5 NEW RESIDENCES FOR:

MR. SAMIR SHARMA

140 LYELL STREET, LOS ALTOS, CA 94022

OWNER

SAMIR SHARMA
1495 FLAMINGO WAY
SUNNIVALE, CA 94087
206-931-4169
samir19@gmail.com

ARCHITECT

RICHARD A HARTMAN
HOMETEC ARCHITECTURE
555-B MERIDIAN AVENUE
SAN JOSE, CA 95126
408-995-0496
hometecarch@gmail.com

CIVIL ENGINEER

SAEID RAZAVI, PE
SMP ENGINEERS
1534 CAROB LANE
LOS ALTOS, CA 94024
650-941-8055
srazavi@smpengineers.com

LANDSCAPE ARCHITECT

MARA YOUNG, LA
650-327-2644
marayoung@gmail.com

ARBORIST

KEVIN KIELTY
POB 6187
SAN MATEO, CA 94403
650-515-9783
kkarbor0476@yahoo.com

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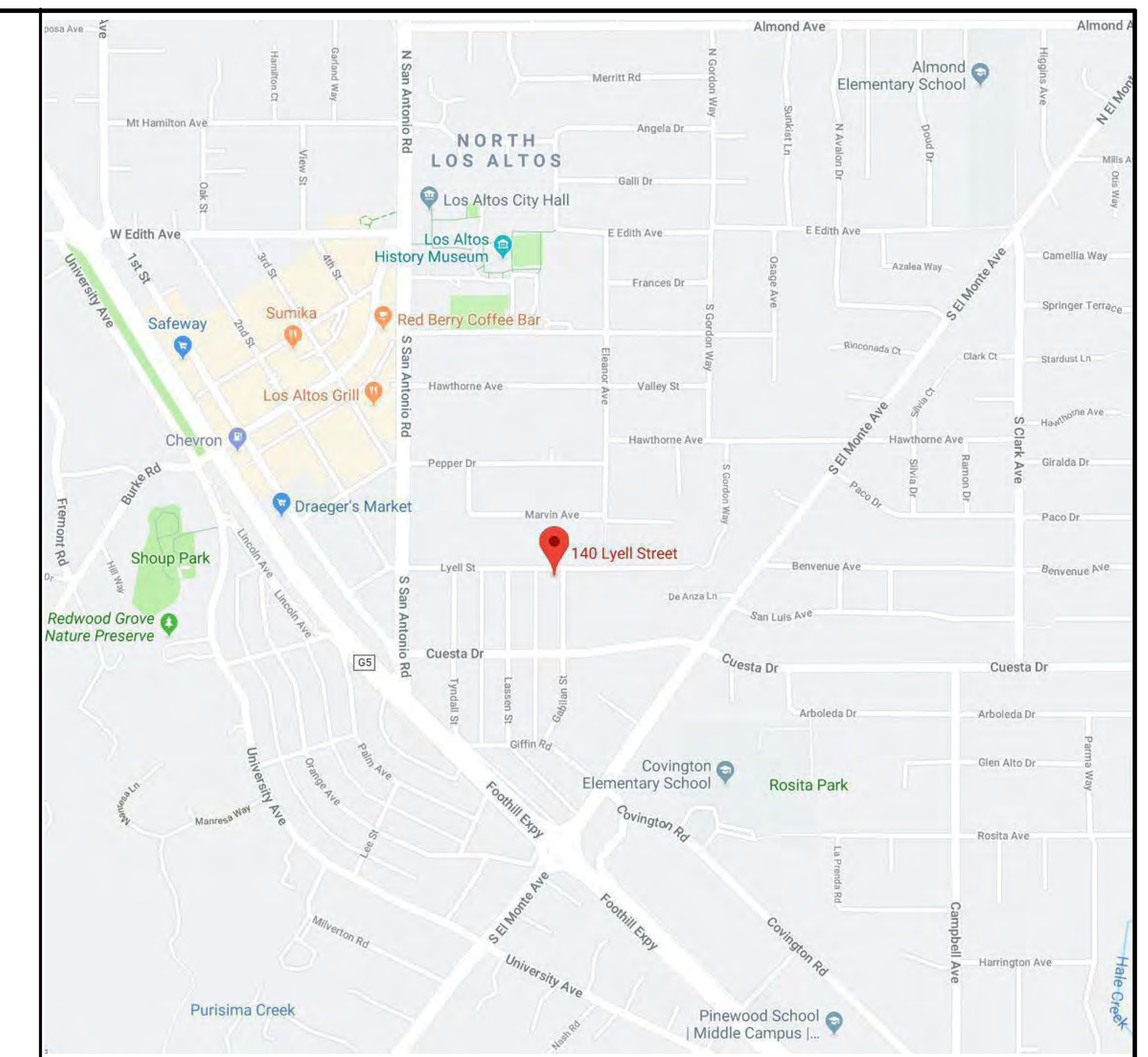

VICINITY MAP

A.P.N. : 170 - 39 - 043

ZONING: R 3 - 1.8

GENERAL PLAN: MEDIUM DENSITY MULTI-FAMILY (MDMF)

LOT SIZE: 10,650 S.F.

EXISTING HOUSE: 1,802 S.F. (TO BE REMOVED)

	FIRST FLOOR	SECOND FLOOR	TOTAL
UNIT #1:	636.7	766.0	1,402.7 S.F.
UNIT #2:	649.3	769.6	1,418.9 S.F.
UNIT #3:	649.3	768.6	1,417.9 S.F.
UNIT #4:	649.3	778.8	1,428.1 S.F.
UNIT #5:	575.8	723.0	1,298.8 S.F.
TOTAL:	3,160.4	3,806.0	6,966.4 S.F.

GARAGES: 1,119.38 S.F.

COVERED PORCHES: 309.56 S.F.

PARKING PROVIDED: 1 COVERED, 1 UNCOVERED PER UNIT (20 CARS)

GUEST PARKING PROVIDED: 3 UNCOVERED TOTAL

LOT COVERAGE ALLOWED: 10,650 X .40 = 4,260 S.F.
PROPOSED: 4,589 = 43%

F.A.R. PROPOSED: 8,134 = 76.3%

PERVIOUS PAVER DRIVEWAYS PROPOSED: 1,443 S.F.

PATIOS, WALKWAYS PROPOSED: 1,006 S.F.

LANDSCAPING PROPOSED: 3,942 S.F. = 37.01%

TYPE OF CONSTRUCTION: VB

OCCUPANCY GROUP: R-3, U

THIS PROJECT SHALL COMPLY WITH 2019 CBC, CRC, CMC, CPC, CEC, CFC, CAL GREEN, CAL ENERGY CODE, AND LOCAL ORD.

PROJECT DESCRIPTION:
REMOVE EXISTING SINGLE FAMILY RESIDENCE.
BUILD A 2-STORY MULTI-FAMILY BUILDING CONSISTING OF 5 UNITS INCLUDING 1 B.M.R. UNIT.
ALL UNITS WILL HAVE AN ATTACHED 1-CAR GARAGE.

SITE DATA

REVISIONS	BY

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Sheet	T-1
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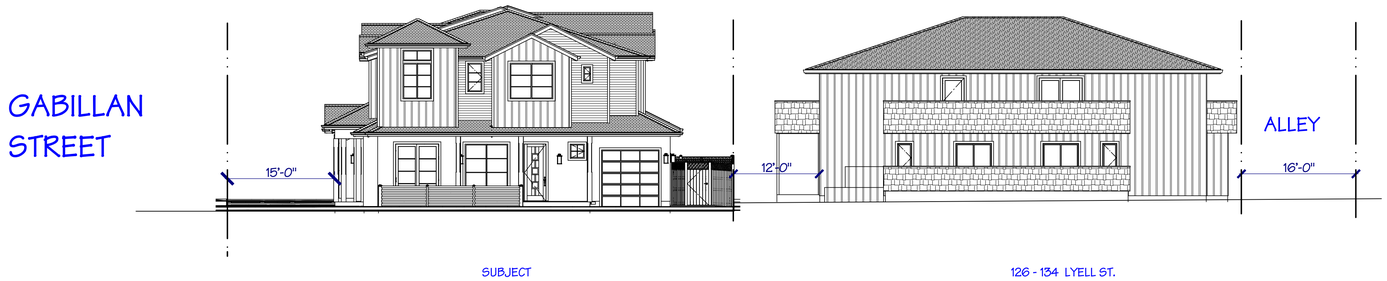
GABILLAN STREET



LYELL STREET

STREET SCAPE

REVISIONS	BY

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Kielty Arborist Services LLC
Certified Arborist WE#0476A
P.O. Box 6187
San Mateo, CA 94403
650-515-9783

September 25, 2019

Mr. Samir Sharma
1495 Flamingo Way
Sunnyvale, CA 94087

Site: 140 Lyell, Los Altos, CA

Dear Mr. Sharma

As requested on Monday, September 23, 2019, I visited the above site to inspect and comment on the trees on site. New construction is planned for this site and your concern as to the future health and safety of the trees has prompted this visit.

Method:
All inspections were made from the ground; the trees were not climbed for this inspection. The trees in question were located on a to scale map provided by you. The trees were then measured for diameter at 54 inches above ground level (DBH or diameter at breast height). The trees were given a condition rating for form and vitality. The trees condition ratings are based on 50 percent vitality and 50 percent form, using the following scale.

1 - 29 Very Poor
30 - 49 Poor
50 - 69 Fair
70 - 89 Good
90 - 100 Excellent

The height of the trees was measured using a Nikon Forestry 550 Hypsometer. The spread was paced off. Comments and recommendations for future maintenance are provided.

Survey:

Tree#	Species	DBH	CON	HT/SP	Comments
1	Chinese pistache *(Pistachia chinensis)*	11.3	65	25/25	Good vigor, fair form, in eastern corner of the property.
2	Chinese pistache *(Pistachia chinensis)*	4.6	50	15/15	Fair vigor, poor form, suppressed by #1.
3	Japanese maple *(Acer palmatum)*	4.2	70	10/15	Good vigor, fair form, multi leader at 4 feet.
4	Orange *(Citrus sinensis)*	8.4	40	15/15	Poor vigor, fair form, in decline.
5	Peach *(Prunus persica)*	4.1	45	15/10	Fair vigor, poor form, heavy to the west.
6	Plum *(Prunus blireiana)*	6.4	70	15/20	Good vigor, fair form, codominant at 2 feet.

Summary:
The trees on site are a mix of non-native trees (exotics). There are no protected (heritage) trees on site. The majority of the trees are small and in decline. Remove the small trees as needed and re-plant at the time of landscaping. If any of the trees are to be retained the following tree protection plan will help to reduce impacts.

Tree Protection Plan:
Tree protection zones should be established and maintained throughout the entire length of the project. Fencing for the protection zones should be 6 foot metal chain link fencing supported by metal poles or stakes pounded into the ground. The support poles should be spaced no more than 10 feet apart on center. The location for the protection fencing should be as close to the dripline as possible still allowing room for construction to safely continue. Signs should be placed on fencing signifying "Tree Protection Zone - Keep Out". No materials or equipment should be stored or cleaned inside the tree protection zones.

Any roots to be cut should be monitored and documented. Large roots or large masses of roots to be cut should be inspected by the site arborist. The site arborist may recommend fertilizing or irrigation if root cutting is significant. Cut all roots clean with a saw or loppers. Roots to be left exposed for a period of time should be covered with layers of burlap and kept moist.

Trenching for irrigation, electrical, drainage or any other reason should be hand dug when beneath the driplines of protected trees. Hand digging and carefully laying pipes below or beside protected roots will dramatically reduce root loss of desired trees thus reducing trauma to the entire tree. Trenches should be backfilled as soon as possible with native material and compacted to near its original level. Trenches that must be left exposed for a period of time should also be covered with layers of burlap or straw wattle and kept moist. Plywood over the top of the trench will also help protect exposed roots below.

Normal irrigation should be maintained throughout the entire length of the project. The imported trees on this site will require irrigation during the warm season months. Some irrigation may be required during the winter months depending on the seasonal rainfall. During the summer months the trees on this site should receive heavy flood type irrigation 2 times a month. During the fall and winter 1 time a month should suffice. Mulching the root zone of protected trees will help the soil retain moisture, thus reducing water consumption. A fertilization of the two magnolias in the summer months will help to improve the vigor of the trees.

All tree trimming on site should be carried out by a licensed tree care professional and monitored by the site arborist. The oak #4 should have the poorly removed limbs cut to the proper locations. The magnolias should have the deadwood removed to help monitor the future health of the trees.

The information included in this report is believed to be true and based on sound arboricultural principles and practices.

Sincerely,

Kevin R. Kielty
Certified Arborist WE#0476A

David P. Beckham
Certified Arborist WE#10724A

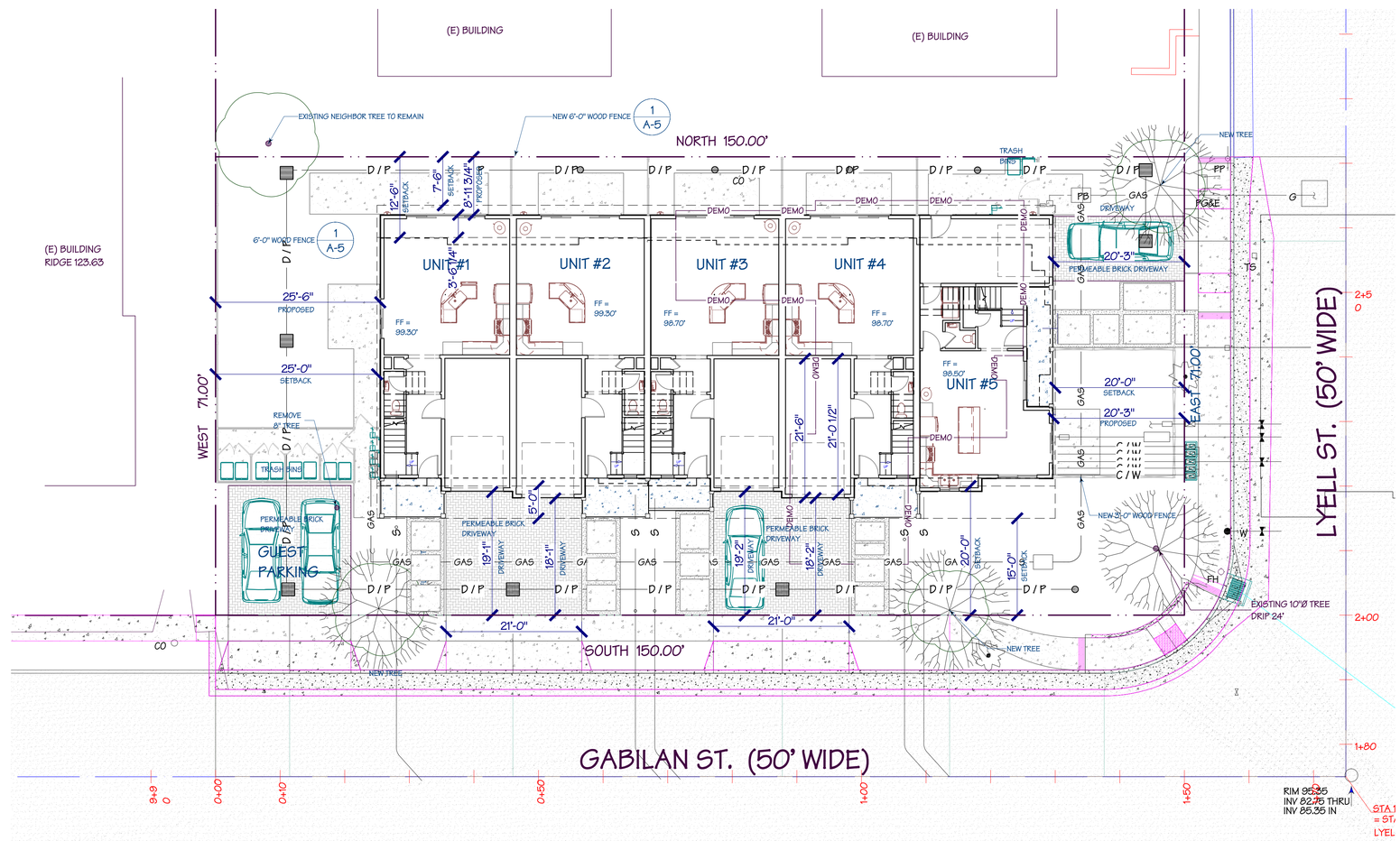
2. **Fire Sprinklers Required:** Approved automatic sprinkler systems in new and existing buildings and structures shall be provided in the locations described in this Section or in Sections 903.2.1 through 903.2.19.1.2 whichever is the more restrictive. For the purposes of this section, firewalls and fire barriers used to separate building areas shall be constructed in accordance with the California Building Code and shall be without openings or penetrations. (This chapter shall not apply to existing non-habitable residential accessory structures under three (3000) thousand square feet). 1) An automatic sprinkler system shall be provided throughout all new buildings and structures exceeding one thousand square feet. 2) An automatic sprinkler system shall be provided throughout all existing buildings, when additions are made that exceed fifty (50) percent and/or seven hundred and fifty (750) square feet of existing floor area (area calculations shall not include existing basement floor areas). 3) An automatic sprinkler system shall be provided throughout all new basements regardless of size and throughout existing basements that are expanded by more than 50%. 4) The obligation to provide compliance with these fire sprinkler regulations may not be evaded by performing a series of small additions and/or alterations undertaken over a three-year period and/or two code cycles. The permit issuance dates of past additions and/or alterations where these regulations were in effect shall be used for determining compliance.

3. **Water Supply Requirements:** Potable water supplies shall be protected from contamination caused by fire protection water supplies. It is the responsibility of the applicant and any contractors and subcontractors to contact the water purveyor supplying the site of such project, and to comply with the requirements of that purveyor. Such requirements shall be incorporated into the design of any water-based fire protection systems, and/or fire suppression water supply systems or storage containers that may be physically connected in any manner to an appliance capable of causing contamination of the potable water supply of the purveyor of record. Final approval of the system(s) under consideration will not be granted by this office until compliance with the requirements of the water purveyor of record are documented by that purveyor as having been met by the applicant(s). 2016 CFC Sec. 903.3.5 and Health and Safety Code 13114.7.

4. **Address identification:** New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Where required by the fire code official, address numbers shall be provided in additional approved locations to facilitate emergency response. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of 4 inches (101.6 mm) high with a minimum stroke width of 0.5 inch (12.7 mm). Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address numbers shall be maintained. CFC Sec. 505.1.

5. **Construction Site Fire Safety:** All construction sites must comply with applicable provisions of the CFC Chapter 33 and our Standard Detail and Specification S1-7. Provide appropriate notations on subsequent plan submittals, as appropriate to the project. CFC Chp. 33.

6. **Ground ladder access:** Ground-ladder rescue from second and third floor rooms shall be made possible for fire department operations. With the climbing angle of seventy five degrees maintained, an approximate walkway width along either side of the building shall be no less than seven feet clear. Landscaping shall not be allowed to interfere with the required access. CFC Sec. 503 and 1029 NFPA 1932 Sec. 5.1.8 through 5.1.9.2.



SITE PLAN
1" = 10'-0"

REVISIONS	BY

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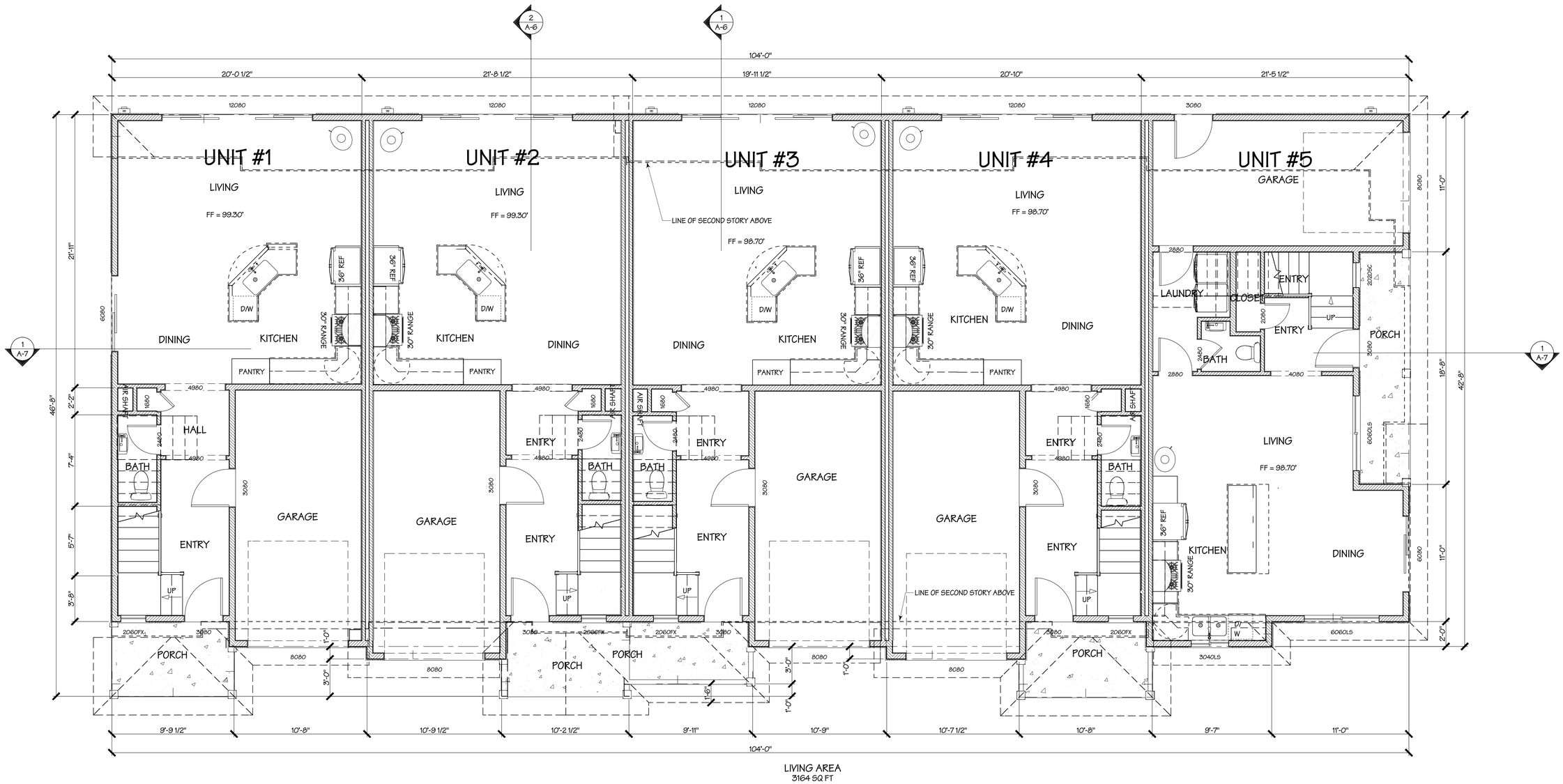
NEW RESIDENCES FOR:
SAMIR SHARMA
140 LYELL STREET, LOS ALTOS, CA 94022

Date	7 - 15 - 20
Scale	1" = 10'-0"
Drawn	RAH
Job	19-021
Sheet	A-1
of	Sheets



LIVING AREA
3164 SQ FT

FIRST FLOOR PLAN

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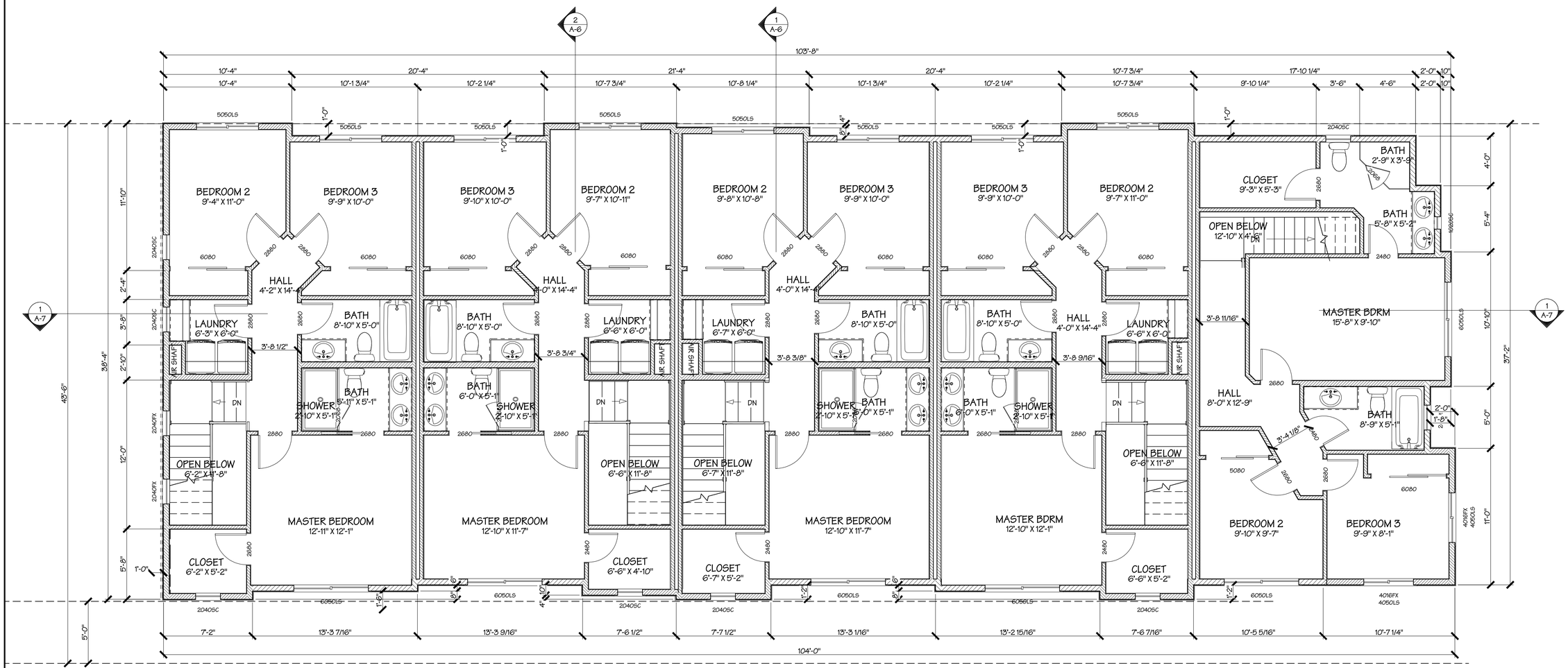

LIVING AREA
3809 SQ FT

SECOND FLOOR PLAN

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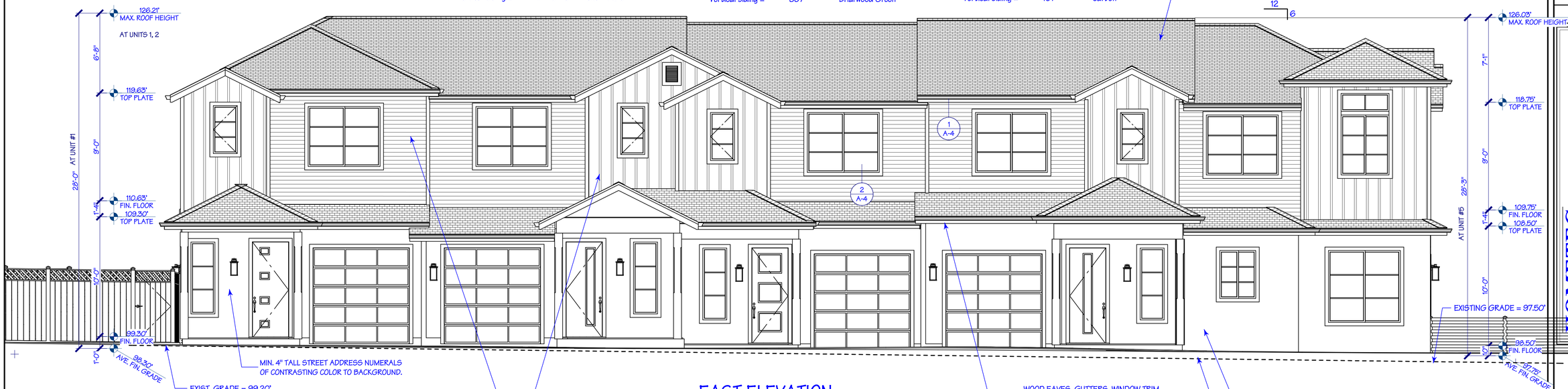
UNIT 1		
Stucco =	KM5728-2	Afternoon Stroll
Horizontal siding =	KM5726-3	Golden Age
Vertical siding =	KM5720-5	Man Cave
UNIT 2		
Stucco =	HLS4241-1	Stocking White
Horizontal siding =	KM5811-3	Big Daddy Blue
Vertical siding =	KMA84-5	Starlit Eve
UNIT 3		
Stucco =	HLS4218-2	Coronado Moss
Horizontal siding =	KM4801-2	Silver Laurel
Vertical siding =	307	Briarwood Green
UNIT 4		
Stucco =	KM4570-1	Shoji Screen
Horizontal siding =	KM4593-2	Polished Stone
Vertical siding =	407	Carbon
UNIT 5		
Stucco =	23	Swiss Coffee
Horizontal siding =	301	Oakwood
Vertical siding =	KM4587-3	Smoky Topaz

COMPOSITION SHINGLES WITH 30 LB. FELT UNDERLAYMENT, CLASS 'A', INSTALL PER MANUFACTURER'S INSTRUCTIONS. CERTAINTEED "LANDMARK DRIFTWOOD"



MIN. 4" TALL STREET ADDRESS NUMERALS OF CONTRASTING COLOR TO BACKGROUND.

EXIST. GRADE = 99.20'

BOARD & BATT. "HARDIE PLANK" SIDING OVER (1) LAYER OF TYPE I. NO. 15 ASPHALT SATURATED FELT COMPLYING TO ASTM D 226.

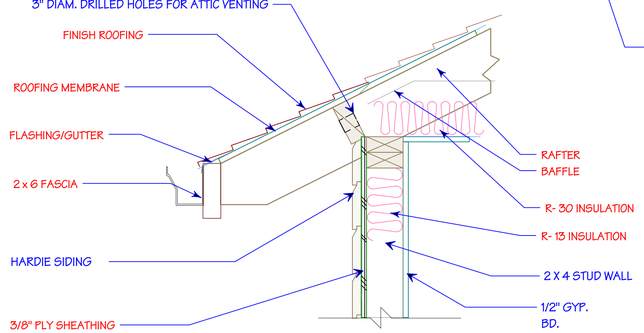
8" LAP "HARDIE PLANK" SIDING OVER (1) LAYER OF TYPE I. NO. 15 ASPHALT SATURATED FELT COMPLYING TO ASTM D 226.

WOOD EAVES, GUTTERS, WINDOW TRIM COLOR: KELLY MOORE "CARBON" #407

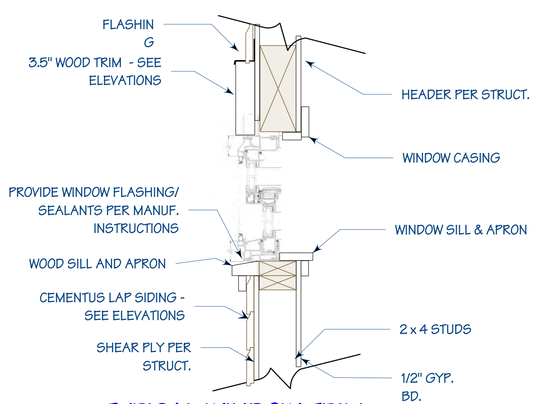
7/8" (3) COAT STUCCO OVER METAL LATH OVER (2) LAYERS GRADE "D" BUILDING PAPER .(PER C.B.C. 2512)

26 GA. GALV. WEEP SCREED, 4" MIN. ABOVE GRADE, 2" MIN ABOVE CONCRETE (TYP.)

EAST ELEVATION



1 TYPICAL EAVE TRIM



2 TYPICAL WINDOW TRIM

NORTH ELEVATION

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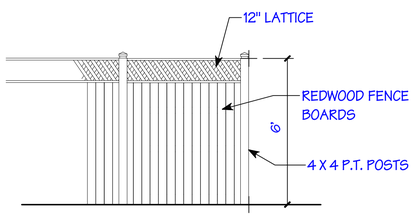
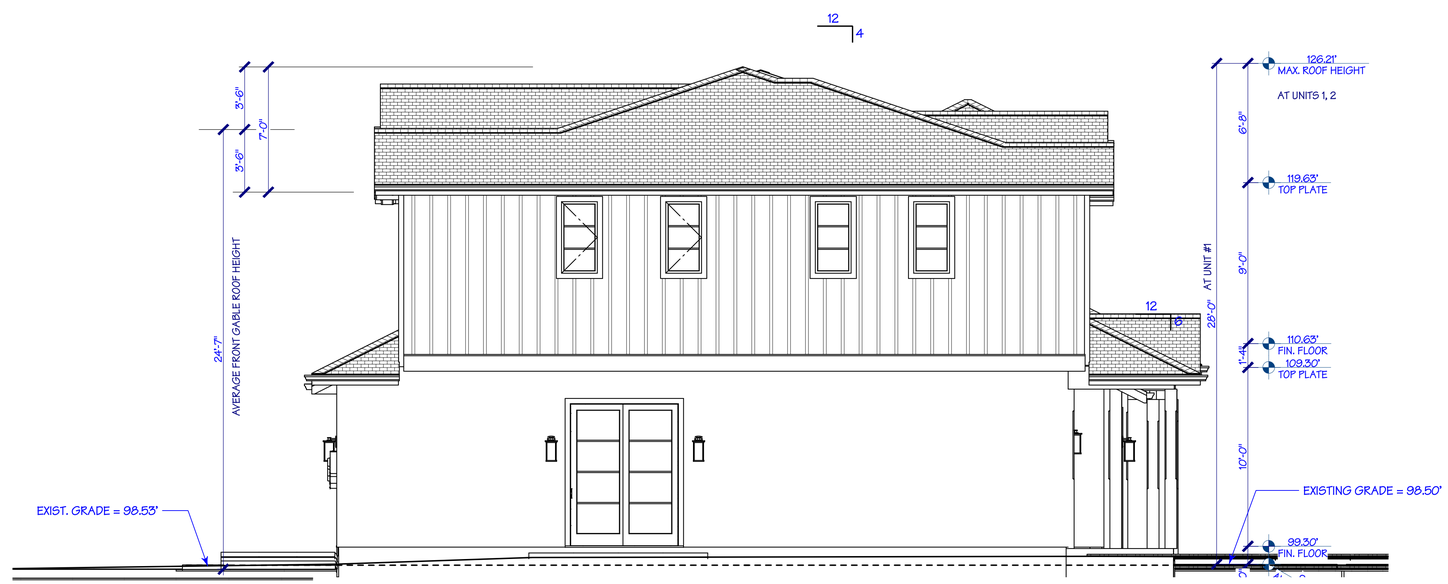
WEST ELEVATION



1 TYPICAL WOOD FENCE



SOUTH ELEVATION

REVISIONS	BY

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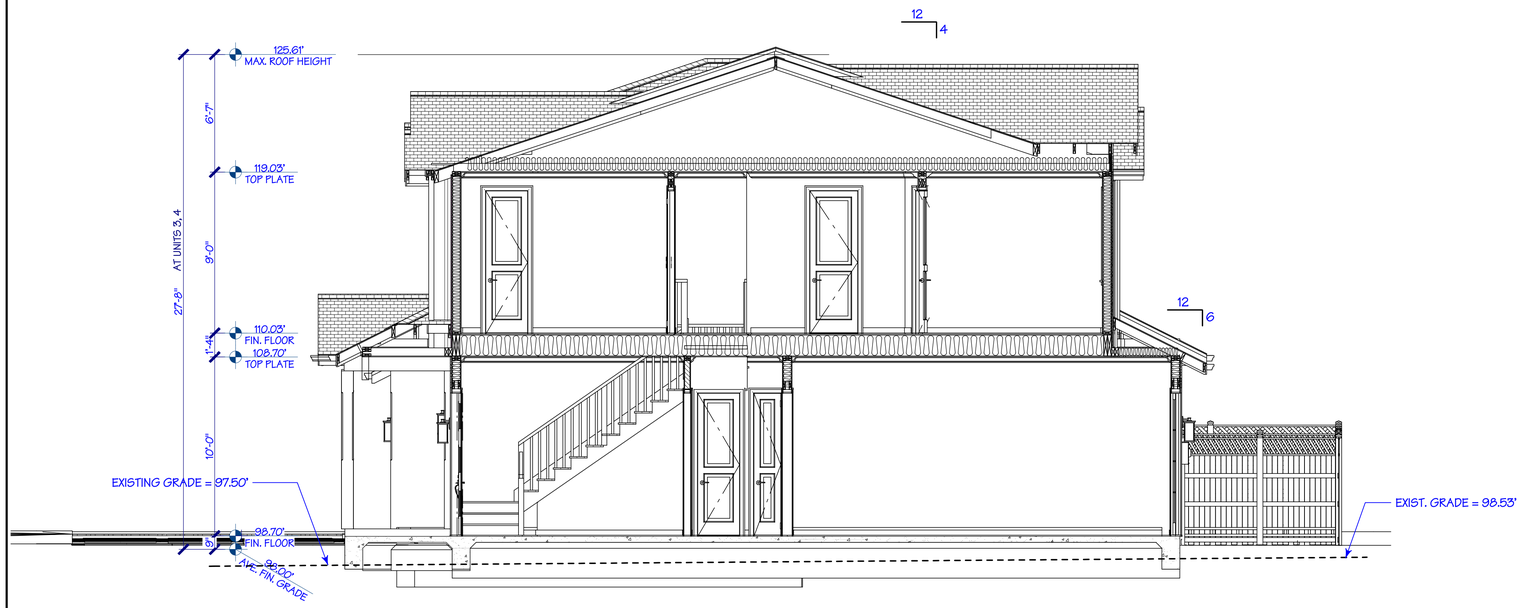
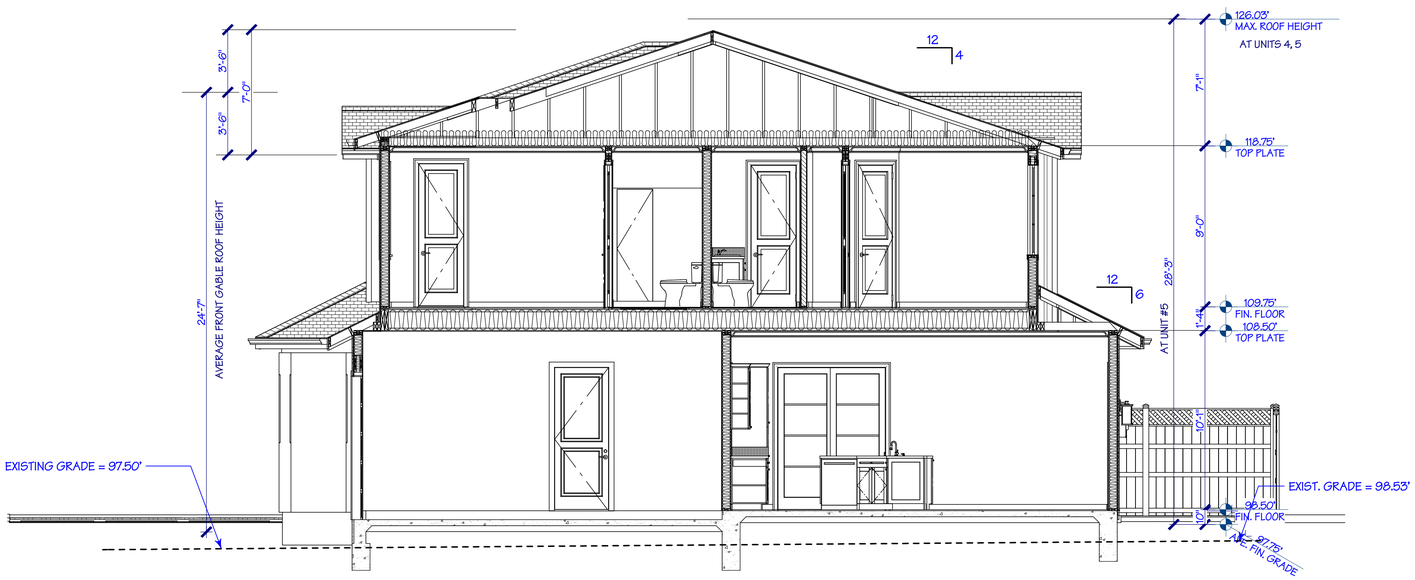


1 SECTION (@ UNIT #3)



2 SECTION (@ UNIT #2)

REVISIONS	BY

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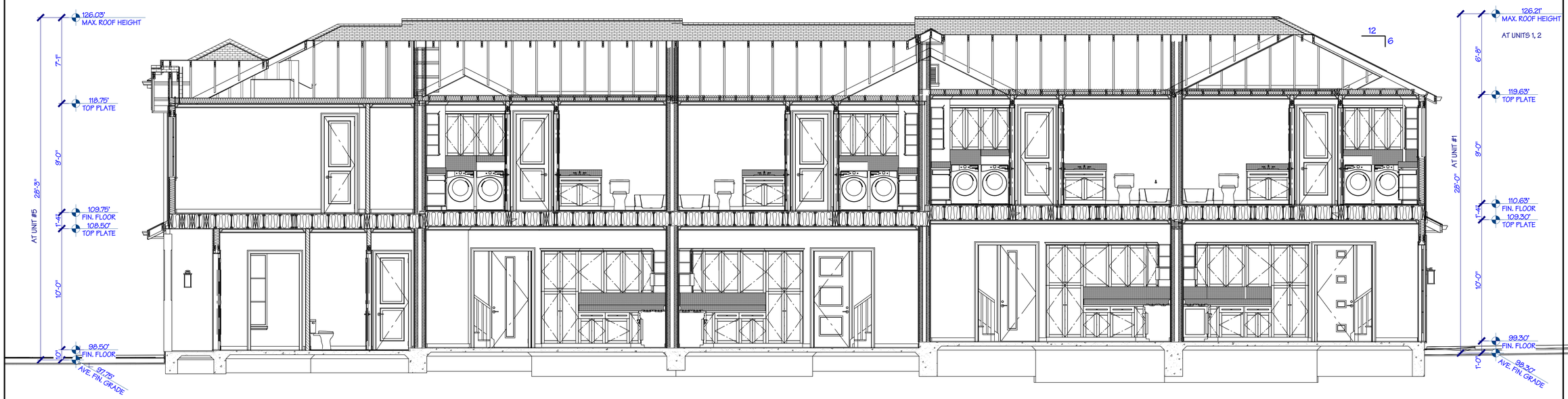
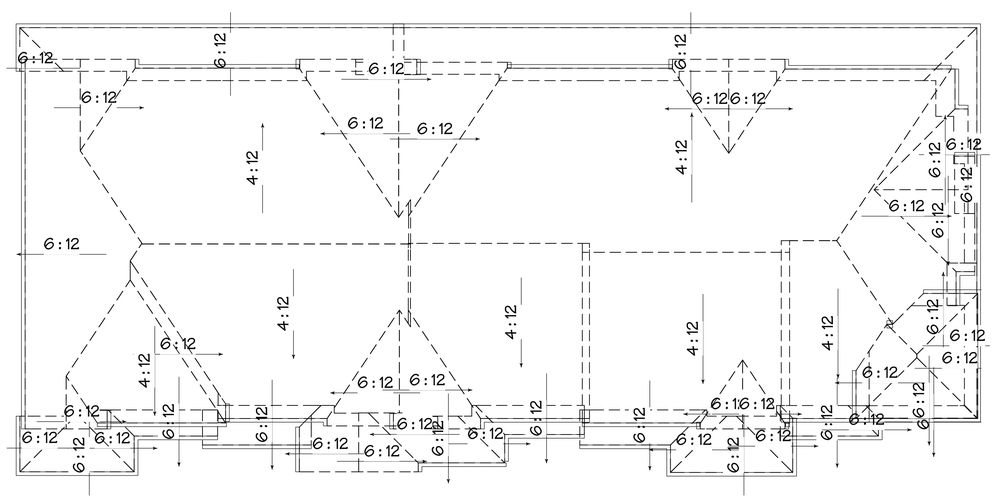


3 SECTION



ROOF PLAN

1/8" = 1'-0"

REVISIONS	BY

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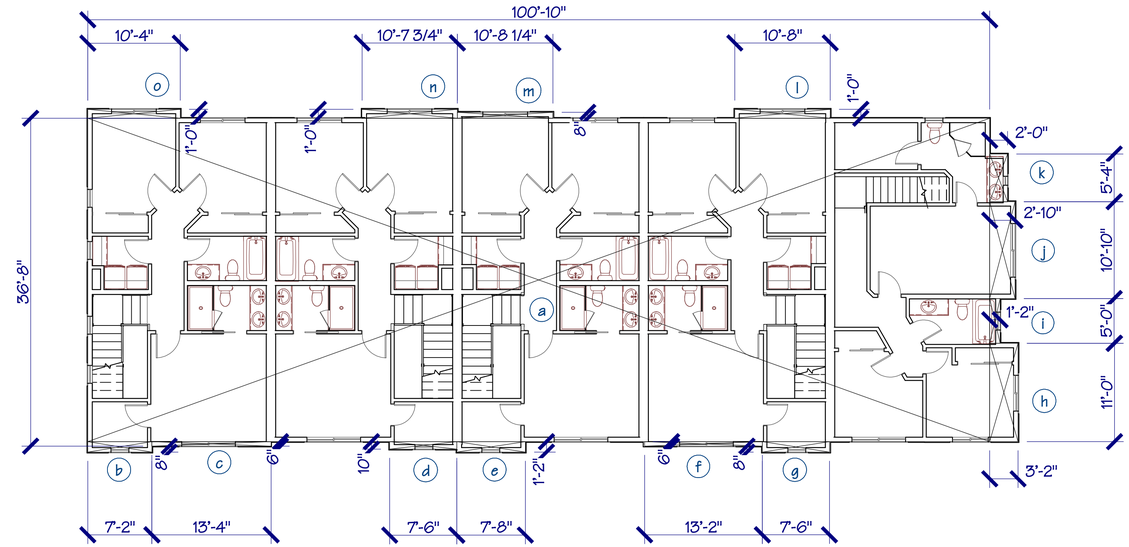
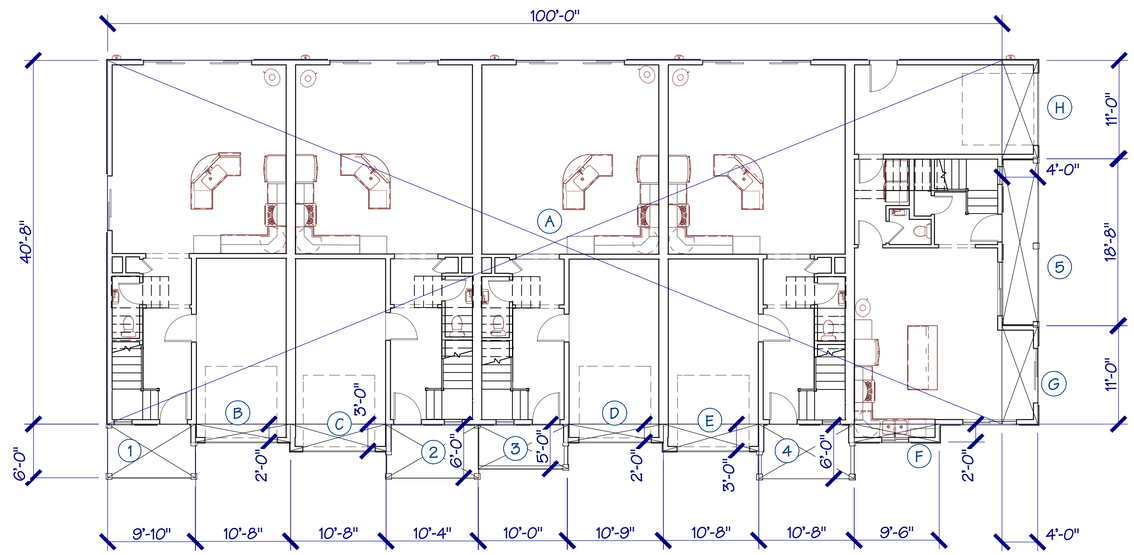


SECOND FLOOR AREA CALCULATIONS



FIRST FLOOR AREA CALCULATIONS

PORCHES CALCULATION

SPACE	DIM	DIM	AREA	AREA/2	TOTAL
1	9.83	6.00	58.98	0.00	58.98
2	10.33	6.00	61.98	0.00	61.98
3	10.00	5.00	50.00	0.00	50.00
4	10.66	6.00	63.96	0.00	63.96
5	4.00	18.66	74.64	0.00	74.64
6			0.00	0.00	0.00
GRAND	TOTAL				309.56

1st FLOOR FAR CALCULATION

SPACE	DIM	DIM	AREA	AREA/2	TOTAL
A	100.00	40.66	4066.00	0.00	4066.00
B	10.66	2.00	21.32	0.00	21.32
C	10.66	3.00	31.98	0.00	31.98
D	10.75	2.00	21.50	0.00	21.50
E	10.66	3.00	31.98	0.00	31.98
F	9.50	2.00	19.00	0.00	19.00
G	4.00	11.00	44.00	0.00	44.00
H	4.00	11.00	44.00	0.00	44.00
I			0.00	0.00	0.00
GRAND	TOTAL				4279.78

2nd FLOOR FAR CALCULATION

SPACE	DIM	DIM	AREA	AREA/2	TOTAL
a	100.83	36.66	3696.43	0.00	3696.43
b	7.16	0.66	4.73	0.00	4.73
c	13.33	0.50	6.67	0.00	6.67
d	7.50	0.83	6.23	0.00	6.23
e	7.66	1.16	8.89	0.00	8.89
f	13.16	0.50	6.58	0.00	6.58
g	7.50	0.66	4.95	0.00	4.95
h	3.16	11.00	34.76	0.00	34.76
i	1.16	5.00	5.80	0.00	5.80
j	10.83	2.83	30.65	0.00	30.65
k	2.00	5.33	10.66	0.00	10.66
l	10.66	1.00	10.66	0.00	10.66
m	10.68	0.66	7.05	0.00	7.05
n	10.64	1.00	10.64	0.00	10.64
o	10.33	1.00	10.33	0.00	10.33
p			0.00	0.00	0.00
GRAND	TOTAL				3855.01

FIRST FLOOR = 4,279.78
SECOND FLOOR = 3,855.01
TOTAL = 8,134.79 S.F.

FIRST FLOOR = 4,279.78
PORCHES = 309.56
TOTAL COVERAGE = 4,589.34 S.F.

FLOOR AREA CALCULATIONS

REVISIONS	BY

HOMETEC
ARCHITECTURE, INC.
555 #B MERIDIAN AVE, SAN JOSE, CA 95126
RICHARD A. HARTMAN
A.I.A.
408-995-8496
HometecArch@Gmail.com

NEW RESIDENCES FOR:
SAMIR SHARMA
140 LYELL STREET, LOS ALTOS, CA 94022

Date	7 - 15 - 20
Scale	1/8" = 1'-0"
Drawn	RAH
Job	19-021
Sheet	A-8
of	Sheets

VESTING TENTATIVE MAP

FIVE (5) RESIDENTIAL CONDOMINIUM UNITS

140 LYELL STREET, LOS ALTOS, CA 94022

APN: 170-39-043

ALL THAT CERTAIN REAL PROPERTY IN THE CITY OF LOS ALTOS, COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTHERLY LINE OF LYELL STREET WITH THE WESTERLY LINE OF GABILAN STREET, AS SHOWN UPON THE MAP HEREINAFTER REFERRED TO; THENCE FROM SAID POINT OF BEGINNING, SOUTHERLY ALONG SAID WESTERLY LINE OF GABILAN STREET 150.00 FEET TO THE POINT OF INTERSECTION THEREOF WITH THE SOUTHERLY LINE OF LOT 6 IN BLOCK 33 AS SHOWN UPON SAID MAP; THENCE LEAVING SAID LINE OF GABILAN STREET, WESTERLY ALONG SAID SOUTHERLY LINE OF LOT 6, 71.00 FEET; THENCE NORTHERLY PARALLEL WITH SAID WESTERLY LINE OF GABILAN STREET, 150.00 FEET TO THE SAID SOUTHERLY LINE OF LYELL STREET; THENCE EASTERLY ALONG SAID LINE, 71.00 FEET TO THE POINT OF BEGINNING.

BEING THE EASTERLY 1/2 OF LOTS 2, 4 AND 6 IN BLOCK 33 AS SHOWN UPON THE MAP ENTITLED, "MAP NO. 3, TOWN OF LOS ALTOS," WHICH MAP WAS FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, NOVEMBER 4, 1907 IN BOOK "M" OF MAPS, AT PAGE 1.

CITY OF LOS ALTOS
COUNTY OF SANTA CLARA

CALIFORNIA
JULY 2020

SMP ENGINEERS
CIVIL ENGINEERS

1534 CAROB LANE
LOS ALTOS, CA 94024

ABBREVIATIONS

	DESCRIPTION		DESCRIPTION
AB	AGGREGATE BASE	LND'G	LANDING
AC	ASPHALT CONCRETE	LP	LOW POINT
AD	AREA DRAIN	MON	MONUMENT
BC	BACK OF CURB	(N)	NEW
BFL	BACKFLOW PREVENTOR	OG	ORIGINAL GROUND
BW	BOTTOM OF WALL	PB	PULL BOX
C&G	CURB AND GUTTER	PIEE	PRIVATE INGRESS EGRESS EASEMENT
℄,C/L	CENTERLINE	ℙ,P/L	PROPERTY LINE
CLSW	CENTERLINE SWALE	PP	POWER POLE
CO	CLEANOUT	PSDE	PRIVATE STORM DRAIN EASEMENT
CP	CONTROL POINT	PSSE	PRIVATE SANITARY SEWER EASEMENT
DWY	DRIVEWAY	PUE	PUBLIC UTILITY EASEMENT
DCDA	DOUBLE CHECK DETECTOR ASSEMBLY	PWE	PRIVATE WATER EASEMENT
DTL	DETAIL	PVC	POLYVINYL CHLORIDE
ELCT	ELECTRIC	R/W	RIGHT OF WAY
EP	EDGE OF PAVEMENT ELEVATION	RCP	REINFORCED CONCRETE PIPE
EUC	EUCALYPTUS TREE	SB	SETBACK
(E),EX	EXISTING	SD	STORM DRAIN
FDC	FIRE DEPARTMENT CONNECTION	SDMH	STORM DRAIN MANHOLE
FF	FINISH FLOOR	STD	STANDARD
FG	FINISH GRADE	SS	SANITARY SEWER
FH	FIRE HYDRANT	SSMH	SANITARY SEWER MANHOLE
FL	FLOWLINE	SW	SIDEWALK
FNC	FENCE	TC	TOP OF CURB
FOC	FACE OF CURB	TF	TOP OF FOUNDATION
FS	FIRE SERVICE	TG	TOP OF GRATE
GB	GRADE BREAK	TS	TOP OF SLAB
GUY	GUY WIRE	TP	TOP OF PAVEMENT
HP	HIGH POINT	TW	TOP OF WALL
DIP	DUCTILE IRON PIPE	(TYP)	TYPICAL
INV	INVERT	VCP	VITRIFIED CLAY PIPE
JP	JOINT POLE	WLK	WALKWAY
JB	JUNCTION BOX (UTILITY)	WM	WATER METER
LIP	LIP OF GUTTER	WV	WATER VALVE

LEGEND

SYMBOL SIZE VARIES

EXISTING	PROPOSED	DESCRIPTION
		STREET CENTER LINE
		SUBDIVISION BOUNDARY LINE (PROPERTY LINE)
		OTHER LOT LINES
		PROPOSED CONDOMINIUM UNIT LINES
		PROPOSED EASEMENT LINES
		PROPOSED SET BACK LINES, DIMENSION LINES AS NOTED
F	F	FILL AREA LIMIT
C	C	CUT AREA LIMIT
102	102	CONTOUR
W	W	WATER LINE
SD	SD	STORM DRAIN PIPE (SOLID)
SS	SS	SANITARY SEWER PIPE
SUD	SUD	SUBDRAIN PIPE (PERFORATED)
OH e,T,TV	OH e,T,TV	OVERHEAD UTILITIES WITH POLE
G	G	GAS LINE
E	E	ELECTRIC LINE (UNDERGROUND)
JT	JT	JOINT TRENCH
SLV	SLV	STREET LIGHT VAULT
SSCO	SSCO	SANITARY SEWER CLEANOUT
		SANITARY SEWER MANHOLE
		STORM DRAIN MANHOLE
		ELECTROLIER
WM	WM	WATER METER
		TREE WITH TRUNK
x x	x x	6' WOODEN FENCE
x 102.23	102.23	SPOT ELEVATION
		TREE PROTECTION FENCE
		EARTH SWALE
		AREA DRAIN/ INLET
		OVERLAND RELEASE PATH
		GRADING DIRECTION
		(E) TREE TO BE REMOVE
		DOWN-SPOUT WITH SPLASH BLOCK

Project Description:

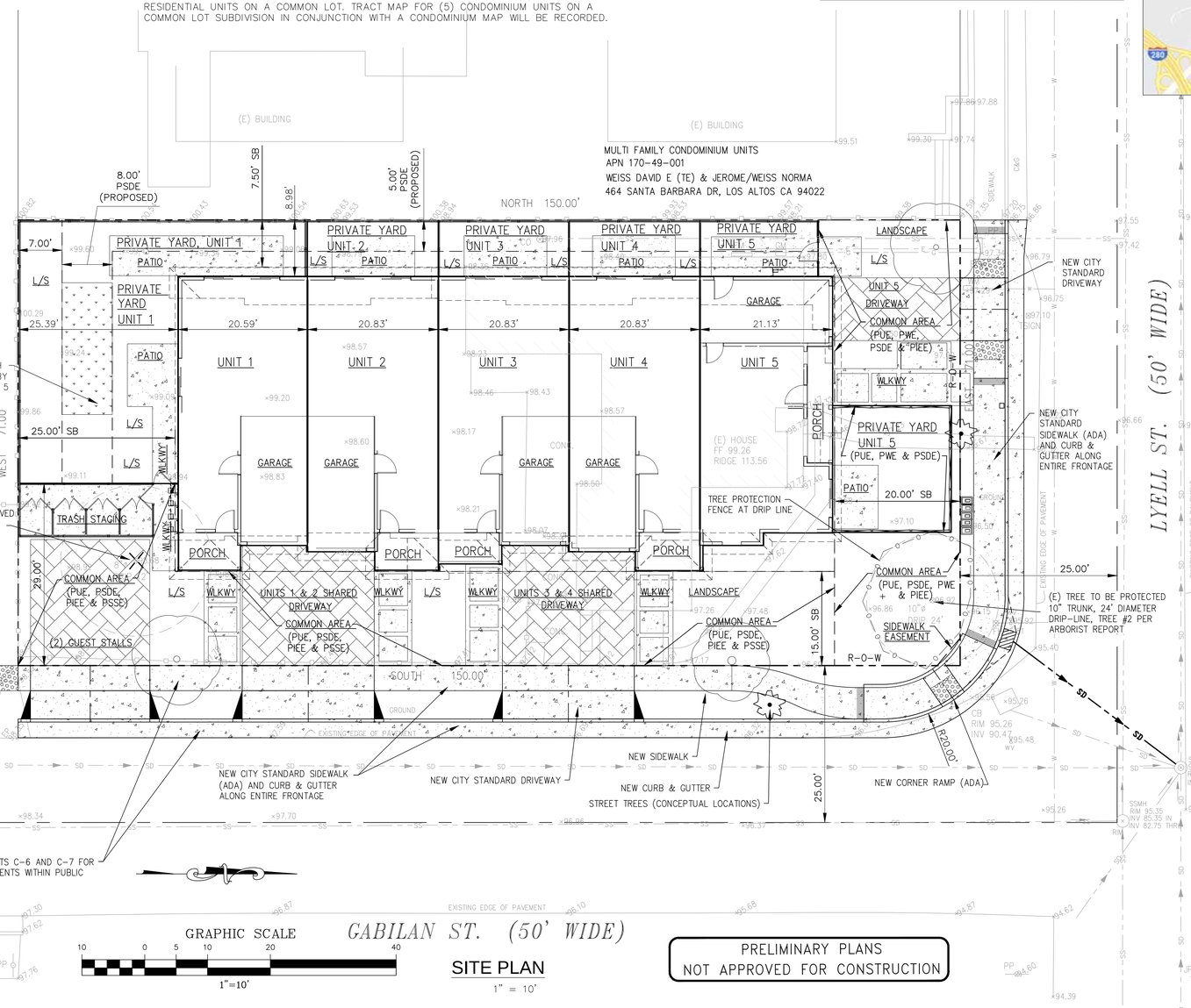
DEMOLISH EXISTING SINGLE FAMILY HOUSE, RECORD A TRACT MAP IN CONJUNCTION WITH A CONDOMINIUM MAP FOR CONSTRUCTION OF A NEW BUILDING FOR FIVE (5) CONDOMINIUM RESIDENTIAL UNITS ON A COMMON LOT. TRACT MAP FOR (5) CONDOMINIUM UNITS ON A COMMON LOT SUBDIVISION IN CONJUNCTION WITH A CONDOMINIUM MAP WILL BE RECORDED.

AREA SUMMERY TABLE

AREA	SQFT	ACRES
UNITS 1 TO 5 BUILDING FIRST FLOOR EXTERIOR LINE	4,620	0.106
UNITS 1 TO 5 PRIVATE OPEN SPACE	2,367	0.054
COMMON AREAS LANDSCAPE/ DRIVEWAY	3,663	0.084
TOTAL SUBDIVISION BOUNDARY LINE	10,650	0.244

UNIT AREA TABLE

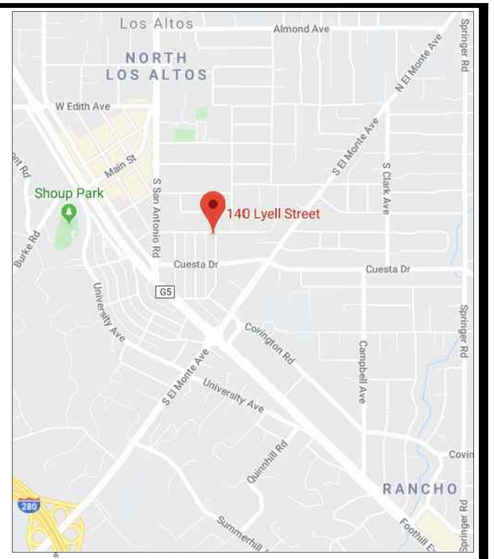
AREA	SQFT	ACRES			
UNIT 1	922	0.021	PRIVATE YARD, UNIT 1	1,255	0.029
UNIT 2	944	0.022	PRIVATE YARD, UNIT 2	187	0.004
UNIT 3	923	0.021	PRIVATE YARD, UNIT 3	187	0.004
UNIT 4	945	0.022	PRIVATE YARD, UNIT 4	187	0.004
UNIT 5	886	0.020	PRIVATE YARD, UNIT 5	551	0.013
TOTAL	4,620	0.106	TOTAL	2,367	0.054



GRAPHIC SCALE
10 0 5 10 20 40
1"=10'

SITE PLAN
1" = 10'

PRELIMINARY PLANS
NOT APPROVED FOR CONSTRUCTION



SHEET INDEX:

C-1	COVER SHEET/ VESTING TENTATIVE MAP
C-2	PRELIMINARY GRADING AND DRAINAGE PLAN
C-3	PRELIMINARY UTILITY PLAN
C-4	STORMWATER CONTROL PLAN
C-5	EXISTING CONDITION, DEMOLITION PLAN
C-6	PRELIMINARY STREET IMPROVEMENTS LAYOUT PLAN
C-7	PRELIMINARY STREET PAVING & GRADING PLAN

BASIS OF BEARINGS:

THE BEARING N. 90°00'00" E. OF THE CENTERLINE OF LYELL ST., AS SHOWN UPON CERTAIN MAP ENTITLED " MAP NO. 3, TOWN OF LOS ALTOS", FILED FOR RECORD IN BOOK "M" OF MAPS, AT PAGE 1, SANTA CLARA COUNTY RECORDS, WAS USED FOR BASIS OF BEARINGS FOR THIS SURVEY.

PROJECT BENCHMARK:

TOP OF SANITARY SEWER MANHOLE, LOCATED AT LYELL ST., AT THE INTERSECTION WITH 16' ALLEY EL.: 100.00

GENERAL NOTES

1. OWNERS/ SELLERS :
   RODGER C. WITHAM, SUCCESSOR TRUSTEE OF THE ANNA E. WITHAM 1992 TRUST DATED NOVEMBER 30, 1992
   140 LYELL ST,
   LOS ALTOS CA 94022
2. SUBDIVIDERS/ DEVELOPERS:
   VELASCO GROUP OR ASSIGNEE
   SAMIR SHARMA
   1495 FLAMINGO WAY
   SUNNYVALE, CA 94087
   EMAIL: SAMIR19@GMAIL.COM
3. APPLICANT:
   SAME AS ABOVE.
4. EXISTING USE: SINGLE FAMILY RESIDENTIAL (01)
5. EXISTING APN: 170-01-048
6. EXISTING ZONING: R318
7. PROPOSED USE: 5 RESIDENTIAL CONDOMINIUM UNITS
8. GENERAL PLAN: PLANED DEVELOPMENT (PD)
9. EXISTING WELLS: NONE
10. LOT AREA: 10,650 SQFT (0.24 ACRES)
11. STREET IMPROVEMENTS: PROJECT ROADWAY FRONTAGE ALONG LYLE ST. AND GABILAN ST. R-O-W WILL BE IMPROVED TO THE SATISFACTION OF PUBLIC WORKS AND WILL BE UPGRADED TO MEET CURRENT CITY STANDARDS.
12. EXISTING USE OF ADJACENT PROPERTIES: RESIDENTIAL
13. WATER: CALIFORNIA WATER COMPANY
14. FIRE PROTECTION: LOS ALTOS/SANTA CLARA COUNTY FIRE DEP.
15. STORM/ SANITARY SEWER: CITY OF LOS ALTOS
16. POWER AND GAS: PACIFIC GAS AND ELECTRIC
17. TELEPHONE: AT&T
18. STREET TREES: ANY NEW STREET TREES IN PUBLIC RIGHT-OF-WAY TO BE PLANTED IN ACCORDANCE WITH CITY OF LOS ALTOS STANDARDS.
19. DATUM ELEVATION: LOCAL DATUM AND MONUMENTS
20. ALL DIMENSIONS ARE IN FEET AND DECIMALS THERE OF.
21. ALL EXISTING STRUCTURES ON THE SITE WILL BE DEMOLISHED AND REMOVED PRIOR TO RECORDATION OF FINAL MAP (TRACT MAP).

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VESTING TENTATIVE MAP
FIVE (5) RESIDENTIAL CONDOMINIUM UNITS
140 LYELL ST. LOS ALTOS , CA

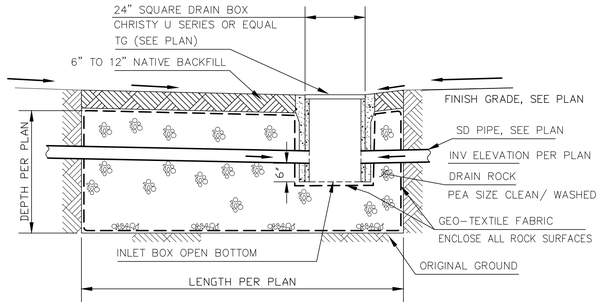
COVER SHEET/ VESTING TENTATIVE MAP

Revisions:

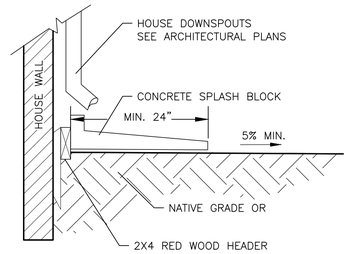
REGISTERED PROFESSIONAL ENGINEER
SAEID RAZAVI
No. C52724
CIVIL
STATE OF CALIFORNIA

Date:
7/16/2020
Scale:
1" = 10'
Prepared by:
V.G.
Checked by:
S.R.
Job #:
219155

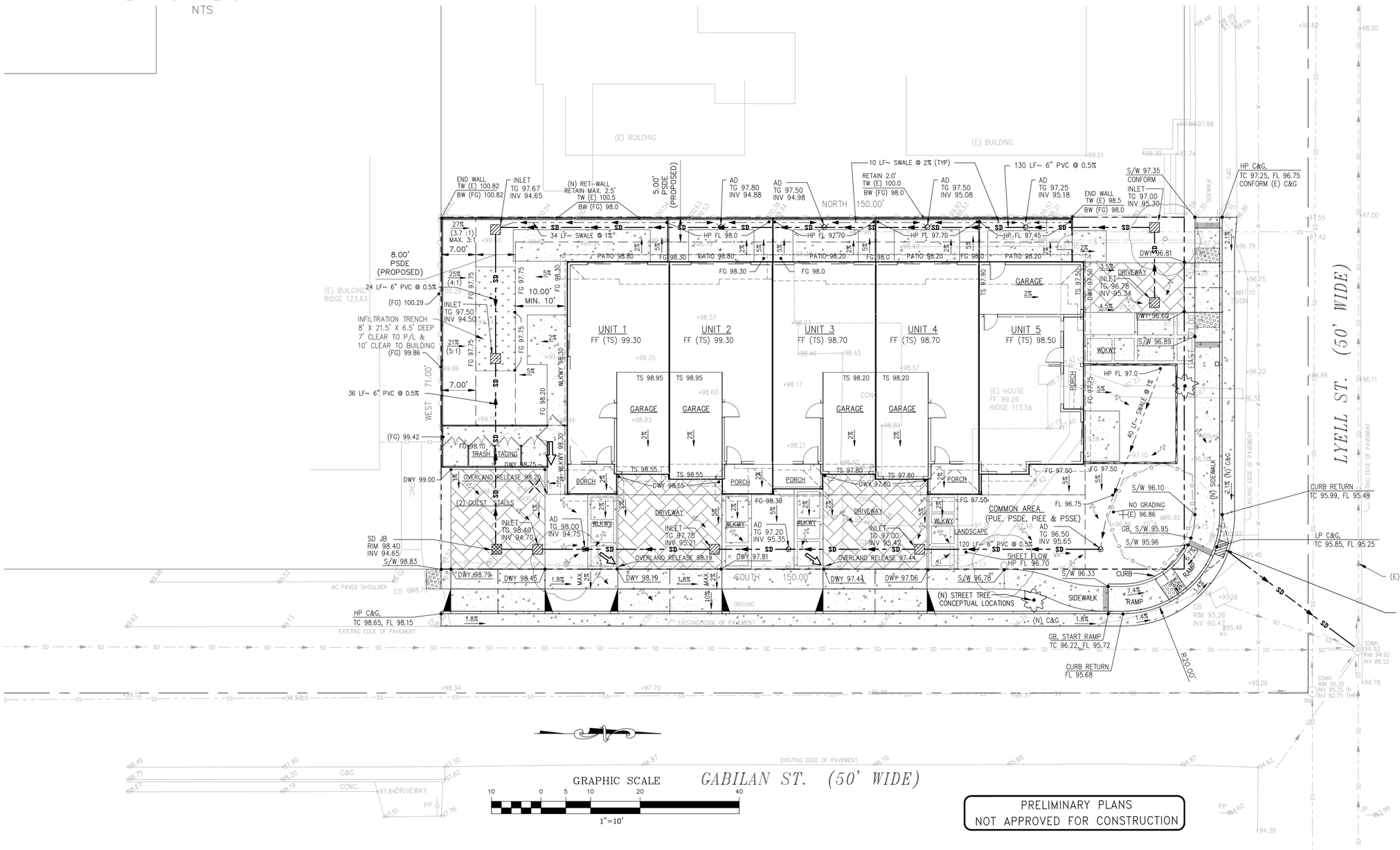
Sheet:
1 OF 7
C-1



INFILTRATION TRENCH
NTS



SPLASH BLOCK
NTS



PRELIMINARY PLANS
NOT APPROVED FOR CONSTRUCTION

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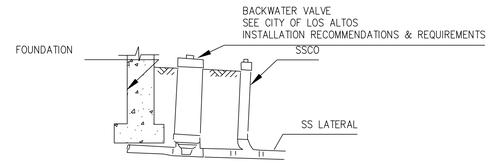
VESTING TENTATIVE MAP
FIVE (5) RESIDENTIAL CONDOMINIUM UNITS
140 LYELL ST. LOS ALTOS , CA
PRELIMINARY GRADING AND DRAINAGE PLAN

Revisions:

REGISTERED PROFESSIONAL ENGINEER
SAEID RAZAVI
No. C52724
CIVIL
STATE OF CALIFORNIA

Date:
7/16/2020
Scale:
1"= 10'
Prepared by:
V.G.
Checked by:
S.R.
Job #:
219155

Sheet:
2 OF 7
C-2



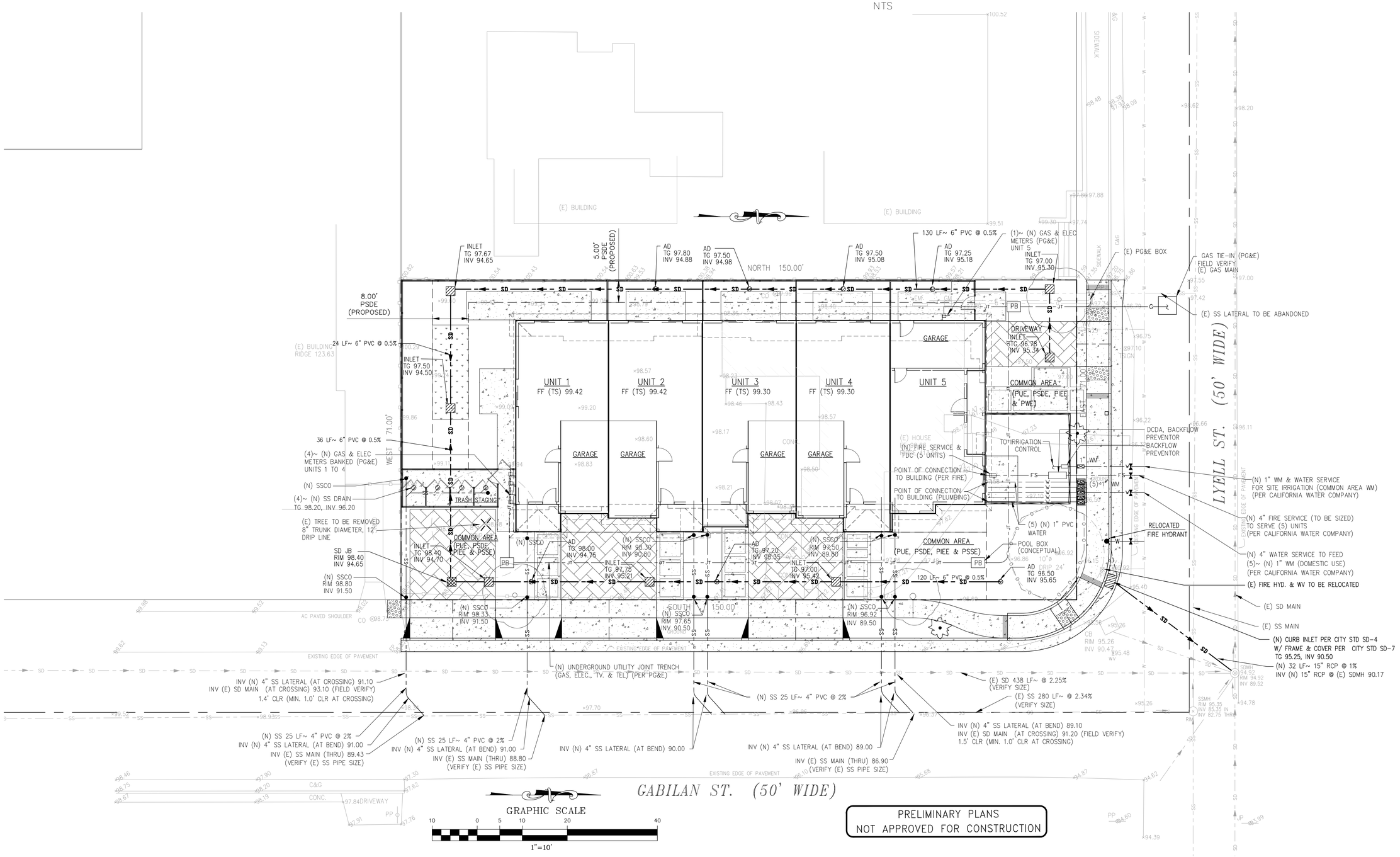
SANITARY SEWER BACKFLOW PREVENTOR DETAIL

NTS

EXISTING SANITARY SEWER LATERAL ABANDONMENT:

EXISTING SANITARY SEWER SHALL BE ABANDONED USING A CUT AND CAP METHOD AT EXISTING SANITARY SEWER MAIN LINE.

CONTRACTOR SHALL LOCATE AND FIELD VERIFY DEPTH PRIOR TO ABANDONMENT.



PRELIMINARY PLANS
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VESTING TENTATIVE MAP
FIVE (5) RESIDENTIAL CONDOMINIUM UNITS
140 LYELL ST. LOS ALTOS , CA
PRELIMINARY UTILITY PLAN

Revisions:

REGISTERED PROFESSIONAL ENGINEER
SAETO RAZAVI
No. C52724
CIVIL
STATE OF CALIFORNIA

Date: 7/16/2020
Scale: NTS
Prepared by: V.G.
Checked by: S.R.
Job #: 219155

Sheet: 3 OF 7
C-3

DRAINAGE MANAGEMENT AREA BREAKDOWN:

DMA #	TOTAL DMA AREA (SF)	IMPERVIOUS AREA (SF)			PERVIOUS AREA (SF)					DMA TOTAL EFFECTIVE IMPERVIOUS AREA (SF)
		ROOF	CONCERETE	TOTAL IMPERVIOUS	PERVIOUS PAVEMENT	LANDSCAPE	TOTAL PERVIOUS	CONVERSION FACTOR TO IMPERVIOUS AREA	PERVIOUS EQUVALENT IMPERVIOUS AREA (SF)	
1	10,650	4,620	1,555	6,175	1,367	3,108	4,475	0.1	448	6,623
TOTAL	10,650	4,620	1,555	6,175	1,367	3,108	4,475			

TREATMENT CONTROL MEASURE SIZING

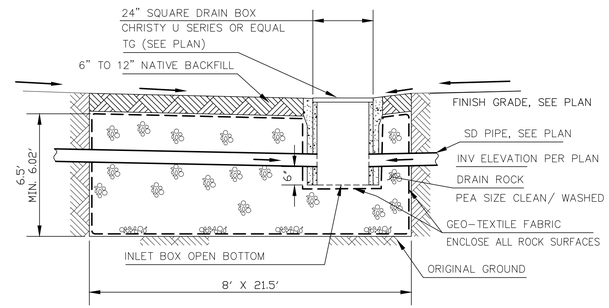
TCM #	TREATMENT TYPE	HYDRAULIC SIZING METHOD	REQUIRED TRATMENT CAPTURE VOLUME (C.F.)	** VOLUME-BASED CALCULATION		
				TREATMENT AREA PROVIDED (SF)	*** STORAGE DEPTH REQUIRED (FT)	*** STORAGE DEPTH PROVIDED (FT)
1	Infiltration Trench	Volume-Based	363	172	6.02	6.50
TOTAL				172		

** Volume based approach – 80% capture approach (recommended volume-based approach. See volume based calculation.

*** Storage depth refers to thicknes of Infiltration Trench storage rock base, below under-drain.

POST-DEVELOPMENT WATERSHED TABLE:

DESCRIPTION:	AREA (SQFT)	AREA (ACRES)	MATERIAL
BUILDING	4,620	0.106	ROOFING
CONCRETE WALKWAYS, PATIOS	1,555	0.036	CONC.
TOTAL IMPERVIOUS	**6,175**	**0.142**	**IMPERVIOUS**
PERVIOUS PAVERS DRIVEWAYS	1,367	0.031	PERVIOUS PAVERS
LANDSCAPE AREAS	3,108	0.071	GROUND
TOTAL PERVIOUS	**4,475**	**0.103**	
TOTAL (SUBDIVSION AREA)	**10,650**	**0.244**	



INFILTRATION TRENCH
NTS

STORMWATER CONTROL PLAN

Compliance with NPDES Permit Provision C.3:

The San Francisco Bay Regional Water Quality Control Board (SFRWQCB) incorporated updated requirements into Santa Clara County's National Pollution Discharge Elimination System (NPDES) Permit in August 2006. These updated stormwater quality control requirements are predominantly in the category of new development discharge controls. The Permit requires that permanent, post-construction stormwater quality control measures be implemented as part of development projects.

Updated stormwater quality control measures include:
- Source Control Measures
- Site Design Measures
- Treatment Control Measures

Beginning August 15, 2006, all projects creating or replacing 10,000 sq. ft. or more of impervious surface area must design and install a permanent post-construction stormwater treatment facility on the site. The system must be design and installed according to numeric sizing criteria.

All projects, regardless of size that create or replace impervious surface may be required to install stormwater quality controls to the maximum extent practicable.

SOURCE CONTROL MEASURES:

1. BENEFICIAL LANDSCAPING.
2. USE OF WATER EFFICIENT IRRIGATION SYSTEMS.
3. MAINTENANCE (PAVEMENT SWEEPING, CATCH BASIN CLEANING, GOOD HOUSEKEEPING).
4. CONNECT TRASH ENCLOSURE FLOOR DRAIN INTO SANITARY SEWER SYSTEM.

SITE DESIGN MEASURES:

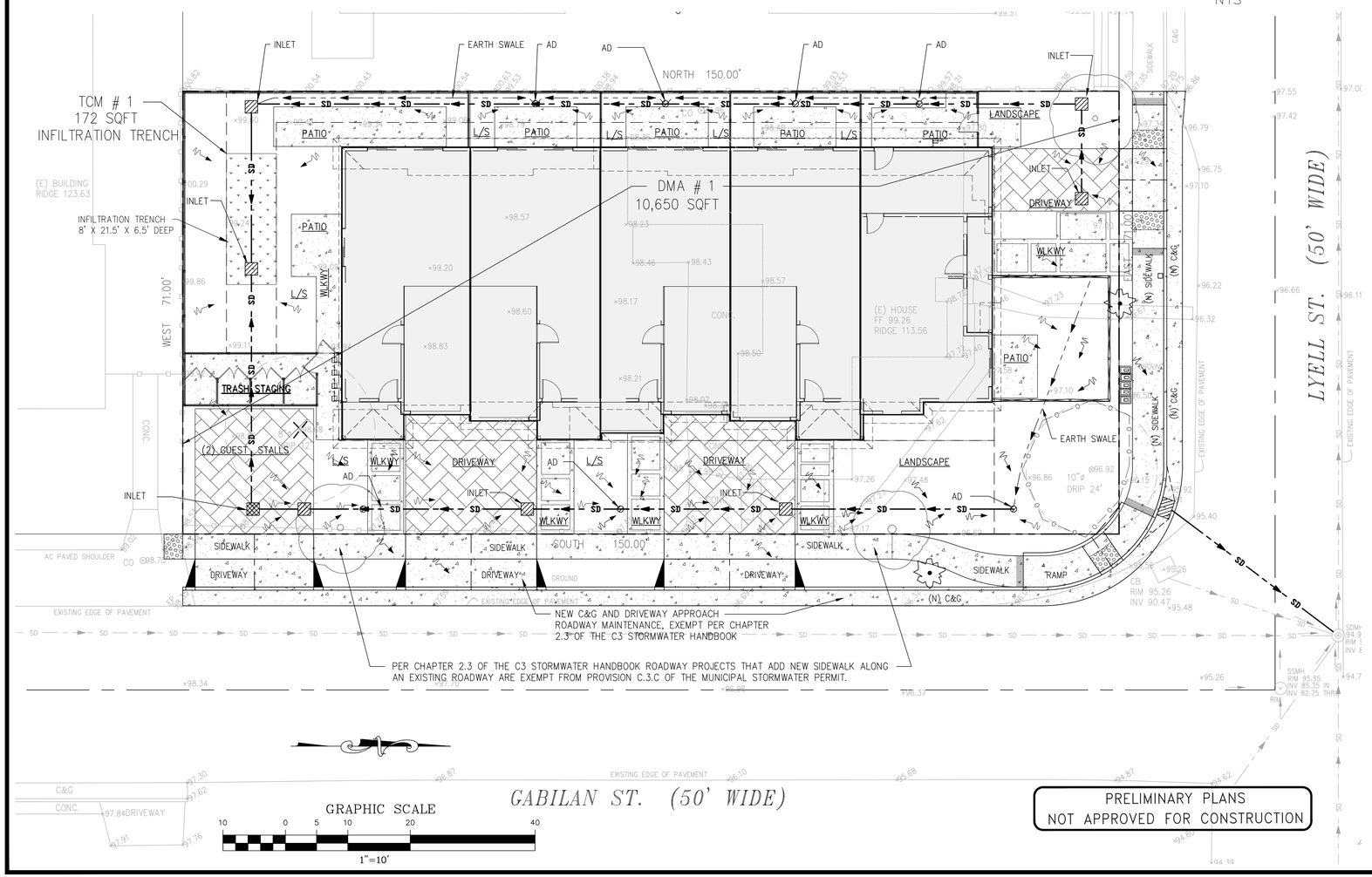
1. PROTECT EXISTING TREES, VEGETATION, AND SOIL.
2. PRESERVE OPEN SPACE AND NATURAL DRAINAGE PATTERNS.
3. DIRECT RUNOFF FROM ROOFS, SIDEWALKS, PATIOS TO LANDSCAPED AREAS.
4. CLUSTER STRUCTURES/PAVEMENT.
5. PARKING:
   a. NOT PROVIDED IN EXCESS OF CODE.

STORMWATER TREATMENT MEASURES:

NOT APPLICABLE, PROJECT PROPOSED BELOW 10,000 SQFT OF IMPERVIOUS AREAS.

ADDITIONAL INFORMATION:

- NAME AND LOCATION OF RECEIVING WATER BODY: LOCAL CREEK/ RESERVOIR, FOLLOWING TO BAY
- POLLUTANT SOURCES: DRIVEWAY, ROOF
- MAINTENANCE RESPONSIBILITY : HOME OWNERS (HOA)



PRELIMINARY PLANS
NOT APPROVED FOR CONSTRUCTION

Worksheet for Calculating the Water Quality Design Volume (80 percent capture method)

Instructions: After completing Section 1, make a copy of this Excel file for each Drainage Management Area within the project. Enter information specific to the project and DMA in the cells shaded in yellow. Cells shaded in light blue contain formulas and values that will be automatically calculated.

1.0 Project Information

1-1	Project Name:	LYELL CONDOMIUMS	
1-2	City application ID:		
1-3	Site Address or APN:	140 LYELL ST., LOS ALTOS, CA	
1-4	Tract or Parcel Map No:	TBD	
1-5	Site Mean Annual Precip. (MAP)[1]	18.0	Inches
	Refer to the Mean Annual Precipitation Map in Appendix D of the C.3 Technical Guidance to determine the MAP, in inches, for the site.		Click here for map
1-6	Applicable Rain Gauge[2]	Oakland	
	Enter "Oakland Airport" if the site MAP is 16.4 inches or greater. Enter "San Jose" if the site MAP is less than 16.4 inches.		
	MAP adjustment factor is automatically calculated as:	0.98	
	(The "Site Mean Annual Precipitation (MAP)" is divided by the MAP for the applicable rain gauge, shown in Table 5.2, below.)		

The calculations presented here are based on the 80% capture method of sizing **volume-based treatment measures** provided in C.3 STORMWATER HANDBOOK. The steps presented below are explained in Chapter 5, Section 5.1 of the guidance manual, applicable portions of which are included in this file, in the tab called "Guidance from Chapter 5".

2.0 Calculate Percentage of Impervious Surface for Drainage Management Area (DMA)

2-1	Name of DMA:	DMA # 1		
	For items 2-2 and 2-3, enter the areas in square feet for each type of surface within the DMA.			
	Type of Surface	Area of surface type within DMA (Sq. Ft)	Adjust Pervious Surface	Effective Impervious Area
2-2	Impervious surface	6,175	1.0	6,175
2-3	Pervious surface	4,475	0.1	448
	Total DMA Area (square feet) =	10,650		
2-4		*Total Effective Impervious Area (EIA)*	6,623	Square feet

3.0 Calculate Unit Basin Storage Volume in Inches

	Table 5-2: Unit Basin Storage Volumes (in inches) for 80 Percent Capture Using 48-Hour Drawdowns		
		Unit Basin Storage Volume (in) for Applicable Runoff	
	Applicable Rain Gauge / Mean Annual Precipitation (in)	Coefficient of 1.00	
	Oakland Airport / 18.35	0.67	
	San Jose / 14.4	0.56	
3-1	*Unit basin storage volume from Table 5.2:*	0.67	Inches
	(The coefficient for this method is 1.00, due to the conversion of any landscaping to effective impervious area)		
3-2	*Adjusted unit basin storage volume:*	0.66	Inches
	(The unit basin storage volume is adjusted by applying the MAP adjustment factor.)		
3-3	*Required Capture Volume (in cubic feet):*	363	Cubic feet
	(The adjusted unit basin sizing volume (inches) is multiplied by the size of the DMA and converted to feet)		
3-4	*To size an infiltration trench, enter the surface area available:*	172	Square feet
3-5	*Required depth of stone no.2 base rock storage below pervious pavement under-drain, given the surface area available (in 3-4):*	6.02	Feet
	(Assumes 35% void space in pervious pavement stone no. 2 rock base.)		

HATCH KEY

- BUILDING / ROOF
- IMPERVIOUS CONCRETE PORCH
- PERVIOUS PAVERS DRIVEWAY
- NO HATCH — PERVIOUS AREAS LANDSCAPE
- INFILTRATION DEVICE LANDSCAPE

STANDARD STORMWATER CONTROL NOTES:

- STANDING WATER SHALL NOT REMAIN IN THE TREATMENT MEASURES FOR MORE THAN FIVE DAYS, TO PREVENT MOSQUITO GENERATION. SHOULD ANY MOSQUITO ISSUES ARISE, CONTACT THE SANTA CLARA VALLEY VECTOR CONTROL DISTRICT (DISTRICT). MOSQUITO LARVICIDES SHALL BE APPLIED ONLY WHEN ABSOLUTELY NECESSARY, AS INDICATED BY THE DISTRICT, AND THEN ONLY BY A LICENSED PROFESSIONAL OR CONTRACTOR. CONTACT INFORMATION FOR THE DISTRICT IS PROVIDED BELOW.
- DO NOT USE PESTICIDES OR OTHER CHEMICAL APPLICATIONS TO TREAT DISEASED PLANTS, CONTROL WEEDS OR REMOVED UNWANTED GROWTH. EMPLOY NON-CHEMICAL CONTROLS (BIOLOGICAL, PHYSICAL AND CULTURAL CONTROLS) TO TREAT A PEST PROBLEM. PRUNE PLANTS PROPERLY AND AT THE APPROPRIATE TIME OF YEAR. PROVIDE ADEQUATE IRRIGATION FOR LANDSCAPE PLANTS. DO NOT OVER WATER.

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APPLICANT:
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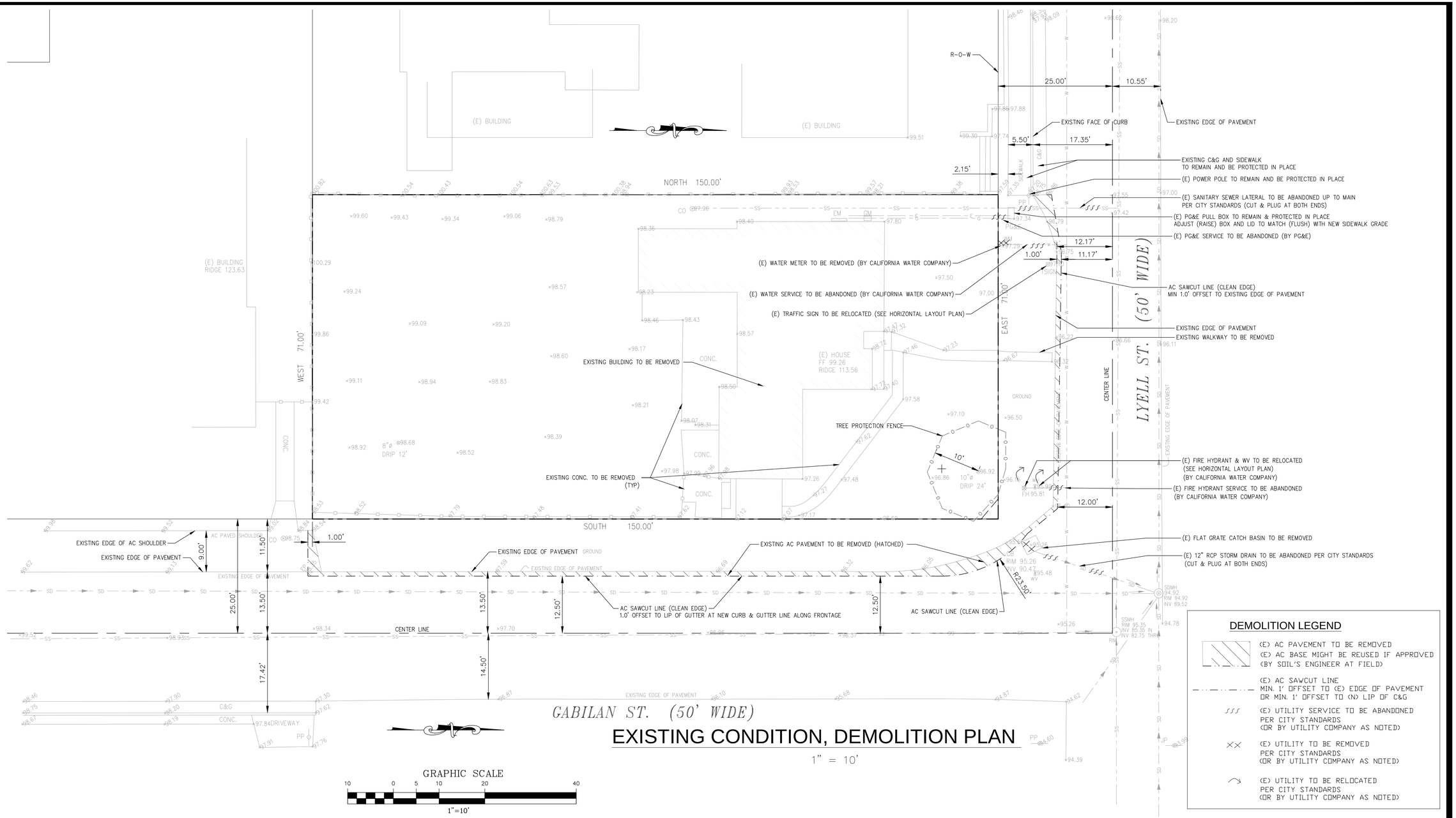
VESTING TENTATIVE MAP
FIVE (5) RESIDENTIAL CONDOMINIUM UNITS
140 LYELL ST. LOS ALTOS , CA

STORMWATER CONTROL PLAN

Revisions:

REGISTERED PROFESSIONAL ENGINEER
SIETO RAZAVI
No. C52724
CIVIL
STATE OF CALIFORNIA

Date: 7/16/2020
Scale: 1"= 10'
Prepared by: V.G.
Checked by: S.R.
Job #: 219155



EXISTING CONDITION, DEMOLITION PLAN

1" = 10'

GRAPHIC SCALE

10 0 5 10 20 40

1"=10'

DEMOLITION LEGEND

- (E) AC PAVEMENT TO BE REMOVED
  (E) AC BASE MIGHT BE REUSED IF APPROVED
  (BY SOIL'S ENGINEER AT FIELD)
- (E) AC SAWCUT LINE
  MIN. 1' OFFSET TO (E) EDGE OF PAVEMENT
  OR MIN. 1' OFFSET TO (N) LIP OF C&G
- (E) UTILITY SERVICE TO BE ABANDONED
  PER CITY STANDARDS
  (OR BY UTILITY COMPANY AS NOTED)
- (E) UTILITY TO BE REMOVED
  PER CITY STANDARDS
  (OR BY UTILITY COMPANY AS NOTED)
- (E) UTILITY TO BE RELOCATED
  PER CITY STANDARDS
  (OR BY UTILITY COMPANY AS NOTED)

PRELIMINARY PLANS
NOT APPROVED FOR CONSTRUCTION

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CIVIL ENGINEERS

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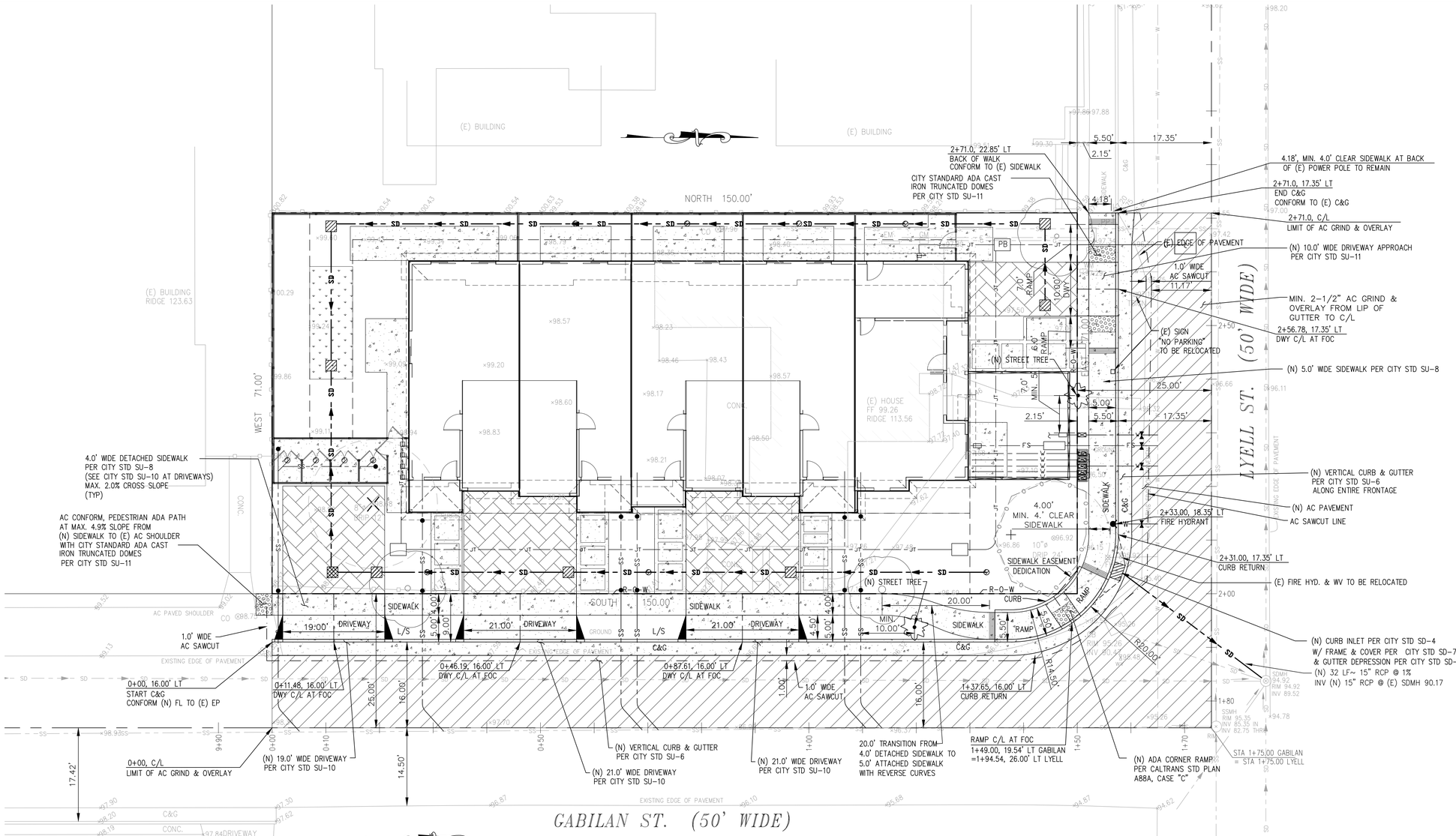
VESTING TENTATIVE MAP
FIVE (5) RESIDENTIAL CONDOMINIUM UNITS
140 LYELL ST. LOS ALTOS , CA
EXISTING CONDITION, DEMOLITION PLAN

Revisions:

REGISTERED PROFESSIONAL ENGINEER
SAETO RAZAVI
No. C52724
CIVIL
STATE OF CALIFORNIA

Date:
7/16/2020
Scale:
1"= 10'
Prepared by:
V.G.
Checked by:
S.R.
Job #:
219155

Sheet:
5 OF 7
C-5



GRAPHIC SCALE

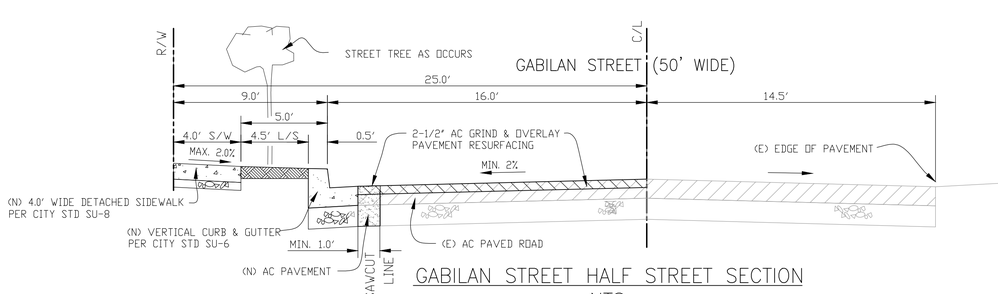
10 0 5 10 20 40

1"=10'

HORIZONTAL LAYOUT PLAN

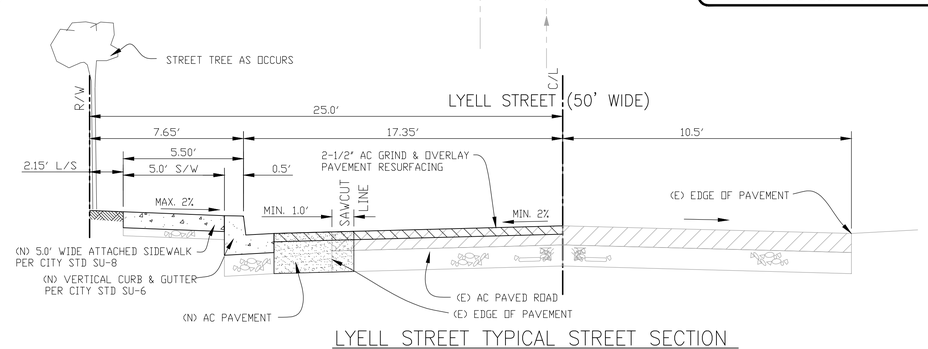
1" = 10'

PRELIMINARY PLANS
NOT APPROVED FOR CONSTRUCTION



GABILAN STREET HALF STREET SECTION

NTS



LYELL STREET TYPICAL STREET SECTION

NTS

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VESTING TENTATIVE MAP
FIVE (5) RESIDENTIAL CONDOMINIUM UNITS
140 LYELL ST. LOS ALTOS , CA
PRELIMINARY STREET IMPROVEMENTS LAYOUT PLAN

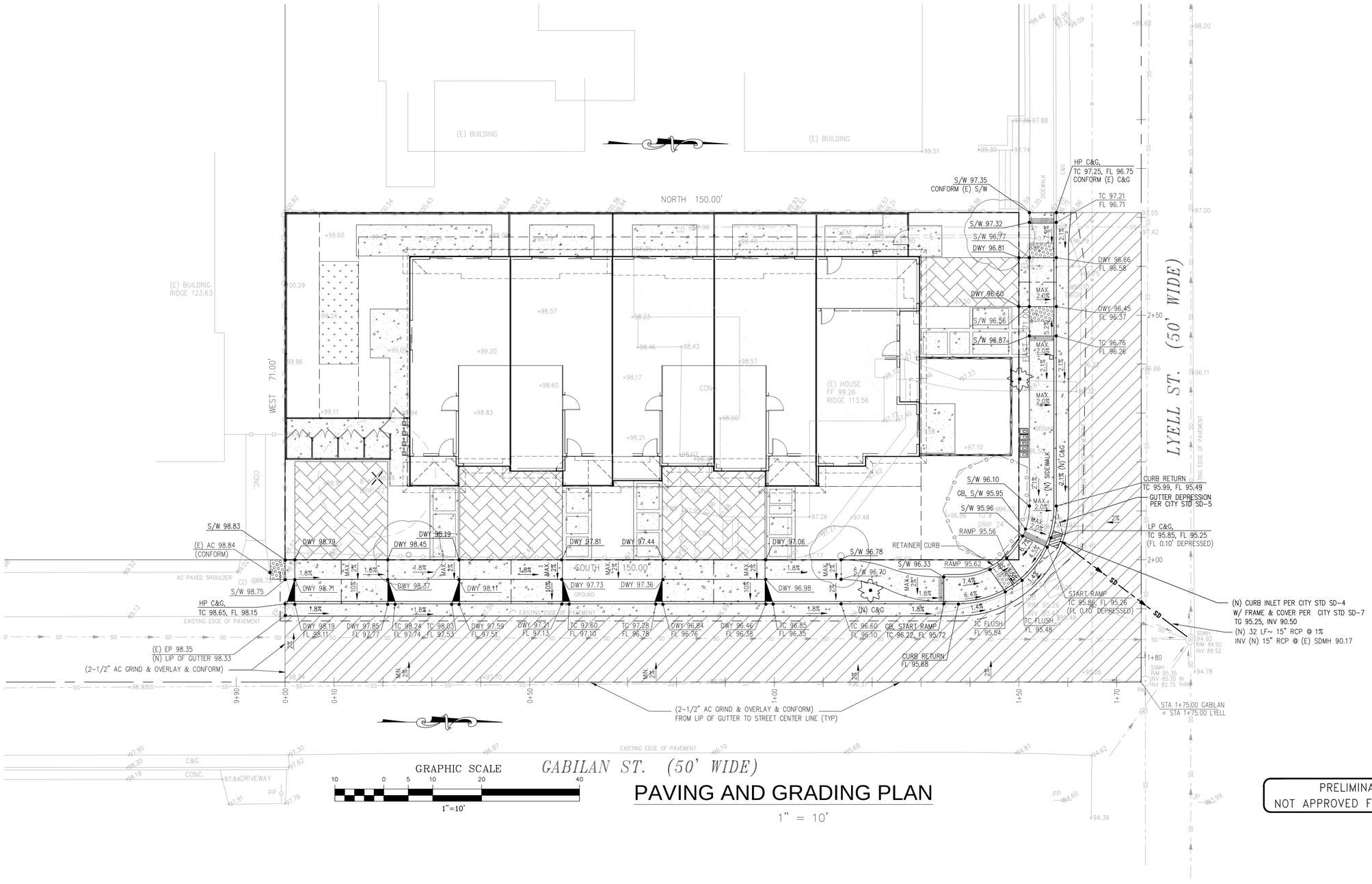
Revisions:

REGISTERED PROFESSIONAL ENGINEER
SAETO RAZAVI
No. C52724
CIVIL
STATE OF CALIFORNIA

Date: 7/16/2020
Scale: 1"= 10'
Prepared by: V.G.
Checked by: S.R.
Job #: 219155

Sheet: 6 OF 7

C-6



PAVING AND GRADING PLAN

1" = 10'

PRELIMINARY PLANS
NOT APPROVED FOR CONSTRUCTION

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VESTING TENTATIVE MAP
FIVE (5) RESIDENTIAL CONDOMINIUM UNITS
140 LYELL ST. LOS ALTOS , CA

PRELIMINARY STREET PAVING AND GRADING PLAN

Revisions:

REGISTERED PROFESSIONAL ENGINEER
SAEID RAZAVI
No. C52724
CIVIL
STATE OF CALIFORNIA

Date:
7/16/2020
Scale:
1"= 10'
Prepared by:
V.G.
Checked by:
S.R.
Job #:
219155

Sheet:
7 OF 7
C-7

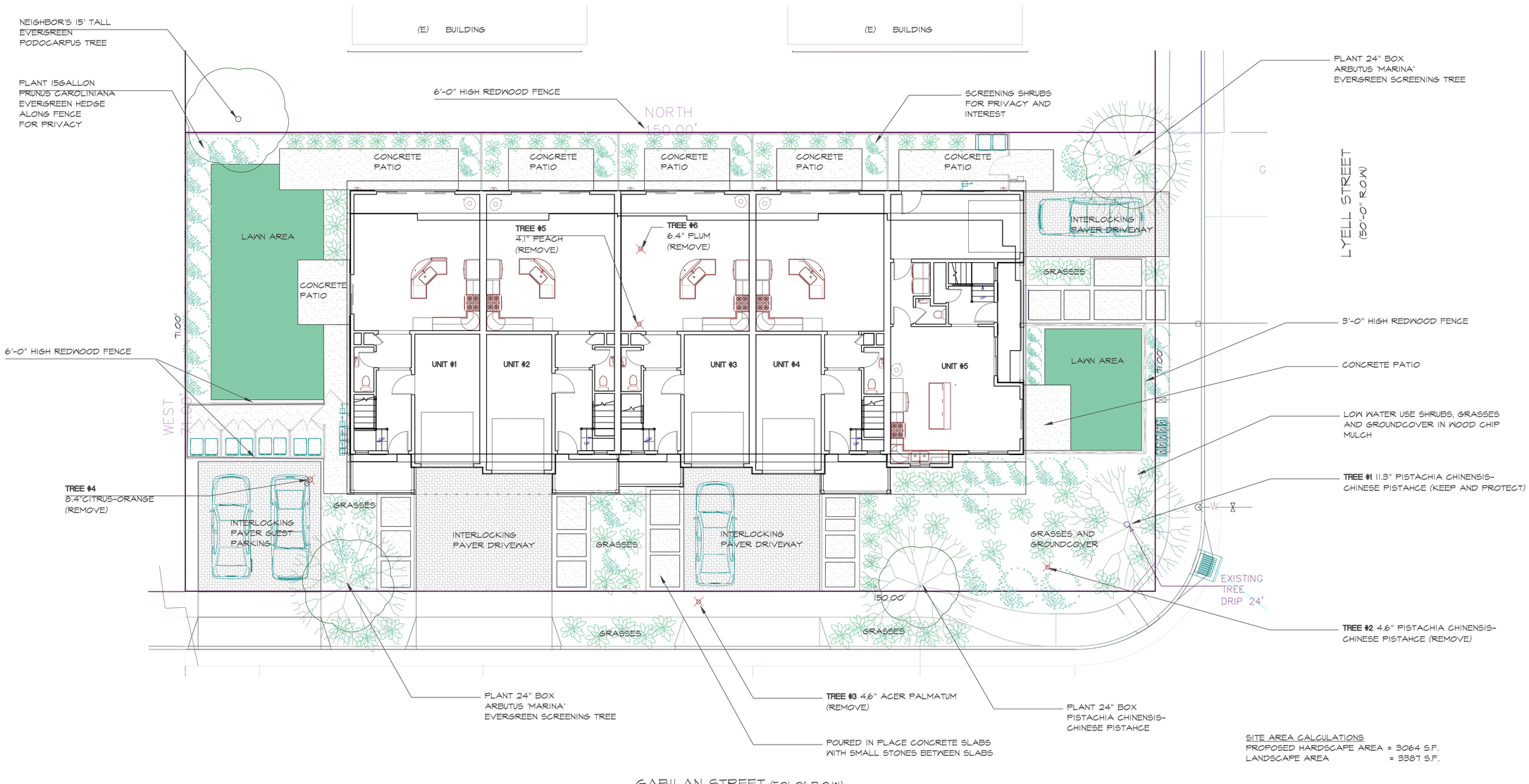
ARBUTUS 'MARINA'
STRAWBERRY TREE

PISTACHIA CHINENSIS
CHINESE PISATCHE

PRUNUS CAROLINIANA
CAROLINA LAUREL CHERRY

LOW WATER USE SHURBS
TO INCLUDE: LOROPETALUM RUBRUM
& RHAMNUS EVE CASE

LOW WATER USE GRASSES AND GROUNDCOVER
TO INCLUDE: LOMONDRA LONGIFOLIA,
CALAMAGROTIS 'KARL FORESETER' &
ARCTOSTAPHYLOS 'EMERALD CARPET'



SITE AREA CALCULATIONS
PROPOSED HARDSCAPE AREA = 3064 S.F.
LANDSCAPE AREA = 3387 S.F.

REGISTERED LANDSCAPE ARCHITECT
MARA YOUNG NO. 3754
EXP. 11/30/21
SIGNATURE
7/16/20
DATE
STATE OF CALIFORNIA

REVISIONS	BY

Copyright 2019 MARA YOUNG LANDSCAPE ARCHITECT

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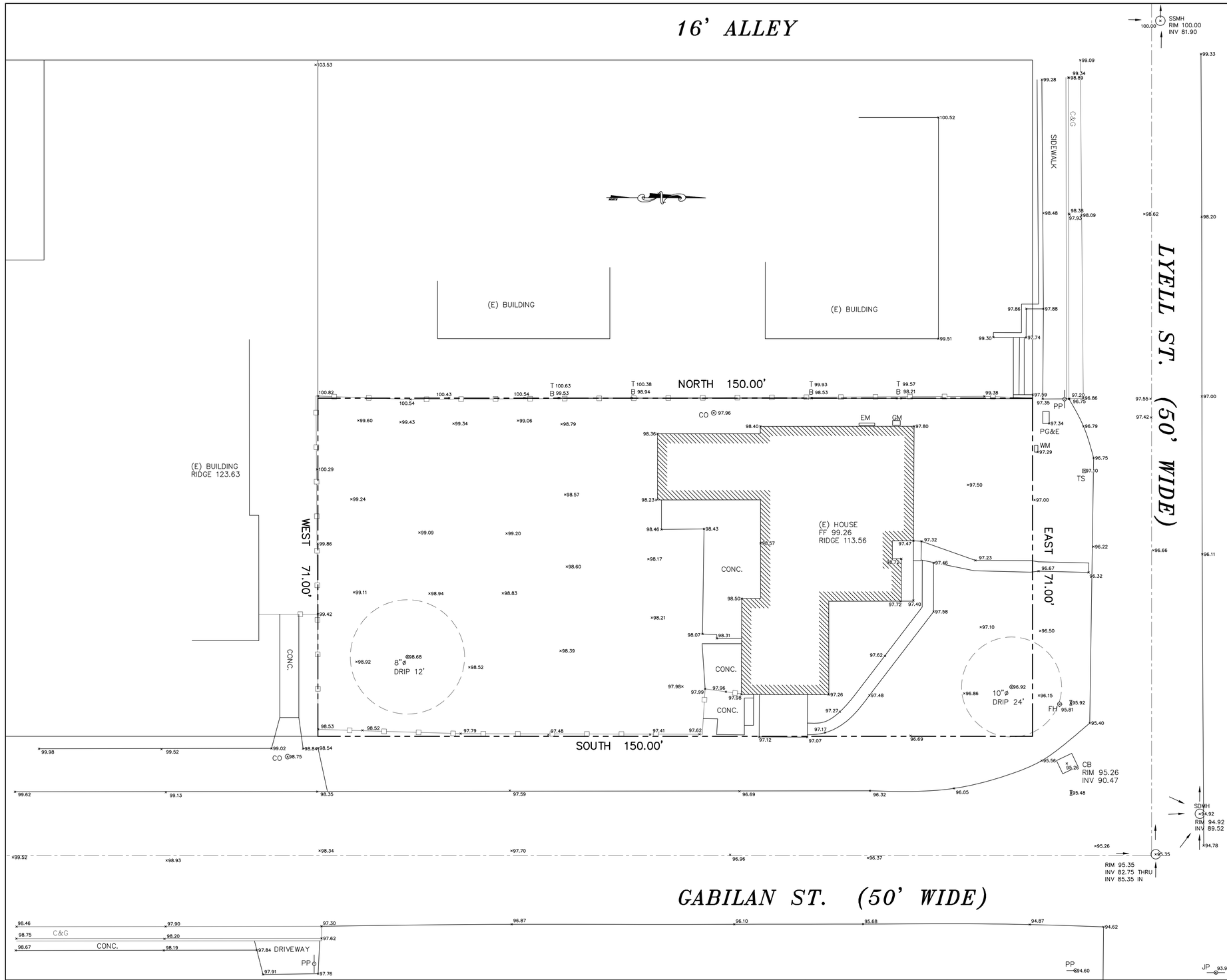
MARA YOUNG
LANDSCAPE ARCHITECT
(650) 327-2644

PRELIMINARY LANDSCAPE PLAN

NEW RESIDENCES FOR:
SAMIR SHARMA
140 LYELL STREET
LOS ALTOS, CA 94022

DRAWN	MY
CHECKED	MY
DATE	7/16/20
SCALE	1/8"=1'-0"
JOB NO.	xxx
SHEET	L-1
OF	SHEETS



LEGEND

PROPERTY LINE	
EXISTING LOTS	
CENTERLINE	
EASEMENT LINE	
SANITARY SEWER LINE	SS
STORM DRAIN LINE	SD
OVERHEAD POWER LINE	OH
WOOD FENCE	
POWER POLE	
FIRE HYDRANT	
JOINT POLE	
SURVEY MONUMENT FOUND	
TBM (ELEVATION)	
WATER VALVE	WV

AC	ASPHALT
AD	AREA DRAIN
ANC	ANCHOR
BSBL	BUILDING SETBACK LINE
C&G	CURB AND GUTTER
CB	CATCH BASIN
CO	CLEAN OUT
DW	DRIVEWAY
EB	ELECTRIC BOX
EM	ELECTRIC METER
EP	EDGE OF PAVEMENT
FH	FIRE HYDRANT
GA	GUY ANCHOR
GM	GAS METER
GV	GAS VALVE
IV	IRRIGATION VALVE
LP	LIGHT POLE
MB	MAIL BOX
MH	UTILITY MANHOLE
P.U.E.	PUBLIC UTILITY EASEMENT
P	BRICK CONC PILLAR
PP	POWER POLE
(R)	RADIAL BEARING
SL	STREET LIGHT
SDMH	STORM DRAINAGE MANHOLE
SSMH	SANITARY SEWER MANHOLE
SSCO	SANITARY SEWER CLEAN OUT
TCD	THROUGH CURB DRAIN
TS	TRAFFIC SIGN
VG	VALLEY GUTTER
WM	WATER METER
WV	WATER VALVE

DISCLAIMER:

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NOTE:

THIS MAP REPRESENTS TOPOGRAPHY OF THE SURFACE FEATURES ONLY. UNLESS SPECIFIED ON THIS MAP, LOCATIONS OF THE UNDERGROUND UTILITIES ARE NEITHER INTENDED NOR IMPLIED. FOR THE LOCATIONS OF UNDERGROUND UTILITIES CALL "USA" (1-800-642-2444). SURFACE FEATURES ARE LOCATED BY MEANS OF A STATION AND OFFSET FROM THE CONTROL LINE.

BASIS OF BEARINGS:

THE BEARING N. 90°00'00' E. OF THE CENTERLINE OF LYELL ST., AS SHOWN UPON CERTAIN MAP ENTITLED " MAP NO. 3, TOWN OF LOS ALTOS", FILED FOR RECORD IN BOOK "M" OF MAPS, AT PAGE 1, SANTA CLARA COUNTY RECORDS, WAS USED FOR BASIS OF BEARINGS FOR THIS SURVEY

PROJECT BENCHMARK:

TOP OF SANITARY SEWER MANHOLE, LOCATED AT LYELL ST., AT THE INTERSECTION WITH 16' ALLEY EL.: 100.00

NOTES:

1. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMALS THEREOF.
2. THE GROSS AREA OF LAND OF RECORD IS 10650.00 SQ. FT. ±.
3. THE MAP WAS BASED ON A GRANT DEED DOC.# 20911308 BY RODGER C. WITHAM CO. DATED 10/13/2010, RECORDED IN SANTA CLARA COUNTY.
4. ALL EXISTING BUILDINGS ARE WOOD.
5. FOR PRECISE SPECIES OF TREES A CERTIFIED ARBORIST SHALL BE CONSULTED.
6. THIS DRAWING REPRESENTS A TOPOGRAPHIC SURVEY PREPARED IN CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYORS ACT. THE PROPERTY LINES SHOWN HEREON ARE COMPILED FROM RECORD DATA AND REPRESENT THE BEST GRAPHICAL FIT BETWEEN RECORD INFORMATION AND THE TOPOGRAPHICAL FEATURES SURVEYED AND SHOULD NOT BE RELIED UPON OR USED FOR ANY OTHER PURPOSES. PURSUANT TO THE CLIENT'S DIRECTION A BOUNDARY SURVEY WAS NOT PERFORMED AT THIS TIME WHICH MAY HAVE DETERMINED THE ACTUAL PROPERTY LINES.

SCALE 1"= 10'

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

140 LYELL ST.
LOS ALTOS, CA 94022
APN: 170-39-043

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Tel. (650) 941-8055 Fax (650) 941-8755

Scale: 1" = 10'
Prepared by: S.P.
Checked by: S.R.
Date: 09/07/2019
Project No: 219133

PRELIMINARY BOUNDARY AND TOPOGRAPHIC SURVEY MAP

Sheet No: T-1

REVISIONS	DESIGN BY	DESIGN DATE	CITY APPR.	APPR. DATE

CITY OF LOS ALTOS