

| TREE SCHEDULE | | REMOVE | |
|---------------|--|--------|----|
| NO. | TYPE | YES | NO |
| 1 | 17" ASH | ✓ | |
| 2 | 9" BIRCH | ✓ | |
| 3 | 11" BIRCH | ✓ | |
| 4 | 11.5" BIRCH | ✓ | |
| 5 | 4" SOUTHERN MAGNOLIA | ✓ | |
| 6 | (3) 2" - 4" CATONEASTER | ✓ | |
| 7 | (2) 2" CATONEASTER | ✓ | |
| 8 | 15" BIRCH | ✓ | |
| 9 | 11" BIRCH | ✓ | |
| 10 | 12" CEDAR | ✓ | |
| 11 | 11" JAPANESE MAPLE | ✓ | |
| 12 | 29" CEDAR | ✓ | |
| 13 | 16" BIRCH | ✓ | |
| 14, 15, 16 | On Neighbor's Property (See Arborist Report) | | |
| 17 | 28" CEDAR | | ✓ |
| 18 | 14" CAMPHOR | | ✓ |
| 19 | 12" CAMPHOR | | ✓ |
| 20 | 17" FIG | ✓ | |
| 21 | 5" - 9" OLIVE CLUMP | ✓ | |
| 22 | 8" MULBERRY | ✓ | |
| 23 | (2) NEW STREET TREES (Species Not Yet Specified) | | |

TABULATIONS

PROPOSED RESIDENCE

| | | |
|-------------|----------|--------|
| MAIN FLOOR | 1,955.32 | SQ.FT. |
| UPPER FLOOR | 1,463.62 | SQ.FT. |
| GARAGE | 455.55 | SQ.FT. |
| TOTAL | 3,874.49 | SQ.FT. |

| | | |
|--------------------------|--------|--------|
| COVERED PORCHES & PATIOS | 484.74 | SQ.FT. |
|--------------------------|--------|--------|

EXISTING RESIDENCE

| | | |
|-------------------|----------|--------|
| MAIN FLOOR | 1,491.62 | SQ.FT. |
| UPPER FLOOR | 787.55 | SQ.FT. |
| TOWER (3rd FLOOR) | 253.34 | SQ.FT. |
| DETACHED GARAGE | 485.12 | SQ.FT. |
| TOTAL | 3,017.63 | SQ.FT. |

| | | |
|-------------------|----------|--------|
| EXISTING COVERAGE | 2,011.63 | SQ.FT. |
|-------------------|----------|--------|

CONSULTANT DIRECTORY

| | |
|---------------------|--|
| SURVEYOR | DODGE ASSOCIATES SURVEYING - ROGER DODGE 20652 CHAPARRAL CIRCLE PENN VALLEY, CA 95946 (530) 432-5212 |
| SOILS ENGINEER | N/A |
| CIVIL ENGINEER | GREEN CIVIL ENGINEERING INC. - HON-CHEONG LEE 1900 S. NORFOLK STREET, STE. # 350 SAN MATEO, CA 94403 (650) 888-5937 |
| STRUCTURAL ENGINEER | T.B.D. |
| ENERGY CONSULTANT | T.B.D. |
| LANDSCAPE ARCHITECT | T.B.D. |

SITE PLAN NOTES

- DRIVEWAY: PAVERS PER OWNER'S SPECIFICATIONS
- FLATWORK: PAVERS PER OWNER'S SPECIFICATIONS
- GRADING: REFER TO CIVIL DRAWINGS FOR INFORMATION
- DRAINAGE: REFER TO CIVIL DRAWINGS FOR INFORMATION
- STORM DRAINAGE: REFER TO CIVIL DRAWINGS FOR INFORMATION
- SEWER LATERAL: (N) LATERAL PER CIVIL DRAWINGS (REFER TO CIVIL PLANS FOR INFORMATION)
- GAS & ELEC SERVICE: (N) GAS SERVICE AS PER PLAN (N) 400 AMP SERVICE AS PER PLAN
- SETBACKS: AS PER PLAN
- TREES: PROTECT (E) TREES w/ CHAINLINK FENCING ALL TREE PROTECTION FENCING SHALL BE CHAIN LINK & A MINIMUM OF FIVE FEET IN HEIGHT WITH POSTS DRIVEN INTO THE GROUND. TWO NEW STREET TREES PROVIDED BY OWNER (AS PER PLAN)
- FENCES: (N) FENCES AS PER PLAN
- LANDSCAPE: (E) TREES TO BE REMOVED AS PER TREE SCHEDULE

GENERAL NOTES

- VERIFICATION: CONTRACTOR & ALL SUBCONTRACTORS SHALL VERIFY ALL GRADES, DIMENSIONS & CONDITIONS PRIOR TO START OF WORK
- DIMENSIONS: DO NOT SCALE THESE DRAWINGS. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DRAWINGS
- 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
- 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

PROPERTY DESCRIPTION

| | |
|---------------------|--|
| OWNER | TYNDALL STREET TOWNHOMES, LLC |
| ADDRESS | 148 DOUD DRIVE LOS ALTOS, CA 94022 |
| PARCEL | 170-30-032 |
| ACREAGE | 0.258 |
| ZONING | R1-10 |
| OCCUPANCY | R-3/U |
| CONSTRUCTION TYPE | V-B |
| PROJECT DESCRIPTION | CONSTRUCTION OF A NEW 2-STORY RESIDENCE WITH ATTACHED GARAGE |

VICINITY MAP



SHEET INDEX

ARCHITECTURAL SHEETS

| | |
|------|--|
| A1.0 | SITE PLAN |
| A1.1 | FLOOR AREA DIAGRAM |
| A1.2 | NEIGHBORHOOD AERIAL MAP |
| A1.3 | NEIGHBORHOOD STREETScape |
| A2.0 | PROPOSED MAIN FLOOR PLAN |
| A2.1 | PROPOSED UPPER FLOOR PLAN |
| A3.0 | PROPOSED EXTERIOR ELEVATIONS - FRONT & REAR |
| A3.1 | PROPOSED EXTERIOR ELEVATIONS - LEFT & RIGHT |
| A4.0 | PROPOSED ROOF PLAN |
| A4.1 | CROSS SECTIONS A - A & B - B ARCHITECTURAL DETAILS |

CIVIL SHEETS

| | |
|----|---------------------------|
| C1 | GRADING AND DRAINAGE PLAN |
|----|---------------------------|

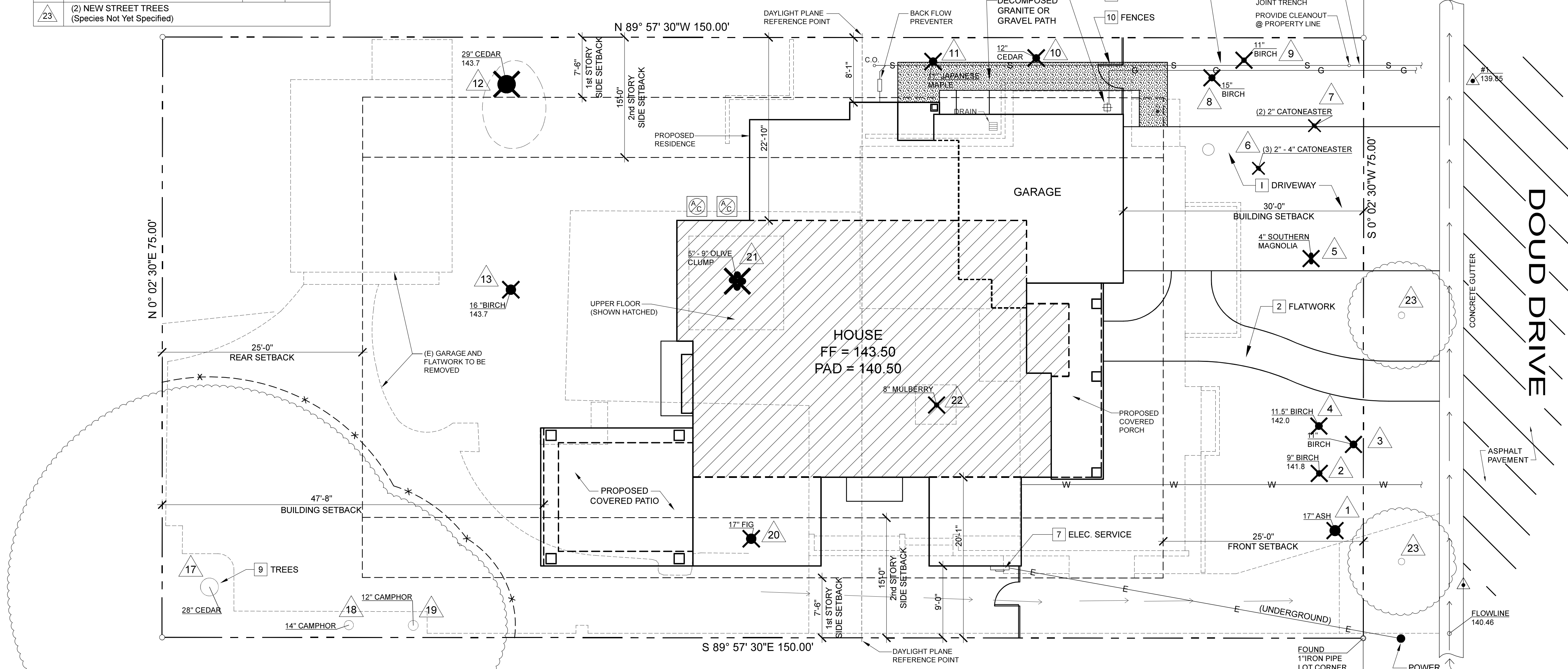
LANDSCAPE PLANS

| | |
|------|---|
| L1 | MASTER PLANTING PLAN (COLORED) |
| L1.1 | MASTER PLANTING PLAN (DETAILED & NOTED) |
| L2 | HYDROZONE PLAN |
| T-1 | TOPOGRAPHIC SURVEY |

FIRE COMMENTS:

- REVIEW OF THIS DEVELOPMENTAL PROPOSAL IS LIMITED TO ACCEPTABILITY OF SITE ACCESS, WATER SUPPLY AND MAY INCLUDE SPECIFIC ADDITIONAL REQUIREMENTS AS THEY PERTAIN TO FIRE DEPARTMENT OPERATIONS, AND SHALL NOT BE CONSTRUED AS A SUBSTITUTE FOR FORMAL PLAN REVIEW TO DETERMINE COMPLIANCE WITH ADOPTED MODEL CODES. PRIOR TO PERFORMING ANY WORK, THE APPLICANT SHALL MAKE APPLICATION TO, AND RECEIVE FROM, THE BUILDING DEPARTMENT ALL APPLICABLE CONSTRUCTION PERMITS.
- FIRE SPRINKLERS REQUIRED: AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM SHALL BE INSTALLED IN ONE- AND TWO-FAMILY DWELLINGS AS FOLLOWS (TO BE A DEFERRED SUBMITTAL)
- 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.
- 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. CFC SEC. 505.1.
- CONSTRUCTION SITE FIRE SAFETY: ALL CONSTRUCTION SITES MUST COMPLY WITH APPLICABLE PROVISIONS OF THE CFC CHAPTER 33 AND OUR STANDARD DETAIL AND SPECIFICATIONS S1 - 7

| | EXISTING | ADDITION / REMOVAL | PROPOSED | ALLOWED / REQUIRED |
|---|--|---|---|-------------------------------|
| LOT COVERAGE: (land area covered by all structures that are over 6 feet in height) | 2,011.63 sq. ft. (17.88 %) | -2,011.63 sq. ft. +2,947.21 sq. ft. | 2,947.21 sq. ft. (26.19 %) | 3,937.50 sq. ft. (35.00 %) |
| FLOOR AREA | Main Floor: 1,491.62 s.f. Upper Floor: 787.55 s.f. Tower Level: 253.34 s.f. Detached Garage: 485.12 s.f. Total: 3,017.63 s.f. (26.92 %) | Main Floor: R = 1,491.62 s.f.; A = 1,955.32 s.f. Upper Floor: R = 787.55 s.f.; A = 1,463.62 s.f. Tower Level: R = 253.34 s.f. Garage: R = 485.12 s.f.; A = 455.55 s.f. | Main Floor: 1,955.32 s.f. Upper Floor: 1,463.62 s.f. Garage: 455.55 s.f. Total: 3,874.49 s.f. (34.43 %) | 3,875.00 sq. ft. (34.44 %) |
| SETBACKS: | | | | |
| Front | 22'-3" | | 30'-0" | 25'-0" |
| Rear | 88'-1" | | 47'-8" | 25'-0" |
| Right Side (1st / 2nd) | 7'-0" / 13'-7" | N/A | 8'-1" / 22'-10" | 7'-6" / 15'-0" |
| Left Side (1st / 2nd) | 10'-10" / 41'-6" | | 9'-0" / 20'-1" | 7'-6" / 15'-0" |
| HEIGHT: | 33'-11" (@ Highest Point from Existing Grade) | N/A | 25'-3" (@ Highest Point from Existing Grade) | 27'-0" |



| LOT CALCULATIONS | |
|---|--|
| NET LOT AREA: | 11,250.00 square feet (net) |
| FRONT YARD HARDSCAPE AREA: Hardscape area in the front yard setback shall not exceed 50% | 615.47 square feet (32.82 %) |
| LANDSCAPING BREAKDOWN: | Total hardscape area: 3,712.06 sq. ft. New softscape area: 7,537.94 sq. ft. |

| SQUARE FOOTAGE BREAKDOWN | | | |
|--|------------------|--|------------------|
| | EXISTING | CHANGE IN | TOTAL PROPOSED |
| HABITABLE LIVING AREA: Includes habitable basement areas | 2,532.51 sq. ft. | -2,532.51 sq. ft. +3,418.94 sq. ft. | 3,418.94 sq. ft. |
| NON-HABITABLE AREA: Does not include covered porches or open structures | 485.12 sq. ft. | -485.12 sq. ft. +455.55 sq. ft. | 455.55 sq. ft. |

COVERAGE & F.A.R.

| | | |
|----------------|-----------|---------------------|
| SITE PLAN | 11,250.00 | SQ. FT. = 0.258 AC. |
| COV: ALLOWABLE | 3,937.50 | SQ. FT. = 35.00 % |
| EXISTING | 2,011.63 | SQ. FT. = 17.88 % |
| PROPOSED | 2,947.21 | SQ. FT. = 26.19 % |
| FAR: ALLOWABLE | 3,875.00 | SQ. FT. = 34.44 % |
| EXISTING | 3,017.63 | SQ. FT. = 26.82 % |
| PROPOSED | 3,874.49 | SQ. FT. = 34.43 % |

APPLICABLE CODES

THIS PROJECT SHALL COMPLY (AS REQUIRED) WITH THE:

- 2019 CALIFORNIA BUILDING CODE
- 2019 CALIFORNIA RESIDENTIAL CODE
- 2019 CALIFORNIA MECHANICAL CODE
- 2019 CALIFORNIA ELECTRICAL CODE
- 2019 CALIFORNIA PLUMBING CODE
- 2019 CALIFORNIA FIRE CODE
- 2019 CALIFORNIA ENERGY CODE
- 2019 CALIFORNIA GREEN BUILDING

SITE PLAN

1/8" = 1'-0"

* NOTE
07-30-20
SUBMITTED FOR DESIGN REVIEW

CLIENT (JOB No. 22004)
TYNDALL STREET TOWNHOMES, LLC
Mailing Address: 148 DOUD DRIVE
STREET ADDRESS, CITY, STATE, ZIP
PHONE NO.

CHAPMAN DESIGN ASSOCIATES
620 S. EL MONTE AVENUE
LOS ALTOS, CA 94022 (650) 941-8890

SHEET
A1.0

RESIDENCE - MAIN FLOOR

HABITABLE

| | | |
|---|----------------------|----------------------|
| A | 11'-1" x 11'-6" | 127.46 s.f. |
| B | 11'-1" x 16'-0" | 177.33 s.f. |
| C | 2'-0" x 15'-1" | 30.17 s.f. |
| D | 7'-1" x 32'-1" | 227.25 s.f. |
| E | 12'-6" x 44'-8" | 558.33 s.f. |
| F | 4'-9" x 6'-0" | 28.50 s.f. |
| G | 13'-7" x 17'-4.5" | 236.01 s.f. |
| H | 3'-6.5" x 17'-8.625" | 62.75 s.f. |
| I | 8'-2" x 22'-1" | 180.35 s.f. |
| J | 13'-0" x 25'-2" | 327.17 s.f. |
| | | <u>1,955.32 s.f.</u> |

NON-HABITABLE

| | | |
|---|---------------------|--------------------|
| K | 3'-1" x 3'-3" | 10.02 s.f. |
| L | 8'-6" x 20'-7.5" | 175.31 s.f. |
| M | 3'-6.5" x 4'-4.375" | 15.46 s.f. |
| N | 12'-1" x 21'-1" | 254.76 s.f. |
| | | <u>455.55 s.f.</u> |

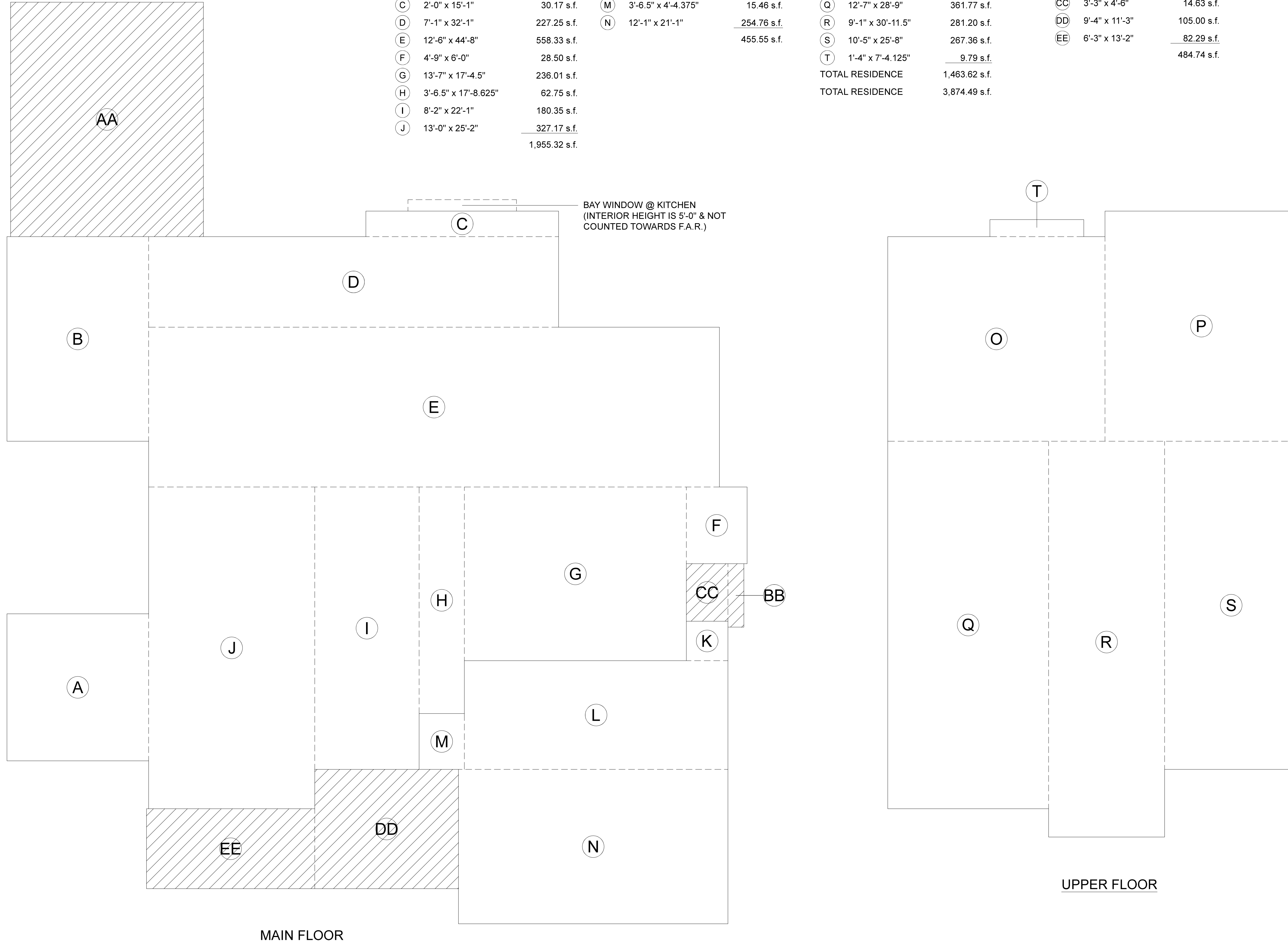
RESIDENCE - UPPER FLOOR

HABITABLE

| | | |
|------------------------|-------------------|----------------------|
| O | 16'-0" x 17'-0" | 272.00 s.f. |
| P | 15'-1" x 18'-0" | 271.50 s.f. |
| Q | 12'-7" x 28'-9" | 361.77 s.f. |
| R | 9'-1" x 30'-11.5" | 281.20 s.f. |
| S | 10'-5" x 25'-8" | 267.36 s.f. |
| T | 1'-4" x 7'-4.125" | 9.79 s.f. |
| | | <u>1,463.62 s.f.</u> |
| TOTAL RESIDENCE | | 1,463.62 s.f. |
| TOTAL RESIDENCE | | 3,874.49 s.f. |

COVERED PORCH & PATIO (HATCHED)

| | | |
|----|------------------|--------------------|
| AA | 15'-1" x 18'-4" | 276.62 s.f. |
| BB | 1'-3" x 4'-11.5" | 6.20 s.f. |
| CC | 3'-3" x 4'-6" | 14.63 s.f. |
| DD | 9'-4" x 11'-3" | 105.00 s.f. |
| EE | 6'-3" x 13'-2" | 82.29 s.f. |
| | | <u>484.74 s.f.</u> |



MAIN FLOOR

UPPER FLOOR

FLOOR AREA DIAGAM

1/4" = 1'-0"

NOTE
*
THE DRAWING AND THE LEGAL DESIGNATIONS, PLANS AND SPECIFICATIONS CONTAINED HEREIN ARE THE PROPERTY OF CHAPMAN DESIGN ASSOCIATES AND DEVELOPED FOR THE EXCLUSIVE USE OF THE INTENDED CLIENT UPON THE WRITTEN CONSENT OF CHAPMAN DESIGN ASSOCIATES. THIS DRAWING OR USED FOR OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF CHAPMAN DESIGN ASSOCIATES.

| | |
|----------|-----------------------------|
| 07-30-20 | SUBMITTED FOR DESIGN REVIEW |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |

CLIENT (JOB No. 22004)
TYNDALL STREET TOWNHOMES, LLC
Mailing Address: ...
Street Address, City, State, Zip
PHONE No.

CLIENT (JOB No. 22004)
TYNDALL STREET TOWNHOMES, LLC
Mailing Address: ...
Street Address, City, State, Zip
PHONE No.

CLIENT (JOB No. 22004)
TYNDALL STREET TOWNHOMES, LLC
Mailing Address: ...
Street Address, City, State, Zip
PHONE No.

CLIENT (JOB No. 22004)
TYNDALL STREET TOWNHOMES, LLC
Mailing Address: ...
Street Address, City, State, Zip
PHONE No.

CLIENT (JOB No. 22004)
TYNDALL STREET TOWNHOMES, LLC
Mailing Address: ...
Street Address, City, State, Zip
PHONE No.

CLIENT (JOB No. 22004)
TYNDALL STREET TOWNHOMES, LLC
Mailing Address: ...
Street Address, City, State, Zip
PHONE No.

CLIENT (JOB No. 22004)
TYNDALL STREET TOWNHOMES, LLC
Mailing Address: ...
Street Address, City, State, Zip
PHONE No.

CHAPMAN DESIGN ASSOCIATES
620 S. EL MONTE AVENUE
LOS ALTOS, CA 94022 (650) 941-8890

SHEET
A1.1



164 DOUD DRIVE
(2-STORY RESIDENCE)



456 ALMOND AVENUE (1-STORY RESIDENCE)



185 DOUD DRIVE (1-STORY RESIDENCE)



161 SOLANA DRIVE (1-STORY RESIDENCE)



147 SOLANA DRIVE (1-STORY RESIDENCE)



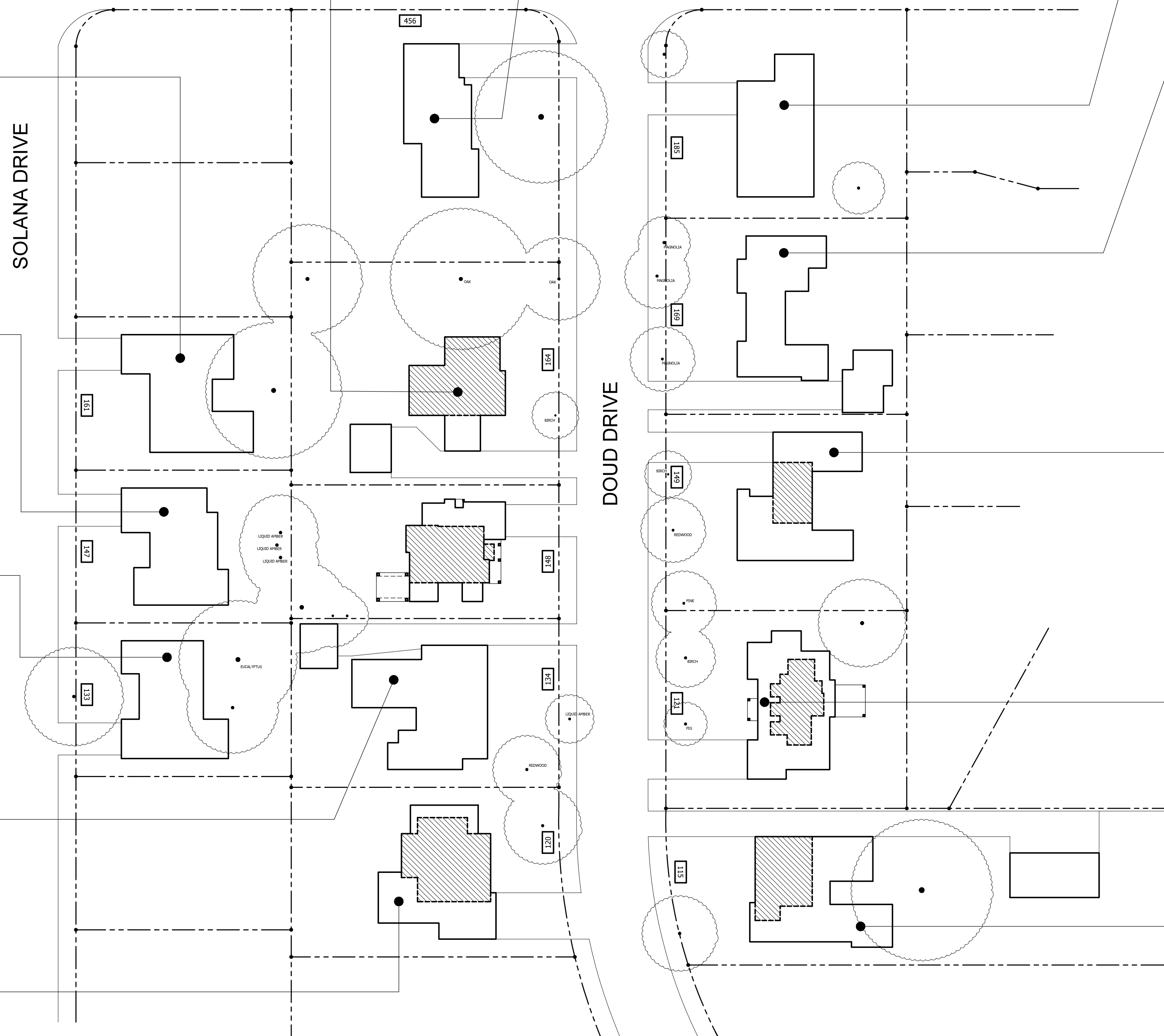
133 SOLANA DRIVE (1-STORY RESIDENCE)



134 DOUD DRIVE (1-STORY RESIDENCE)



120 DOUD DRIVE (2-STORY RESIDENCE)



NEIGHBORHOOD - AERIAL MAP

1" = 40'-0"



169 DOUD DRIVE (1-STORY RESIDENCE)



149 DOUD DRIVE (2-STORY RESIDENCE)



121 DOUD DRIVE (NEW RESIDENCE)



115 DOUD DRIVE (2-STORY RESIDENCE)

*
NOTE
THE DRAWING AND THE LEGAL DESCRIPTIONS, PLANS
AND SPECIFICATIONS CONTAINED HEREIN ARE THE
PROPERTY OF CHAPMAN DESIGN ASSOCIATES, LLC
AND DEVELOPED FOR THE EXCLUSIVE USE OF THE
CLIENT. ANY REUSE, REPRODUCTION, OR
INTENDED OR UNINTENDED, WITHOUT THE WRITTEN CONSENT
OF CHAPMAN DESIGN ASSOCIATES, LLC, IS STRICTLY
PROHIBITED. THIS DOCUMENT IS VALID ONLY FOR THE
PROJECT AND SITE SPECIFICALLY IDENTIFIED IN THIS
DRAWING. ANY OTHER USE IS VOID.

| | |
|----------|-----------------------------|
| 07-30-20 | SUBMITTED FOR DESIGN REVIEW |
| | |
| | |
| | |
| | |

CLIENT (JOB No. 22004)
JOB SITE ADDRESS
148 DOUD DRIVE
LOS ALTOS, CA 94022

TYNDALL STREET TOWNHOMES, LLC
Mailing Address
STREET ADDRESS, CITY, STATE, ZIP
PHONE No.

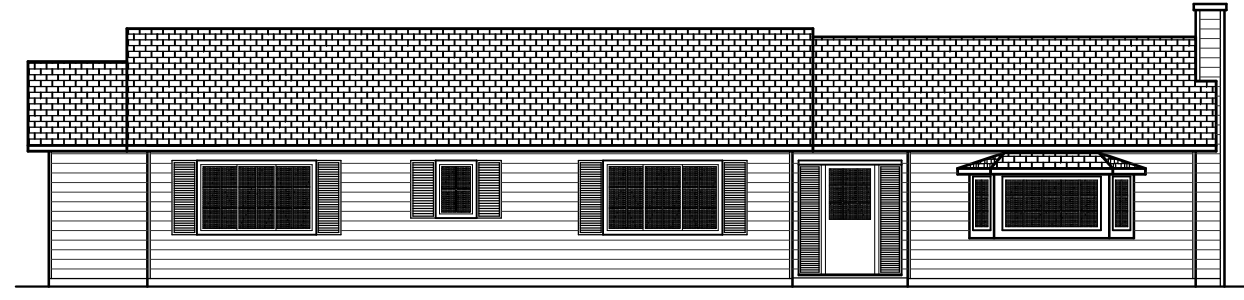
CHAPMAN
DESIGN
ASSOCIATES
620 S. EL MONTE AVENUE
LOS ALTOS, CA 94022 (650) 941-8890

| | | | | | |
|--|--|--|--|--|--|
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |

SHEET
A1.2



120 DOUD DRIVE



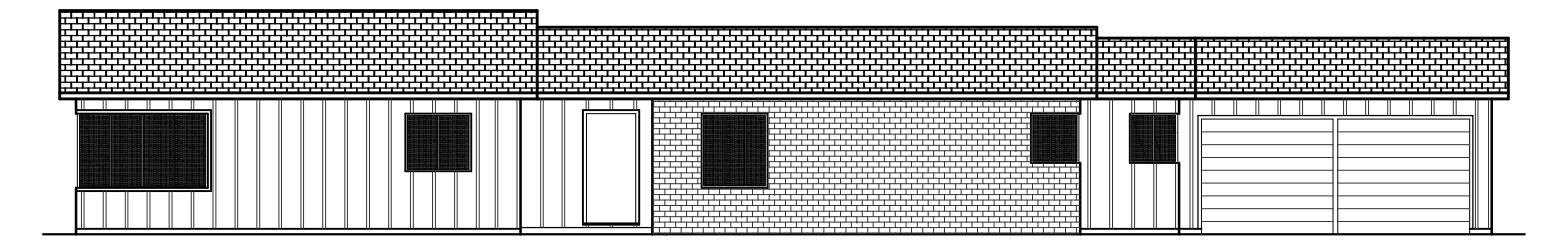
134 DOUD DRIVE



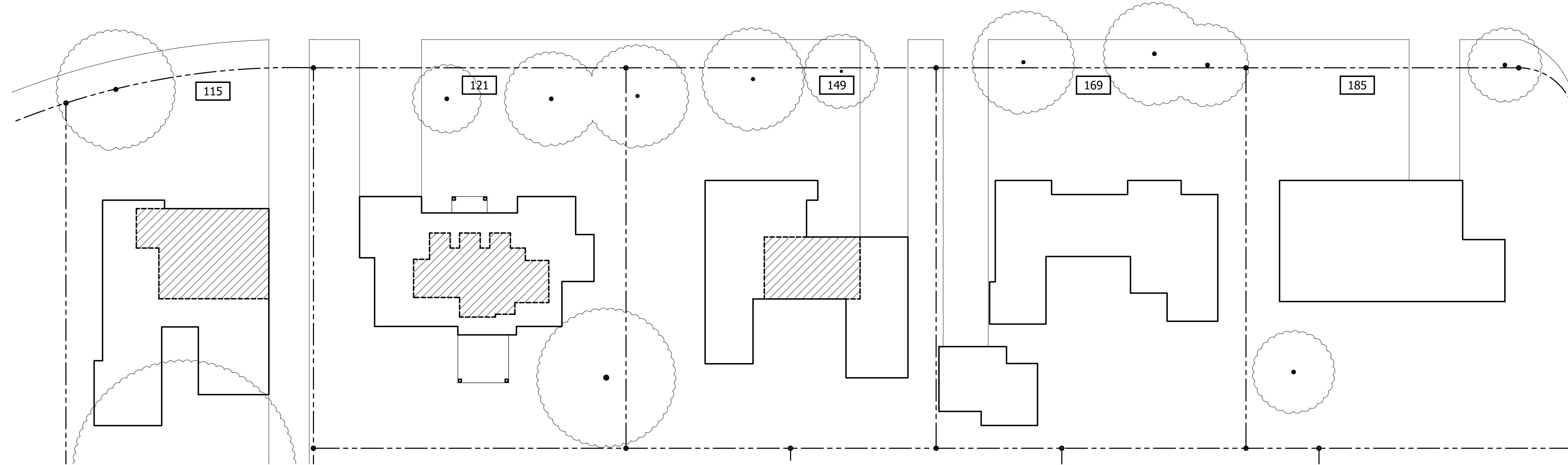
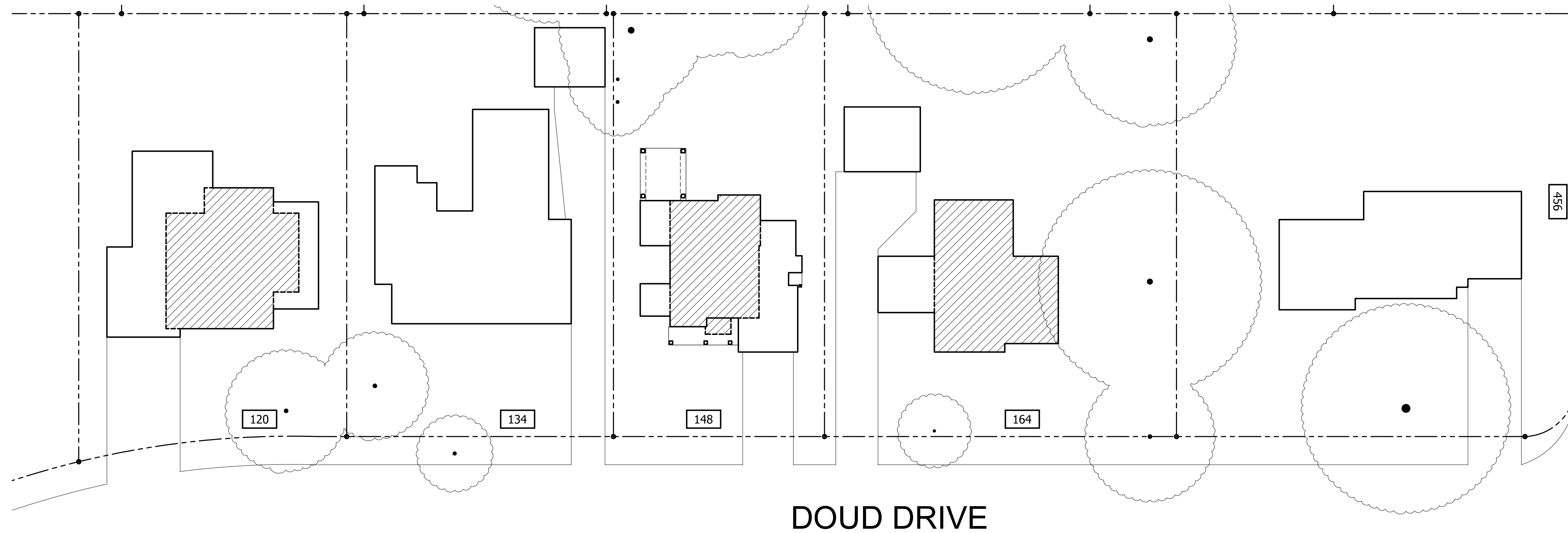
148 DOUD DRIVE



164 DOUD DRIVE



456 ALMOND AVENUE



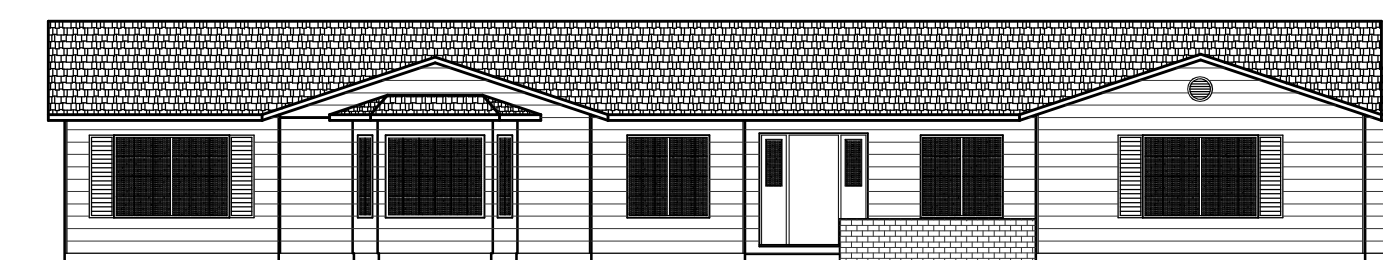
115 DOUD DRIVE



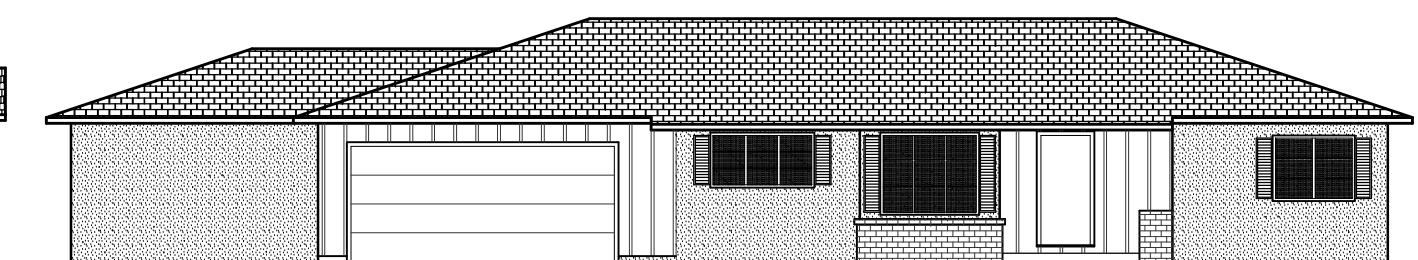
121 DOUD DRIVE



149 DOUD DRIVE



169 DOUD DRIVE

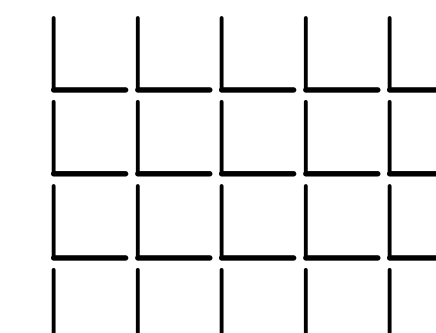


185 DOUD DRIVE

| | | | |
|----------|-----------------------------|--|--|
| 07-30-20 | SUBMITTED FOR DESIGN REVIEW | | |
| | | | |
| | | | |

CLIENT (JOB No. 22004)
TYNDALL STREET TOWNHOMES, LLC
 MAILING ADDRESS
 STREET ADDRESS, CITY, STATE, ZIP
 PHONE No.

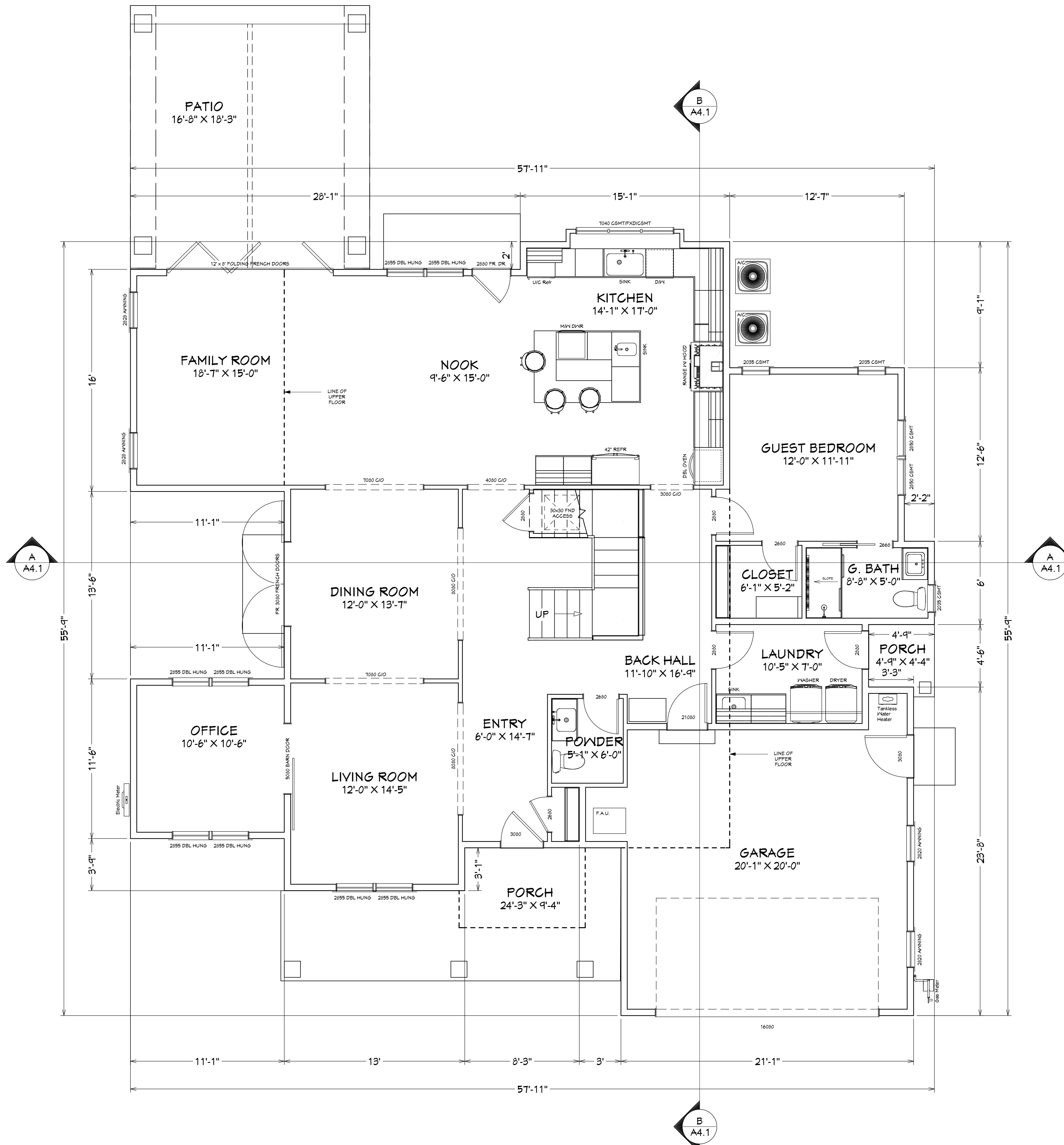
JOB SITE ADDRESS
 148 DOUD DRIVE
 LOS ALTOS, CA 94022



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

NOTE *
 THIS DRAWING, AND THE IDEAS, DESIGNS, PLANS AND SPECIFICATIONS CONTAINED WITHIN ARE THE SOLE PROPRIETARY OF CDA AND WERE DESIGNED AND DEVELOPED FOR USE SOLELY IN CONNECTION WITH CDA. NO TRANSFER OF ANY RIGHTS IS INTENDED EXCEPT UPON THE WRITTEN CONSENT OF CDA. THIS DRAWING IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART OR USED FOR OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF CDA © CDA

SHEET
A1.3



PROPOSED MAIN FLOOR PLAN

1/4" = 1'-0"

GENERAL NOTES

- I EGRESS EXISTING TO REMAIN
- II GARAGE COMMON WALL GARAGE SHALL BE SEPARATED FROM THE DWELLING UNIT AND ITS ATTIC AREA BY MEANS OF MIN. 1/2" GYPSUM BOARD (5/8" MIN. @ ATTIC) APPLIED TO THE GARAGE SIDE PER 2019 CRC SEC. R302.5.66. DOOR OPENINGS BETWEEN A PRIVATE GARAGE AND DWELLING UNIT SHALL BE EQUIPPED WITH EITHER SOLID WOOD DOORS OR SOLID / HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1 3/8" THICK & SHALL BE SELF-CLOSING & SELF-LATCHING
- III STAIRWAYS DESIGN SHALL CONFORM TO SEC. R311.7.7 CRC 2019. USABLE SPACE UNDER STAIR TO BE 1 HR. RATED CONSTRUCTION. 6'-8" MIN. HEADROOM CLEARANCE FROM TREAD NOSING TO SOFFIT ABOVE. STYLE AND FINISH PER OWNER SPECIFICATIONS.
- IV GUARDRAILS DESIGN SHALL CONFORM TO SEC. R312.2.2 CRC 2019. GUARDRAIL IS REQUIRED ON THE OPEN SIDE OF THE STAIR LANDINGS AT 42" HIGH, WITH INTERMEDIATE RAILS AT 34"-38" HIGH
- V STAIR TREADS & HANDRAILS DESIGN SHALL CONFORM TO SEC. R311.7.7 & R311.7.8 CRC 2019. STYLE AND FINISH PER OWNER SPECIFICATIONS
- VI FIREPLACE EXISTING TO REMAIN
- VII TEMPERED GLASS PROVIDE TEMPERED SAFETY GLASS AT HAZARDOUS LOCATIONS PER SEC. R308.4.4 CRC 2019
- VIII FIRE BLOCKS PROVIDE FIRE BLOCKING (WHERE REQUIRED) IN ALL AREAS DESCRIBED, OUTLINED & DEFINED IN SEC. R302.4.4 CRC 2019
- IX WATER CLOSETS EXISTING TO REMAIN
- X SHOWERS EXISTING TO REMAIN
- XI WATER CONSERVING FIXTURES ALL (N) PLUMBING FIXTURES (AS OUTLINED IN SEC. 402, 2019 CPC) SHALL CONFORM TO SEC'S. 401.3 & 402, 2019 CPC

LEGEND

- ◇ WINDOW. SEE "WINDOW SCHEDULE" ON SHEET (A -) FOR FURTHER SPECIFICATIONS
- ⊠ DOOR. SEE "DOOR SCHEDULE" ON SHEET (A -) FOR FURTHER SPECIFICATIONS

*** NOTE**
 THE DRAWING AND THE TRADE RESERVE, MAKE AND SPECIFICATIONS COMPARED WITH THE TRADE SPECIFICATIONS AND DEVELOPED FOR USE ONLY IN CONNECTION WITH THIS PROJECT. ANY CHANGES TO THE DRAWING SHALL BE MADE BY THE ARCHITECT. THIS DRAWING IS NOT TO BE USED FOR OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF CHAPMAN DESIGN ASSOCIATES, LLC.

| DATE | DESCRIPTION |
|----------|-----------------------------|
| 07-30-20 | SUBMITTED FOR DESIGN REVIEW |
| | |
| | |
| | |
| | |

JOB SITE ADDRESS

148 DOUD DRIVE
 LOS ALTOS, CA 94022

CLIENT (JOB No. 22004)

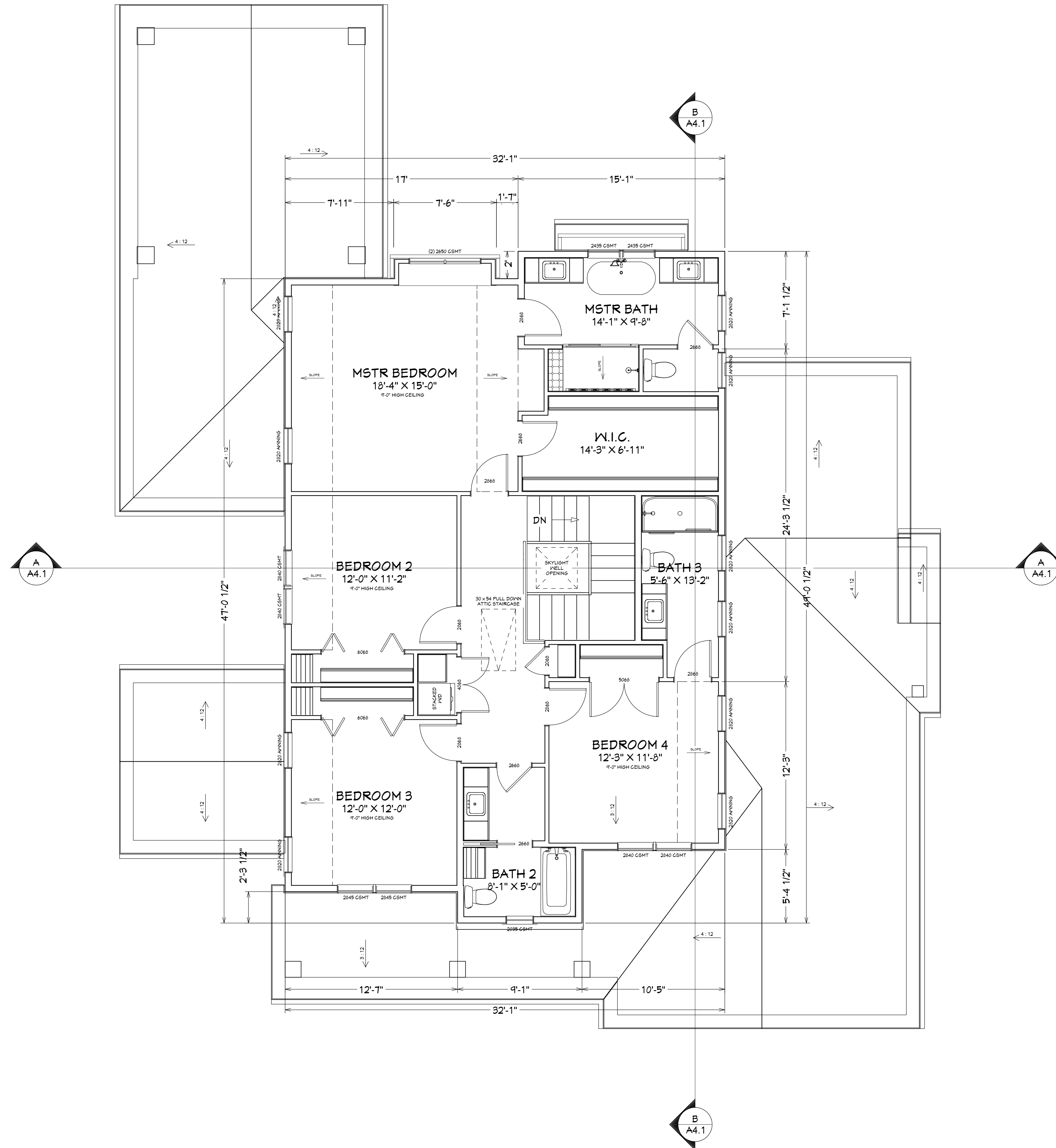
TYNDALL STREET TOWNHOMES, LLC

MAILING ADDRESS
 STREET ADDRESS, CITY, STATE, ZIP
 PHONE NO.

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

SHEET

A2.0



PROPOSED UPPER FLOOR PLAN

1/4" = 1'-0"

GENERAL NOTES

- I EGRESS EXISTING TO REMAIN
- II GARAGE COMMON WALL GARAGE SHALL BE SEPARATED FROM THE DWELLING UNIT AND ITS ATTIC AREA BY MEANS OF MIN. 1/2" GYPSUM BOARD (5/8" MIN. @ ATTIC) APPLIED TO THE GARAGE SIDE PER 2019 CRC SEC. R302.5.66. DOOR OPENINGS BETWEEN A PRIVATE GARAGE AND DWELLING UNIT SHALL BE EQUIPPED WITH EITHER SOLID WOOD DOORS OR SOLID / HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1 3/8" THICK & SHALL BE SELF-CLOSING & SELF-LATCHING
- III STAIRWAYS DESIGN SHALL CONFORM TO SEC. R311.7 CRC 2019. USABLE SPACE UNDER STAIR TO BE 1 HR. RATED CONSTRUCTION. 6'-8" MIN. HEADROOM CLEARANCE FROM TREAD NOSING TO SOFFIT ABOVE. STYLE AND FINISH PER OWNER SPECIFICATIONS.
- IV GUARDRAILS DESIGN SHALL CONFORM TO SEC. R312.2 CRC 2019. GUARDRAIL IS REQUIRED ON THE OPEN SIDE OF THE STAIR LANDINGS AT 42" HIGH, WITH INTERMEDIATE RAILS AT 34"-38" HIGH
- V STAIR TREADS & HANDRAILS DESIGN SHALL CONFORM TO SEC. R311.7.7 & R311.7.8 CRC 2019. STYLE AND FINISH PER OWNER SPECIFICATIONS
- VI FIREPLACE EXISTING TO REMAIN
- VII TEMPERED GLASS PROVIDE TEMPERED SAFETY GLASS AT HAZARDOUS LOCATIONS PER SEC. R308.4 CRC 2019
- VIII FIRE BLOCKS PROVIDE FIRE BLOCKING (WHERE REQUIRED) IN ALL AREAS DESCRIBED, OUTLINED & DEFINED IN SEC. R302 CRC 2019
- IX WATER CLOSETS EXISTING TO REMAIN
- X SHOWERS EXISTING TO REMAIN
- XI WATER CONSERVING FIXTURES ALL (N) PLUMBING FIXTURES (AS OUTLINED IN SEC. 402, 2019 CPC) SHALL CONFORM TO SEC'S. 401.3 & 402, 2019 CPC

LEGEND

- ⬡# WINDOW. SEE "WINDOW SCHEDULE" ON SHEET (A -) FOR FURTHER SPECIFICATIONS
- ⬡# DOOR. SEE "DOOR SCHEDULE" ON SHEET (A -) FOR FURTHER SPECIFICATIONS

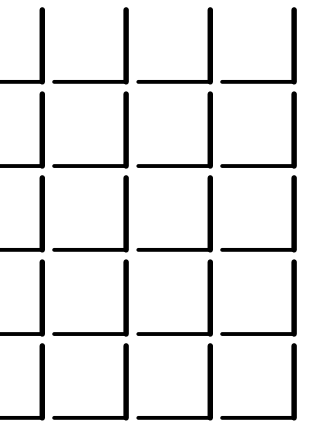
NOTE
 THE DRAWING AND THE TRADE RESERVE, NAME AND SPECIFICATIONS COMPARED WITH THE TRADE SPECIFICATIONS AND DEVELOPED FOR USE ONLY IN CONNECTION WITH THIS PROJECT. THE DRAWING IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF CHAPMAN DESIGN ASSOCIATES, INC.

| DATE | DESCRIPTION |
|----------|-----------------------------|
| 07-30-20 | SUBMITTED FOR DESIGN REVIEW |
| | |
| | |
| | |
| | |

JOB SITE ADDRESS
 148 DOUD DRIVE
 LOS ALTOS, CA 94022

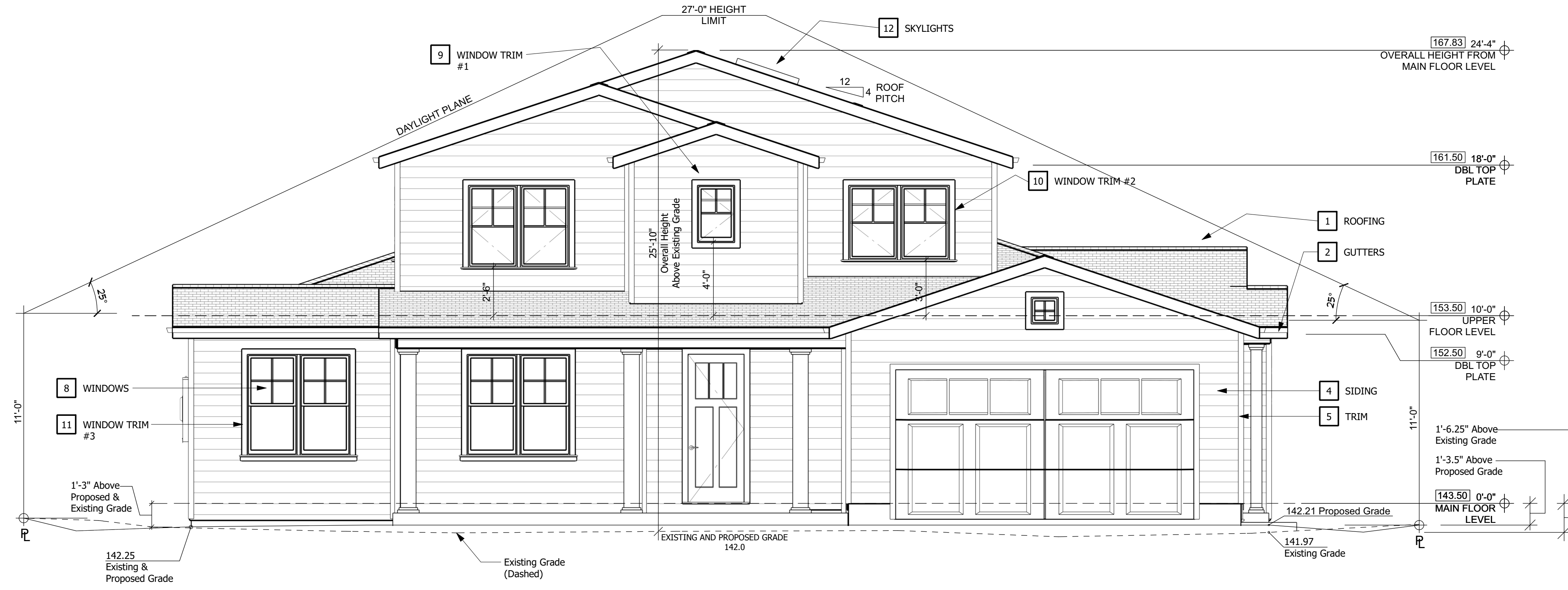
CLIENT (JOB No. 22004)
 TYNDALL STREET TOWNHOMES, LLC
 MAILING ADDRESS
 STREET ADDRESS, CITY, STATE, ZIP
 PHONE NO.

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



SHEET

A2.1



PROPOSED FRONT ELEVATION

1/4" = 1'-0"



PROPOSED REAR ELEVATION

1/4" = 1'-0"

GENERAL NOTES

- I STUCCO REQUIREMENTS: 1) 3-COAT & 7/8" 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 2019)
- II FLUE CLEARANCE AS PER SECTION R1003.18 CRC 2019. 2'-0" ABOVE COMBUSTIBLE CONSTRUCTION @ 10'-0" AWAY
- III CHIMNEY BRACING AS PER CH. 10 CRC 2019
- IV SPARK ARRESTOR PROVIDE AS PER SEC. R1003.4.1 CRC 2019
- IV TEMPERED GLASS PROVIDE TEMPERED SAFETY GLASS @ HAZARDOUS LOCATIONS PER SEC. R308.4 CRC 2019

EXTERIOR MATERIAL NOTES

- 1 ROOFING COMPOSITION SHINGLES (GREY)
- 2 GUTTER OGEE GUTTER (OFF WHITE)
- 3 DOWN SPOUTS ROUND DOWN SPOUTS (LIGHT GREY)
- 4 SIDING 5-1/4" HARDI-PLANK SMOOTH LAP SIDING (LIGHT GREY)
- 5 TRIM 2x4 K.D. PAINTED (OFF WHITE)
- 6 STUCCO N/A
- 7 VENEER N/A
- 8 WINDOWS ANDERSON 400 SERIES (OFF WHITE)
- 9 WINDOW TRIM #1 2x4 HEAD & JAMBS
- 10 WINDOW TRIM #2 2x4 HEAD & JAMBS w/ 2x3 SILL
- 11 WINDOW TRIM #3 2x4 HEAD & JAMBS w/ 2x3 SILL & 2x4 APRON
- 12 SKYLIGHTS "WASCO" SKYLIGHTS OR EQUIVALENT (ICC # ESR - 3526)
- 13 CHIMNEY N/A

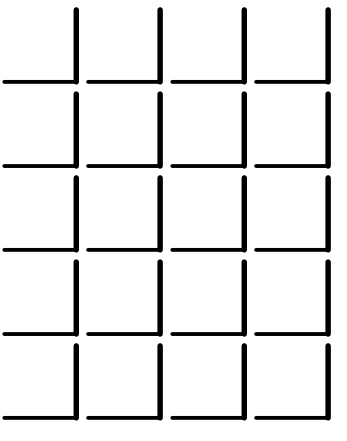
NOTE
 THESE DRAWINGS AND THE TRADE SPECIFICATIONS AND SPECIFICATIONS CONTAINED HEREIN ARE THE PROPERTY OF CHAPMAN DESIGN ASSOCIATES AND ARE DEVELOPED FOR USE ONLY IN CONNECTION WITH THE PROJECT IDENTIFIED HEREIN. NO PART OF THESE DRAWINGS IS TO BE REPRODUCED OR USED FOR OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF CHAPMAN DESIGN ASSOCIATES, LLC.

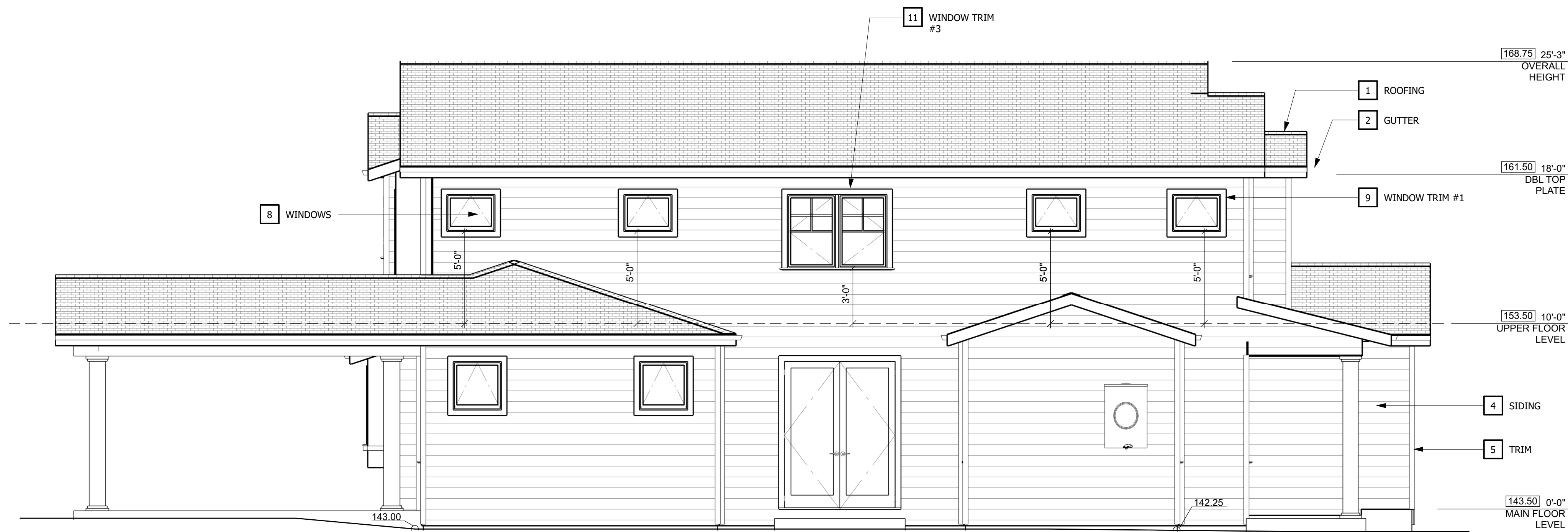
| | |
|----------|-----------------------------|
| 07-30-20 | SUBMITTED FOR DESIGN REVIEW |
| | |
| | |
| | |
| | |

JOB SITE ADDRESS
 148 DOUD DRIVE
 LOS ALTOS, CA 94022

CLIENT (JOB No. 22004)
 TYNDALL STREET TOWNHOMES, LLC
 MAILING ADDRESS
 STREET ADDRESS, CITY, STATE, ZIP
 PHONE No.

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





PROPOSED LEFT ELEVATION

1/4" = 1'-0"



PROPOSED RIGHT ELEVATION

1/4" = 1'-0"

GENERAL NOTES

- I STUCCO REQUIREMENTS: 1) 3-COAT & 7/8" 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 2019)
- II FLUE CLEARANCE AS PER SECTION R1003.18 CRC 2019. 2'-0" ABOVE COMBUSTIBLE CONSTRUCTION @ 10'-0" AWAY
- III CHIMNEY BRACING AS PER CH. 10 CRC 2019
- IV SPARK ARRESTOR PROVIDE AS PER SEC. R1003.4.1 CRC 2019
- IV TEMPERED GLASS PROVIDE TEMPERED SAFETY GLASS @ HAZARDOUS LOCATIONS PER SEC. R308.4 CRC 2019

EXTERIOR MATERIAL NOTES

- 1 ROOFING COMPOSITION SHINGLES (GREY)
- 2 GUTTER OGEE GUTTER (OFF WHITE)
- 3 DOWN SPOUTS ROUND DOWN SPOUTS (LIGHT GREY)
- 4 SIDING 5-1/4" HARDI-PLANK SMOOTH LAP SIDING (LIGHT GREY)
- 5 TRIM 2x4 K.D. PAINTED (OFF WHITE)
- 6 STUCCO N/A
- 7 VENEER N/A
- 8 WINDOWS ANDERSON 400 SERIES (OFF WHITE)
- 9 WINDOW TRIM #1 2x4 HEAD & JAMBS
- 10 WINDOW TRIM #2 2x4 HEAD & JAMBS w/ 2x3 SILL
- 11 WINDOW TRIM #3 2x4 HEAD & JAMBS w/ 2x3 SILL & 2x4 APRON
- 12 SKYLIGHTS "WASCO" SKYLIGHTS OR EQUIVALENT (ICC # ESR - 3526)
- 13 CHIMNEY N/A

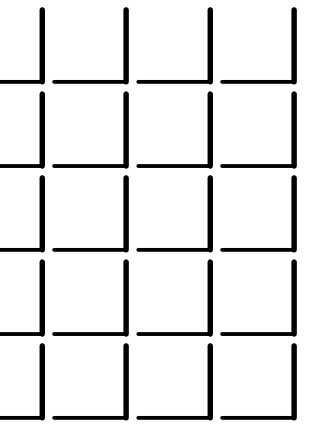
NOTE
 THESE DRAWINGS AND THE TRADE SPECIFICATIONS AND SPECIFICATIONS COMPANED WITHIN ARE THE PROPERTY OF CHAPMAN DESIGN ASSOCIATES AND DEVELOPED FOR USE ONLY IN CONNECTION WITH THE PROJECT DESCRIBED HEREIN. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR USED FOR OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF CHAPMAN DESIGN ASSOCIATES, LLC.

| DATE | REVISION |
|----------|-----------------------------|
| 07-30-20 | SUBMITTED FOR DESIGN REVIEW |
| | |
| | |
| | |
| | |

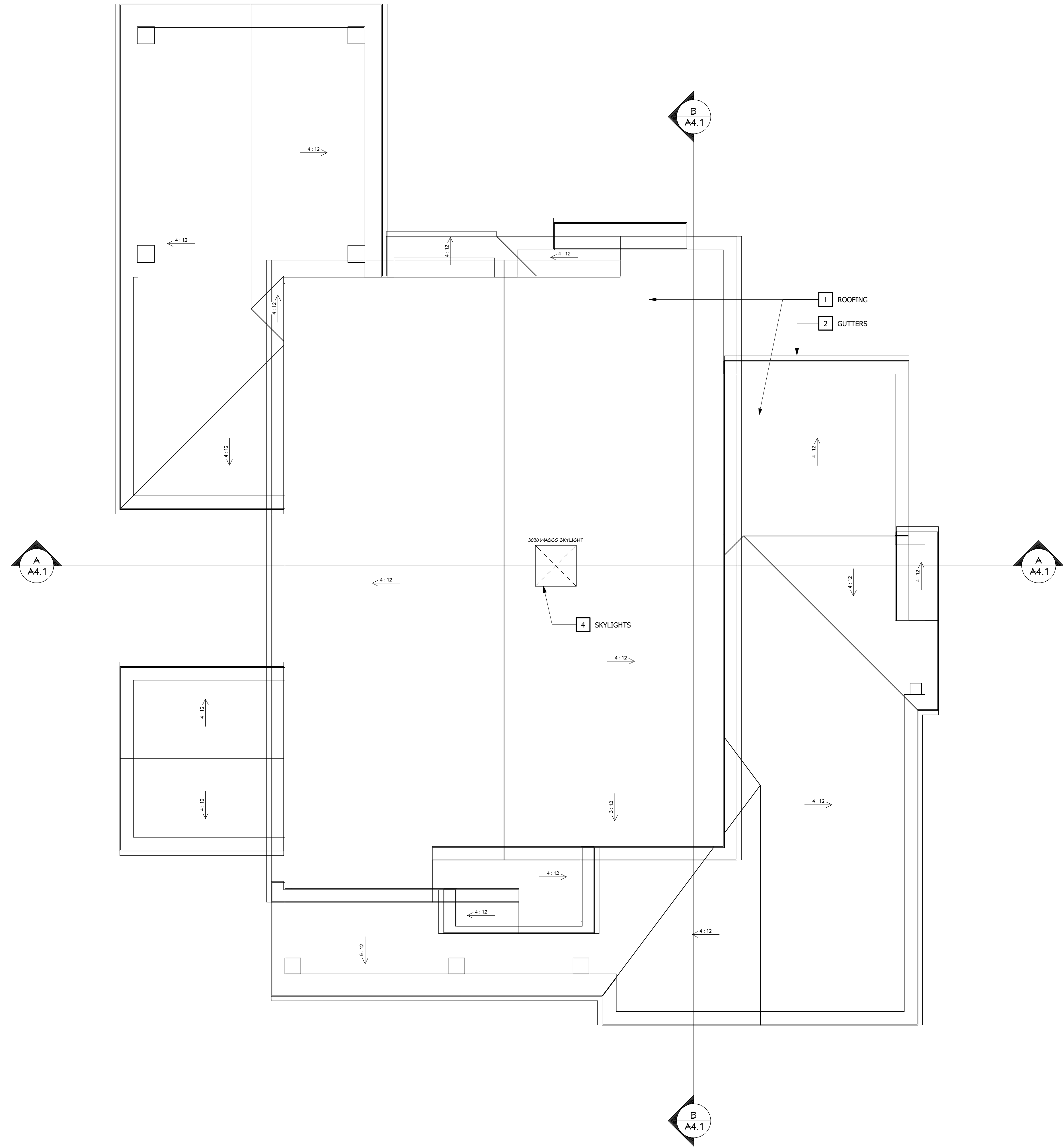
JOB SITE ADDRESS
 148 DOUD DRIVE
 LOS ALTOS, CA 94022

CLIENT (JOB No. 22004)
 TYNDALL STREET TOWNHOMES, LLC
 MAILING ADDRESS
 STREET ADDRESS, CITY, STATE, ZIP
 PHONE No.

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



SHEET
A3.1



PROPOSED ROOF PLAN

1/4" = 1'-0"

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 15/32" D.F. CDX PLYWOOD (OR BETTER) - 1/4" MIN. SLOPE
- IV ATTIC VENTILATION PROVIDE ATTIC VENTILATION AS OUTLINED IN SEC. R806.2, 2019 CRC
- V FIREPLACE & CHIMNEY DESIGN AND CONSTRUCTION TO FOLLOW PARAMETERS AS OUTLINED IN CHAPTER 10 OF THE 2019 CRC

ROOF PLAN NOTES

- 1 ROOFING COMPOSITION SHINGLES (GREY)
- 2 GUTTERS OGEE GUTTER (OFF WHITE)
- 3 DOWN SPOUTS ROUND DOWNSPOUTS (LIGHT GREY)
- 4 SKYLIGHTS "WASCO" SKYLIGHTS OR EQUIVALENT (ICC # ESR - 3526)

NOTE
THIS DRAWING AND THE TRADE SPECIFICATIONS AND SPECIFICATIONS CONTAINED HEREIN ARE THE PROPERTY OF CHAPMAN DESIGN ASSOCIATES AND DEVELOPED FOR USE ONLY IN CONNECTION WITH THE PROJECT IDENTIFIED HEREIN. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR USED FOR OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF CHAPMAN DESIGN ASSOCIATES.

| | |
|----------|-----------------------------|
| 07-30-20 | SUBMITTED FOR DESIGN REVIEW |
| | |
| | |
| | |
| | |

JOB SITE ADDRESS

148 DOUD DRIVE
 LOS ALTOS, CA 94022

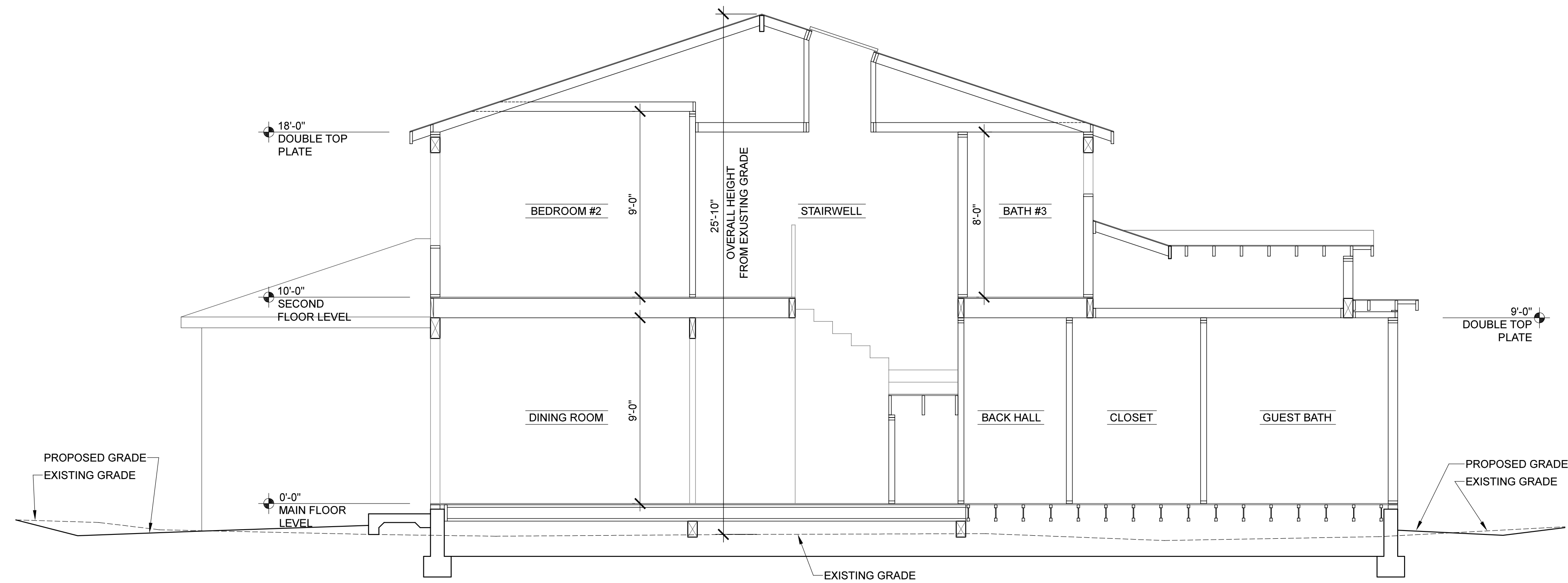
CLIENT (JOB No. 22004)

TYNDALL STREET TOWNHOMES, LLC
 MALLING ADDRESS
 STREET ADDRESS, CITY, STATE, ZIP
 PHONE No.

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

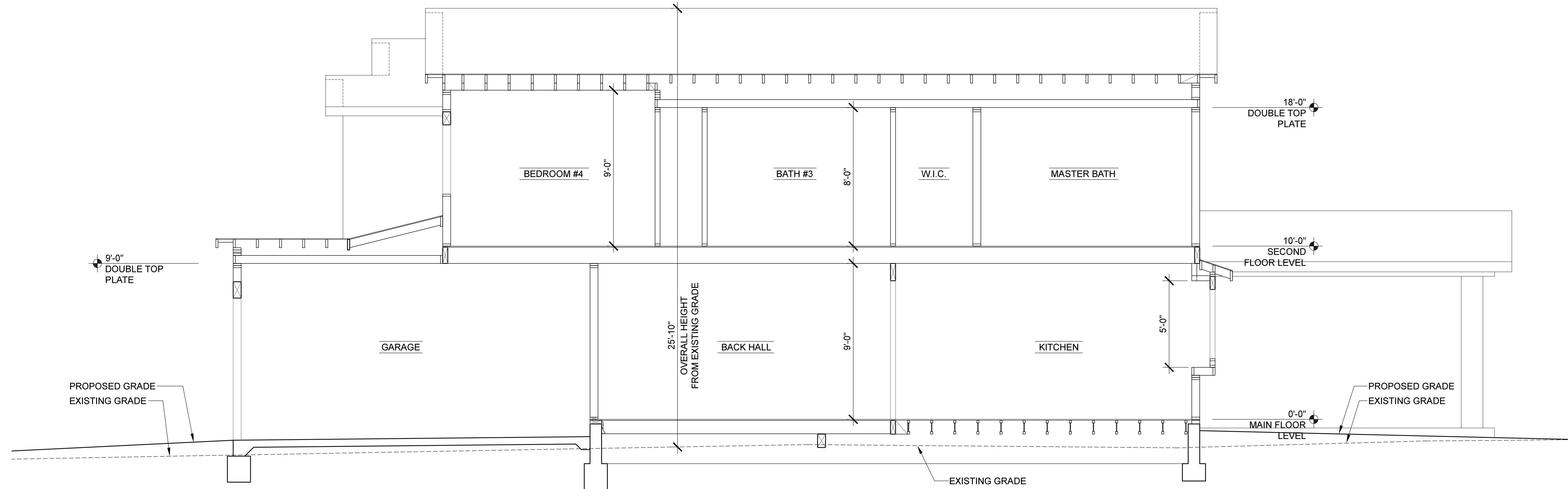
SHEET

A4.0



CROSS SECTION A - A

1/4" = 1'-0"

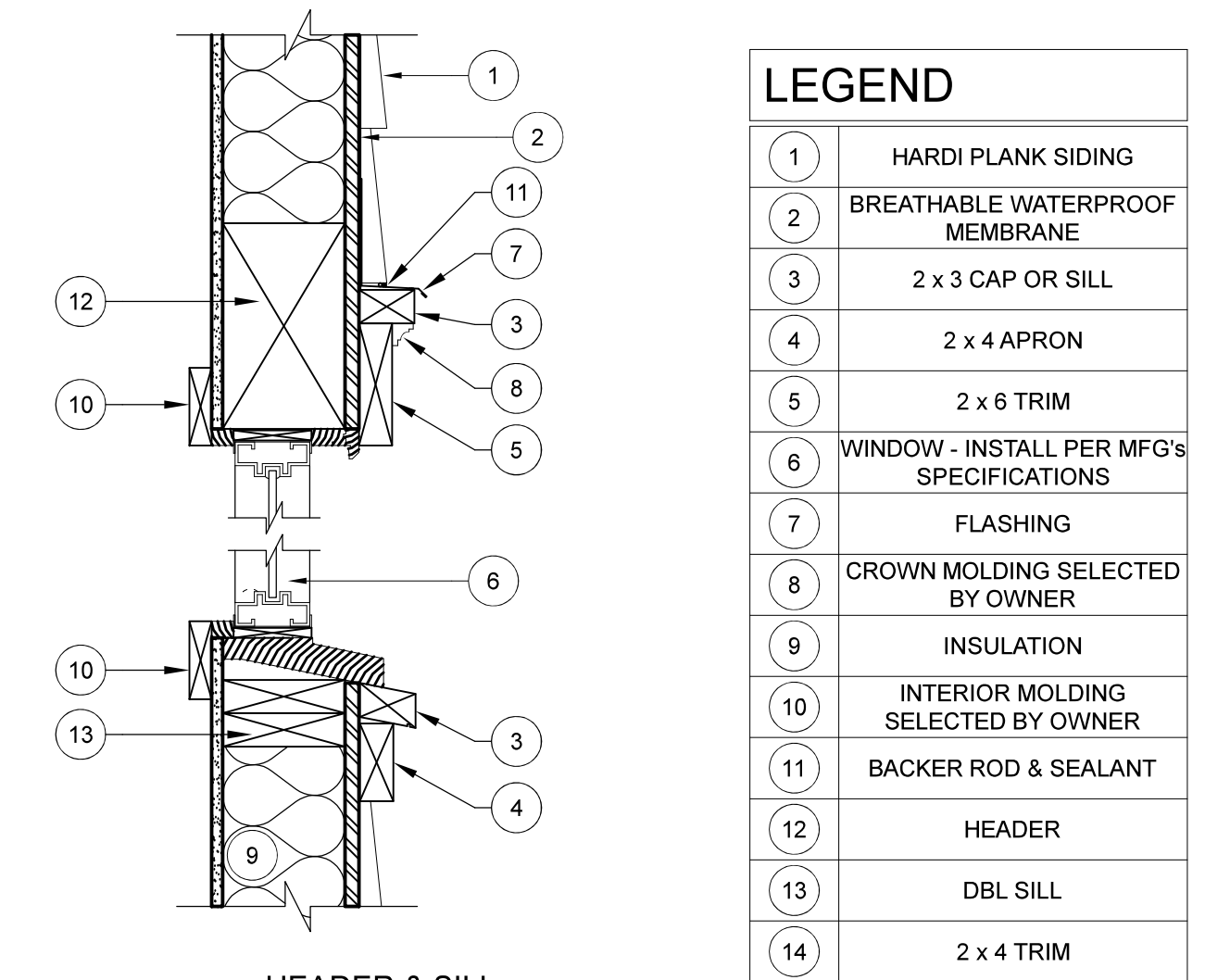


CROSS SECTION B - B

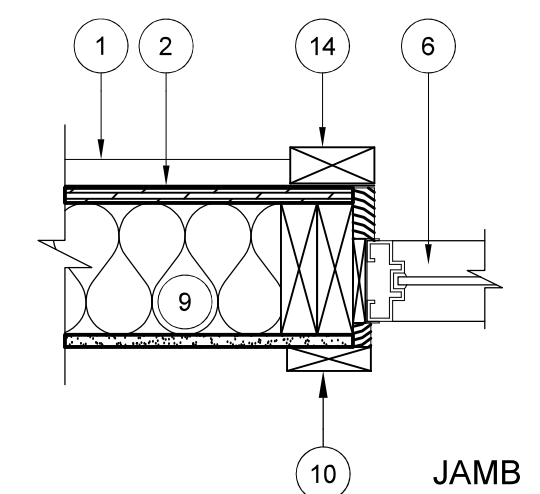
1/4" = 1'-0"

SECTION NOTES

- 1 ROOF ROOF MATERIAL (SEE ROOF PLAN FOR TYPE) O/ 30# UNDERLAYMENT O/ SHEATHING (SEE SHEATHING SCHEDULE FOR TYPE) O/ RAFTERS (SEE ROOF PLAN AND/OR ROOF FRAMING SCHEDULE FOR TYPE/SIZE & SPACING), TYPICAL U.O.N.
- 2 CEILING @ ATTIC CEILING JOISTS (SEE FRAMING PLAN AND/OR FLOOR/CEILING FRAMING SCHEDULE FOR TYPE/SIZE & SPACING) w/ 1/2" SHEETROCK, TYPICAL U.O.N.
- 3 EXTERIOR WALL EXTERIOR FINISH (SEE EXTERIOR ELEVATIONS FOR TYPE) O/ 2 LAYERS CLASS "D" BUILDING PAPER O/ SHEATHING (SEE SHEATHING SCHEDULE FOR TYPE) O/ 2x4 STUDS @ 16" o.c. (2x6 STUDS @ MAIN PLUMBING WALLS) W/ DOUBLE 2x4 TOP PLATE & 2x4 SOLE PLATE W/ 1/2" SHEET ROCK @ INSIDE FACE, TYPICAL U.O.N.
- 4 INTERIOR WALL 2x4 STUDS @ 16" o.c. (2x6 STUDS @ MAIN PLUMBING WALLS) W/ DOUBLE 2x4 TOP PLATE & 2x4 SOLE PLATE W/ 1/2" SHEET ROCK BOTH SIDES, TYPICAL U.O.N.
- 5 FLOOR FLOOR SHEATHING (SEE SHEATHING SCHEDULE FOR TYPE) O/ FLOOR JOISTS (SEE FRAMING PLAN AND/OR FLOOR/CEILING FRAMING SCHEDULE FOR TYPE/SIZE & SPACING), TYPICAL U.O.N.
- 6 FLOOR w/ CEILING FLOOR SHEATHING (SEE SHEATHING SCHEDULE FOR TYPE) O/ FLOOR JOISTS (SEE FRAMING PLAN AND/OR FLOOR/CEILING FRAMING SCHEDULE FOR TYPE/SIZE & SPACING) W/ 1/2" SHEET ROCK, TYPICAL U.O.N.
- 7 GARAGE SLAB



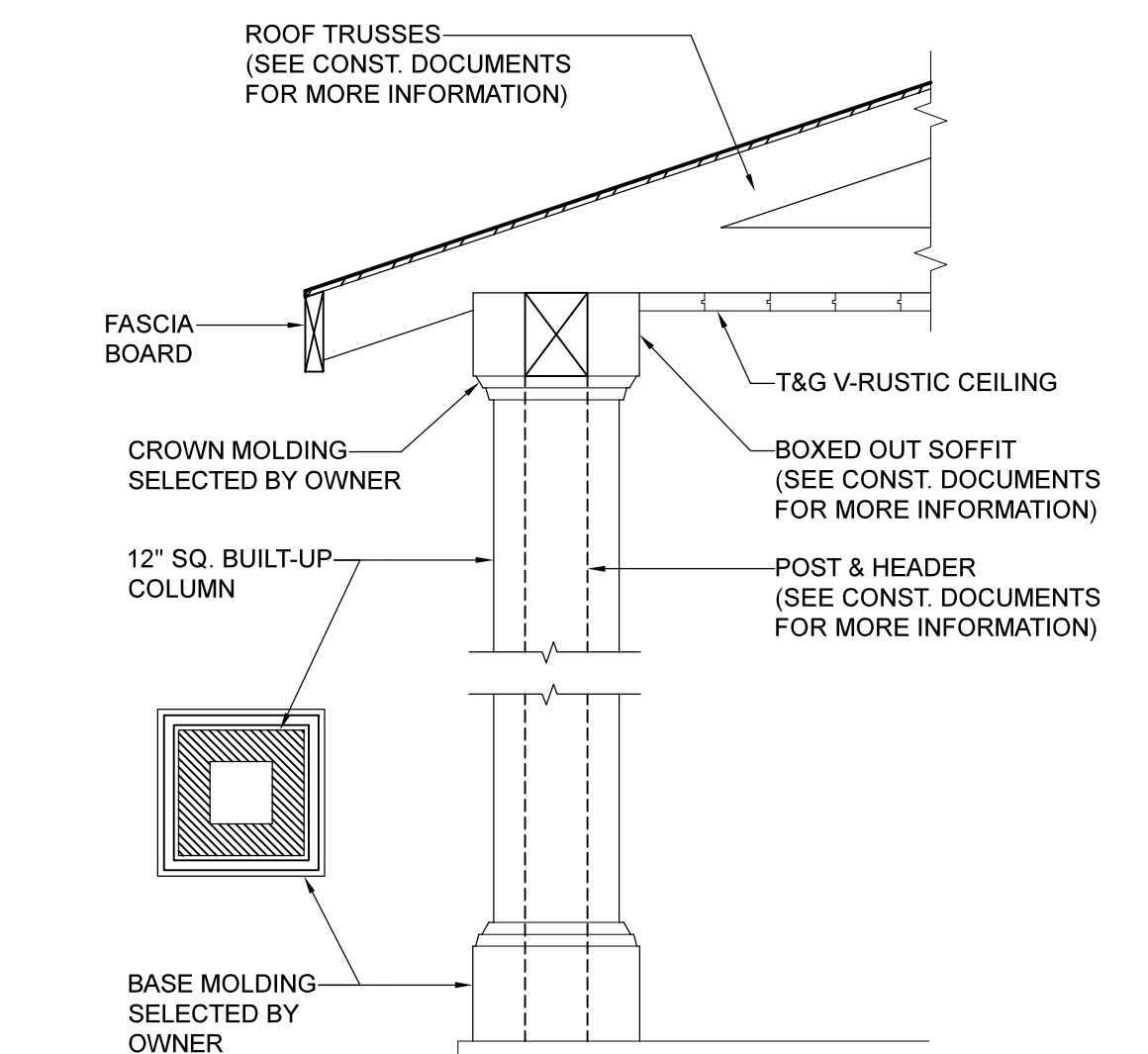
HEADER & SILL



JAMB

NOTE:
REFER TO WINDOW MANUFACTURER'S RECOMMENDATIONS & INSTALLATION GUIDELINES ON HOW TO PROPERLY INSTALL & FLASH THEIR PRODUCTS

WINDOW DETAIL



PORCH COLUMN DETAIL

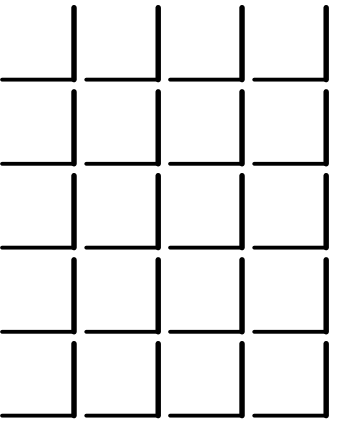
NOTE
* THE DRAWING AND THE LEGAL DESIGNER'S PLANS AND SPECIFICATIONS CONTAINED HEREIN ARE THE PROPERTY OF CHAPMAN DESIGN ASSOCIATES AND DEVELOPED FOR THE EXCLUSIVE USE OF THE CLIENT. ANY REUSE, REPRODUCTION, OR ALTERATION OF THESE PLANS WITHOUT THE WRITTEN CONSENT OF CHAPMAN DESIGN ASSOCIATES IS STRICTLY PROHIBITED. THIS DOCUMENT IS VALID FOR THE PROJECT AND SITE ONLY AND IS NOT TO BE USED FOR OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF CHAPMAN DESIGN ASSOCIATES.

| DATE | DESCRIPTION |
|----------|-----------------------------|
| 07-30-20 | SUBMITTED FOR DESIGN REVIEW |
| | |
| | |
| | |
| | |

JOB SITE ADDRESS
148 DOUD DRIVE
LOS ALTOS, CA 94022

CLIENT (JOB No. 22004)
TYNDALL STREET TOWNHOMES, LLC
Mailing Address: _____
Street Address: _____ City: _____ State: _____ Zip: _____
Phone No. _____

CHAPMAN DESIGN ASSOCIATES
620 S. EL MONTE AVENUE
LOS ALTOS, CA 94022 (650) 941-8890



PLANT LEGEND AND NOTES

| Symbol | Species | Size | Water | WUCOLS |
|--------|--|---------------|-------|--------|
| | Carex divulsa/ Berkeley Sedge @ 36" oc 3' x 3' medium growth | 1 gallon low | 3 | |
| | Lantana White @ 24" oc 2' x 3' fast growth | 1 gallon low | 3 | |
| | Teucrium Prostrata @ 24" oc 1' x 3' medium growth | 1 gallon low | 3 | |
| | Thymus Purple Carpet/ Thyme @ 12" oc 3" x 2' medium growth | 1 gallon low | 3 | |
| | Gazania mitsuwa yellow @ 24" oc 18" x 5' medium growth | 1 gallon low | 3 | |
| A | Cotinus Golden Spirit/ Smoke Tree 7' x 6' slow growth | 5 gallon low | 3 | |
| B | Chondropetalum tectorum/ Cape Rush 3' x 4' medium growth | 5 gallon low | 3 | |
| C | Loropetalum White 4' x 5' medium growth | 5 gallon low | 3 | |
| D | Buxus Green Beauty/ Boxwood 2' x 2' slow growth | 5 gallon low | 3 | |
| E | Meyer Lemon | 15 gallon sp | | |
| F | Dietes vegeta/ Fortnight Lily 3' x 3' medium growth | 5 gallon low | 3 | |
| G | Pittosporum tenuifolium 10' x 20' medium growth | 15 gallon low | 3 | |
| H | Cupressus sempervirens Tiny Tower/ Cypress 2' x 10' slow growth | 15 gallon low | 3 | |
| T1 | Lagerstroemia white multi trunk/ Crape Myrtle 8' x 8' medium growth | 24" box low | 3 | |
| T2 | Pistachia chinensis Keith Davey/ Chinese Pistache 30' x 30' medium growth | 24" box low | 3 | |
| T3 | Podocarpus gracilior/ Yew Pine 30' x 20' medium growth | 15 gallon med | 5 | |

- 1) Verify all plant and tree removals prior to construction.
- 2) Confirm that all tree protection measures are in place prior to construction.
- 3) Soil shall be thoroughly broken up and prepared prior to planting, especially compacted areas due to construction.
- 4) Landscape contractor shall be responsible for sending in a soil sample to Waupoint Analytical or equal lab for analysis and recommendations for soil amendments prior to planting.
- 5) Incorporate 4 cu of compost per 1000 sf, 6" into native soil.
- 6) Spread 3" of wood chip mulch (Prochip or equal) at all newly planted areas.
- 7) Owner to work with neighbor to the rear of the property to provide screening acceptable and compatible with existing trees.
- 8) I have complied with the criteria of the Water Efficient Landscape Ordinance and applied them for the efficient use of water in the landscape design.
 - Over 75% of the proposed plant material are low water need or have a WUCOLS rating of 3 or lower.
 - No lawn is proposed in the design.
 - Irrigation application methods shall be through the use of pressure compensating drip emitters.
 - The irrigation controller shall be weatherbased with a rain sensor.



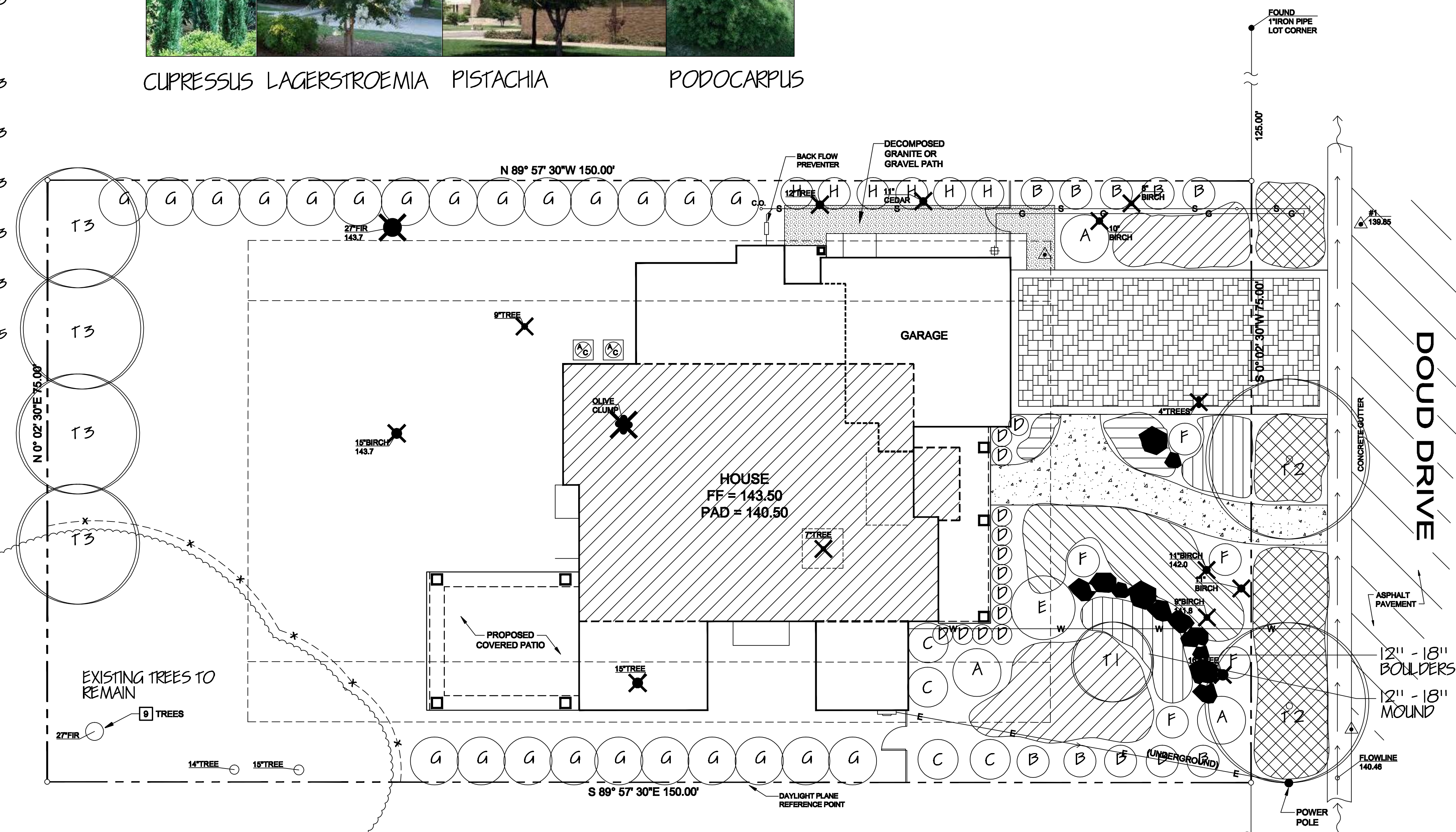
CAREX LANTANA TEUCRIUM THYMUS GAZANIA



COTINUS CHONDROPETALUM LOROPETALUM BUXUS LEMON DIETES PITTOSPORUM



CUPRESSUS LAGERSTROEMIA PISTACHIA PODOCARPUS



W. Jeffrey Heid
Landscape Architect
C-2235

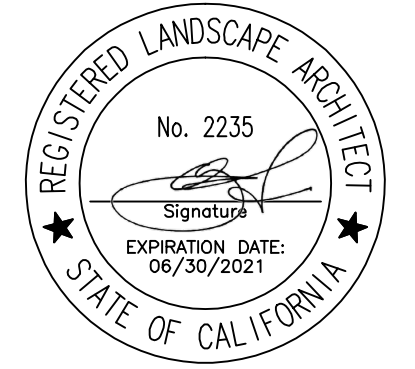
6179 Oneida Drive
San Jose, California 95123

tel 408 691-5207
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, common law, copyright or other reserved rights.

REVISED 8/21/20
REVISED 10/8/20
REVISED 10/27/20



POLTRACK RESIDENCE

for:
ALICE HALSLADEN AND
LES POLTRACK
148 DOUD DRIVE
LOS ALTOS, CA. 94022

MASTER/ PLANTING PLAN

date: 8/18/20
scale: NOTED
drawn by: WJH
job no. 20237
sheet

L I

of 5 sheets

W. Jeffrey Heid
Landscape Architect
C-2235

6179 Oneida Drive
San Jose, California 95123

tel 408 691-5207
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 10/27/20



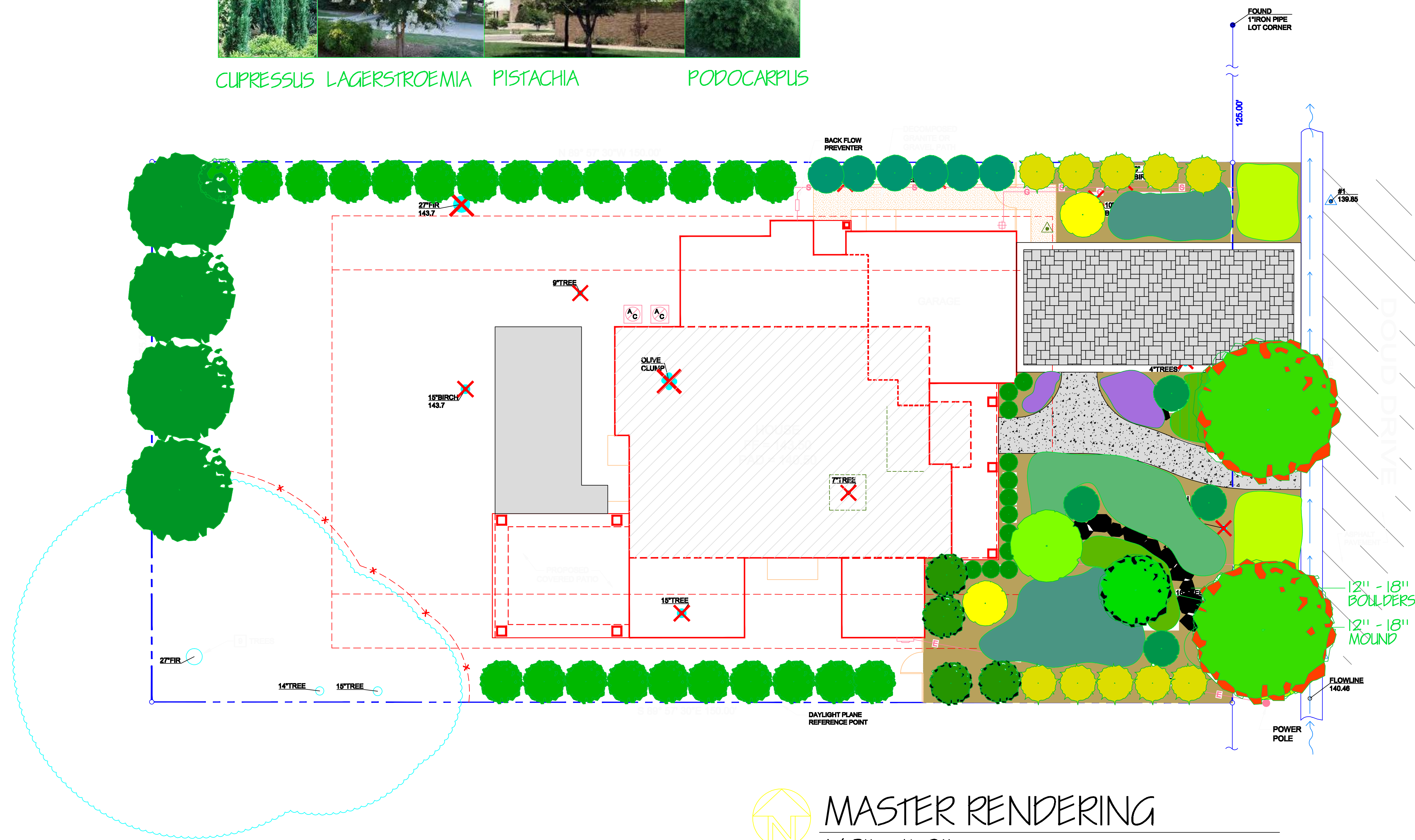
CAREX LANTANA TEUCRIUM THYMUS GAZANIA



COTINUS CHONDROPETALUM LOROPETALUM BUXUS LEMON DIETES PITTOSPORUM



CUPRESSUS LAGERSTROEMIA PISTACHIA PODOCARPUS



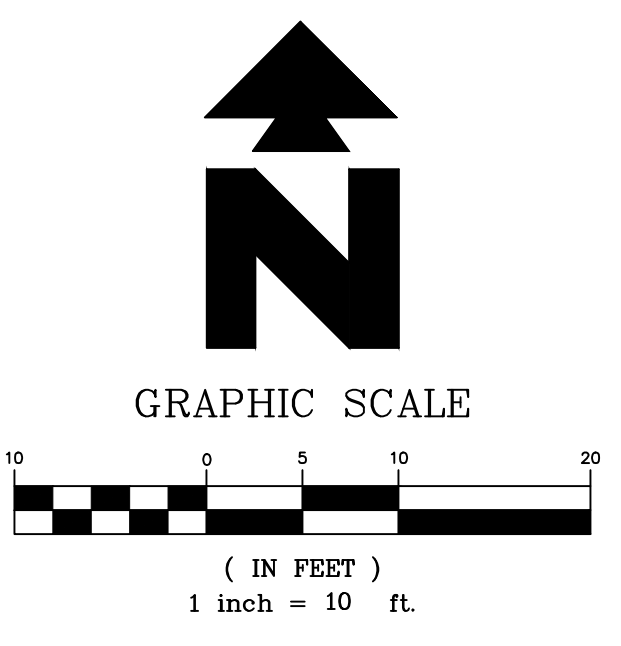
POLTRACK
RESIDENCE

for:
ALICE HALSLADEN AND
LES POLTRACK
148 DOLID DRIVE
LOS ALTOS, CA. 94022

MASTER RENDERING

 MASTER RENDERING
1/8" = 1'-0"

date: 10/12/20
scale: NOTED
drawn by: WJH
job no. 20237
sheet
L 3
of 3 sheets



STORM DRAIN VOLUME CALCULATION:

TIME OF CONCENTRATION = 5 MIN
 INTENSITY = 10 YEAR = 2.57 IN/HR
 IMPERVIOUS AREA DECREASED = 2,141 SF = 0.049 ACRE

PRE-CONDITION POST-CONDITION
 Q=0.113 CFS Q=0.044 CFS

ABOVE DRAINAGE CALCULATION PROVES THAT POST DEVELOPMENT STORMWATER RUNOFF IS LESS THAN PRE DEVELOPMENT STORMWATER RUNOFF. THERE IS A REDUCTION OF **0.069 CFS** AT POST DEVELOPMENT CONDITION. THEREFORE, THIS PROJECT IS IN COMPLIANCE WITH CITY OF LOS ALTOS DRAINAGE GUIDELINES.

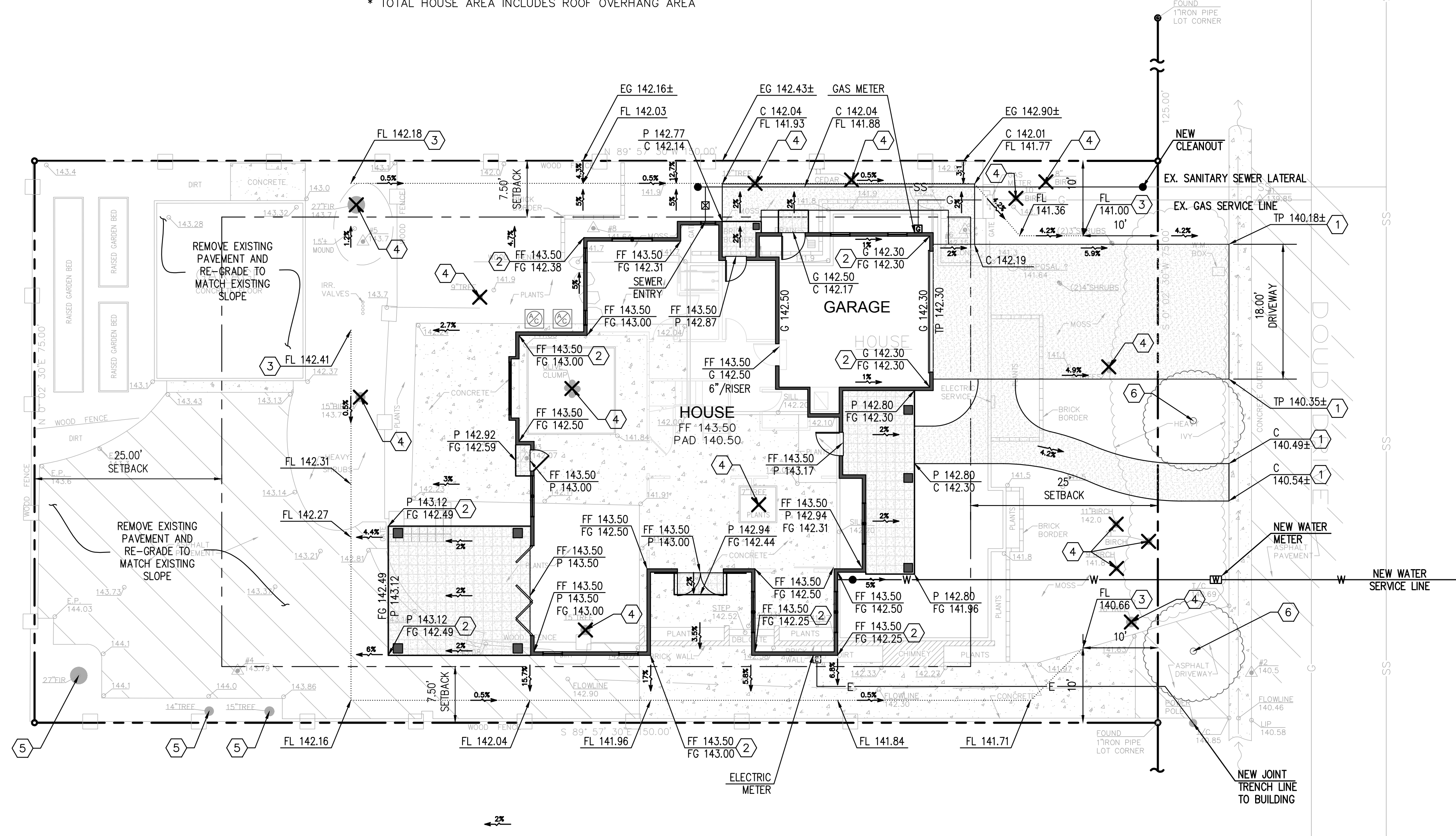
PRE & POST DEVELOPMENT PERVIOUS/IMPERVIOUS AREAS:

| AREA TYPE | EXISTING | PROPOSED |
|-----------------------|------------|------------|
| LOT AREA | 11,250 SF | 11,250 SF |
| | 0.258 ACRE | 0.258 ACRE |
| HOUSE | 1,566 * | 3,251 * |
| DRIVEWAY | 603 | 521 |
| HARDSCAPE | 3,488 | 229 |
| GARGAE | 485 | - |
| TOTAL IMPERVIOUS AREA | 6,142 | 4,001 |
| PERVIOUS AREA | 5,108 | 7,249 |
| TOTAL PERVIOUS AREA | 5,108 | 7,249 |

* TOTAL HOUSE AREA INCLUDES ROOF OVERHANG AREA

CONTRACTOR SHALL ESTIMATE THEIR EARTHWORK QUANTITIES WHEN BIDDING ON THIS PROJECT.

| EARTHWORK QUANTITIES: | VOLUME (CUBIC YARD) |
|-----------------------|---------------------|
| FILL | 25 |
| COMPACTION RATE: 15% | 25 x 0.15 = 3.8 |
| TOTAL FILL | 29 (ROUND UP) |
| CUT | 5 |
| TOTAL EARTHWORK | 24 (IMPORT) |

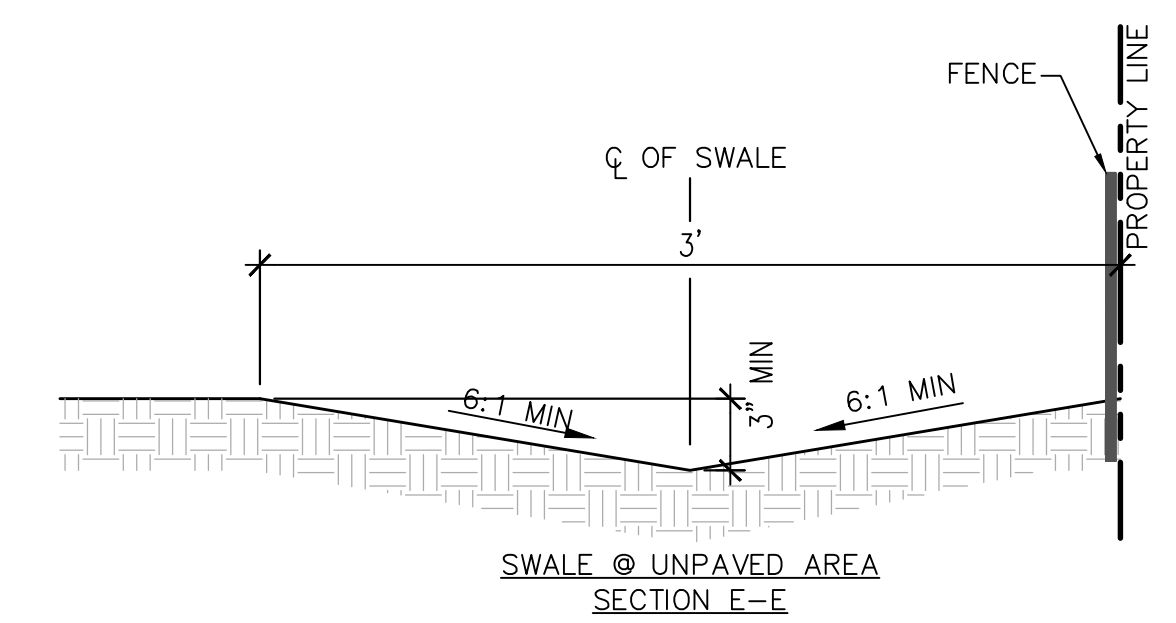


- GENERAL NOTES:**
- IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
 - CONTRACTOR SHALL PROTECT ALL PROPERTY CORNERS.
 - CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
 - CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
 - CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDING FOR ALL NATURAL AND PAVED AREAS.
 - THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
 - THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN GENERAL N.P.D.E.S. PERMIT FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
 - UTILITY VAULTS, TRANSFORMERS, UTILITY CABINETS, CONCRETE BASES, OR OTHER STRUCTURES CANNOT BE PLACED OVER WATER MAINS/SERVICES. MAINTAIN 1' HORIZONTAL CLEAR SEPARATION FROM THE VAULTS, CABINETS & CONCRETE BASES TO EXISTING UTILITIES AS FOUND IN THE FIELD. IF THERE IS CONFLICT WITH EXISTING UTILITIES, CABINETS, VAULTS & BASES SHALL BE RELOCATED FROM THE PLAN LOCATION AS NEEDED TO MEET FIELD CONDITIONS. TREES MAY NOT BE PLANTED WITHIN 10' OF EXISTING WATER MAINS/SERVICES OR METERS. MAINTAIN 10' BETWEEN TREES AND WATER SERVICES, MAINS & METERS.
 - CONTRACTOR SHALL REFER TO ARCH. PLANS FOR EXACT LOCATIONS OF UTILITIES SERVICES TO NEW BUILDING. COORDINATE WITH LOCAL UTILITIES COMPANIES FOR SERVICE CONNECTIONS.
 - ANY DAMAGED RIGHT-OF-WAY INFRASTRUCTURES AND OTHERWISE DISPLACED CURB AND GUTTER SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE CITY ENGINEER OR HIS DESIGNEE. CONTRACTOR SHALL COORDINATE WITH PUBLIC WORKS DEPARTMENT AT (650) 947-2680.
 - GROUND COVER IS PROVIDED IN AREAS WHERE THERE IS EXPOSED SOIL.
 - PRIOR TO THE COMMENCEMENT OF ANY WORK DONE IN THE PUBLIC RIGHT-OF-WAY, A PERMIT TO OPEN STREET AND/OR AN ENCROACHMENT PERMIT WILL BE REQUIRED.

- LEGEND**
- = PROPERTY LINE
 - = STREET CENTER LINE
 - = EX. ROLLED CURB
 - + 50.0 = EX. SPOT ELEVATION
 - = FLOW DIRECTION
 - = GRADE BREAK
 - = FLOW LINE
 - X = EX. TREE TO BE REMOVED

- ABBREVIATIONS:**
- | | |
|------------------------------|------------------------|
| APN = ASSESSOR PARCEL NUMBER | LF = LINEAL FEET |
| BS = BOTTOM OF STEP | L.O.W. = LIMIT OF WORK |
| BW = BACK OF SIDEWALK | LP = LOW POINT |
| C = CONCRETE | N = NEW |
| DWY = DRIVEWAY | P = PORCH OR PATIO |
| EG = EXISTING GRADE | R.O.W. = RIGHT OF WAY |
| EX = EXISTING | S = SLOPE |
| FF = FINISH FLOOR | SD = STORM DRAIN |
| FG = FINISH GRADE | SR = STRAW ROLL |
| FL = FLOWLINE | TC = TOP OF CURB |
| G = GARAGE | TG = TOP OF GRATE |
| GB = GRADE BREAK | TP = TOP OF PAVEMENT |
| IE = INVERT ELEVATION | TS = TOP OF STEP |
| L = LAWN | TYP = TYPICAL |

- GRADING NOTES**
- MATCH EXISTING ELEVATION. GRADING LIMIT IS TO PROPERTY LINE. NO GRADING ALLOWED ON ADJACENT PROPERTIES
 - DOWNSPOUT WITH CONCRETE SPLASH PAD PER DETAIL #1A/C4
 - BEGIN/END SWALE. SEE DETAILS THIS SHEET (SECTION A-A TO E-E)
 - EXISTING TREE TO BE REMOVED. SEE TREE SCHEDULE ON ARCHITECTURAL SHEET A1.0
 - EXISTING TREE TO REMAIN AND PROTECTED. SEE TREE SCHEDULE ON ARCHITECTURAL SHEET A1.0
 - NEW TREE. SEE TREE SCHEDULE ON ARCHITECTURAL SHEET A1.0



| REV. | DATE | DESCRIPTION |
|------|------|-------------|
| | | |
| | | |
| | | |

GRADING AND GRADING PLAN
RESIDENCE
148 DOUD DRIVE
LOS ALTOS, CA 94022

GREEN
 CIVIL ENGINEERING, INC.
 INFO@GREEN-CE.COM
 1900 S. NORFOLK ST. SUITE #350
 SAN MATEO, CA 94403

SCALE

VERTICAL: 1"= AS SHOWN
 HORIZONTAL: 1"= AS SHOWN

DATE: 06/30/2020
 DESIGNED: HCL
 DRAWN: HCL
 REVIEWED: HCL
 JOB NO.: 20200031

SHEET
C1
 1 OF 4 SHEET

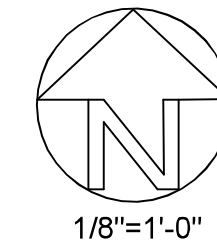
TOPOGRAPHY

OF LANDS OF

LES POLTRACK

148 DOUD DRIVE - LOS ALTOS, CA. - 1-27-2020

ROGER E. DODGE, LS 3295
DODGE ASSOC. SURVEYING
20652 CHAPARRAL CIRCLE
PENN VALLEY, CA 95946
(530)432-5212



ELEVATION DATUM:
INTERPOLATION OF USGS MAP WAS USED FOR
ELEVATIONS SHOWN ON THIS MAP. NOT EXACT
SEA LEVEL DATUM. FOR JOB BENCH MARK, USE
NAIL #2, LIP OF GUTTER, ELEVATION 140.50

NOTE:
THIS IS A TOPOGRAPHIC MAP NOT A
BOUNDARY SURVEY. LINES SHOWN ARE
DERIVED FROM RECORD DATA, AND MAY
VARY SOMEWHAT FROM ABSOLUTE
BOUNDARY LOCATIONS.

NOTE:
EASEMENTS, PLAN LINES,
SETBACK LINES AND GEOLOGIC
CONDITIONS, IF ANY, AND UNLESS
SHOWN, NOT SHOWN.

NOTE:
NOT ALL UNDERGROUND UTILITY
LINES MAY BE SHOWN ON THIS MAP.
U.S.A. MUST BE CONTACTED TO
DETERMINE LOCATIONS OF ALL
UTILITY LINES PRIOR TO ANY DIGGING.

NOTE:
ALL TREE SIZES AND NAMES TO BE
CONFIRMED BY ARBORIST.

LEGEND
T/C = TOP OF CURB
E.P. = EDGE OF PAVEMENT
△ = SURVEY CONTROL POINT

