NEW SINGLE FAMILY HOUSES
485 E. MCKINLEY LLC

485 E. MCKINLEY AVE.
SUNNYVALE, CALIFORNIA

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L.4	SPECIFICATIONS

BUILDING ANALYSIS

APN:	209-11-047
TYPE OF CONSTRUCTION:	V-B
ZONE:	R-2 / PP
TOTAL SITE AREA:	7,500 SF.
SUBDIVIDE INTO 2 LOTS:	
LOT 1:	3,003 SF.
LOT 2:	4,497 SF.
HISTORICAL:	NO
OCCUPANCY GROUP	R3/U

PLAN 1

LOT AREA: 2,947 SF.

FIRST FLOOR PLAN
LIVING AREA: 647 SF.
GARAGE: 400 SF.
TOTAL: 1,047 SF.

SECOND FLOOR PLAN
AREA: 828 SF.

LIVING AREA: 1,475 SF.
GARAGE AREA: 400 SF.
TOTAL AREA: 1,875 SF.

COVERED PORCH: 93 SF.

FAR: 1,875 / 2,947 = .636 (63.6%)

LOT COVERAGE:
(1,047 + 93) / 2,947 = .387 (38.7%)

PLAN 2

LOT AREA: 4,553 SF.

FIRST FLOOR PLAN
LIVING AREA: 968 SF.
GARAGE: 400 SF.
TOTAL: 1,368 SF.

SECOND FLOOR PLAN
AREA: 1,074 SF.

LIVING AREA: 2,042 SF.
GARAGE AREA: 400 SF.
TOTAL AREA: 2,442 SF.

FAR: 2,442 / 4,553 = .536 (53.6%)

LOT COVERAGE:
1,368 / 4,553 = .30 (30%)

TOTAL FAR: 4,317 / 7,500= 0.575 OR 57.5%

TOTAL LOT AREA: 7,500 SQFT.

	PLAN 1	PLAN 2
LOT AREA	2,947 SQFT.	4,553 SQFT.
LIVING AREA	1,475 SQFT.	1,825 SQFT.
GARAGE AREA	400 SQFT.	400 SQFT.
BEDROOMS	3 BEDROOMS	4 BEDROOMS
BATHROOMS	2.5 BATHS	2.5 BATHS
PARKING SPACES	2 SPACES	2 SPACES

SCOPE OF WORK

1. SUBDIVIDED 1 LOT INTO 2 LOTS
2. CONSTRUCT NEW 2 SINGLE FAMILY HOMES
   FIRST HOUSE: 1,875 SF. (INCLUDING GARAGE)
   SECOND HOUSE: 2,442 SF. (INCLUDING GARAGE)

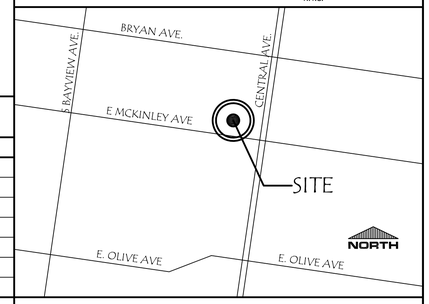
BUILDING CODES

THIS PROJECT SHALL COMPLY WITH

2016 CALIFORNIA BUILDING CODE (CBC)
2016 CALIFORNIA MECHANICAL CODE (CMC)
2016 CALIFORNIA PLUMBING CODE (CPC)
2016 CALIFORNIA ELECTRICAL CODE (CEC)
2016 CALIFORNIA RESIDENTIAL CODE (CRC)
CALIFORNIA ENERGY CODE
CALIFORNIA GREEN BUILDING CODE
LOCAL CITY OF SUNNYVALE ORDINANCE

VICINITY MAP

N.T.S.



GENERAL NOTES

1. HERS VERIFICATION REQUIRED FOR THE HVAC COOLING, HVAC DISTRIBUTION SYSTEM FAN SYSTEMS, AND IAQ (INDOOR AIR QUALITY). PROVIDE EVIDENCE OF THIRD PARTY VERIFICATION (HERS) TO PROJECT BUILDING INSPECTOR, PRIOR TO FINAL INSPECTION.
2. AT FINAL INSPECTION, A MANUAL, COMPACT DISC, WEB-BASED REFERENCE, OR OTHER ACCEPTABLE MEDIA INCLUDING ITEMS 1 THROUGH 10 IN ACCORDANCE WITH CGBSC SECTION 4.410.1 SHALL BE PLACED IN THE BUILDING.
3. ALL ADHESIVES, SEALANTS, CAULKS, PAINTS, COATINGS, AND AEROSOL PAINT CONTAINERS MUST REMAIN ON THE SITE FOR FIELD VERIFICATION BY THE BUILDING INSPECTOR.
4. PRIOR TO ENCLOSING THE WALL AND FLOOR FRAMING, CONFIRMATION MUST BE PROVIDED TO THE BUILDING INSPECTOR SHOWING THE FRAMING MEMBERS DO NOT EXCEED 19% MOISTURE CONTENT.

DEFERRED SUBMITTAL

1. CONTRACTOR TO INSTALL A NFPA 13-D FIRE SPRINKLER SYSTEM UNDER SEPARATE PERMIT
2. CONTRACTOR TO SUBMIT SHOP DRAWINGS AND A PERMIT APPLICATION TO THE CAMPBELL FIRE DEPARTMENT FOR APPROVAL PRIOR CONSTRUCTION.

CONTACT INFO.

OWNER: 487 E. MCKINLEY LLC

ARCHITECTURAL: CHAD NGUYEN
4180 WATKINS WAY
SAN JOSE, CA
(408)-375-0041

SYMBOLS

- (A) — COLUMN/GRIDLINE
- (1 / A1) — DETAIL REF. # / SHEET REF. #
- (A / A1) — SECTION REF.

LANDSCAPE ARCHITECTURE

GREGORY LEWIS LANDSCAPE ARCHITECT
736 PARK WAY
SANTA CRUZ, CA
831-425-4747

ENERGY CONSULTANT

CONSUL. CIVIL ENGINEERS

SMP ENGINEERS
1534 CAROB LANE
LOS ALTOS, CA
650-941-8055

ENGINEERS CONSULTING STRUCTURAL

DESIGN STUDIO
4180 WATKINS WAY
SAN JOSE, CA 95155
408.375.0041

REVISIONS

DESIGNED BY: CN

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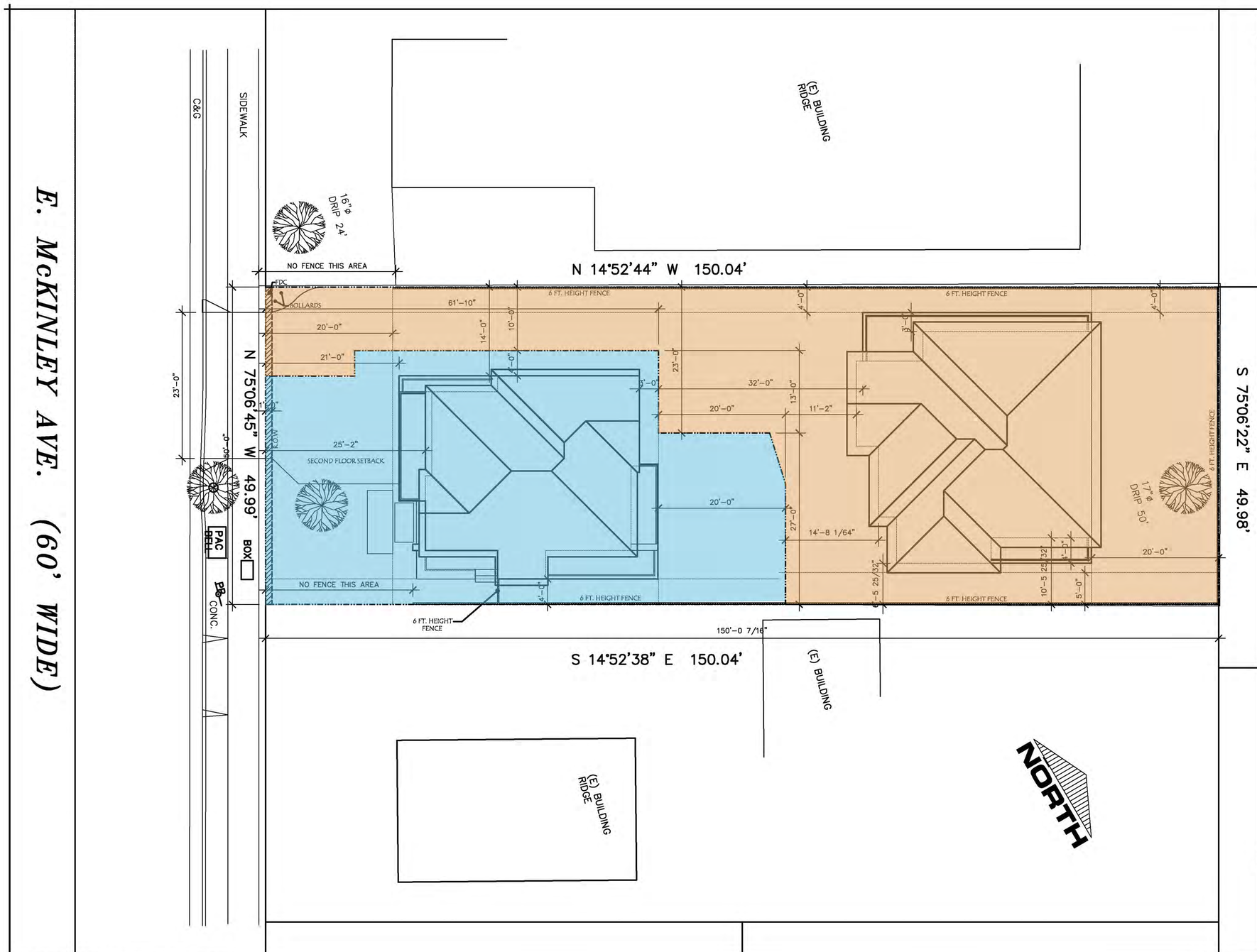
SHEET CONTENTS

TITLE SHEET

DATE	05-08-17
SCALE	AS SHOWN
JOB	1710

SHEET

A-0



PROPOSED SITE PLAN

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

KEYNOTES

1. PROPERTY LINE
2. BUILDING SETBACK LINE
3. PUBLIC UTILITY EASEMENT
4. STREET TREE EASEMENT
5. EASEMENT –
6. STEPPING STONE
7. ROOF LINE

STRUCTURES/ MISCELLANEOUS ITEMS (E=EXISTING, N=NEW)

12. TERRACE
13. DECK
14. OPEN PORCH AREA
15. CONDENSOR UNIT
16. FENCE
17. DOOR FENCE
19. PLANER AREA
20. TREE
21. GATE

PAVING (E=EXISTING, N=NEW)

26. CONCRETE DRIVEWAY
27. PAVER PER OWNER
28. WALKWAY
29. PATIO

GENERAL NOTES

ALL EXTERIOR LANDING SHALL BE MAX. OF 7.75" IF DOOR OPEN TOWARD INSIDE AND MAX. OF 1" IF DOOR OPEN TOWARD LANDING.

CONTRACTOR TO OBTAIN DEMOLITION PERMIT AND TREE REMOVAL PERMIT FROM PLANNING AND BUILDING DEPARTMENT PRIOR ANY CONSTRUCTION COMMENCEMENT.

AUTOMATIC IRRIGATION SYSTEM CONTROLLERS FOR LANDSCAPING PROVIDED BY THE BUILDER AND INSTALLED AT THE TIME OF FINAL INSPECTION SHALL COMPLY WITH THE FOLLOWING:

A. CONTROLLERS SHALL BE WEATHER OR SOIL MOISTURE-BASED CONTROLLERS THAT AUTOMATICALLY ADJUST IRRIGATION IN RESPONSE TO CHANGE IN PLANTS' NEEDS AS WEATHER CONDITIONS CHANGE.

B. WEATHER BASED CONTROLLERS WITHOUT INTEGRAL RAIN SENSORS OR COMMUNICATION SYSTEMS THAT ACCOUNT FOR LOCAL RAINFALL SHALL HAVE A SEPARATE WIRED OR WIRELESS RAIN SENSOR WHICH CONNECTS OR COMMUNICATES WITH THE CONTROLLER.

PUBLIC WORK NOTES

SIDEWALK, CURB & GUTTER:

OWNER MUST REPLACE THOSE PORTIONS OF THE EXISTING SIDEWALKS, CURBS, GUTTERS OR DRIVEWAY APPROACHES IN THE PUBLIC RIGHT-OF-WAY ALONG THE FRONTAGE OF THE PROPERTY THAT ARE BROKEN, BADLY CRACKED, DISPLACED, OR NON-STANDARD, AND MUST REMOVE ANY UNPERMITTED PAVEMENT IN THE PLANTER STRIP. CONTACT PUBLIC WORKS' INSPECTOR TO ARRANGE A VISIT SO THE INSPECTOR CAN DETERMINE THE EXTENT OF REPLACEMENT WORK.

ANY WORK IN THE RIGHT-OF-WAY MUST BE DONE PER PUBLIC WORKS' STANDARDS BY A LICENSED CONTRACTOR WHO MUST FIRST OBTAIN A STREET-WORK PERMIT FROM PUBLIC WORKS AT THE DEVELOPMENT CENTER.

THE OWNER MY BE REQUIRED TO REPLACE EXISTING AND OR ADD NEW STREET TREES IN THE PUBLIC RIGHT-OF-WAY ALONG THE PROPERTY'S FRONTAGE. CALL THE PUBLIC WORKS' ARBORIST TO ARRANGE A SITE VISIT SO HE/SHE CAN DETERMINE WHAT STREET TREE WORK, IF ANY, WILL BE REQUIRED FOR THIS PROJECT.

SAFETY NOTES

1. ADDRESS NUMBERS SHALL BE CLEARLY VISIBLE FROM THE STREET AND SHALL BE MIN. OF 6 INCHES IN HEIGHT AND A COLOR CONTRASTING WITH THE BACKGROUND MATERIAL. NUMBERS SHALL BE ILLUNIMATED DURING HOURS OF DARKNESS. INDIVIDUAL UNIT NUMBERS SHALL BE A MINIMUM 6 INCHES IN HEIGHT AND A COLOR CONTRASTING TO THE BACKGROUND MATERIAL, AND EITHER VISIBLE FROM THE STREET OR FROM THE DRIVEWAY AREA OF THE PROJECT.
2. LANDSCAPING SHALL BE OF THE TYPE AND SITUATED IN LOCATIONS TO MAXIMIZE VISIBILITY FROM THE STREET WHILE PROVIDING THE DESIRED DEGREE OF AESTHETICS. SECURITY PLANTING MATERIALS ARE ENCOURAGED ALONG THE FENCE AND PROPERTY LINES AND UNDER VULNERABLE WINDOWS.
3. PROVIDE A MINIMUM ILLUMINATION OF ONE-FOOT CANDLE IN DRIVEWAY, AND IN ALL COMMON PEDESTRIAN OR LANDSCAPED AREAS OF THE DEVELOPMENT. THE ILLUMININATION SHOULD BE DEPLOYED IN FIXTURES THAT ARE BOTH WEATHER AND VANDAL RESISTANT. THIS WILL ALLOW RESIDENTS TO EASILY IDENTIFY AND DIFFERENTIATE BETWEEN COMMON NEIGHBORS VS TRESPASSERS.
4. FOR EACH INDIVIDUAL ADDRESS (UNIT) PHONE COMPANY RECORDS (SPECIFICALLY "911" PATCH) SHALL REFLECT THE ACTUAL ADDRESS THE PHONE IS LOCATED AT.

NOTES

08 DESIGN STUDIO
4180 WATKINS WAY
SAN JOSE, CA 95135
408.375.0041

REVISIONS

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PROJECT

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SUNNYVALE, CALIFORNIA

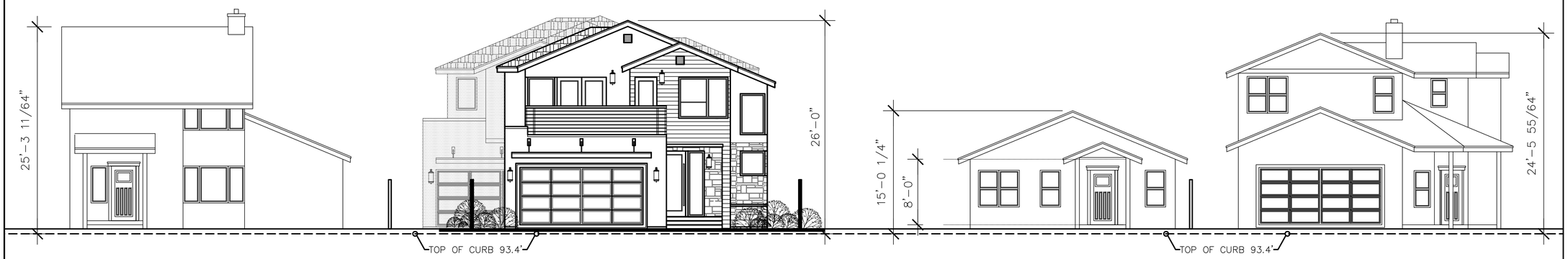
SHEET CONTENTS

SITE PLAN

DATE	05-08-17
SCALE	AS SHOWN
JOB	1710

SHEET

A-1.0



479 E. MCKINLEY WAY

PROPOSED HOUSE
485 E. MCKINLEY WAY

493 E. MCKINLEY WAY

499 E. MCKINLEY WAY

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STREET SCAPE NEIGHBORHOOD

DATE	05-08-17
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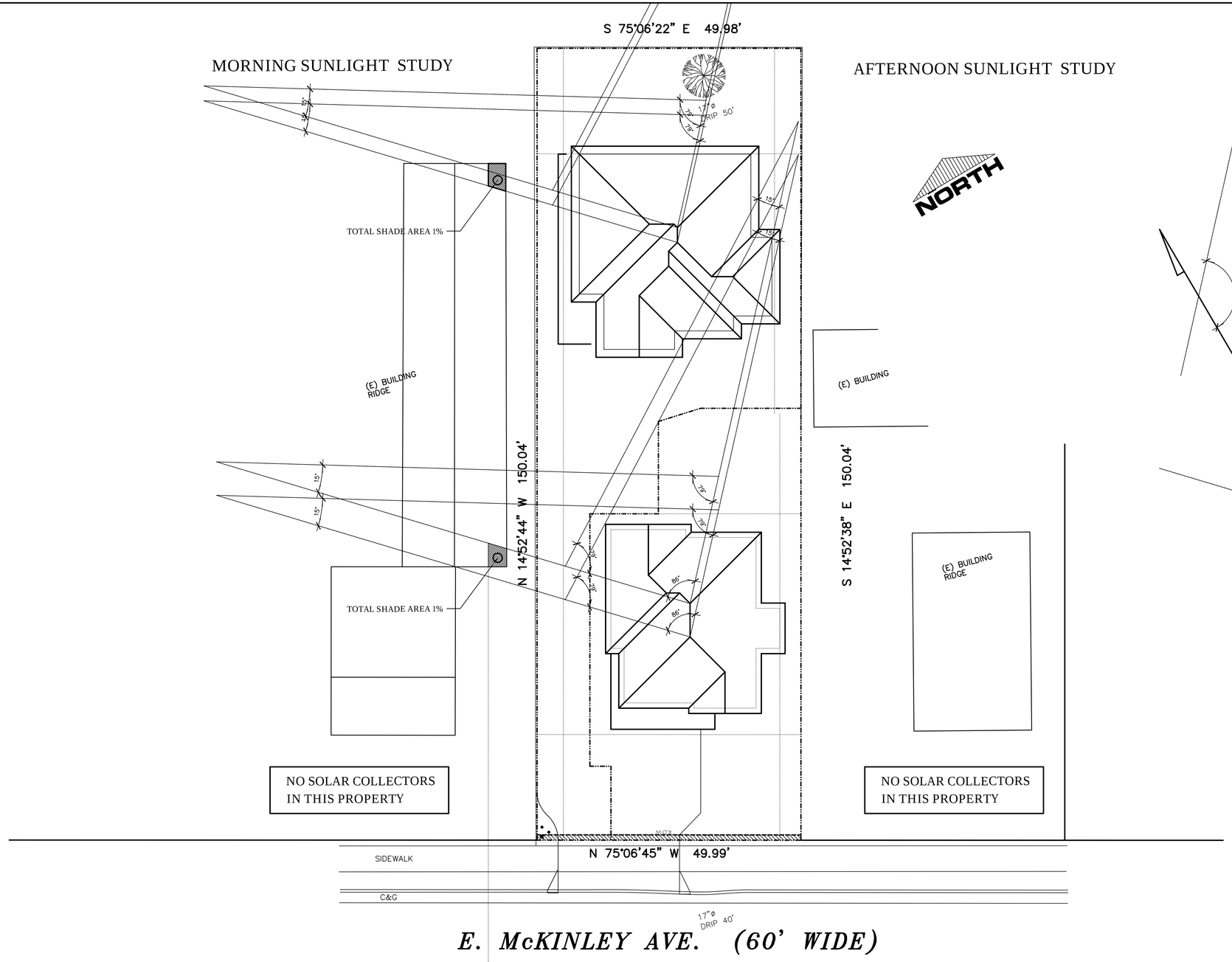
JOB	1710

SHEET

A-SC



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SHADOW STUDY

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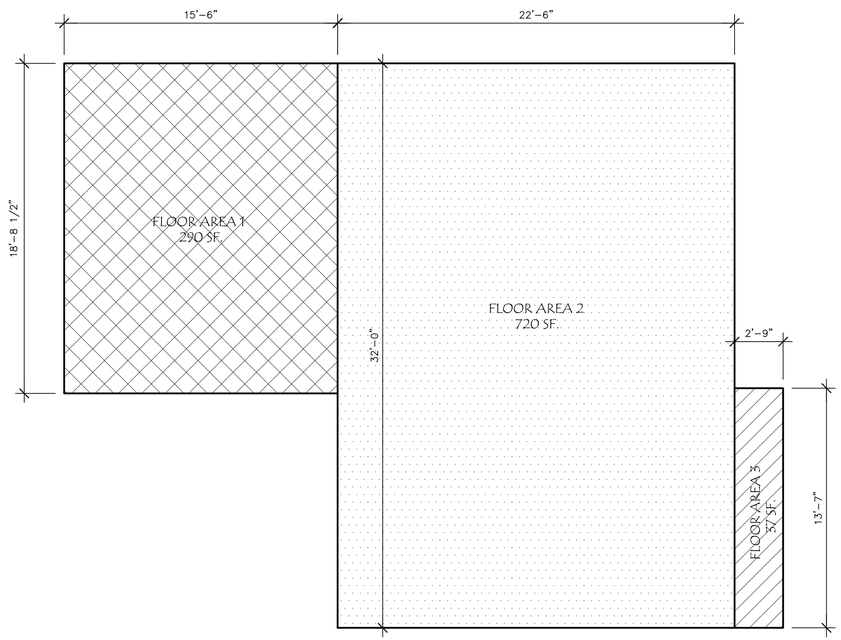
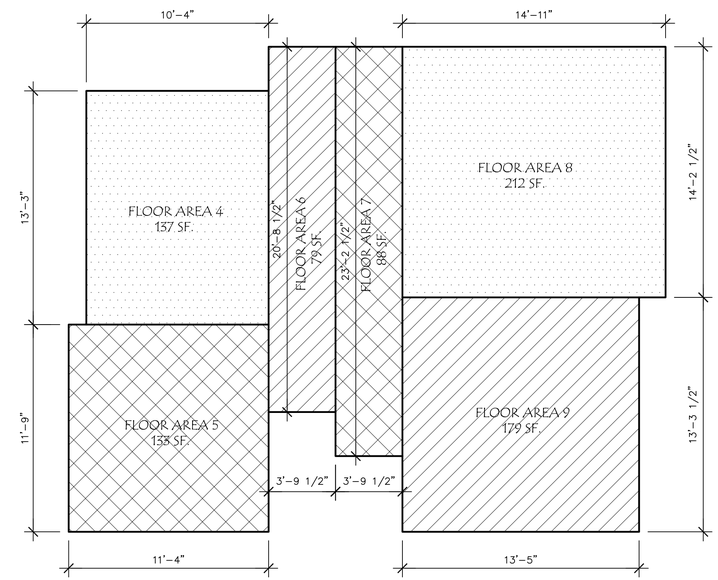
SHEET

A-SS



FIRST FLOOR



SECOND FLOOR

FIRST FLOOR AREA:

	DIMENSIONS	AREA
FLOOR AREA 1	25'–6" X 18'–8 1/2"	290 SQFT.
FLOOR AREA 2	22'–6" X 32'–0"	720 SQFT.
FLOOR AREA 3	2'–9" X 13'–7"	37 SQFT.
		1,047 SQFT.

SECOND FLOOR AREA:

	DIMENSIONS	AREA
FLOOR AREA 4	10'–4" X 13'–3"	137 SQFT.
FLOOR AREA 5	11'–4" X 11'–9"	133 SQFT.
FLOOR AREA 6	3'–9 1/2" X 20'–8 1/2"	79 SQFT.
FLOOR AREA 7	3'–9 1/2" X 23'–2 1/2"	88 SQFT.
FLOOR AREA 8	14–11" X 14'–2 1/2"	212 SQFT.
FLOOR AREA 9	13'–5" X 13'–3 1/2"	179 SQFT.
		828 SQFT.

LOT AREA: 2,947 SF.

FIRST FLOOR PLAN
LIVING AREA: 647 SF.
GARAGE: 400 SF.
TOTAL: 1,047 SF.
SECOND FLOOR PLAN AREA: 828 SF.

TOTAL LIVING AREA: 1,475 SF.

TOTAL BUILDING AREA: 1,875 SF. (INCLUDING GARAGE)

COVERED PORCH: 93 SF.

FAR: 1,875 / 2,947 = .636 (63.6%)

LOT COVERAGE:
(1,047 + 93) / 2,947 = .387 (38.7%)

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SHEET CONTENTS

FLOOR AREA CALCULATIONS

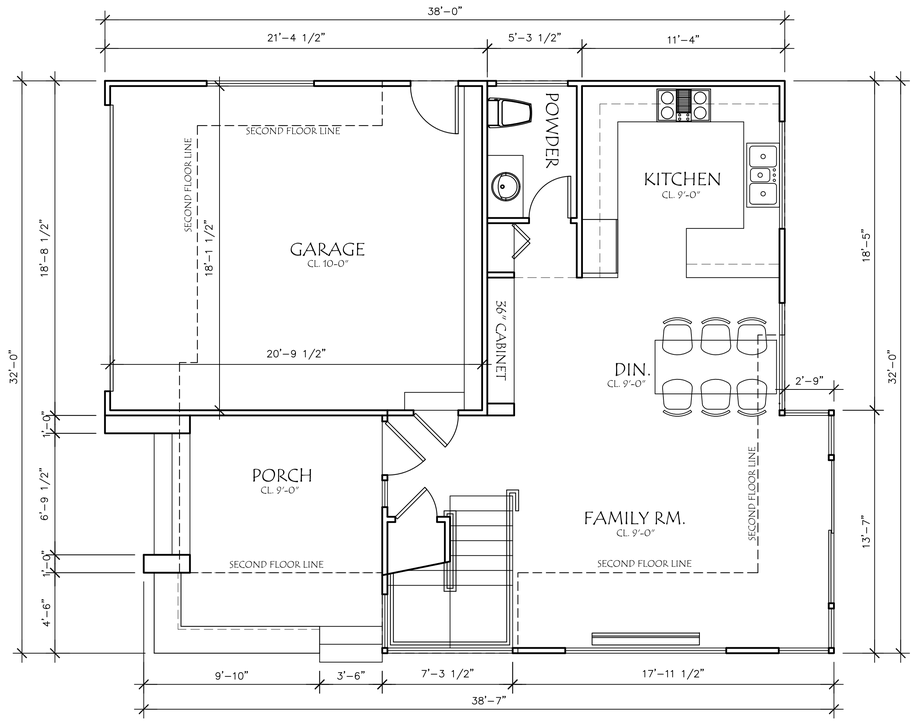
DATE 05-08-17

SCALE AS SHOWN

JOB 1710

SHEET

AC-1A

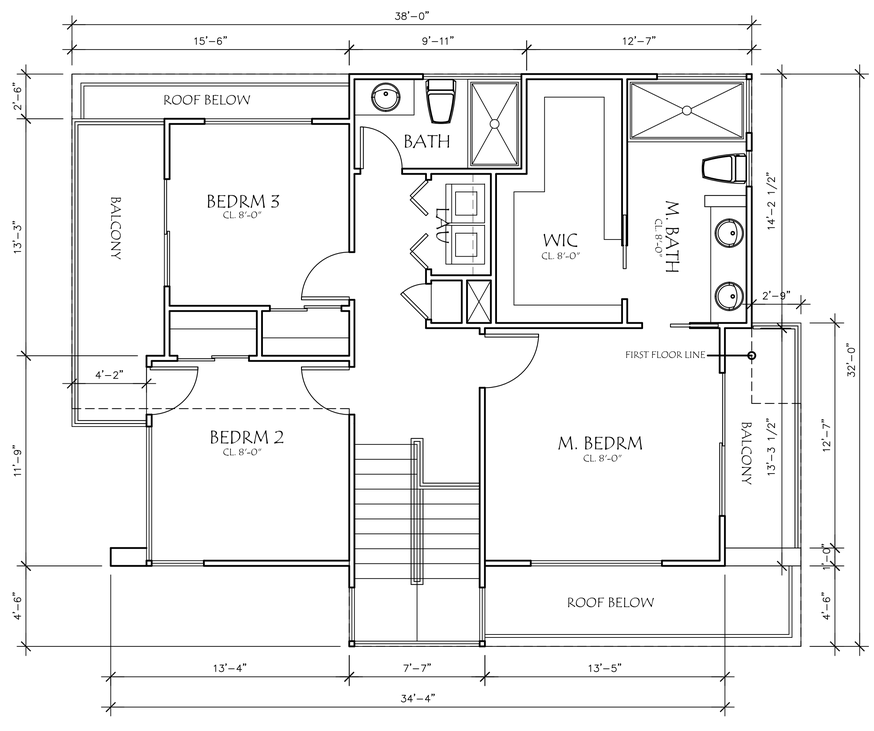


EXTERIOR LANDING NOTE:

ALL EXTERIOR THRESHOLD HEIGHT AT ALL EXTERIOR DOORS. A DOOR MAY OPEN AT A LANDING THAT IS NOT MORE THAN 7-3/4" LOWER THAN THE FLOOR LEVEL IF THE DOOR DOES NOT SWING OVER THE LANDING. MAXIMUM 1-1/2" IF DOOR SWING OVER THE LANDING.

FIRST FLOOR

SCALE: 1/4" = 1'-0"



SECOND FLOOR

SCALE: 1/4" = 1'-0"

FLOOR PLAN NOTES

.FIREPLACE NOTES:

MONESSEN GAS FIREPLACE OR EQUAL
MODEL BDV600N / PV7

FIREPLACE SHALL BE FACTORY-BUILT AND SHALL BE LISTED, LABELED AND SHALL BE INSTALLED IN ACCORDANCE WITH ITS LISTING AND MANUFACTURER'S INSTALLATION INSTRUCTIONS.

.DRYER NOTES:

EXHAUST AIR VENT FOR DRYER TERMINATES TO THE OUTSIDE OF BUILDING MIN. 3 FEET FROM ANY OPENING.

.PLUMBING NOTES:

ALL WATER CLOSETS SHALL HAVE MAX 1.28 GPF

SHOWER AND TUB/SHOWER WALLS SHALL BE SMOOTH, HARD, NONABSORBENT SURFACE OVER A MOISTURE RESISTANT UNDERLAYMENT TO HEIGHT OF 72 INCHES ABOVE THE DRAIN INLET. WATER-RESISTANT BACKING BOARD SHALL NOT BE USED OVER A VAPOR RETARDER IN SHOWER OR BATHTUB COMPARTMENTS.

PLUMBING VENTS TO BE MINIMUM 3 FEET ABOVE OR 10 FEET AWAY FROM ALL OPERABLE SKYLIGHTS.

ALL PLUMBING FIXTURE AND FITTINGS SHALL MEET THE STANDARDS REFERENCED IN TABLE 1401.1 OF THE CPC.

MECHANICAL NOTE:

DUCTS IN GARAGE PENETRATING THE WALLS AND CEILING OF AT SEPARATION WALL SHALL BE CONSTRUCTED OF A MIN NO. 26 GAGE STEEL SHEET

VENTILATION FOR MECHANICAL CLOTHS DRYERS SHALL BE VENTED TO OUTSITE

VENTILATION HEATING AND AIR CONDITIONING SYSTEMS SHALL HAVE MERV 6 FILTERS OR BETTER.

HEATING AND AIR-CONDITIONING SYSTEMS SHALL BE DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF CCBSC SECTION 4.507.2

ALL DUCT AND OTHER REALTED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, SHEET METAL, OR OTHER ACCEPTABLE METHODS AT THE TIME OR ROUGH INSTALLATION OR DURING STORAGE ON THE CONSTRUCTION SITE AND UNTIL FINAL STARTUP OF THE HEATING AND COOLING EQUIPMENT.

ELECTRICAL NOTES:

ANNULAR SPACES AROUND PIPES, ELECTRIC CABLE, CONDUITS OR OTHER OPENINGS IN SOLE/BOTTOM PLATES AT EXTERIOR WALLS SHAL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY, OR SIMILAR ACCEPTABLE METHODS.

RAIL AND GUARDRAIL NOTE:

OPEN GUARDS SHALL HAVE BALUSTERS OR ORNAMENTAL PATTERNS SUCH THAT A 4 INCH DIAMETER SPHERE CANNOT PASS THROUGH ANY OPENING UP TO A HEIGHT OF 42 INCHES.

PROVIDE MIN. OF 1/2" GYPBOARD UNDER STAIR CEILING

UNDERFLOOR VENT CALCULATION:

LIVING AREA:
AREA TO BE VENTED: 1,554 SF.
TOTAL AREA OF VENT REQUIRE: 10.36 SF.

TOTAL VENT REQUIRE:
VENT TYPE: 8"X14" = .75 SF.
10.36 / .75 = 14 VENTS

TOTAL VENT PROVIDE: 14 VENTS

NOTES: PROVIDE 1/4" WIRE MESH COVER EACH VENT

SEE ELEVATIONS SHEET A3.1 AND A3.2 FOR VENT LOCATIONS.

LEGEND

- BUILT-OUT WALL
- 1 HR. FIRE RATED WALL
- SOUND INSULATED WALL
- NEW 2X4 STUD WALL
- NEW 2X6 STUD WALL
- (T) TEMPERED GLASS
- † SHUTOFF VALVE FOR GAS LOCATED OUTSIDE THE FIREBOX AND WITHIN 3 FT. OF THE APPLIANCE.
- [E] EMERGENCY EGRESS WINDOW OR DOOR

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SHEET CONTENTS

FLOOR PLANS

LOT 1

DATE	05-08-17
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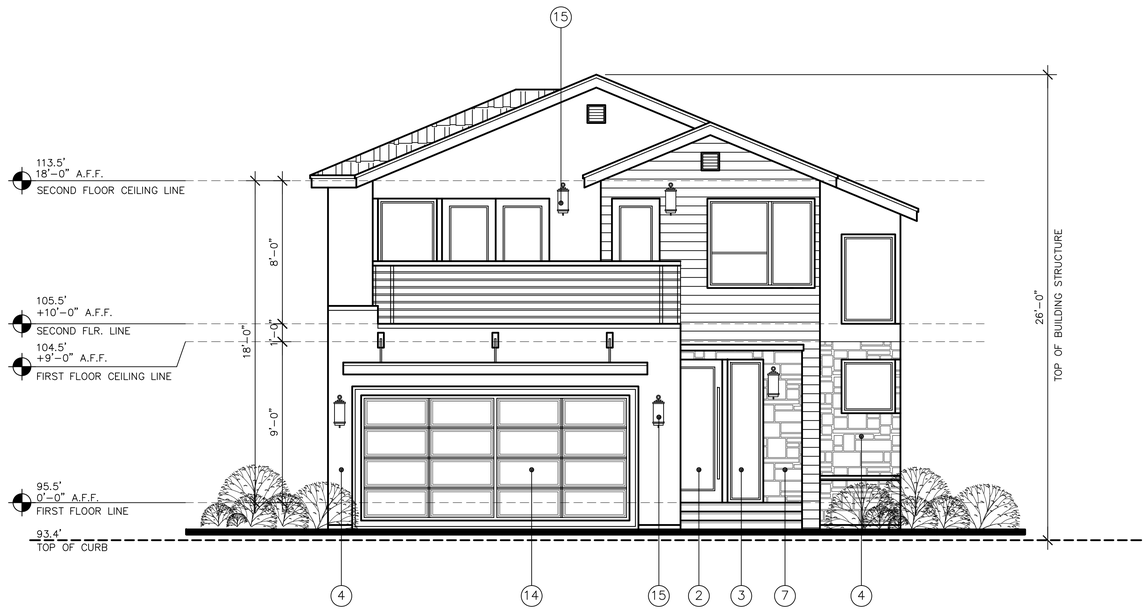
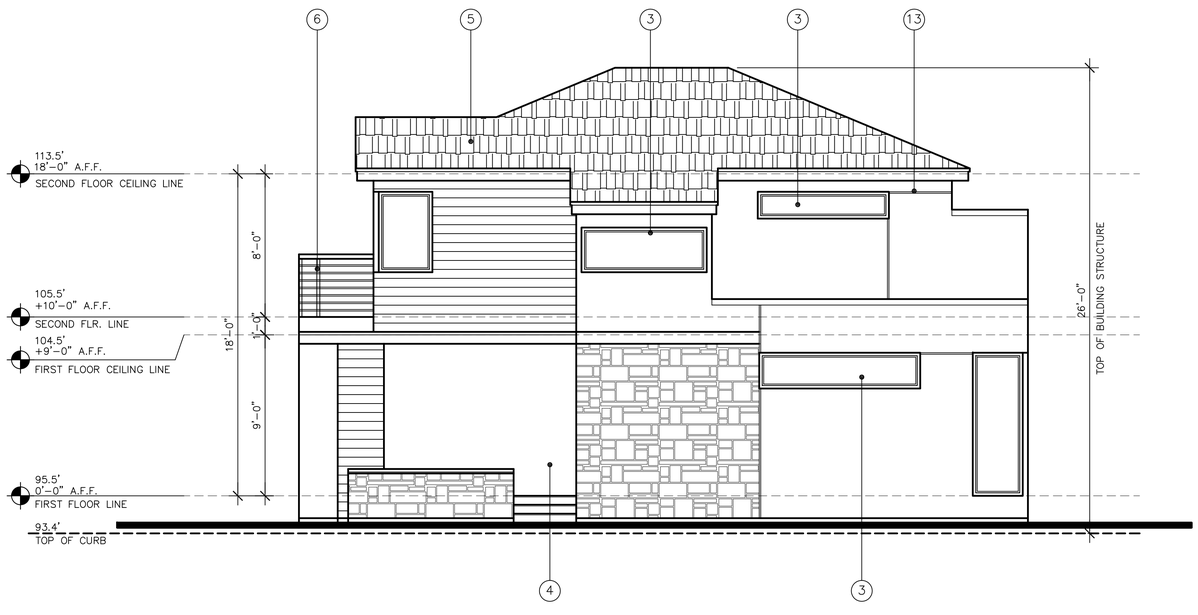
SHEET
A-2.0A



FRONT ELEVATION

SCALE: 1/4" = 1'-0"



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"

KEYNOTES

1. ROOFING - ASPHALT SHINGLE - CERTAINTEED OR EQUAL
2. DOOR
3. WINDOW
4. CEMENT PLASTER
5. WOOD SIDING
6. WROUGHT IRON GUARD RAILS
7. STONE VENEER
8. UNDER FLOOR VENT
9. CONCRETE STEPS
10. STEEL CABLE
11. HOUSE ADDRESS
12. OVERHANG
13. 1" ALUMINUM REVEAL
14. GARAGE DOOR
15. EXTERIOR LIGHT

GENERAL NOTES

EXTERIOR LANDING NOTE:

ALL EXTERIOR THRESHOLD HEIGHT AT ALL EXTERIOR DOORS. A DOOR MAY OPEN AT A LANDING THAT IS NOT MORE THAN 7-3/4" LOWER THAN THE FLOOR LEVEL IF THE DOOR DOES NOT SWING OVER THE LANDING.

MATERIAL NOTES

.ROOFING:

MANUFACTURE: ASPHALT SHINGLE - CERTAINTEED OR EQUAL
COLOR: CHARCOAL

.WINDOWS AND DOORS:

MANUFACTURE: MILGARD OR EQUAL
TYPE: VINYL FRAME - WHITE COLOR

.WINDOW TRIM/SILL:

FOAM TRIM
MANUFACTURE: STYRO TRIM OR EQUAL
TYPE: SMOOTH FINISH FOAM TRIM

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ELEVATIONS

LOT 1

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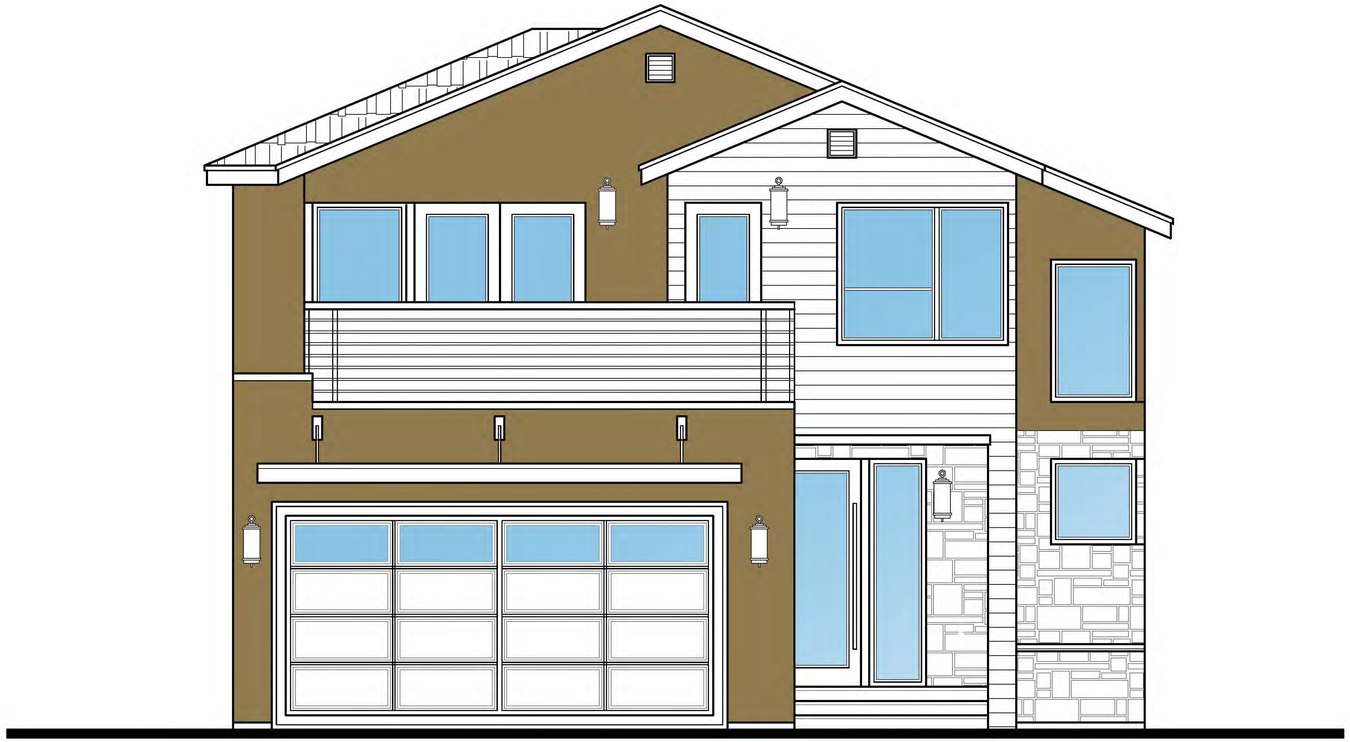
SHEET

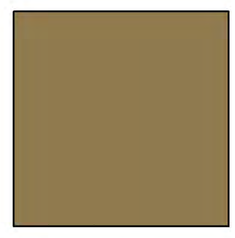
A-3.1A



FRONT ELEVATION

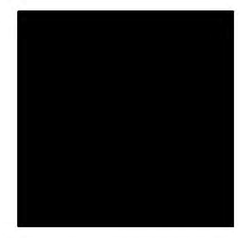
ROOF
CERTAINTEED
PRESIDENTIAL SHAKE
TL CHARCOAL

STONE VENEER
ELDORADO STONE
WEATHER EDGE



BODY PAINT
KELLY MOORE
CITY LOFT KM4566

WOOD SIDING
NATURAL STAINED



METAL RAILING PAINT
KELLY MOORE
BLACK

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SHEET CONTENTS

COLOR BOARD

PLAN 1

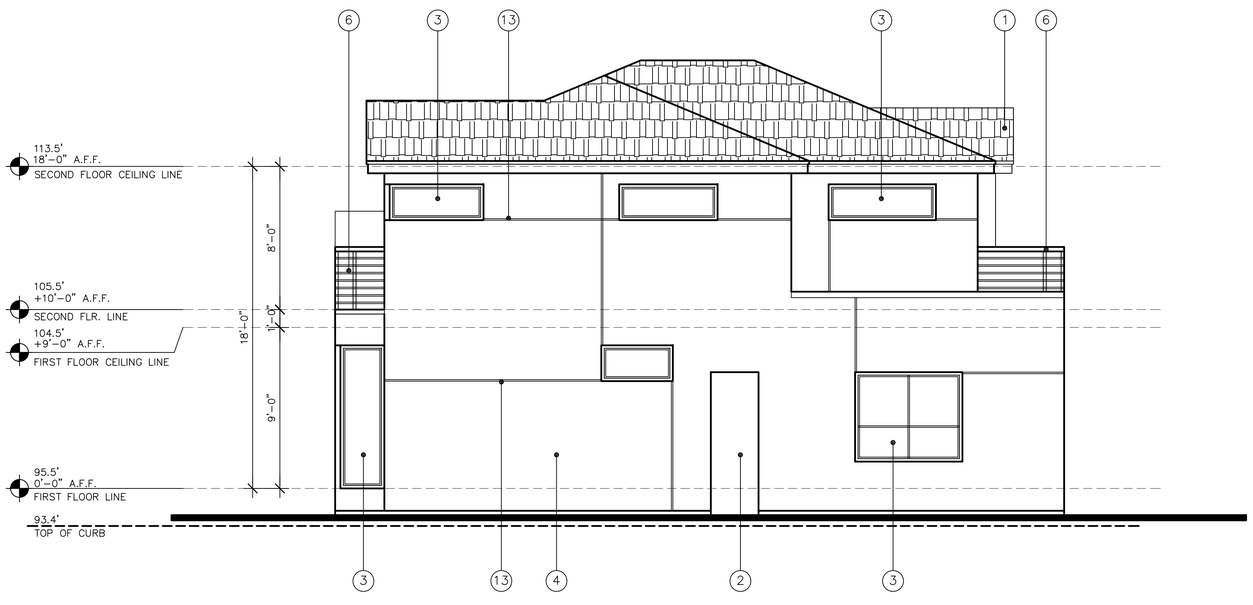
DATE	05-08-17
SCALE	AS SHOWN
JOB	1710

SHEET

CB-1

REAR ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

KEYNOTES

1. ROOFING – ASPHALT SHINGLE – CERTAINTEED OR EQUAL
2. DOOR
3. WINDOW
4. CEMENT PLASTER
5. WOOD SIDING
6. WROUGHT IRON GUARD RAILS
7. STONE VENEER
8. UNDER FLOOR VENT
9. CONCRETE STEPS
10. STEEL CABLE
11. HOUSE ADDRESS
12. OVERHANG
13. 1" ALUMINUM REVEAL
14. GARAGE DOOR
15. EXTERIOR LIGHT

GENERAL NOTES

EXTERIOR LANDING NOTE:

ALL EXTERIOR THRESHOLD HEIGHT AT ALL EXTERIOR DOORS. A DOOR MAY OPEN AT A LANDING THAT IS NOT MORE THAN 7-3/4" LOWER THAN THE FLOOR LEVEL IF THE DOOR DOES NOT SWING OVER THE LANDING.

MATERIAL NOTES

.ROOFING:

MANUFACTURE: ASPHALT SHINGLE – CERTAINTEED OR EQUAL
COLOR: CHARCOAL

.WINDOWS AND DOORS:

MANUFACTURE: MILGARD OR EQUAL
TYPE: VINYL FRAME – WHITE COLOR

.WINDOW TRIM/SILL:

FOAM TRIM
MANUFACTURE: STYRO TRIM OR EQUAL
TYPE: SMOOTH FINISH FOAM TRIM

DESIGN STUDIO

4180 WATKINS WAY
SAN JOSE, CA 95135
408.375.0041

REVISIONS

DESIGNED BY: CN

PROJECT

NEW SINGLE FAMILY HOUSES

485 E. MCKINLEY LLC

485 E. MCKINLEY AVE.
SUNNYVALE, CALIFORNIA

SHEET CONTENTS

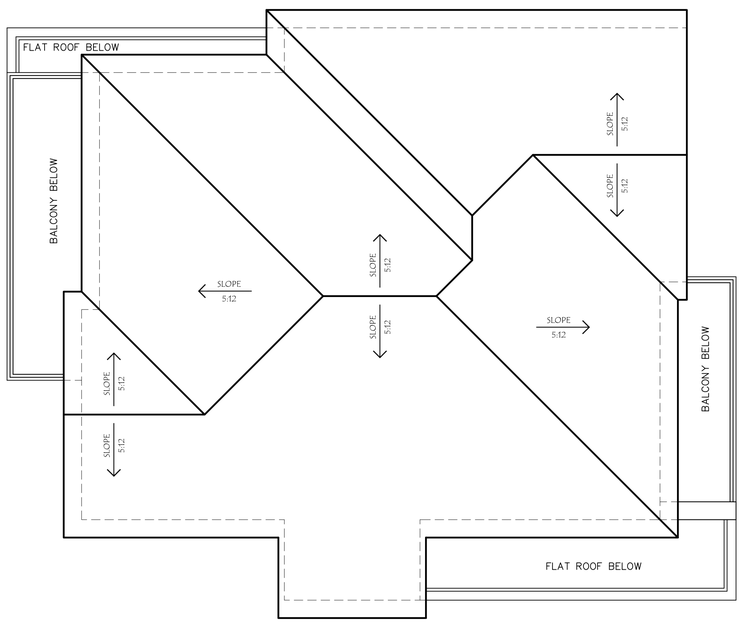
ELEVATIONS

LOT 1

DATE	05-08-17
SCALE	AS SHOWN
JOB	1710

SHEET

A-3.2A



ATTIC VENT CALCULATION

ATTIC SPACE	ATTIC AREA	x 1/150 = REQ'D. FREE VENT	ATTIC VENT VENT=2 SF.	ATTIC VENT VENT=1.25 SF.	24X9 ATTIC EYEBROW VENT AREA= .75 SF.	1" HOLE VENT 3 @ EA. BLKG 1-1/2" DIA. = .0123 SF.
A						
B						

SUMMARY:

ROOF PLAN NOTES

BUILDING ROOF ITEMS (E=EXISTING, N=NEW)

1. FLOOR LINE
2. FASCIA
3. GUTTER
4. BUILDING LINE BELOW
5. HIP LINE
6. CRICKET
7. FLAT ROOF AREA – 1/2" PER FT. GAL. MTL. FLASHING
8. WOOD TRELLIS
9. 2'X2' SKYLIGHT
10. 2'X4' SKYLIGHT
11. SILL/ RAIL LINE
12. RIDGE LINE
13. ROOF EDGE/ FASCIA
14. VALLEY LINE
15. ATTIC VENT
16. CHIMNEY
17. RIDGE VENT
18. SMART STRIP VENT (FOR VAULTED CEILING)
20. EXPOSED WOOD RAFTERS
21. DOWN SPOUT
22. DRAIN
23. DECKING
24. PURLINS
25. ACCESS LADDER
26. MECHANICAL EQUIPMENT
27. DECK COATING
28. LATTICE PANEL
29. EXPOSED BEAMS
30. DORMER

NOTES

MANUFACTURE: ASPHALT SHINGLE – CERTAINTEED OR EQUAL

INSTALLATION PER MANUFACTURE RECOMMEDATIONS.

ATTIC ACCESS: ON SECOND FLOOR HALLWAY

ROOF VENT: GALVANIZE ROOF VENT

GUTTER AND DOWN SPOUT: GALVANIZE GUTTER AND DOWN SPOUT, PAINTED FINISH

PLUMBING NOTE :PLUMBING VENTS TO BE MINIMUM 3 FEET ABOVER OR 10 FEET AWAY FROM ALL OPERABLE SKYLIGHTS

08 DESIGN STUDIO
4180 WATKINS WAY
SAN JOSE, CA 95135
408.375.0041

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485 E. MCKINLEY LLC

485 E. MCKINLEY AVE.
SUNNYVALE, CALIFORNIA

SHEET CONTENTS

ROOF PLAN

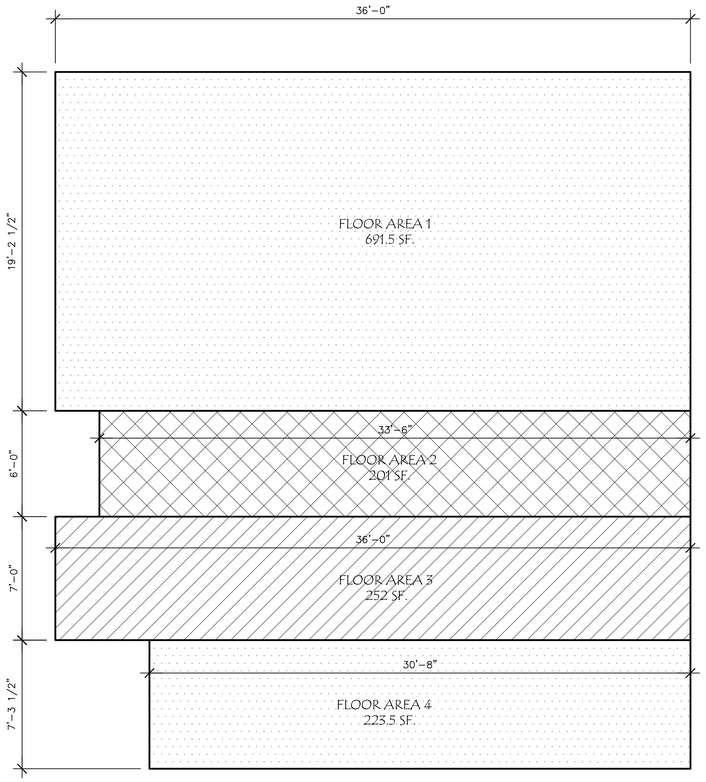
LOT 1

DATE 05-08-17
SCALE AS SHOWN
JOB 1710

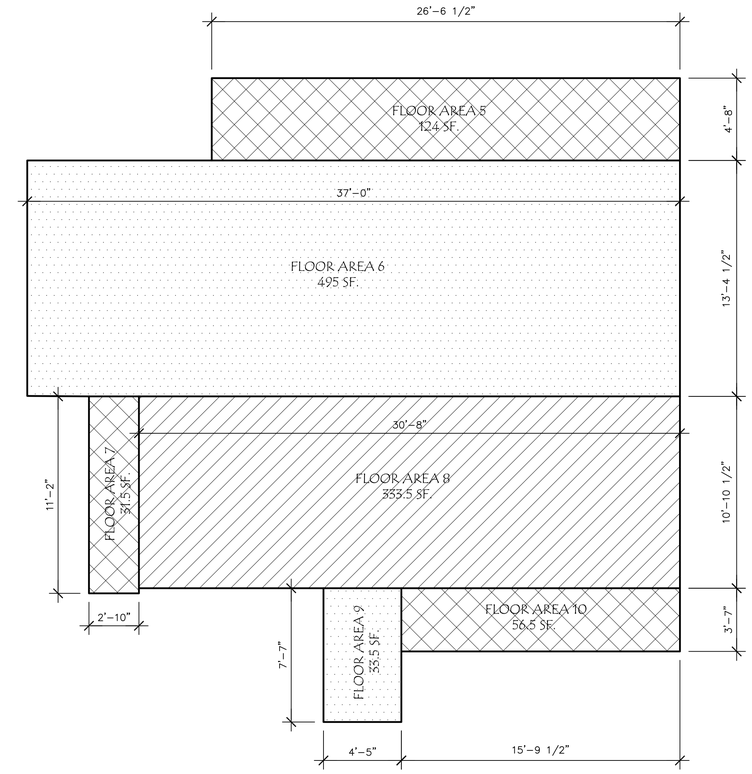
SHEET
A-4.0A

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

NOTES



FIRST FLOOR



SECOND FLOOR

FIRST FLOOR AREA:

	DIMENSIONS	AREA
FLOOR AREA 1	36'-0" X 19'-2 1/2"	691.5 SQFT.
FLOOR AREA 2	33'-6" X 6'-0"	201 SQFT.
FLOOR AREA 3	36'-0" X 7'-0"	252 SQFT.
FLOOR AREA 4	30'-8" X 7'-3 1/2"	223.5 SQFT.
		1,047 SQFT.

SECOND FLOOR AREA:

	DIMENSIONS	AREA
FLOOR AREA 5	26'-6 1/2" X 4'-8"	124 SQFT.
FLOOR AREA 6	37'-0" X 13'-4 1/2"	495 SQFT.
FLOOR AREA 7	2'-10" X 11'-2"	31.5 SQFT.
FLOOR AREA 8	30'-8" X 10'-10 1/2"	333.5 SQFT.
FLOOR AREA 9	4'-5" X 7'-7"	33.5 SQFT.
FLOOR AREA 10	15'-9 1/2" X 3'-7"	56.5 SQFT.
		828 SQFT.

LOT AREA: 4,553 SF.

FIRST FLOOR PLAN
LIVING AREA: 968 SF.
GARAGE: 400 SF.
TOTAL: 1,368 SF.

SECOND FLOOR PLAN AREA: 1,074 SF.

TOTAL LIVING AREA: 2,042 SF.

TOTAL BUILDING AREA: 2,442 SF. (INCLUDING GARAGE)

FAR: 2,442 / 4,553 = .536 (53.6%)

LOT COVERAGE:
1,368 / 4,553 = .30 (30%)

DESIGN STUDIO

4180 WATKINS WAY
SAN JOSE, CA 95155
408.575.0041

REVISIONS

DESIGNED BY: CN

PROJECT

NEW SINGLE FAMILY HOUSES

485 E. MCKINLEY
LLC

485 E. MCKINLEY
SUNNYVALE, CALIFORNIA

SHEET CONTENTS

FLOOR AREA
CALCULATIONS

DATE 05-08-17

SCALE AS SHOWN

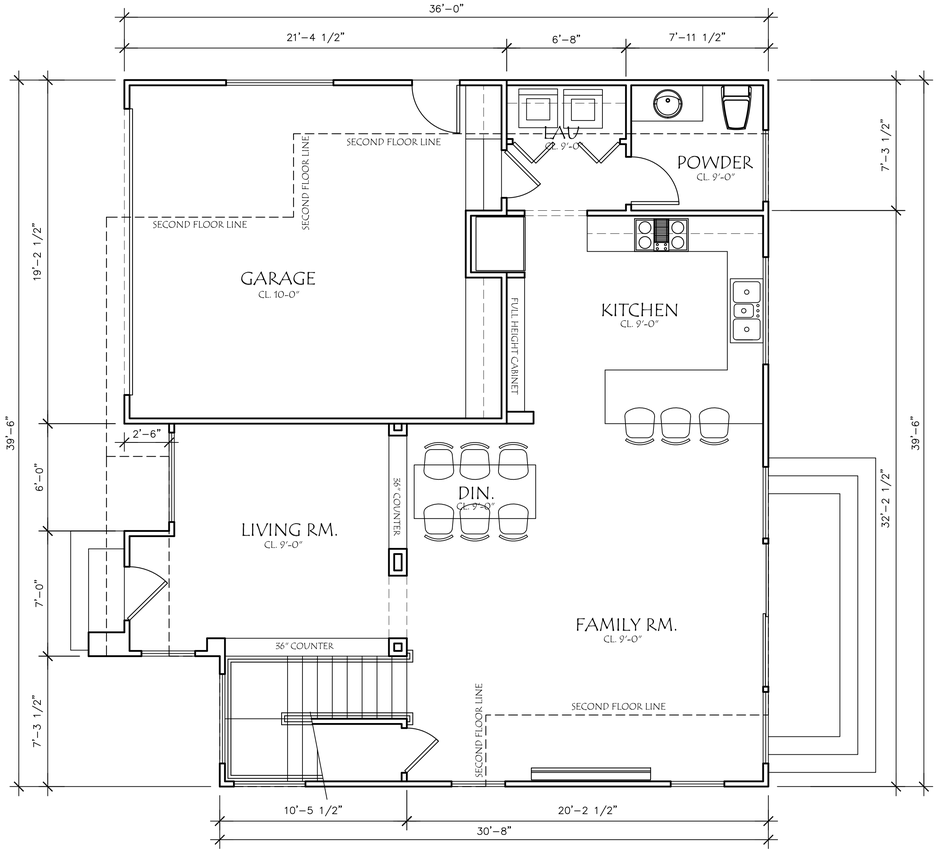
JOB 1710

SHEET

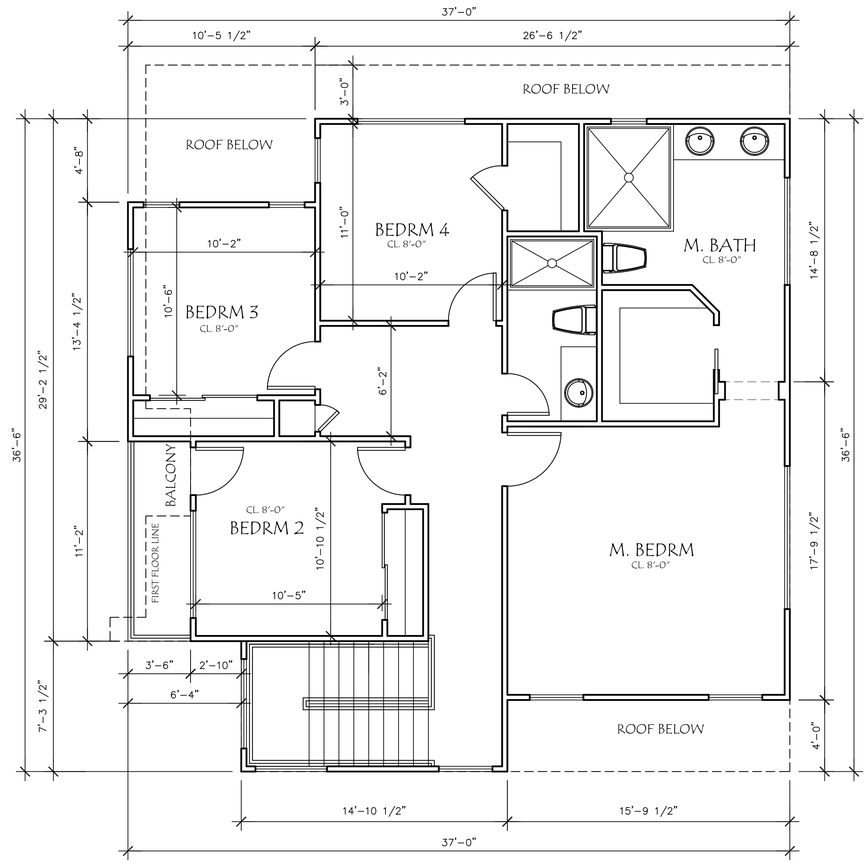
AC-1A

EXTERIOR LANDING NOTE:

ALL EXTERIOR THRESHOLD HEIGHT AT ALL EXTERIOR DOORS. A DOOR MAY OPEN AT A LANDING THAT IS NOT MORE THAN 7-3/4" LOWER THAN THE FLOOR LEVEL IF THE DOOR DOES NOT SWING OVER THE LANDING. MAXIMUM 1-1/2" IF DOOR SWING OVER THE LANDING.



FIRST FLOOR PLAN



SECOND FLOOR PLAN

FLOOR PLAN NOTES

.FIREPLACE NOTES:

MONESSEN GAS FIREPLACE OR EQUAL
MODEL BDV600N / PV7

FIREPLACE SHALL BE FACTORY-BUILT AND SHALL BE LISTED, LABELED AND SHALL BE INSTALLED IN ACCORDANCE WITH ITS LISTING AND MANUFACTURER'S INSTALLATION INSTRUCTIONS.

.DRYER NOTES:

EXHAUST AIR VENT FOR DRYER TERMINATES TO THE OUTSIDE OF BUILDING MIN. 3 FEET FROM ANY OPENING.

.PLUMBING NOTES:

ALL WATER CLOSETS SHALL HAVE MAX 1.28 GPF

SHOWER AND TUB/SHOWER WALLS SHALL BE SMOOTH, HARD, NONABSORBENT SURFACE OVER A MOISTURE RESISTANT UNDERLAYMENT TO HEIGHT OF 72 INCHES ABOVE THE DRAIN INLET. WATER-RESISTANT BACKING BOARD SHALL NOT BE USED OVER A VAPOR RETARDER IN SHOWER OR BATHTUB COMPARTMENTS.

PLUMBING VENTS TO BE MINIMUM 3 FEET ABOVE OR 10 FEET AWAY FROM ALL OPERABLE SKYLIGHTS.

ALL PLUMBING FIXTURE AND FITTINGS SHALL MEET THE STANDARDS REFERENCED IN TABLE 1401.1 OF THE CPC.

MECHANICAL NOTE:

DUCTS IN GARAGE PENETRATING THE WALLS AND CEILING OF AT SEPARATION WALL SHALL BE CONSTRUCTED OF A MIN NO. 26 GAGE STEEL SHEET

VENTILATION FOR MECHANICAL CLOTHS DRYERS SHALL BE VENTED TO OUTSITE

VENTILATION HEATING AND AIR CONDITIONING SYSTEMS SHALL HAVE MERV 6 FILTERS OR BETTER.

HEATING AND AIR-CONDITIONING SYSTEMS SHALL BE DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF CGBSC SECTION 4.507.2

ALL DUCT AND OTHER REALTED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, SHEET METAL, OR OTHER ACCEPTABLE METHODS AT THE TIME OR ROUGH INSTALLATION OR DURING STORAGE ON THE CONSTRUCTION SITE AND UNTIL FINAL STARTUP OF THE HEATING AND COOLING EQUIPMENT.

ELECTRICAL NOTES:

ANNULAR SPACES AROUND PIPES, ELECTRIC CABLE, CONDUITS OR OTHER OPENINGS IN SOLE/BOTTOM PLATES AT EXTERIOR WALLS SHAL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY, OR SIMILAR ACCEPTABLE METHODS.

RAIL AND GUARDRAIL NOTE:

OPEN GUARDS SHALL HAVE BALUSTERS OR ORNAMENTAL PATTERNS SUCH THAT A 4 INCH DIAMETER SPHERE CANNOT PASS THROUGH ANY OPENING UP TO A HEIGHT OF 42 INCHES.

PROVIDE MIN. OF 1/2" GYPBOARD UNDER STAIR CEILING

LEGEND

- BUILT-OUT WALL
- 1 HR. FIRE RATED WALL
- SOUND INSULATED WALL
- NEW 2X4 STUD WALL
- NEW 2X6 STUD WALL
- (T) TEMPERED GLASS
- † SHUTOFF VALVE FOR GAS LOCATED OUTSIDE THE FIREBOX AND WITHIN 3 FT. OF THE APPLIANCE.
- [E] EMERGENCY EGRESS WINDOW OR DOOR

FLOOR PLANS

SCALE: 1/4" = 1'-0"

DESIGN STUDIO

4180 WATKINS WAY
SAN JOSE, CA 95135
408.375.0041

REVISIONS

DESIGNED BY: CN

PROJECT

NEW SINGLE FAMILY HOUSES

485 E. MCKINLEY LLC

485 E. MCKINLEY
SUNNYVALE, CALIFORNIA

SHEET CONTENTS

FLOOR PLANS

LOT 2

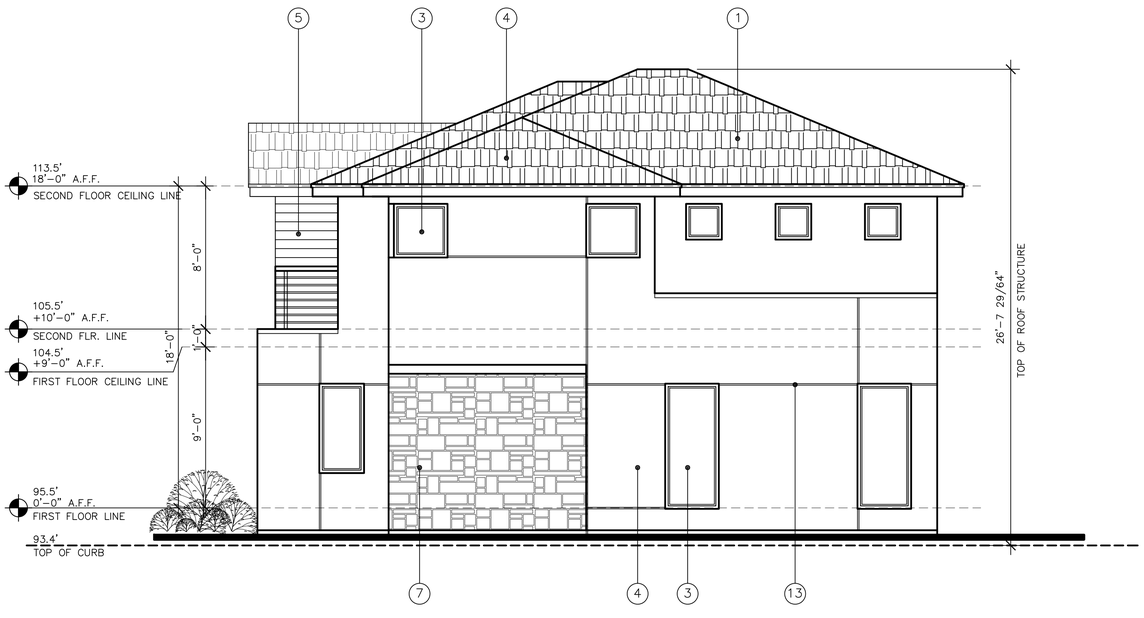
DATE	05-08-17
SCALE	AS SHOWN
JOB	1710

SHEET

A-2.0B

FRONT ELEVATION

SCALE: 1/4" = 1'-0"



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"

KEYNOTES

1. ROOFING - ASPHALT SHINGLE - CERTAINTEED OR EQUAL
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10. STEEL CABLE
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12. OVERHANG
13. 1/2" ALUMINUM REVEAL
14. GARAGE DOOR
15. EXTERIOR LIGHT

GENERAL NOTES

EXTERIOR LANDING NOTE:

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MATERIAL NOTES

.ROOFING:

MANUFACTURE: ASPHALT SHINGLE - CERTAINTEED OR EQUAL
COLOR: CHARCOAL

.WINDOWS AND DOORS:

MANUFACTURE: MILGARD OR EQUAL
TYPE: VINYL FRAME - WHITE COLOR

.WINDOW TRIM/SILL:

FOAM TRIM
MANUFACTURE: STYRO TRIM OR EQUAL
TYPE: SMOOTH FINISH FOAM TRIM

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SHEET CONTENTS

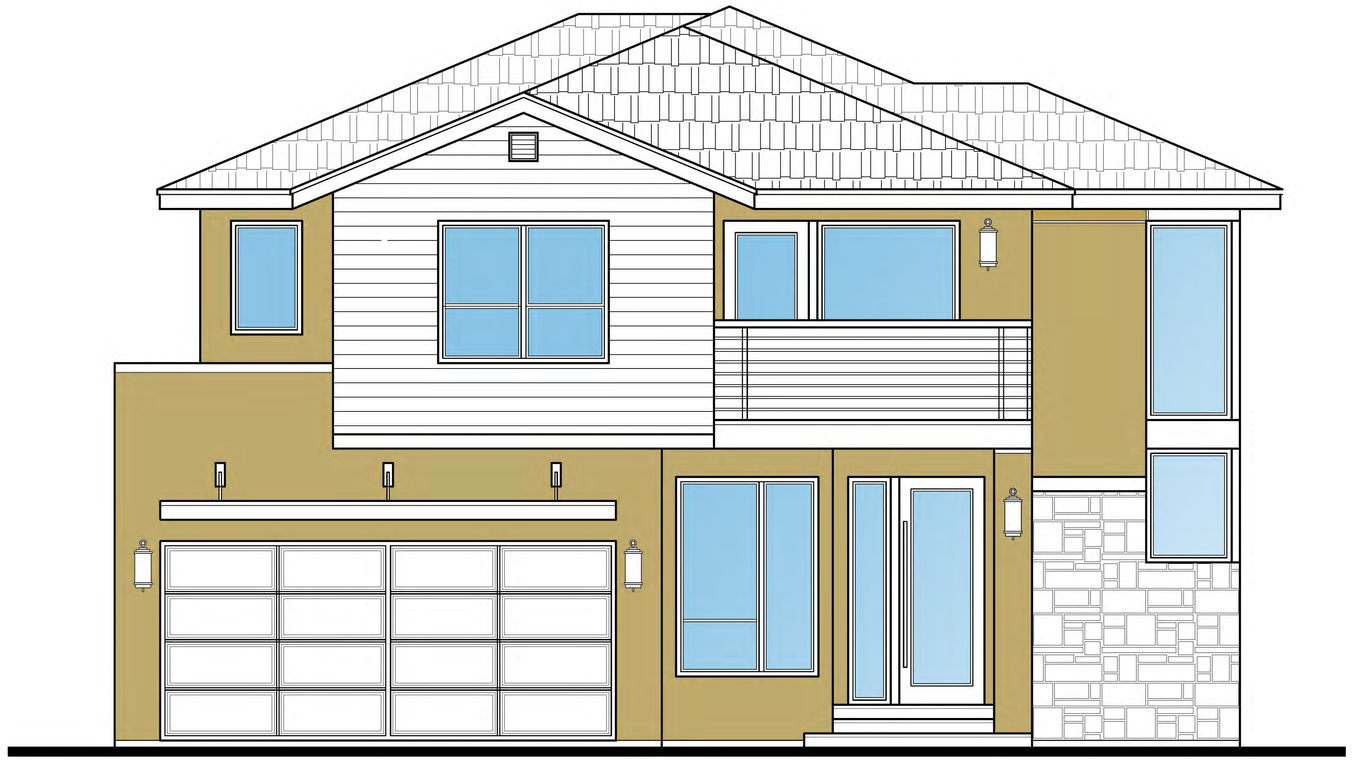
ELEVATIONS

LOT 2

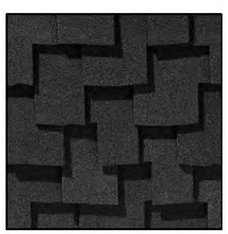
DATE	05-08-17
SCALE	AS SHOWN
JOB	1710

SHEET

A-3.1B

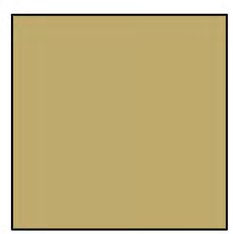


FRONT ELEVATION



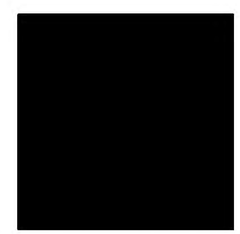
ROOF
CERTAINTEED
PRESIDENTIAL SHAKE
TL CHARCOAL

STONE VENEER
ELDORADO STONE
WEATHER EDGE



BODY PAINT
KELLY MOORE
QUICK SAND KM4558

WOOD SIDING
NATURAL STAINED



METAL RAILING PAINT
KELLY MOORE
BLACK

08
DESIGN STUDIO
4180 WATKINS WAY
SAN JOSE, CA 95135
408.375.0041

REVISIONS

DESIGNED BY: CN

PROJECT

NEW SINGLE FAMILY HOUSES

487 E. MCKINLEY LLC

487 E. MCKINLEY AVE.
SUNNYVALE, CALIFORNIA

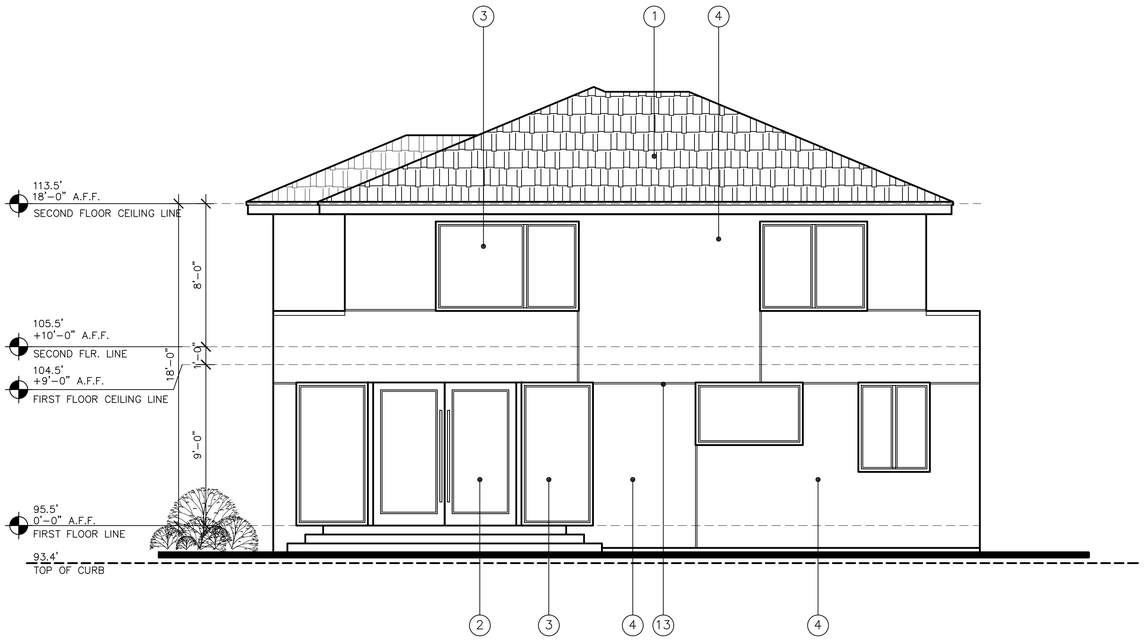
SHEET CONTENTS

COLOR BOARD

PLAN 2

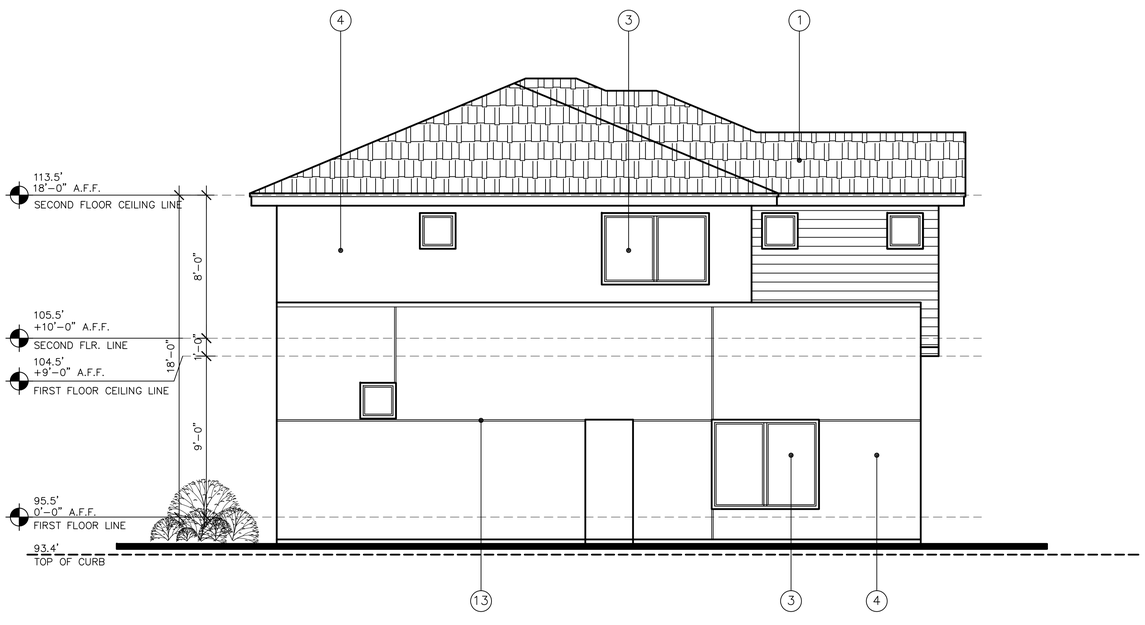
DATE	05-08-17
SCALE	AS SHOWN
JOB	1710

SHEET
CB-2



REAR ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

KEYNOTES

1. ROOFING - ASPHALT SHINGLE - CERTAINTEED OR EQUAL
2. DOOR
3. WINDOW
4. CEMENT PLASTER
5. WOOD SIDING
6. WROUGHT IRON GUARD RAILS
7. STONE VENEER
8. UNDER FLOOR VENT
9. CONCRETE STEPS
10. STEEL CABLE
11. HOUSE ADDRESS
12. OVERHANG
13. 1/2" ALUMINUM REVEAL
14. GARAGE DOOR
15. EXTERIOR LIGHT

GENERAL NOTES

EXTERIOR LANDING NOTE:

ALL EXTERIOR THRESHOLD HEIGHT AT ALL EXTERIOR DOORS. A DOOR MAY OPEN AT A LANDING THAT IS NOT MORE THAN 7-3/4" LOWER THAN THE FLOOR LEVEL IF THE DOOR DOES NOT SWING OVER THE LANDING.

MATERIAL NOTES

.ROOFING:

MANUFACTURE: ASPHALT SHINGLE - CERTAINTEED OR EQUAL
COLOR: CHARCOAL

.WINDOWS AND DOORS:

MANUFACTURE: MILGARD OR EQUAL
TYPE: VINYL FRAME - WHITE COLOR

.WINDOW TRIM/SILL:

FOAM TRIM
MANUFACTURE: STYRO TRIM OR EQUAL
TYPE: SMOOTH FINISH FOAM TRIM

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SUNNYVALE, CALIFORNIA

SHEET CONTENTS

ELEVATIONS

LOT 2

DATE	05-08-17
SCALE	AS SHOWN
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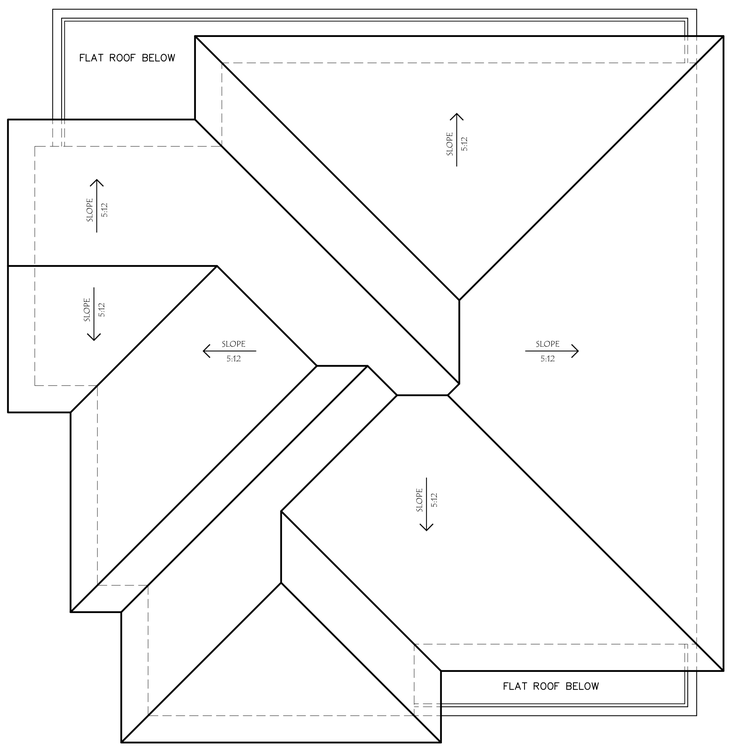
SHEET

A-3.2B



ROOF PLAN

SCALE: 1/4" = 1'-0"

ATTIC VENT CALCULATION

ATTIC SPACE	ATTIC AREA	x 1/150 = REQ'D. FREE VENT	ATTIC VENT VENT=2 SF.	ATTIC VENT VENT=1.25 SF.	24X9 ATTIC EYEBROW VENT AREA= .75 SF.	1" HOLE VENT 3 @ EA. BLKG 1-1/2" DIA. = .0123 SF.
A						
B						

SUMMARY:

ROOF PLAN NOTES

BUILDING ROOF ITEMS (E=EXISTING, N=NEW)

1. FLOOR LINE
2. FASCIA
3. GUTTER
4. BUILDING LINE BELOW
5. HIP LINE
6. CRICKET
7. FLAT ROOF AREA – 1/2" PER FT. GAL. MTL. FLASHING
8. WOOD TRELLIS
9. 2'X2' SKYLIGHT
10. 2'X4' SKYLIGHT
11. SILL/ RAIL LINE
12. RIDGE LINE
13. ROOF EDGE/ FASCIA
14. VALLEY LINE
15. ATTIC VENT
16. CHIMNEY
17. RIDGE VENT
18. SMART STRIP VENT (FOR VAULTED CEILING)
20. EXPOSED WOOD RAFTERS
21. DOWN SPOUT
22. DRAIN
23. DECKING
24. PURLINS
25. ACCESS LADDER
26. MECHANICAL EQUIPMENT
27. DECK COATING
28. LATTICE PANEL
29. EXPOSED BEAMS
30. DORMER

NOTES

MANUFACTURE: ASPHALT SHINGLE – CERTAINTEED OR EQUAL

INSTALLATION PER MANUFACTURE RECOMMEDATIONS.

ATTIC ACCESS: ON SECOND FLOOR HALLWAY

ROOF VENT: GALVANIZE ROOF VENT

GUTTER AND DOWN SPOUT: GALVANIZE GUTTER AND DOWN SPOUT, PAINTED FINISH

PLUMBING NOTE :PLUMBING VENTS TO BE MINIMUM 3 FEET ABOVER OR 10 FEET AWAY FROM ALL OPERABLE SKYLIGHTS

NOTES

08 DESIGN STUDIO
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NEW SINGLE FAMILY HOUSES

485 E. MCKINLEY LLC

485 E. MCKINLEY
SUNNYVALE, CALIFORNIA

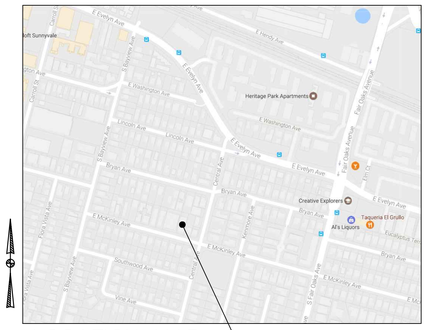
SHEET CONTENTS

ROOF PLAN

LOT 2

DATE 05-08-17
SCALE AS SHOWN
JOB 1710

SHEET
A-4.0B



LOCATION MAP
N.T.S.

LOT AREA TABLE

PROPOSED PARCELS	SQ. FT.	ACRES
PARCEL A	2,947	0.07
PARCEL B	4,553	0.10
TOTAL (EXISTING LOT)	**7,500**	**0.17**

LEGEND AND ABBREVIATIONS

STREET CENTER LINE
DISTINCTIVE BORDER LINE
PROPOSED LOT LINE
OTHER PROPERTY LINES

PUE PUBLIC UTILITY EASEMENT

TENTATIVE MAP

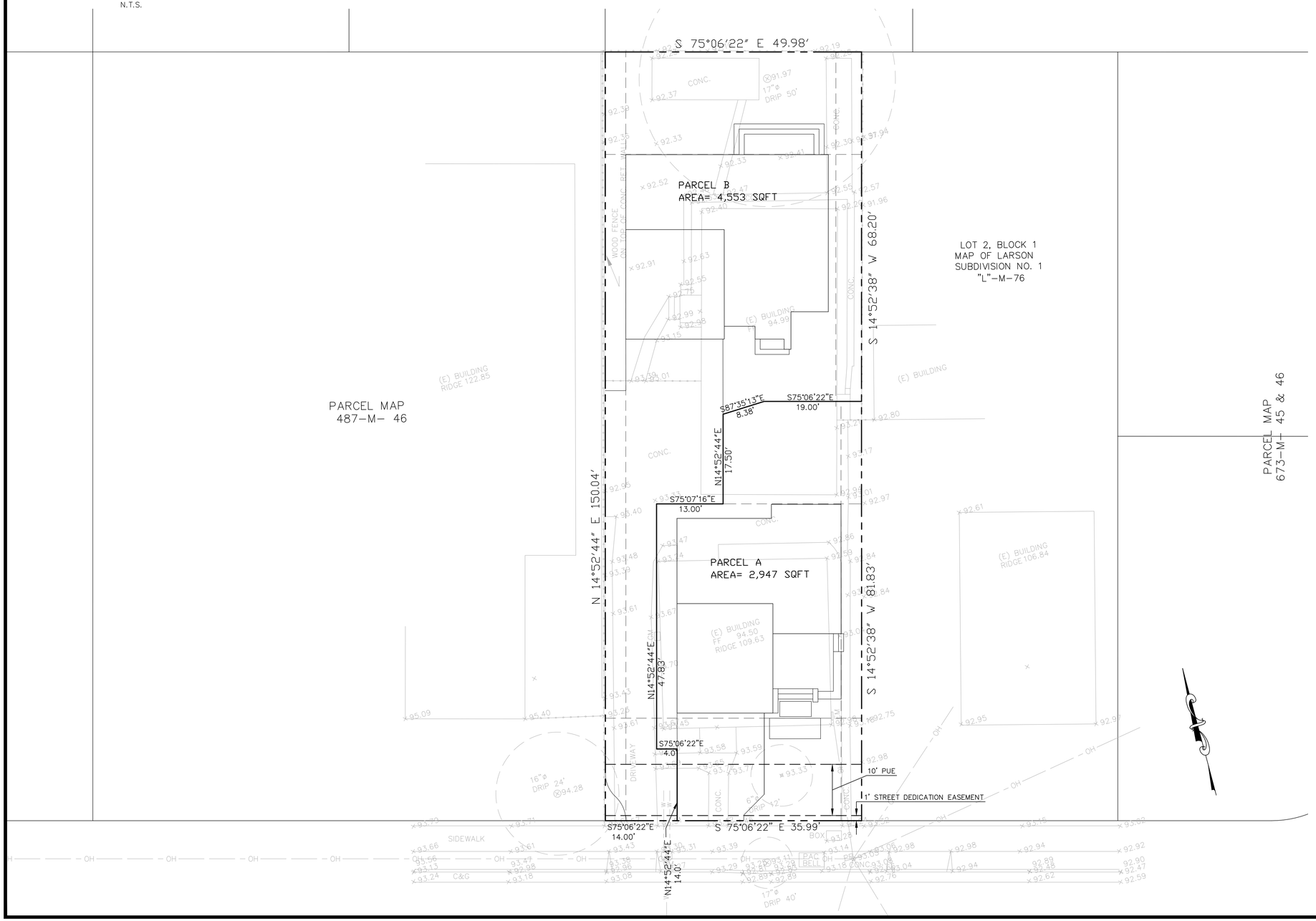
TWO (2) LOT SUBDIVISION
CONSISTING OF ONE (1) SHEET
485 AND 487 E. MCKINLEY AVE., SUNNYVALE, CA
APN 209-11-047

BEING A SUBDIVISION OF LOT 3, IN BLOCK 1, AS SHOWN ON "MAP OF LARSON SUBDIVISION NO. 1", RECORDED IN BOOK "L" OF MAPS, AT PAGE 76, RECORDS OF SANTA CLARA COUNTY

LYING ENTIRELY WITHIN THE
CITY OF SUNNYVALE, COUNTY OF SANTA CLARA, CALIFORNIA

OCTOBER 2017

SMP ENGINEERS
1534 CAROB LANE
LOS ALTOS, CA 94024



GENERAL NOTES & STATEMENTS

1. OWNERS AND DEVELOPERS:

   487 E. MCKINLEY LLC
   5730 UPLANDER WAY #110
   CULVER CITY, CA 90230

2. APPLICANT: SAME AS ABOVE.
3. EXISTING ZONING: R2/ PD
4. EXISTING APN: 209-11-047
5. EXISTING USE: DUPLEX
6. PROPOSED USE: 2 SINGLE FAMILY HOMES
7. EXISTING BUILDING: DUPLEX
8. GENERAL PLAN: LOW-MEDIUM DENSITY
9. STREETS: ALL PROPOSED STREET MODIFICATIONS WILL BE DONE TO THE SATISFACTION OF THE DIRECTOR OF PUBLIC WORKS
10. EXISTING USE OF ADJACENT PROPERTIES: RESIDENTIAL, SINGLE FAMILY
11. GAS: PACIFIC GAS AND ELECTRIC
12. WATER: CITY OF SUNNYVALE
13. FIRE PROTECTION: CITY OF SUNNYVALE
14. STORM/SANITARY SEWER: CITY OF SUNNYVALE
15. POWER AND GAS: PACIFIC GAS AND ELECTRIC
16. TELEPHONE/CABLE: AT&T/COMCAST
17. STREET TREES: STREET TREE(S) TO BE PLANTED PER CITY OF SUNNYVALE DIRECTION.
18. BUILDING FOOTPRINTS SHOWN ARE CONCEPTUAL AND ARE SUBJECT TO CHANGE IN FINAL CONSTRUCTION PLANS.
19. EXISTING WELL: NONE

BASIS OF ELEVATIONS:

REFERENCED CITY OF SUNNYVALE BM #47
EL:86.325' (NAVD88)

DESCRIPTION: BRASS DISC IN TOP OF CURB NEXT TO CATCH BASIN AT THE SOUTHEAST CURB RETURN, INTERSECTION OF FAIR OAKS AVENUE AND EVELYN AVENUE

BASIS OF BEARINGS:

THE BEARING S 14°52'00" W OF CENTERLINE OF BAYVIEW AVE. AS SHOWN ON CERTAIN PARCEL MAP, RECORDED IN BOOK 673 OF MAPS AT PAGES 45 & 46, SANTA CLARA COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS SHOWN ON THIS MAP

SMP
ENGINEERS
CIVIL ENGINEERS

1534 CAROB LANE
LOS ALTOS, CA 94024
TEL: (650) 941-8055
FAX: (650) 941-8755

OWNER/APPLICANT:
487 E. MCKINLEY LLC
5730 UPLANDER WAY #110
CULVER CITY, CA 90230

GRADING AND DRAINAGE PLANS
TWO (2) LOT SUBDIVISION
APN: 209-11-047
485 AND 487 E. MCKINLEY AVE. SUNNYVALE, CA 94087
TENTATIVE MAP

Revisions:

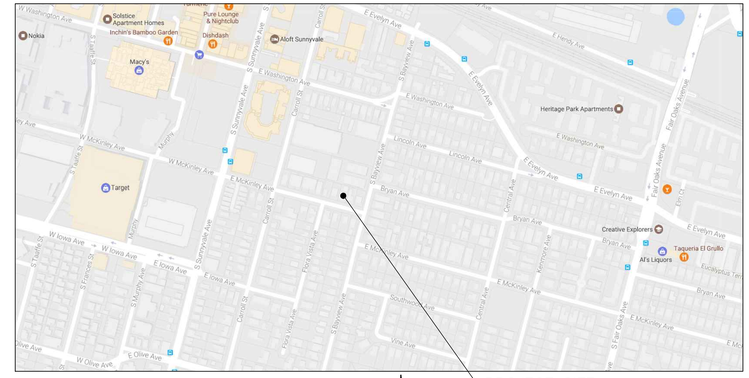
Date: 11/08/2017
Scale: 1"=10'
Prepared by: K.A.
Checked by: S.R.
Job #: 217041

Sheet: 1 OF 1
TM-1

GRADING AND DRAINAGE PLANS
TWO (2) LOT SUBDIVISION
485 AND 487 E. MCKINLEY AVE., SUNNYVALE, CA
APN: 209-11-047

ABBREVIATIONS

	DESCRIPTION		DESCRIPTION
AB	AGGREGATE BASE (CLASS AS NOTED)	JP	JOINT POLE
AC	ASPHALT CONCRETE	MON.	MONUMENT
AD	AREA DRAIN	OG	ORIGINAL GROUND
BC	BEGIN OF CURVE	PB	PULL BOX
BO	BLOW OFF	PGEV	PG&E VAULT
BFP	BACK FLOW PREVENTER	P/L,PL	PROPERTY LINE
BWAL	BLACK WALNUT TREE	PP	POWER POLE
CFF	GARAGE FINISH FLOOR (BACK)	PPP	PLASTIC PERFORATED PIPE
℄,CL	CENTERLINE	PSE	PUBLIC SERVICE EASEMENT
CLSW	CENTERLINE SWALE	PVC	POLYVINYL CHLORIDE
CO	CLEANOUT	R/W	RIGHT OF WAY
CP	CONTROL POINT	RCP	REINFORCED CONCRETE PIPE
DDW	DIRT DRIVEWAY	SD	STORM DRAIN
DI	DROP INLET	SDMH	STORM DRAIN MANHOLE
DETAIL	DAYLIGHT	SS	SANITARY SEWER LINE
ELCT	ELECTROLIER	SSMH	SANITARY SEWER MANHOLE
EP	EDGE OF PAVEMENT ELEVATION	SW	SIDEWALK
EUC	EUCALYPTUS TREE	TC	TOP OF CURB
EX	EXISTING	TKB	TOP OF KICKBOARD
FF	FINISHED FLOOR	TOE	TOE OF SLOPE
FG	FINISH GRADE	TF	TOP OF FOUNDATION
FH	FIRE HYDRANT	TP	TOP OF PIPE
FL	FLOW LINE	UG	UNDERGROUND GAS
FNC	FENCE	USS	UNDERGROUND SANITARY SEWER
FOG	FOG LINE	UST	UNDERGROUND STORM DRAIN
GB	GRADE BREAK	UT	UNDERGROUND TELEPHONE
GFF	GARAGE FINISHED FLOOR (FRONT)	UW	UNDERGROUND WATER
GUY	GUY WIRE	VCP	VITRIFIED CLAY PIPE
HP	HIGH POINT	WL	WHITE LINE STRIPE
IP	IRON PIPE	WM	WATER METER
LP	LIP OF PAVEMENT	WV	WATER VALVE
C&G	CURB AND GUTTER	YL	YELLOW LINE STRIPE



LOCATION MAP
N.T.S.

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		PROPERTY LINE
F	F	FILL AREA LIMIT
C	C	CUT AREA LIMIT
102	102	CONTOUR
W	W	WATER LINE
SD	SD	STORM DRAIN PIPE (SOLID)
SS	SS	SANITARY SEWER PIPE
SUB	SUB	SUBDRAIN PIPE (PERFORATED)
OH e,T,TV	OH e,T,TV	OVERHEAD UTILITIES WITH POLE
G	G	GAS LINE
E	E	ELECTRIC LINE (UNDERGROUND)
JT	JT	JOINT TRENCH
SLV	SLV	STREET LIGHT VAULT
SSCO	SSCO	SANITARY SEWER CLEANOUT
		SANITARY SEWER MANHOLE
		STORM DRAIN MANHOLE
WM	WM	WATER METER
		TREE WITH TRUNK
x x	x x	6' WOODEN FENCE
x 102.23	102.23	SPOT ELEVATION
		TREE PROTECTION FENCE 5' TALL CHAIN LINK
		SWALE
		DIRECTION OF FLOW IN PIPE
		STORM DRAIN CLEANOUT
		GRADING DIRECTION
		DOWN-SPOUT
		POP-UP EMITTER
		(E) TREE TO BE REMOVED
		OVERLAND RELEASE PATH

STORM DRAIN CALCULATION
FOR TWO LOT SUBDIVISION RESIDENT
485 & 487 E. MCKINLEY AVE., SUNNYVALE, CA
Both Lots

ON-SITE IMPERVIOUS AREAS:		
PRE-DEVELOPMENT:		
DESCRIPTION	**AREA**	
BUILDING	2,548	SQ.FT
DRIVEWAY	962	SQ.FT
PATIO/ PARKING	170	SQ.FT
WALKWAY	973	SQ.FT
POOL	0	SQ.FT
OTHER	0	SQ.FT
TOTAL	4,653	
POST-DEVELOPMENT:		
DESCRIPTION	**AREA**	
BUILDING	2,424	SQ.FT
DRIVEWAY	0	SQ.FT
PATIO	356	SQ.FT
WALKWAY	0	SQ.FT
POOL	0	SQ.FT
OTHER	0	SQ.FT
TOTAL	2,780	
TOTAL CHANGE	-1,873	

STORM DRAIN CALCULATION
FOR TWO LOT SUBDIVISION RESIDENTIAL
485 & 487 E. MCKINLEY AVE., SUNNYVALE, CA
Both Lots

IMPERVIOUS AREA CALCULATION (CITY IMPERVIOUS AREA WORKSHEET)			
A	7,500	SQ.FT.	TOTAL AREA OF PARCEL
B	2,847	SQ.FT.	EXISTING PERVIOUS AREA
C	4,653	SQ.FT.	EXISTING IMPERVIOUS AREA
D	62	%	EXISTING % IMPERVIOUS
E	1,895	SQ.FT.	EXISTING IMPERVIOUS AREA TO BE REPLACED W/ NEW IMPERVIOUS AREA
F	885	SQ.FT.	EXISTING PERVIOUS AREA TO BE REPLACED W/ NEW IMPERVIOUS AREA
G =E+F	2,780	SQ.FT.	NEW IMPERVIOUS AREA (CREATING OR REPLACING)
H	2,758	SQ.FT.	EXISTING IMPERVIOUS AREA TO BE REPLACED W/ NEW PERVIOUS AREA
I =F-H	-1,873	SQ.FT.	NET CHANGE IN IMPERVIOUS AREA
J =B-I	4,720	SQ.FT.	PROPOSED PERVIOUS AREA
K	2,780	SQ.FT.	PROPOSED IMPERVIOUS AREA
J+K	7,500	SQ.FT.	VERIFY THAT J+K=A
L	37	%	PROPOSED PERCENTAGE IMPERVIOUS

SHEET INDEX:

C-1 COVER SHEET/ NOTES
C-2 GRADING AND DRAINAGE PLAN
C-3 UTILITY PLAN
C-4 DETAILS

GRADING AND DRAINAGE NOTES:

1. SURFACE WATER SHALL BE DIRECTED AWAY FROM ALL BUILDINGS INTO DRAINAGE SWALES, GUTTERS, STORM DRAIN INLETS AND DRAINAGE SYSTEMS.
2. ALL ROOF DOWNSPOUTS SHALLI BE DISCONNECTED TO ON SITE INLETS.
3. ON SITE STORM DRAIN LINES SHALL CONSIST OF SOLID PVC-SDR35 MINIMUM OR BETTER.
4. STORM DRAIN INLETS SHALL BE PRECAST CONCRETE, CHRISTY U23 TYPE OR EQUIVALENT.

BASIS OF BEARINGS:

THE BEARING S 14°52'00" W OF CENTERLINE OF BAYVIEW AVE. AS SHOWN ON CERTAIN PARCEL MAP, RECORDED IN BOOK 673 OF MAPS AT PAGES 45 & 46, SANTA CLARA COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS SHOWN ON THIS MAP

REFERENCED ASSUMED BENCHMARK:

REFERENCED CITY OF SUNNYVALE BM #47 EL: 86.325' (NAVD88)

EARTHWORK TABLE (BOTH LOTS)

	FILL (CY)	CUT (CY)	IMPORT (CY)	EXPORT (CY)
BUILDING	81	0		
SITE	192	4		
TOTAL	273	4	269	0

NOTE:

1. EARTHWORK QUANTITIES ON THIS TABLE ARE FOR INFORMATION ONLY. CONTRACTORS ARE TO PERFORM THEIR OWN QUANTITY TAKE OFFS.

NOTE:

GRADING AND DRAINAGE PLANS SHALL BE REVIEWED AND APPROVED BY THE PROJECT GEOTECHNICAL ENGINEER.

NOTICE TO CONTRACTORS

CONTRACTOR TO NOTIFY U.S.A. (UNDERGROUND SERVICE ALERT) AT 800-227-2600 A MINIMUM OF 2 WORKING DAYS BEFORE BEGINNING UNDER-GROUND WORK FOR VERIFICATION OF THE LOCATION AND DEPTH OF UNDERGROUND UTILITIES.

CALL BEFORE YOU DIG. 1-800-227-2600 UNDERGROUND SERVICE ALERT

SMP ENGINEERS
CIVIL ENGINEERS
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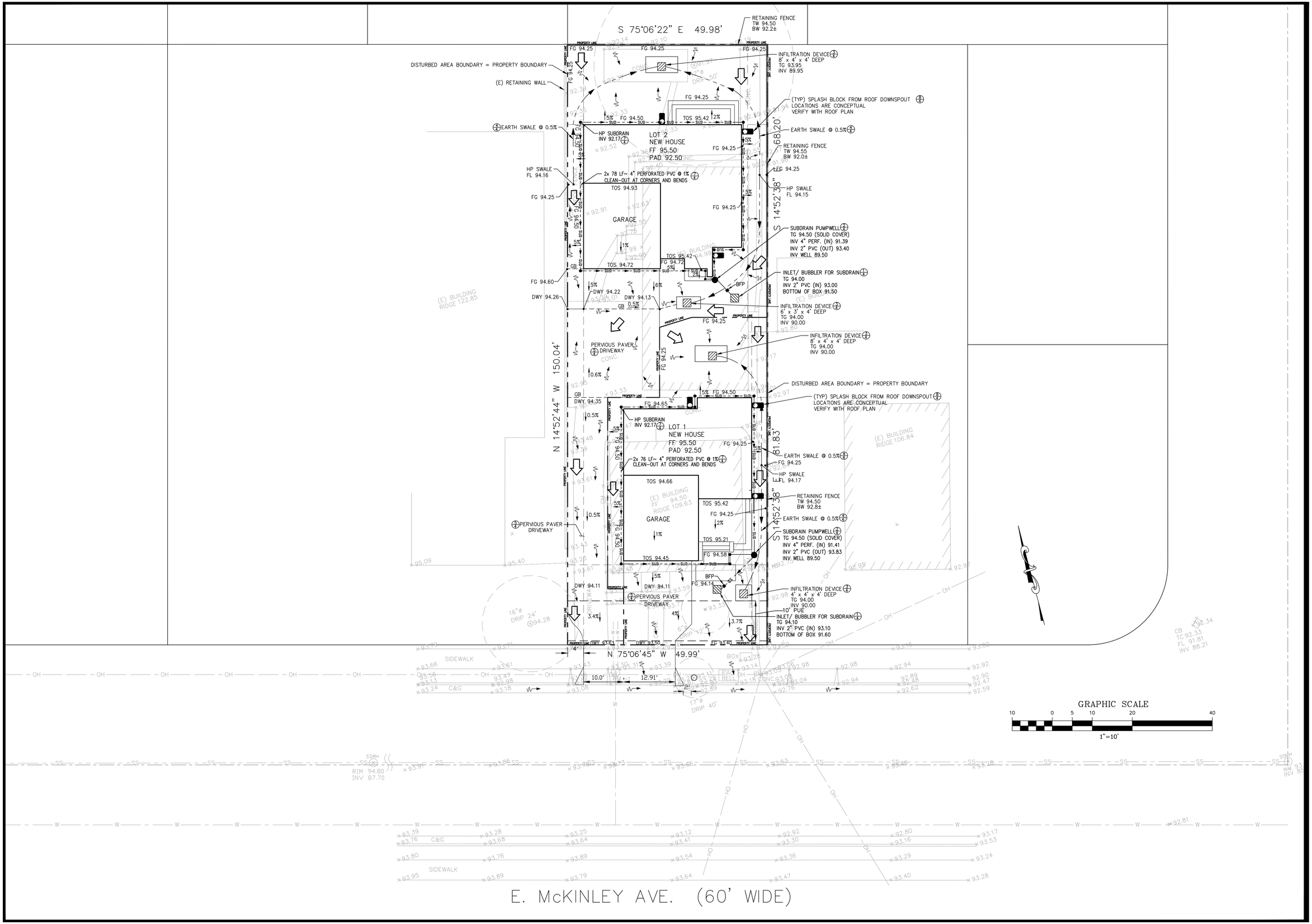
OWNER/APPLICANT:

GRADING AND DRAINAGE PLANS
TWO (2) LOT SUBDIVISION
APN: 209-11-047
485 AND 487 E. MCKINLEY AVE. SUNNYVALE, CA 94087
COVER SHEET

Revisions:

REGISTERED PROFESSIONAL ENGINEER SAEID RAZAVI EXPIRES 12-31-2018 No. C52724 CIVIL STATE OF CALIFORNIA

Date: 8/22/2017
Scale: NTS
Prepared by: K.A.
Checked by: S.R.
Job #: 217041
Sheet: 1 OF 4
C-1



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GRADING AND DRAINAGE PLANS
TWO (2) LOT SUBDIVISION
APN: 209-11-047
485 AND 487 E. MCKINLEY AVE. SUNNYVALE, CA 94087
GRADING AND DRAINAGE PLAN

Revisions:

REGISTERED PROFESSIONAL ENGINEER
SAEID RAZAVI
EXPIRES 12-31-2018
No. C52724
CIVIL
STATE OF CALIFORNIA

Date: 8/22/2017
Scale: 1"=10'
Prepared by: K.A.
Checked by: S.R.
Job #: 217041

Sheet: 2 OF 4
C-2

This form is required for all landscaping projects requiring review and approval by the Planning Division. For more details on landscaping, irrigation and usable open space requirements, see SMC 19.37.

PROJECT INFORMATION

Site Address: 485 E. McKinley, Sunnyvale

APN: 209-11-047 | Zoning:

Planning Project #:

Total Project Landscaped Area (sq. ft.):
977 sf

Check all that apply to the project:
X Single-Family/Duplex ❑ Multifamily ❑ Nonresidential

% Native, low water or no water use plants installed:
93%

Landscaped area means a portion of a site planted with vegetation utilized for screening or ornamentation. Landscaped areas may include decorative rock or stone, provided that such materials are incidental and do not comprise more than thirty percent of the area. For purposes of computation of landscaped area as that term is used in this title, automobile parking areas, storage areas, vehicular ways and specifically permitted unenclosed uses shall not be considered as landscaping.

Turf means a ground cover surface of mowed grass.

Special landscaped area means an area of the landscaping dedicated solely to edible plants, recreational areas, areas irrigated with recycled water, water features using recycled water, and areas dedicated to active play such as parks, sports fields, golf courses, and where turf provides a playing surface.

APPLICANT INFORMATION

***Note: The landscaping and irrigation plans shall be prepared by, and bear the signature of, a **certified professional**, unless the total landscaped area is less than 2,500 square feet.*

Name: Gregory Lewis
Phone: (831) 425-4747
Email: lewislandscape@sbcglobal.net
Certified Professional Name (if different from applicant): Gregory Lewis – Landscape Architect
License or Certification #: 2176

CERTIFICATION

I am aware of available informational resources regarding native and water-wise plants, irrigation efficiency, and other aspects of water-efficient landscaping. I certify that the information provided on this checklist is correct, and that the landscaping project meets the specified requirements of Chapter 19.37 of the Sunnyvale Municipal Code.

APPLICANT SIGNATURE: GregLewis DATE: 10/10/17

COMPLIANCE CHECKLIST

REQUIREMENT		PROJECT COMPLIANCE (Applicant to complete)	STAFF REVIEW
Water Efficiency Design	Landscaping design and plant selection is based on one of two options: • **Option 1:** No turf/lawn or high water use plants; at least 80% of plants installed are native, low water or no water use plants. • **Option 2:** Landscaping design is based on water budget calculations.	✠ Option 1 Option 2. Completed Water Budget Calculation Worksheets included.	❑
Plant Material	Variety - Landscaping includes trees, shrubs, vines, flower, ground covers or a combination	☒ Yes	❑
	Size - Proposed plants are sized and spaced to achieve immediate effect in accordance w/ horticultural industry practices	☒ Yes	❑

Page 1 of 2

COMPLIANCE CHECKLIST (continued)

REQUIREMENT		PROJECT COMPLIANCE (Applicant to complete)	STAFF REVIEW
Trees	One (1) tree per 1,000 sq. ft. of required landscaped area (per SMC 19.37.040) in addition to required parking lot shading trees	☒ Yes Existing trees saved ☐ Not applicable	❑
	"Protected trees." (SMC 19.94.030) proposed for removal will be replaced per City's Tree Replacement Policy	☐ Yes ☒ Not applicable none remov	❑
Turf/Lawn (Option 2 - Water Budget Calc. Only)	Turf is tall fescue or similar	☐ Yes ☒ Not applicable	❑
	Turf is planted on slope < 10% if slope is adjacent to hardscape	☐ Yes	
	No turf in areas less than 10 ft. wide adjacent to impervious area	☐ Yes	
Hydrozones	Plants with similar water needs are grouped together	☒ Yes	❑
	Areas that mix plants with different water needs are captured in the water budget calculations, except that high water use plants are not mixed with low water use plants	☒ Yes ☐ Not applicable	❑
	Water features not using recycled water and any pools/spas are included in the high water use hydrozone	☐ Yes ☒ Not applicable	❑
Soil Management	Mulch will cover all exposed soil areas at a min. depth of 3 inches	☒ Yes	❑
	Soils will be amended for selected plants and compacted soils will be transformed into a friable condition	☒ Yes	❑
	Compost will be incorporated at a minimum 4 cubic yards per 1,000 sq. ft. to a depth of 6 inches	☒ Yes	❑
	Grading is designed to minimize soil erosion, runoff and water waste	☒ Yes	❑
Water Features	Uses recirculating water system; uses recycled water if available	☐ Yes ☒ Not applicable	❑
Pools/Spas (Option 2 - Water Budget Calc. Only)	Included in high water use hydrozone and will include a cover	☐ Yes ☒ Not applicable	❑
Irrigation System Design	All landscaped areas will have a permanent irrigation system (required for all projects except for single-family and duplex)	☒ Yes ☐ Not applicable	❑
	Designed and will be maintained to meet or exceed 81% irrigation efficiency for drop systems and 75% efficiency for overhead spray	☒ Yes ☐ Not applicable	❑
	Drip irrigation (non-spray) used for trees, shrubs, mulched areas, areas with slope >10% and areas less than 10 ft. wide	☒ Yes ☐ Not applicable	❑
	If used, overhead spray irrigation is used for clustered shrubs and turf areas at least 10 ft. wide, and devices meet ANSI Landscape Irrigation Sprinkler and Emitter Standards	☐ Yes ☒ Not applicable	❑
	Valves and control circuits are separated based on water needs of a hydrozone and master and manual shut-off valves are incorporated	☒ Yes ☐ Not applicable	❑
	Irrigation controllers utilizing evapotranspiration or soil moisture sensor data and capable of dual or multiple programming are used	☒ Yes ☐ Not applicable	❑
	Sensors that suspend irrigation during unfavorable weather conditions or if the soil is still moist are incorporated	☒ Yes ☐ Not applicable	❑
	Pressure regulators are incorporated if the water pressure does not meet the recommended pressure of the devices	☒ Yes ☐ Not applicable	❑
	Flow sensors installed for any landscaped areas 5,000 sq. ft. or larger	☐ Yes ☒ Not applicable	❑
	Irrigation controllers and backflow devices are screened from public view	☒ Yes in fenced rear yards ☐ Not applicable	❑

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 12:30 p.m. and 1:00 to 5:00 p.m.
www.SunnyvalePlanning.com / www.SunnyvaleBuilding.com

Page 2 of 2

This form is required for all landscaping projects requiring review and approval by the Planning Division. For more details on landscaping, irrigation and usable open space requirements, see SMC 19.37.

PROJECT INFORMATION

Site Address: 487 E. McKinley, Sunnyvale

APN: 209-11-047 | Zoning:

Planning Project #:

Total Project Landscaped Area (sq. ft.):
~~1157 sf~~ 1070 sf

Check all that apply to the project:
X Single-Family/Duplex ❑ Multifamily ❑ Nonresidential

% Native, low water or no water use plants installed:
~~39%~~ 85%

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	Areas that mix plants with different water needs are captured in the water budget calculations, except that high water use plants are not mixed with low water use plants	☒ Yes ☐ Not applicable	❑
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	Soils will be amended for selected plants and compacted soils will be transformed into a friable condition	☒ Yes	❑
	Compost will be incorporated at a minimum 4 cubic yards per 1,000 sq. ft. to a depth of 6 inches	☒ Yes	❑
	Grading is designed to minimize soil erosion, runoff and water waste	☒ Yes	❑
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	Valves and control circuits are separated based on water needs of a hydrozone and master and manual shut-off valves are incorporated	☒ Yes ☐ Not applicable	❑
	Irrigation controllers utilizing evapotranspiration or soil moisture sensor data and capable of dual or multiple programming are used	☒ Yes ☐ Not applicable	❑
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	Pressure regulators are incorporated if the water pressure does not meet the recommended pressure of the devices	☒ Yes ☐ Not applicable	❑
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MAXIMUM APPLIED WATER ALLOWANCE — PROJECT #:

MAWA = (ETo) x (0.62) x [(0.7 x LA)+(0.3 x SLA)]

ETo**	San Jose (Sunnyvale)	
	45.30	ETo (inches/year)
Enter total project Landscaped Area	1,070.00	LA (square feet)
Enter Special Landscaped Area		SLA (square feet)
RESULTS:		
	21,036.41	MAWA (gallons/year)

** Eto Values derived from Appendix A of the CA Model Water Efficient Landscape Ordinance, CA Dept. of Water Resources

MAWA= Maximum applied water allowance (gallons per year)
ETo = Reference Evapotranspiration (inches per year)
0.7 = ET Adjustment Factor (ETAF)
LA = Planted landscaped area including SLA and not including hardscapes. Also include surface area of water features not using recycled water.
0.62 = Conversion Factor (to gallons per square foot)
SLA = Portion of the Landscaped Area identified as Special Landscaped Area. Also include surface area of water features using recycled water.
0.3 = The additional ET Adjustment Factor for SLA (1.0 - 0.7 = 0.3)

ESTIMATED TOTAL WATER USE — PROJECT #:

ETWU = (ETo) x (0.62) x [(PF x HA)/IE + SLA]

Irrigation Efficiency Value = 0.7 default (minimum) value

Plant Water Use Type	Plant Factor
Low	0 - 0.3
Moderate	0.4 - 0.6
High	0.7 - 1.0
Water Feature (High)	1.0
SLA	1.0

ETWU = Estimated total water use per year (gallons per year)
ETo = Reference Evapotranspiration (inches per year)
PF = Plant Factor from WUCOLS* or equivalent reference subject to approval
HA = Hydrozone Area (square feet)
SLA = Special Landscaped Area (square feet)
0.62 = Conversion Factor (to gallons per square foot)
IE = Irrigation Efficiency (minimum 0.7)

HYDROZONE TABLE

Hydrozone	Plant Water Use Type(s) (low, moderate, high)	Plant Factor (PF)	Irrigation Type	Hydrozone Area (HA) (sq ft)	PF x HA (sq ft)
1 - valve 4,6	low	0.3	drip	906	272
2 - valve 7	med	0.5	drip	64	32
3 - valve 5	high	0.8	spray	100	80
	SLA	1		0	
		Sum		1,157	410

RESULTS				
MAWA =	22,747	ETWU =	16,446	gallons/year

ETWU must be less than or equal to MAWA

ETWU complies with MAWA

MAWA and ETWU for 487 E. McKinley
Option 2

Cover Sheet/Checklists

Revision
1 8/9/17 City comments Site Plan revised
2 City comments Site Plan revised
3 11/7/17 Site Plan revised slightly

GREGORY LEWIS LANDSCAPE ARCHITECT #2176
736 Park Way Santa Cruz, CA 95065 (831) 425-4747
lewislandscape@sbcglobal.net

LICENSED LANDSCAPE ARCHITECT GREGORY LEWIS No. 2176 Greg Lewis Exp. 1/30/2018 11/7/17 STATE OF CALIFORNIA

New Residence
485 & 487 E. McKinley Ave., Sunnyvale, CA

Date 5/9/17
Scale As Noted
Drawn Greg
Job
Sheet L0
of 5

Plant Legend

KEY	SIZE	BOTANICAL NAME	COMMON NAME
MEDIUM SHRUBS			
RC	5	Rhaphiolepis minor	India Hawthorne
MC	5	Myrtus communis	Myrtle
PT	5	Pittosporum tobira	
LC	5	Loropetalum razzleberry	
AE	5	Aspidistra elatoir	Cast Iron Plant
CC	5	Clytostoma callistigoides - trained on fence	Lavender Trumpet Vine
GROUND COVERS			
LB	1	Lomandra Breeze	
DV	1	Dietes vegeta	Fortnight Lily
SL	1	Salvia leucantha	Mexican Sage
LAWN	sod	Turf tall fescue with 2x4 rough redwood header	

Landscape Site Legend

1. 6 foot high solid wood good neighbor fence - replace any existing fence not in good condition
2. 6 foot high solid wood fence
3. 6 foot high x 3 foot wide gate
4. Driveway - Permeable Pavers
5. Walkway - Permeable Pavers
6. Entry Walkway - Permeable Pavers
7. Permeable pavers or gravel for rear patios

Tree Protection Measures

1 See the arborist report by Kielty Arborist Services (650) 515-9783 kkarbor0476@yahoo.com for the most detailed and current tree protection measures.

2 Prior to issuance of demolition permit existing trees that are to remain and be saved are to be protected with tree protection fencing made from 5 foot high chain link fence with steel stakes driven into ground. Install this fence as shown on the arborist tree protection measures in the arborist report. Do not remove protection fencing until all building construction is completed unless approved by certified arborist.
If possible put tree protection fencing at the edge of tree drip line. If access is required under drip line for construction install 6 inches of coarse wood chips (and plywood if possible) to protect the roots from compaction.
3 Do not park or store materials under existing tree canopies. Do not dump any solid or liquid construction waste under tree canopies. Do not allow rain or irrigation to puddle for more than a few hours under existing tree canopies.
4 Any pruning of trees to be done by experienced and trained tree workers and supervised by a consulting arborist.
5 Make sure tree is irrigated during construction during the dry time of the year
6 Do not trench under existing tree canopies. If there is no alternative use an air spade or do it by hand under the supervision of a consulting arborist.

Landscape Notes

1 See sheets L3 and L4 for Planting and Irrigation Details and Specs.
2 Exact location of plants on site to be adjusted so as to best coordinate with irrigation component locations, lights, drainage features, and swales
3 Use 3 inch deep mulch in all planting areas. Provide owner with different mulch samples and prices including Redwood Chip from Reuser in Cloverdale, and Mahogany colored Wonder Mulch from Vision Recycling in Fremont.
4 Install plants for all plant circles shown on the plan even if they aren't labeled. Call for clarification. For bidding purposes, if no one is available to answer questions, assume that any plant circle scaled less than 8' wide is 5 gal. size and any circle scaled larger is 15 gal. size
5 The plan is schematic. Don't install plants too close to edges of paving or buildings. Keep valves and quick couplers away from trees.
6 The plants will do much better if efforts to uncompact soil that has is compacted during building construction. Do not do excessive digging under existing tree canopies.
7 Height of structures and vegetation are limited to 3.5 feet within vision triangle at driveway

Max. Paved Surfaces

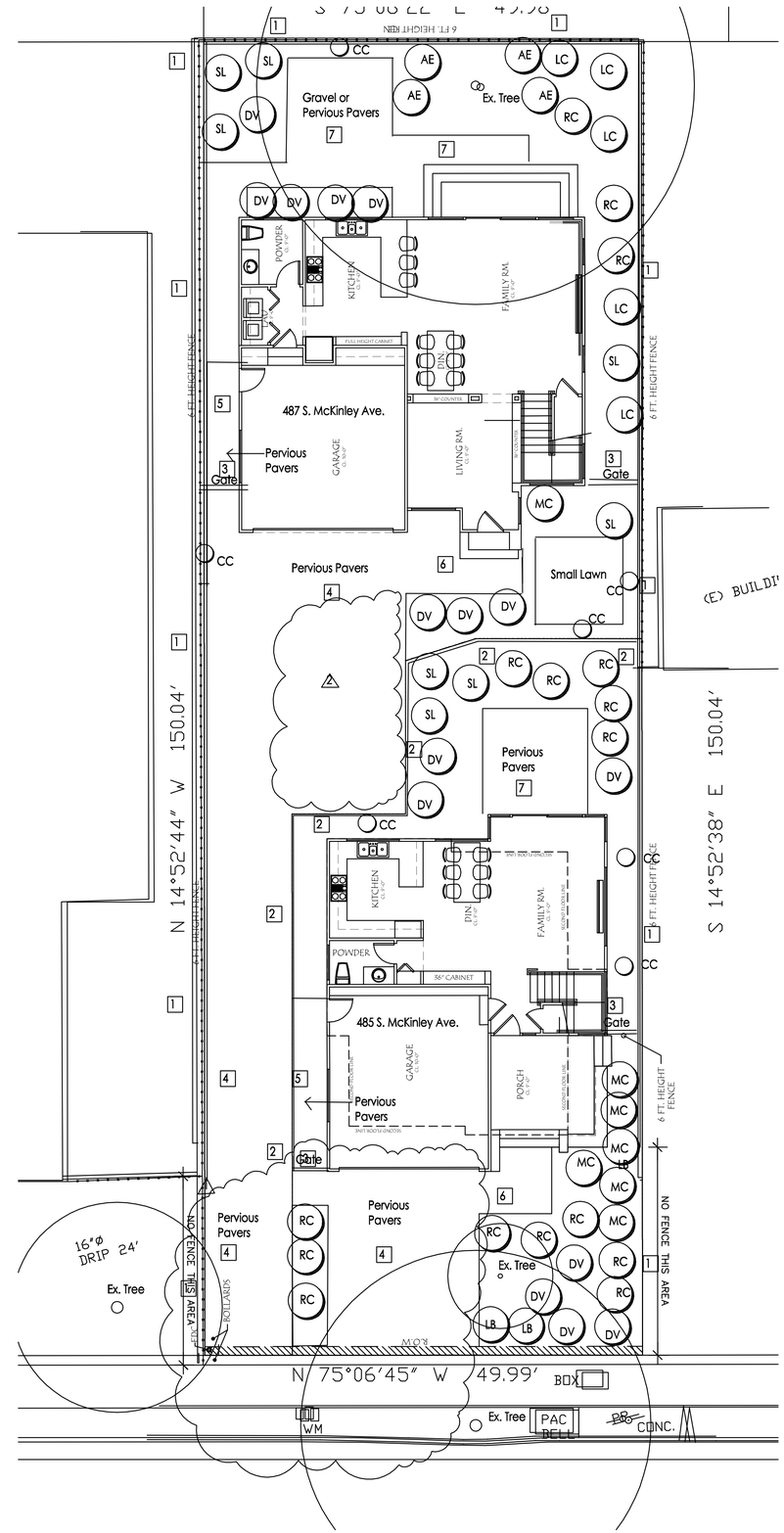
Maximum paved surfaces in front yard setback are limited to 50% paved surface including driveway

2

Total front yard setback area = 800 sq.ft. (20x40')
485 McKinley

Total paved surface including driveway = 396 sq.ft. (49.5%)

Driveway for 487 S. McKinley in 20' front yard setback is not counted.



"I have complied with the criteria of the MWELO Ordinance and applied them accordingly for the efficient use of water in the landscape design plan"
Greg Lewis - Landscape Architect 11-7-17
Greg Lewis 11/7/17

Landscape Site/Planting Plan

1/8"=1'-0"
0' 8' 16'

Revision
1 8/9/17 City comments Site Plan revised
2 City comments Site Plan revised
3 11/7/17 Site Plan revised slightly

GREGORY LEWIS LANDSCAPE ARCHITECT #2176
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LICENSED LANDSCAPE ARCHITECT GREGORY LEWIS No. 2176 Greg Lewis Expires 1/30/2018 11/7/17 STATE OF CALIFORNIA

New Residence
485 & 487 E. McKinley Ave., Sunnyvale, CA

Date	5/9/17
Scale	As Noted
Drawn	Greg
Job	
Sheet	L1
of	5