

TENTATIVE MAP FOR CONDOMINIUM PURPOSES 266 & 272 TYRELLA AVENUE MOUNTAIN VIEW, CALIFORNIA

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REVISIONS	BY



LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS & LAND SURVEYORS
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266-272 TYRELLA AVE
MOUNTAIN VIEW,
CALIFORNIA
APN: 160-32-006&-007
SANTA CLARA COUNTY

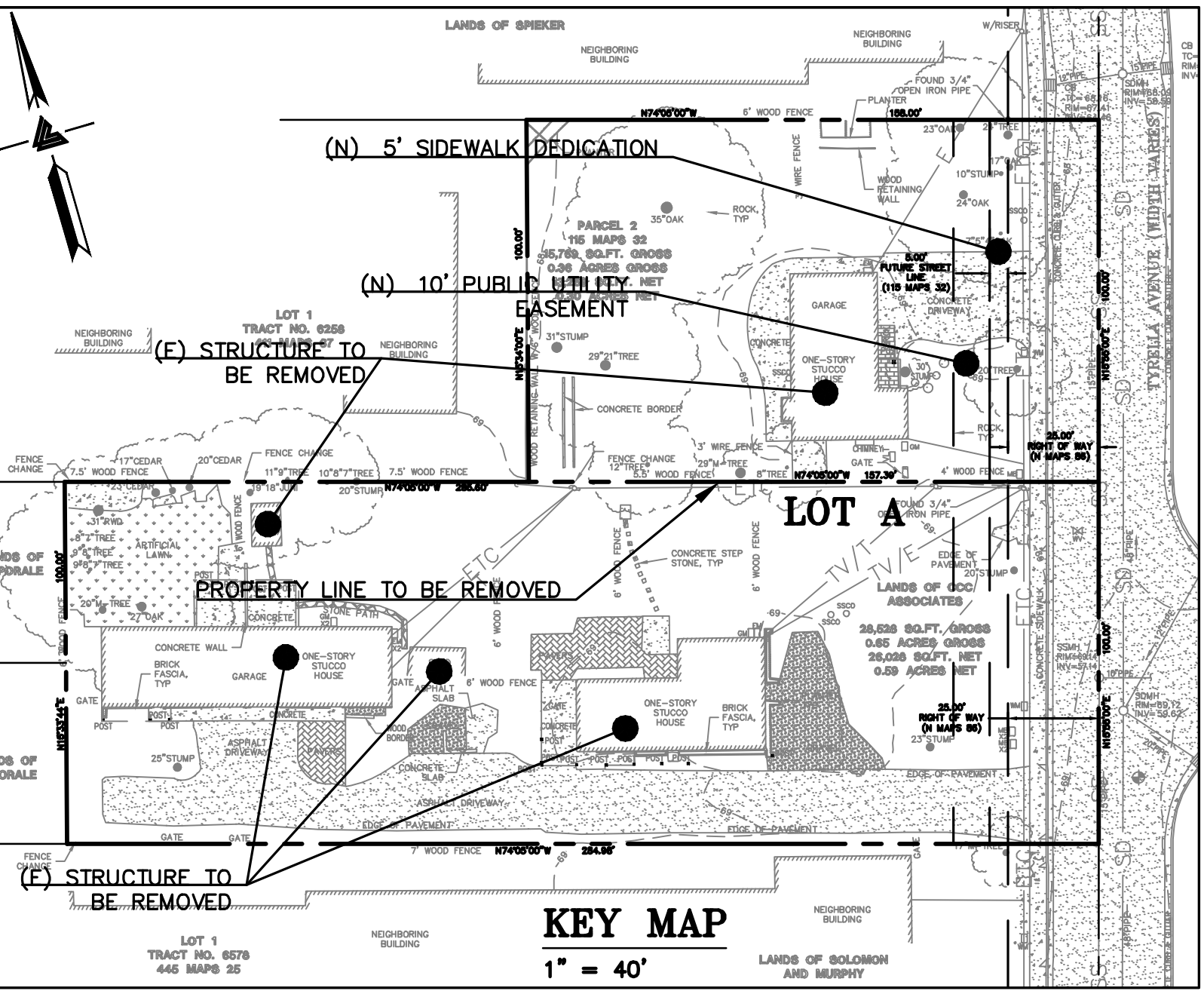
TITLE SHEET

JOB NO:	2230125
DATE:	03-01-23
SCALE:	AS NOTED
DESIGN BY:	DH
DRAWN BY:	JH/PC
SHEET NO:	

C-1.0
01 OF 10 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
		STORM DRAIN PRESSURE LINE
		SANITARY SEWER 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
		TREE PROTECTION FENCING



GENERAL NOTES

CONTRACTOR SHALL OBTAIN THE PROPER PERMITS PRIOR TO ANY GRADING.

CONTRACTOR SHALL PROVIDE AND MAINTAIN APPROVED EROSION AND SEDIMENTATION CONTROL MEASURES DURING RAINY SEASON PER CITY AND A.B.A.G. STANDARDS.

REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION, INCLUDING BUT NOT LIMITED TO: ADDITIONAL UTILITY SERVICES, DIMENSION CONTROL, DEMOLITION, DETAILS, TREE PROTECTION MEASURES, AND LANDSCAPING.

PROJECT DESCRIPTION

PROPOSED TENTATIVE SUBDIVISION MAP FOR ONE EXISTING PARCEL WITH FOURTY-SEVEN PROPOSED CONDOMINIUMS UNITS. ALL UTILITIES WILL BE SHARED IN COMMON.

BENCHMARK

BRASS DISK STAMPED "III-06" SET IN THE TOP OF CURB AT THE CENTER OF THE NORTHEAST RETURN OF GLADYS AVE. AT EASY STREET. ELEVATION= 71.826' (NAVD 88 DATUM)

UTILITIES

WATER SERVICE:	CITY OF MOUNTAIN VIEW
SEWER:	CITY OF MOUNTAIN VIEW
STORM DRAINAGE:	CITY OF MOUNTAIN VIEW
GAS AND ELECTRIC:	PG&E
CABLE:	COMCAST
PHONE:	AT&T

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

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

PROJECT DATA

OWNER/SUBDIVIDER:	ERIC CHIU 266-272 TYRELLA AVENUE, MOUNTAIN VIEW, CA 94043
ENGINEER:	LEA & BRAZE ENGINEERING INC. 2495 INDUSTRIAL PARKWAY WEST HAYWARD, CA 94545 (510) 887-4086 CONTACT: PETE CARLINO
ARCHITECT:	WILLIAM MASTON ARCHITECTS AND ASSOCIATES 384 CASTRO STREET MOUNTAIN VIEW, CA 94041 TEL (650) 968-7900 CONTACT: BILL MASTON
SURVEYOR:	LEA & BRAZE ENGINEERING INC. 2495 INDUSTRIAL PARKWAY WEST HAYWARD, CA 94545 (510) 887-4086 CONTACT: PETE CARLINO
LOT AREA:	GROSS AREA: 44,297 S.F. (1.01 ACRES) NET AREA: 38,298 S.F. (0.87 ACRES)
ASSESSOR'S PARCEL NO.	160-32-006&-007
EXISTING AND PROPOSED ZONING:	R3-1
EXISTING USE:	ONE STORY BUILDING
PROPOSED USE:	MULTIPLE RESIDENTIAL UNITS NUMBER OF STORIES= 4 NUMBER OF UNITS= 47
FEMA NOTE:	THIS PROJECT IS LOCATED WITHIN FEMA FLOOD ZONE "X". ZONE "X" IS DESIGNATED AS: AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.
	NO BASE FLOOD ELEVATION FOR SUBJECT SITE WAS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) NO. 06085C0039H, PANEL 39 OF 830 EFFECTIVE DATE MAY 18, 2009.

SHEET INDEX

C-1.0	TENTATIVE MAP TITLE SHEET
C-2.0	CONCEPTUAL DEVELOPMENT PLAN-OVERALL FIRST FLOOR
C-2.1	CONCEPTUAL DEVELOPMENT PLAN-FIRST FLOOR
C-2.2	CONCEPTUAL DEVELOPMENT PLAN-FIRST FLOOR
C-3.0	CONCEPTUAL DEVELOPMENT PLAN-OVERALL GARAGE LEVEL
C-3.1	CONCEPTUAL DEVELOPMENT PLAN-GARAGE LEVEL
C-3.2	CONCEPTUAL DEVELOPMENT PLAN-GARAGE LEVEL
C-4.0	CONCEPTUAL ENLARGE PLAN (OFF-SITE)
C-5.0	CONCEPTUAL VEHICLE AND PEDESTRIAN SAFETY TRIANGLES
C-6.0	CONCEPTUAL SECTION PROFILES
C-6.1	CONCEPTUAL SECTION PROFILES

