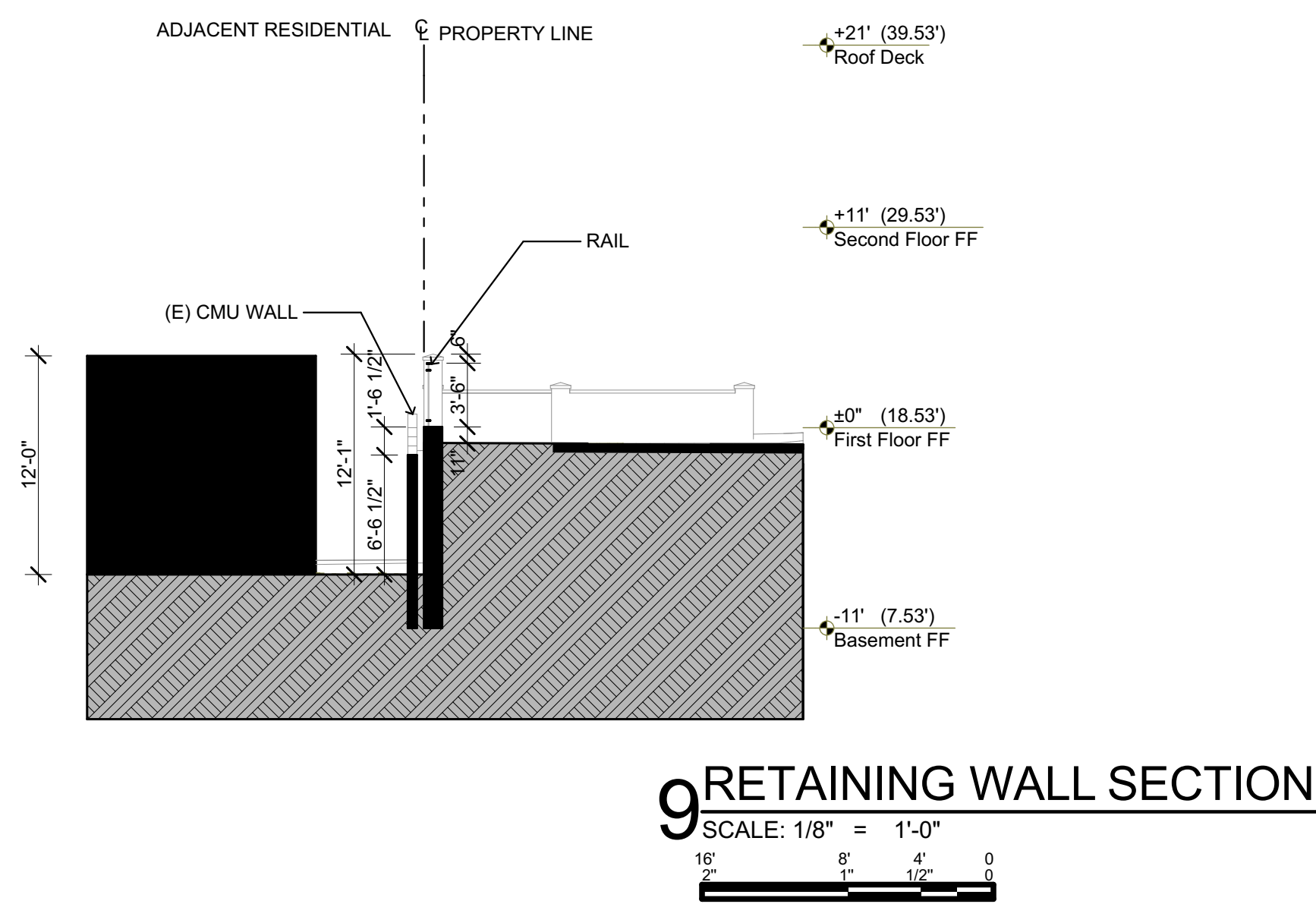
**2 SOUTH RETAINING WALL ELEVATION**

SCALE: 3/32" = 1'-0"  
21' 10' 10' 3' 0'



**1 WEST RETAINING WALL ELEVATION**

SCALE: 3/32" = 1'-0"  
21' 10' 10' 3' 0'



7.49

7.53

13.79

18.53

(17.7)

6.26'

11.00'

3.91'

0.83'

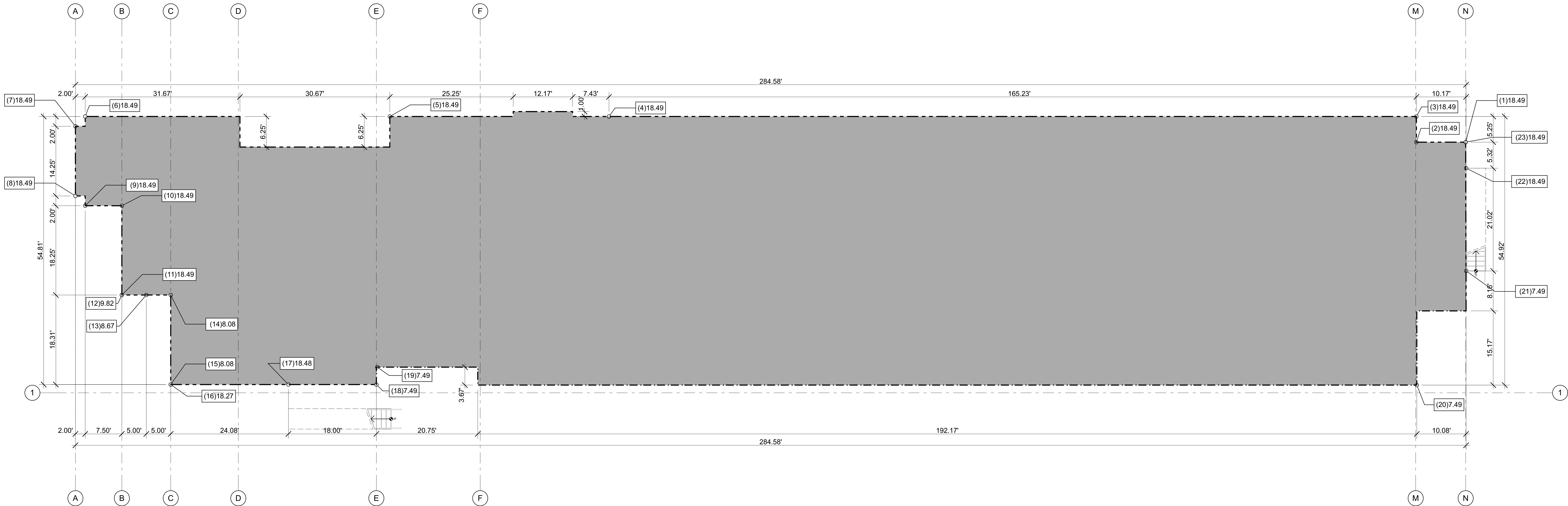
Garage Basement

Underside of Slab

Grade Plane Elevation

01 DETAIL

SCALE: 1/2" = 1'-0"





King Palm



Australian Willow



'Wichita Blue' Columnar Blue Juniper



Majestic Beauty flowers



'Greenscreen' vine panels

PLAN NOTES:

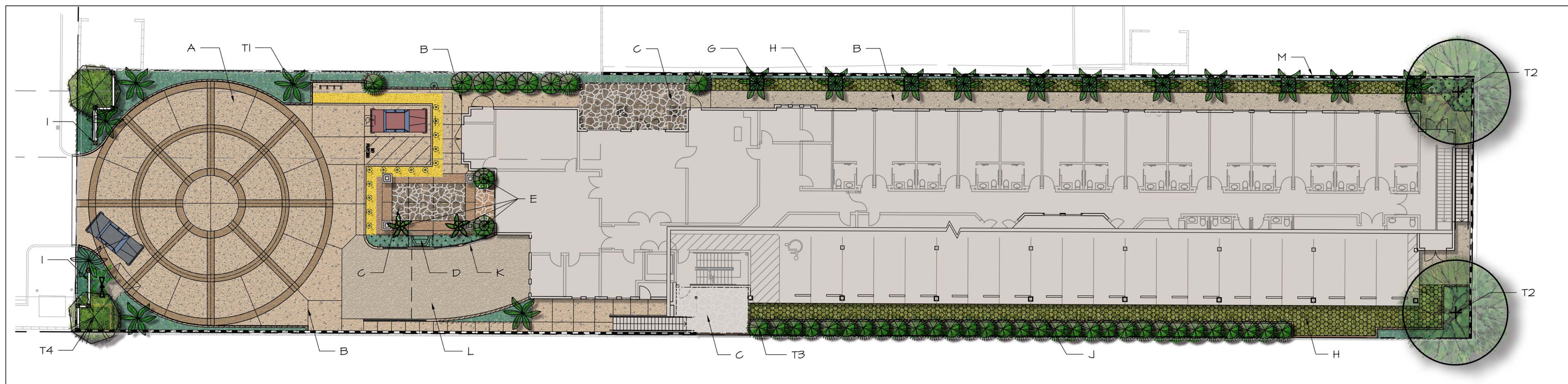
- A. REINFORCED COLORED CONCRETE CIRCULAR DRIVEWAY WITH 24" WIDE ACCENT BANDS
- B. COLORED CONCRETE
- C. STAMPED COLORED CONCRETE
- D. OUTDOOR FIREPLACE
- E. POTTED PLANTS
- F. EVERGREEN COLUMNAR JUNIPERS TO SCREEN PROJECT FROM THE SOUTH
- G. PALMS IN 4' SQUARE X 32" HIGH FIBERGLASS PLANTERS
- H. 'GRASSPAVE2' REINFORCED GRASS AREA. IRRIGATE WITH SUBSURFACE DRIP SYSTEM
- I. ENTRY WALL, SEE ARCHITECTS PLANS
- J. RAISED PLANTER WALL +24" HIGH
- K. DECORATIVE PANELS
- L. DRIVE WAY DOWN TO PARKING GARAGE
- M. CMU WALL WITH DECORATIVE PANELS AND VINES TO OBSCURE WALL FROM THE NORTH

PLANT LEGEND (Potential plantings to be used)

Key	Botanical Name - Common Name ***	Size	Qty.*	PF**	Symbol
<b>TREES</b>					
T1	Archontophoenix cunninghamiana - King Palm	36" box -18' BB minimum		M	
T2	Geijera parvifolia - Australian Willow	36" box		L	
<b>PERENNIALS</b>					
P1	Achillea millefolium (CA native cvs.) - Yarrow	#1		L	
P2	Eriogonum spp. (CA native, non-native spp.) - Buckwheat	#1		L	
P3	Epilobium spp. (Zauschneria), cvs. - California Fuschia	#1		L	
P4	Iris Pacific Coast hybrids - Pacific Coast Hybrid Iris	#1		L	
<b>SHRUBS</b>					
S1	Chamaerops humilis - Mediterranean Fan Palm	24" box		L	
S2	Juniperus s. 'Wichita Blue' - Columnar Blue Juniper; 5'w x 15' tall	24" box		L	
S3	Myrtus communis 'Compacta Variegata' - Dwarf Variegated Myrtle	#5		L	
S4	Nandina domestica 'Compacta' - Compact Heavenly Bamboo	#5		L	
S5	Raphiolepis 'Majestic Beauty' - Majestic Beauty	24" box		M	
S6	Strelitzia reginae - Bird of Paradise	#5		M	
S7	Strelitzia nicolai - Giant Bird of Paradise	#15		M	
<b>GROUND COVERS</b>					
GC1	Acacia redolens - prostrate acacia	#1		L	
GC2	Geranium incanum 'Johnson's Blue' - Johnson's Blue carpet geranium	#1		L	
GC3	Rosmarinus officinalis 'Prostratus' - Trailing Rosemary	#1		L	

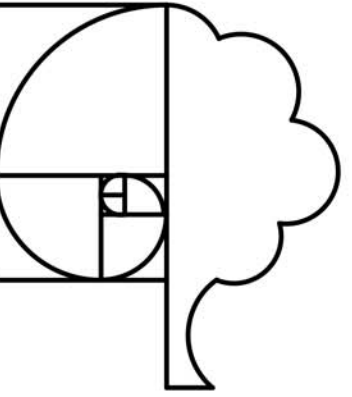
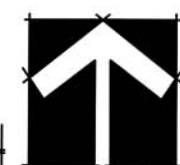
- * Contractor to verify all quantities from plan. Plant legend is for reference only.
- ** PF: WUCOLS IV Species Evaluation List-2014; Region 3 South Coastal, Sunset Garden Zone 22
- *** No substitutions without prior written authorization from the Landscape Architect

"I have complied with the criteria of the Model Water Efficient Landscape Ordinance and applied them for the efficient use of water in the landscape design plan"



1 LANDSCAPE MASTER PLAN

1"=16' 16' 32' NORTH



THOMAS H. PHELPS  
LANDSCAPE ARCHITECTURE  
THPLA, Inc.  
California Landscape Architect #4122  
P.O. BOX 8328  
Chico, CA 95927-8328  
(530)892-8897 fax (530)892-9588  
thphelps@sbcglobal.net

AUTUMN CARE RESIDENTIAL CARE FACILITY  
LANDSCAPE IMPROVEMENT PLANS  
19101 GARFIELD  
HUNTINGTON BEACH, CALIFORNIA

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Sheet Title  
LANDSCAPE MASTER PLAN

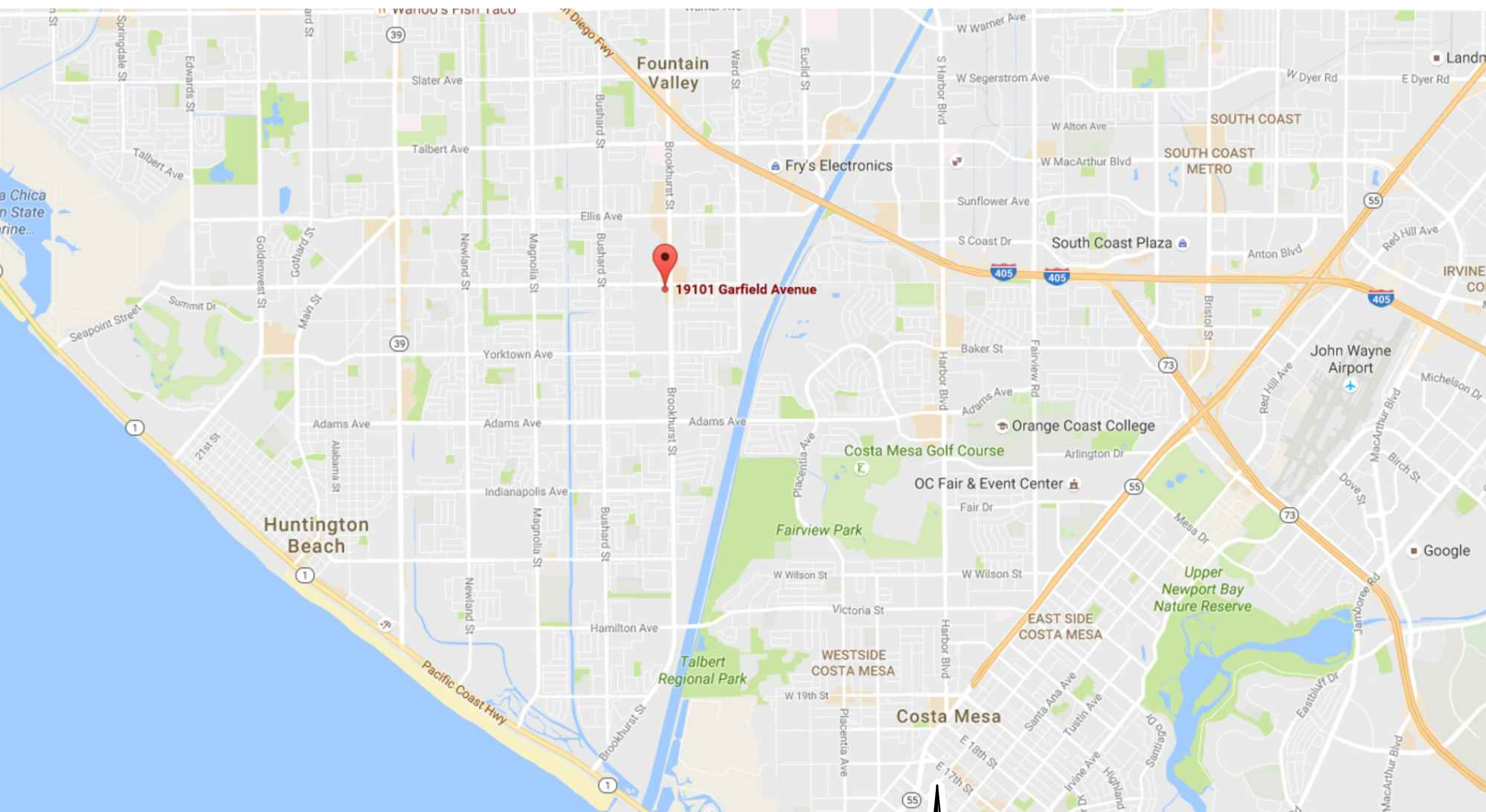


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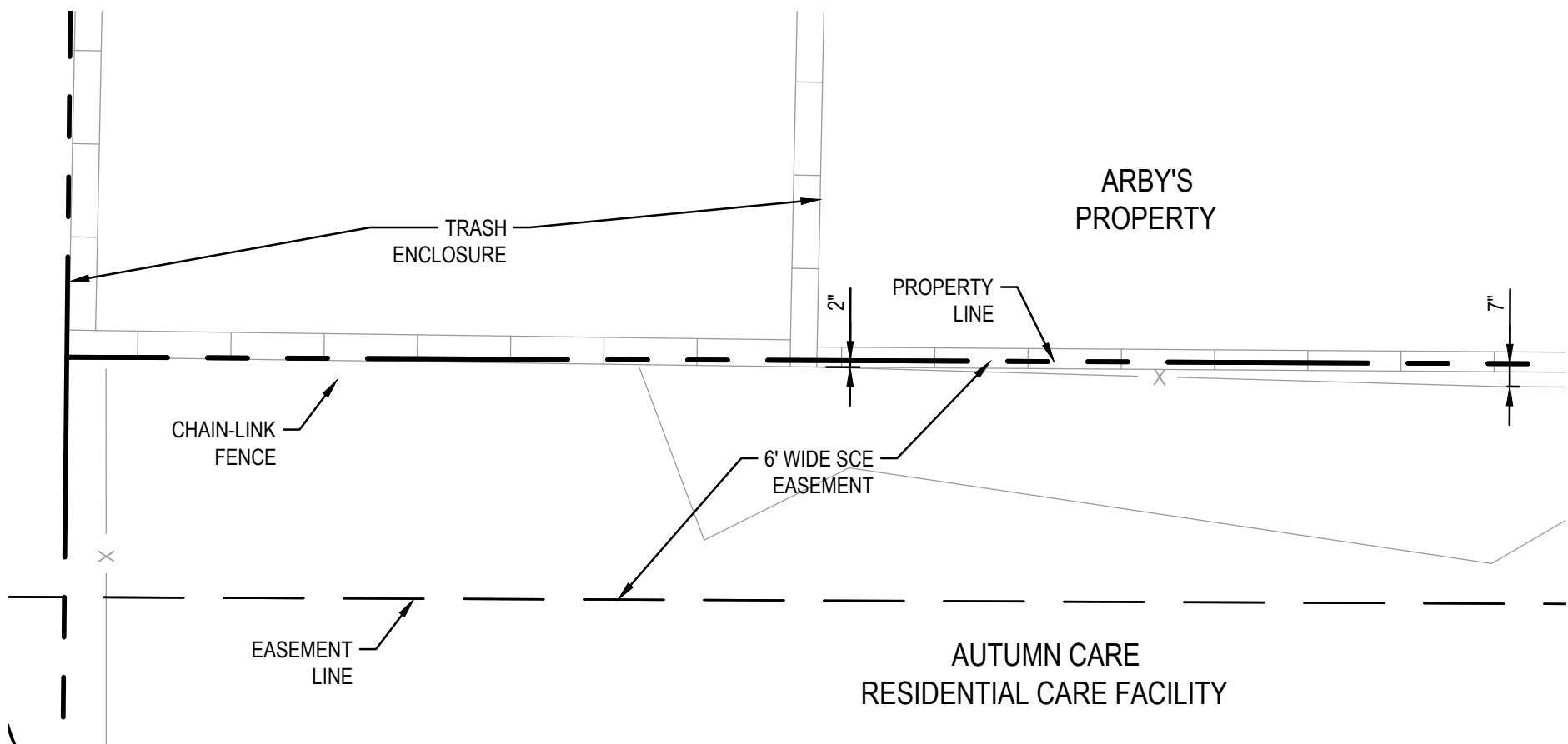
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Drawn By: THP  
Scale: 1"=10'  
Date: 27 MAR 2017  
File Name: HB_DD of sheets

TOPOGRAPHICAL AND BOUNDARY SURVEY  
"AUTUMN CARE" RESIDENTIAL CARE FACILITY

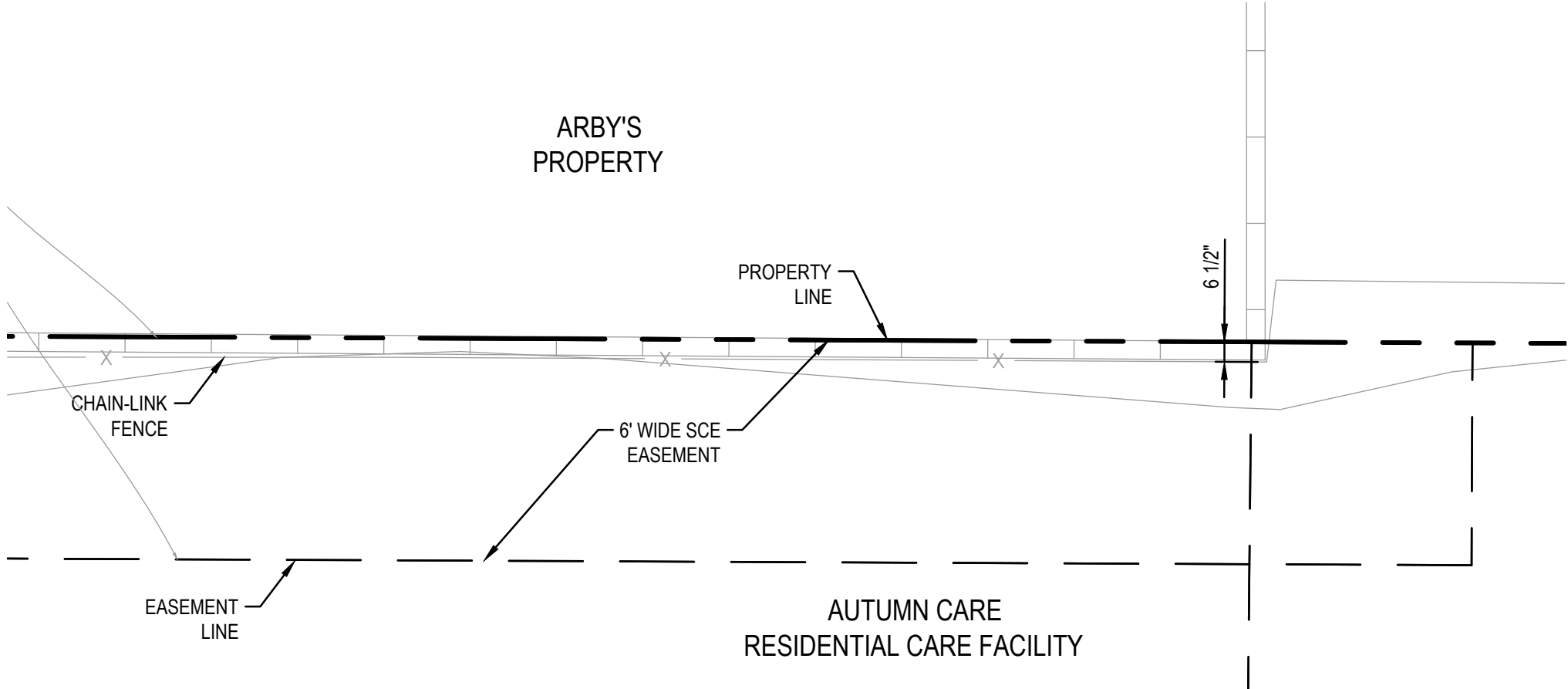
19101 GARFIELD AVENUE, HUNTINGTON BEACH, CA 92646



VICINITY MAP  
SCALE 1" = 1 MILE



DETAIL 1  
SCALE: 1" = 4'



DETAIL 2  
SCALE: 1" = 4'

LEGAL DESCRIPTION

PARCEL 2 OF PARCEL MAP NO. 2004-136, IN THE CITY OF HUNTINGTON BEACH, IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA RECORDED IN P.M. 344, PAGE 1-4 IN THE COUNTY RECORDERS OFFICE OF ORANGE COUNTY.

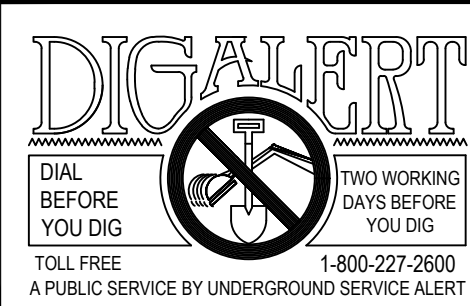
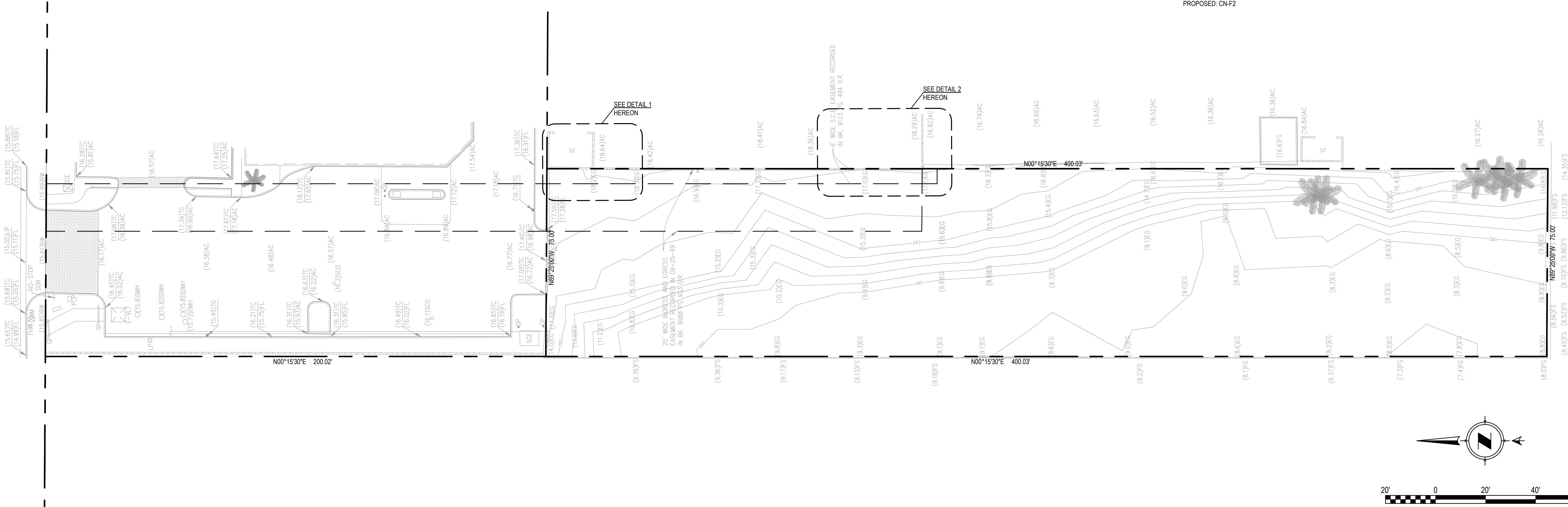
APN: 153-201-27

LAND USE DESIGNATION

EXISTING: CN-F1

PROPOSED: CN-F2

GARFIELD AVE.



REVISIONS	
DATE	DESCRIPTION

**BENCH MARK**  
FOUND 3 3/4" OCS ALUMINUM BM DISK STAMPED "FV-54-70". SET IN THE SE COR. OF A 6 FT. BY 11 FT. CONC. CB. MONUMENT IS LOCATED IN THE NE COR. OF THE INT. OF BROOKHURST ST. & GARFIELD AVE.  
DATUM NAVD88 ELEVATION = 16.695 YEAR LEVELED: 2005

**BASIS OF BEARINGS**  
THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF BROOKHURST STREET AS:  
N0°15'30"E PER P.M. NO. 2004-136 RECORDED IN P.M. 344 PAGES 1-4 IN RECORDERS OFFICE OF ORANGE COUNTY.



**Waber Consultants INC**  
PLANNING CIVIL ENGINEERING SURVEYING  
5711 LONG BEACH BLVD, STE 100B, LONG BEACH, CA 90807  
P (562) 426-9285 F (562) 372-3282

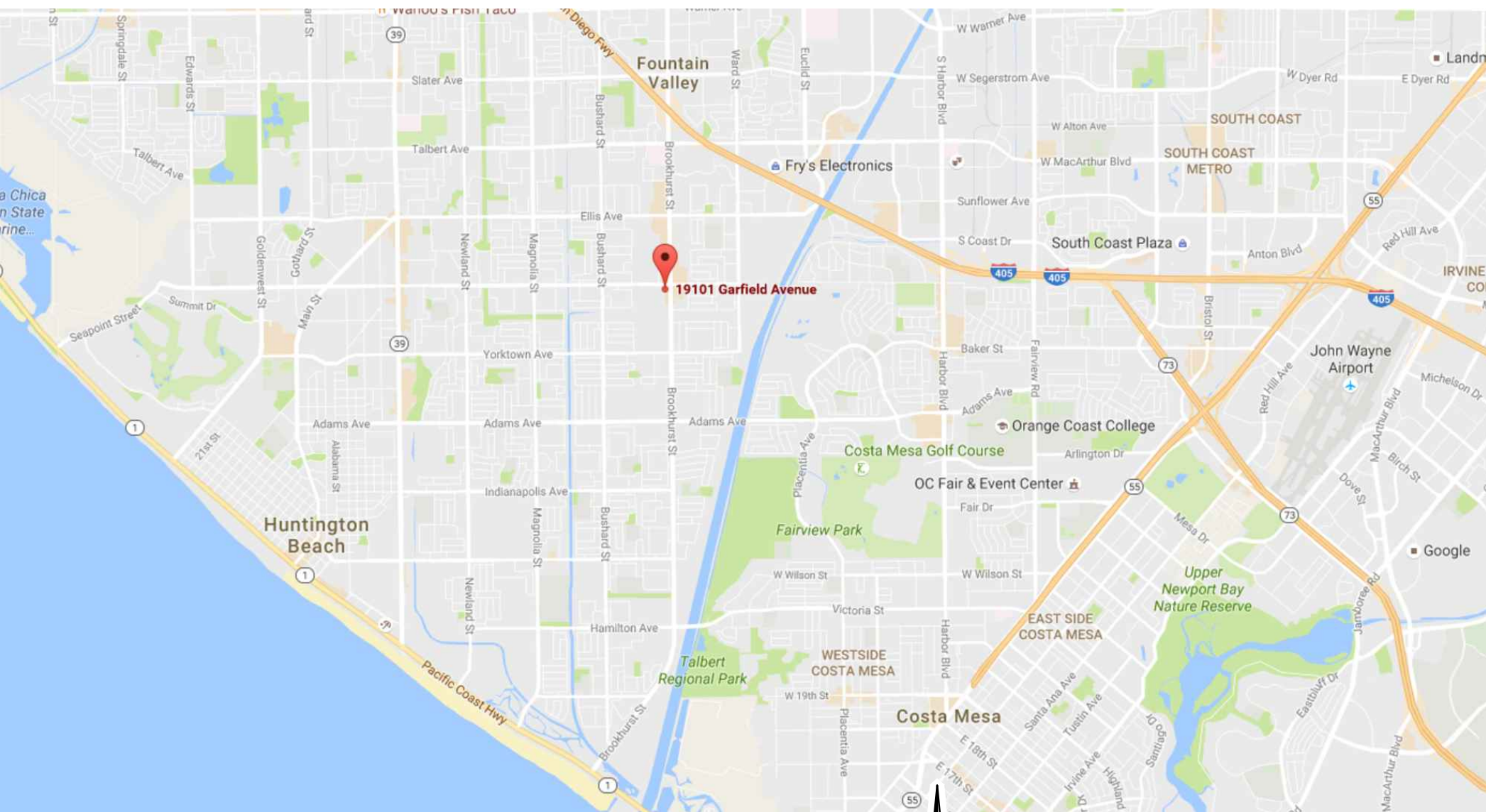


**TOPOGRAPHICAL AND BOUNDARY SURVEY**  
  
**"AUTUMN CARE" RESIDENTIAL CARE FACILITY**  
19101 GARFIELD AVENUE, HUNTINGTON BEACH, CA 92646

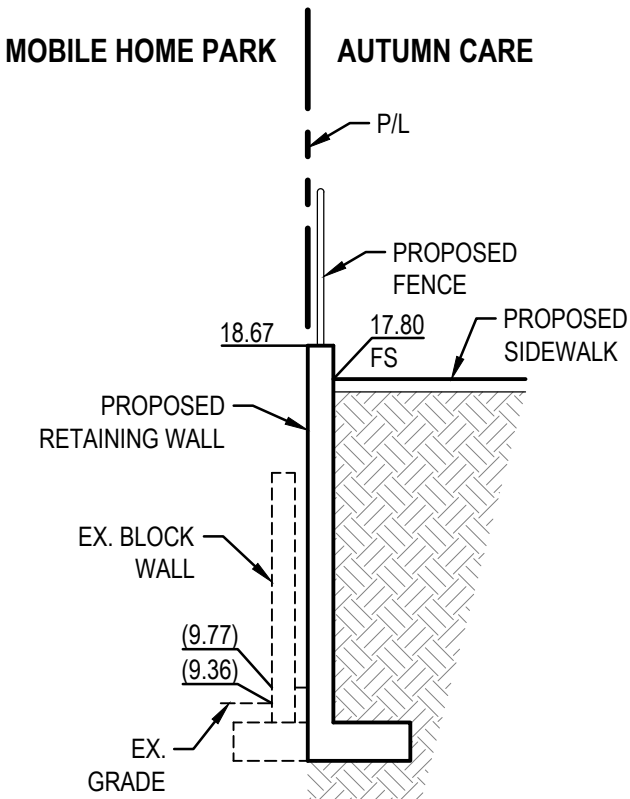
JOB NO.	16042
DATE:	9/14/2017
SHEET	P1
OF 2 SHEETS	

PRELIMINARY GRADING AND DRAINAGE PLAN  
"AUTUMN CARE" RESIDENTIAL CARE FACILITY

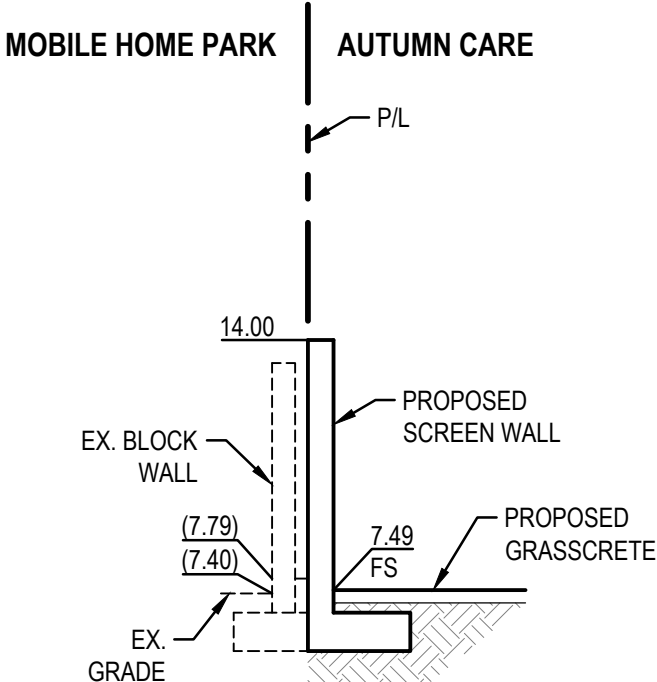
19101 GARFIELD AVENUE, HUNTINGTON BEACH, CA 92646



VICINITY MAP  
SCALE 1" = 1 MILE

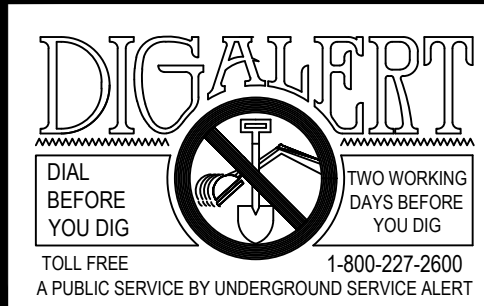
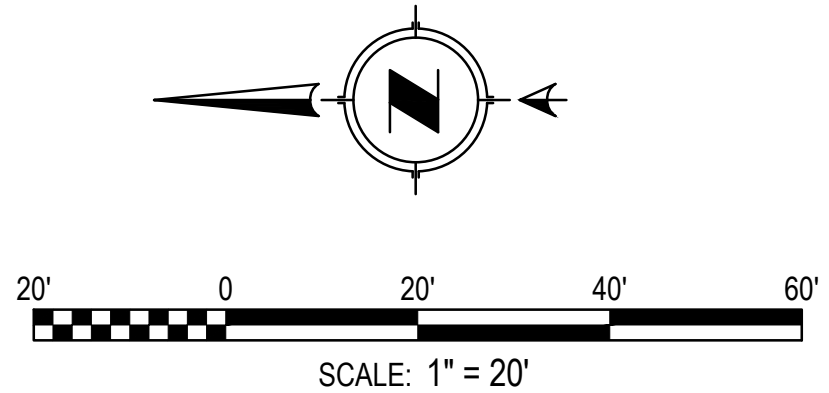
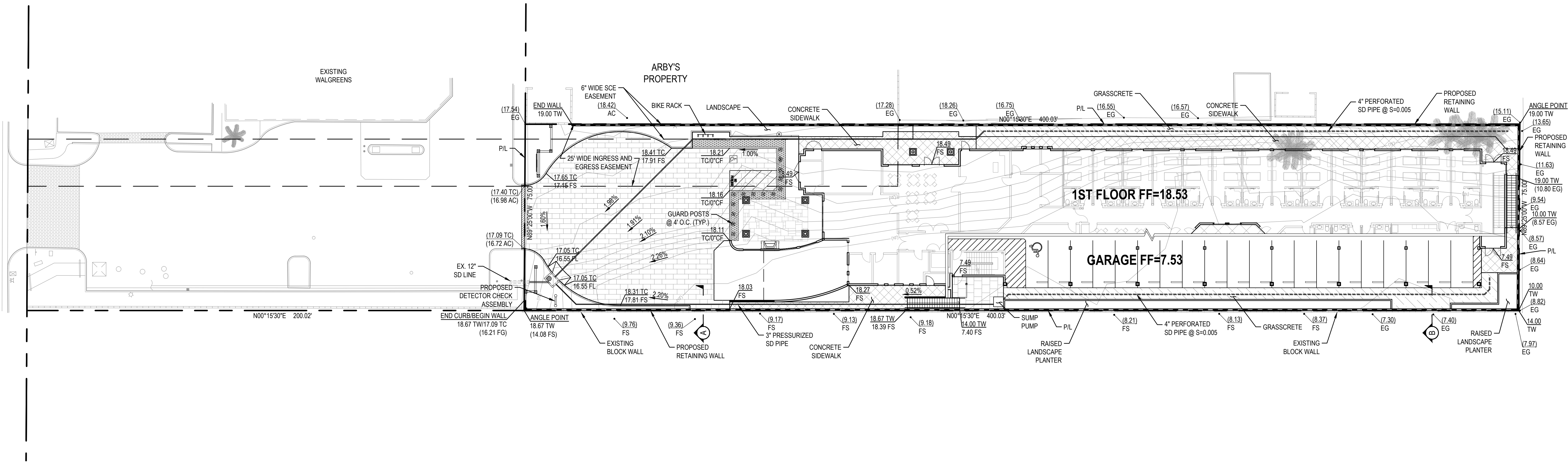


SECTION A  
SCALE: 1" = 5'



SECTION B  
SCALE: 1" = 5'

GARFIELD AVE.



REVISIONS	
DATE	DESCRIPTION

**BENCH MARK**  
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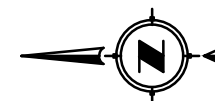
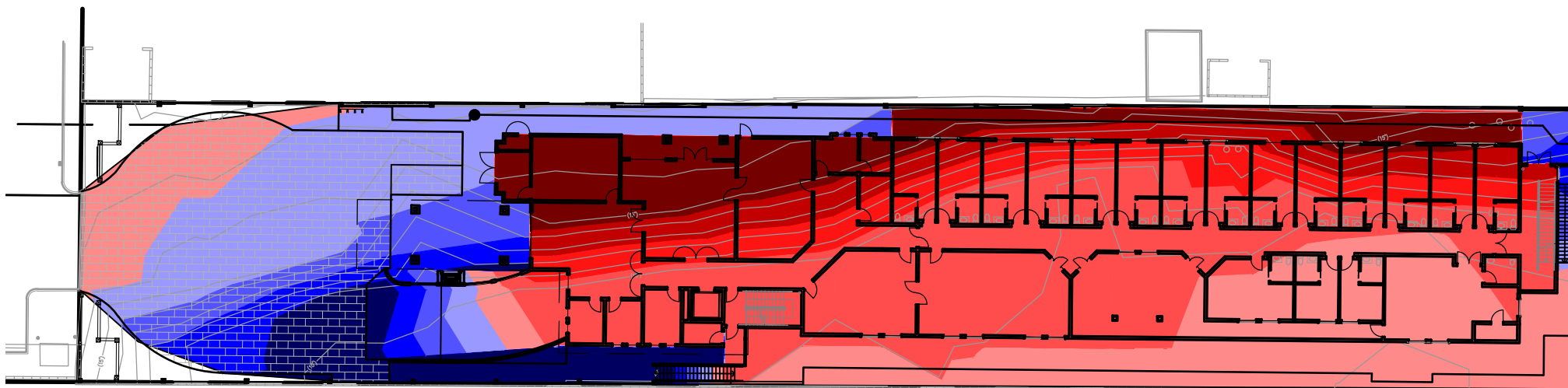
**Waber Consultants INC**  
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**PRELIMINARY GRADING AND DRAINAGE PLAN**  
"AUTUMN CARE" RESIDENTIAL CARE FACILITY  
19101 GARFIELD AVENUE, HUNTINGTON BEACH, CA 92646

JOB NO. **16042**  
DATE: **11/28/2016**  
SHEET **P2**  
OF 2 SHEETS

\\16-042 autumn care\\dwg\\preliminary\\16042PTB.dwg Nov 28, 2016 - 2:22pm



SCALE: 1" = 40'

ELEVATIONS TABLE

NUMBER	MIN. ELEVATION	MAX. ELEVATION	COLOR	AREA
1	-10.178	-8.000		3195.48
2	-8.000	-6.000		1871.25
3	-6.000	-4.000		2083.20
4	-4.000	-2.000		7831.47
5	-2.000	0.000		6087.70
6	0.000	2.000		3933.42
7	2.000	4.000		1450.51
8	4.000	6.000		1052.68
9	6.000	8.902		1519.33

#### Cut/Fill Summary

Name	2d Area	Cut	Fill	Net
EQ EG-SG	29025.05 SF	3052.89 CY	921.08 CY	2131.81 CY<Cut>
Totals	29025.05 SF	3052.89 CY	921.08 CY	2131.81 CY<Cut>

#### ASSUMPTIONS:

SUBRADE: 12" BELOW BUILDING  
6" BELOW SIDEWALK AND PAVEMENT

EARTHWORK EXHIBIT  
AUTUMN CARE