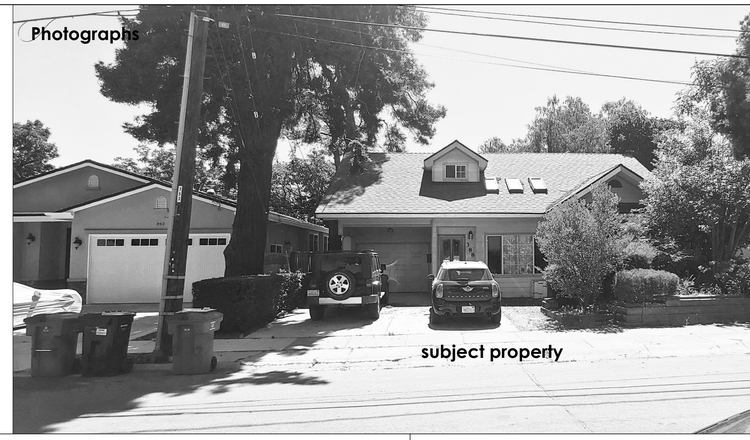
Abbreviations

adj.	adjustable or adjacent
AFF	above finish floor
alt.	alternate
APN	assessor parcel number
bldg	building
blkg	blocking
bot.	bottom
cab.	cabinet
ch	ceiling height
CL	centerline
clg	ceiling
CMU	concrete masonry unit
conc.	concrete
const.	construction
cont.	continuous
D	dryer
dbl	double
dept.	department
DF	douglas fir
dia.	diameter
dim.	dimension
dn	down
DS	downspout
DW	dishwasher
dwg	drawing
E	East
ea.	each
elev.	elevation
elec.	electrical
eq	equal
equip.	equipment
(E)	existing
ext.	exterior
EW	each way
FAR	floor aea ratio
FAU	forced air unit
FF	Finish Floor
frplc	fireplace
FJ	finger joint
fl.	floor(ing)
fluo.	fluorescent
FoF	face of finish
FoS	face of stud
ft or '	feet or foot
ftg	footing
furn	furnace
galv.	galvanized
glulam	glued laminated
GWB	gypsum wall board
HB	hose bib
HH	head height
hor.	horizontal
hwd	hardwood
in. or "	inch
int.	interior
lav.	lavatory
lb	pound
max.	maximum
med. cab.	medicine cabinet
MDF	medium density fiberboard
mech.	mechanical
manuf.	manufacturer
micro.	microwave
min.	minimum
misc	miscellaneous
mtl	metal
N	North
(N)	new
NIC	not in contract
#	number
OC	on center
o/	over
perf.	perforated
PL	property line
ply.	plywood
prefab.	prefabricated
PT	pressure treated
R	refrigerator or riser
(R)	replaced or remodeled
rebar	reinforcing bar
ref.	reference
req.	required
rm.	room
RO	rough opening
RoW	right of way
rwd	redwood
S	South
S4S	surfaced 4 sides
SH	sill height
sim.	similar
Specs	specifications
sq. ft.	square foot
SSD	see structural drawings
sst	stainless steel
std	standard
st	steel
stor.	storage
struct.	structural
surf.	surface
T	tread
T&B	top & bottom
T&G	tongue & groove
TBD	to be determined
ToC	top of curb
ToW	top of wall
typ.	typical
UON	unless otherwise noted
vert.	vertical
VIF	verify in field
W	washing machine, width, or West
w/	with
w/o	without
wd	wood
WH	water heater
WP	waterproof

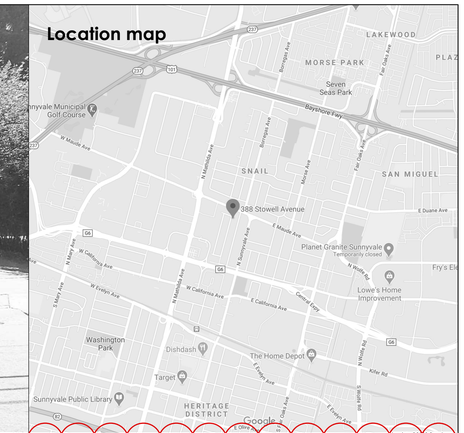
Material + symbols legend

- concrete
- batt insulation
- plywood
- soil
- exterior door/window tag (1)
- interior door tag (A)
- fire rated assembly tag (A)
- drawing note tag (1)

Photographs



Location map



Raumfabrik
architecture + interiors

2530 10th St. #7
Berkeley, CA 94710
(510) 225-4075
info@raumfabrik.us
www.raumfabrik.us

LICENSED ARCHITECT
ANTJE PAIZ
C 31989
REN. 05/21
STATE OF CALIFORNIA

RESIDENTIAL PROJECT DATA

Applicant should refer to the Sunnyvale Municipal Code for current requirements.

	EXISTING CONDITIONS	PROPOSED PROJECT	REQUIRED/ PERMITTED	
☐ General Plan Category				
☐ Zoning District	R-0	R-0	R-0	
☐ Use (if vacant, how long has it been vacant?)	single family	single family	N/A	
☐ Lot Size (sq. ft.)	5,200 sq. ft.	5,200 sq. ft.	6,000 sq. ft.	min.
☐ Gross Floor Area (sq. ft.)	1,750 sq. ft.	2,716 sq. ft.	2,340 sq. ft.	max.
☐ Floor Area Ratio (%)	.34	.52	.45	max.
☐ Lot Coverage (%)	34.9%	37.2%	40%	max.
☐ Number of Units	1	1	1	max.
☐ Density (units/acre)	1	1	1	max.
☐ Meets 75% min?	NA			max.
☐ Bedrooms / Unit	3	3		max.
☐ Unit Sizes (sq. ft.)	NA			
☐ Lockable Storage / Unit (cu. ft.)	NA			max.
☐ Number of Buildings On-Site	2	1		
☐ Distance Between Buildings	36'-8"	NA		min.
☐ Building Height (ft.)	21'-9"	23'-10 1/4"	30'-0"	max.
☐ No. of Stories	2	2	2	max.
☐ Front Setbacks (1st Story/2nd Story)	20'-0"/25'-3"	20'-0"/25'-3"	20'-0"/25'-0"	min.
☐ Left Side Setbacks(1st Story/2nd Story facing property)	5'-0"/5'-0"	5'-0"/5'-0"	4'-0"/7'-0"	min.
☐ Right Side Setbacks(1st Story/2nd Story facing property)	5'-0"/5'-0"	5'-0"/5'-0"	6'-5"/9'-5"	min.
☐ Rear Setback	37'-0"	20'-0"	20'-0"	min.
☐ Landscaping (total sq. ft.)	61.35% front yard	60.29% front yard	50% front yard	min.
☐ Landscaping (sq. ft./unit)	NA			
☐ Useable Open Space (sq. ft./unit)	NA			15 ft. min.
☐ Parking Lot Area Shading (%)	NA			50% min. in 15 yrs.
☐ Water Conserving Plants (%)	NA			70% min.
☐ Total No. of Parking Spaces	3	4	4	min.
☐ Standards	2	2		min.
☐ Compacts / % of total	0	0		max.
☐ Accessible Spaces	0	0		min.
☐ Covered Spaces	1	2	2	min.
☐ Aisle Width (ft.)	11'-4 1/4"	11'-4 1/4"		
☐ Bicycle Parking	0	0		
☐ Impervious Surface Area (sq. ft.)	2,509	2,508		
☐ Impervious Surface (%)	48.25%	48.23%		

One-Stop Permit Center · City Hall · 456 W. Olive Avenue · (408) 730-7444
Planners and Building Division staff are available 8:00 a.m. to noon and 1:00 to 5:00 p.m.
www.SunnyvalePlanning.com / www.SunnyvaleBuilding.com

Rev. 11/11

General notes

1. PROPERTY OF RAUMFABRIK: These drawings, specifications and schedules were prepared by Raumfabrik Architecture + Interiors Inc. for a residence at 388 Stowell Avenue, Sunnyvale, CA 94085, and are the property of Raumfabrik Architecture + Interiors Inc., 2530 10th St. #7, Berkeley, CA 94710. Use of these drawings, specifications and schedules in part or in whole any other location and or without the written permission of the Architect is unlawful. The Architect assumes no responsibility for the unauthorized use of these drawings, specifications and schedules.
2. INTENT: The intent of these drawings, specifications and schedules is to show architectural design decisions to date. Some details and specifications may not be included, as some design decisions may still be in progress.
3. GOOGLE DRIVE: Specifications and schedules included in the drawings are for Bidding and Negotiation purposes only. Subsequent versions of the specifications and schedules for construction will be uploaded to Google Drive and shared with the Contractor and Owner, and will be updated periodically during construction. The Contractor is to refer to these documents online during construction, and make them available to all sub-contractors and the foreman as required. Printed copies may be provided by the Architect upon request
4. UP TO DATE PLANS: The Contractor must keep a copy of the latest version of the drawings on site at all times. The Architect will periodically provide the Contractor with up to date printed sets as required.
5. CODES: All work shall comply with local Sunnyvale codes, Santa Clara County codes, California State codes, Amendments, Rules, Regulations, Ordinances, Laws, Orders, Approvals etc that are required by Governing Authorities. In the event of conflict, the most stringent requirements shall apply. Requirements include, but are not limited to the following:
   2019 California Building Code
   2019 California Residential Code (if applicable)
   2019 California Green Building Standards Code
   2019 California Electrical Code
   2019 California Mechanical Code
   2019 California Plumbing Code
   2019 California Fire Code
   2019 California Administrative Code
   2019 California Energy Code
   Title 19 California Code of Regulations
   Sunnyvale Municipal Code
6. DIMENSIONS: All dimensions are face of finish dimensions unless noted otherwise.
7. FIELD VERIFICATION: All dimensions and conditions must be verified in the field. Any discrepancies shall be brought to the Architect's attention before proceeding with the affected part of the work.
8. SCALING: Do not scale drawings.

Sheet index

A0.0	project info, gen. notes, photos, streetscape elevation
A0.1	photographs
A0.2	Blueprint for a Clean Bay
A0.3	CalGreen checklist
A0.4	solar analysis
A0.5	solar analysis 2
A0.6	demo calculations
A0.7	floor area diagrams
A1.0	(E) + (N) site plan
A2.0	(E) + (N) 1st floor plan
A2.1	(E) + (N) 2nd floor plan
A2.2	(E) + (N) roof plan
A3.0	(E) north + east elevations
A3.1	(E) west elevation/street view
A3.2	(E) south elevations
A3.3	(N) rendered west elevation + material/color board
A4.0	(E) + (N) section
A7.0	schedules
total	18 pages

Project Information

Owner	Julian Chocholak	
Address	388 Stowell Ave Sunnyvale, CA 94085	
Telephone		
Email	jchochol@yahoo.com	
APN	204 - 34 - 061	
Lot size	5,200 sq ft	
Year Built	1942	
Zoning	R-0	
Occupancy	R-3	
Constr. type	5B	
Height & Bulk	30' (two story)	
Open space	NA	
Sprinklers	none	
CEQA	No	
Landslide/Liquifaction Zone	No	
Fire Zone	No	
Existing conditions		
1st floor garage	269 sq ft	
1st floor work room	150 sq ft	
1st floor living space	921 sq ft	
2nd floor living space**	456 sq ft	
2nd floor space w/ low CH	169 sq ft	
2nd floor total area	625 sq ft	46.6% of 1st floor
covered patio	364 sq ft	
shed	116 sq ft	
(E) floor area	1,965 sq ft	37.8%
(E) lot coverage (40% max)	1,821 sq ft	35.0%
(E) building height***	21'-9" sq ft	
Proposed conditions		
1st floor garage	511 sq ft	
1st floor living space	1,219 sq ft	
2nd floor living space**	805 sq ft	
2nd floor space w/ low CH	105 sq ft	
2nd floor total area	910 sq ft	52.7% of 1st floor
covered front porch	63 sq ft	
2nd floor balcony	77 sq ft	
(N) floor area	2,640 sq ft	50.8%
(N) lot coverage (40% max)	1,807 sq ft	34.8%
(N) building height***	23'-10" sq ft	
Front yard landscaping (50% min)	see A1.0	

* stairwells counted once

** denotes area with min. 7'-0" ceiling height, 6'-8" in bathrooms

*** building height measured from top of adjoining curb

1 Streetscape Elevation
Scale: 1/8" = 1'-0"

Project description

Whole house remodel, including kitchen, 3 baths, and garage/workshop addition.

(N) large shed dormer @ (E) 2nd story.

(E) property is 52'-0" wide with a single covered parking space. Per SMC 19.46.050, (2) tandem parking spaces will be provided in the remodeled garage.

Chocholak Residence

388 Stowell Ave., Sunnyvale, CA 94085
A P N : 2 0 4 - 3 4 - 0 6 1

revisions
R1: 2021-11-17
R2: 2022-04-29
R3: 2022-06-02
R4: 2022-06-22

drawn by
CF, AP, JH

set type
PLANNING

sheet contents
project info
general notes
photographs

sheet No.
A0.0

project title
chocholak

date
11/17/2021

1 392 stowell ave
Scale: NTS

106 chestnut ave 5
Scale: NTS

2 388 stowell ave (SUBJECT PROPERTY)
Scale: NTS

385 stowell ave 4
Scale: NTS

3 384 stowell ave
Scale: NTS

Raumfabrik
architecture + interiors

2530 10th St. #7
Berkeley, CA 94710
(510) 225-4075
info@raumfabrik.us
www.raumfabrik.us

LICENSED ARCHITECT
ANTJE PAIZ
C 31989
REN. 05/21
STATE OF CALIFORNIA

Chocholak Residence

388 Stowell Ave., Sunnyvale, CA 94085
A P N : 2 0 4 - 3 4 - 0 6 1

project

revisions
R1: 2021-11-17
R2: 2022-04-29
R3: 2022-06-02
R4: 2022-06-22

drawn by
CF, AP, JH

set type
PLANNING

sheet contents
photographs

sheet No.
A0.1

project title
chocholak

date
11/17/2021

Blueprint for a Clean Bay

Best Management Practices for the Construction Industry

Sunnyvale

Remember: The property owner and the contractor share ultimate responsibility for the activities that occur on a construction site. You may be held responsible for any environmental damage caused by your subcontractors or employees.

Preventing Pollution: It's Up to Us

In the Santa Clara Valley, storm drains transport water directly to local creeks and San Francisco Bay without treatment. Stormwater pollution is a serious problem for wildlife dependent on our creeks and bays and for the people who live near polluted streams or baylands. Common sources of this pollution include spilled oil, fuel, and fluids from vehicles and heavy equipment; construction debris; sediment created by erosion; landscaping runoff containing pesticides or weed killers; and materials such as used motor oil, antifreeze, and paint products that people pour or spill into a street or storm drain.

Santa Clara Valley *Urban Runoff* **Pollution Prevention Program**

Thirteen valley municipalities have joined together with Santa Clara County and the Santa Clara Valley Water District to educate local residents and businesses and fight stormwater pollution. This "blueprint" summarizes "Best Management Practices (BMPs) for stormwater pollution prevention.

Spill Response Agencies:

In the City of Sunnyvale, DIAL 9-1-1.

State Office of Emergency Service Warning Center (24 hours) 1-800-852-7550

Santa Clara County Environmental Health Sevices . . . . . (408) 299-6930

Small Business Hazardous Waste Disposal Program

Santa Clara County businesses that generate less than 27 gallons or 220 pounds of hazardous waste per month are eligible to use Santa Clara County's Small Business Hazardous Waste Disposal Program. Call (408) 299-7300 for a quote, more information or guidance on disposal.

Local Pollution Control Agencies:

County of Santa Clara Pollution Prevention Program . . . . . (408) 441-1195

County of Santa Clara Integrated Waste Management Program . . . . . (408) 441-1198

Santa Clara County Hazardous Waste Program . . . . . (408) 299-7300
For information on the disposal of hazardous waste

County of Santa Clara District Attorney Environmental Crimes Hotline . . . . . (408) 299-TIPS

Santa Clara Valley Water District . . . . . (408) 265-2600

Santa Clara Valley Water District Pollution Hotline 1-888-510-5151

Santa Clara County Recycling Hotline 1-800-533-8414

Regional Water Quality Control Board . . . . . (510) 622-2300
Serving San Francisco Bay Region

Sunnyvale Water Pollution Control Plant . . . . . **(408) 730-7270**

Sunnyvale Recycling Program . . . . . (408) 730-7262
Or visit www.ci.sunnyvale.ca.us/recycle

SMaRT Station® (GreenTeam/Zanker of Sunnyvale) Recycling Drop-Off Center, Garbage Disposal . . . . . (408) 752-8530

General Construction and Site Supervision

Who should use this information?

- General Contractors
- Site Supervisors
- Inspectors
- Home Builders
- Developers
- Homeowners

Storm Drain Pollution from Construction Activities

Construction sites are common sources of storm water pollution. Materials and wastes that blow or wash into a storm drain, gutter, or street have a direct impact on local creeks and the Bay.

As a contractor, or site supervisor, owner or operator of a site, you may be responsible for any environmental damage caused by your subcontractors or employees.

Doing the Job Right
General Principles

- ❑ Keep an orderly site and ensure good housekeeping practices are used.
- ❑ Maintain equipment properly.
- ❑ Cover materials when they are not in use.
- ❑ Keep materials away from streets, storm drains and drainage channels.
- ❑ Ensure dust control water doesn't leave site or discharge to storm drains.

Advance Planning To Prevent Pollution

- ❑ Schedule excavation and grading activities for dry weather periods. To reduce soil erosion, plant temporary vegetation or place other erosion controls before rain begins. Use the *Erosion and Sediment Control Field Manual*, available form the Regional Water Quality Control Board San Francisco Bay Region, as a reference.
- ❑ Control the amount of runoff crossing your site (especially during excavation!) by using berms or temporary or permanent drainage ditches to divert water flow around the site. Reduce stormwater runoff velocities by constructing temporary check dams or berms where appropriate.
- ❑ Train your employees and subcontractors. Make sure everyone who works at the construction site is familiar with this information. Inform subcontractors about the storm-water requirements and their own responsibilities. Use BAASMA, *Blueprint for a Clean Bay*, a construction best management practices guide available from the Santa Clara Valley Urban Runoff Pollution Prevention Program, and California Storm Water Quality Association Stormwater Best Management Practice Handbook: Construction; (Jan 2003) as references.

Good Housekeeping Practices

- ❑ Designate one area of the site for auto parking, vehicle refueling, and routine equipment maintenance. The designated area should be well away from streams or storm drain inlets, bermed if necessary. Make major repairs off site.
- ❑ Keep materials out of the rain – prevent runoff contamination at the source. Cover exposed piles of soil or construction materials with plastic sheeting or temporary roofs. Before it rains, sweep and remove materials from surfaces that drain to storm drains, creeks, or channels.
- ❑ Keep pollutants off exposed surfaces. Place trash cans and recycling receptacles around the site to minimize litter.
- ❑ Clean up leaks, drips and other spills immediately so they do not contaminate soil or groundwater or leave residue on paved surfaces.
- ❑ Never hose down "dirty" pavement or surfaces where materials have spilled.
- ❑ Use dry cleanup methods whenever possible. If you must use water, use just enough to keep the dust down.
- ❑ Cover and maintain dumpsters. Check frequently for leaks. Place dumpsters under roofs or cover with tarps or plastic sheeting secured around the outside of the dumpster. Never clean out a dumpster by hosing it down on the construction site.
- ❑ Place portable toilets away from storm drains. Make sure portable toilets are in good working order. Check frequently for leaks.

Materials/Waste Handling

- ❑ Practice Source Reduction -- minimize waste when you order materials. Order only the amount you need to finish the job.
- ❑ Use recyclable materials whenever possible. Arrange for pick-up of recyclable materials such as concrete, asphalt, scrap metal, solvents, degreasers, cleared vegetation, paper, rock, and vehicle maintenance materials such as used oil, antifreeze, batteries, and tires.
- ❑ Dispose of all wastes properly. Many construction materials and wastes, including solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and cleared vegetation can be recycled. (See Sunnyvale Recycling Program information listed above.) Materials that cannot be recycled must be taken to an appropriate landfill or disposed of as hazardous waste. Never bury waste materials or leave them in the street or near a creek or stream bed.

Permits

- ❑ In addition to local grading and building permits, you will need to obtain coverage under the State's General Construction Activity Stormwater Permit if your construction site's disturbed area totals 1 acre or more. Information on the General Permit can be obtained from the Regional Water Quality Control Board.

Earth-Moving and Dewatering Activities

Who should use this information?

- Bulldozer, Back Hoe, and Grading Machine Operators
- Dump Truck Drivers
- Site Supervisors
- General Contractors
- Home Builders
- Developers

Storm Drain Pollution from Earth-Moving Activities

Soil excavation and grading operations loosen large amounts of soil that can flow or blow into storm drains when handled improperly. Sediments in runoff can clog storm drains, smother aquatic life, and destroy habitats in creeks and the Bay. Effective erosion control practices reduce the amount of runoff crossing a site and slow the flow with check dams or roughened ground surfaces.

Contaminated groundwater is a common problem in the Santa Clara Valley. Depending on soil types and site history, groundwater pumped from construction sites may be contaminated with toxics (such as oil or solvents) or laden with sediments. Any of these pollutants can harm wildlife in creeks or the Bay, or interfere with wastewater treatment plant operation. Discharging sediment-laden water from a dewatering site into any water of the state without treatment is prohibited.

Doing the Job Right
General Business Practices

- ❑ Schedule excavation and grading work during dry weather.
- ❑ Perform major equipment repairs away from the job site.
- ❑ When refueling or vehicle/equipment maintenance must be done on site, designate a location away from storm drains.
- ❑ Do not use diesel oil to lubricate equipment parts, or clean equipment.

Practices During Construction

- ❑ Remove existing vegetation only when absolutely necessary. Plant *temporary* vegetation for erosion control on slopes or where construction is not immediately planned.
- ❑ Protect downslope drainage courses, streams, and storm drains with wattles, or temporary drainage swales. Use check dams or ditches to divert runoff around excavations. Refer to the Regional Water Quality Control Board's *Erosion and Sediment Control Field Manual* for proper erosion and sediment control measures, and California Stormwater Quality Association Stormwater Best Management Practice Handbook (construction, 2003)
- ❑ Cover stockpiles and excavated soil with secured tarps or plastic sheeting.

Dewatering Operations
Check for Toxic Pollutants

- ❑ Check for odors, discoloration, or an oily sheen on groundwater.
- ❑ Call your local wastewater treatment agency and ask whether the groundwater must be tested.
- ❑ If contamination is suspected, have the water tested by a certified laboratory.
- ❑ Depending on the test results, you may be allowed to discharge pumped groundwater to the storm drain (if no sediments present) or sanitary sewer. OR, you may be required to collect and haul pumped groundwater offsite for treatment and disposal at an appropriate treatment facility.

Check for Sediment Levels

- ❑ If the water is clear, the pumping time is less than 24 hours, and the flow rate is less than 20 gallons per minute, you may pump water to the street or storm drain.
- ❑ If the pumping time is more than 24 hours and the flow rate greater than 20 gpm, call your local wastewater treatment plant for guidance.
- ❑ If the water is not clear, solids must be filtered or settled out by pumping to a settling tank prior to discharge. Options for filtering include:
  - Pumping through a perforate pipe sunk part way into a small pit filled with gravel;
  - Pumping from a bucket placed below water level using a submersible pump;
  - Pumping through a filtering device such as a swimming pool filter or filter fabric wrapped around end of suction pipe.
- ❑ When discharging to a storm drain, protect the inlet using a barrier of burlap bags filled with drain rock, or cover inlet with filter fabric anchored under the grate. OR pump water through a grassy swale prior to discharge.

Detecting Contaminated Soil or Groundwater

Contaminated groundwater is a common problem in the Santa Clara Valley. It is essential that all contractors and subcontractors involved know what to look for in detecting contaminated soil or groundwater, and testing ponded groundwater before pumping. Watch for any of these conditions:

1. Unusual soil conditions, discoloration or odor.
2. Abandoned under-ground tanks.
3. Abandoned wells.
4. Buried barrels, debris or trash.

If any of these are found follow the procedures below.

Roadwork and Paving

Who should use this information?

- Road Crews
- Driveway/Sidewalk/Parking Lot Construction Crews
- Seal Coat Contractors
- Operators of Grading Equipment, Paving Machines, Dump Trucks, Concrete Mixers
- Construction Inspectors
- General Contractors
- Developers
- Home Builders

Storm Drain Pollution from Roadwork

Road paving, surfacing, and pavement removal happen right in the street, where there are numerous opportunities for asphalt, saw-cut slurry, or excavated material to illegally enter storm drains. Extra planning is required to store and dispose of materials properly and guard against pollution of storm drains, creeks, and the Bay.

Doing the Job Right
General Business Practices

- ❑ Develop and implement erosion/sediment control plans for roadway embankments.
- ❑ Schedule excavation and grading work during dry weather.
- ❑ Check for and repair leaking equipment.
- ❑ Perform major equipment repairs at designated areas in your maintenance yard, where cleanup is easier. Avoid performing equipment repairs at construction sites.
- ❑ When refueling or when vehicle/equipment maintenance must be done on site, designate a location away from storm drains and creeks.
- ❑ Do not use diesel oil to lubricate equipment parts or clean equipment.
- ❑ Recycle used oil, concrete, broken asphalt, etc. whenever possible, or dispose of properly.
- ❑ Take broken up concrete to a local recycling facility. Call the Sunnyvale Recycling Program at (408) 730-7262 for information.

During Construction

- ❑ Avoid paving and seal coating in wet weather, or when rain is forecast, to prevent fresh materials from contacting stormwater runoff.
- ❑ Cover and seal catch basins and manholes when applying seal coat, slurry seal, fog seal, or similar materials.
- ❑ Protect drainage ways by using earth dikes, sand bags, or other controls to divert or trap and filter runoff.
- ❑ Never wash excess material from exposed aggregate concrete or similar treatments into a street or storm drain. Collect and recycle, or dispose to dirt area.
- ❑ Cover stockpiles (asphalt, sand, etc.) and other construction materials with plastic tarps. Protect from rainfall and prevent runoff with temporary roofs or plastic sheets and berms.
- ❑ Park paving machines over drip pans or absorbent material (cloth, rags, etc.) to catch drips when not in use.
- ❑ Clean up all spills and leaks using "dry" methods (with absorbent materials and/or rags) Dig up, remove, and properly dispose of contaminated soil.
- ❑ Collect and recycle or appropriately dispose of excess abrasive gravel or sand.
- ❑ Avoid over-application by water trucks for dust control.

Asphalt/Concrete Removal

- ❑ Avoid creating excess dust when breaking asphalt or concrete.
- ❑ After breaking up old pavement, be sure to remove all chunks and pieces. Make sure broken pavement does not come in contact with rainfall or runoff.
- ❑ When making saw cuts, use as little water as possible. Shovel or vacuum saw-cut slurry and remove from the site. Cover or protect storm drain inlets during saw-cutting. Sweep up, and properly dispose of, all residues.
- ❑ Sweep, never hose down streets to clean up tracked dirt. Use a street sweeper or vacuum truck. Do not dump vacuumed liquor in storm drains.

Painting and Application of Solvents and Adhesives

Who should use this information?

- Painters
- Paperhangers
- Plasterers
- Graphic Artists
- Dry Wall Crews
- Floor Covering Installers
- General Contractors
- Home Builders
- Developers
- Homeowners

Storm Drain Pollution from Paints, Solvents, and Adhesives

All paints, solvents, and adhesives contain chemicals that are harmful to wildlife in local creeks, San Francisco Bay, and the Pacific Ocean. Toxic chemicals may come from liquid or solid products or from cleaning residues or rags. Paint material and wastes, adhesives and cleaning fluids should be recycled when possible, or disposed of properly to prevent these materials from flowing into storm drains and watercourses.

Doing the Job Right
Handling Paint Products

- ❑ Keep all liquid paint products and wastes away from the gutter, street, and storm drains. Liquid residues from paints, thinners, solvents, glues, and cleaning fluids are hazardous wastes and must be disposed of as hazardous. Contact the Santa Clara County Hazardous Waste Program at (408) 299-7300.
- ❑ Wash water from painted buildings constructed before 1978 can contain high amounts of lead, even if paint chips are not present. Before you begin stripping paint or cleaning pre-1978 building exteriors with water under high pressure, test paint for lead by taking paint scrapings to a local laboratory. See Yellow Pages for a state-certified laboratory.
- ❑ If there is loose paint on the building, or if the paint tests positive for lead, block storm drains. Check with the wastewater treatment plant to determine whether you may discharge water to the sanitary sewer, or if you must send it offsite for disposal as hazardous waste.

Paint Removal

- ❑ Buildings constructed before 1978 may have lead paint in them. Test paint for lead by taking samples to a local environmental testing laboratory to determine if removed paint must be disposed of as hazardous waste.
- ❑ Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.
- ❑ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury or tributyl tin must be disposed of as hazardous wastes. Lead based paint removal requires a state-certified contractor.
- ❑ When stripping or cleaning building exteriors with high-pressure water, block storm drains. Direct wash water onto a dirt area, or check Sunnyvale Water Pollution Control Plant (408) 730-7270 to find out if you can collect (mop or vacuum) building cleaning water and dispose to the sanitary sewer. Sampling of the water may be required to assist the wastewater treatment authority in making its decision.

Painting Cleanup

- ❑ Never clean brushes or rinse paint containers into a street, gutter, storm drain, French drain, or stream.
- ❑ For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain. Dispose of excess liquids and residue as hazardous waste.
- ❑ For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids and residue as hazardous waste.
- ❑ When thoroughly dry, empty paint cans, used brushes, rags, and drop cloths may be disposed of as garbage in a sanitary landfill. Leave lids off paint cans so the refuse collector cam see that they are empty. Empty, dry paint cans also may be recycled as metal.
- ❑ Dispose of empty aerosol paint cans as hazardous waste or at household hazardous waste collection events.

Recycle/Reuse Leftover Paints Whenever Possible

- ❑ Donate excess water-based (latex) paint for reuse. Call the Santa Clara County Hazardous Waste Program at (408) 299-7300 for details.
- ❑ Reuse leftover oil-based paint. Dispose of non-recyclable thinners, sludge and unwanted paint, as hazardous waste.
- ❑ Unopened cans of paint may be able to be returned to the paint vendor. Check with the vendor regarding its "buy-back" policy.

Landscaping,Gardening, And Pool Maintenance

Who should use this information?

- Landscapers
- Gardeners
- Swimming Pool/Spa Service and Repair Workers
- General Contractors
- Home Builders
- Developers
- Homeowners

Storm Drain Pollution from Landscaping and Swimming Pool Maintenance

Many landscaping activities expose soils and increase the likelihood that earth and garden chemicals will run off into the storm drains during irrigation or when it rains. Swimming pool water containing chlorine and copper-based algaecides should never be discharged to storm drains. These chemicals are toxic to aquatic life.

Doing the Job Right
General Business Practices

- ❑ Protect stockpiles (e.g. asphalt, sand, or soil) and landscaping materials from wind and rain by storing them under tarps or secured plastic sheeting.
- ❑ Store pesticides, fertilizers, and other chemicals indoors or in a shed or storage cabinet.
- ❑ Schedule grading and excavation projects during dry weather.
- ❑ Use temporary check dams or ditches to divert runoff away from storm drains.
- ❑ Protect storm drains with sandbags or other sediment controls.
- ❑ Revegetation is an excellent form of erosion control for any site. Replant as soon as possible with temporary vegetation such as grass seed.

Landscaping/Garden Maintenance

- ❑ Consider using Integrated Pest Management Techniques. Use pesticides sparingly, according to instructions on the label. Rinse empty containers, and use rinsewater as product. Dispose of rinsed, empty containers in the trash.
- ❑ Dispose of unused pesticides as hazardous waste.
- ❑ Curbside pickup of yard waste is provided for Sunnyvale residences. Place yard waste in approved containers at curbside for pickup on waste collection days. Commercial entities may take yard waste to the Sunnyvale SMaRT station for recycling. Contact the Sunnyvale Recycling Program (408) 730-7262 for further information.
- ❑ Collect lawn and garden clippings, pruning waste, and tree trimmings. Chip if necessary, and compost if possible.
- ❑ Do not blow or rake leaves, etc. into the street, or place yard waste in gutters or on dirt shoulders. Sweep up any leaves, litter or residue in gutters or on street.

Pool/Fountain/Spa Maintenance
Draining pools or spas

When it's time to drain a pool, spa, or fountain, please be sure to call the Sunnyvale Water Pollution Control Plant (408) 730-7270 before you start for further guidance on flow rate restrictions, backflow prevention, and handling special cleaning waste (such as acid wash). Discharge flows should be kept to the low levels typically possible through a garden hose. Higher flow rates may be prohibited by local ordinance.

- ❑ Never discharge pool or spa water to a street or storm drain; discharge to a sanitary sewer cleanout.
- ❑ If possible, when emptying a pool or spa, let chlorine dissipate for a few days and then recycle/ reuse water by draining it gradually onto a landscaped area. OR
- ❑ Contact the Sunnyvale Water Pollution Control Plant (408) 730-7270. You may be able to discharge to the sanitary sewer by running the hose to a utility sink or sewer pipe clean-out.
- ❑ Do not use copper-based algaecides. Control algae with chlorine or other alternatives, such as sodium bromide.

Filter Cleaning

- ❑ Never clean a filter in the street or near a storm drain. Rinse cartridge and diatomaceous earth filters onto a dirt area, and spade filter residue into soil. Dispose of spent diatomaceous earth in the garbage.
- ❑ If there is no suitable dirt area, call the Sunnyvale Water Pollution Control Plant (408) 730-7270 for instructions on discharging filter backwash or rinsewater to the sanitary sewer.

Fresh Concrete and Mortar Application

Who should use this information?

- Masons and Bricklayers
- Sidewalk Construction Crews
- Patio Construction Workers
- Construction Inspectors
- General Contractors
- Home Builders
- Developers
- Concrete Delivery/Pumping Workers

Storm Drain Pollution from Fresh Concrete And Mortar Applications

Fresh concrete and cement-related mortars that wash into lakes, streams, or estuaries are toxic to fish and the aquatic environment. Disposing of these materials to the storm drains or creeks can block storm drains, causes serious problems, and is prohibited by law.

Doing the Job Right
General Business Practices

- ❑ Wash out concrete mixers only in designated wash-out areas in your yard, away from storm drains and waterways, where the water will flow into a temporary waste pit in a dirt area. Let water percolate through soil and dispose of settled, hardened concrete as garbage. Whenever possible, recycle washout by pumping back into mixers for reuse.
- ❑ Wash out chutes onto dirt areas at site that do not flow to streets or drains.
- ❑ Always store both dry and wet materials under cover, protected from rainfall and runoff and away from storm drains or waterways. Protect dry materials from wind.
- ❑ Secure bags of cement after they are open. Be sure to keep wind-blown cement powder away from streets, gutters, storm drains, rainfall, and runoff.
- ❑ Do not use diesel fuel as a lubricant on concrete forms, tools, or trailers.

During Construction

- ❑ Don't mix up more fresh concrete or cement than you will use in a two-hour period.
- ❑ Set up and operate small mixers on tarps or heavy plastic drop cloths.
- ❑ When cleaning up after driveway or sidewalk construction, wash fines onto dirt areas, not down the driveway or into the street or storm drain.
- ❑ Protect applications of fresh concrete and mortar from rainfall and runoff until the material has dried.
- ❑ Wash down exposed aggregate concrete only when the wash water can (1) flow onto a dirt area; (2) drain onto a bermed surface from which it can be pumped and disposed of properly; or (3) be vacuumed from a catchment created by blocking a storm drain inlet. If necessary, divert runoff with temporary berms. Make sure runoff does not reach gutters or storm drains.
- ❑ When breaking up pavement, be sure to pick up all the pieces and dispose of properly. Recycle large chunks of broken concrete at a local recycling facility. Call the Sunnyvale Recycling Program at (408) 730-7262 for information.
- ❑ Never bury waste material. Dispose of small amounts of excess dry concrete, grout, and mortar in the trash.
- ❑ Never dispose of washout into the street, storm drains, drainage ditches, or streams.

Heavy Equipment Operation

Who should use this information?

- Vehicle and Equipment Operators
- Site Supervisors
- General Contractors
- Home Builders
- Developers

Stormwater Pollution from Heavy Equipment on Construction Sites

Poorly maintained vehicles and heavy equipment that leak fuel, oil, antifreeze or other fluids on the construction site are common sources of storm drain pollution. Prevent spills and leaks by isolating equipment from runoff channels, and by watching for leaks and other maintenance problems. Remove construction equipment from the site as soon as possible.

Doing the Job Right
Site Planning and Preventive Vehicle Maintenance

- ❑ Designate one area of the construction site, well away from streams or storm drain inlets, for auto and equipment parking, refueling, and routine vehicle and equipment maintenance. Contain the area with berms, sand bags, or other barriers.
- ❑ Maintain all vehicles and heavy equipment. Inspect frequently for and repair leaks.
- ❑ Perform major maintenance, repair jobs, and vehicle and equipment washing off site where cleanup is easier.
- ❑ If you must drain and replace motor oil, radiator coolant, or other fluids on site, use drip pans or drop cloths to catch drips and spills. Collect all spent fluids, store in separate containers. Recycle them wherever possible, otherwise, dispose of them as hazardous wastes.
- ❑ Do not use diesel oil to lubricate equipment parts, or clean equipment. Use only water for any onsite cleaning.
- ❑ Cover exposed fifth wheel hitches and other oily or greasy equipment during rain events.
- ❑ Use as little water as possible for dust control. Ensure water used doesn't leave silt or discharge to storm drains.

Spill Cleanup

- ❑ Clean up spills immediately when they happen.
- ❑ Never hose down "dirty" pavement or impermeable surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/ or rags) whenever possible and properly dispose of absorbent materials.
- ❑ Sweep up spilled dry materials immediately. Never attempt to "wash them away" with water, or bury them.
- ❑ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- ❑ Report significant spills to the appropriate local spill response agencies immediately. In Sunnyvale, dial 9-1-1 if hazardous materials might enter the storm drain.
- ❑ If the spill poses a significant hazard to human health and safety, property or the environment, you must also report it to the State Office of Emergency Services 1-800-852-7500.

Raumfabrik
architecture + interiors

2530 10th St. #7
Berkeley, CA 94710
(510) 225-4075
info@raumfabrik.us
www.raumfabrik.us

LICENSED ARCHITECT
ANTJE PAIZ
C 31989
REN. 05/21
STATE OF CALIFORNIA

Chocholak Residence

388 Stowell Ave., Sunnyvale, CA 94085
A P N : 2 0 4 - 3 4 - 0 6 1

project

revisions
R1: 2021-11-17
R2: 2022-04-29
R3: 2022-06-02
R4: 2022-06-22

drawn by
CF, AP, JH

set type
PLANNING

sheet contents
stormwater BMPs

sheet No.
A0.2

project title
chocholak

date
11/17/2021

Sunnyvale

CALGREEN RESIDENTIAL MANDATORY CHECKLIST

THESE REQUIREMENTS APPLY TO BUILDING PERMITS SUBMITTED ON OR AFTER JANUARY 1, 2020

Following is a standardized checklist of the 2019 California Green Building Standards Code (CalGreen) requirements that may be used to demonstrate compliance with the CalGreen Mandatory Measures (Chapter 4). This checklist is required for all new buildings and additions/alterations that increase the building's conditioned area. The requirements shall apply only to and/or within the specific area of the addition or alteration.

CALGreen Reference	Description	Designer's Comments with Plan Sheet Reference	City Field Inspection Verification
4.1 Planning and Design	4.106.2 **Storm Water Drainage and Retention during construction.** A plan is developed and implemented to manage storm water drainage during construction.	Sheet: **A0.2, A1.0**	Initials and Date:
4.1 Planning and Design	4.106.3 **Grading and paving.** Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings	Sheet: **A0.2, A1.0**	Initials and Date:
4.1 Planning and Design	4.106.4.1 **New one- and two-family dwellings and townhouses with attached private garages** shall install a listed raceway to accommodate a dedicated 208.240-volt branch circuit	Sheet: **N/A**	Initials and Date:
4.1 Planning and Design	4.106.4.2 **New multifamily dwellings.** If residential parking is available, ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces capable of supporting future EVSE.	Sheet: **N/A**	Initials and Date:
4.1 Planning and Design	4.106.4.3 **New hotels and motels.** All newly constructed hotels and motels shall provide EV spaces capable of supporting future installation of EVSE.	Sheet: **N/A**	Initials and Date:
4.2 Energy Efficiency	4.201.1 **Scope** Compliance with the California Energy Commission mandatory standards.	Sheet: **to be included with building permit application**	Initials and Date:

4.3 Water Efficiency and Conservation	4.303.1.1 **Water Closets.** Effective flush volume of all water closets shall not exceed 1.28 gallons per flush.	Sheet: **to be included with building permit application**	Initials and Date:
4.3 Water Efficiency and Conservation	4.303.1.2 **Urinals**. The effective flush volume of wall-mounted urinals shall not exceed 0.125 gallons per flush.	Sheet: **N/A**	Initials and Date:
4.3 Water Efficiency and Conservation	4.303.1.3 **Showerheads.** Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. When a shower is served by more than one showerhead, the combined flow rate of all shower heads shall not exceed 1.8 gallons per minute at 80 psi.	Sheet: **to be included with building permit application**	Initials and Date:
4.3 Water Efficiency and Conservation	4.303.1.4 **Faucets.** Residential lavatory faucets shall not exceed 1.2 gpm at 60 psi. Lavatory faucets in common and public use areas in residential buildings shall not exceed 0.5 gpm at 60 psi. Metering faucets installed in residential buildings shall not deliver more than 0.2 gallons per cycle. Kitchen faucets shall not exceed 1.8 gpm at 60 psi.	Sheet: **to be included with building permit application**	Initials and Date:
4.3 Water Efficiency and Conservation	4.303.2 **Standards for plumbing fixtures and fittings.** Plumbing fixtures and fittings shall be installed per the California Plumbing Code.	Sheet: **to be included with building permit application**	Initials and Date:
4.3 Water Efficiency and Conservation	4.304.1 **Outdoor potable water use in landscape areas.** Residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO).	Sheet:	Initials and Date:
4.3 Water Efficiency and Conservation	4.305.1 **Recycled water supply systems.** Newly constructed residential developments, where recycled water is available from a municipal source may be required to have recycled water supply systems installed.	Sheet: **N/A**	Initials and Date:

4.4 Material Conservation and Resource Efficiency	4.406.1 **Rodent Proofing.** Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents.	Sheet: **to be included with building permit application**	Initials and Date:
4.4 Material Conservation and Resource Efficiency	4.408.1 **Construction waste management.** Recycle and/or salvage for reuse a minimum of 65% of the nonhazardous construction and demolition waste.	Sheet: **to be included with building permit application**	Initials and Date:
4.4 Material Conservation and Resource Efficiency	4.408.2 **Construction waste management plan.** Submit a construction waste management plan.	Sheet: **to be included with building permit application**	Initials and Date:
4.4 Material Conservation and Resource Efficiency	4.410.1 **Operation and maintenance manual.** An operation and maintenance manual shall be provided to the building occupant or owner.	Sheet: **to be included with building permit application**	Initials and Date:
4.4 Material Conservation and Resource Efficiency	4.410.2 **Recycling by occupants.** Where 5 or more multifamily dwelling units are constructed on a building site, readily accessible areas shall be identified for the collection of recycling.	Sheet: **N/A**	Initials and Date:
4.5 Environmental Quality	4.503.1 **Fireplaces.** Any installed gas fireplace shall be a direct-vent sealed-combustion type.	Sheet: **N/A**	Initials and Date:

4.5 Environmental Quality	4.503.3 **Moisture content of building materials.** Moisture content of building materials used in wall and floor framing is checked before enclosure.	Sheet: **to be included with building permit application**	Initials and Date:
4.5 Environmental Quality	4.504.1 **Covering of duct openings and protection of mechanical equipment during construction.** Duct openings and other related air distribution component openings shall be covered during construction.	Sheet: **to be included with building permit application**	Initials and Date:
4.5 Environmental Quality	4.504.2 **Finish material pollutant control.** **Adhesives, sealants and caulks.** Adhesives, sealants and caulks shall be compliant with VOC and other toxic compound limits. **Paints and coatings.** Paints, stains and other coatings shall be compliant with voelimits. **Aerosol paints and coatings.** Aerosol paints and coatings shall be compliant with product weighted MIR limits for ROC and other toxic compounds. **Verification.** Documentation shall be provided to verify that compliant voe limit finish materials have been used.	Sheet: **to be included with building permit application**	Initials and Date:
4.5 Environmental Quality	4.504.3 **Carpet systems.** All carpet installed in the building interior shall meet the testing and product requirements of one of the following: 1. Carpet and Rug Institute's Green Label Plus Program. 2. California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.1, February 2010 (also known as Specification 01350.) 3. NSFI ANSI 140 at the Gold level. 4. Scientific Certifications Systems Indoor Advantage™ Gold. **Carpet cushion.** All carpet cushion installed in the building interior shall meet the requirements of the Carpet and Rug Institute's Green Label program. **Carpet adhesive.** All carpet adhesive shall meet the requirements of Table 4.504.1.	Sheet: **N/A**	Initials and Date:

4.5 Environmental Quality	4.504.4 **Resilient flooring systems.** Where resilient flooring is in stalled, at least 80 percent of floor area receiving resilient flooring shall comply with one or more of the following: 1. Products compliant with the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.1, February 2010 (alsoknown as Specification 01350), certified as a CHPS Low-Emitting Material in the Collaborative for High Performance Schools (CHPS) High Performance Products Database. 2. Products certified under UL GREENGUARD Gold (formerly the Greenguard Children & Schools program). 3. Certification under the Resilient Floor Covering Institute (RFCI) FloorScore program. 4. Meet the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.1, February 201 0 (also known as Specification 01350).	Sheet: **to be included with building permit application**	Initials and Date:
4.5 Environmental Quality	4.504.5 **Composite wood products.** Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the building shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure for Composite Wood (17 CCR 93120 et seq.), by or before the dates specified in those section s, as shown in Table 4.504.5.	Sheet: **to be included with building permit application**	Initials and Date:
4.5 Environmental Quality	4.505.2 **Concrete slab foundations.** Vapor retarder and capillary break is installed at slab-on-grade foundations.	Sheet: **to be included with building permit application**	Initials and Date:
4.5 Environmental Quality	4.507.2 **Heating and air-conditioning system design.** Duct systems are sized, designed, and equipment is selected using the following methods: 1. Establish heat loss and heat gain values according to ANSI/ACCA 2 Manual J-2011 or equivalent. 2. Size duct systems according to ANSI/ACCA 1	Sheet: **to be included with building permit application**	Initials and Date:

	Manual D-2014 or equivalent. 3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual 5-2014 or equivalent.		
Chapter 7: Installer and Special Inspector Qualifications	702.1 **Installer Training. HVAC system** installers are trained and certified in the proper installation of HVAC systems. 702.2 **Special Inspection.** Special inspectors employed by the enforcing agency must be qualified and able to demonstrate competence in the discipline they are inspecting. 703.1 **Documentation.** Verification of compliance with this code may include construction documents, plans, specifications builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which show substantial conformance.	Sheet: **to be included with building permit application**	Initials and Date:

Raumfabrik
architecture + interiors

2530 10th St. #7
Berkeley, CA 94710
(510) 225-4075
info@raumfabrik.us
www.raumfabrik.us

LICENSED ARCHITECT
ANTJE PAIZ
C 31989
REN. 05/21
STATE OF CALIFORNIA

Chocholak Residence
388 Stowell Ave., Sunnyvale, CA 94085
A P N : 2 0 4 - 3 4 - 0 6 1

project

revisions
R1: 2021-11-17
R2: 2022-04-29
R3: 2022-06-02
R4: 2022-06-22

drawn by
CF, AP, JH

set type
PLANNING

sheet contents
green building

sheet No.
A0.3

project title
chocholak

date
11/17/2021

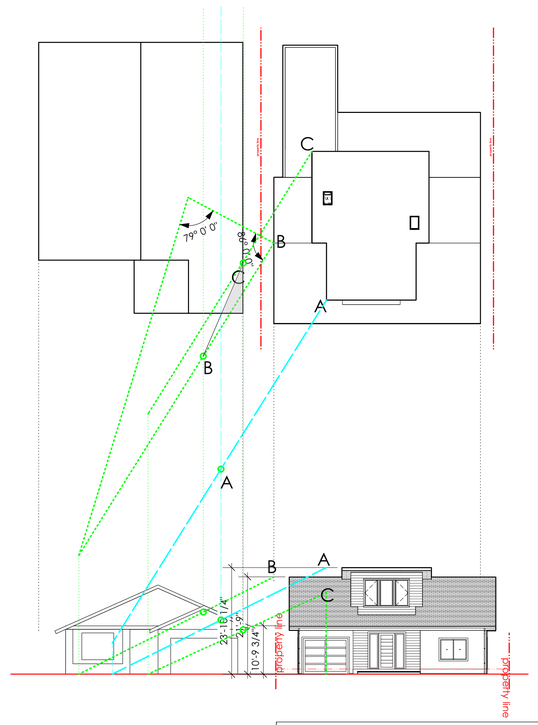
solar analysis

area of adjcaent roof	2,512 sq ft
10% roof shading area	251.2 sq ft

Day	start of shadow	end of shadow	hours	Day	start of shadow	start of shadow	hours
11/4	2:30pm	3pm	0.5	12/19	2pm	3pm	1
11/15	2:30pm	3pm	0.5	12/20	2pm	3pm	1
11/16	2:30pm	3pm	0.5	12/21	2pm	3pm	1
11/17	2:30pm	3pm	0.5	12/22	2pm	3pm	1
11/18	2:30pm	3pm	0.5	12/23	2pm	3pm	1
11/19	2:30pm	3pm	0.5	12/24	2pm	3pm	1
11/20	2:30pm	3pm	0.5	12/25	2pm	3pm	1
11/21	2:30pm	3pm	0.5	12/26	2pm	3pm	1
11/22	2:30pm	3pm	0.5	12/27	2pm	3pm	1
11/23	2:30pm	3pm	0.5	12/28	2pm	3pm	1
11/24	2:30pm	3pm	0.5	12/29	2pm	3pm	1
11/25	2:30pm	3pm	0.5	12/30	2pm	3pm	1
11/26	2:30pm	3pm	0.5	12/31	2pm	3pm	1
11/27	2:30pm	3pm	0.5	1/1	2pm	3pm	1
11/28	2:30pm	3pm	0.5	1/2	2pm	3pm	1
11/29	2:30pm	3pm	0.5	1/3	2:30pm	3pm	0.5
11/30	2pm	3pm	1	1/4	2:30pm	3pm	0.5
12/1	2pm	3pm	1	1/5	2:30pm	3pm	0.5
12/2	2pm	3pm	1	1/6	2:30pm	3pm	0.5
12/3	2pm	3pm	1	1/7	2:30pm	3pm	0.5
12/4	2pm	3pm	1	1/8	2:30pm	3pm	0.5
12/5	2pm	3pm	1	1/9	2:30pm	3pm	0.5
12/6	2pm	3pm	1	1/10	2:30pm	3pm	0.5
12/7	2pm	3pm	1	1/11	2:30pm	3pm	0.5
12/8	2pm	3pm	1	1/12	2:30pm	3pm	0.5
12/9	2pm	3pm	1	1/13	2:30pm	3pm	0.5
12/10	2pm	3pm	1	1/14	2:30pm	3pm	0.5
12/11	2pm	3pm	1	1/15	2:30pm	3pm	0.5
12/12	2pm	3pm	1	1/16	2:30pm	3pm	0.5
12/13	2pm	3pm	1	1/17	2:30pm	3pm	0.5
12/14	2pm	3pm	1	1/18	2:30pm	3pm	0.5
12/15	2pm	3pm	1	1/19	2:30pm	3pm	0.5
12/16	2pm	3pm	1				
12/17	2pm	3pm	1				
12/18	2pm	3pm	1				

total hours from 9am to 3pm	2,190	
total hours in shadow*	50.50	2%

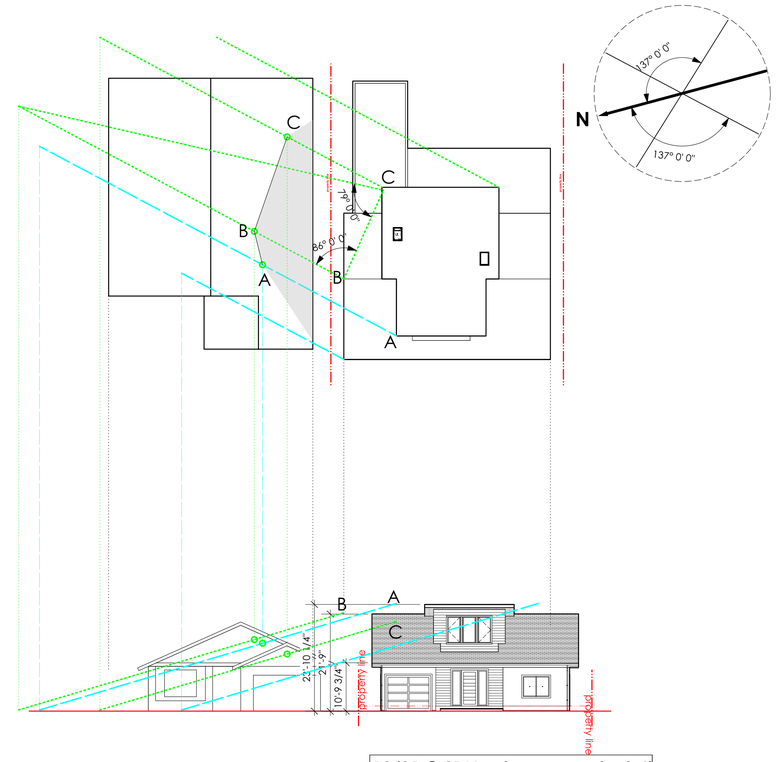
*inculdes shading area >10%



1 9AM shadows
Scale: 1/16" = 1'-0"

12/21 @ 9 AM solar area calcula		
building A roof area	2,512 sq ft	
area shaded*	77 sq ft	3.07%

*note: the new roof line does not represent the addition of a second story, and does not dramatically change the existing condition. Please see the (E) + IN) West elevations A3.1.

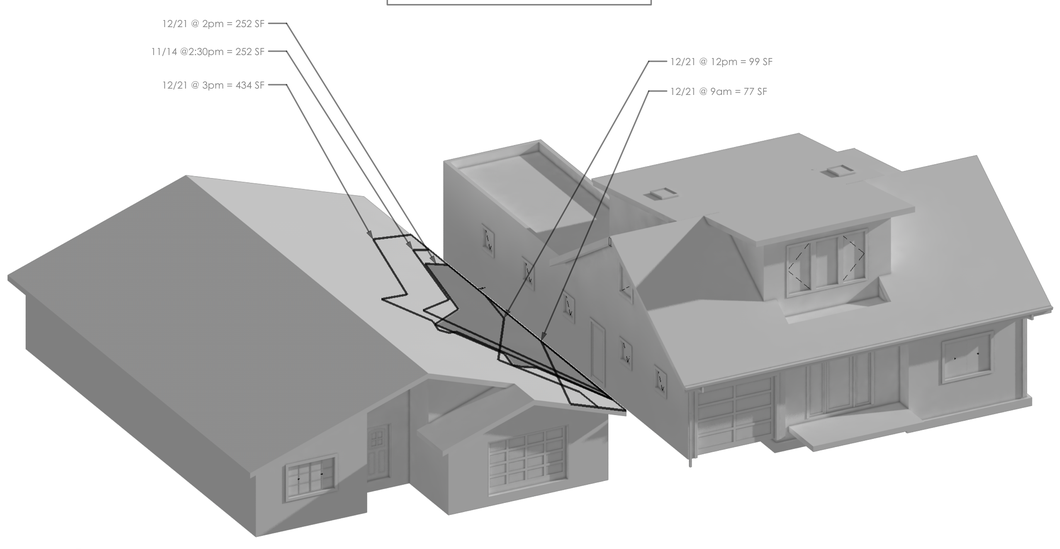


2 3PM shadows
Scale: 1/16" = 1'-0"

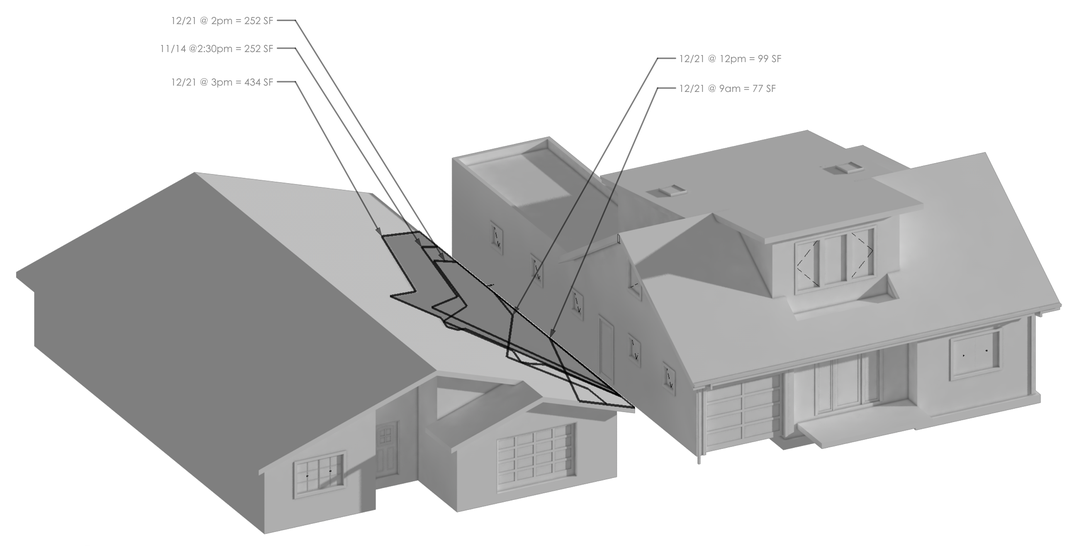
12/21 @ 3PM solar area calculati		
building A roof area	2,512 sq ft	
area shaded*	434 sq ft	17.28%

*note: the new roof line does not represent the addition of a second story, and does not dramatically change the existing condition. Please see the (E) + IN) West elevations A3.1.

note: shadows cast on the adjacent building exceed 10% coverage starting at 2pm



3 12/21 @ 2pm
Scale: 1/8" = 1'-0"



4 12/21 @ 3pm
Scale: 1/8" = 1'-0"

Raumfabrik
architecture + interiors

2530 10th St. #7
Berkeley, CA 94710
(510) 225-4075
info@raumfabrik.us
www.raumfabrik.us

LICENSED ARCHITECT
ANTJE PAIZ
C 31989
REN. 05/21
STATE OF CALIFORNIA

Chocholak Residence

388 Stowell Ave., Sunnyvale, CA 94085
A P N : 2 0 4 - 3 4 - 0 6 1

project

revisions

drawn by
CF

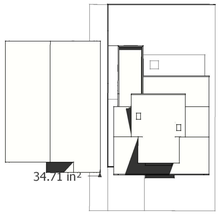
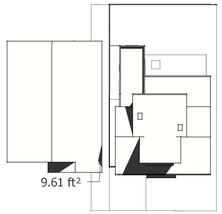
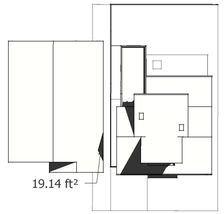
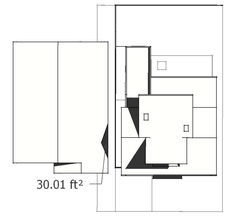
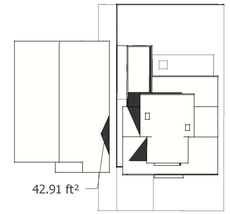
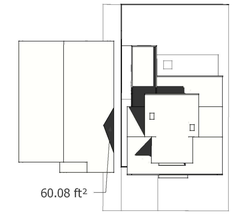
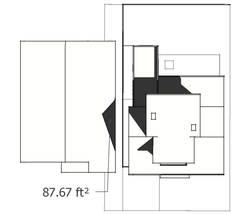
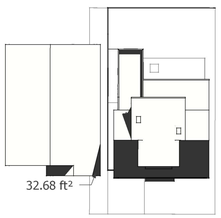
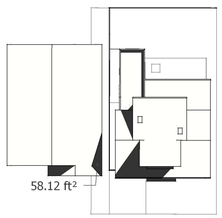
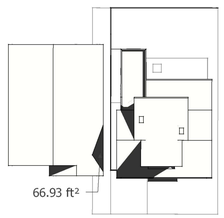
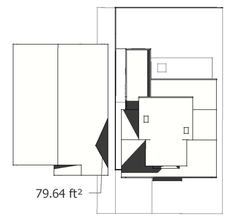
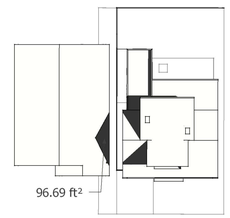
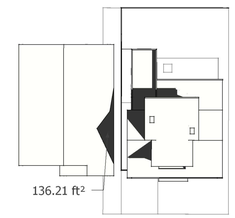
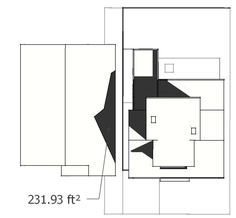
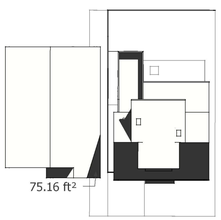
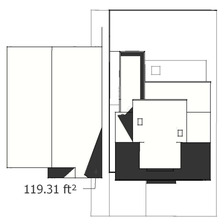
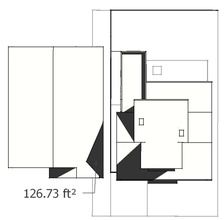
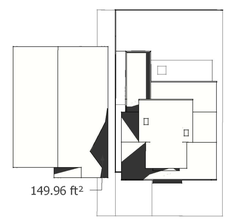
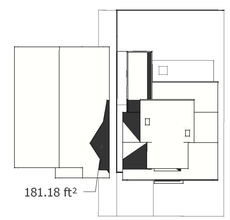
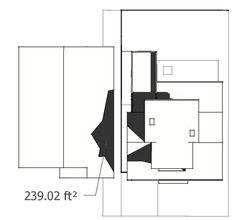
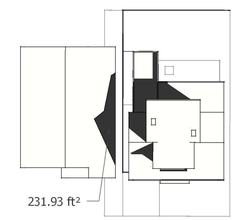
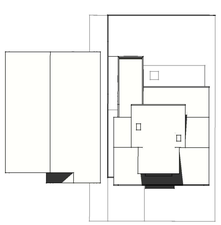
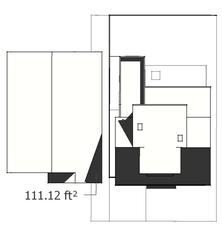
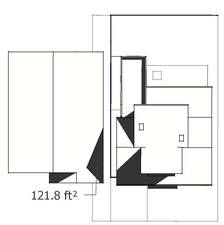
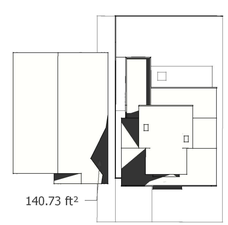
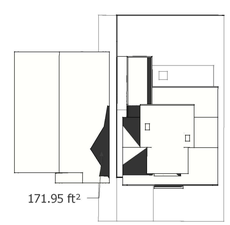
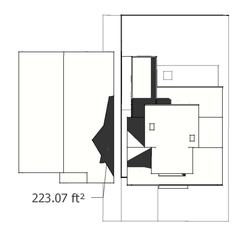
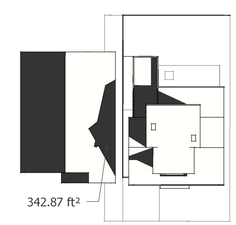
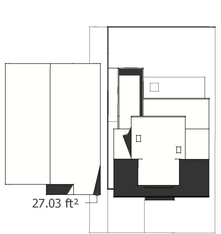
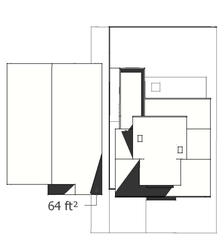
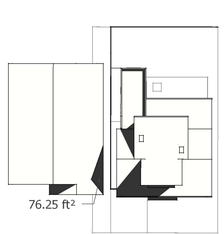
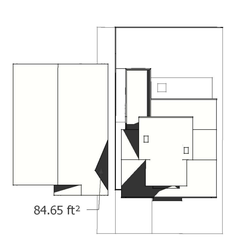
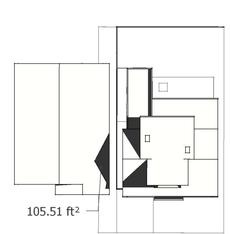
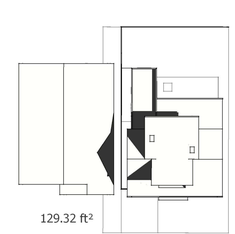
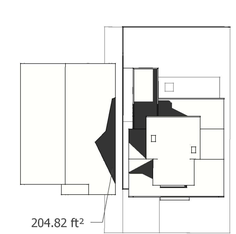
set type
PLANNING

sheet contents
solar study

sheet No.
A0.4

project title
chocholak

date
05/27/21

	09:00	10:00	11:00	12:00	13:00	14:00	15:00	
10.01	 34.71 in²	 9.61 ft²	 19.14 ft²	 30.01 ft²	 42.91 ft²	 60.08 ft²	 87.67 ft²	
	.06%	.59%	1.17%	1.84%	2.63%	3.68%	5.38%	2.19%
11.01	 32.68 ft²	 58.12 ft²	 66.93 ft²	 79.64 ft²	 96.69 ft²	 136.21 ft²	 231.93 ft²	
	2.00%	3.56%	4.10 %	4.88%	5.93%	8.35%	14.22%	6.15%
12.21	 75.16 ft²	 119.31 ft²	 126.73 ft²	 149.96 ft²	 181.18 ft²	 239.02 ft²	 231.93 ft²	
	4.61%	7.32%	7.77%	9.19%	11.11%	14.65%	22.64%	11.04%
01.01		 111.12 ft²	 121.8 ft²	 140.73 ft²	 171.95 ft²	 223.07 ft²	 342.87 ft²	
	4.29%	6.81%	7.47%	8.63%	10.54%	13.68%	21.02%	10.35%
02.01	 27.03 ft²	 64 ft²	 76.25 ft²	 84.65 ft²	 105.51 ft²	 129.32 ft²	 204.82 ft²	
	1.66%	3.92%	4.68%	5.19%	6.47%	7.93%	12.56%	6.06%

Raumfabrik
architecture + interiors

2530 10th St. #7
Berkeley, CA 94710
(510) 225-4075
info@raumfabrik.us
www.raumfabrik.us

LICENSED ARCHITECT
ANTJE PAIZ
C 31989
REN. 05/21
STATE OF CALIFORNIA

Chocholak Residence

388 Stowell Ave., Sunnyvale, CA 94085
A P N : 2 0 4 - 3 4 - 0 6 1

project

revisions
R1: 2021-11-17
R2: 2022-04-29
R3: 2022-06-02
R4: 2022-06-22

drawn by
CF, AP, JH

set type
PLANNING

sheet contents
solar study

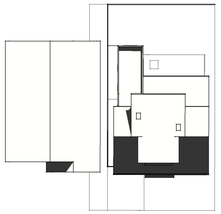
sheet No.
A0.4

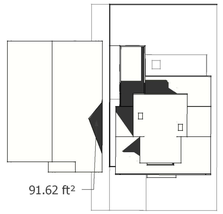
project title
chocholak

date
11/17/2021

09:00 15:00

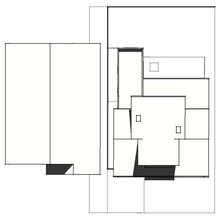
03.01

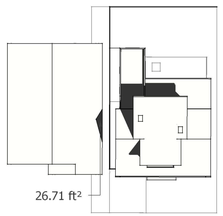




.06% .59% 2.84%

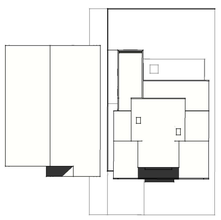
04.01

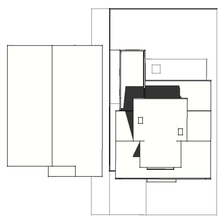




0.00% 3.56% 0.82%

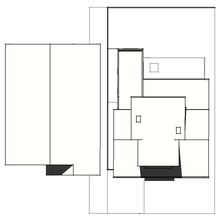
05.01

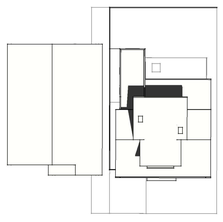




0.00% 0.00 % 0.00%

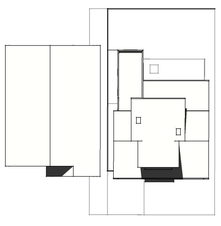
06.01

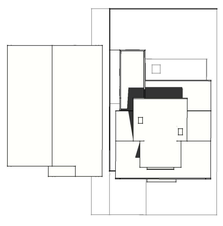




0.00% 0.00 % 0.00%

07.01

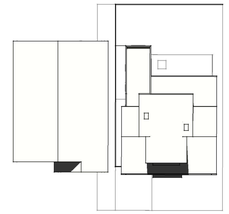


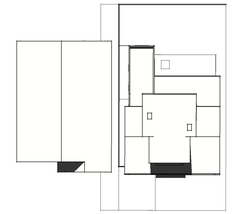


0.00% 0.00 % 0.00%

09:00 15:00

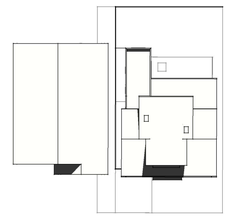
08.01

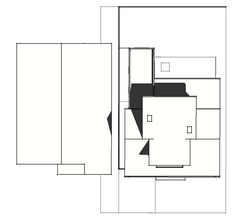




0.00% 0.00% 0.00%

09.01



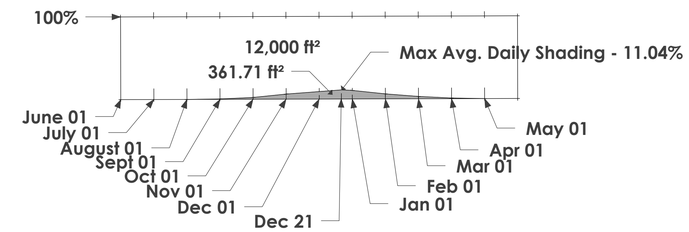


0.00% 3.56% .49%

Average area and percentage demonstrating 365 day cummulative solar shading

		9:00	10:00	11:00	12:00	13:00	14:00	15:00	Avg Shading %
10.01	Area (Sq. Ft)	1	9.61	19.14	30	42.91	60.08	87.67	
		0.06%	0.58%	1.17%	1.83%	2.63%	3.68%	5.37%	**2.19%**
11.01	Area (Sq. Ft)	32.68	58.12	66.93	79.64	96.69	136.21	231.93	
		2.00%	3.56%	4.10%	4.88%	5.92%	8.35%	14.22%	**6.15%**
12.21	Area (Sq. Ft)	75.16	119.31	126.73	149.96	181.18	239.02	369.25	
		4.60%	7.31%	7.77%	9.19%	11.10%	14.65%	22.63%	**11.04%**
1.01	Area (Sq. Ft)	69.95	111.12	121.8	140.73	171.95	223.07	342.87	
		4.28%	6.81%	7.46%	8.62%	10.54%	13.67%	21.02%	**10.34%**
2.01	Area (Sq. Ft)	27.03	64	76.25	84.65	105.51	129.32	204.82	
		1.65%	3.92%	4.67%	5.19%	6.46%	7.92%	12.55%	**6.05%**
3.01	Area (Sq. Ft)	1	x	x	x	x	x	91.62	
		0.06%	x	x	x	x	x	5.61%	**2.83%**
4.01	Area (Sq. Ft)	0.01	x	x	x	x	x	26.71	
		0.00%	x	x	x	x	x	1.63%	**0.81%**
5.01	Area (Sq. Ft)	0.01	x	x	x	x	x	0.01	
		0.00%	x	x	x	x	x	0.00%	**0.00%**
6.01	Area (Sq. Ft)	0.01	x	x	x	x	x	0.01	
		0.00%	x	x	x	x	x	0.00%	**0.00%**
7.01	Area (Sq. Ft)	0.01	x	x	x	x	x	0.01	
		0.00%	x	x	x	x	x	0.00%	**0.00%**
8.01	Area (Sq. Ft)	0.01	x	x	x	x	x	0.01	
		0.00%	x	x	x	x	x	0.00%	**0.00%**
9.01	Area (Sq. Ft)	0.01	x	x	x	x	x	15.98	
		0.00%	x	x	x	x	x	0.97%	**0.49%**
									39.94% **3%**

36.85% / 12 Months = 3.07%



361.71 ft² / 12000 ft² = .0301 or 3% cumulative shading

Explanation of Information Provided in Solar Shading Study

1. **Solar Shading Diagrams and Spreadsheet Calculation:**
   - **a.** We created shade diagram images based on accurate studies done with solar shading software.
   - b. We created images from key dates between the hours of 9:00 and 15:00 at hourly intervals, one key date for each month of the year, and winter solstice (12/21).
   - c. We then performed area calculations of shaded area divided by the total area of the portion of effected roof (1631ft²).
   - d. Each key frame area measurement then was used to create an average shading percentage for that key day.
     - i. For days of low shade (March through September), we took only the 9:00 and 15:00 reading, 15:00 being the daily maximum percentage.
     - ii. May through August there is 0.0% shading.
   - e. Each key date s daily shading average percentage was then totaled and divided by 12, thereby extrapolating the average data over the course of the 365-day calendar per SMC 19.56.020.
2. **Visual Chart and Area Calculations**
   - **a.** In order to visualize the extrapolated data, we took each key date s daily percentage and graphed it on an area chart as a way to demonstrate the bell curve of cumulative shading throughout the 365-day calendar.
   - b. This graph was done at a scale that allowed us to show area of the accumulated shading of 361.71 ft² (area under the curve) against the total unshaded area of the roof over the course of the year or 12,000 ft².
     - i. Axes:
       1. Y-Axis = 100ft or 100%.
       2. X-Axis = 120ft or 10ft / month and assumes the average of 30.4 days / month which was rounded down to 30 days.
3. **Summary**
   - **a.** Through the above methods we believe we have demonstrated the cumulative effect of shading from 388 Stowell Ave., onto the adjacent affected neighbor, and that effect is well below the threshold at 3% throughout the year.
   - b. A few other things to note:
     - i. There is virtually no new shadow created by the addition. Roughly 90% of the current shadow is created be the existing structure.
     - ii. The shading from the current and new structures is virtually non-existent due to the existence of large coniferous trees on the property line in between the two structures not shown in these diagrams. The affected neighbor is shaded by these trees virtually all day regardless of 388 Stowell s building volume.

Raumfabrik
architecture + interiors

2530 10th St. #7
Berkeley, CA 94710
(510) 225-4075
info@raumfabrik.us
www.raumfabrik.us

LICENSED ARCHITECT ANTJE PAIZ C 31989 REN. 05/21 STATE OF CALIFORNIA

Chocholak Residence

388 Stowell Ave., Sunnyvale, CA 94085
A P N : 2 0 4 - 3 4 - 0 6 1

project

revisions
R1: 2021-11-17
R2: 2022-04-29
R3: 2022-06-02
R4: 2022-06-22

drawn by
CF, AP, JH

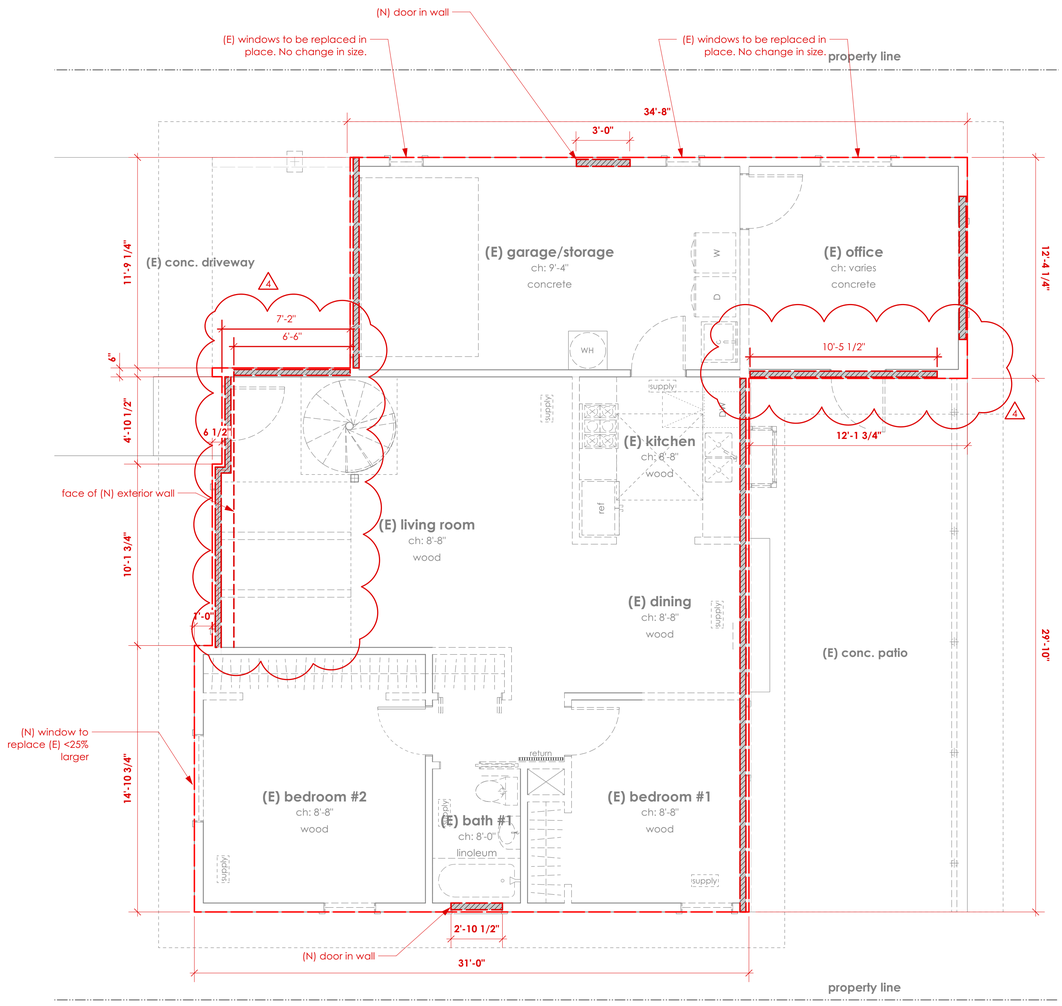
set type
PLANNING

sheet contents
solar study

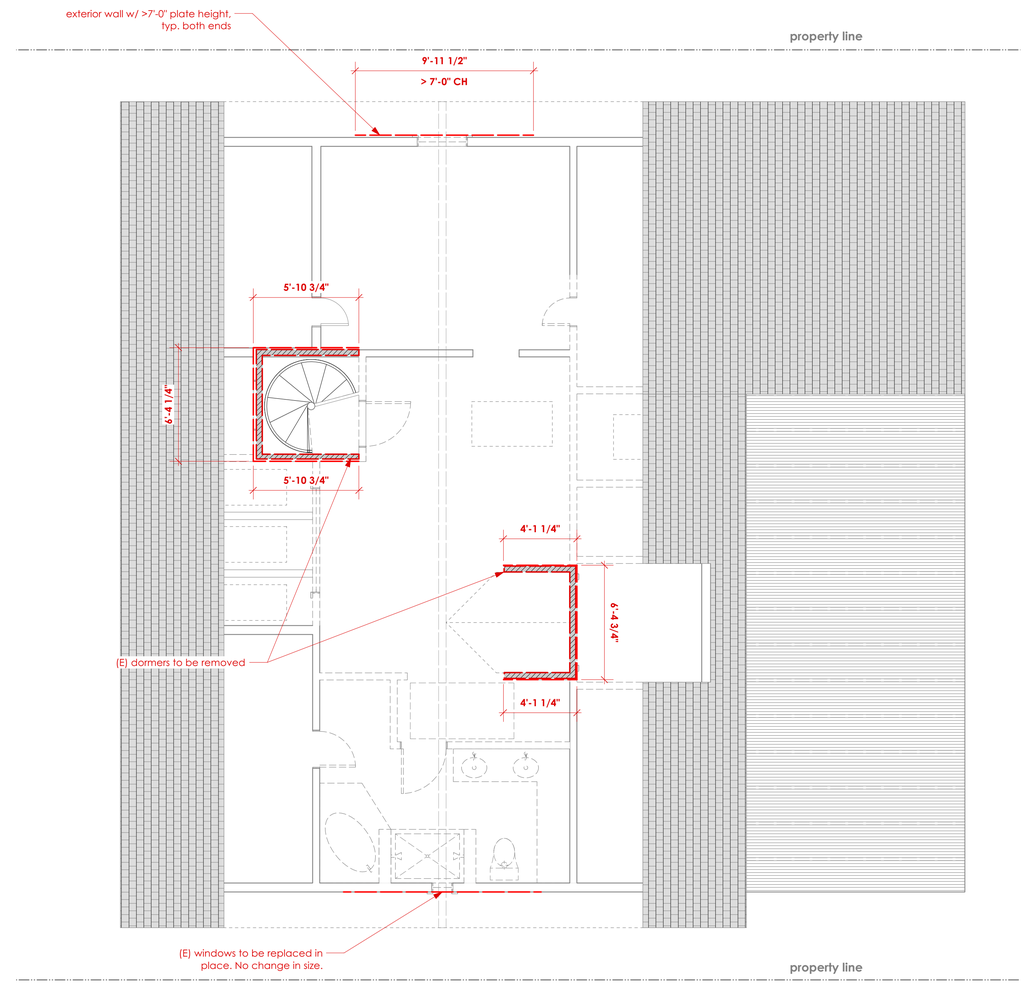
sheet No.
A0.5

project title
chocholak

date
11/17/2021



1 (E) 1st floor exterior wall demo diagram
Scale: 1/4" = 1'-0"



2 (E) 2nd floor exterior wall demo diagram
Scale: 1/4" = 1'-0"

plate heights			
	(E) total linear ft.	linear feet to be raised	% raised
1st floor	171.88 lf	0.00 lf	0.0%
2nd floor gables	16.88 lf	0.00 lf	0.0%
2nd floor dormers	na lf	72.08 lf	100%
TOTAL	188.8 sq ft	72.08 sq ft	38.2%

demo calculations				
EXTERIOR WALLS				
	(E) length	length removed	length to remain	% to remain
1st floor	171.88 l/ft	71.15 l/ft	100.73 l/ft	58.6%
2nd floor*	53.75 l/ft	32.75 l/ft	21.00 l/ft	39.1%
total	225.63 l/ft	103.90 l/ft	121.73 l/ft	54.0%
INTERIOR WALLS				
	(E) length of wall	length removed	length to remain	% to remain
1st floor	141.75 l/ft	65.75 l/ft	76.00 l/ft	53.6%
2nd floor	58 l/ft	32.13 l/ft	26.12 l/ft	44.8%
total	200.00 l/ft	97.88 l/ft	102.12 l/ft	51.1%
EXTERIOR WALLS BEING CONVERTED TO INTERIOR WALLS				
	(E) length of wall	length removed	length to remain	% to remain
1st floor	19.3 l/ft	17 l/ft	2.30 l/ft	11.9%
2nd floor	n/a	n/a	n/a	n/a
total	19.30 l/ft	17.00 l/ft	2.30 l/ft	11.9%
TOTAL WALLS	444.93 l/ft	218.78 l/ft	226.15 l/ft	50.8%
HORIZONTAL ELEMENTS				
	(E) area	area removed	area to remain	% to remain
1st floor	1,253 sq. ft	15 sq. ft	1238.00 l/ft	98.8%
2nd floor	570 sq. ft	34 sq. ft	536.00 l/ft	94.0%
total	1,823 sq. ft	49 sq. ft	1,774 sq. ft	97.3%

*converted legal living space in attic. constitutes area of wall with top plate >7'-0" (6'-8" in bathroom) per building code CRC R305.1

demo legend

- wall included in exterior wall calc
- (E) window removed or added, excluded from calc.
- exterior walls removed

Raumfabrik
architecture + interiors

2530 10th St. #7
Berkeley, CA 94710
(510) 225-4075
info@raumfabrik.us
www.raumfabrik.us

LICENSED ARCHITECT
ANTJE PAIZ
C 31989
REN. 05/21
STATE OF CALIFORNIA

Chocholak Residence
388 Stowell Ave., Sunnyvale, CA 94085
A P N : 2 0 4 - 3 4 - 0 6 1

project

revisions
R1: 2021-11-17
R2: 2022-04-29
R3: 2022-06-02
R4: 2022-06-22

drawn by
CF, AP, JH

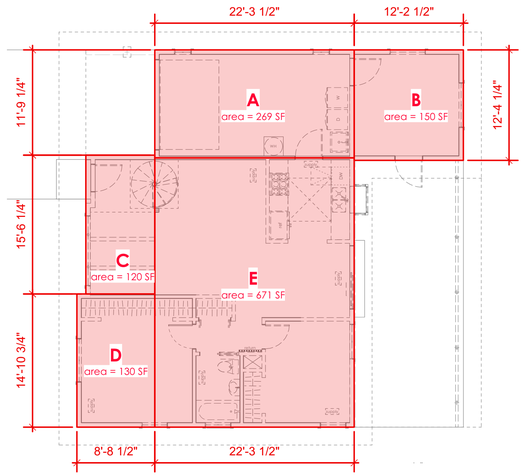
set type
PLANNING

sheet contents
demo calculations

sheet No.
A0.6

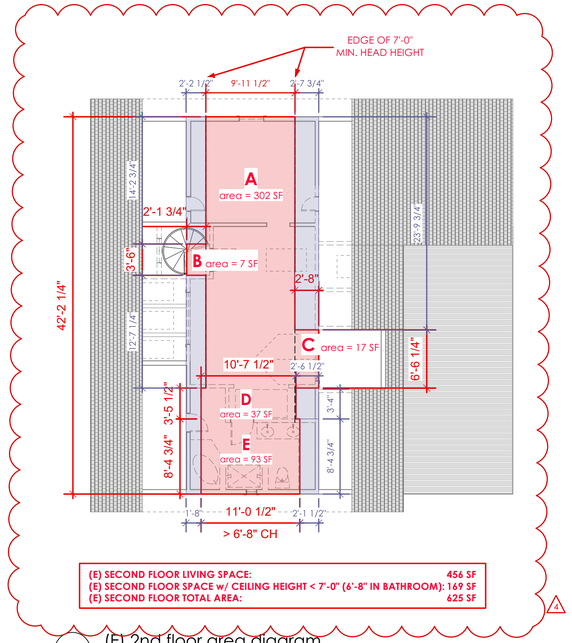
project title
chocholak

date
11/17/2021



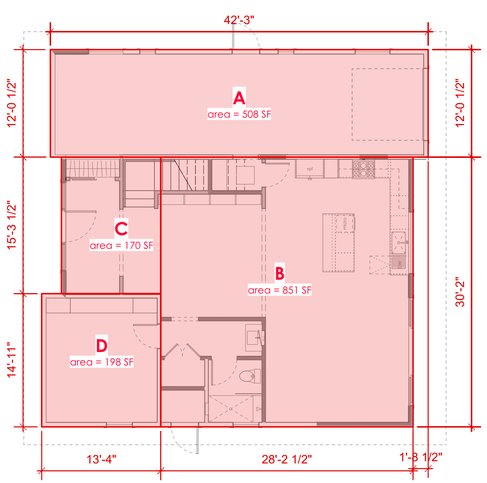
AREAS 'C - E' :	(E) FIRST FLOOR LIVING SPACE:	921 SF
AREA B:	(E) WORK ROOM	150 SF
AREA 'A' :	(E) GARAGE:	269 SF

1 (E) 1st floor area diagram
Scale: 1/8" = 1'-0"



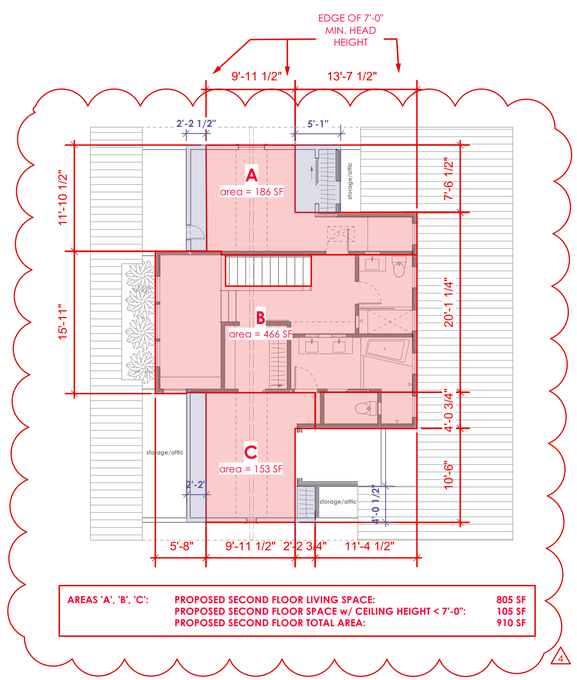
(E) SECOND FLOOR LIVING SPACE:	456 SF
(E) SECOND FLOOR SPACE w/ CEILING HEIGHT < 7'-0" (6'-8" IN BATHROOM):	169 SF
(E) SECOND FLOOR TOTAL AREA:	625 SF

2 (E) 2nd floor area diagram
Scale: 1/8" = 1'-0"



AREAS 'B', 'C', 'D' :	(N) FIRST FLOOR LIVING LIVING SPACE:	1,219 SF
AREA 'A' :	(N) GARAGE:	508 SF

3 (N) 1st floor area diagram
Scale: 1/8" = 1'-0"



AREAS 'A', 'B', 'C':	PROPOSED SECOND FLOOR LIVING SPACE:	805 SF
	PROPOSED SECOND FLOOR SPACE w/ CEILING HEIGHT < 7'-0":	105 SF
	PROPOSED SECOND FLOOR TOTAL AREA:	910 SF

4 (N) 2nd floor area diagram
Scale: 1/8" = 1'-0"

2nd floor to 1st floor area ratios

	Existing	Proposed
1st floor	1341 SF	1727 SF
2nd floor	625 SF	910 SF
Ratio	46.6%	52.7%

Raumfabrik
architecture + interiors

2530 10th St. #7
Berkeley, CA 94710
(510) 225-4075
info@raumfabrik.us
www.raumfabrik.us

LICENSED ARCHITECT
ANTJE PAIZ
C 31989
REN. 05/21
STATE OF CALIFORNIA

Chocholak Residence

388 Stowell Ave., Sunnyvale, CA 94085
A P N : 2 0 4 - 3 4 - 0 6 1

project

revisions
R1: 2021-11-17
R2: 2022-04-29
R3: 2022-06-02
R4: 2022-06-22

drawn by
CF, AP, JH

set type
PLANNING

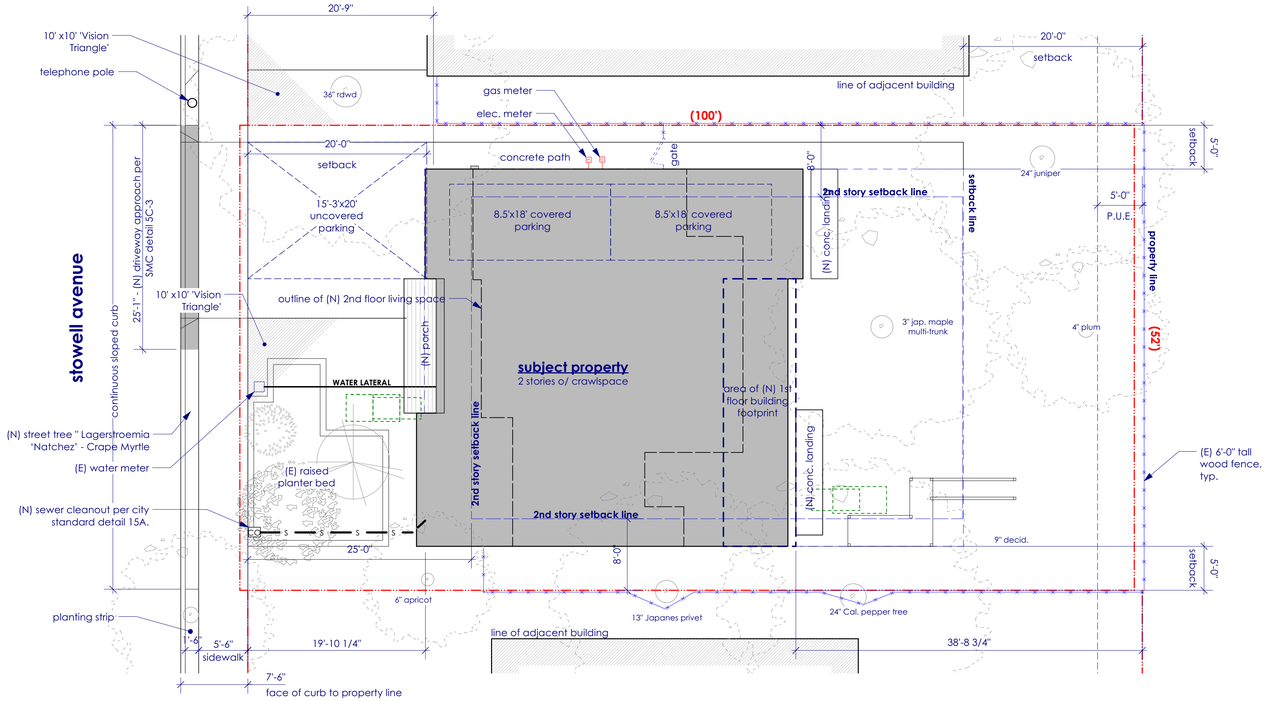
sheet contents
floor area diagrams

sheet No.
A0.7

project title
chocholak

date
11/17/2021

impervious surfaces calc			
lot size	5,200 sq ft		
front yard area	1,040 sq ft		
		% total	% front
existing impervious conditions			
(E) driveway	402 sq ft	7.73%	38.65%
(E) concrete path/patio	654 sq ft	12.58%	
(E) building footprint	1,453 sq ft	27.94%	
sub-total	***2,509 sq ft***	***48.25%***	
existing pervious conditions			
(E) front yard landscape area	**638 sq ft**	**12.3%**	**61.35%**
remaining landscape area	**2,053 sq ft**	**39.5%**	
sub-total	***2,691 sq ft***	***51.75%***	
total	***5,200 sq ft***	***100.0%***	***100.00%***
proposed impervious conditions			
driveway	379 sq ft	7.29%	36.44%
concrete path/landings	230 sq ft	4.42%	
building footprint	1,936 sq ft	37.23%	
sub-total	***2,545 sq ft***	***48.94%***	
proposed pervious conditions			
(E) front yard landscape area	627 sq ft	12.1%	60.29%
(E) front yard pervious pavers	34 sq ft	0.7%	3.27%
remaing pervious pavers	0 sq ft	0.0%	
remaining landscape area	2,031 sq ft	39.1%	
sub-total	***2,692 sq ft***	***51.77%***	
total	***5,237 sq ft***	***100.7%***	***100.00%***



2 proposed site plan
Scale: 1/8" = 1'-0"

24" Juniper tree protection notes

1. TREE PROTECTION FENCING

   a. Six-foot high chain link fencing mounted on eight-foot tall, 2-inch diameter galvanized posts, either driven 24 inches into the ground OR placed on flat metal stands large enough to support the fence, which set on top of the ground and spaced no more than 10 feet apart. This shall be placed 7 feet from base of main stem on client's side of yard. It is not required on neighbor's side of fence.

   b. Posted with signs saying "TREE PROTECTION FENCE - DO NOT MOVE OR REMOVE WITHOUT APPROVAL FROM CITY ARBORIST".

   c. The City requires that tree protection fencing be installed before any equipment comes on site and inspected by the City Arborist before issuance of permits.

   d. Tree protection fencing is required to remain in place throughout construction.

   e. Storage of any equipment or materials within fenced area shall be prohibited.

2. TREE PROTECTION

   a. No excavation, grading, soil deposit, drainage and leveling within the drip line unless approved prior by the City Arborist.

   b. No disposal or depositing of oil, gasoline, chemicals, paid, solvents or other materials within the drip line or in drainage channels, swales or areas that may lead to the drip line.

   c. Do not attach any wires, signs or ropes to protected trees.

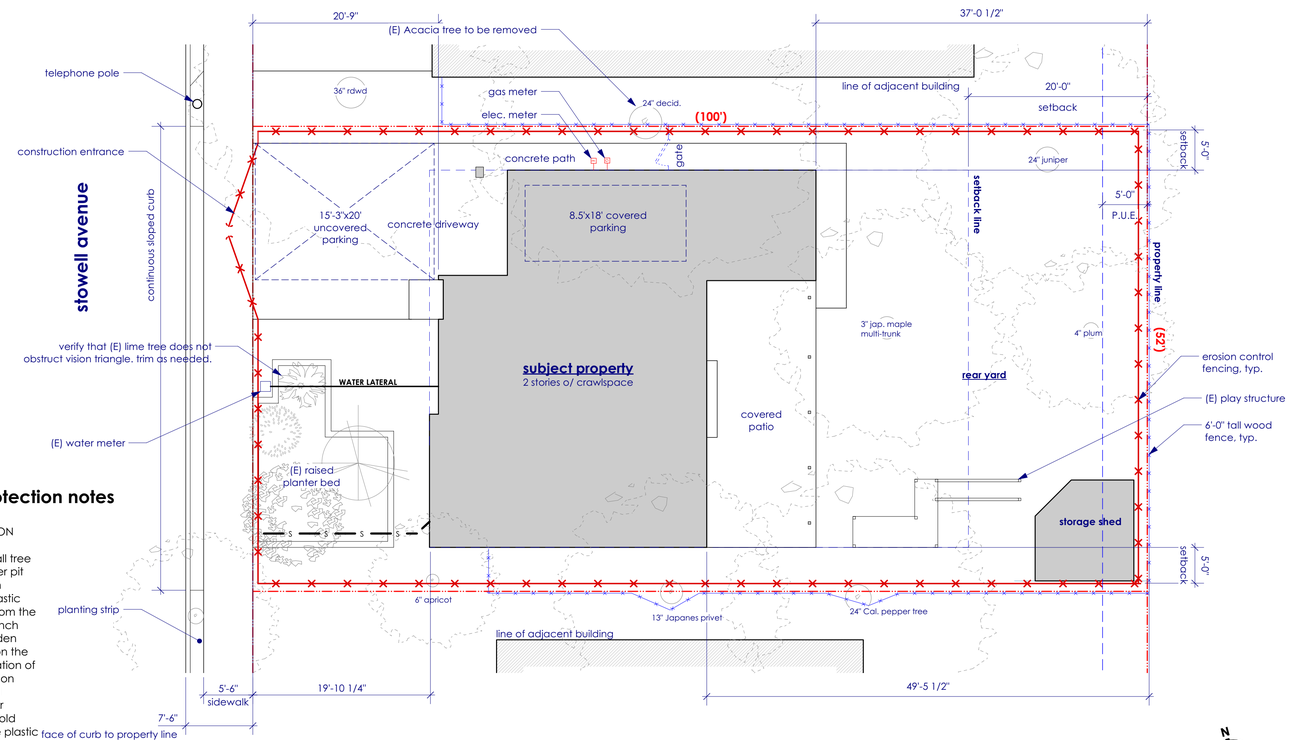
   d. All utility service and irrigation lines shall be located outside of the drip line.

   e. City Building Official shall be notified whenever any damage or injury occurs to the protected tree during construction so that proper treatment may be administered.

General Tree protection notes

1. TYPE III TREE PROTECTION

   trees situated in a small tree well or sidewalk planter pit shall be wrapped with 2-inches of orange plastic fencing as padding from the ground to the first branch with 2-inch thick wooden slats bound securely on the outside. During installation of the wood slates, caution shall be used to avoid damaging any bark or branches. Major scaffold limbs may also require plastic fencing as directed by the City Arborist.



1 (E) site plan
Scale: 1/8" = 1'-0"

0 1 2 4 8 16Feet

N

Site plan notes

1. Address numbers must be at least 4" tall and a minimum of 1/2" stroke. Residential numbers must be internally illuminated (backlit) or illuminated by an adjacent light which must be controlled by a photocell and switched only by a breaker so it will remain illuminated all night. The light must not have a screw-base socket and must consume no more than 5 watts of power and may not be used for general porch illumination.
2. Site Plan information is based on assessor's parcel data obtained from Santa Clara County Assessor, GIS data, site observation and measurement, and aerial imagery.
3. (E) storage shed to be deomolished
4. Trees and plantings impeding the vision triangle are to be removed.

Stormwater BMPs

1. Inspect all BMPs before and after a storm event. Maintain BMPs on a regular basis and replace as necessary
2. Use brooms and shovels whenever possible to maintain a clean site instead of a hose. Introducing more water than necessary only adds to water pollution.
3. Train and educate construction crews and personnel to better understand the effects of storm water pollution from construction projects and learn ways to prevent or minimize pollution on the job.
4. Protect drainage inlets from receiving polluted storm water through the use of filters such as fabrics, gravel bags or straw wattles. Where stormwater is conveyed to a public drainage system, collection point, gutter or similar disposal method, water shall be filtered by use of a barrier system, wattle, or other approved method.
5. Stabilize construction entrances and exits to prevent tracking onto roadways. As vehicles enter and leave construction sites, pollutants such as sediment, gravel and other loose particles are spread onto adjacent roads. Those pollutants can get washed into roadside ditches and are a nuisance to drivers when damage to vehicle paint or windshields occurs.
6. Install straw wattles (fiber rolls) and silt fences on contour to prevent concentrated flow. Straw wattles should be buried 3 to 4 inches into the soil, staked every 4 feet, and limited to use on slopes that are no steeper than 3 units horizontal to 1 unit vertical. Silt fences should be trenched 6 inches by 6 inches into the soil, staked every 6 feet, and placed 2 to 5 feet from any toe of slope. Avoid the use of hay bales as sediment control devices. They have high failure rates and the hay is better suited as ground cover.
7. Protect and establish vegetation. The root structures of plants and trees help keep soil in place while leaves and canopies help dissipate rainfall energy to prevent dislodging and transporting of soil.
8. Schedule construction activities during dry weather. Keep grading operations to a minimum during the rainy season (October 15 through April 15). You can properly protect an exposed slope once before rain arrives or send out a crew to repair a wet, muddy and slippery slope every time it rains.
9. Protect exposed slopes from erosion through preventative measures. Cover the slopes to avoid contact with storm water by hydroseeding, applying mulch or using plastic sheeting.
10. Establish a vehicle storage, maintenance and refueling area to minimize the spread of oil, gas and engine fluids. The use of oil pans under stationary vehicles is strongly recommended.
11. Designate a concrete washout area to avoid wash water from concrete tools or trucks from entering gutters, inlets or storm drains. Maintain washout area and dispose concrete waste on a regular basis.
12. Check the weather forecast and be prepared for rain by having necessary materials onsite before the rainy season.

Site plan symbols

- property line
- setback line
- fence
- building limit line
- contour line
- sewer line
- gas line
- hard drain pipe
- perforated drain pipe
- hose bibb
- downspout
- clean out
- fire ladder pad

Drainage notes

1. Provide positive ground slope away from all foundations, min. 2% for a distance of 4'-0".
2. Verify (E) perimeter foundation drainage in field and notify architect of any conflicts or discrepencies. Provide (N) 4" Ø perforated drain tiles, as shown on the plans, in 12" wide underslab trench drain, sloped at 1/4"/ft (2%).
3. Provide long sweep bends and wyes at instersections and bends in drain lines, typ., UON.
4. Provide 4" Ø weep holes through foundation stell walls or grade beams at low points of sub-grade, in approx. locations shown on the plans. Where adjacent exterior grade is higher than flow line of weep hole, provide 4" Ø rigid wall non-perforated discharge drainpipe from weep hole, sloped at 1/4"/ft, to drain to daylight discharge point, as needed. Pipe to be SDR35 (or Schedule 40) PVC or HDPE.
5. Connect all downspouts directly to hard-pipe at perimeter
6. Use Christy FL8 or F9 9" Ø, or approved equal. Boxes to be Christy Fiberlyte in all landscape areas and Christy reinforced concrete in paved areas. Install boxes above grade in landsacpe areas, and within ground cover or planting areas where possible, or as indicated on the plans. All box covers shall be bolt down type, and "WATER", "IRRIGATION", or "ELECTRIC" cast in cover as appropriate. Avoid heavily compacted fill around valve box to avoid deformation of sides.
7. The existing grades around perimeter of building to be modified as req'd to provide 8" min clearance from b.o. siding to solid, and 2" clearance from b.o. siding to concrete, and as req'd to provide 5% slope away from foundation within 10' of building, and 2% slope beyond 10'.
8. Provide 1% slope at concrete surfaces away from foundation, and 2% slope at all tile and stone pavers adjacent to foundation. Refer to Site Plan A1.1 for additional information.
9. Existing grades within the crawlspace area to be modified to provide 2% max slope to foundation weep holes, and provide min. 18" clearance to framing. Install a Class 1 vapor retarder (per ASTM E-1745) over sub-grade in crawlspace, typ.

Raumfabrik
architecture + interiors

2530 10th St. #7
Berkeley, CA 94710
(510) 225-4075
info@raumfabrik.us
www.raumfabrik.us

LICENSED ARCHITECT
ANTJE PAIZ
C 31989
REN. 05/21
STATE OF CALIFORNIA

Chocholak Residence

388 Stowell Ave., Sunnyvale, CA 94085
A P N : 2 0 4 - 3 4 - 0 6 1

project

revisions
R1: 2021-11-17
R2: 2022-04-29
R3: 2022-06-02
R4: 2022-06-22

drawn by
CF, AP, JH

set type
PLANNING

sheet contents
site plan

sheet No.
A1.0

project title
chocholak

date
11/17/2021

Sheet notes

A All (N) or open (E) 2x4 exterior walls or walls between conditioned and unconditioned space to have min R-15 insulation value. See Specs.

B All (N) or open (E) 2x6 exterior walls or walls between conditioned and unconditioned areas to have min. R-20 insulating value. See Specs.

C Interior walls to be insulated, as indicated on the plans. See Specs.

D Contractor to provide solid blocking as req. for wall mounted cabinets & fixtures.

E Maintain minimum 18" clearance to ground.

F The crawlspace will be unvented, per CRC R408.3, with the following provisions:
1) a class 1 vapor retarder above grade, min 10ml thickness. Tape and lap all joints.
2) conditioned air supply sized to deliver at a rate equal to 1 cubic foot
per minute (0.47 L/s) for each 50 square feet (4.7 m2) of under-floor area, including a return air pathway
to the common area (such as a duct or transfer grille)
3) continuous perimeter joist insulation, see Specs.

G Provide a 1 HR rated fire separation between the garage and living space. See Fire Rated Assemblies on A6.0. The garage door shall be either a solid wood door or a 20 minute fire rated door, self-closing, self-latching. See schedule.

H (N) handrail, per CBC 1014 and CRC R311, where applicable. See detail X/A6.X

I Shower controls must be located such that they are reachable from outside of the shower.

J Shower/tub enclosures shall use tempered glass, and swing outward to maintain a 22" unobstructed opening width. [CPC §408.5]

K Shower stall to have a minimum finished interior of 1,024 sq. in and shall be capable of encompassing a 30" Ø circle. The minimum required area and dimensions shall be measured at a height equal to the top of threshold, no less than 70" above the drain outlet. [CPC §408.5]

L Provide a minimum of 15" clearance from centerline of toilet to any wall or obstruction. Provide a minumum of 24" in front of toilet. [CPC§402.5]

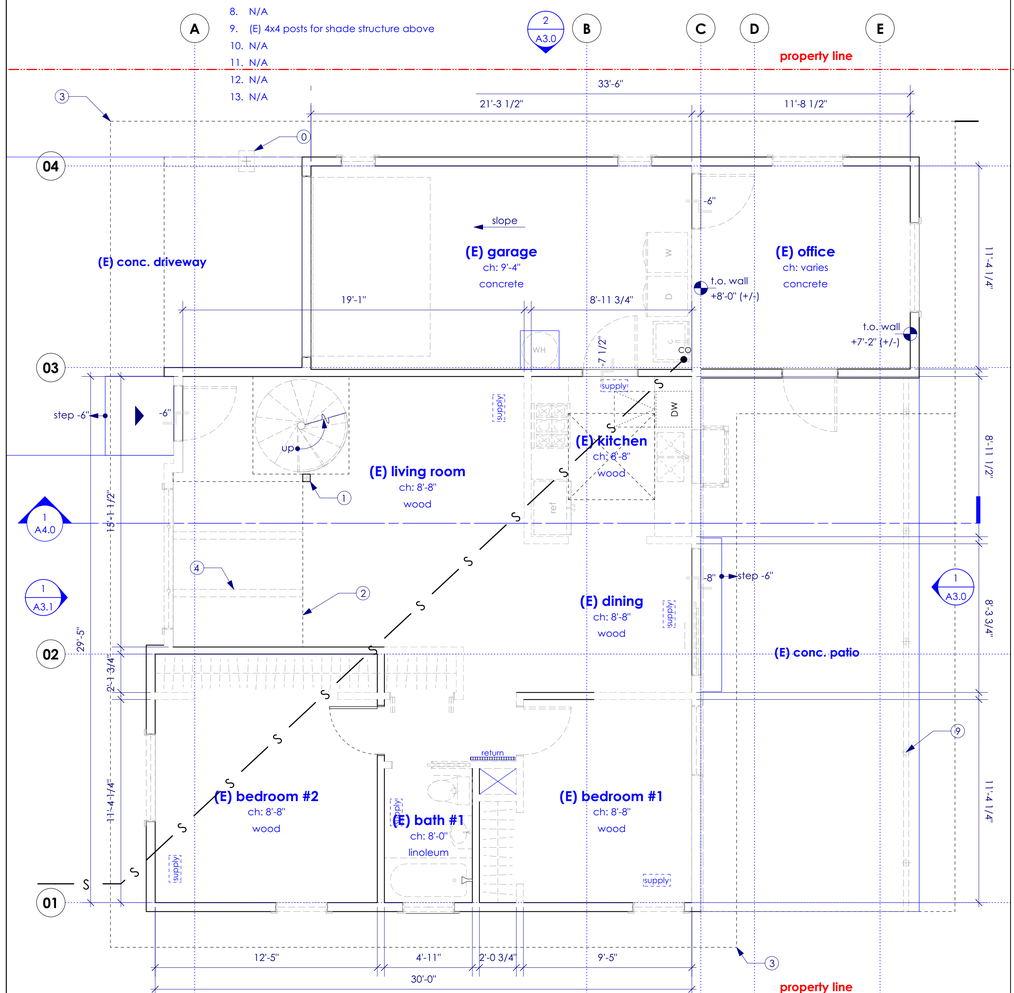
M Provide one layer of 5/8" Type-x GWB on any exposed stair undercarraige.

Wall symbols

- (E) wall to remain, size varies
- (E) wall to be removed
- (N) 2x wall - uninsulated
- (N) 2x4 wall - insulated
- (N) 2x6 wall - insulated

(E) 1st floor plan keynotes

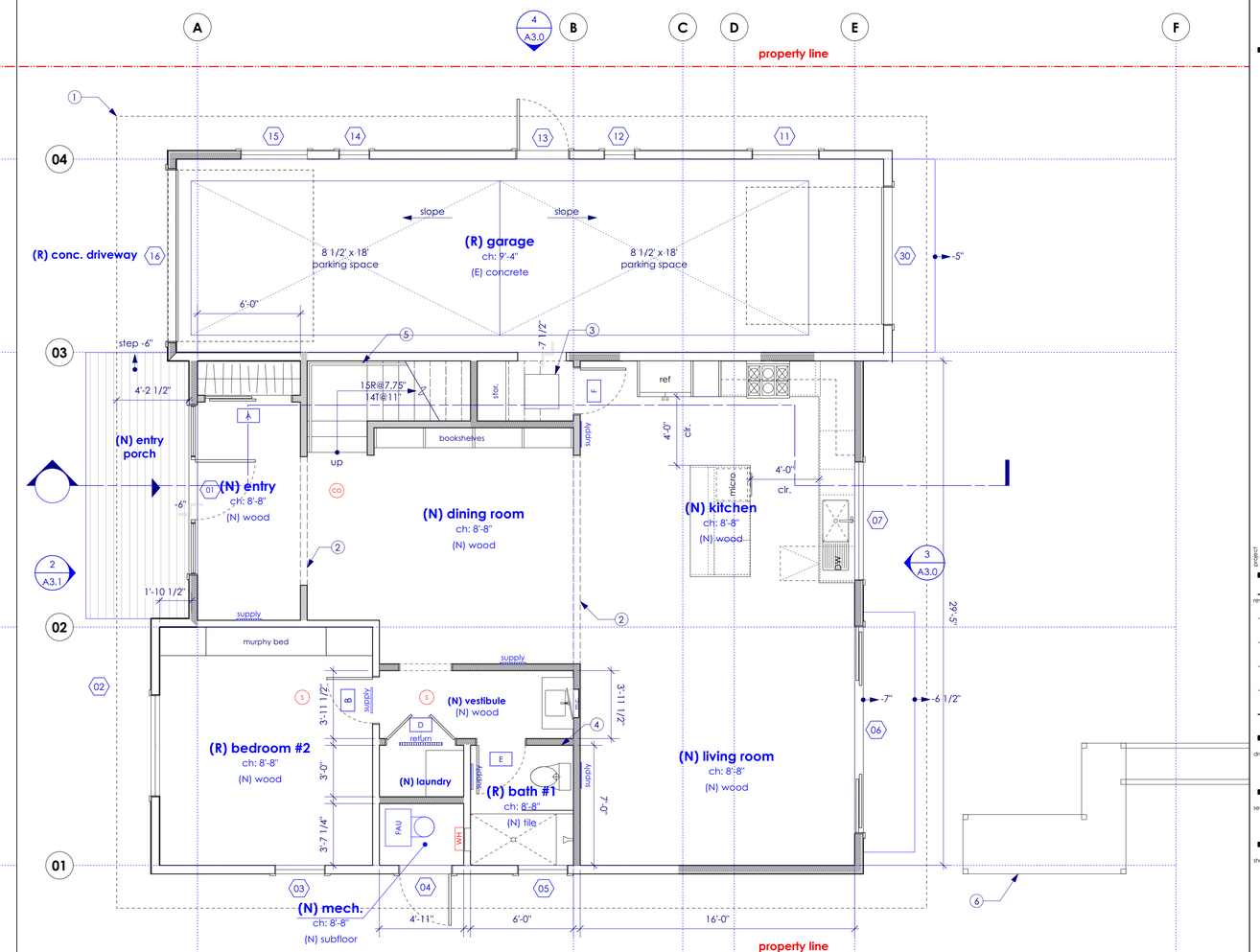
1. (E) 5"x5" post
2. line of (E) ceiling transition above
3. line of (E) roof above
4. (E) beams above, typ. of 2
5. (E) concrete step
6. N/A
7. N/A
8. N/A
9. (E) 4x4 posts for shade structure above
10. N/A
11. N/A
12. N/A
13. N/A



1 (E) 1st floor + demo plan
Scale: 1/4" = 1'-0"

(N) 1st floor plan keynotes

1. line of (E) roof above
2. dropped beam
3. (N) crawlspace access door
4. provide blocking for grab bar
5. see Sheet note H
6. (E) play structure



2 proposed 1st floor plan
Scale: 1/4" = 1'-0"

0 1 2 4 8 16Feet

Raumfabrik
architecture + interiors

2530 10th St. #7
Berkeley, CA 94710
(510) 225-4075
info@raumfabrik.us
www.raumfabrik.us

LICENSED ARCHITECT
ANTJE PAIZ
C 31989
REN. 05/21
STATE OF CALIFORNIA

Chocholak Residence

388 Stowell Ave., Sunnyvale, CA 94085
APN : 204 - 34 - 061

project

revisions
R1: 2021-11-17
R2: 2022-04-29
R3: 2022-06-02
R4: 2022-06-22

drawn by
CF, AP, JH

set type
PLANNING

sheet contents
(E) + (N) 1st floor

sheet No.
A2.0

project title
chocholak

date
11/17/2021

Sheet notes

A All (N) or open (E) 2x4 exterior walls or walls between conditioned and unconditioned space to have min R-15 insulation value. See Specs.

B All (N) or open (E) 2x6 exterior walls or walls between conditioned and unconditioned areas to have min. R-20 insulating value. See Specs.

C Interior walls to be insulated, as indicated on the plans. See Specs.

D Contractor to provide solid blocking as req. for wall mounted cabinets & fixtures.

E Maintain minimum 18" clearance to ground.

F (N) handrail, per CBC 1014 and CRC R311, where applicable. See detail X/A6.X

G Shower controls must be located such that they are reachable from outside of the shower.

H Shower/tub enclosures shall use tempered glass, and swing outward to maintain a 22" unobstructed opening width. [CPC §408.5]

I Shower stall to have a minimum finished interior of 1,024 sq. in and shall be capable of encompassing a 30" Ø circle. The minimum required area and dimensions shall be measured at a height equal to the top of threshold, no less than 70" above the drain outlet. [CPC §408.5]

J Provide a minimum of 15" clearance from centerline of toilet to any wall or obstruction. Provide a minumum of 24" in front of toilet. [CPC§402.5]

Wall symbols

- (E) wall to remain, size varies
- (E) wall to be removed
- (N) 2x wall - uninsulated
- (N) 2x4 wall - insulated
- (N) 2x6 wall - insulated

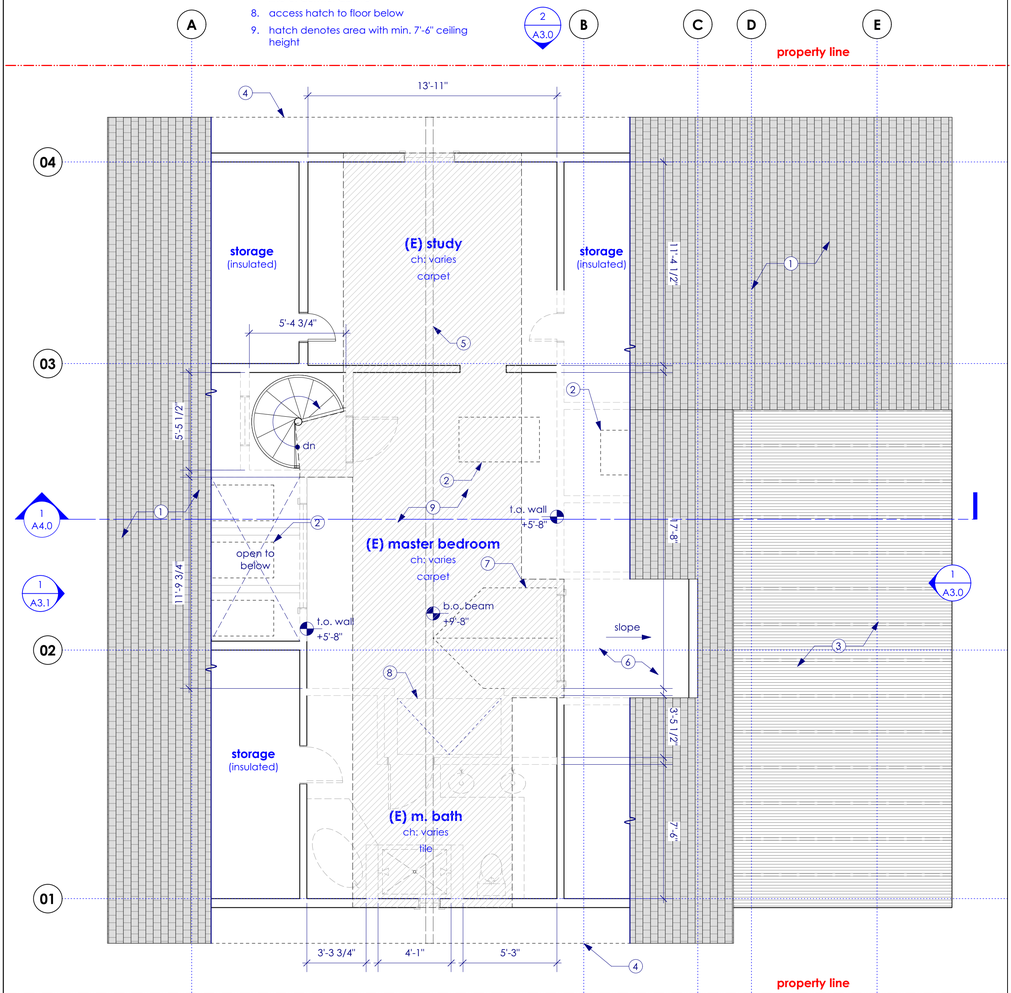
Raumfabrik
architecture + interiors

2530 10th St. #7
Berkeley, CA 94710
(510) 225-4075
info@raumfabrik.us
www.raumfabrik.us

LICENSED ARCHITECT
ANTJE PAIZ
C 31989
REN. 05/21
STATE OF CALIFORNIA

(E) 2nd floor plan keynotes

1. see (E) roof plan A2.2
2. skylight above
3. (E) corrugated polycarbonate roofing
4. line of (E) roof above
5. (E) ridge beam above
6. bituminous roof membrane
7. line of dormer above
8. access hatch to floor below
9. hatch denotes area with min. 7'-6" ceiling height

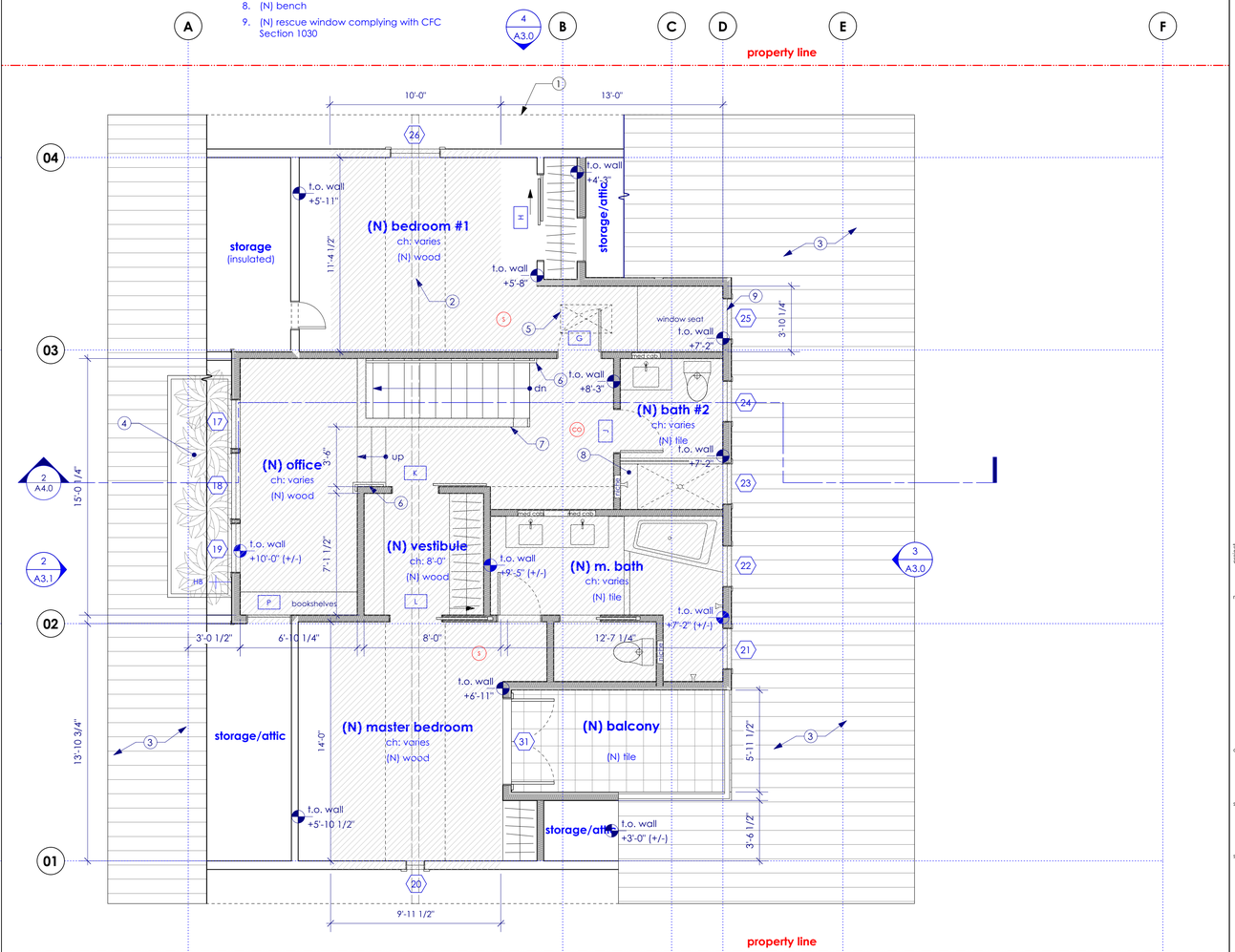


1 (E) 2nd floor + demo plan
Scale: 1/4" = 1'-0"

(N) 2nd floor plan keynotes

1. line of (E) roof above
2. ridge beam above
3. see (N) roof plan A2.2
4. (N) planter box
5. (N) skylight above
6. (N) handrail, see Sheet note XX
7. (N) GWB 1/2 wall
8. (N) bench
9. (N) rescue window complying with CFC Section 1030

Bedroom w/ sloped ceiling area calcs		
bedroom	(N) bedroom #1	(N) master bedroom
min. area	70 sq ft	70 sq ft
total area	200 sq ft	177 sq ft
area > 7'-0" ceiling height	163 sq ft	149 sq ft
% floor area w/ CH > 7'-0"	81.5%	84%



2 proposed 2nd floor plan
Scale: 1/4" = 1'-0"

0 1 2 4 8 16Feet

N

Chocholak Residence

388 Stowell Ave., Sunnyvale, CA 94085
A P N : 2 0 4 - 3 4 - 0 6 1

project

revisions
R1: 2021-11-17
R2: 2022-04-29
R3: 2022-06-02
R4: 2022-06-22

drawn by
CF, AP, JH

set type
PLANNING

sheet contents
(E) + (N) 2nd floor

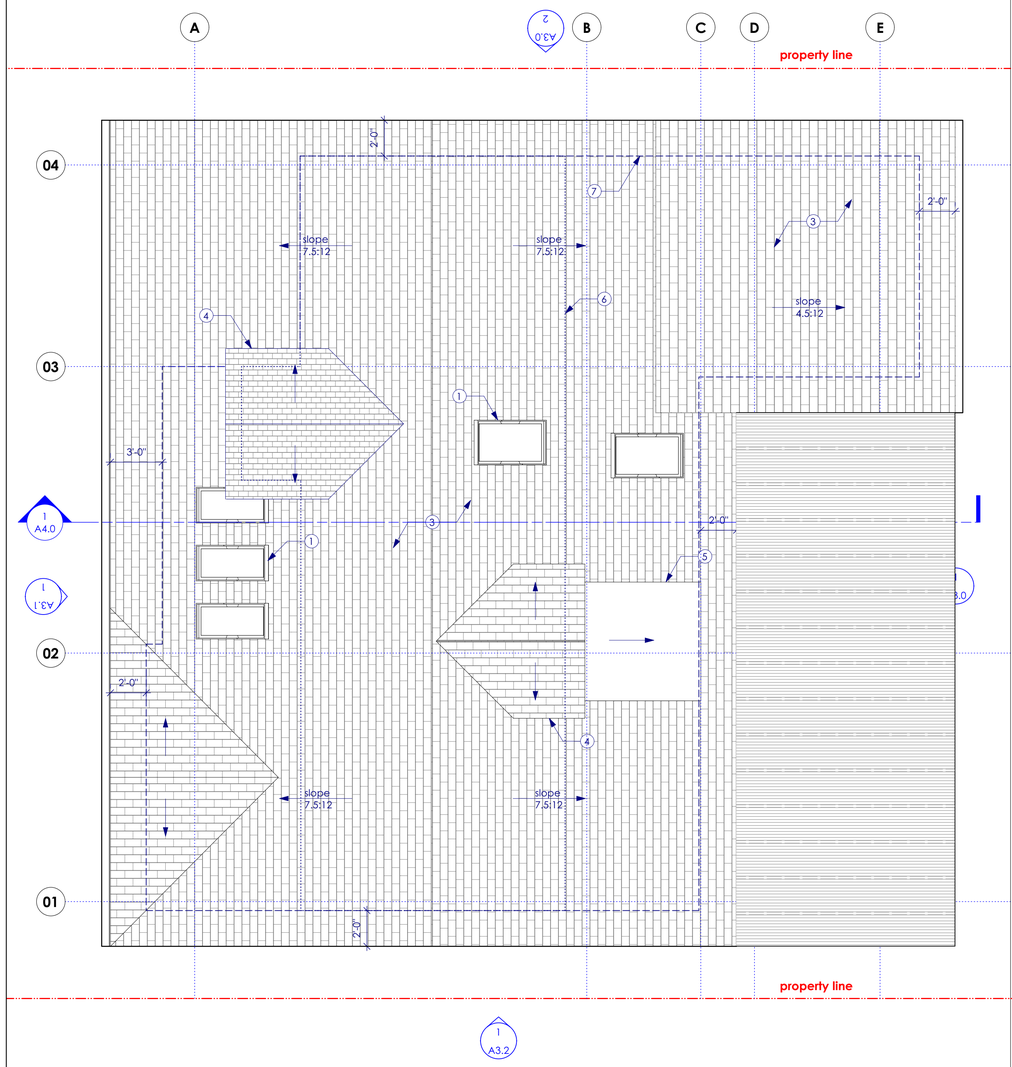
sheet No.
A2.1

project title
chocholak

date
11/17/2021

(E) roof plan keynotes

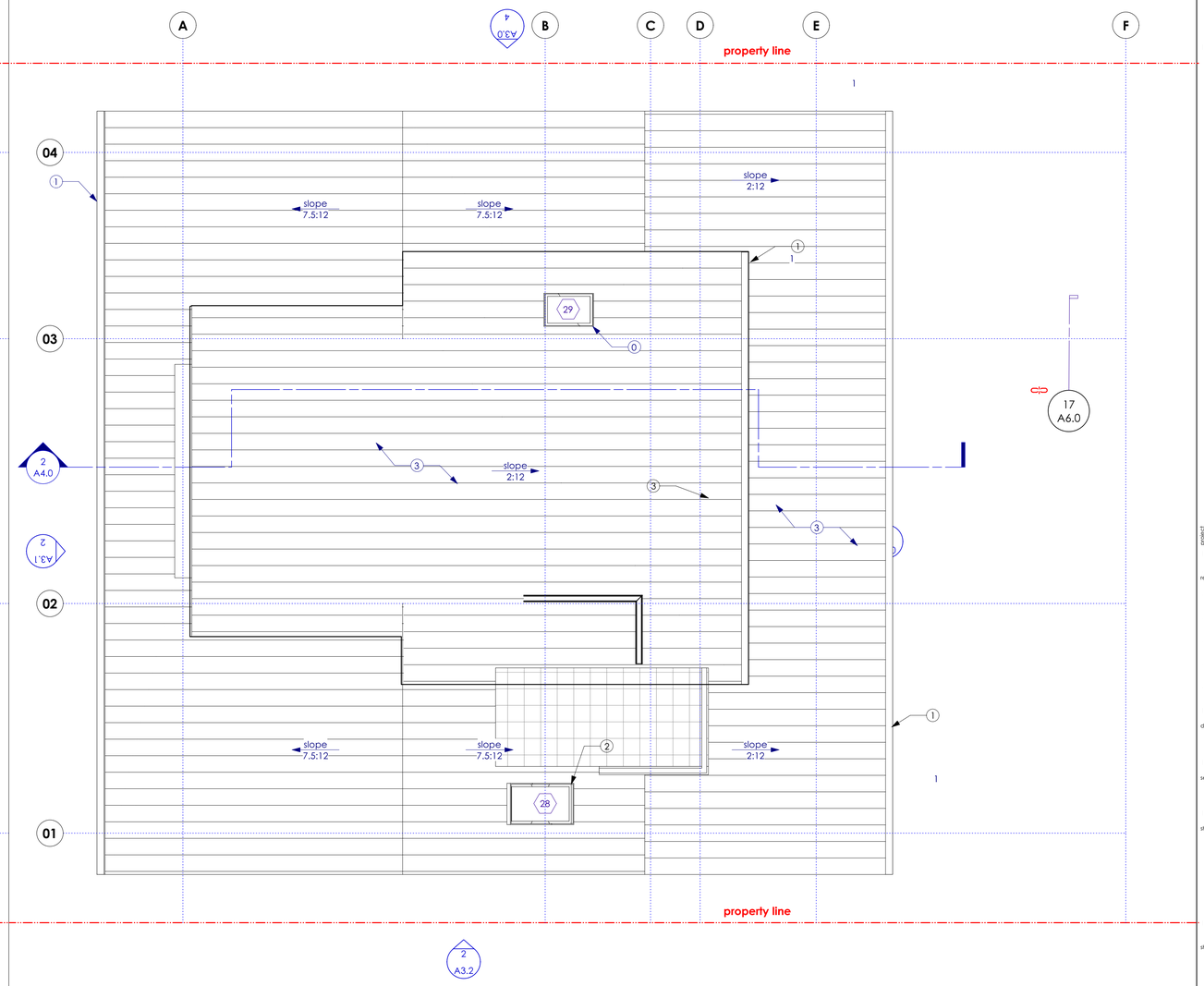
1. skylight above
2. (E) corrugated polycarbonate roofing
3. (E) asphalt shingle roof
4. (E) dormer, roof pitch matches main roof volume
5. cutout in roof, surface sloped to drain
6. line of attic below
7. line of building footprint below



1 (E) roof + demo plan
Scale: 1/4" = 1'-0"

(N) roof plan keynotes

1. (N) gutter, typ.
2. (N) curb mounted skylight
3. line of building below



2 proposed roof plan
Scale: 1/4" = 1'-0"

0 1 2 4 8 16Feet

Raumfabrik
architecture + interiors

2530 10th St. #7
Berkeley, CA 94710
(510) 225-4075
info@raumfabrik.us
www.raumfabrik.us

LICENSED ARCHITECT
ANTJE PAIZ
C 31989
REN. 05/21
STATE OF CALIFORNIA

Chocholak Residence

388 Stowell Ave., Sunnyvale, CA 94085
A P N : 2 0 4 - 3 4 - 0 6 1

project

revisions
R1: 2021-11-17
R2: 2022-04-29
R3: 2022-06-02
R4: 2022-06-22

drawn by
CF, AP, JH

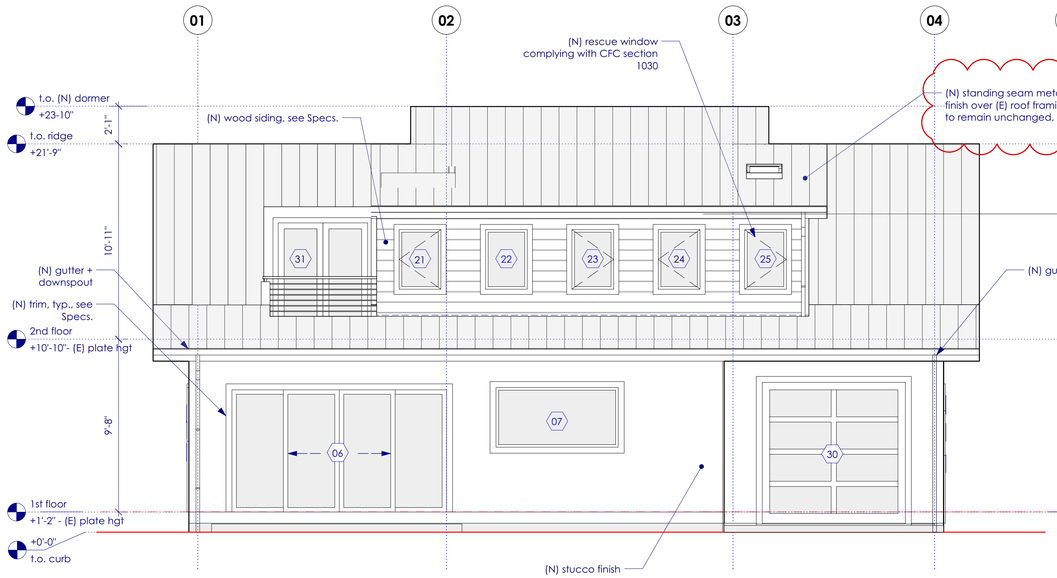
set type
PLANNING

sheet contents
(E) + (N) roof

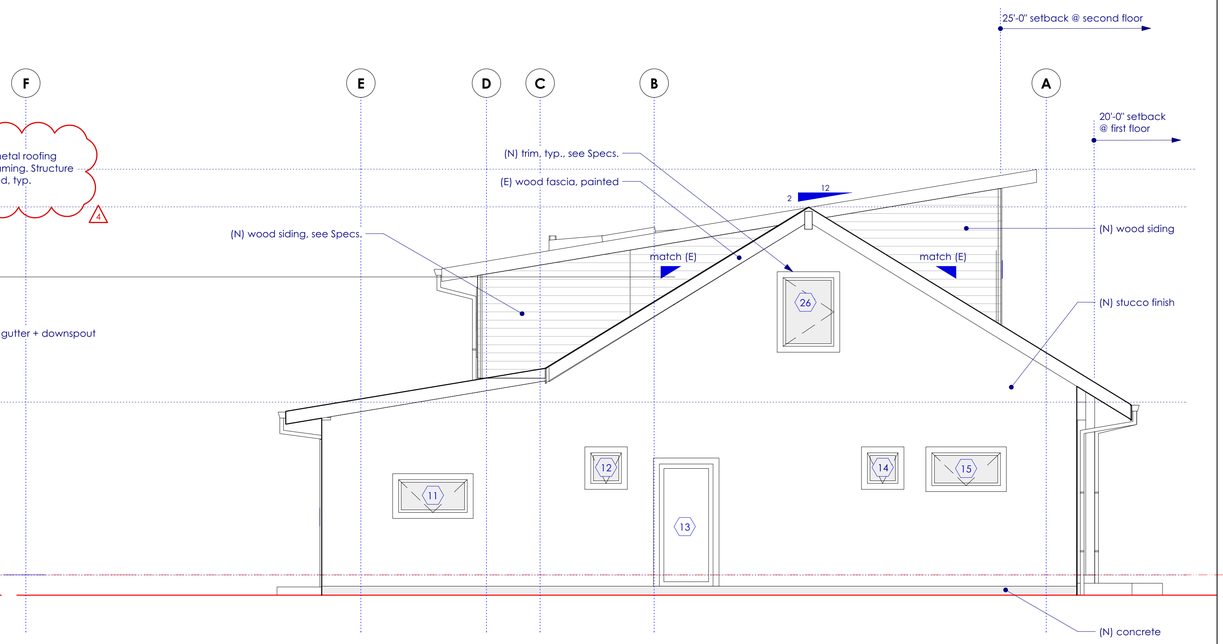
sheet No.
A2.2

project title
chocholak

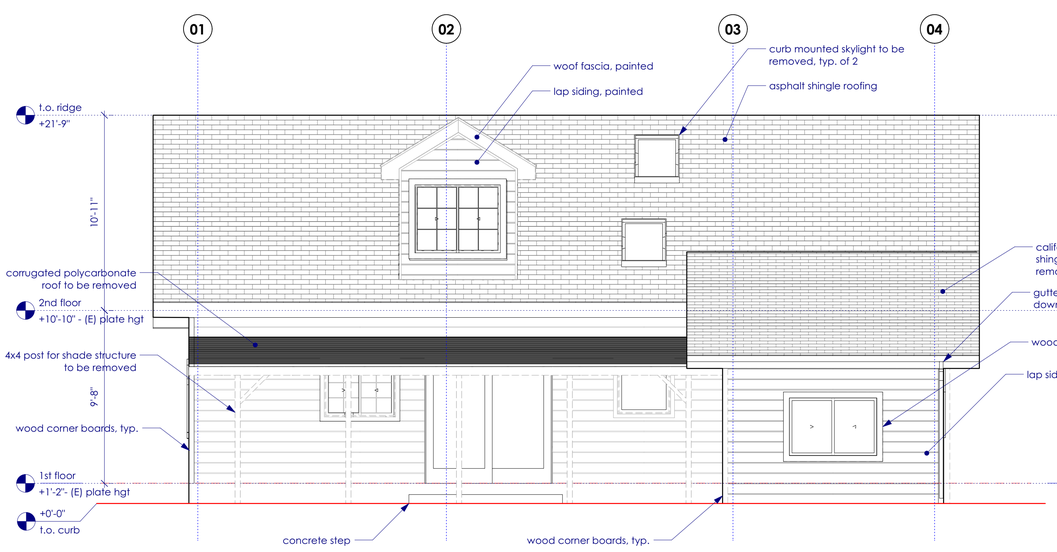
date
11/17/2021



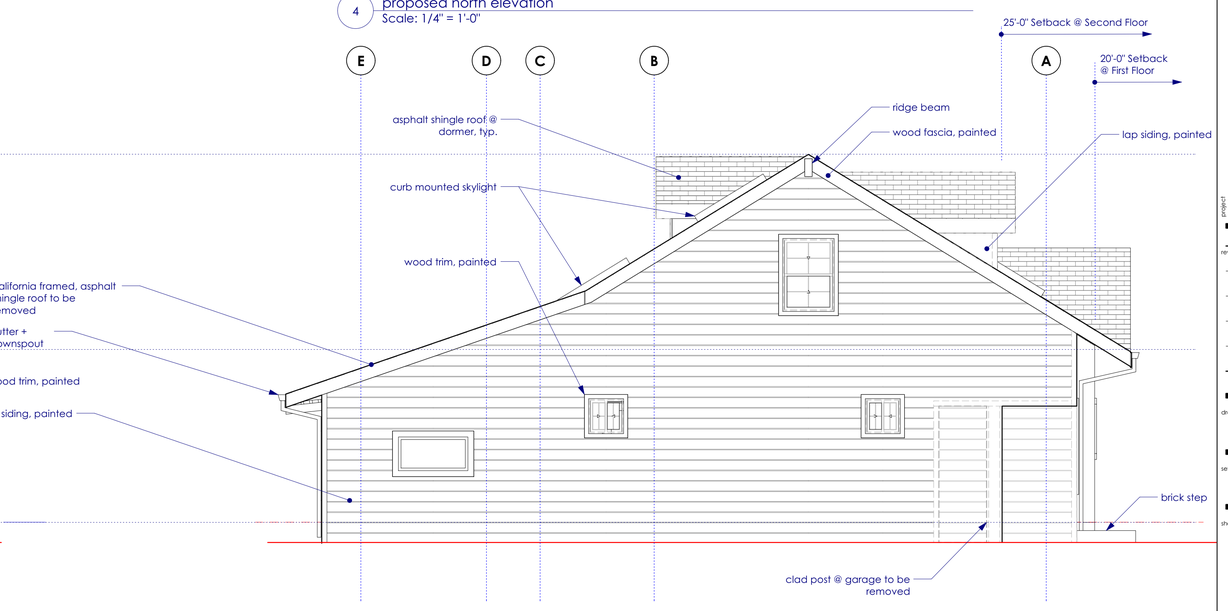
3 proposed east elevation
Scale: 1/4" = 1'-0"



4 proposed north elevation
Scale: 1/4" = 1'-0"



1 (E) east elevation
Scale: 1/4" = 1'-0"



2 (E) north elevation
Scale: 1/4" = 1'-0"

0 1 2 4 8 16 Feet

Raumfabrik
architecture + interiors

2530 10th St. #7
Berkeley, CA 94710
(510) 225-4075
info@raumfabrik.us
www.raumfabrik.us

LICENSED ARCHITECT
ANTJE PAIZ
C 31989
REN. 05/21
STATE OF CALIFORNIA

Chocholak Residence
388 Stowell Ave., Sunnyvale, CA 94085
A P N : 2 0 4 - 3 4 - 0 6 1

project

revisions
R1: 2021-11-17
R2: 2022-04-29
R3: 2022-06-02
R4: 2022-06-22

drawn by
CF, AP, JH

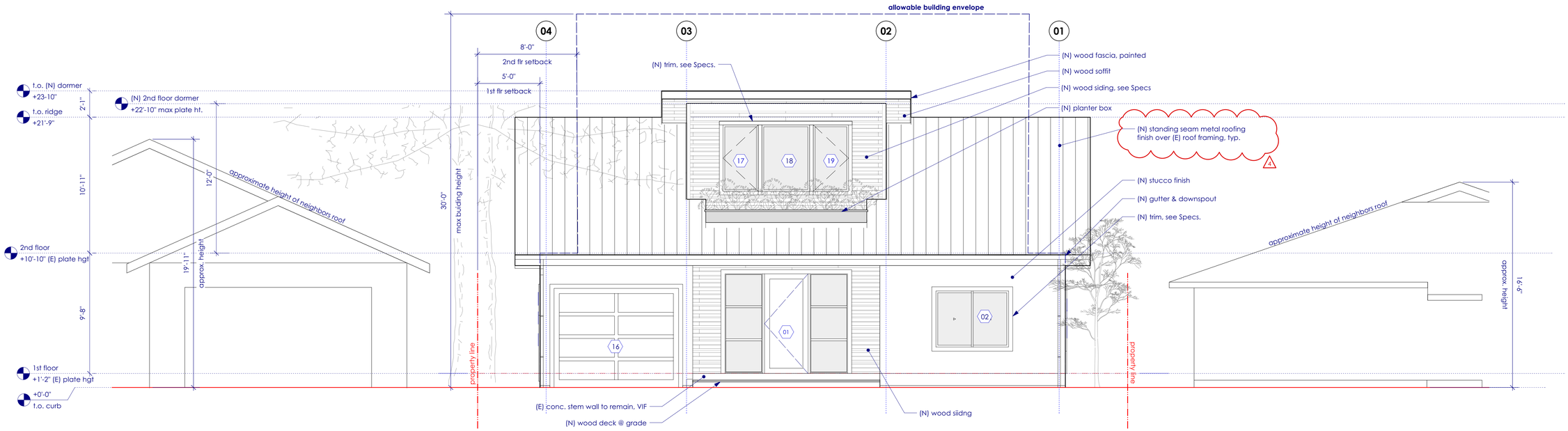
set type
PLANNING

sheet contents
(E) + (N) north elevs
(E) + (N) east elevs

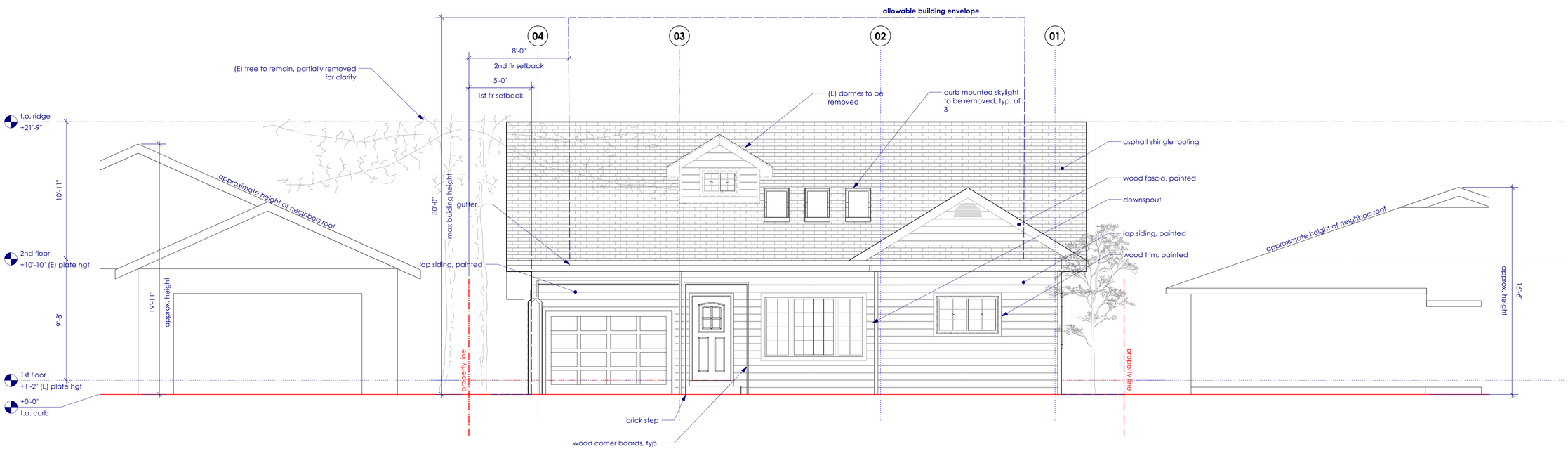
sheet No.
A3.0

project title
chocholak

date
11/17/2021



2 proposed west elevation
Scale: 1/4" = 1'-0"



1 (E) west elevation
Scale: 1/4" = 1'-0"

0 1 2 4 8 16 Feet

Raumfabrik
architecture + interiors

2530 10th St. #7
Berkeley, CA 94710
(510) 225-4075
info@raumfabrik.us
www.raumfabrik.us

LICENSED ARCHITECT
ANTJE PAIZ
C 31989
REN. 05/21
STATE OF CALIFORNIA

Chocholak Residence

388 Stowell Ave., Sunnyvale, CA 94085
A P N : 2 0 4 - 3 4 - 0 6 1

project

revisions
R1: 2021-11-17
R2: 2022-04-29
R3: 2022-06-02
R4: 2022-06-22

drawn by
CF, AP, JH

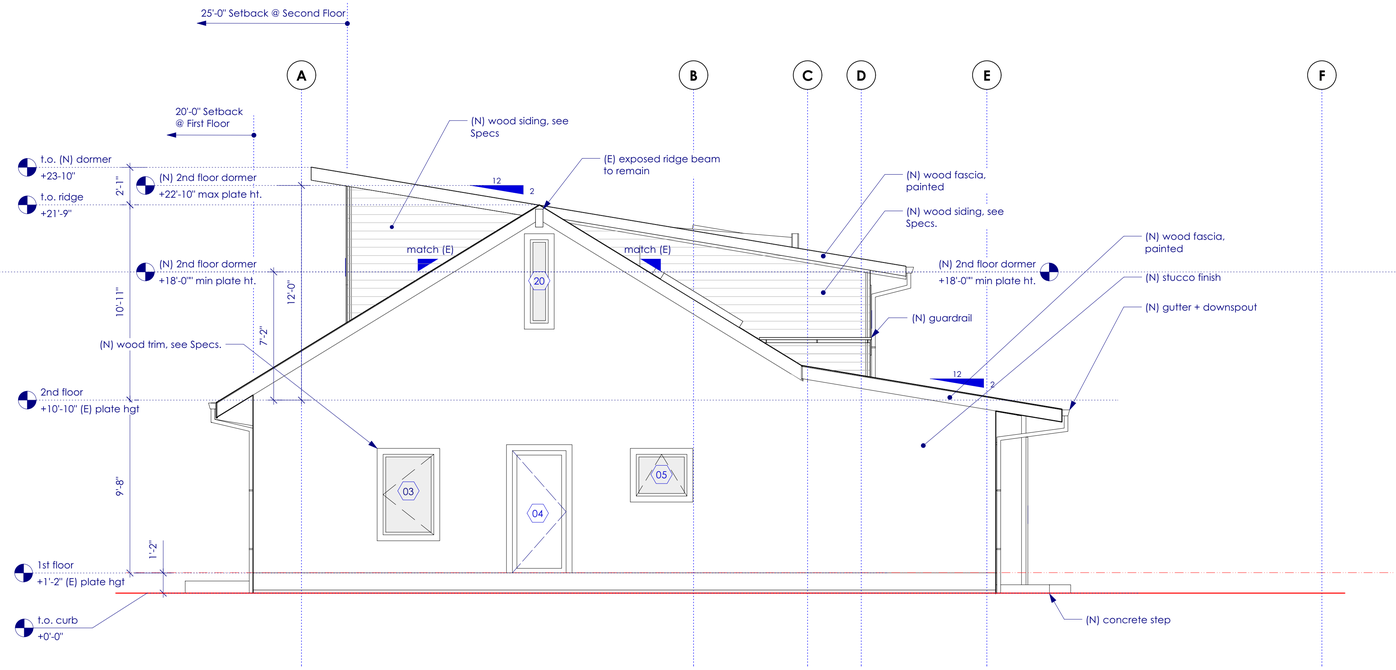
set type
PLANNING

sheet contents
(E) + (N) west elevs

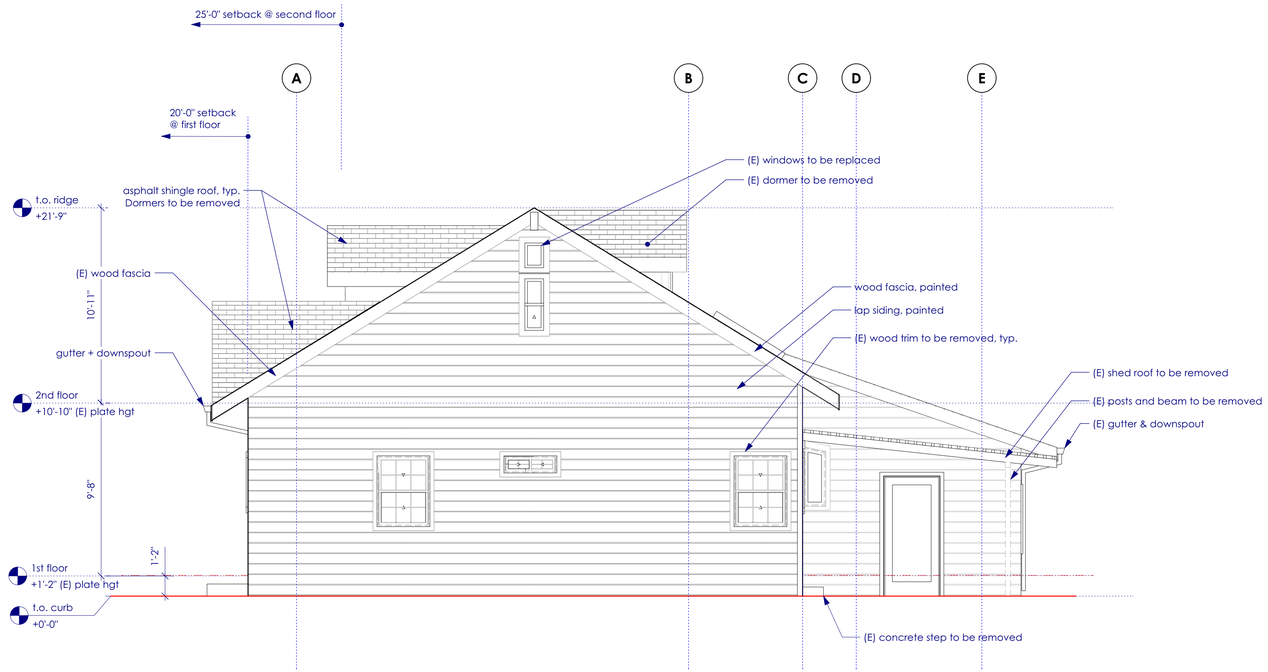
sheet No.
A3.1

project title
chocholak

date
11/17/2021



2 proposed south elevation
Scale: 1/4" = 1'-0"



1 (E) south elevation
Scale: 1/4" = 1'-0"

0 1 2 4 8 16 Feet

Raumfabrik
architecture + interiors

2530 10th St. #7
Berkeley, CA 94710
(510) 225-4075
info@raumfabrik.us
www.raumfabrik.us

LICENSED ARCHITECT
ANTJE PAIZ
C 31989
REN. 05/21
STATE OF CALIFORNIA

Chocholak Residence

388 Stowell Ave., Sunnyvale, CA 94085
A P N : 2 0 4 - 3 4 - 0 6 1

project

revisions
R1: 2021-11-17
R2: 2022-04-29
R3: 2022-06-02
R4: 2022-06-22

drawn by
CF, AP, JH

set type
PLANNING

sheet contents
(E) + (N) south elevs

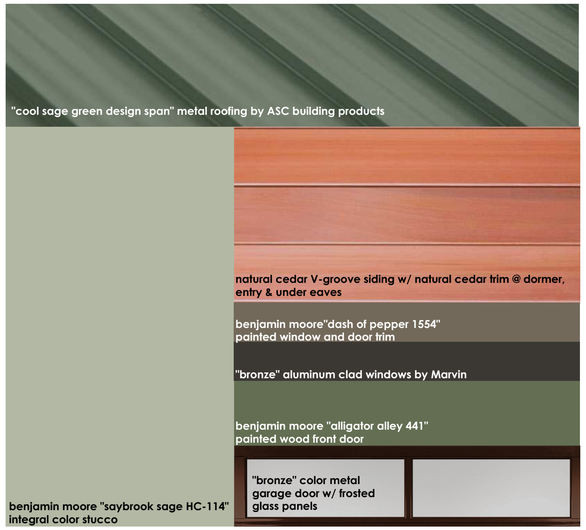
sheet No.
A3.2

project title
chocholak

date
11/17/2021

1 rendered west elevation
Scale: 1/4" = 1'-0"

ITEM	PRODUCT	EXAMPLE	NOTES
stucco siding	benjamine moore "saybrook sage HC-114" integral color stucco		
wood siding @ dormer, entry, and under eaves	natural cedar V-groove siding		
roofing	"cool sage green design span" metal roofing by ASC building products		
front door	Simpson 70720 shaker wood door or similar. Painted benjamin moore "aligator alley 441"		
garage door	"bronze" metal garage door with frosted panels, manufacturer TBD		
windows	"bronze" aluminum clad windows by Marvin		
window and door trim	benjamin moore "dash of pepper 1554" painted trim		
driveway and walkway	concrete		
exterior light fixture	hubbard and forge "axis" large outdoor sconce or similar		



2 material / color board
Scale: Actual Size

Raumfabrik
architecture + interiors

2530 10th St. #7
Berkeley, CA 94710
(510) 225-4075
info@raumfabrik.us
www.raumfabrik.us

LICENSED ARCHITECT
ANTJE PAIZ
C 31989
REN. 05/21
STATE OF CALIFORNIA

Chocholak Residence

388 Stowell Ave., Sunnyvale, CA 94085
A P N : 2 0 4 - 3 4 - 0 6 1

project

revisions
R1: 2021-11-17
R2: 2022-04-29
R3: 2022-06-02
R4: 2022-06-22

drawn by
CF, AP, JH

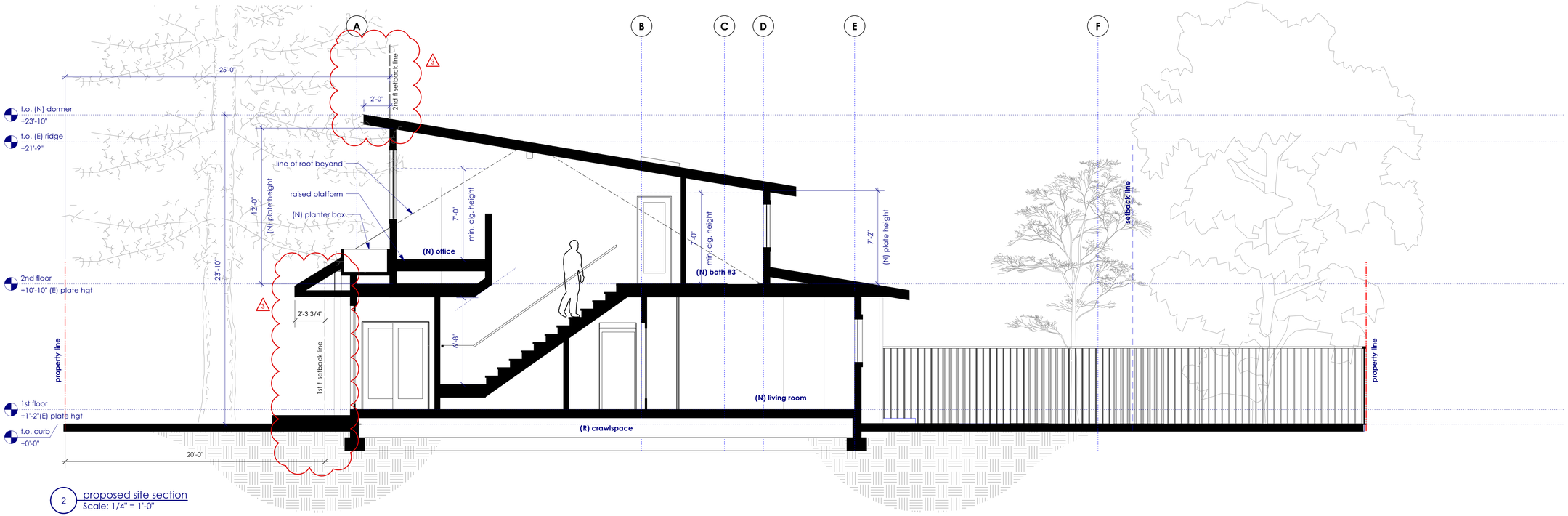
set type
PLANNING

sheet contents
rendered West elev
material / color board

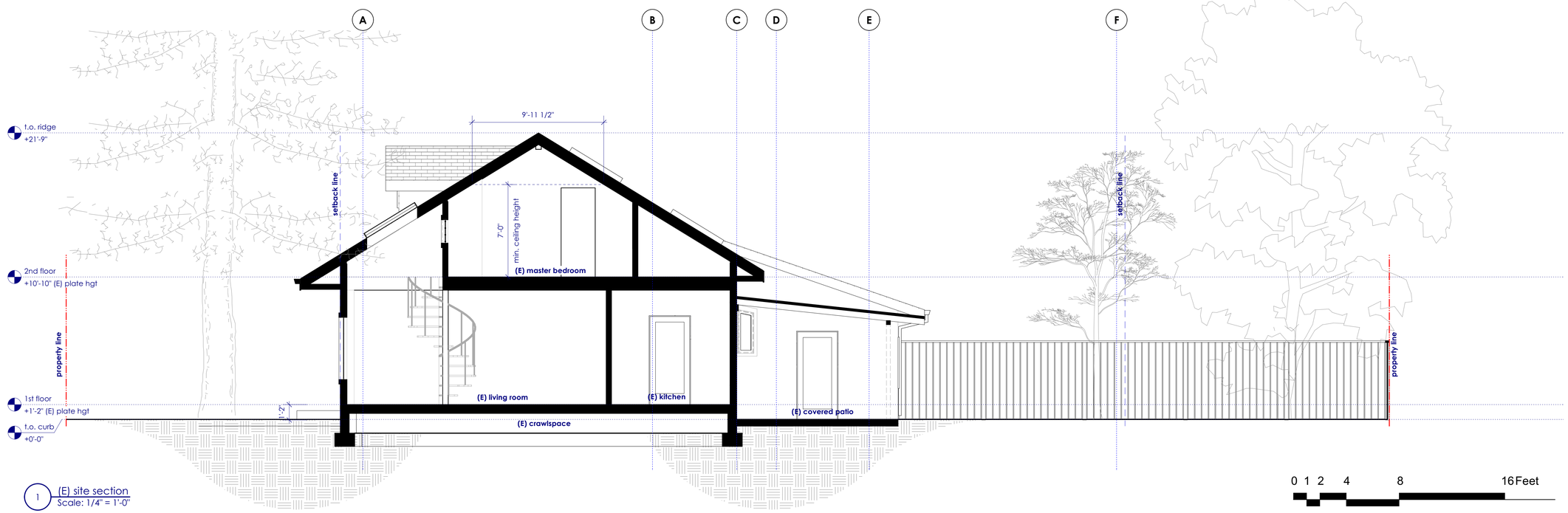
sheet No.
A3.3

project title
chocholak

date
11/17/2021



2 proposed site section
Scale: 1/4" = 1'-0"



1 (E) site section
Scale: 1/4" = 1'-0"

0 1 2 4 8 16 Feet

Raumfabrik
architecture + interiors

2530 10th St. #7
Berkeley, CA 94710
(510) 225-4075
info@raumfabrik.us
www.raumfabrik.us

LICENSED ARCHITECT
ANTJE PAIZ
C 31989
REN. 05/21
STATE OF CALIFORNIA

Chocholak Residence

388 Stowell Ave., Sunnyvale, CA 94085
A P N : 2 0 4 - 3 4 - 0 6 1

project

revisions
R1: 2021-11-17
R2: 2022-04-29
R3: 2022-06-02
R4: 2022-06-22

drawn by
CF, AP, JH

set type
PLANNING

sheet contents
(E) section
(N) section

sheet No.
A4.0

project title
chocholak

date
11/17/2021

Window & Skylight Schedule

#	Location	Mfr	Series	Sash Operation	R.O. W	R.O. H	H.H.	Glazing	Egress	Comments
02	(R) bedroom #2			slider	6'0"	4'8"	6'8"		Y	
02	(R) bedroom #2			slider	6'0"	4'8"	6'8"		Y	
03	(R) bedroom #2			casement	3'0"	4'8"	6'8"		Y	(N) larger window in (E) opening
05	(R) bath #1			awning	3'0"	2'6"	6'8"	temp.		fiberglass unit
07	(R) kitchen			fixed	7'0"	3'6"	7'0"			
11	(R) garage			hopper	4'0"	2'0"	6'0"			satin etched glass
12	(R) garage			hopper	1'10 1/2"	1'10 1/2"	7'6"			satin etched glass
14	(R) garage			hopper	1'10 1/2"	1'10 1/2"	7'6"			satin etched glass
15	(R) garage			hopper	4'0"	2'0"	7'6"			satin etched glass
17	(N) office			casement	3'0"	5'6"	8'6"			
18	(N) office			fixed	4'0"	5'6"	8'6"			
19	(N) office			casement	3'0"	5'6"	8'6"			
20	(N) master bedroom			fixed	1'2"	4'10"	9'0"		FALSE	
21	(N) master bath			casement	2'6"	3'6"	6'2"			fiberglass unit
22	(N) master bath			fixed	2'6"	3'6"	6'2"	temp		fiberglass unit
23	(N) bath #2			fixed	2'6"	3'6"	6'2"	temp		fiberglass unit
24	(N) bath #2			casement	2'6"	3'6"	6'2"			fiberglass unit
25	(N) bedroom #1			casement	2'6"	3'6"	6'2"			rescue window
26	(N) bedroom #1			casement	3'0"	4'0"	7'0"		Y	
28	(N) master bedroom	Velux	skylight	casement	2'6"	6'0"	NA		Y	rescue window
29	(N) bedroom #1	Velux	skylight	VCM2234	2'1 1/2"	3'1 1/2"	NA			curb mounted

General Notes

1. Contractor to field verify all rough opening dimensions prior to ordering
2. All glazing to be double pane, clear, lowE2, UON. Max U-value=.30.
3. See exterior elevation for operation and divided lite configuration.

Window Notes	Skylight Notes
Interior: black	Max u-factor: .55
Exterior: black	
Hardware: black	

Ext. Door Schedule

#	Location	Mfr	Series	Operation	R.O. W	R.O. H	H.H.	Slab Style	Comments
01					3'6"	8'0"	8'0"		N/A
04	(N) mech			left-hand outswing	3'0"	6'10"	6'10"	solid	
06	(N) living room			3 panel slider	12'0"	6'10"	6'10"	glass	
13	(R) garage			right-hand outswing	3'0"	6'10"	6'10"	solid	weatherstrip
16	(R) garage			overhead	10'0"	8'0"	8'0"	solid	
30	(R) garage			overhead	8'0"	8'0"	8'0"	glass panel	
31	(N) master bedroom			outswing bi-part	5'0"	6'6"	6'6"	glass panel	N/A

General Notes

1. Contractor to field verify all rough opening dimensions prior to ordering
2. All glazing to be tempered, double pane, clear, lowE2, UON. Max U-value .30. Solid doors (max glazing 25%) max u-value=.2
3. See exterior elevation for operation and divided lite configuration.

Door Notes

Interior: black
Exterior: black
Hardware: black

Int. Door Schedule

#	Location	Width	Height	Operation	Slab Style	Hardware	H. function	H. finish	Comments
06	(N) living room	12'0"	6'10"	3 panel slider	Glass			glass	
13	(R) garage	3'0"	6'10"	right-hand outswing	Glass			solid	weatherstrip
16	(R) garage	10'0"	8'0"	overhead	Panel			solid	
30	(R) garage	8'0"	8'0"	overhead	Panel			glass panel	
31	(N) master bedroom	5'0"	6'6"	outswing bi-part	Glass			glass panel	N/A
A	(N) entry closet	5'0"	6'8"	slider	Panel	flush	passage	match (E)	
B	(R) bedroom #2	2'8"	6'8"	right hand swing	Panel	match (E)	privacy	match (E)	(N) door in (E) opening
D	laundry closet	4'0"	5'0"	french swing	Panel	match (E)	passage	match (E)	raised sill over return air plenum
E	(R) bath #2	2'10"	6'8"	right hand swing	Panel	match (E)	privacy	match (E)	(N) door in (E) opening
F	(R) kitchen	2'8"	6'8"	left hand swing	Panel	match (E)	privacy	match (E)	self closing, self latching, weatherstrip
G	(N) bedroom #1	2'6"	6'8"	right hand swing	Panel	match (E)	privacy	match (E)	
H	(N) bedroom #1 closet	5'0"	5'8"	slider	Panel	flush	passage	match (E)	
J	(N) bath #2	2'6"	6'8"	right hand swing	Panel	match (E)	privacy	match (E)	
K	(N) m. vestibule	2'8"	6'8"	surface slider	Solid	pull	privacy	match (E)	
L	(N) m. bed	3'0"	6'8"	pocket	Panel	flush	privacy	match (E)	
P	(N) storage attic	2'6"	2'0"	right hand swing	Solid	match (E)	passage	match (E)	low head blind door

Interior Door Notes

1. All interior doors to be single panel, square sticking, UON.
2. Hinge finish to match hardware, typ.
3. Doors I and O not used for clarity

Raumfabrik
architecture + interiors

2530 10th St. #7
Berkeley, CA 94710
(510) 225-4075
info@raumfabrik.us
www.raumfabrik.us

LICENSED ARCHITECT
ANTJE PAIZ
C 31989
REN. 05/21
STATE OF CALIFORNIA

Chocholak Residence
388 Stowell Ave., Sunnyvale, CA 94085
A P N : 2 0 4 - 3 4 - 0 6 1

project

revisions
R1: 2021-11-17
R2: 2022-04-29
R3: 2022-06-02
R4: 2022-06-22

drawn by
CF, AP, JH

set type
PLANNING

sheet contents
schedules

sheet No.
A7.0

project title
chocholak

date
11/17/2021