PATTY CHUNG RESIDENCE
SINGLE-FAMILY NEW HOUSE
APN# 309-46-017
764 LONDONDERRY DRIVE
SUNNYVALE, CALIFORNIA 94087

GENERAL PROJECT NOTES

CODES: ALL WORK SHALL CONFORM TO THE 1994 EDITIONS OF THE UNIFORM BUILDING CODE, UNIFORM MECHANICAL CODE, UNIFORM PLUMBING CODE, THE 1993 EDITION OF THE NATIONAL ELECTRICAL CODE, CURRENT STATE OF CALIFORNIA ENERGY CONSERVATION STANDARDS (TITLE 24) AND TO THE CITY OF LIVERMORE BUILDING ORDINANCES.

SUBMITTALS: CONTRACTORS FOR ELECTRICAL, PLUMBING AND HVAC WORK SHALL SUBMIT DRAWINGS, SPECIFICATIONS, CALCULATIONS, APPLICATIONS, ETC., AS REQUIRED BY THE GOVERNING BUILDING DEPARTMENT FOR PERMITS AND APPROVALS PRIOR TO STARTING THEIR RESPECTIVE WORK. A COPY OF ALL SUBCONTRACTOR PLANS SHALL BE SUBMITTED TO THE PROJECT ARCHITECT FOR REVIEW PRIOR TO STARTING WORK. SUBCONTRACTORS SHALL PAY FOR: ALL INSURANCE, PERMITS, FEES, LICENCES, SALES TAX, LABOR, MATERIALS, TOOLS, EQUIPMENT AND SCAFFOLDING AS NECESSARY TO COMPLETE THEIR RESPECTIVE SUBCONTRACT AGREEMENT.

SCOPE OF WORK: THESE PLANS ILLUSTRATE THE NATURE AND SCOPE OF WORK TO BE PERFORMED BY THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS. ALL WORK SPECIFIED AND/OR IMPLIED IN THESE PLANS, ALL ADDENDA, CHANGE ORDERS, FIELD ORDERS AND SHOP DRAWINGS SHALL BE A PART OF THE CONTRACTOR'S AGREEMENT. ANY SUBSTITUTIONS PROPOSED BY THE CONTRACTOR FOR THE MATERIALS AND METHODS ILLUSTRATED IN THESE PLANS SHALL BE APPROVED BY THE PROJECT ARCHITECT AND THE BUILDING DEPARTMENT PRIOR TO THE INSTALLATION OF SUCH MATERIALS OR THE PERFORMANCE OF SUCH WORK.

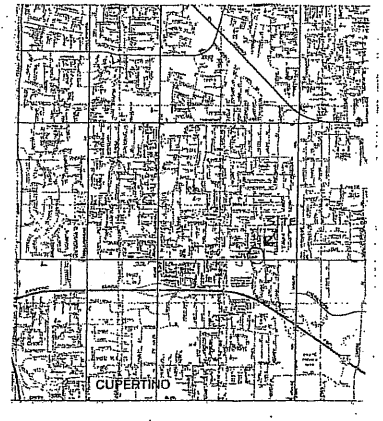
DISCREPANCIES: DISCREPANCIES BETWEEN DRAWINGS AND/OR SPECIFICATIONS SHALL BE REFERRED TO THE PROJECT ARCHITECT FOR CLARIFICATION BEFORE THE START OF THE AFFECTED WORK.

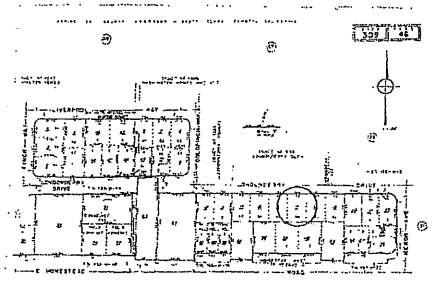
DIMENSIONS: PORTIONS OF THE PLANS ARE NOT DRAWN TO EXACT SCALE AND BLUEPRINTS ARE NOT EXACT REPRODUCTIONS OF THE DRAWINGS. DIMENSIONS MARKED "N.T.S." (NOT TO SCALE) ARE SUBSTANTIALLY DIFFERENT FROM THE SCALE OF THE DRAWING. DO NOT SCALE OFF OF THE DRAWINGS. USE THE DIMENSIONS SHOWN. ALL BUILDING DIMENSIONS ARE TO FACE OF STUD, CONCRETE FACE, CONCRETE BLOCK FACE OR EDGE OF SLAB UNLESS NOTED OTHERWISE ON THE PLANS. ALL PIERS, ISOLATED FOOTING AND COLUMN DIMENSIONS ARE TO CENTERLINE UNLESS NOTED OTHERWISE. ALL WINDOW, DOOR AND CABINET SIZES SHOWN ARE NOMINAL. CHECK WITH MANUFACTURER FOR EXACT GLAZING AND ROUGH OPENING SIZES OF DOORS AND WINDOWS.

Strong measures should be taken to conduct all surface and subsurface waters away from the structure so that they do not adversely affect the foundation of the structure. This includes the construction of at least a 2 percent slope away from the building foundation, and roof gutters with downspouts which discharge safely at some distance downgrade from the foundation.

Where slabs-on-grades are to be constructed, we recommend that the slabs should be supported on a minimum of 12 inches of compacted, non-expansive structural fill and independent from the foundations. The natural subgrade soil and placement of the structural fill materials shall be compacted to at least 90 percent relative compactness. Slab reinforcing shall be provided in accordance with the anticipated use and loading of the slab, as designed by the structural engineer.

In areas where floor dampness is undesirable, a moisture barrier shall be used. One generally effective system for use in areas not subject to heavy vehicle loading is to install a capillary break consisting of four inches of free-draining pea-gravel beneath the slab. In order to minimize vapor transmission, an impermeable membrane should be placed over the gravel. The membrane should be cover with a 2-inch layer of sand to aid in curing the concrete and to protect the membrane during construction. The sand should be slightly moistened just prior to concrete pouring. The combined thickness of gravel, membrane and sand may be considered as the upper 4 inches of the previously recommended non-expansive fill beneath the slab.





SITE DEVELOPMENT DATA
New Single-Family House Design

1. House Owner: Ms. Patty Chung
2. Project Location: 764 Londonderry Drive
   Sunnyvale, CA 94087
   408-739-3739 (Home)
3. Zone: R-0, Single-Family Residential
4. APN #: 309-46-017
5. Lot Size: 63.00 ft. x 94.00 ft. = 5922 sq. ft.
6. Proposed House Total Living Floor Area:

First Floor	1573 sq. ft. (including Porch)
Second Floor	1278 sq. ft.

7. Proposed Garage Floor Area:

3-Car Garage:	682 sq. ft.

8. Proposed House Total Floor Area:

Living Area	2851 sq. ft.
3-Car Garage	682 sq. ft.
Total Floor Area	3533 sq. ft.

9. Proposed Floor Area Ratio (FAR):

   3533 sq. ft. / 5922 sq. ft. = 59.65%

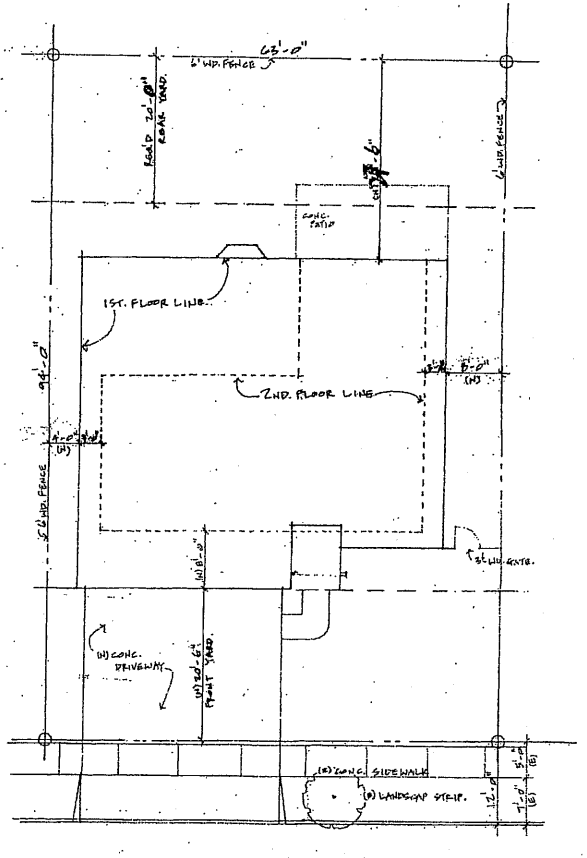
   More than 45% Lot Area

10. Proposed Building Coverage:

   First Floor Living Area 1573 sq. ft.
   & 3-Car Garage 682 sq. ft. = 2255 sq. ft.

   2255 sq. ft. / 5922 sq. ft. = 38.08%
   Less than 40% Lot Area Allowable

11. Code Compliance:
   2001 CBC (1997 UBC)
   2001 CPC (2000 UPC)
   2001 CMC (2000 UMC)
   2001 CEC (1999 NEC)
   2001 CFC (2000 UFC)



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

THOMAS LIU & ASSOCIATES
Architecture / Urban Planning
20710 Cantal Avenue
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TEL 408-867-8878
FAX: 408-867-2439
E-MAIL: TLA_88@yahoo.com

Consultant

Revision

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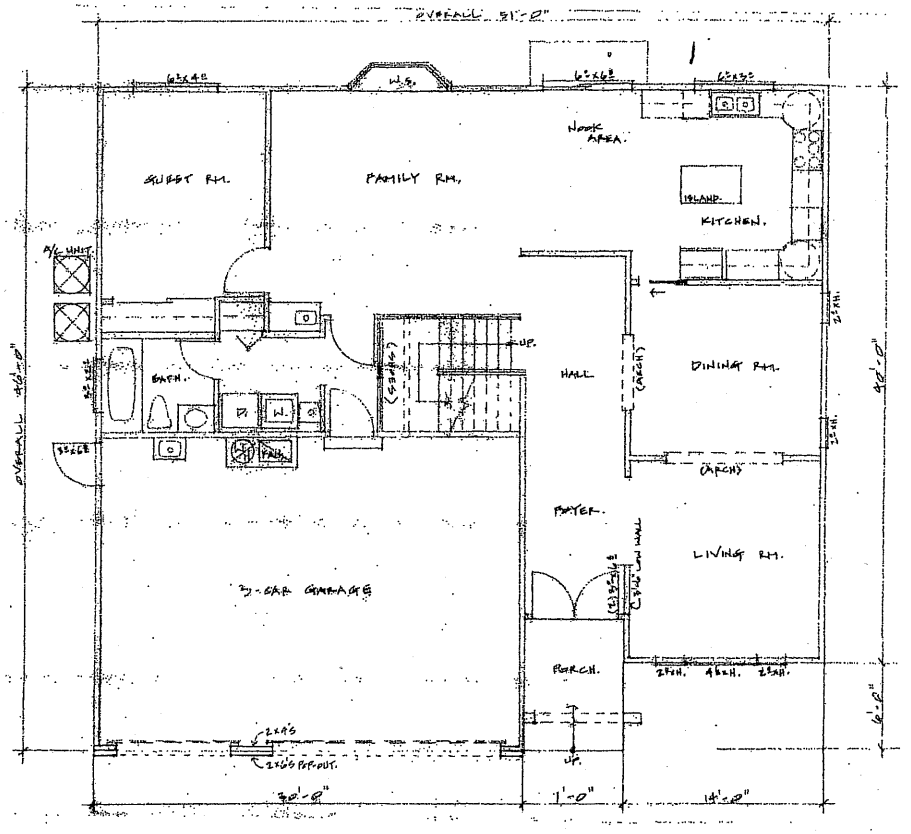

FIRST FLOOR PLAN

1/4" = 1'-0"

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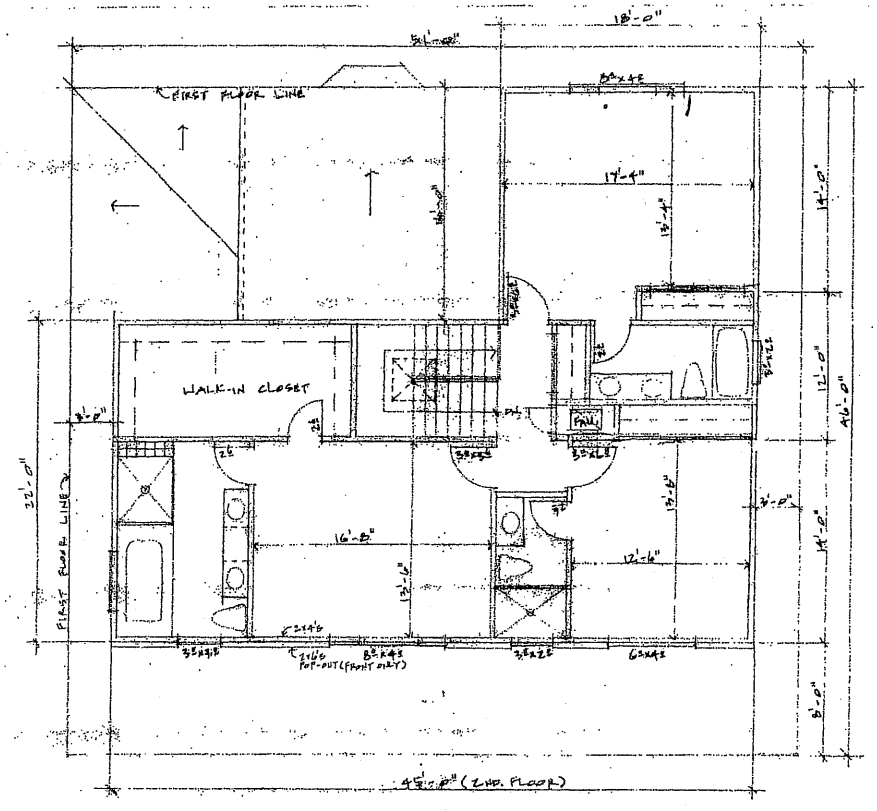

SECOND FLOOR PLAN

1/4"=1'-0"

TLA

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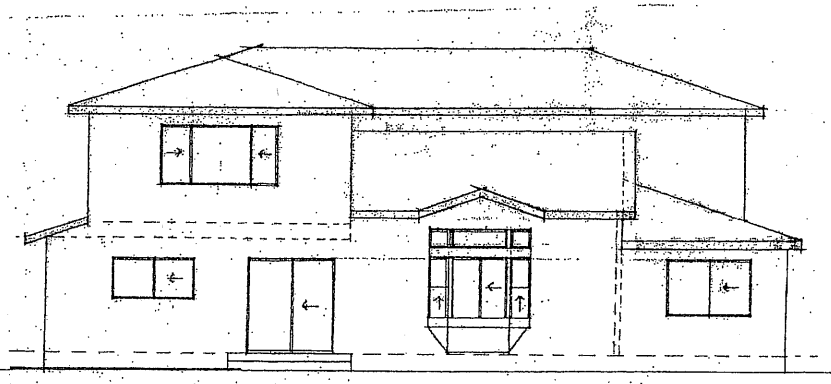
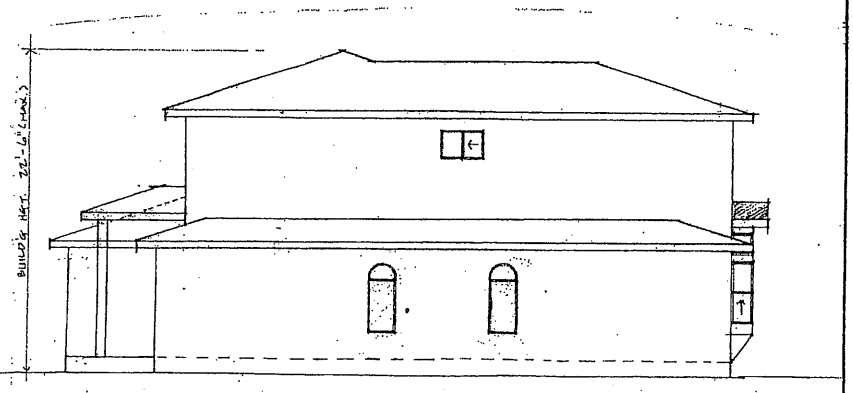


REAR ELEVATION



RIGHT SIDE ELEVATION

A. ROOFING: CLASS-"A", CONCRETE TILE, FLAT, (Optional: COMPOSITION SHAKE SHINGLE) CHARCOAL BROWN

B. MAIN BODY: STUCCO EXTERIOR, KM#27, BONE

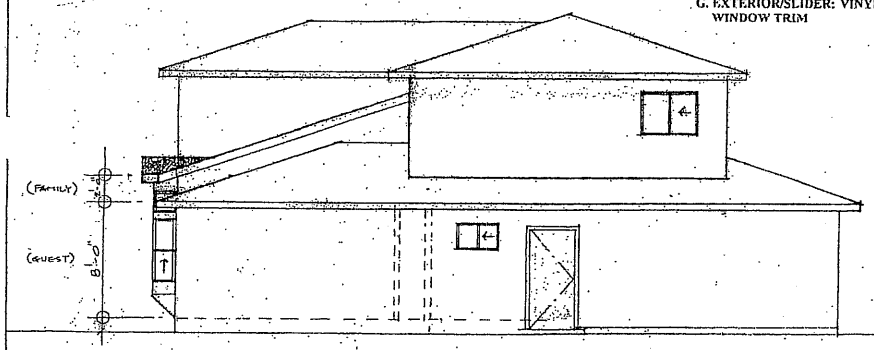
C. RECESSED FRONT WALL: STUCCO EXTERIOR, KM#27, BONE

D. WINDOW TRIM AT FRONT: STUCCO EXTERIOR, KM#27, BONE

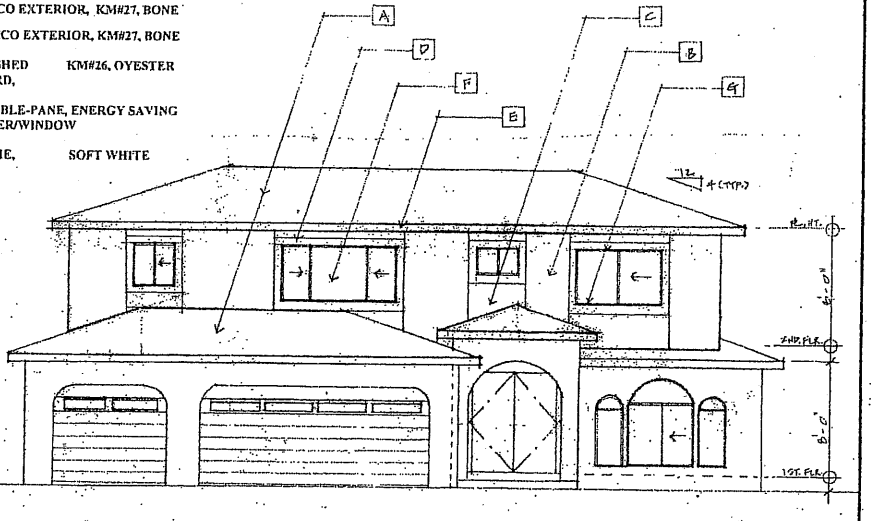
E. FACIA BOARD: 2x PRE-FINISHED WOOD BOARD, KM#26, OYESTER

F. EXTERIOR/SLIDER: CLEAR, DOUBLE-PANE, ENERGY SAVING WINDOW GLAZING GLASS SLIDER/WINDOW

G. EXTERIOR/SLIDER: VINYL FRAME, SOFT WHITE WINDOW TRIM



LEFT SIDE ELEVATION



FRONT ELEVATION

1/4" = 1'-0"

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