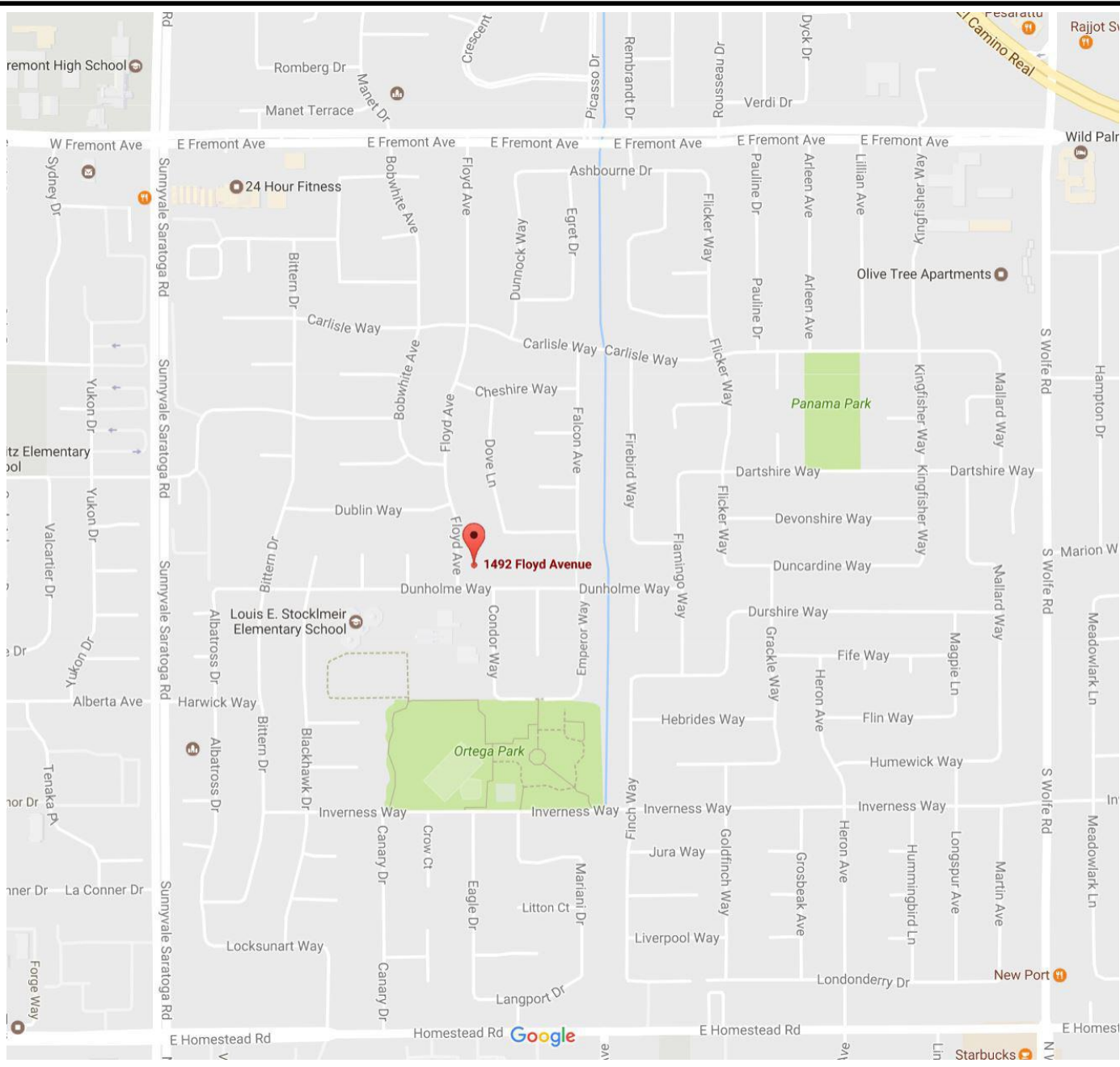




- Automatic fire sprinkler systems shall be installed in accordance with NFPA 13D.
- Fast response fire sprinkler heads shall be installed in habitable spaces.
- The automatic fire sprinkler system shall be installed by a licensed (C-16) contractor, who shall have a City of Sunnyvale Business License and proof of worker's compensation insurance.
- Diagram of the residential water supply valves (see reverse side of this page for sample)
- Three complete sets of fire sprinkler plans and calculations (wet signed and stamped by the design professional) shall be submitted for a 21 day plan review at the One Stop Permit Center. Plans and calculations shall be reviewed and permit issued prior to installation.

The plans for fire sprinkler systems shall be designed by a licensed fire sprinkler contractor (C-16) and submitted for review and approval independently from the building permit plans.

When automatic fire sprinklers are installed, the existing water meter may be required to be upgraded by the local water jurisdiction (California Water Service or City of Sunnyvale). The domestic water line from the water meter to the residence may need to be increased in size to accommodate the fire sprinkler system.



VICINITY MAP

A.P.N.: 309 - 16 - 009
ZONING: R - O
LOT SIZE: 10,028 S.F.
NEW HOUSE:
PLANNING DEPT. F.A.R. - SEE A-6
FIRST FLOOR = 2,926.69
SECOND FLOOR = 1,575.23
TOTAL F.A.R HOUSE = 4,501.92 S.F.

COVERED FRONT PORCH: 115.06 S.F.
F.A.R. ALLOWED: 10,028 X .45 = 4,512 S.F.
PROPOSED: 4,501.92 = 44.8%
LOT COV. ALLOWED: 10,028 X .40 = 4,011 S.F.
PROPOSED: 3,041.75 = 30.3%

TYPE OF CONSTRUCTION: VB
OCCUPANCY GROUP: R-3, U
THIS PROJECT SHALL COMPLY WITH 2016 CBC, CRC, CMC, CPC, CEC, CFC, CAL GREEN, CAL ENERGY CODE, AND LOCAL ORD.

SITE DATA

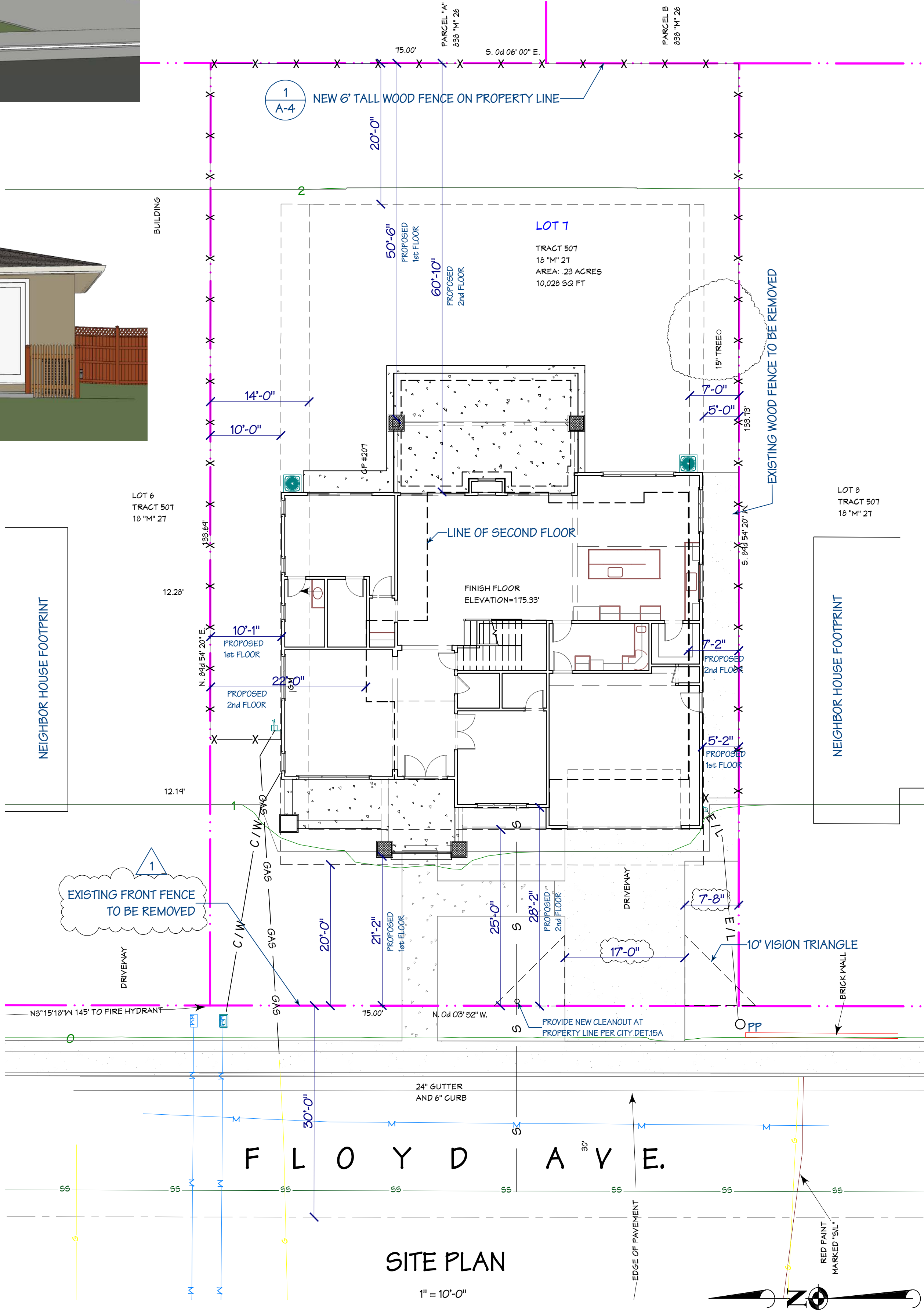
SHEET INDEX

- A-1 SITE PLAN
- A-1.5 DEMO SITE PLAN
- A-2 FIRST FLOOR PLAN
- A-3 SECOND FLOOR PLAN
- A-4 ELEVATIONS
- A-5 ELEVATION, SECTIONS
- A-6 SHADOW STUDY, STREETScape, ROOF PLAN
- A-7 CAL GREEN, AREA CALCULATIONS
- L-1 HARDSCAPE PLAN
- L-2 IRRIGATION PLAN
- L-3 HYDROZONE PLAN
- L-4 PLANTING PLAN
- TOPO SURVEY

PROJECT DATA TABLE

	EXISTING	PROPOSED	REQUIRED/ PERMITTED
General Plan	Low Density Residential	Same	--
Zoning District	R-O	Same	--
Lot Size (s.f.)	10,028 s.f.	Same	6,000 s.f. min.
Gross Floor Area (s.f.)	1,148 s.f.	4,616 s.f. (incl 115 s.f. front porch)	3,600 s.f. threshold (For Planning Commission Review)
Lot Coverage	11.5%	30.3%	40% max.
Floor Area Ratio (FAR%)	11.5%	44.8% (4,501 s.f.)	45% threshold (For Planning Commission Review)
Building Height	15'	29'6"	30'-0" max.
No. of Stories	1	2	2 max.
Setbacks			
First Floor			
Front	27'-0"	20'-0"	20'-0" min.
Side (Left/right)	L - 12'/R-24'	L-10'-1"/R-5'-2"	4'-0" min.
Combined - Total Sides	36'	15'-3"	20% of 75' = 15'-0" min.
Rear	69'-0"	50'-6"	20'-0" min.
Second Floor			
Front	--	28'-2"	25'-0" min.
Side	--	L - 22'/R-7'-2"	7'-0" min.
Combined/Total Side	--	29'-2"	21'-0" min.
Rear	--	60'-10"	20'-0" min.
Parking			
Covered	--	2	2 min.
Uncovered	4	2	2 min.
Total Spaces	4	4	4 min.

★ Starred items indicate deviations from Sunnyvale Municipal Code requirement



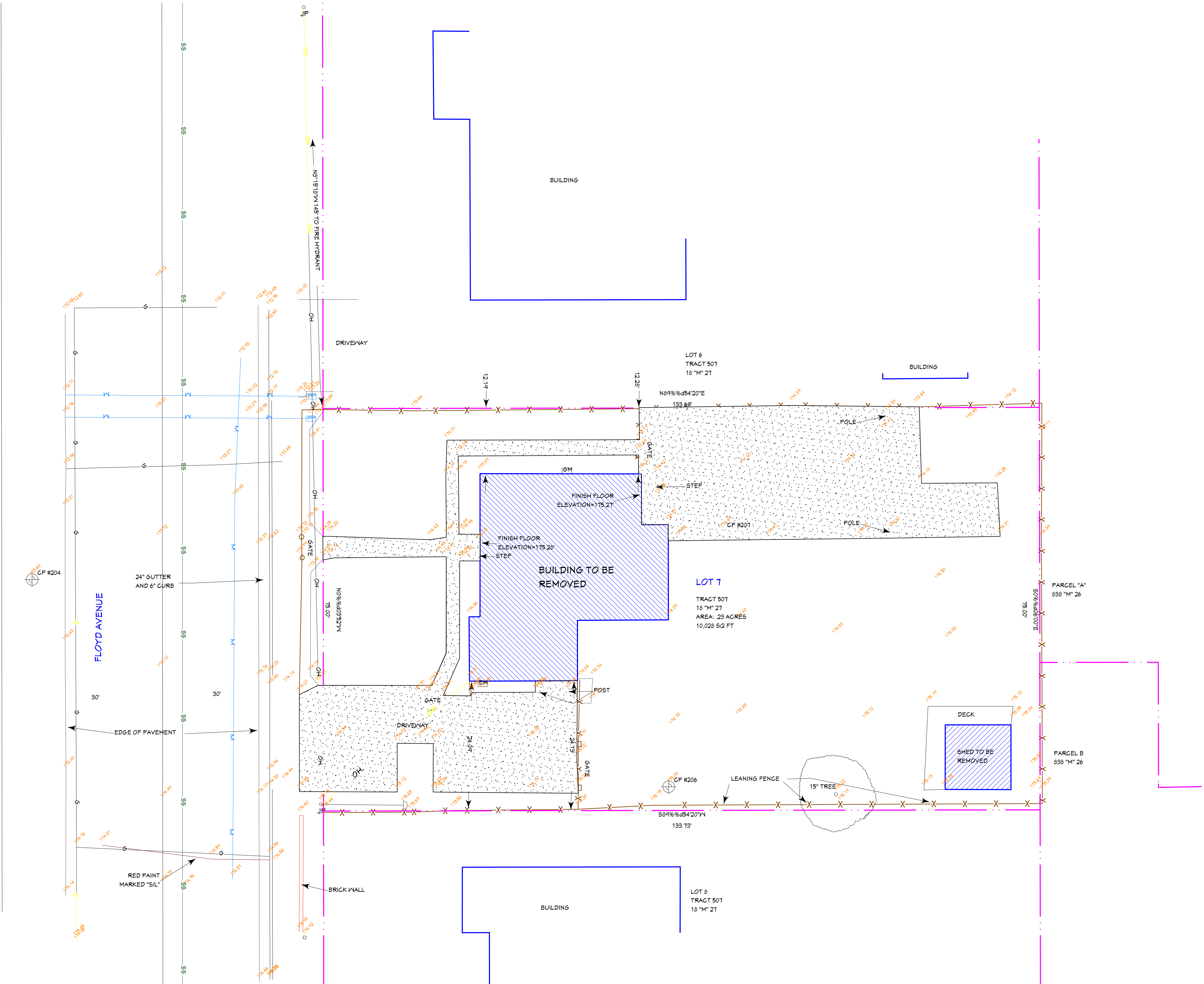
REVISIONS	BY
PLANNING 9-26-17	1
PLANNING 12-20-17	2

RICHARD A. HARTMAN
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HometecArch@gmail.com

HOMETEC
ARCHITECTURE, INC.
619 NORTH FIRST STREET, SAN JOSE, CA 95112

NEW HOME FOR:
HESTIA HOME, LLC
1492 FLOYD AVENUE, SUNNYVALE, CA. 94087

Date	7 - 27 - 17
Scale	1" = 10'-0"
Drawn	RAH
Job	17-008
Sheet	A-1
of	Sheets



DEMO SITE PLAN

1" = 10'-0"



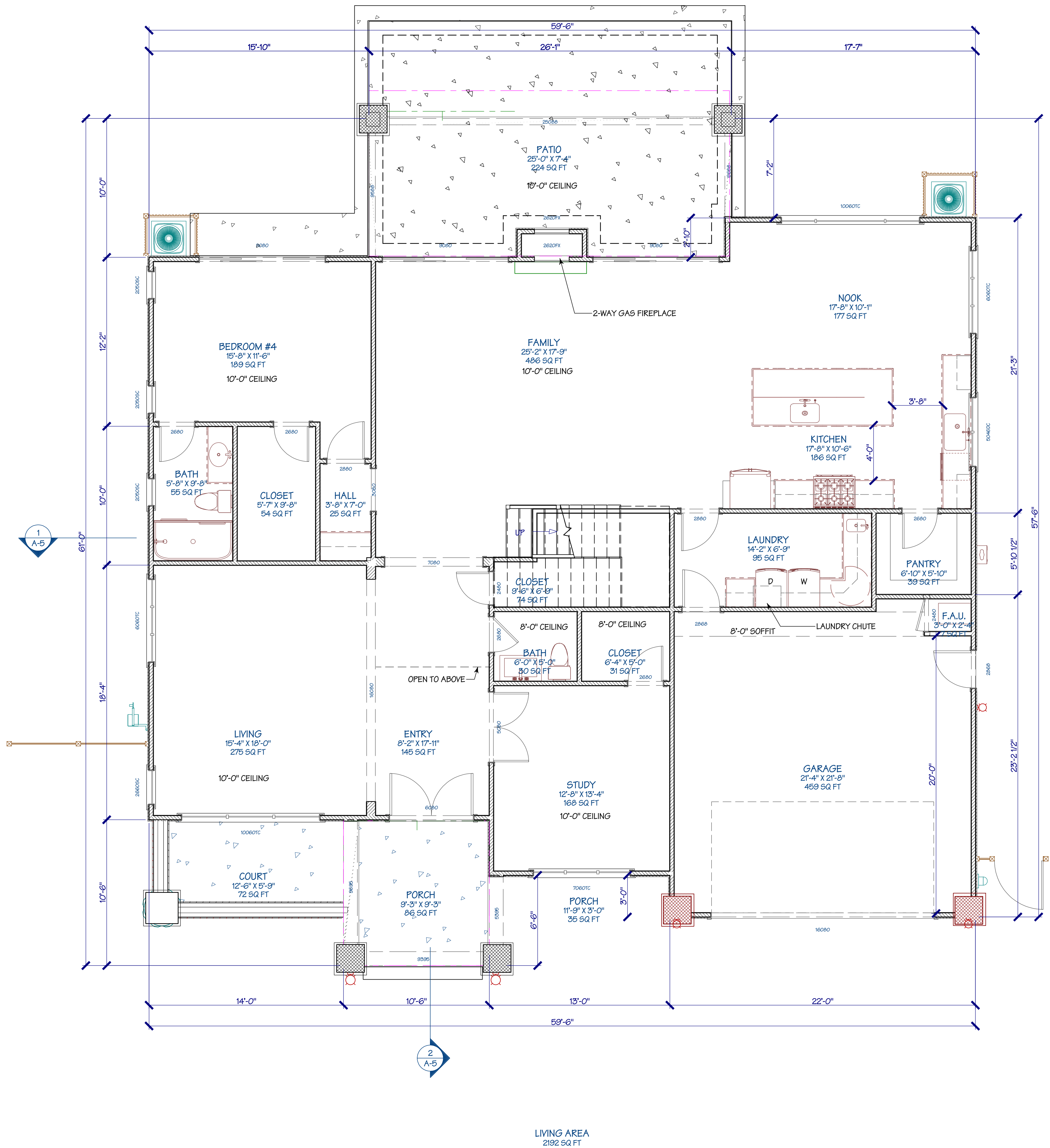
REVISIONS	BY
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Date	7 - 27 - 17
Scale	1/4" = 1'-0"
Drawn	RAH
Job	17-008
Sheet	A-1.5
of	Sheets



NEW FIRST FLOOR PLAN

FIRST FLOOR = 2,198
SECOND FLOOR = 1,581
GARAGE = 488
FRONT COVERED PORCH = 115
REAR COVERED PATIO = 260

REVISIONS	BY
PLANNING 9-26-17	1
PLANNING 12-20-17	2

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of	Sheets



REVISIONS	BY
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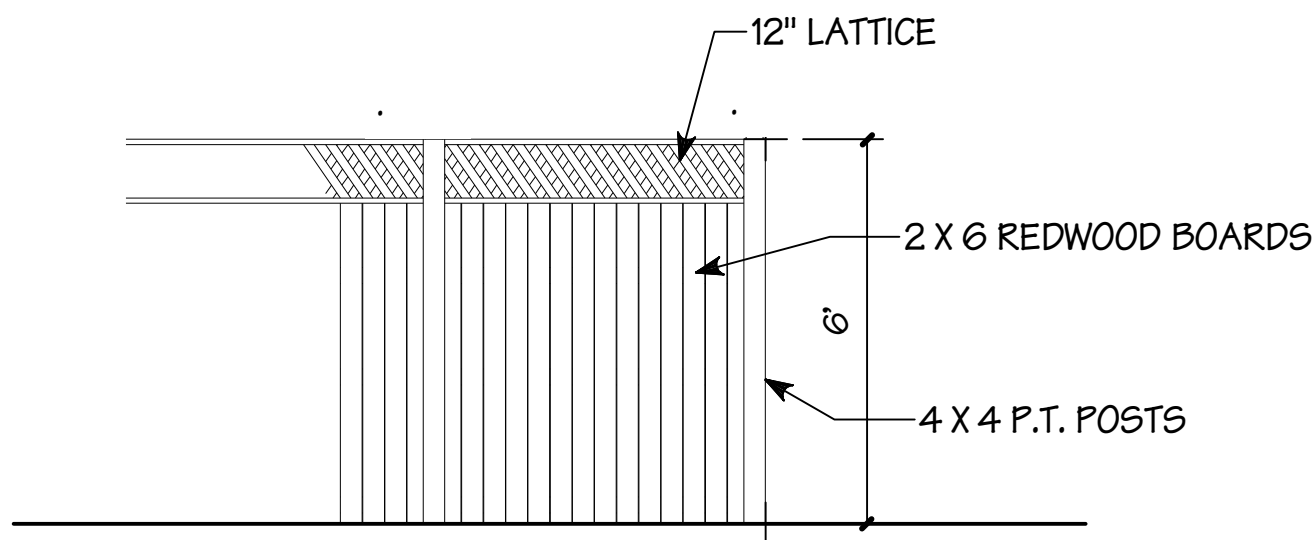
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Job	17-008
Sheet	A-4
of	Sheets



1 NEW WOOD FENCE



WEST ELEVATION



NORTH ELEVATION

7/8" (3) COAT STUCCO OVER METAL LATH OVER (2) LAYERS GRADE "D" BUILDING PAPER (PER C.B.C. 2512)

26 GA. GALV. WEEP SCREED, 4" MIN. ABOVE GRADE, 2" MIN ABOVE CONCRETE (TYP.)



EAST ELEVATION

REVISIONS	BY
PLANNING 9-26-17	1
PLANNING 12-20-17	2

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619 NORTH FIRST STREET, SAN JOSE, CA 95112



1 SECTION



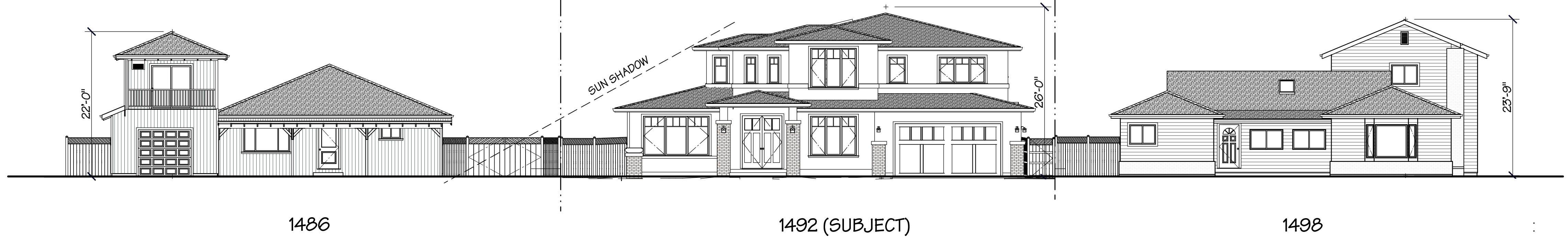
SOUTH ELEVATION



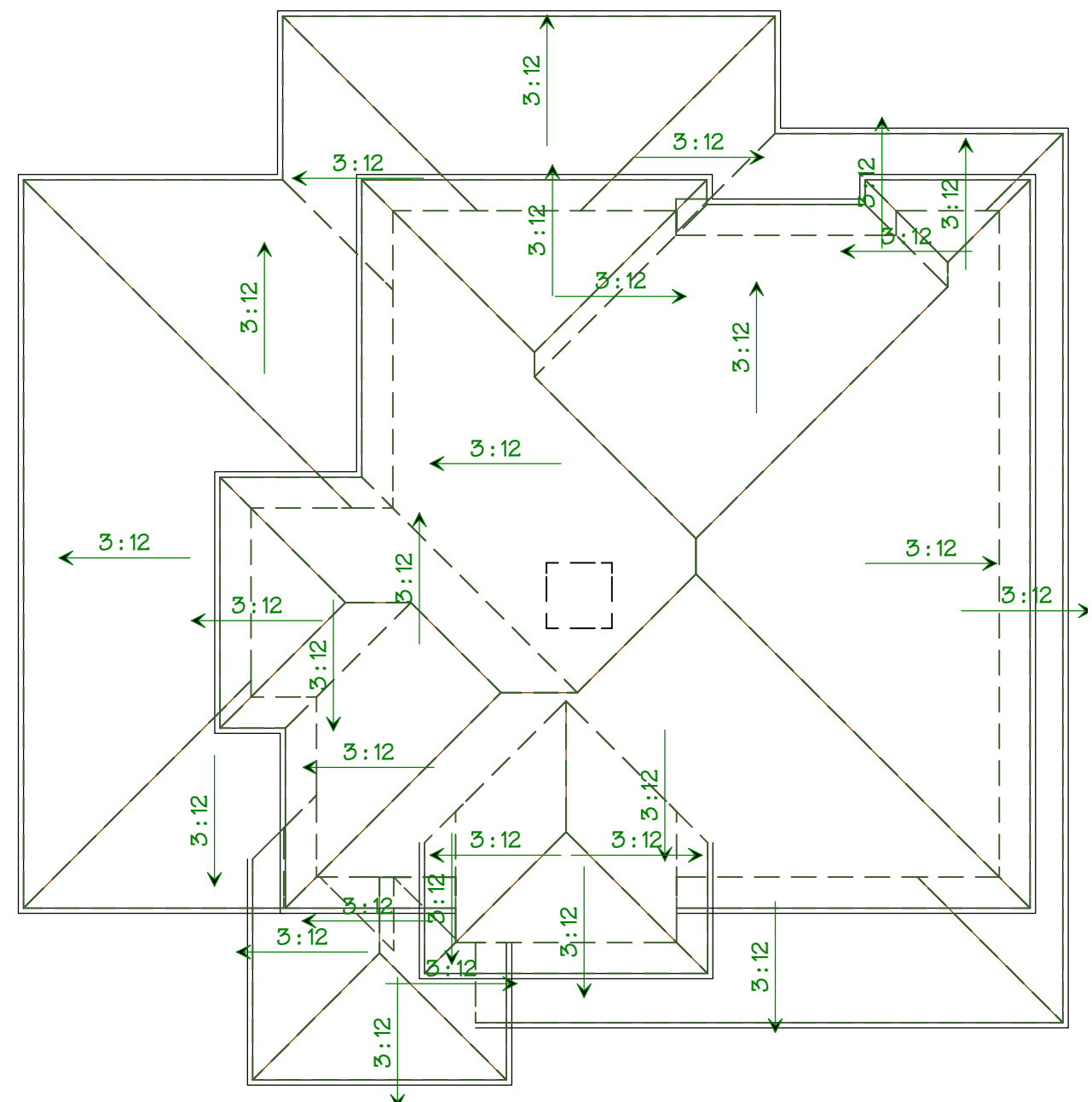
2 SECTION

NEW HOME FOR:
HESTIA HOME, LLC
1492 FLOYD AVENUE, SUNNYVALE, CA 94087

Date	7 - 27 - 17
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Drawn	RAH
Job	17-008
Sheet	A-5
of	Sheets

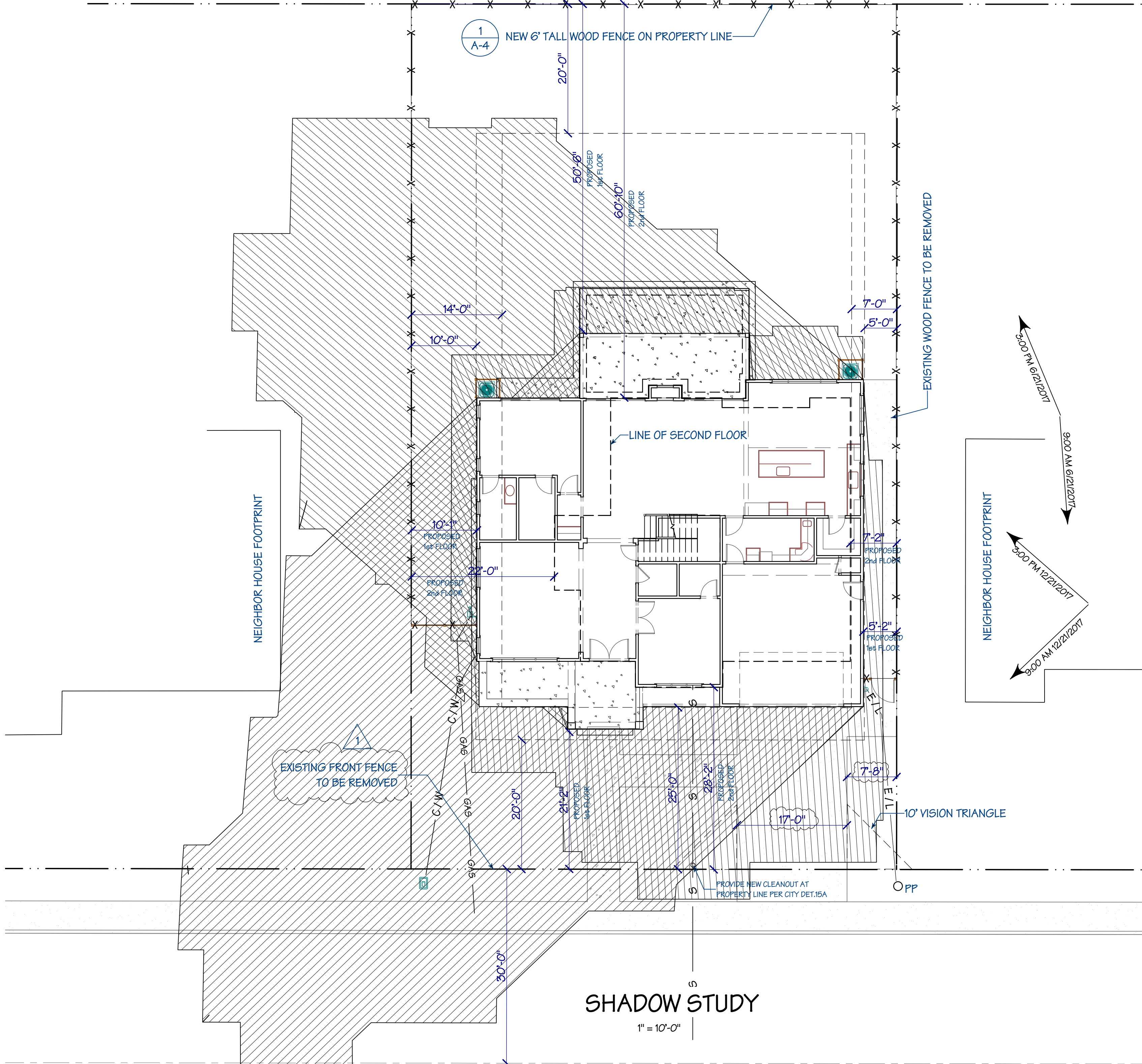


STREET-SCAPE



ROOF PLAN
1" = 10'-0"

SECOND FLOOR ROOF
FIRST FLOOR ROOF



SHADOW STUDY
1" = 10'-0"

REVISIONS	BY
PLANNING 9-26-17	1
PLANNING 12-20-17	2

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Job	17-008
Sheet	A-6
of	Sheets



CALGREEN MANDATORY CHECKLIST
RESIDENTIAL PROJECTS

THESE REQUIREMENTS APPLY TO BUILDING PERMITS SUBMITTED ON OR AFTER JANUARY 1, 2017

Following is a standardized checklist of the 2016 California Green Building Standards Code (CalGreen) requirements that may be used to demonstrate compliance with the CalGreen Mandatory Measures (chapter 4). This checklist is required for all new buildings and additions/alterations that increase the building's conditioned area. The requirements shall apply only to and/or within the specific area of the addition or alteration.

CALGreen Reference	Description	Designer's Comments with Plan Sheet Reference	City Use Only Field Insp. Verification
4.1 Planning and Design	4.106.2 Storm water drainage and retention during construction. A plan is developed and implemented to manage storm water drainage during construction.	A-1	Initials: Date:
4.1 Planning and Design	4.106.3 Grading and paving. Construction plans shall indicate how site grading or a drainage system will manage all surface water flows keep water from entering buildings.	A-1	Initials: Date:
4.1 Planning and Design	4.106.4 EV Charging. Provide capability for electric vehicle charging in one- and two-family dwellings and in townhouses with attached private garages; and 12.5% of total parking spaces, as specified, for multi-family dwellings.	A-2	Initials: Date:
4.3 Energy Efficiency	4.201.1 Scope Building meets or exceeds the requirements of the California Building Energy Efficiency Standards	T24-1	Initials: Date:

4.3 Water Efficiency and Conservation	4.303.1 Water conserving plumbing fixtures and fittings. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) installed in residential buildings shall comply with the prescriptive requirements of Sections 4303.1.1 through 4303.1.4.4. 4.303.1.1 Water closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-type Toilets. Note: The effective flush volume of dual flush toilets is defined as the composite, average t1ush volume of two reduced flushes and one full flush. 4.303.1.2 Urinals. The effective flush volume of wall mounted urinals shall not exceed 0.125 gallons per flush. The effective flush volume of all other urinals shall not exceed 0.5 gallons per flush. 4.303.1.3 Showerheads. 4.303.1.3.1 Single showerhead. Showerheads shall have a maximum flow rate of not more than 2.0 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads. 4.303.1.3.2 Multiple showerheads serving one shower. When a shower is served by more than one showerhead, the combined flow rate of all showerheads and/or other shower outlets controlled by a single valve shall not exceed 2.0 gallons per minute at 80 psi, or the shower shall be designed to allow only one shower outlet to be in operation at a time. Note: A hand-held shower shall be considered a Showerhead. 4.303.1.4 Faucets. 4.303.1.4.1 Residential lavatory faucets. The maximum flow rate of residential lavatory faucets shall not exceed 1.2 gallons per minute at 60 psi. The minimum flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 20 psi. 4.303.1.4.2 Lavatory faucets in common and public use areas. The maximum flow rate of lavatory faucets installed in common and public use areas (outside of dwellings or sleeping units) in residential buildings shall not exceed 0.5 gallons per minute at 60 psi. 4.303.1.4.3 Metering faucets. Metering faucets when installed in residential buildings shall not deliver more than 0.25 gallons per cycle. 4.303.1.4.4 Kitchen faucets. The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi. Note: Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.	A-2	Initials: Date:
4.3 Water Efficiency and Conservation	4.303.2 Standards for plumbing fixtures and fittings. Plumbing fixtures and fittings required in Section 4.303.1 shall be installed in accordance with the California Plumbing Code, and shall meet the applicable referenced standards.	A-2	Initials: Date:

One-Stop Permit Center - City Hall - 456 W. Olive Avenue - (408) 730-7444
Building and Planning Division staff are available 8:00 a.m. - 12:30p.m. and 1:00pm - 5:00 p.m.
www.SunnyvaleBuilding.com / www.SunnyvalePlanning.com

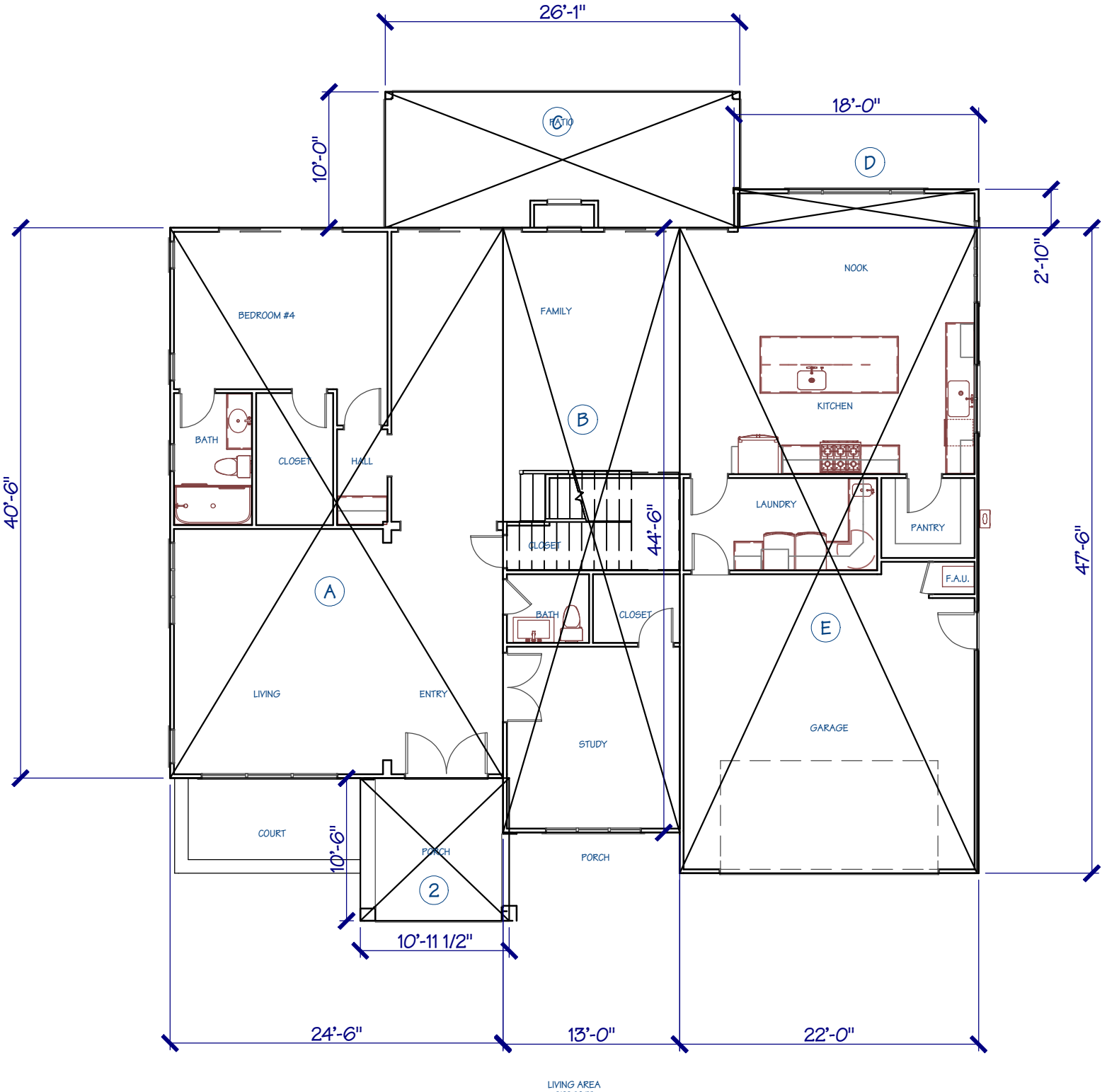
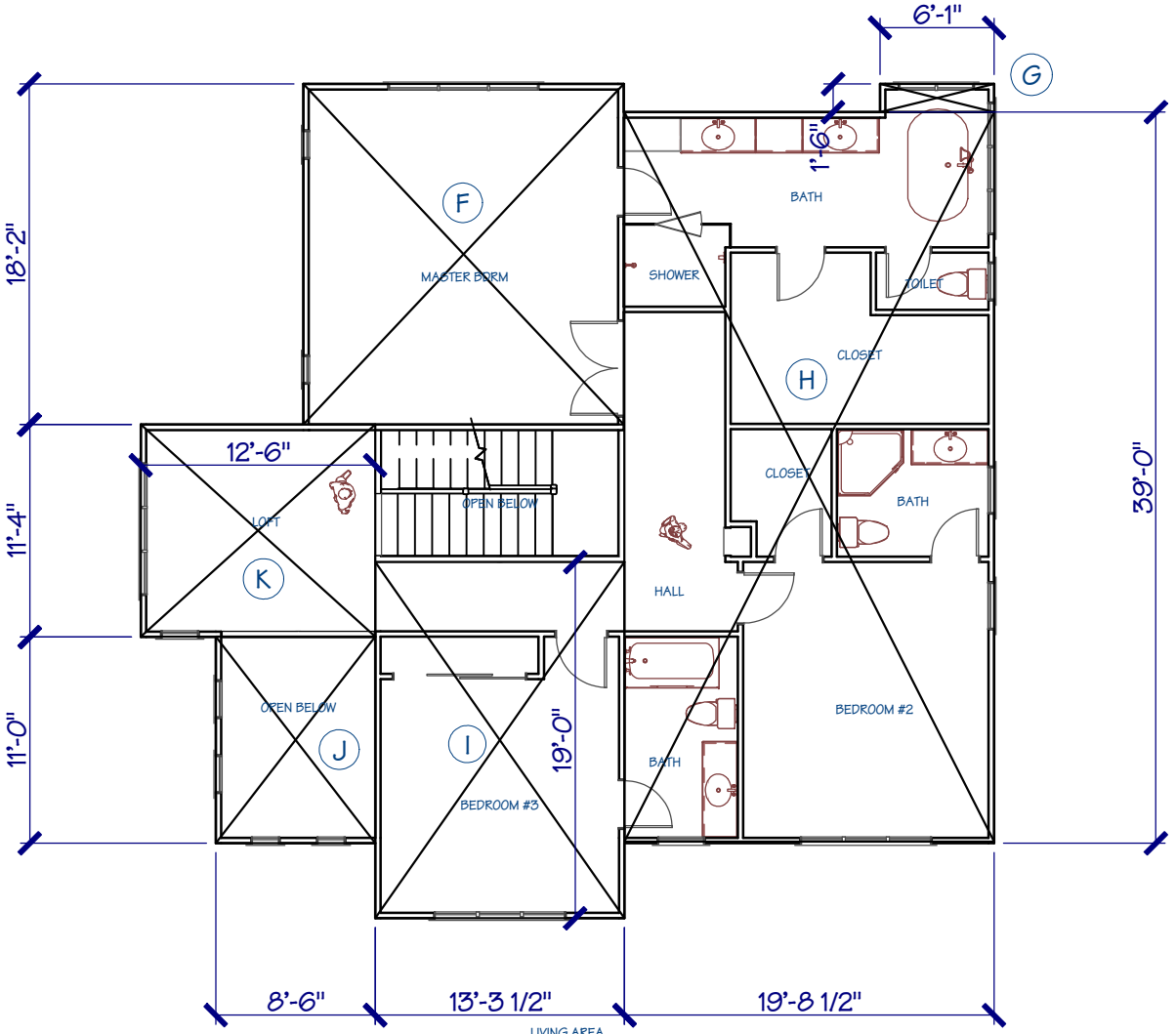
Rev. 12/2016

Page 2 of 5

4.3 Water Efficiency and Conservation	4.304.1 Outdoor potable water use in landscape areas. After December 1, 2015, new residential developments with an aggregate landscape area equal to or greater than 500 square feet shall comply with one of the following options: 1. A local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent; or 2. Projects with aggregate landscape areas less than 2,500 square feet may comply with the MWELO's Appendix D Prescriptive Compliance Option. Notes: 1. The Model Water Efficient Landscape Ordinance (MWELO) and supporting documents are available at: www.water.ca.gov/wateruseefficiency/landscapeordnance/ 2. A water budget calculator is available at: www.water.ca.gov/wateruseefficiency/landscapeordnance/	L-1	Initials: Date:
4.4 Material Conservation and Resource Efficiency	4.406.1 Rodent proofing. Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency.	A-2	Initials: Date:
4.4 Material Conservation and Resource Efficiency	4.408.1 Construction waste management. Recycle and/or salvage for reuse a minimum of 65 percent of the nonhazardous construction and demolition waste in accordance with one of the following: 1. Comply with a more stringent local construction and demolition waste management ordinance; or 2. A construction waste management plan, per Section 4.408.2; or 3. A waste management company, per Section 4.408.3; or 4.The waste stream reduction alternative, per Section 4.408.4.	A-1	Initials: Date:
4.4 Material Conservation and Resource Efficiency	4.410.1 Operation and maintenance manual. An operation and maintenance manual shall be provided to the building occupant or owner.	A-1	Initials: Date:
4.4 Material Conservation and Resource Efficiency	4.410.2 Recycling by Occupants. Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible area(s) that serves all buildings on the site and is identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals, or meet a lawfully enacted local recycling ordinance, if more restrictive.	A-2	Initials: Date:
4.5 Environmental Quality	4.503.1 Fireplace. Any installed gas fireplace shall be a direct vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, pellet stoves and fireplaces shall also comply with applicable local ordinances.	A-2	Initials: Date:

4.5 Environmental Quality	4.504.1 Covering of duct openings and protection of mechanical equipment during construction. Duct openings and other related air distribution component openings shall be covered during construction. 4.504.2 Finish material pollutant control. 4.504.2.1 Adhesives, sealants and caulks. Adhesives, sealants and caulks shall be compliant with VOC and other toxic compound limits. 4.504.2.2 Paints and coatings. Paints, stains and other coatings shall be compliant with VOC limits. 4.504.2.3 Aerosol paints and coatings. Aerosol paints and coatings shall be compliant with product weighted MIR limits for ROC and other toxic compounds. 4.504.2.4 Verification. Documentation shall be provided to verify that compliant VOC limit finish materials have been used. 4.504.3 Carpet systems. All carpet installed in the building interior shall meet the testing and product requirements of one of the following: 1. Carpet and Rug Institute's Green Label Plus Program. 2. California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.1, February 2010 (also known as Specification 01350.) 3. NSF/ANSI 140 at the Gold level. 4. Scientific Certifications Systems Indoor Advantage™ Gold. 4.504.3.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of the Carpet and Rug Institute's Green Label program. 4.504.3.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 4.504.1. 4.504.4 Resilient flooring systems. Where resilient flooring is installed, at least 80 percent of floor area receiving resilient flooring shall comply with one or more of the following: 1. Products compliant with the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.1, February 2010 (also known as Specification 01350), certified as a CHPS Low-Emitting Material in the Collaborative for High Performance Schools (CHPS) High Performance Products Database. 2. Products certified under UL GREENGUARD Gold (formerly the Greenguard Children & Schools program). 3. Certification under the Resilient Floor Covering Institute (RFLCI) FloorScore program. 4. Meet the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.1, February 2010 (also known as Specification 01350). 4.504.5 Composite wood products. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the building shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure for Composite Wood (17 CCR 93J20 et seq.), by or before the dates specified in those sections, as shown in Table 4.504.5.	A-2	Initials: Date:
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4.5 Environmental Quality	4.505.2 Concrete slab foundations. Vapor retarder and capillary break is installed at slab-on-grade foundations.	A-2	Initials: Date:
4.5 Environmental Quality	4.503.3 Moisture content of building materials. Moisture content of building materials used in wall and floor framing is checked before enclosure.	A-2	Initials: Date:
4.5 Environmental Quality	4.507.2 Heating and air-conditioning system design. Duct systems are sized, designed, and equipment is selected using the following methods: 1. Establish heat loss and heat gain values according to ANSI/ACCA 2 Manual J-2011 or equivalent. 2. Size duct systems according to ANSI/ ACCA 1 Manual D-2014 or equivalent. 3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S-2014 or equivalent.	A-2	Initials: Date:
Chapter 7 Installer and Special Inspector Qualifications	702.1 Installer Training. HVAC system installers are trained and certified in the proper installation of HVAC systems. 702.2 Special Inspection. Special inspectors employed by the enforcing agency must be qualified and able to demonstrate competence in the discipline they are inspecting. 703.1 Documentation. Verification of compliance with this code may include construction documents, plans, specifications builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which show substantial conformance.	A-2	Initials: Date:



2nd FLOOR FAR CALCULATION

SPACE	DIM	DIM	AREA	AREA/2	TOTAL
F	17.08	18.16	310.17	0.00	310.17
G	6.08	1.50	9.12	0.00	9.12
H	19.70	39.00	768.30	0.00	768.30
I	13.29	19.00	252.51	0.00	252.51
J	8.50	11.00	93.50	0.00	93.50
K	12.50	11.33	141.63	0.00	141.63
GRAND TOTAL					1575.23

1st FLOOR FAR CALCULATION

SPACE	DIM	DIM	AREA	AREA/2	TOTAL
A	24.50	40.50	992.25	0.00	992.25
B	13.00	44.50	578.50	0.00	578.50
C	26.00	10.00	260.00	0.00	260.00
D	18.00	2.83	50.94	0.00	50.94
E	22.00	47.50	1045.00	0.00	1045.00
			0.00	0.00	0.00
GRAND TOTAL					2926.69

TOTAL PORCHES = 115.06

FIRST FLOOR = 2,926.69
SECOND FLOOR = 1,575.23
TOTAL F.A.R HOUSE = 4,501.92 S.F.



REVISIONS	BY
PLANNING 9-26-17	1
PLANNING 12-20-17	2

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Scale	1/4" = 1'-0"
Drawn	RAH
Job	17-008
Sheet	

A-7

of Sheets

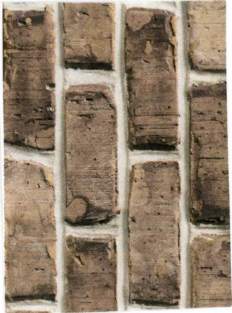
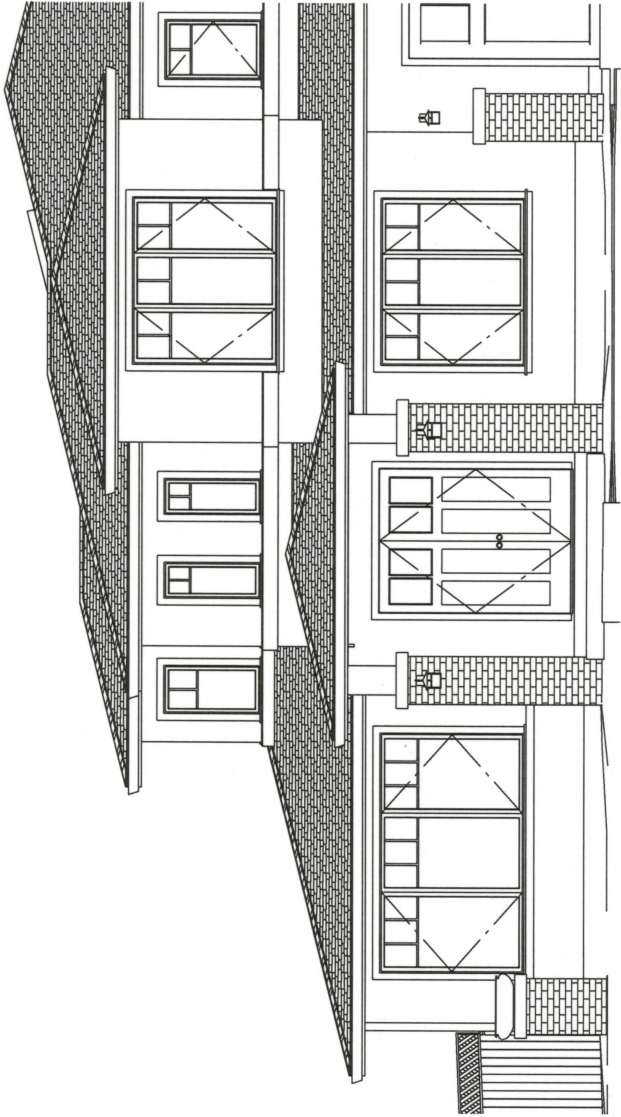
ROOF = COMP SHINGLE,
CERTAINEED, AGED BARK



WINDOWS = VINYL, ALMOND
TRIM, COLUMNS, VERTICAL
ELEMENTS, FASCIA
PAINTED TO MATCH



BODY = STUCCO, KELLY-
MOORE, GHOST TOWN,
KM4579



COLUMN BRICK TRIM = CULTURED STONE, BALMORAL NOTE: ALL COLORS/MATERIALS ARE "OR SIMILAR"