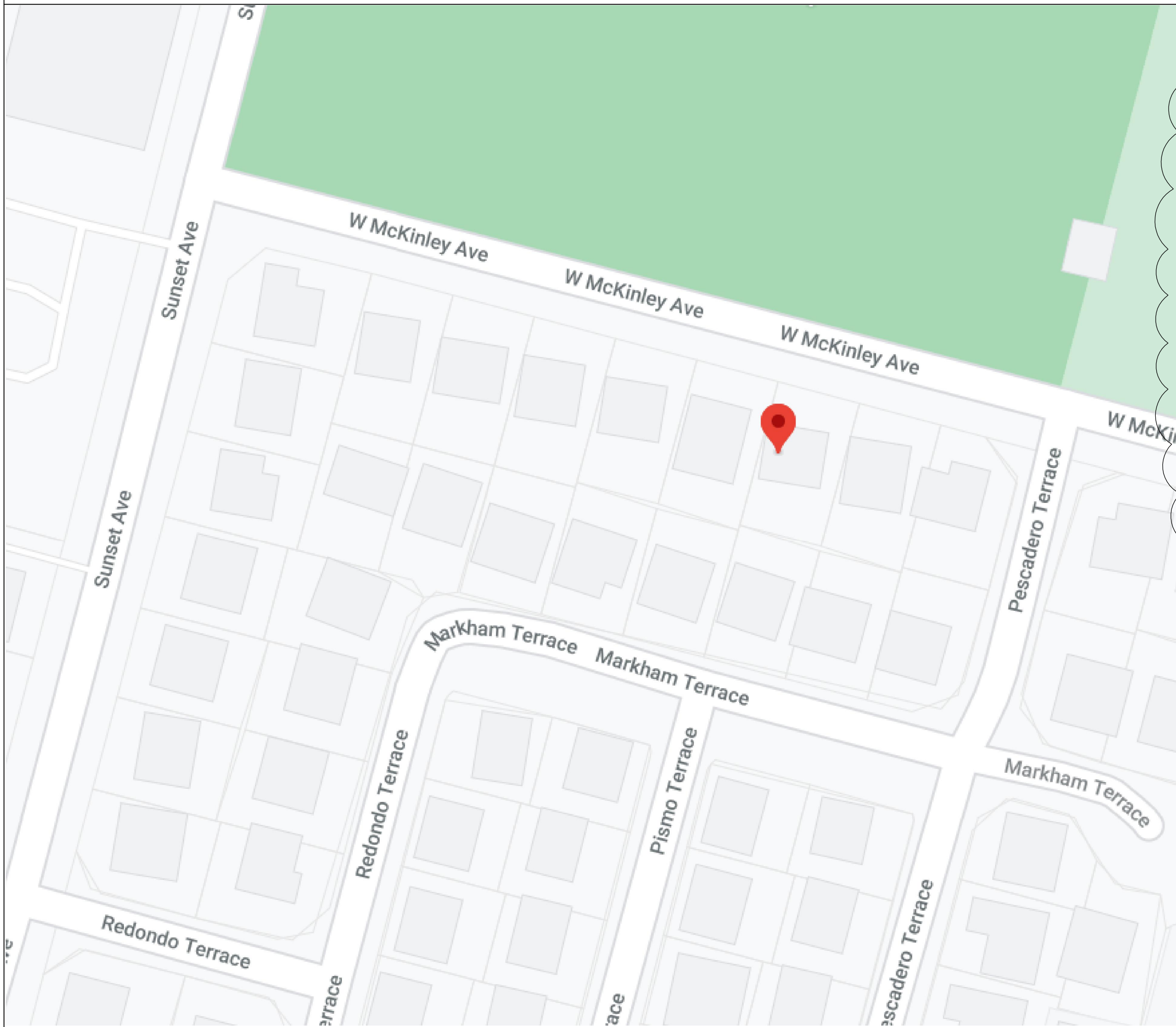


QIU RESIDENCE ADDITION

878 MCKINLEY AVE,  
SUNNYVALE, CA 94086

VICINITY MAP: (N.T.S.)



PROJECT SUMMARY:

- PROPERTY OWNER: XIAOJIE QIU

- PROJECT ADDRESS: 878 MCKINLEY AVE,  
SUNNYVALE, CA 94086  
TEL: (408) 718-0646

- APN#: 165-46-058

- ZONING DISTRICT: R-1.7/PD

- OCCUPANCY GROUP: R-3/U

- CONSTRUCTION TYPE: V-B

- LOT SIZE: 3,846 SF

- (E) LIVING SPACE: 772 (SF)

- 1ST FLOOR: 796 (SF)

- 2ND FLOOR: 1,568 (SF)

- TOTAL: 1,568 (SF) (RECORD)

- (E) GARAGE (ATTACHED): 424 (SF)

- (E) PORCH: 20 (SF)

- (N) ADDITION: 524 (SF)

- (E)+(N) LIVING SPACE: 2,092 (SF)

- (E): 3 BEDROOMS, 2.5 BATHROOMS

- (E)+(N): 4 BEDROOMS, 3 BATHROOMS

- (E) FLOOR AREA RATIO: (1,568+424)/ 3,864 = 51.6 %

- (N) FLOOR AREA RATIO: (2,092+424)/ 3,864 = 65.1 %

- (E) LOT COVERAGE: (772+424+20)/3,864 = 31.5 %

- (N) LOT COVERAGE: (772+524+424+20)/3,864 = 45.0 %

- ENCROACHMENT: (5.42X39.08)/(20X49)=21.9%

- (E) FIRE PROTECTION: (E) HOUSE FIRE SPRINKLERED

- (N) FIRE PROTECTION: EXTEND FIRE SPRINKLER SYSTEM TO ADDITION
- 1

COMPLIANCE CODES:

1. THE 2019 CALIFORNIA BUILDING CODE
2. THE 2019 CALIFORNIA RESIDENTIAL CODE
3. THE 2019 CALIFORNIA EXISTING BUILDING CODE
4. THE 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE.
5. THE 2019 CALIFORNIA MECHANICAL CODE.
6. THE 2019 CALIFORNIA ELECTRICAL CODE.
7. THE 2019 CALIFORNIA PLUMBING CODE.
8. THE 2019 CALIFORNIA ENERGY CODE.
9. THE 2019 CALIFORNIA FIRE CODE.
10. THE CURRENT CITY OF SUNNYVALE MUNICIPAL CODE AS ADOPTED BY THE CITY COUNCIL.

CONSULTANTS:

- DESIGNER:

1071 KENSINGTON DRIVE,  
FREMONT, CA 94539  
PHONE: (510) 709-7968  
E-MAIL: [tchomedesign2@yahoo.com](mailto:tchomedesign2@yahoo.com)
- STRUCTURAL:

XU ENGINEERING  
339 BARTON DRIVE  
FREMONT, CA 94536  
PHONE: (510) 676-2733  
FAX: (510) 794-2930  
E-MAIL: [xuengineerng@yahoo.com](mailto:xuengineerng@yahoo.com)

DRAWING INDEX:

- A-0.1 COVER SHEET
- A-1.1 EXISTING AND PROPOSED SITE PLANS
- A-2.1 EXISTING FLOOR PLANS
- A-2.2 PROPOSED FLOOR PLANS
- A-3.1 EXISTING AND ROOF FLOOR PLANS
- A-4.1 EXISTING ELEVATIONS
- A-4.2 PROPOSED ELEVATIONS
- A-5.1 CROSS SECTIONS AND DETAILS

SCOPE OF PROJECT:

1. ADD 524 SF ADDITION AT REAR YARD W/ EXTENDING KITCHEN AND DINING ROOM, AND ADDING A BEDROOM AND A BATHROOM
2. CONVERT (E) POWER ROOM INTO A STORAGE

DEFERRED SUBMITTAL :

1. FIRE SPRINKLER SYSTEM DESIGN
2. ROOF TRUSS DESIGN AND CALCULATIONS

ABBREVIATIONS:

|            |               |           |                  |        |                |
|------------|---------------|-----------|------------------|--------|----------------|
| @          | AT            | H         | HIGH             | W      | WITH           |
| #          | AND           | HB        | HIP BEAM         | WH     | WATER HEATER   |
| CB         | CEILING BEAM  | HDR       | HEADER           | W.I.C. | WALK IN CLOSET |
| CLG.       | CEILING       | HGR       | HGR              | WDW    | WINDOW         |
| C.J.       | CEILING JOIST | MAX       | MAXIMUM          |        |                |
| C/O        | CLEAN OUT     | MIN       | MINIMUM          |        |                |
| EL.        | ELEVATION     | (N)       | NEW              |        |                |
| GL         | GLAZING       | NO.       | NUMBER           |        |                |
| DBL        | DOUBLE        | O.C.      | ON CENTER        |        |                |
| DS         | DOWNSPOUT     | P.T.      | PRESSURE TREATED |        |                |
| DR         | DOOR          | R.R.      | ROOF RAFTER      |        |                |
| DWG        | DRAWING       | SLDR      | SLIDING DOOR     |        |                |
| (E)        | EXISTING      | SLPR      | SLEEPER          |        |                |
| FB         | FLUSH BEAM    | S.P.      | SOLAR PANEL      |        |                |
| F          | FURNACE       | (T)       | TEMPERED         |        |                |
| F.J.       | FLOOR JOIST   | T.H.      | THRESHOLD HEIGHT |        |                |
| F.P.       | FIRE PLACE    | U.N.O.    | UNLESS NOTED     |        |                |
| G.C.       | GENERAL       | OTHERWISE |                  |        |                |
| CONTRACTOR |               | V.I.F.    | VERIFY IN FIELD  |        |                |
| GDR        | GIRDER        | W         | WIDTH            |        |                |

NOTES:

ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH CITY OF SUNNYVALE CONSTRUCTION ORDINANCES AND THE CODES LISTED ON THIS PAGE.

PLEASE NOTE THAT THE DRAWINGS AS PREPARED BY T C HOME DESIGN FOR THE PROJECT ARE LIMITED TO THE EXTENT AS REQUIRED FOR PLAN CHECK PURPOSES BY TOWN/COUNTY AGENCIES HAVING JURISDICTION OVER THE PROJECT.

THE USE OF THESE DRAWINGS FOR THE CONSTRUCTION OF THE PROJECT SHALL CONSTITUTE THE CONTRACTOR'S REPRESENTATION THAT IT HAS REVIEWED AND VERIFIED THE CONSTRUCTABILITY OF THE PROJECT AS SHOWN ON THESE PLANS IN THE LIGHT OF SITE CONDITIONS AND APPLICABLE CODE REQUIREMENTS AND THAT ONCE CONSTRUCTION HAS COMMENCED, THE CONTRACTOR SHALL UNDERTAKE FULL RESPONSIBILITIES TO DESIGN—BUILD ALL ELEMENTS AND MAKE NECESSARY ADJUSTMENTS AS REQUIRED FOR THE COMPLETION OF THE PROJECT IN ITS ENTIRETY PURSUANT TO ALL APPLICABLE CODE REQUIREMENTS, TRADE AND WORKMANSHIP STANDARDS. ALL CONTRACTORS SHALL HOLD HARMLESS THE DESIGNER AND THE OWNER FROM ALL

DAMAGES AND/OR PENALTY ARISING OUT OF VIOLATION THEREOF.

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS OF THE LOT, ALL PROPOSED DIMENSIONS, INCLUDING DRAINAGE AND UTILITY LINES AT PROJECT PROPERTY, AS WELL AS, AT ADJACENT PROPERTIES. IF THE CONTRACTOR ENCOUNTERS DISCREPANCIES IN THE DRAWINGS, HE/SHE SHALL CONTACT THE DESIGNER (T C HOME DESIGN) FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COSTS OF CORRECTIONS TO THE WORK IF HE/SHE NEGLECTS TO ADHERE TO THIS PROCESS.

THE DESIGNER SHALL NOT HAVE CONTROL OR CHARGE OF, AND SHALL NOT BE RESPONSIBLE FOR, CONSTRUCTION MEANS, TECHNIQUES, SEQUENCES OR PROCEDURES, FOR THE OMISSIONS OF THE CONTRACTOR OR SUBCONTRACTORS PERFORMING ANY OF THE WORK FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN CONFORMANCE WITH THE PLANS AND SPECIFICATIONS.

ALL ATTACHMENTS, CONNECTIONS OR FASTENINGS OF ANY

NATURE ARE BE PROPERLY AND PERMANENTLY SECURED IN CONFORMANCE WITH BEST THE PRACTICE OF THE BUILDING INDUSTRY. DRAWINGS SHOWS ONLY SPECIAL REQUIREMENTS TO ASSIST THE CONTRACTOR AND DO NOT ILLUSTRATE EVERY DETAIL.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION PROTECTION . ALL EXISTING IMPROVEMENTS TO REMAIN SHALL BE PROTECTED. ALL MATERIALS DELIVERED TO THE SITE SHALL BE PROPERLY STORED AND PROTECTED UNTIL INSTALLATION. ALL LUMBER SHALL BE PROTECTED FROM MOISTURE AND STORED ABOVE GROUND.

RETROFIT HOLDDOWN ANCHORS MAY BE INSPECTED BY THE ENGINEER OF RECORD. THE EOR SHALL PROVIDE A LETTER TO THE CITY FIELD INSPECTOR AT THE TIME OF HOLDDOWN INSPECTION DESCRIBING THE RESULTS OF THE INSPECTION.



**HOME DESIGN**

(NEW, ADDITION AND REMODEL)  
DESIGNERS AND ENGINEERS

1071 Kensington Drive, Fremont, CA 94539  
Tel: (510) 709-7968 / Fax: (510) 252-1528  
E-MAIL: [TChomedesign@yahoo.com](mailto:TChomedesign@yahoo.com)

STAMP/SIGNATURE:

*Matt Y. Liu*

MATT Y. LIU

DATE: 11-22-20

SHEET AND PROJECT TITLES:

COVER SHEET

QIU RESIDENCE ADDITION  
878 MCKINLEY AVE, SUNNYVALE, CA 94086

REVISION

BY:

1

RESUBMIT: 11-22-20

ML

2

RESUBMIT: 1-30-21

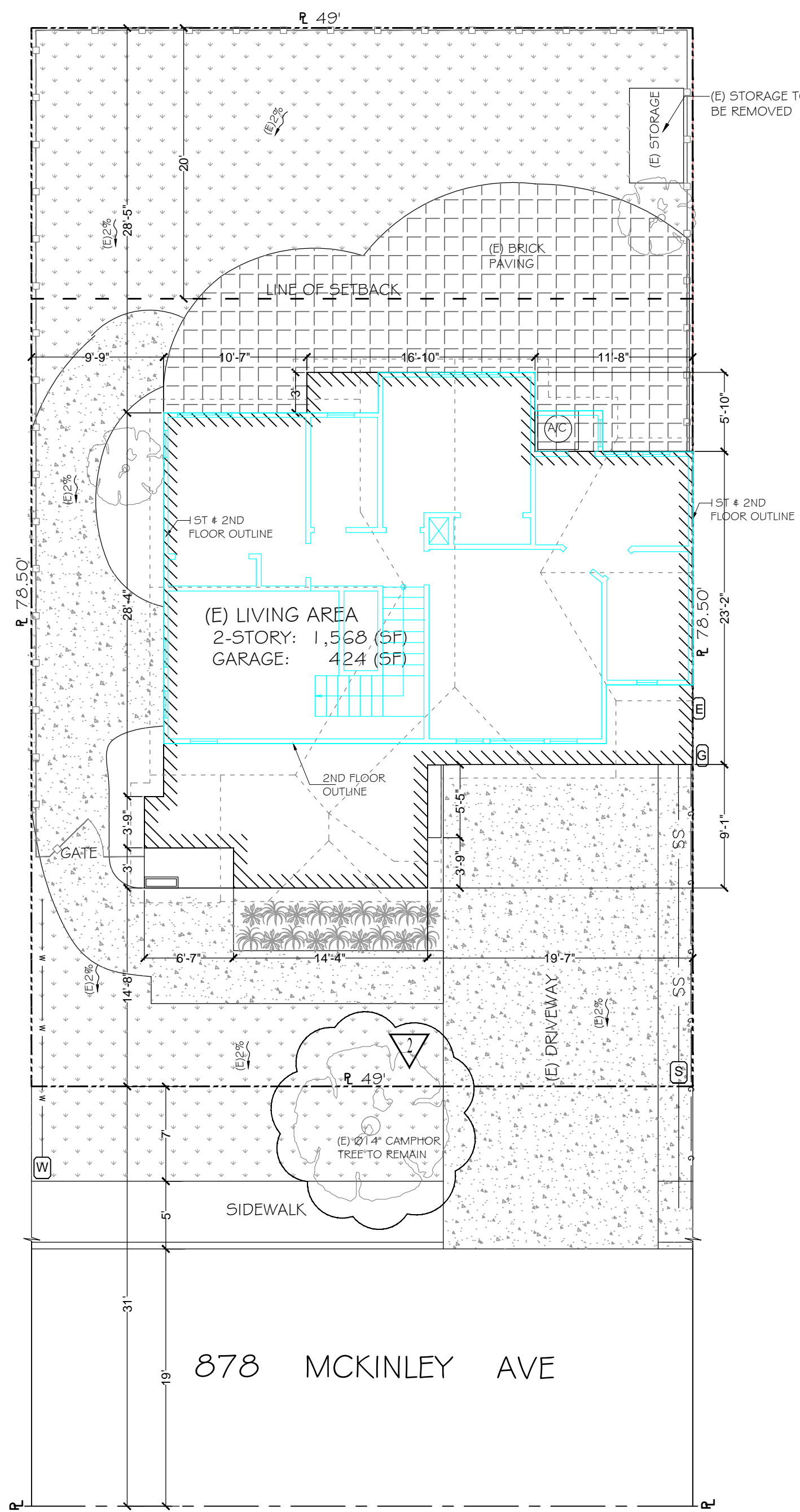
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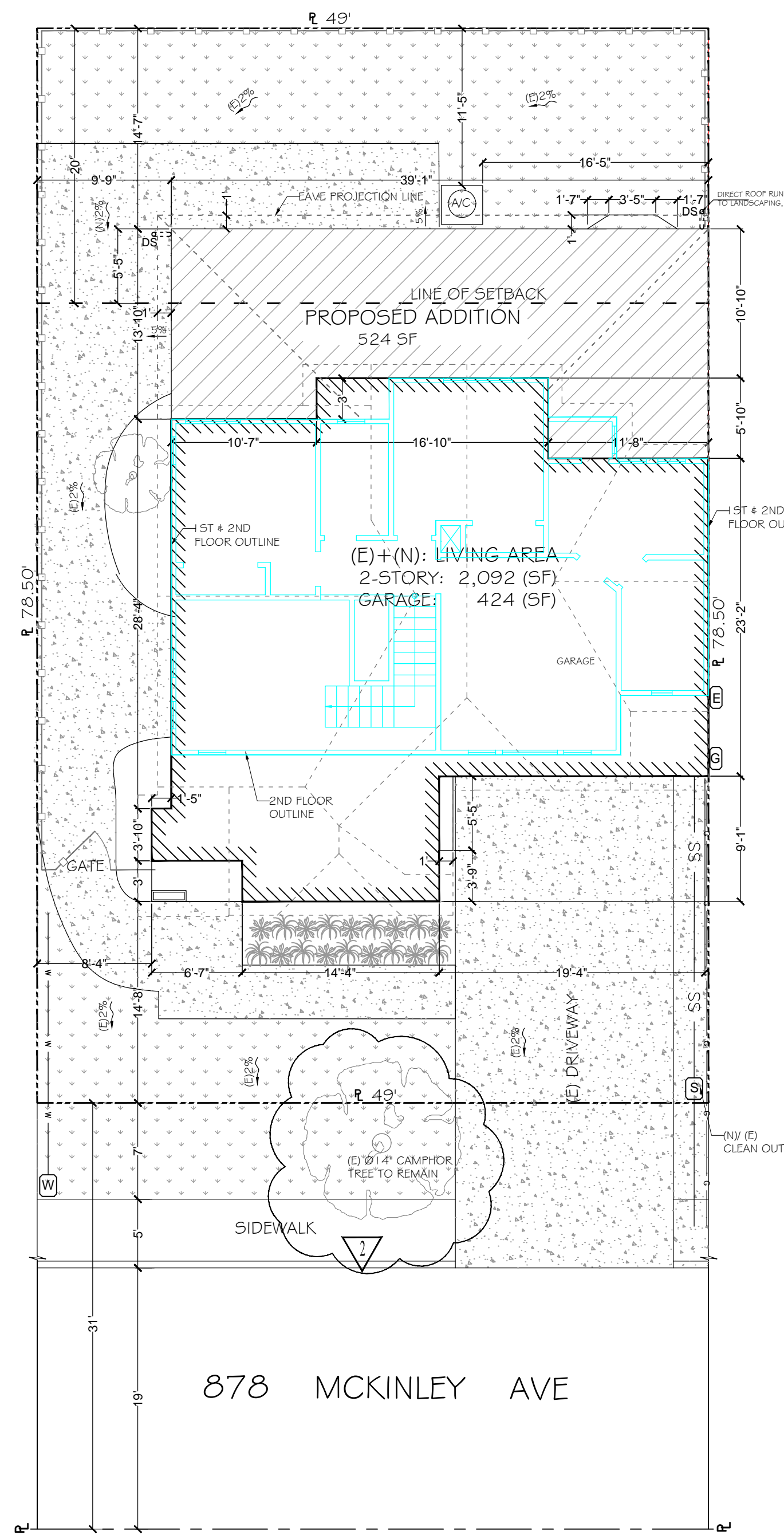
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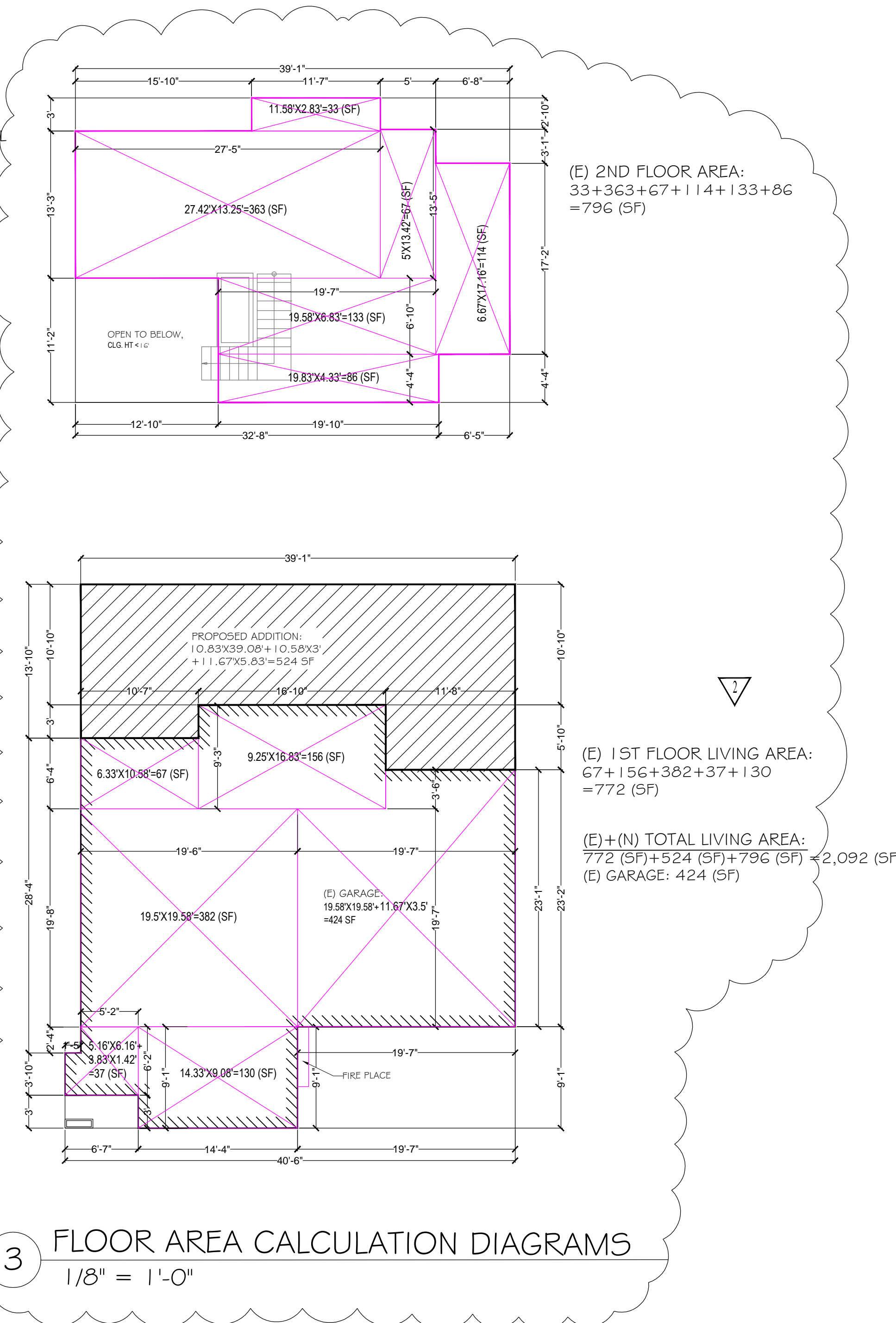


1 EXISTING SITE PLAN  
1/8" = 1'-0"



2 PROPOSED SITE PLAN  
1/8" = 1'-0"

- LEGENDS:
- PROPERTY LINE
  - FENCE LINE
  - LINE OF SETBACK
  - (W) WATER METER
  - (G) GAS METER
  - (E) ELECTRICAL METER AND PANEL
  - (S) SEWER LINE CLEAN OUT
  - GRASS AREA
  - CONC. PAVED
  - TREE LINE
  - DIRECTION OF DRAINAGE



3 FLOOR AREA CALCULATION DIAGRAMS  
1/8" = 1'-0"

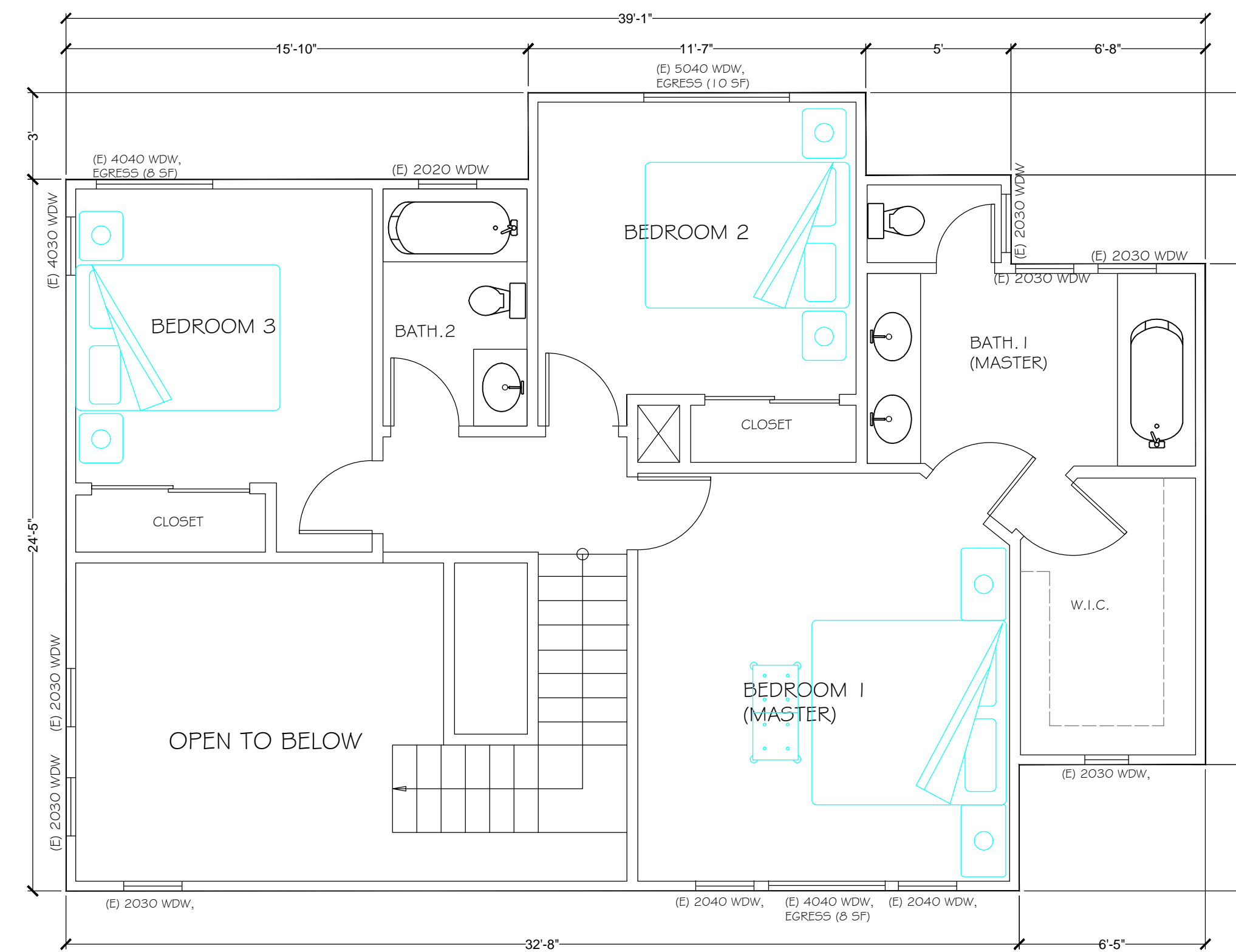
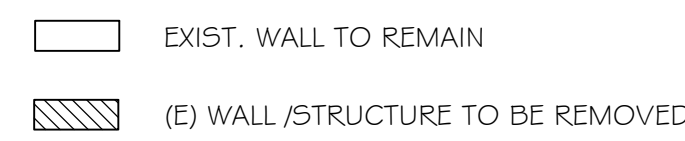
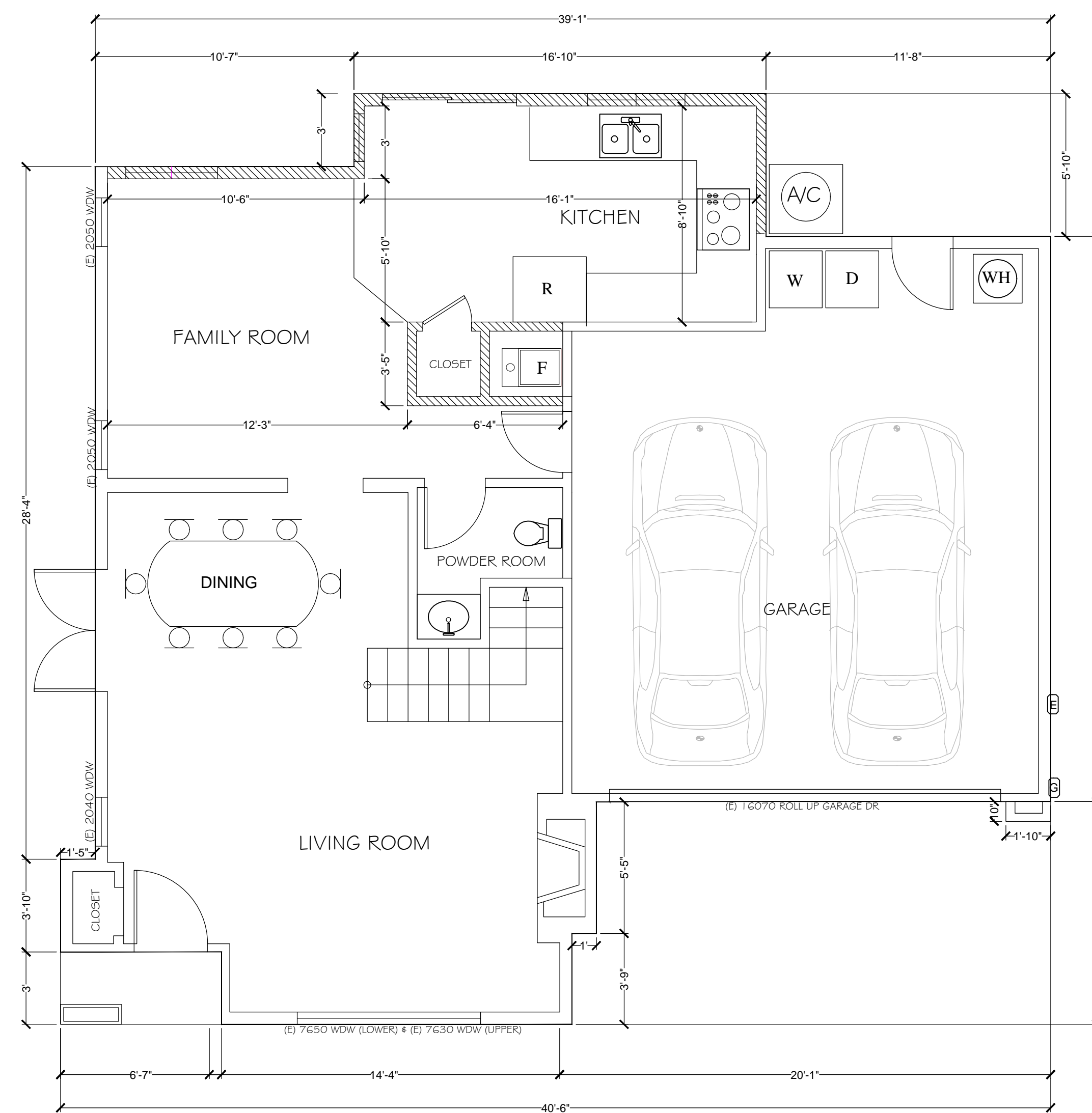
NOTES:

1. THIS SITE PLAN IS BASED ON T C HOME DESIGN'S SITE MEASUREMENTS, AND THE SANTA CLARA COUNTY ASSESSOR'S PARCEL MAP BOOK 165, PAGE 46.
2. ALL SITE MAIN FEATURES ARE DESCRIBED / SHOWN ON THIS PLAN.
3. THIS SITE PLAN IS FOR PLANNING AND BUILDING ADDITION PERMITS APPLICATION PURPOSE ONLY.
4. THIS SITE PLAN SHALL NOT BE USED AS A PROPERTY SURVEY DWG.
5. DO NOT SCALE DRAWINGS.

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## HOME DESIGN

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E-MAIL: TChomedesign@yahoo.com

TAMP/SIGNATURE:

MATT Y. LIU  
DATE: 11-22-20

**SHEET AND PROJECT TITLES:**

## EXISTING FLOOR PLANS

QIU RESIDENCE ADDITION  
878 MCKINLEY AVE, SUNNYVALE, CA 94086

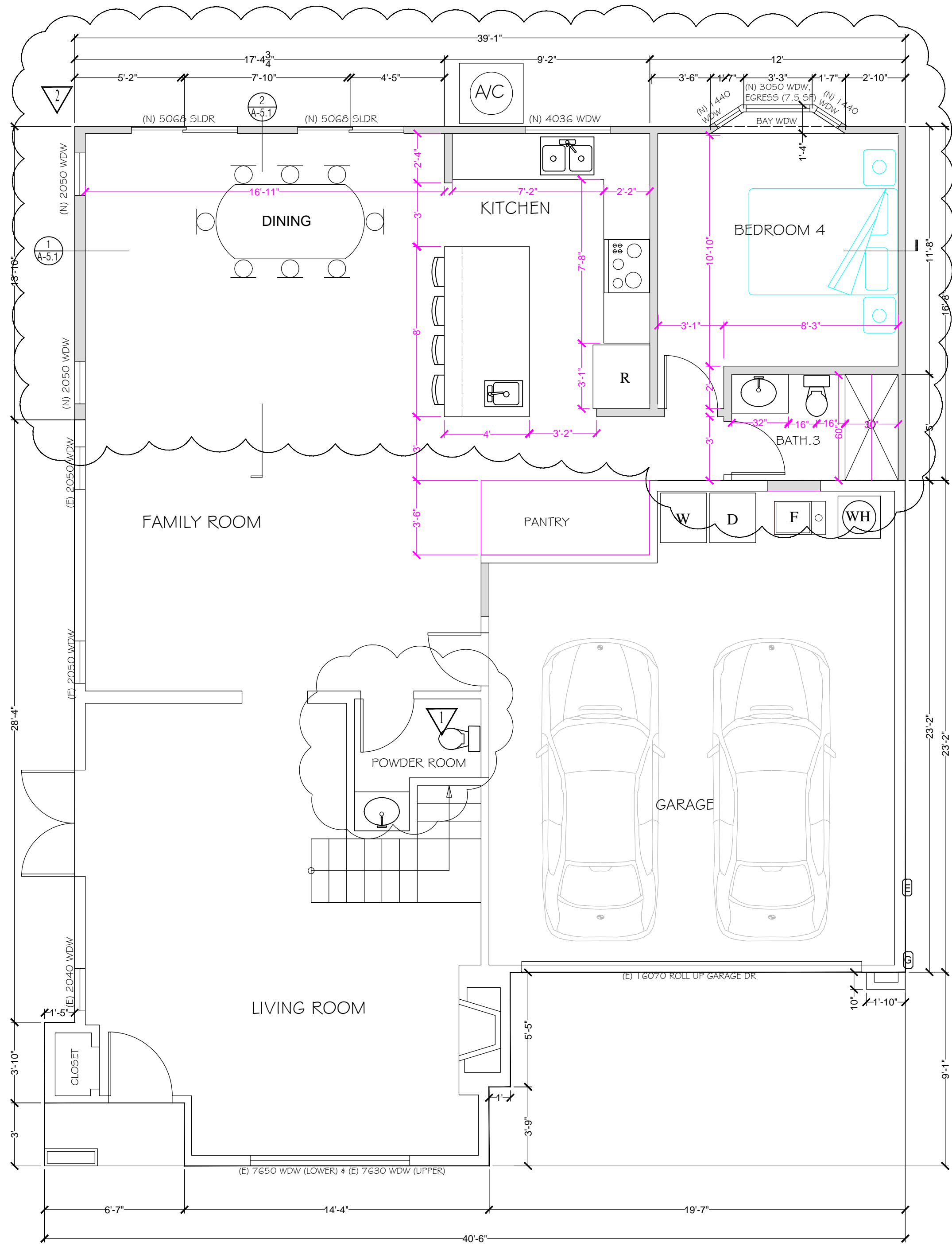
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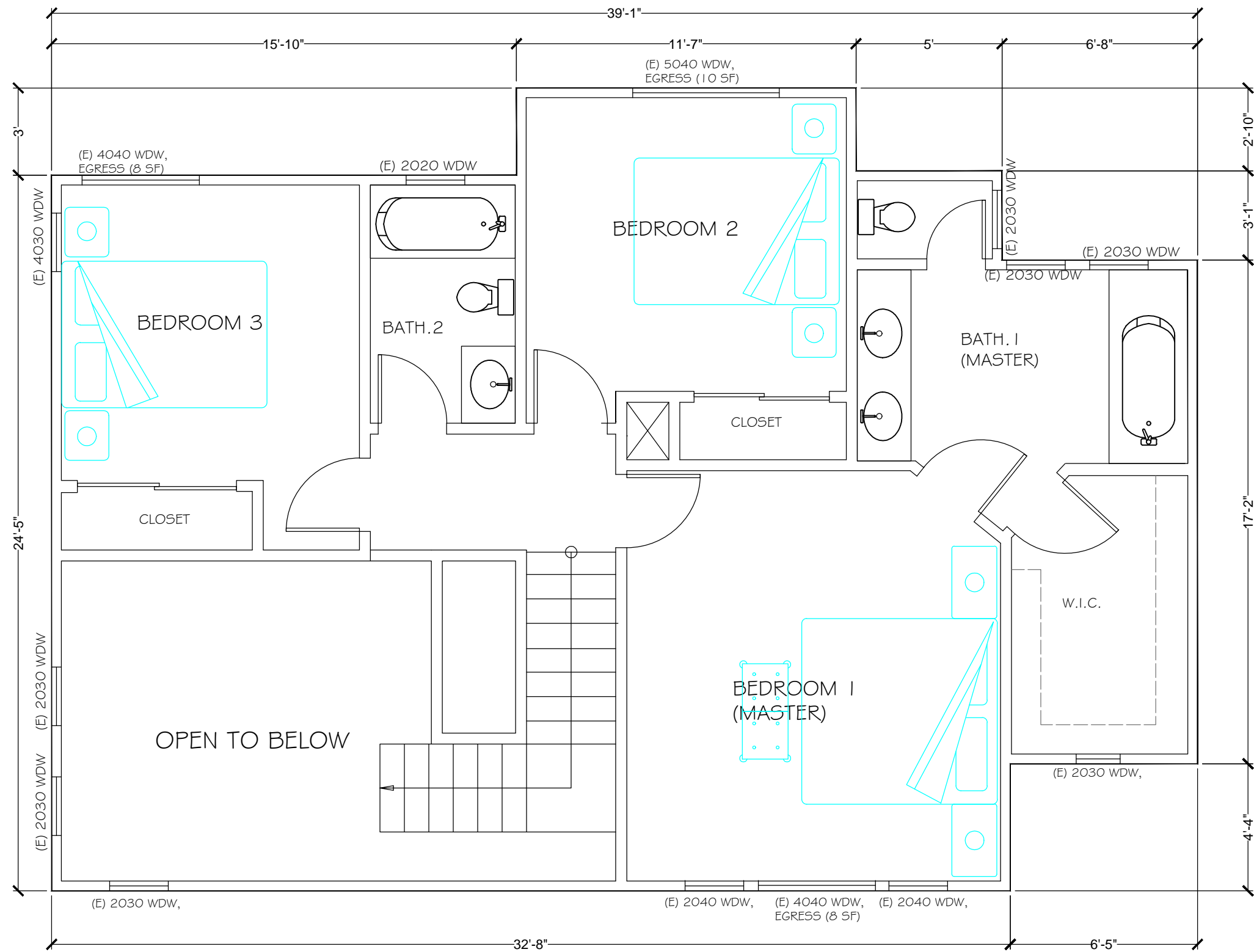
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1 PROPOSED 1ST FLOOR PLAN  
1/4" = 1'-0"

- LEGENDS:
- EXIST. WALL TO REMAIN
  - NEW WALL PER STRUCTURAL DWGS



2 PROPOSED 2ND FLOOR PLAN (NO CHANGE)  
1/4" = 1'-0"

BATHROOM INSTALLATION REQUIREMENTS:

- SHOWER AND/OR TUB/SHOWER WALLS SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE (E.G., CERAMIC TILE, FIBERGLASS, ETC.) OVER A MOISTURE RESISTANT UNDERLAYMENT (E.G., WATER RESISTANT GYPSUM BOARD, GREEN BOARD, ETC.) TO A HEIGHT OF NOT LESS THAN 6" ABOVE THE FLOOR. (CBC 1210.2)
- ALL RECEPTACLES SHALL BE GFCI PROTECTED AND CONNECTED TO A DEDICATED 15 AND 20 AMPS CIRCUIT (CEC 210.8)
- A MINIMUM OF ONE HIGH EFFICACY LUMINAIRE SHALL BE INSTALLED IN EACH BATHROOM; AND ALL OTHER LIGHTING INSTALLED IN EACH BATHROOM SHALL BE HIGH EFFICACY OR CONTROLLED BY VACANCY SENSORS. (CEES 150.0 (K)(5))
- EXHAUST FANS AND LIGHTING SHALL HAVE SEPARATE CONTROL SWITCHES (EVEN IF'S COMBINATION UNIT IS INSTALLED). THE EXHAUST FAN MAY NEED TO BE SUPPLIED BY A GFCI PROTECTED CIRCUIT BASED ON THE MANUFACTURER'S REQUIREMENTS. (CEES 150.0(C)) EXHAUST FANS ARE REQUIRED IN ALL BATHROOMS, EVEN IF AN OPERABLE WINDOW IS INSTALLED. (CA ENERGY EFFICIENCY STANDARDS SECTION 150)
- EXHAUST FANS SHALL TERMINATE A MINIMUM OF 3' FROM PROPERTY LINE AND 3' FROM OPENINGS INTO A BUILDING. (CMC 504.5) EXHAUST FANS AT SHOWER SHALL BE LISTED FOR WET LOCATION AND SHALL BE GFCI PROTECTED. (CEC 210) UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM FANS MUST BE CONTROLLED BY A HUMIDITY CONTROL.
- SHOWER ENCLOSURE DOORS SHALL OPEN OUTWARD AND MAINTAIN 22" CLEARANCE (CPC 408.5). SHOWER COMPARTMENT SHALL BE A MINIMUM 1,024 SQUARE INCHES ENCOMPASSING A 30" CIRCLE. (CPC 408.)
- WATER CLOSETS (MAXIMUM 1.28 GPM) SHALL BE CLEAR 30 INCHES WIDE (15 INCHES CI CENTER) AND 24 INCHES IN FRONT.
- SHOWER HEADS (MAXIMUM 2.0 GPM) & FAUCETS (MAXIMUM 1.2 GPM) (CPC 403.0)
- BATHTUB/WHIRLPOOLS AND SHOWER VALVES SHALL BE APPROVED PRESSURE-BALANCED OR THERMOSTATIC MIXING TYPE ADJUSTED TO A MAXIMUM OF 120 DEGREES. (CPC 408.3)

KITCHEN INSTALLATION REQUIREMENTS:

- KITCHEN DOORS LEADING FROM THE GARAGE SHALL BE 1-3/8 THICK SOLID WOOD OR HONEY COMB CORE STEEL DOORS OR 20 MINUTE FIRE-RATED DOORS EQUIPPED WITH SELF-CLOSING AND SELF-LATCHING DEVICES. (CRC R302.5.1)
- MINIMUM OF 50% OF TOTAL RATED WATTAGE OF PERMANENTLY INSTALLED LIGHTING SHALL BE HIGH EFFICACY. (TITLE 24-- BUILDING ENERGY EFFICIENCY STANDARDS 150.0 (K))
- MINIMUM 30 INCHES CLEARANCE REQUIRED ABOVE KITCHEN RANGE, EXCEPT WHERE 24 INCHES IS ALLOWED PER CODE OR MANUFACTURER'S SPECIFICATION. (CIVIC 916.1.2)
- DOMESTIC DISHWASHING MACHINE SHALL NOT BE DIRECTLY CONNECTED TO A DRAINAGE SYSTEM OR FOOD WASTE DISPOSER WITHOUT THE USE OF AN APPROVED AIR GAP FITTING ON THE DISCHARGE SIDE OF THE MACHINE. (CPC 807.4)
- HOUSEHOLD COOKING APPLIANCES SHALL HAVE A VERTICAL CLEARANCE ABOVE THE COOKING TOP OF NOT LESS THAN THIRTY (30) INCHES TO COMBUSTIBLE MATERIAL OR METAL CABINETS.
- EXHAUST DUCTS SHALL TERMINATE OUTSIDE THE BUILDING AND SHALL BE EQUIPPED WITH A BACK-DRAFT DAMPER PER CMC SECTION 504.1.
- ALL RECEPTACLES SHALL BE GFCI PROTECTED AND TAMPER-RESISTANT (TR).
- RECEPTACLES SHALL BE LOCATED SO THAT NO POINT IS MORE THAN 24 INCHES FROM A RECEPTACLE OUTLET MEASURED HORIZONTALLY ALONG THE WALL.
- RECEPTACLES SHALL BE LOCATED NO MORE THAN 20 INCHES ABOVE COUNTERTOP.
- ON THE DISCHARGE SIDE OF THE DISHWASHER PROVIDE A LISTED AIR GAP FITTING. LISTED AIR GAPS SHALL BE INSTALLED WITH THE FLOOD LEVEL (FL) MARKING AT OR ABOVE THE FLOOD LEVEL OF THE SINK OR DRAIN BOARD WHICHEVER IS HIGHER PER CPC SECTION 807.4.

WINDOWS INSTALLATION REQUIREMENTS:

- FENESTRATION SHALL BE LOW E AND DUAL PANE.
- MAXIMUM U-FACTOR OF 0.32, SHGC 0.25.
- EMERGENCY EGRESS WINDOWS (BEDROOMS) SHALL HAVE A MINIMUM OF 5.0 SQUARE FEET OF CLEAR OPENING ON GRADE LEVEL FLOOR AND 5.7 SQUARE FEET ON SUBSEQUENT FLOORS, WITH A MINIMUM CLEAR OPENING WIDTH OF 20 INCHES AND HEIGHT OF 24 INCHES.
- GLAZING SHALL BE TEMPERED IF
  - A. LOCATED IN THE WILDLAND URBAN INTERFACE AREA
  - B. LOCATED LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE WALKING SURFACE OF SHOWER/TUB/STEAM ROOMS, ETC.
  - C. LOCATED IN HAZARDOUS LOCATIONS AS INDICATED PER CRC R308.4.
- PROVIDE FALL PREVENTION DEVICE IF THE OPENING IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE AND THE LOWEST PART OF CLEAR OPENING IS LESS THAN 24 INCHES ABOVE FINISHED FLOOR.

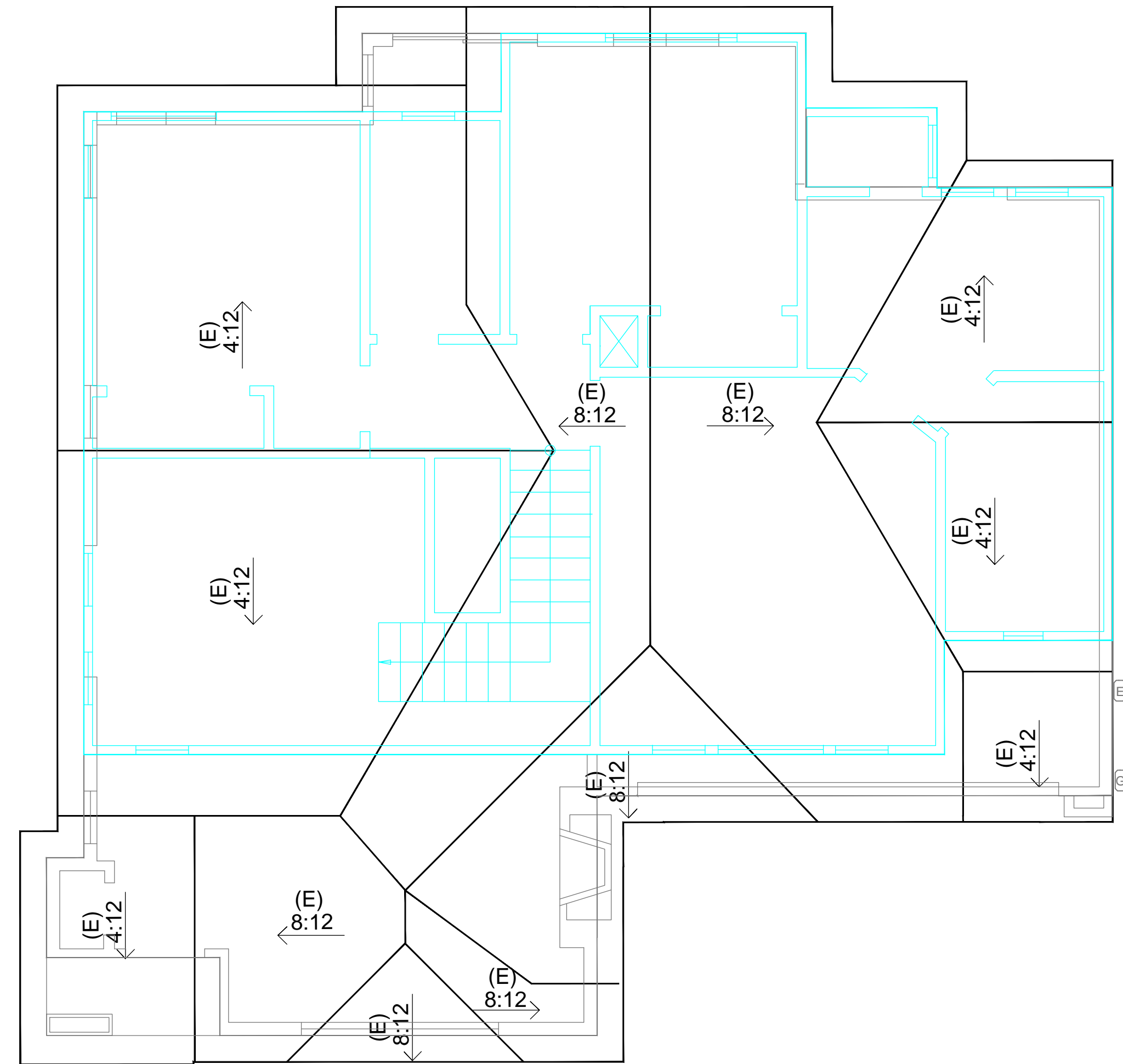
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MATT Y. LIU  
DATE: 11-22-20

SHEET AND PROJECT TITLES:  
**PROPOSED FLOOR PLANS**  
QUU RESIDENCE ADDITION  
878 MCKINLEY AVE, SUNNYVALE, CA 94086

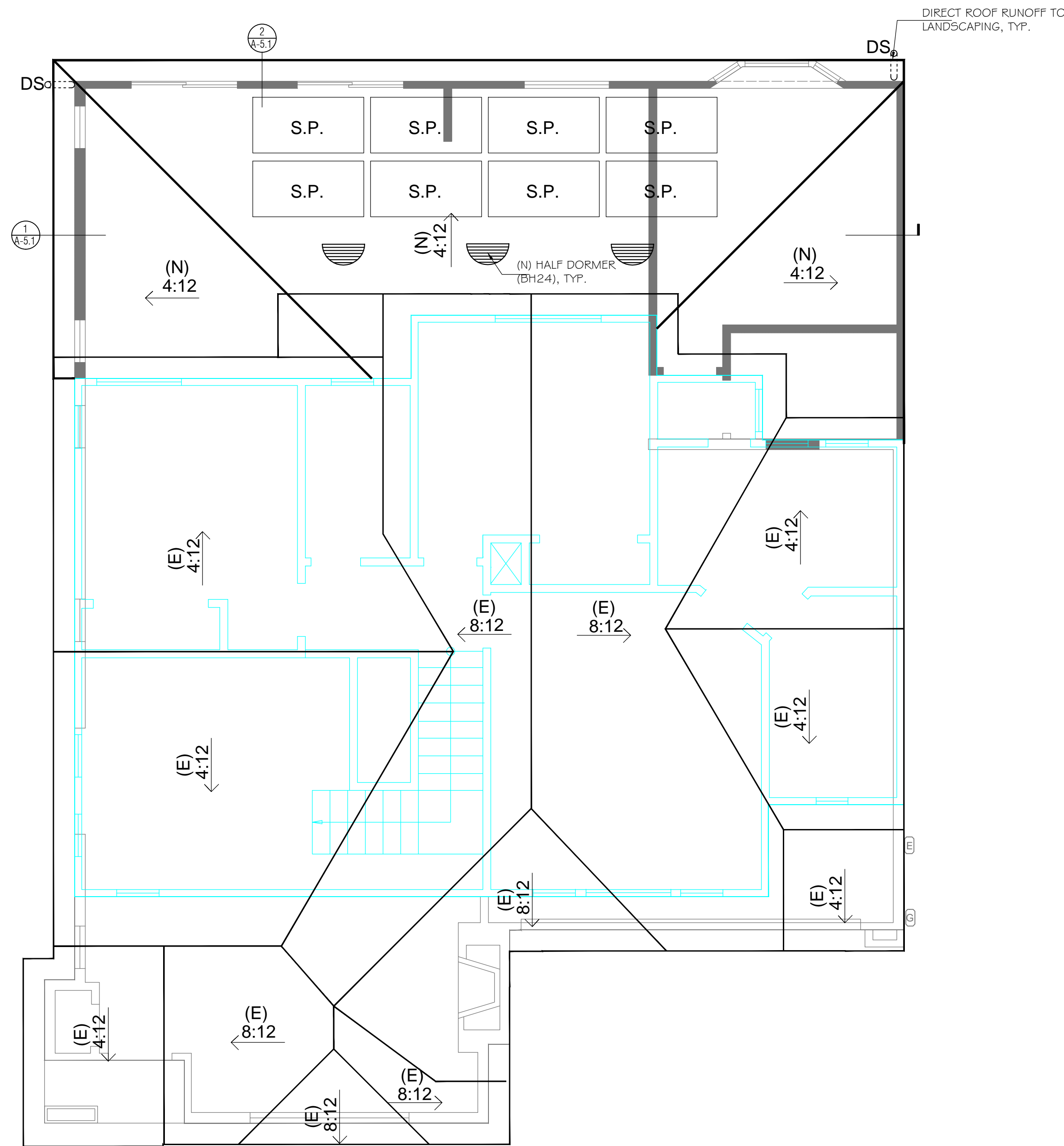
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SHEET NO.:



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



2 PROPOSED ROOF PLAN  
1/4" = 1'-0"



## T C HOME DESIGN

(NEW, ADDITION AND REMODEL)  
DESIGNERS AND ENGINEERS

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E-MAIL: TChomedesign@yahoo.com

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MATT Y. LIU

DATE: 11-22-20

SHEET AND PROJECT TITLES:

### EXISTING AND PROPOSED ROOF PLANS

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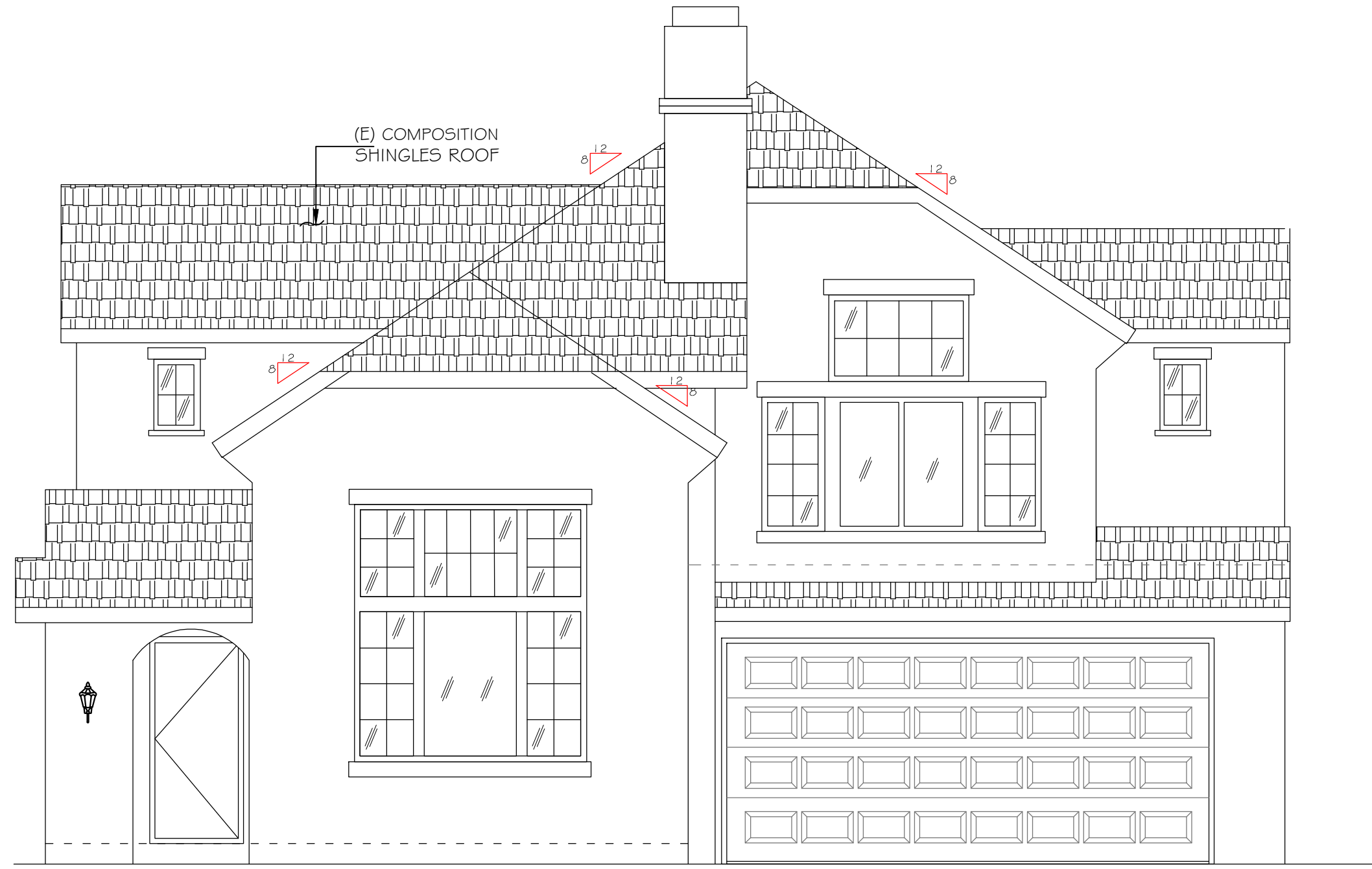
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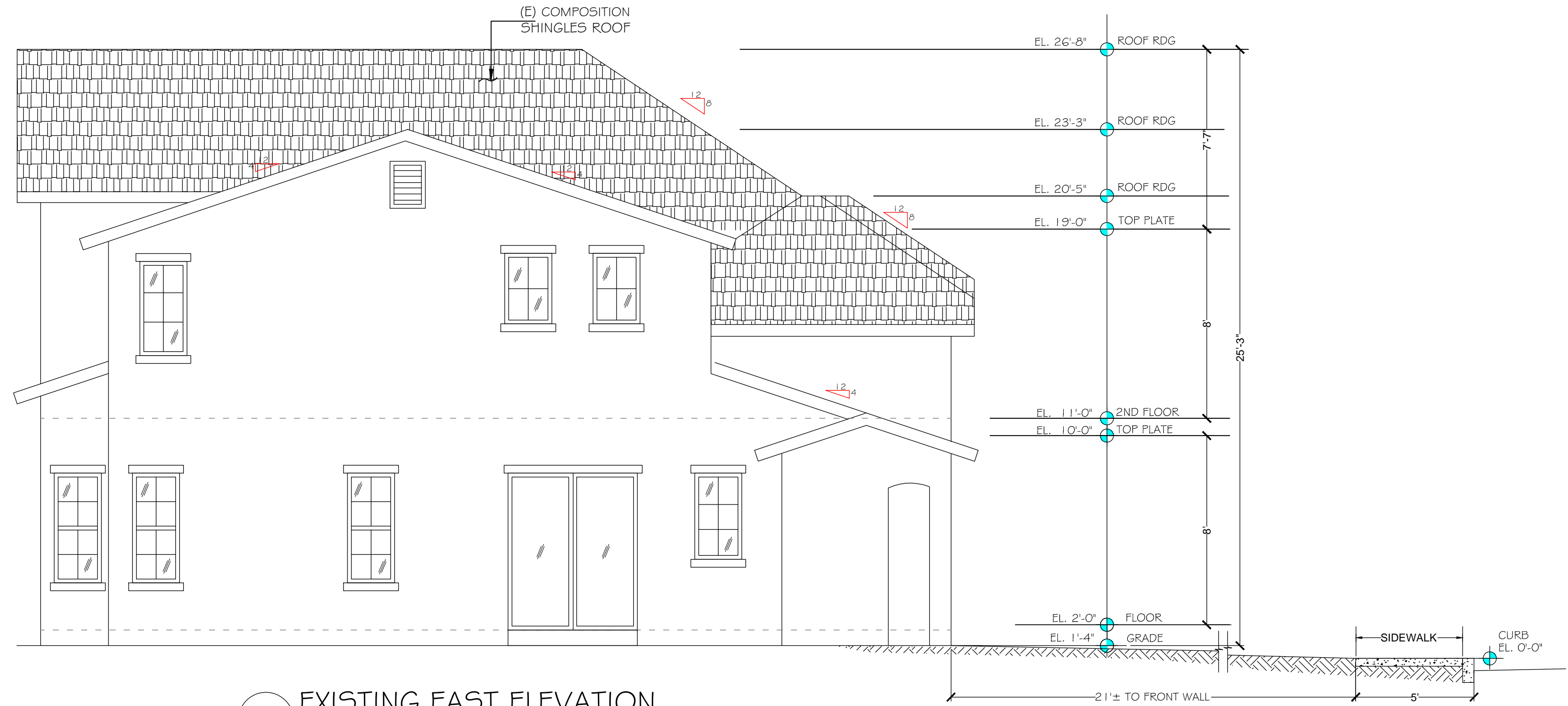
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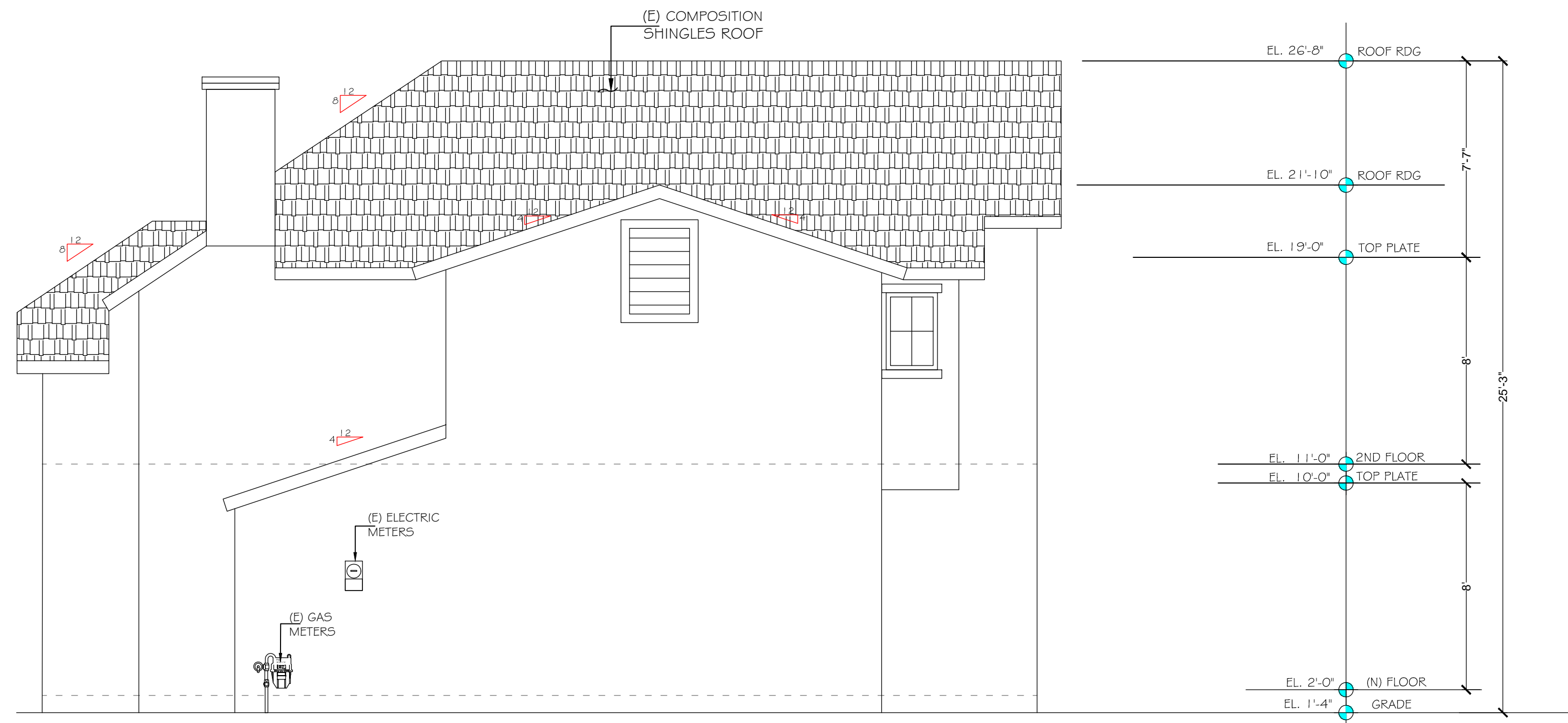
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1/4" = 1'-0"



2 EXISTING EAST ELEVATION  
1/4" = 1'-0"



3 EXISTING SOUTH ELEVATION  
1/4" = 1'-0"



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



**TCHOME DESIGN**

(NEW, ADDITION AND REMODEL)  
DESIGNERS AND ENGINEERS

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Tel: (510) 709-7968 / Fax: (510) 252-1528  
E-MAIL: TCHomedesign@yahoo.com

STAMP SIGNATURE:

*Matt Y. Liu*

MATT Y. LIU

DATE: 11-22-20

SHEET AND PROJECT TITLES:

**EXISTING ELEVATIONS**

QIU RESIDENCE ADDITION  
878 MCKINLEY AVE, SUNNYVALE, CA 94086

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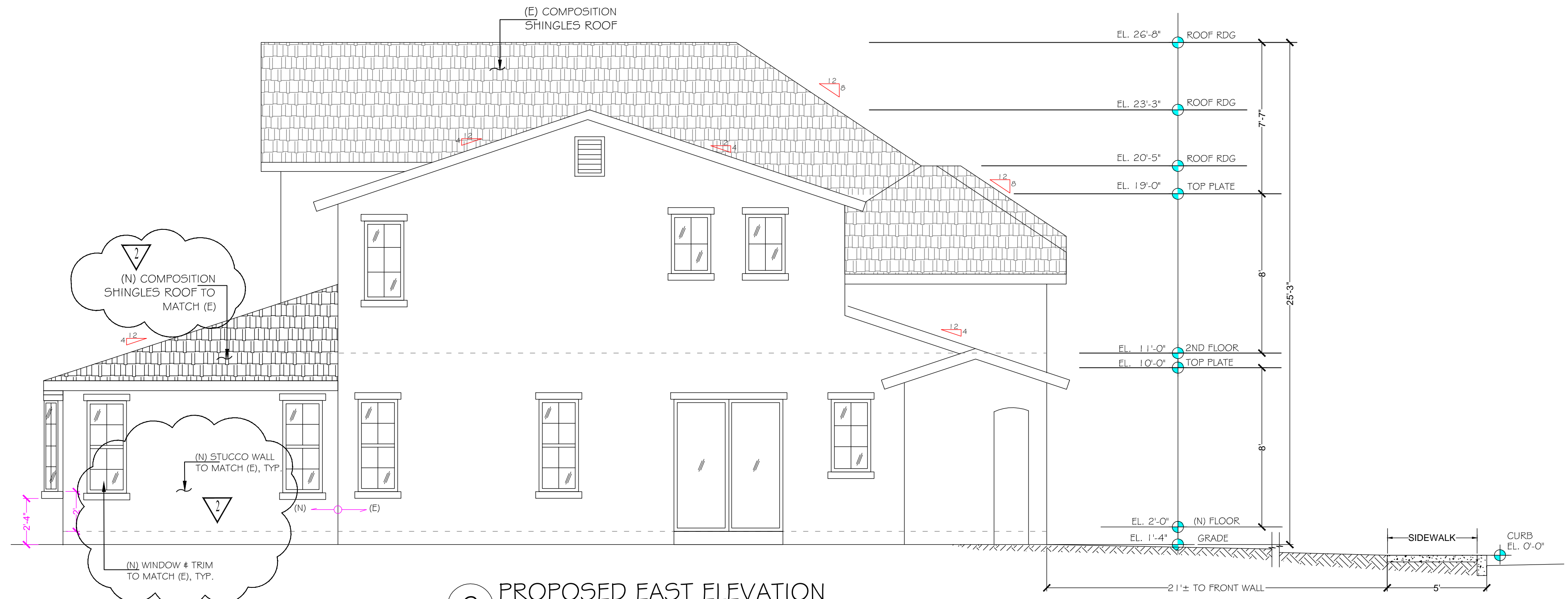
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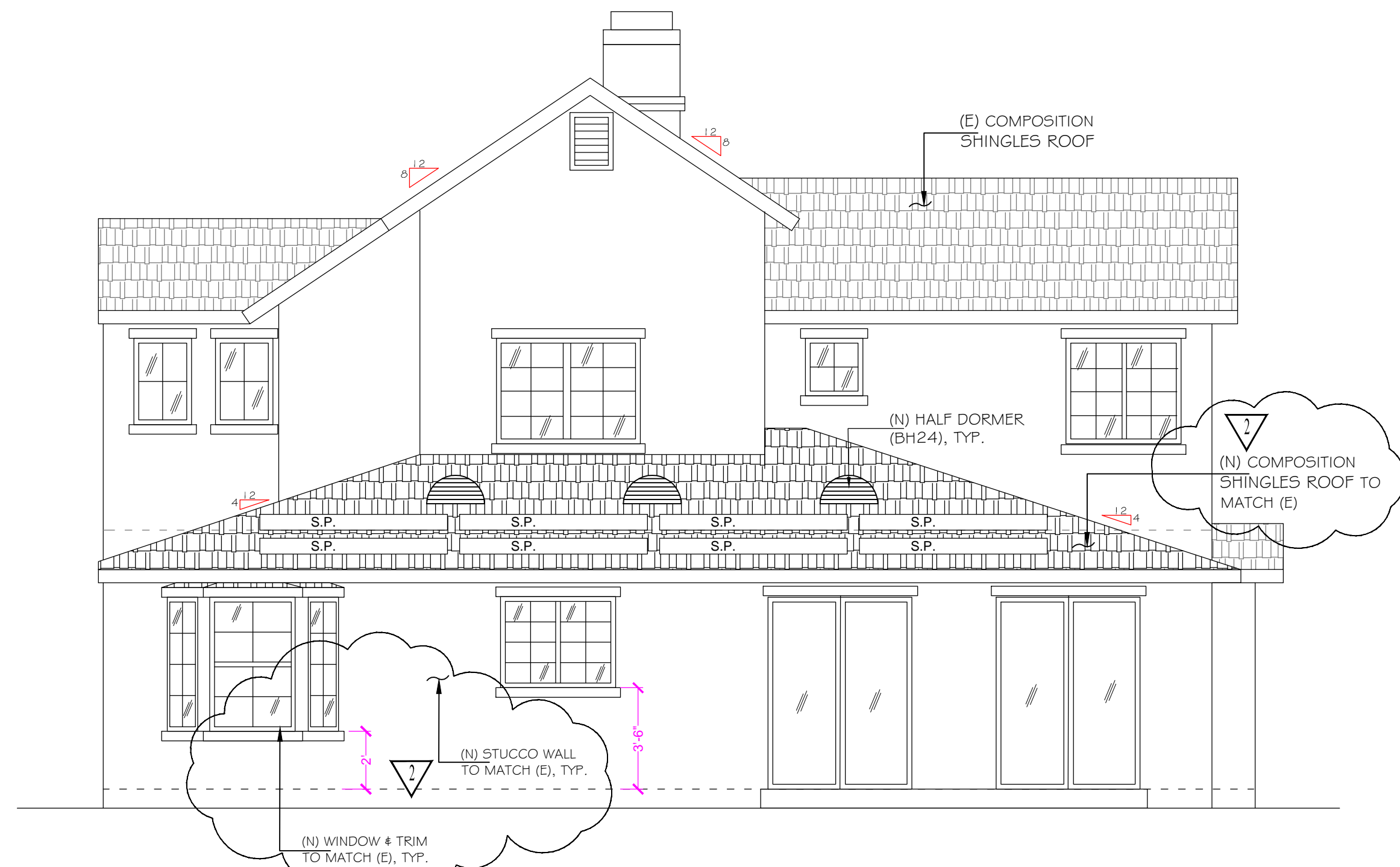
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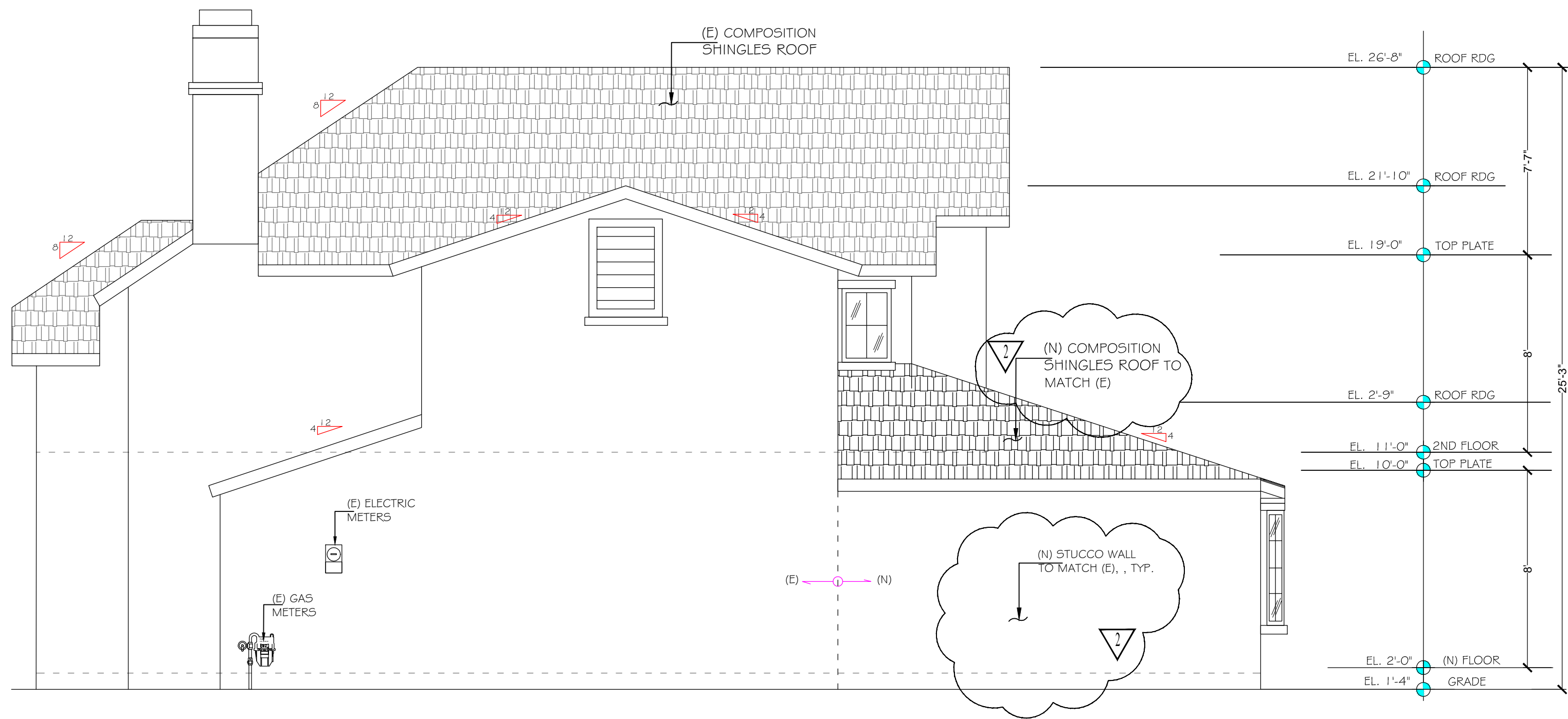
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1/4" = 1'-0"



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



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



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

STAMP/SIGNATURE:

*Matt Y. Liu*

MATT Y. LIU

DATE: 11-22-20

SHEET AND PROJECT TITLES:

PROPOSED ELEVATIONS

QUU RESIDENCE ADDITION  
878 MCKINLEY AVE, SUNNYVALE, CA 94086

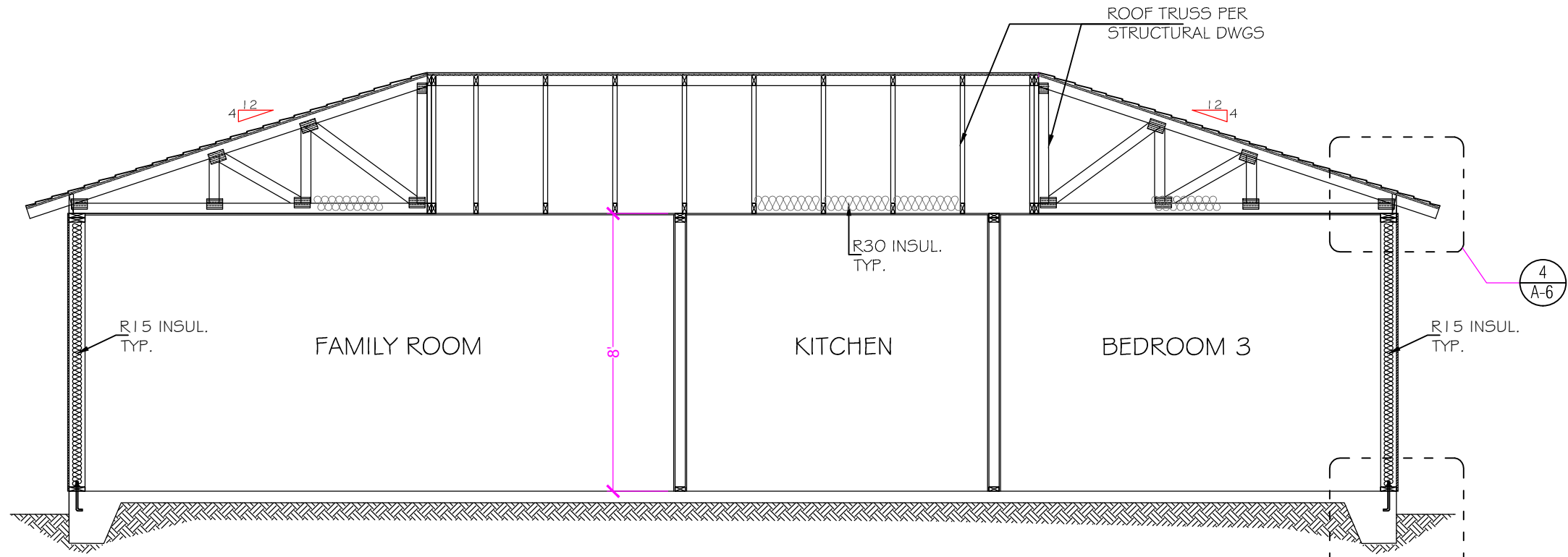
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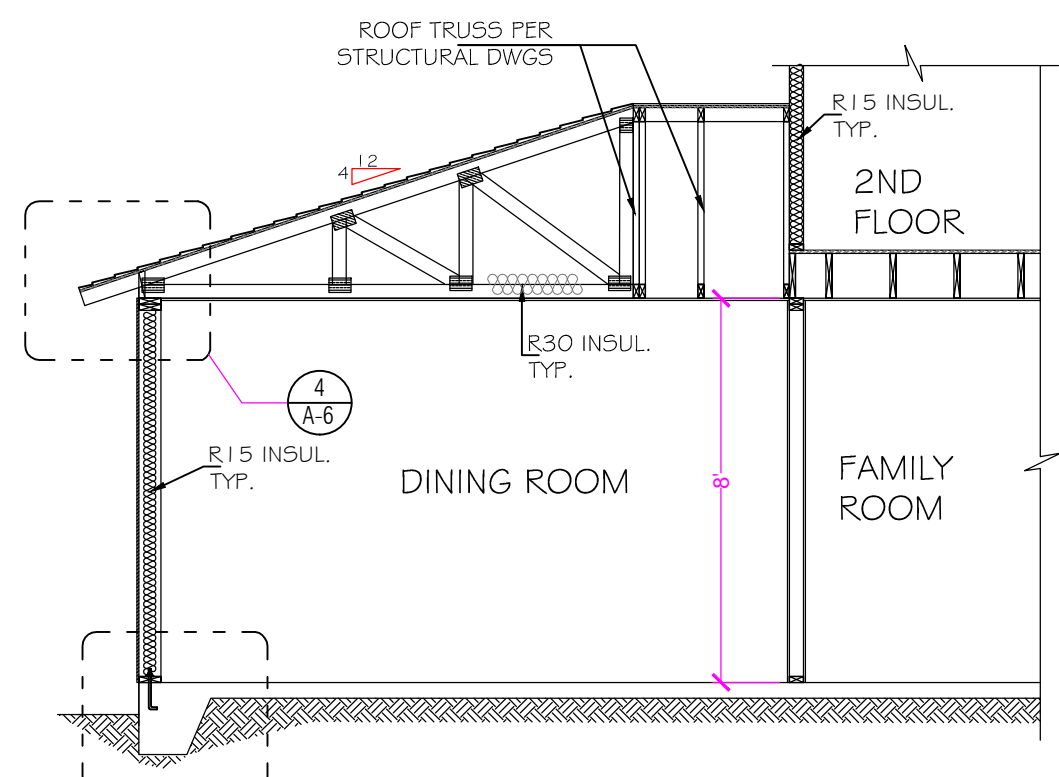
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A-4.2

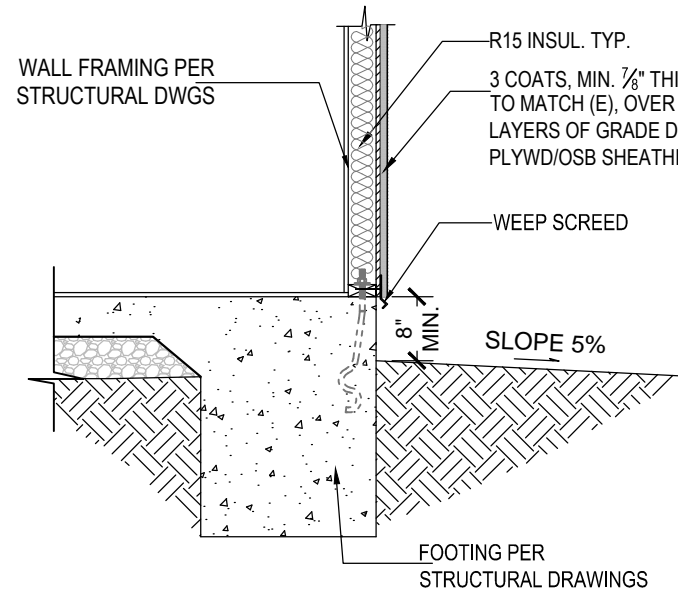




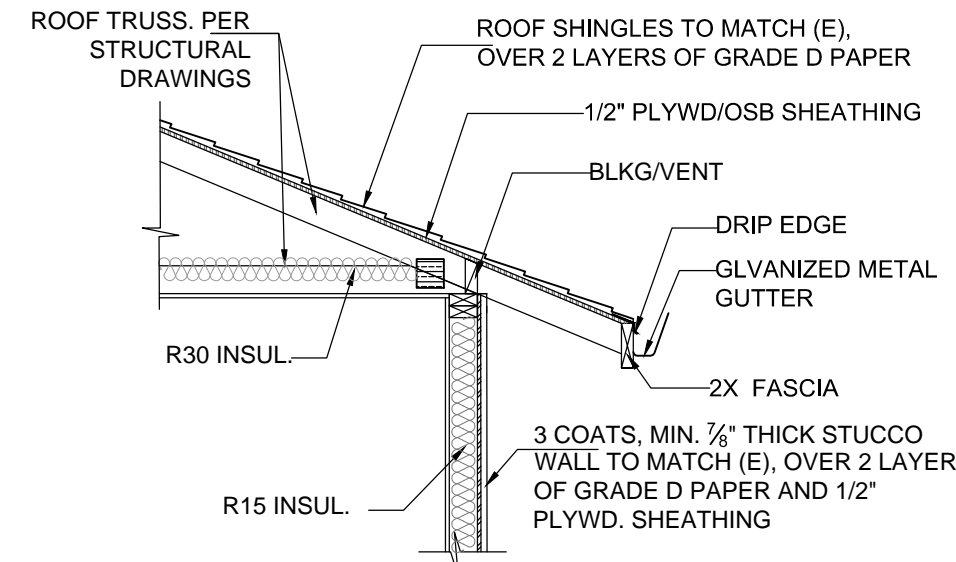
1 CROSS SECTION  
1/4" = 1'-0"



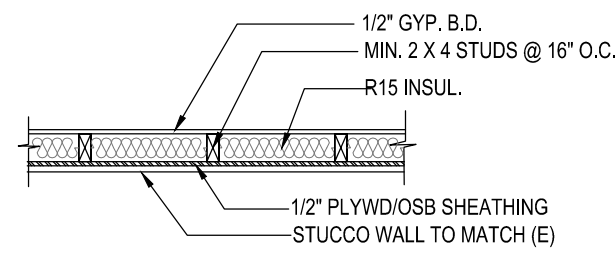
2 CROSS SECTION  
1/4" = 1'-0"



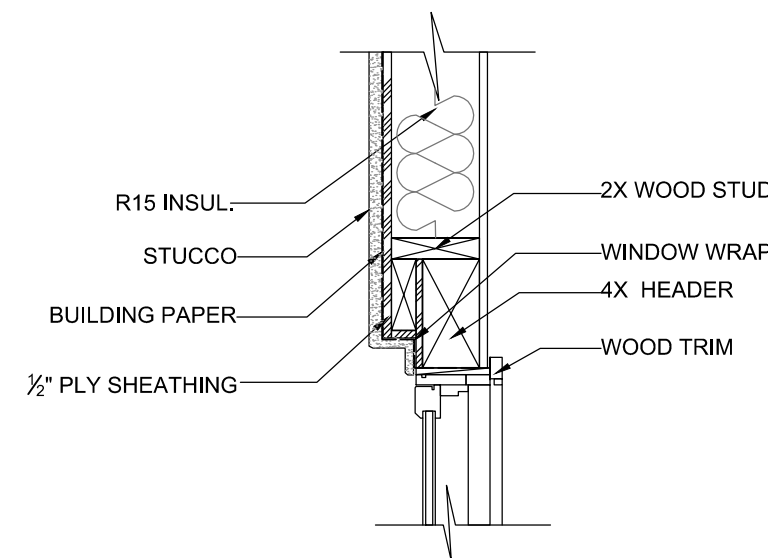
3 FOOTING DETAIL (TYP.)  
1/2" = 1'-0"



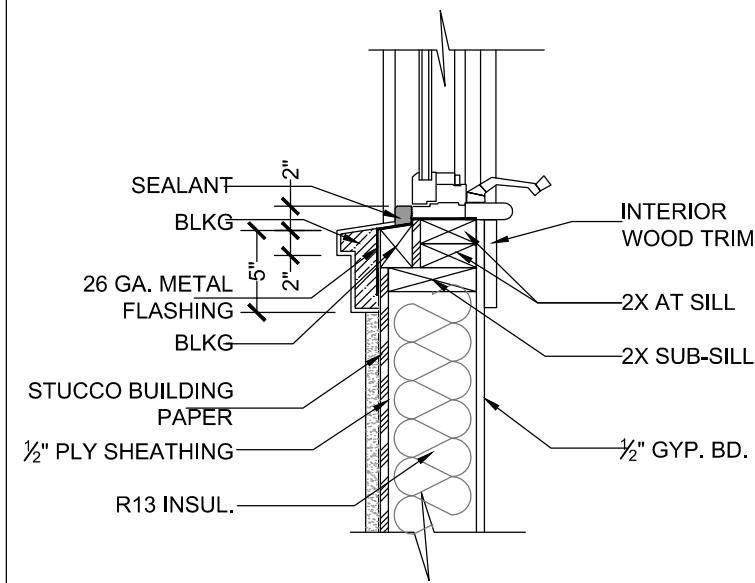
4 EAVE DETAIL (TYP.)  
1/2" = 1'-0"



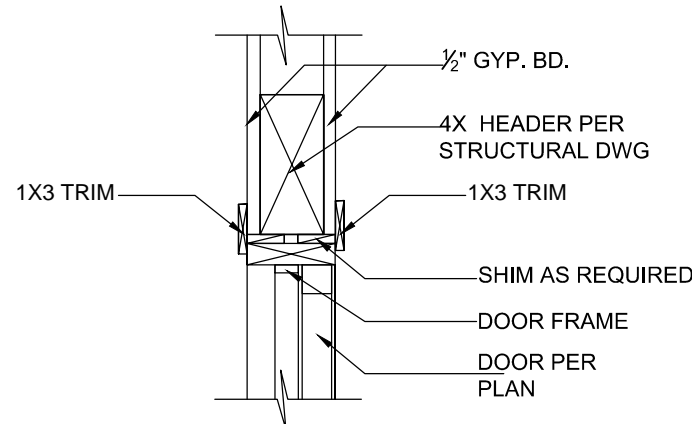
5 LOAD-BEARING EXTERIOR WALL ASSEMBLIES (TYP.)  
1/2" = 1'-0"



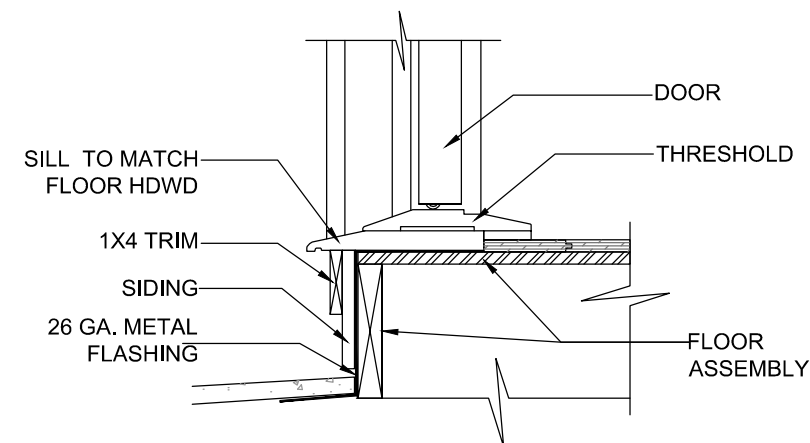
6 WINDOW HEADER DETAILS (TYP.)  
1" = 1'-0"



7 WINDOW SILL DETAILS (TYP.)  
1" = 1'-0"



8 DOOR HEADER DETAILS (TYP.)  
1" = 1'-0"



9 DOOR SILL DETAILS (TYP.)  
1" = 1'-0"



## HOME DESIGN

(NEW, ADDITION AND REMODEL)  
DESIGNERS AND ENGINEERS

1071 Kensington Drive, Fremont, CA 94539  
Tel: (510) 709-7968 / Fax: (510) 252-1528  
E-MAIL: TCHomesign@yahoo.com

STAMP SIGNATURE:

*Matt Y. Liu*

MATT Y. LIU

DATE: 11-22-20

SHEET AND PROJECT TITLES:

### CROSS SECTIONS AND DETAILS

QUIL RESIDENCE ADDITION

878 MCKINLEY AVE, SUNNYVALE, CA 94086

REVISION

1

RESUBMIT: 11-22-20

ML

2

RESUBMIT: 1-30-21

ML

DRAWN BY: ML

CHECKED BY:

SCALE: AS SHOWN

JOB#: 20-38

SHEET NO.:

A-5.1