

YAO PROJECT

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394 S. PASTORIA AVE.
SUNNYVALE, CA 94086

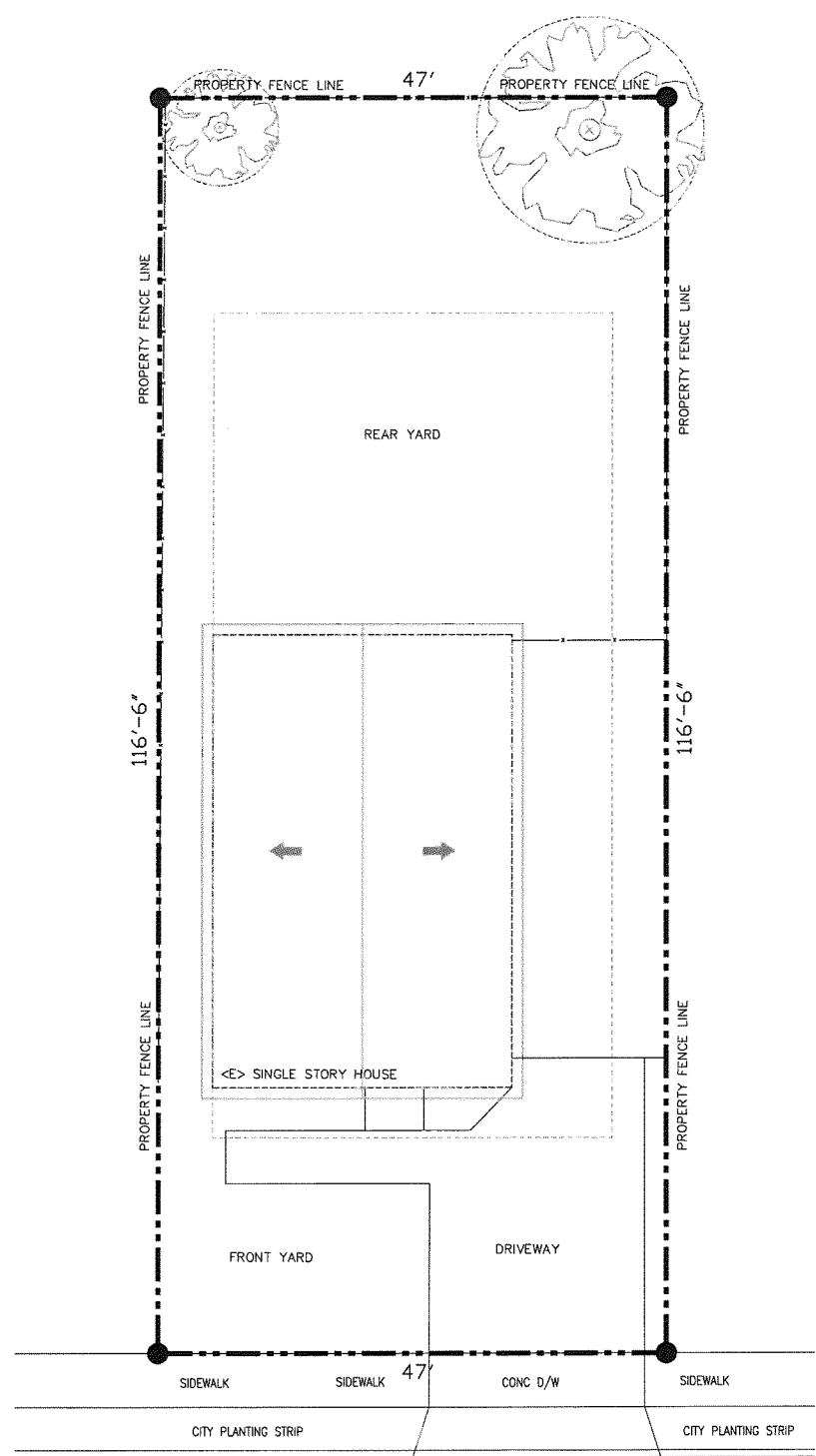
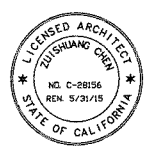


20370 TOWN CENTER LN
SUITE 139
CUPERTINO, CA 95014
408.865.0577



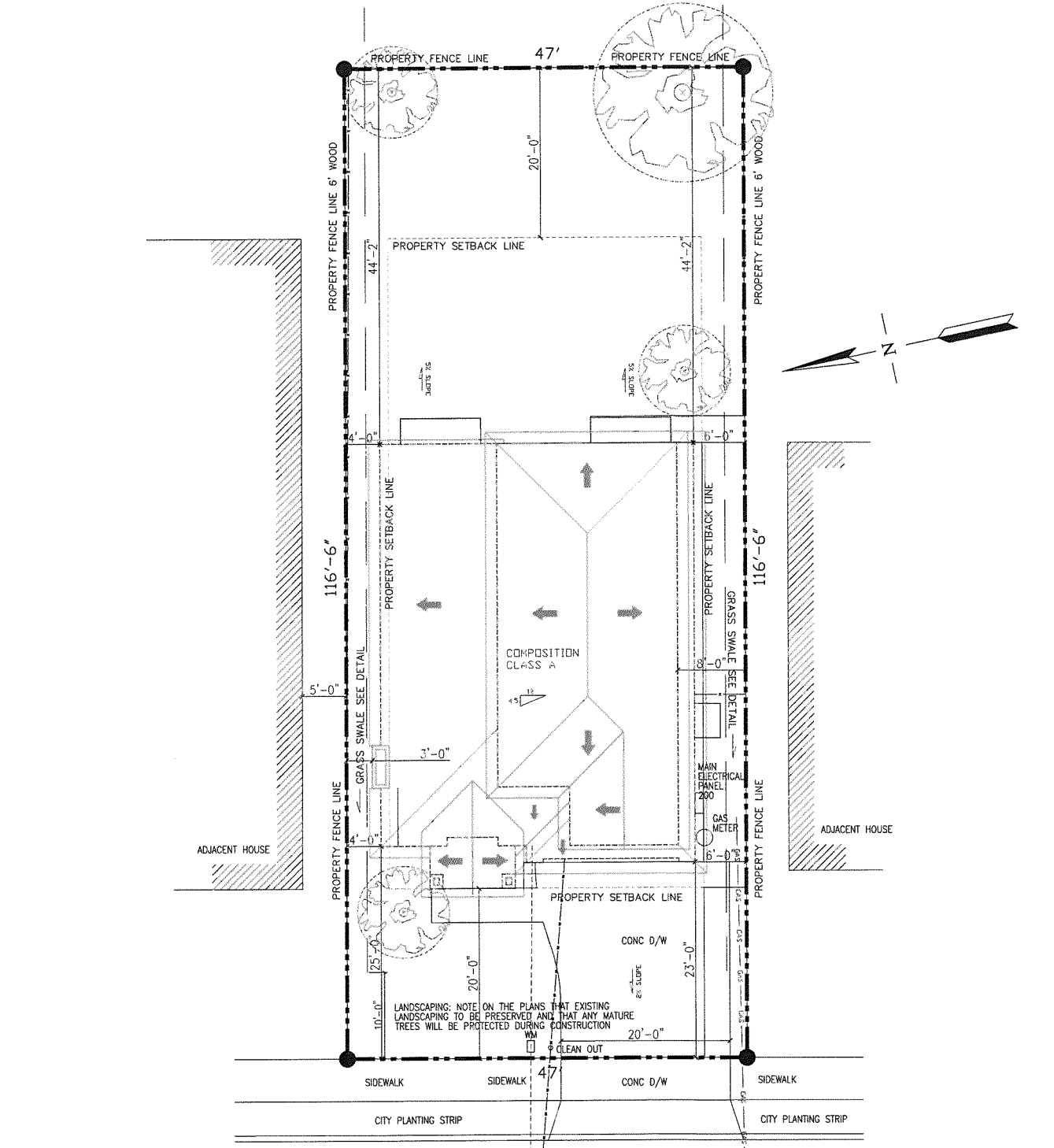
SUNNYVALE . CALIFORNIA

PROJECT INFO		PROJECT DATA		SHEET INDEX		GENERAL NOTES																													
<p>VICINITY MAP</p>		<p>FLOOR CALCULATION</p> <table border="1"> <tr><td colspan="2">EXISTING HOUSE</td></tr> <tr><td>FIRST FLOOR</td><td>1,040 SQ.FT.</td></tr> <tr><td>F.A.R. / LOT COV CALC: 18.9%</td><td>1,040 SQ.FT.</td></tr> <tr><td colspan="2">CODE & REGULATION</td></tr> <tr><td>FIRST FLOOR</td><td>1,379 SQ.FT.</td></tr> <tr><td>SECOND FLOOR</td><td>946 SQ.FT.</td></tr> <tr><td>GARAGE</td><td>402 SQ.FT.</td></tr> <tr><td colspan="2">EXCLUDED SQUARE FOOTAGE NOTE COVERED</td></tr> <tr><td>FRONT COVERED ENTRY</td><td>56 SQ.FT.</td></tr> <tr><td>CHIMNEY</td><td>10 SQ.FT.</td></tr> <tr><td>F.A.R. CALC: 45%</td><td>2,462.75 SQ.FT.</td></tr> <tr><td>F.A.R. MODIFICATION</td><td>49.8% @ 2,727 SQ.FT.</td></tr> <tr><td>INI TOTAL BUILDING AREA ON SITE</td><td>2,727 SQ.FT.</td></tr> </table>		EXISTING HOUSE		FIRST FLOOR	1,040 SQ.FT.	F.A.R. / LOT COV CALC: 18.9%	1,040 SQ.FT.	CODE & REGULATION		FIRST FLOOR	1,379 SQ.FT.	SECOND FLOOR	946 SQ.FT.	GARAGE	402 SQ.FT.	EXCLUDED SQUARE FOOTAGE NOTE COVERED		FRONT COVERED ENTRY	56 SQ.FT.	CHIMNEY	10 SQ.FT.	F.A.R. CALC: 45%	2,462.75 SQ.FT.	F.A.R. MODIFICATION	49.8% @ 2,727 SQ.FT.	INI TOTAL BUILDING AREA ON SITE	2,727 SQ.FT.	<p>ARCHITECTURAL</p> <p>A-0.0 COVER SHEET A-1.0 SITE PLAN A-2.0 PROPOSED FLOOR PLAN A-3.0 PROPOSED ELEVATION A-3.1 CROSS SECTIONS A-4.0 BLOCK DIAGRAM / SOLAR STUDY</p>		<p>ADDITIONAL NOTES:</p> <p>PUBLIC WORKS NOTES:</p> <ol style="list-style-type: none"> 1. WATER METER MAY BE UPGRADED / UPSIZED TO 1" RADIO READ PER CITY'S APPROVAL 2. NEW SEWER CLEANDOUT PER CITY'S STANDARD DETAIL 15A PER AVAILABLE CITY'S UTILITY BLOCK MAP. PLEASE FIELD VERIFY THE EXISTING SEWER BEFORE INSTALLATION. 3. REMOVE THE EXISTING DRIVEWAY APPROACH AND RECONSTRUCT A NEW DRIVEWAY APPROACH PER CURRENT CITY'S STANDARD REQUIREMENTS AND NOT COMPLY WITH ADA REQUIREMENTS. 4. CITY STREET TREE IN PARK-STRIP 		<p>FIRE ADDITION NOTES:</p>	
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<p>GENERAL INFORMATION</p> <p>PROPERTY ADDRESS: 394 S. PASTORIA AVE. SUNNYVALE CA. 94086 APN: 165-12-002 DESCRIPTION OF WORK: <N> 2 STORY HOUSE WITH GARAGE</p> <p>ARCHITECT OF RECORD: SUSAN CHEN 20370 TOWN CENTER LN, SUITE 139 CUPERTINO, CA 95070 SChEN@SDG.COM 408.865.0577</p> <p>ZONING: R-2 OCCUPANCY GROUP: R-3 TYPE OF CONSTRUCTION: TYPE V-B STORIES: TWO STORY'S</p> <p>LOT SIZE: 5,475 SQ.FT.</p>		<p>STRUCTURAL</p>		<p>ADDITIONAL NOTES:</p> <p>THE ROOF WILL COMPLY WITH COOL ROOF REQUIREMENTS OF THE 2013 C.E.C. 2013 110.8</p> <p>NFPA 13D AUTOMATIC SPRINKLER SYSTEM WILL BE INSTALLED. PLANS TO BE DEFERRED</p> <p>FINISHED ROOFING MATERIAL SHALL BE INSTALLED AND COMPLETED PRIOR TO FRAME INSPECTION.</p> <p>INSTALLATION INSTRUCTIONS FOR ALL LISTED EQUIPMENT SHALL BE PROVIDED TO THE BUILDING INSPECTOR AT ROUGH INSPECTION. (2010 CMC 303.1 AND 2013 CPC 310.4)</p> <p>PROPERTY LINE SURVEY WILL BE COMPLETED BY A LICENSED SURVEYOR AND PROVIDED TO THE BUILDING INSPECTOR PRIOR TO FOUNDATION INSPECTION.</p> <p>BUILDING HEIGHT VERIFICATION WILL BE COMPLETED BY LICENSED SURVEYOR AND PROVIDED TO THE BUILDING INSPECTOR PRIOR TO FRAMING INSPECTION.</p>		<p>GENERAL NOTES</p> <ol style="list-style-type: none"> 1. WORKING HOURS: NO WORK SHALL COMMENCE ON THE JOB SITE PRIOR TO 7:00 A.M. NOR CONTINUE LATER THAN 7:00 P.M., MONDAY THROUGH FRIDAY, 9:00 A.M. NOR CONTINUE LATER THAN 6:00 P.M. SATURDAY AND 10:00 A.M. - 6:00 PM ON SUNDAY AND HOLIDAYS. 2. GENERAL CONTRACTOR SHALL VERIFY ALL UNDERGROUND UTILITY LOCATIONS PRIOR TO EXCAVATION, TRENCHING, OR GRADING OF ANY KIND. GENERAL CONTRACTOR SHALL COORDINATE WITH APPLICABLE UTILITY COMPANIES WHEN REROUTING ELECTRICAL, TELEPHONE, CABLE TV, GAS, WATER, SANITARY SEWER SERVICES, OR ANY OTHER UTILITY. G. C. SHALL MAINTAIN ALL ELECTRICAL AND COMMUNICATION SYSTEMS IN HOUSE AT ALL TIMES. 3. ALL WORK IS TO BE PERFORMED IN ACCORDANCE WITH ALL GOVERNING CODES, ORDINANCES, AND REGULATIONS. G. C. SHALL BECOME FAMILIAR WITH ALL CITY OF BURLINGAME ASPECTS OF WORKING. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION AND EXECUTION OF THE WORK SHOWN OR IMPLIED IN THE CONSTRUCTION DOCUMENTS AND IS RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, AND PROCEDURES. 4. GENERAL CONTRACTOR SHALL COORDINATE ALL FACETS OF HIS WORK AND ALL TRADES INVOLVED TO AVOID CONFLICT IN THE LOCATION, INSTALLATION, AND CONSTRUCTION OF ALL ITEMS OF WORK AS INDICATED ON THE CONSTRUCTION DOCUMENTS. IF ANY WORK IS TO BE INSTALLED BY THE OWNER DIRECTLY, ALLOWANCES FOR THE OWNER'S WORK MUST BE MADE. COORDINATE WITH ARCHITECT / OWNER. 5. GENERAL CONTRACTOR SHALL LEAVE THE JOB SITE "BROOM CLEAN" AT THE END OF EACH WORKING DAY. ALL MATERIALS SHALL BE STORED IN A NEAT AND SAFE PLACE TO AVOID ACCIDENTS, FOR CONSTRUCTION AND FOR THE OWNER. 6. IN CASE OF ANY DISCREPANCY IN THE CONTRACT DOCUMENTS, CONSULT THE ARCHITECT BEFORE PROCEEDING. 7. NO DIMENSIONS SHALL BE TAKEN BY SCALING FROM THE DRAWINGS. DETAILS TAKE PRECEDENCE OVER GENERAL SECTIONS OR FLOOR PLANS. IF DIMENSIONS MUST BE CLARIFIED, CONSULT THE ARCHITECT. REFER TO THE COVER SHEET FOR DIMENSIONING STANDARDS. 8. VERIFY ALL DIMENSIONS ON THE JOB SITE PRIOR TO ORDERING OR MANUFACTURING. 9. GENERAL CONTRACTOR SHALL REVIEW ALL ARCHITECTURAL DRAWINGS BEFORE FRAMING. COORDINATE RECESSED LIGHT FIXTURE LOCATIONS, SHAFTS, AND HVAC DUCTWORK PRIOR TO FRAMING. IT IS IMPERATIVE THAT FRAMING MEMBER LOCATIONS DO NOT CONFLICT WITH LOCATIONS OF RECESSED LIGHT FIXTURES. IF CONFLICT EXISTS, NOTIFY ARCHITECT. 10. GENERAL CONTRACTOR SHALL INSTALL ALL APPLIANCES SPECIFIED AND ALL NEW EQUIPMENT ACCORDING TO MANUFACTURER'S INSTRUCTIONS. ALL GUARANTEES, INSTRUCTION BOOKLETS, AND INFORMATION REGARDING NEW EQUIPMENT SHALL BE HANDED DIRECTLY TO THE OWNER IN ONE MANILA ENVELOPE AT THE TIME OF SUBSTANTIAL COMPLETION. CONTRACTOR SHALL VERIFY THAT EVERY PIECE OF EQUIPMENT AND EVERY APPLIANCE IS IN PERFECT WORKING ORDER AND THAT INFORMATION ABOUT ALL WARRANTIES AND GUARANTEES IS MADE KNOWN TO THE OWNER. 11. THE INSTALLER OF EACH MAJOR UNIT OF WORK IS REQUIRED TO INSPECT THE SUBSTRATE AND CONDITIONS TO RECEIVE WORK AND SHALL REPORT ALL UNSATISFACTORY CONDITIONS TO THE GENERAL CONTRACTOR AND NOT PROCEED UNTIL SATISFACTORY CONDITIONS ARE ATTAINED. 12. FOR MOUNTING HEIGHTS NOT CLEARLY OUTLINED IN THE PLANS OR SCHEDULES, COORDINATE WITH THE ARCHITECT. ARCHITECT SHALL CONFIRM ALL ELECTRICAL DEVICE AND LIGHT FIXTURE LOCATIONS BEFORE CONTRACTOR PULLS WIRE. 13. PROVIDE SOLID BLOCKING AS NECESSARY FOR WALL MOUNTED SHELVES, FIXTURES, AND FITTINGS, EVEN WHEN WORK IS TO BE DONE BY OWNER DIRECTLY. REVIEW SCOPE OF WORK AND LOCATIONS FROM INTERIOR ELEVATIONS AND COORDINATE WITH OWNER/ARCHITECT. 14. ALL FASTENING DEVICES TO BE CONCEALED, UNLESS OTHERWISE SHOWN. 15. WEATHER-STRIP ALL EXTERIOR DOORS AND WINDOWS. 16. CAULK OR OTHERWISE SEAL AROUND ALL OPENINGS TO LIMIT INFILTRATION, INCLUDING BUT NOT LIMITED TO: EXTERIOR JOINTS AROUND WINDOWS AND DOOR FRAMES, BETWEEN SOLE PLATES AND FLOORS AND BETWEEN EXTERIOR WALL PANELS. 17. GENERAL CONTRACTOR SHALL VERIFY THAT ALL WORK ON THE EXTERIOR OF THE PROJECT IS WATERTIGHT. ALL JOINTS EXPOSED TO THE ELEMENTS SHALL BE TESTED FOR WATER TIGHTNESS PRIOR TO SUBSTANTIAL COMPLETION. 																													
<p>SET-BACK INFORMATION</p> <table border="1"> <tr><th>SETBACK:</th><th>REQUIRED:</th><th>PROPOSED:</th></tr> <tr><td>FRONT</td><td>20'-0"</td><td>20'-0"</td></tr> <tr><td>SIDE</td><td>5'-0"</td><td>5'-0"</td></tr> <tr><td>REAR</td><td>20'-0"</td><td>44'-2"</td></tr> <tr><td>MAX. HEIGHT</td><td>30'-0"</td><td>24'-11"</td></tr> </table>		SETBACK:	REQUIRED:	PROPOSED:	FRONT	20'-0"	20'-0"	SIDE	5'-0"	5'-0"	REAR	20'-0"	44'-2"	MAX. HEIGHT	30'-0"	24'-11"	<p>CODE & REGULATION</p> <p>ALL WORK TO COMPLY WITH THE 2013 C.R.C., C.B.C., C.M.C., C.P.C. & 2013 C.E.C., CALIFORNIA TITLE 24 AMENDMENTS, AND CITY OF SUNNYVALE MUNICIPAL CODE.</p> <p>BUILDING CODE USED PERFORM THE WORK ACCORDING TO THE BUILDING CODES, ORDINANCES AND LAWS OF THE AUTHORITY HAVING JURISDICTION OF THE PROJECT WHICH INCLUDE BUT ARE NOT LIMITED TO:</p> <p>A. 2013 CALIFORNIA BUILDING CODE B. 2013 CALIFORNIA RESIDENTIAL CODE C. 2013 CALIFORNIA MECHANICAL CODE D. 2013 CALIFORNIA PLUMBING CODE E. 2013 CALIFORNIA ELECTRICAL CODE F. 2013 CALIFORNIA FIRE CODE G. 2013 CALIFORNIA GREEN BUILDING STANDARD CODE F. CITY OF SUNNYVALE MUNICIPAL CODE</p>		<p>REVISION</p> <p>01.22.15 PLANNING SUBMITAL</p>																
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<p>NOTES</p> <p>ANY HIDDEN CONDITIONS THAT REQUIRE WORK TO BE PERFORMED BEYOND THE SCOPE OF THE BUILDING PERMIT ISSUED FOR THESE PLANS MAY REQUIRE FURTHER CITY APPROVALS INCLUDING REVIEW BY THE PLANNING COMMISSION. THE BUILDING OWNER, PROJECT DESIGNER, AND/OR CONTRACTOR MUST SUBMIT A REVISION TO THE CITY FOR ANY WORK NOT GRAPHICALLY ILLUSTRATED ON THE JOB COPY OF THE PLANS PRIOR TO PERFORMING THE WORK.</p>		<p>PROJECT NO. 1449 DATE 01.21.15</p>		<p>SITE PLAN</p>																															
				<p>A-0.0</p>																															



PASTORIA AVE.

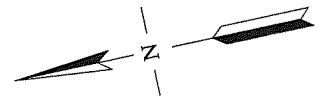
-0-1 EXISTING SITE PLAN
SCALE: 1/8" = 1'-0"



PASTORIA AVE.

-1-0 PROPOSED SITE PLAN
SCALE: 1/8" = 1'-0"

SITE NOTES:
ALL DIMENSIONS AND SETBACK POINTS NEED TO BE CHECKED BEFORE THE ADDITION TAKES PLACE. PLEASE VERIFY ALL SETBACKS FROM THE BOUNDARY OF THE PROPERTY TO THE <E> HOUSE AND <N> ADDITIONS PRIOR TO DIGGING NEW FOUNDATION AND POURING OF THE CONCRETE OR FORM WORK SETUP.
IF THE SETBACK AT THE SITE DOES NOT MATCH UP TO THE DRAWING OR IS OVER THE ALLOWABLE SETBACK PLEASE CONTACT THE PROJECT ARCHITECT FOR FURTHER GUIDANCE ON THE PROJECT.



REVISION
01.22.15 PLANNING SUBMITAL

PROJECT NO. 1449 DATE 01.21.15

SITE PLAN

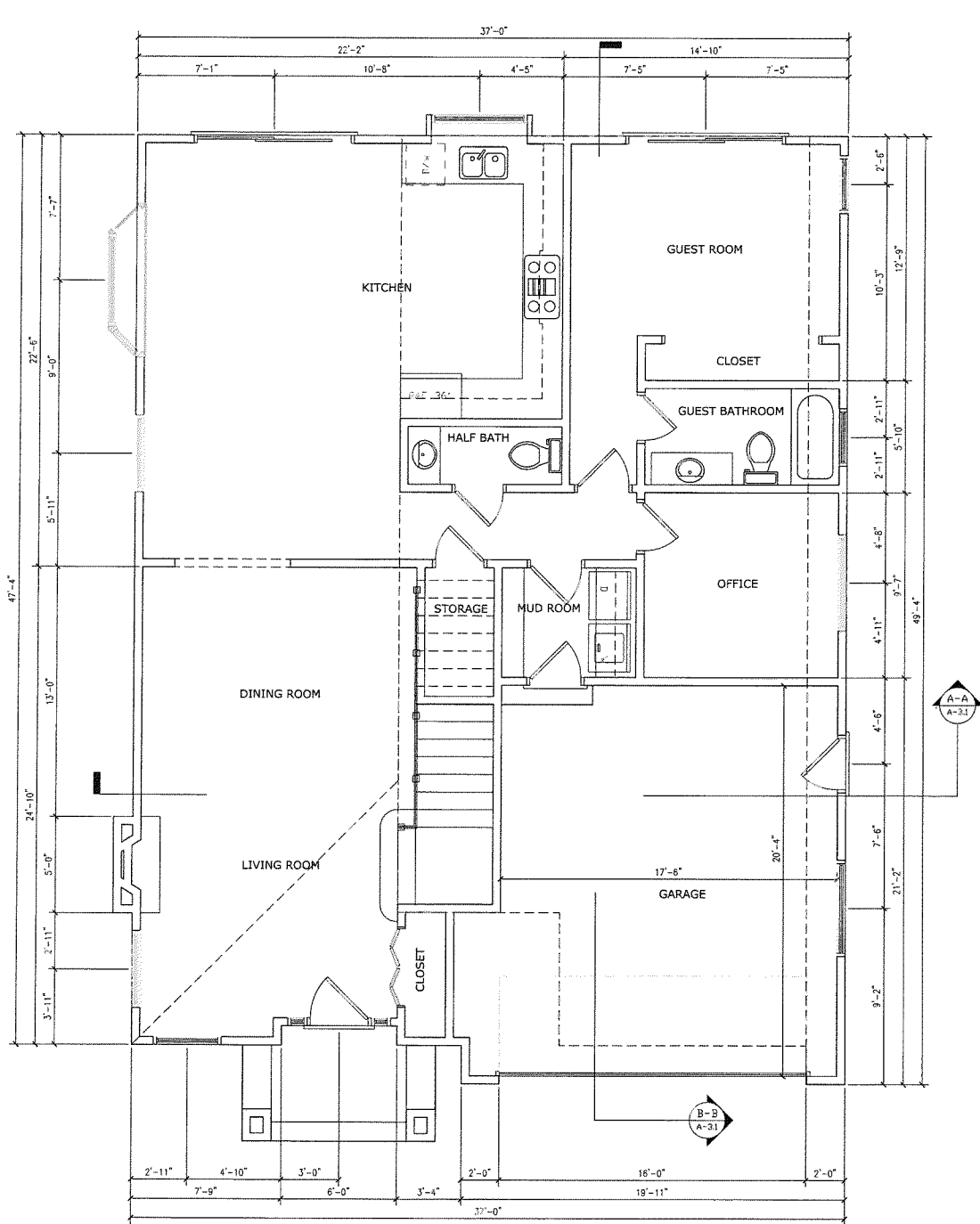
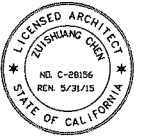
A-1.0

YAO
PROJECT

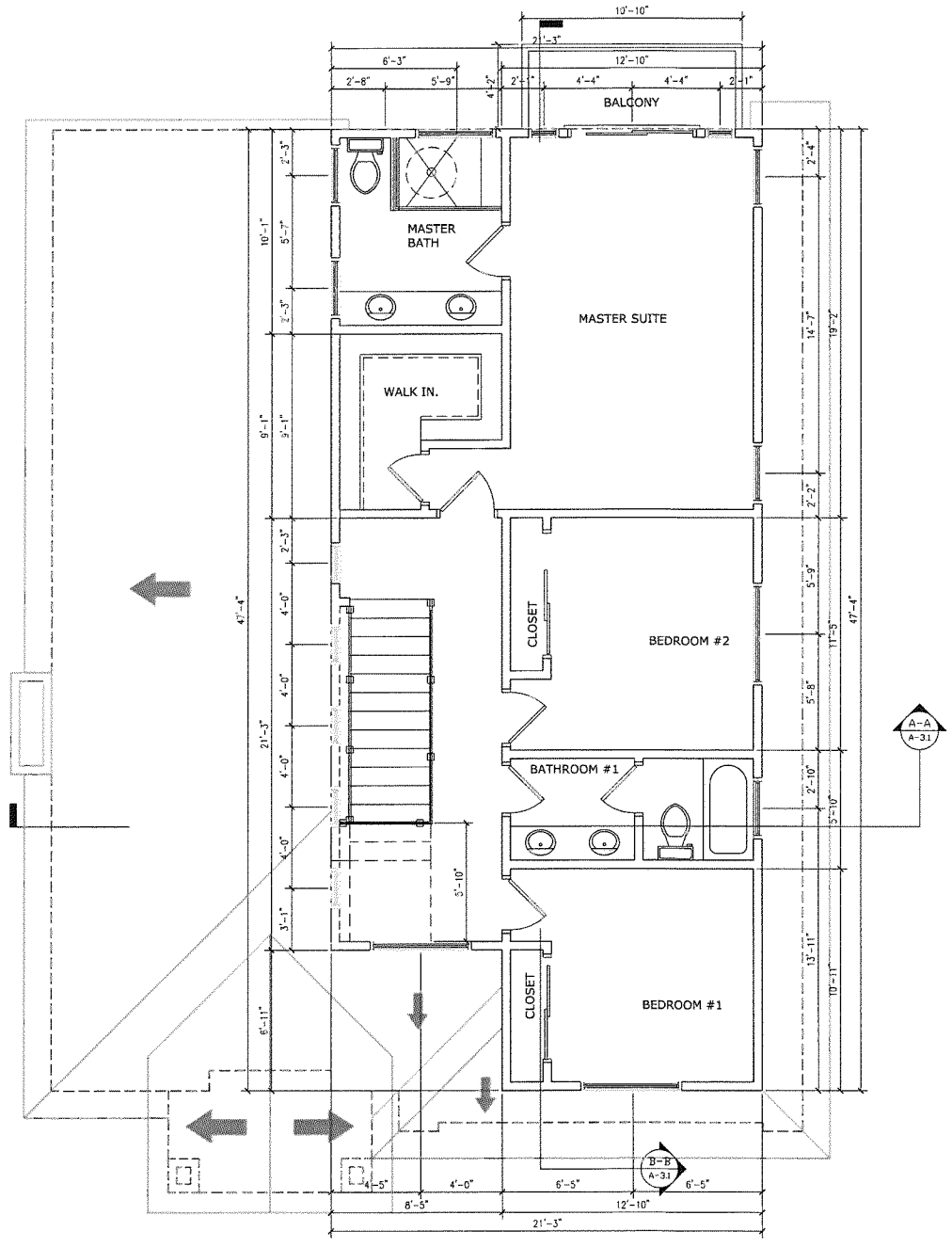
394 S. PASTORIA AVE,
SUNNYVALE, CA 94086



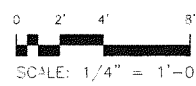
20370 TOWN CENTER LN
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408.865.0577



-1-0 PROPOSED FIRST FLOOR



-2-0 PROPOSED SECOND FLOOR



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01.22.15 PLANNING SUBMITAL

PROJECT NO. 1449 DATE 01.21.15

PROPOSED
FLOORPLAN
ELECTRICAL

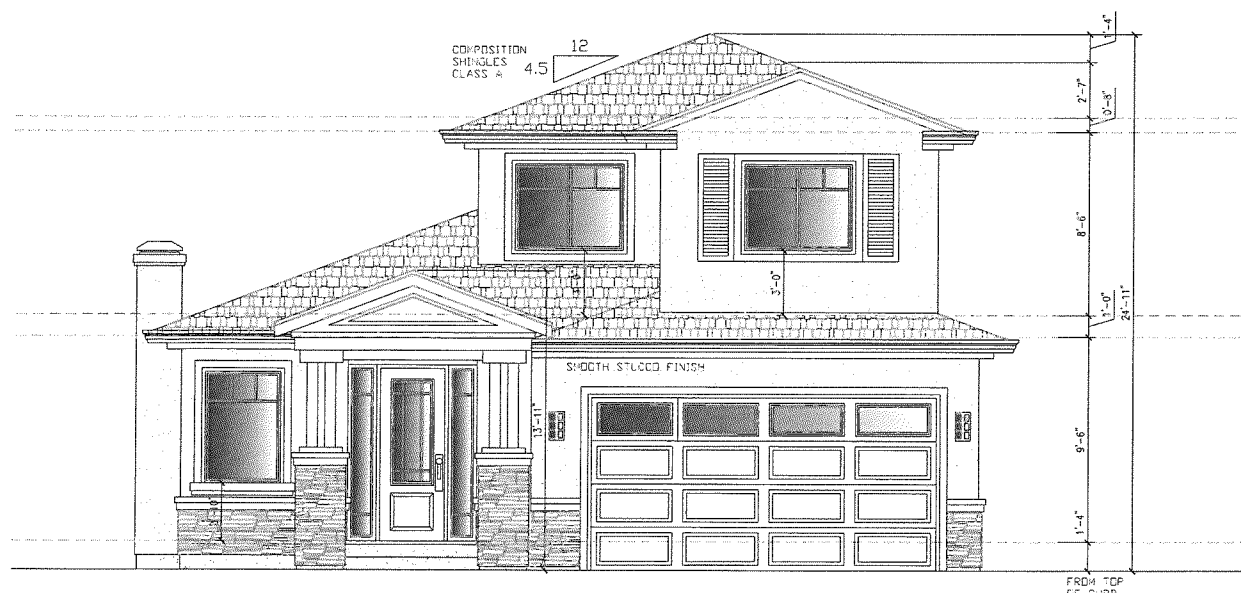
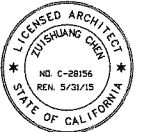
A-2.0

YAO
PROJECT

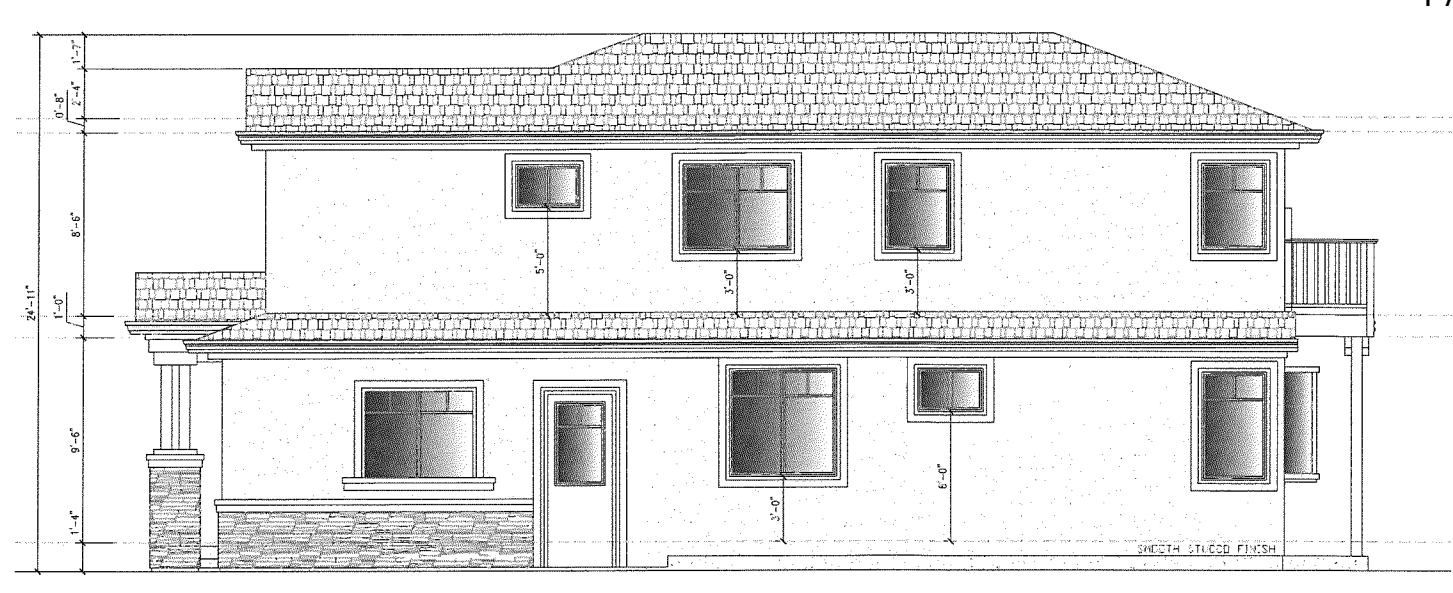
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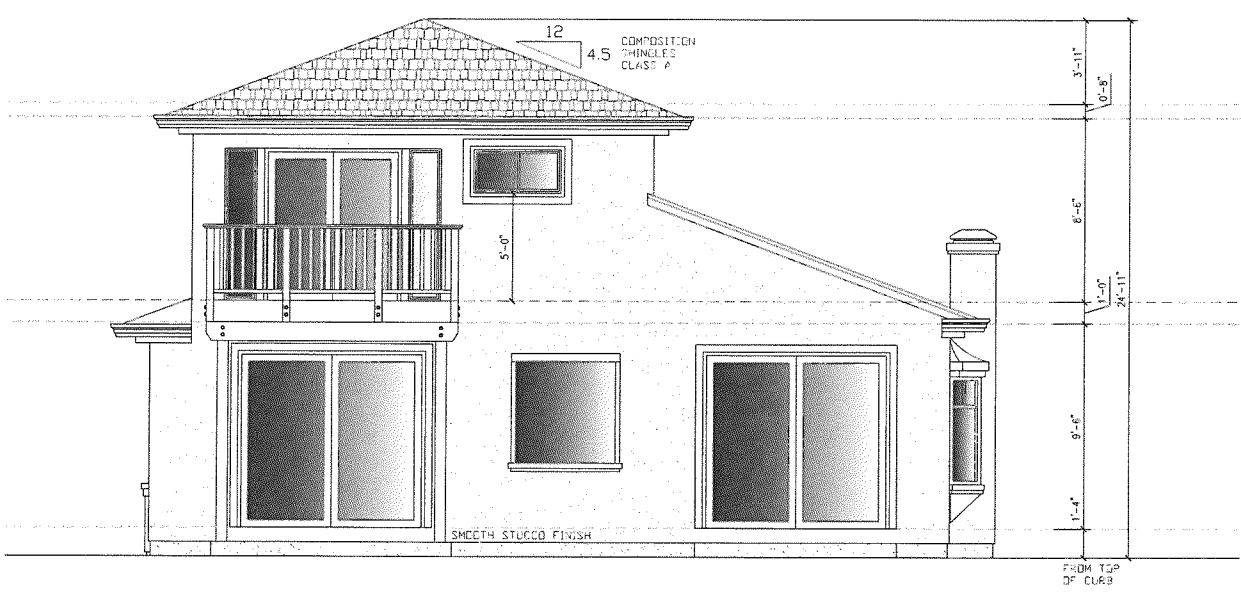
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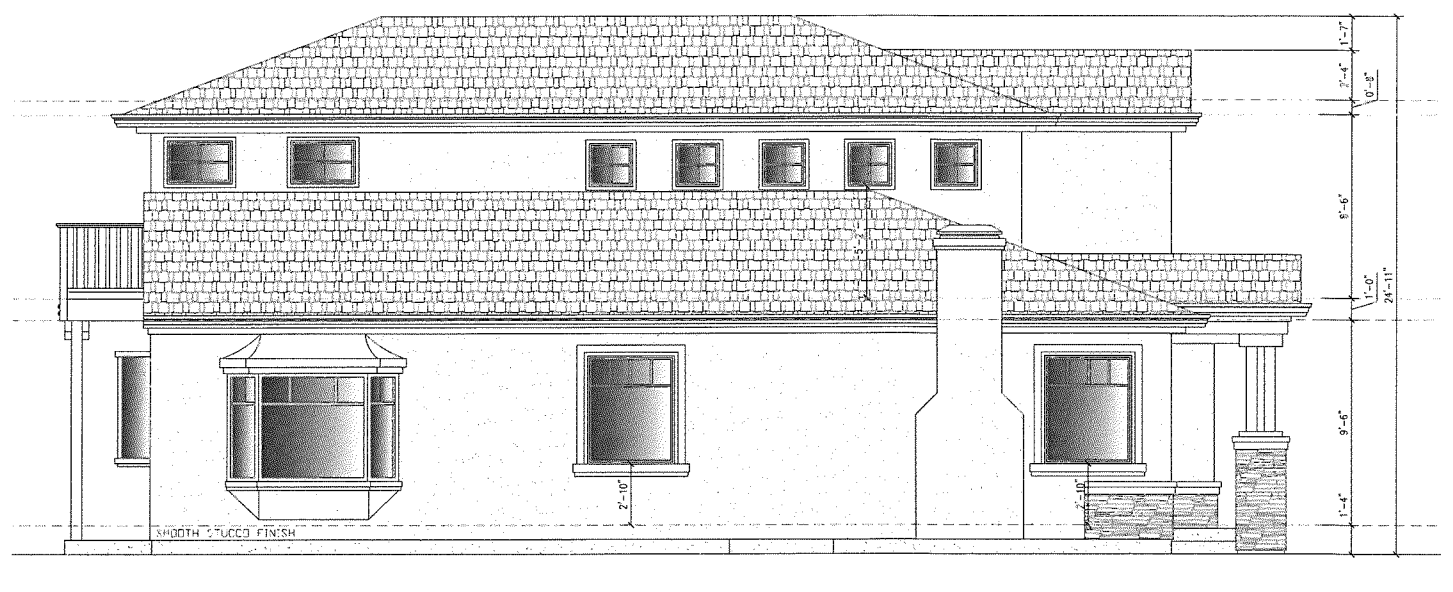
- 1-0 PROPOSED ELEVATION FRONT
0 2' 4' 8'
SCALE: 1/4" = 1'-0"



- 2-0 PROPOSED ELEVATION RIGHT SIDE
0 2' 4' 8'
SCALE: 1/4" = 1'-0"



- 3-0 PROPOSED ELEVATION REAR
0 2' 4' 8'
SCALE: 1/4" = 1'-0"



- 4-0 PROPOSED ELEVATION LEFT SIDE
0 2' 4' 8'
SCALE: 1/4" = 1'-0"

REVISION
01.22.15 PLANNING SUBMITTAL

PROJECT NO. 1449 DATE 01.21.15

PROPOSED
ELEVATIONS

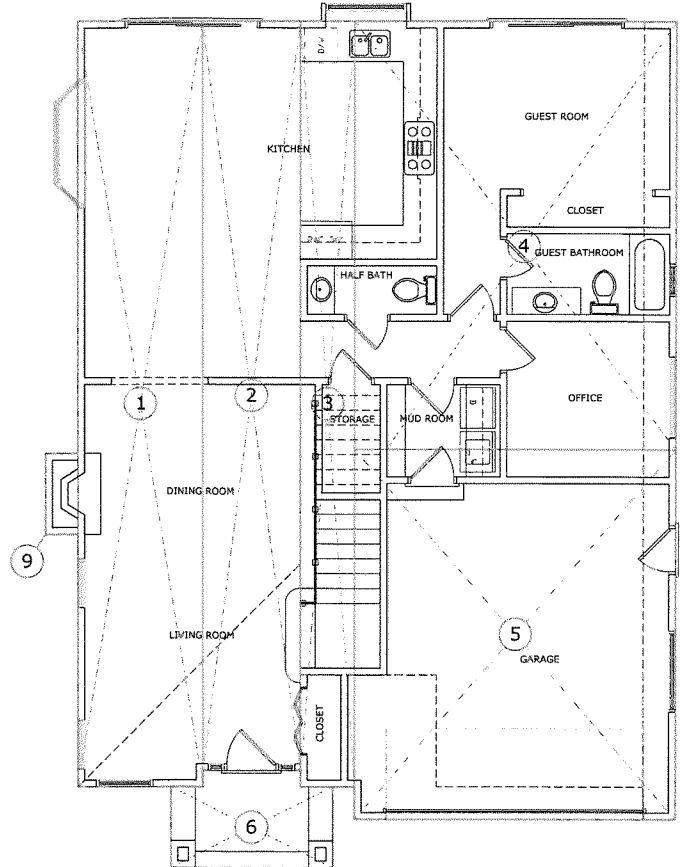
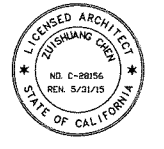
A3.0

YAD
PROJECT

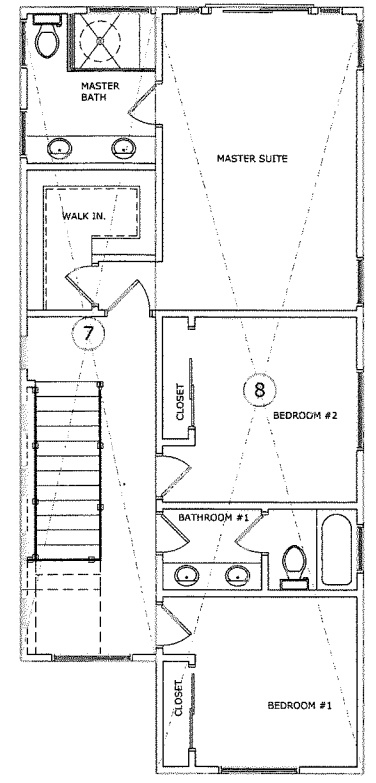
394 S. PASTORIA AVE,
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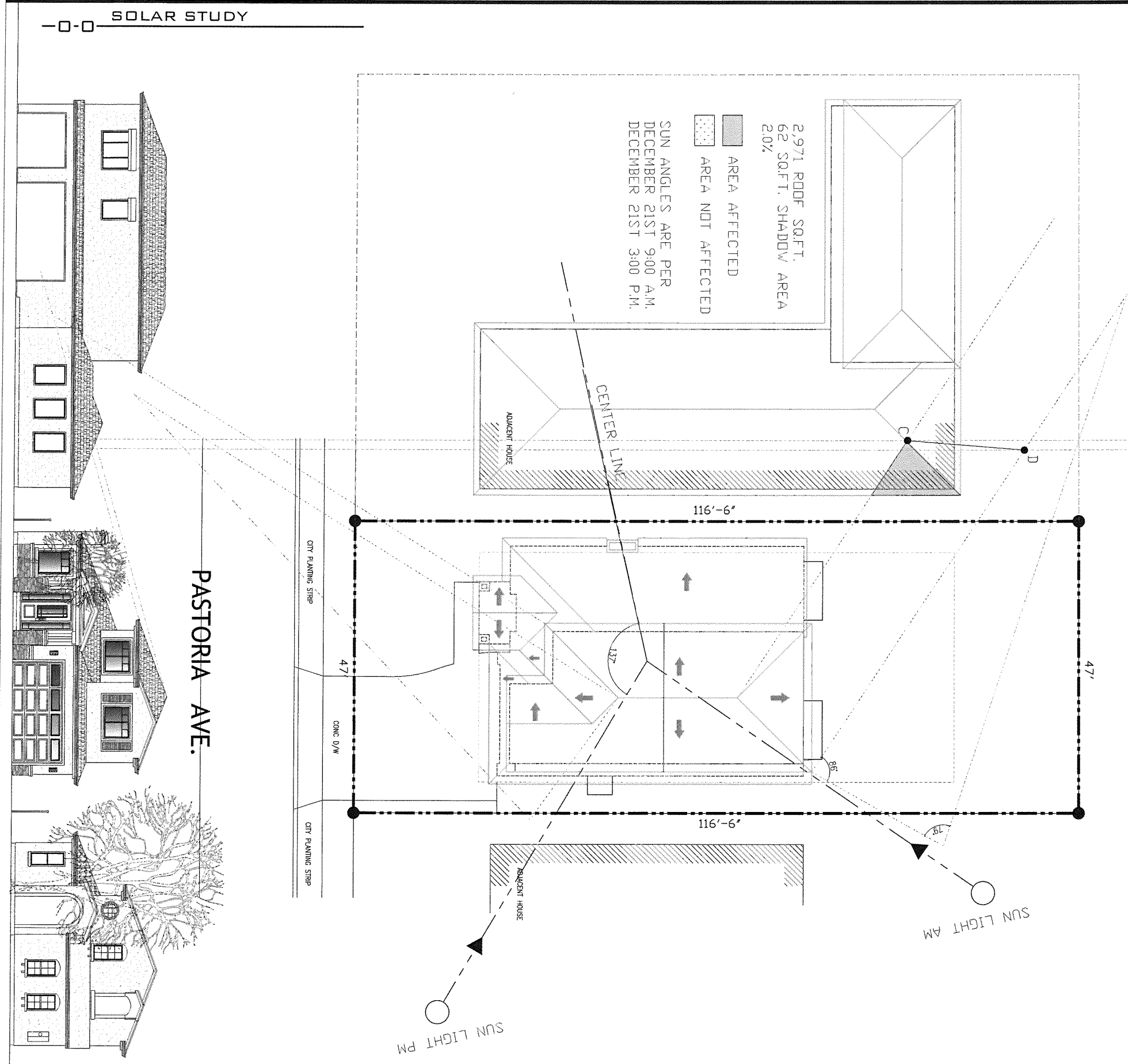
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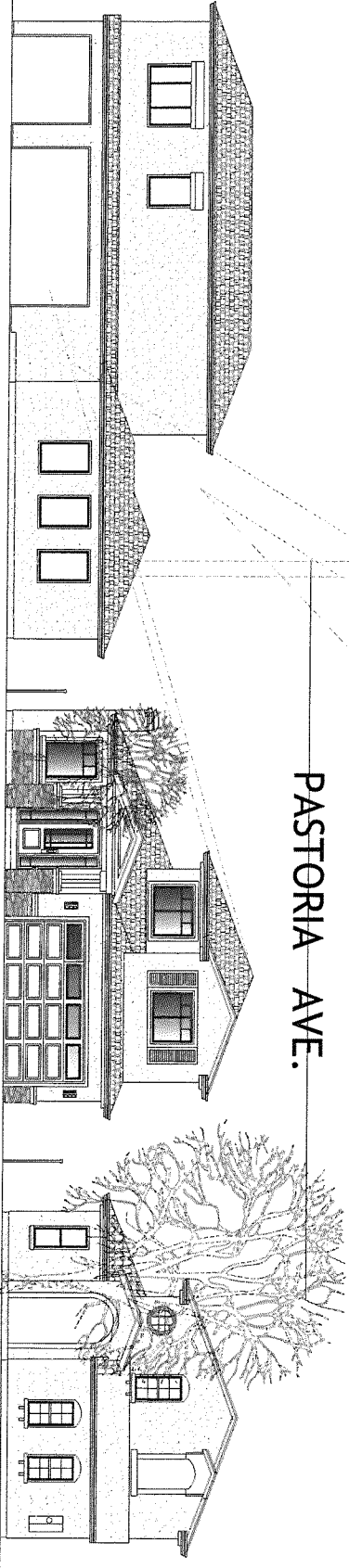
(1) = KITCHEN / OFFICE	366 SQ.FT.
(2) = ENTRY / LIVING	277 SQ.FT.
(3) = STAIRCASE / LIVING	157 SQ.FT.
(4) = GREAT ROOM	527 SQ.FT.
(5) = GARAGE / LAUNDRY	454 SQ.FT.
(6) = COVERED ENTRY	55 SQ.FT.
(7) = MASTER / BEDROOM	339 SQ.FT.
(8) = BEDROOM 1 AND 2	607 SQ.FT.
(9) = CHIMNEY	10 SQ.FT.
TOTAL:	2,793



-0-1 BLOCK DIAGRAM
SCALE: N/A



-0-0 SOLAR STUDY



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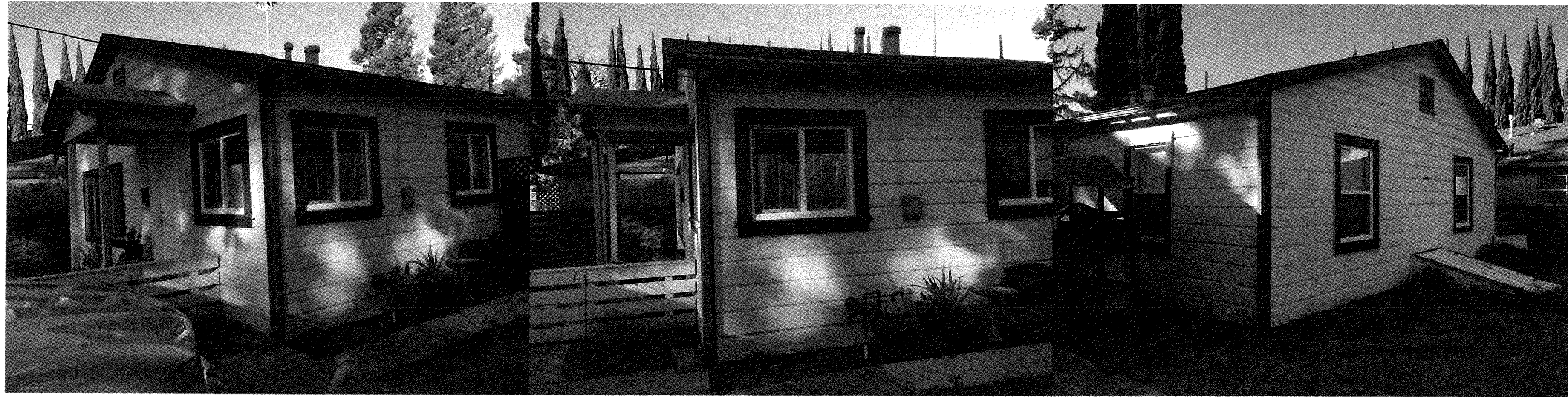
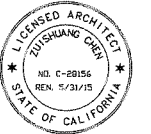
**BLOCK
DIAGRAM
SOLAR STUDY**

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394 S. PASTORIA AVE,
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20370 TOWN CENTER LN
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FRONT RIGHT

RIGHT SIDE

RIGHT REAR



RIGHT SIDE

REAR

LEFT SIDE

REVISION
01.22.15 PLANNING SUBMITAL

PROJECT NO. 1449 DATE 01.21.15

EXISTING
HOUSE
PHOTOS

A5.0