

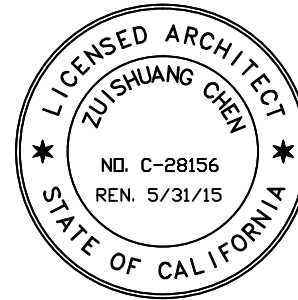
CARAGIO PROJECT U 1

CARAGIO PROJECT

NORLAND DRIVE, SUNNYVALE, CA

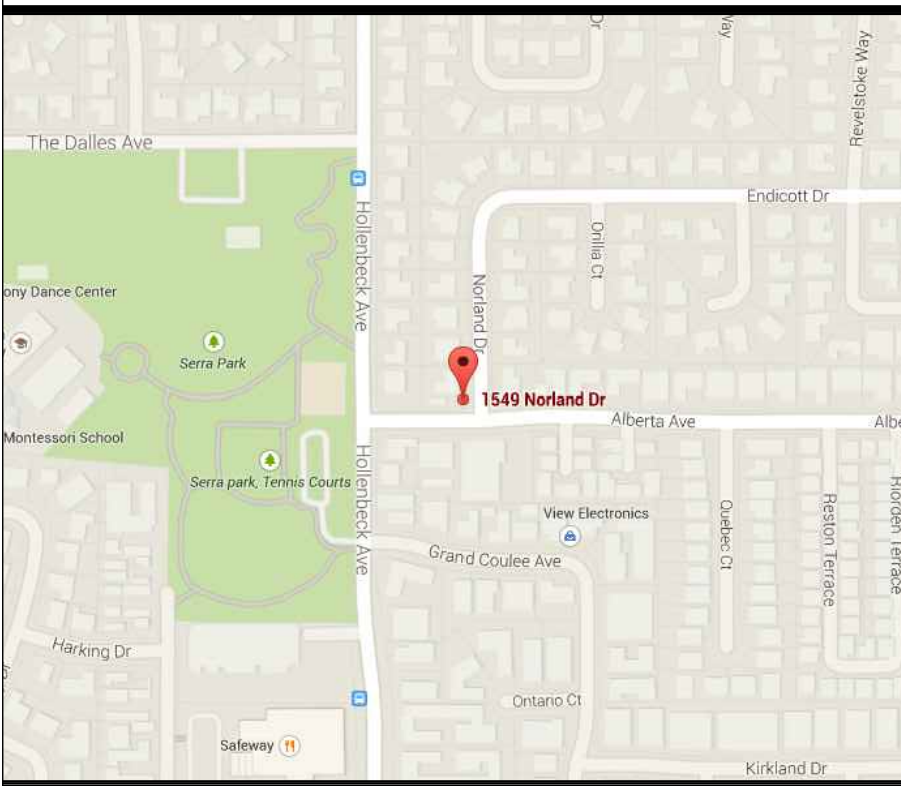


20370 TOWN CENTER LN
SUITE 139
CUPERTINO, CA 95014
408.865.0577



SUNNYVALE . CALIFORNIA

PROJECT INFO



VICINITY MAP

GENERAL INFORMATION

PROPERTY ADDRESS:	1549 NORLAND DRIVE, SUNNYVALE, CA 95070
APN:	323-28-068
DESCRIPTION OF WORK:	<N> 2 STORY HOUSE WITH GARAGE
ARCHITECT OF RECORD:	SUSAN CHEN 20370 TOWN CENTER LN, SUITE 139 CUPERTINO, CA 95070 SCDESIGNGROUP@ATT.NET 408.865.0577
ZONING:	R-2
OCCUPANCY GROUP:	R-3
TYPE OF CONSTRUCTION:	TYPE V-B
STORIES:	TWO STORY'S

LOT SIZE:	5,401 SQ.FT.
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SET-BACK INFORMATION

SETBACK:	REQUIRED:	PROPOSED:
FRONT	20'-0"	20'-0"
SIDE	4'-0"	4'-0"
REAR	20'-0"	24'-0"
MAX. HEIGHT	30'-0"	25'-5"

NOTES

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.

PROJECT DATA

FLOOR CALCULATION	
EXISTING HOUSE	
FIRST FLOOR	1,846 SQ.FT.
GARAGE	424 SQ.FT.
AUXILIARY BUILDING	816 SQ.FT.
F.A.R. / LOT COV CALC: 28.3%	3,086 SQ.FT.
CODE & REGULATION	
FIRST FLOOR	1,325 SQ.FT.
SECOND FLOOR	989 SQ.FT.
GARAGE	408 SQ.FT.
EXCLUDED SQUARE FOOTAGE NOTE COVERED	
FRONT COVERED ENTRY	64 SQ.FT.
CHIMNEY	7.5 SQ.FT.
BALCONY FRONT	26 SQ.FT.
BALCONY REAR	51 SQ.FT.
F.A.R. CALC: 45%	2,431.35 SQ.FT.
F.A.R. MODIFICATION	50.3% @ 2,722 SQ.FT.
(N) TOTAL BUILDING AREA ON SITE	2,722 SQ.FT.
LOT COVERAGE	
(N) FIRST FLOOR FOOT PRINT	1,733 SQ.FT.
(N) PORCH	64 SQ.FT.
(N) REAR BALCONY OVERHANG	35 SQ.FT.
(N) CHIMNEY	7.5 SQ.FT.
TOTAL:	1,838.5 SQ.FT.
TOTAL LOT COVERAGE	34.09% @ 1,838.5 SQ.FT.
LANDSCAPING	
(N) PAVED AREA	801 SQ.FT.
(N) GRASS AREA	962 SQ.FT.
(N) IVY AND GROUND	1,844 SQ.FT.
TOTAL LANDSCAPED AREA:	2,806 SQ.FT.

CODE & REGULATION

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.

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:

- 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

SHEET INDEX

ARCHITECTURAL
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

STRUCTURAL

ADDITIONAL NOTES:
THE ROOF WILL COMPLY WITH COOL ROOF REQUIREMENTS OF THE 2013 C.E.C. 2013 110.8
NFPA 13D AUTOMATIC SPRINKLER SYSTEM WILL BE INSTALLED. PLANS TO BE DEFERRED
FINISHED ROOFING MATERIAL SHALL BE INSTALLED AND COMPLETED PRIOR TO FRAME INSPECTION.
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)
PROPERTY LINE SURVEY WILL BE COMPLETED BY A LICENSED SURVEYOR AND PROVIDED TO THE BUILDING INSPECTOR PRIOR TO FOUNDATION INSPECTION.
BUILDING HEIGHT VERIFICATION WILL BE COMPLETED BY A LICENSED SURVEYOR AND PROVIDED TO THE BUILDING INSPECTOR PRIOR TO FRAMING INSPECTION.

ADDITIONAL NOTES:

PUBLIC WORKS NOTES:

- WATER METER MAY BE UPGRADED / UPSIZED TO 1" RADIO READ PER CITY'S APPROVAL
- NEW SEWER CLEANOUT PER CITY'S STANDARD DETAIL 15A PER AVAILABLE CITY'S UTILITY BLOCK MAP. PLEASE FIELD VERIFY THE EXISTING SEWER BEFORE INSTALLATION.
- REMOVE THE EXISTING DRIVEWAY APPROACH AND RECONSTRUCT A NEW DRIVEWAY APPROACH PER CURRENT CITY'S STANDARD REQUIREMENTS AND NOT COMPLY WITH ADA REQUIREMENTS.
- CITY STREET TREE IN PARK-STRIP

FIRE ADDITION NOTES:

GENERAL NOTES

- WORKING HOURS: NO WORK SHALL COMMENCE ON THE JOB SITE PRIOR TO 7:00 A.M. NOR CONTINUE LATER THAN 6:00 P.M., MONDAY THROUGH FRIDAY, 8:00 A.M. NOR CONTINUE LATER THAN 5:00 P.M. SATURDAY AND NO WORK ON SUNDAY OR NATIONAL HOLIDAYS. 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.
- 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.
- 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.
- 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.
- IN CASE OF ANY DISCREPANCY IN THE CONTRACT DOCUMENTS, CONSULT THE ARCHITECT BEFORE PROCEEDING.
- 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.
- VERIFY ALL DIMENSIONS ON THE JOB SITE PRIOR TO ORDERING OR MANUFACTURING.
- 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.
- 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.
- 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.
- 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.
- 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.
- ALL FASTENING DEVICES TO BE CONCEALED, UNLESS OTHERWISE SHOWN.
- WEATHER-STRIP ALL EXTERIOR DOORS AND WINDOWS.
- 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.
- 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.

REVISION	04.23.15	PLANNING SUBMITTAL
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PROJECT NO.	1504	DATE	04.23.15
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SITE PLAN

A-0.0

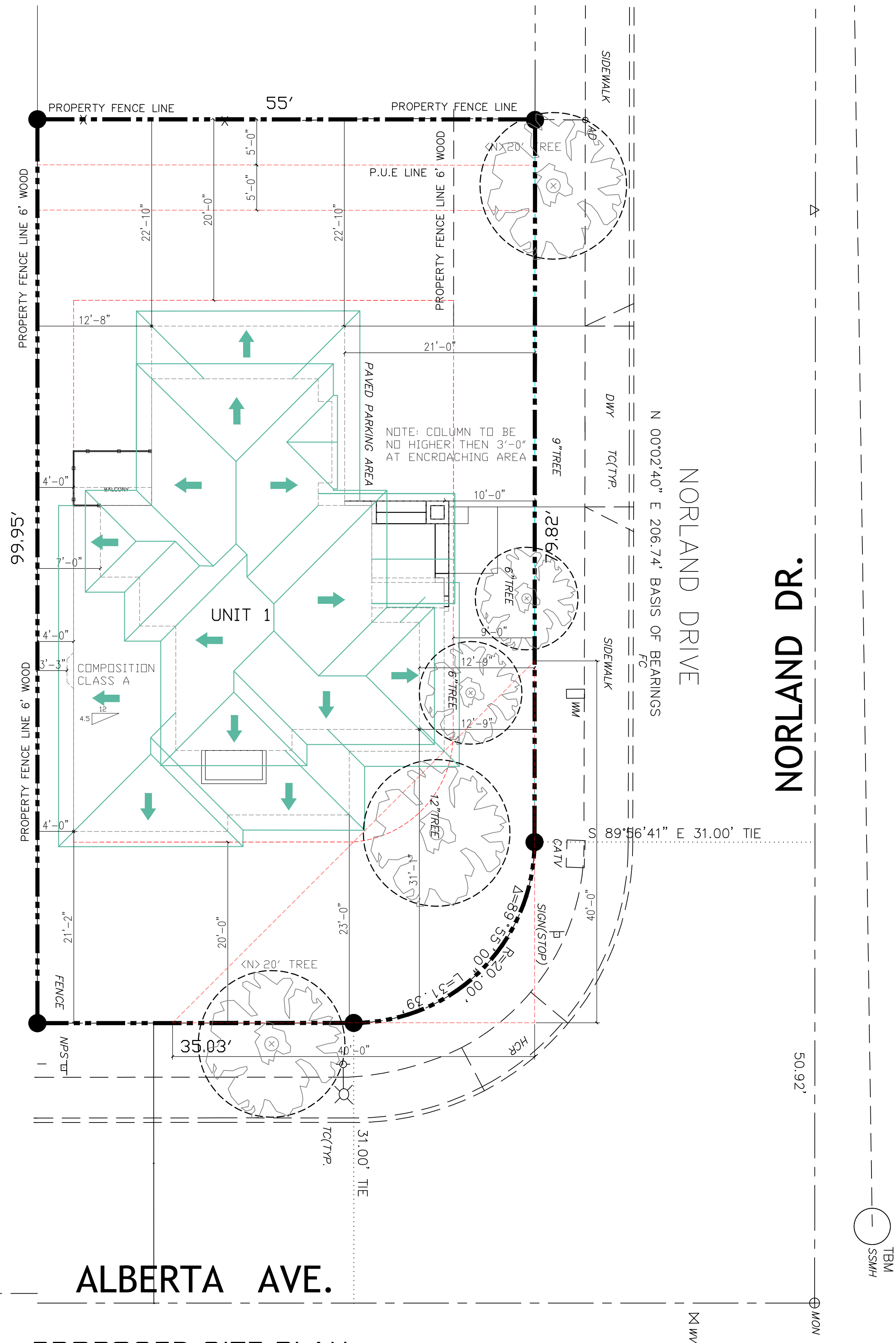
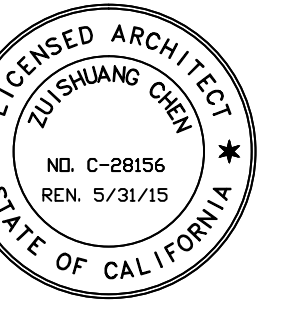
LANDSCAPE PLANTS USED AT THE SITE AT IVY AND GROUND AREAS:

COFFEEBERRY - HEIGHT 6'-8' X 3'-4' WATER USE SEMI-DRY / SEMI-MOIST

HEART-LEAVED PENSTEMON - HEIGHT 3'-4' X 3'-4' WATER USE SEMI-DRY

TOYON OR CHRISTMAS HOLLY BERRY - 6'-8' X 4'-5' WATER USE DRY TO SEMI-DRY

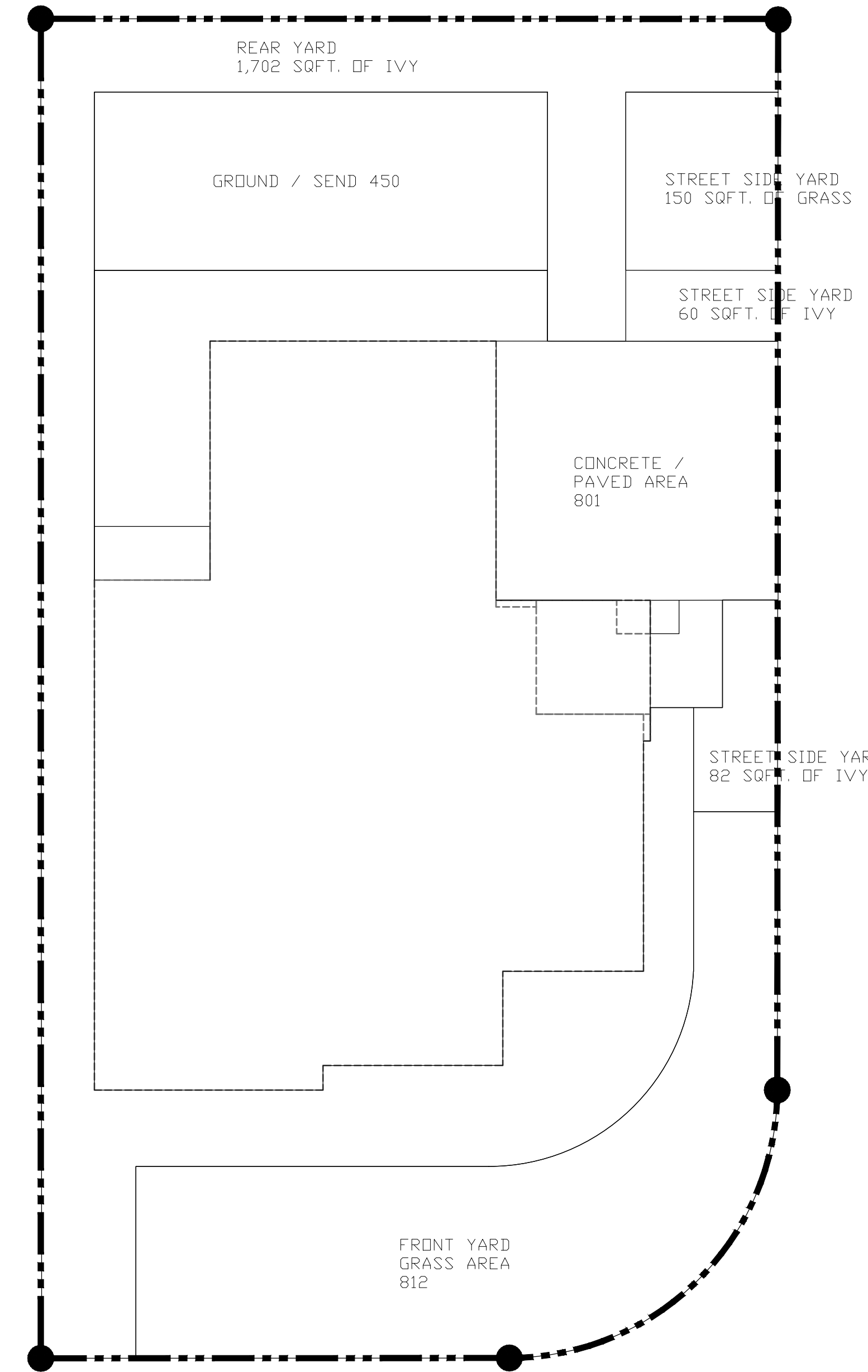
ISLAND BUSH SNAPDRAGON - HEIGHT 3'-3' WATER USE DRY TO SEMI-DRY



ALBERTA AVE.

NORLAND DRIVE

NORLAND DR.



NOTE: GROUND DEFINITION DIRT NONE FINISHED SURFACE / GRAVEL

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.

PROPOSED LANDSCAPE CALC



SCALE: 1/8" = 1'-0"

REVISION 04.23.15 PLANNING SUBMITTAL

PROJECT NO. 1504 DATE 04.23.15

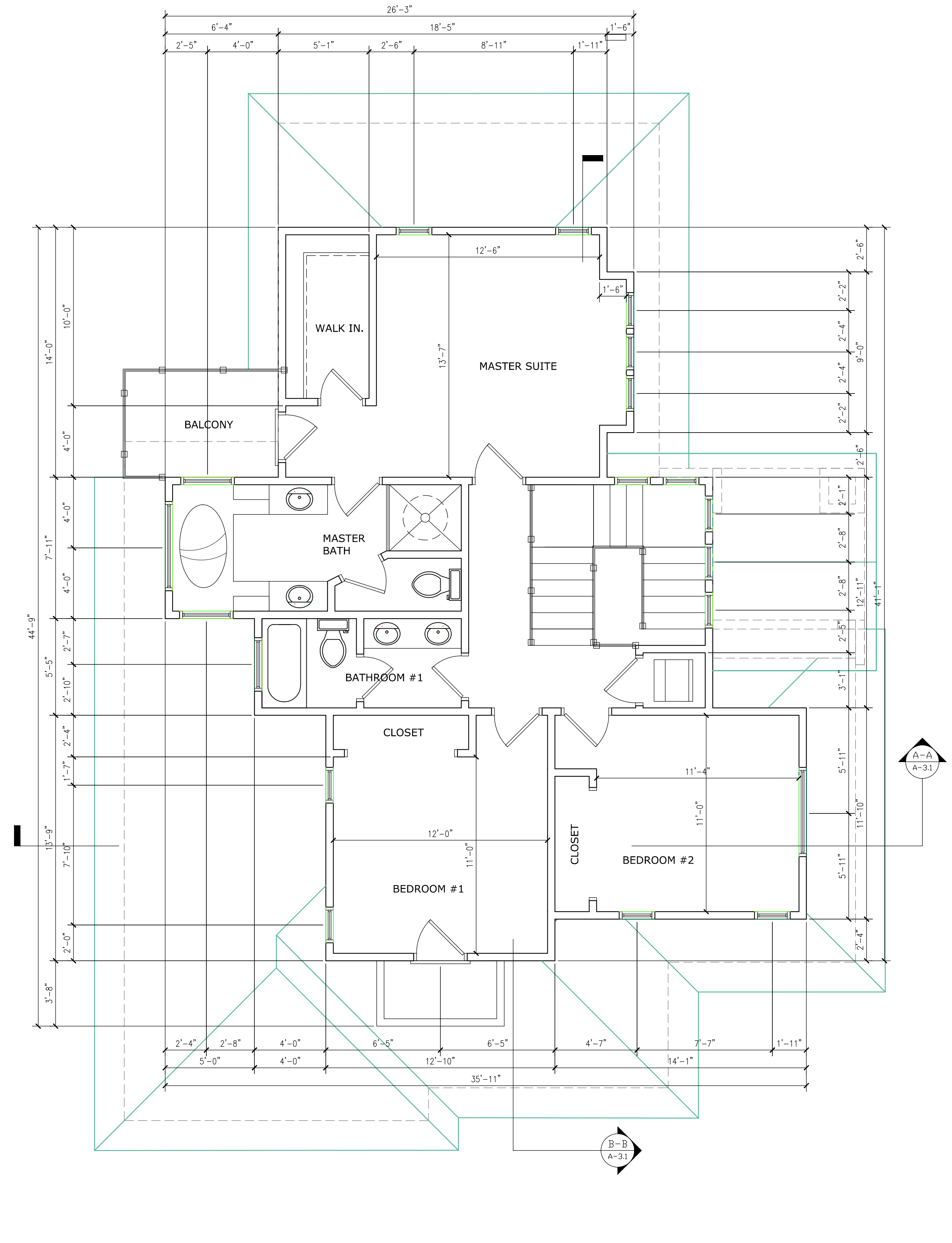
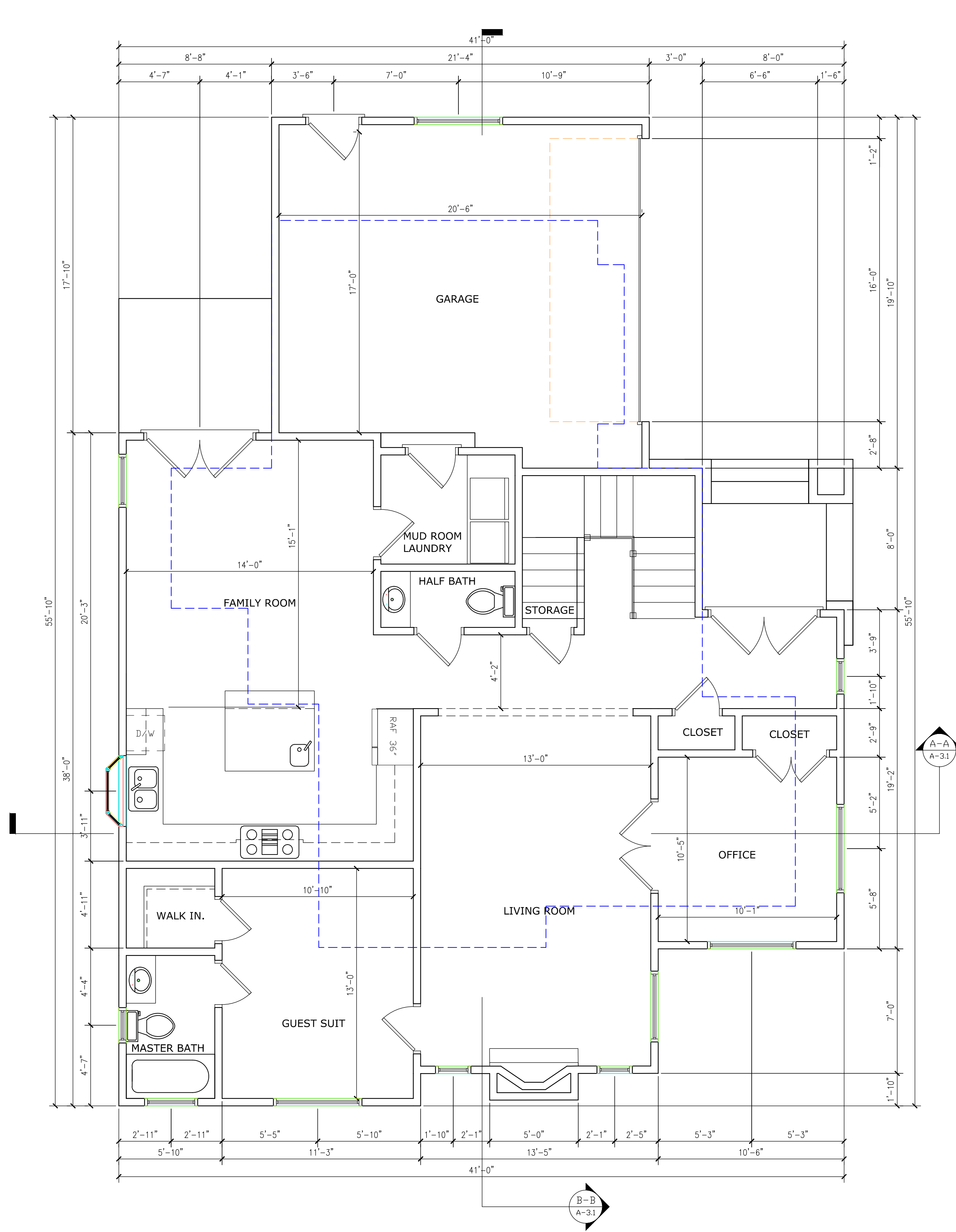
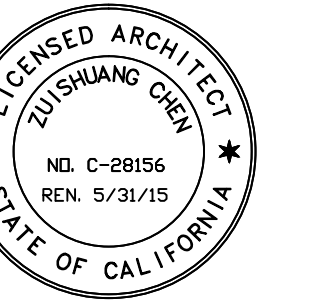
SITE PLAN LANDSCAPE CALCULATION

CARAGIO PROJECT

NORLAND DRIVE, SUNNYVALE, CA

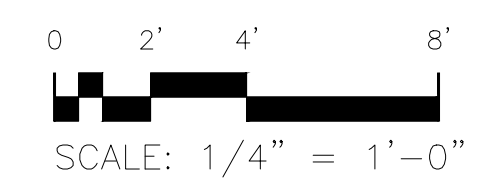
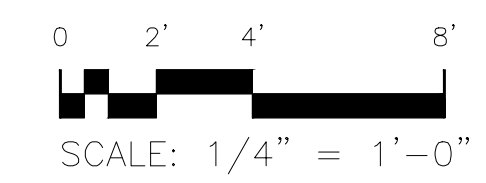


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408.865.0977



-1-0 PROPOSED FIRST FLOOR

-2-0 PROPOSED SECOND FLOOR



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PROPOSED FLOORPLAN ELECTRICAL

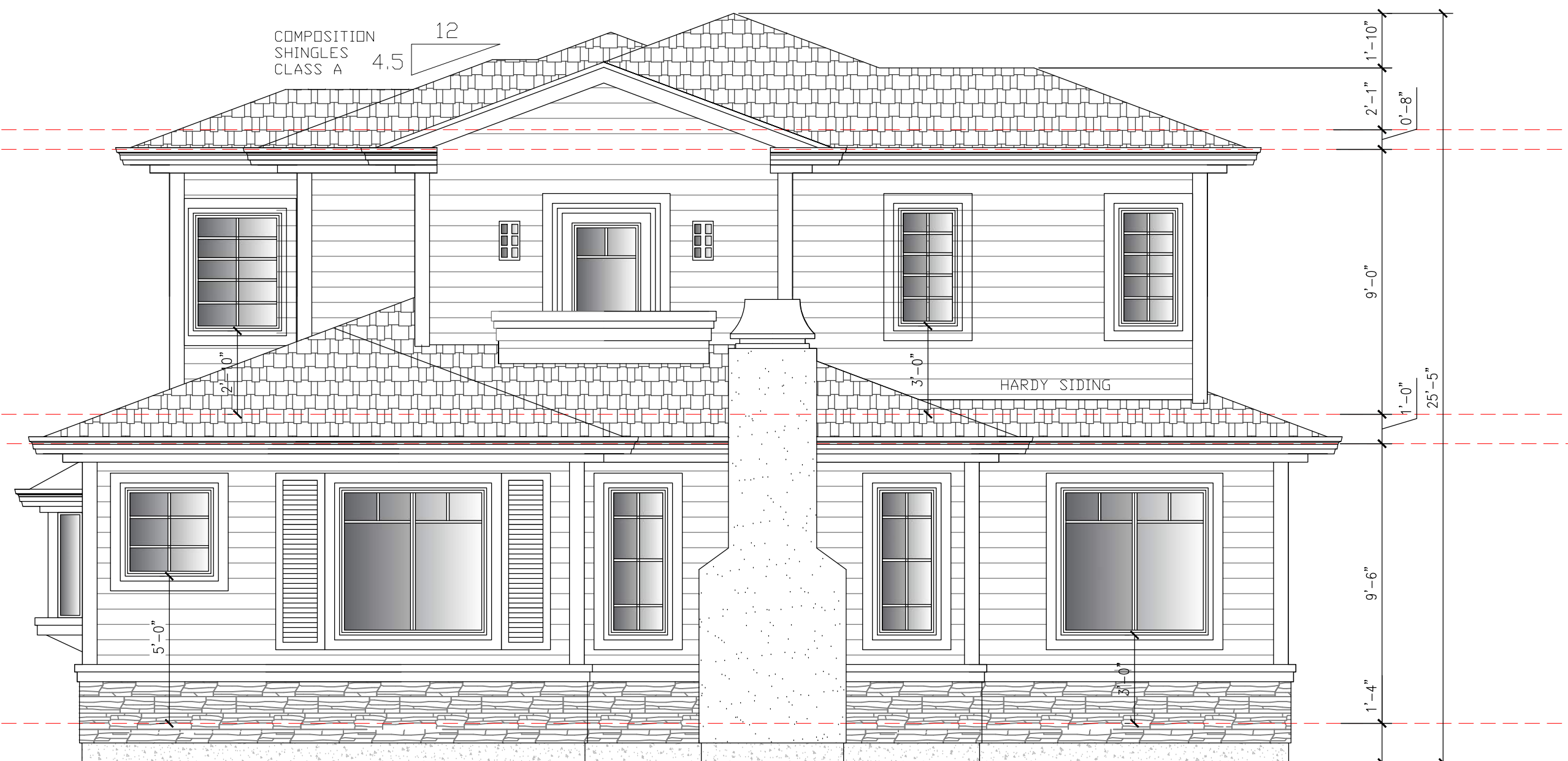
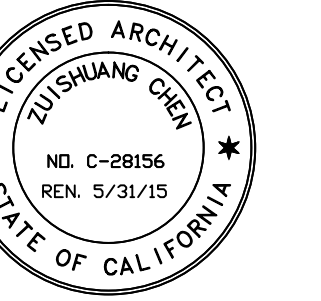
A-2.0

CARAGIO PROJECT

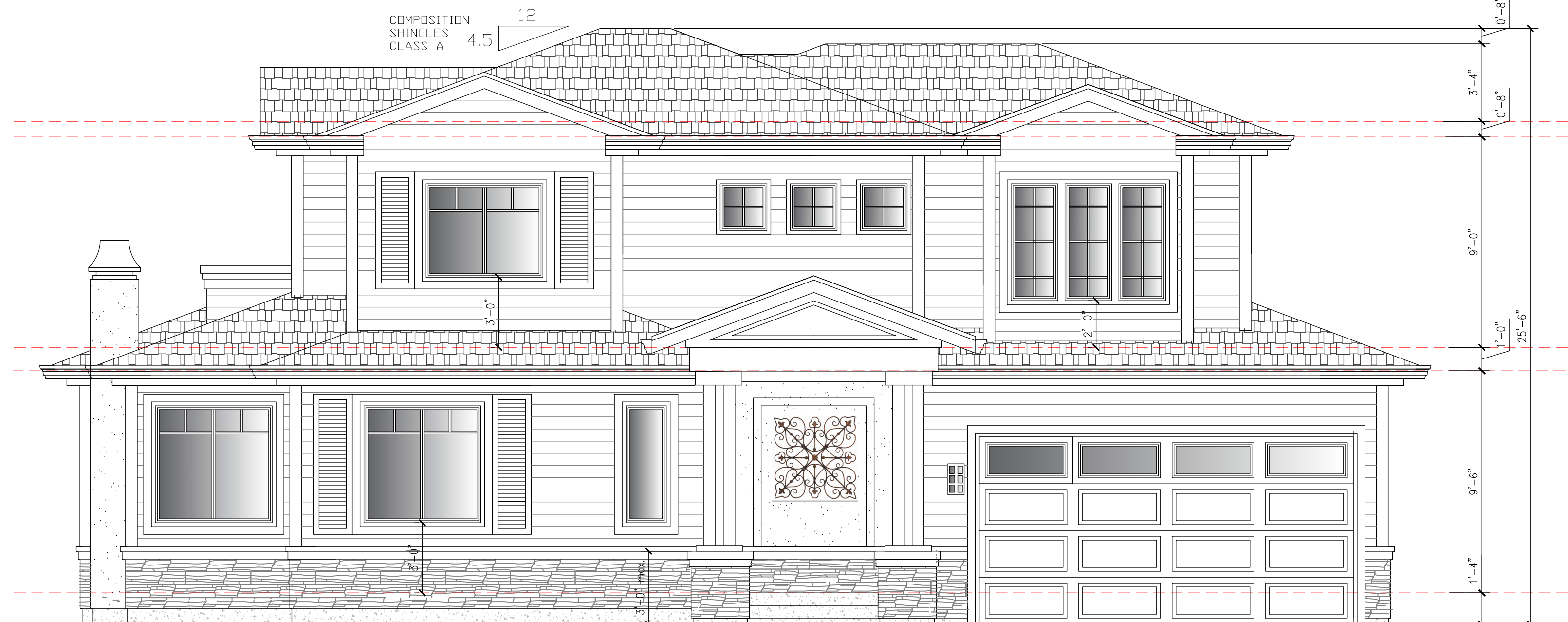
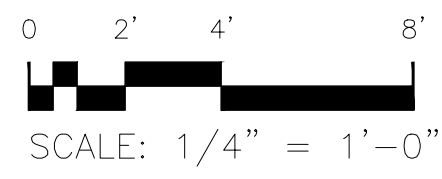
NORLAND DRIVE, SUNNYVALE, CA



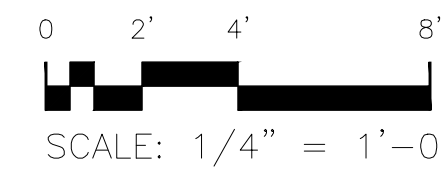
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SUITE 139
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1-0 PROPOSED ELEVATION FRONT



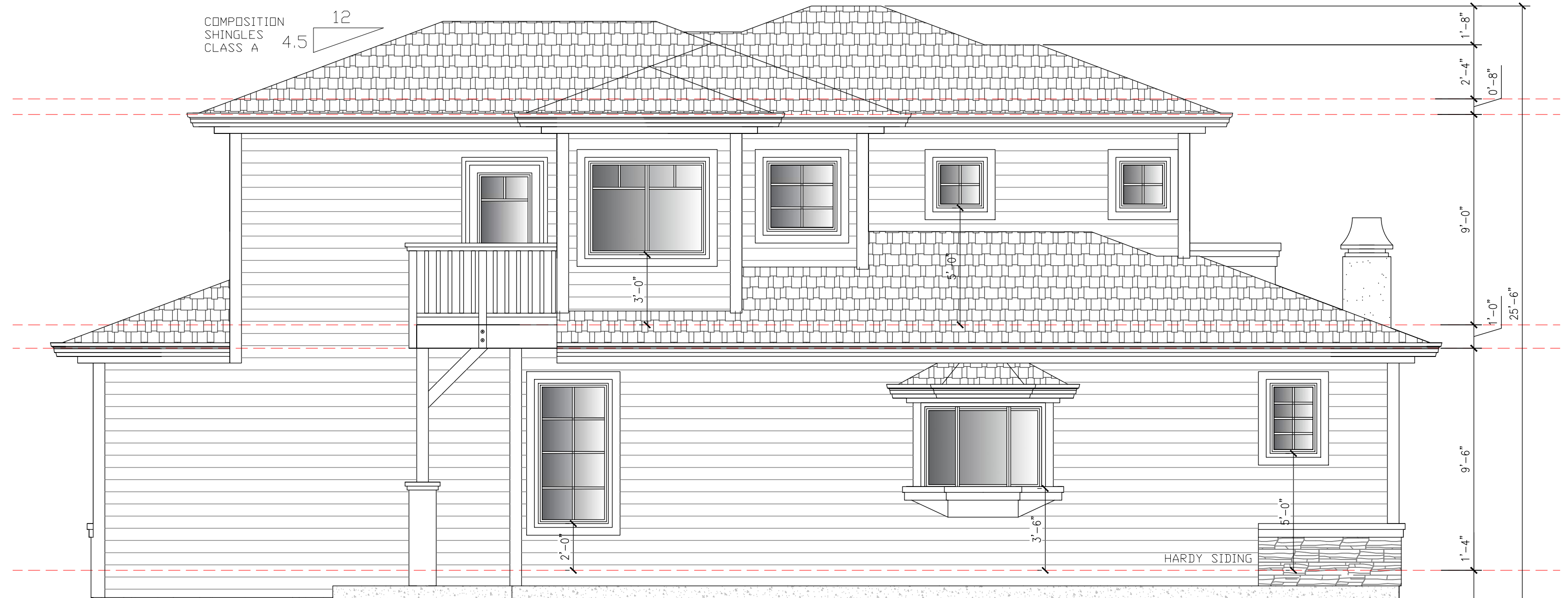
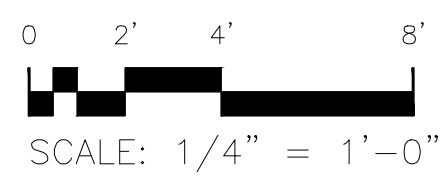
2-0 PROPOSED ELEVATION RIGHT SIDE



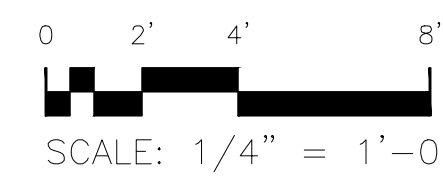
IF A BASE COLUMN LOCATED IN THE VISION TRIANGLE OF THE DRIVEWAY APPROACH IT CANT BE TALLER THEN 3'-0" FROM FINISHED GRADE



3-0 PROPOSED ELEVATION REAR



4-0 PROPOSED ELEVATION LEFT SIDE



REVISION
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PROJECT NO. 1504 DATE 04.23.15

PROPOSED ELEVATIONS

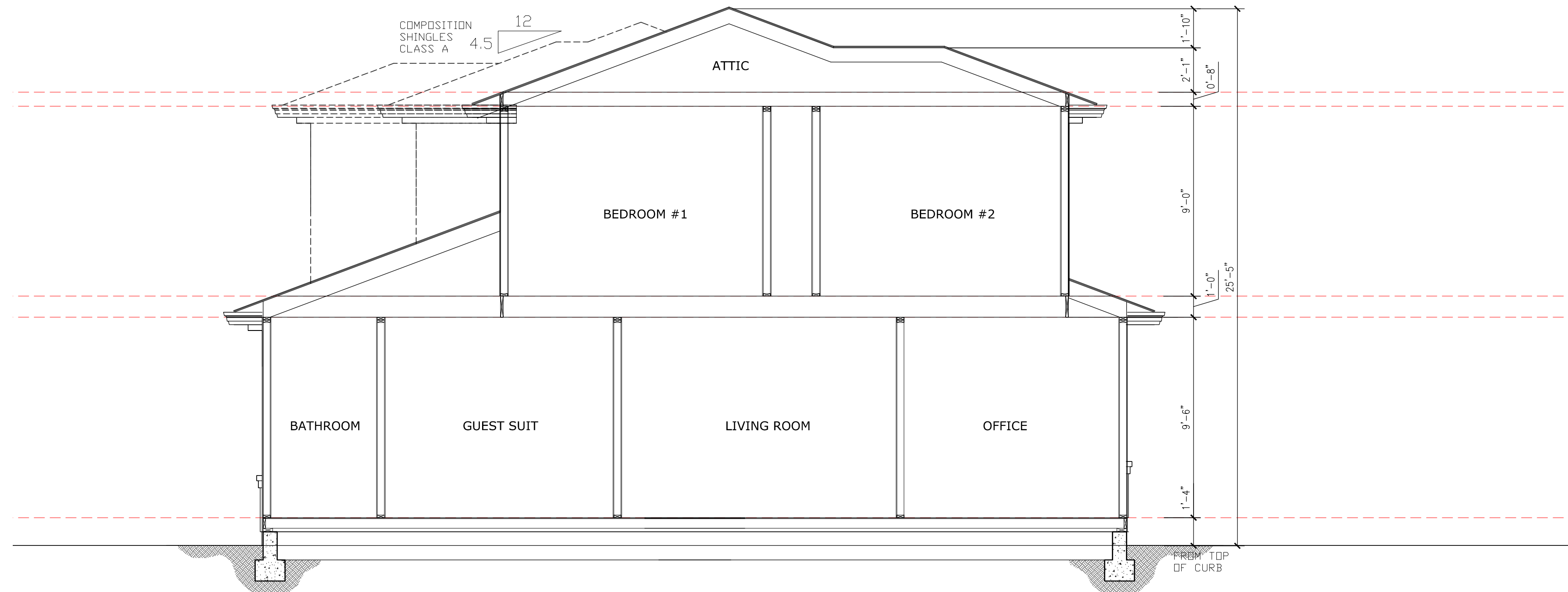
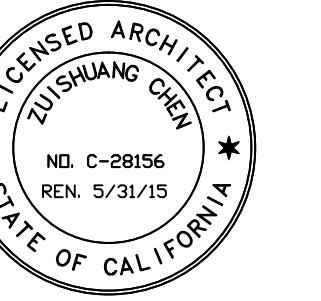
A3.0

CARAGIO PROJECT

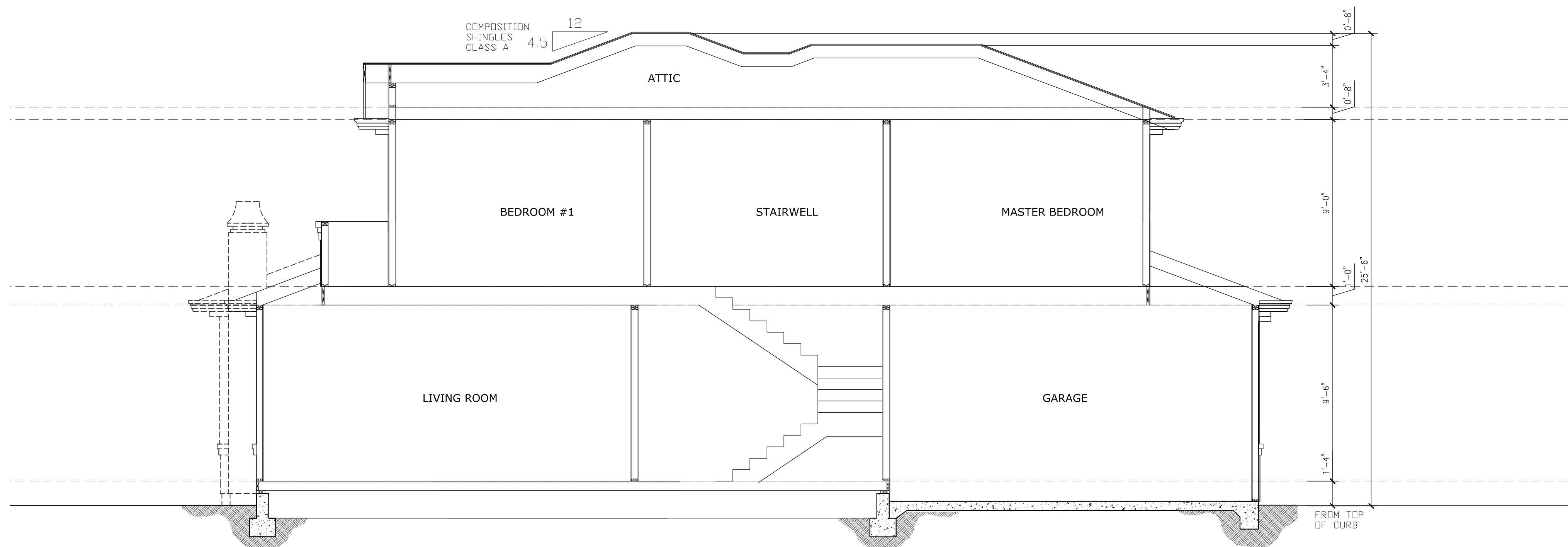
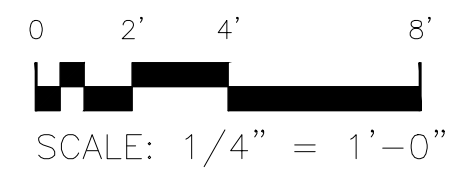
NORLAND DRIVE, SUNNYVALE, CA



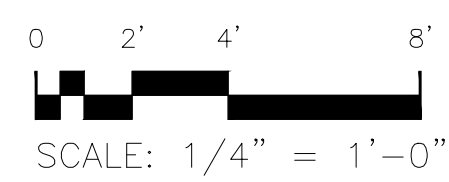
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— A-A PROPOSED CROSS SECTION



— B-B PROPOSED CROSS SECTION



REVISION
04.23.15 PLANNING SUBMITTAL

PROJECT NO. 1504 DATE 04.23.15

PROPOSED CROSS SECTION

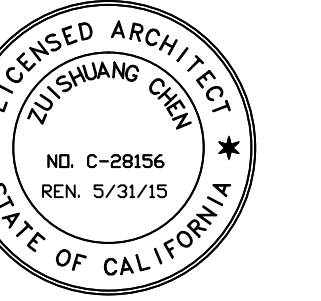
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CARAGIO PROJECT

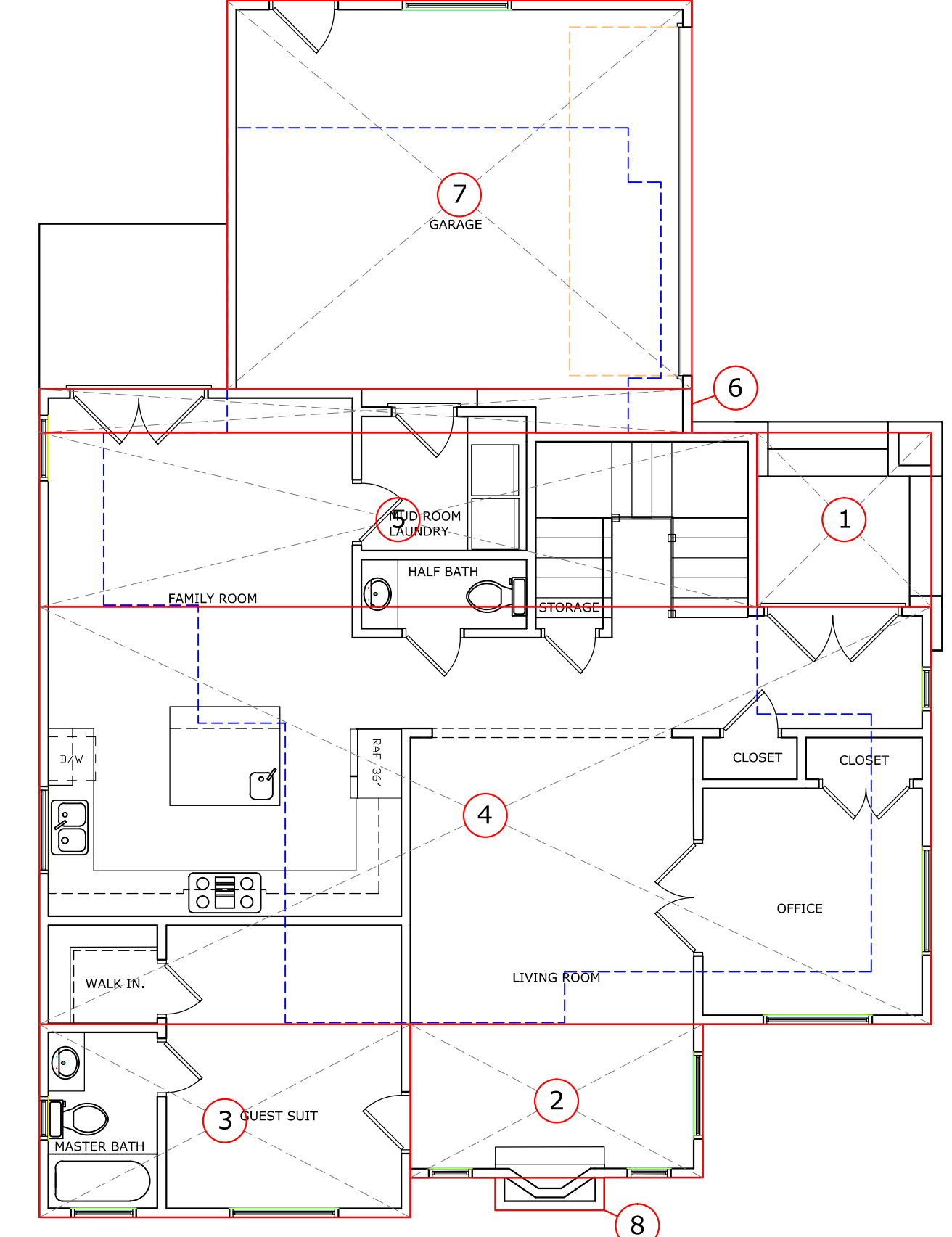
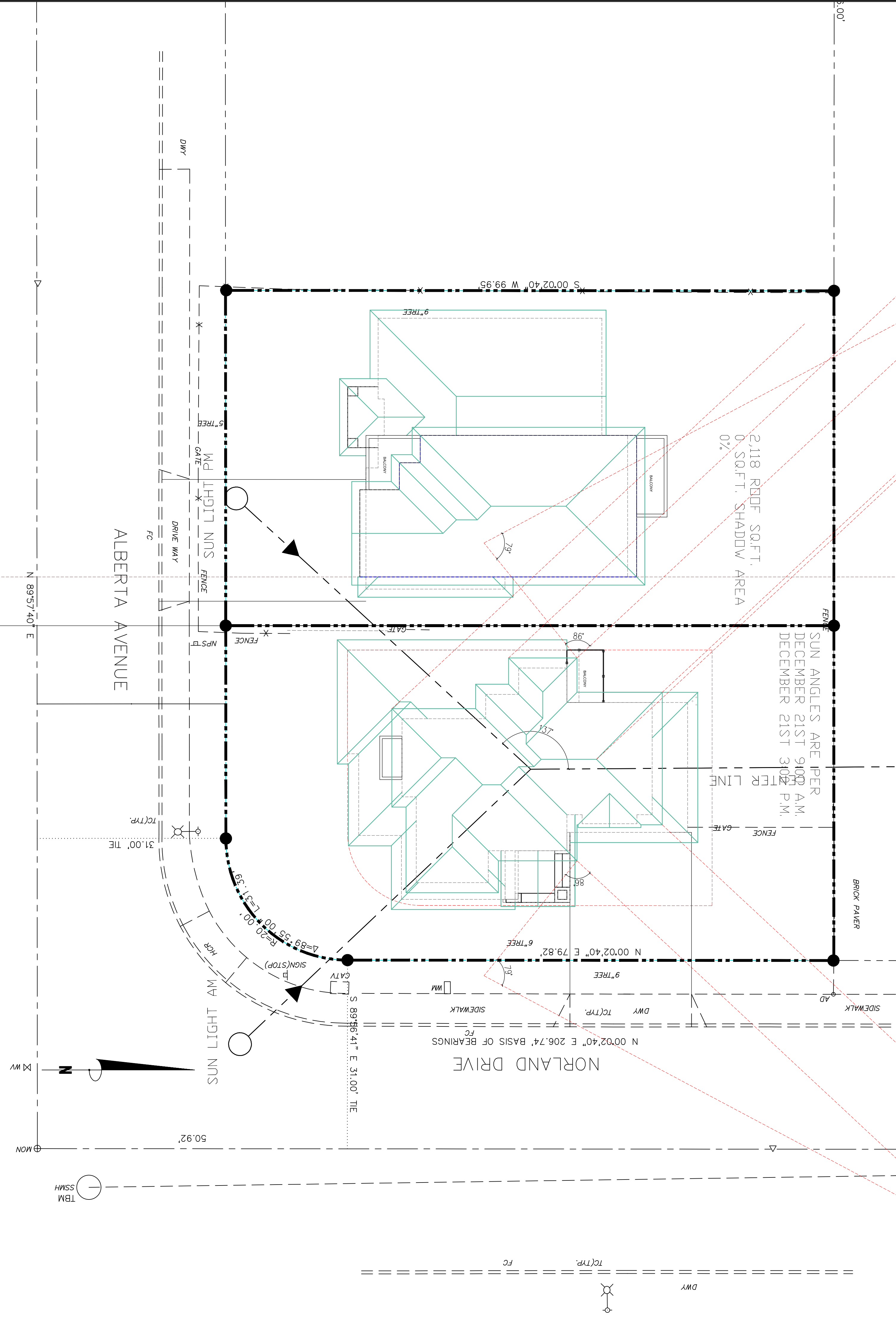
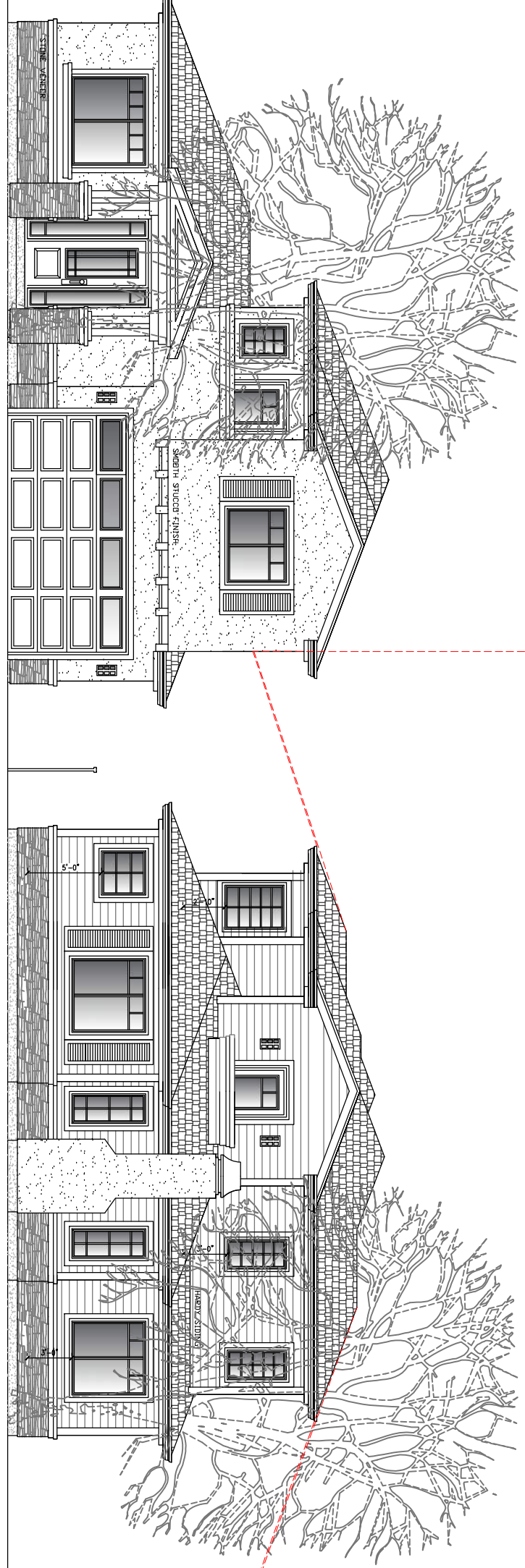
NORLAND DRIVE, SUNNYVALE, CA



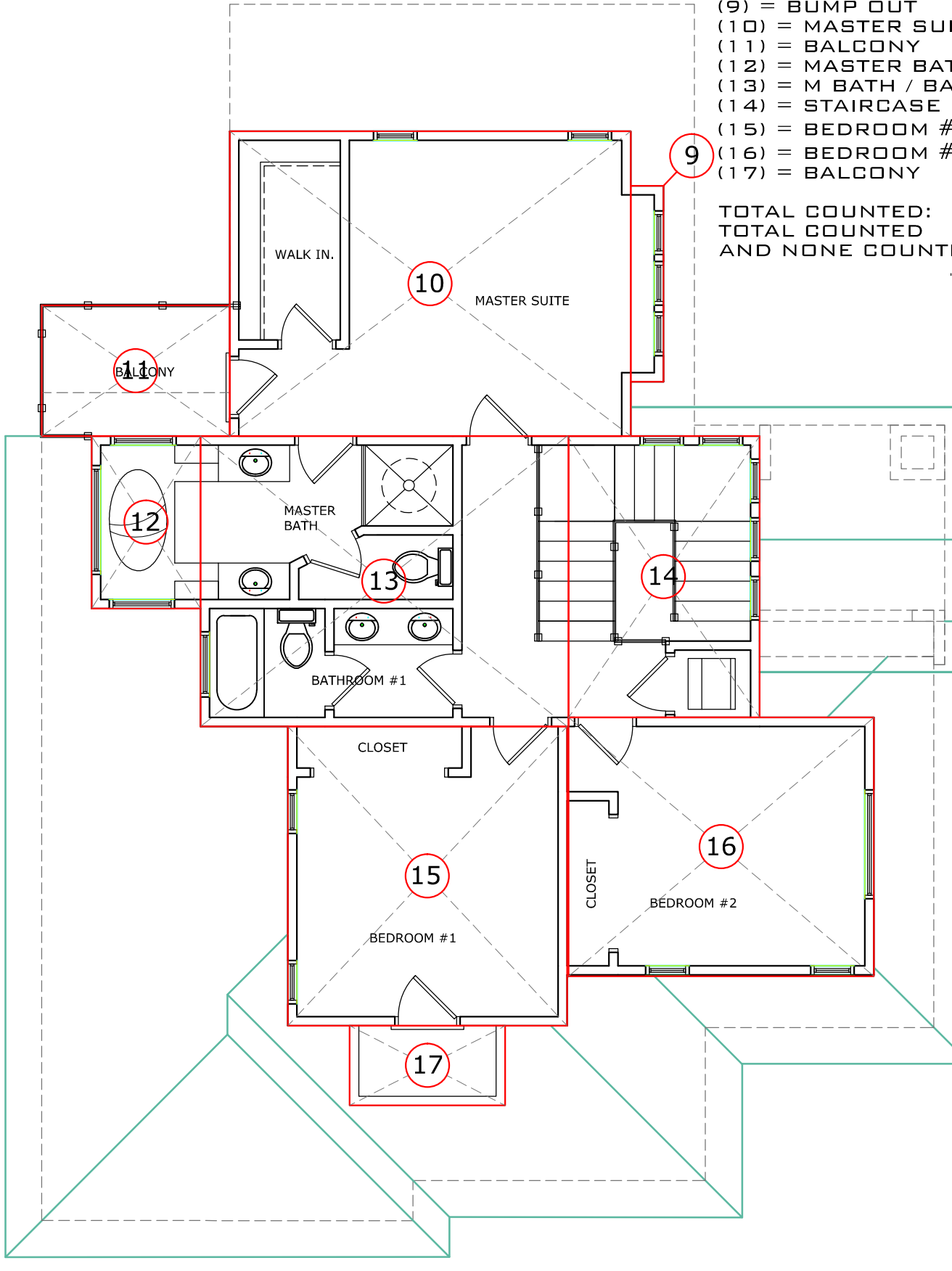
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SOLAR STUDY



(1) = ENTRY	64 SQFT.
(2) = LIVING	94 SQFT.
(3) = GUEST SUIT	151 SQFT.
(4) = OFFICE / LIVING / KITCHEN	785 SQFT.
(5) = STAIRCASE FAMILY	263 SQFT.
(6) = GARAGE / LAUNDRY	60 SQFT.
(7) = GARAGE	380 SQFT.
(8) = CHIMNEY	7.5 SQFT.
(9) = BUMP OUT	13 SQFT.
(10) = MASTER SUITE	257 SQFT.
(11) = BALCONY	51 SQFT.
(12) = MASTER BATH	39 SQFT.
(13) = M BATH / BATHROOM	225 SQFT.
(14) = STAIRCASE	113 SQFT.
(15) = BEDROOM #1	176 SQFT.
(16) = BEDROOM #2	166 SQFT.
(17) = BALCONY	26 SQFT.
TOTAL COUNTED:	2,722 SQFT.
TOTAL COUNTED AND NONE COUNTED:	2,870 SQFT.



0-1 BLOCK DIAGRAM
SCALE: N/A

REVISION
04.23.15 PLANNING SUBMITTAL

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BLOCK DIAGRAM
SOLAR STUDY

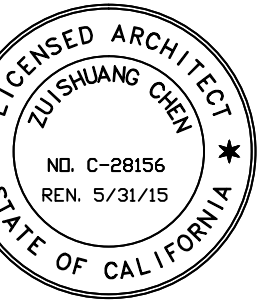
CARAGGIO PROJECT U2

CARAGIO PROJECT

NORLAND DRIVE, SUNNYVALE, CA

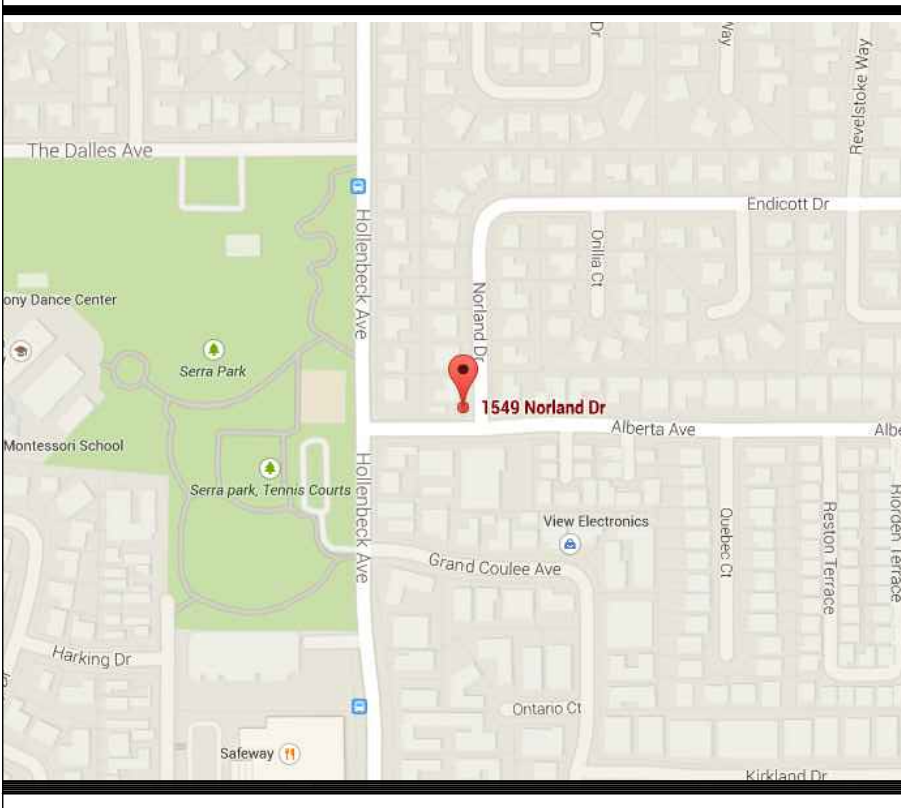


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SUNNYVALE . CALIFORNIA

PROJECT INFO PROJECT DATA SHEET INDEX GENERAL NOTES



VICINITY MAP

GENERAL INFORMATION

PROPERTY ADDRESS:	1549 NORLAND DRIVE, SUNNYVALE, CA
APN:	323-28-068
DESCRIPTION OF WORK:	<N> 2 STORY HOUSE WITH GARAGE
ARCHITECT OF RECORD:	SUSAN CHEN 20370 TOWN CENTER LN, SUITE 139 CUPERTINO, CA 95070 SCDESIGNGROUP@ATT.NET 408.865.0577
ZONING:	R-2
OCCUPANCY GROUP:	R-3
TYPE OF CONSTRUCTION:	TYPE V-B
STORIES:	TWO STORY'S

LOT SIZE:	5,499 SQ.FT.
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SET-BACK INFORMATION

SETBACK:	REQUIRED:	PROPOSED:
FRONT	20'-0"	23'-1"
SIDE	5'-0"	5'-0"
REAR	20'-0"	30'-1"
MAX. HEIGHT	30'-0"	25'-9"

NOTES

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.

FLOOR CALCULATION

EXISTING HOUSE	
FIRST FLOOR	1,846 SQ.FT.
GARAGE	424 SQ.FT.
AUXILIARY BUILDING	816 SQ.FT.
F.A.R. / LOT COV CALC: 28.3%	3,086 SQ.FT.
CODE & REGULATION	
FIRST FLOOR	1,315 SQ.FT.
SECOND FLOOR	983 SQ.FT.
GARAGE	401 SQ.FT.
EXCLUDED SQUARE FOOTAGE NOTE COVERED	
FRONT COVERED ENTRY	56 SQ.FT.
CHIMNEY	7.5 SQ.FT.
FRONT BALCONY	64 SQ.FT.
REAR BALCONY	67 SQ.FT.
F.A.R. CALC: 45%	2,474.55 SQ.FT.
F.A.R. MODIFICATION	49.35% @ 2,699 SQ.FT.
(N) TOTAL BUILDING AREA ON SITE	2,755 SQ.FT.

LOT COVERAGE	
(N) FIRST FLOOR FOOT PRINT	1,718 SQ.FT.
(N) PORCH	56 SQ.FT.
(N) FRONT BALCONY OVERHANG	7 SQ.FT.
(N) SECOND BALCONY OVERHANG + SECOND FLOOR OVERHANG	102 SQ.FT.
(N) CHIMNEY EXCLUDED UNDER REAR BALCONY	7.5 SQ.FT.
TOTAL:	1,883 SQ.FT.
TOTAL LOT COVERAGE	34.2% @ 1,883 SQ.FT.
LANDSCAPING	
(N) PAVED AREA	1,241 SQ.FT.
(N) GRASS AREA	986 SQ.FT.
(N) IVY AND GROUND	1,498 SQ.FT.
TOTAL LANDSCAPED AREA:	2,484 SQ.FT.

CODE & REGULATION

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.

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:

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- 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

ARCHITECTURAL

A-0.0	COVER SHEET
A-0.1	FULL SITE PLAN SUBDIVISION DEVELOPMENT
A-0.2	EXISTING HOME SITE AND PHOTOS
A-1.0	PROPOSED 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

STRUCTURAL

ADDITIONAL NOTES:

THE ROOF WILL COMPLY WITH COOL ROOF REQUIREMENTS OF THE 2013 C.E.C. 2013 110.8

NFPA 13D AUTOMATIC SPRINKLER SYSTEM WILL BE INSTALLED. PLANS TO BE DEFERRED

FINISHED ROOFING MATERIAL SHALL BE INSTALLED AND COMPLETED PRIOR TO FRAME INSPECTION.

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)

PROPERTY LINE SURVEY WILL BE COMPLETED BY A LICENSED SURVEYOR AND PROVIDED TO THE BUILDING INSPECTOR PRIOR TO FOUNDATION INSPECTION.

BUILDING HEIGHT VERIFICATION WILL BE COMPLETED BY A LICENSED SURVEYOR AND PROVIDED TO THE BUILDING INSPECTOR PRIOR TO FRAMING INSPECTION.

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ADDITIONAL NOTES:

PUBLIC WORKS NOTES:

- WATER METER MAY BE UPGRADED / UPSIZED TO 1" RADIO READ PER CITY'S APPROVAL
- NEW SEWER CLEANOUT PER CITY'S STANDARD DETAIL 15A PER AVAILABLE CITY'S UTILITY BLOCK MAP. PLEASE FIELD VERIFY THE EXISTING SEWER BEFORE INSTALLATION.
- REMOVE THE EXISTING DRIVEWAY APPROACH AND RECONSTRUCT A NEW DRIVEWAY APPROACH PER CURRENT CITY'S STANDARD REQUIREMENTS AND NOT COMPLY WITH ADA REQUIREMENTS.
- CITY STREET TREE IN PARK-STRIP

FIRE ADDITION NOTES:

FIRE ADDITION NOTES:

GENERAL NOTES

- WORKING HOURS: NO WORK SHALL COMMENCE ON THE JOB SITE PRIOR TO 7:00 A.M. NOR CONTINUE LATER THAN 6:00 P.M., MONDAY THROUGH FRIDAY, 8:00 A.M. NOR CONTINUE LATER THAN 5:00 P.M. SATURDAY AND NO WORK ON SUNDAY OR NATIONAL HOLIDAYS. 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.
- 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.
- 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.
- 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.
- IN CASE OF ANY DISCREPANCY IN THE CONTRACT DOCUMENTS, CONSULT THE ARCHITECT BEFORE PROCEEDING.
- 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.
- VERIFY ALL DIMENSIONS ON THE JOB SITE PRIOR TO ORDERING OR MANUFACTURING.
- 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.
- 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.
- 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.
- 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.
- 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.
- ALL FASTENING DEVICES TO BE CONCEALED, UNLESS OTHERWISE SHOWN.
- WEATHER-STRIP ALL EXTERIOR DOORS AND WINDOWS.
- 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.
- 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.

REVISION	04.23.15	PLANNING SUBMITAL
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PROJECT NO.	1504	DATE	04.23.15
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SITE PLAN

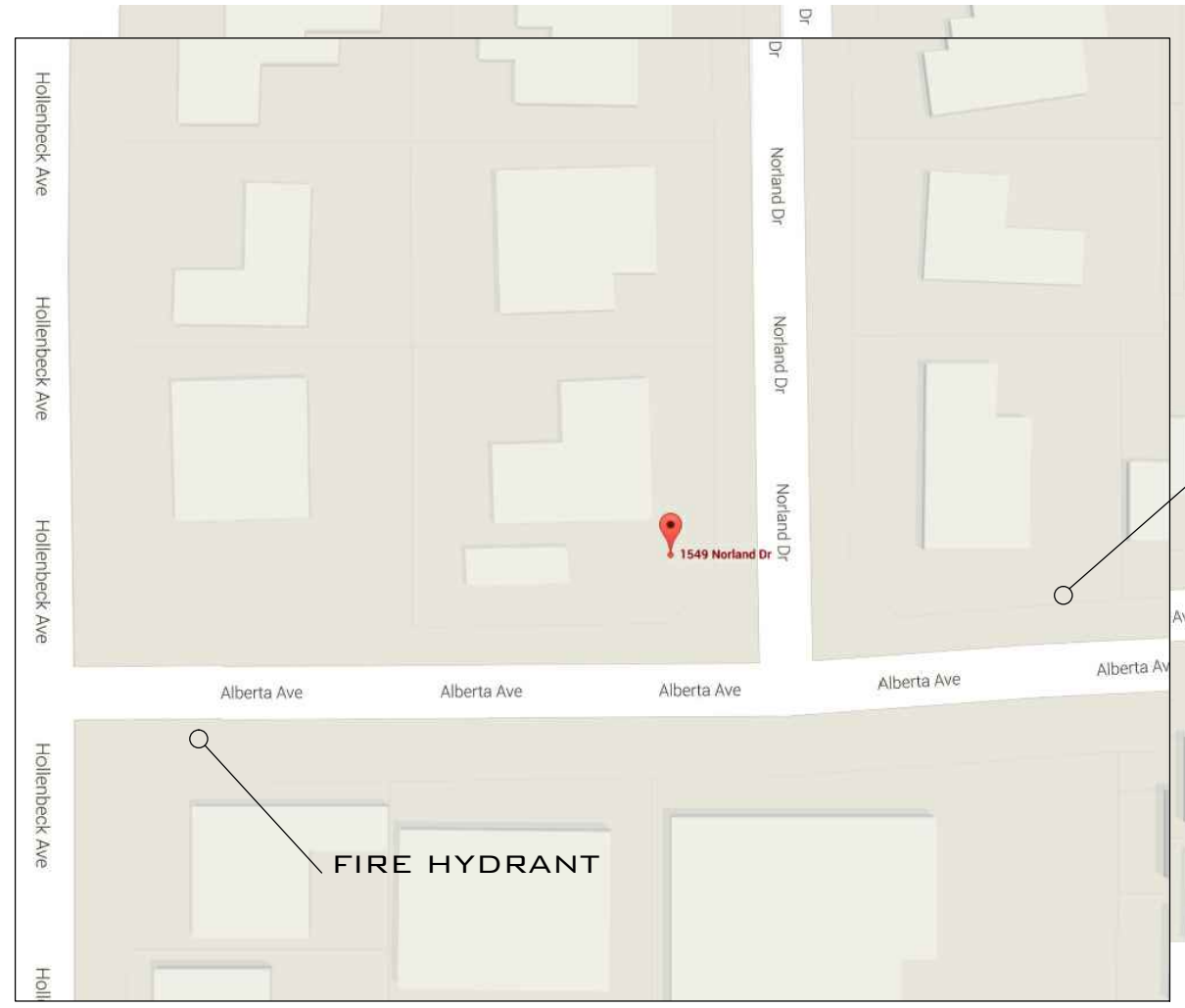
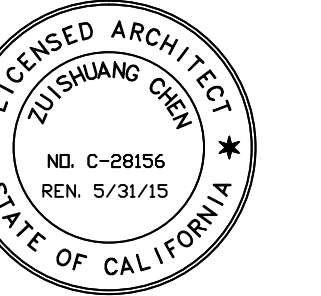
A-0.0

CARAGIO PROJECT

NORLAND DRIVE, SUNNYVALE, CA



20370 TOWN CENTER LN
SUITE 139
CUPERTINO, CA 95014
408.865.0577

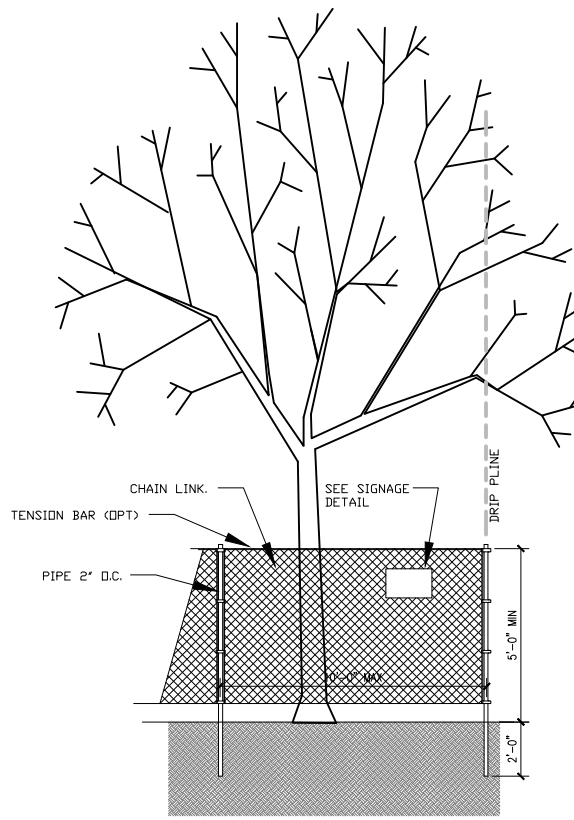


FIRE HYDRANT

FIRE HYDRANT

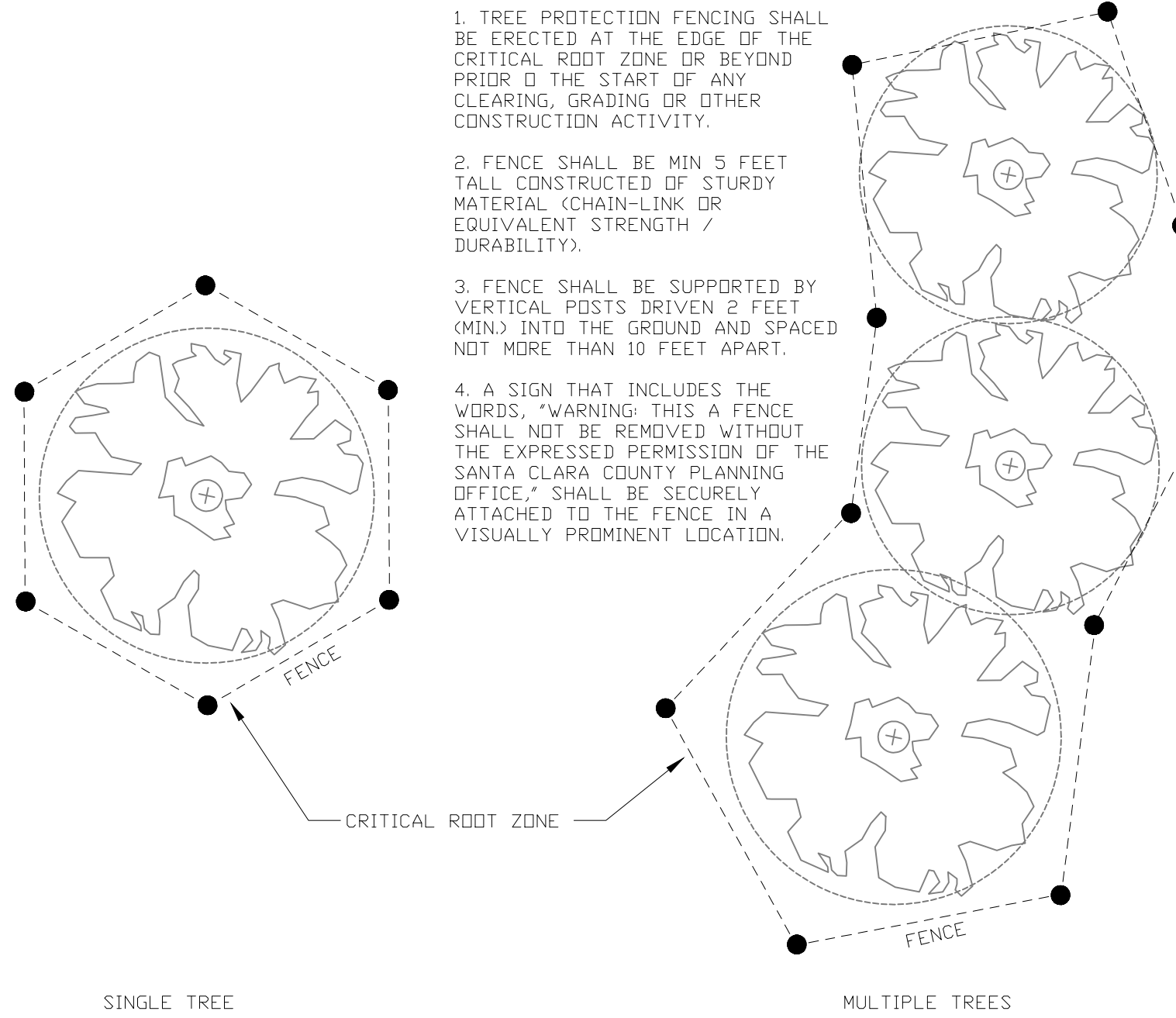
NOTE: UNITE 1 AND 2 ARE FULLY ACCESSIBLE PER FIRE SAFETY REQUIREMENTS OF 150 FEET FROM EVERY POINT OF THE EXTERIOR WALL OF EACH HOUSE ON SITE FOR AN APPROVED EMERGENCY VEHICLE ACCESS ROAD. THE FURTHEST POINT OF A WALL ON THE SITE IS AT 71' PER UNITE 2

SCALE: 1"=10'



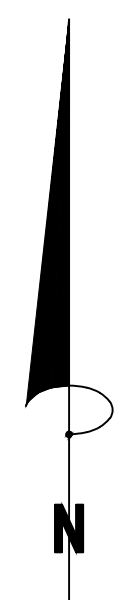
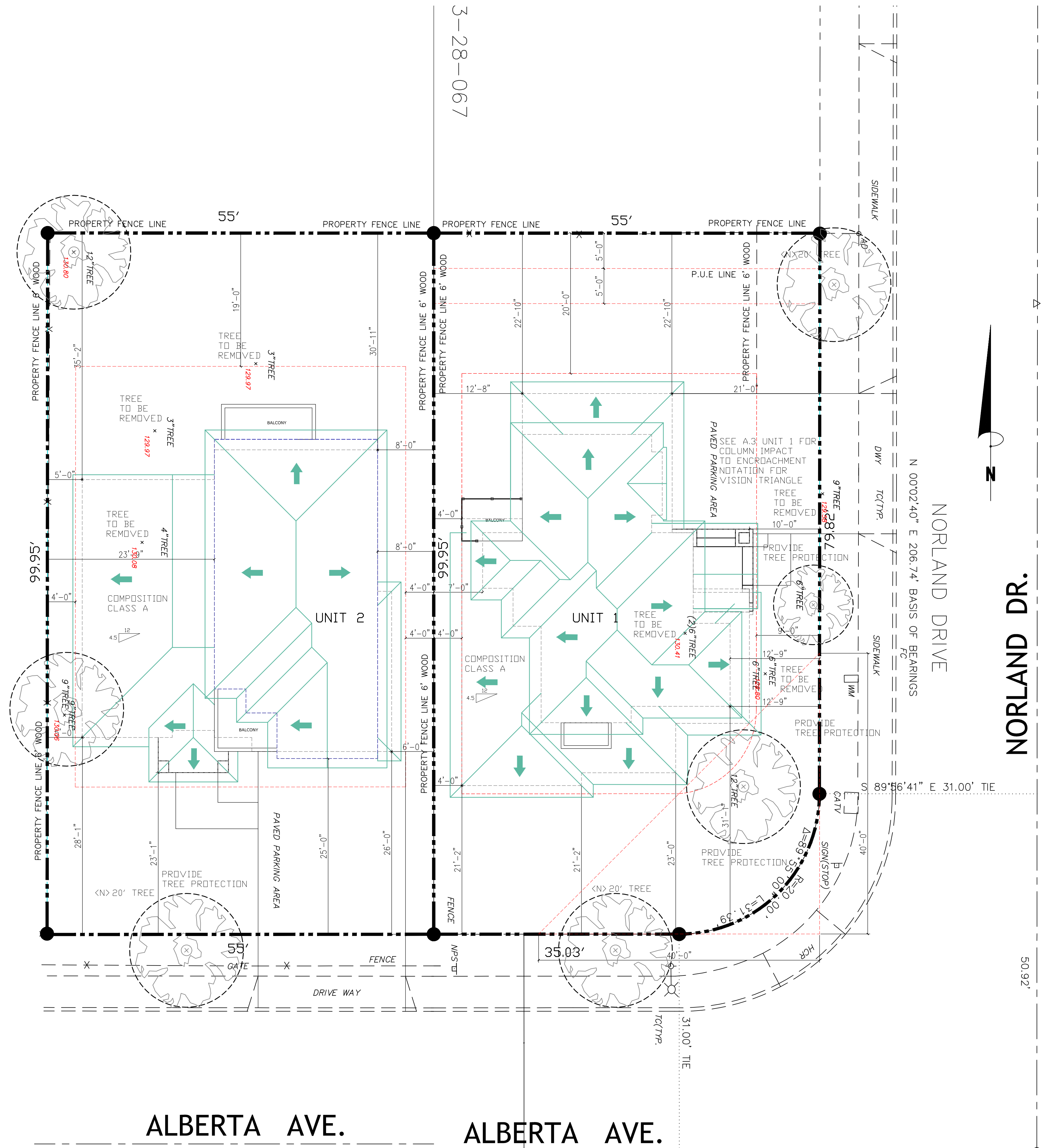
NOTES:

1. TREE PROTECTION FENCING SHALL BE ERRECTED AT THE EDGE OF THE CRITICAL ROOT ZONE OR BEYOND PRIOR TO THE START OF ANY CLEARING, GRADING OR OTHER CONSTRUCTION ACTIVITY.
2. FENCE SHALL BE MIN 5 FEET TALL, CONSTRUCTED OF STURDY MATERIAL (CHAIN-LINK OR EQUIVALENT STRENGTH / DURABILITY).
3. FENCE SHALL BE SUPPORTED BY VERTICAL POSTS DRIVEN 2 FEET (MIN) INTO THE GROUND AND SPACED NOT MORE THAN 10 FEET APART.
4. A SIGN THAT INCLUDES THE WORDS: "WARNING THIS A FENCE SHALL NOT BE REMOVED WITHOUT THE EXPRESSED PERMISSION OF THE SANTA CLARA COUNTY PLANNING OFFICE." SHALL BE SECURELY ATTACHED TO THE FENCE IN A VISUALLY PROMINENT LOCATION.



SINGLE TREE

MULTIPLE TREES



NORLAND DR.

NORLAND DRIVE

ALBERTA AVE.

ALBERTA AVE.

-1-0 PROPOSED SITE PLAN UNITE 1 AND 2
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 <N> 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.

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SITE PLAN
LANDSCAPE
CALCULATION

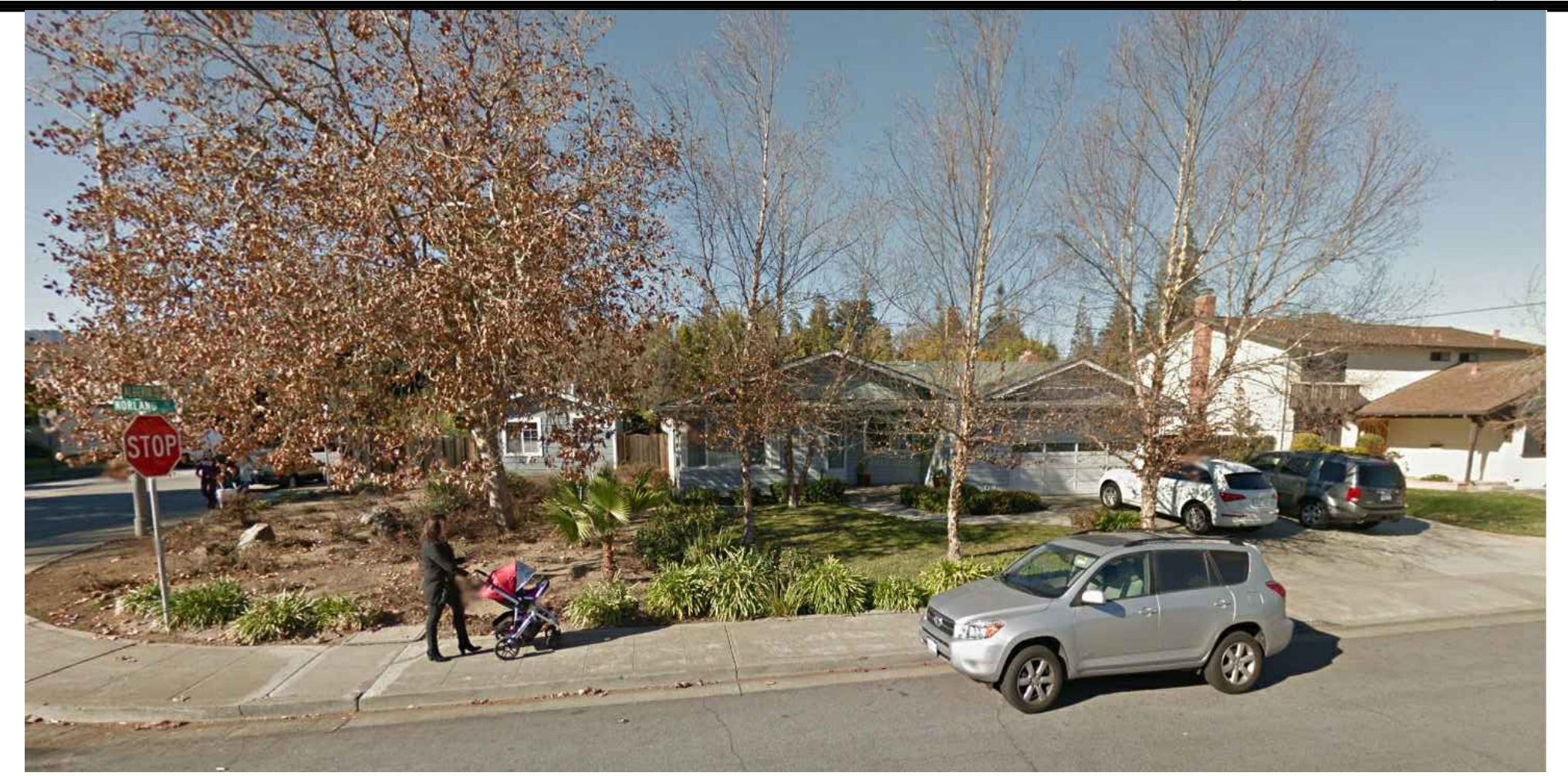
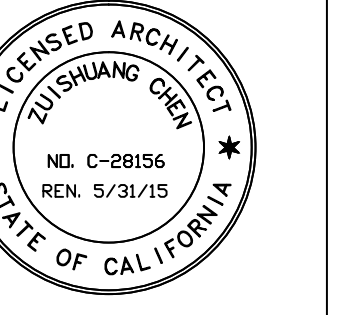
A-1.0

CARAGIO PROJECT

NORLAND DRIVE, SUNNYVALE, CA



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SUITE 139
CUPERTINO, CA 95014
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0-1 EXISTING HOUSE ELEVATION FRONT



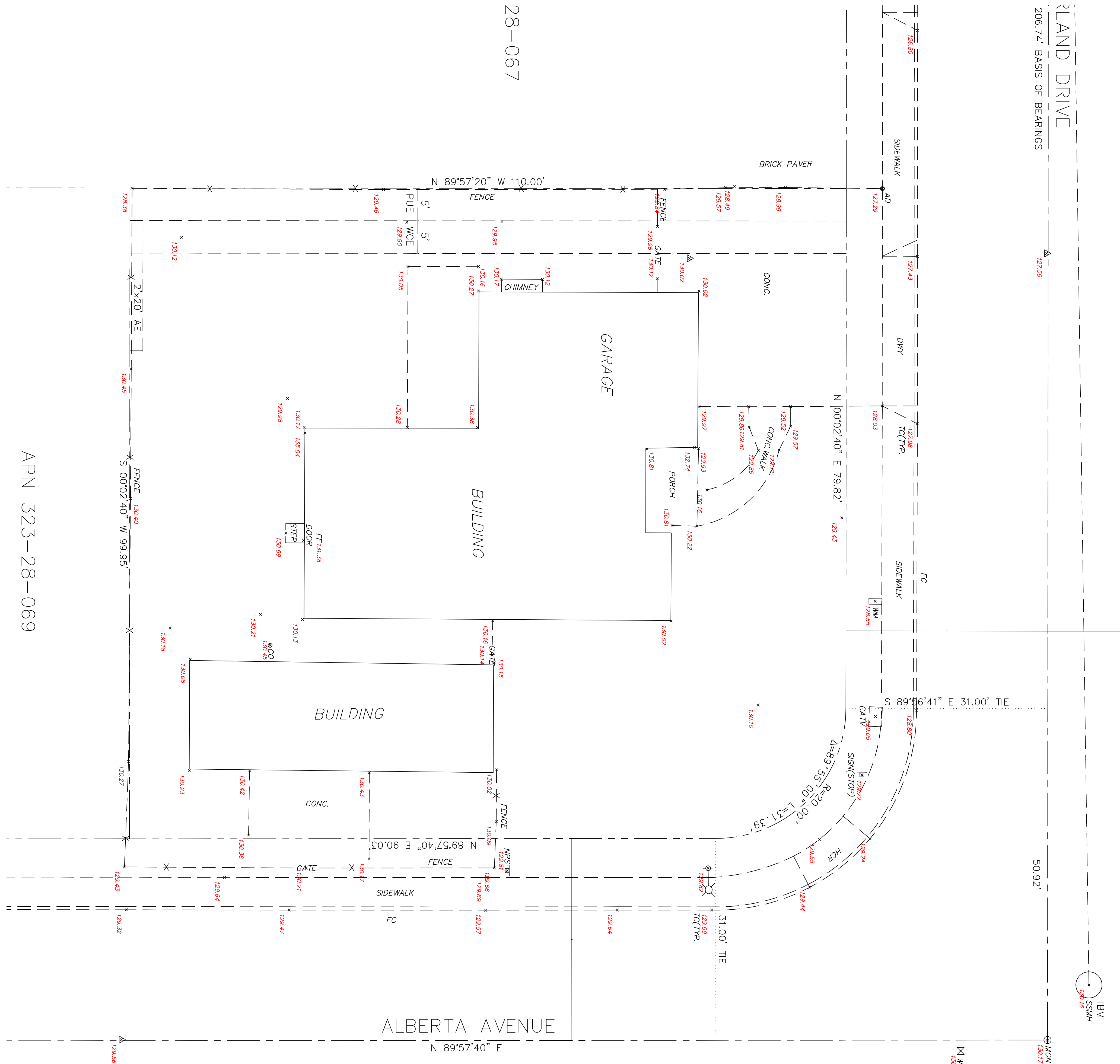
0-2 EXISTING HOUSE ELEVATION FRONT LEFT



0-3 EXISTING ELEVATION LEFT FRONT



0-4 EXISTING ELEVATION LEFT



APN 323-28-069

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

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EXISTING SITE PLAN
EXISTING ELEVATIONS

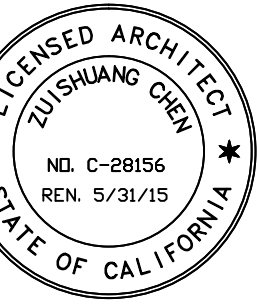
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CARAGIO PROJECT

NORLAND DRIVE, SUNNYVALE, CA



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408.865.0577



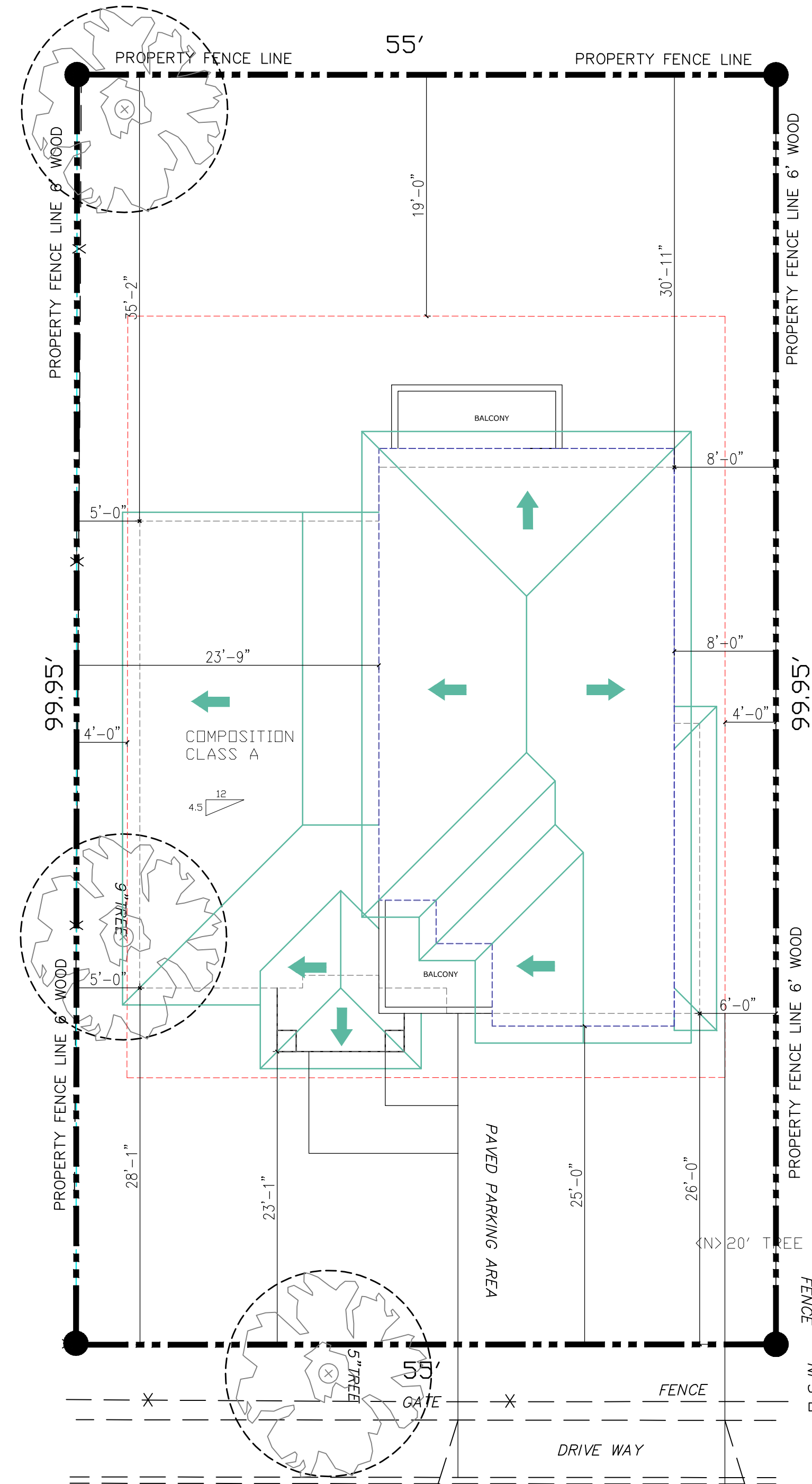
LANDSCAPE PLANTS USED AT THE SITE AT IVY AND GROUND AREAS:

COFFEEBERRY - HEIGHT 6'-8'X3'-4' WATER USE SEMI-DRY /SEMI-MOIST

HEART-LEAVED PENSTEMON - HEIGHT 3'-4'X3'-4' WATER USE SEMI-DRY

TOYON OR CHRISTMAS HOLLY BERRY - 6'-8'X4'-5' WATER USE DRY TO SEMI-DRY

ISLAND BUSH SNAPDRAGON - HEIGHT 3'-3' WATER USE DRY TO SEMI-DRY



ALBERTA AVE.

-1-0 PROPOSED SITE PLAN UNITE 2

SCALE: 1/8" = 1'-0"

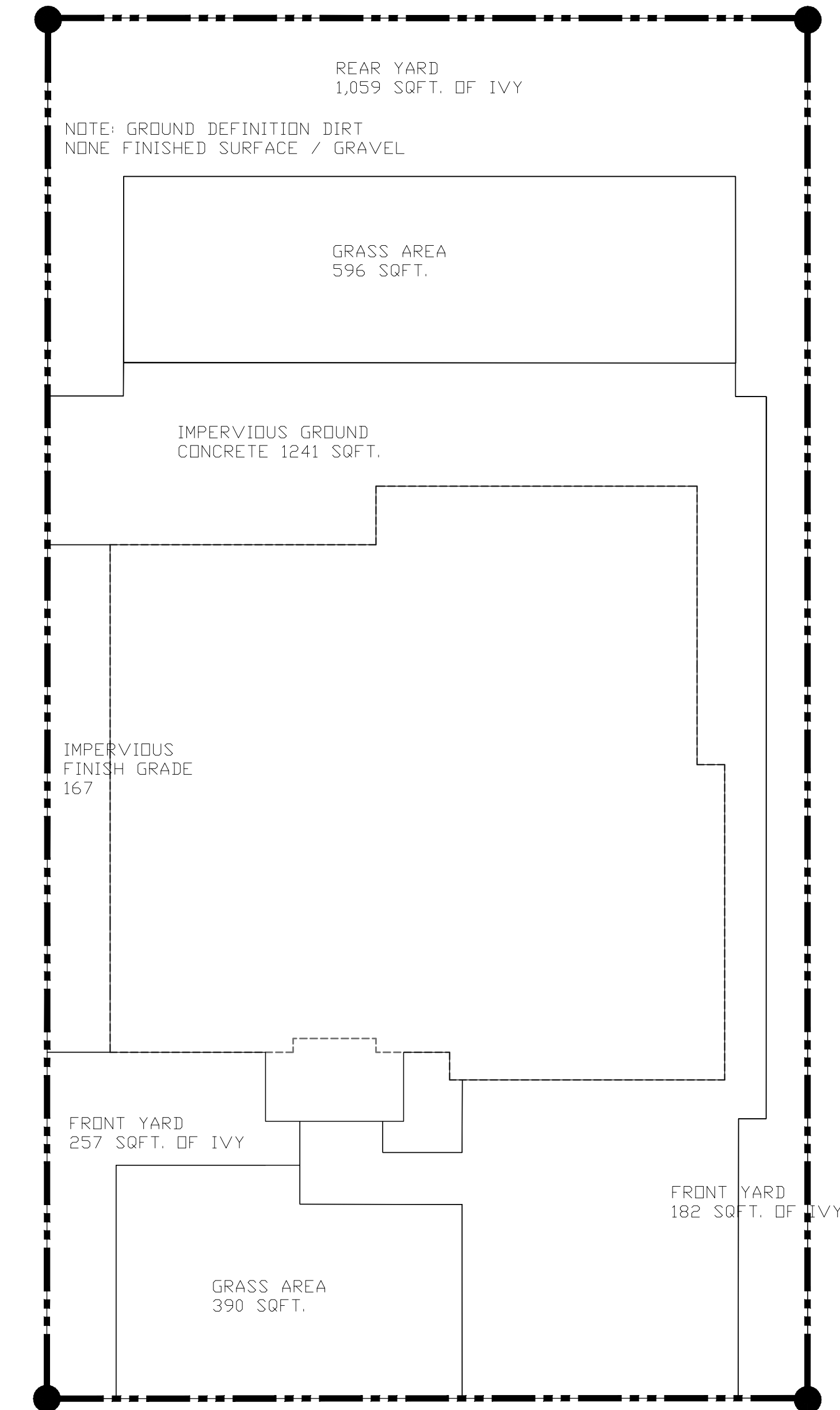
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-0-0 PROPOSED LANDSCAPE CALC

0 4' 8' 16'



SCALE: 1/8" = 1'-0"



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SITE PLAN
LANDSCAPE
CALCULATION

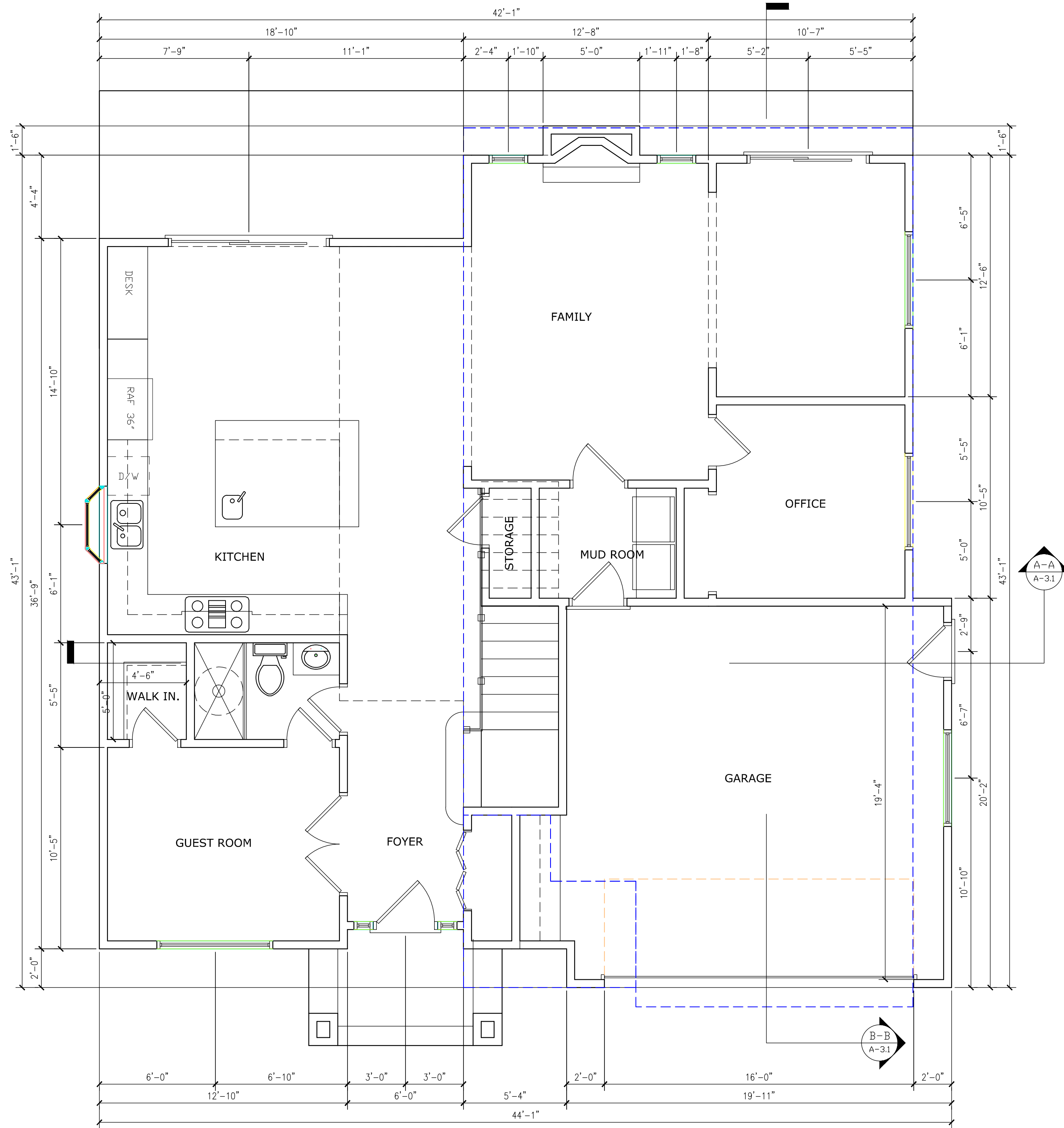
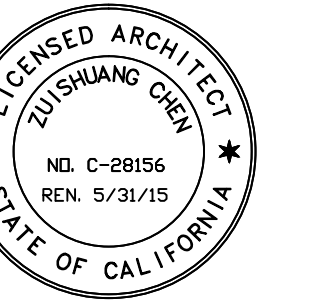
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CARAGIO PROJECT

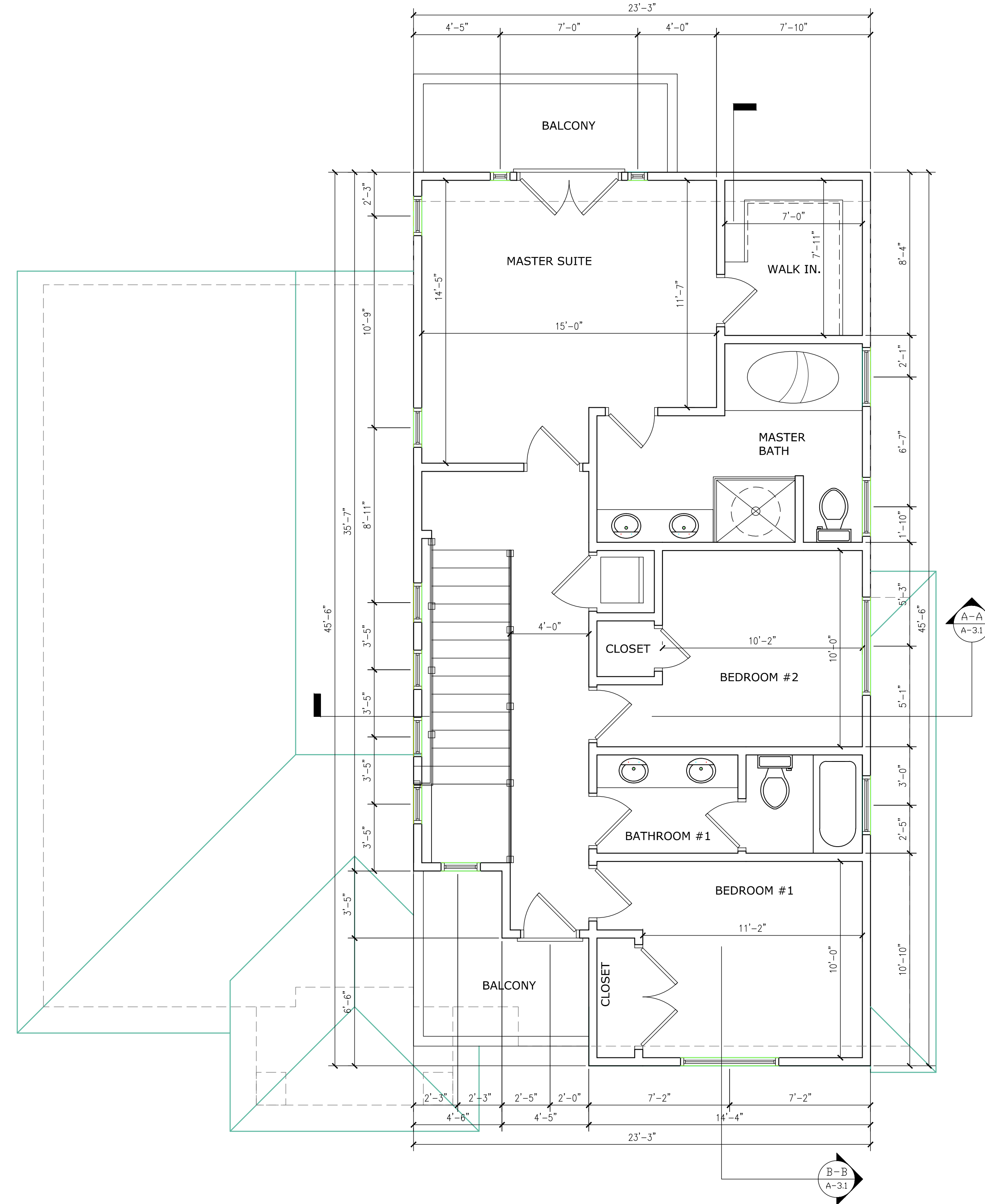
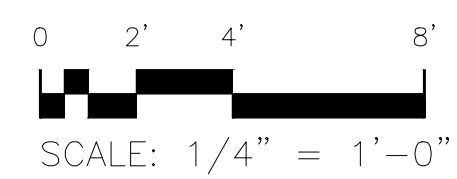
NORLAND DRIVE, SUNNYVALE, CA



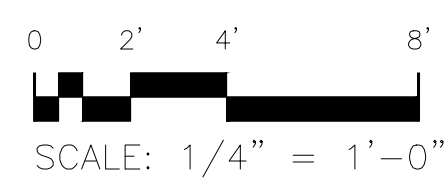
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-1-0 PROPOSED FIRST FLOOR



-2-0 PROPOSED SECOND FLOOR



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PROPOSED FLOORPLAN ELECTRICAL

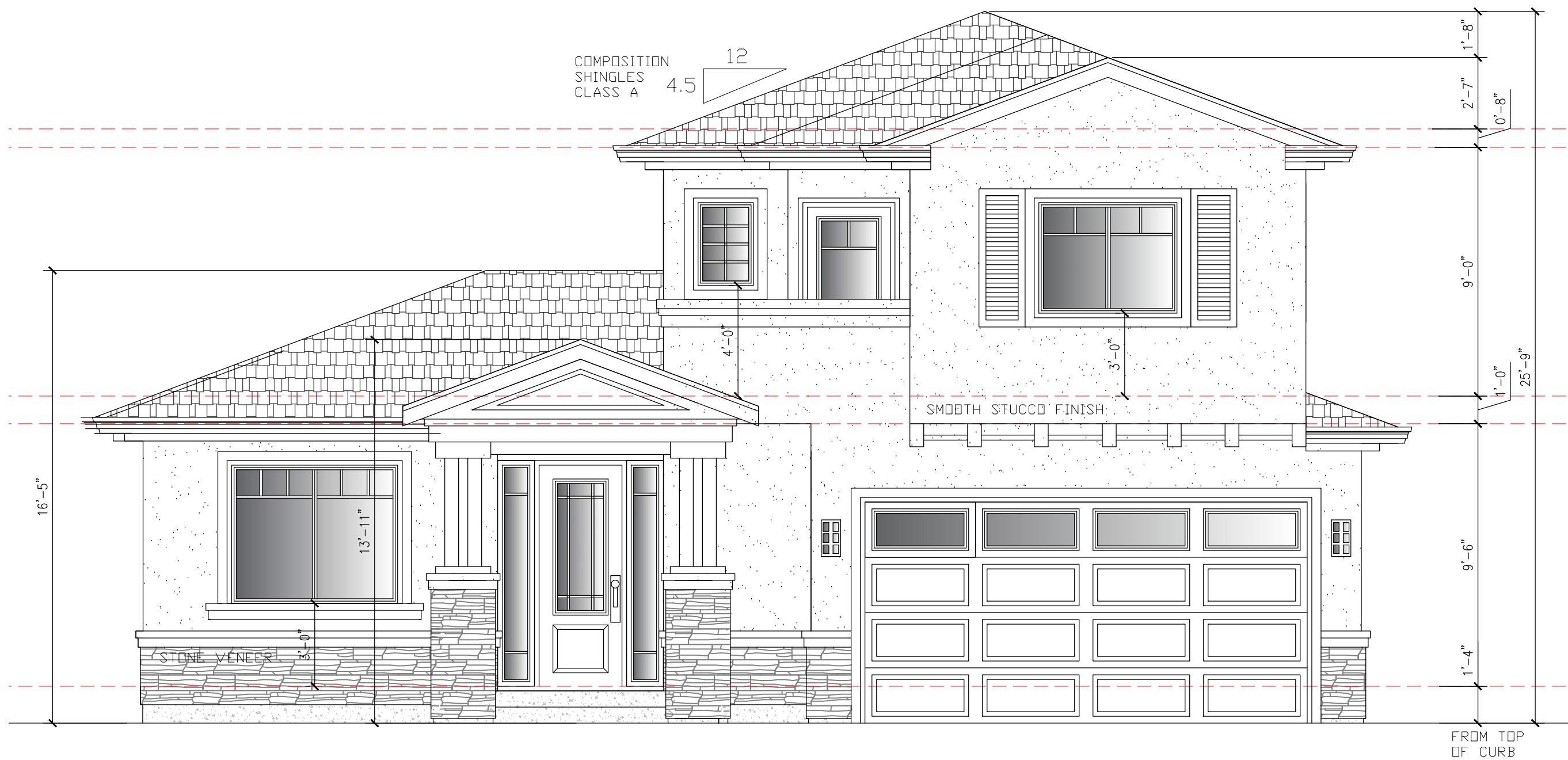
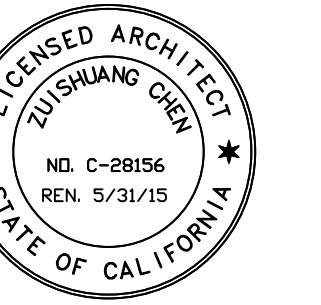
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CARAGIO PROJECT

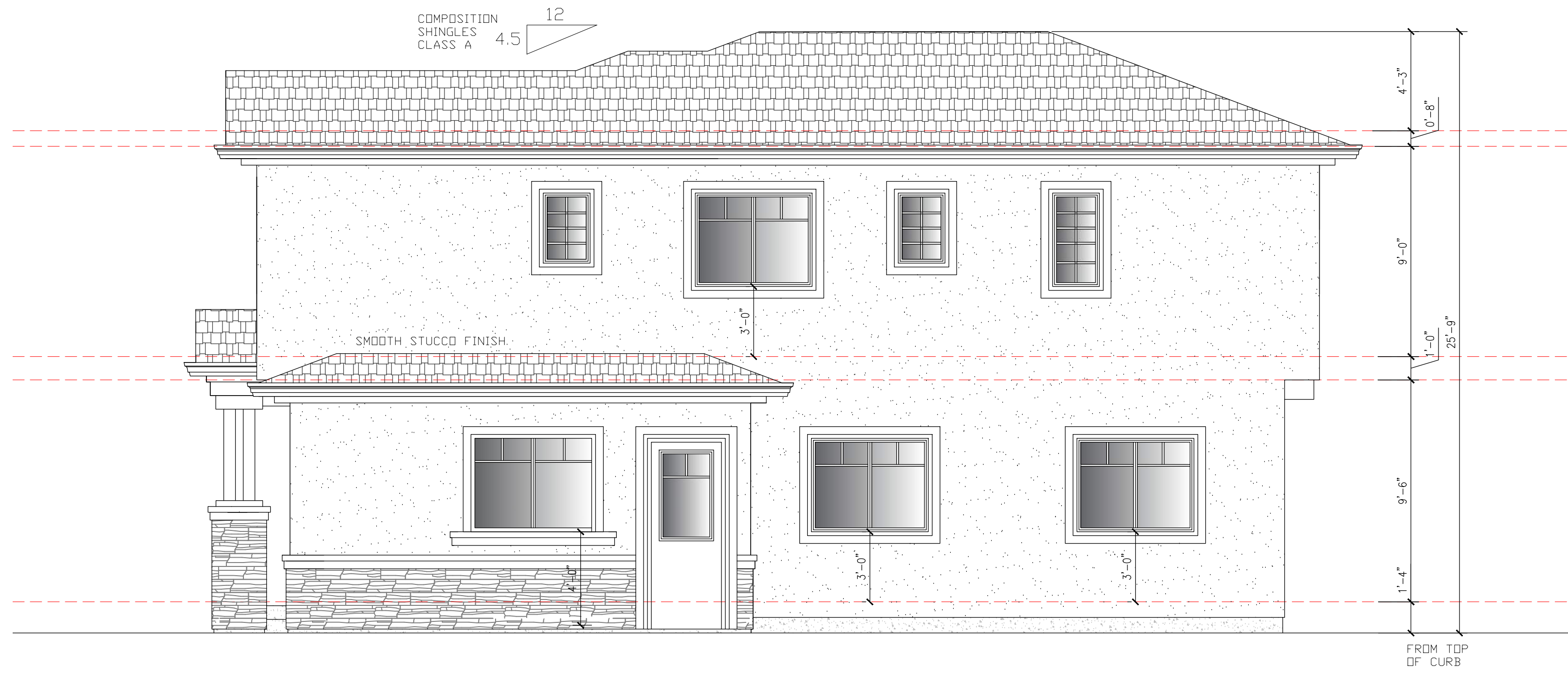
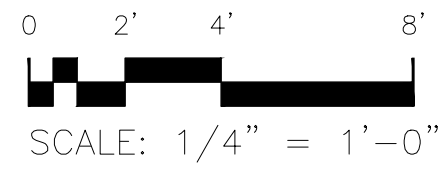
NORLAND DRIVE, SUNNYVALE, CA



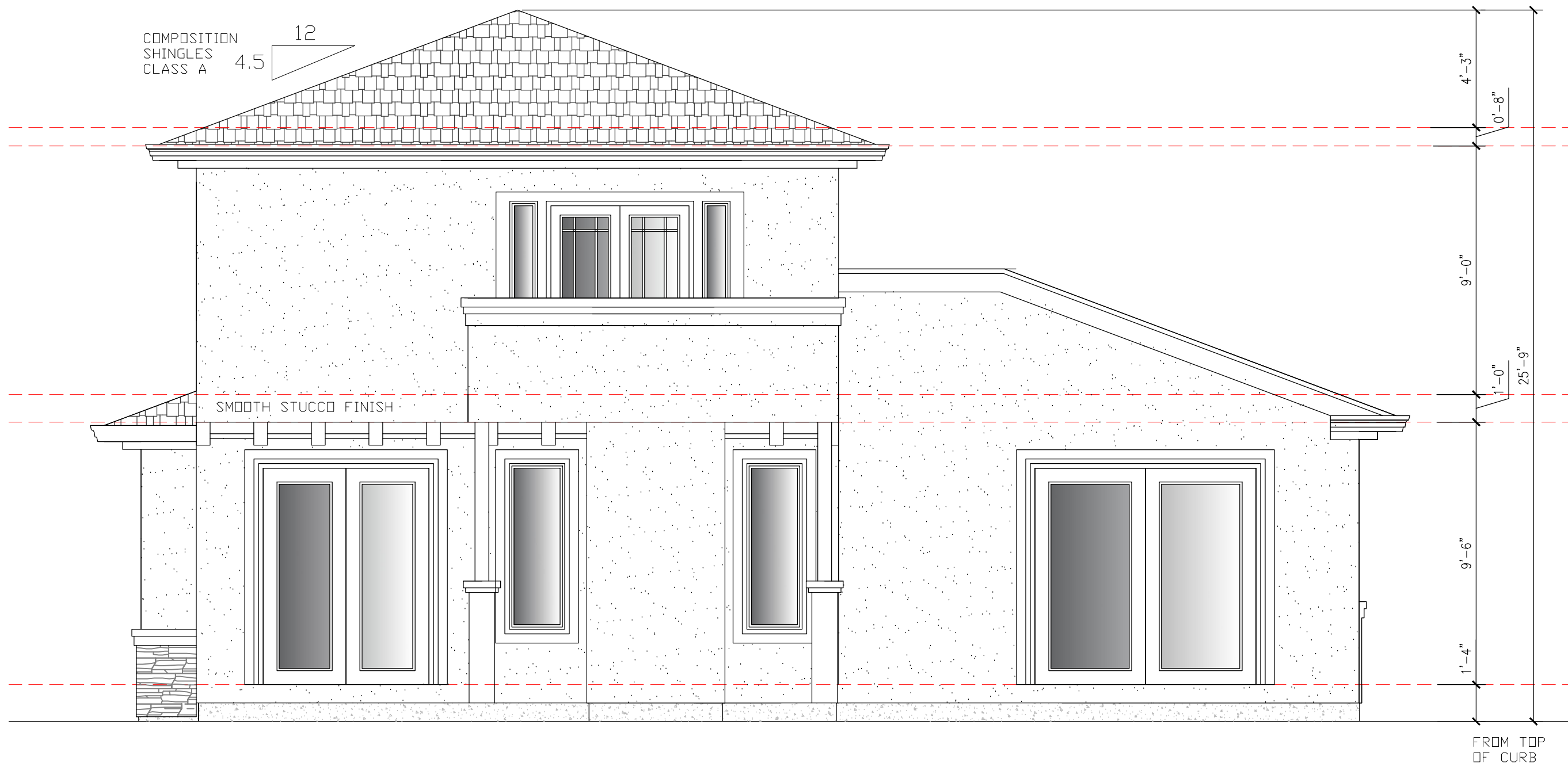
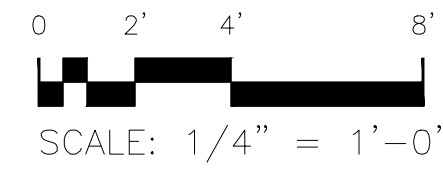
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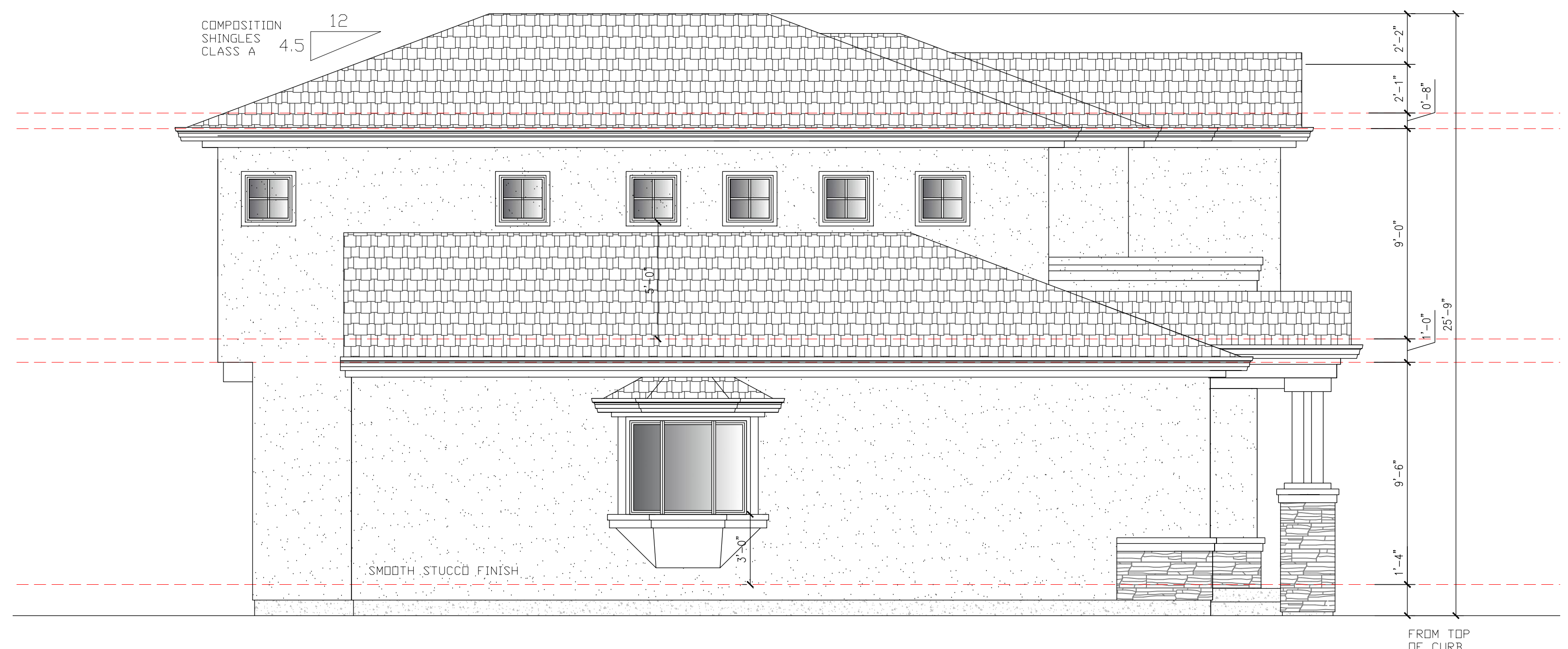
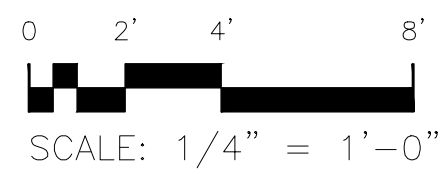
1-0 PROPOSED ELEVATION FRONT



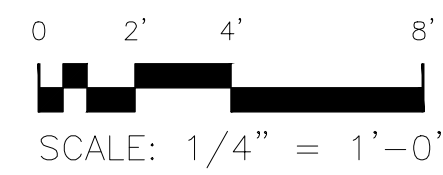
2-0 PROPOSED ELEVATION RIGHT SIDE



3-0 PROPOSED ELEVATION REAR



4-0 PROPOSED ELEVATION LEFT SIDE



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PROPOSED ELEVATIONS

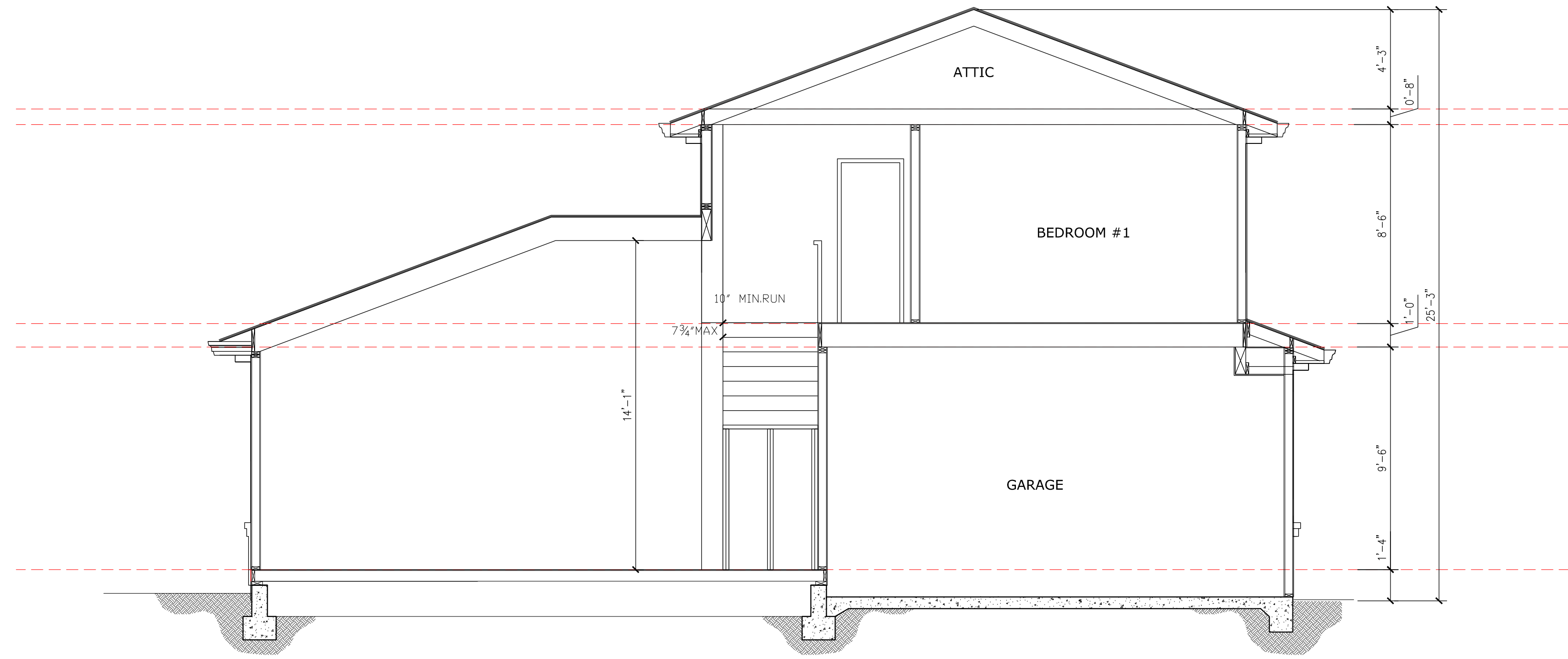
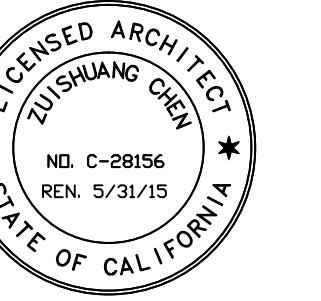
A3.0

CARAGIO PROJECT

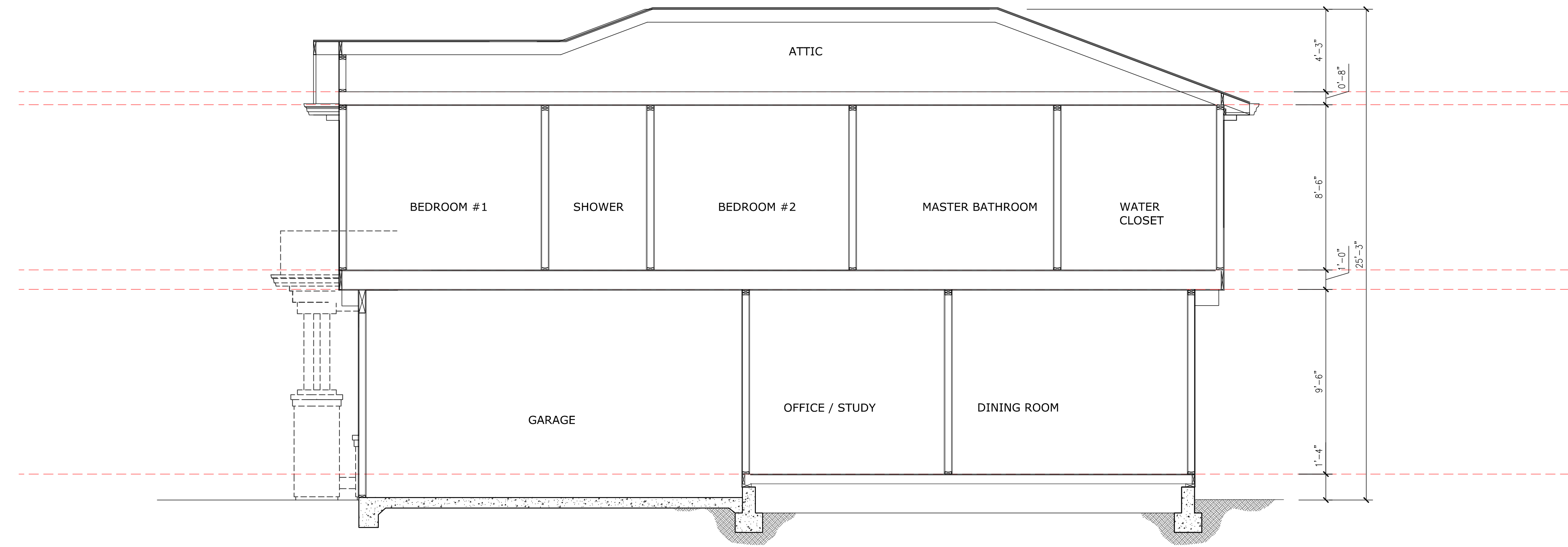
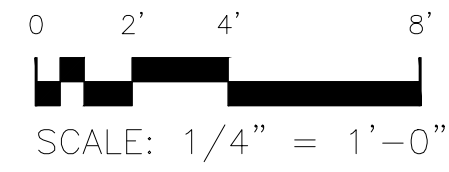
NORLAND DRIVE,
SUNNYVALE, CA



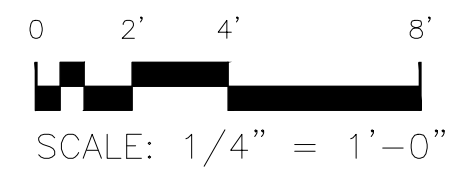
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— A-A PROPOSED CROSS SECTION



— B-B PROPOSED CROSS SECTION



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PROPOSED
CROSS
SECTION
LANDSCAPE
CALCULATION

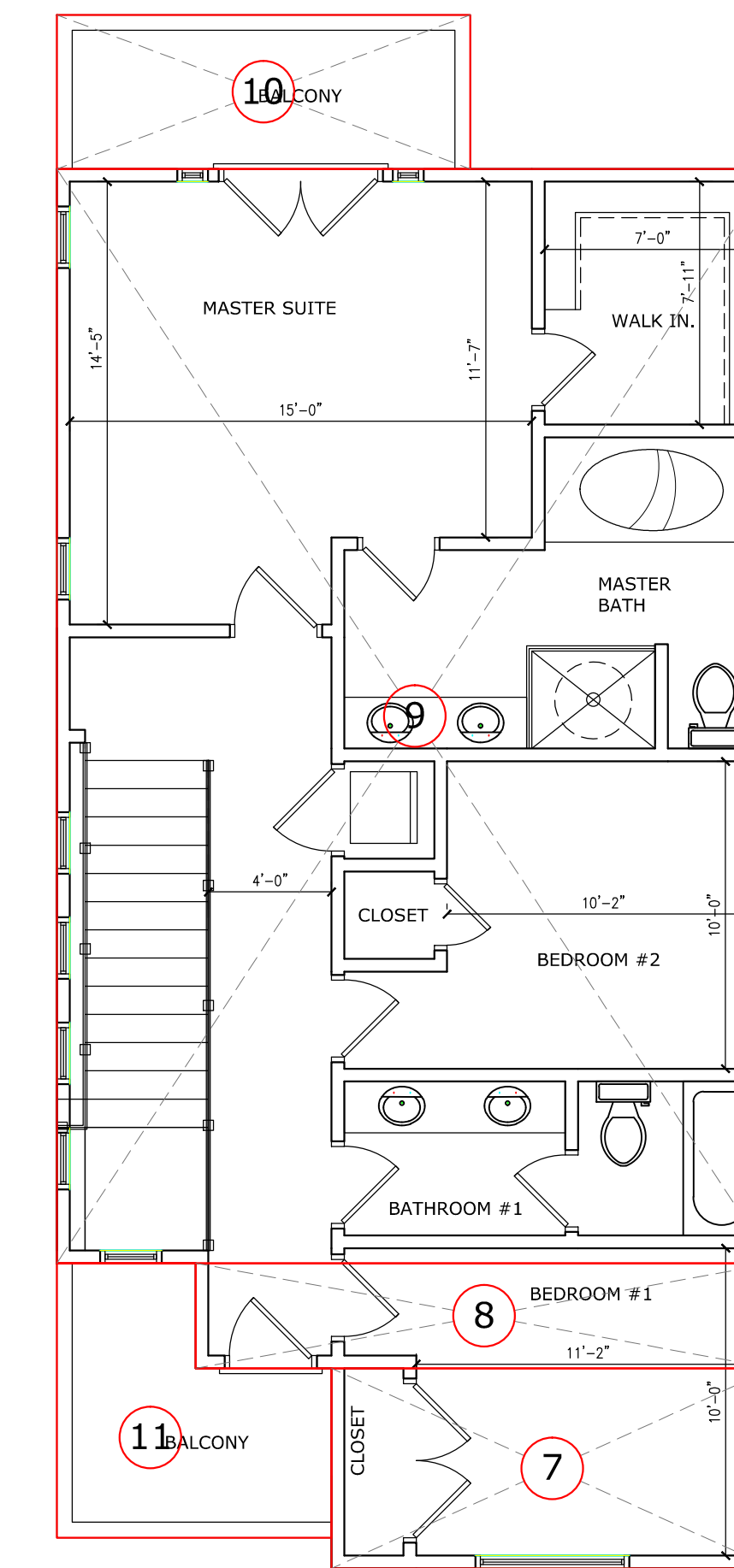
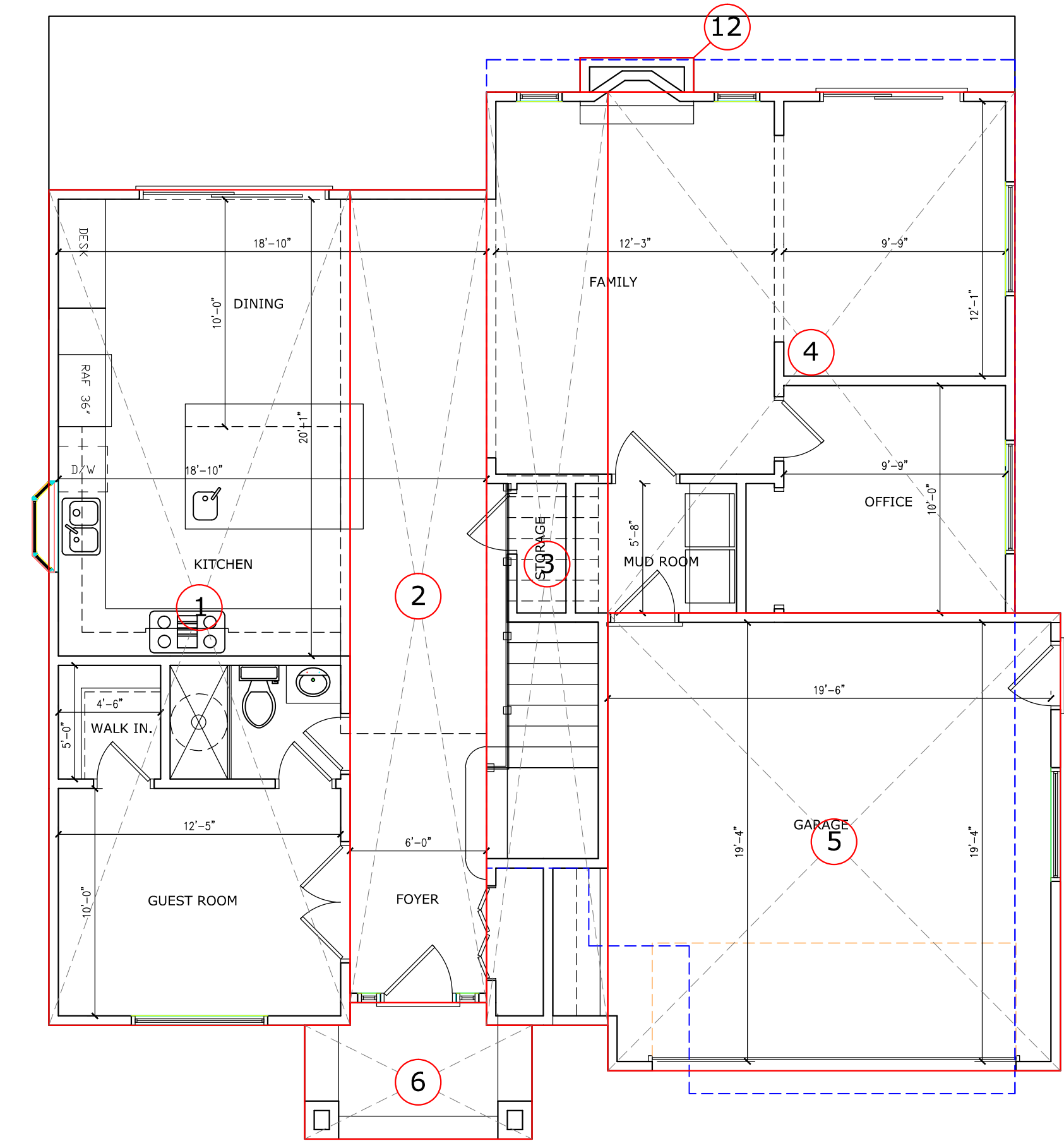
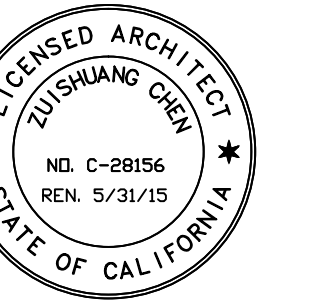
A3.1

CARAGIO PROJECT

NORLAND DRIVE, SUNNYVALE, CA



20370 TOWN CENTER LN
SUITE 139
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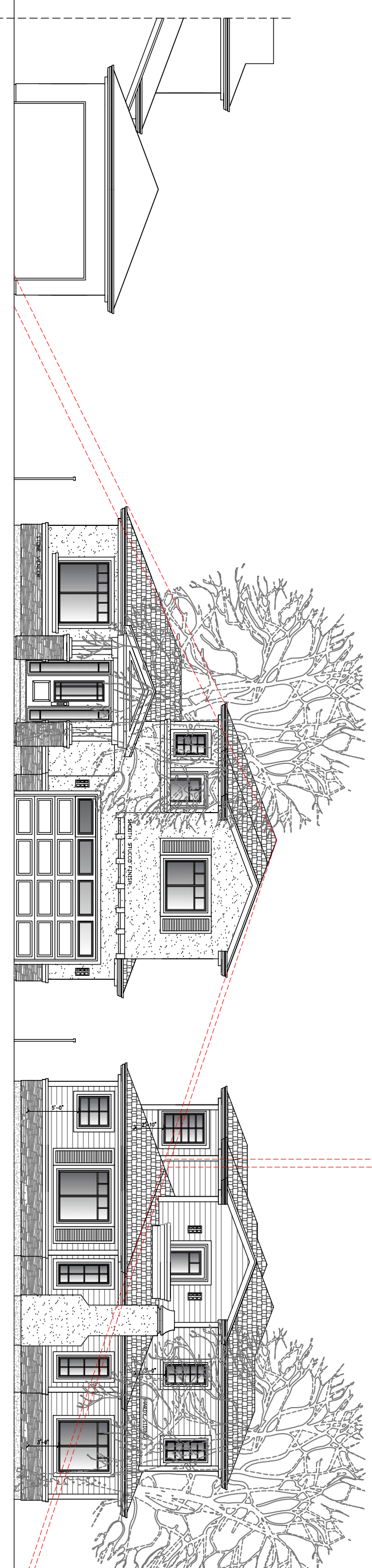
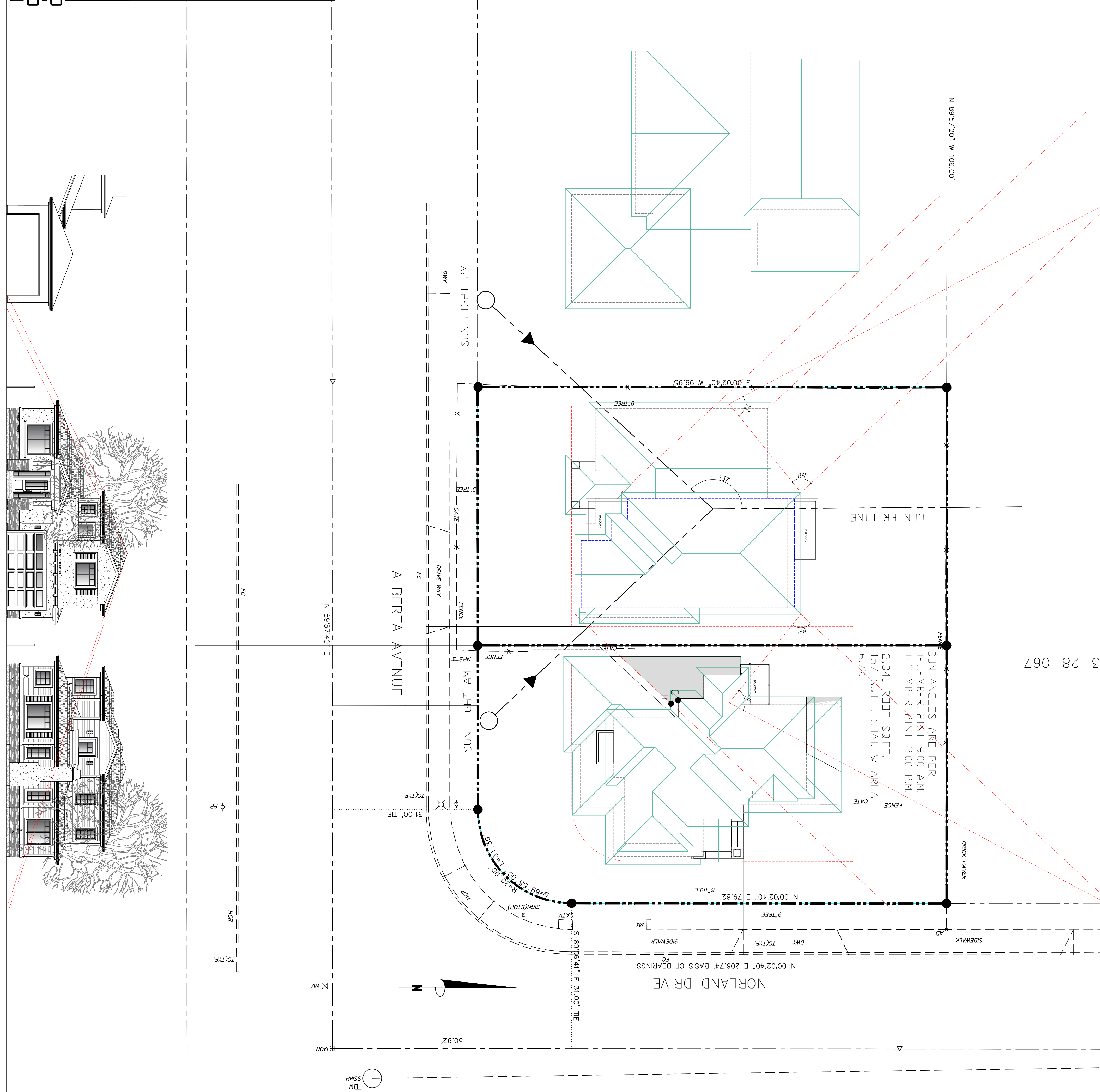


- (1) = KITCHEN / OFFICE 472 SqFT.
- (2) = ENTRY / LIVING 214 SqFT.
- (3) = STAIRCASE / LIVING 219 SqFT.
- (4) = GREAT ROOM / OFFICE 410 SqFT.
- (5) = GARAGE 401 SqFT.
- (6) = COVERED ENTRY 56 SqFT.
- (7) = BEDROOM 1 93 SqFT.
- (8) = BEDROOM 1 AND 2 64 SqFT.
- (9) = MASTER BEDROOM 826 SqFT.
- (10) = BALCONY REAR 67 SqFT.
- (11) = BALCONY FRONT 64 SqFT.
- (12) = CHIMNEY 7.5 SqFT.

TOTAL COUNTED: 2,699 SqFT.
TOTAL COUNTED AND NONE COUNTED: 2,896 SqFT.

— 0 - 1 BLOCK DIAGRAM
SCALE: N/A

— 0 - 0 SOLAR STUDY



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BLOCK
DIAGRAM
SOLAR STUDY

TENTATIVE MAP FOR 2 LOT SUBDIVISION 1549 NORLAND DRIVE CITY OF SUNNYVALE, SANTA CLARA COUNTY, CALIFORNIA FOR: MARK CARAGIO

GENERAL NOTES:

1. OWNER / DEVELOPER: MARK CARAGIO
1616 NORTH WATSON PL
EAGLE, ID 83616
2. ARCHITECT: S C DESIGN GROUP
20370 TOWN CENTER LANE, SUITE 139
CUPERTINO, CA 95014
3. CIVIL ENGINEER: GREEN CIVIL ENGINEERING, INC
204 EAST 2nd AVENUE #820
SAN MATEO, CA 94401
4. SURVEYOR: MISSION ENGINEERS, INC.
2355 DE LA CRUZ BLVD.
SANTA CLARA, CA 95050
5. MAP PREPARED BY: CHIN HANG WONG
GREEN CIVIL ENGINEERING, INC
204 EAST 2nd AVENUE #820
SAN MATEO, CA 94401
6. APN: 323-28-068
7. EXISTING LAND USE: RESIDENTIAL (1 UNIT)
8. EXISTING ZONING: R-2
9. ACREAGE OF PROPOSED LOT:
0.25± ACRE
0.124± ACRE (LOT #1)
0.126± ACRE (LOT #2)
10. TOTAL NO. OF PROPOSED UNITS: 2
11. UTILITIES:
WATER SUPPLY: CITY OF SUNNYVALE
STORM DRAINAGE: CITY OF SUNNYVALE
SEWAGE DISPOSAL: CITY OF SUNNYVALE
FIRE DISTRICT: SUNNYVALE DEPARTMENT OF PUBLIC SAFETY FIRE SERVICES BUREAU
GAS & ELECTRIC: PACIFIC GAS & ELECTRIC
TELEPHONE: AT&T
CABLE TV: COMCAST
12. ALL EXISTING BUILDINGS TO BE REMOVED

PURPOSE:

LOT 9 OF THE NORLAND SUBDIVISION IN THE CITY OF SUNNYVALE, COUNTY OF SANTA CLARA, CALIFORNIA, TO BE DIVIDED INTO 2 RESIDENTIAL UNITS.

BASIS OF BEARINGS:

THE BEARING N 00°02'40" W OF THE CENTER LINE OF NORLAND DRIVE BETWEEN TWO FOUND CITY MONUMENTS AS SHOWN ON MAP OF TRACT NO. 3789, BK 185 M PG. 3 WAS TAKEN AS THE BASIS OF BEARINGS SHOWN HEREON.

SITE BENCHMARK:

BENCHMARK: BM NO. 93
BRASS DISC IN TOP OF CURB NEXT TO CATCH BASIN, WEST SIDE OF HOLLENBECK AVENUE AT INTERSECTION OF HOLLENBECK AVENUE AND ALBERTA AVENUE, 6 FEET NORTH OF ELECTROLIER 6C83.
ELEVATION = 207.974

DATE OF SURVEY:

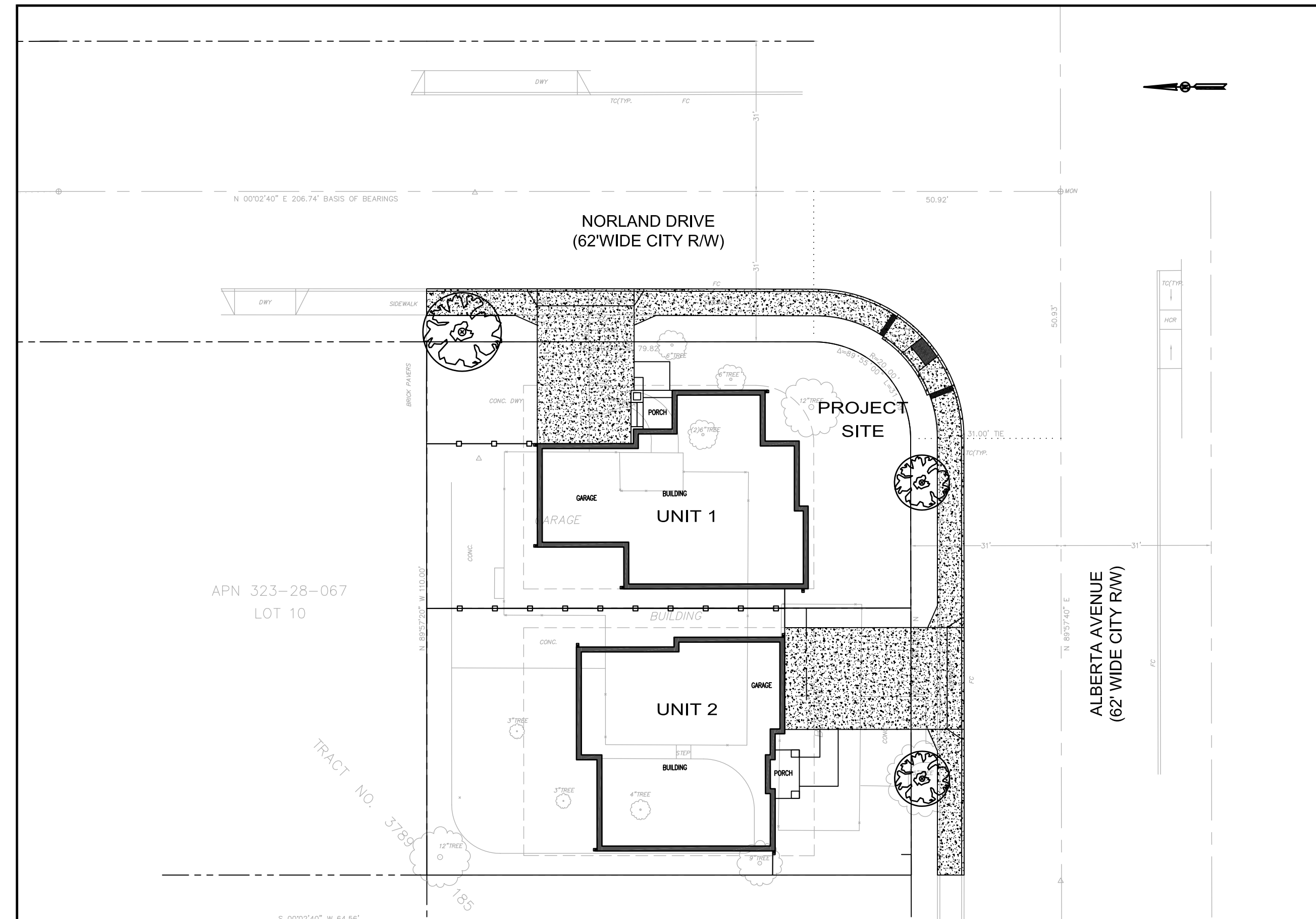
TOPOGRAPHIC INFORMATION SHOWN HERE IS BASED UPON A FIELD SURVEY PERFORMED ON FEBRUARY, 2015.

SURVEY GENERAL NOTES:

1. CONTRACTOR SHALL CONTACT "U.S.A" AT LEAST 48 HOURS PRIOR TO EXCAVATING IN ANY AREA WHERE UNDERGROUND FACILITIES ARE LOCATED. PHONE (800) 642-2444.

UNDERGROUND UTILITY NOTE:

THE EXISTENCE, LOCATION AND ELEVATION OF ANY UNDERGROUND UTILITIES ARE SHOWN IN A GENERAL WAY ONLY. IT WILL BE THE RESPONSIBILITY AND DUTY OF THE CONTRACTOR TO MAKE FINAL DETERMINATIONS AS TO THE EXISTENCE, LOCATION AND ELEVATION OF ALL UTILITIES.

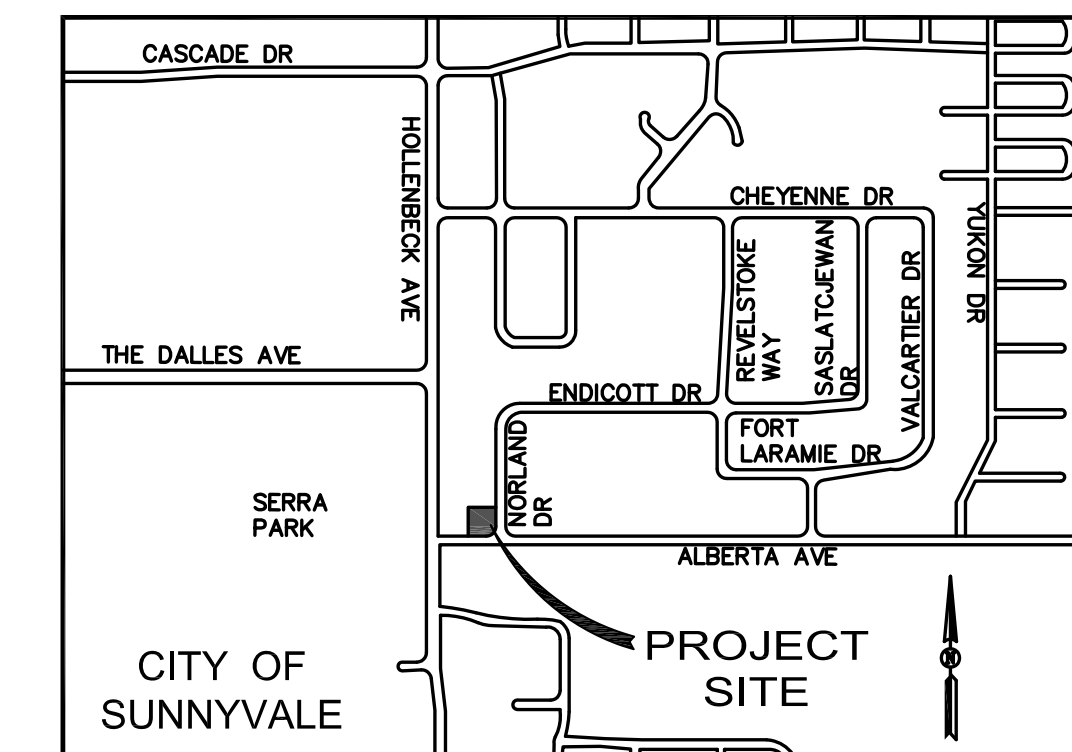


LOCATION MAP

1"=20'

SHEET INDEX

- TM#1 TITLE SHEET
- TM#2 MAP SHEET
- TM#3 PRELIMINARY GRADING AND DRAINAGE PLAN
- TM#4 PRELIMINARY UTILITY PLAN



VICINITY MAP

NOT TO SCALE

REV.	DATE	DESCRIPTION
1	5/27/15	REVISION PER CITY COMMENTS
2	7/06/15	REVISION PER CITY COMMENTS

**TITLE SHEET
TENTATIVE MAP
1549 NORLAND DRIVE
SUNNYVALE, CA 94087**

GREEN
CIVIL ENGINEERING, INC
GREEN-ENG@HOTMAIL.COM
204 E. 2ND AVE. #820
SAN MATEO, CA 94401



SCALE

VERTICAL: 1"= AS SHOWN
HORIZONTAL: 1"= AS SHOWN

DATE: 3/26/2015

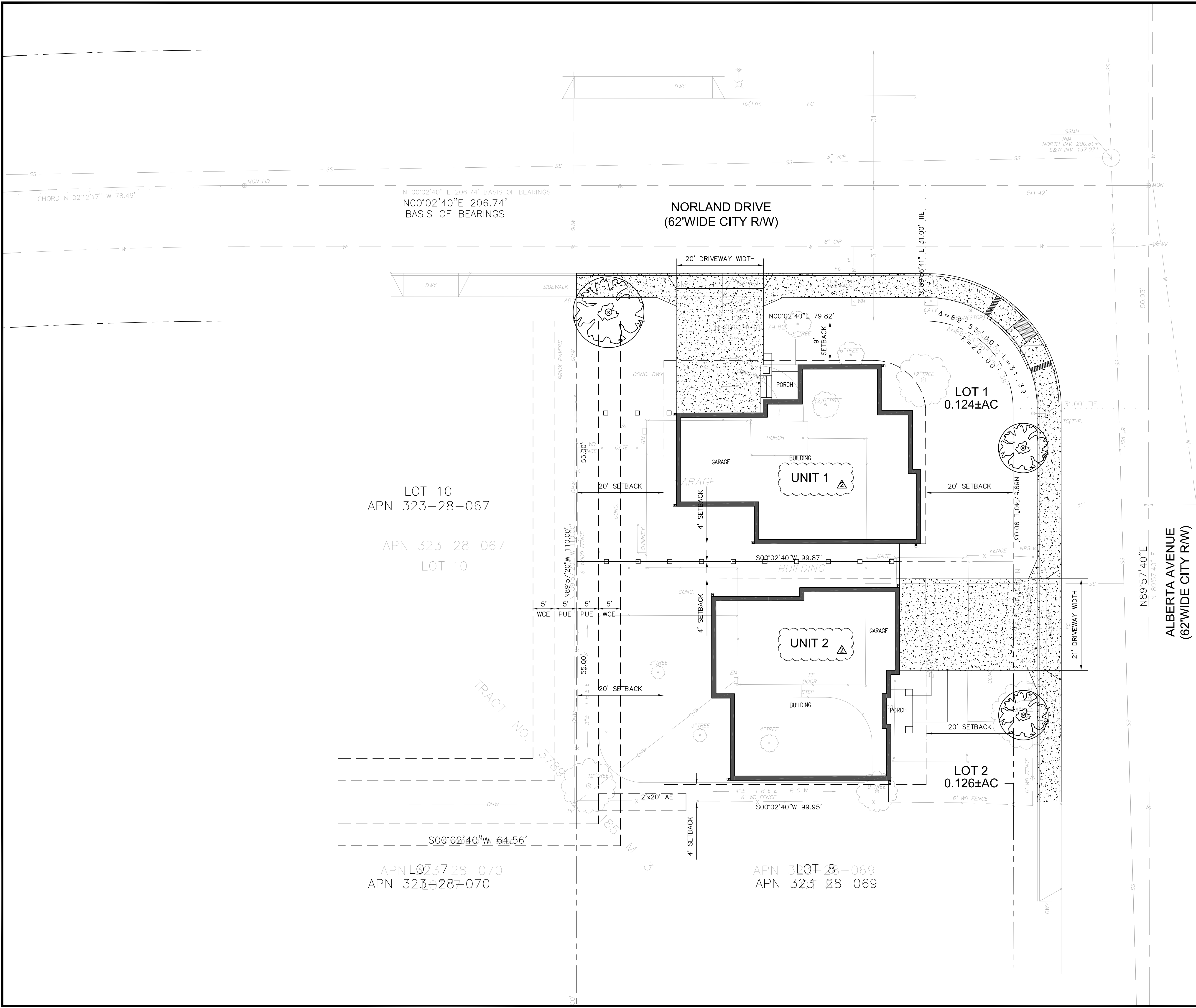
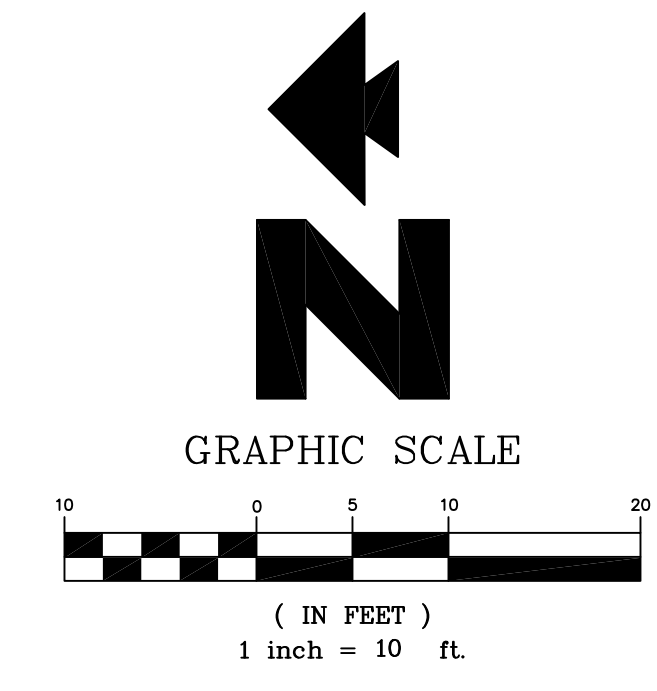
DESIGNED: AW

DRAWN: AW

REVIEWED: AW

JOB NO.: 2015008

**SHEET
TM 1
OF 4 SHEET**



REV.	DATE	DESCRIPTION
Δ	5/27/15	REVISION PER CITY COMMENTS
Δ	7/06/15	REVISION PER CITY COMMENTS

**MAP SHEET
TENTATIVE MAP
1549 NORLAND DRIVE
SUNNYVALE, CA 94087**

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CIVIL ENGINEERING, INC.
CIVIL-ENG@HOTMAIL.COM
204 E. 2ND AVE. #B20
SAN MATEO, CA 94401

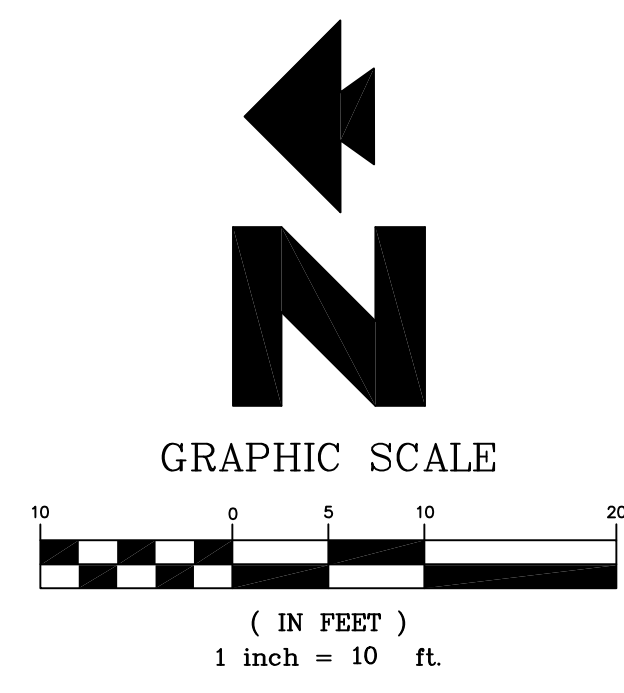
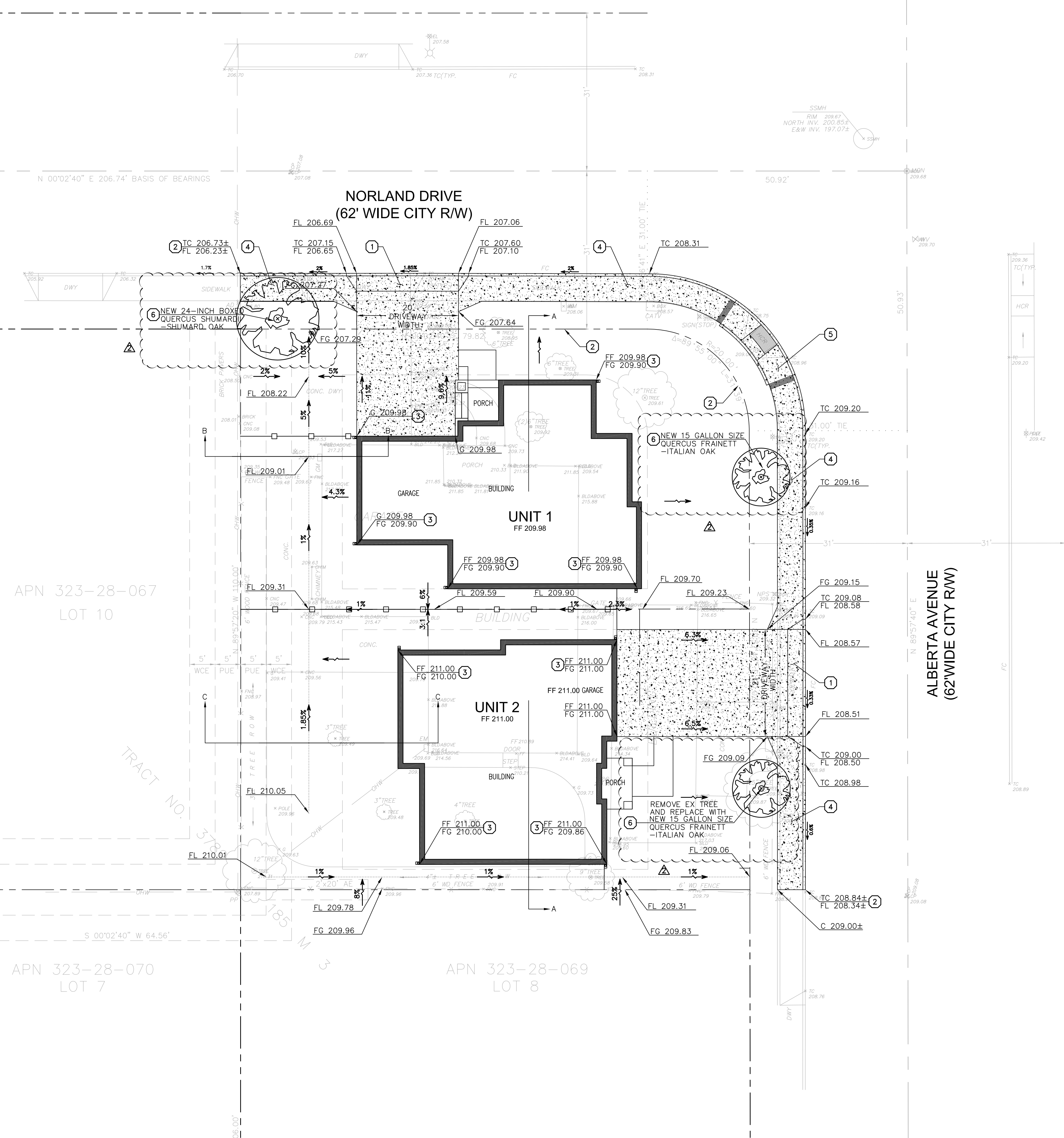


SCALE

VERTICAL: 1" = AS SHOWN
HORIZONTAL: 1" = AS SHOWN

DATE: 3/26/2015
DESIGNED: AW
DRAWN: AW
REVIEWED: AW
JOB NO.: 2015008

**SHEET
TM 2
OF 4 SHEET**



LEGEND

- = FLOW DIRECTION
- = GRADE BREAK
- = NEW 6-INCH CURB AND 2-FOOT GUTTER
- = NEW 5-FOOT WIDE SIDEWALK

ABBREVIATIONS:

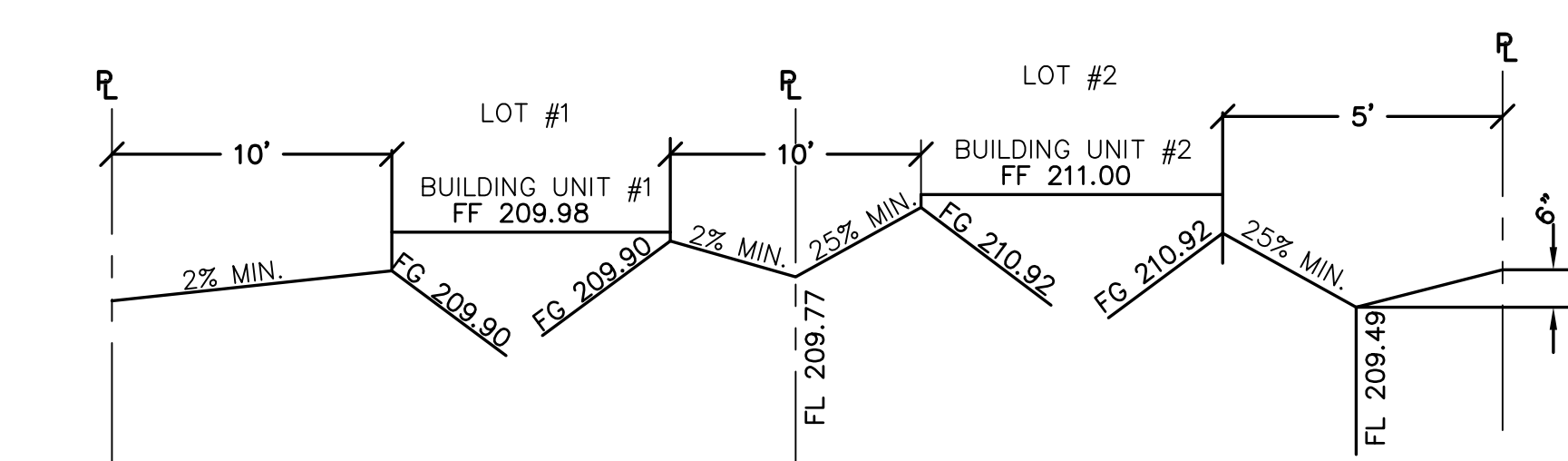
- C = TOP OF CONCRETE ELEVATION
- FF = FINISH FLOOR ELEVATION
- FG = FINISH GRADE ELEVATION
- FL = FLOWLINE
- G = GARAGE FINISH FLOOR ELEVATION
- P = PATIO/PORCH ELEVATION

ON-SITE IMPERVIOUS AREA

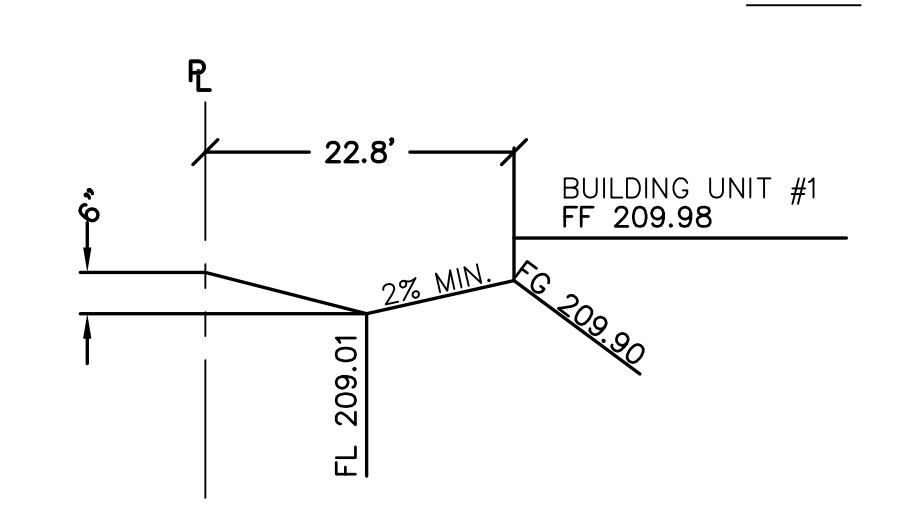
- TOTAL SITE = 10,900 SF
- EXISTING = 5,016 SF (46% IMPERVIOUS SURFACE)
- PROPOSED = 5,141 SF (47% IMPERVIOUS SURFACE)
- CHANGE = 125 SF

GRADING NOTES

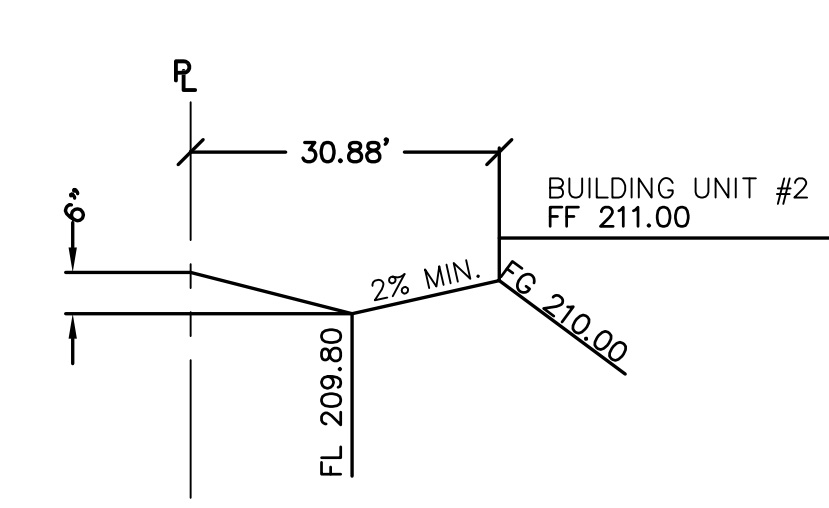
- 1 REMOVE EXISTING AND INSTALL NEW DRIVEWAY PER CITY OF SUNNYVALE STANDARD DETAIL 5C-1. ALL UNUSED EXISTING DRIVEWAY APPROACHES SHALL BE REPLACED WITH NEW CURB, GUTTER AND SIDEWALK PER CITY OF SUNNYVALE STANDARD DETAIL 9C.
- 2 MATCH EXISTING GRADE
- 3 DOWNSPOUT
- 4 REMOVE EXISTING SIDEWALK, CURB AND GUTTER AND INSTALL A NEW 5-FOOT WIDE ATTACHED SIDEWALK, NEW CONCRETE CURB AND 2' GUTTER TO MATCH EXISTING PER CITY OF SUNNYVALE STANDARD DETAIL 9C.
- 5 REMOVE AND REPLACE EXISTING CURB RAMP AT THE CORNER OF ALBERTA AVENUE AND NORLAND DRIVE AND INSTALL NEW CURB RAMP PER CITY OF SUNNYVALE STANDARD DETAIL 13C-2.
- 6 STREET TREES ARE TO BE INSTALLED ALONG PROJECT FRONTAGES. REFER TO ARCHITECTURAL/LANDSCAPE PLANS FOR EXACT TREE TYPES, SIZES AND LOCATIONS.



SECTION A-A
N.T.S.



SECTION B-B
N.T.S.



SECTION C-C
N.T.S.

PRELIMINARY GRADING & DRAINAGE PLAN
TENTATIVE MAP
1549 NORLAND DRIVE
SUNNYVALE, CA 94087

SCALE

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DATE:	3/26/2015
DESIGNED:	AW
DRAWN:	AW
REVIEWED:	AW
JOB NO.:	2015008

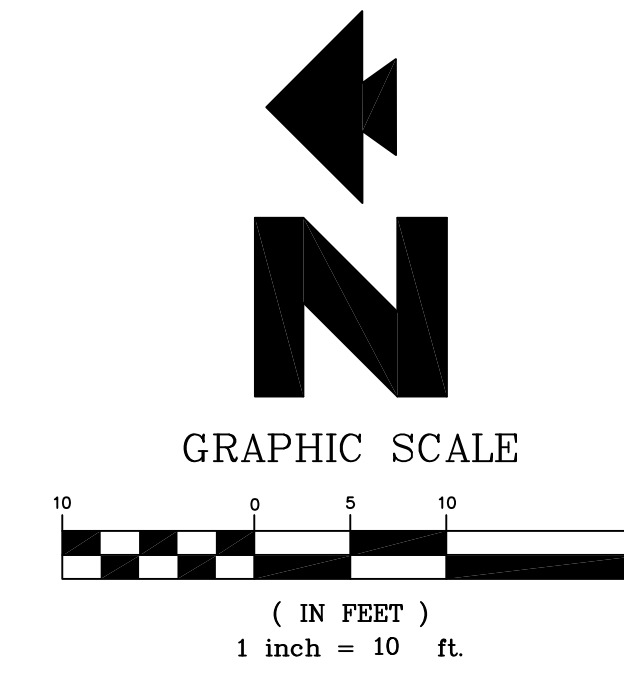
SHEET
TM 3
 OF 4 SHEET

REV.	DATE	DESCRIPTION
1	5/22/15	REVISION PER CITY COMMENTS
2	7/06/15	REVISION PER CITY COMMENTS

APN 323-28-067
LOT 10

APN 323-28-070
LOT 7

APN 323-28-069
LOT 8

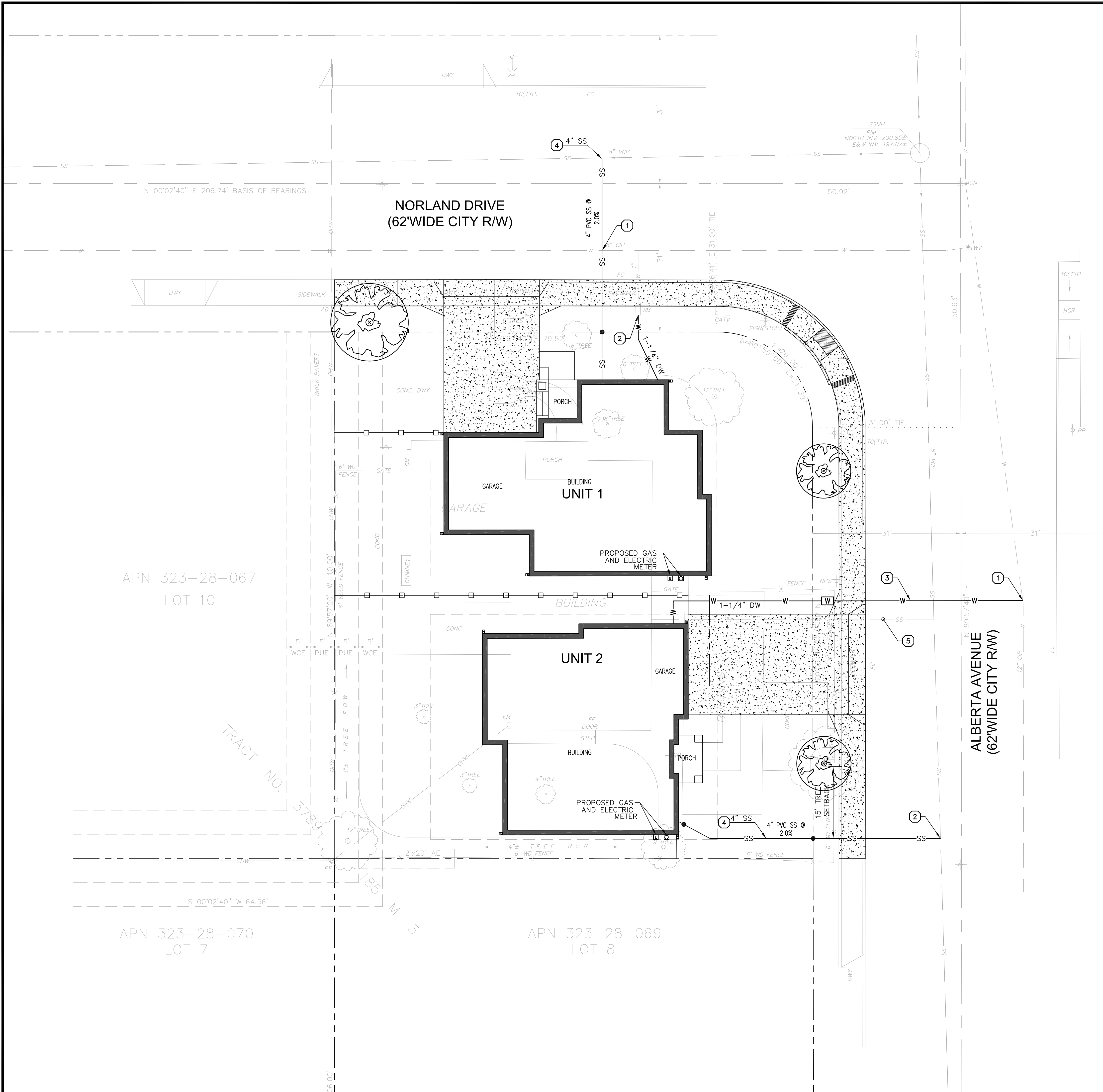


LEGEND

- PROPOSED ELECTRIC METER
- PROPOSED GAS METER
- PROPOSED WATER METER
- SANITARY SEWER CLEANOUT
- EXISTING OVERHEAD LINE
- EXISTING GAS LINE
- EXISTING SANITARY SEWER LINE
- EXISTING WATERLINE
- PROPOSED ELECTRICAL LINE
- PROPOSED GAS LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED WATERLINE SEWER LINE

UTILITY NOTES

- ① MAINTAIN 1' MIN. VERTICAL CLEARANCE BETWEEN WATER LINE & SS LINE AT THE CROSSING POINT. WATER LINE SHALL BE ABOVE THE SS LINE.
- ② INSTALL CONNECTION TO EXISTING WATER PER CITY OF SUNNYVALE STANDARD DETAIL 4B.
- ③ INSTALL WATER METER PER CITY OF SUNNYVALE STANDARDS
- ④ SANITARY SEWER INVERT ELEVATIONS AT POINT OF CONNECTIONS TO BE IN CONSTRUCTION DOCUMENT SET
- ⑤ EXISTING SANITARY SEWER LATERAL LINE TO BE ABANDONED PER CITY OF SUNNYVALE STANDARD DETAILS AND SPECIFICATIONS



**PRELIMINARY UTILITY PLAN
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**SHEET
TM 4
OF 4 SHEET**