

REVISIONS	BY

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RESIDENTIAL PD DEVELOPMENT

FOR:
 FMA DEVELOPMENT, LLC AND
 D.A. D'AMBROSIO

1050 - 1060 HELEN AVENUE
 SUNNYVALE, CALIFORNIA

OWNER
 FMA DEVELOPMENT, LLC
 4990 SPEAK LANE, SUITE 280
 SAN JOSE, CA. 95118
 PHONE - (408) 448-9246

DONAL A. D'AMBROSIO
 1228 REAMWOOD AVENUE
 SUNNYVALE, CA. 94089

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 P.O. BOX 7306
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CIVIL ENGINEER
 ADVANCED DEVELOPEMENT
 JACOB SAIDIAN
 2933 BENJAMIN COURT
 SAN JOSE, CALIFORNIA 95124
 PHONE - (408) 891-1689
 FAX - (408) 376-0570

LANDSCAPE DESIGN
 J.R. NELSON AND ASSOCIATES
 P.O. BOX 110700
 CAMPBELL, CA. 95011
 PHONE - (408) 377-2500

PROJECT ROSTER

SHEET NUMBER	SHEET DESCRIPTION
A1	COVER SHEET
A2	SITE PLAN - PROJECT DATA
L-1	LANDSCAPE PLAN
L-2	IRRIGATION PLAN
L-3	PLANTING AND IRRIGATION NOTES
T1	TOPOGRHAPICAL AND RECORD BOUNDARY SURVEY
C1	TENTATIVE MAP
C2	CONCEPTUAL GRADING & DRAINAGE AND UNDERGROUND UTILITY PLAN
A3	STREETSCAPE - ROOF PLAN - BUILDING HEIGHT SECTION
A4	ARCHITECTURAL ELEVATIONS
A5	ARCHITECTURAL ELEVATIONS
A6	ARCHITECTURAL ELEVATIONS
A7	ARCHITECTURAL ELEVATIONS
A8	FLOOR PLANS - UNIT TYPE A
A9	FLOOR PLANS - UNIT TYPE B
A10	FLOOR PLANS - UNIT TYPE C
A11	SOLAR STUDY
GB	GREEN BUILDING CHECKLIST

RESIDENTIAL PD PROPOSED FOR:
 FMA DEVELOPMENT LLC / D.A. D'AMBROSIO
 1050 - 1060 HELEN AVENUE
 SUNNYVALE, CALIFORNIA

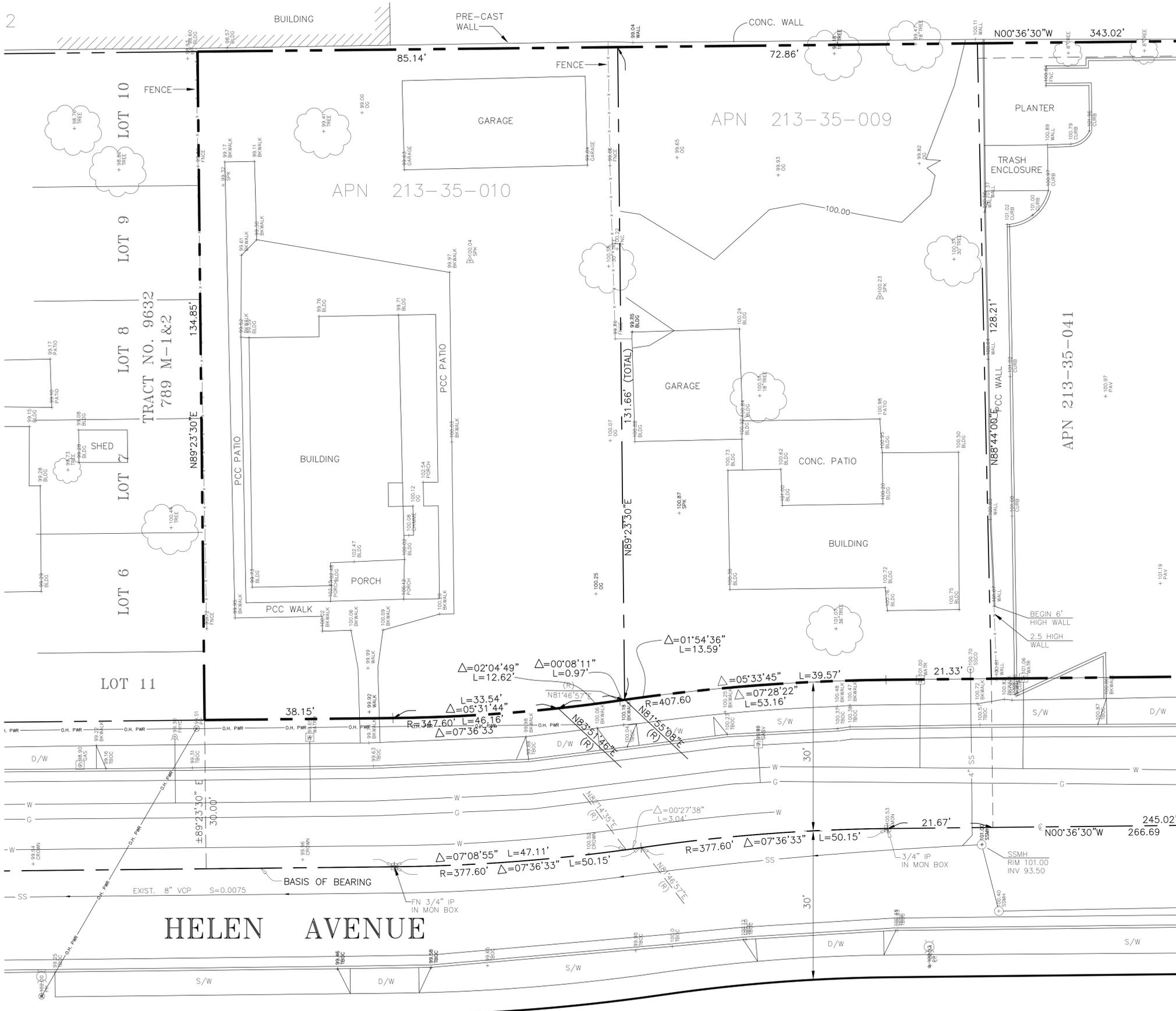
COVER SHEET

DATE: 01/06/15
 SCALE: AS NOTED
 DRAWN: EA
 JOB: 299

A1

INDEX OF SHEETS

APN 213-35-035



ABBREVIATIONS

A.B.	AGGREGATE BASE	MAX.	MAXIMUM
A.C.	ASPHALT CONCRETE	M.H.	MANHOLE
B.C.	BEGINNING OF CURVE(HORIZONTAL)	MIN.	MINIMUM
BLDG	BUILDING	M.V.C.	MIDDLE OF VERTICAL CURVE
BOW/BW/BK	BACK OF WALK	M.W.	MONITORING WELL
B.V.C.	BEGINNING OF VERTICAL CURVE	NO.	NUMBER
C.B.	CATCH BASIN	N.T.S.	NOT TO SCALE
C.F.	CHAIN LINK FENCE	P.C.C.	PORTLAND CEMENT CONCRETE
C.O.	CLEAN OUT	P.C.R.	POINT OF CURB RETURN
CONT.	CONTINUOUS	P.P.B.	PEDESTRIAN PUSH BUTTON
D.I.	DRAINAGE INLET	PP&T	PLASTIC PLUG & TACK
D/W	DRIVEWAY	P.V.C.	POLYVINYL CHLORIDE
E.C.	END OF CURVE(HORIZONTAL)	P.V.I.	POINT OF VERTICAL INTERSECTION
ELEV.	ELEVATION	R	RADIUS
EXIST.	EXISTING	R.C.P.	REINFORCED CONCRETE PIPE
E.V.C.	END OF VERTICAL CURVE	R/W	RIGHT-OF-WAY
F.F.	FINISHED FLOOR ELEVATION	S	SLOPE
F.G.	FINISHED GRADE	S.D.	STORM DRAIN MANHOLE
F.H.	FIRE HYDRANT	S.D.M.N	STORM DRAIN MANHOLE
F.C.	FACE OF CURB	S.F.	SQUARE FEET
F.L.	FLOW LINE	SHT.	SHEET
F.O.C.	FACE OF CURB	S.S.M.H.	SANITARY SEWER MANHOLE
F.S.	FINISHED SURFACE	S.S.	SANITARY SEWER
G.B.	GRADE BREAK	S/W	SIDEWALK
G.V.	GATE VALVE	T.C.	TOP OF CURB
H.P.	HIGH POINT	TFOC	TOP FACE OF CURB
I.D.	INSIDE DIAMETER	TYP	TYPICAL
INV.	INVERT	U.O.N.	UNLESS OTHERWISE NOTED
J.P.	JOINT POLE	V.C.	VERTICAL CURVE
L.F.	LEGAL FEET	V.C.P.	VITRIFIED CLAY PIPE (EXTRA STRENGTH)
L.P.	LOW POINT	W	WATER
L&T	LEAD & TACK	W.M.	WATER METER
		W.V.	WATER VALVE

LEGEND

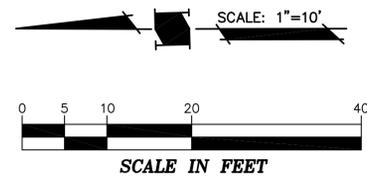
DESCRIPTION	PROPOSED	EXISTING
WHEELCHAIR RAMP		
SANITARY MANHOLE		
STORM MANHOLE		
CITY SURVEY MONUMENT		
STANDARD HOODED INLET		
SANITARY SEWER		
STORM SEWER		
CENTER LINE		
PROPERTY LINE		
MATCH LINE		
GAS LINE		
WATER LINE		
JOINT TRENCH		
GAS METER		
WATER METER		
GAS VALVE		
WATER VALVE		
EDGE OF PAVEMENT		
CURB AND GUTTER		
SIDEWALK		
DRIVEWAY		
PAVING CONFORM		
FIRE HYDRANT		
STREET SIGN		
FENCE(TYPE)		
ELECTRICAL CONDUIT		
OVERHEAD CONDUCTORS		
PULL BOX		
UTILITY POLE		
ELECTROLIER		

EL CAMINO REAL

BASIS OF ELEVATION
 CITY OF SANTA CLARA BENCH MARK NO. E-15
 HELEN AVENUE AS SHOWN UPON THAT CERTAIN
 RECORD OF SURVEY, RECORDED IN BOOK 23 OF
 CORNER CHISELED SQUARE IN TOP OF CURB
 AT CATCH BASIN SOUTH SIDE EL CAMINO
 (RESET 12-30-70), ELEVATION 92.98

BASIS OF BEARING
 THE BEARING N00°36'30"W OF THE CENTERLINE OF
 HELEN AVENUE AS SHOWN UPON THAT CERTAIN
 RECORD OF SURVEY, RECORDED IN BOOK 23 OF
 MAPS, AT PAGE 32, SANTA CLARA COUNTY RECORDS,
 WAS TAKEN AS A BASIS OF BEARINGS FOR THIS MAPS.

LEGAL DESCRIPTION
 BEING A PORTION OF THAT CERTAIN 2.266 ACRES
 PARCEL AS SHOWN ON THAT CERTAIN RECORD OF
 SURVEY OF THE PROPERTY OF JOHN DUCKGEISEL
 AND RECORDED IN BOOK 23 OF MAPS, AT PAGE 32,
 SANTA CLARA COUNTY.



ADVANCED DEVELOPMENT

2639 BENJAMIN COURT
 SAN JOSE, CALIFORNIA 95124
 (408) 976-0570
JACOB SAIDIAN CIVIL ENGINEER

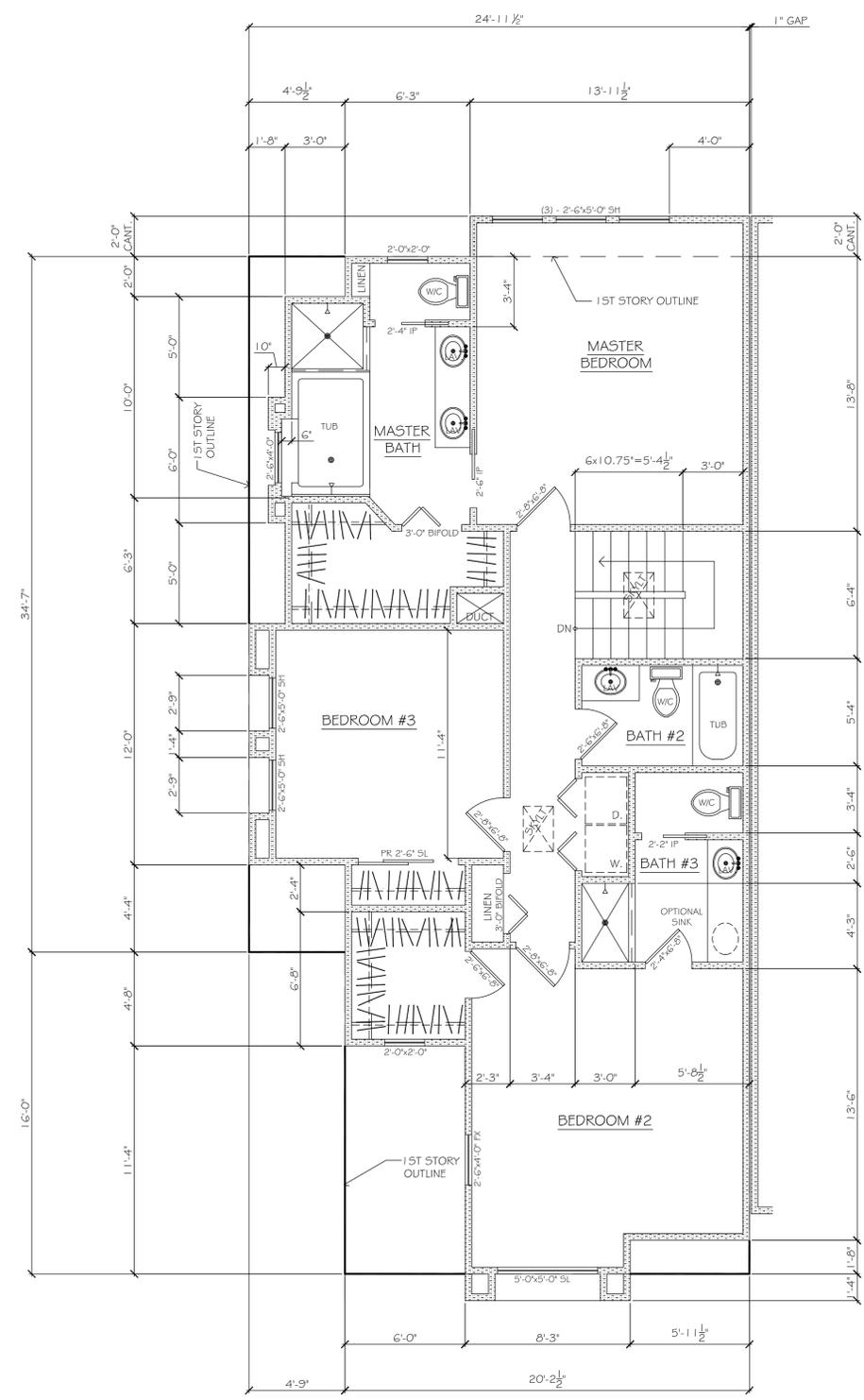
TOPOGRAPHICAL AND RECORD BOUNDARY SURVEY
 FOR APN: 213-35-009 AND 010
 1060 & 1050 HELEN AVENUE
 SUNNYVALE, SANTA CLARA COUNTY, CALIFORNIA

APPROVED BY:

JACOB SAIDIAN

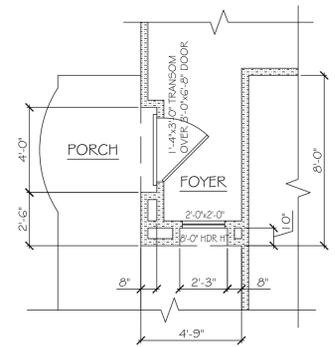
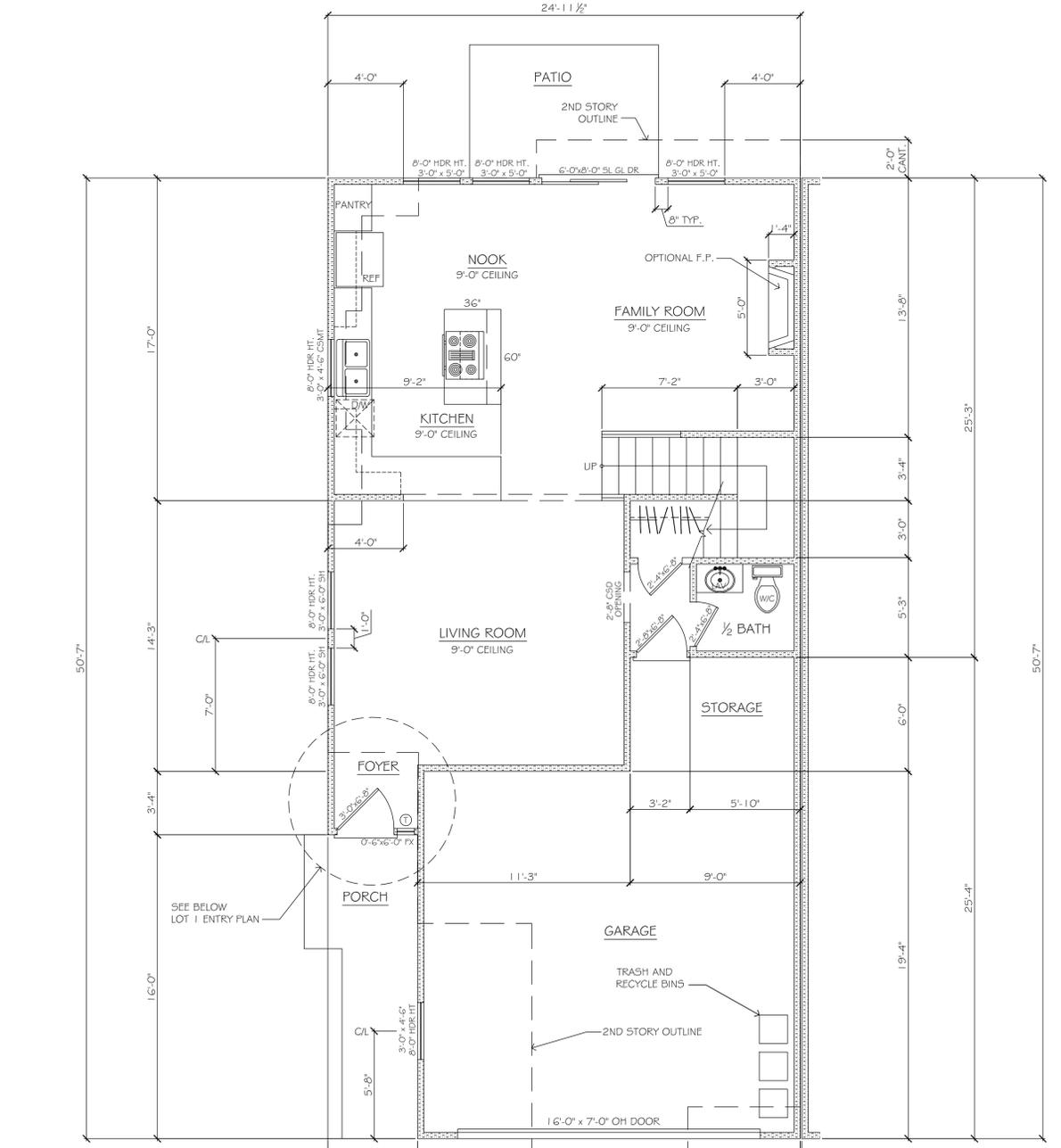
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Sheet No. **T1**
 Job No. 182



2ND STORY FLOOR PLANS - UNIT TYPE A

SCALE: 1/4" = 1'-0"



LOT 1 ENTRY PLAN

1ST STORY FLOOR PLANS - UNIT TYPE A

SCALE: 1/4" = 1'-0"

C:\jacob\jacob_projects\299-1050 Helen Ave\ SHEET 14 - FLOOR PLAN TYPE A 01/27/15 20:59 Edgar_XREFS: Title_Block_Stylus, Floor Plan A

REVISIONS	BY

LOUIS DORCICH ARCHITECT 1050 HELEN AVENUE SUNNYVALE, CALIFORNIA PHONE: (831) 430-9748 FAX: (831) 430-9796	

RESIDENTIAL PD PROPOSED FOR: FMA DEVELOPMENT LLC 1050 HELEN AVENUE SUNNYVALE, CALIFORNIA	FLOOR PLANS UNIT TYPE A LOTS 1 AND 3
DATE: 01/06/15	
SCALE: 1/4" = 1'-0"	
DRAWN: EA	
JOB: 299	
A8	
OF 18 SHEETS	

REVISIONS	BY

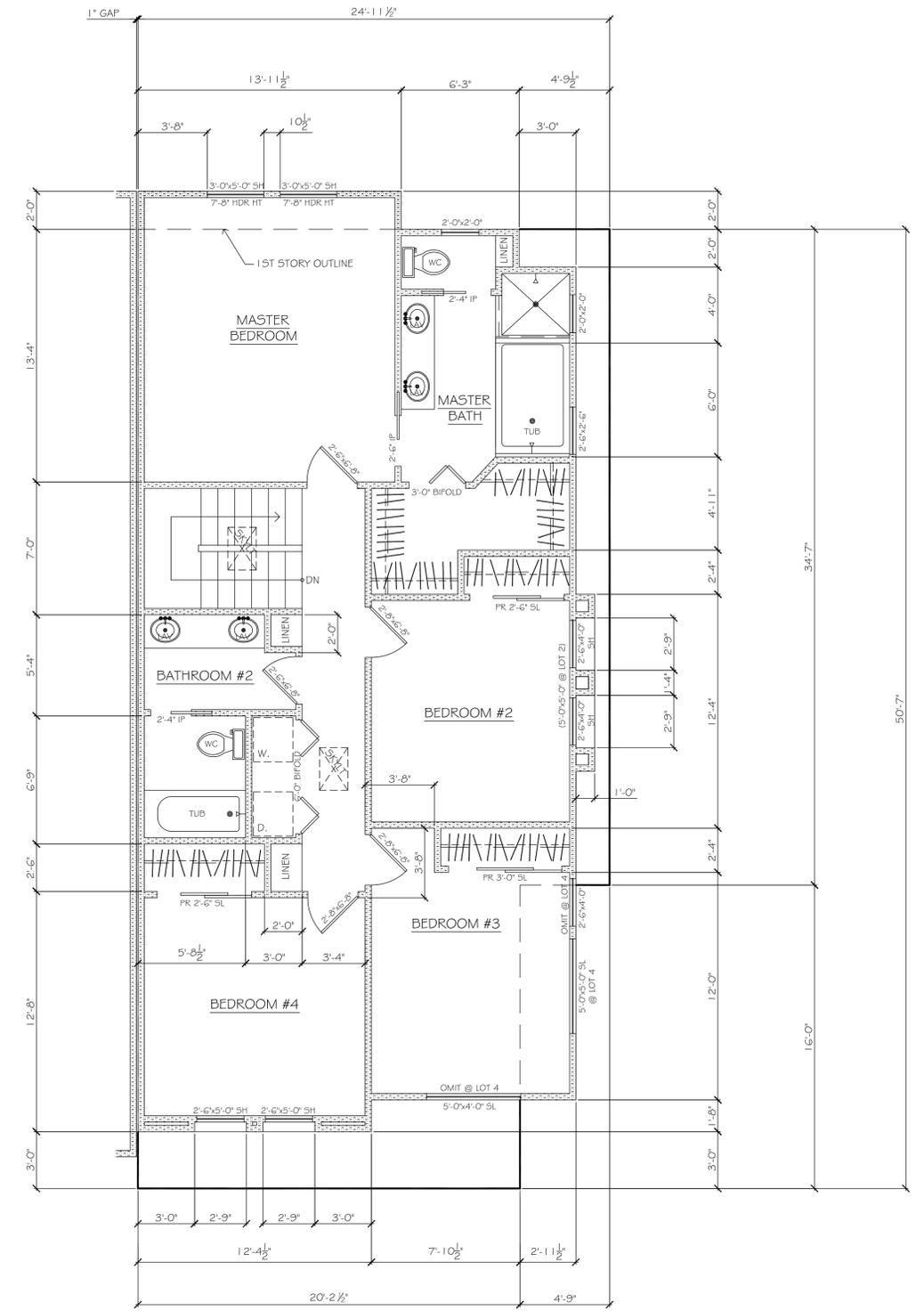
LOUIS DORCICH
 ARCHITECT
 103 ROCK HILL, SUITE 100, SAN ANTONIO, TEXAS 78203-1419
 PHONE: (833) 430-9748
 FAX: (833) 430-9796

RESIDENTIAL PD PROPOSED FOR:
 FMA DEVELOPMENT LLC
 1050 HELEN AVENUE
 SUNNYVALE, CALIFORNIA

FLOOR PLANS
 UNIT TYPE B
 LOTS 2 AND 4

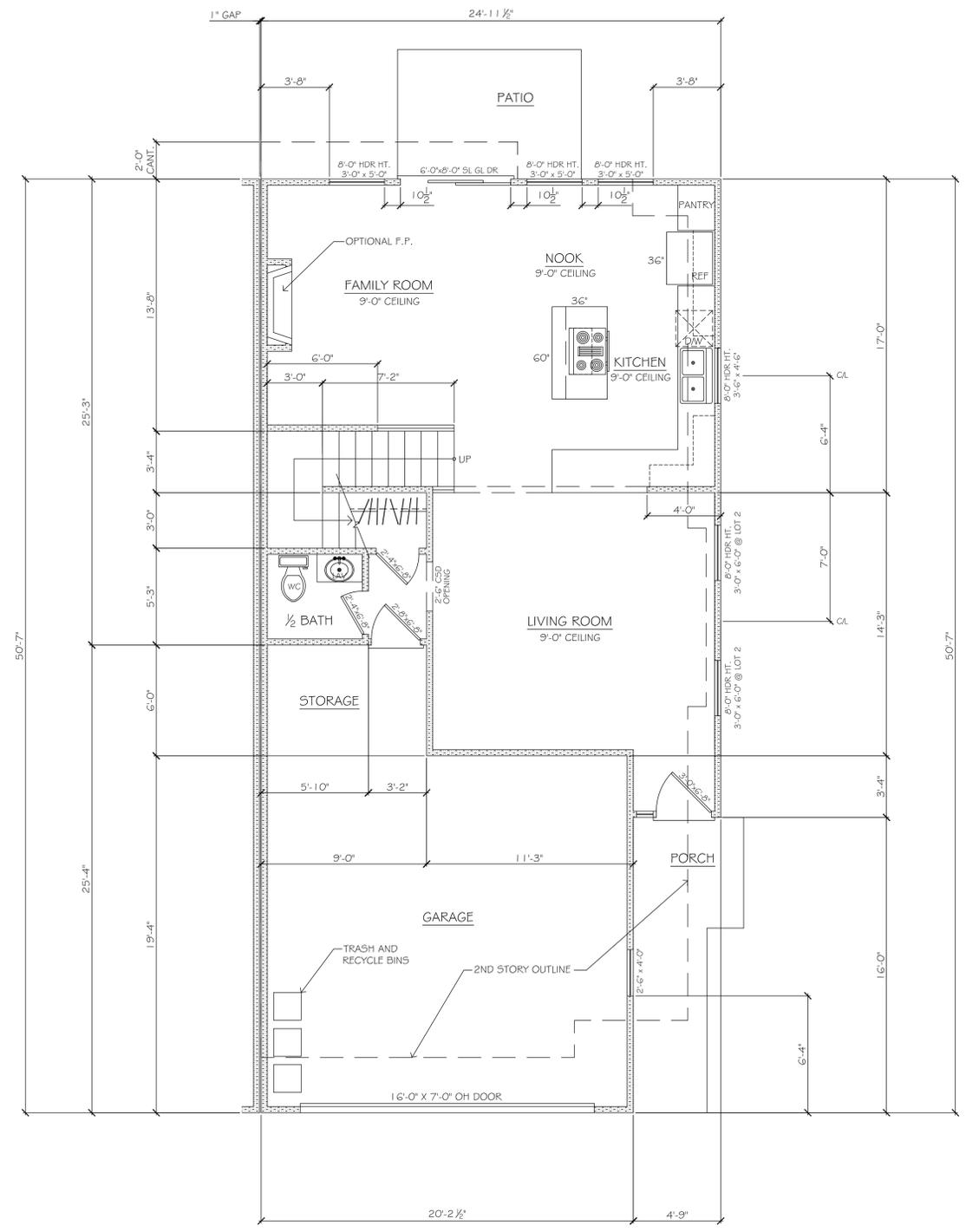
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 JOB: 299

A9
 OF 18 SHEETS



2ND STORY FLOOR PLANS - UNIT TYPE B

SCALE:
 1/4" = 1'-0"



1ST STORY FLOOR PLANS - UNIT TYPE B

SCALE:
 1/4" = 1'-0"

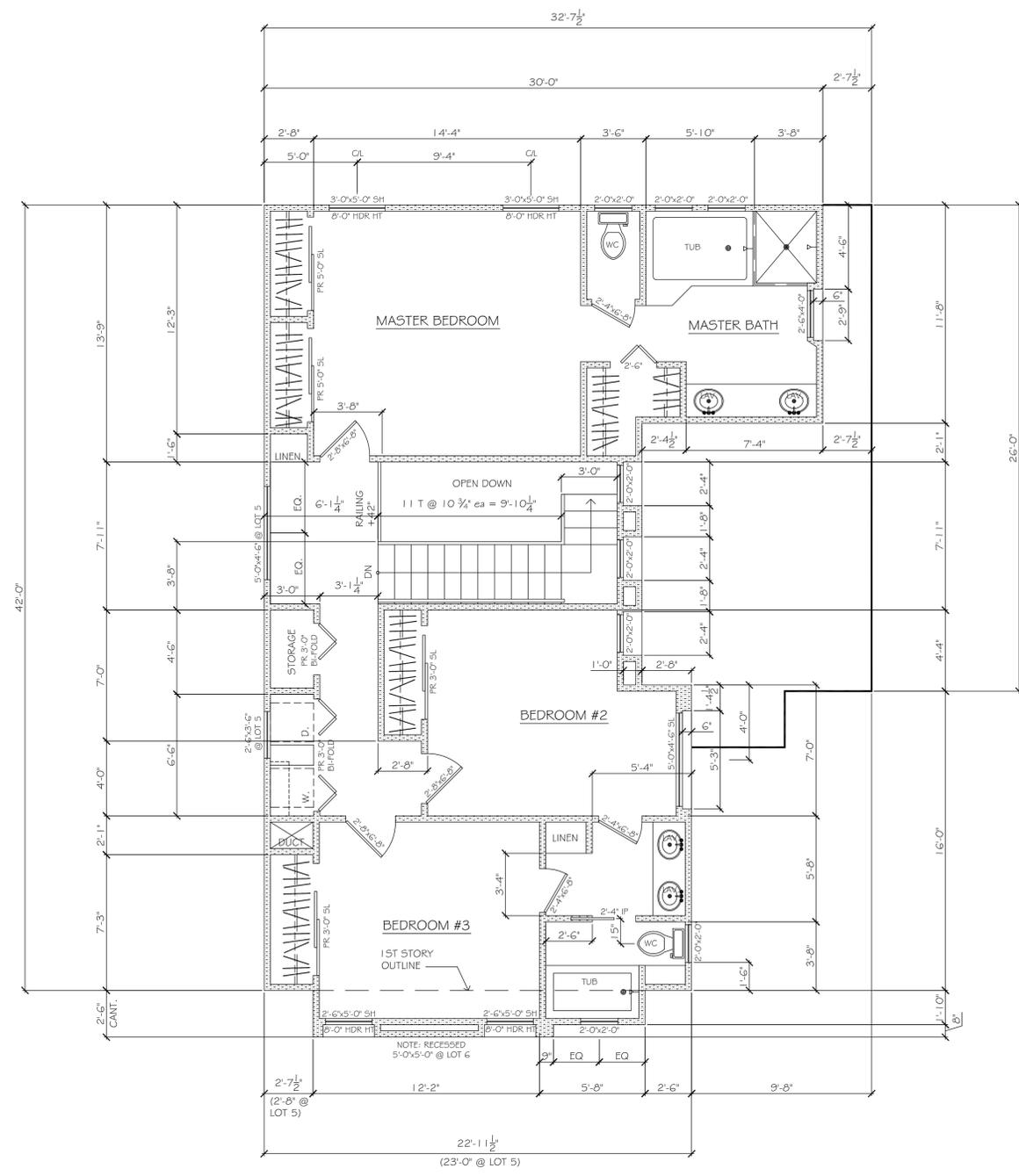
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RESIDENTIAL PD PROPOSED FOR:
D.A. DAMBROSIO
1060 HELEN AVENUE
SUNNYVALE, CALIFORNIA

FLOOR PLANS
UNIT TYPE C
LOTS 5, 6, AND 7

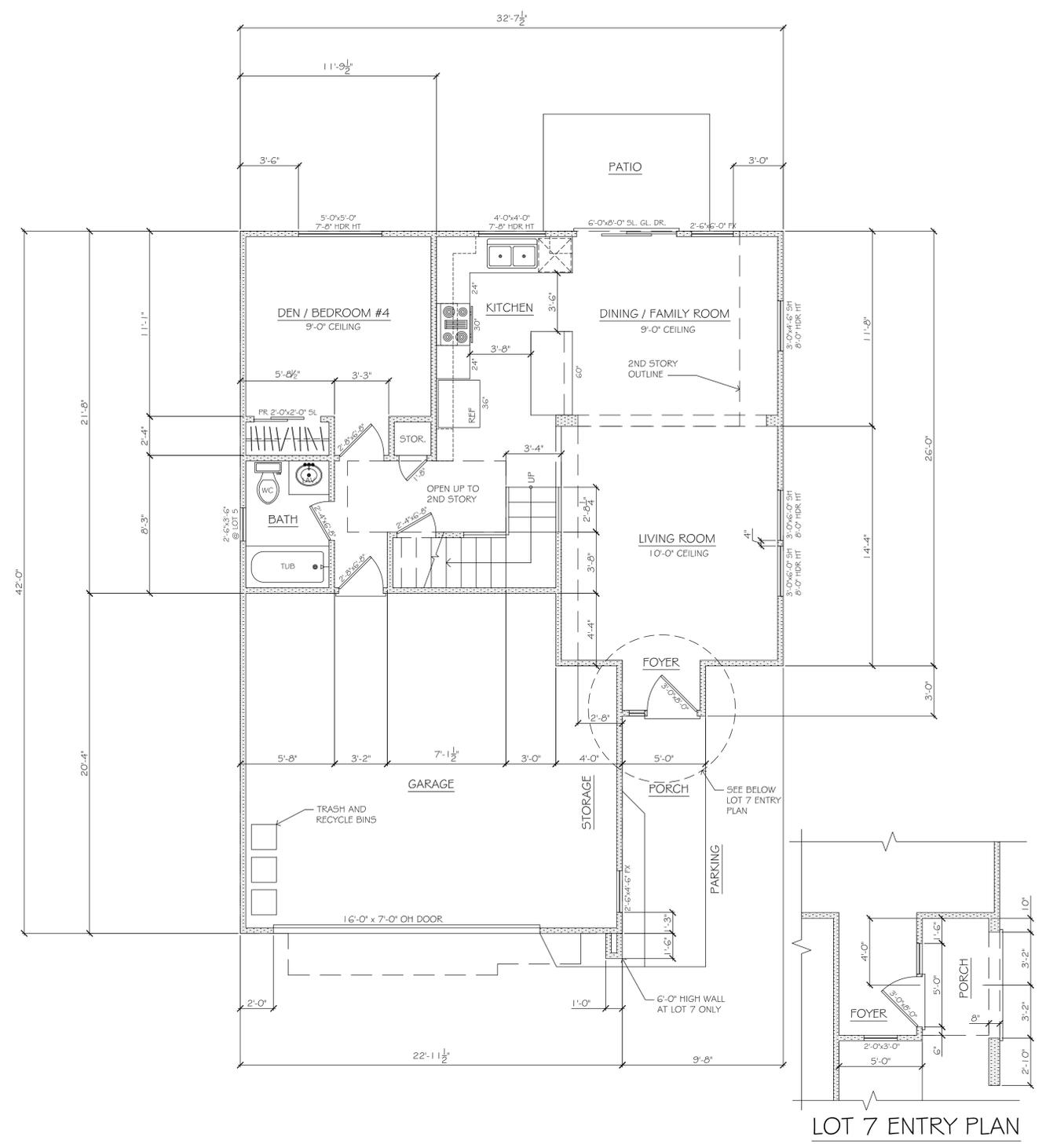
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A10
OF 18 SHEETS



2ND STORY FLOOR PLANS - UNIT TYPE C

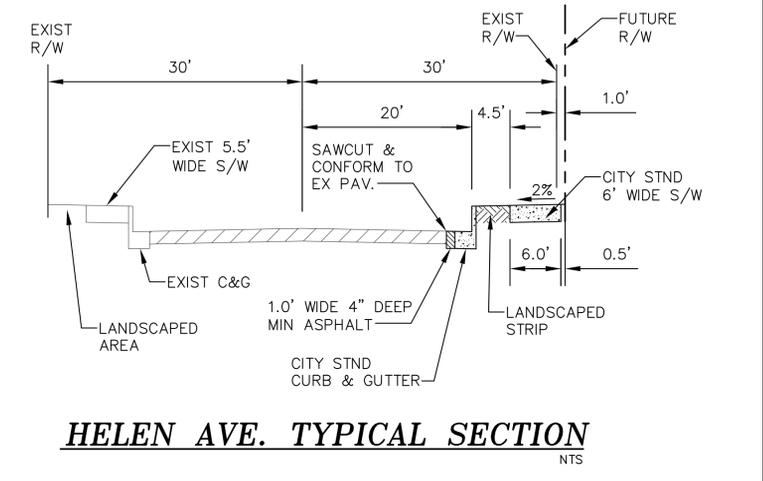
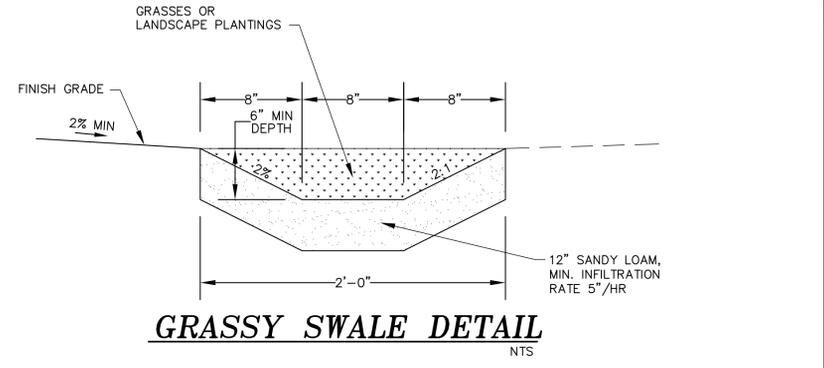
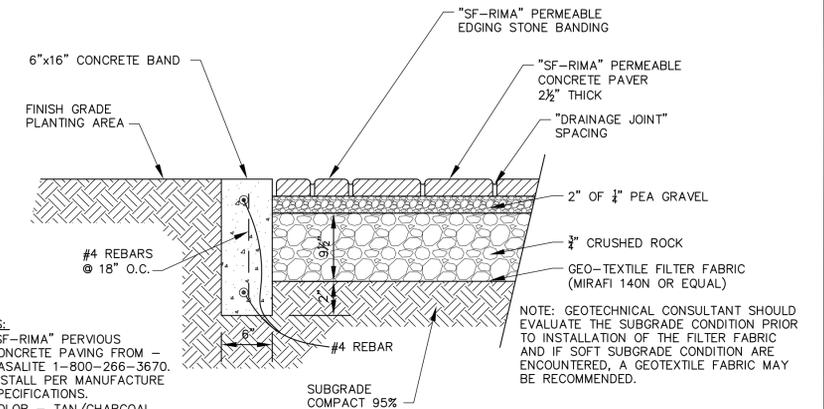
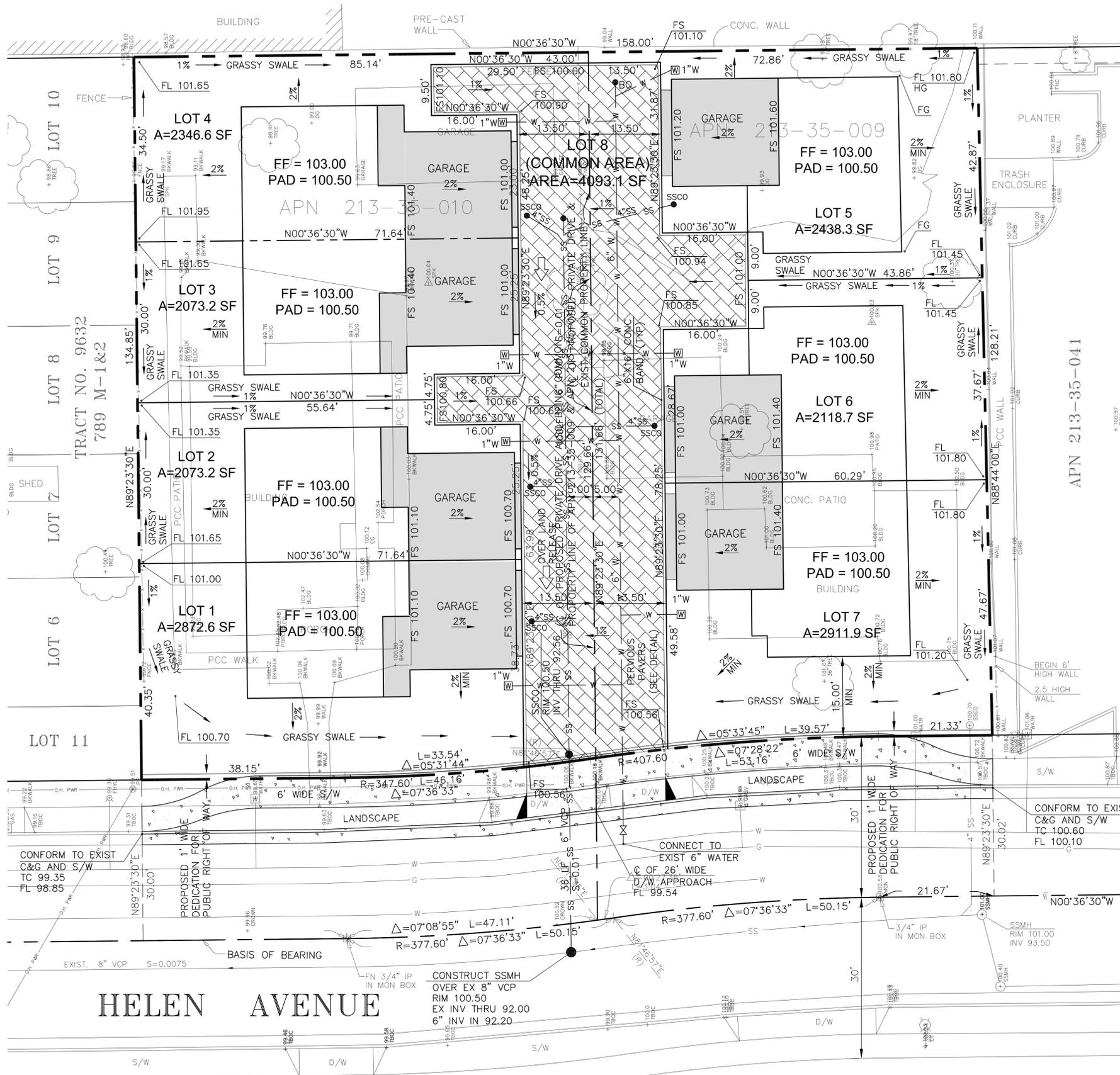
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1ST STORY FLOOR PLANS - UNIT TYPE C

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1/4" = 1'-0"

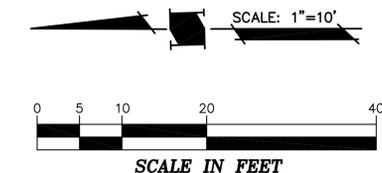
APN 213-31



BASIS OF ELEVATION
CITY OF SANTA CLARA BENCH MARK NO. E-15
EL CAMINO AND LAWRENCE EXPRESSWAY, S.E.
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SANTA CLARA COUNTY.



ADVANCED DEVELOPMENT		2839 BENJAMIN COURT SAN JOSE, CALIFORNIA 95124 (408) 976-0570 JACOB SAIDIAN CIVIL ENGINEER	
Checked: JS	EA	App'd:	Description:
Drawn: JS	JS	Date:	
Survised: JS	JS	Revision:	
Scale: 1"=10'	JS		
Date: 11/11/14	JS		
APPROVED BY: JACOB SAIDIAN		CONCEPTUAL GRADING & DRAINAGE AND UNDERGROUND UTILITY PLAN FOR APN: 213-35-009 AND 010 1060 & 1050 HELEN AVENUE SUNNYVALE, SANTA CLARA COUNTY, CALIFORNIA	
A.C.E. NO. 38509		APN 213-35-041	
EXPIRES 06/30/16		APN 213-35-009	
Sheet No. C2		Job No. 182	