

HERITAGE PARK APARTMENTS

555 E WASHINGTON AVE , SUNNYVALE, CA 94086

LEASING OFFICE RENOVATIONS

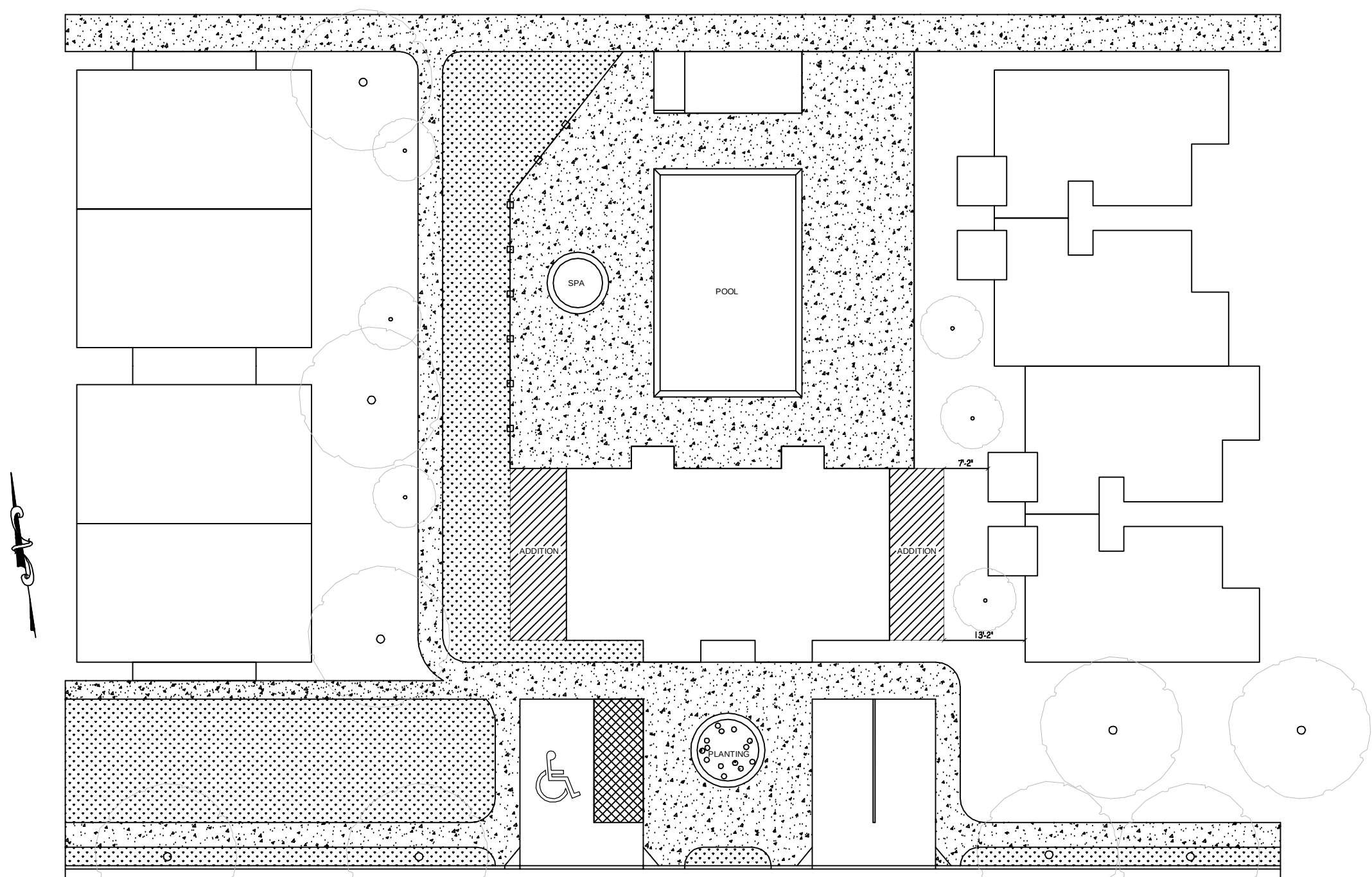
MOMENTUM A&E
ARCHITECTURE, ENGINEERING
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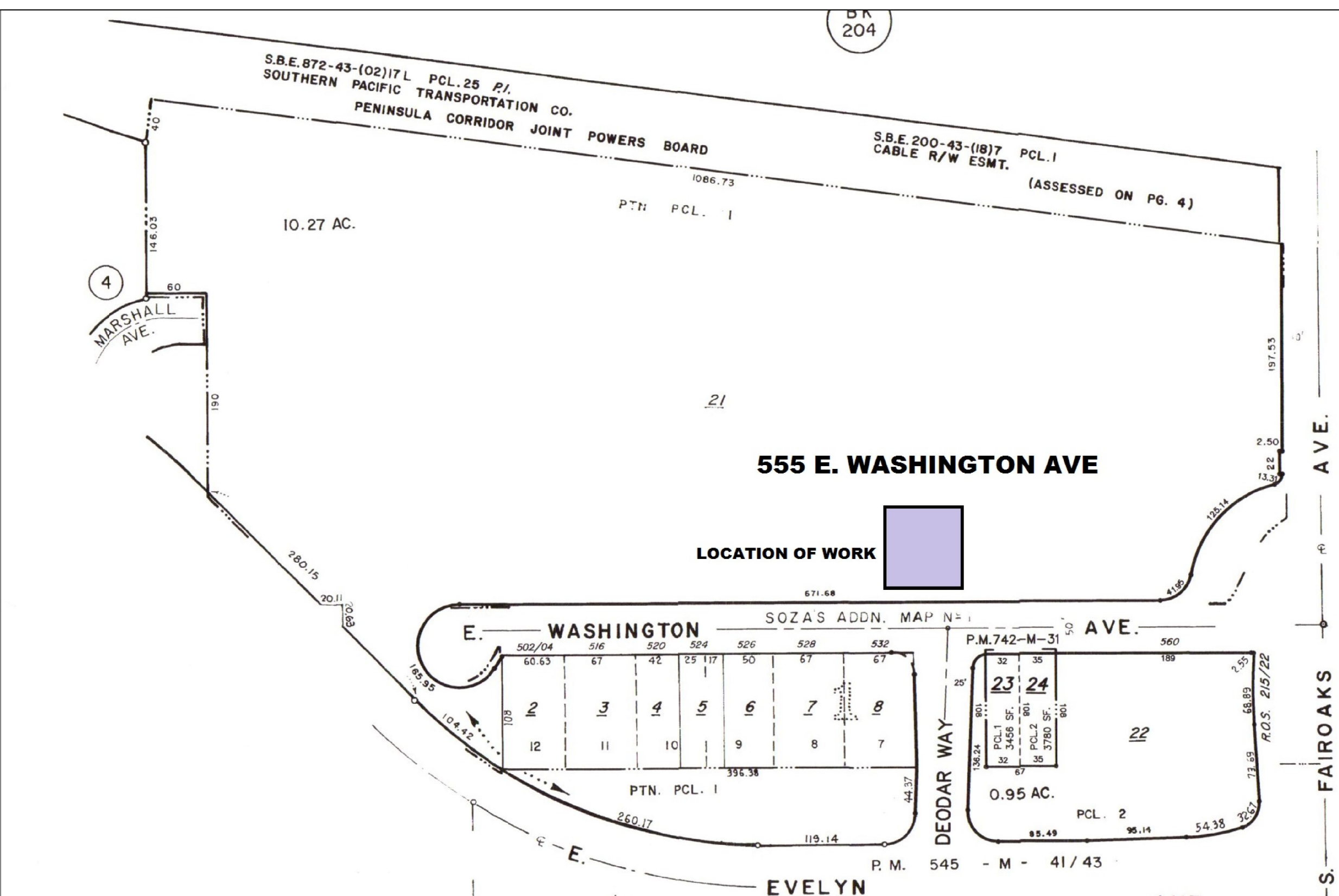
ABBREVIATIONS

A/B	ANCHOR BOLT	JCT	JUNCTION
A/C	AIR CONDITIONING	JST	JOIST
ABV	ABOVE	JT	JOINT
ADD	ADDITION OR ADDENDUM		
ALT	ALTERNATE	KD	KILN DRIED
AMP	AMPERE	KO	KNOCK OUT
ANG	ANGLE		
		LF	LINEAL FOOT OR LINEAL FEET
BM	BENCH MARK	LTG	LIGHTING
BN	BOUNDARY NAILING	LM	LAMINATED VENEER LUMBER
BC	BACK OF CURB	MB	MACHINE BOLT
BLK	BLOCK	MATL	MATERIAL
BLKG	BLOCKING	MAX	MAXIMUM
		MECH	MECHANICAL
CI	CUBIC INCH	MED	MEDIUM
CIP	CAST IN PLACE	MFG	MANUFACTURED
CJ	CONTROL JOINT	MFR	MANUFACTURER
CO	CLEAN OUT	MIN	MINIMUM
CT	CERAMIC TILE	MISC	MISCELLANEOUS
CAB	CABINET	MTL	METAL
CEM	CEMENT	MUL	MULLION
CER	CERAMIC		
CF	CUBIC FOOT OR CUBIC FEET	NTS	NOT TO SCALE
CFM	CUBIC FEET PER MINUTE	NFC	NOT FOR CONSTRUCTION
CB	CIRCUIT BREAKER	NLR	NAILER
CLR	CLEAR	NO#	NUMBER
CL	CENTER LINE	NOM	NOMINAL
CLG	CEILING		
CLKG	CAULKING	OC	ON CENTER
CLO	CLOSET	OD	OUTSIDE DIAMETER
CMU	CONCRETE MASONRY UNIT	OH	OVERHEAD OR OVERHANG
CNTRD	CENTERED	OI	ORNAMENTAL IRON
COL	COLUMN	OR	OUTSIDE RADIUS
CONC	CONCRETE	OPNG	OPENING
CONST	CONSTRUCTION	OPP	OPPOSITE
CONT	CONTINUOUS		
CW	COLD WATER	PL	PROPERTY LINE OR PLATE
CY	CUBIC YARD	PERP	PERPENDICULAR
		PLB	PLUMBING
d	PENNY	PLY	PLYWOOD
DEG	DEGREES	PTN	PARTITION
DS	DOWN SPOUT	PWR	POWER
DIA	DIAMETER		
DIAG	DIAGONAL	QTY	QUANTITY
DIM	DIMENSION		
DN	DOWN	R	RADIUS
DBL	DOUBLE	RO	ROUGH OPENING
DEMO	DEMOLITION	ROW	RIGHT OF WAY
D/W	DISHWASHER	REF	REFRIGERATOR OR REFERENC
		REINF	REINFORCED
EF	EXHAUST FAN	REQD	REQUIRED
EJ	EXPANSION JOINT	RET	RETURN
EN	EDGE NAILING	REV	REVISION
EW	EACH WAY	RM	ROOM
EA	EACH	RMV	REMOVE
EL	ELEVATION		
ELEC	ELECTRIC OR ELECTRICAL	SC	SOLID CORE OR SELF CLOSING
ELEV	ELEVATOR	SD	SMOKE DETECTOR
EQ	EQUAL	SCHED	SCHEDULE
EQUIP	EQUIPMENT	SECT	SECTION
EXC	EXCAVATE	SH	SHEET
EX	EXISTING	SHTG	SHEATHING
EXT	EXTERIOR	SIM	SIMILAR
		SPECS	SPECIFICATIONS
FA	FIRE ALARM	SF	SQUARE FEET
FC	FACE OF CURB	SI	SQUARE INCHES
FD	FLOOR DRAIN	STD	STANDARD
FN	FIELD NAIL	STL	STEEL
FO	FACE OF OR FINISH OPENING	SW	SWITCH
FND	FOUNDATION	SYM	SYMMETRICAL
FN	FINISH	SYS	SYSTEM
FL	FLOOR		
FLG	FLOORING	T&G	TONGUE AND GROOVE
FLUOR	FLUORESCENT	TB	THROUGH BOLT
FP	FIRE PROOF	TO	TOP OF
FTG	FOOTING	TOB	TOP OF BEAM
		TOC	TOP OF CURB
GI	GALVANIZED IRON	TOF	TOP OF FOOTING
GA	GAUGE	TOJ	TOP OF JOIST
GALV	GALVANIZED	TOS	TOP OF SLAB
GAR	GARAGE	TOW	TOP OF WALL
GFCI	GROUND FAULT CIRCUIT INTERRUPTER	TEL	TELEPHONE
GFI	GROUND FAULT INTERRUPTER	THRES	THRESHOLD
GL	GLASS	THD	THREADED
GLB	GLUE LAMINATED BEAM	THK	THICK
GYP BD	GYP SUM BOARD	THRU	THROUGH
		TYP	TYPICAL
		UNF	UNFINISHED
HB	HOSE BIB	UON	UNLESS OTHERWISE NOTED
HC	HOLLOW CORE		
H/C	HANDICAPPED		
HDBD	HARDBOARD	V	VOLT
HDW	HARDWARE	VB	APOR BARRIER
HGT	HEIGHT	VIF	VERIFY IN FIELD
HOR	HORIZONTAL	VERT	VERTICAL
HTR	HEATER		
HVAC	HEAT, VENTILATE & AIR CONDITION	WC	WATER CLOSET
HW	HOT WATER	WDW	WINDOW
		WP	WEATHER OR WATER PROOF
ID	INSIDE DIAMETER OR IDENTIFICATION	WT	WEIGHT
INCL	INCLUDE OR INCLUSIVE	W/	WITH
INSU	INSULATION	WO	WITHOUT
INT	INTERIOR	WD	WOOD
IR	INSIDE RADIUS	YD	YARD

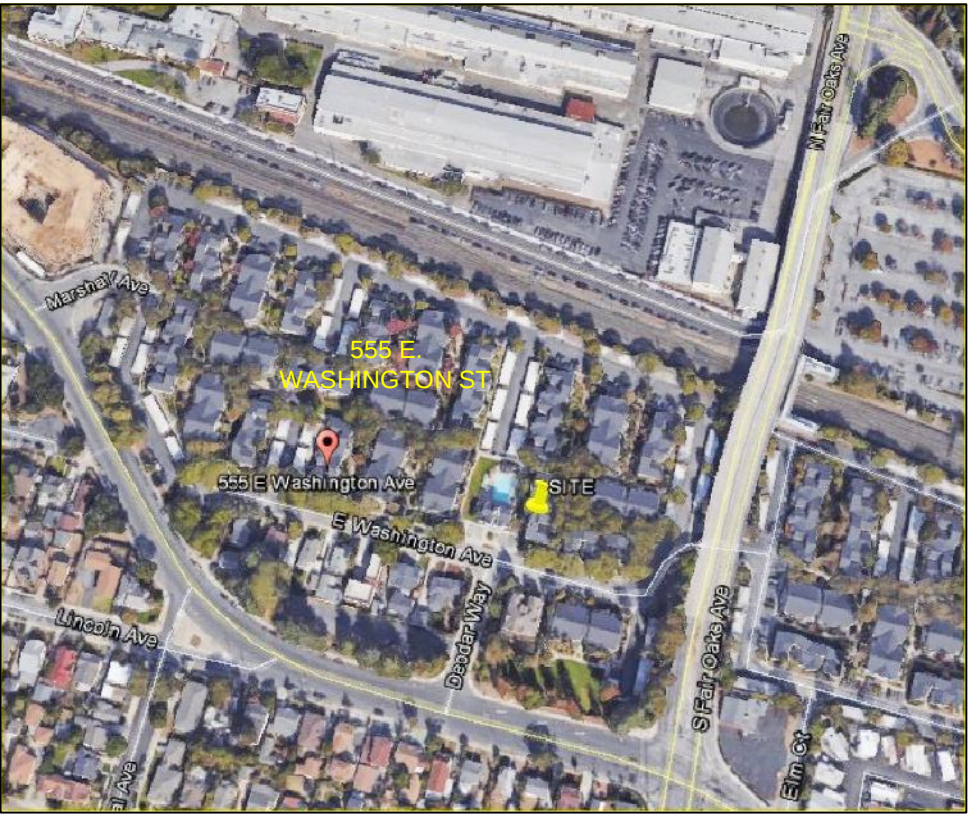
SITE PLAN



555 E WASHINGTON AVENUE
SCALE: 1" = 20'-0"



VICINITY MAP



PROJECT DIRECTORY

OWNER:	MONUMENT 3 REALTY FUND VIII LTD 555 E WASHINGTON AVE SUNNYVALE, CA 94086
SITE ADDRESS:	555 E WASHINGTON AVE SUNNYVALE, CA 94086
COUNTY:	SANTA CLARA
APN:	209-03-021
CENSUS TRACT:	BLOCK 5086.02/1
MARKET AREA:	19
SUBDIVISION:	M A CARROLL 01
PROPERTY AREA:	447361 SF/ 10.27 ACRES
ZONING:	RM
COUNTY:	CITY OF SUNNYVALE
SANITARY SEWER:	CITY OF SUNNYVALE
STORM SEWER:	CITY OF SUNNYVALE
FIRE PREVENTION:	CITY OF SUNNYVALE FIRE DEPT
GAS & ELECTRIC:	PACIFIC GAS & ELECTRIC COMPANY
TELEPHONE:	PACIFIC BELL
CATV:	COMCAST
SCHOOL DISTRICT:	FREMONT UNIFIED SCHOOL DISTRICT
STATE USE:	(D060a)

PROJECT DATA

BUILDING TABULATIONS:	
ADDRESS:	555 E WASHINGTON AVE
APN:	209-03-021
LAND USE:	MULTI-FAMILY
COUNTY USE:	RESIDENTIAL 5+ FAMILY
USE:	M3
CONSTRUCTION TYPE:	WOOD V-B NON-RATED
RESIDENCES(UNITS)COMMUNITY:	278
GROSS LIVING AREA:	204,579
NET LIVING AREA:	204,579
PARKING SPACES	442
BUILDING AREA (LEASING OFFICE):	
FIRST FLOOR:	1651 SF
SECOND FLOOR:	1047 SF
ADDITION FIRST FLOOR:	423 SF
SECOND FLOOR:	88 SF
TOTAL AREA	3209 SF
TOTAL GROSS LOT:	447,361 SF
TOTAL GROSS LIVING AREA:	204,579 SF
PERCENT COVERAGE:	45.73%
ADDITION TOTAL:	511 SF
NEW PERCENT COVERAGE:	45.84%
PERCENT CHANGE:	.11%
FIRE SPRINKLERS:	NONE
NUMBER OF STORIES:	TWO
YEAR BUILT:	1986
CURRENT EMPLOYEES:	
FULLTIME	3
PARTTIME	1
PROPOSED EMPLOYEES:	
FULLTIME	3
PARTTIME	1

SHEET INDEX

I - 1	TITLE SHEET & SITE PLAN
A - 1	EXISTING FLOOR PLAN
A - 2	EXISTING ELEVATIONS
A - 3	NEW FLOOR PLANS
A - 4	NEW ELEVATIONS
A - 5	(E) & (N) ROOF PLANS
L - 1	LANDSCAPE PLAN

SCOPE OF WORK

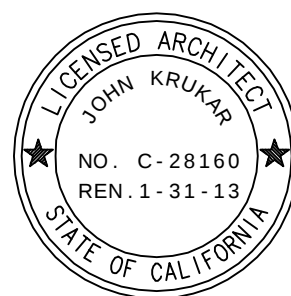
ALTERATIONS & ADDITIONS TO (E) LEASING OFFICE:

RELOCATE MAILBOXES TO (N) ADDITION
INSTALL (N) DOORS PER PLAN
RELOCATE WALLS PER PLAN
REMOVE (E) WINDOWS PER PLAN
INSTALL (N) WINDOWS PER PLAN
ADD (N) MAINTENANCE ROOM

APPLICABLE CODES

2013 California Building Code (CBC)
2013 California Residential Code (CRC)
2013 California Mechanical Code (CMC)
2013 California Plumbing Code (CPC)
2013 California Electrical Code (CEC)
2013 California Green Building Standards(CGBS)
2013 California Energy Efficiency Standards (CBES)

HERITAGE PARK APARTMENTS
555 E WASHINGTON AVE
SUNNYVALE CA 94086



DATE
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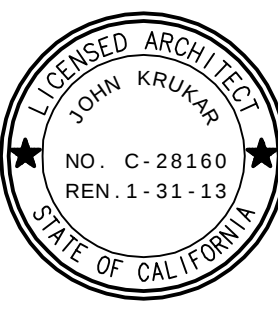
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TITLE PAGE FOR
555 E. WASHINGTON AVE

T-1

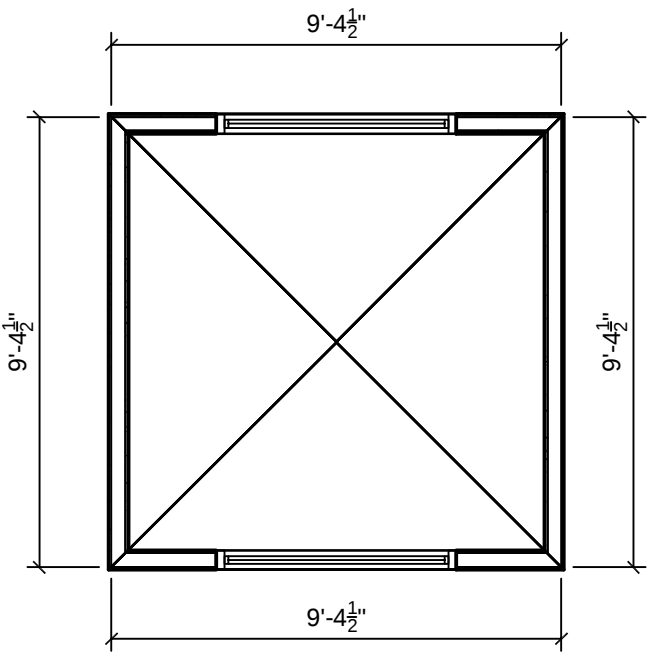
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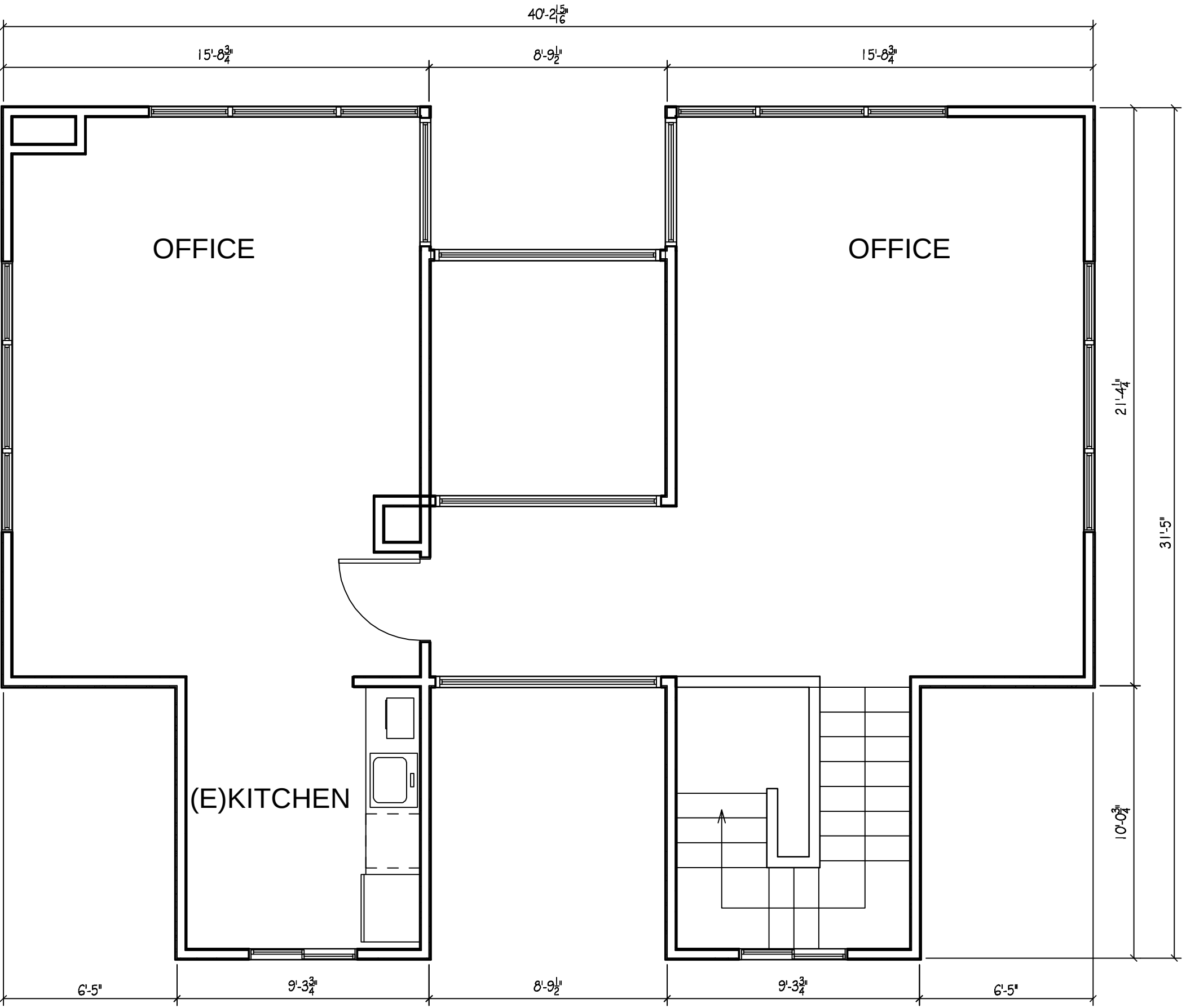


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(E) FLOOR PLANS
555 E WASHINGTON

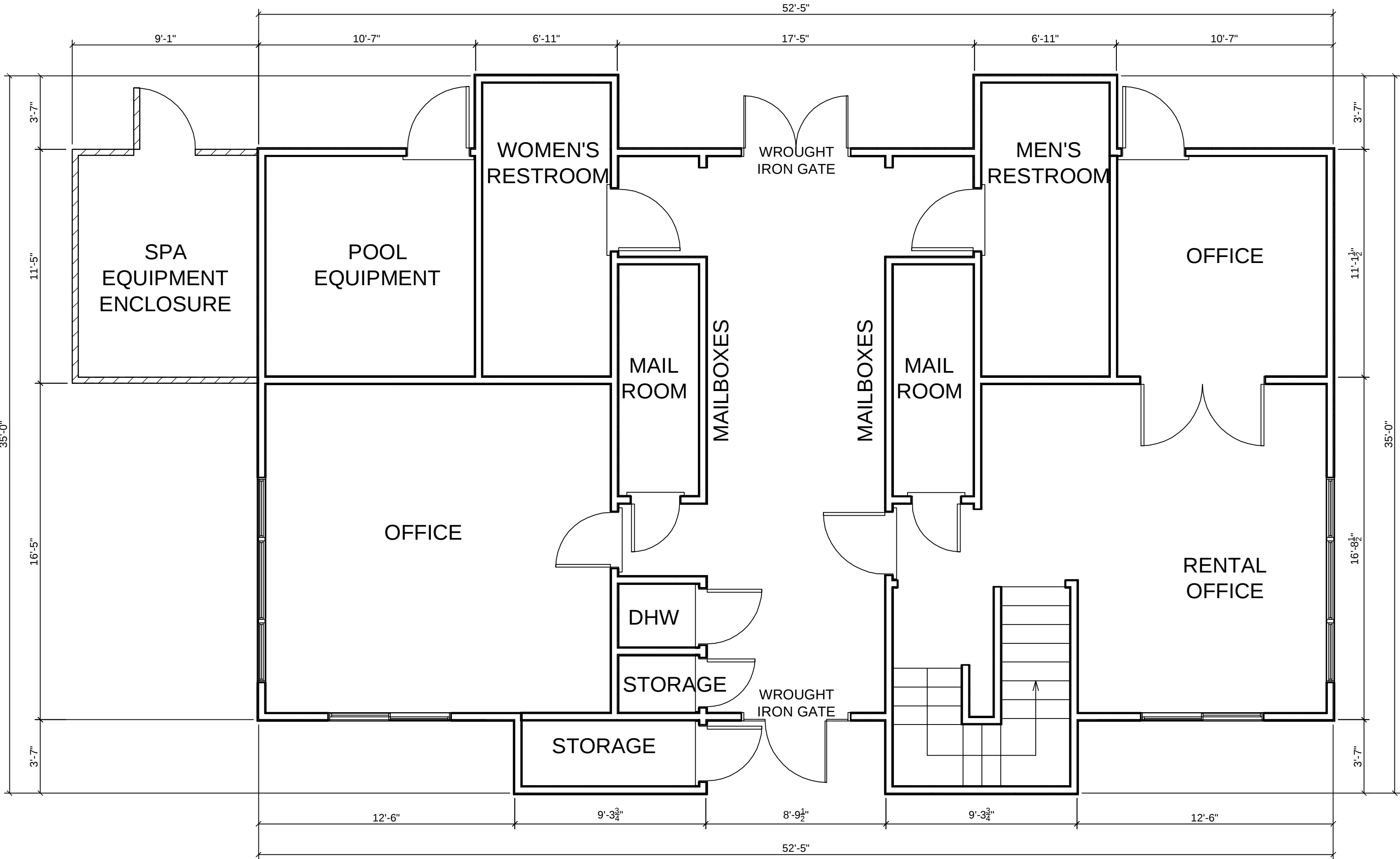
A-1



CUPOLA
1/4" = 1'-0"



B SECOND FLOOR (E)
1/4" = 1'-0"

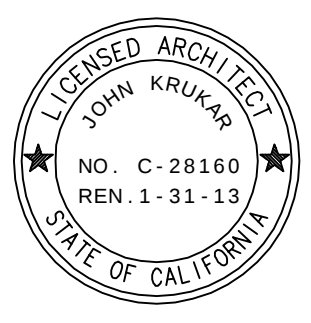


A FIRST FLOOR (E)
1/4" = 1'-0"

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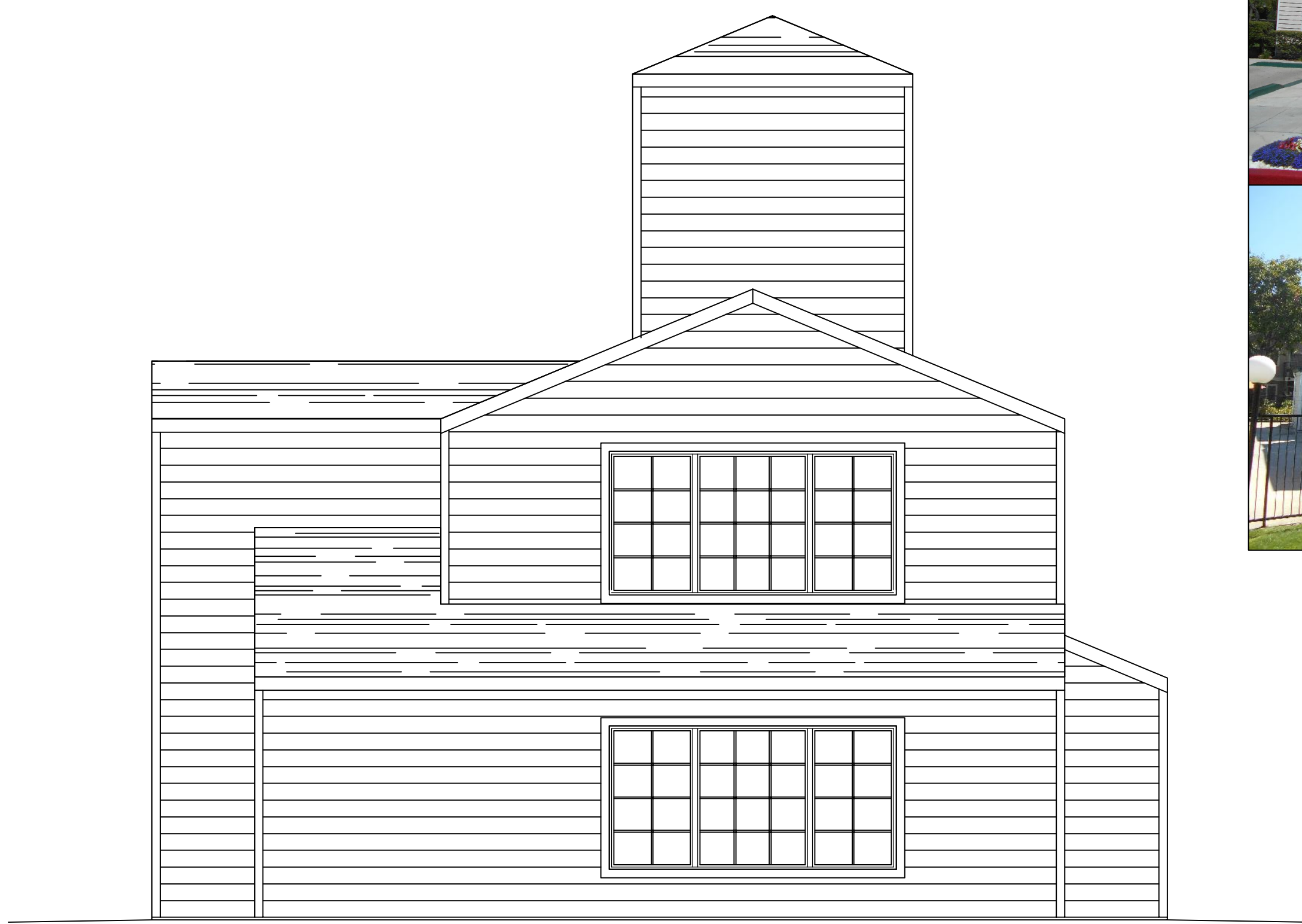
HERITAGE PARK APARTMENTS
555 E WASHINGTON AVE
SUNNYVALE CA 94086



DATE
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(E) ELEVATIONS
555 E WASHINGTON



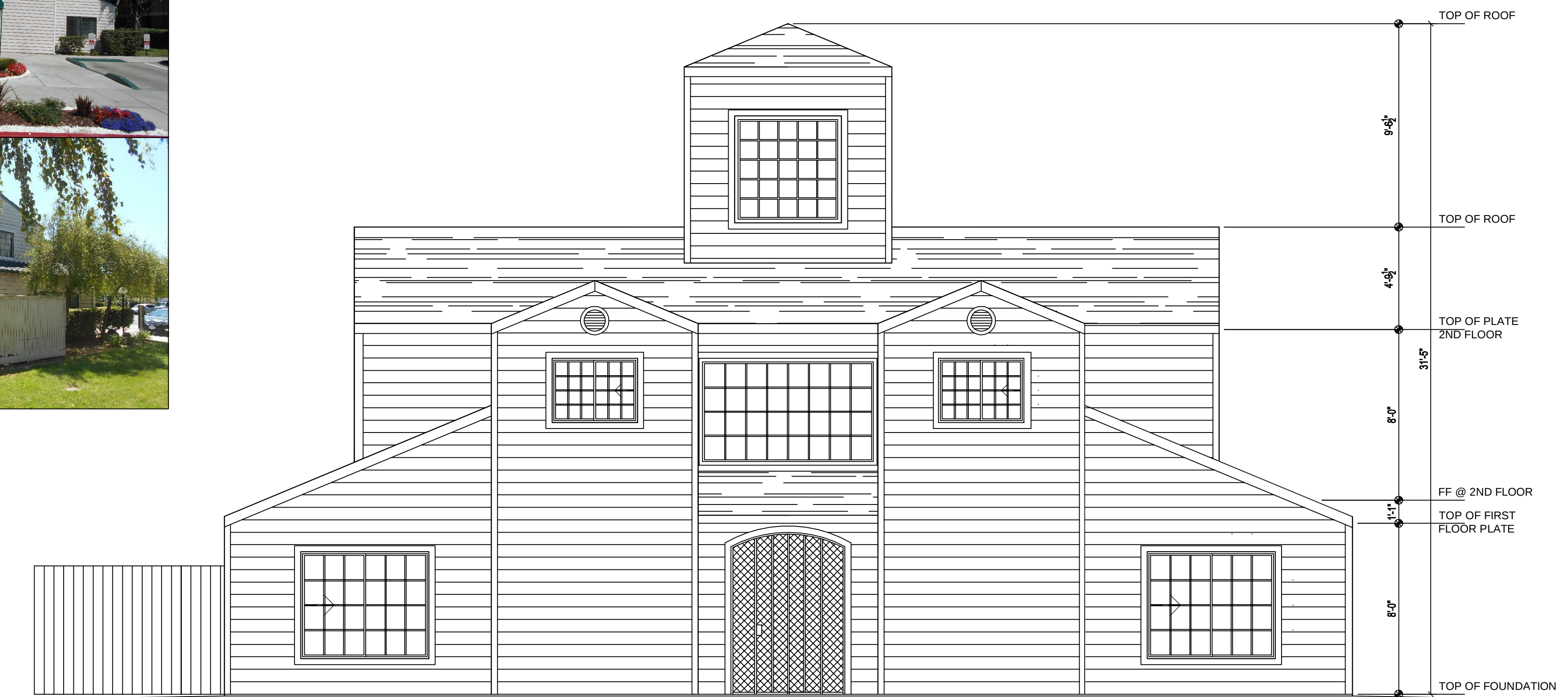
D WEST ELEVATION (E)
1/4" = 1'-0"



B EAST ELEVATION (E)
1/4" = 1'-0"



C SOUTH ELEVATION (E)
1/4" = 1'-0"



A NORTH ELEVATION (E)
1/4" = 1'-0"

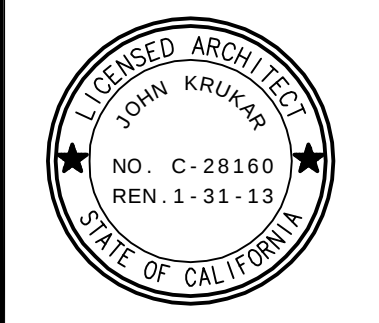
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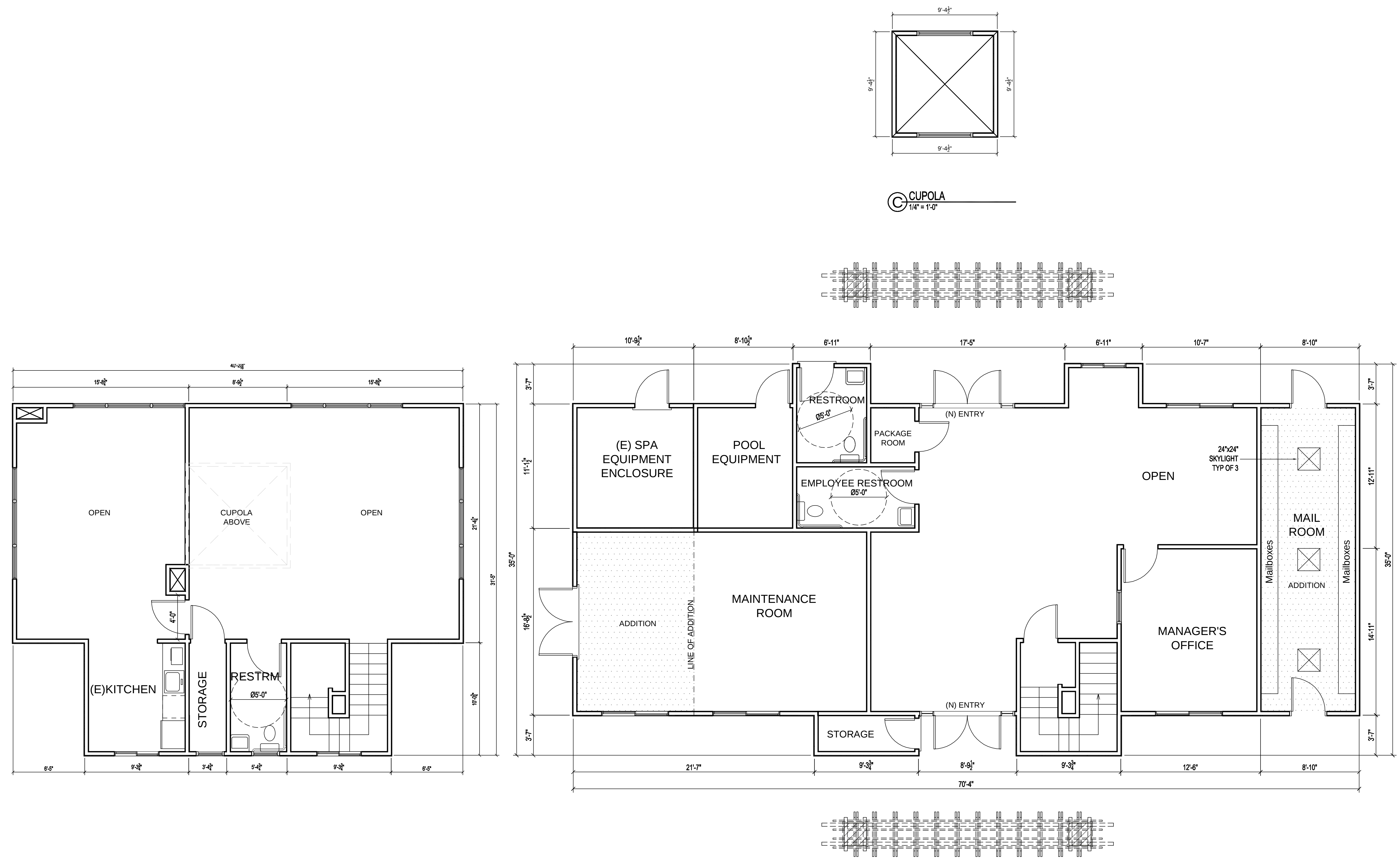
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PROPOSED FLOOR PLANS	555 E WASHINGTON

A-3



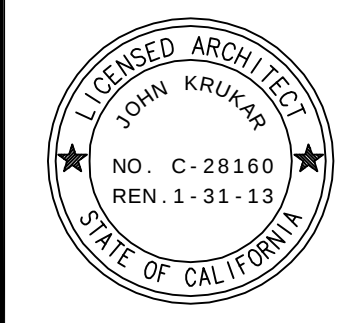
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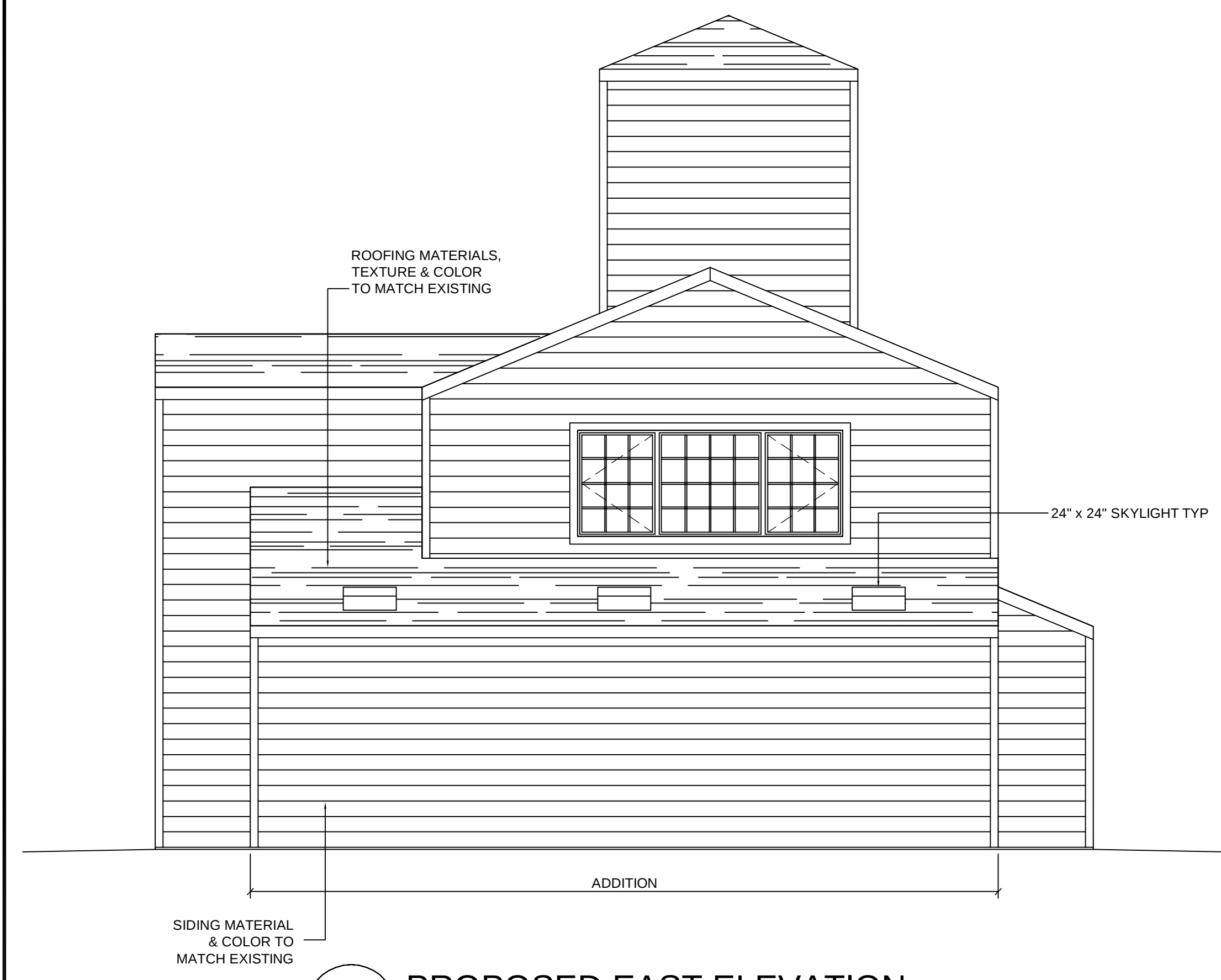
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SUNNYVALE CA 94086



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DISK FILE	
(N) ELEVATIONS	555 E WASHINGTON

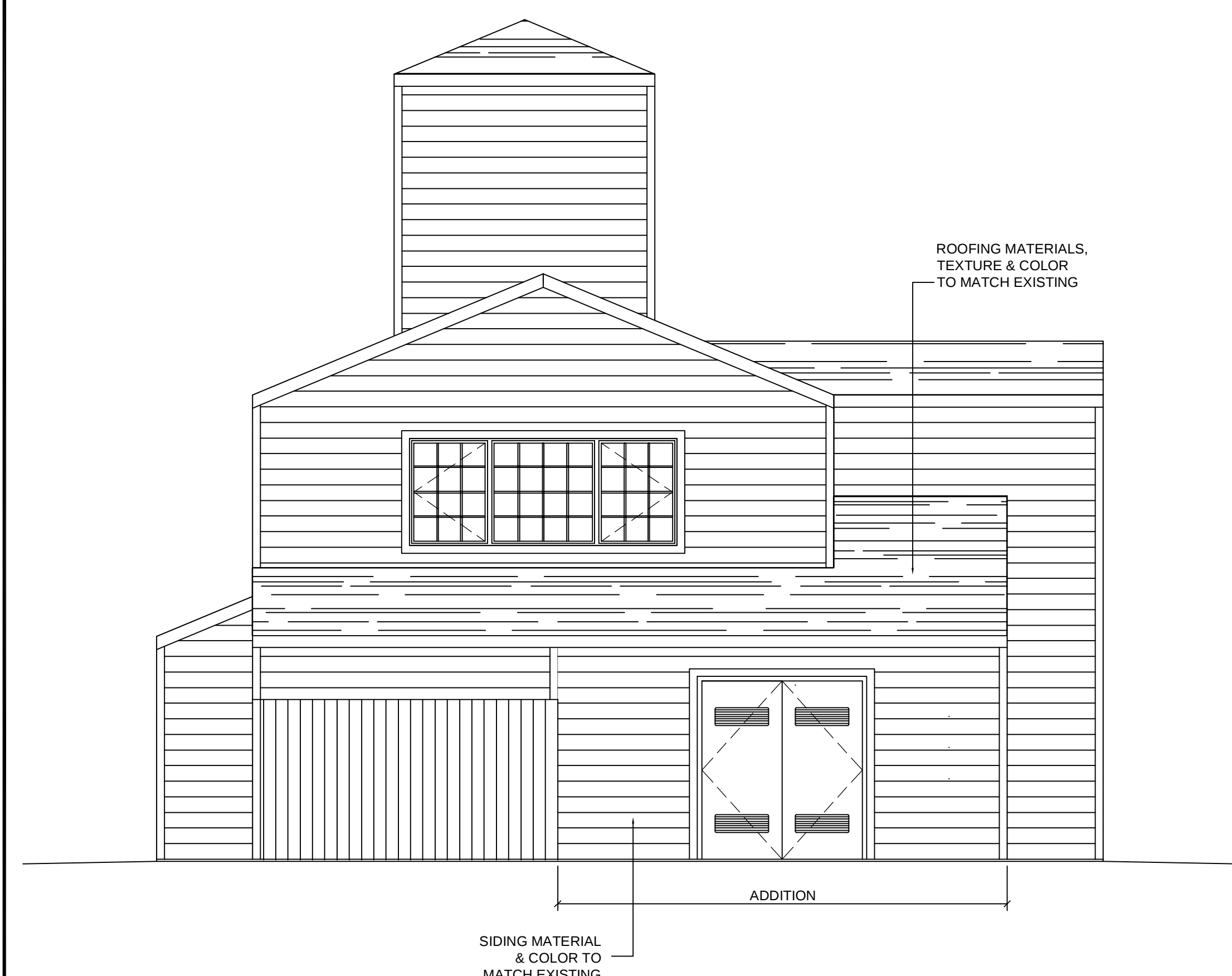
A-4



B PROPOSED EAST ELEVATION
1/4" = 1' - 0"



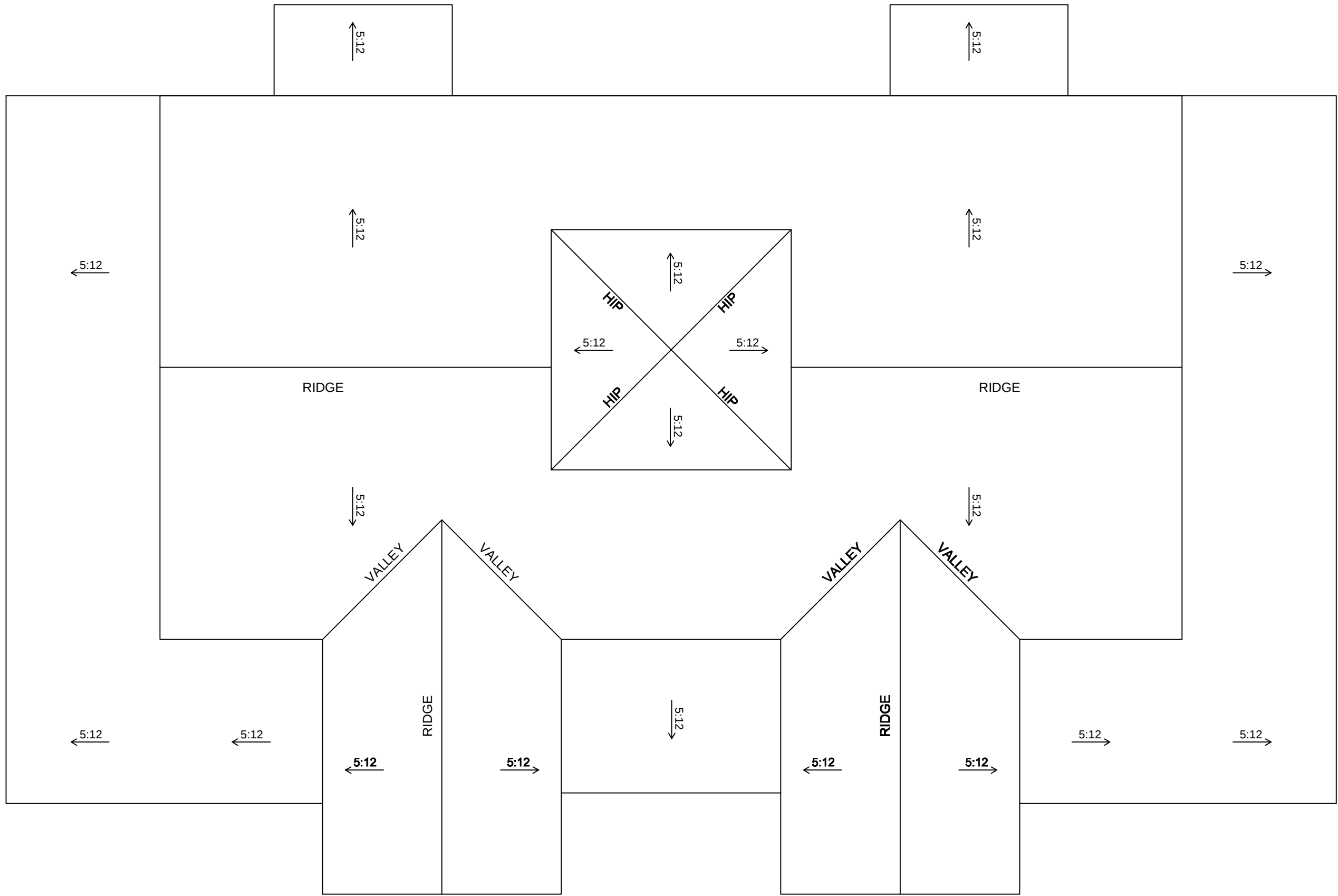
A PROPOSED SOUTH ELEVATION
1/4" = 1' - 0"



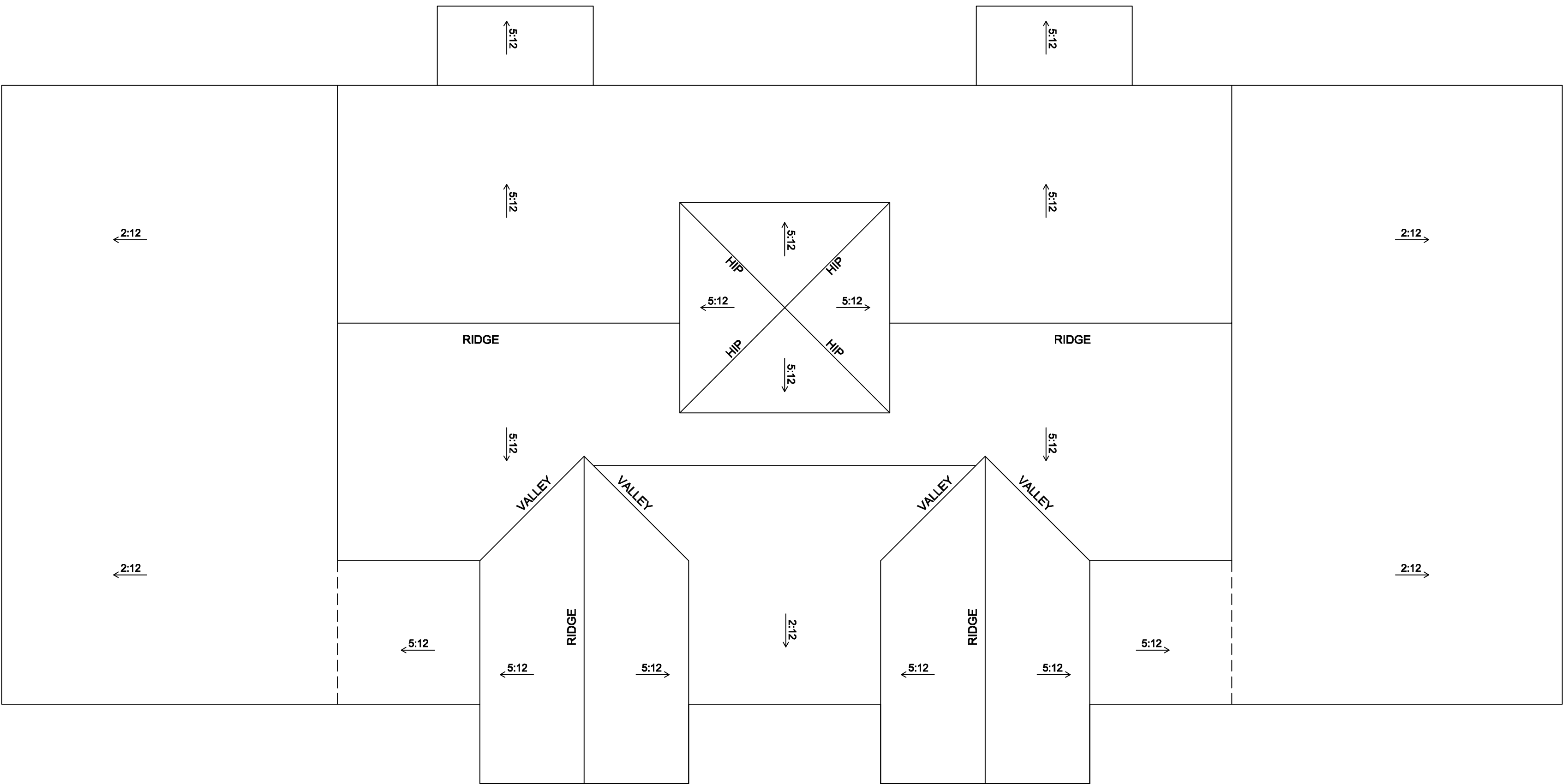
D PROPOSED WEST ELEVATION
1/4" = 1' - 0"



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



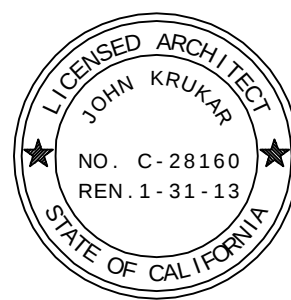
A (E) Roof Plan
SCALE: 1/4" = 1'-0"



B (N) Roof Plan
SCALE: 1/4" = 1'-0"

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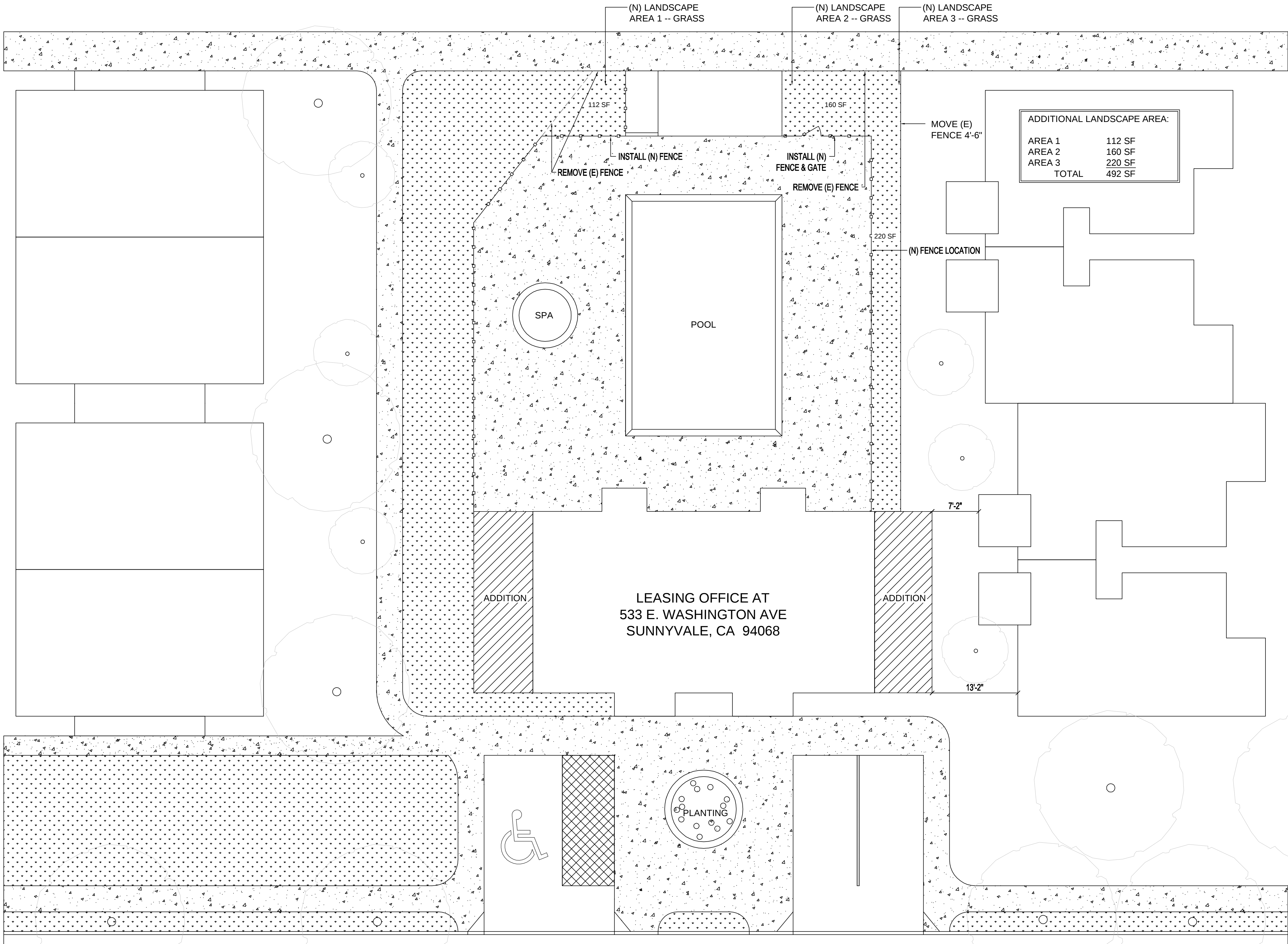
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LANDSCAPE PLAN
555 E WASHINGTON AVE

L-1



A LANDSCAPE PLAN
SCALE: 1/8"=1'-0"