STRAND/QUIGLEY
APN 048F-7381-033-02
2015-242169

ASPINWALL ROAD
(50' RIGHT OF WAY)

MELTZER/KAUFMAN APN 048F-7381-003-01 201-294692

SS EASEMENT
6144 OR 541

PROPOSED 5' SS EASEMENT

PROPOSED 4"SS LAT

ENERGY DISSIPATOR

APPROXIMATE BUILDING ENVELOPE

PARCEL B
AREA=19,170 SQ.FT.

PARCEL A
AREA=10,967 SQ.FT.

GARAGE 892.0

GARAGE 929.0

APPROXIMATE BUILDING ENVELOPE

S64°58'30"E 257.45'

129.69' (PARCEL B)

127.76' (PARCEL A)

S01°29'35"W 75.93'

S25°01'30"W 110.02'

S64°58'30"E 115.00'

S85°01'37"W 21.77'

N60°54'22"W 153.42'

S52°15'25"E 101.57'

S76°31'52"E 32.35'

N61°34'43"E(R)

S77°53'30"W(R)

S62°24'24"E(R)

S48°48'42"E(R)

R=333.35'
Δ=03°41'13"
L=21.45'

R=104.72'
Δ=40°38'30"
L=74.28' (PARCEL A)

R=104.72'
Δ=13°40'42"
L=25.00' (PARCEL B)

R=104.72'
Δ=18°17'12"
L=33.42'

TW 932.0
BW 930.0

TW 935.0
BW 932.0

TW 929.0
BW 921.0

TW 927.0
BW 923.0

TW 892.0
BW 886.0

TW 894.0
BW 892.0

TW 911.0
BW 908.0

TW 913.0
BW 909.0

TW 908.0
BW 902.0

TW 910.0
BW 908.0

TW 915.0
BW 911.0

TW 901.0
BW 898.0

2.5:1

16%

7±

47.19' (ESMT)

N02°20'15"E 52.24'

Δ=02°35'04" L=20.98' (ESMT)

916.0

15 @0%

5 @0%

(3)M.,05'-02"E

ADDITION UNDER CONSTRUCTION

EASEMENT FOR THE BENEFIT OF APN 048F-7381-033-01
AREA=1,239 SQFT.

APN 048F-7381-035-01
MADRID C 2011 TRUST
2015-242169

PERMISSION TO GRADE REQUIRED IN THIS AREA

SIEMONS/JAMES
APN 048F-7391-037
2000-012102

VISTA DEL MAR COURT
(50' RIGHT OF WAY)

ASPINWALL ROAD
(50' RIGHT OF WAY)

0 10 20 30
(IN FEET)
1 inch = 10 ft.

NORTH

OWNER/DEVELOPER:
CATHERINE MADRID TRUST DATED 12/29/2011
6281 ASPINWALL ROAD
OAKLAND, CA 94611
PH. (925) 381-8679

CIVIL ENGINEER:
HUMANN COMPANY INC.
1021 BROWN AVE.
LAFAYETTE, CA 94549
PH. (925) 283-5000

PROJECT INFORMATION

APN:	48F-7381-033-01
ADDRESS:	ASPINWALL ROAD OAKLAND, CA 94611
EXISTING ZONING:	RH-4
PROPOSED ZONING:	RH-4
EXISTING LAND USE:	SINGLE FAMILY RESIDENTIAL
PROPOSED LAND USE:	SINGLE FAMILY RESIDENTIAL (2 PARCELS)
TOTAL AREA:	30,137 SF (0.692± AC)
NUMBER OF LOTS:	2 LOT SUBDIVISION
AVERAGE LOT AREA:	15,068 SF (0.346± AC)

UTILITIES:

POWER:	PG&E
WATER:	E.B.M.U.D.
SEWER:	CITY OF OAKLAND
STORM DRAIN:	CITY OF OAKLAND

PROPOSED LOT AREAS	
LOT	AREA (SF)
PARCEL A	10,967
PARCEL B	19,170
TOTAL	30,137

ADDED/REPLACED IMPERVIOUS AREAS	
LOT	APPROXIMATE AREA (SF)
PARCEL A	4,000
PARCEL B	5,500

NO.	DATE	BY	REVISIONS

SCALE	1"=10'
DATE	06/23/17
DRAWN	PE
CHECKED	IN
JOB NO.	17018

IZZAT S. NASHASHIBI R.C.E. 29528

PRELIMINARY VESTING TENTATIVE PARCEL MAP NO. 10724

PORTION OF LOT 23, THORNHILL PARK, BOOK 14 PAGE 39 (APN 48F-7381-033-1)

ASPINWALL ROAD

OAKLAND ALAMEDA COUNTY CALIFORNIA

HUMANN COMPANY INC.
ENGINEERING - SURVEYING
1021 BROWN AVE. LAFAYETTE, CA 94549
PH (925)283-5000 FAX (925)283-3578

SHEET 1 OF 1 SHEET

JOB NO. 17018

7/11/2017 3:18:08 PM PDT

Z:\Proj\17018\vtm-033.dwg