

NOTES

GENERAL:

- ALL WORK SHALL BE CONFORM TO THE 2013 EDITION CALIFORNIA BUILDING CODE (CBC), 2013 CALIFORNIA MECHANICAL CODE (CMC), 2013 CALIFORNIA PLUMBING CODE (CPC), 2013 CALIFORNIA ELECTRICAL CODE (CEC), TITLE 24 ENERGY EFFICIENCY STANDARDS 2013 EDITION, AND APPLICABLE LOCAL ORDINANCES.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL THE DIMENSIONS AND EXISTING CONDITIONS THEREON BEFORE COMMENCING WORK AND SHALL REPORT ANY DISCREPANCIES AND/OR POTENTIAL PROBLEMS TO THE ENGINEER PRIOR TO PROCEEDING WITH AFFECTED WORK.

PROJECT INFORMATION

ADDRESS: 835 DARTSHIRE WAY
SUNNYVALE, CA 94081
TELEPHONE: (917) 251-1155
OWNER: YING WANG AND HONGLIANG LI
OCCUPANCY GROUP (S): R-3/U
TYPE OF CONSTRUCTION: V-B, NO SPRINKLER

CODE:

CALIFORNIA FIRE CODE 2013 EDITION
CALIFORNIA BUILDING CODE 2013 EDITION
CALIFORNIA ELECTRICAL CODE 2013 EDITION
CALIFORNIA MECHANICAL CODE 2013 EDITION
CALIFORNIA PLUMBING CODE 2013 EDITION
CALIFORNIA GREEN BUILDING CODE 2013 EDITION
CALIFORNIA RESIDENTIAL CODE 2013 EDITION
CALIFORNIA ENERGY CODE 2013 EDITION
CITY OF SUNNYVALE MUNICIPAL CODES AND ORDINANCES

PROJECT DATA

LOT SIZE	=	14,863 SQ. FT.
EXISTING LOWER FLOOR AREA	=	2,263 SQ. FT.
EXISTING UPPER FLOOR AREA	=	1,230 SQ. FT.
EXISTING GARAGE AREA	=	620 SQ. FT.
EXISTING FRONT PORCH	=	96 SQ. FT.
TOTAL FLOOR AREA	=	3,913 SQ. FT. (26%)
TOTAL BUILDING COVERAGE	=	2,179 SQ. FT. (18.1%)

PROPOSED LOT #1	=	7,299 SQ. FT.
EXISTING LOWER FLOOR AREA REMOVED	=	254 SQ. FT.
EXISTING UPPER FLOOR AREA REMOVED	=	179 SQ. FT.
EXISTING GARAGE AREA REMOVED	=	620 SQ. FT.
NEW GARAGE AREA ADDED	=	401 SQ. FT.
NEW LOWER FLOOR AREA ADDED	=	11 SQ. FT.
NEW FRONT PORCH ADDED	=	40 SQ. FT.

FOR REFERENCE ONLY
SEE PERMIT 2016-1169

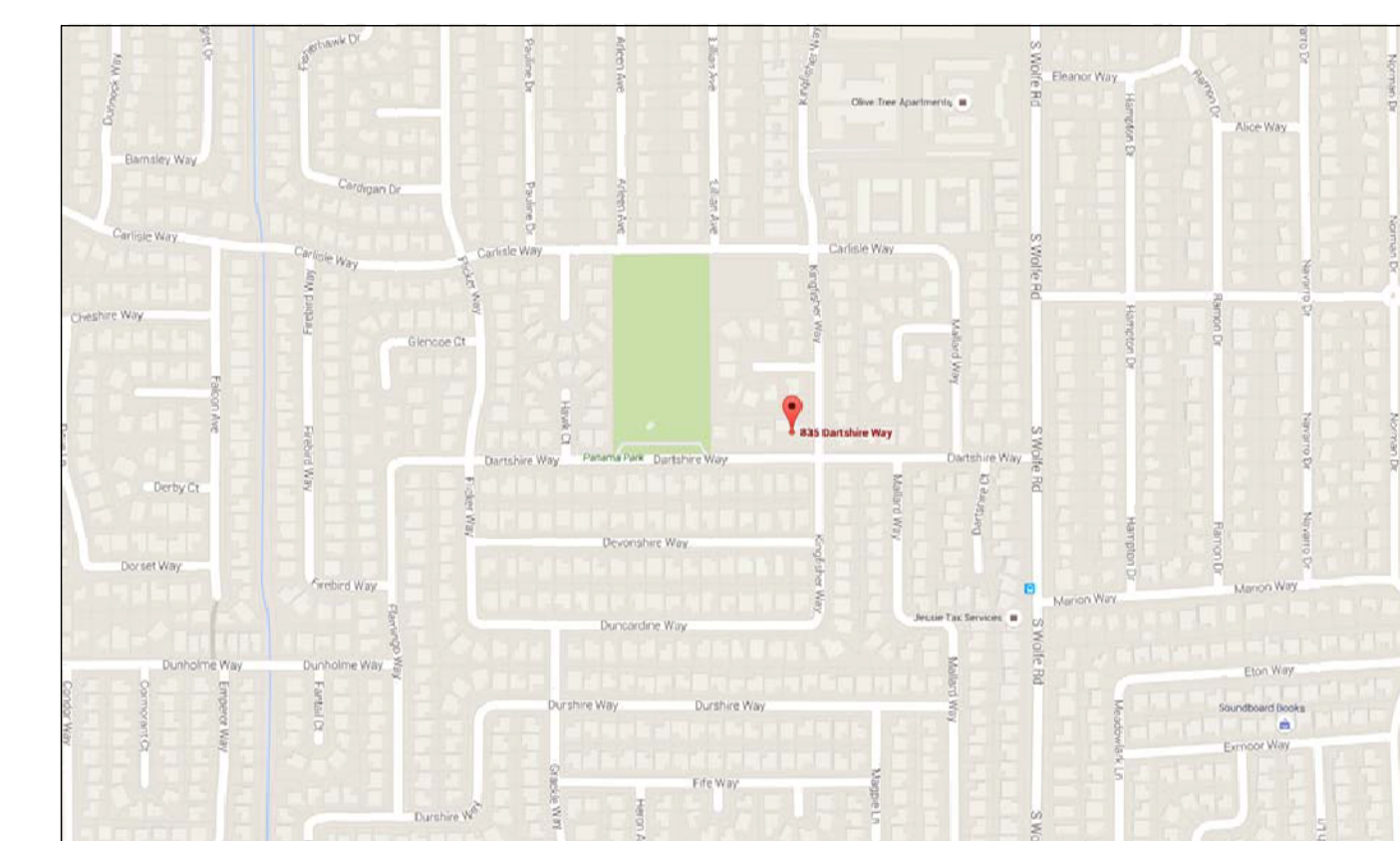
RENOVATED LOWER FLOOR AREA	=	1,826 SQ. FT.
RENOVATED UPPER FLOOR AREA	=	1,051 SQ. FT.
NEW GARAGE AREA	=	401 SQ. FT.
TOTAL FLOOR AREA	=	3,278 SQ. FT.

FAR (FLOOR AREA RATIO)	3278/1299	=	44.9%
LOT COVERAGE	2261/7299	=	31%

PROPOSED LOT #2	=	7,564 SQ. FT.
FUTURE HOUSE AREA	=	2,800 SQ. FT.
FUTURE GARAGE AREA	=	462 SQ. FT.
TOTAL FLOOR AREA	=	3,262 SQ. FT.

FAR (FLOOR AREA RATIO)	3262/7564	=	43%
LOT COVERAGE	3262/7564	=	43%

VICINITY MAP



SHEET INDEX

- COVER SHEET 4 SITE PLAN
- STREETSCAPE ELEVATIONS
- PRELIMINARY GRADING AND UTILITY PLAN
- VESTING TENTATIVE MAP
- TOPOGRAPHIC SURVEY

SCOPE OF WORK:

- SUBDIVISION:**
- SUBDIVIDE EXISTING 14,863 SQ. FT. LOT INTO TWO SEPARATE LOTS: LOT #1 WITH 7,299 SQ. FT. AND LOT #2 WITH 7,564 SQ. FT.
 - PROPOSED FUTURE RESIDENCE'S BUILDABLE AREA WITH NEW DRIVEWAY IN PROPOSED LOT #2
 - RENOVATION OF EXISTING HOUSE IN LOT #1 UNDER PLANING APPLICATION 2016-1169

PROPERTY OWNER:
HONGLIANG LI & YING WANG
835 DARTSHIRE WAY
SUNNYVALE, CA 94087
P. 917.257.7755

DESIGNER/ENGINEER:
JOSEPH XU
XU ENGINEERING
339 BARTON DRIVE
FREMONT, CA 94536
P. 510.676.2733
F. 510.794.2930
xueengineering@yahoo.com



Project Title:
SUBDIVISION
835 DARTSHIRE WAY
SUNNYVALE, CA 94087

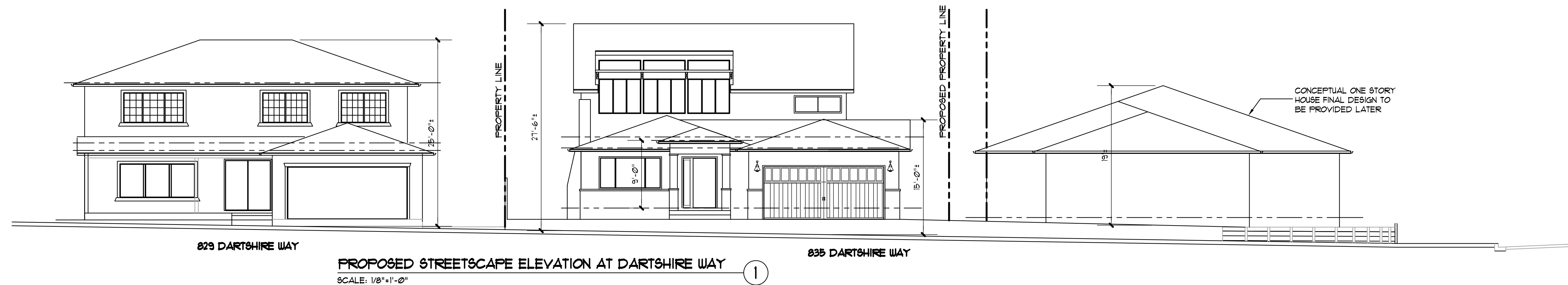
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SITE PLAN

Revision No.:	Date:
DESIGN REVIEW	05/04/2016

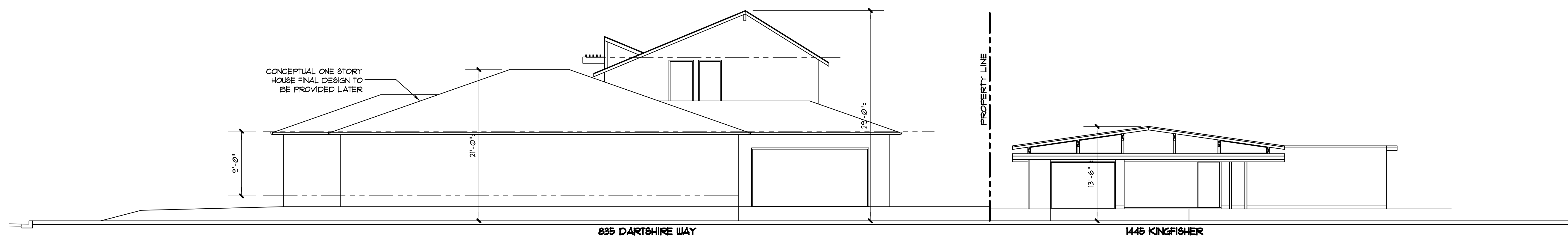
Date: 02/29/2016
Drawn by:
Checked by:
Sheet No:
A1
Project No:
835

PROPERTY OWNER:
**HONGLIANG LI &
YING WANG**
835 DARTSHIRE WAY
SUNNYVALE, CA 94087
P. 917.257.7755

DESIGNER/ENGINEER:
**JOSEPH XU
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FREMONT, CA 94536
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xuengineering@yahoo.com



PROPOSED STREETSCAPE ELEVATION AT DARTSHIRE WAY
SCALE: 1/8"=1'-0" ①



PROPOSED STREETSCAPE ELEVATION AT KINGFISHER WAY
SCALE: 1/8"=1'-0" ②

Project Title:
**SUBDIVISION
835 DARTSHIRE WAY
SUNNYVALE, CA 94087**

Sheet Title:
STREETSCAPE ELEVATIONS

Revision No.:	Date:
DESIGN REVIEW 1	05/04/2016

Date: 02/29/2016

Drawn by:

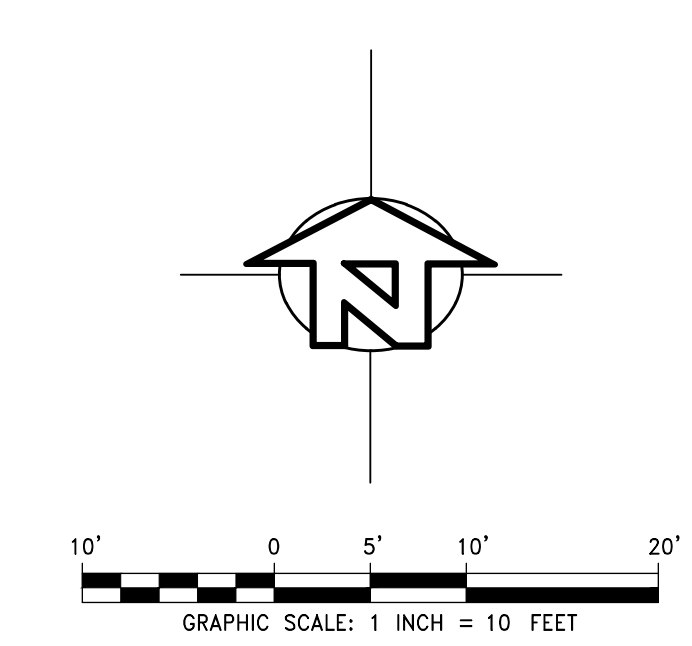
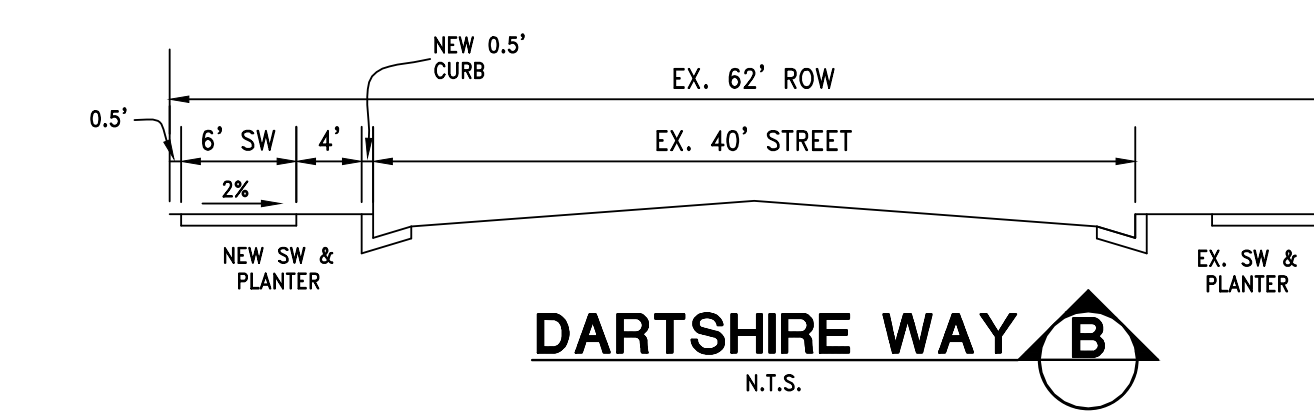
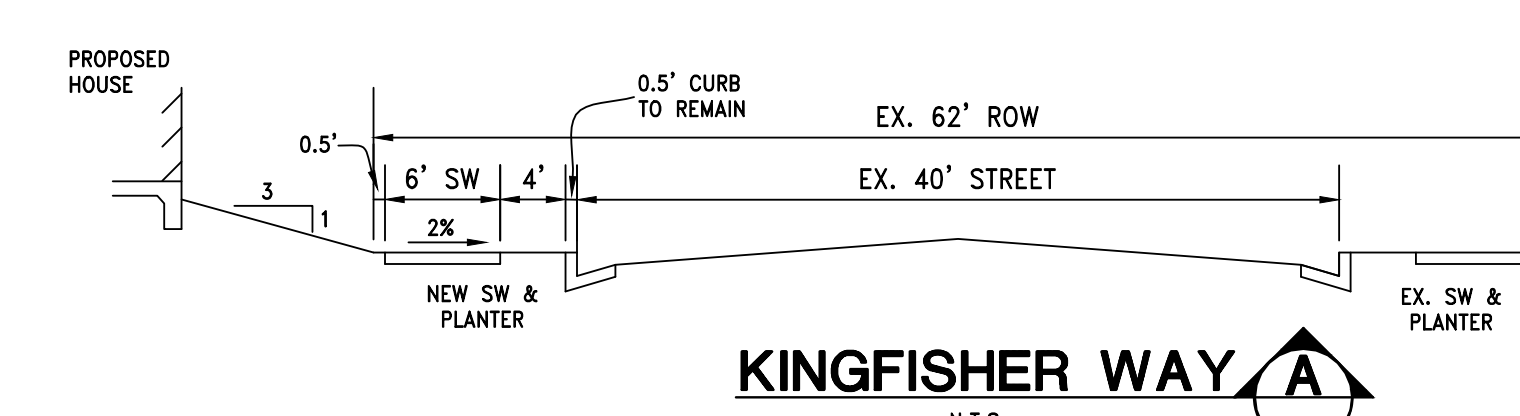
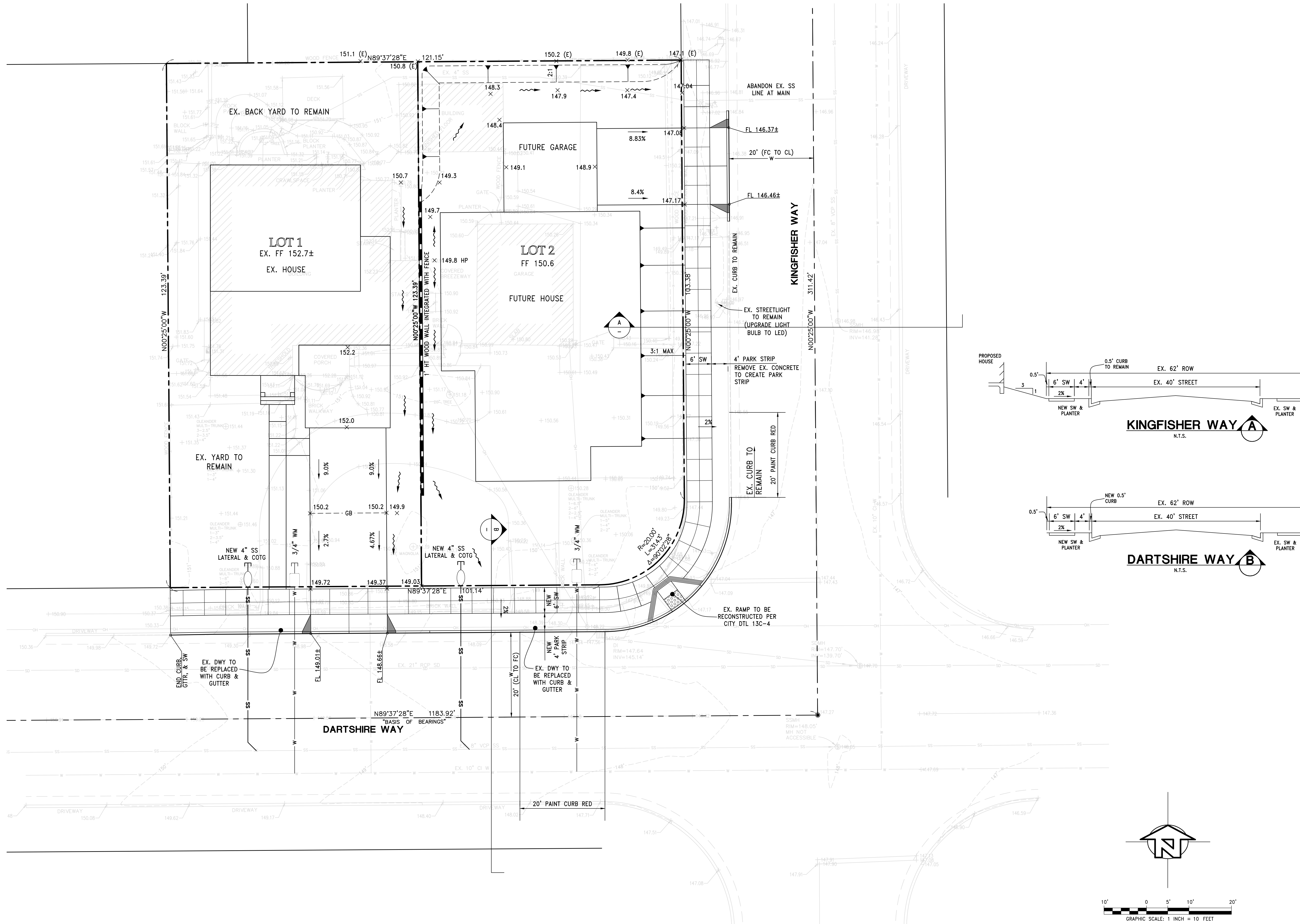
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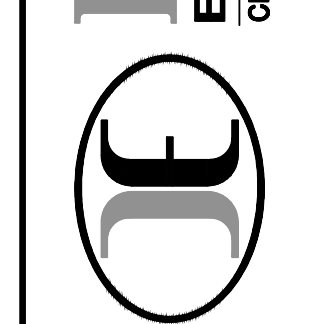
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DATE	REVISION	BY	APPROVED

6300 SOQUEL AVE SUITE 01
SANTA CRUZ, CA 95062
TEL (831) 428-5313
FAX (831) 428-1763
www.iflandengineers.com



LI HONGLIANG
PRELIMINARY GRADING AND UTILITY PLAN
835 DARTSHIRE WAY, SUNNYVALE, CALIFORNIA

DATE	DESIGN	DRAWN
05/02/16	RCT	STAFF

309-12-029
PLANNING SET

SHEET
C1.0
OF - SHEETS

JOB NO. 15042

NOT FOR CONSTRUCTION

VESTING TENTATIVE MAP FOR LI HONGLIANG 835 DARTSHIRE WAY SUNNYVALE, SANTA CLARA COUNTY, CALIFORNIA

GENERAL DATA

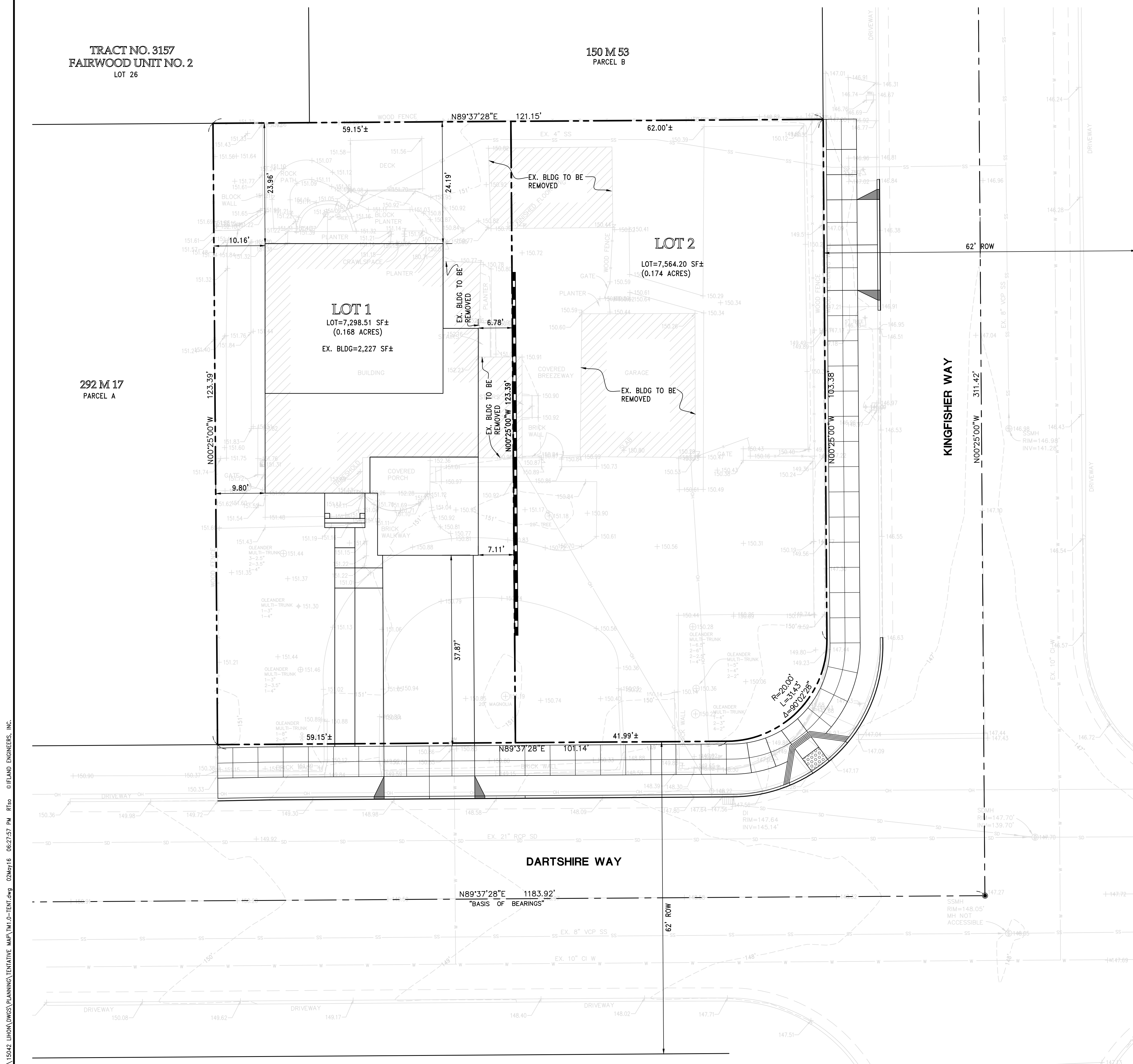
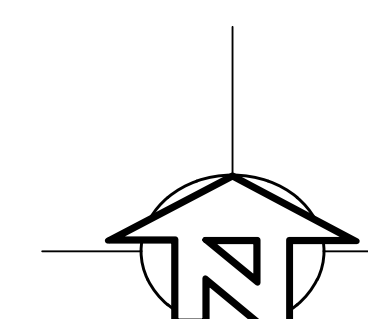
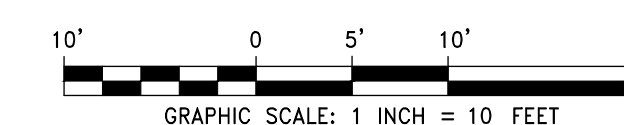
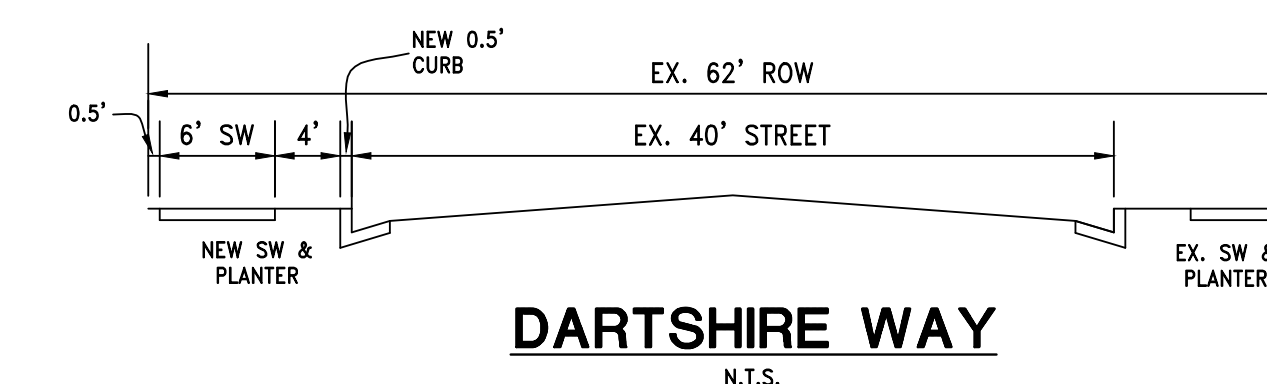
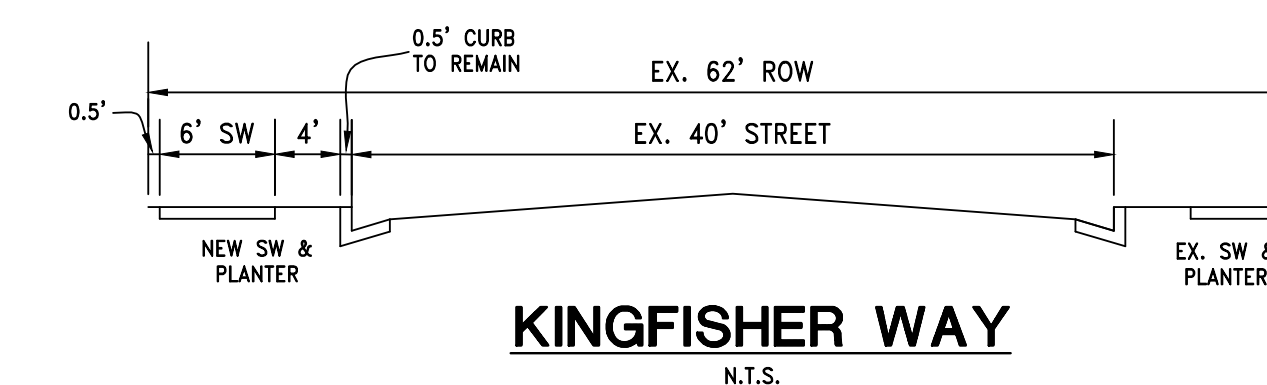
MAP PREPARED BY: IFLAND ENGINEERS
5300 SOQUEL AVENUE, SUITE 101
SANTA CRUZ, CA 95062
(831) 426-5313
CONTACT: RICHARD C. TSO, RCE 60628

OWNER/
SUBDIVIDER: HONGLIANG LI
947 BORANDA AVENUE, #5
MOUNTAIN VIEW, CA 94040
CONTACT: YING WANG

APN: 309-12-029
EXISTING USE: RESIDENTIAL
PROPOSED USE: RESIDENTIAL
EXISTING ZONING: R0-RESIDENTIAL LOW DENSITY
PROPOSED ZONING: R0-RESIDENTIAL LOW DENSITY
WATER SUPPLY: CITY OF SUNNYVALE
SANITARY SEWER: CITY OF SUNNYVALE
STORM DRAIN: CITY OF SUNNYVALE
PROPOSED LOTS: 2
TOTAL ACREAGE: 0.34 ACRES
EXISTING AREA: 14862.71 SF
PROPOSED AREA: 14,862.71 SF

BENCHMARK

THE BENCHMARK FOR THIS SURVEY IS CITY OF SUNNYVALE BENCHMARK #12, WHICH IS A BRASS DIST LOCATED AT THE SOUTHWEST CURB RETURN, INTERSECTION OF DARTSHIRE WAY AND WOLFE ROAD.
BENCHMARK ELEVATION = 141.89 (NAVD'88)

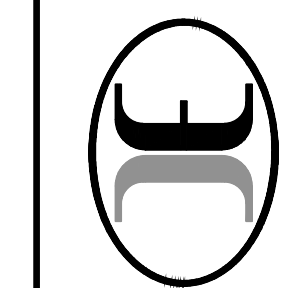


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DATE	
REVISION	
BY	
APPROVED	

6800 SOQUEL AVE SUITE 01
SANTA CRUZ, CA 95062
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FAX (831) 426-1763
www.iflandengineers.com

IFLAND ENGINEERS
CIVIL ENGINEERING • LAND PLANNING • STRUCTURAL DESIGN



VESTING TENTATIVE MAP
LI HONGLIANG
835 DARTSHIRE WAY, SUNNYVALE, CALIFORNIA

309-12-029
PLANNING SET
DESIGN RCT
DATE 05/02/16
DRAWN STAFF

SHEET
TM1.0
OF - SHEETS
JOB NO. 15042

TRACT NO. 3157
FAIRWOOD UNIT NO. 2
LOT 26

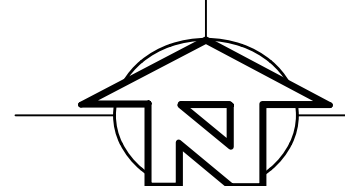
150 M 53
PARCEL B

292 M 17
PARCEL A

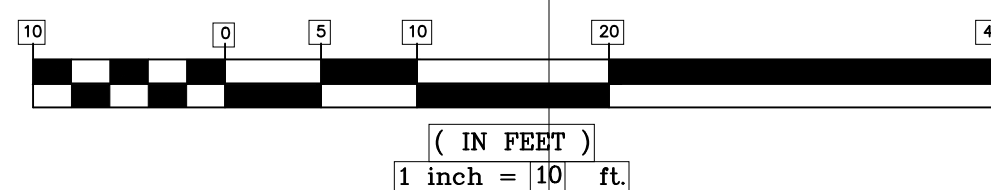
Coventry Court

FOUND CITY OF
SUNNYVALE STREET
MONUMENT
BRASS DISK

Kingfisher Way
(62' WIDE)



GRAPHIC SCALE



Legend

- | | | | |
|--|------------------------------|--|---------------------|
| | ELECTRICAL BOX / TRANSFORMER | | WATER METER |
| | SAN. SEWER MANHOLE | | DRAIN INLET |
| | GAS METER | | ELECTROLINER |
| | INVERT ELEVATION | | STREET SIGNAGE |
| | INDICATES RECORD DATA | | UTILITY POLE |
| | INDICATES RADIAL BEARING | | STORM DRAIN MANHOLE |
| | RECORD & CALCULATED DATA | | |
| | BENCHMARK | | |
| | MONUMENT FOUND AS NOTED | | |
-
- | | |
|--|-------------------------------|
| | ASPHALT CONCRETE, AC (SHADED) |
| | CONCRETE |
| | CONTOUR LINE |
| | SANITARY SEWER LINE |
| | FENCE |
| | OVERHEAD UTILITY LINE |
| | ADJOINING PROPERTY LINE |
| | BOUNDARY LINE |
- ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.

Basis of Bearings

THE BASIS OF BEARINGS FOR THIS SURVEY IS BETWEEN MONUMENTS FOUND ALONG THE CENTERLINE OF DARTSHIRE WAY, AS SHOWN ON THAT MAP FILED IN VOLUME 292 OF MAPS, AT PAGE 17, SANTA CRUZ COUNTY RECORDS.

BASIS OF BEARINGS = N 89°37'28" W

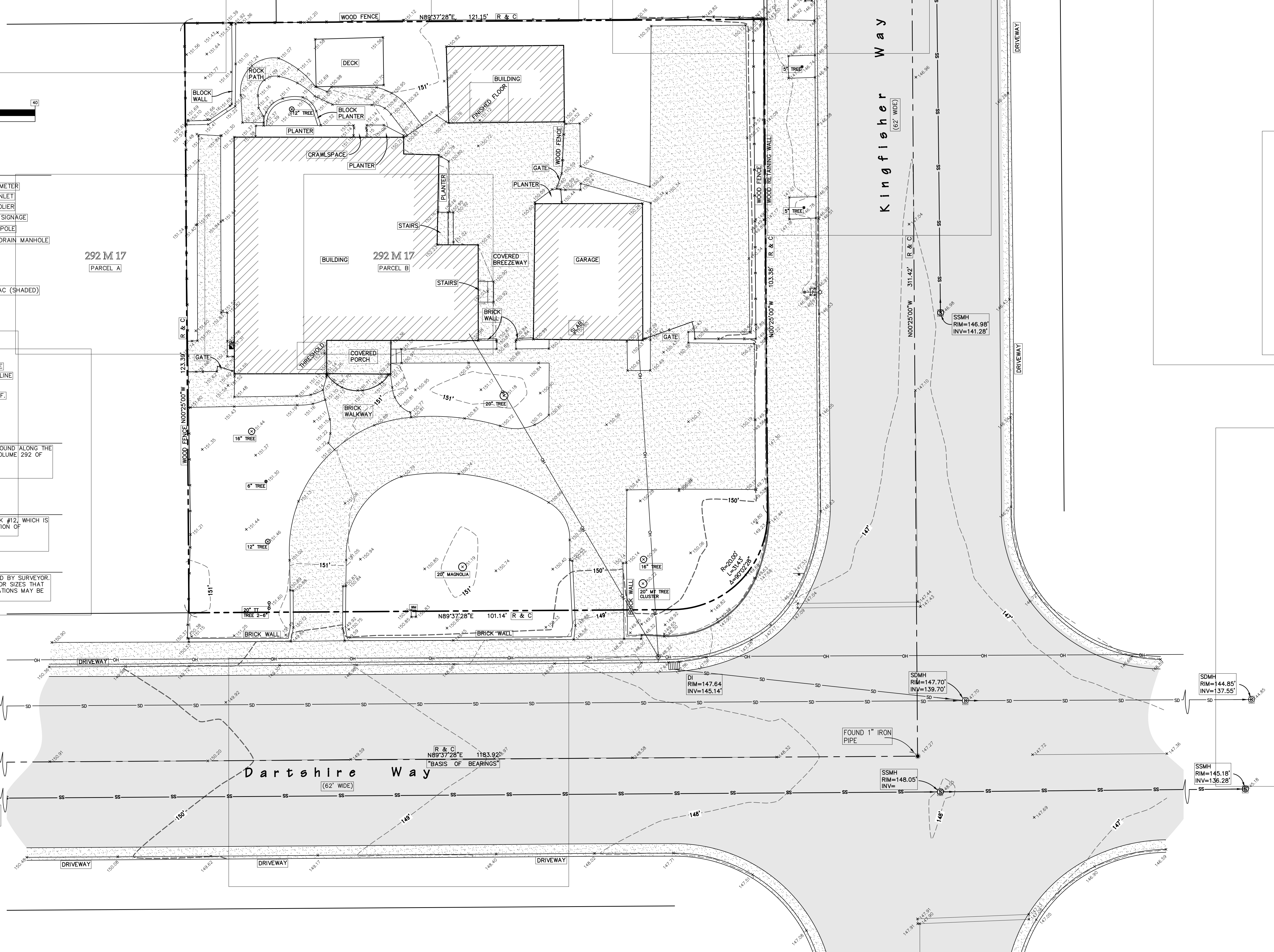
Benchmark

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BENCHMARK ELEVATION = 141.89 (NAVD'88)

Utility Note

UTILITIES SHOWN HEREON ARE BASED ON SURFACE EVIDENCE OBSERVED BY SURVEYOR. SURVEYOR IS NOT RESPONSIBLE FOR THE COMPLETENESS, LOCATIONS OR SIZES THAT MAY BE SHOWN. FOR A MORE COMPLETE SURVEY, UNDERGROUND LOCATIONS MAY BE CONFIRMED BY THE OWNER BY EXCAVATION.



REVISIONS
APPROVED
IFLAND SURVEY
Surveying - Mapping - GPS
5300 Soquel Avenue, Suite 101, Santa Cruz, CA 95062
Tel 831-426-7941 Fax 831-426-6266

Boundary and Topographic map for:
Ifland Engineers, Inc.
835 Dartshire Way, Sunnyvale, CA

APN 309-12-029
DATE 11/30/15
SCALE 1"=10'
DRAWN VCL
SHEET 1
OF 1 SHEETS
JOB NO. G15065