

TYNDALL STREET TOWNHOMES LLC



GENERAL NOTES

- A** VERIFICATION CONTRACTOR & ALL SUBCONTRACTORS SHALL VERIFY ALL GRADES, DIMENSIONS & CONDITIONS PRIOR TO START OF WORK
- B** DIMENSIONS DO NOT SCALE THESE DRAWINGS. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DRAWINGS
- C** DISCREPANCIES MINOR DISCREPANCIES BETWEEN DRAWINGS & ACTUAL CONDITIONS ARE TO BE EXPECTED. CONDITIONS REQUIRING CLARIFICATION SHALL BE BROUGHT TO THE ATTENTION OF C.D.A. IMMEDIATELY
- D** CONTRACT DOCUMENTS CONSTRUCTION DOCUMENTS TO POST DATE JOB COPY. VERIFY DOCUMENT DATE WITH C.D.A. PRIOR TO START OF WORK. CONTRACTOR TO ENSURE THAT ANY REVISED DOCUMENTS SHALL BE PROVIDED TO SUBCONTRACTORS IMMEDIATELY

CONSULTANT DIRECTORY

SURVEYOR LEA AND BRAZE ENG. INC.
2495 INDUSTRIAL PARKWAY W.
HAYWARD CA 94545
(510) 887-4086

SOILS ENGINEER EARTH INVESTIGATIONS
250 DARDENELLE AVE., PO BOX 795
PACIFICA, CA 94044
(650) 557-0262

CIVIL ENGINEER LEA AND BRAZE ENG. INC.
2495 INDUSTRIAL PARKWAY W.
HAYWARD CA 94545
(510) 887-4086

STRUCTURAL ENGINEER 4x ENGINEERING
4340 STEVEN S CREEK BLVD., STE. 172
SAN JOSE, CA 95129
(408) 642-5464

ENERGY CONSULTANT ENERGY DESIGN GROUP
2149 DARTMOUTH STREET
PALO ALTO, CA 94306
(650) 424-1189

LANDSCAPE ARCHITECT W. JEFFREY HEID
6179 OREIDA DR.
SAN JOSE, CA 95123
(408) 691-5207

DESIGN CONSULTANT SOTOINTERIORSDESIGN
PO BOX 1623
LOS ALTOS, CA 94023
(650) 941-8918

UNIT DESCRIPTIONS

# OF UNITS	UNIT 1	UNIT 2	UNIT 3
# OF BEDROOMS	3	2	3
FLOOR AREA (sq.ft.)	1658.69	1572.78	1937.74
STORAGE: required (cu.ft.) proposed (cu.ft.)	96 100.3	96 100.3	96 98.4
PARKING SPACES: required proposed	2 2	2 2	2 2

TABULATIONS

	EXISTING (TO BE REMOVED)	PROPOSED	ALLOWED / REQUIRED
LOT COVERAGE: (land area covered by all structures that are over 6 feet in height)	1562.20 sq. ft. (22.0 %)	2839.84 sq. ft. (39.98%)	2840.00 sq. ft. (40.0%)
FLOOR AREA	1st Flr: 1555.90 sq. ft. 2nd Flr: N/A sq. ft. TOTAL: 1555.90 sq. ft. (21.9 %)	2839.84 sq. ft. 2329.34 sq. ft. 5169.18 sq. ft. (72.80 %)	N/A sq. ft. (N/A%)
SETBACKS:			
Front	24.7 feet	20.0 feet	20.0 feet
Rear	75.0 feet	25.0 feet	25.0 feet
Right Side (1st / 2nd)	10.0 feet / N/A	8.75 feet / 12.50 feet	7.50 feet / 12.5 feet
Left Side (1st / 2nd)	5.0 feet / N/A	7.50 feet / 12.50 feet	7.50 feet / 12.5 feet
HEIGHT:	12.0 feet	26.83 feet	30.0 feet

SQUARE FOOTAGE BREAKDOWN

	EXISTING (TO BE REMOVED)	CHANGE IN	TOTAL PROPOSED
HABITABLE LIVING AREA: Includes habitable basement areas	1225.50 sq. ft.	+ 3190.85 sq. ft.	4416.35 sq. ft.
NON-HABITABLE AREA: Does not include covered porches or open structures	330.40 sq. ft.	+ 422.43 sq. ft.	752.83 sq. ft.

LOT CALCULATIONS

NET LOT AREA:	7100.00 square feet
FRONT YARD HARDSCAPE AREA: Hardscape area in the front yard setback shall not exceed 50%	338.22 square feet (33.3%)
LANDSCAPING BREAKDOWN:	Total hardscape area (existing & proposed): 2188.55 sq. ft. Softscape (undisturbed area): 2072.83 sq. ft. Building footprint w/ front porch: 2838.62 sq. ft. Total: 7100.00 sq. ft.

PROPERTY DESCRIPTION

OWNER TYNDALL STREET TOWNHOMES LLC

ADDRESS 517 TYNDALL STREET
LOS ALTOS, CA 94022

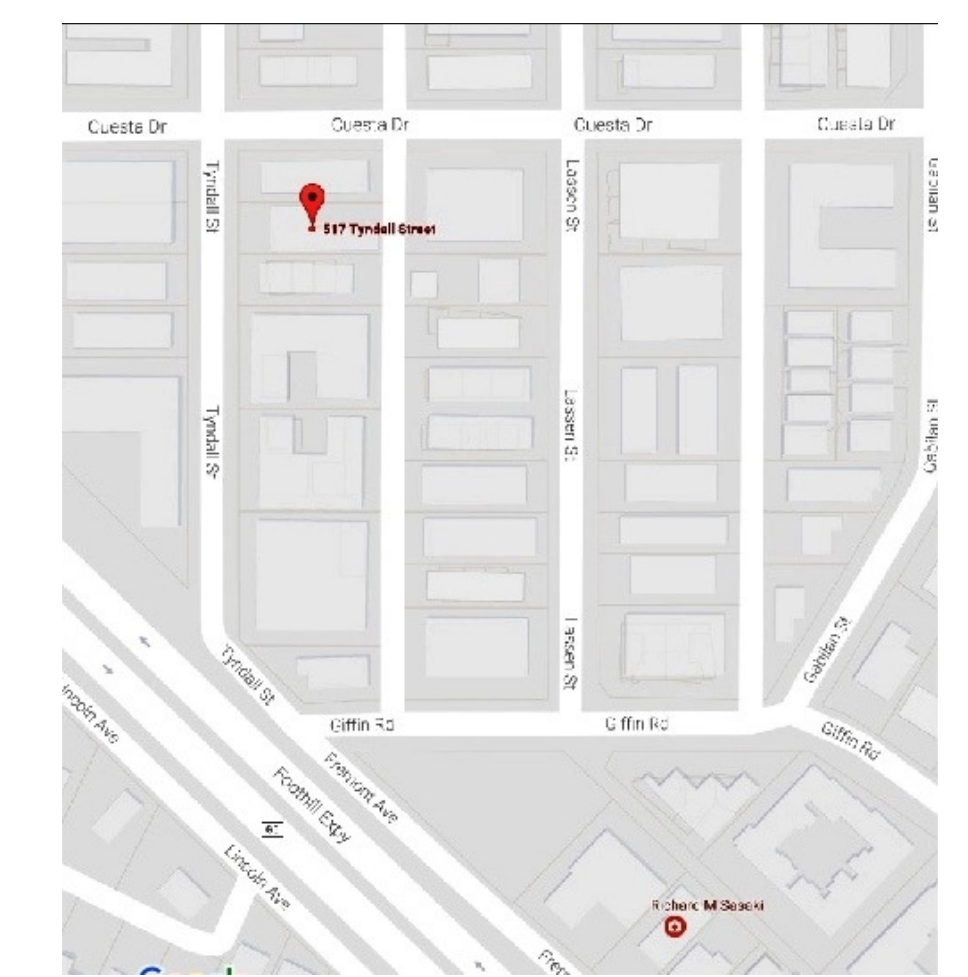
PARCEL 170 - 38 - 47

ACREAGE 0.16

ZONING R3 - 1.8
MEDIUM DENSITY MULTI-FAMILY
(38DU/ACRE)

PROJECT DESCRIPTION NEW TWO-STORY
3-UNIT CONDOMINIUM

VICINITY MAP



SHEET INDEX

ARCHITECTURAL SHEETS

- A - 1 COVER SHEET
- A - 2 SITE PLAN (PART "A")
- A - 3 SITE PLAN (PART "B")
- A - 4 EXTERIOR ELEVATIONS, FRONT & REAR
- A - 5 EXTERIOR ELEVATIONS, RIGHT & LEFT
- A - 6 PROPOSED MAIN FLOOR PLAN
- A - 8 FLOOR AREA CALCULATIONS FOR 3 UNITS
FLOOR AREA & COVERAGE CALCULATIONS
- A - 9 ROOF PLAN
- A - 10 SECTIONS "A & B"
- A - 11 SECTIONS "C, D, E, F"
- A - 12 SECTIONS "G, H, I"
- A - 13 ARCHITECTURAL DETAILS

CIVIL SHEETS

- TM - 1.0 TITLE SHEET
- TM - 1.1 AREA SHEET
- TM - 2.0 SITE PLAN
- TM - 2.1 SITE PLAN

LANDSCAPE SHEETS

- L - 1 PLANTING PLAN
- L - 2 HYDROZONE PLAN

CONSTRUCTION MANAGEMENT SHEET

- CM - 1 PRELIMINARY CONSTRUCTION MANAGEMENT PLAN,
TRUCK ROUTE MAP, MULTIPLE TRUCK STAGING / PARKING

APPLICABLE CODES

THIS PROJECT SHALL COMPLY (AS REQUIRED) WITH THE:

- 2016 CALIFORNIA BUILDING CODE
- 2016 CALIFORNIA RESIDENTIAL CODE
- 2016 CALIFORNIA MECHANICAL CODE
- 2016 CALIFORNIA ELECTRICAL CODE
- 2016 CALIFORNIA PLUMBING CODE
- 2016 CALIFORNIA FIRE CODE
- 2016 CALIFORNIA ENERGY CODE



STREETSCAPE ELEVATION

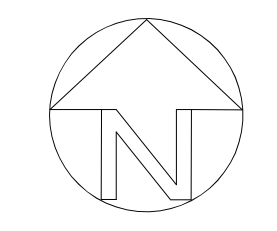
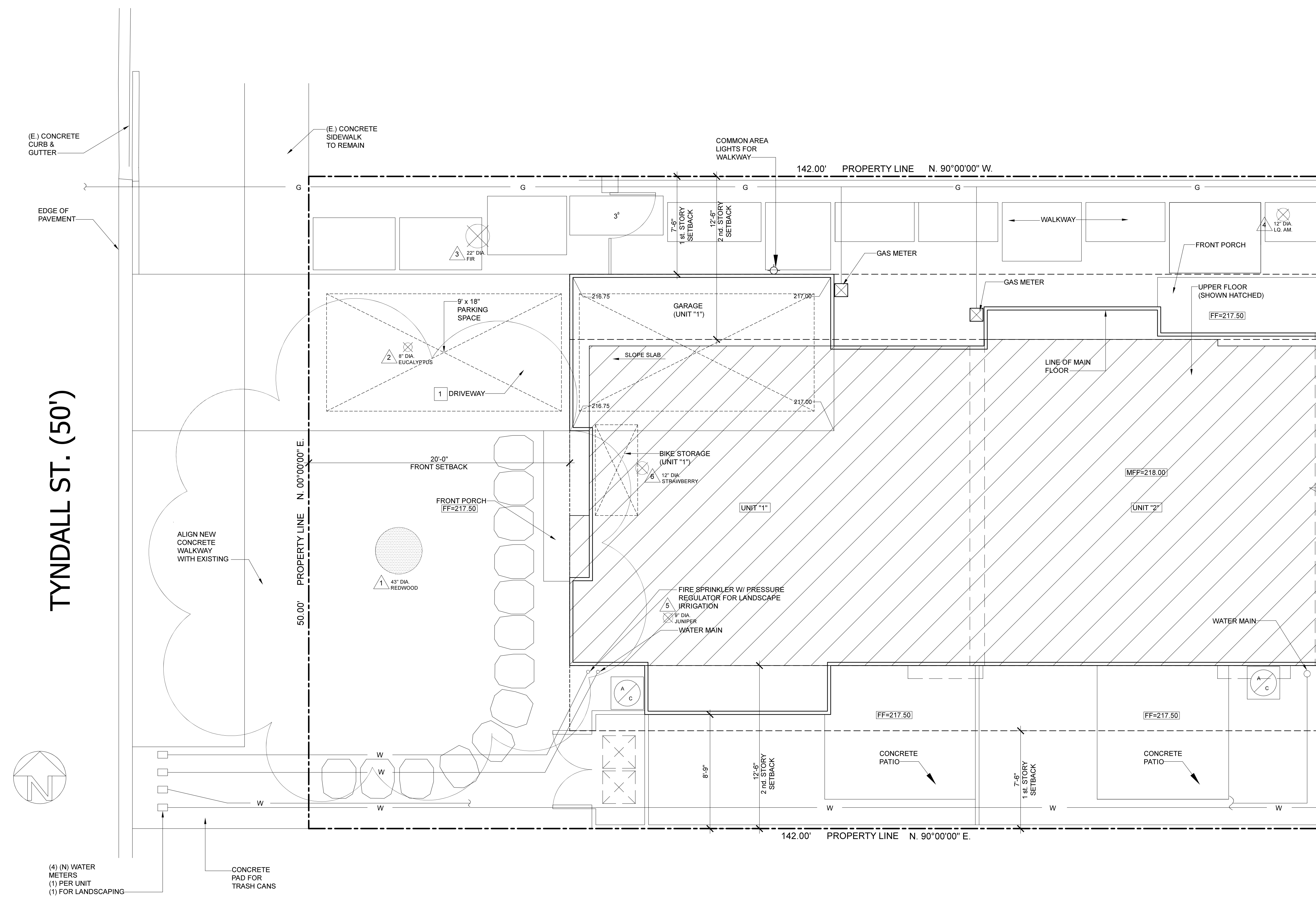
* NOTE

CLIENT (JOB No. 21635)
TYNDALL STREET TOWNHOMES LLC
517 TYNDALL STREET
LOS ALTOS, CA 94022
(415) 706-7500

CHAPMAN
DESIGN
ASSOCIATES
620 S. EL MONTE AVENUE
LOS ALTOS, CA 94022 (650) 941-6890

SHEET

A-1

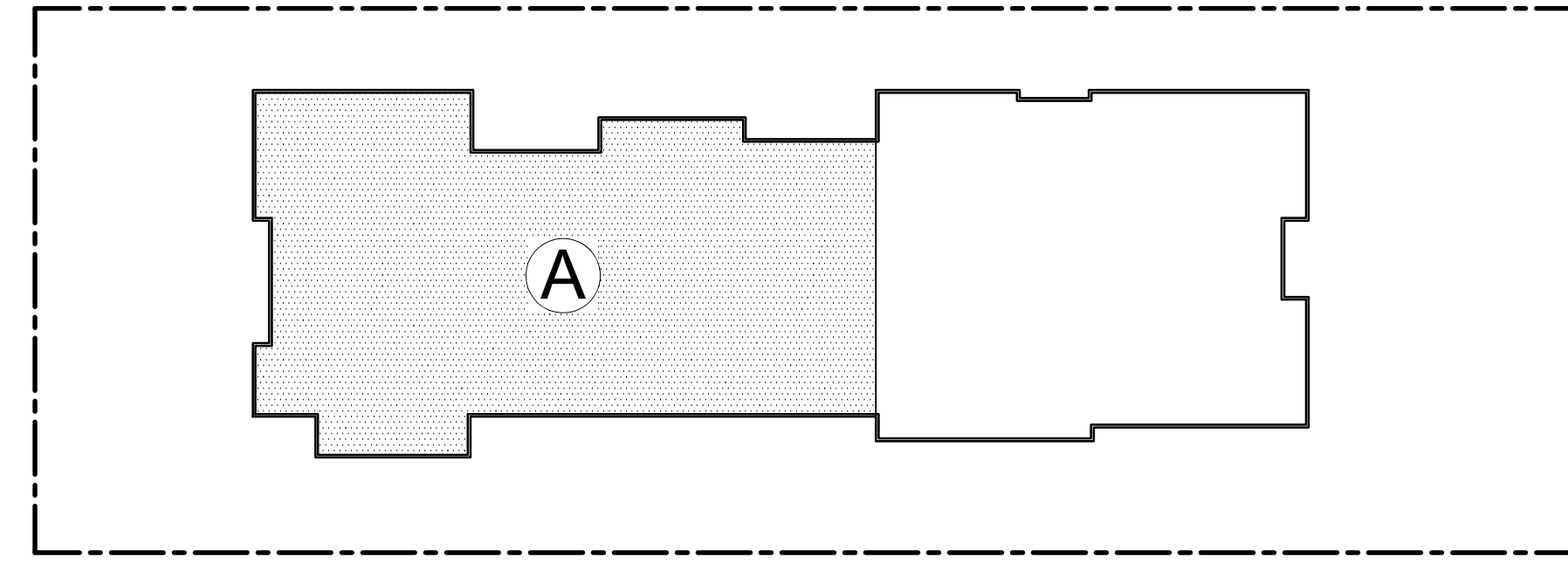


(4) (N) WATER METERS
 (1) PER UNIT
 (1) FOR LANDSCAPING

CONCRETE PAD FOR TRASH CANS

TREE SCHEDULE		REMOVE	
NO.	TYPE	YES	NO
1	43"Ø REDWOOD		✓
2	8"Ø EUCALYPTUS	✓	
3	22"Ø FIR	✓	
4	12"Ø LQ. AM.	✓	
5	9"Ø JUNIPER	✓	
6	12"Ø STRAWBERRY TREE	✓	

SITE PLAN (PART "A")
 1/4" = 1'-0"



NOTE

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 TYNDALL STREET TOWNHOMES LLC
 517 TYNDALL STREET
 LOS ALTOS, CA 94022
 (415) 706-7500

**CHAPMAN
 DESIGN
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 620 S. EL MONTE AVENUE
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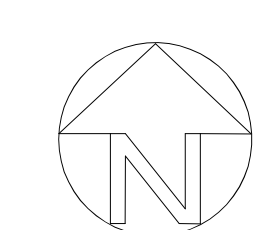
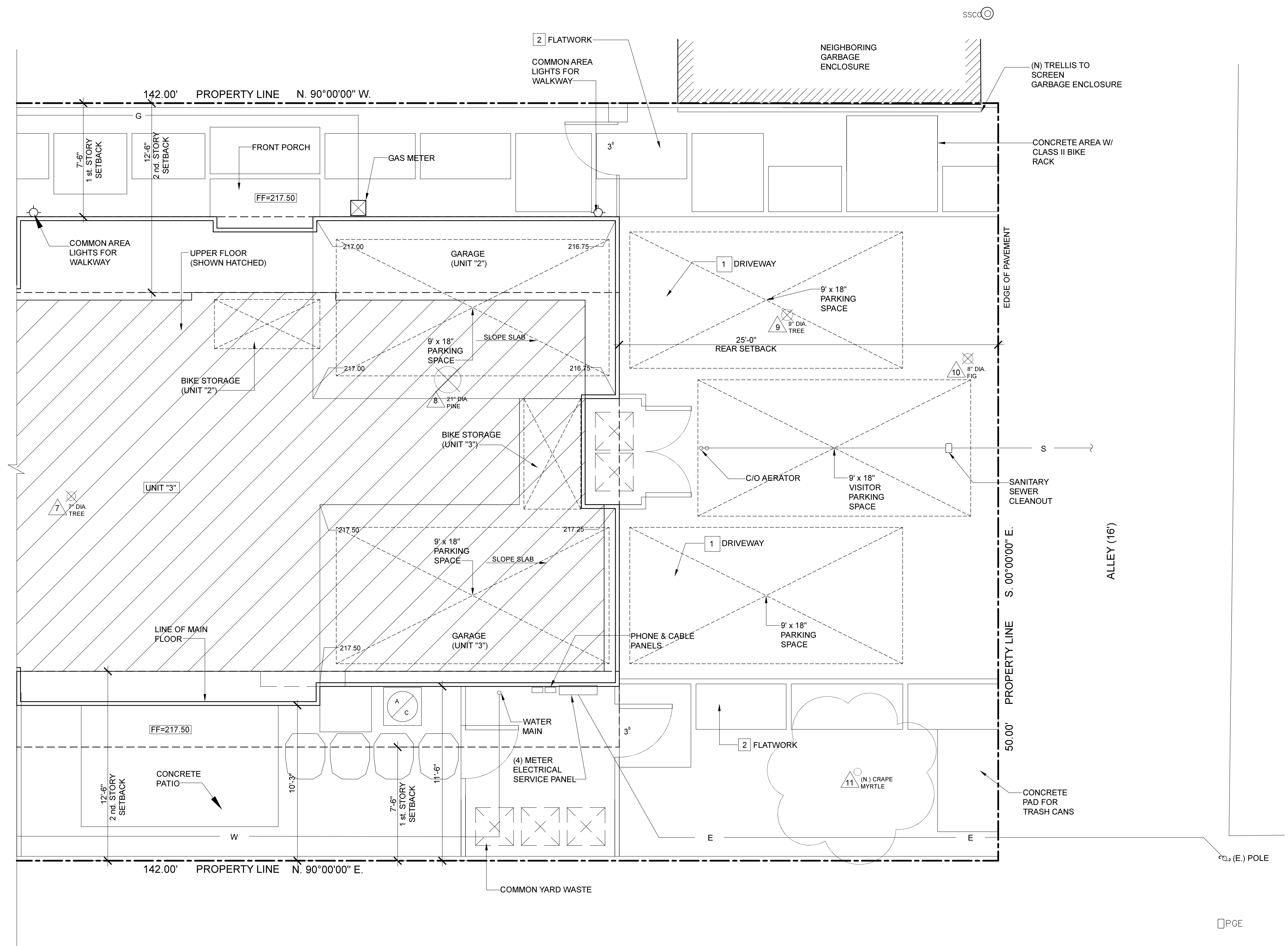
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 TYNDALL STREET TOWNHOMES LLC
 517 TYNDALL STREET
 LOS ALTOS, CA 94022
 (415) 706-7500

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 ASSOCIATES
 620 S. EL MONTE AVENUE
 LOS ALTOS, CA 94022 (650) 941-6890

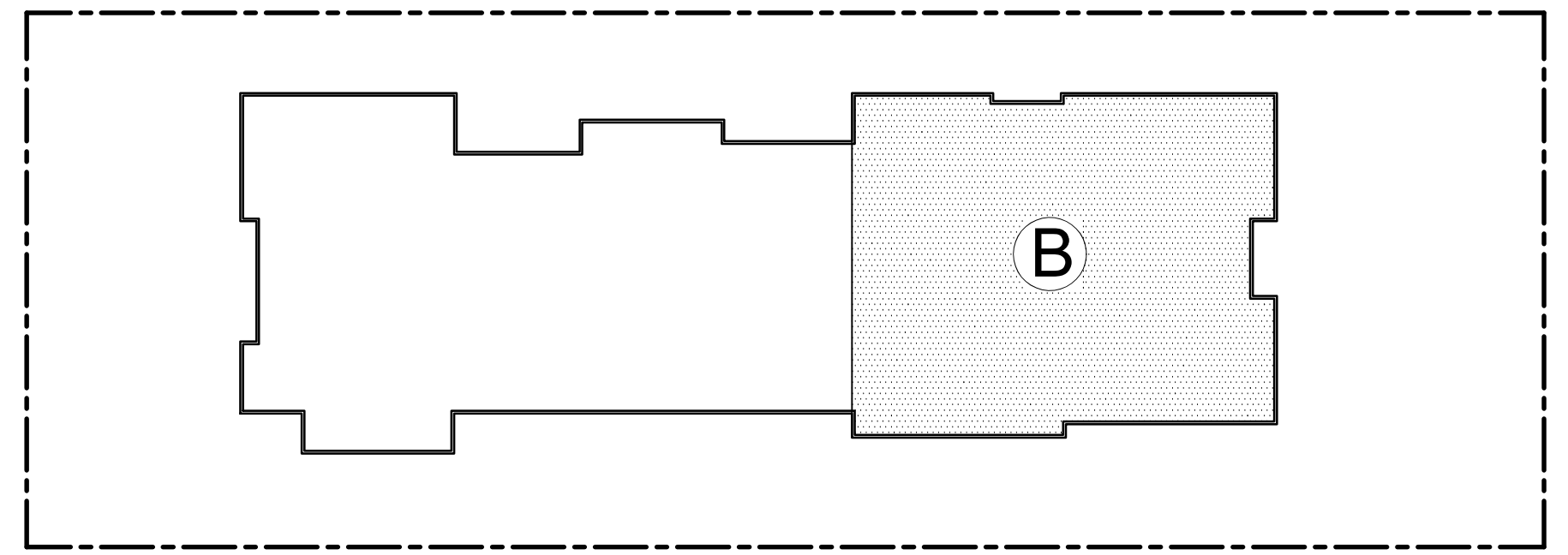
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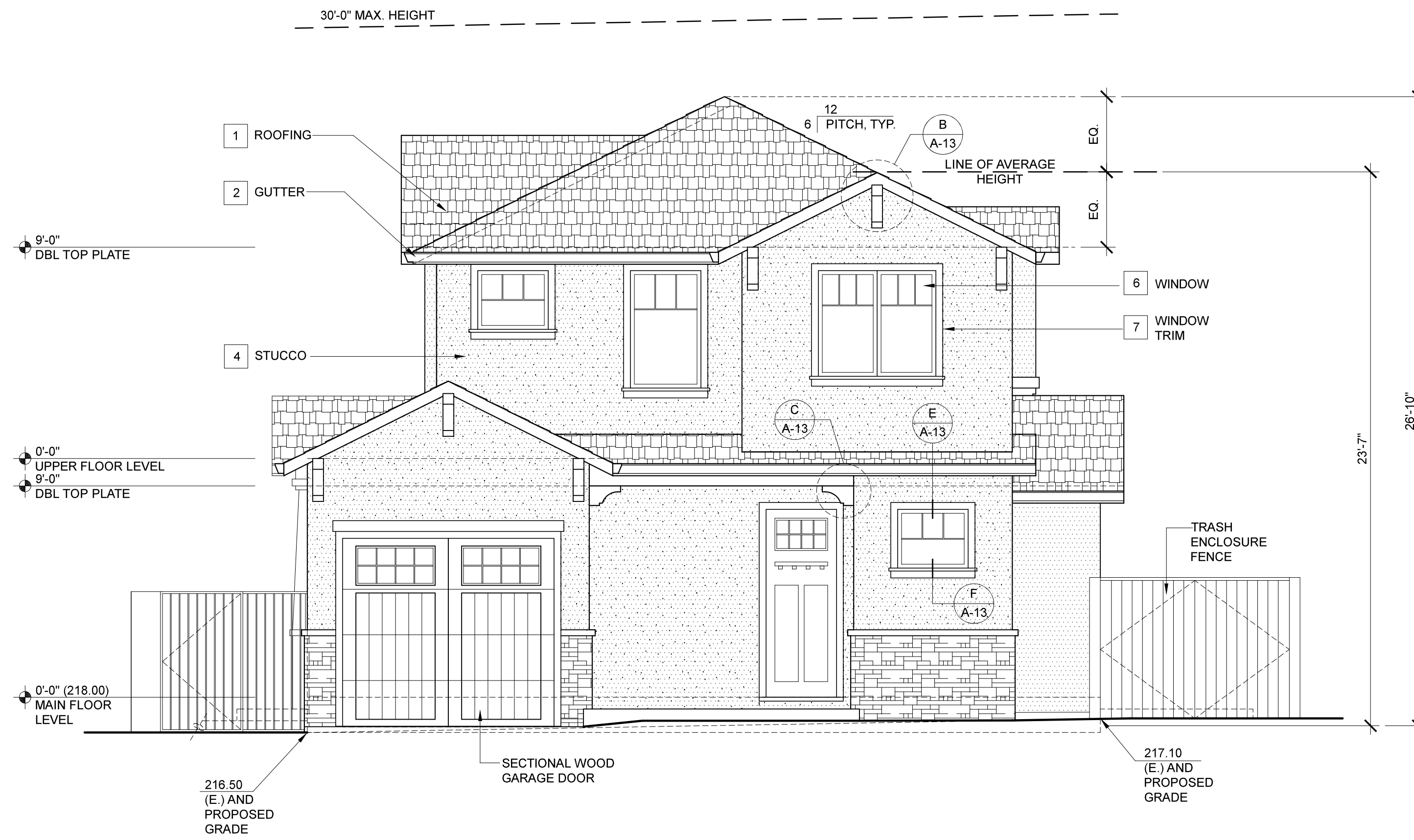
A-3



TREE SCHEDULE		REMOVE	
NO.	TYPE	YES	NO
7	7"Ø TREE	✓	
8	21"Ø PINE	✓	
9	9"Ø TREE	✓	
10	8"Ø FIG	✓	
11	(N) CRAPE MYRTLE TREE		✓

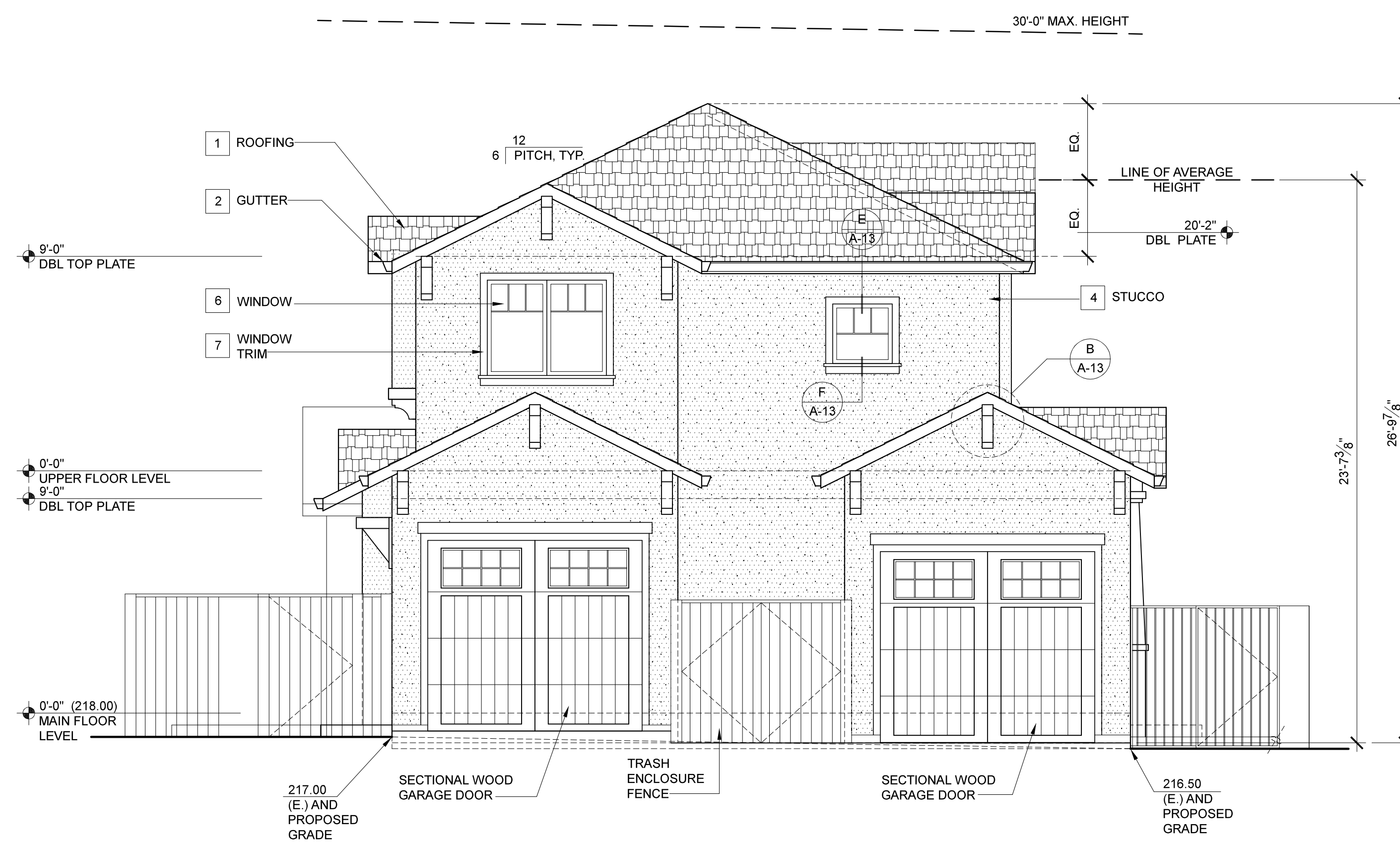
SITE PLAN (PART "B")
 1/4" = 1'-0"





FRONT ELEVATION

1/4" = 1'-0"



REAR ELEVATION

1/4" = 1'-0"

GENERAL NOTES

- I STUCCO REQUIREMENTS: 1) 3-COAT & 1/2" MIN. THICK 2) HAS 2 LAYERS OF GRADE D BUILDING PAPER 3) 26 GA GALVANIZED WEEP SCREED AT FOUNDATION PLATE LINE AT LEAST 4" ABOVE GRADE OR 2" ABOVE CONCRETE OR PAVING (SEC. 2512.11, 2510.6 & 2512.1.2 CBC 2016)
- II FLUE CLEARANCE AS PER SECTION R1003.18 CRC 2016. 2'-0" ABOVE COMBUSTIBLE CONSTRUCTION @ 10'-0" AWAY
- III CHIMNEY BRACING AS PER CH. 10 CRC 2016
- IV SPARK ARRESTOR PROVIDE AS PER SEC. R1003.4.1 CRC 2016
- V TEMPERED GLASS PROVIDE TEMPERED SAFETY GLASS @ HAZARDOUS LOCATIONS PER SEC. R308.4 CRC 2016

EXTERIOR MATERIAL NOTES

- 1 ROOFING COMPOSITION SHINGLES
- 2 GUTTER RECTANGULAR
- 3 DOWN SPOUTS RECTANGULAR
- 4 STUCCO SMOOTH TEXTURE. SEE "GENERAL NOTES" FOR INFORMATION.
- 5 VENEER STONE VENEER
- 6 WINDOWS ANDERSEN, DUAL GLAZED COMPOSITE OR EQ.
- 7 WINDOW TRIM 2 x 4 KILN-DRIED D.F., TYP.
- 8 SKYLIGHTS "VELUX" WDMA HALLMARK CERTIFICATION 426 OR EQ.

LEGEND

- ◆ WINDOW. SEE "WINDOW SCHEDULE" ON SHEET () FOR FURTHER SPECIFICATIONS
- ◆ DOOR. SEE "DOOR SCHEDULE" ON SHEET () FOR FURTHER SPECIFICATIONS

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TYNDALL STREET TOWNHOMES LLC
517 TYNDALL STREET
LOS ALTOS, CA 94022
(415) 706-7500

CHAPMAN
DESIGN
ASSOCIATES
620 S. EL MONTE AVENUE
LOS ALTOS, CA 94022 (650) 941-6890

SHEET
A-4



RIGHT ELEVATION

1/4" = 1'-0"



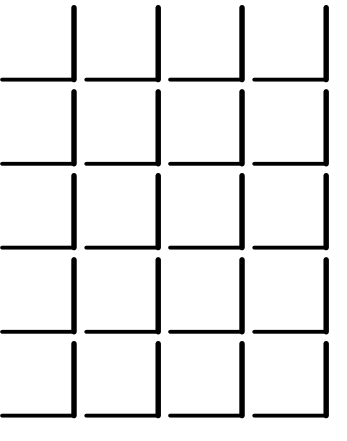
LEFT ELEVATION

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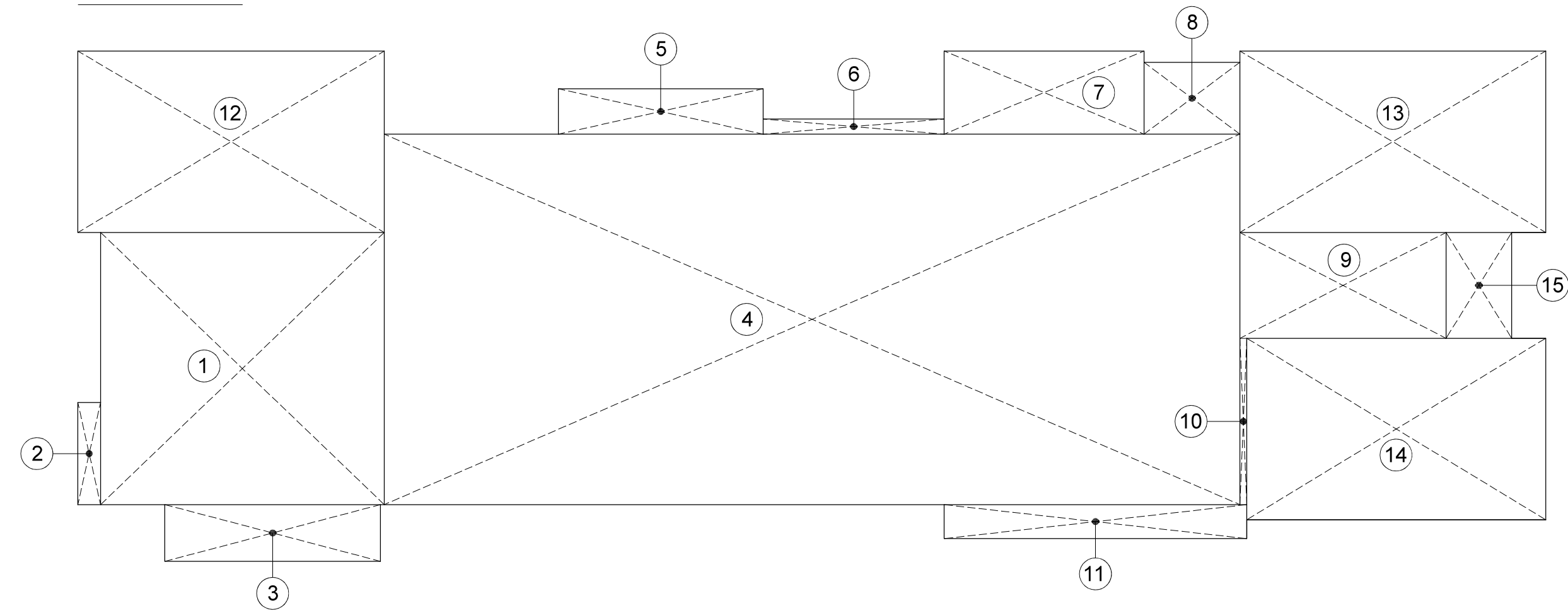
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 TYNDALL STREET TOWNHOMES LLC
 517 TYNDALL STREET
 LOS ALTOS, CA 94022
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CHAPMAN
 DESIGN
 ASSOCIATES
 620 S. EL MONTE AVENUE
 LOS ALTOS, CA 94022 (650) 941-6890



SHEET
 A-5

MAIN FLOOR



HABITABLE LIVING AREA

①	18.75 X 18.00	337.50 S.F.
②	1.50 X 6.75	10.13 S.F.
③	14.25 X 3.75	53.43 S.F.
④	56.54 X 24.50	1385.23 S.F.
⑤	13.54 X 3.00	40.62 S.F.
⑥	11.95 X 1.00	11.95 S.F.
⑦	13.21 X 5.50	72.65 S.F.
⑧	6.33 X 4.75	30.07 S.F.
⑨	13.64 X 7.00	95.48 S.F.
⑩	0.45 X 11.00	4.95 S.F.
⑪	20.00 X 2.25	45.00 S.F.

SUBTOTAL 2087.01 S.F.

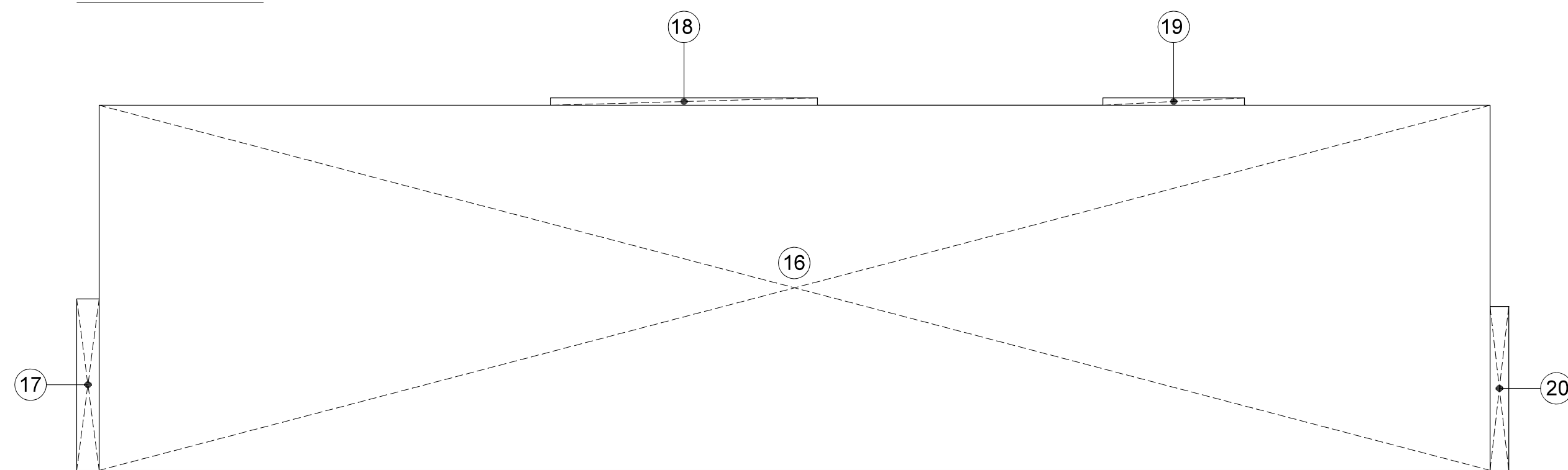
NON-HABITABLE AREA (GARAGE, STORAGE)

⑫	20.25 X 12.00	243.00 S.F.
⑬	20.21 X 12.00	242.52 S.F.
⑭	12.00 X 19.75	237.00 S.F.
⑮	4.33 X 7.00	30.31 S.F.

SUBTOTAL 752.83 S.F.

TOTAL MAIN FLOOR 2839.84 S.F.

UPPER FLOOR



⑬	93.25 X 24.50	2284.63 S.F.
⑭	1.50 X 11.50	17.25 S.F.
⑮	17.92 X 0.50	8.96 S.F.
⑯	9.50 X 0.50	4.75 S.F.
⑰	11.00 X 1.25	13.75 S.F.

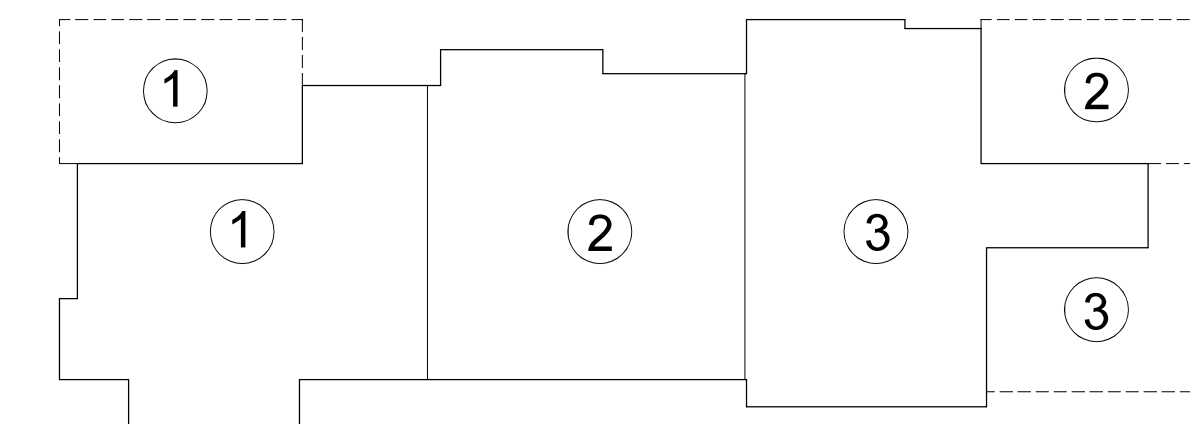
TOTAL UPPER FLOOR 2329.34 S.F.

TOTAL STRUCTURE 5169.04 S.F.

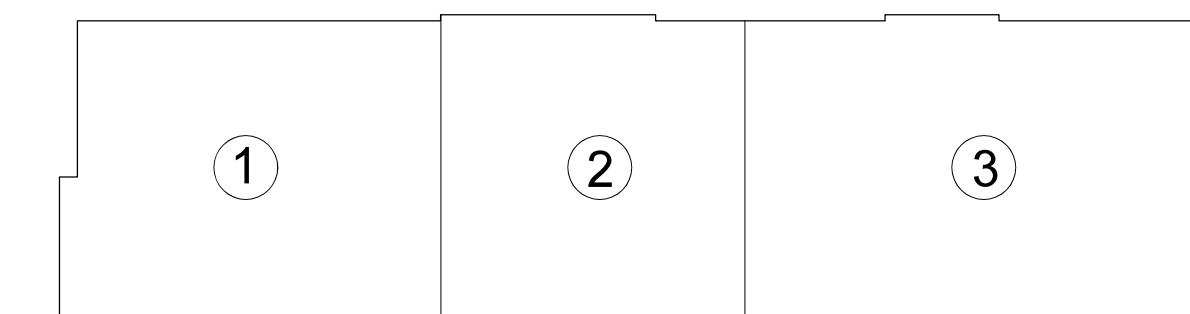
TOTAL COVERAGE 2839.70 S.F.

FLOOR AREA & COVERAGE CALCULATION DIAGRAM

1/8" = 1'-0"



MAIN FLOOR



UPPER FLOOR

UNIT "1"		UNIT "2"		UNIT "3"	
MAIN FLOOR	656.27 S.F.	MAIN FLOOR	700.68 S.F.	MAIN FLOOR	732.14 S.F.
UPPER FLOOR	759.42 S.F.	UPPER FLOOR	629.60 S.F.	UPPER FLOOR	940.31 S.F.
SUBTOTAL	1415.69 S.F.	SUBTOTAL	1330.28 S.F.	SUBTOTAL	1672.45 S.F.
GARAGE	243.00 S.F.	GARAGE	242.50 S.F.	GARAGE	265.29 S.F.
TOTAL	1658.69 S.F.	TOTAL	1572.78 S.F.	TOTAL	1937.74 S.F.

TOTAL FLOOR AREA 5169.21 S.F.

COVERAGE ALLOWABLE 2840.00 S.F.

COVERAGE PROPOSED 2839.88 S.F.

FLOOR AREA CALCULATIONS FOR 3 UNITS

N.T.S.

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CLIENT (JOB No. 21635)
 TYNDALL STREET TOWNHOMES LLC
 517 TYNDALL STREET
 LOS ALTOS, CA 94022
 (415) 706-7500

CHAPMAN
 DESIGN
 ASSOCIATES
 620 S. EL MONTE AVENUE
 LOS ALTOS, CA 94022 (650) 941-6890

SHEET

A-8

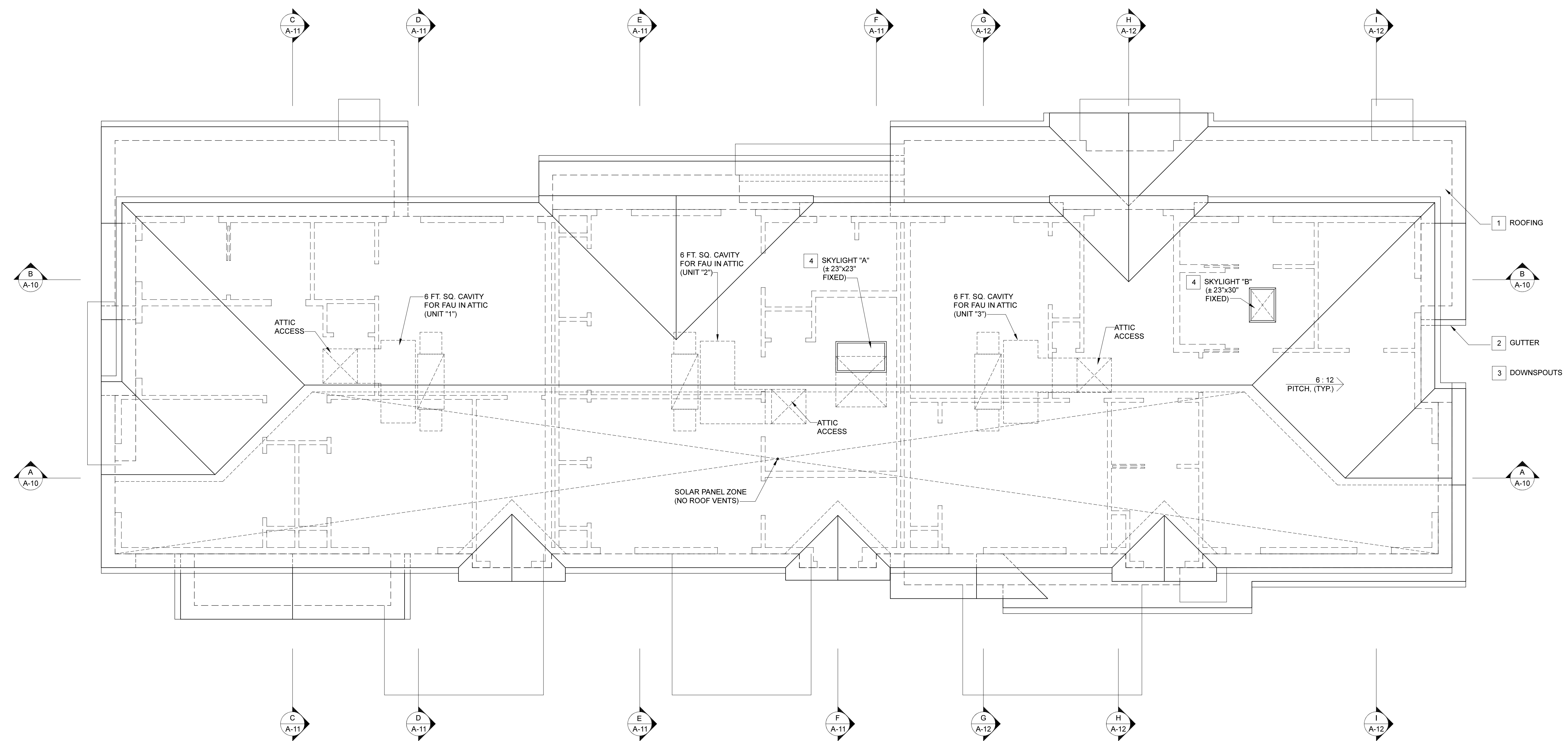
GENERAL NOTES

- I ROOF JACKS WHENEVER POSSIBLE, LOCATE ROOF JACKS WHERE THEY ARE NOT VISIBLE
- II VALLEY FLASHING 24 GA. G.I. "L" FLASHING @ ALL VALLEYS
- III CRICKET FLASHING 24 GA. G.I. OVER $\frac{1}{8}$ " D.F. CDX PLYWOOD (OR BETTER) - $\frac{1}{4}$ " MIN. SLOPE
- IV ATTIC VENTILATION CLOSED CELL FOAM INSULATION IS BEING USED IN ATTIC (R-30 OR EQUIVALENT) THEREFORE, VENTILATION IS NOT REQUIRED
- V FIREPLACE & CHIMNEY DESIGN AND CONSTRUCTION TO FOLLOW PARAMETERS AS OUTLINED IN CHAPTER 10 OF THE 2016 CRC

ROOF PLAN NOTES

- 1 ROOFING COMPOSITION SHINGLES
- 2 GUTTERS RECTANGULAR
- 3 DOWN SPOUTS RECTANGULAR
- 4 SKYLIGHTS "VELUX" WDMA HALLMARK CERTIFICATION 426 OR EQ.
- 5 CHIMNEY N/A

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ROOF PLAN

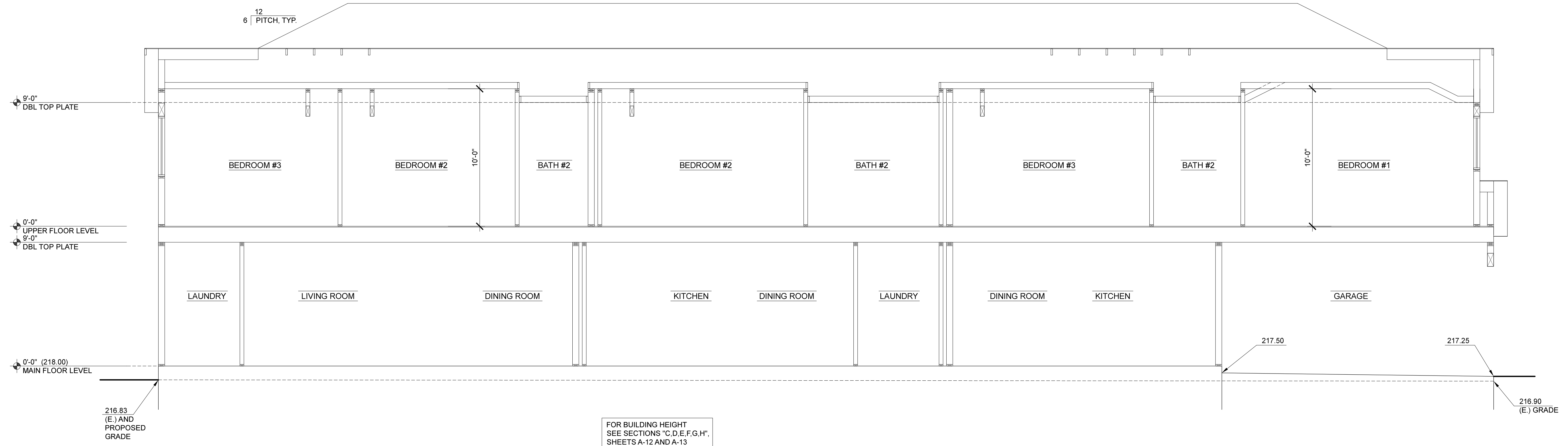
1/4" = 1'-0"

CLIENT (JOB No. 21635)
 TYNDALL STREET TOWNHOMES LLC
 517 TYNDALL STREET
 LOS ALTOS, CA 94022
 (415) 706-7500

CHAPMAN
 DESIGN
 ASSOCIATES
 620 S. EL MONTE AVENUE
 LOS ALTOS, CA 94022 (650) 941-6890

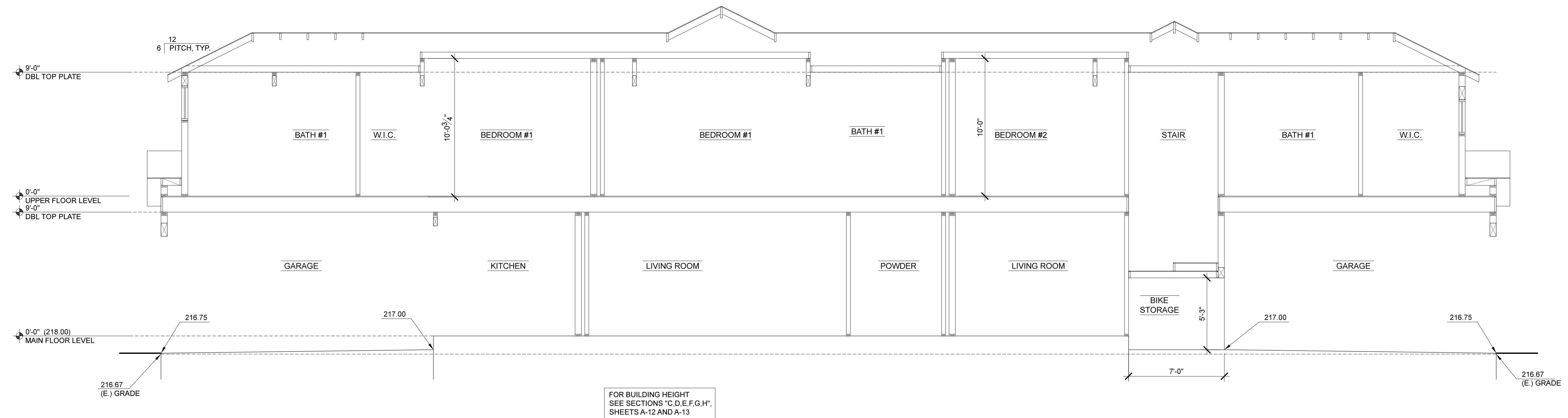
SHEET

A-9



SECTION "A - A"

1/4" = 1'-0"



SECTION "B - B"

1/4" = 1'-0"

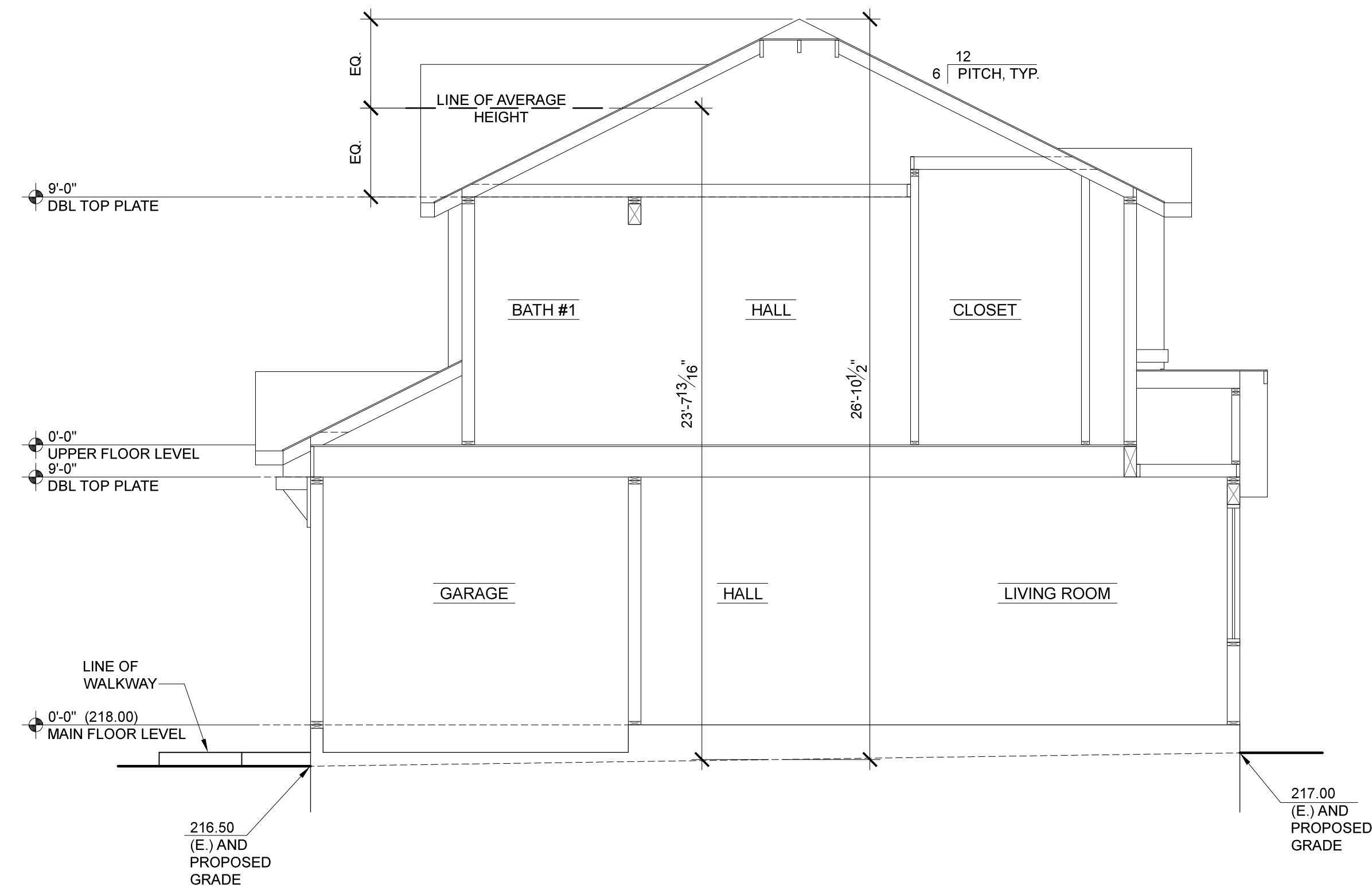
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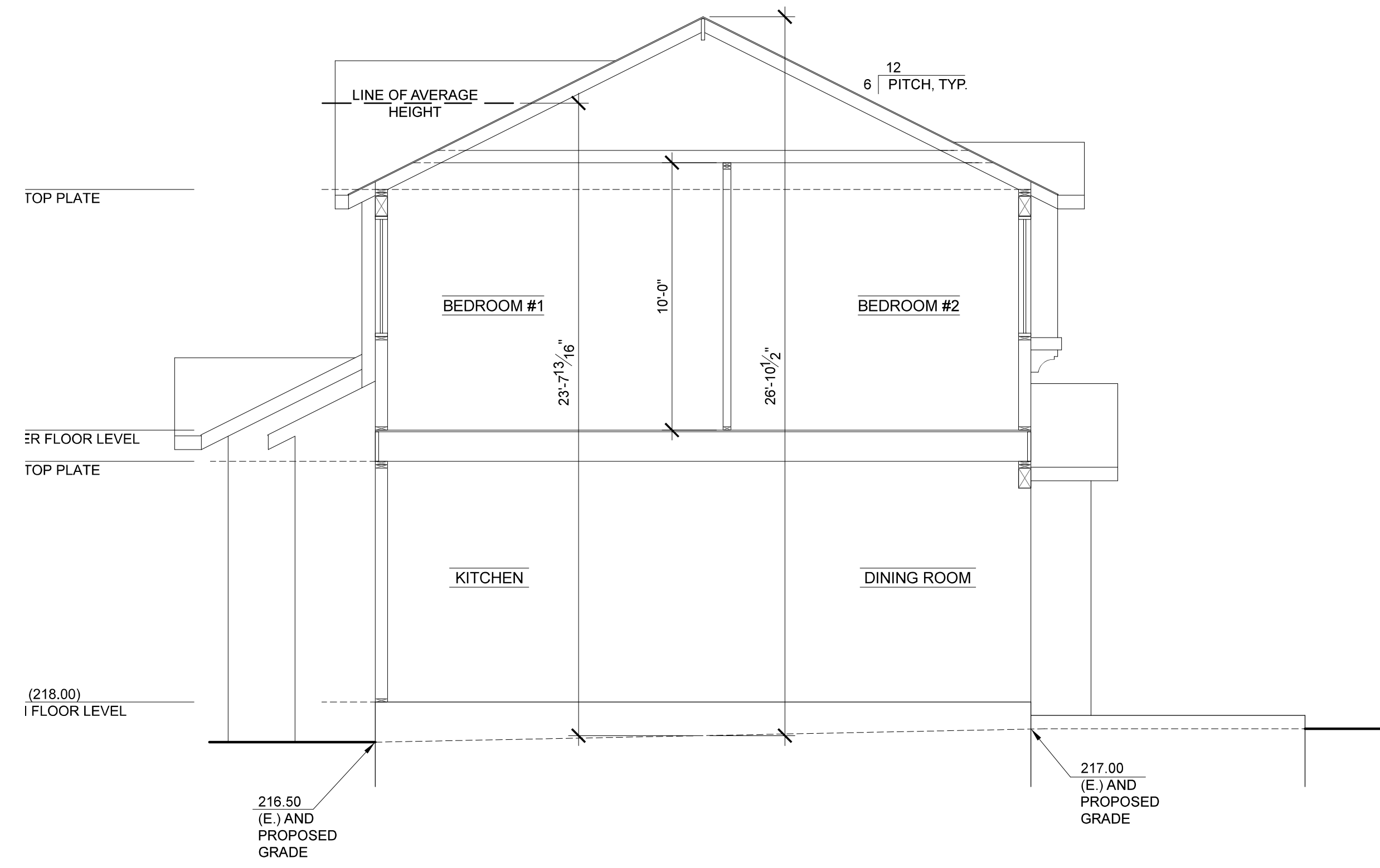
**CHAPMAN
 DESIGN
 ASSOCIATES**
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 LOS ALTOS, CA 94022 (650) 941-6890

SHEET
A-10



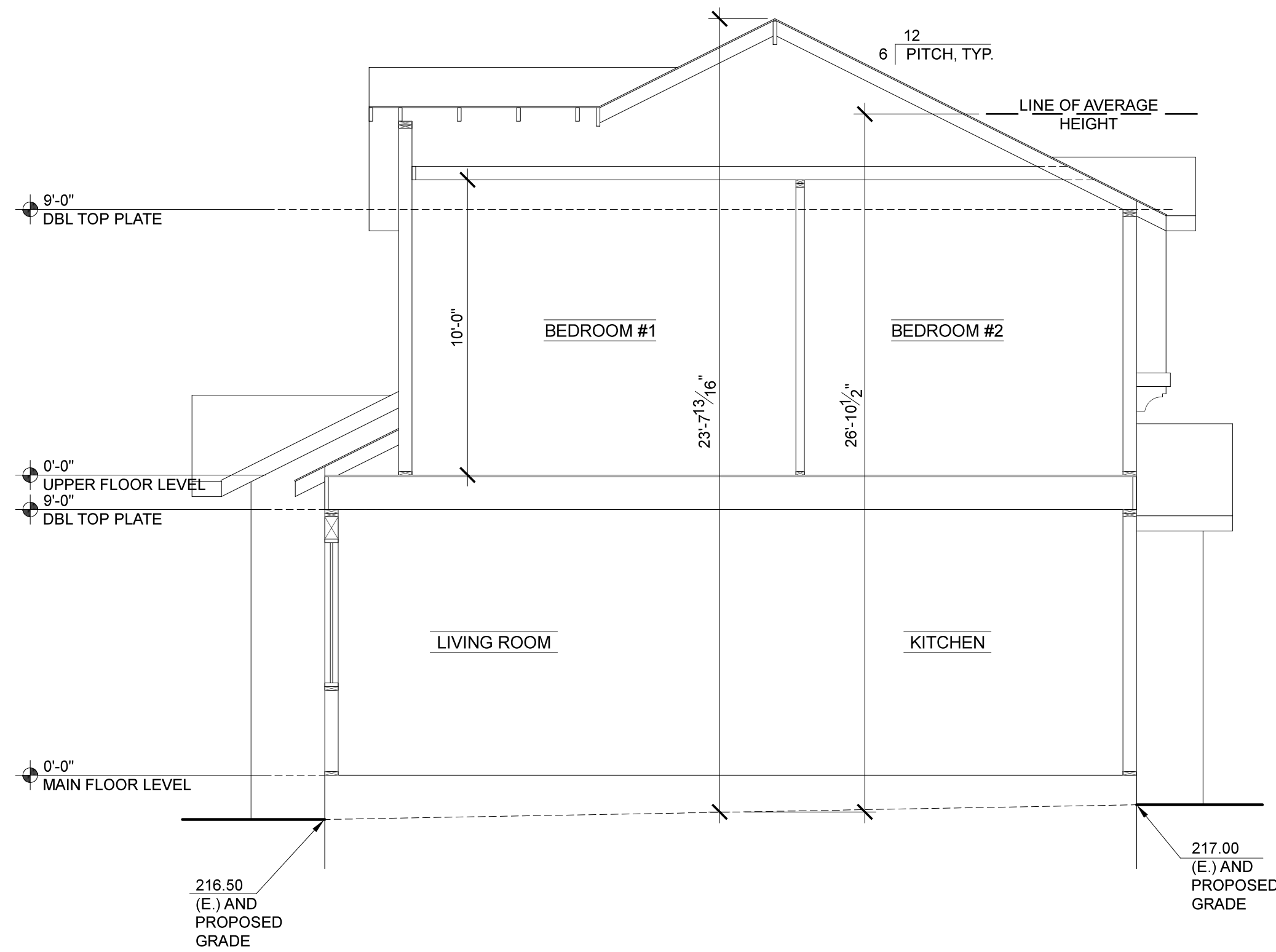
SECTION "C - C"

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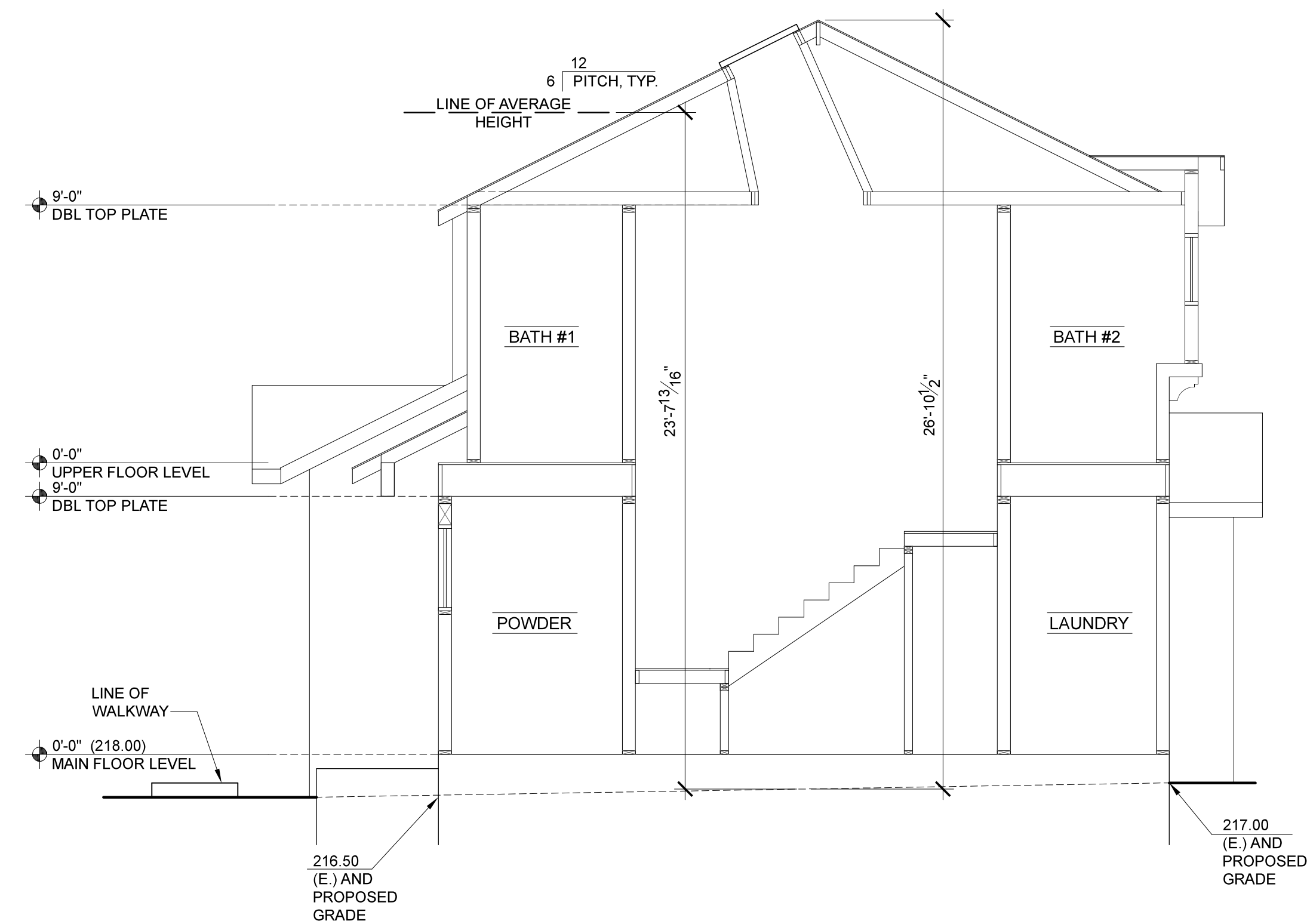
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SECTION "E - E"

1/4" = 1'-0"



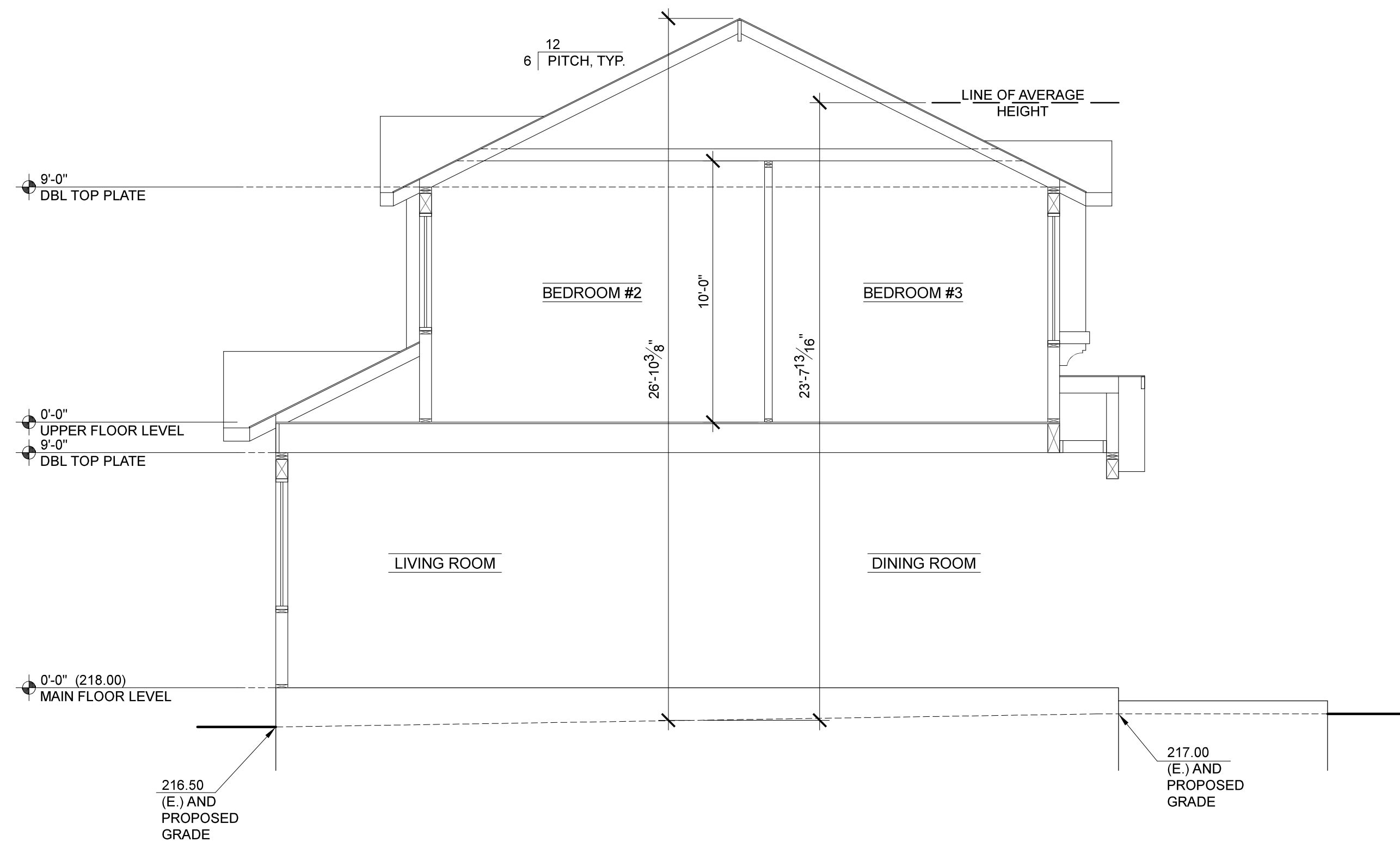
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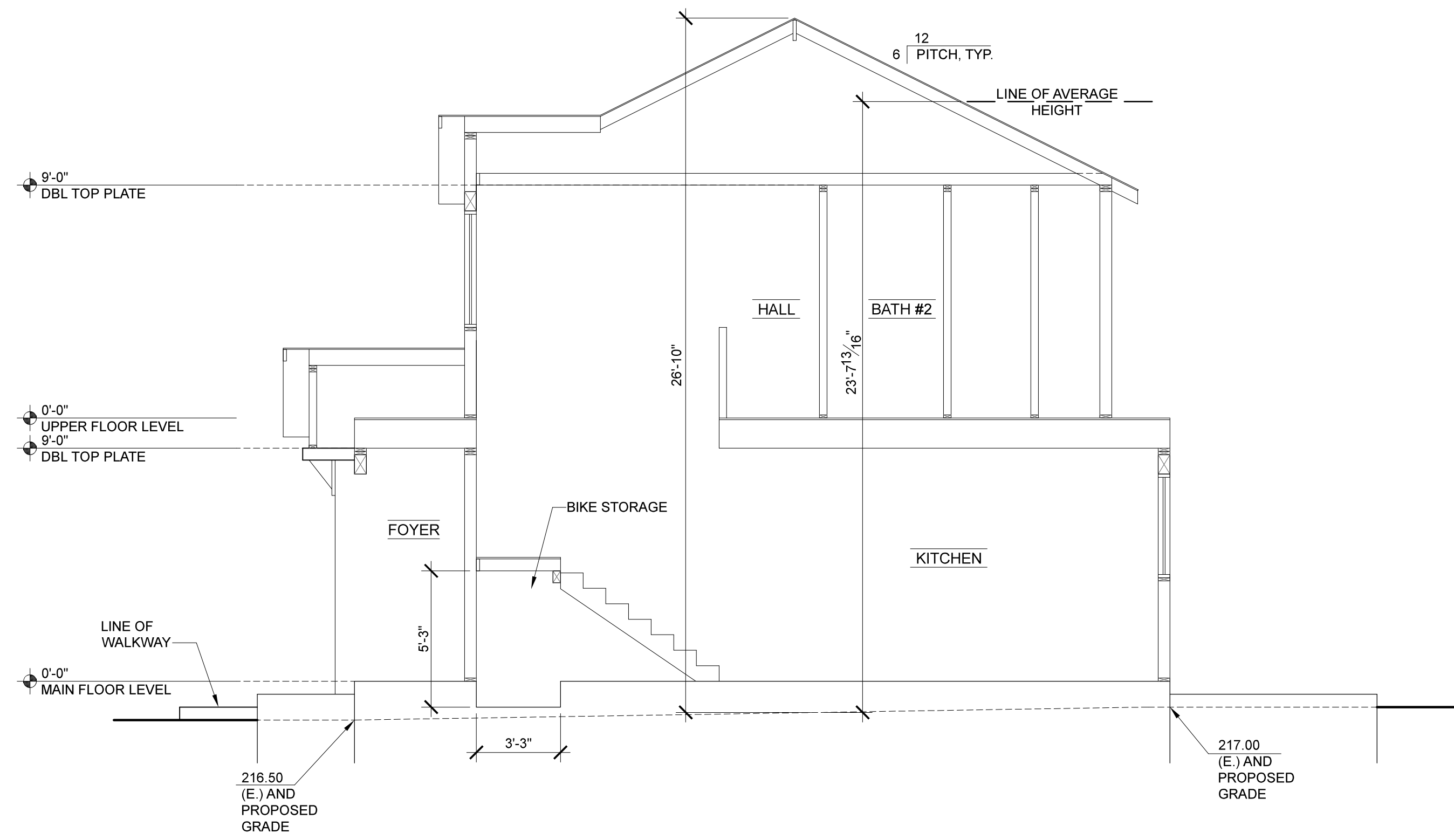
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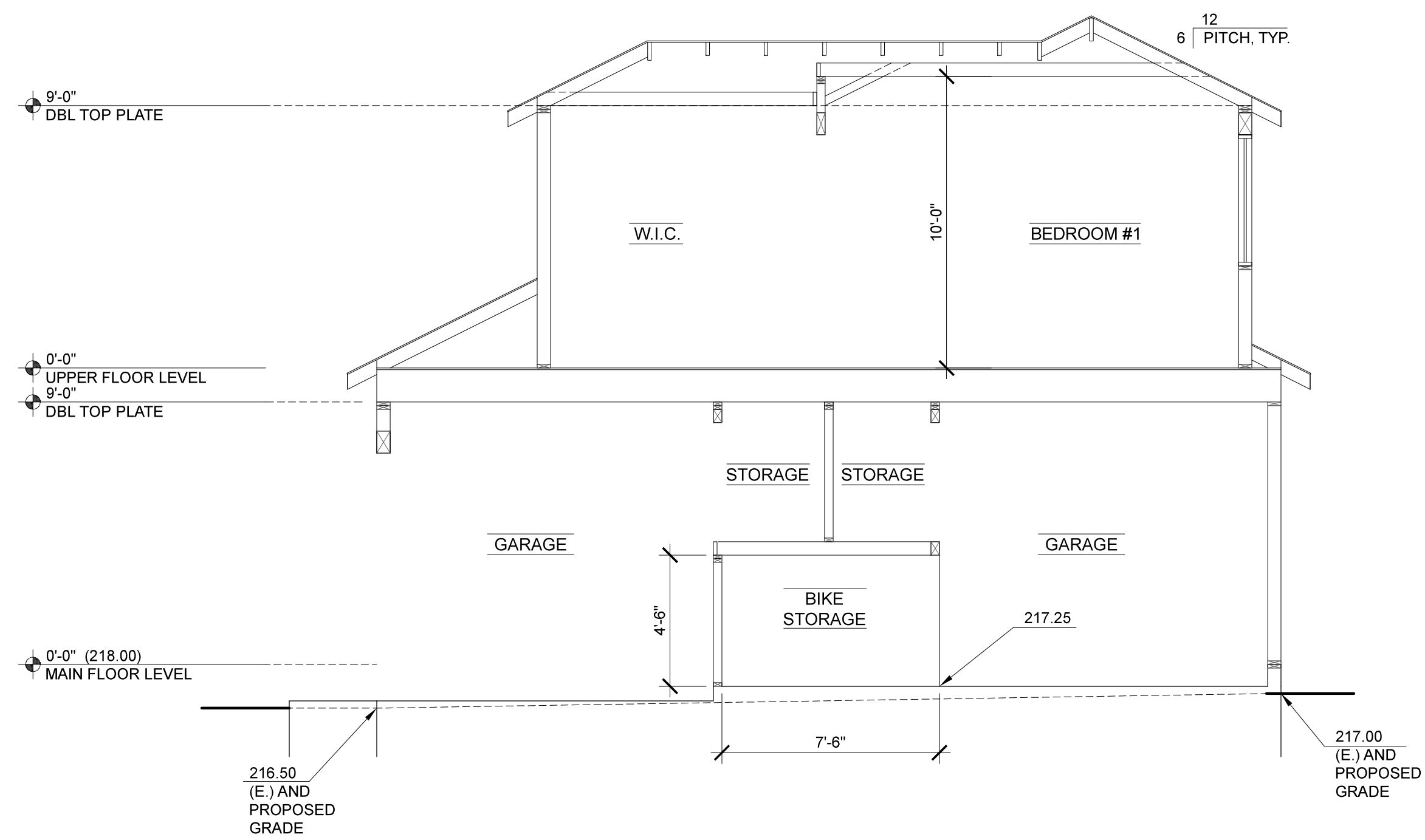
SECTION "G - G"

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SECTION "H - H"

1/4" = 1'-0"



SECTION "I - I"

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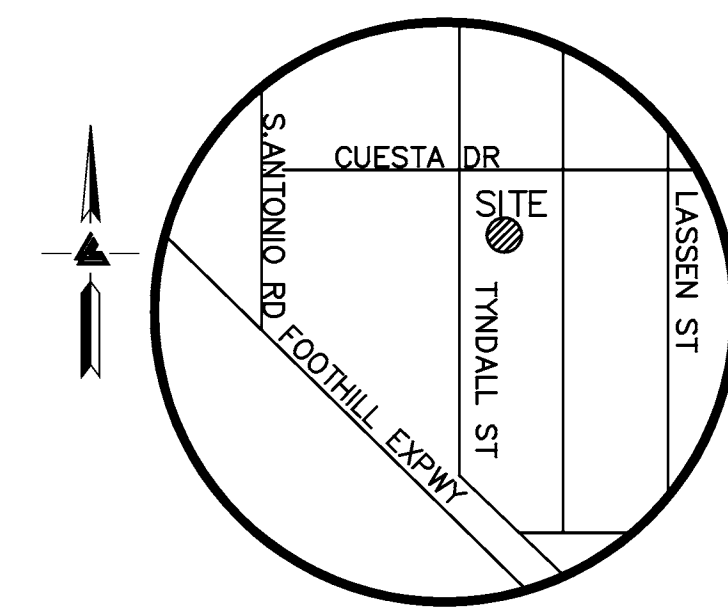
**CHAPMAN
 DESIGN
 ASSOCIATES**
 620 S. EL MONTE AVENUE
 LOS ALTOS, CA 94022 (650) 941-6890

SHEET
A - 12

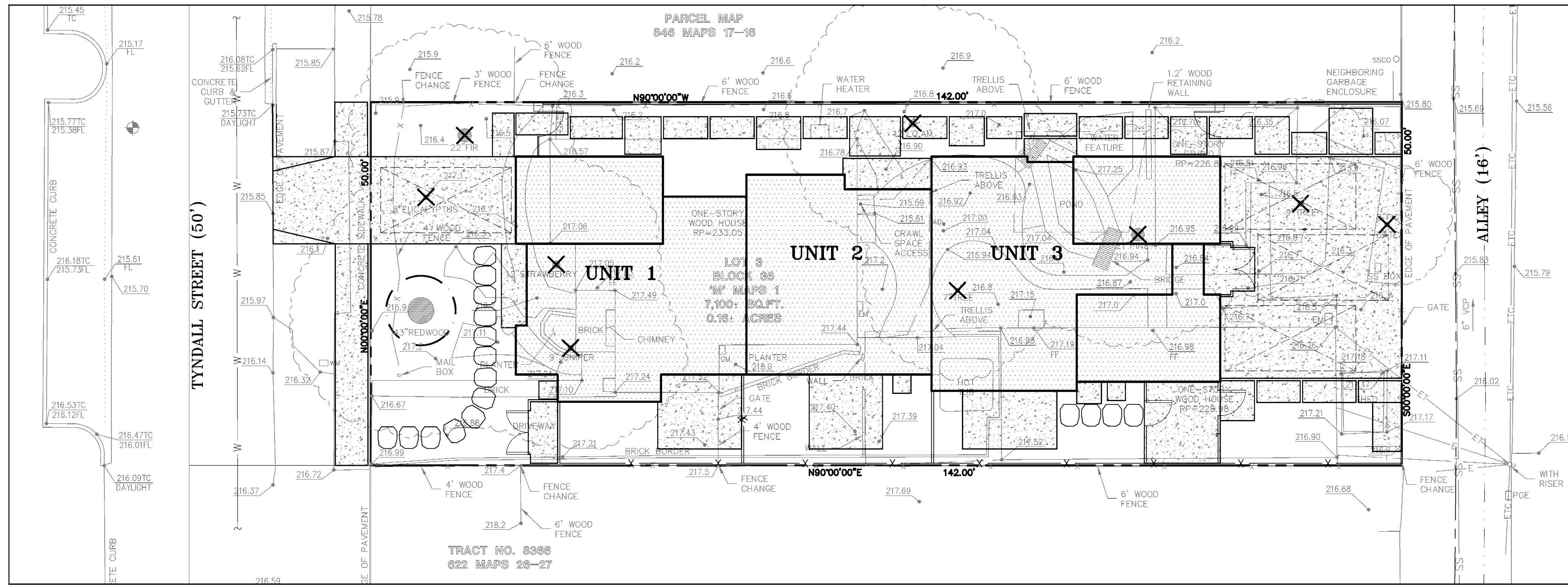
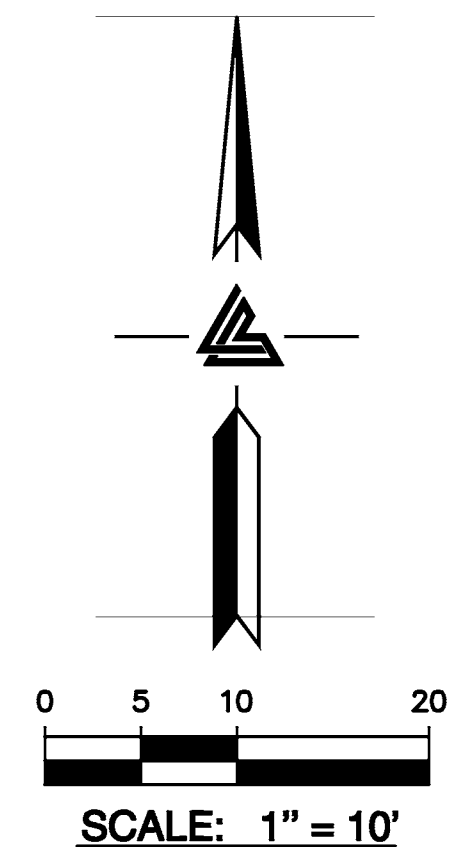
TENTATIVE MAP FOR 3 UNIT CONDOMINIUM PROJECT

517 TYNDALL STREET

LOS ALTOS, CALIFORNIA



VICINITY MAP
NO SCALE



OWNER'S ACKNOWLEDGMENT

I/WE HEREBY STATE THAT I/WE THE OWNER(S) OF THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN UPON THIS MAP AND I HEREBY AGREE TO THE FILING OF THIS TENTATIVE MAP AND AGREE TO COMPLY WITH THE PROVISIONS OF THE CITY OF CAMPBELL COMPREHENSIVE PLAN AND STATE OF CALIFORNIA MAP ACT AS THEY APPLY TO THE PROCESSING AND APPROVAL OF SAID MAP. THE CURRENT ZONING FOR THIS PROPERTY IS R-M, THE PROPOSED ZONING FOR THIS SUBDIVISION IS P-D. ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE CITY OF LOS ALTOS/UTILITY DISTRICT STANDARDS.

AS OWNER: TYNDALL STREET TOWNHOMES LLC

BY: _____ DATE: _____
TYNDALL STREET TOWNHOMES LLC

OWNER'S INFORMATION

OWNER:
TYNDALL STREET TOWNHOMES LLC
517 TYNDALL STREET
LOS ALTOS, CA 94022

APN: 170-38-047

REFERENCES

- THIS GRADING AND DRAINAGE PLAN IS SUPPLEMENTAL TO:
- TOPOGRAPHIC SURVEY BY LEA & BRAZE ENGINEERING, INC. ENTITLED: "TOPOGRAPHIC SURVEY" 517 TYNDALL STREET LOS ALTOS, CA DATED: 11-16-16 JOB#: 2161044
 - SITE PLAN BY CHAPMAN DESIGN ASSOCIATES: 517 TYNDALL STREET LOS ALTOS, CA DATED: NOVEMBER 2016 JOB#: 21635
- THE CONTRACTOR SHALL REFER TO THE ABOVE NOTED SURVEY AND PLAN, AND SHALL VERIFY BOTH EXISTING AND PROPOSED ITEMS ACCORDING TO THEM.

PROJECT DATA

TRACT NO.	
RECORD OWNER(S):	TYNDALL STREET TOWNHOMES LLC 517 TYNDALL STREET LOS ALTOS, CA 94022
CIVIL ENGINEER:	LEA & BRAZE ENGINEERING INC. 2495 INDUSTRIAL PARKWAY WEST HAYWARD, CA 94545 (510) 887-4086 CONTACT: PETE CARLINO
UNIT AREAS:	UNIT 1 1702.00 SF UNIT 2 1590.34 SF UNIT 3 192.45 SF
ASSESSOR'S PARCEL NO.	170-38-047
UTILITIES SERVICES:	WATER SUPPLY: SAN JOSE WATER SEWAGE DISPOSAL: WEST VALLEY SANITATION DISTRICT GAS & ELECTRICAL: PG&E TELEPHONE: AT&T CABLE: COMCAST

SHEET INDEX

TM-1.0	TITLE SHEET
TM-1.1	AREA SHEET
TM-2.0	SITE PLAN - AREA OF DETAIL
TM-2.1	SITE PLAN - AREA OF DETAIL

LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS • LAND SURVEYORS
SACRAMENTO REGION
BAY AREA REGION
HAYWARD, CALIFORNIA 94545
(P) (510) 887-4086
(F) (510) 887-3019
WWW.LEABRAZE.COM

517 TYNDALL STREET
LOS ALTOS, CALIFORNIA

TITLE SHEET

JOB NO:	2161047
DATE:	02-27-17
SCALE:	1" = 10'
DESIGN BY:	CA/TB
DRAWN BY:	TB
SHEET NO:	

TM-1.0
01 OF 04 SHEETS

LEGEND

EXISTING	PROPOSED	DESCRIPTION
---	---	BOUNDARY
---	---	PROPERTY LINE
---	---	RETAINING WALL
---	---	LANDSCAPE RETAINING WALL
---	---	RAINWATER TIGHTLINE
---	---	SUBDRAIN LINE
---	---	TIGHTLINE
---	---	STORM DRAIN LINE
---	---	SANITARY SEWER LINE
---	---	WATER LINE
---	---	GAS LINE
---	---	PRESSURE LINE
---	---	JOINT TRENCH
---	---	SET BACK LINE
---	---	CONCRETE VALLEY GUTTER
---	---	EARTHEN SWALE
---	---	CATCH BASIN
---	---	JUNCTION BOX
---	---	AREA DRAIN
---	---	CURB INLET
---	---	STORM DRAIN MANHOLE
---	---	FIRE HYDRANT
---	---	SANITARY SEWER MANHOLE
---	---	STREET SIGN
---	---	SPOT ELEVATION
---	---	FLOW DIRECTION
---	---	DEMOLISH/REMOVE
---	---	BENCHMARK
---	---	CONTOURS
---	---	TREE TO BE REMOVED

ABBREVIATIONS

AB	AGGREGATE BASE	LNDR	LANDING
AC	ASPHALT CONCRETE	LF	LINEAR FEET
ACC	ACCESSIBLE	MAX	MAXIMUM
AD	AREA DRAIN	MH	MANHOLE
BC	BEGINNING OF CURVE	MIN	MINIMUM
B & D	BEARING & DISTANCE	MON.	MONUMENT
BFP	BACKFLOW PREVENTOR	(N)	NEW
BM	BENCHMARK	NO.	NUMBER
BW/FG	BOTTOM OF WALL/FINISH	NTS	NOT TO SCALE
CB	CATCH BASIN	O.C.	ON CENTER
C & G	CURB AND GUTTER	O/	OVER
CP	CORRUGATED PLASTIC PIPE (SMOOTH INTERIOR)	(PA)	PLANTING AREA
CO	CLEANOUT	PED	PEDESTRIAN
COTG	CLEANOUT TO GRADE	PIV	POST INDICATOR VALVE
CONC	CONCRETE	PSS	PUBLIC SERVICES EASEMENT
CONC COR	CONCRETE CORNER	PP	PROPERTY LINE
CY	CUBIC YARD	PUE	POWER POLE
D	DIAMETER	PVC	POLYVINYL CHLORIDE
DI	DROP INLET	R	RADIUS
DIP	DUCTILE IRON PIPE	RCP	REINFORCED CONCRETE PIPE
EA	EACH	RIM	RIM ELEVATION
EC	END OF CURVE	RW	RAINWATER
EG	EXISTING GRADE	R/W	RIGHT OF WAY
EL	ELEVATIONS	S	SLOPE
EP	EDGE OF PAVEMENT	S.A.D.	SEE ARCHITECTURAL DRAWINGS
EQ	EQUIPMENT	SAN	SANITARY
EW	EACH WAY	SD	STORM DRAIN
(E)	EXISTING	SDMH	STORM DRAIN MANHOLE
FC	FACE OF CURB	SHT	SHEET
FF	FINISHED FLOOR	S.L.D.	SEE LANDSCAPE DRAWINGS
FG	FINISHED GRADE	SPEC	SPECIFICATION
FH	FIRE HYDRANT	SS	SANITARY SEWER
FL	FLOW LINE	SSCO	SANITARY SEWER CLEANOUT
FS	FINISHED SURFACE	SSMH	SANITARY SEWER MANHOLE
G	GAS	ST.	STREET
GA	GAGE OR GAUGE	STD	STANDARD
GB	GRADE BREAK	STRUCT	STRUCTURAL
HDPE	HIGH DENSITY CORRUGATED POLYETHYLENE PIPE	T	TELEPHONE
HORIZ	HORIZONTAL	TC	TOP OF CURB
HI PT	HIGH POINT	TEMP	TEMPORARY
H&T	HUB & TACK	TP	TOP OF PAVEMENT
ID	INFILTRATION DEVICE	TW/FG	TOP OF WALL/FINISH GRADE
INV	INVERT ELEVATION	TYP	TYPICAL
JB	JUNCTION BOX	VC	VERTICAL CURVE
JT	JOINT TRENCH	VCP	VITRIFIED CLAY PIPE
JP	JOINT UTILITY POLE	VERT	VERTICAL
L	LENGTH	W	WITH
		W, WL	WATER LINE
		WM	WATER METER
		WWF	WELDED WIRE FABRIC

NOTES

- ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS OF A FOOT.
- UNDERGROUND UTILITY LOCATION IS BASED ON SURFACE EVIDENCE.
- BUILDING FOOTPRINTS ARE SHOWN AT GROUND LEVEL.
- FINISH FLOOR ELEVATIONS ARE TAKEN AT DOOR THRESHOLD (EXTERIOR).
- EASEMENT NOTE**
- THERE ARE NO EASEMENTS LISTED IN PRELIMINARY TITLE REPORT ISSUED BY FIRST AMERICAN TITLE COMPANY, ORDER NO. 4316-5179646, DATED AS OF MAY 9, 2016

BENCHMARK

SANTA CLARA VALLEY WATER DISTRICT BENCHMARK BM348 BRASS DISK IN THE TOP OF A CURB. BENCHMARK IS LOCATED ON THE WEST SIDE OF FREMONT AVENUE, SOUTH OF GRIFFIN ROAD, AND JUST WEST OF THE ENTRANCE TO THE CALIFORNIA WATER COMPANY'S YARD. FOOTHILL EXPRESSWAY LIES TO THE WEST OF FREMONT AVENUE, JUST OVER A CHAIN LINK FENCE. BENCHMARK IS 225 FEET ± SOUTHWESTERLY OF INTERSECTION OF FREMONT AND GIFFIN, ALSO 3.6 FEET NORTHEASTERLY OF 4 FOOT CYCLONE FENCE. CITY OF LOS ALTOS ELEVATION = 226.52' (NAVD 88 DATUM)

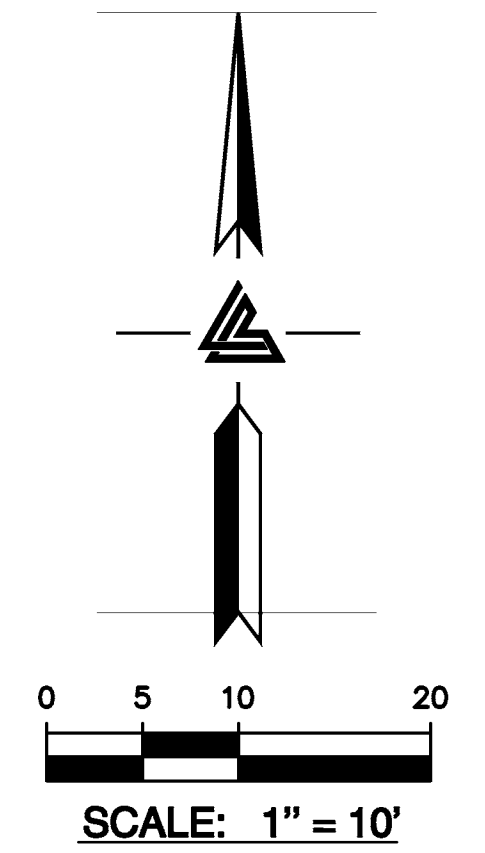
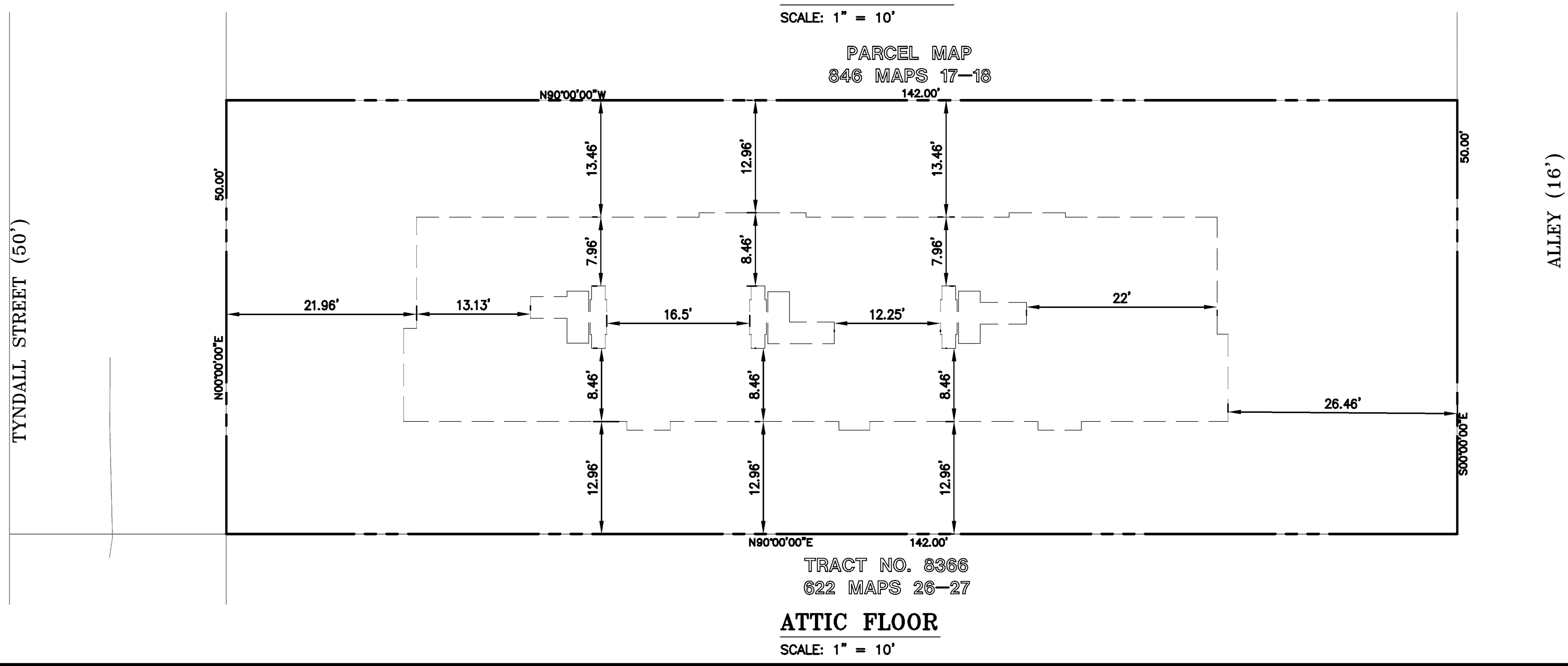
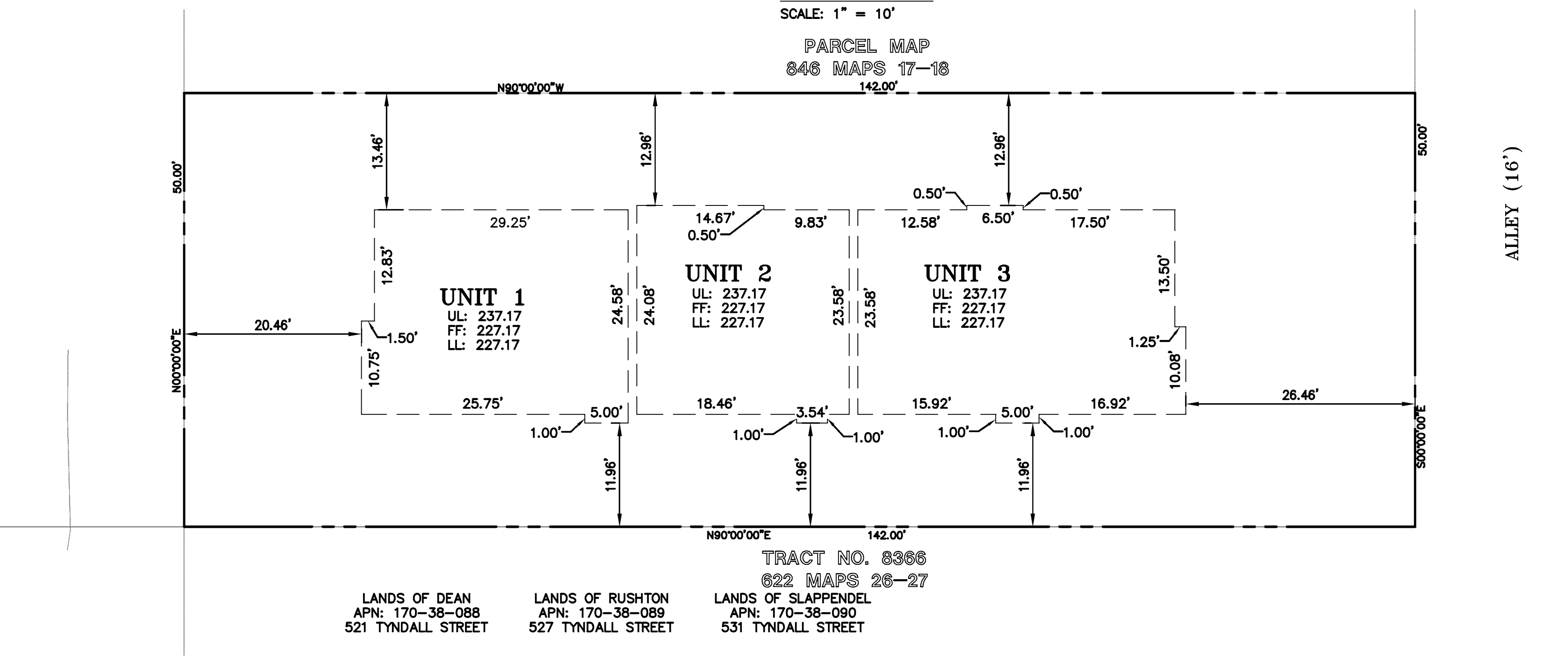
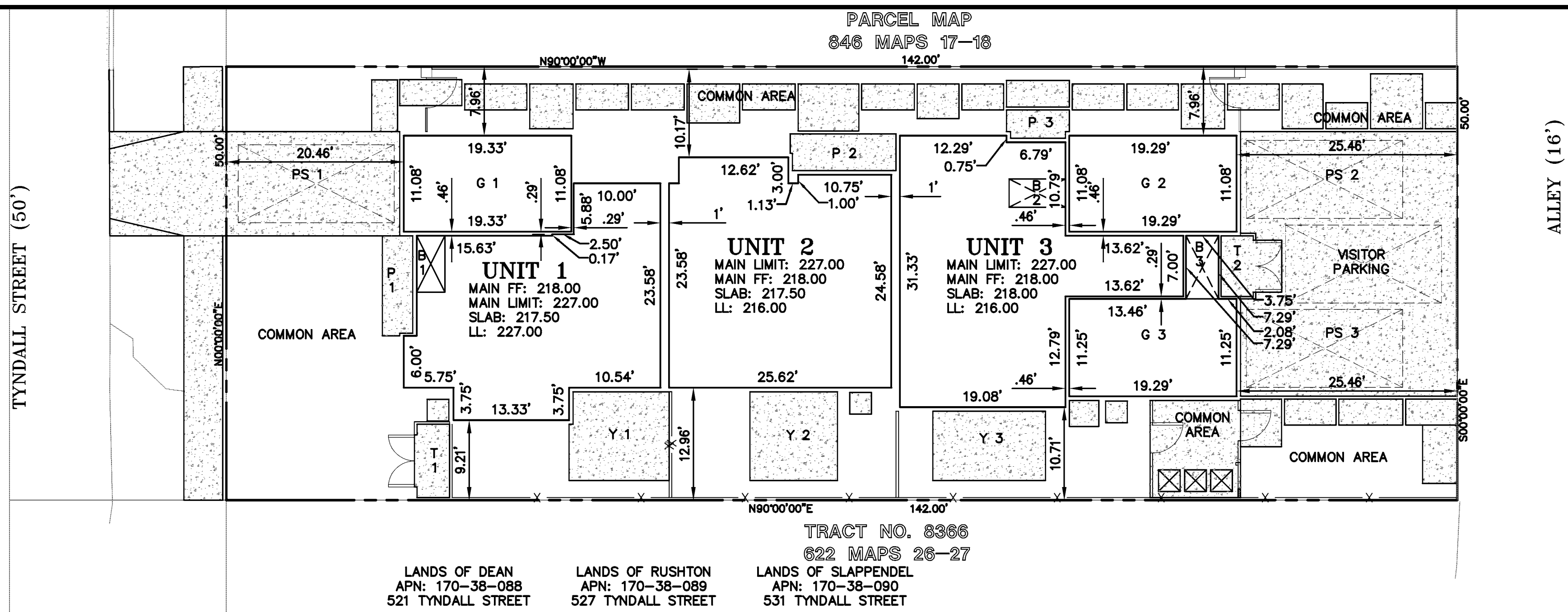
SITE BENCHMARK

SURVEY CONTROL POINT MAG AND SHINER SET IN ASPHALT ELEVATION = 215.57' (NAVD 88 DATUM)

NOTE:
FOR CONSTRUCTION STAKING SCHEDULING OR QUOTATIONS PLEASE CONTACT GREG BRAZE AT LEA & BRAZE ENGINEERING (510)887-4086 EXT 116. aabaya@leabraze.com

*** BUILDING PAD NOTE:**
ADJUST PAD LEVEL AS REQUIRED. REFER TO STRUCTURAL PLANS FOR SLAB SECTION OR CRAWL SPACE DEPTH TO ESTABLISH PAD LEVEL.





ABBREVIATIONS

- B BIKE STORAGE
- FF FINISHED FLOOR ELEVATION
- G GARAGE
- LL LOWER LIMIT
- P PORCH
- PS PARKING SPACE
- T TRASH AREA
- UL UPPER LIMIT
- Y YARD
- 1 UNIT 1
- 2 UNIT 2
- 3 UNIT 3



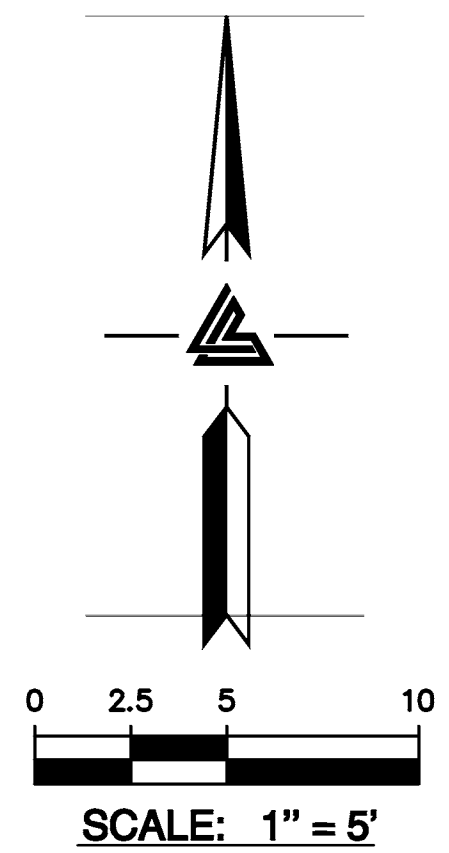
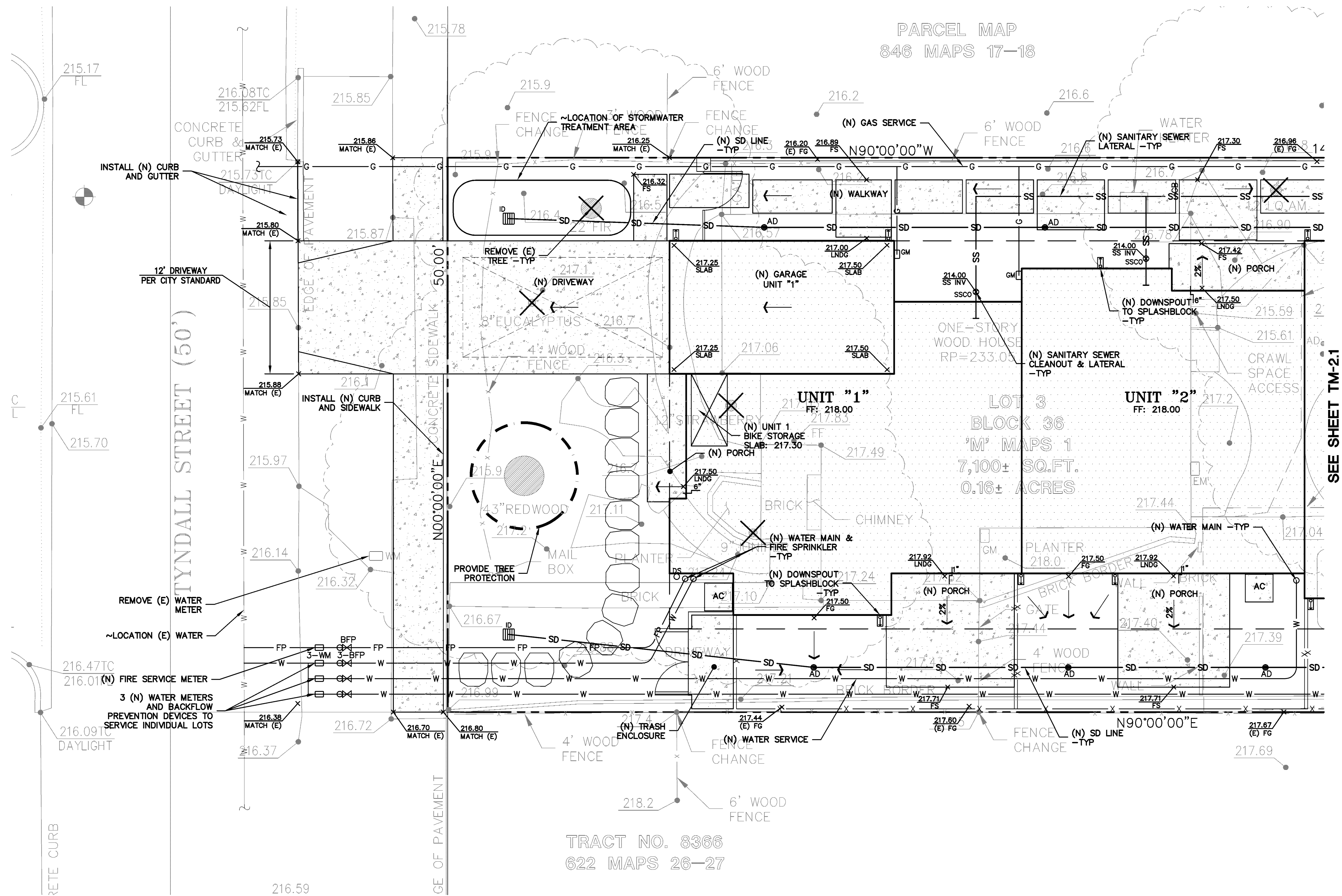
LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS • LAND SURVEYORS
SACRAMENTO REGION
BAY AREA REGION
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(P) (510) 887-4086 (F) (510) 887-3019
WWW.LEABRAZE.COM

517 TYNDALL STREET
LOS ALTOS, CALIFORNIA

APN: 170-38-047

AREA SHEET

1	CLIENT REV	TB
	REVISIONS	BY
	JOB NO:	2161047
	DATE:	02-27-17
	SCALE:	1" = 10'
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	SHEET NO:	



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 CIVIL ENGINEERS • LAND SURVEYORS
 SACRAMENTO REGION
 3000 JUDAS ROAD, WEST
 SACRAMENTO, CALIFORNIA 95661
 (P) (916) 966-1338
 (F) (916) 966-1338
 (F) (916) 797-7363
 WWW.LEA-BRAZE.COM

**517 TYNDALL STREET
 LOS ALTOS, CALIFORNIA**
 APN: 170-38-047
 SANTA CLARA COUNTY

SITE PLAN

FLATWORK
 FINISHED GRADES AT BUILDING PERIMETER SHALL BE SLOPED AT A MINIMUM OF 5% FOR THE FIRST 10' AWAY FROM THE BUILDING PER CBC 1804.3 OR TO AN APPROVED DRAINAGE SWALE OR STRUCTURE. GRADES SHALL CONTINUE TO SLOPE TOWARDS POSITIVE DRAINAGE AND A POSITIVE OUTFALL MAINTAIN 8" CLEARANCE BETWEEN FINISH EARTHEN GRADE AND BOTTOM OF MUD SILL AT ALL TIMES PER CBC 2304.11.2 UNLESS STRUCTURAL DETAILING ALLOWS LESS. REFER TO STRUCTURAL PLANS FOR FOUNDATION DESIGN AND DETAILS.
 SLOPE GARAGE SLAB 1% MINIMUM (1/8" PER FOOT) FROM BACK TO FRONT TO ALLOW FOR ADEQUATE DRAINAGE. MAINTAIN 1/2" TO 1" LIP BETWEEN GARAGE SLAB AND DRIVEWAY. SEE PLANS FOR SPECIFIC DROP
 PROVIDE 2% (1% MIN.) SLOPE ACROSS FLAT WORK AND/OR PAVING PER CBC 2304.11.2. SLOPE TOWARDS POSITIVE DRAINAGE AS SHOWN ON PLAN.
 (N) AC DRIVEWAY.
 GRIND AC TO TIE (N) AC INTO (E) AC PAVING.
 (N) CONCRETE PATIOS/WALKWAYS.

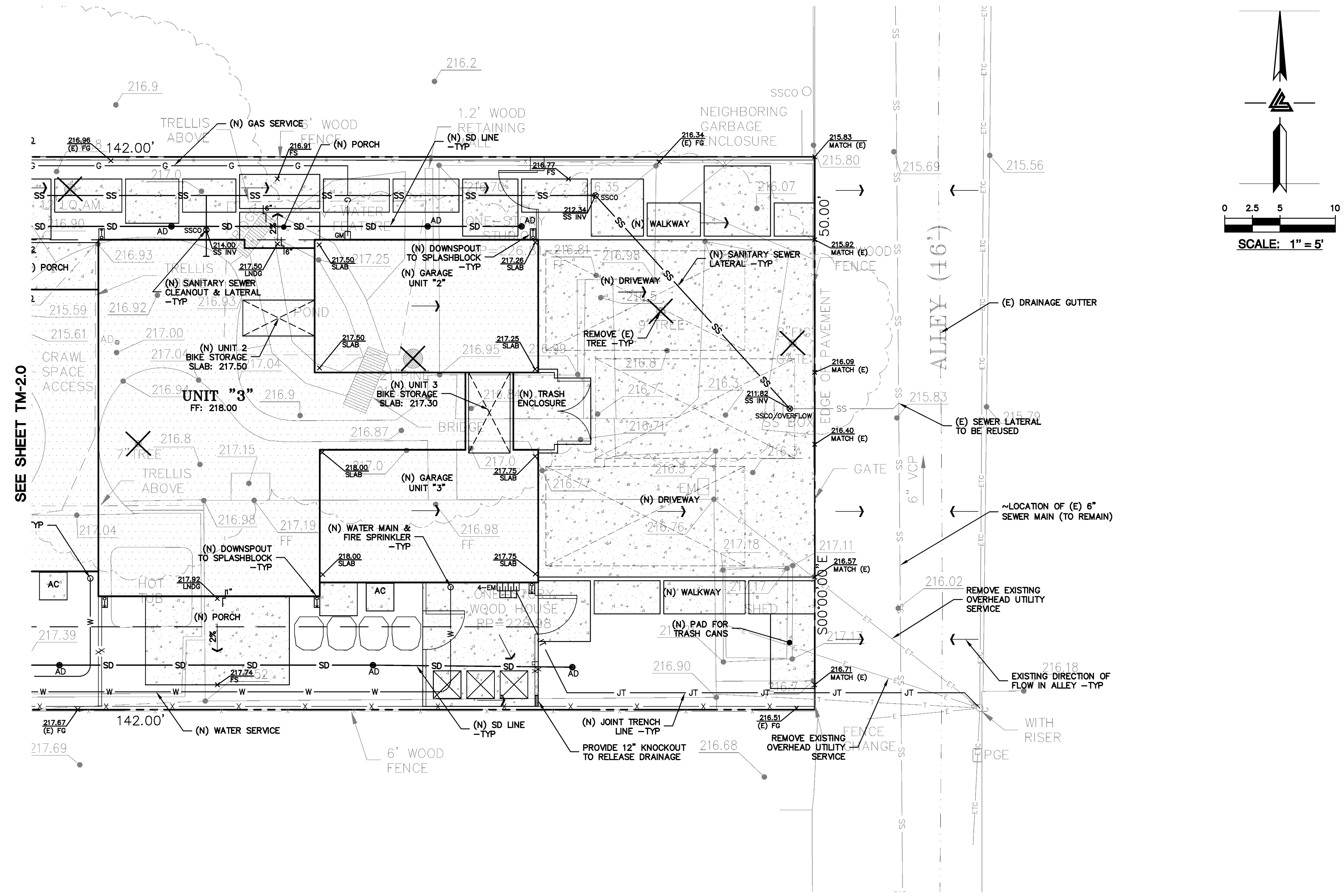
STORM DRAIN
 INSTALL (N) ON-SITE STORM DRAIN SYSTEM. USE MINIMUM 6" PVC (SDR 35) OR HDPE (ADS N-12 W/ SMOOTH INTERIOR WALLS). MAINTAIN 24" MINIMUM COVER AND SLOPED AT 1% MINIMUM AT ALL TIMES UNLESS OTHERWISE NOTED. PROVIDE CLEAN OUT TO GRADE AT MAJOR CHANGES IN DIRECTION. AVOID USING 90° BENDS AND INSTEAD USE (2) 45° BENDS AND WYE CONNECTIONS.
 CONSTRUCT (N) EARTHEN SWALE SLOPED AT 1% MINIMUM TOWARDS POSITIVE OUTFALL.
 CONNECT RAIN WATER DOWNSPOUTS TO 4" PVC (SDR-35) TIGHTLINE, SLOPED AT 1% MINIMUM. DIRECT TO NEAREST STORM DRAIN LINE. PROVIDE CLEAN OUT TO GRADE AT MAJOR CHANGES IN DIRECTION. AVOID USING 90° BENDS AND INSTEAD USE (2) 45° BENDS. TIGHTLINE MAY BE PLACED IN COMMON TRENCH WITH SUBDRAIN LINES, HOWEVER, NOT CONNECT TO SUBDRAIN LINES. CONNECT TO NEAREST STORM DRAIN LINE AS SHOWN ON PLAN.
 INSTALL (N) "CHRISTY V-1" AREA DRAINS. CONNECT TO ON-SITE STORM DRAIN SYSTEM. SEE DETAIL X ON C-X.
 INSTALL (N) INFILTRATION DEVICE (ID).

UTILITIES
 INSTALL (N) SANITARY SEWER LATERALS. USE 4" PVC (SDR-26) SLOPED AT 2% MINIMUM. CONNECT TO (E) SEWER MAIN AS SHOWN. PROVIDE CLEANOUT TO GRADE AT BUILDING AND BEHIND PROPERTY LINE AND AT MAJOR CHANGES IN DIRECTION AS SHOWN. REUSE (E) LATERAL IF POSSIBLE. CONNECT PER DISTRICT STANDARDS.
 CONNECT (N) WATER SERVICE PER WATER DISTRICT STANDARDS. UPGRADE (E) WATER METER PER WATER DISTRICT STANDARDS AS APPLICABLE. INSTALL (N) 2" MINIMUM SERVICE LINE TO (N) RESIDENCE OR AS DIRECTED BY FIRE SPRINKLER DESIGNER.
 INSTALL (N) JOINT TRENCH FOR SERVICES INCLUDING GAS, CATV & ELECTRIC FROM NEAREST POINT OF CONNECTION. DESIGN BY OTHERS.

DEMOLITION
 DEMOLISH (E) IMPROVEMENTS AS NECESSARY TO ACCOMMODATE (N) CONSTRUCTION. NO DEMOLITION SHALL COMMENCE WITHOUT REQUIRED DEMOLITION PERMITS.
 REMOVE (E) TREE. CONTRACTOR SHALL OBTAIN THE PROPER TREE REMOVAL PERMITS AS REQUIRED.
 PROVIDE TREE PROTECTION AROUND TREES TO REMAIN.

*** BUILDING PAD NOTE:**
 ADJUST PAD LEVEL AS REQUIRED. REFER TO STRUCTURAL PLANS FOR SLAB SECTION OR CRAWL SPACE DEPTH TO ESTABLISH PAD LEVEL.

CLIENT REV	06-13-17	TB
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SCALE:	1" = 5'	
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**517 TYNDALL STREET
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 APN: 170-38-047
 SANTA CLARA COUNTY

SITE PLAN

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UTILITIES

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	REVISIONS		BY
JOB NO:		2161047	
DATE:		02-27-17	
SCALE:		1" = 5'	
DESIGN BY:		CA/TB	
DRAWN BY:		TB	
SHEET NO:			

W. Jeffrey Heid
Landscape Architect
C-22355

6179 Oneida Drive
San Jose, California 95123
tel 408 691-5207
fax 408 226-6085
email wjheid@comcast.net

OWNERSHIP AND USE OF DRAWINGS
All drawings, specifications and copies thereof furnished by W. Jeffrey Heid Landscape Architect are and shall remain its property. They are to be used only with respect to this project and are not to be used on any other project. Submission or distribution to meet official regulatory requirements or for other purposes in connection with the Project is not to be construed as publication in derogation of W. Jeffrey Heid Landscape Architect's common law, copyright or other reserved rights.

REVISED 2/13/17
REVISED 2/14/17
REVISED 5/24/17
REVISED 6/9/17



ERIGERON CAREX LIRIOPE LANTANA



LOROPETALUM SOLLYA NANDINA RIBES PITTOSPORUM PHORMIUM



CLYTOSTOMA



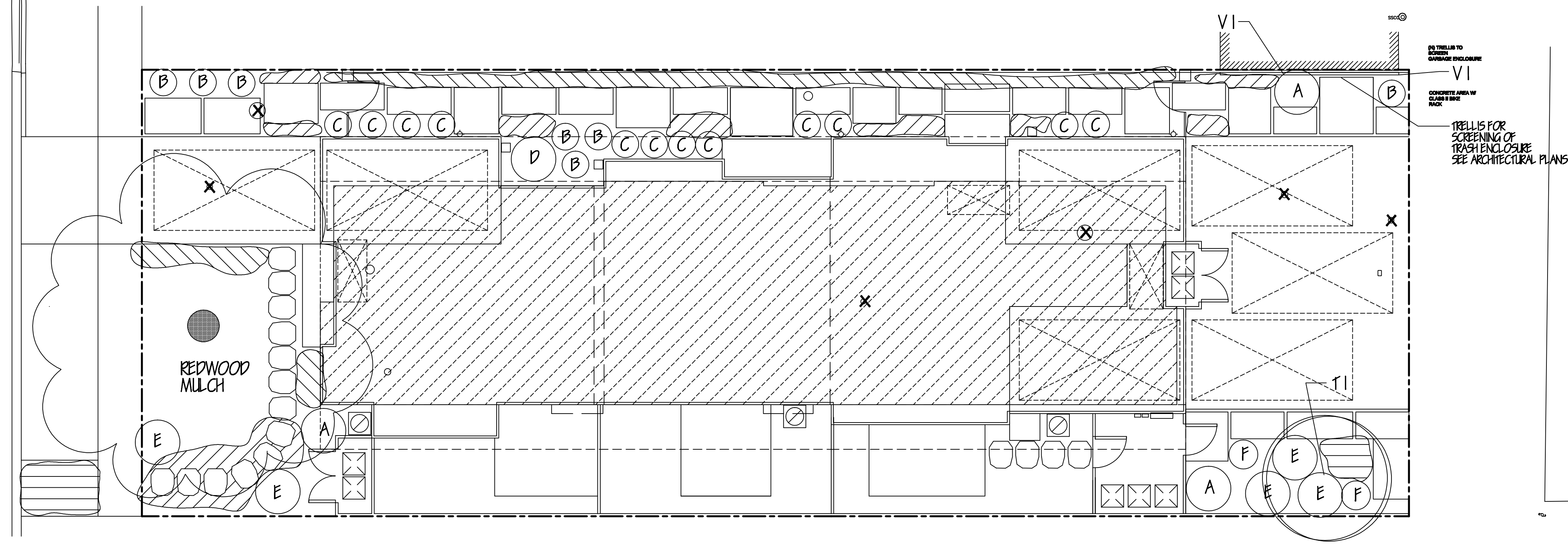
LAGESTROEMIA

PLANT LEGEND AND NOTES

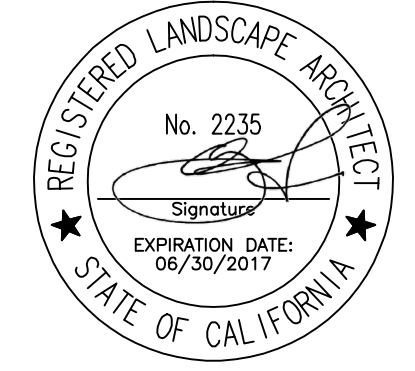
Symbol	Species	Size	Water	Woods
	Erigeron karvinskianus/ Santa Barbara Daisy @ 30" oc	1 gallon	low	.3
	Carex diuisa/ Berkeley Sedg @ 30" oc	1 gallon	low	.3
	Liriope Silver Dragon @ 24" oc	1 gallon	medium	.5
	Lantana montevidensis/ Yellow Lantana @ 36" oc	1 gallon	low	.3
A	Loropetalum chinense Razzleberry	5 gallon	low	.3
B	Sollya heterophylla/ Australian Bluebell	5 gallon	low	.3
C	Nandina Harbor Dwarf	5 gallon	low	.3
D	Ribes sanguineum/ Pink Currant	5 gallon	low	.3
E	Pittosporum tobira Wheelers Dwarf	5 gallon	low	.3
F	Phormium Jack Spratt/ Dwarf Flax	5 gallon	low	.3
V-1	Clytostoma callisclodes/ Lavendar Trumpet Vine	5 gallon	low	.3
T-1	Lagestroemia fuscocora/ Grape Myrtle	24" box	low	.3

- 1) Protect Redwood tree to remain from damage during construction work. No trenching shall occur in the landscape area beneath the tree.
- 2) Maintain natural Redwood leaf litter and mulch under tree.
- 3) Soil to be broken up and amended prior to planting. Landscape contractor shall have the soil analyzed with recommendations for preparation prior to planting. Or 3" of approved compost shall be incorporated into the soil and backfill mix.
- 4) 3" of wood chip mulch shall be spread after planting.

TYNDALL ST. (50')



PLANTING PLAN
1/8" = 1'-0"



517 TYNDALL STREET

for:
LES POLTRACK
517 TYNDALL STREET
LOS ALTOS, CA. 94022

PLANTING PLAN

date: 2/2/17
scale: NOTED
drawn by: WJH
job no. 21703
sheet

11
of 3 sheets

