

SCOPE OF PROPOSED WORK

A 2-story addition to a wood-framed, two-story, single-family residence with attached two-car garage.

CODES

All work to comply with the Current California Building Code, Fire, Plumbing, Mechanical, and Electrical Codes i.e. State amended ICC, UMC, AND UPC, AND NEC.

PROJECT SUMMARY

• PROJECT DESCRIPTION

Owner:

Project address:

Zoning

• LOT INFORMATION

Shape: Rectangular
Width: 51'-6"
Depth: 83'-8"
Area: 4309 s.f.
Avg. Slope: less than 5%

• BUILDING INFORMATION

Construction Type: V-B
Occupancy Group: R-3
Building Height: From adjacent curb 28'-0"
Building Footprint: Existing 1306 s.f., Proposed 1440 s.f.
Lot Coverage: Existing 30.3%, Proposed (incl front porch) 33.4%
Building Areas: existing proposed
Habitable/Conditioned 1685 s.f. 1837 s.f.
Area w/cg exceeding 15' 162.5 s.f. 162.5 s.f.
Garage 369 s.f. 369 s.f.
Covered Porch 96 s.f. 154 s.f.
Floor Area Ratio: Existing 51.4%, Proposed 54.9%
Setbacks: existing proposed
• Front 21.5 ft. 17.5 ft.
• Rear 20 ft. 20 ft.
• North Side 8 ft. 8 ft.
• South Side 10 ft. 8 ft.

ATTACHMENT 5

PAGE 1 OF 10

Tyler & Heather Cooke
1268 Townsend Terrace
Sunnyvale, CA 94087
1268 Townsend Terrace
Sunnyvale, CA 94087
R1.5/PD

FLANDERS BAY COMPANY

GENERAL NOTES

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3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FEES, TAXES & ASSESSMENTS AND THE OBTAINING OF ALL APPLICABLE PERMITS.
4. THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE FEATURES OF THE SITE AND THESE DRAWINGS PRIOR TO BEGINNING ANY WORK.
5. THE OWNER & CONTRACTOR SHALL CAREFULLY STUDY & COMPARE THESE DOCUMENTS; ANY ERRORS, OMISSIONS OR CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF FLANDERS BAY CO. AS SOON AS POSSIBLE.
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7. ALL WORK SHALL CONFORM TO ALL REQUIREMENTS OF THE U.B.C., CITY & COUNTY REGULATIONS AND ORDINANCES, ALL OTHER STATE & LOCAL CODES, AND ALL MECHANICAL & ELECTRICAL CODES AS THEY APPLY TO THIS PROJECT.
8. ALL WORK SHALL BE FIRST QUALITY, PERFORMED IN A WORKMANLIKE MANNER AND IN KEEPING WITH ACCEPTED BUILDING PRACTICES.
9. ALL FIXTURES, EQUIPMENT, & SPECIALTY ITEM SIZES & REQUIREMENTS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION AND INSTALLATION.
10. ALL FIXTURES, APPLIANCES, MATERIALS, FINISHES AND OTHER ITEMS NOT SPECIFIED BY MANUFACTURER, MODEL NUMBER, OR OTHER DESCRIPTION SHALL BE SELECTED AND APPROVED BY THE OWNER(S) PRIOR TO INSTALLATION.
11. ALL WORKMANSHIP AND INSTALLATION SHALL CONFORM TO MANUFACTURER'S RECOMMENDATIONS.



1268 TOWNSEND TERRACE

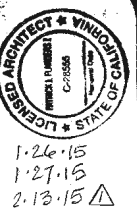
SUNNYVALE CALIFORNIA

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DRAWING INDEX

COVER SHEET

C2 Street Scape-Exist. & Proposed
SP1 Site Plan
A1 Floor Plans-Exist.
A2 Floor Plans-Proposed
A3 Exterior Elevations-New & Proposed
A4 Street Elevation-Exist. & Proposed
A5 Roof Plan-Exist. & Proposed





Collins TruWood
1/2" Old Mill Lap
Siding (7" exposed)



Stone Column Base



TruWood®
SIDING

DESCRIPTION

TruWood 7/16" and 1/2" Lap Siding with our popular Old Mill® textured surface has the look of cedar without the defects, hassles, or high cost. It's engineered for less waste. You won't find any checks, cracks or surface variations. Paint goes on smoothly and uniformly. The result: a high quality appearance that adds to the architectural appearance and the value of your project.

Our siding has combined competitive price and high quality to set a new industry standard for value. Expert craftsmanship and proven performance make TruWood Siding an excellent choice for today's quality and value conscious builders.

USES

TruWood Siding is designed for use in residential single-family and multi-family housing and adds style to remodeling and light commercial projects. Whether you are a professional builder or a do-it-yourselfer, TruWood Siding delivers style and impact to all your outside building projects.

1268 Townsend Terrace



*Random Square
Straight Edge*
12" x 48" (5" exposure)
16" x 48" (7" exposure)
Shown in Taupe

Allura 7"
Fiber Cement Shake

Colors Shown



BODY	TRIM	ACCENT	ACCENT 2
SW 2821 Downing Stone	SW 2851 Sage Green Light	SW 2846 Roycroft Bronze Green	SW 0050 Classic Light Buff

Sherwin Williams



CertainTeed
Landmark TL
Shenandoah



2 STREETScape – EXISTING



1 STREETScape - PROPOSED

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PATRICK J. FLANDERS I
ARCHITECT
LICENSED ARCHITECT • VINCENT
C-2555
CALIFORNIA

ADDITIONS TO & REMODEL OF
1288 TOWNSEND TERRACE
SUNNYVALE, CA 94087
FOR THE FAMILY OF
TYSON LEISTIKO & HEATHER COOKE

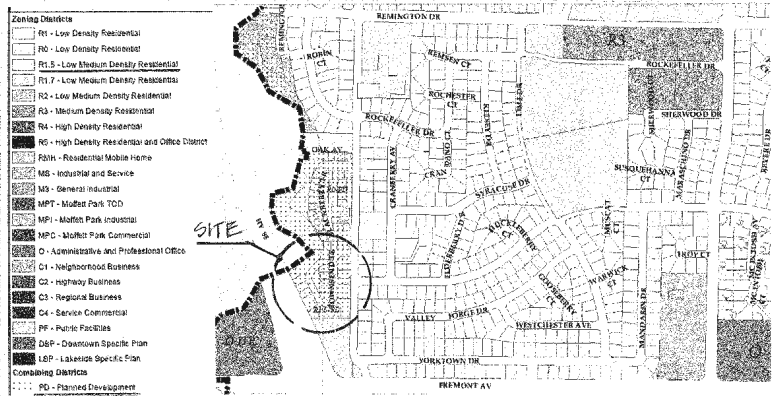
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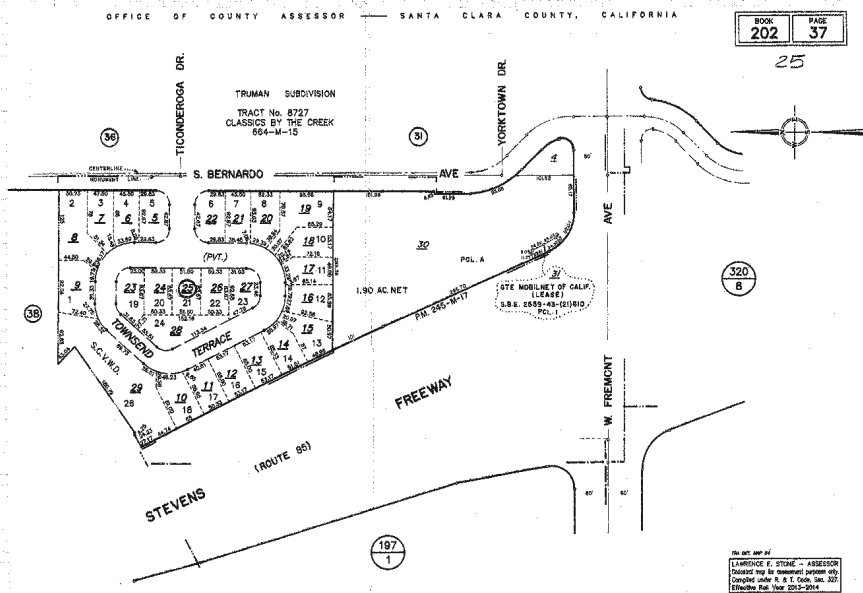
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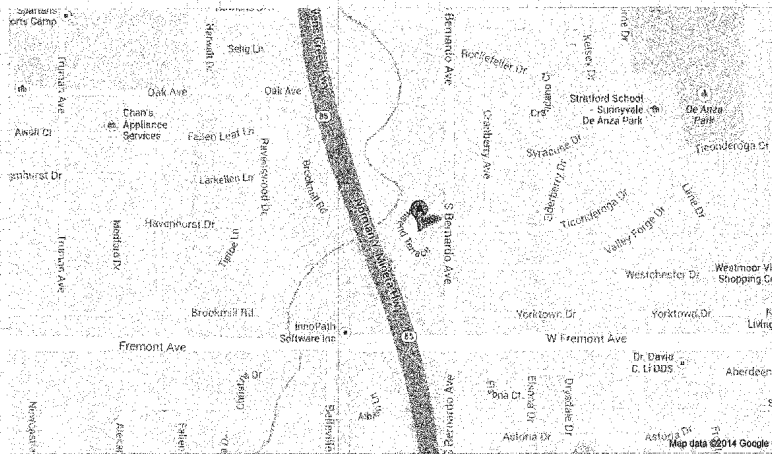
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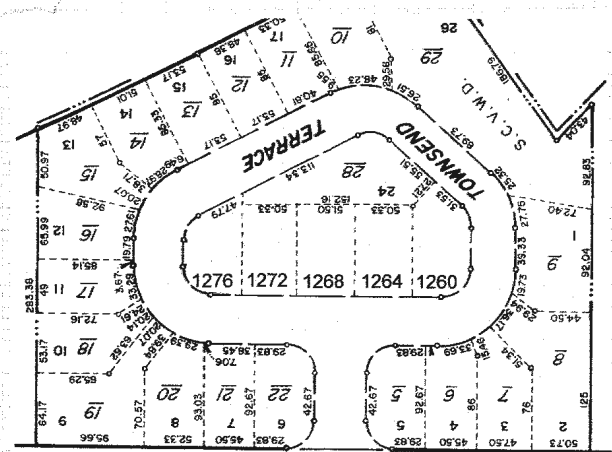
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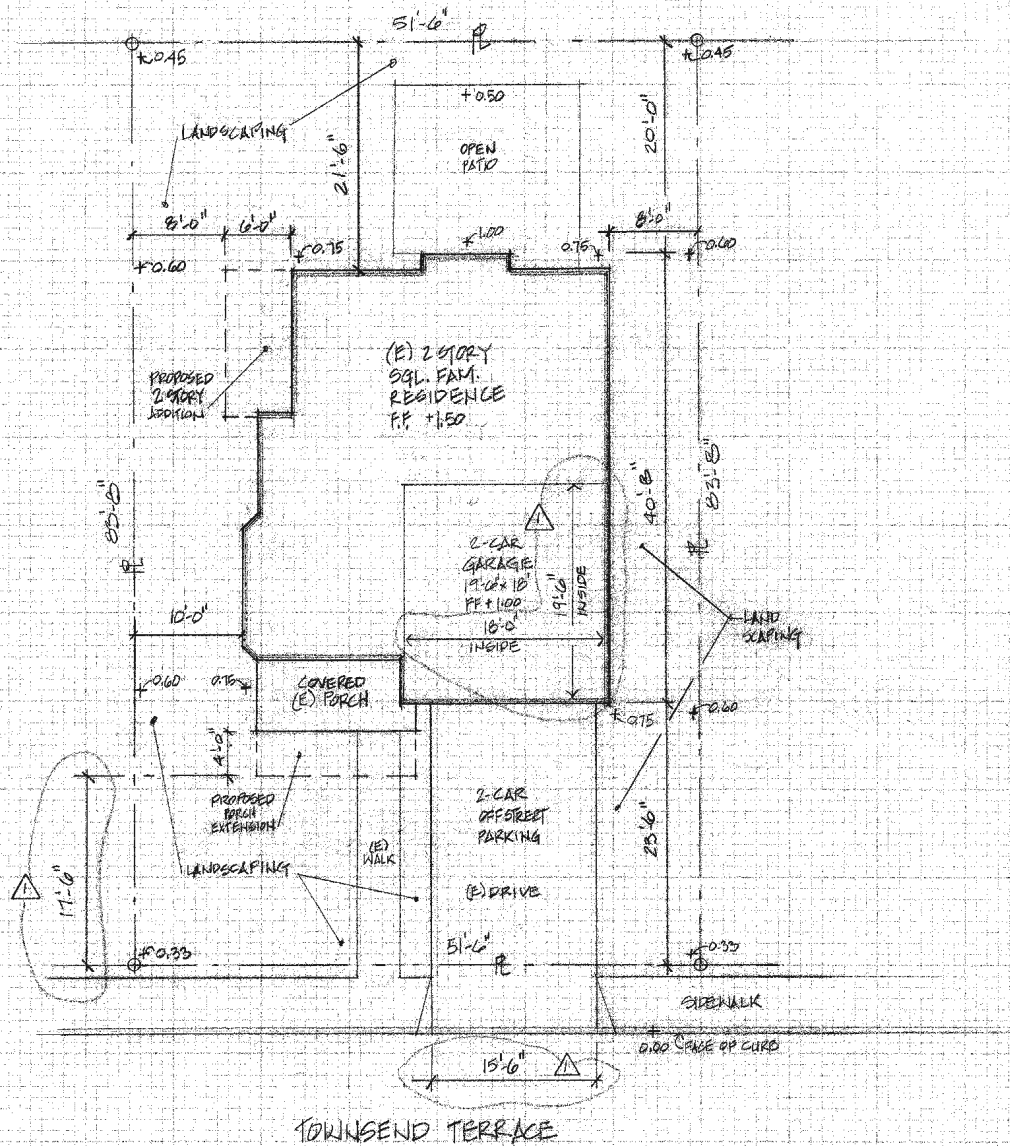
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4 VICINITY MAP
NO SCALE



Address	Setback					
	Front	Left 1 st	Left 2 nd	Right 1 st	Right 2 nd	Combined
1260	17'-4"	4'	4'	N/A	N/A	12'
1264	17'-6"	4'	4'	8'	8'	12'
1268 Proposed	17'-6"	8'	8'	8'	8'	16'
1272	17'-6"	8'	8'	4'	4'	12'
1276	17'-4"	N/A	N/A	4'	4'	12'



5 SITE PLAN
1/8"=1'-0"

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ARCHITECT
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LOS GATOS, CA 95030
408 354 0949
C28555

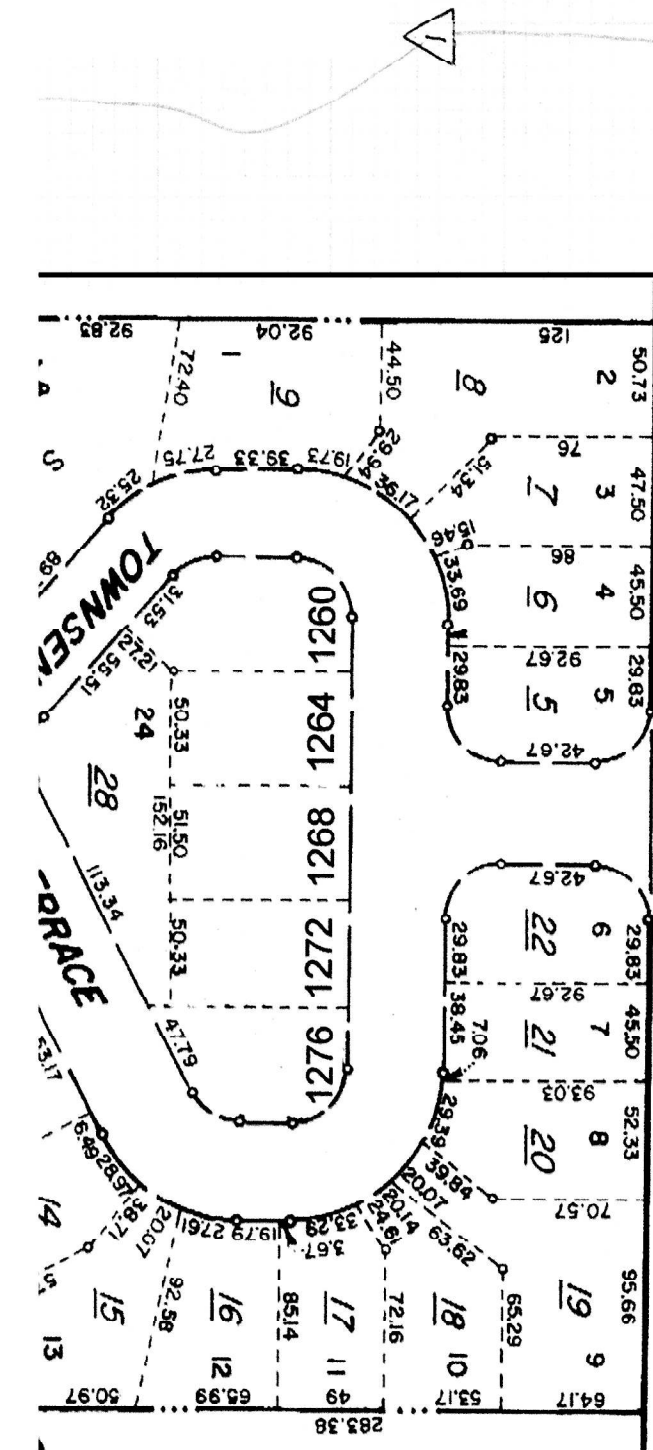
ADDITIONS TO & REMODEL OF
1268 TOWNSEND TERRACE
SUNNYVALE, CA 94087
TYSON LEISTIKO & HEATHER COOKE

DATE:
1. 11-11-14
2. 1-12-15
3. 1-26-15
4. 1-27-15
5. 2-13-15

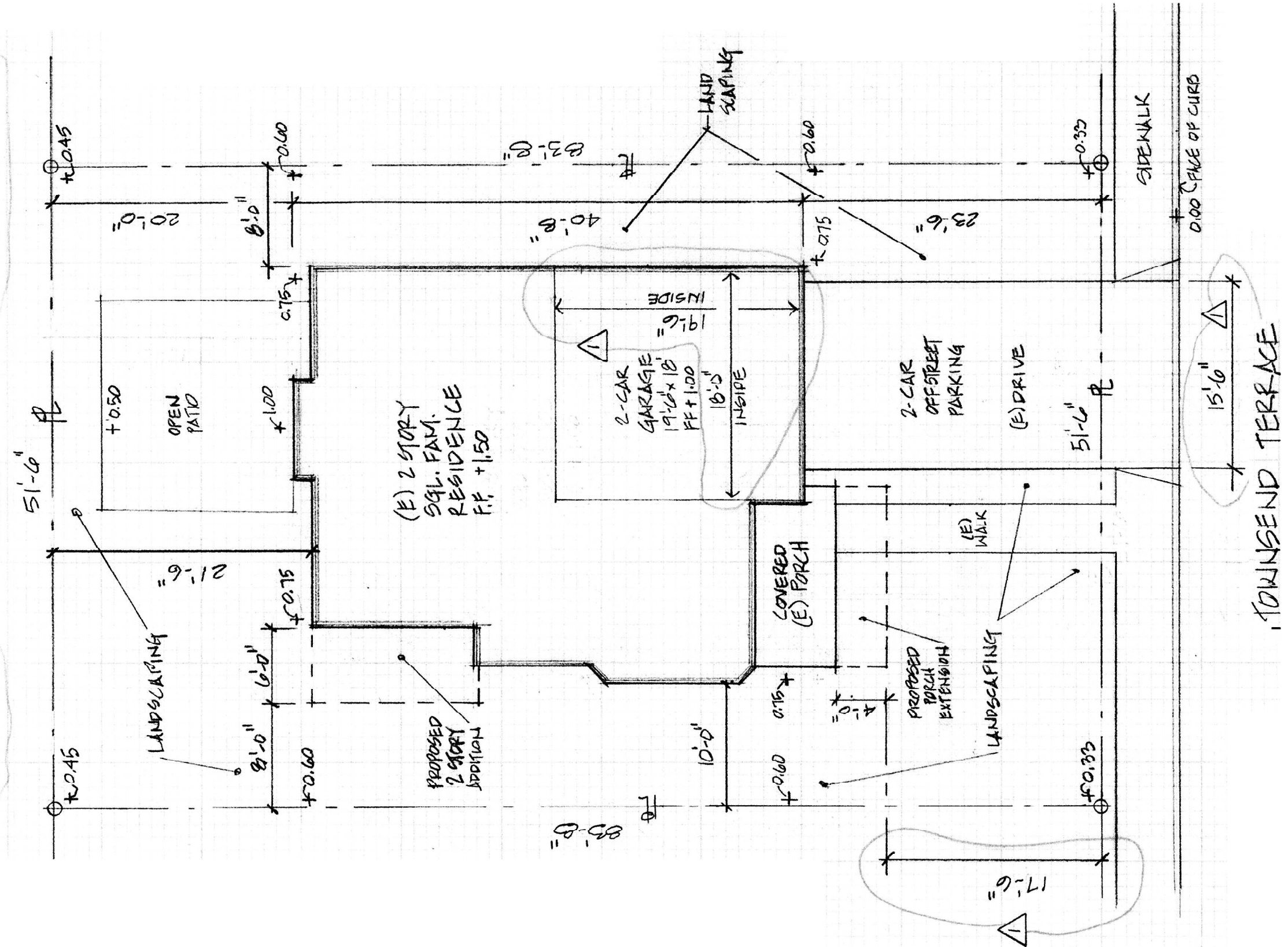
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SHEET NO.
5/1



Address	Setback						
	Front	Left 1 st	Left 2 nd	Right 1 st	Right 2 nd		
	1260	17'-4"	4'	N/A	N/A		
	1264	17'-6"	4'	8'	8'		12'
	1268 Proposed	17'-6"	8'	8'	8'		16'
	1272	17'-6"	8'				
	1276	17'-4"	N/A	4'	4'		12'
			N/A	4'	4'		



---	Existing wall to remain
---	Wall to be removed
---	New wall
①	New Door
⬢	New Window
⊕	Center Line
⊕	Property Line
(E)	Existing
(N)	New
(L)	Landscaping
NTS	Not to scale
VIF	Verify in field
UNO	Unless noted otherwise
INT	Interior
EXT	Exterior
PT	Pressure Treated
CLG	Ceiling
TEMP	Tempered
DBL	Double
w/	With
SGD	Sliding Glass Door
OHD	Overhead Door
CLR	Clear
EQ	Equal
REFG	Refrigerator
CLOS	Closet
DW	Dishwasher
DISP	Disposer
SHVS	Shelves
CAB	Cabinet
MC	Medicine Cabinet
WH	Water Heater
FAU	Forced Air Unit
CONC	Concrete

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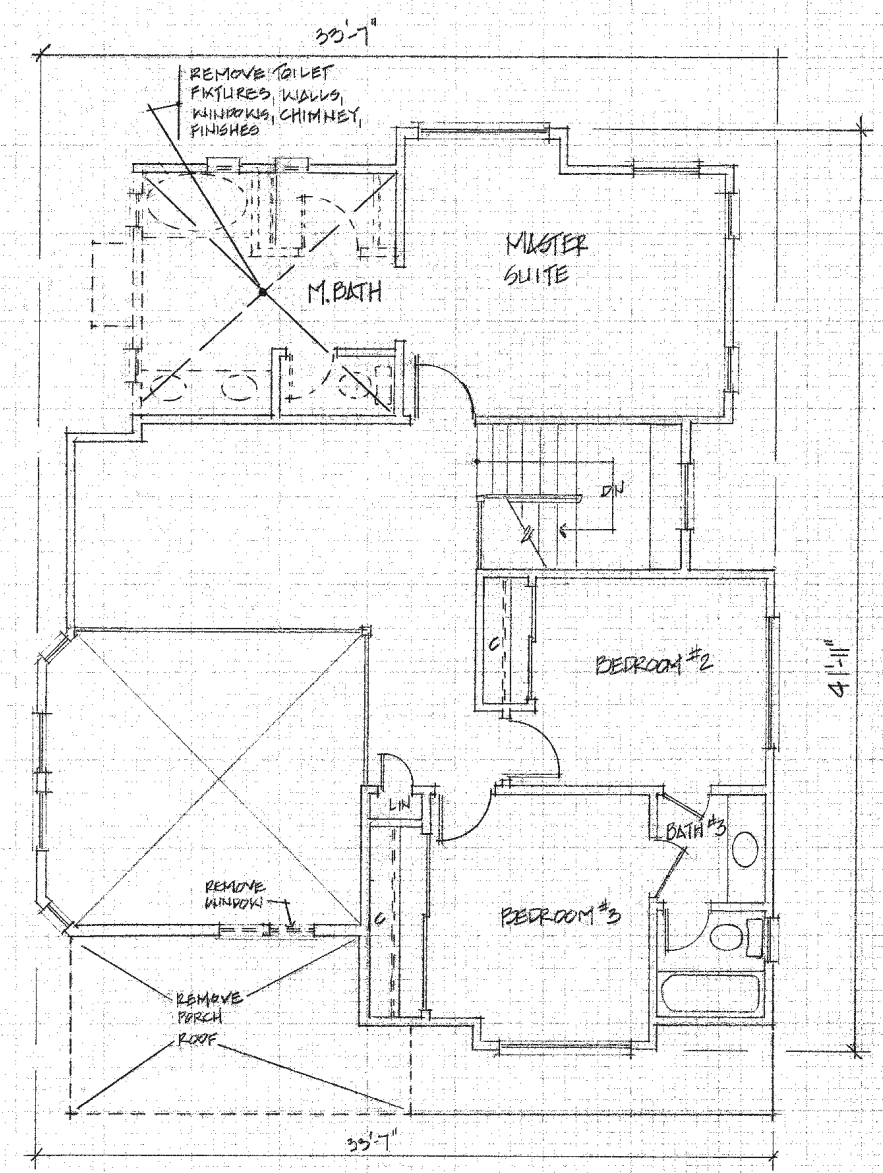
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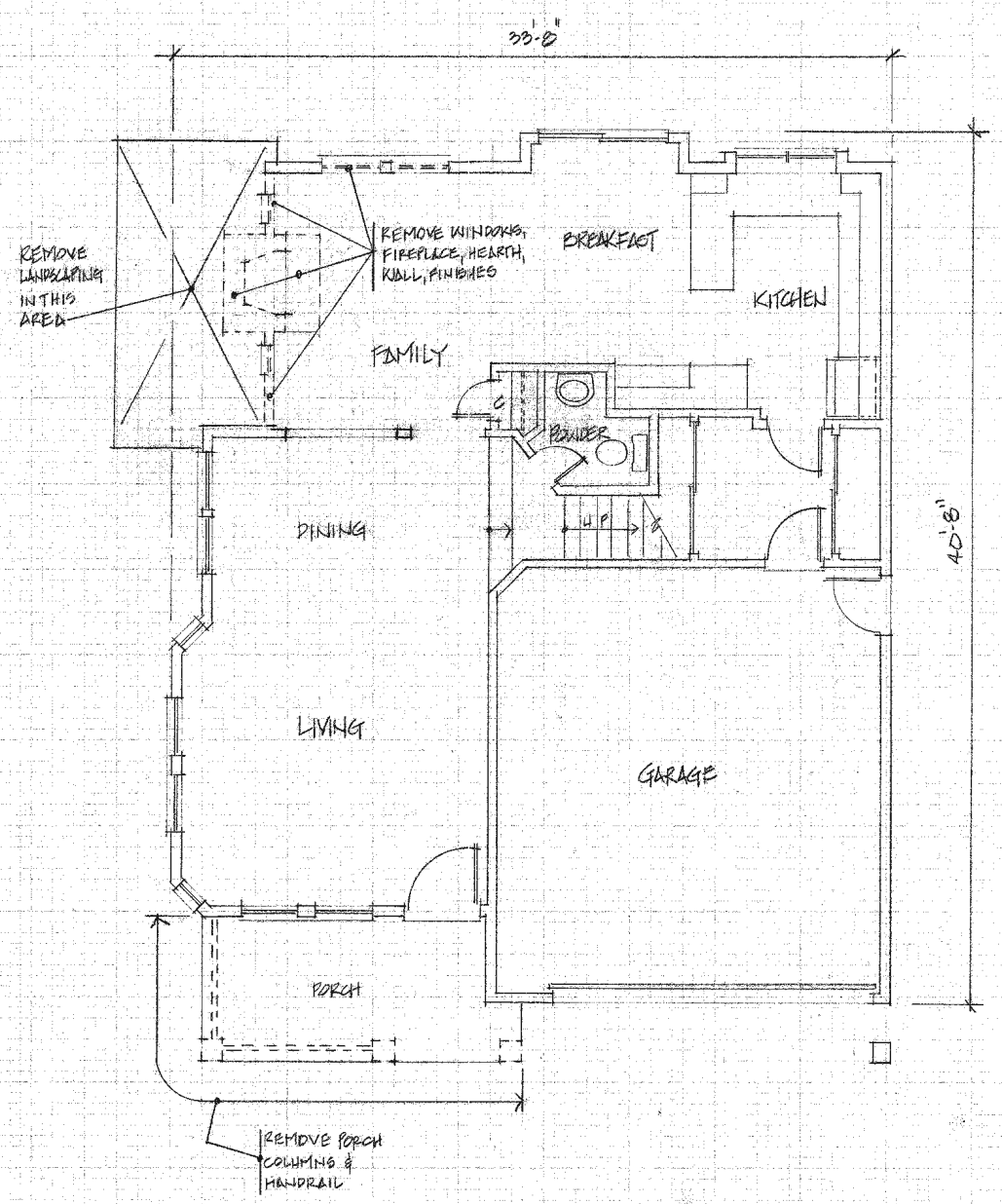
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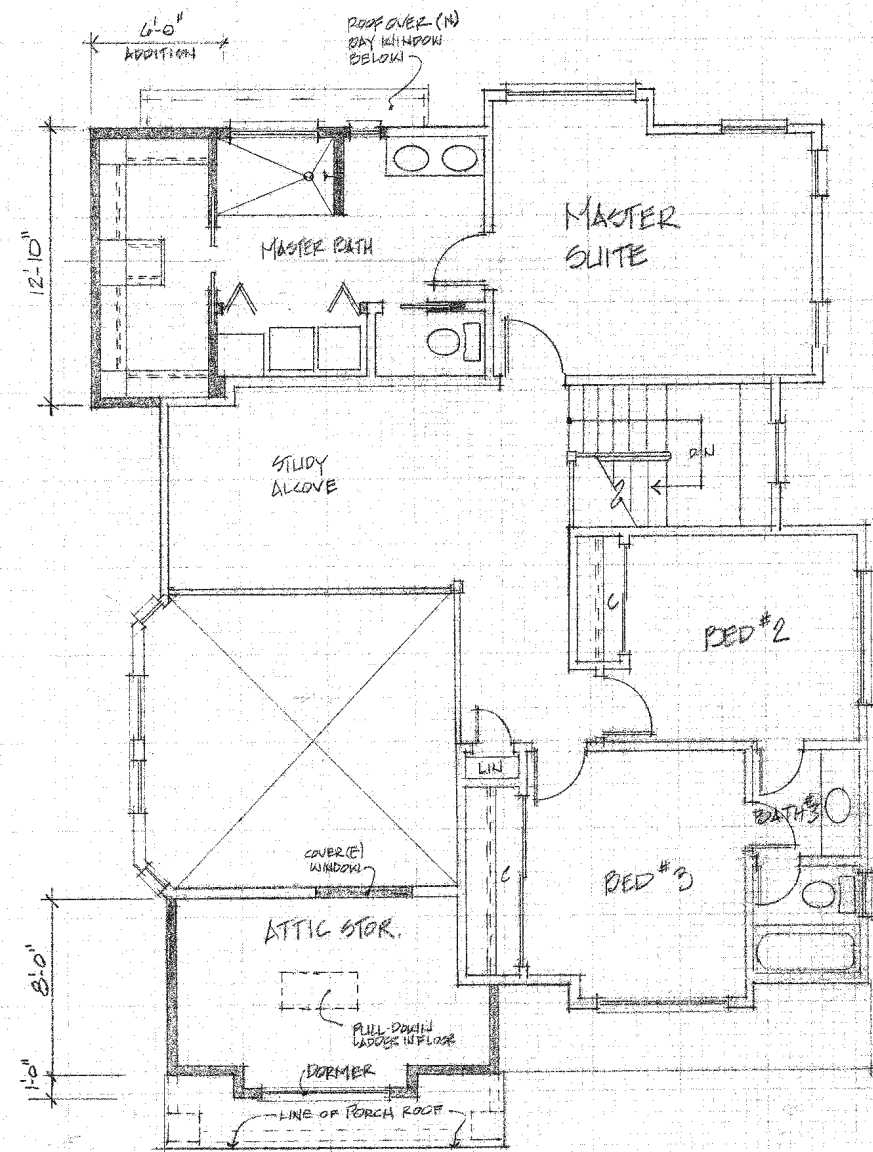
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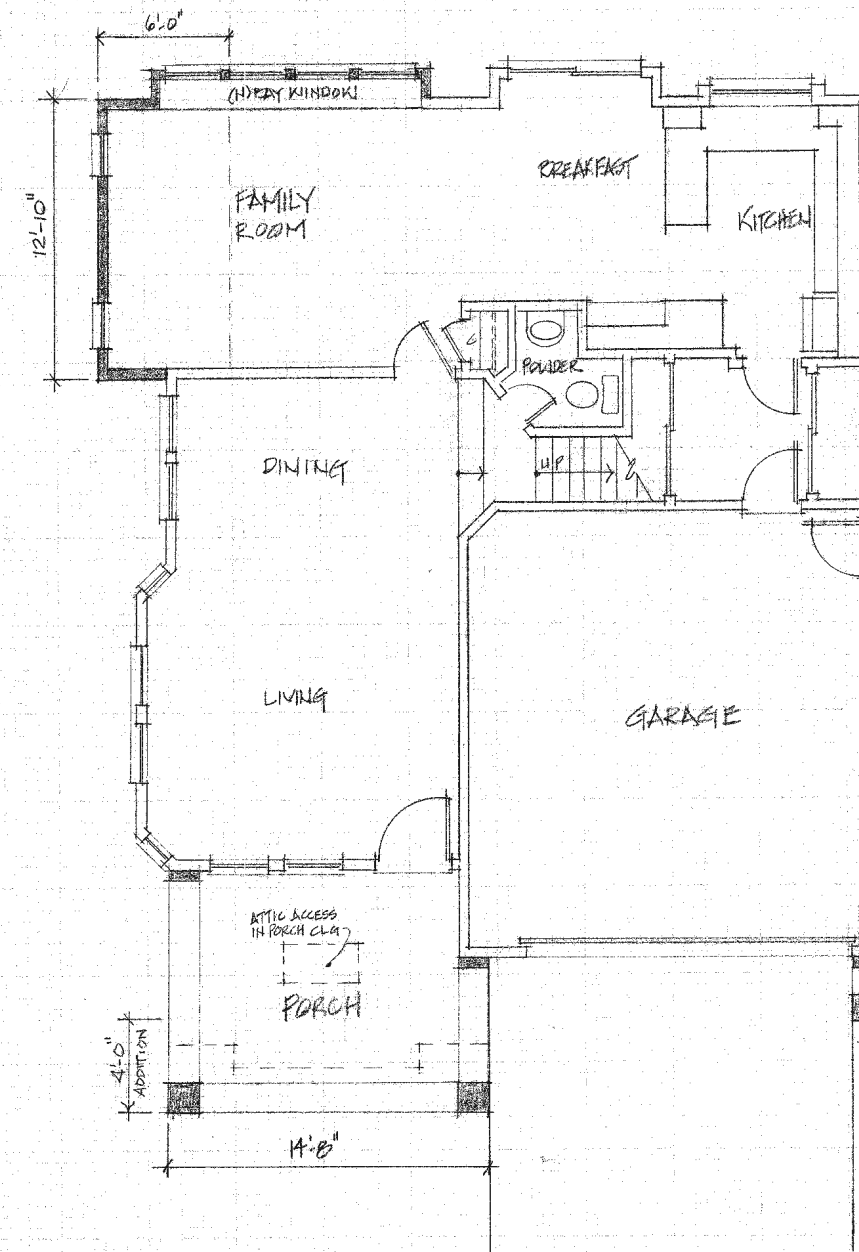
22 SECOND FLOOR PLAN-EXISTING
1/4" = 1'-0" W/DEMOLITION



1 FIRST FLOOR PLAN-EXISTING
1/4" = 1'-0" W/DEMOLITION



2 SECOND FLOOR - NEW
1/4" = 1'-0"



1 FIRST FLOOR - NEW
1/4" = 1'-0"

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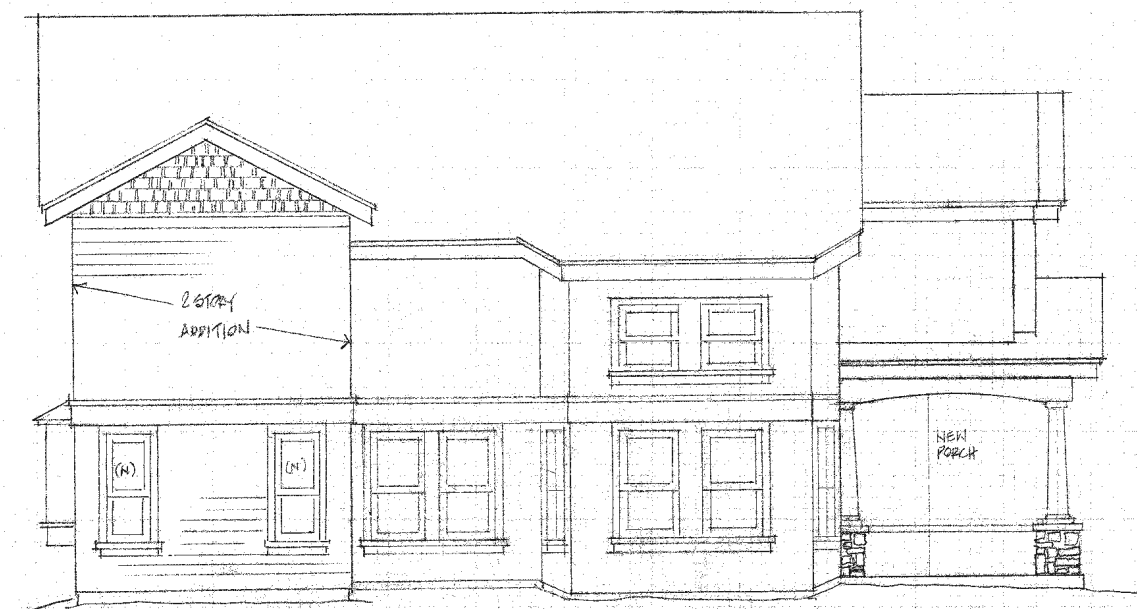
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6 1.27.15

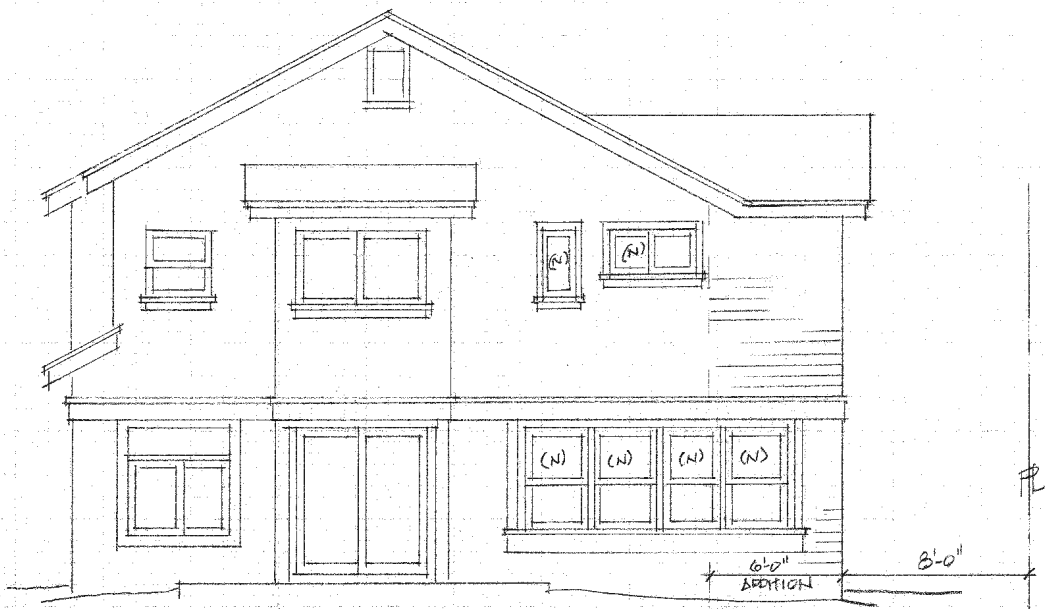
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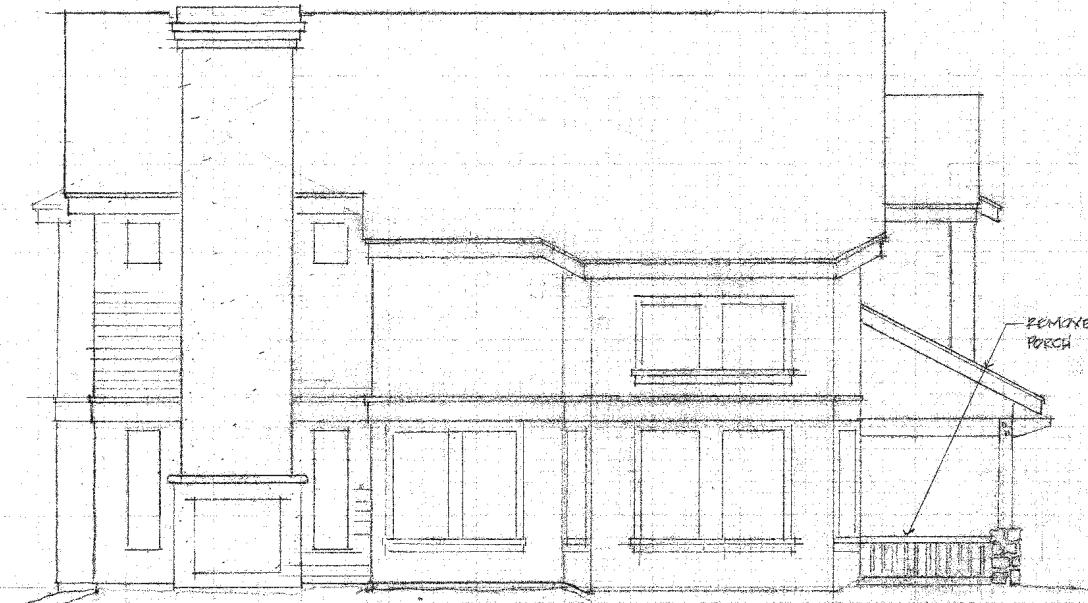
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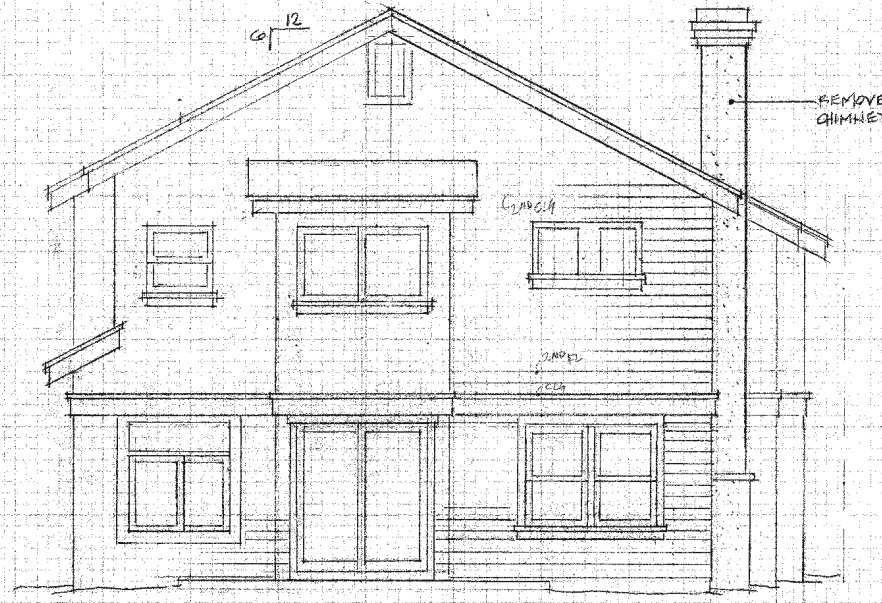
2 SOUTH ELEVATION - NEW
1/4" = 1'-0"



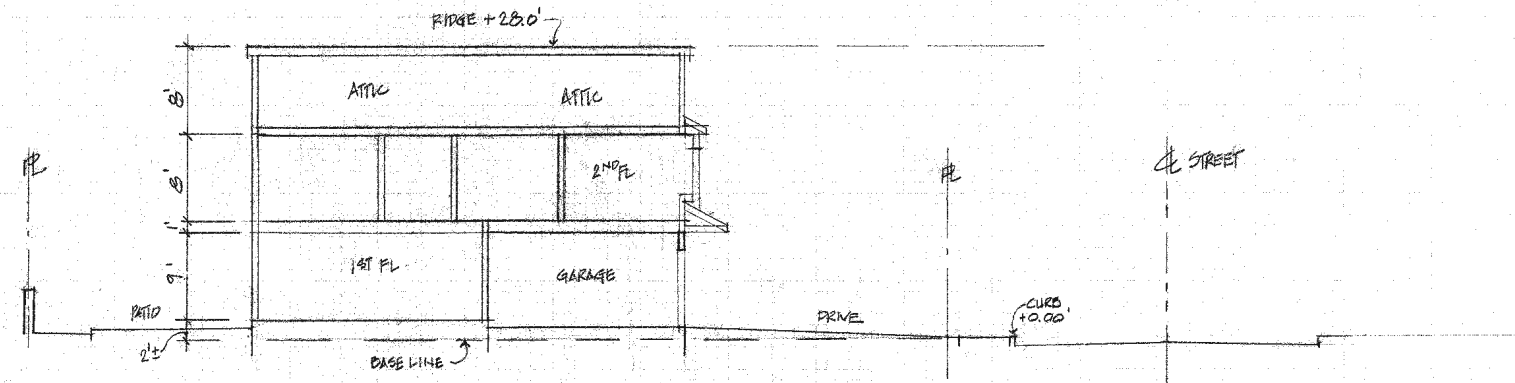
3 WEST ELEVATION - NEW
1/4" = 1'-0"



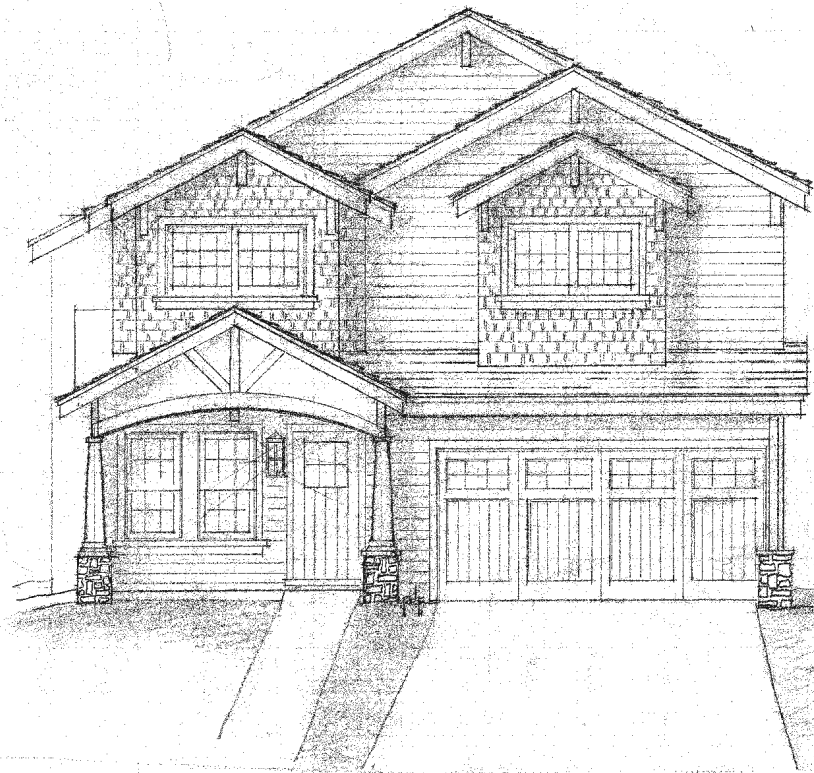
2 SOUTH ELEVATION - EXISTING
1/4" = 1'-0"



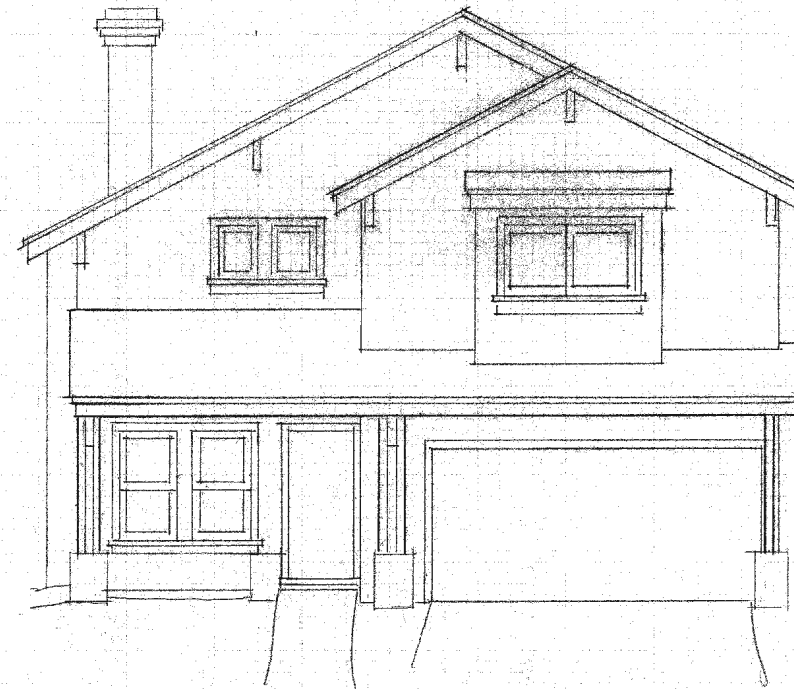
1 WEST ELEVATION - EXISTING
1/4" = 1'-0"



33 PROPERTY SECTION
1/8"=1'-0"



22 EAST ELEVATION-NEW
1/4"=1'-0"



1 EAST (STREET) ELEVATION-EXIST.
1/4"=1'-0"

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PATRICK J. FLANDERS I
ARCHITECT



C-28555
CALIFORNIA

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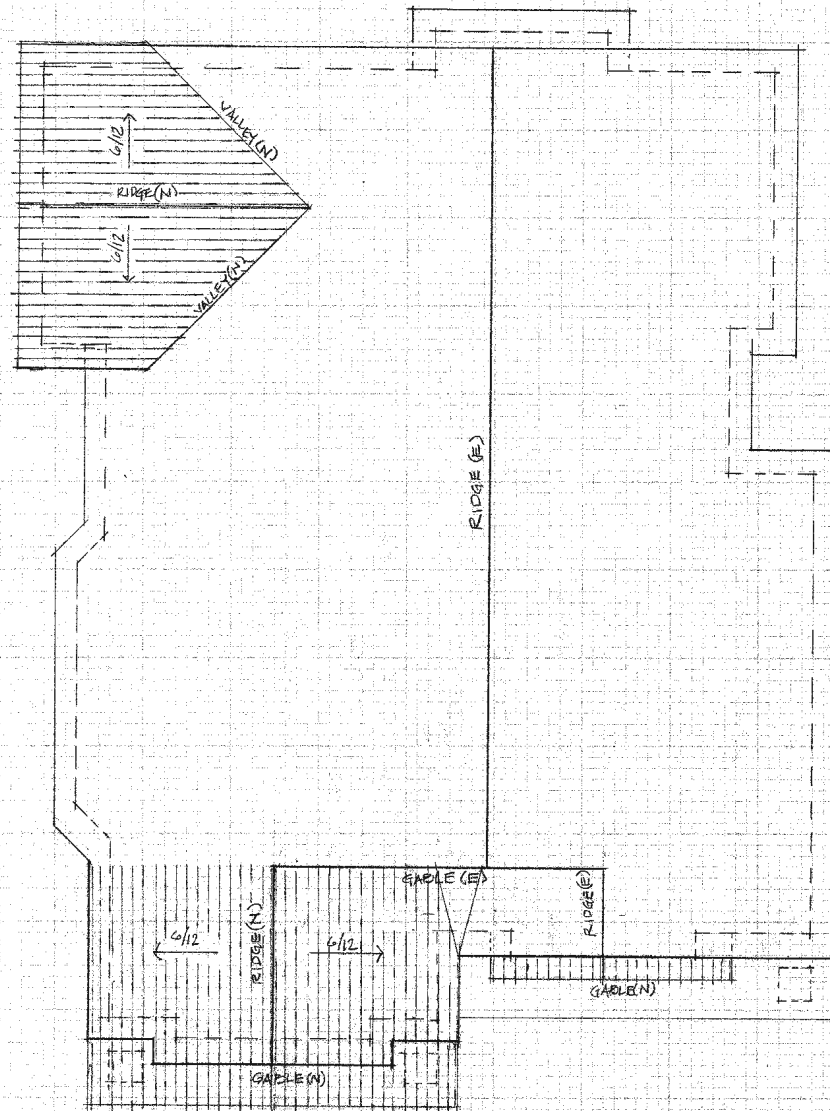
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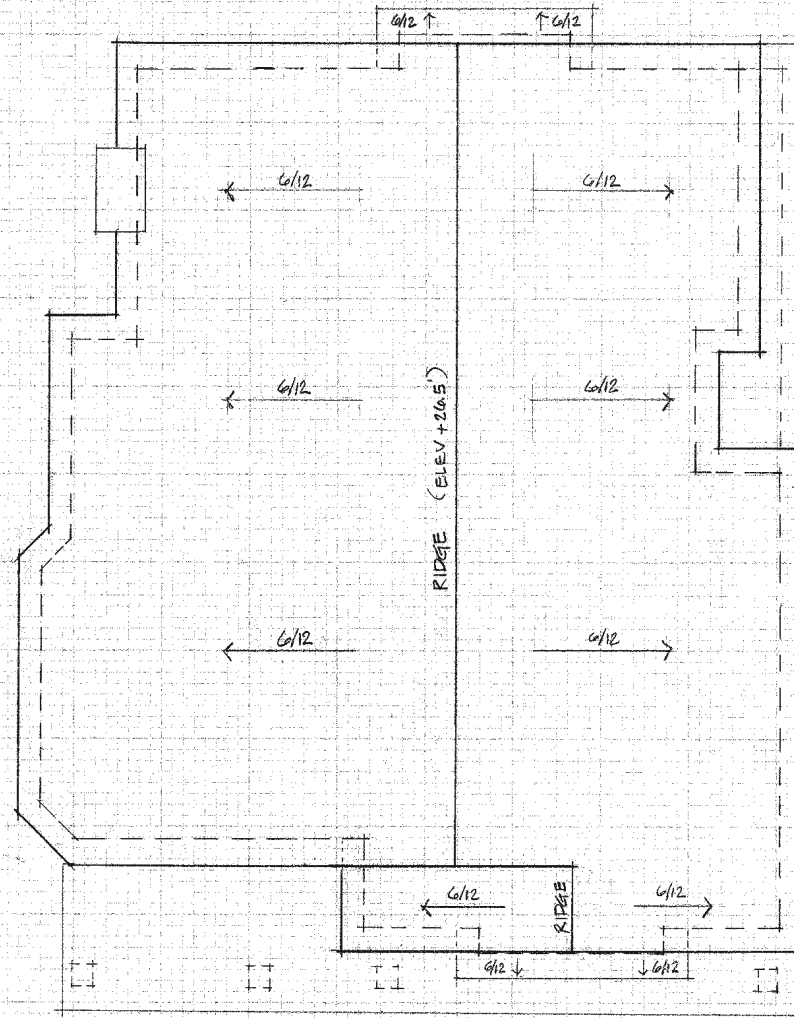
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22 ROOF PLAN - PROPOSED
1/4" = 1'-0"



1 ROOF PLAN - EXIST.
1/4" = 1'-0"



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2 1.27.15

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