

PUBLIC WORKS NOTES

1. PROPERTY OWNER SHALL UPGRADE THE EXISTING WATER METER TO A NEW RADIO READ WATER METER. BEFORE INSTALLATION OF NEW RADIO READ WATER METER, PROPERTY OWNER IS RESPONSIBLE TO COORDINATE WITH CITY FIRE PROTECTION ENGINEER TO DETERMINE CORRECT WATER METER SIZE.
2. PRIOR TO ANY WORK IN THE PUBLIC RIGHT-OF-WAY, OBTAIN AN ENCROACHMENT PERMIT ALONG WITH INSURANCE REQUIREMENTS FOR ALL PUBLIC IMPROVEMENTS INCLUDING A TRAFFIC CONTROL PLAN PER THE LATEST CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) STANDARDS TO BE REVIEWED AND APPROVED BY THE DEPARTMENT OF PUBLIC WORKS. FOLLOW THE ATTACHED LINK FOR THE ENCROACHMENT PERMIT APPLICATION AND REQUIREMENTS. [HTTP://SUNNYVALE.CA.GOV/DEPARTMENTS/PUBLICWORKS/ENCROACHMENTPERMITS.ASPX](http://SUNNYVALE.CA.GOV/DEPARTMENTS/PUBLICWORKS/ENCROACHMENTPERMITS.ASPX)
3. CONSTRUCTION RELATED MATERIALS, EQUIPMENT, ETC. MUST BE STORED ON SITE UNLESS PERMITTED IN ADVANCE BY THE PUBLIC WORKS DEPARTMENT. THIS IS TO AVOID CAUSING SAFETY AND/OR OPERATIONAL ISSUES FOR THE MOVEMENTS OF PEDESTRIANS, CYCLISTS AND VEHICULAR TRAFFIC.
4. CONTRACTOR SHALL BE RESPONSIBLE TO RECTIFY ANY DAMAGE TO THE EXISTING PUBLIC IMPROVEMENTS FRONTING AND ADJACENT TO THE PROJECT SITE AS A RESULT OF PROJECT CONSTRUCTION, TO CITY'S SATISFACTION BY THE PUBLIC WORKS DEPARTMENT.

ADVISORY COMMENTS

BUILDING SAFETY

ADVISORY COMMENTS - THE FOLLOWING COMMENTS ARE PROVIDED FOR YOUR INFORMATION

AND GENERALLY WILL NEED TO BE ADDRESSED EITHER ON YOUR BUILDING PERMIT OR PRIOR TO ISSUANCE OF A BUILDING PERMIT.

1. BUILDING PERMITS ARE REQUIRED PRIOR TO START OF ANY CONSTRUCTION. SUBMIT FIVE COMPLETE SETS OF PLAN SIGNED AND STAMPED ALONG WITH TWO COPIES OF STRUCTURAL CALCULATIONS, TWO SET OF TITLE 24 ENERGY CALCULATIONS, AND THREE COPIES OF THE SOILS REPORT TO THE ONE-STOP PERMIT CENTER BETWEEN THE HOURS OF 8:00 AND 5:00 PM. THIS PROJECT WILL BE SUBMITTED FOR A 21-DAY PLAN REVIEW.
2. THE DEMOLITION OF THE EXISTING BUILDING WILL BE ISSUED AS A SEPARATE PERMIT. THE DEMOLITION PERMIT WILL REQUIRE 3 SETS OF PLANS INCLUDE A SITE PLAN, TREE PROTECTION PLAN, UTILITY RELEASE FROM PG&E, AND APPROVAL FROM THE BAAQMD (J-NUMBER).
3. SCHOOL IMPACT FEES WILL BE DUE TO THE SCHOOL DISTRICTS PRIOR TO ISSUANCE OF A BUILDING PERMIT.
4. BUILDING PERMIT PLANS SHALL COMPLY WITH THE 2016 VERSIONS OF THE CALIFORNIA RESIDENTIAL, ELECTRICAL, PLUMBING, MECHANICAL, GREEN BUILDING, AND ENERGY CODES (OR THE CODE VERSIONS IN EFFECT AT THE TIME OF BUILDING PERMIT SUBMITTAL).
5. PROVIDE COMPLETE STRUCTURAL, ELECTRICAL, PLUMBING, AND MECHANICAL, ARCHITECTURAL, CIVIL, LANDSCAPING, AND GRADING PLANS.
6. THE SUNNYVALE MUNICIPAL CODE REQUIRES THAT THE GARAGE IN ALL NEW SINGLE-FAMILY HOUSES BE PRE-WIRED TO ALLOW FOR A FUTURE LEVEL 2 ELECTRIC CAR CHARGER.
7. WALL AND FLOOR/CEILING SEPARATING THE ACCESSORY DWELLING UNIT FROM THE MAIN HOUSE SHALL BE 1-HOUR FIRE-RATED.
8. INCLUDE THE COMPLETED CALGREEN AND BIG CHECKLISTS ON THE PLANS SUBMITTED FOR BUILDING PERMITS. ADD A NOTE TO THE PLAN SHEET WHERE EACH ITEM IS REFERENCED. SAMPLE CALGREEN CHECKLIST IS AVAILABLE ON-LINE AT: [HTTPS://SUNNYVALE.CA.GOV/BUSINESS/ENVIRONMENTAL/BUILDING.HTM](https://SUNNYVALE.CA.GOV/BUSINESS/ENVIRONMENTAL/BUILDING.HTM)
- ENSURE THAT THE RELATED PLAN SHEETS REFLECT THE ALL REQUIREMENTS OF THE CALGREEN AND BIG AS NOTES OR ARE INCORPORATED INTO THE PLANS. PLEASE BE AWARE THAT A GREEN POINT RATER WILL BE REQUIRED TO VERIFY THE BIG ITEMS ARE INCORPORATED INTO THE PLANS AND ALSO VERIFY INSTALLATION IS COMPLETE PRIOR TO OCCUPANCY OF ANY UNIT/BUILDING.

CONTACT CAROL LAU IN THE BUILDING DIVISION AT CLAU@SUNNYVALE.CA.GOV OR 408-730- 1103 FOR ANY FURTHER QUESTIONS REGARDING BUILDING CODE REQUIREMENTS OR REVIEW

FIRE PREVENTION

ADVISORY COMMENTS. THE FOLLOWING COMMENTS ARE BASED ON A PRELIMINARY REVIEW OF THE PLANS PROVIDED AND WILL NEED TO BE FULLY ADDRESSED PRIOR TO PLAN APPROVAL.

1. COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE SUNNYVALE MUNICIPAL CODE (SMC), CALIFORNIA FIRE CODE (CFC), TITLE 19 CALIFORNIA CODE OF REGULATIONS, AND SUNNYVALE FIRE PREVENTION PROCEDURES/REQUIREMENTS.
2. AN APPROVED AUTOMATIC FIRE SPRINKLER.
3. SYSTEM DESIGNED AND INSTALLED IN ACCORDANCE WITH NFPA 13D IS REQUIRED THROUGHOUT EACH STRUCTURE.
4. BASEMENTS AND SLEEPING ROOMS BELOW THE FOURTH STORY ABOVE GRADE PLANE SHALL HAVE AT LEAST ONE EXTERIOR EMERGENCY ESCAPE AND RESCUE OPENING (ESCAPE WINDOW) IN ACCORDANCE WITH CFC SECTION 1030.1. (CFC 1030)
5. LANDSCAPING AND LOCATION OF SLEEPING ROOMS RELATIVE TO PROPERTY LINES SHALL BE LOCATED 50 AS TO PROVIDE APPROVED LADDER ACCESS TO EACH SLEEPING ROOM.
6. APPROVED LADDER ACCESS CONSISTS OF A MAXIMUM TO DEGREE CLIMBING ANGLE, AT LEAST 3 FEET OF CLEAR SPACE BEHIND THE BASE OF THE LADDER TO ALLOW ACCESS AND APPROVED CONCRETE OR GRAVEL LADDER PADS HAVING A MINIMUM DIMENSION OF 3' X 6' AND POSITIONED SO THAT THE 6' LENGTH IS PERPENDICULAR TO THE STRUCTURE.
7. PROVIDE APPROVED SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS THROUGHOUT EACH STRUCTURE.
8. CONTACT RUSSELL CHUNG AT (408) 730-1148 FOR ADDITIONAL QUESTIONS
9. REFER TO OUR WEBSITE, FIREPREVENTION.INSUNNYVALE.COM FOR MORE INFORMATION REGARDING THE ITEMS LISTED ABOVE AND THE SPECIFIC REQUIREMENTS WITHIN THE CITY OF SUNNYVALE.

PLANNING ADVISORY COMMENTS

19. NEW HOMES GREEN POINT RATED CHECKLIST - THIS PROJECT IS REQUIRED TO BE DESIGNED TO ACHIEVE A MINIMUM OF 80 POINTS ON BUILD IT GREEN'S GREEN POINT RATED CHECKLIST. PROVIDE CHECKLIST SHOWING THE POINTS ACHIEVED AND ENSURE THAT THE ITEMS ARE ALSO SHOW ON THE APPROPRIATE PLANS IN THE PLAN SET. USE THE FOLLOWING

LINK AS A RESOURCE FOR THE GREENPOINT RATED CHECKLIST: [HTTPS://WWW.BUILDITGREEN.ORG](https://WWW.BUILDITGREEN.ORG)

20. LANDSCAPING - INDICATE THE NUMBER OF SQUARE FEET OF THE LANDSCAPING THAT IS BEING MODIFIED. IF MORE THAN 500 SQ. FT. OF LANDSCAPING IS MODIFIED AND YOUR HOUSE IS CONSIDERED A NEW HOUSE BY THE BUILDING DIVISION, THEN A LANDSCAPE PLAN IS REQUIRED (AT THE BUILDING PERMIT STAGE) THAT CONFORM TO THE WATER EFFICIENT LANDSCAPING REQUIREMENTS DESCRIBED IN THE LINK BELOW. COMPLETE THE WATER EFFICIENT CHECKLIST CHOOSING EITHER OPTION #1 OR OPTION #2.
- [HTTPS://SUNNYVALE.CA.GOV/CIVICAX/FILEBANK/BLOBDLOAD.ASPX?BLOBID=235942](https://SUNNYVALE.CA.GOV/CIVICAX/FILEBANK/BLOBDLOAD.ASPX?BLOBID=235942)
[HTTPS://SUNNYVALE.CA.GOV/CIVICAX/FILEBANK/BLOBDLOAD.ASPX?BLOBID=235945](https://SUNNYVALE.CA.GOV/CIVICAX/FILEBANK/BLOBDLOAD.ASPX?BLOBID=235945)

21. DEED RESTRICTION FOR ADU - PRIOR TO ISSUANCE OF A BUILDING PERMIT, FILE A DEED RESTRICTION STATUTING THAT EITHER THE ACCESSORY DWELLING UNIT OR THE PRIMARY DWELLING SHALL BE OWNER OCCUPIED FROM THE DATE THE DEED RESTRICTION IS RECORDED. THE DWELLING UNIT NOT SO OCCUPIED MAY BE RENTED. DETAILED INSTRUCTIONS WILL BE SENT WHEN THE PROJECT IS APPROVED.

22. NOTICING - ANY SINGLE-FAMILY ADDITION OR NEW CONSTRUCTION REQUIRING A PUBLIC HEARING ARE REQUIRED TO POST A NOTICE AT THE PROJECT SITE AND VISIBLE FROM A PASSING CAR, WHICH CONTAINS A STREETScape ELEVATION AND A NOTICE LANGUAGE. PLEASE PROVIDE AN ELECTRONIC VERSION OF THE STREETScape PLAN (PDF) TO STAFF. STAFF WILL PREPARE THE NOTICE FOR THE APPLICANT TO POST. FOR MORE INFORMATION ON THE PROCEDURE, PLEASE REFER TO THE FOLLOWING WEBSITE LINK: [HTTPS://SUNNYVALE.CA.GOV/CIVICAX/FILEBANK/BLOBDLOAD.ASPX?BLOBID=23587](https://SUNNYVALE.CA.GOV/CIVICAX/FILEBANK/BLOBDLOAD.ASPX?BLOBID=23587)

23. PLANNING COMMISSION MEETINGS ARE SCHEDULED ON MONDAY EVENINGS AT 7:00PM. WHEN THE PLANNING COMMISSION PUBLIC HEARING DATE IS DETERMINED, THE HOMEOWNER AND/OR THE ARCHITECT WOULD BE REQUIRED TO ATTEND THE HEARING.

- STAFF STRONGLY RECOMMENDS CONDUCTING AN OUTREACH WITH THE ADJACENT NEIGHBORS PRIOR TO SCHEDULING THE PROJECT FOR PUBLIC HEARING AND NOTICING. IF YOU ARE SUCCESSFUL IN HAVING THE NEIGHBORS DRAFT A LETTER SUPPORTING YOUR PROJECT, PLEASE SUBMIT THE LETTER(S) TO STAFF.

24. ADU TRAFFIC IMPACT FEE. PAYMENT OF A TRAFFIC IMPACT FEE, ESTIMATED AT \$1,931.00, WILL BE DUE AT THE TIME OF BUILDING PERMIT ISSUANCE.

PLEASE SUBMIT 5 FULL SIZED SET OF PLANS WITH YOUR REVISIONS. PLEASE INCLUDE A LETTER DESCRIBING HOW EACH COMMENT WAS ADDRESSED

TSAI RESIDENCE 982 YORKTOWN DR. SUNNYVALE, CA



PROJECT DATA

OWNER:	SHIOU PENG TSAI	PHONE: (408) 823-4619
ADDRESS:	982 YORKTOWN DR. SUNNYVALE, CA	
APN #:	202-24-002	
OCCUPANCY:	R-3/U	
CONSTRUCTION TYPE::	VB	
ZONING:	R-1	
NET SITE AREA:	8,986 ± SQ.FT.	
FAR REQUIRED:	8,986 x 0.45 (45%) = 4,043.7 SQ.FT.	
MAX. LOT COVERAGE:	8,986 x 0.4 (40%) = 3,594.4 SQ.FT.	

	EXISTING	NEW	SUBTOTAL
1ST FLOOR	1,848 SQ. FT		2,329.6 SQ.FT.
2ND FLOOR	----		945.9 SQ.FT.
ATTACHED GARAGE	532 SQ. FT		405.8 SQ.FT.
FRONT COVERED PORCH	----		141.3 SQ.FT.
SIDE COVERED PORCH	----		36 SQ.FT.
REAR COVERED PORCH	----		168 SQ.FT.
FRONT BALCONY	----		168.5 SQ.FT.
SIDE BALCONY	----		50.8 SQ.FT.
TOTAL LIVING AREA	----	2,329.6 + 945.9 =	3,275.5 SQ.FT.
ATTACHED 2ND UNIT	----		512 SQ.FT.

BASEMENT	----		647 SQ.FT.
TOTAL GROSS FLOOR AREA	3,275.5 + 512 + 405.8 + 168 =		4,361.3 SQ.FT.
FAR	4,361.3 SQ.FT./ 8,986 SQ.FT.		48.5 %
LOT COVERAGE	2,329.6+405.9+141.3+36+168+512 = 3,592.8 SQ.FT./ 8,986 SQ.FT.		39.99 %

GENERAL NOTES:

1. ALL CONSTRUCTION SHALL EXCEED THE LATEST EDITION OF CODES ADOPTED BY LOCAL BLDG OFFICIAL, AND ALL OTHER HEALTH AND SAFETY CODES, ORDINANCES AND REQUIREMENTS ADOPTED BY GOVERNING AGENCIES. IN THE EVENT OF A CONFLICT WITH CODE REQUIREMENTS AND ITEMS CALLED OUT ON THE DRAWINGS, THAT CODE OR CALL OUT WHICH ESTABLISHES THE HIGHER STANDARD SHALL TAKE PRECEDENCE. NOTIFY THE ARCHITECT/DESIGNER/ ENGINEER ANY VIOLATION OF CODE IMMEDIATELY.
2. CONTRACTOR SHALL VISIT THE JOB SITE PRIOR TO BIDDING AND SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO BEGINNING OF WORK.
3. PAD GRADE UNDER BUILDING SHALL HAVE POSITIVE SLOPE TO A MINIMUM OF ONE AREA DRAIN WHICH SHALL BE PIPED TO STREET.
4. FINISH GRADE SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING AND DRAIN TO STREET.
5. IRRIGATION SYSTEM SHALL BE DESIGNED TO PREVENT SATURATION OF SOIL ADJACENT TO BUILDING.
6. THESE PLANS ARE FOR GENERAL CONSTRUCTION PURPOSES ONLY. THEY ARE NOT EXHAUSTIVELY DETAILED NOR FULLY SPECIFIED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SELECT, VERIFY, RESOLVE, AND INSTALL ALL MATERIALS AND EQUIPMENTS.
7. WHERE CONSTRUCTION DETAILS ARE NOT SHOW OR NOTED FOR ANY PART OF THE WORK, THE DETAILS SHALL BE THE SAME AS FOR OTHER SIMILAR WORK.
8. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. FIELD VERIFY ALL CABINET SPACE AND FIXED GLASS SIZES, APPLIANCE, FIXTURES, EQUIPMENT ETC. CLEARANCES. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE QUALITY CONTROL AND CONSTRUCTION STANDARDS FOR THIS PROJECT. THE ARCHITECT/DESIGNER WILL NOT BE OBSERVING THE CONSTRUCTION OF THIS PROJECT.
9. DURING CONSTRUCTION STAGE, IF ANY ADDITIONAL EQUIPMENT TO BE INSTALLED OF CHANGE ORDERS REQUESTED BY OWNER, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/DESIGNER/ENGINEERS IMMEDIATELY.
10. SUBCONTRACTORS SHALL COORDINATE THEIR WORKS WITH EACH OTHER PROFESSIONALLY. NOTIFY GENERAL CONTRACTOR ANY DISCREPANCY & DIFFICULTY.
11. TRADE NAME AND MANUFACTURERS REFERRED TO ARE FOR QUALITY STANDARDS ONLY. SUBSTITUTIONS WILL BE PERMITTED AS APPROVED BY OWNER.
12. CONTRACTOR'S PROPOSAL INCLUDES ON THE SITE PROJECT MANAGEMENT AND FIELD SUPERVISION AS REQUIRED TO MAINTAIN A SAFE AND EFFICIENT WORK PLACE.
13. THE BUILDING AND THE GARAGE WILL BE REQUIRED TO HAVE NFPA 13D W/ SAN JOSE AMENDAMENT SPRINKLER SYSTEM. THE SPRINKLER SYSTEM PERMIT IS TREATED AS DEFERRED SUBMITTAL

SHEET INDEX

- T-0 COVER SHEET
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- A-2.1 PROPOSED 2ND FLOOR PLAN
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- A-3.1 PROPOSED BUILDING ELEVATIONS
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ABBREVIATIONS

&	AND	G.I.	GALVANIZED IRON
∠	ANGLE	GYP.BD.	GYPSUM BOARD
@	AT	H.B.	HOSE BIBB
CL	CENTERLINE	INSUL	INSULATION
CH	CHANNEL	INT	INTERIOR
Φ	DIAMETER OR ROUND	INV	INVERT
	PARALLEL	M.B.	MACHINE BOLT
⊥	PERPENDICULAR	M.C.	MEDICINE CHEST
PL	PLATE	MIN.	MINIMUM
#	POUND OR NUMBER	MTL.	METAL
A.B.	ANCHOR BOLT	N.I.C.	NOT IN CONTRACT
A/C	ASPHALTIC CONCRETE	NTS	NOT TO SCALE
ACC.	ACCOUSTIC	NOM	NOMINAL
A.F.F	ABOVE FINISH FLOOR	O/C	ON CENTER
ALUM	ALUMINUM	OPG.	OPENING
BLK	BLOCK	LAM	LAMINATED PLASTIC
C.J.	COLD JOINT	PL.	PLATE
CONC	CONCRETE	PL GL	PLATE GLASS
CONT	CONTINUOUS	PLY	PLYWOOD
C.I.	CAST IRON	RWD	REDWOOD
DF	DOUGLAS FIR	RM.	ROOM
ELEV	ELEVATION	RWL	RAIN WATER LEADER
(E)	EXISTING	SIM	SIMILAR
EXIST	EXISTING	TEMP GL	TEMPERED GLASS
EXT	EXTERIOR	T&G	TONGUE AND GROOVE
F.E.	FIRE EXTINGUISHER	T.O.C.	TOP OF CURB
F.F.	FINISH FLOOR	T.O.P.	TOP OF PLATE
FIN	FINISH	TYP	TYPICAL
FL.	FLOOR	UN	UNLESS OTHERWISE NOTED
F.O.C.	FACE OF CONC	VGDF	VERTICAL GRAIN DOUGLAS FIR
F.O.B.	FACE OF BLOCK	W	WITH
F.O.S.	FACE OF STUD	WC	WATER CLOSET
FDN	FUNDATION	WH	WATER HEATER
FUR	FURNACE	WKF	WELDED WIRE FABRIC
FTG	FOOTING	TH	THRESHOLD
GALV	GALVANIZED		

SCOPE OF WORK

- PROPOSED NEW 2-STORY RESIDENCE WITH BASEMENTADD
- PROPOSED NEW ATTACHED 2ND UNIT
- DEMOLITION OF THE EXISTING POOL

APPLICABLE CODE

ALL CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING

CALIFORNIA BUILDING CODE 2016 EDITION

CALIFORNIA RESIDENTIAL CODE 2016 EDITION

CALIFORNIA MECHANICAL CODE 2016 EDITION

CALIFORNIA PLUMBING CODE 2016 EDITION

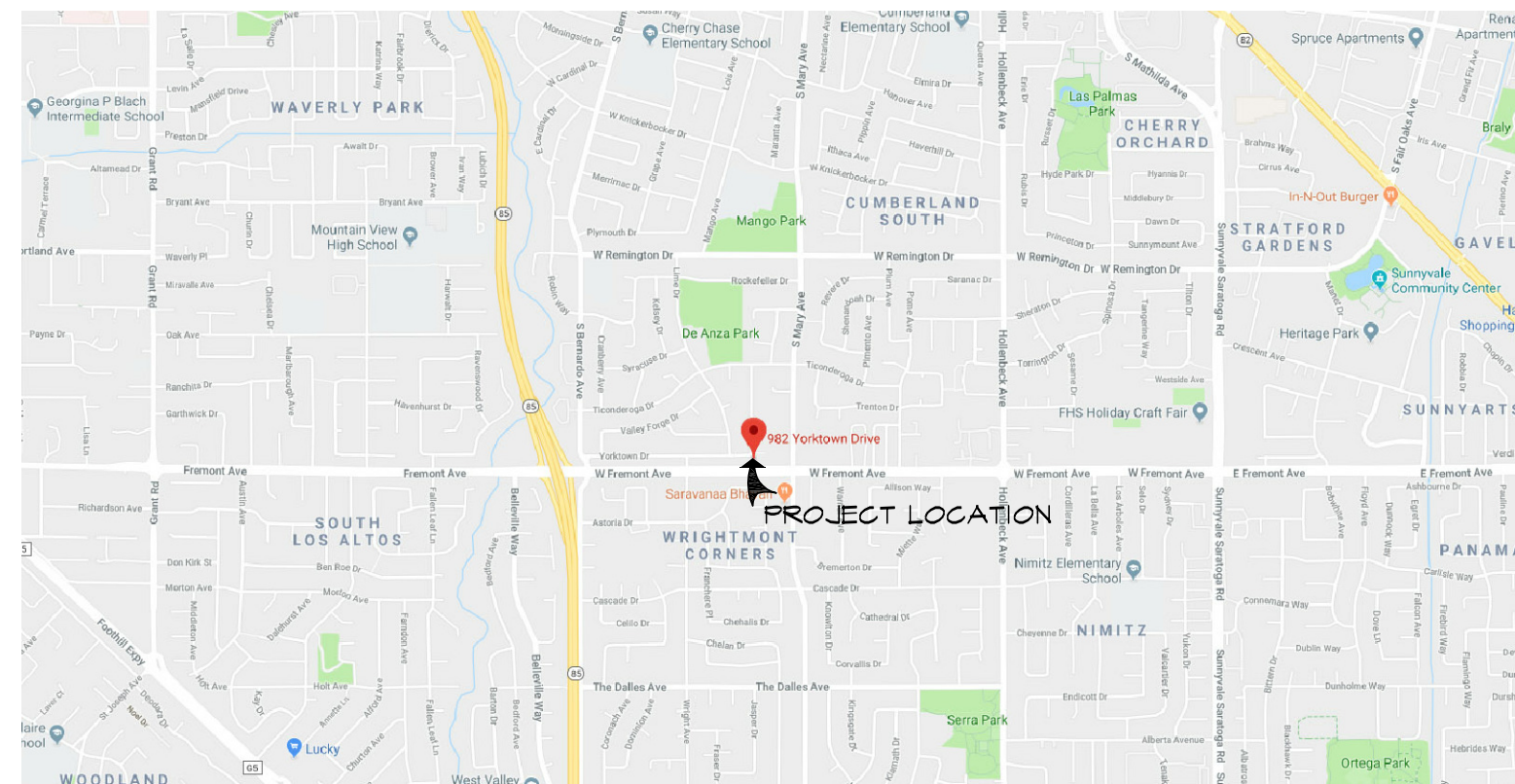
CALIFORNIA ELECTRIC CODE 2016 EDITION

CALIFORNIA RESIDENTIAL ENERGY CODE 2016 EDITION

CALIFORNIA GREEN BUILDING CODE 2016 EDITION

CITY OF SUNNYVALE MUNICIPAL CODE

VICINITY MAP



NOTES:

1. THIS ELECTRONIC FILE IS SOLELY FOR THE USE OF THE ARCHITECT FOR THE DEVELOPMENT OF HIS/HER ARCHITECTURAL DRAWINGS TO OBTAIN BUILDING PERMITS.
2. THIS MAP SHALL NOT BE USED TO STAKE OUT CONSTRUCTION IMPROVEMENTS IN THE FIELD.
3. THE DELIVERY OF THIS MAP IN AN ELECTRONIC FILE DOES NOT CONSTITUTE THE DELIVERY OF MY PROFESSIONAL WORK PRODUCT. THE SIGNED PAPER PRINT IS PROVIDED TO THE CLIENT AS AN INSTRUMENT OF SERVICE. IN EVENT THE ELECTRONIC FILE IS ALTERED, THE SAID PAPER PRINT MUST BE REFERRED TO FOR THE ORIGINAL AND CORRECT SURVEY INFORMATION. RW ENGINEERING, INC. SHALL NOT BE RESPONSIBLE FOR ANY MODIFICATIONS MADE, BY OTHERS, TO THE ELECTRONIC FILE, OR ANY PRODUCTS DERIVED FROM THE ELECTRONIC FILE.
4. THIS MAP REPRESENTS TOPOGRAPHY OF THE SURFACE FEATURES ONLY AT THE TIME THE SURVEY WORK WAS COMPLETED.
5. BOUNDARY LINES DELINEATED ON THIS MAP ARE BASED ON THE SURVEYOR'S OPINION UTILIZING FOUND PHYSICAL EVIDENCE AND RECORD DATA.
6. UNLESS SPECIFIED ON THIS MAP, LOCATIONS OF THE UNDERGROUND AND OVERHEAD UTILITIES ARE NEITHER INTENDED NOR IMPLIED. FOR THE LOCATIONS OF UNDERGROUND UTILITIES CALL "USA" (1-800-642-2440).
7. ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS.
8. BUILDING FOOTPRINTS ARE SHOWN AT GROUND LEVEL.
9. FINISH FLOOR ELEVATION TAKEN AT DOOR THRESHOLD (EXTERIOR).
10. A TITLE REPORT FOR THE SUBJECT PROPERTY HAS NOT BEEN EXAMINED BY RW ENGINEERING, INC.. OTHER EASEMENTS OF RECORD MAY EXIST THAT ARE NOT SHOWN ON THIS MAP.

SITE BENCHMARK:

SET NAIL
ELEVATION=100.00' ASSUMED

BASIS OF BEARINGS:

THE BEARING N0°05'30"E OF CENTERLINE OF MANDARIN DRIVE
AS SHOWN ON TRACT MAP NO. 2328 FILED IN BOOK 104 OF
MAPS AT PAGE 13, SANTA CLARA COUNTY RECORDS.

REFERENCES:

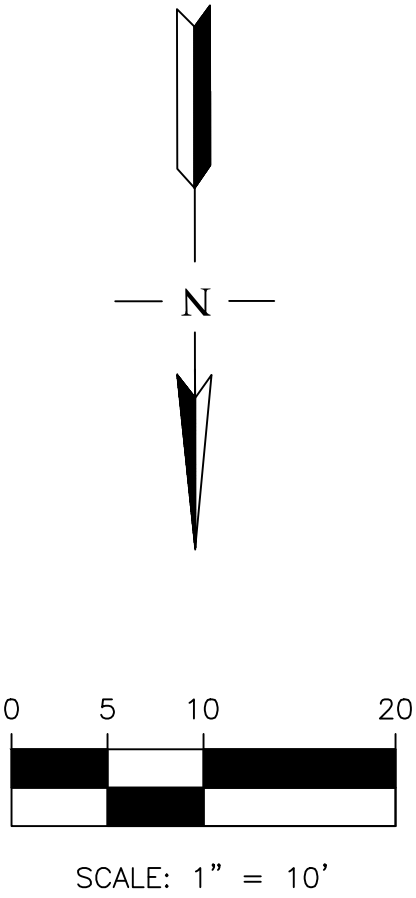
R1 TRACT 2328 (104 MAPS 13)

RW **RW ENGINEERING, INC.**
CIVIL ENGINEERS • LAND SURVEYORS
505 ALTAMONT DRIVE
MILPITAS, CA 95035
(P) (408) 262-1899
(FAX) (408) 824-5556
rwengineering@gmail.com

TOPOGRAPHIC MAP

JUNE 6, 2015
CONSISTING OF ONE SHEET

SITE: 982 YORKTOWN DRIVE
SUNNYVALE, CA
APN: 202-24-002
PARCEL: LOT 25 TRACT 2328
AREA: 8,986 S.F.±

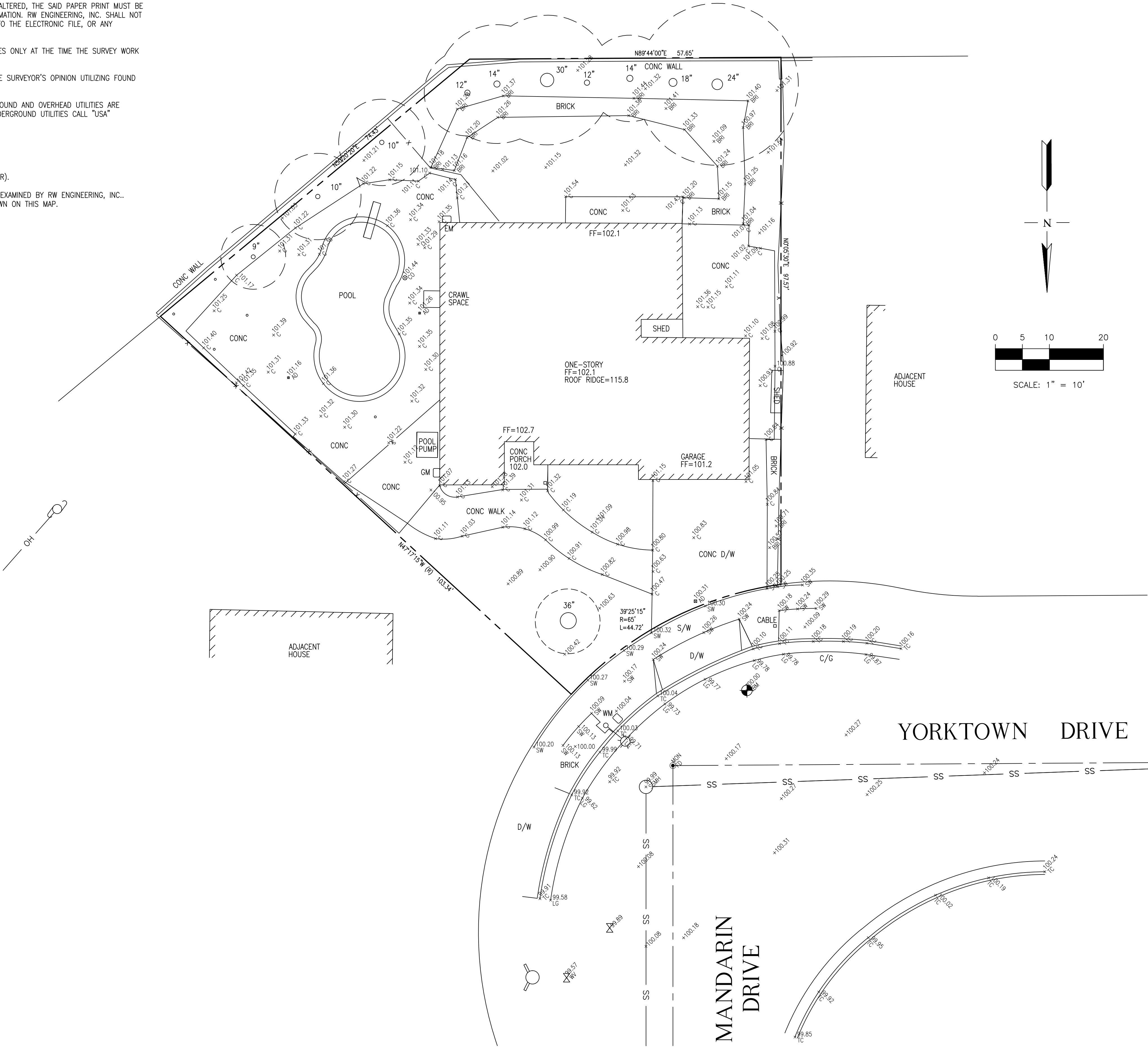


ABBREVIATION

AD	AREA DRAIN
A.E.	ANCHOR EASEMENT
AC	ASPHALT CONCRETE
BRI	BRICK
C/G	CURB & GUTTER
C	CONCRETE
DI	DRAIN INLET
FF	FINISH FLOOR GRADE
FL	FLOWLINE
GM	GAS METER
LG	LIP OF GUTTER
MB	MAIL BOX
P.U.E.	PUBLIC UTILITY EASEMENT
P.S.E.	PUBLIC SERVICE EASEMENT
SSMH	STORM DRAIN MANHOLE
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
S/W	SIDEWALK
TC	TOP OF CURB
TRC	TOP OF ROLLED CURB
W.C.E.	WIRE CLEARANCE EASEMENT
WM	WATER METER

LEGEND

---	PROPERTY LINE
- - -	CENTERLINE
SS	UTILITY LINE-TYPE AS NOTED
⊙	STREET LIGHT
□ PG&E	UTILITY BOX-TYPE AS NOTED
□ WM/GM	WATER/GAS METER
⊗ WV	WATER VALVE
▤	CURB CATCH BASIN
+○+	FIRE HYDRANT
○ MH	MANHOLE-TYPE AS NOTED
○ CO	SANITARY SEWER CLEANOUT
PP○ OH	POWER POLE W/ OVERHEAD WIRE
⬢	BENCHMARK
— 200 —	CONTOUR LINE
⊙ MON	MONUMENT
○ 12"	TREE-TRUNK DIAMETER IN INCHES SPECIES NOTED WHEN KNOWN
→	GUY WIRE



REVISIONS	BY

LEL DESIGN

DESIGN PLANNING & ILLUSTRATION

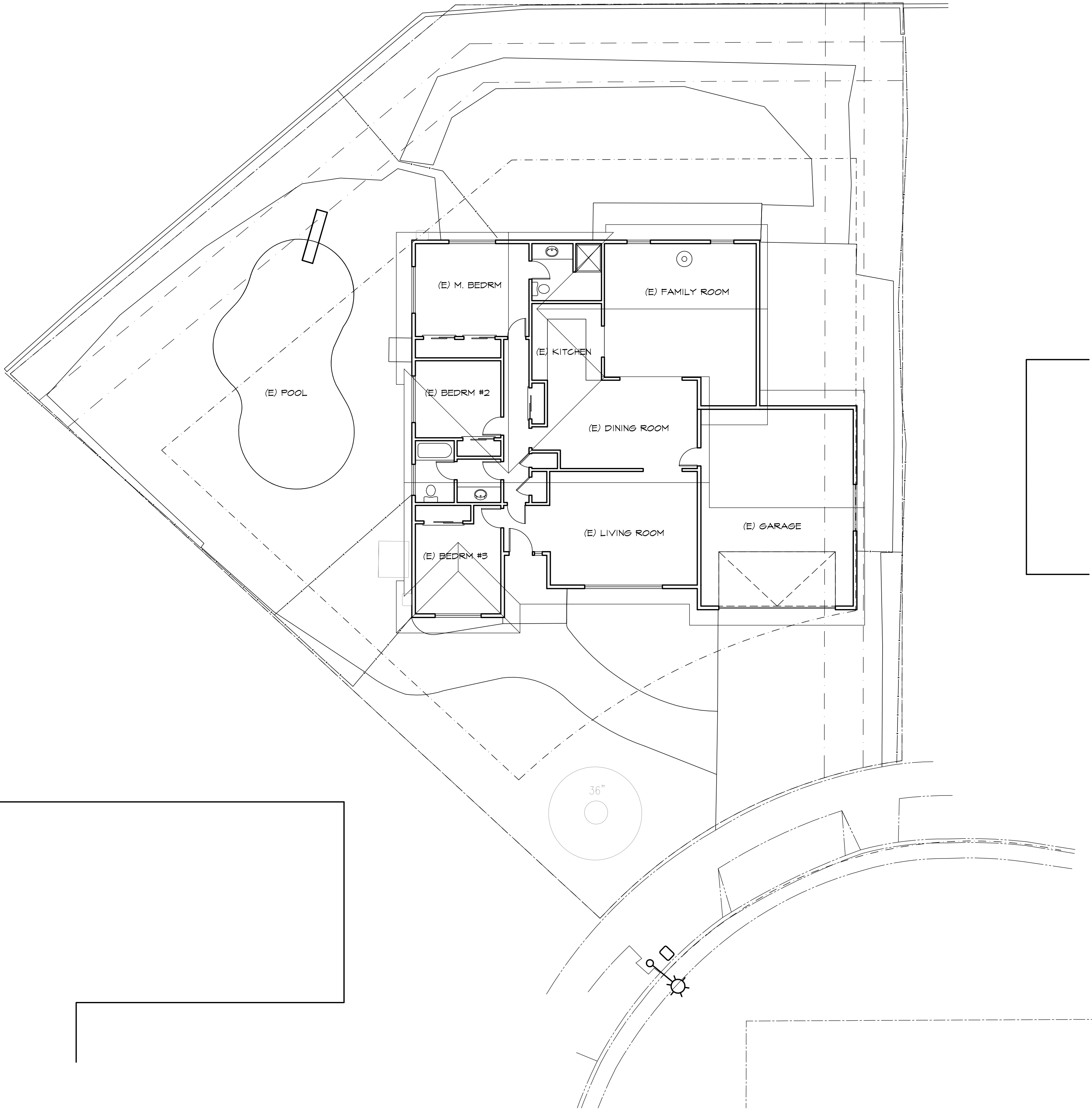
2701 STEVENS CREEK BLVD. # 252 CUPERTINO, CA 95015

TEL: (408) 657-8128 LELDESIGNGROUP@GMAIL.COM

EXISTING FLOOR PLAN
EXISTING ELEVATIONS

TSAI RESIDENCE
982 YORKTOWN DR.
SUNNYVALE, CA 94087
TEL: (408) 823-4619

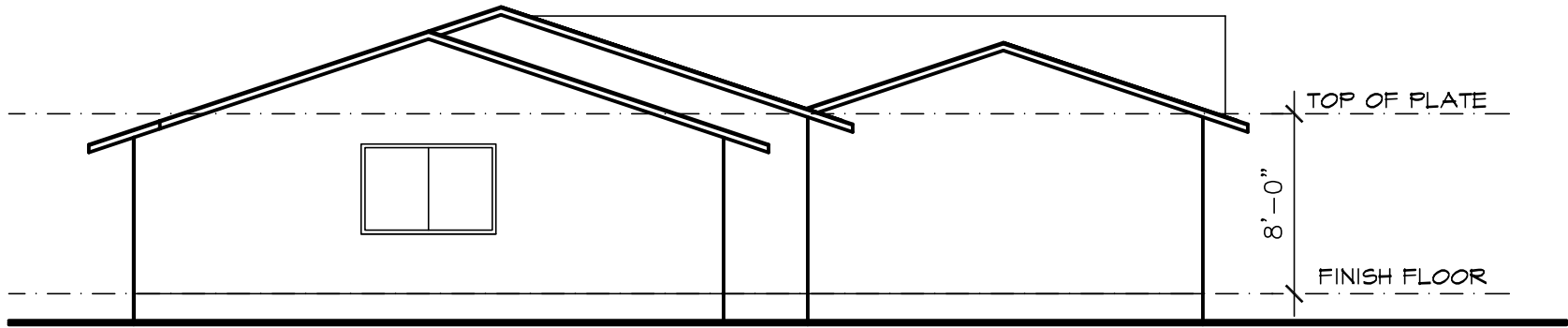
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Drawn:	L
Job:	
Sheet:	A-1
Of	Sheets



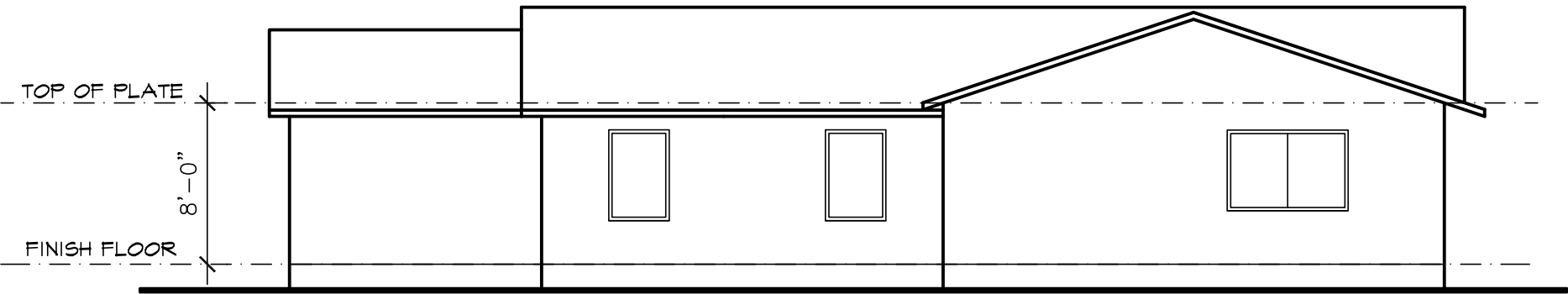
5 (E) FLOOR PLAN
SCALE: 1/8"=1'-0"

0 5' 10' 15'
SCALE

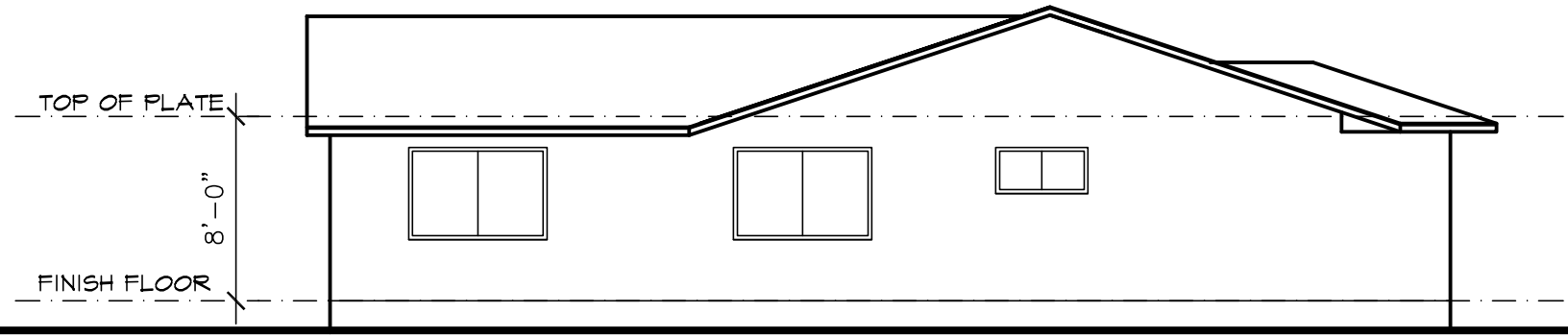
North arrow pointing towards the top right.



4 (E) RIGHT ELEVATION
SCALE: 1/8"=1'-0" (WEST)



3 (E) REAR ELEVATION
SCALE: 1/8"=1'-0" (EAST)



2 (E) LEFT ELEVATION
SCALE: 1/8"=1'-0" (EAST)



1 (E) FRONT ELEVATION
SCALE: 1/8"=1'-0" (NORTH)

REVISIONS	BY

LEL DESIGN

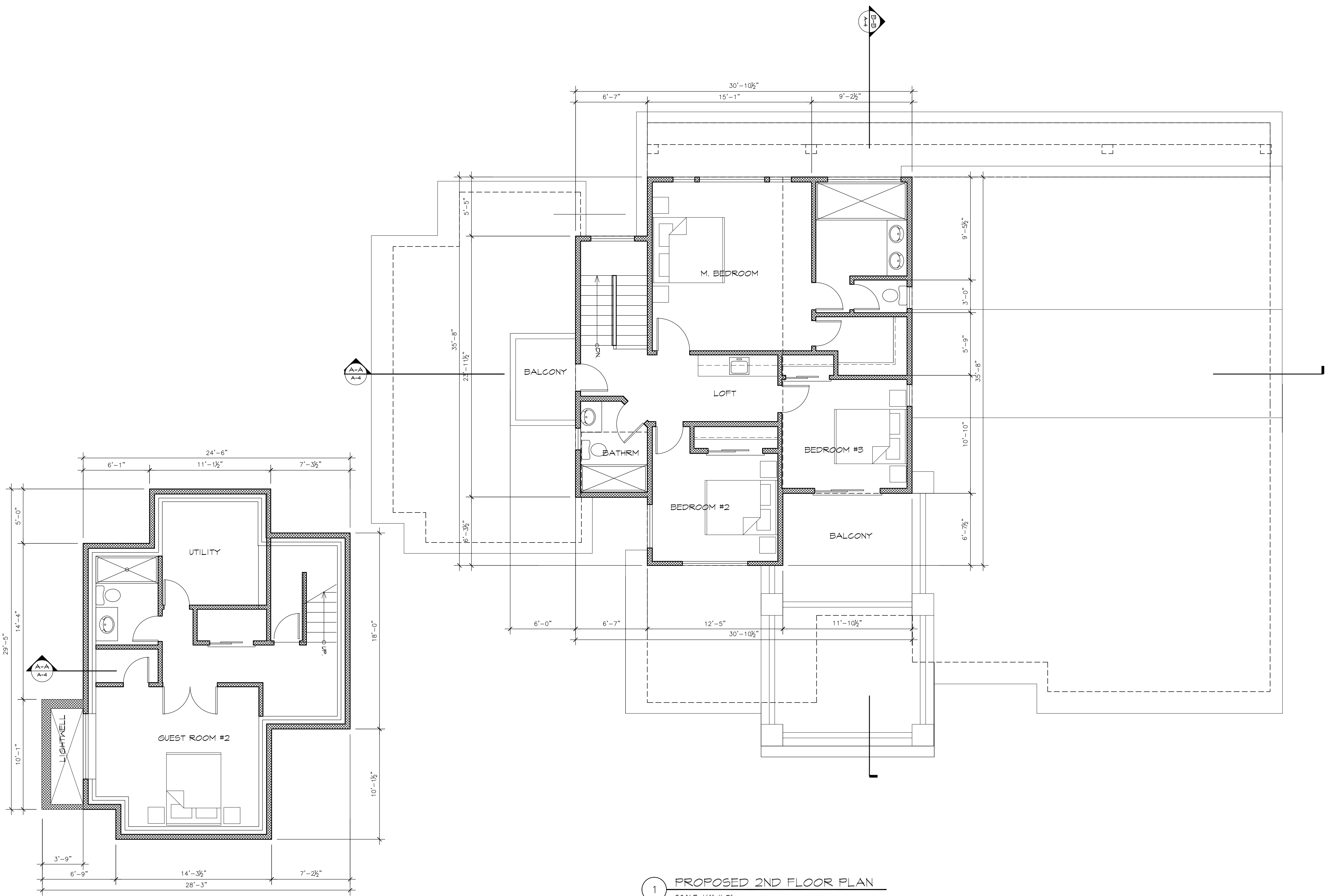
DESIGN PLANNING & ILLUSTRATION

2101 STEVENS CREEK BLVD. # 22, CUPERTINO, CA 95015
TEL: (408) 681-8428 LELDESIGNGROUP@GMAIL.COM

PROPOSED FLOOR PLAN

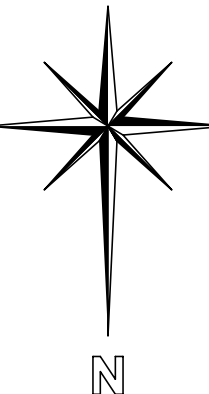
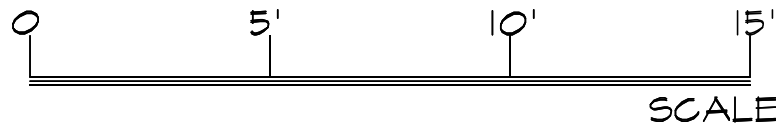
TSAI RESIDENCE
982 YORKTOWN DR.
SUNNYVALE, CA 94087
TEL: (408) 823-4619

Date:	03/01/18
Scale:	AS-SHOWN
Drawn:	L
Job:	
Sheet:	A-2.1
Of	Sheets



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

1 PROPOSED 2ND FLOOR PLAN
SCALE: 1/4"=1'-0"



REVISIONS	BY

LEL DESIGN

DESIGN PLANNING & ILLUSTRATION

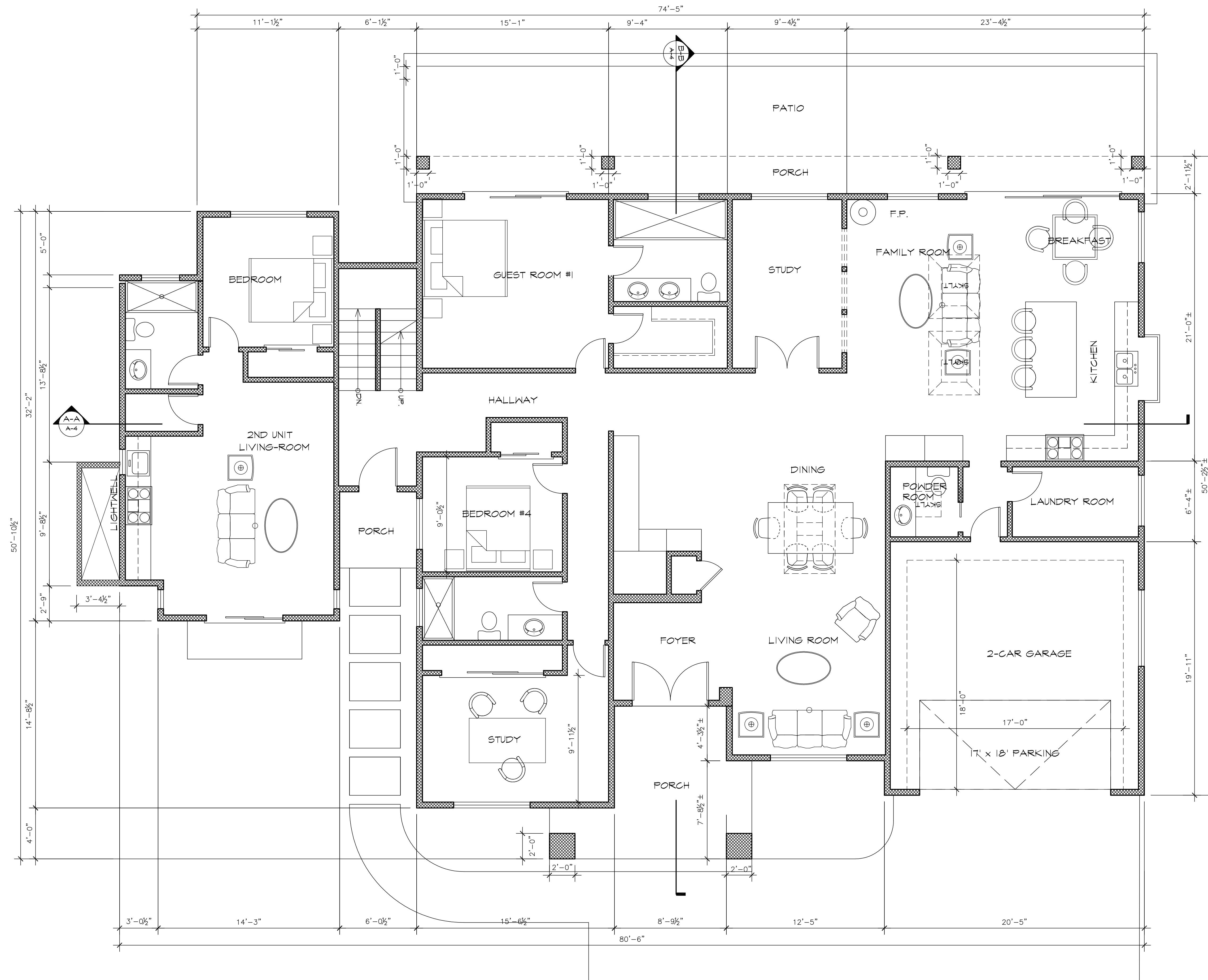
2701 STEVENS CREEK BLVD. # 252 CUPERTINO, CA 95015

TEL: (408) 657-8128 LELDESIGNGROUP@GMAIL.COM

PROPOSED FLOOR PLAN

TSAI RESIDENCE
982 YORKTOWN DR.
SUNNYVALE, CA 94087
TEL. (408) 823-4619

Date:	03/01/18
Scale:	AS-SHOWN
Drawn:	L
Job:	
Sheet:	A-2
Of	Sheets



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

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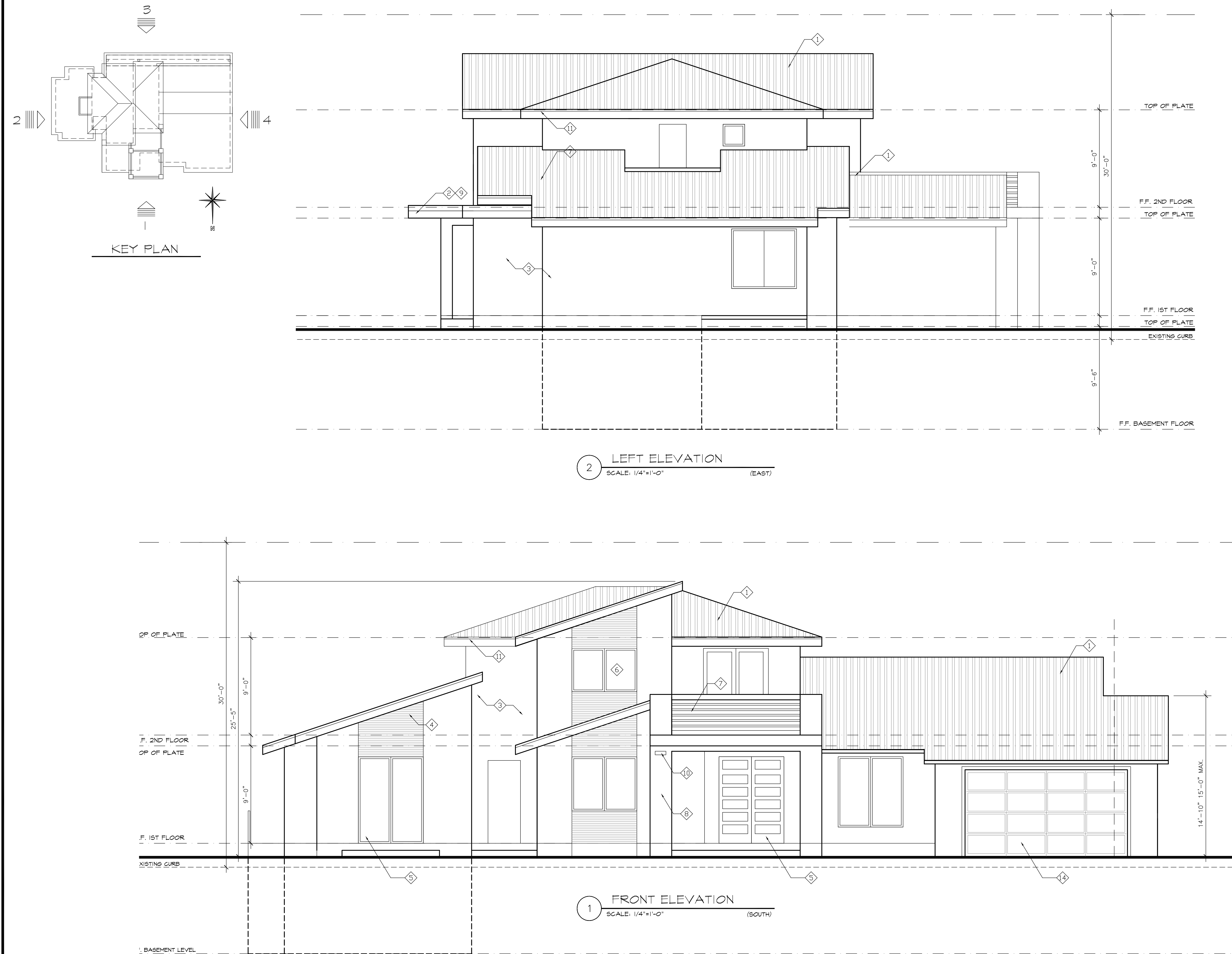
DESIGN PLANNING & ILLUSTRATION

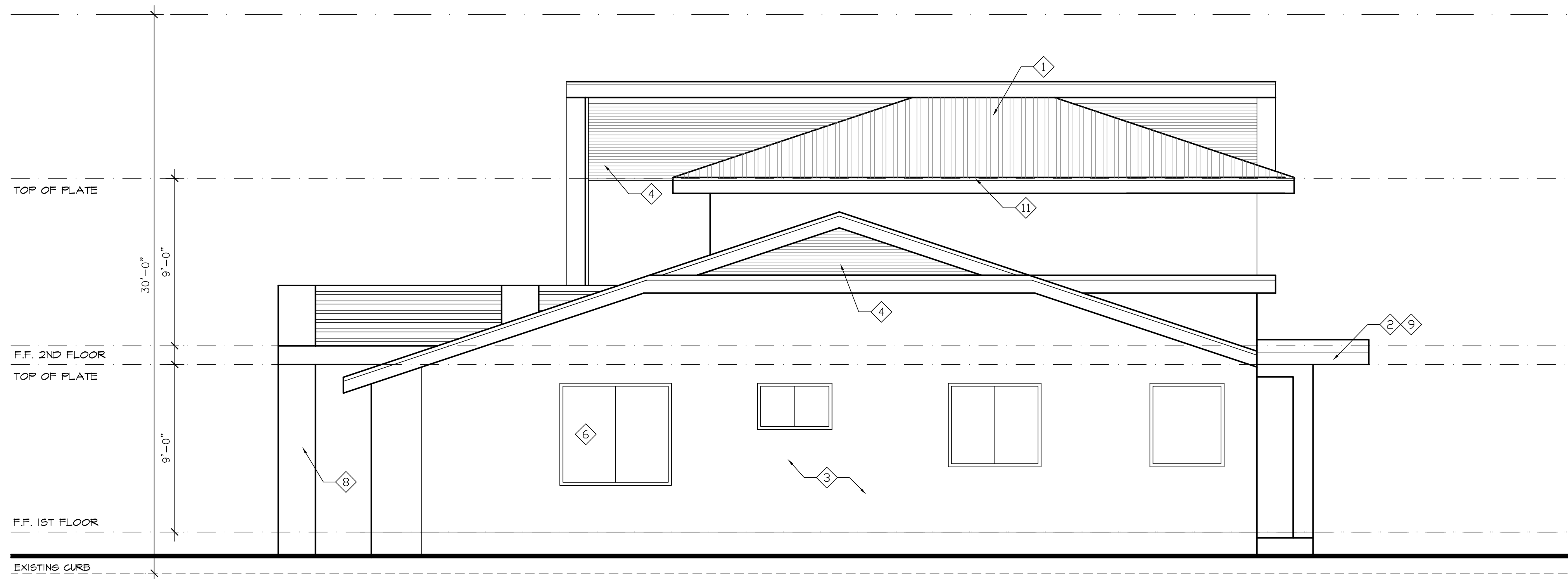
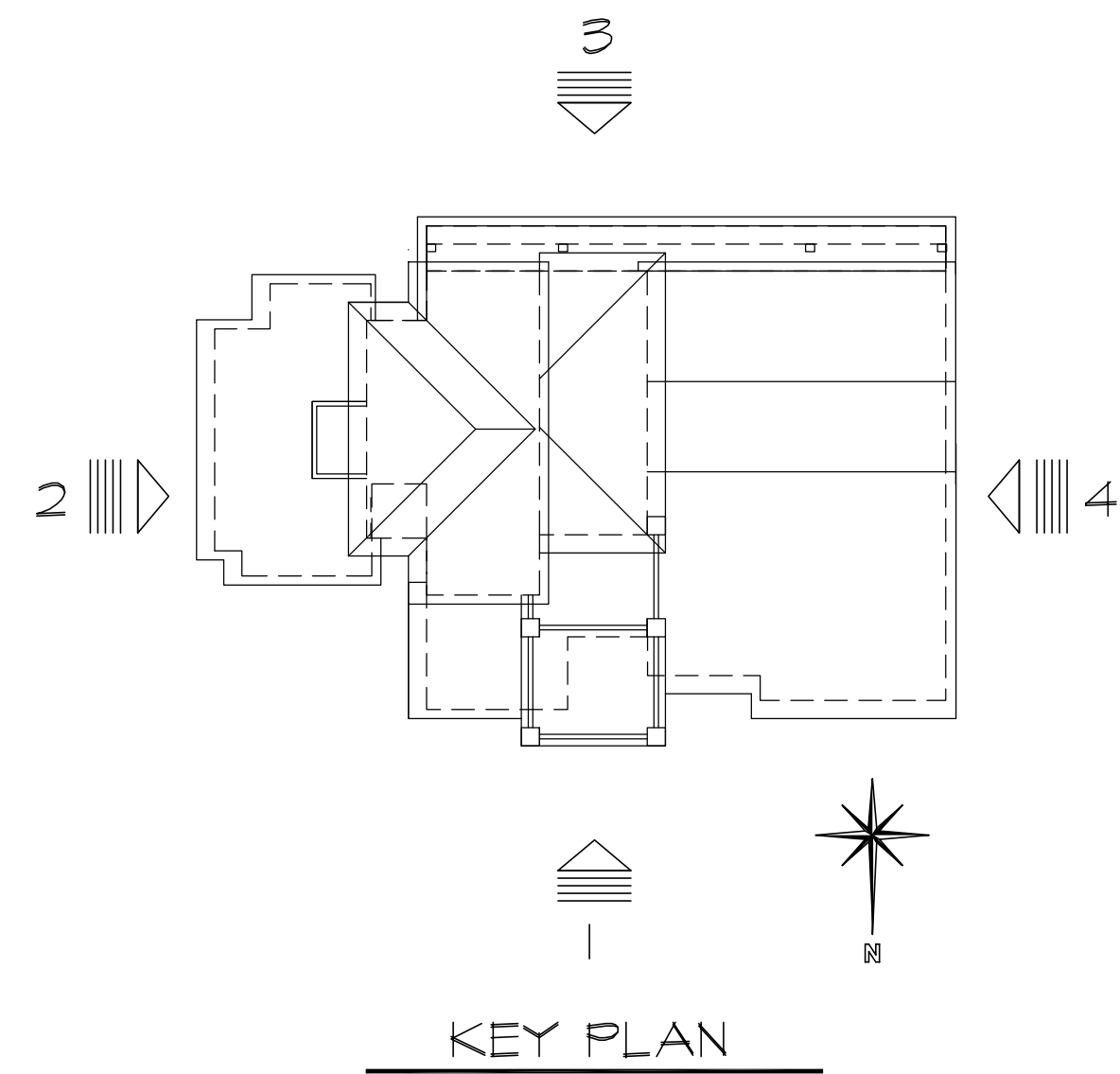
21701 STEVENSON CREEK BLVD # 25, CUPERTINO, CA 95055
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PROPOSED BUILDING ELEVATIONS

TSAI RESIDENCE
982 YORKTOWN DR.
SUNNYVALE, CA 94087
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4 RIGHT ELEVATION
SCALE: 1/4"=1'-0" (WEST)

- KEYNOTES:
- 1 ROOF: METAL ROOF OVER 2 LAYER #30 ROOFING FELT-INSTALL PER MFR INSTRUCTION, ICC #: ESR-2808
 - 2 ROOF: BUILT-UP ROOF
 - 3 EXTERIOR PLASTER/STUCCO (ACRYLIC SMOOTH FINISH): PLASTERING WITH PORTLAND CEMENT PLASTER SHALL NOT BE LESS THAN THREE COATS WHEN APPLIED OVER METAL LATH OR WIRE LATH AND SHALL BE NOT LESS THAN TWO COATS WHEN APPLIED OVER MASONRY, CONCRETE, PRESSURE-PRESERVATIVE TREATED WOOD OR DECAY-RESISTANT WOOD AS SPECIFIED IN SECTION R311) OR GYPSUM BACKING (RT03.6.2).
 - 4 EXTERIOR WOOD SIDING FINISH: - MINIMUM OF ONE LAYER OF NO.15 ASPHALT FELT OR OTHER APPROVED MATERIAL, AND SHALL BE ATTACHED TO THE STUDS OR SHEETING WITH FLASHINGS AS REQUIRED PROVIDING A CONTINUOUS WATER-RESISTIVE BARRIER BEHIND THE EXTERIOR WALL VENEER. ANY TEARS MUST BE REPAIRED AND ALL PENETRATIONS SEALED. COLOR FINISH
 - 5 CUSTOM SOLID CORE DOORS
 - 6 DOUBLE GLAZED WINDOWS (TYP.)
 - 7 COLUMNS STUCCO FINISH
 - 8 METAL CLADDING PLATE
 - 9 STREET ADDRESS PER CRC 319
 - 10 5" 26 GA. G.I. PROFILE GUTTER ON 2X8 S4S SURFACE FASCIA BOARD WITH DOWN SPOUT AT PROPER LOCATIONS (ALL ROOF DRAINS SHALL BE DRAINED TO STREET DIRECTLY)
 - 11 SCREEN VENT WITH 1/4" WIRED MESH (TYP.)
 - 12 KEEP SCREED (TYP.) MIN. 4" ABOVE GRADE OR 2" ABOVE PAVING
 - 13 GLASS GARAGE DOOR
 - 14



3 REAR ELEVATION
SCALE: 1/4"=1'-0" (SOUTH)



PROPOSED BUILDING ELEVATIONS

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A-3.1
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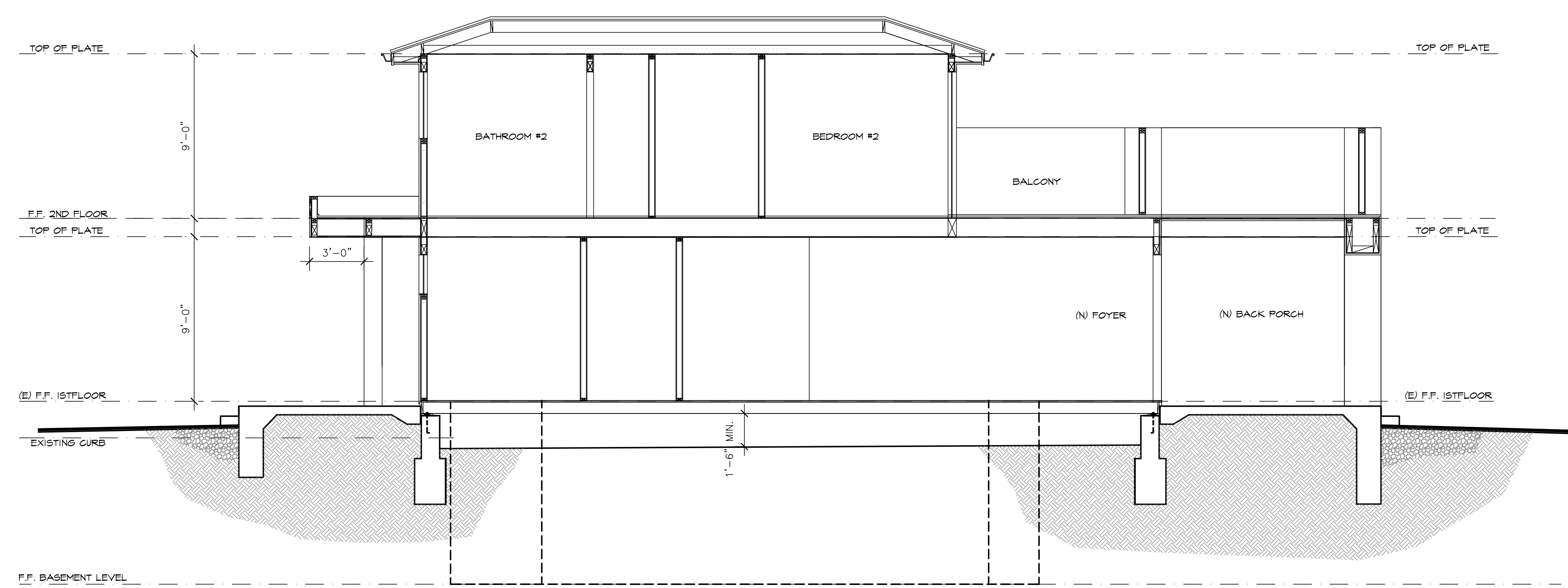
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TEL: (408) 651-8128 LELDESIGNGROUP@GMAIL.COM

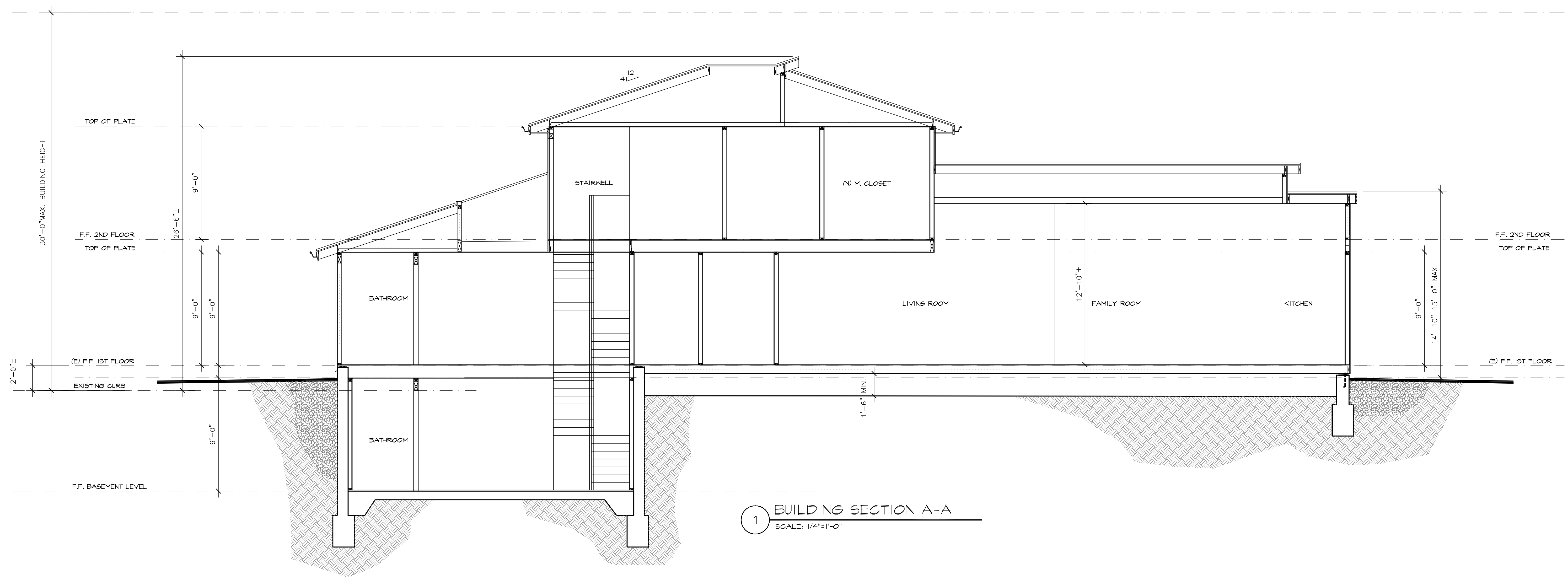
BUILDING SECTIONS

TSAI RESIDENCE
982 YORKTOWN DR.
SUNNYVALE, CA 94087
TEL: (408) 823-4619

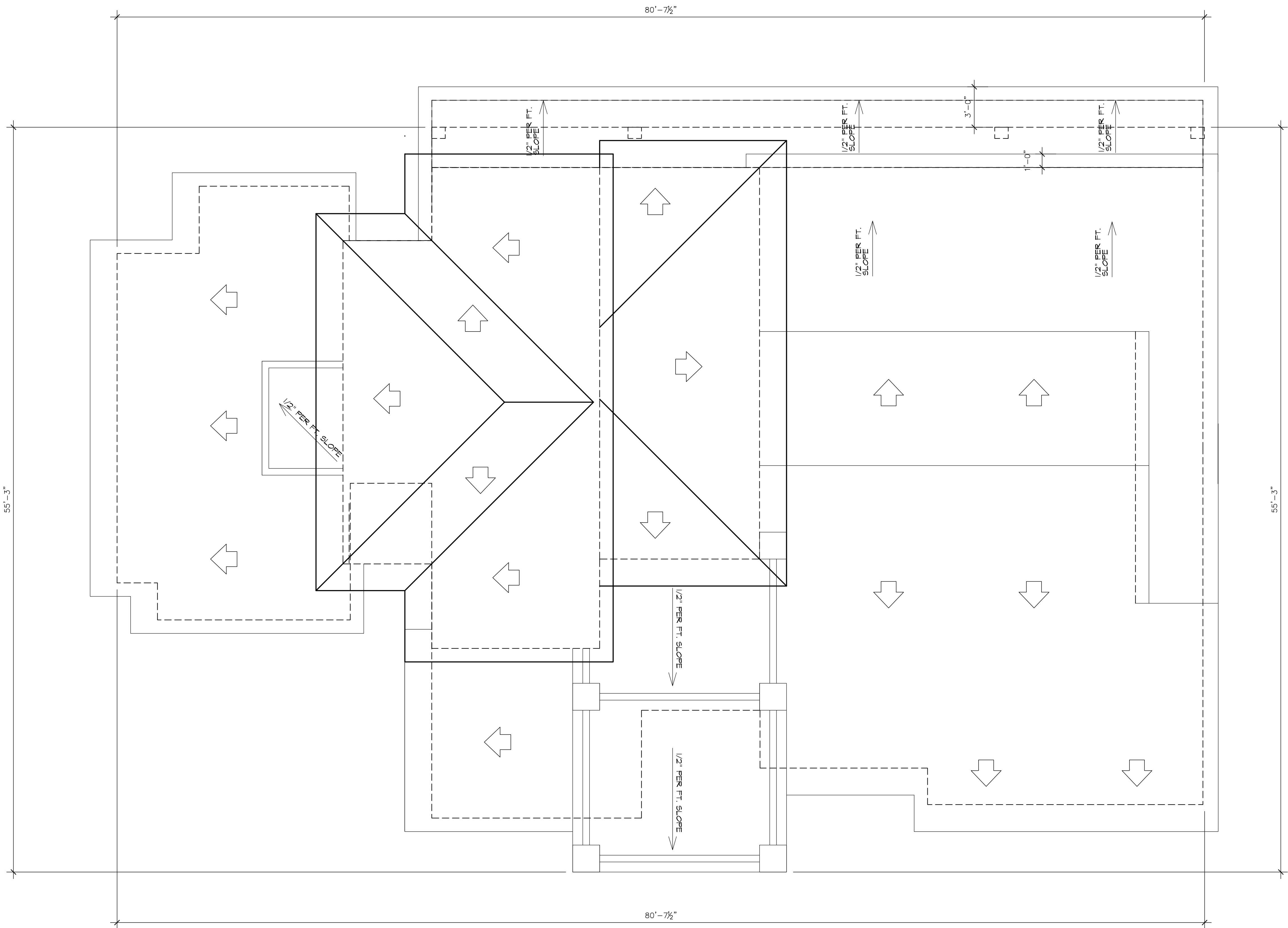
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A-4
Of Sheets



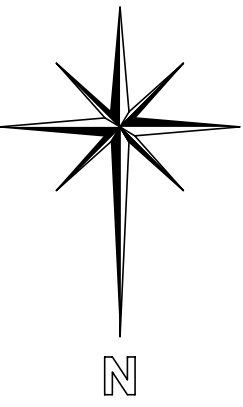
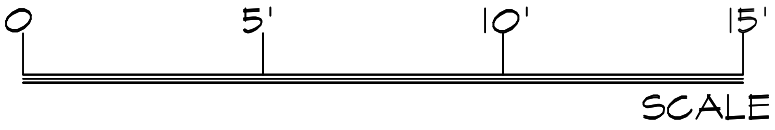
2 BUILDING SECTION B-B
SCALE: 1/4"=1'-0"



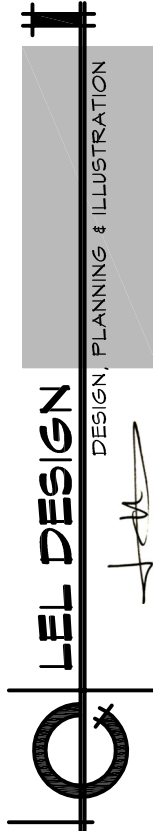
1 BUILDING SECTION A-A
SCALE: 1/4"=1'-0"



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



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PROPOSED ROOF PLANS

TSAI RESIDENCE
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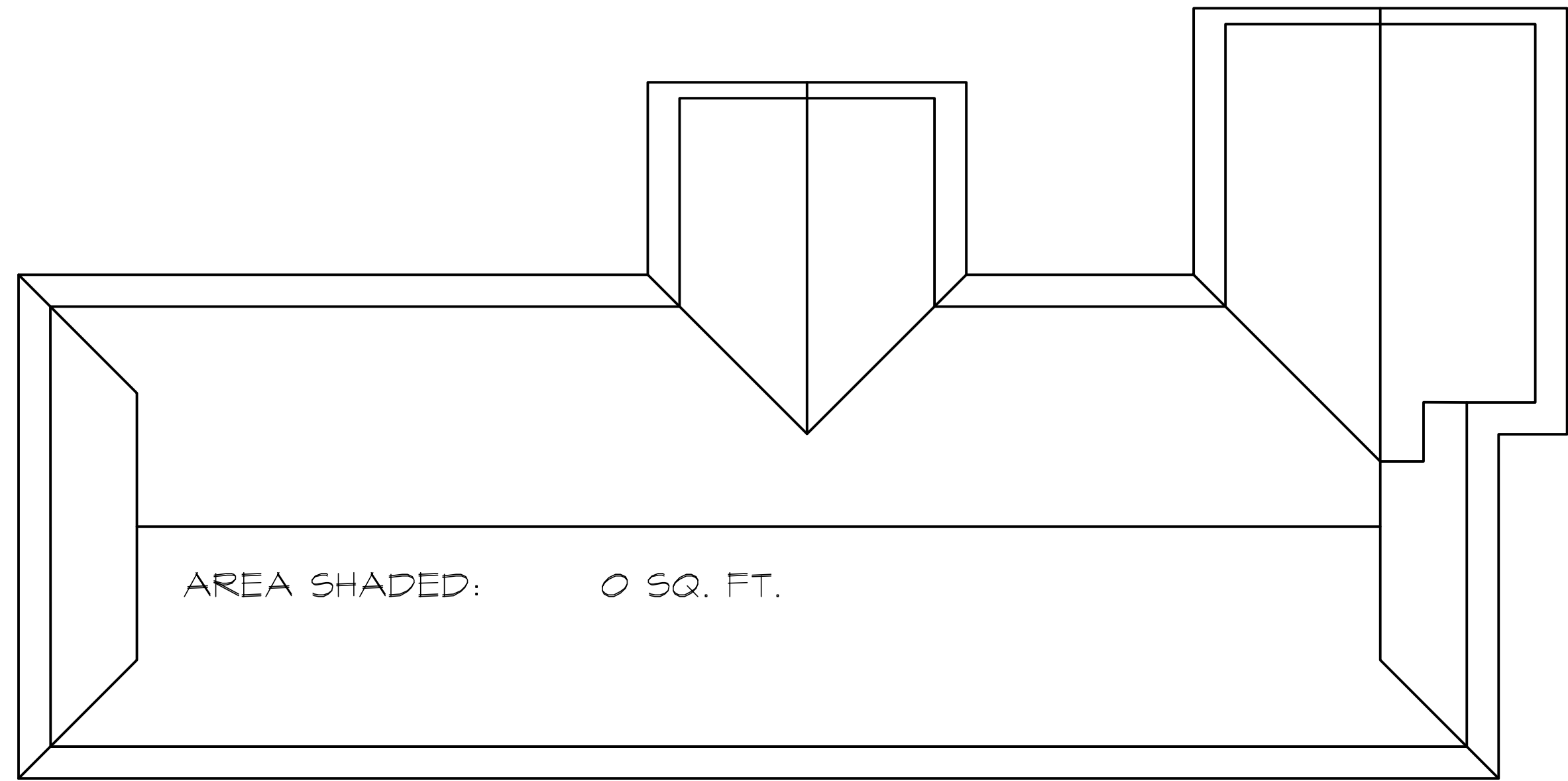
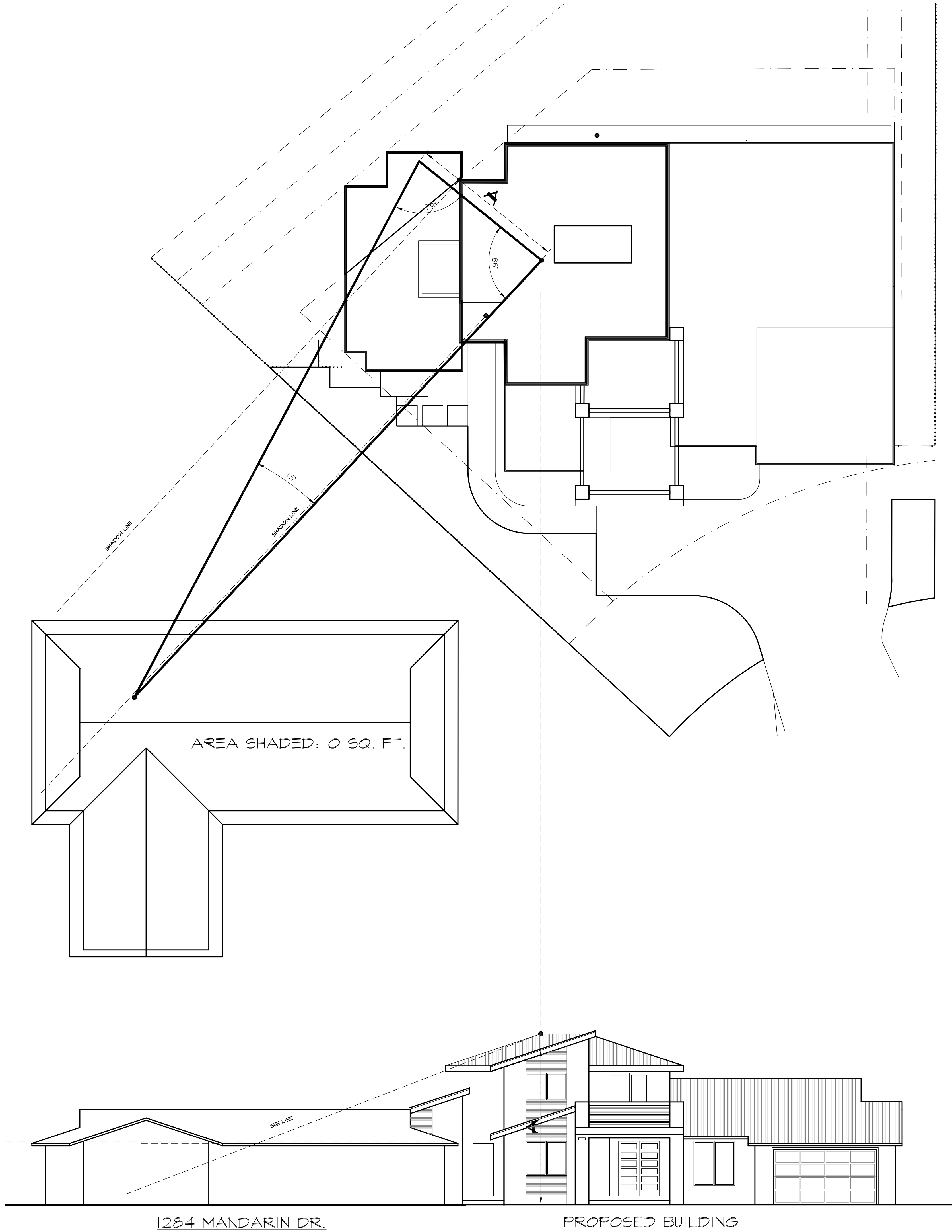


2101 STEVENS CREEK BLVD. # 32, CUPERTINO, CA 95015
TEL: (408) 681-4428 LELDESIGNGROUP@GMAIL.COM

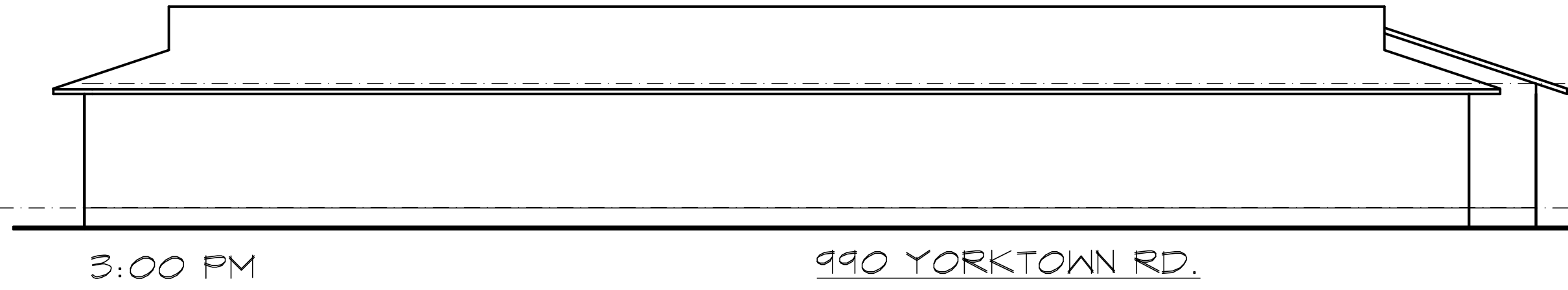
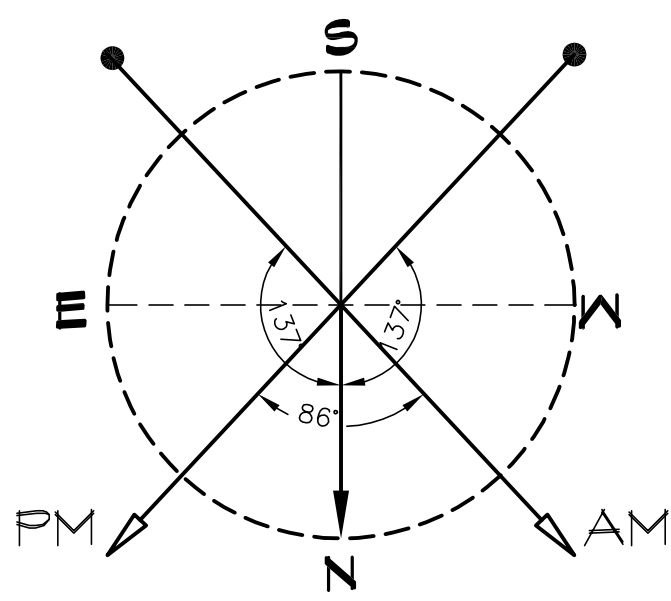
PROPOSED ROOF PLAN
SOLAR ACCESS AND
SHADOW ANALYSIS
STREETSCAPE ELEVATIONS

TSAI RESIDENCE
982 YORKTOWN DR.
SUNNYVALE, CA 94087
TEL. (408) 803-4619

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Scale:	AS-SHOWN
Drawn:	L
Job:	
Sheet:	A-5.1
Of Sheets	



2 SOLAR ACCESS AND SHADOW ANALYSIS- STREETSCAPE ELEVATIONS
SCALE: 1/8"=1'-0"



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DESIGN, PLANNING & ILLUSTRATION



2100 STEVENS CREEK BLVD. # 52, CUPERTINO, CA 95015

TEL: (408) 681-4428 LELDESIGN@GMAIL.COM

PROPOSED ROOF PLAN
SOLAR ACCESS AND
SHADOW ANALYSIS
STREETSCAPE ELEVATIONS

TSAI RESIDENCE
982 YORKTOWN DR.
SUNNYVALE, CA 94087
TEL. (408) 823-4619

Date:	03/01/18
Scale:	AS-SHOWN
Drawn:	L
Job:	
Sheet:	A-5.2
Of Sheets	

