

ABBREVIATIONS & LEGEND

& And
/ Angle
⌀ At
⊥ Centerline
⌀ Diameter or Round
⊥ Perpendicular
Pound or Number
(E) Existing

A.B. Anchor Bolts
ABV Above
A.C. Asphaltic concrete
ACOUS. Acoustical
A/C Air Conditioning
A.D. Area Drain
AFF. Above Finished Floor
ADJ. Adjustable
ADJA. Adjacent
AGGR. Aggregate
ALT. Alternate
ALUM. Aluminum
ANOD. Anodized
APPROX. Approximate
ARCH. Architect (ure) (ural)
ASPH. Asphalt

BD. Board
BEL. Below
BET. Between
BITUM. Bituminous
BLDG. Building
BLK. Block
BLKG. Blocking
BM. Beam
B.M. Bench Mark
BRG. Bearing
BRZ. Bronze
BOT. Bottom
B.S. Both Sides
B.W. Both Ways
BUR. Built Up Roofing

CAB. Cabinet
C.B. Catch Basin
CEM. Cement
CER. Ceramic
C.I. Cast Iron
CJT. Control Joint
CK. Caulk(ing)
CLG. Ceiling
CLO. Closet
CLR. Clear (ance)
CM (cm) Centimeter
C.M.U. Concrete Masonry Unit
CNTR. Counter
COL. Column
COMP. Composite (tion)
CONC. Concrete
CONN. Connection
CONST. Construction
CONT. Continuous
CORR. Corridor
CTR. Center

DBL. Double
DEPT. Department
DEMO. Demolish, Demolition
D.F. Drinking Fountain
DIA. Diameter
DIAG. Diagonal
DIM. Dimension(s)
DISP. Dispenser
DMT. Demountable
DN. Down
D.O. Door Opening
DR. Door
DWR. Drawer
DS. Downspout
D.S.P. Dry Stand Pipe
DTL. Detail
DWG. Drawing(s)

E. East
EA. Each
E.B. Expansion Bolt
E.J. Expansion Joint
EL. Elevation
ELEC. Electrical
ELEV. Elevator
EMER. Emergency
ENCL. Enclosure
E.P. Electrical Panelboard
EQ. Equal
EQPT. Equipment
E.W.C. Electric Water Cooler
EXG. Existing
EXPO. Exposed
EXP. Expansion
EXT. Exterior

F.A. Fire Alarm
F.B. Flat Bar
F.D. Floor Drain
F.E. Fire Extinguisher
F.E.C. Fire Extinguisher Cabinet
FFE. Finished Floor Elevation
FFL. Finished Floor Line
F.H.C. Fire Hose Cabinet
FIN. Finished
FL. Floor
FLG. Flashing
FLUR. Fluorescent
FND. Foundation
F.O.C. Face Of Concrete
F.O.F. Face Of Finish
F.O.S. Face Of Studs
FP. Fireproof

F.S. Full Size
FT. Foot or Feet
FTG. Footing
FURR. Furred(ing)
FUT. Future
GA. Gauge
GALV. Galvanized
G.B. Grab Bar
G.C. General Contract(or)
GD. Grade (ing)
GL. Glass
GND. Ground
GYP. Gypsum

H.B. Hoss Bibb
HBD. Hardboard
HDW. Hardware
H.M. Hollow Metal
HOR. Horizontal
HR. Hour
HT. Height
HWD. Hardwood
H.V.A.C. Heating/Ventilating/
Air Conditioning

I.D. Inside Diameter
INSU. Insulation
INT. Interior
JAN. Janitor
JT. Joint
KIT. Kitchen
LAB. Laboratory
LAM. Laminate
LAV. Lavatory
LBL. Label
LKR. Locker
LT. Light
LTL. Lintel
LVR. Louver

M (m) Meter
MAS. Masonry
MAX. Maximum
MBR. Member
M.C. Medicine Cabinet
MECH. Mechanical
MEMB. Membrane
MET/MTL. Metal
MFR. Manufacture (r)
MH. Manhole
MIN. Minun
MR. Mirror
MISC. Miscellaneous
MM (mm) Millimeter
M.O. Masonry Opening
MLD. Moulding
MTD. Mounted
MTL. Material
MUL. Mullion
MWK. Millwork

N North
N.I.C. Not in Contract
NO. / # Number
NOM. Nomina
N.T.S. Not To Scale
O/ Over
O.A. Over All
OBS. Obscure
O.C. On Center
O.D. Outside Diameter
OFF. Office
OPG. Opening
OPH. Opposite Hand
OPP. Opposite

PCC. Pre-Cast Concrete
PFB. Prefabricate (d)
PFN. Prefinished
PK. Parking
PL. Plate
P.LAM. Plastic Laminate
PLAS. Plaster
PNT. Paint (ed)
PR. Pair
PT. Point
P.T.D. Paper Towel Dispenser
P.T.R. Paper Towel Receptacle
PTN. Partition
PLY. Plywood
PWD. Pave (ing) (ed)
P.V.C. Polyvinyl Chloride
Q.T. Quarry Tile

R Riser
RAD. Radius
R.B. Rubber Base
R.D. Roof Drain
REF. Reference
REFR. Refrigerator
REG. Register
REINF. Reinforced (ing)
REQ. Required
RES. Resilient
REV. Revision (s), Revised
RM. Room
R.O. Rough Opening
RWD. Redwood
R.W.C. Roin Water Conductor
R.W.L. Roin Water Leader

S South
S.C. Solid Core
S.C.D. Seat Cover Dispenser
SCHE. Schedule
SCN. Screen
S.D. Soap Dispenser
SECT. Section
SH. Shelf, Shelving
SHR. Shower
SHT. Sheet
SHTH. Sheathing
SIM. Similar
S.N.D. Sanitary Napkin Dispenser
S.N.R. Sanitary Napkin Receptacle
SNT. Sealant
SPEC. Specification (s)
SQ. Square
SST. Stainless Steel
SSK. Service Sink
STA. Station
STD. Standard
STL. Steel
STOR. Storage
STR. Structure (al)
SUSP. Suspended
SYM. Symmetrical
SYN. Synthetic

T. Tread
T.B. Towel Bar
T.C. Terra Cotta
TEL. Telephone
T&G Tongue and Groove
THK. Thick
THR. Threshold
T.P.D. Toilet Paper Dispenser
TPTN. Toilet Partition
T.V. Television
T.O.C. Top Of Curb
T.O.P. Top Of Pavement
T.O.W. Top Of Wall
TYP. Typical
TZ. Terrazzo

UNF. Unfinished
U.O.N./ U.N.O. Unless Otherwise Noted

VERT. Vertical
VEST. Vestibule
W West
W/ With
W.C. Water Closet
W/O Without
WD. Wood
WP. Waterproof
WSC. Wainscot
WT. Weight

PLAN SECTIONS

CONCRETE
CONCRETE BLOCK
METAL STUDS
WOOD STUDS
SOUND INSU. PTN.

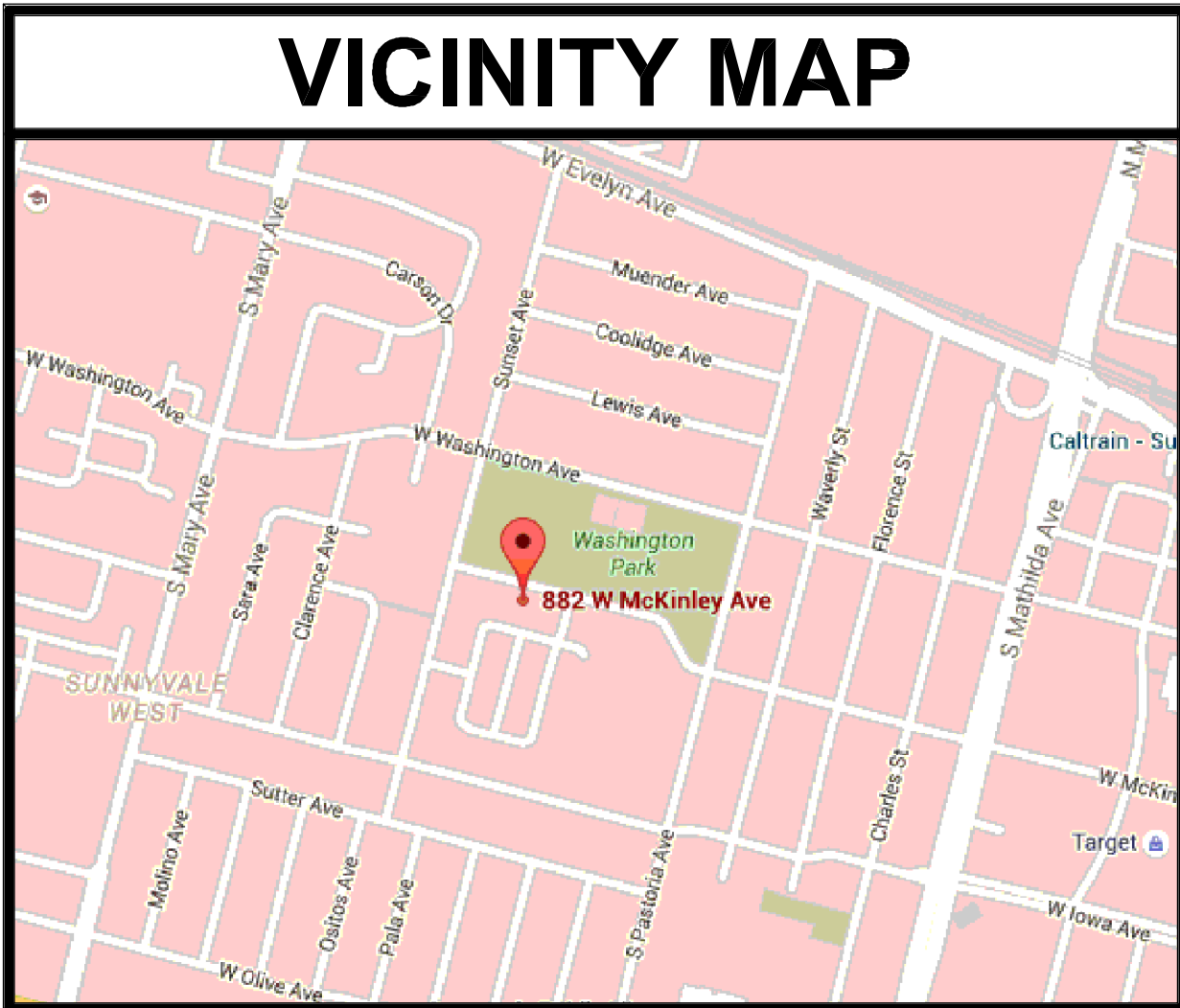
DETAIL SECTIONS

CONCRETE
FINISHED WOOD
PLYWOOD
RIGID INSULATION
BLANKET INSULATION
ACOUSTICAL TILE
GYPSUM BOARD
METAL
PLASTER
MASONRY
GLASS
EARTH

SCOPE OF WORK:

THIS PROJECT PROPOSES AN REAR 1 STORY ADDITION SCOPE OF WORK INCLUDES:

- (N) BEDROOM, (N)BATH# 2, (N) W.I.C. (N) NOOK AND RELOCATED (E) FAMILY ROOM.
- INSTALL NEW ROOF FOR ADDITION, ROOFING TO BE COMP. SHINGLE ROOF TYPE TO MATCH EXISTING TYPE AND COLOR.
- NEW EXTERIOR MATERIALS FOR ADDITION TO MATCH EXISTING TYPE AND COLOR.
- RELATED MECH/PLUMBING/ELECTRICAL WORK.
- (E) GAS METER AND ELECTRICAL PANEL TO REMAIN.



Wu Residence Addition and Remodeling

882 West Mckinley Avenue, Sunnyvale, CA 94086-5979

PROJECT ANALYSIS

APN: 165-46-057
LOT SIZE: 4,018 S.F.
GENERAL PLAN: RESIDENTIAL LOW MEDIUM DENSITY
CURRENT ZONING: R-1.7/PD
CURRENT USE: SFH
PROPOSED USE: SFH

EXISTING BUILDING FLOOR AREA:
1st FLOOR: 903 SF
2nd FLOOR: 827 SF

TOTAL LIVING AREA: 1,730 SF
GARAGE: 415 SF

TOTAL FLOOR AREA: 2,145 SF

(E) BUILDING COVERAGE: = (1,318-109)/4,018 = 30%
(E) FAR (FLOOR AREA RATIO) = 2,145/4,018 = 53%

PROPOSED BUILDING FLOOR AREA: 1st FLOOR ADDITION : 280 SF
1st FLOOR: 903 + 280 = 1,183 SF
2nd FLOOR: 827 SF

TOTAL LIVING AREA: 2,010 SF
GARAGE: 415 SF

TOTAL FLOOR AREA: 2,425 SF

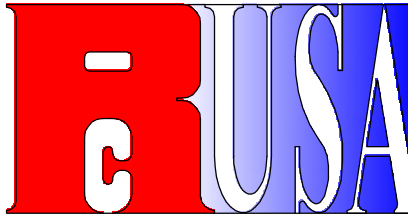
(N) BUILDING COVERAGE: = (1,598-109)/4,018 = 37.06%
(N) FAR (FLOOR AREA RATIO) = 2,425/4,018 = 60.35%

SYMBOLS

A COLUMN OR GRIDLINE
99 X-9 SECTION REFERENCE NO.
99 X-9 SECT. REF. SHEET NO.
99 X-9 ELEVATION REFERENCE NO.
99 X-9 ELEV. REF. SHEET NO.
99 X-9 DETAIL REFERENCE NO.
99 X-9 DETAIL REF. SHEET NO.
REVISION

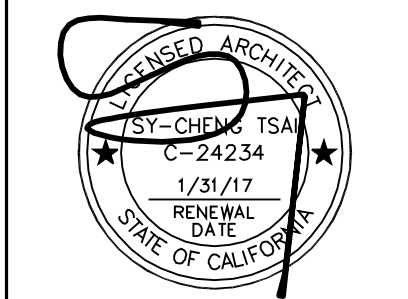
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A8	AREA CALCULATIONS



RCUSA (RONG CHANG USA)
CORPORATION
2050 CONCOURSE DRIVE, #50
SAN JOSE, CA 95131-1892
TEL (408) 321-9988
FAX (408) 321-9987

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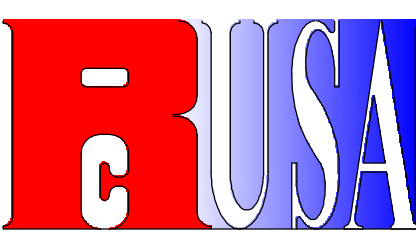
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Mr. & Mrs Wu Residence
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TITLE SHEET

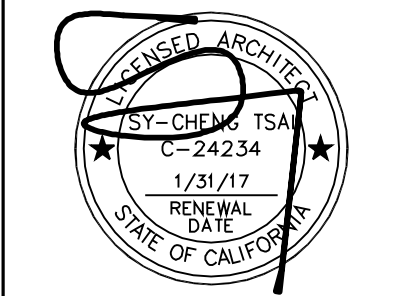
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A1
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Addition and Remodeling
882 W. McKinley Ave., Sunnyvale, CA 94086

**EXISTING & PROPOSED
SITE PLANS**

DATE: 08/12/15

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A2

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NOTES TO SITE PLAN:

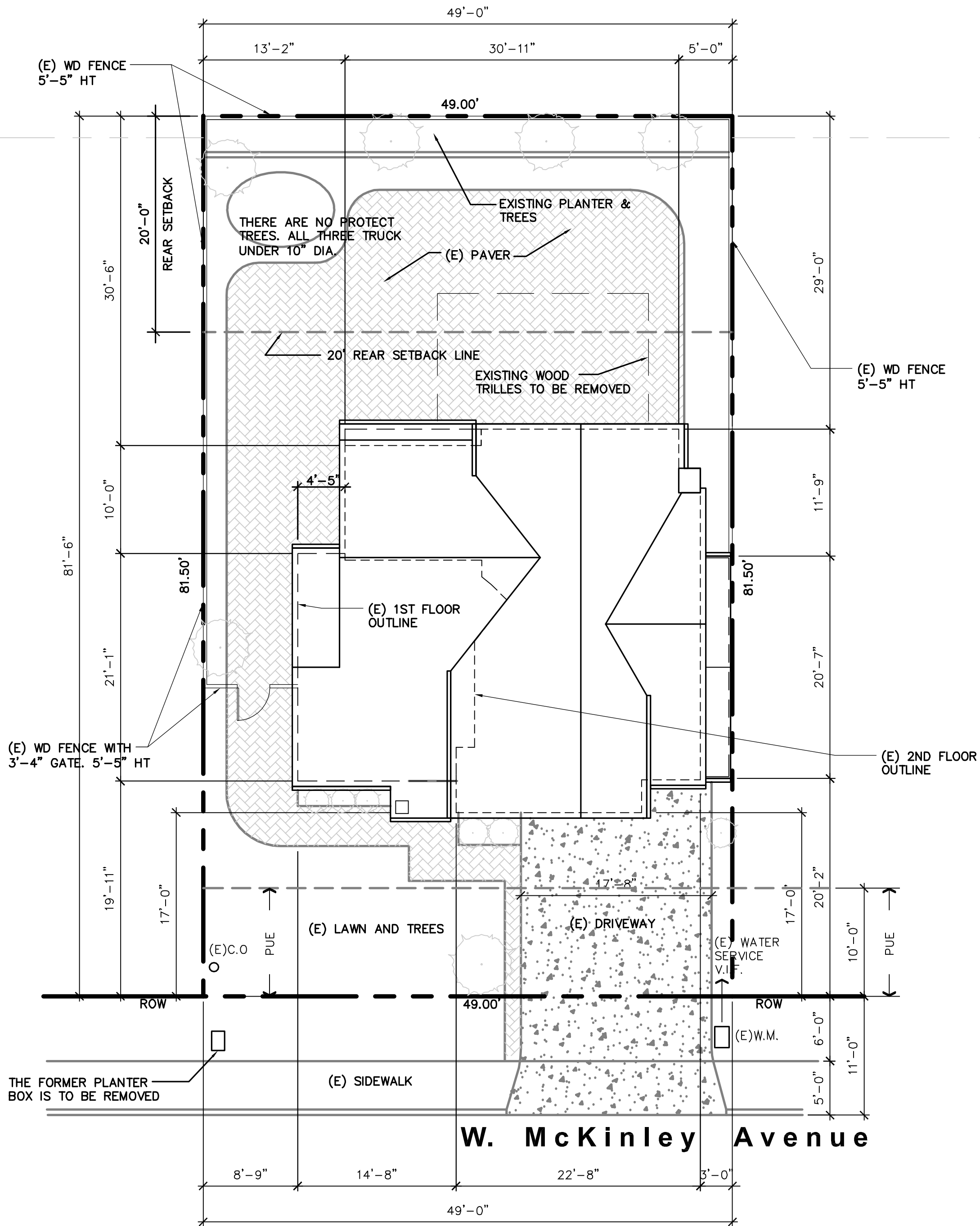
1. ALL EXISTING LANDSCAPE REMAINS, HARD PAVED AREA WILL MODIFIED DUE TO THE ADDITION.
2. EXISTING IRRIGATION SYSTEM REMAINS, REPAIR AS NEEDED DUE TO NEW BUILDING ADDITION.
3. ALL FENCE REMAINS.
4. NEW ADDITION EXTERIOR MATERIALS AND COLORS TO MATCH EXISTING.
5. ALL TREES AT THE REAR YARD ARE FRUIT TRESS, THERE ARE NO TREE'S TRUCK MORE THAN 10 INCH DIAMETER. THERE ARE NO TREE PROTECTION NEEDED.

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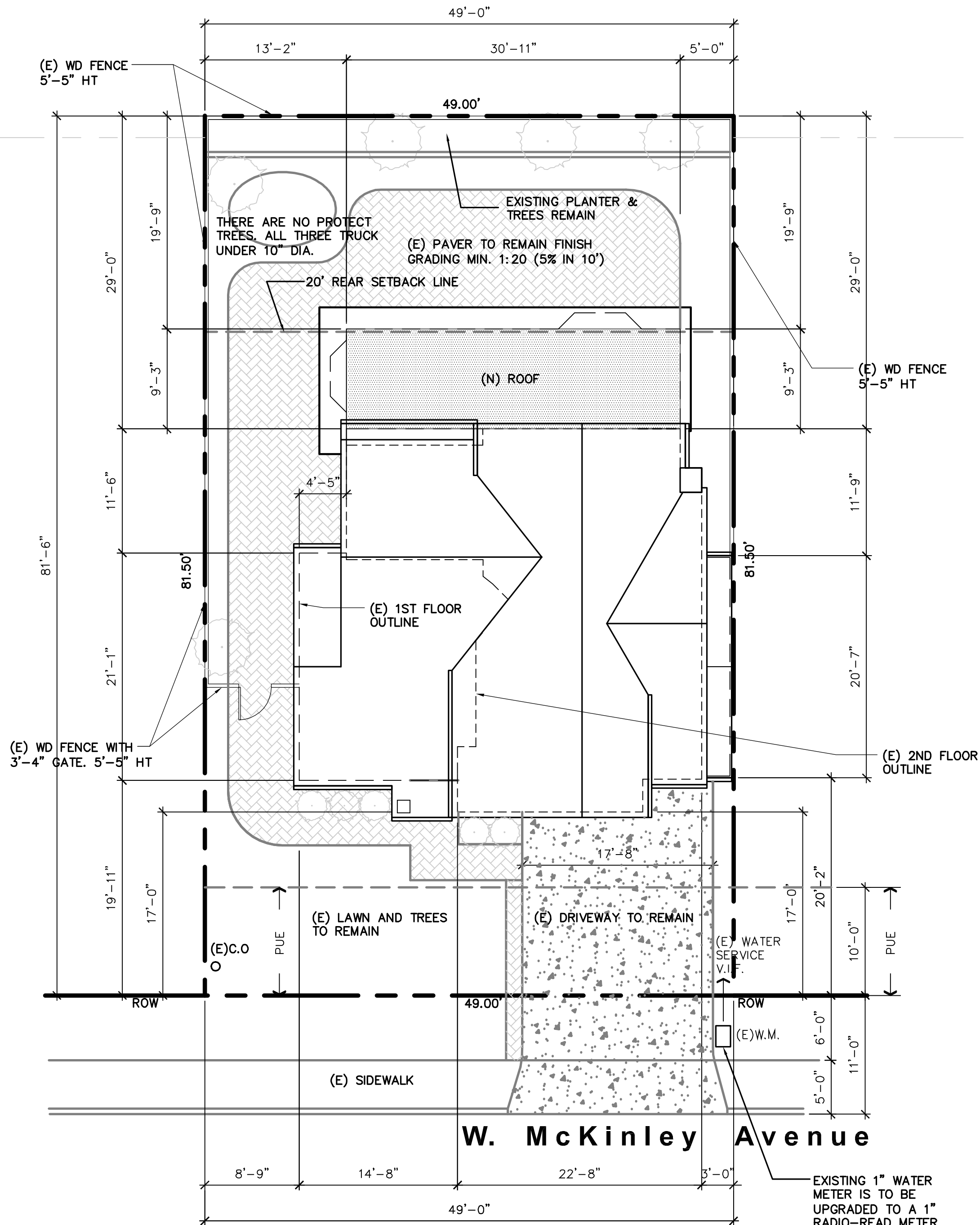
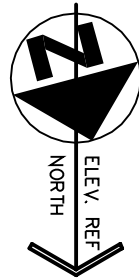
PROJECT DATA TABLE:

	EXISTING	PROPOSED	REQUIRED/ AS PERMITTED BY APPROVED SDP
GENERAL PLAN	Residential Low Medium Density	Residential Low Medium Density	Residential Low Medium Density
ZONING DIST.	R-1.7/PD	R-1.7/PD	R-1.7/PD
LOT SIZE (s.f.)	4,018	4,018	4,018
GROSS FLOOR AREA (s.f.)	2,145	2425	1,597
1ST FLOOR	1,318	+280=1,598	
2ND FLOOR	827	827	
LOT COVERAGE (%)	30.09%	37.06%	40% MAX.
FLOOR AREA RATIO (FAR)	53.38%	60.35%	50% THRESHOLD
BUILDING HEIGHT (ft.)	26'-3"	26'-3"	30' MAX.
NO. STORIES	2	2	2 MAX.
SET BACK (MAIN RESIDENCE)			
FRONT:			
1st FLOOR :	17'-0"	17'-0"	12'-0" MIN.
2nd FLOOR :	17'-0"	17'-0"	N/A
RIGHT SIDE:			
1st FLOOR :	0'-0"	0'-0"	0'-0" MIN.
2nd FLOOR :	3'-0"	3'-0"	N/A
LEFT SIDE:			
1st FLOOR :	8'-9"	8'-9"	9' ~ 15'
2nd FLOOR :	13'-2"	13'-2"	N/A
REAR SIDE:			
1st FLOOR :	29'-0"	19'-9"	15' -0"
2nd FLOOR :	29'-0"	29'-0"	N/A
PARKING:			
TOTAL SPACES	4	4	4 MIN.
COVERED SPACES	2	2	2 MIN.



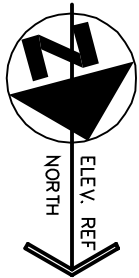
SITE PLAN - EXISTING

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



SITE PLAN - NEW

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





EXISTING FLOOR PLANS

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A3

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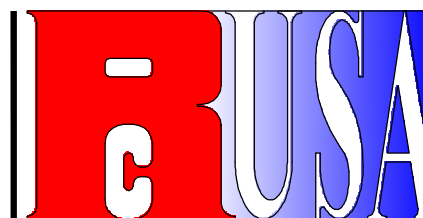
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- ## PROPOSED 2nd FLOOR PLAN



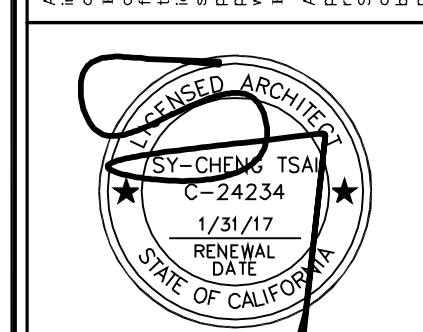
- PROPOSED 1st FLOOR PLAN**
SCALE : 1/4" = 1'-0"



RCUSA (KONG CHIANG USA)
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EXISTING
ELEVATIONS

DATE: 08/12/15

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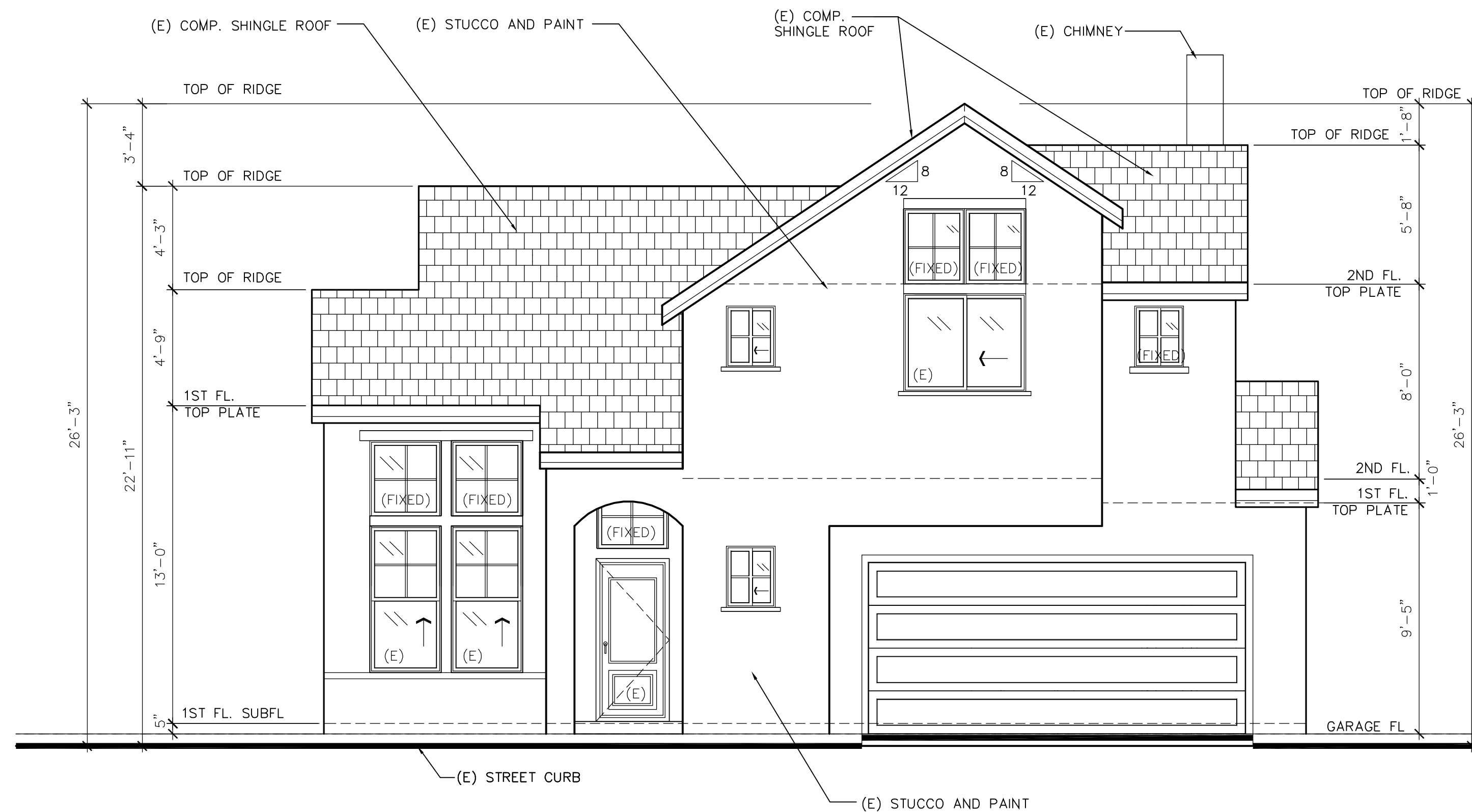
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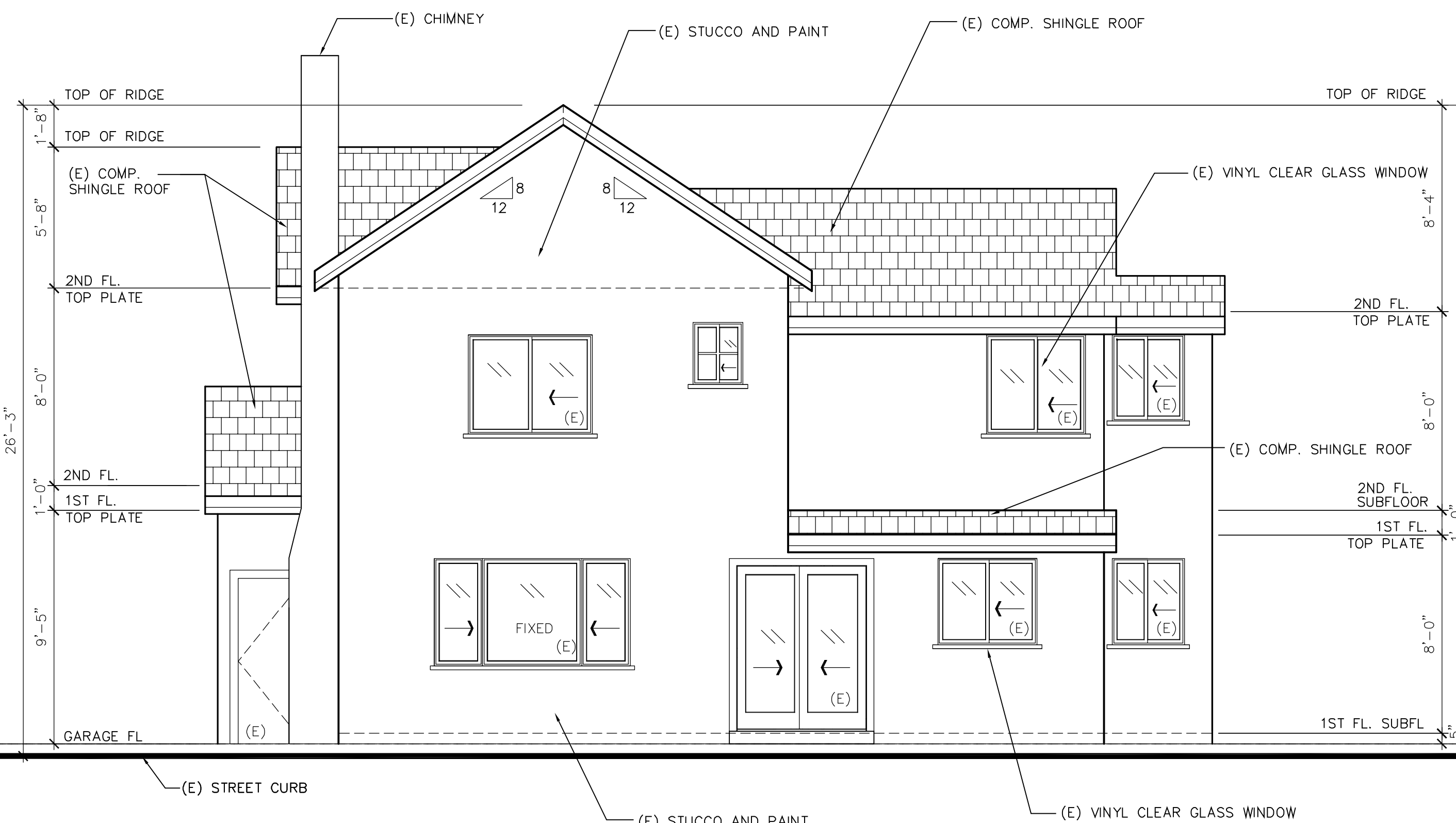
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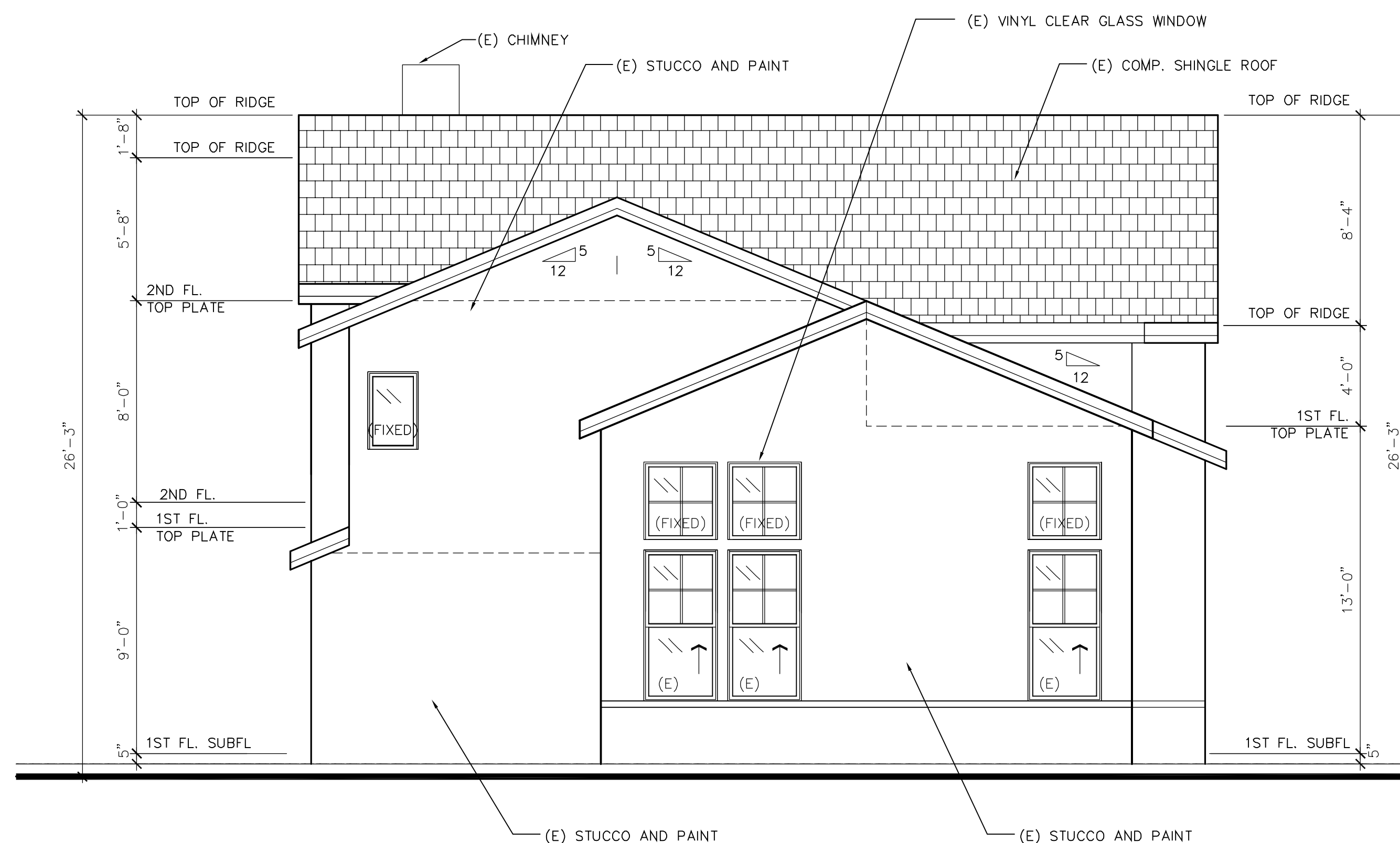
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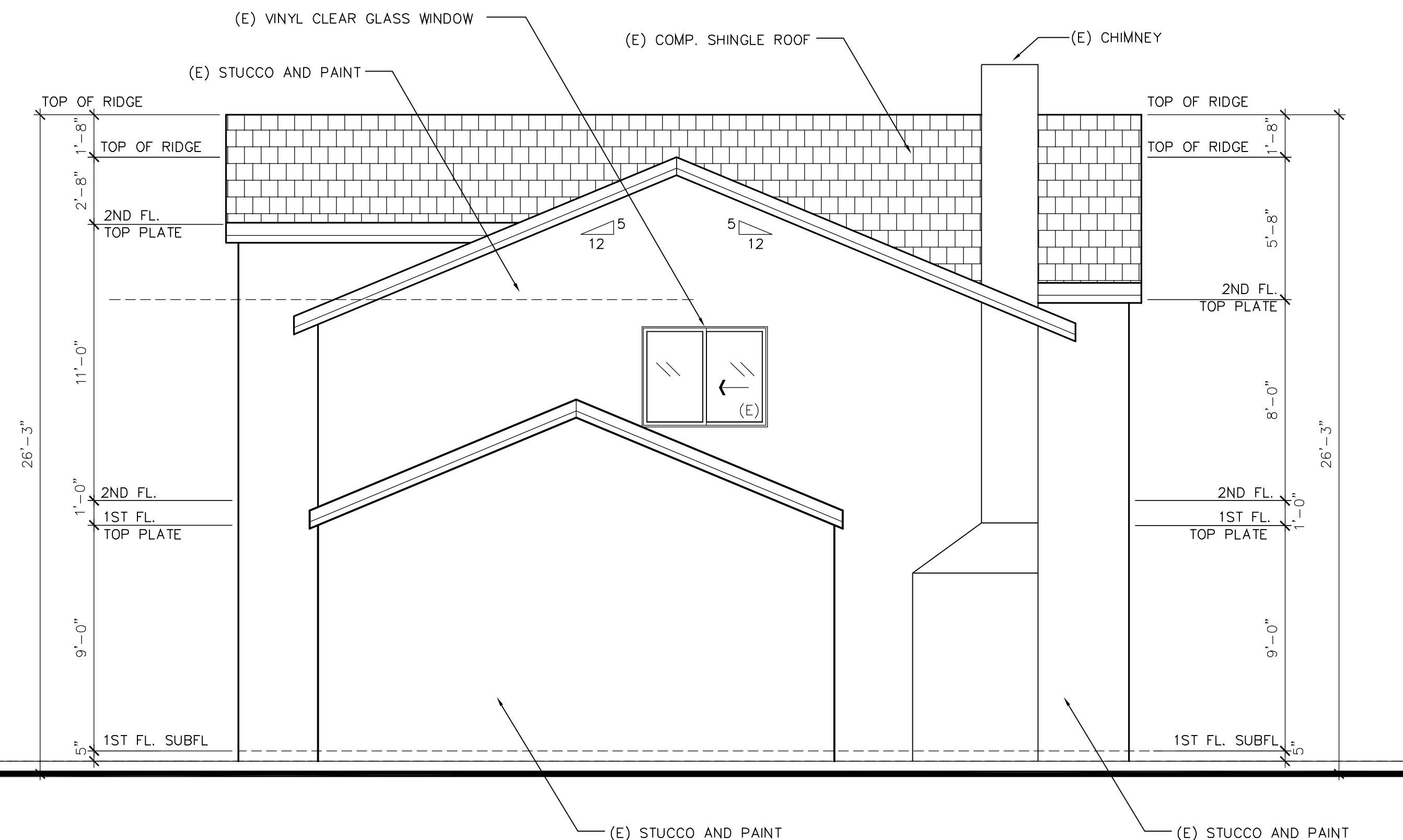
1 EXISTING FRONT/NORTH ELEVATION
1/4"=1'-0"



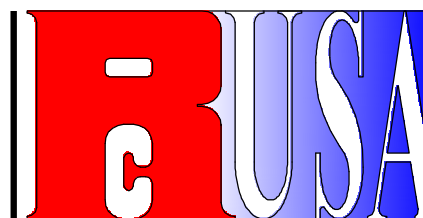
2 EXISTING REAR/SOUTH ELEVATION
1/4"=1'-0"



3 EXISTING LEFT/EAST ELEVATION
1/4"=1'-0"

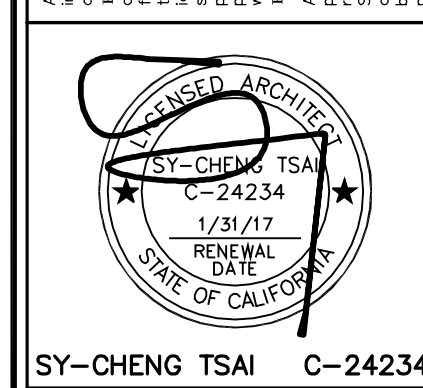


4 EXISTING RIGHT/WEST ELEVATION
1/4"=1'-0"



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PROPOSED ELEVATIONS

DATE: 08/12/15
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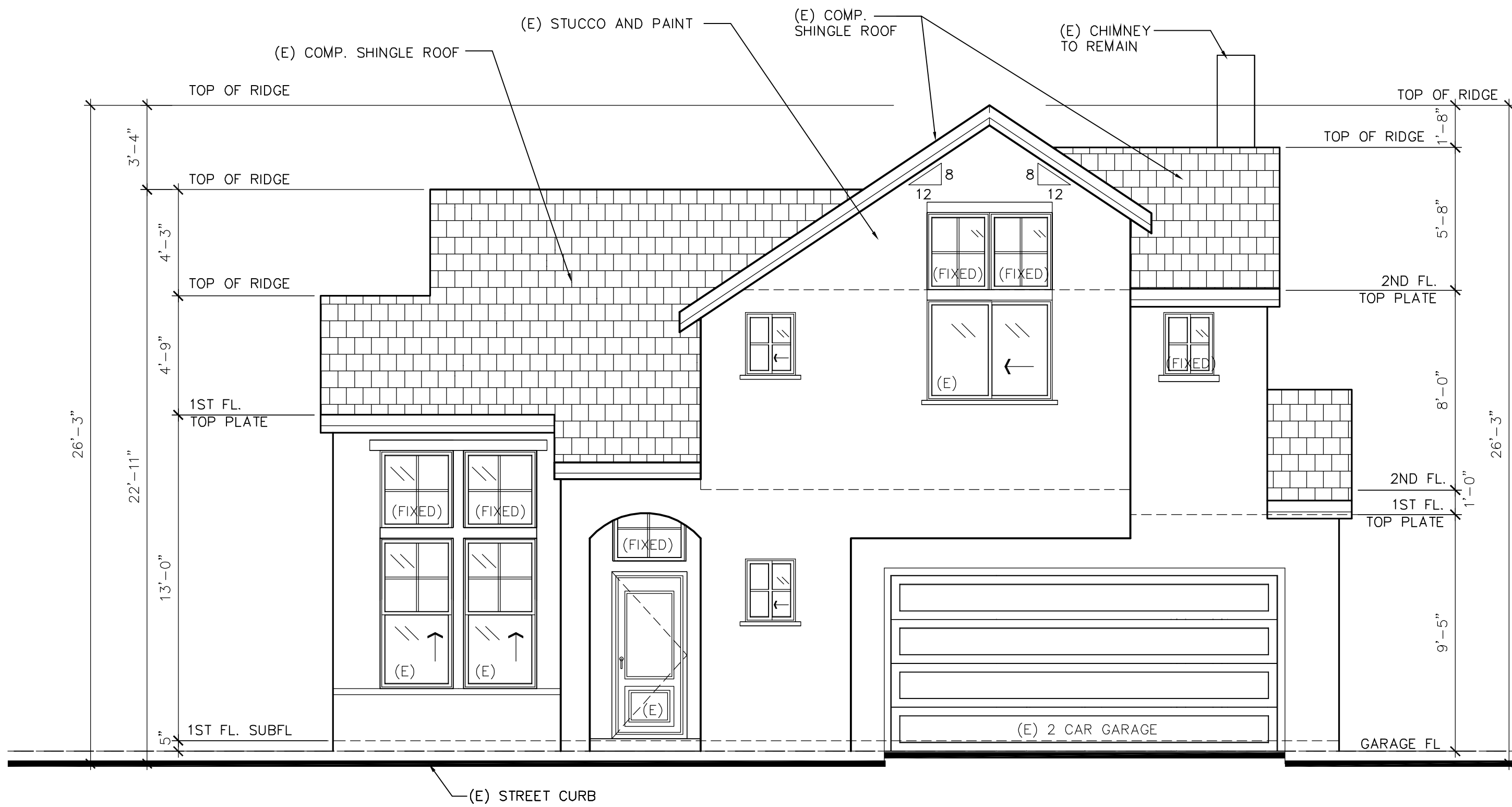
SHEET NO.

A6

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EXTERIOR PAINT: IF REPAINTING THE HOUSE, THE HOUSE WILL BE PAINTED A COLOR THAT IS SIMILAR TO THE NEUTRAL-COLORED HOMES IN YOUR NEIGHBORHOOD. SUBMIT SAMPLES. IF NOT REPAINTING, SHOW ON THE ELEVATIONS THAT THE COLOR OF THE ADDITION WILL MATCH THE COLOR OF THE EXISTING HOUSE.

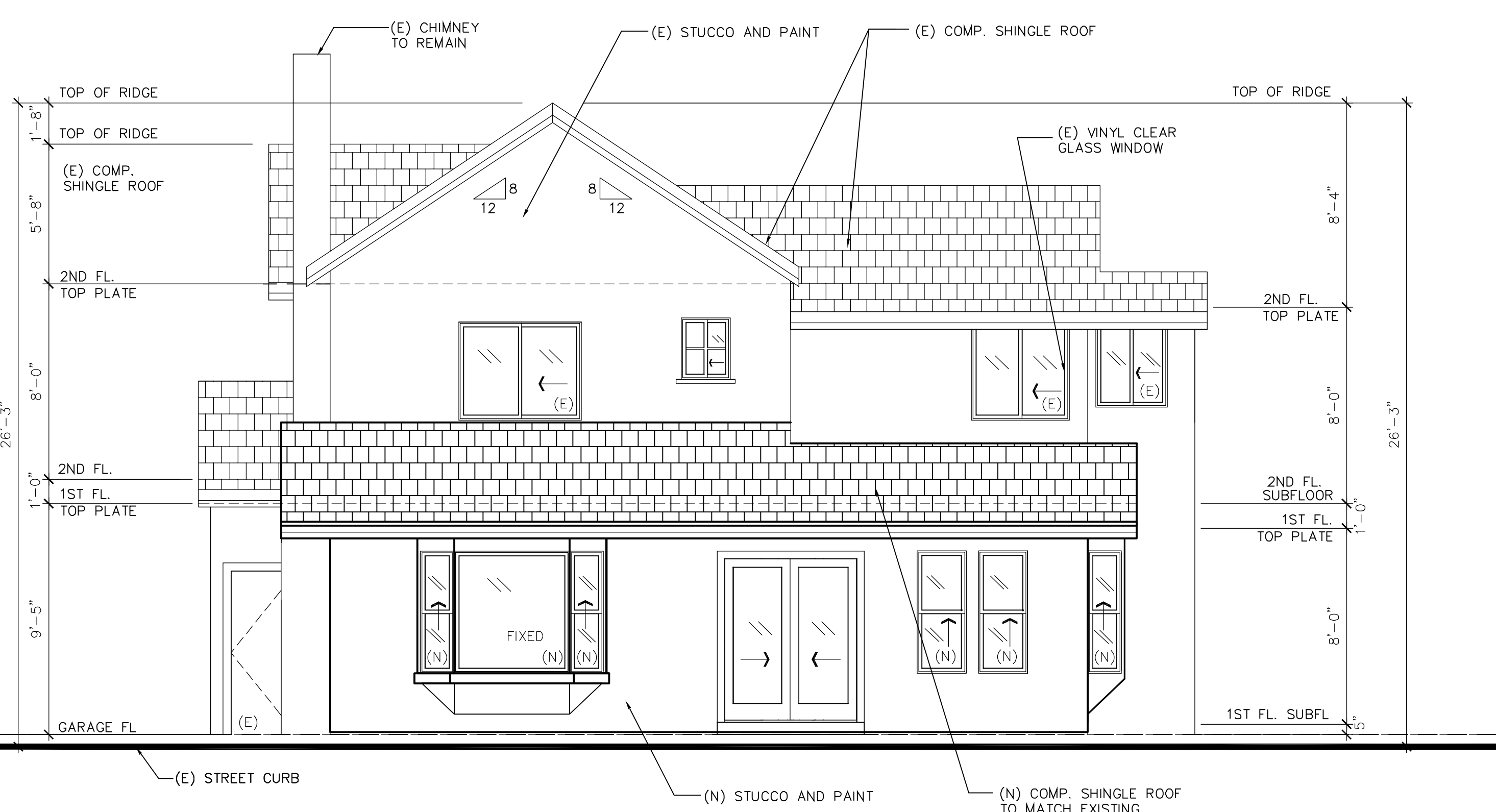
- TWO LAYER OF 15# FELT FOR ROOF



1 PROPOSED FRONT/NORTH ELEVATION
1/4"=1'-0"

EXTERIOR PAINT: IF REPAINTING THE HOUSE, THE HOUSE WILL BE PAINTED A COLOR THAT IS SIMILAR TO THE NEUTRAL-COLORED HOMES IN YOUR NEIGHBORHOOD. SUBMIT SAMPLES. IF NOT REPAINTING, SHOW ON THE ELEVATIONS THAT THE COLOR OF THE ADDITION WILL MATCH THE COLOR OF THE EXISTING HOUSE.

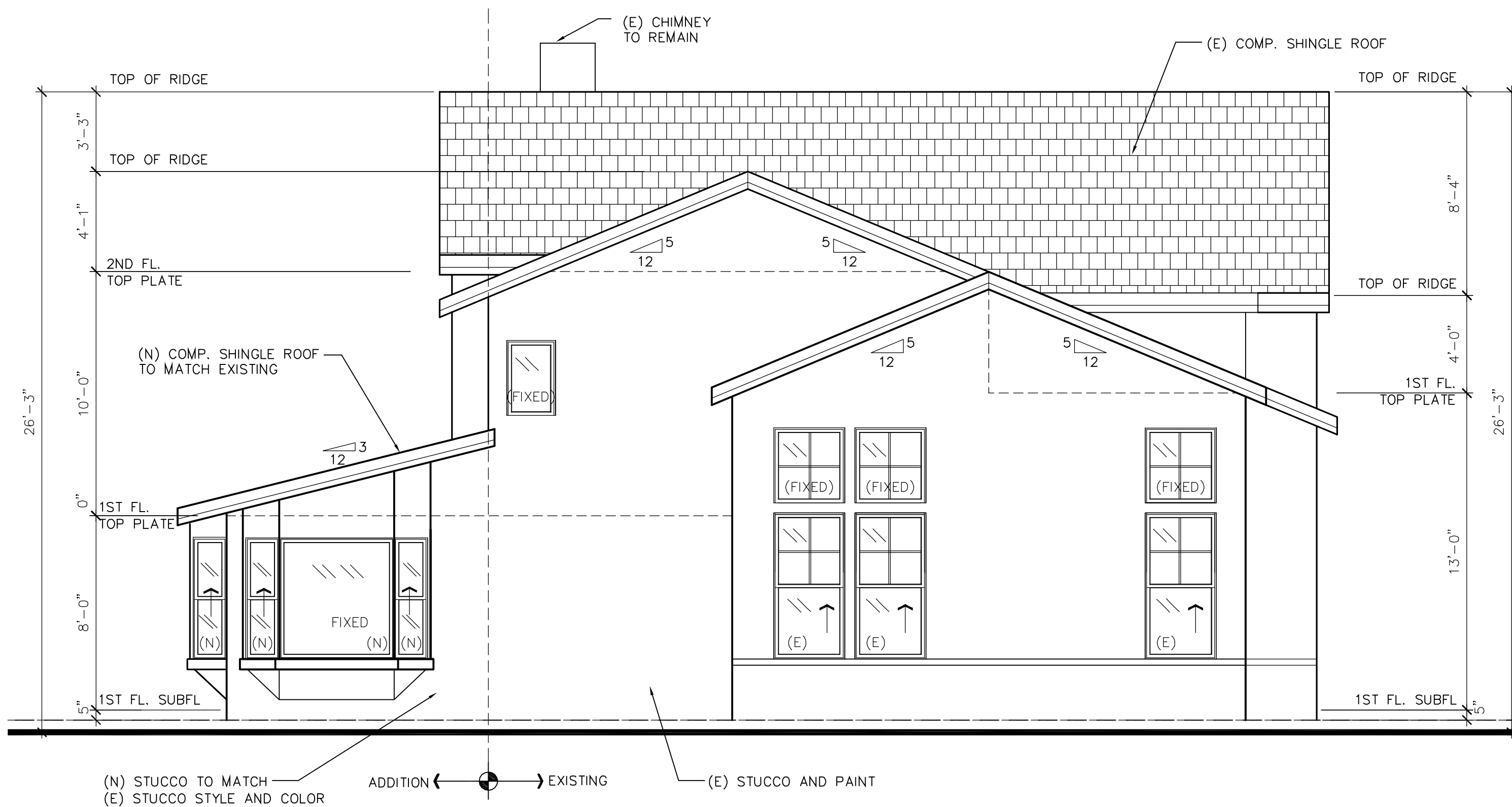
- TWO LAYER OF 15# FELT FOR ROOF



2 PROPOSED REAR/SOUTH ELEVATION
1/4"=1'-0"

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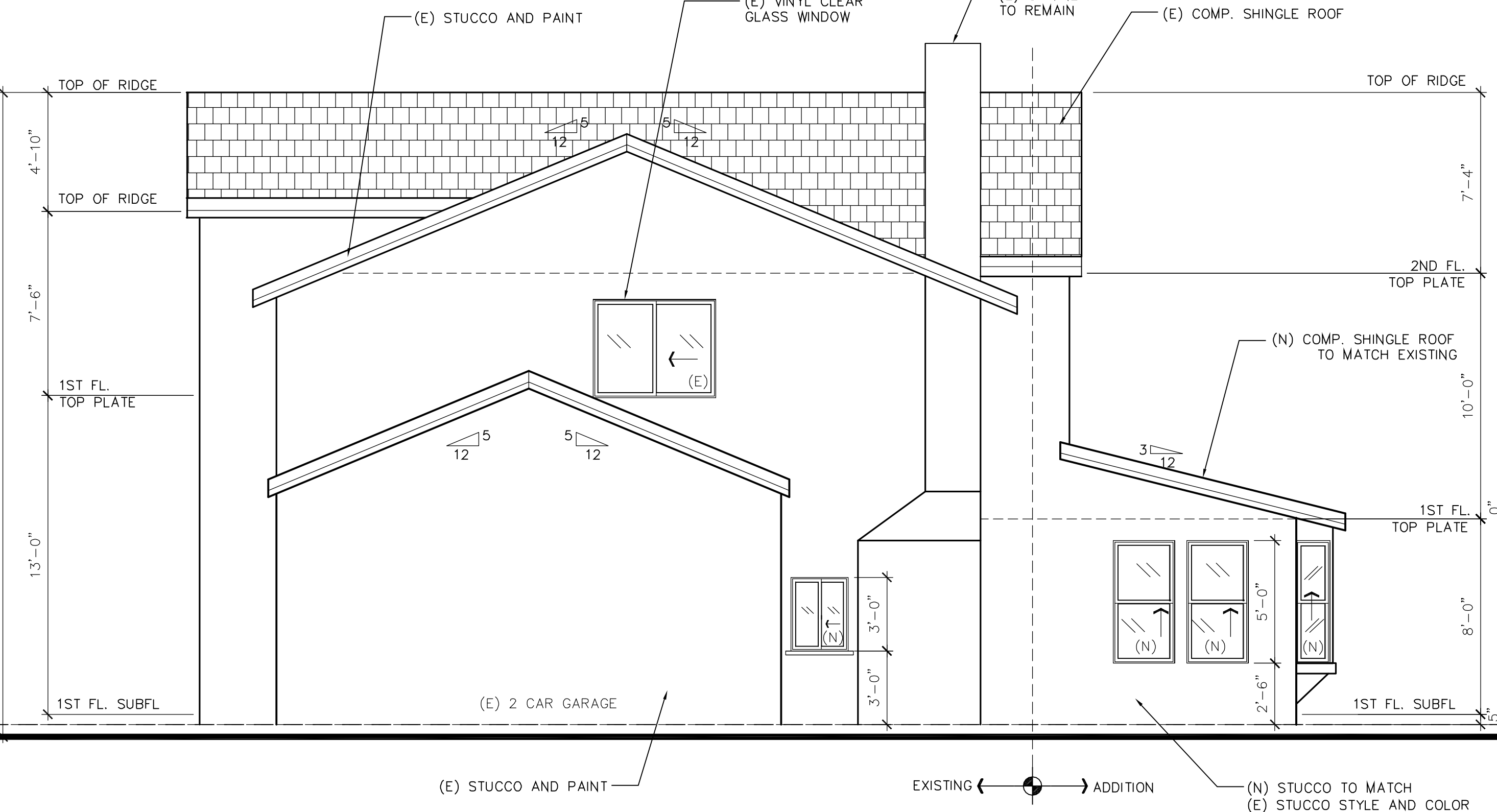
- TWO LAYER OF 15# FELT FOR ROOF



3 PROPOSED LEFT/EAST ELEVATION
1/4"=1'-0"

EXTERIOR PAINT: IF REPAINTING THE HOUSE, THE HOUSE WILL BE PAINTED A COLOR THAT IS SIMILAR TO THE NEUTRAL-COLORED HOMES IN YOUR NEIGHBORHOOD. SUBMIT SAMPLES. IF NOT REPAINTING, SHOW ON THE ELEVATIONS THAT THE COLOR OF THE ADDITION WILL MATCH THE COLOR OF THE EXISTING HOUSE.

- TWO LAYER OF 15# FELT FOR ROOF



4 PROPOSED RIGHT/WEST ELEVATION
1/4"=1'-0"

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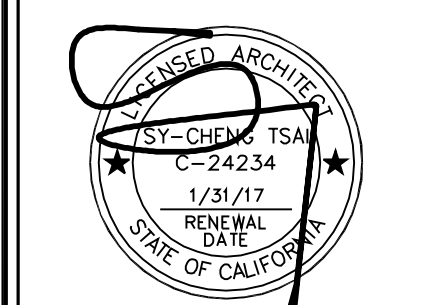
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EXISTING & PROPOSED ROOF PLANS

DATE: 08/12/15

JOB NO. RC15-0829

ISSUE & REVISION

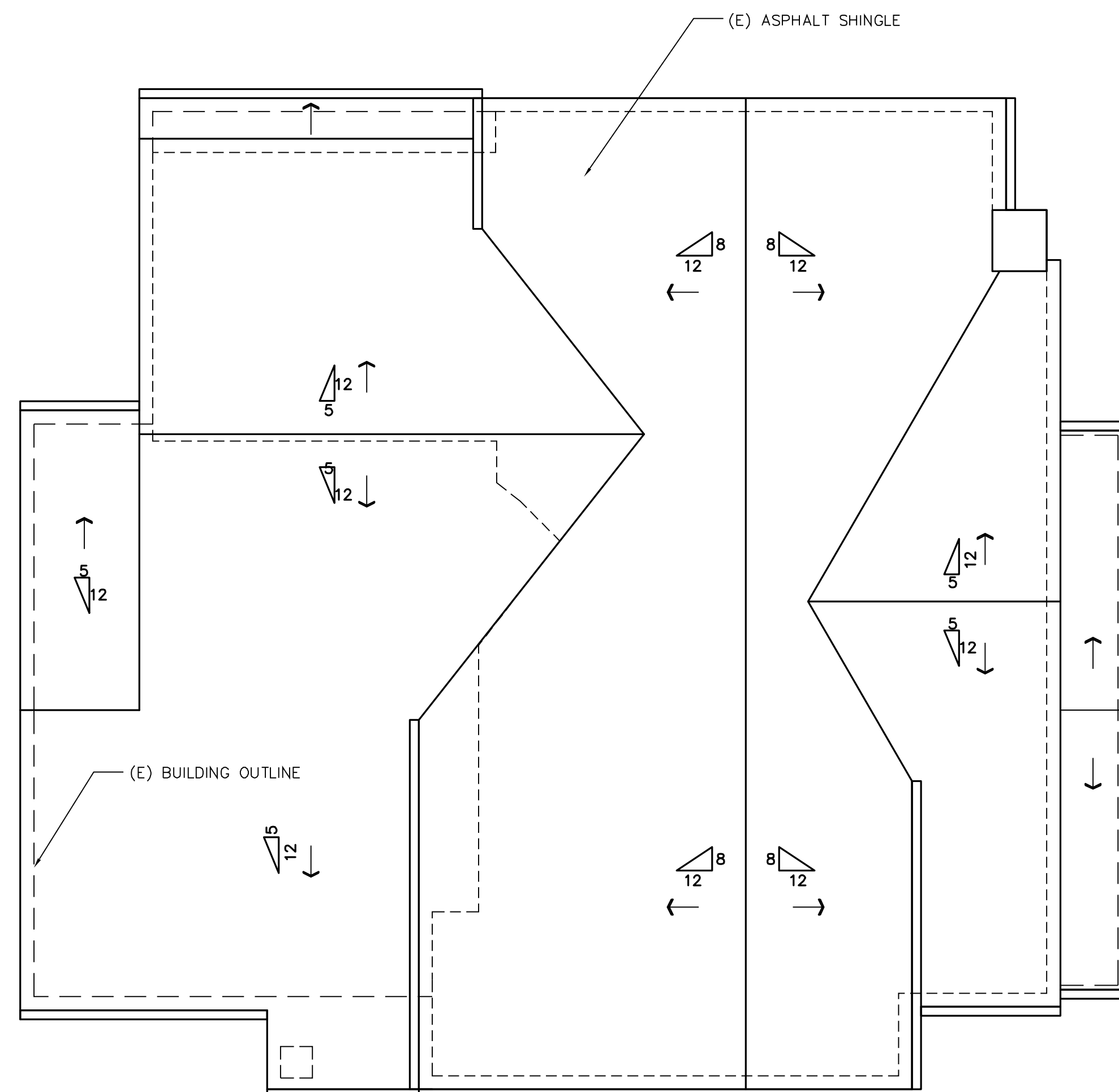
08/19/15	HOA SUBMITTAL
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11/04/15	PLANNING SUB
01/25/16	PUBLIC HEARING

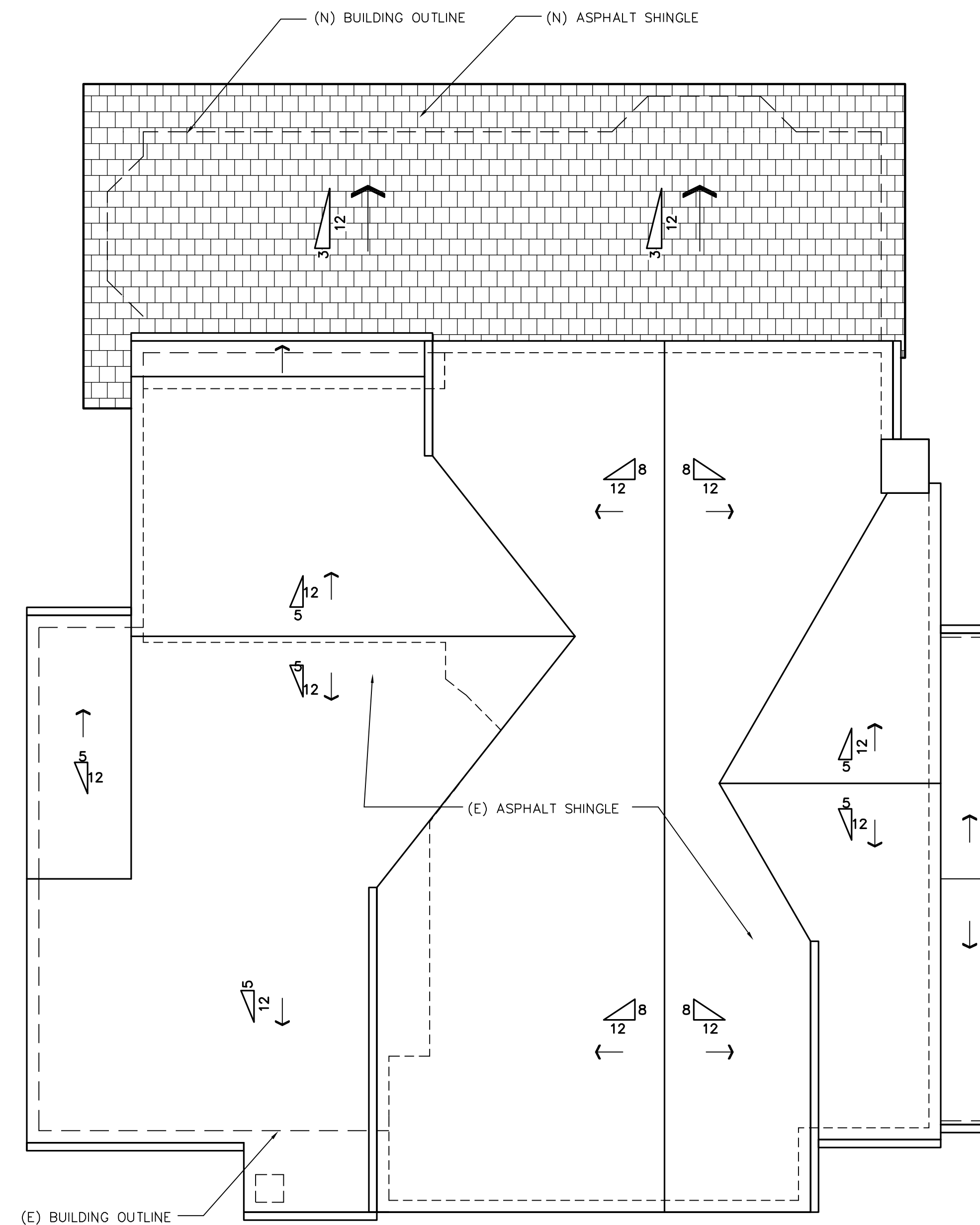
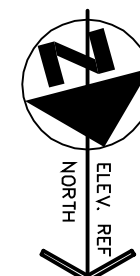
SHEET NO.

A7

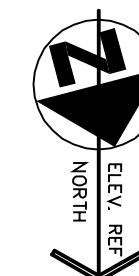
DRAWN BY: ST

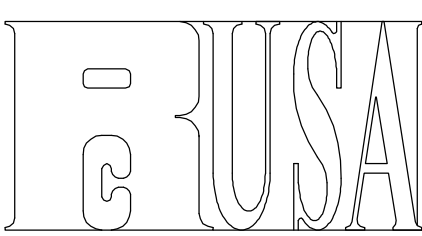


EXISTING ROOF PLAN
SCALE : 1/4" = 1'-0"



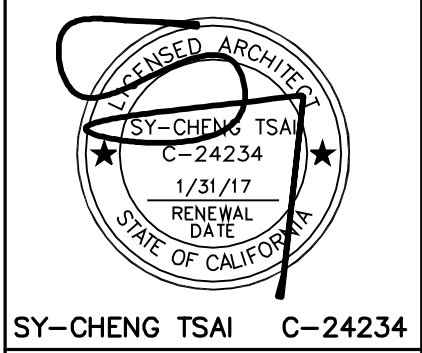
PROPOSED ROOF PLAN
SCALE : 1/4" = 1'-0"





RCUSA (RONG CHIANG USA)
CORPORATION
2050 CONOURSE DRIVE, #50 TEL (408) 321-9988
SAN JOSE, CA 95131-1892 FAX (408) 321-9987

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Mr. & Mrs Wu Residence
Addition and Remodeling
882 W. McKinley Ave., Sunnyvale, CA 94086

**AREA
CALCULATION**

DATE:	08/12/15
JOB NO.	RC15-0829
ISSUE & REVISION	
08/19/15	HOA SUBMITTAL
11/04/15	PLANNING SUB
01/25/16	PUBLIC HEARING

SHEET NO.
A8
DRAWN BY:

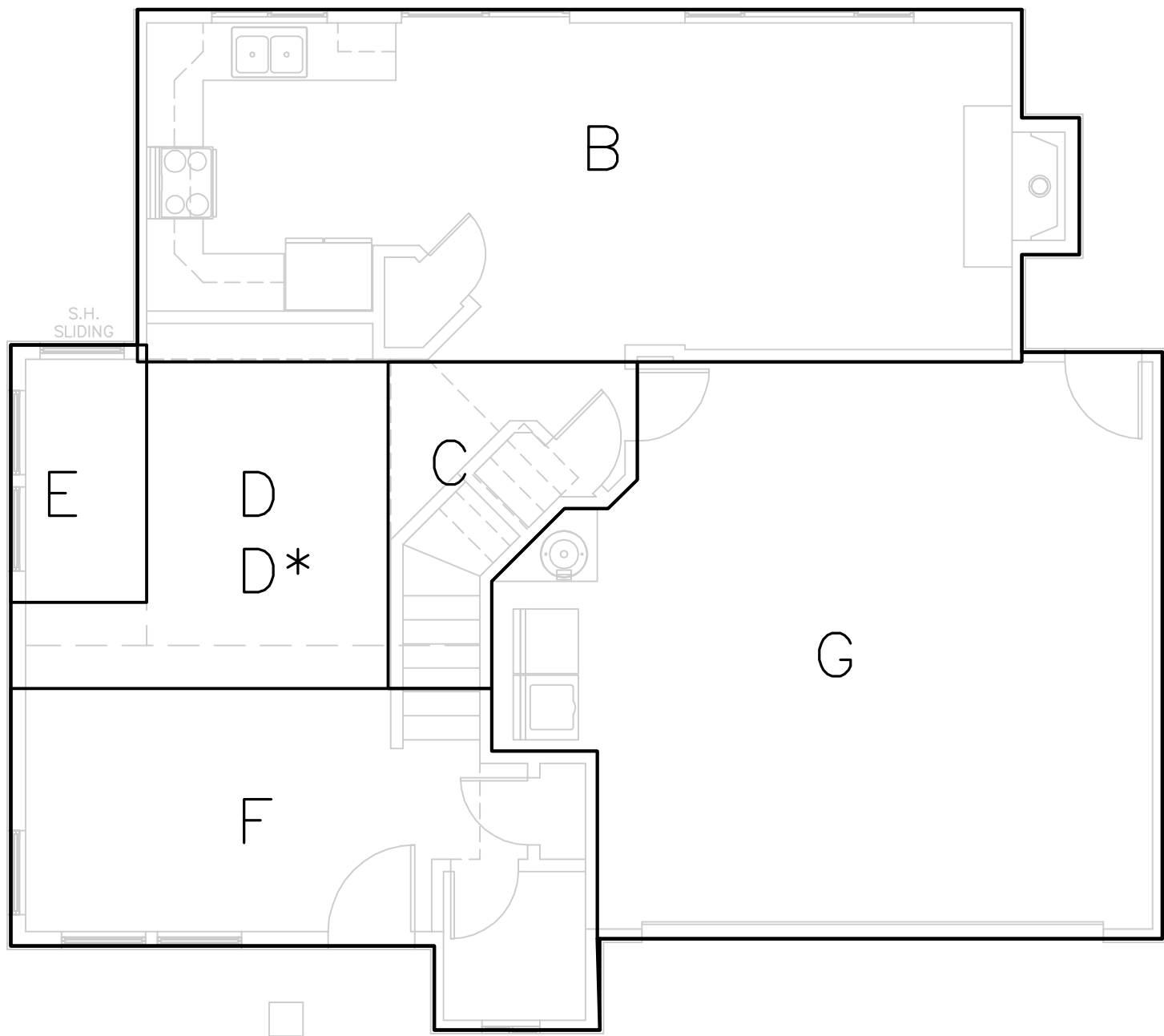
- B. 384 SQ FT
- C 69 SQ FT
- D. 109 SQ FT
- D*. 109 SQ FT (> 15' CEILING)
- E. 42 SQ FT
- F. 190 SQ FT
- G. 415 SQ FT (GARAGE)

1ST FLOOR SUB TOTAL 1,318 SQ FT

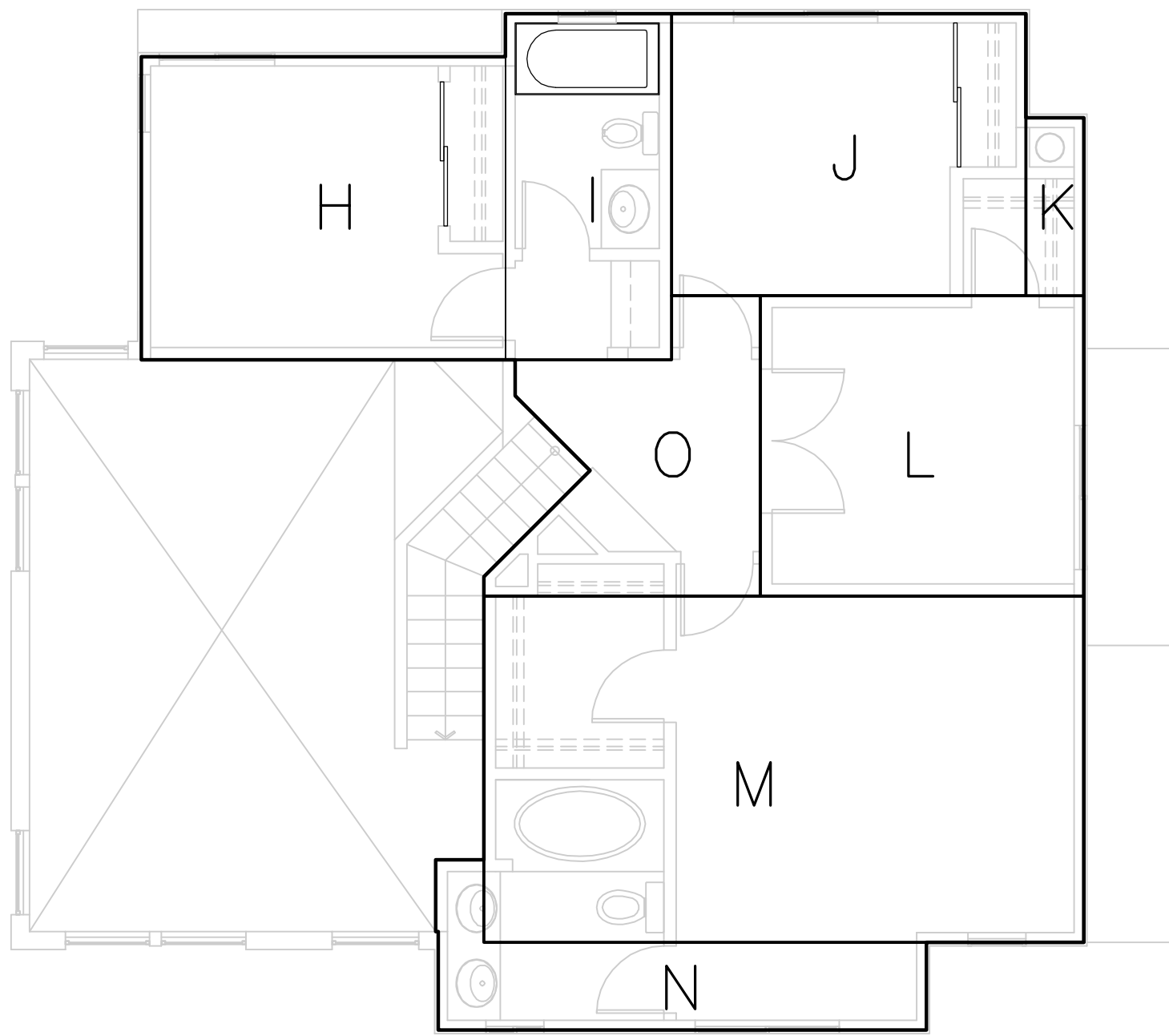
- H. 132 SQ FT
- I. 69 SQ FT
- J. 120 SQ FT
- K. 12 SQ FT
- L. 117 SQ FT
- M. 250 SQ FT
- N. 56 SQ FT
- O. 71 SQ FT

2ND FLOOR SUB TOTAL 827 SQ FT

EXISTING PROPERTY:
LOT SIZE 4,018 S.F.
(E) FLOOR TOTAL = 2,145 SQ FT
FAR = 2,145/4018 = 0.5338 -> 53%
LOT COVERAGE = (1318-109)/4018 -> 30.09%



EXISTING 1st F FLOOR PLAN



EXISTING 2nd F FLOOR PLAN

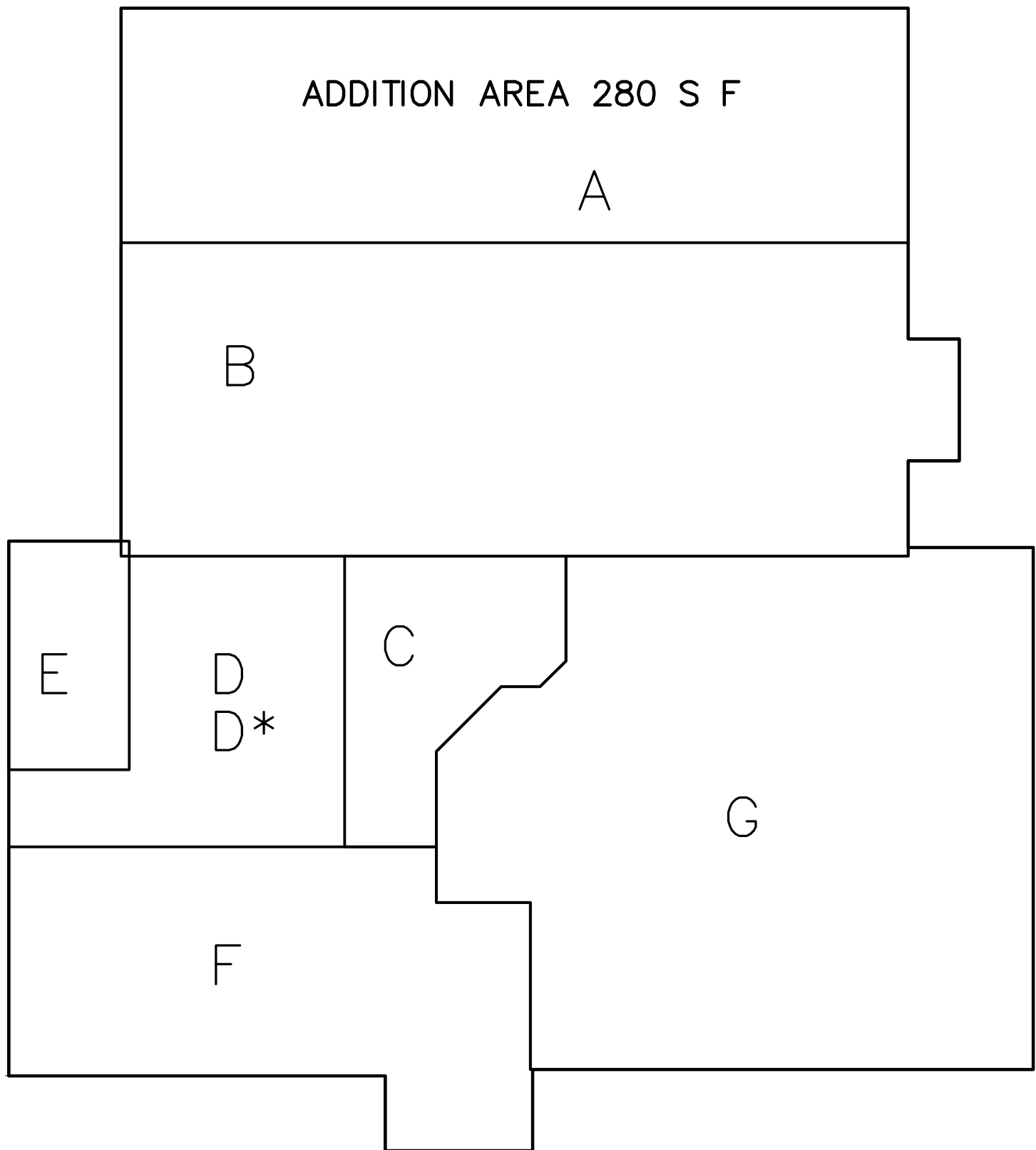
- A. 280 SQ FT (NEW ADDITION)
- B. 384 SQ FT
- C 69 SQ FT
- D. 109 SQ FT
- D*. 109 SQ FT (> 15' CEILING)
- E. 42 SQ FT
- F. 190 SQ FT
- G. 415 SQ FT (GARAGE)

1ST FLOOR SUB TOTAL 1,598 SQ FT

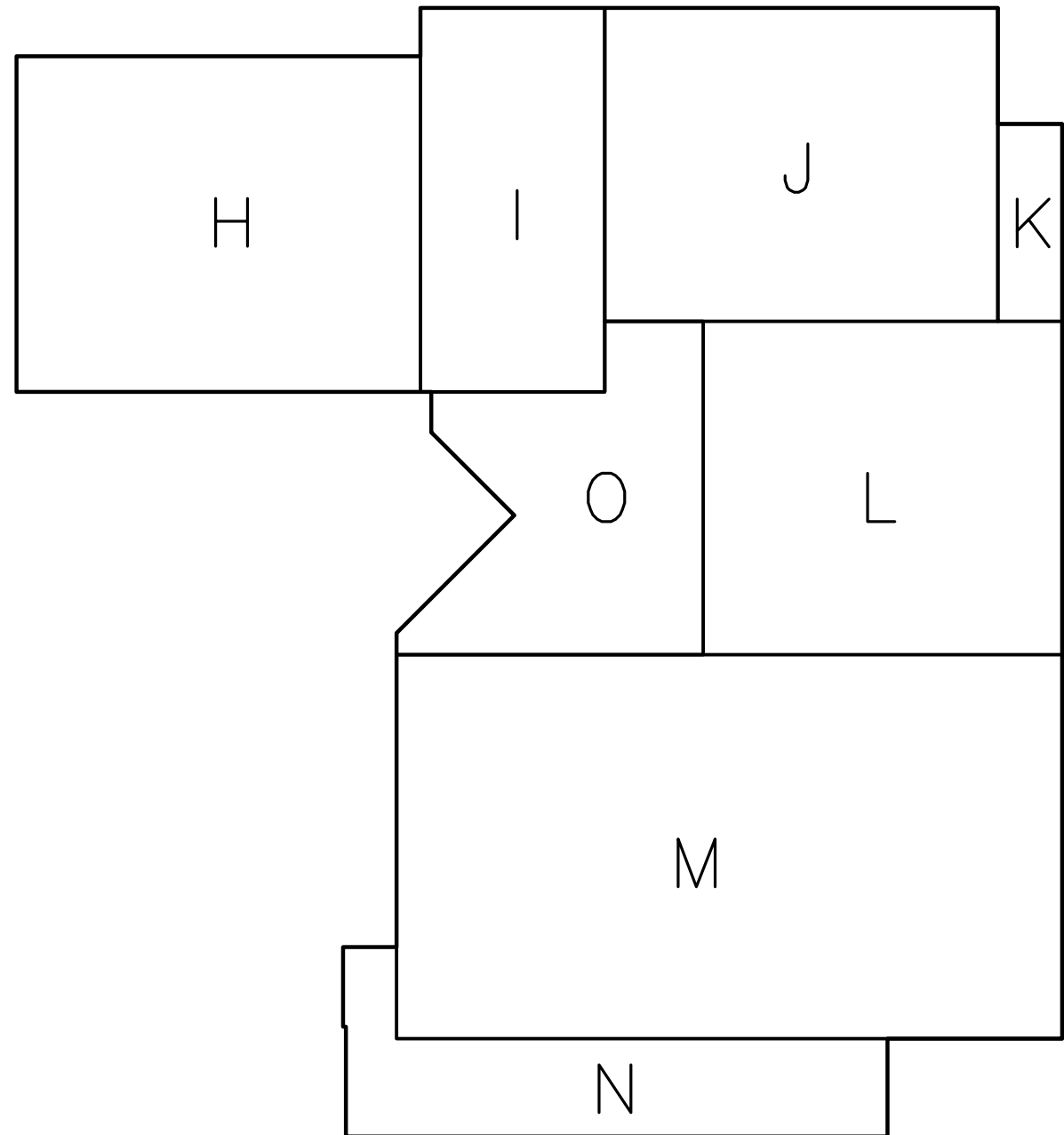
- H. 132 SQ FT
- I. 69 SQ FT
- J. 120 SQ FT
- K. 12 SQ FT
- L. 117 SQ FT
- M. 250 SQ FT
- N. 56 SQ FT
- O. 71 SQ FT

2ND FLOOR SUB TOTAL 827 SQ FT

NEW RENOVATION:
LOT SIZE 4,018 S.F.
(N) FLOOR TOTAL = 2,425 SQ FT
FAR = 2,425/4,018 = 0.6035 -> 60.35 %
LOT COVERAGE = (1598-109)/4018 -> 37.06%



PROPOSED 1st F FLOOR PLAN



PROPOSED 2nd F FLOOR PLAN