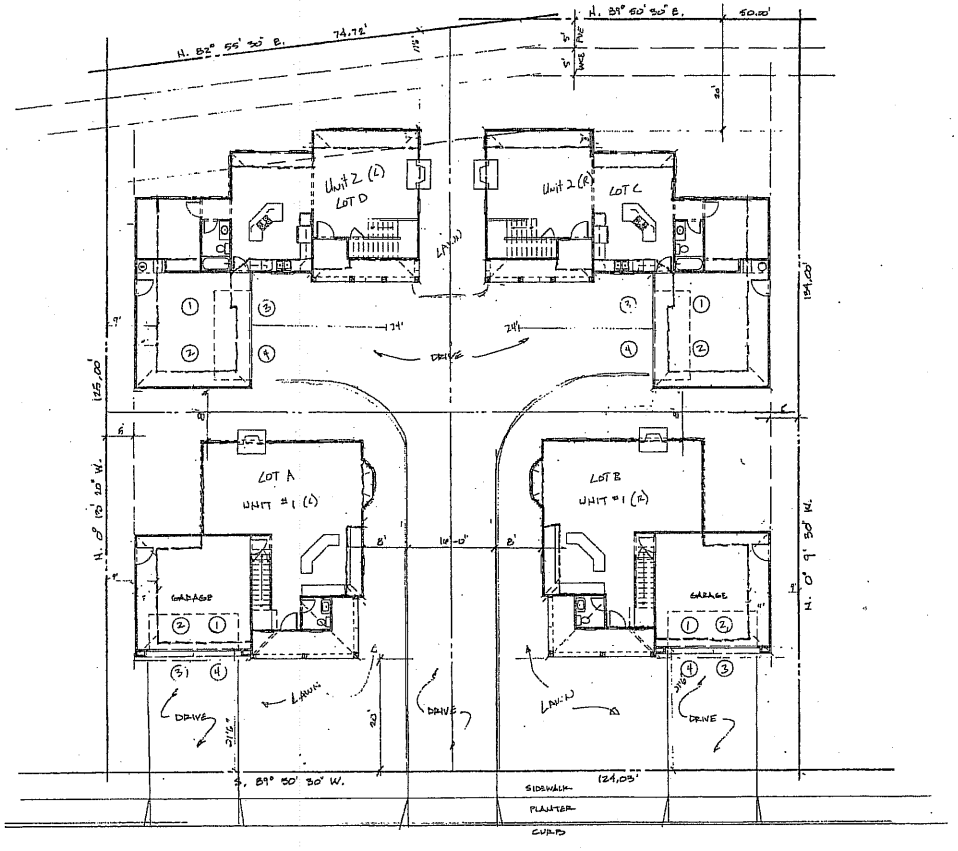
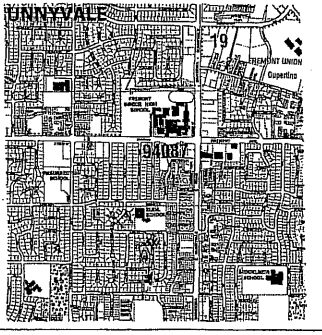


A L B E R T A A V E.

SITE PLAN 1"=10'-0"



VICINITY MAP

APN: 323-30-025

Zone: R2

Lot Size: Approx. 16,213 SF

Existing house: 2,186 SF and garage of 560 SF to be removed

Proposed: 4 Single Family homes with attached 2 car garages
2 each of Units 1 and 2

	Unit 1	Unit 2
1st floor	803 SF	944 SF
2nd floor	901 SF	961 SF
Total	1703 SF	1905 SF
Garage	412 SF	412 SF
Total Bldg.	2115 SF	2317 SF

TYPE OF CONSTRUCTION: VN

OCCUPANCY GROUP: R-3, U-1

THIS PROJECT SHALL COMPLY WITH 2001 CBC, CMC, CPC, CEC, AND LOCAL ORD.

SITE DATA

Scope of Work: This project proposes to split an existing lot of approx. 16,213 SF into four lots of about 4,000 SF, each with a two-story SFR; two homes of 1703 SF and two homes of 1905 SF.

LOT	LOT SF	UNIT #	/ SF	FAR	Lot Coverage	Driveway SF	Common Drive SF	Land-scaping
A	3,968	1	1,703	42.9%	30.6%	352	512	47.6%
B	3,968	1	1,703	42.9%	30.6%	352	512	47.6%
C	4,278	2	1,905	44.5%	31.7%	689		52.2%
D	3,899	2	1,905	47.6%	33.9%	688		48.9%
TOTAL	16,213		7,216	44.5%	42.7	3,006 (all Driveways)		49.7%

REVISIONS	BY

HOMETEC
ARCHITECTURE, INC.
619 NORTH FIRST STREET, SAN JOSE, CA 95112
RICHARD A. HARTMAN
A.I.A.
TEL. 408/995-0196 FAX 408/995-0499

OCT 1 2 2005

NEW HOMES FOR:
MR. GREG MUSSALLEM
563 ALBERTA AVENUE, SUNNYVALE, CA. 94087

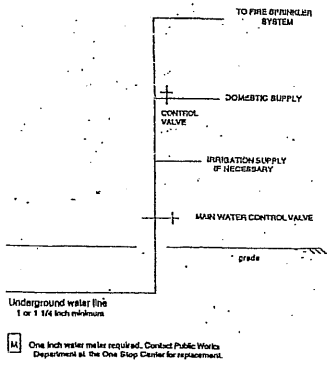
Date	8/2/05
Scale	
Drawn	RAH
Job	05-040
Sheet	A-1
of	Sheets

* original design

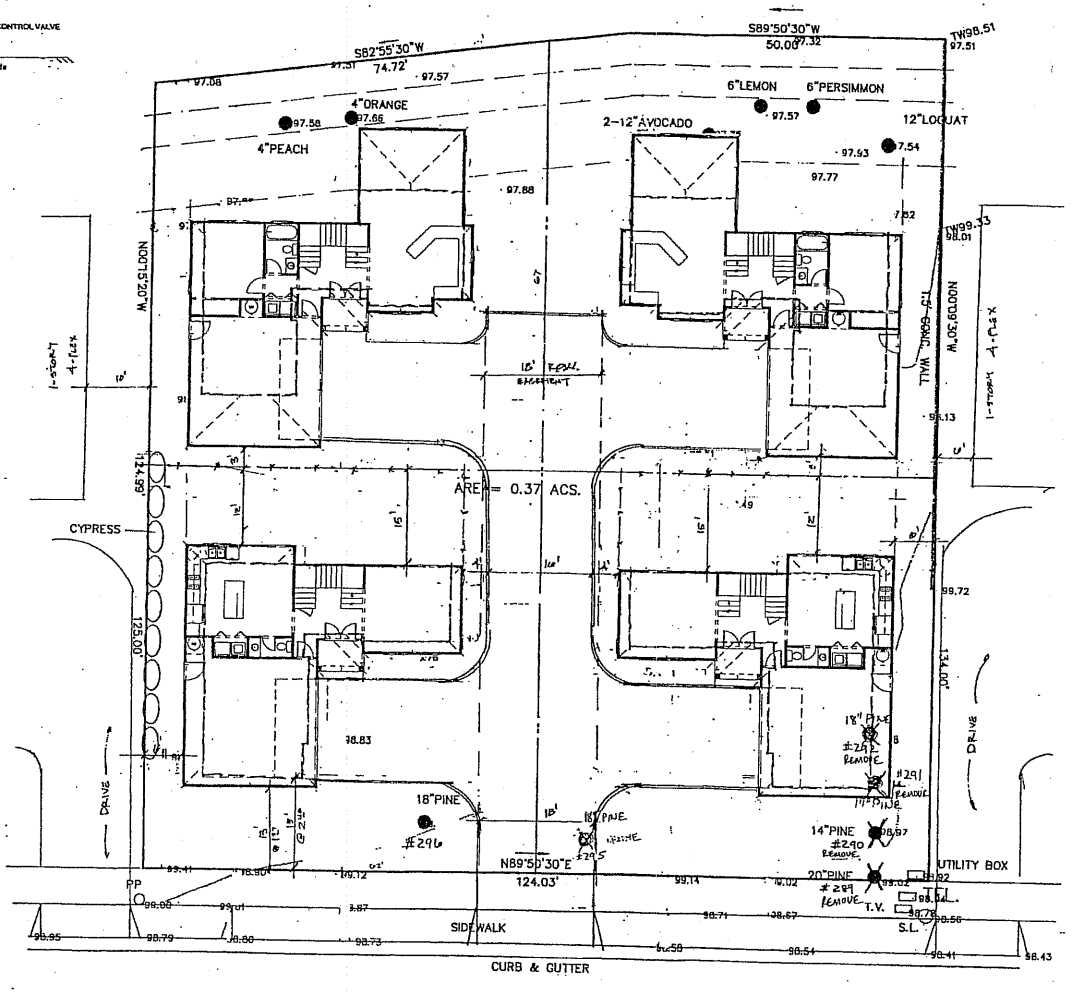
ATTACHMENT E
Page 1 of 2

FIRE SPRINKLER

SIDENTIAL WATER SUPPLY VALVING DIAGRAM



M One inch water meter required. Contact Public Works Department at the One Stop Center for replacement.

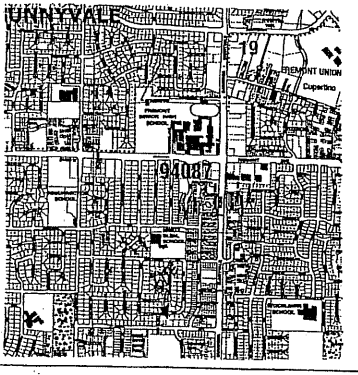


ALBERTA AVE.

SITE PLAN 1" = 10'-0"

Undergrounding is required on the site. Service drops will need to be undergrounded as per Sunnyvale Municipal Code Section 19.38.090.

Fire access drives and on-site fire protection systems shall be installed and operational prior to any combustible construction on the site. (UFC 8704)



VICINITY MAP

APN: 323-30-025

Zone: R2

Lot Size: Approx. 17,000 SF

Existing house: 2,186 SF and garage of 560 SF to be removed

Proposed: 4 Single Family homes with attached 2 car garages
2 each of Units 1 and 2

	Unit 1	Unit 2
1st floor	670 SF	884 SF
2nd floor	746 SF	737 SF
Total	1,416 SF	1621 SF
Garage	413 SF	467.5 SF
Porch	29 SF	29 SF
Total Bldg.	1,859 SF	2,117.5 SF

TYPE OF CONSTRUCTION: VN

OCCUPANCY GROUP: R-3, U-1

THIS PROJECT SHALL COMPLY WITH 2001 CBC, CMC, CPC, CEC, AND LOCAL ORD.

SITE DATA

Scope of Work: This project proposes to split an existing lot of approx. 16301 SF into for lots of about 4,000 SF, each with a two-story SFR; two homes of 1859 SF and two homes of 2117.5 SF.

LOT	LOT SF	UNIT #	SF	FAR	Lot Coverage	Driveway SF	Common Drive SF/4	Landscaping SF	%
4	4,020	1	1,859	46.2%	27.6%	416	390	2,102	52.2%
3	4,014	1	1,859	46.3%	27.7%	416	390	2,096	52.2%
2	4,275	2	2,117.5	49.5%	32.2%	416	390	2,090	48.8%
1	3,972	2	2,117.5	53.3%	34.7%	416	390	1,787	44.9%
TOTAL	16,301		7,953	48.8%	30.5%	1,664	1,560	8,075	49.5%

SHEET INDEX	PG.
SITE PLAN	A-1
UNIT 1, FLOOR PLAN AND ELEVATIONS	A-2
UNIT 2, FLOOR PLAN AND ELEVATIONS	A-3
SHADOW STUDY	A-4
TENTATIVE LANDSCAPE PLAN	L-1
TOPO	T

REVISIONS	BY

HOMETEC ARCHITECTURE, INC.
619 NORTH FIRST STREET, SAN JOSE, CA 95112
RICHARD A. HARTMAN A.I.A.
TEL. 408/995-0496 FAX 408/995-0498

* Previous Revision (P.C. Study Session)

NEW HOMES FOR:
MR. GREG MUSSALLEM
563 ALBERTA AVENUE, SUNNYVALE, CA 94087

ATTACHMENT E

Date	1/8/06
Scale	
Drawn	RAH
Job	05-040
Sheet	A-1
of	Sheets