

Hirano-Mahoney Residence

11406 LINDY PLACE Cupertio, California 94025 A.P.N. 356-24-011 TRACT: 3354 LOT: 35 189 MAPS 55

⚠ REVISION REFLECTS REDUCED SCOPE OF WORK & LOWER FLOOR AREA FOR PROPOSED POOL HOUSE.





PROJECT TEAM

DESIGN:

CHARLES HOLMAN DESIGN P.O.BOX 63 SAN GREGORIO, CA. 94074 TEL. (650) 747-0769

CIVIL ENGINEER: CIVIL ENGINEER:
LEA & BRAZE ENGINEERING, INC
2495 INDUSTRIAL PKWY WEST
HAYWARD, CA. 94545
TEL. (510) 887-4086
FAX. (510) 887-3019

PROJECT DATA

LOT AREA: .53 ACRES (23,086.8 SQ.FT.) $\left(\frac{22,930-10,000}{1,000}\right)$ 59.59

13.086.8 X 59.59 = 779.84 SQ.FT. 13.086.8 X 99.59 = 779.84 SQ.FT.
779.84 + 4.50 = 5.279.86 SQ.FT.
AVERAGE SLOPE = 35.5% (30% REDUCTION FACTOR)
5.279.84 X 3.0 = 1.885.952
5.279.84 - 1,583.952
5.279.84 - 1,583.952
5.279.84 - 1,583.952
5.279.84 - 1,583.952
5.279.85 SQ.FT.
TOTAL FOR (5.40 HOUSE (1.00 H): 80.75 SQ.FT.
TOTAL FOR (5.40 HOUSE (1.00 H): 3.283.00 SQ.FT. (N) PROPOSED POOL HOUSE: 412.00 SQ.FT.

TOTAL PROPOSED: 3,695.00 < 3,695.888

* 310 SQ.FT. BASEMENT BELOW GRADE NOT INCLUDED.

SHEET INDEX

- COVER SHEET

DERNADETTE MAHONEY & KELLY HIRANO 11406 LINDY PLACE CUPERTINO, CA. 994025

- 1. COVER SHEET
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 3. PROPOSED PARTIAL SITE PLAN
 3.1 SURVEY
 4. EXISTING SITE PLAN
 5. PROPOSED POOL HOUSE FLOOR
 6. PROPOSED POOL HOUSE ELEVAT
 7. PROPOSED POOL HOUSE ROOF FLOOR
 8. PROPOSED SECTIONS A.B.& C
 9. EXISTING MAIN (LIPEFE)
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 EXISTING SITE PLAN
 PROPOSED POOL HOUSE FLOOR PLAN
 PROPOSED POOL HOUSE ELEVATIONS
- PROPOSED POOL HOUSE ROOF PLAN PROPOSED SECTIONS A,B,& C
- EXISTING MAIN (UPPER) LEVEL AREA CALC'S
- 10. EXISTING LOWER LEVEL, BASEMENT & POOL HOUSE AREA CALC'S
- C-1 TITLE SHEET
 C-2 GRADING & DRAINAGE PLAN
 C-3 SECTION PROFILE

SCOPE OF WORK:

1-CONSTRUCTION OF A NEW SINGLE STORY POOL HOUSE AND POOL-2-FILL EXISTING POOL AND EXPAND EXISTING PATIO. 3-NEW POOL HOUSE TO FEATURE AN OUTDOOR COVERED DINING AREA AND ROOF DECK CONNECTED TO EXISTING MAIN HOUSE.

PROJECT INFORMATION

LOT SIZE
A.P.N.
LEGAL DESCRIPTION
ZONING
OCCUPANCY GROUP
BUILDING TYPE
STORIES
FIRE SPRINKLERS
SETBACKS (MIN. ALLOWED)
HEIGHT (MAX. ALLOWED) 22,930.0 SQ, FT. (.53 ACRES) 010-165-036-000 LOT: 35 TRCK: 3355 RHS-21 R-3 V-B

NO FRONT: 20' SIDE: 10' REAR: N/A

VICINITY MAP





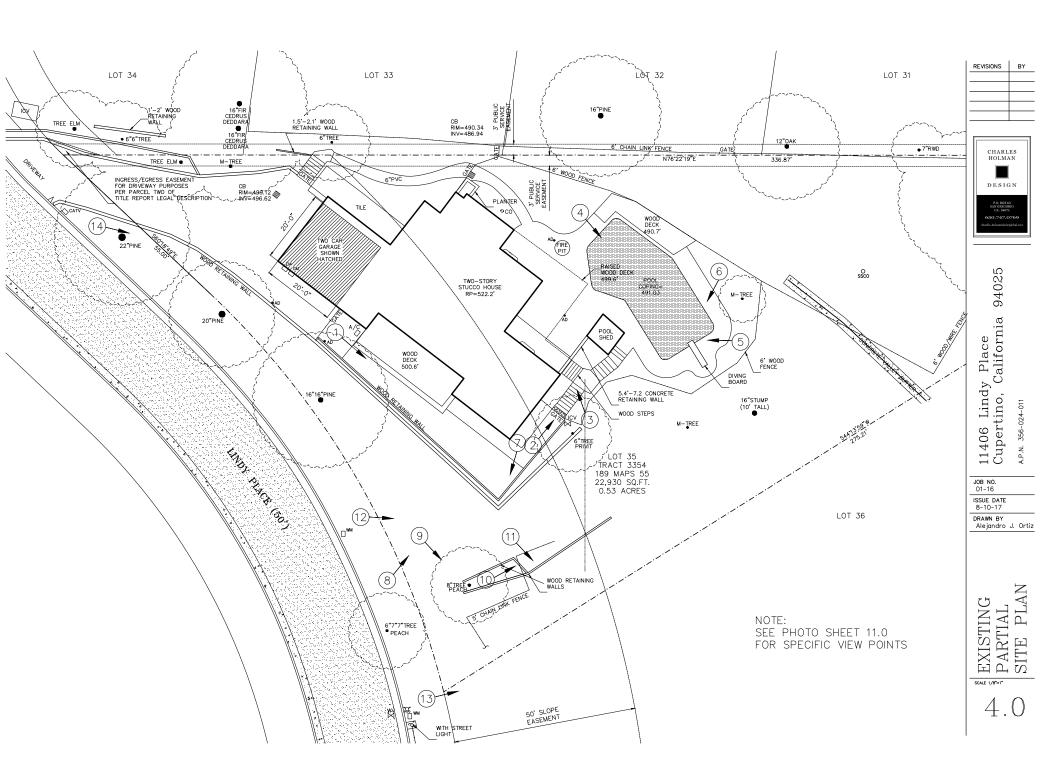
94025 11406 Lindy Place Cupertino, California

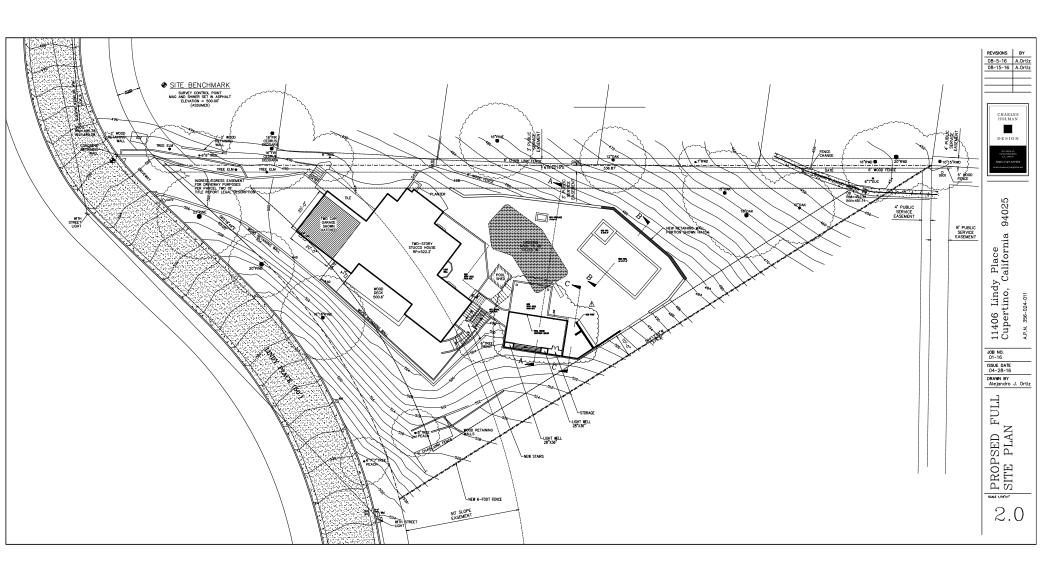
01-16 ISSUE DATE

04-28-16 DRAWN BY Alejandro J. Ort

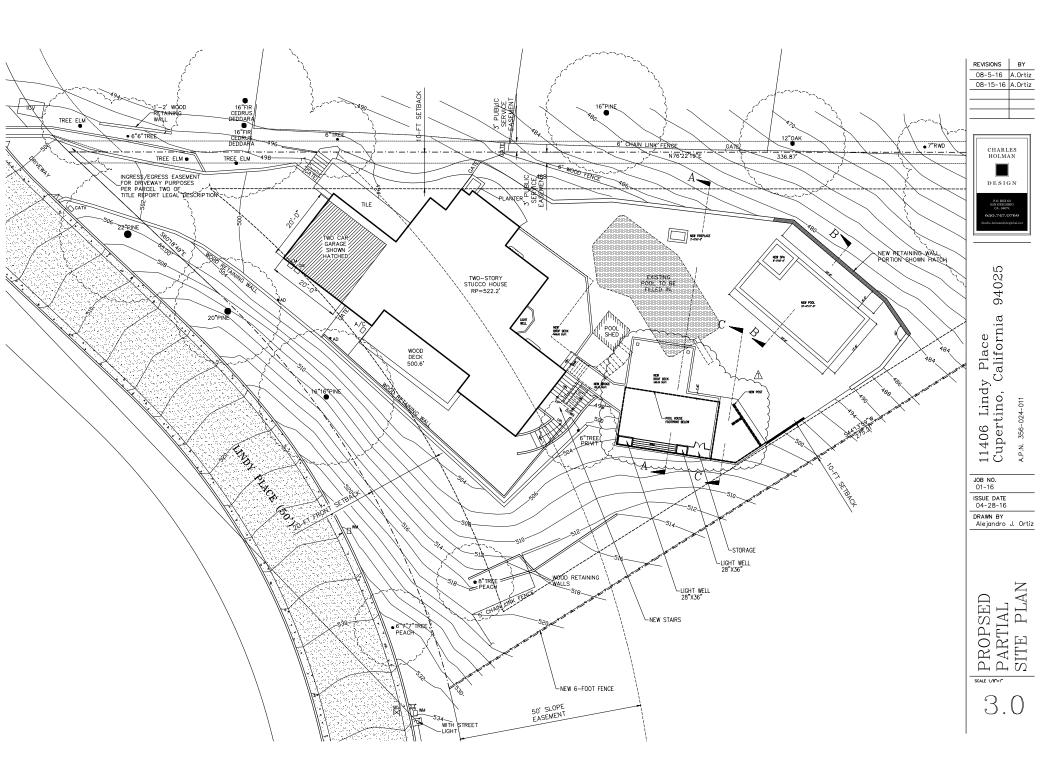
SHEET

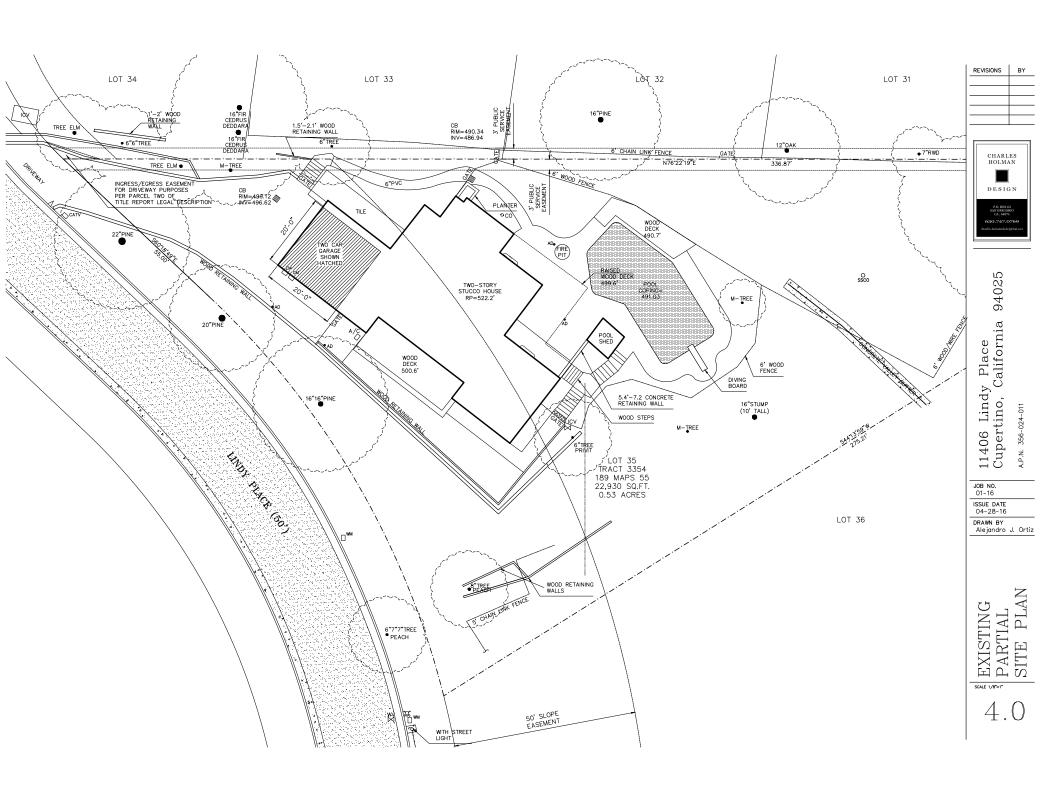
COVER

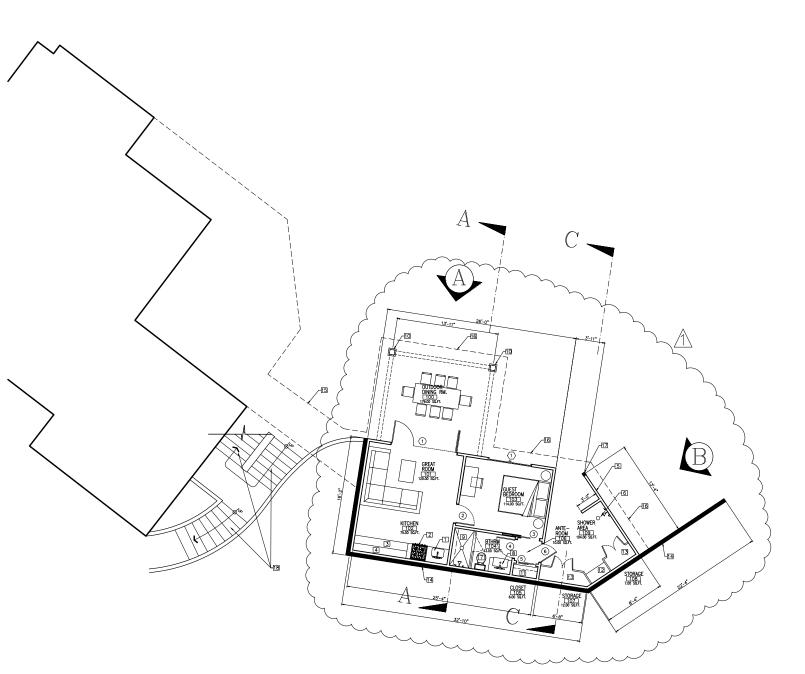












KEY NOTES

KET NOIES

| STORE SHE WASHINGT REPORT
| SHORE WASHINGT REPORT
| S

9 SHOWER 10 10X10 COLUMNS

11 ONE 2" ROD AND ONE SHELF 12 BUILT-IN BENCH

13 BUILT-IN STORAGE CLOSET 7'-HIGH

14 RETAINING WALL SHOWN SOLID HATCHED
15 BRIDGE ABOVE
16 ROOF DECK & ROOF FOOTPRINT

17 NEW POST

18 NEW STAIRS

0 DENOTES WINDOWS, SEE WINDOW SCHEDULE

① DENOTES DOORS, SEE DOOR SCHEDULE

REVISIONS BY ₫ 06-7-17 A.Ort

> CHARLES HOLMAN DESIGN

94025

11406 Lindy Place Cupertino, California

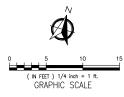
JOB NO. 01-16

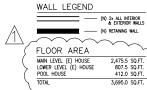
ISSUE DATE 05-22-17

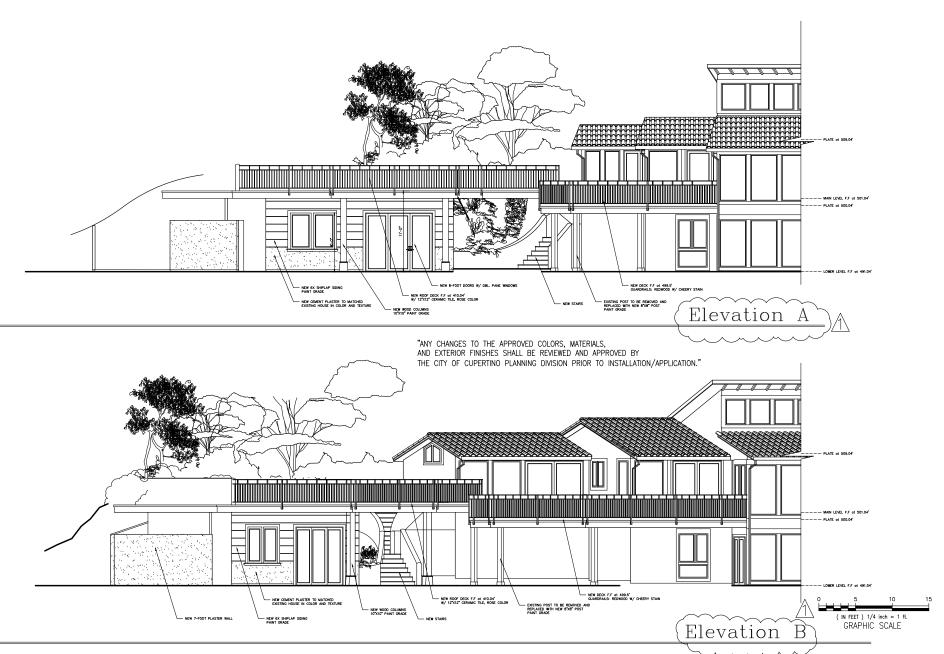
DRAWN BY Alejandro J. Ort

PLAN PROPOSED FLOOR PLA









REVISIONS ₫ 06-7-17 A.Ort

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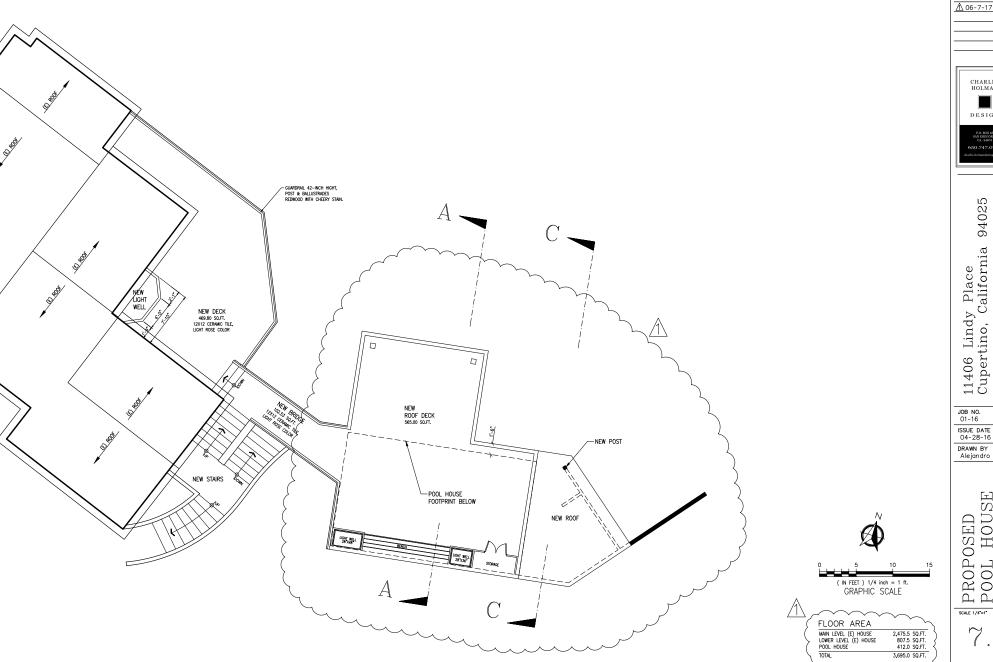
JOB NO. 01-16

ISSUE DATE 05-22-17 DRAWN BY Alejandro J. Ort

PROPOSED ELEVATIONS

SCALE 1'=1/4"





REVISIONS BY ₫ 06-7-17 A.Ort

CHARLES HOLMAN DESIGN

11406 Lindy Place Cupertino, California

A.P.N. 356-024-011

DRAWN BY Alejandro J. Ort

PROPOSED POOL HOUSE ROOF PLAN





CA . 94074
650.747.0769
94025

11406 Lindy Place Cupertino, California 940

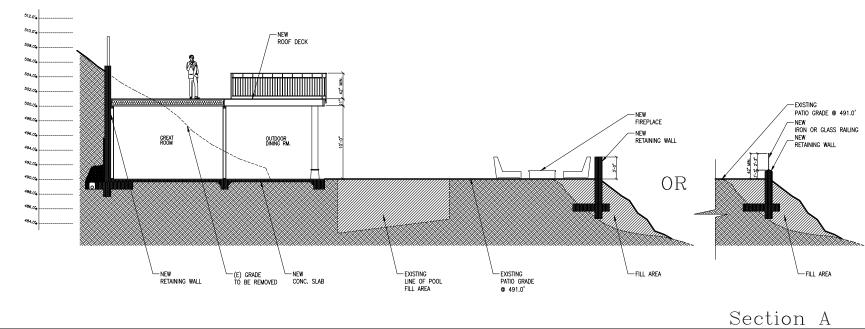
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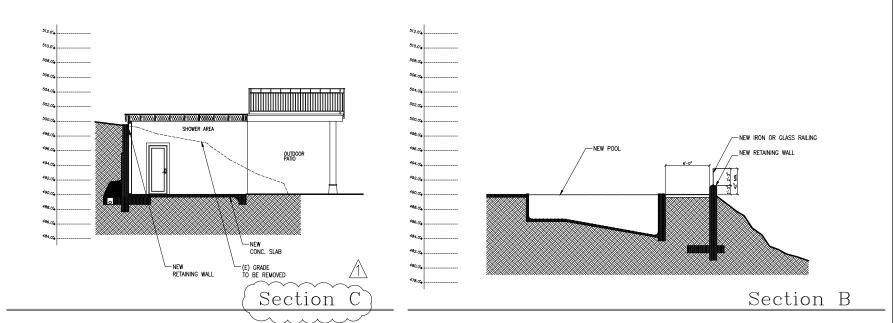
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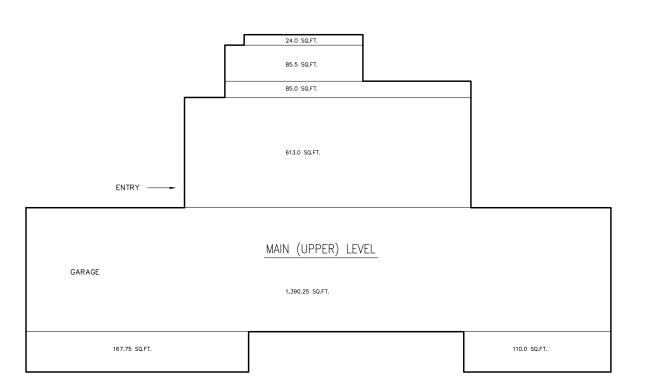
Alejanaro J. O

PROPOSED SECTION A,B,C

8.0







REVISIONS BY

> CHARLES HOLMAN DESIGN

11406 Lindy Place Cupertino, California 94025 A.P.N. 356-024-011

JOB NO. 01-16 ISSUE DATE 05-00-16

DRAWN BY Alejandro J. Ort

EXISTING
MAIN (UPPER)
LEVEL
ARFA CALC'S

SCALE 1/4"=1"

9.0

(IN FEET) 1/4 inch = 1 ft. GRAPHIC SCALE

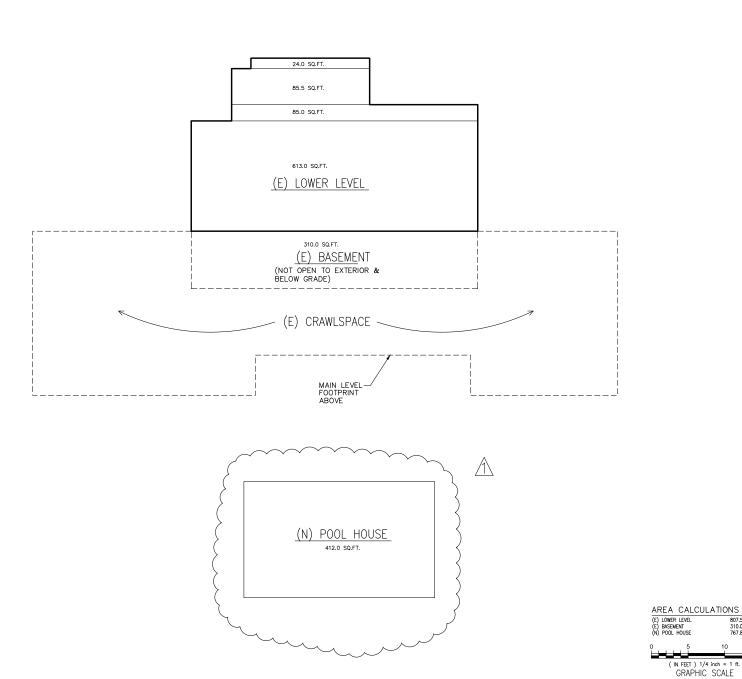
AREA CALCULATIONS MAIN (UPPER) LEVEL

* LOWER LEVEL

TOTAL

* LOWER LEVEL AREA DOES NOT INCLUDE BASEMENT (310.0 SQ.FT)

2,475.5 SQ.FT. 807.5 SQ.FT. 3,282.0 SQ.FT.



REVISIONS BY ₫ 06-7-17 A.Ort

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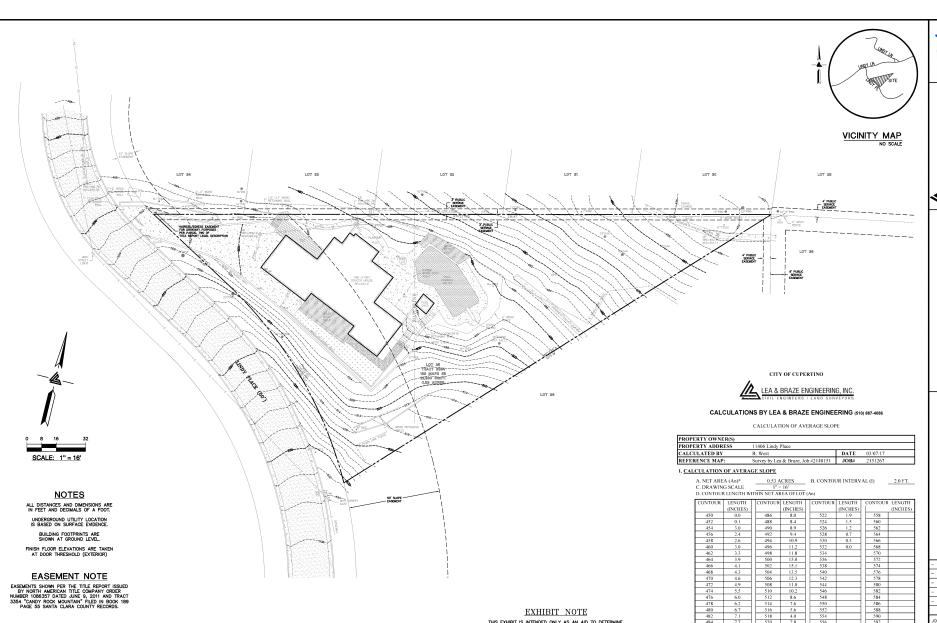
JOB NO. 01-16 ISSUE DATE 05-00-16

DRAWN BY Alejandro J. Ort

8

EXISTING LOWER LEVEL, BASEMENT POOL HOUSE AREA CALC'S

807.5 SQ.FT. 310.0 SQ.FT. 767.8 SQ.FT.



♦ SITE BENCHMARK

SURVEY CONTROL POINT
MAG AND SHINER SET IN ASPHALT
ELEVATION = 500.00'
(ASSUMED)

EXHIBIT NOTE THIS EXHIBIT IS INTENDED ONLY AS AN AID TO DETERMINE THE AVERAGE LOT SLOPE OF THE SUBJECT PROPERTY. STE SURVEY INFORMATION, INCLUDING BUT NOT LIMITED TO, UTILITIES, FENCES AND SPECIFIC SPOT GRADES MAY REFER TO THE SITE SURVEY BY LAS BRAZE, INC., FOR COMPLETE SITE SURVEY, INFORMATION.

LEA & BRAZE ENGINEERING,

06 LINDY PLACE CUPERTINO CALIFORNIA 11406

> SLOPE AVERAGE LOT S EXHIBIT

REVISIONS BY 2140151

JOB NO: 2-25-14 SCALE: 1" = 16" DRAWN BY: DB

TOTAL 255.3

480 482

516 518 520 5.6

CONVERT INCHES TO FEET (MULTIPLY BY MAP SCALE) = (L) =

35.5%

E. AVERAGE SLOPE WITHIN NET AREA OF LOT

0.0023 (2 FT) 4084.8 =

0.53 ACRES

SHEET NO: SL-1 1 OF 1 SHEETS

LEGEND

PROPOSED

DESCRIPTION

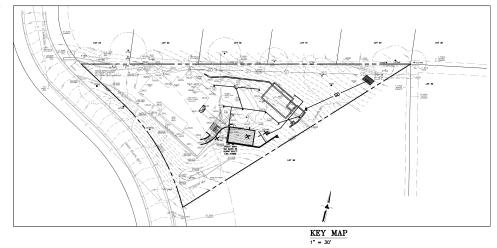
TREE TO BE REMOVED

EXISTING

LNDG

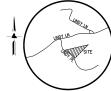
		BOUNDARY
		PROPERTY LINE
		RETAINING WALL
		LANDSCAPE RETAINING WA
		RAINWATER TIGHTLINE
	sub	SUBDRAIN LINE
	n	TIGHTLINE
SD	SD	STORM DRAIN LINE
ss	ss	SANITARY SEWER LINE
		WATER LINE
G	G	GAS LINE
— Р — —	——Р	PRESSURE LINE
JT	JT	JOINT TRENCH
		SET BACK LINE
~>· ~>· ~>·	· ~>· ~>· ~>·	CONCRETE VALLEY GUTTER
~>· ~>· ~> ·	· ~>· ~>· ~> ·	EARTHEN SWALE
∭ св	Ш св	CATCH BASIN
JB	∭ JB	JUNCTION BOX
e AD	ÅD.	AREA DRAIN
		CURB INLET
O _{SDMH}		STORM DRAIN MANHOLE
W	×	FIRE HYDRANT
O _{SSMH}	O _{SSMH}	SANITARY SEWER MANHOL
222.57	222.57	STREET SIGN
× INV	₩ INV	SPOT ELEVATION
\leftarrow	←	FLOW DIRECTION
	(D)	DEMOLISH/REMOVE
	₩	BENCHMARK
200	200_	CONTOURS
Section /	N. Plan	

HIRANO RESIDENCE 11406 LINDY PLACE **CUPERTINO, CALIFORNIA**



-FLAT OR SLOPING TOP OF WALL BY OTHERS

BW/FG



VICINITY MAP

OWNER'S INFORMATION

APN: 356-24-011

REFERENCES

THIS GRADING AND DRAINAGE PLAN IS SUPPLEMENTAL TO:
1. TOTAL PARTIC SURVEY BY LEA AND BRAZE ENGINEERING,
TOPOGRAPHIC SURVEY
11408 LIMOY PLACE
CUPETING, AC 954014
DOBy 2140151 2. SITE PLAN BY CHARLIE HOLMAN DESIGN ENTITLED:
"PROPOSED SITE PLAN"
11406 LINDY PLACE
CUPERTINO, CA 954014
DATED: 05-22-17

THE CONTRACTOR SHALL REFER TO THE ABOVE NOTED SURVEY AND PLAN, AND SHALL VERIFY BOTH EXISTING AND PROPOSED ITEMS ACCORDING TO THEM.

DY PLACE CALIFORNIA 11406 LINDY CUPERTINO, CA

TITLE

1 PLAN CHECK 10-28-16 REVISIONS 2151267 JOB NO: DATE: 06-14-16 AS NOTED DESIGN BY: TT

01 OF 03 SHEETS

DRAWN BY: TB SHEET NO:

ABBREVIATIONS

ADDREVIATIONS						
AB	AGGREGATE BASE	LF.	LINEAR FEET			
AC	ASPHALT CONCRETE ACCESSIBLE AREA DRAIN BEGINNING OF CURVE BEARING & DISTANCE BENCHMARK	MAX	MAXIMUM			
ACC	ACCESSIBLE	MH	MANHOLE			
AD	AREA DRAIN	MIN	MINIMUM			
BC	BEGINNING OF CURVE	MON.	MONUMENT			
B & D	BEARING & DISTANCE	(N)	NEW			
BM	BENCHMARK	ŇÓ.	NUMBER			
BW/FG	BOTTOM OF WALL/FINISH	NTS O.C.	NOT TO SCALE			
GRADE		O.C.	ON CENTER			
CB	CATCH BASIN CURB AND GUTTER	0/	OVER			
C & G	CURB AND GUTTER	(PA)	PLANTING AREA			
© CPP	CENTER LINE	PED	PEDESTRIAN			
ČPP	CORRUGATED PLASTIC PIPE	PIV	POST INDICATOR VALVE			
	(CHOOTH HITTERION)		PUBLIC SERVICES EASEMENT			
co	CLEANOUT	F	PROPERTY LINE			
COTC	CLEANOUT TO CRADE	Ρ̈́P	POWER POLE			
CONC	CONCRETE	FF	PUBLIC UTILITY EASEMENT			
CONST	CONSTRUCT or -TION	PUE PVC	POLYVINYL CHLORIDE			
CONC COD	CONCRETE CORNER	R	RADIUS			
CONC COR	CUDIC VADD	RCP				
Ď,	DIAMETER	RCP	REINFORCED CONCRETE PIPE			
Ďi	DDOD INI ET	RIM RW	RIM ELEVATION			
DID	CLEANOUT TO GRADE COLORISTED GRADE CONGRETE CONSTRUCT GRADE CONSTRUCT GRADE CONSTRUCT GRADE COURT GRAD	IKW.	RAINWATER			
DIF EA	EACH ROW FIFE	R/W	RIGHT OF WAY			
EC	END OF CURVE	s'	SLOPE			
EC	END OF CORVE	S.A.D.	SEE ARCHITECTURAL DRAWINGS			
EG .	EXISTING GRADE	SAN	SANITARY			
EL	EDGE OF DAVENEUT	SD SDMH	STORM DRAIN			
En	EQUIDMENT	SDMH	STORM DRAIN MANHOLE			
EW.	EAGIL WAY	SHT	SHEET			
CW (C)	EACH WAT	S.L.D.	SEE LANDSCAPE DRAWINGS			
(E)	EXISTING	S.L.D. SPEC	SPECIFICATION			
FC	FACE OF CURB	SS	SANITARY SEWER			
rr 	FINISHED FLOUR	SSC0 SSMH	SANITARY SEWER CLEANOUT			
FG	FINISHED GRADE	SSMH	SANITARY SEWER MANHOLE			
FH .	FIRE HYDRAN I	ST.	STREET			
FL.	FLOW LINE	STA	STATION			
FS	FINISHED SURFACE	STD	STANDARD			
G.	GAS	STRUCT	STRUCTURAL			
GA	GAGE OR GAUGE	T	TELEPHONE			
GB	GRADE BREAK	ŤC	TOP OF CURB			
HDPE	HIGH DENSITY CORRUGATED	TEMP	TEMPORARY			
	POLYETHYLENE PIPE	TP	TOP OF PAVEMENT			
HORIZ	HORIZONTAL	TW/FG	TOP OF WALL/FINISH GRADE			
HI PT	HIGH POINT	TYĖ	TYPICAL			
H&T	HUB & TACK	VC	VERTICAL CURVE			
ID	INSIDE DIAMETER	VCP	VITRIFIED CLAY PIPE			
INV	INVERT ELEVATION	WEDT	VEDTICAL			

RETAINING WALL NOTES

- TW/FG REPRESENTS FINISHED EARTHEN GRADE OR PAVEMENT ELEVATION AT TOO OF WALL, NOT ACTUAL TOO OF WALL MATERIAL. BOWFO REPRESENT INCLUDING FULL FOUNDATION. GRADES INDICATED ON THESE PLANS REPER TO THE FINISHED GRADES ADJACENT TO THE RETAINING WALL, NOT INCLUDING FOOTING, FREEDROAD, ETC.
- DIMENSIONS SHOWN IN BRACKETS SHOWN AS [X.X'] DENOTE THE EFFECTIVE-WALL HEIGHT ONLY. THE ACTUAL WALL HEIGHT AND DEPTH MAY DIFFER DUE TO CONSTRUCTION REQUIREMENTS.
- REFER TO SPECIFIC WALL CONSTRUCTION DETAIL FOR STRUCTURAL ELEMENTS, FREEBOARD, AND EMBEDMENT.
- REFER TO ARCHITECTURAL, LANDSCAPE ARCHITECTURE, AND/OR STRUCTURAL, PLANS FOR DETAILS, WALL ELEVATIONS, SUBDRAINAGE, WATERFROORING, FINSHES, COLORS, STELL RENFORCING, MATERIALS, ETC. PROME CLIPS OR OTHER MEANS OF SECURING FINISH MATERIALS AS NECESSARY (WET SET INTO THE WILL).
- ALL RETAINING WALLS SHOULD HAVE A BACK-OF-WALL SUB-SURFACE DRAINAGE SYSTEM INCLUDING WEEPHOLES TO PREVENT HYDROSTATIC PRESSURE.
- 6. SEE DETAIL SHEET FOR SPECIFIC INFORMATION.
- PROVIDE GUARDRAIL (WHERE APPLICABLE AND DESIGNED BY OTHERS) AS REQUIRED FOR GRADE SEPARATION OF 30 INCHES OR MORE MEASURED 5' HORIZONTALLY FROM FACE OF WALL, PER CB.

ESTIMATED EARTHWORK QUANTITIES					
CUBIC YARDS	WITHIN BUILDING FOOTPRINT	OUTSIDE BUILDING FOOTPRINT	TOTAL CUBIC YARDS		
CUT	260	30	290		
FILL	0	10	10		
EXPORT			280		

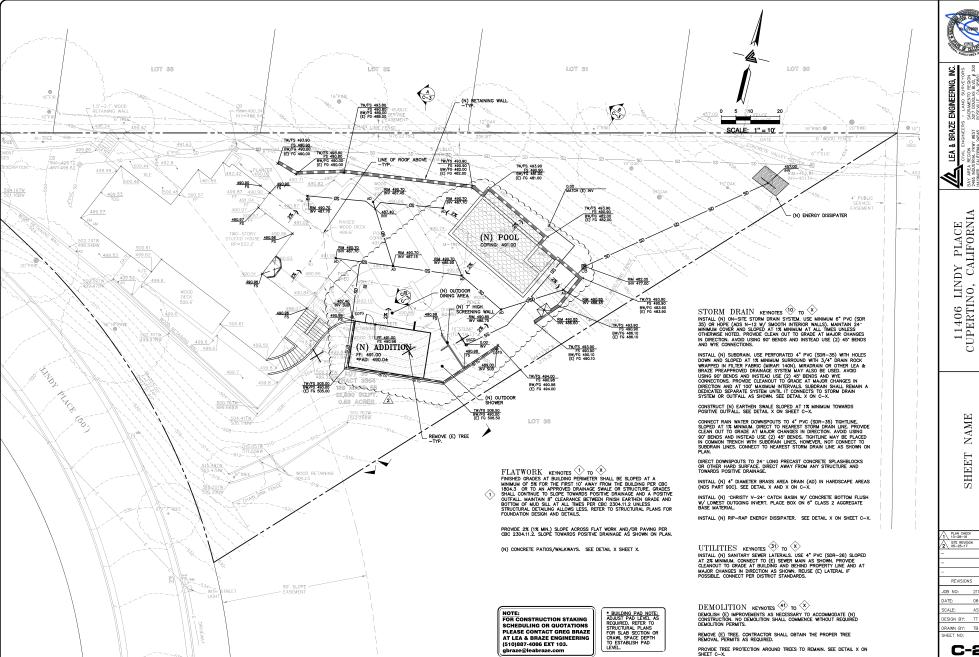
NOTE:
GRUNDO QUANTITIES REPRESENT BANK VARDAGE IT DOES NOT INCLUDE
ANY SECLINO ON SHRIMAZE FACTORS AND IS DETROCED TO REPRESENT
TREASHING, STRUCTURAL FOUNDATIONS OR PIERS, OR POOL, DECAMATION
(F ANY), NOTE AND ADMINISTRA



FOR CONSTRUCTION STAKING SCHEDULING OR QUOTATIONS PLEASE CONTACT GREG BRAZE AT I FA & BRAZE ENGINEERIN (510)887-4086 EXT 103. gbraze@leabraze.com



SHEET INDEX
C-1.0 TITLE SHEET
C-2.0 GRADING & DRAINAGE PLAN
C-3.0 SECTION PROFILES





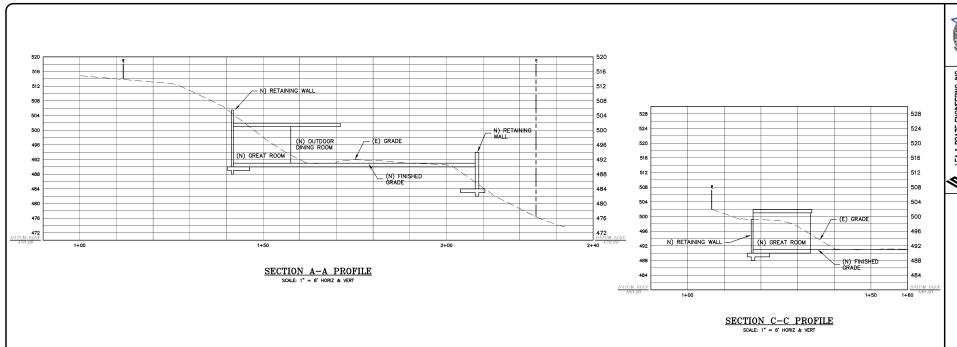
WEST 94545

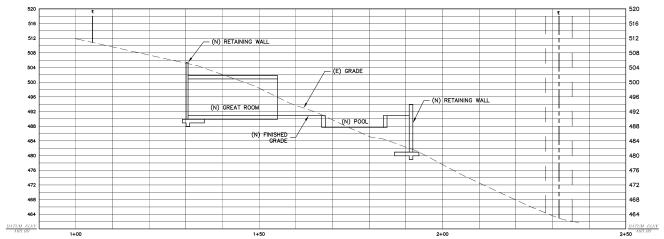
NAMI SHEET

1 PLAN CHECK 10-28-16 2 SITE REVISION 05-25-17 REVISIONS BY 2151267 06-14-16

AS NOTED DESIGN BY: TT DRAWN BY: TB

C-2 02 OF 03 SHEETS





SECTION B-B PROFILE

SCALE: 1" = 8" HORIZ & VERT



BRAZE ENGINEERING, INC.
GINEERS · LAND SURVEYORS
SACRAMENTO REGION
WEST 3017 DOUGLAS BIVD. # 300
94545 ROSEVILLE CA 95661
(P) (916)986-1338

CIVIL ENGINEERS - LAN AREA REGION S INDUSTRAL PKWY WEST 307 DOL WWAD, CALTORNA 94545 ROSEVILL (510) 887-41086 (9) (916

IA 2495 NDUSTRIAL PKW HAWARD, CALIFGRAM (PK) (15) (15) 827-4086 (P) (5) (5) 837-3019

11406 LINDY PLACE CUPERTINO, CALIFORNIA

LES CUPE

SECTION PROFILES

		l
PLAN CHECK 10-28-16	Η	
SITE REVISION 05-25-17	Η	
	-	
	-	
	-	
REVISIONS	BY	
OB NO: 2151	267	
		•

DATE: 06-14-16

SCALE: 1" = 8'

DESIGN BY: TT

DRAWN BY: TB

SHEET NO:

C-3