

NEW RESIDENCE

21900 OAKVIEW LANE, CUPERTINO, CA

RECEIVED

JAN 06 2016

BY: _____



NEW RESIDENCE

21900 OAKVIEW LANE
CUPERTINO, CA
APN: 326-19-105

W E C
& ASSOCIATES

2625 MIDDLEFIELD RD #658
PALO ALTO, CA 94306
TEL: (650) 387-2692
FAX: (650) 887-1294

LICENSE STAMPS AND SIGNATURE

ISSUED

No.	Description	Date
	PLANNING REVIEW APPLICATION	3/20/2015
	PLANNING REVIEW COMMENT RESPONSES	6/30/2015
	PLANNING REVIEW COMMENT RESPONSES	9/20/2015
	PLANNING REVIEW COMMENT RESPONSES	11/23/2015
	PLANNING REVIEW COMMENT RESPONSES	1/5/2016

DATE: JAN. 5, 2016
SCALE: AS SHOWN
DRAWN: J
JOB: 14012

SHEET TITLE:

COVER SHEET

SHEET NO.

A.1

DESIGN DATA

2010 CALIFORNIA BUILDING CODE (STRUCTURAL DESIGN)
2010 CALIFORNIA RESIDENTIAL CODE (CRC)
2010 CALIFORNIA PLUMBING, ELECTRICAL AND MECHANICAL CODES
2010 CALIFORNIA ENERGY CODE
2010 CALIFORNIA GREEN BUILDING CODE

GENERAL NOTES:

1. ALL DETAILS, MATERIALS, FINISHES AND ASSEMBLIES ARE NOT NECESSARILY SHOWN. THESE FINAL FINISH DETAILS INCLUDING CASEWORK AND MATERIAL SELECTIONS WILL BE COORDINATED BY THE OWNER.

2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CALIFORNIA BUILDING CODE, APPLICABLE EDITION, AND ALL OTHER PERTINENT CODES, LAWS AND REQUIREMENTS OF THE LOCAL BUILDING OFFICIALS, WHETHER OR NOT SPECIFICALLY SHOWN ON THESE DOCUMENTS. THESE DOCUMENTS ARE NOT INTENDED TO SHOW EVERY DETAIL OR CONDITION. MANY DETAILS IN RESIDENTIAL CONSTRUCTION ARE BUILT ACCORDING TO PROFESSIONAL CONSTRUCTION PRACTICES, AND ARE THEREFORE NOT DETAILED IN THESE DOCUMENTS. CONTACT WEC, IF CONDITIONS OR OTHER CIRCUMSTANCES REQUIRE CHANGES IN THE WORK SHOWN, OR REQUIRE CLARIFICATION. ALL WORK SHALL BE DONE IN A HIGH QUALITY MANNER, ACCORDING TO THE PREVAILING STANDARDS OF THE INDUSTRY FOR EACH TRADE.

3. THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, EQUIPMENT, SUPERVISION AND CLEAN-UP TO ACCOMPLISH ALL OF THE WORK SHOWN, INCLUDING ALL WARRANTIES AND INSTRUCTIONS, TO PROVIDE A COMPLETE WORKING INSTALLATION, AND TO LEAVE THE OWNER WITH AN APPROVED PRODUCT.

4. CONTRACTOR SHALL ASSUME COMPLETE AND SOLE RESPONSIBILITY FOR MEANS AND METHODS OF CONSTRUCTION, AND FOR ALL SAFETY MEASURES TO PROTECT ALL PROPERTY, PERSONNEL, AND THIRD PARTIES FROM DAMAGE OR INJURY. THIS RESPONSIBILITY SHALL BE CONTINUOUS AND NOT SOLELY DURING WORKING HOURS. CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD HARMLESS WEC AND RELATED ENGINEERS FROM ANY CLAIMS OF LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF HIS WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF WEC AND RELATED ENGINEERS.

5. THESE DOCUMENTS DO NOT CONTAIN PROVISIONS FOR THE HANDLING OR REMOVAL OF ANY HAZARDOUS MATERIALS. SHOULD ANY SUCH MATERIALS BE SUSPECTED OR ENCOUNTERED, SPECIALISTS SHALL BE CALLED IN TO MAKE RECOMMENDATIONS.

6. PROVIDE ALL MANDATORY FEATURES REQUIRED BY THE T-24 ENERGY CODE, INCLUDING WEATHER-STRIPPING, BUILDING INSULATION, PIPE INSULATION, LIGHTING AND APPLIANCE MEASURES, AND OTHER FEATURES REQUIRED BY TITLE 24 OR OTHER STATE, FEDERAL OR LOCAL CODES.

7. NO PERSON SHALL ERECT (INCLUDING EXCAVATION AND GRADING), DEMOLISH, ALTER OR REPAIR ANY BUILDING OR STRUCTURE OTHER THAN BETWEEN THE HOURS PERMITTED BY THE LOCAL JURISDICTION.

GEOTECHNICAL NOTES:

1. THE PROJECT GEOTECHNICAL CONSULTANT SHALL REVIEW AND APPROVE ALL GEOTECHNICAL ASPECTS OF THE DEVELOPMENT PLANS (IE, SITE PREPARATION AND GRADING, SITE DRAINAGE IMPROVEMENTS AND DESIGN PARAMETERS FOR FOUNDATIONS AND RETAINING WALLS) TO ENSURE THAT THEIR RECOMMENDATIONS HAVE BEEN PROPERLY INCORPORATED.

2. GEOTECHNICAL CONSTRUCTION INSPECTIONS: THE GEOTECHNICAL CONSULTANT SHALL INSPECT, TEST (AS NEEDED), AND APPROVE ALL GEOTECHNICAL ASPECTS OF THE PROJECT CONSTRUCTION. THE INSPECTIONS SHALL INCLUDE, BUT NOT NECESSARILY BE LIMITED TO: SITE PREPARATION AND GRADING, SITE SURFACE AND SUBSURFACE DRAINAGE IMPROVEMENTS AND EXCAVATIONS FOR FOUNDATIONS AND RETAINING WALLS PRIOR TO THE PLACEMENT OF STEEL AND CONCRETE. THE FOLLOWING SHALL SPECIFICALLY BE PERFORMED:

a. THE GEOTECHNICAL CONSULTANT SHALL INSPECT ALL FOUNDATION EXCAVATIONS TO ASSURE THAT THE SUBSURFACE CONDITIONS ARE AS ANTICIPATED, AND THAT FOOTINGS ARE EMBEDDED SUFFICIENTLY INTO COMPETENT EARTH MATERIALS

PROJECT DATA

- ASSESSOR'S PARCEL NUMBER: 376-19-105
- OWNER: GEORGE WANG
- PROJECT ADDRESS: 21900 OAKVIEW LANE, CUPERTINO, CA, SINGLE FAMILY DWELLING
- CONTACT PERSON: ED WU
- LOT SIZE: 11,425 SF
- SQUARE FOOTAGE:

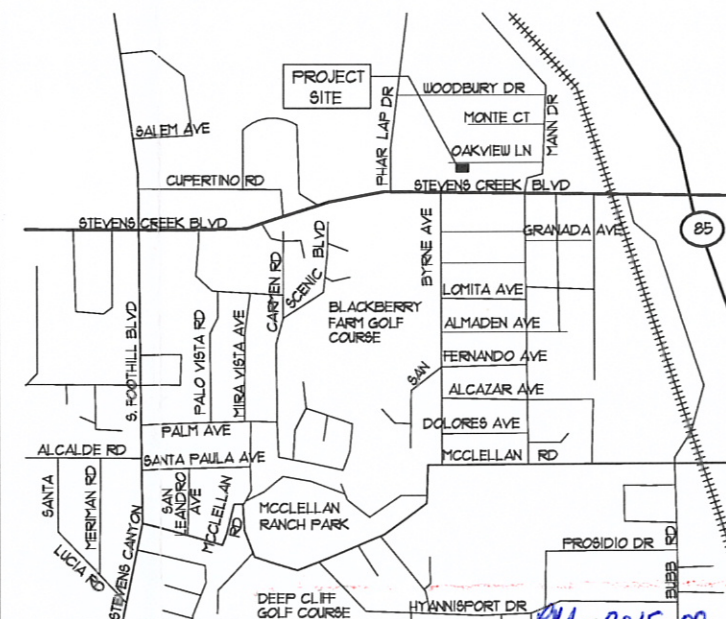
	EXISTING	PROPOSED
FIRST FLOOR:	2,381 SF	2,862.3 SF
SECOND FLOOR:	0 SF	1,842.2 SF
GARAGE:	401 SF	428.3 SF
TOTAL:	2,782 SF	5,132.8 SF
- ARE THERE AT LEAST TWO 10' BY 20' CLEAR SPACES INSIDE THE GARAGE? YES NO
- IS PRIVACY PROTECTION PLANTING REQUIRED FOR THE PROJECT? YES NO
- ON WHAT FLOOR(S) IS WORK BEING DONE: FIRST & SECOND FLOOR
- BRIEF DESCRIPTION OF WORK: DEMOLISH EXISTING ONE-STORY SINGLE-FAMILY DWELLING, CONSTRUCT A NEW TWO-STORY SINGLE-FAMILY DWELLING WITH ATTACHED TWO-CAR GARAGE.
- CODE EDITIONS: 2013 CALIFORNIA BUILDING CODE (STRUCTURAL DESIGN), 2013 CALIFORNIA RESIDENTIAL CODE (CRC), 2013 CALIFORNIA PLUMBING, ELECTRICAL AND MECHANICAL CODES, 2013 CALIFORNIA ENERGY CODE, 2013 CALIFORNIA GREEN BUILDING CODE, 2013 CALIFORNIA FIRE CODE
- ZONING: R1-10
- OCCUPANCY CLASSIFICATION: R3U
- CONSTRUCTION TYPE: V-B
- STORIES: 2
- SETBACK:

	REQUIRED	PROPOSED
FRONT (1ST FLR):	25'-0"	25'-0"
FRONT (2ND FLR):	25'-0"	21'-5"
REAR (1ST FLR):	20'-0"	32'-11"
REAR (2ND FLR):	25'-0"	36'-9"
RIGHT SIDE (1ST FLR):	10'-0"	10'-9"
LEFT SIDE (1ST FLR):	5'-0"	5'-2-1/2"
(FIRST STORY - 15' COMBINED AND NO SETBACK LESS THAN 5 FEET)		
RIGHT SIDE (2ND FLR):	5'-0"	15'-1"
LEFT SIDE (2ND FLR):	5'-0"	20'-1"
25'-4"		
- BUILDING HEIGHT: 25'-4"
- ALLOWABLE FLOOR AREA: 11,425 SF @ 0.45 = 5,142.5 SF
- ALLOWABLE BLDG SITE COVERAGE: 11,425 SF @ 0.45 = 5,142.5 SF
- FLOOR AREA CALCULATION:

GARAGE:	428.3 SF
FIRST FLOOR:	2,862.3 SF
SUBTOTAL OF 1ST FLR:	3,290.6 SF
SECOND FLOOR:	1,842.2 SF
TOTAL FLOOR AREA:	5,132.8 SF < 5,142.5 SF
FAR:	44.9%
- SECOND FLR TO FIRST FLOOR RATIO: 1,842.2 SF / 3,291.4 SF = 55.81%
- BLDG. SITE COVERAGE CALCULATION:

GARAGE:	428.3 SF
FIRST FLOOR:	2,862.3 SF
FIREPLACE CHIMNEY:	8.0 SF
SIDE PORCH:	25.2 SF
EAVE OVERHANG:	233.9 SF
TOTAL:	3,556.5 SF < 5,142.5 SF
SITE COVERAGE:	31.3% < 45%
- BALCONY: YES

VICINITY MAP



APPROVAL: R-2015-08
Planning Commission 2-23-16
denied appeal
Signature: [Signature]
Case Manager

PROJECT DIRECTORY

OWNER:
GEORGE WANG
21900 OAKVIEW LANE
CUPERTINO, CA

ARCHITECT:
WEC & ASSOCIATES
2625 MIDDLEFIELD RD, #658
PALO ALTO, CA 94306
TEL: (650) 387-2692
FAX: (650) 887-0371

CIVIL:
WEC & ASSOCIATES
2625 MIDDLEFIELD RD, #658
PALO ALTO, CA 94306
TEL: (650) 823-6466
FAX: (650) 887-0371

SHEET INDEX

ARCHITECTURAL:

- A1 COVER SHEET
- A2 SITE PLAN
- A3 FIRST FLOOR PLAN
- A4 SECOND FLOOR PLAN
- A5 ROOF PLAN
- A6 EXTERIOR ELEVATIONS
- A7 EXTERIOR ELEVATIONS
- A8 BUILDING SECTIONS
- A9 FLR AREA CALC. DIAGRAMS
- A10 PRIVACY PROTECTION PLANTING PLAN

CIVIL
C0 TOPOGRAPHIC SURVEY

R Application R-2015-08
RM Application RM-2015-08
Approval Date 1-8-16
Signature: [Signature]
(Case Manager)

NEW RESIDENCE

21900 OAKVIEW LANE
CUPERTINO, CA
APN: 326-19-105

W E C
& ASSOCIATES

2625 MIDDLEFIELD RD #658
PALO ALTO, CA 94306
TEL: (650) 387-2692
FAX: (650) 887-1294

LICENSE STAMPS AND SIGNATURE

No.	Description	Date
	PLANNING REVIEW APPLICATION	3/20/2015
	PLANNING REVIEW COMMENT RESPONSES	6/30/2015
	PLANNING REVIEW COMMENT RESPONSES	9/20/2015
	PLANNING REVIEW COMMENT RESPONSES	11/23/2015
	PLANNING REVIEW COMMENT RESPONSES	1/5/2016

DATE: JAN. 5, 2016
SCALE: AS SHOWN
DRAWN: J
JOB: 14012

SHEET TITLE:

SITE PLAN

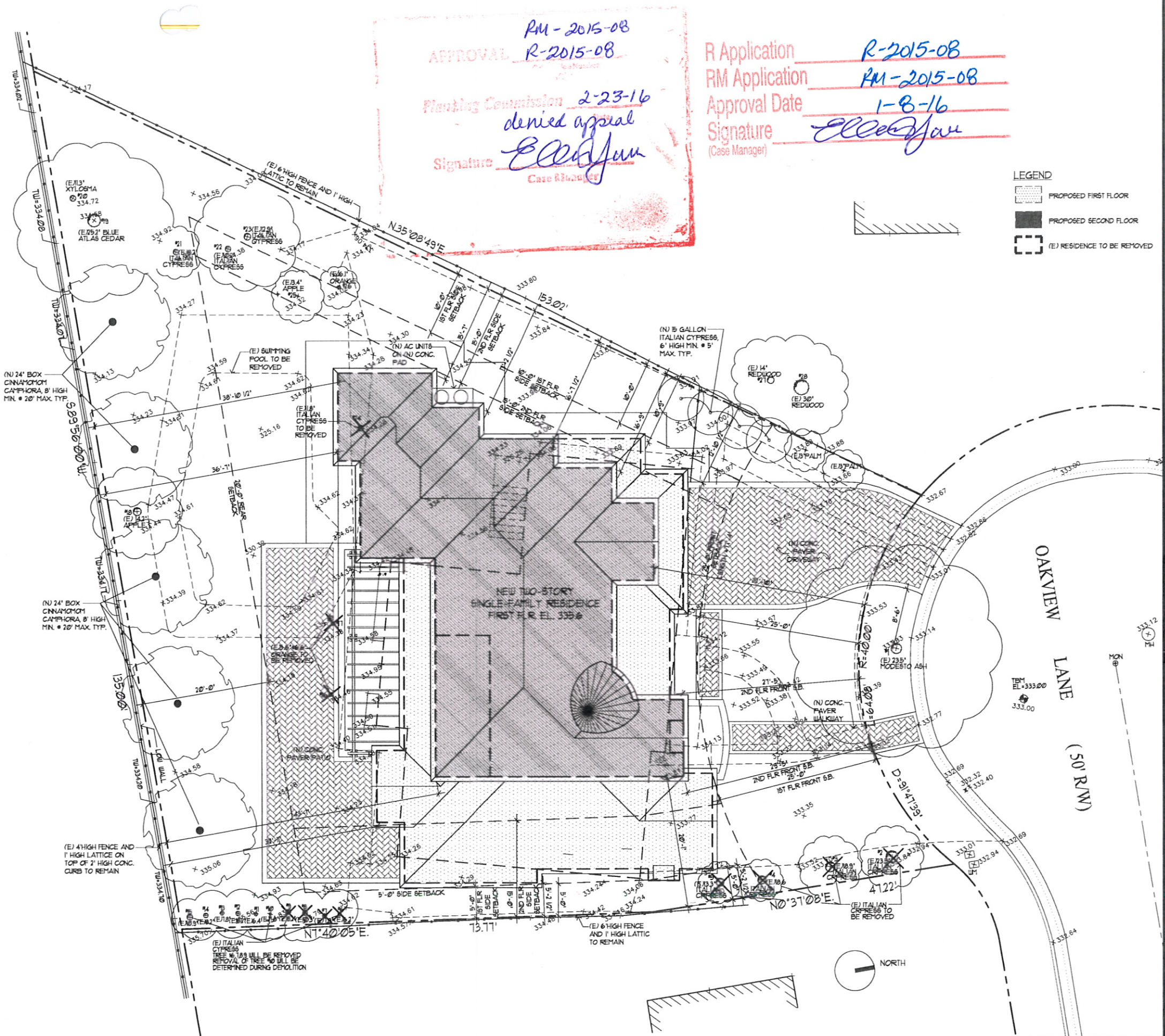
SHEET NO.

A.2

APPROVAL RM-2015-08
R-2015-08
Planting Commission 2-23-16
denied appeal
Signature [Signature]
Case Manager

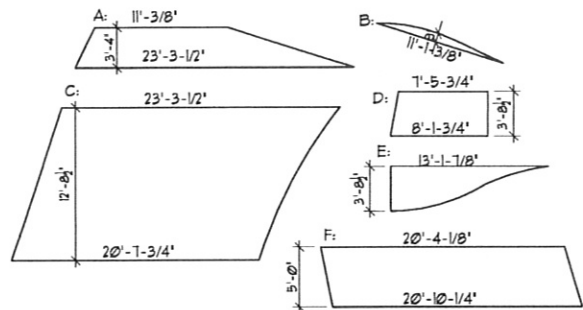
R Application R-2015-08
RM Application RM-2015-08
Approval Date 1-8-16
Signature [Signature]
(Case Manager)

LEGEND
 PROPOSED FIRST FLOOR
 PROPOSED SECOND FLOOR
 (E) RESIDENCE TO BE REMOVED



FRONT YARD *x20' = 1381.8 SF
40% MAX IMPERMEABLE AREA = 552.7 SF

PAVED AREA CALC:
 A: SEE DIAGRAM = 513 SF
 B: SEE DIAGRAM = 52 SF
 C: SEE DIAGRAM = 212.5 SF
 D: SEE DIAGRAM = 29.0 SF
 E: SEE DIAGRAM = 26.8 SF
 F: SEE DIAGRAM = 102.9 SF
 TOTAL PAVED AREA: 493.7 SF < 552.7 SF
35.1% < 40%



FRONT YARD IMPERMEABLE AREA CALC. DIAGRAM SCALE: 1/8"=1'-0" 2

SITE PLAN W/ ROOF PLAN SCALE: 1/8"=1'-0" 1

NEW RESIDENCE

21900 OAKVIEW LANE
CUPERTINO, CA
APN: 326-19-105

W E C
& ASSOCIATES

2625 MIDDLEFIELD RD #658
PALO ALTO, CA 94306
TEL: (650) 387-2692
FAX: (650) 887-1294

LICENSE STAMPS AND SIGNATURE

ISSUED

No.	Description	Date
	PLANNING REVIEW APPLICATION	3/20/2015
	PLANNING REVIEW COMMENT RESPONSES	6/30/2015
	PLANNING REVIEW COMMENT RESPONSES	9/20/2015
	PLANNING REVIEW COMMENT RESPONSES	11/23/2015
	PLANNING REVIEW COMMENT RESPONSES	1/5/2016

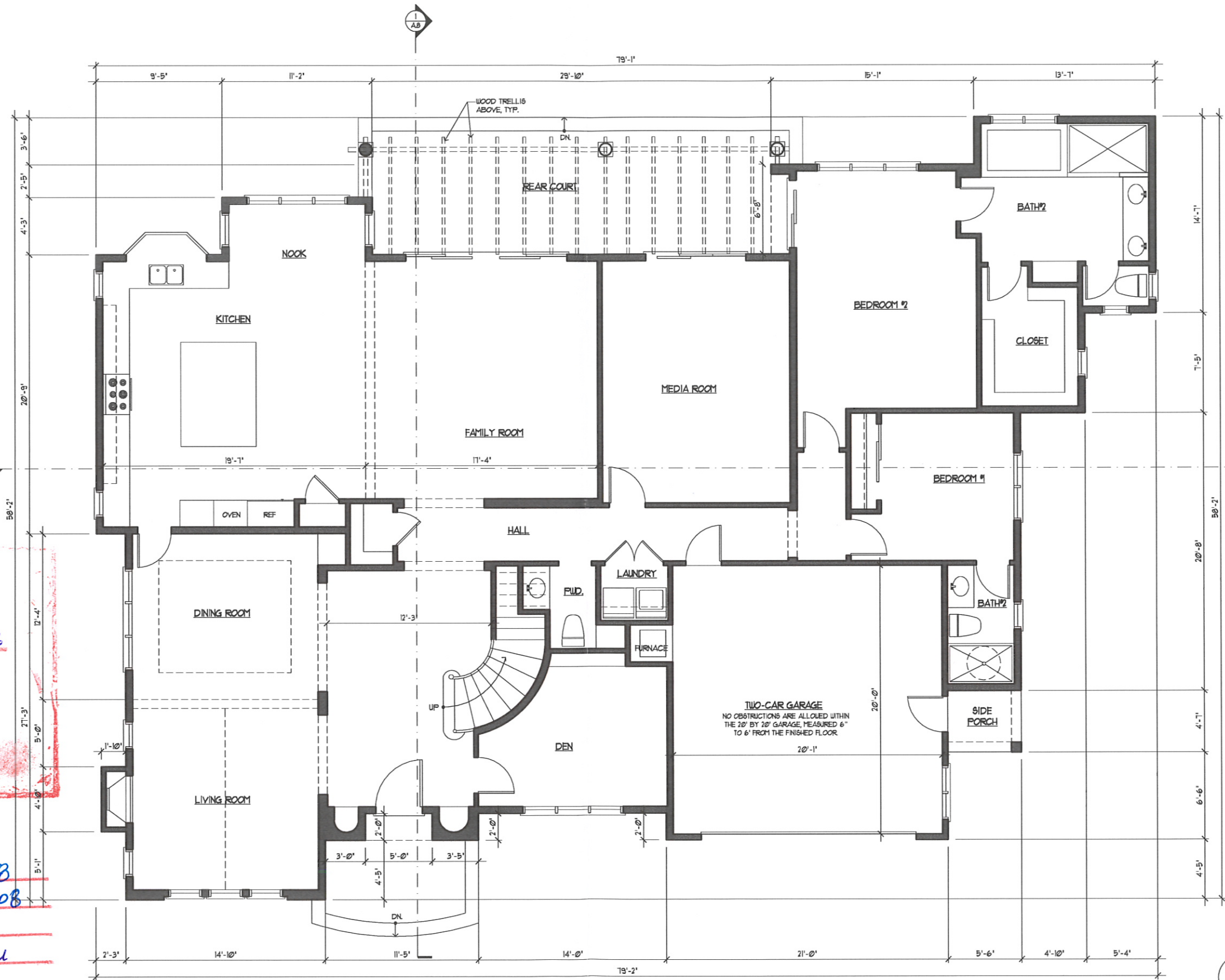
DATE: JAN. 5, 2016
SCALE: AS SHOWN
DRAWN: J
JOB: 14012

SHEET TITLE:

FIRST FLOOR PLAN

SHEET NO.

A.3



RM-2015-08
APPROVAL R-2015-08
Planning Commission 2-23-16
denied appeal
Signature *Case Manager*
Case Manager

R Application R-2015-08
RM Application RM-2015-08
Approval Date 1-8-16
Signature *Case Manager*
(Case Manager)

NEW RESIDENCE

21900 OAKVIEW LANE
CUPERTINO, CA
APN: 326-19-105

W E C
& ASSOCIATES

AEC 2625 MIDDLEFIELD RD #658
PALO ALTO, CA 94306
TEL: (650) 387-2692
FAX: (650) 887-1294

LICENSE STAMPS AND SIGNATURE

ISSUED		
No.	Description	Date
	PLANNING REVIEW APPLICATION	3/20/2015
	COMMENT RESPONSES	6/30/2015
	PLANNING REVIEW APPLICATION	9/20/2015
	COMMENT RESPONSES	11/23/2015
	PLANNING REVIEW APPLICATION	1/5/2016
	COMMENT RESPONSES	

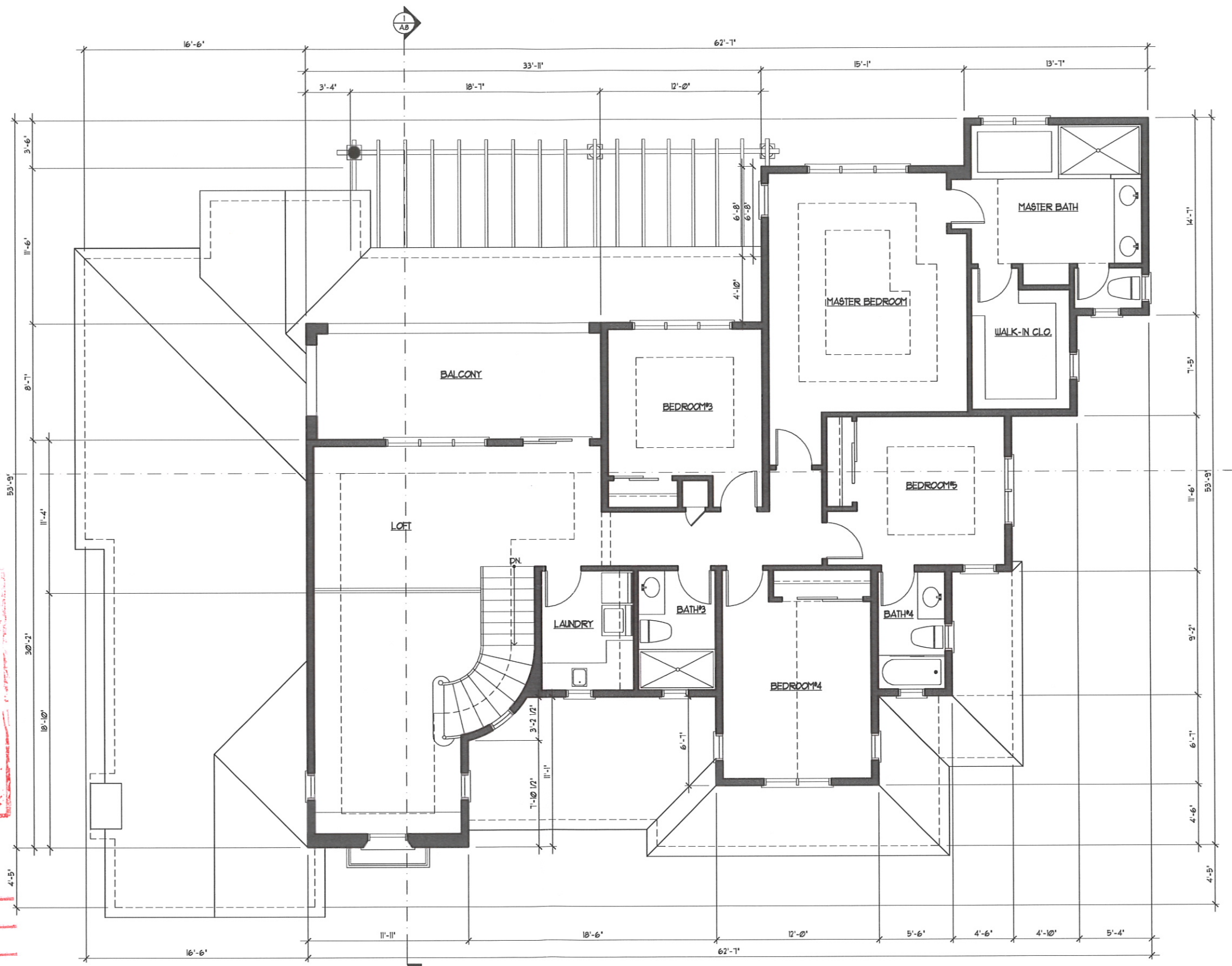
DATE: JAN. 5, 2016
SCALE: AS SHOWN
DRAWN: J
JOB: 14012

SHEET TITLE:

SECOND FLOOR PLAN

SHEET NO.

A.4



APPROVAL RM-2015-08
R-2015-08
Planning Commission 2-23-16
denied appeal
Signature [Signature]
Case Manager

R Application R-2015-08
RM Application RM-2015-08
Approval Date 1-8-16
Signature [Signature]
(Case Manager)



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

NEW RESIDENCE

21900 OAKVIEW LANE
CUPERTINO, CA
APN: 326-19-105

W E C
& ASSOCIATES

2625 MIDDLEFIELD RD #658
PALO ALTO, CA 94306
TEL: (650) 387-2692
FAX: (650) 887-1294

LICENSE STAMPS AND SIGNATURE

ISSUED		
No.	Description	Date
	PLANNING REVIEW APPLICATION	3/20/2015
	PLANNING REVIEW COMMENT RESPONSES	6/30/2015
	PLANNING REVIEW COMMENT RESPONSES	9/20/2015
	PLANNING REVIEW COMMENT RESPONSES	11/23/2015
	PLANNING REVIEW COMMENT RESPONSES	1/5/2016

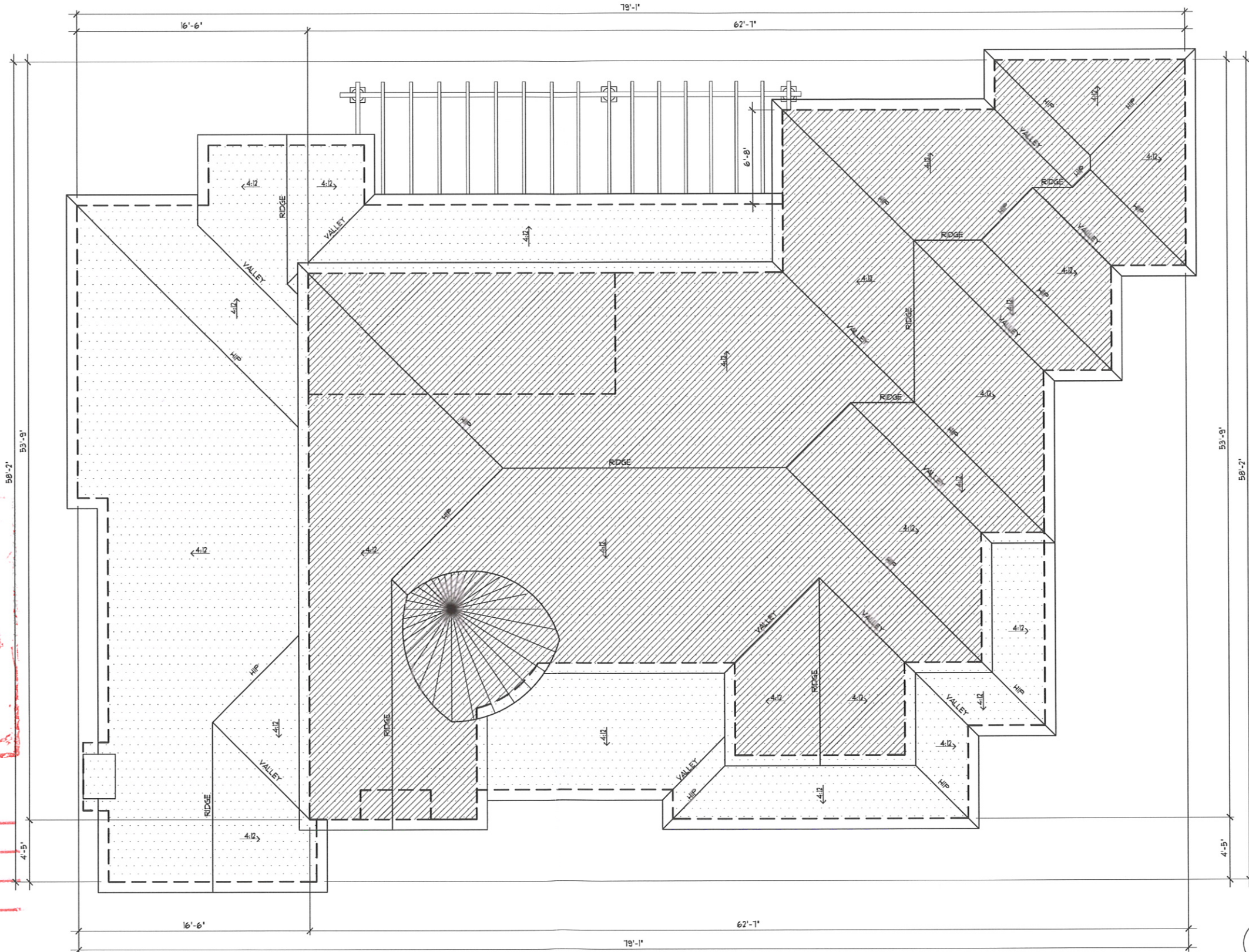
DATE: JAN. 5, 2016
SCALE: AS SHOWN
DRAWN: J
JOB: 14012

SHEET TITLE:

ROOF PLAN

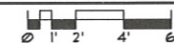
SHEET NO.

A.5



APPROVAL RM-2015-08
R-2015-08
Planning Commission 2-23-16
denied appeal
Signature [Signature]
Case Manager

R Application R-2015-08
RM Application RM-2015-08
Approval Date 1-8-16
Signature [Signature]
(Case Manager)



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

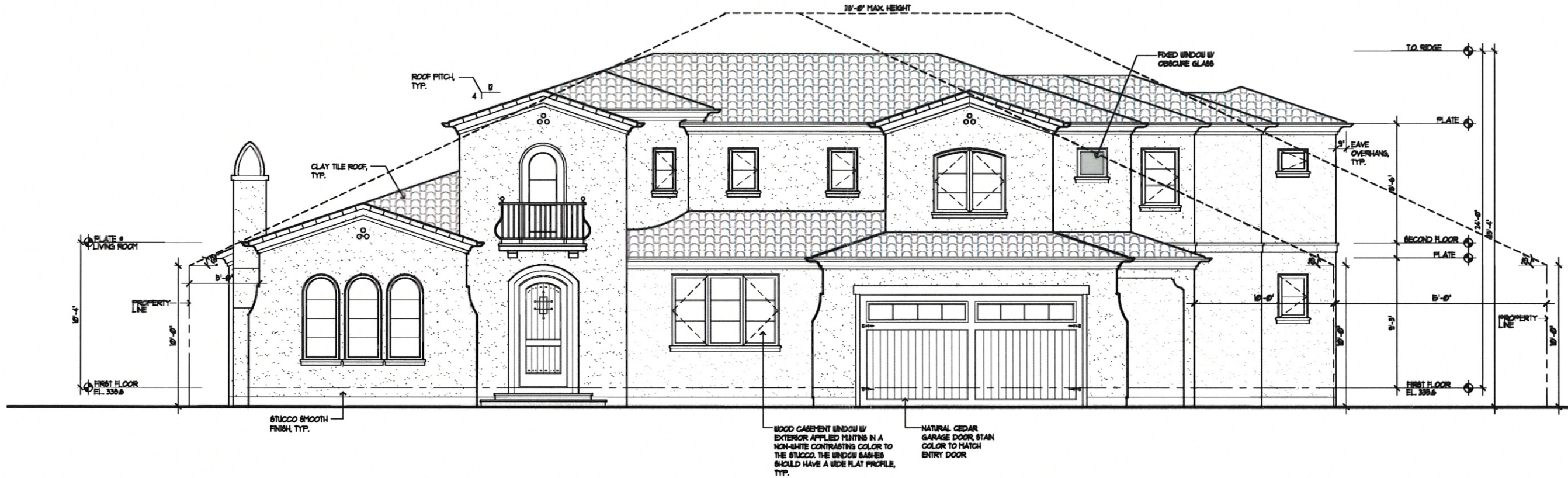
NEW RESIDENCE

21900 OAKVIEW LANE
CUPERTINO, CA
APN: 326-19-105

W E C
& ASSOCIATES

2625 MIDDLEFIELD RD #658
PALO ALTO, CA 94306
TEL: (650) 387-2692
FAX: (650) 887-1294

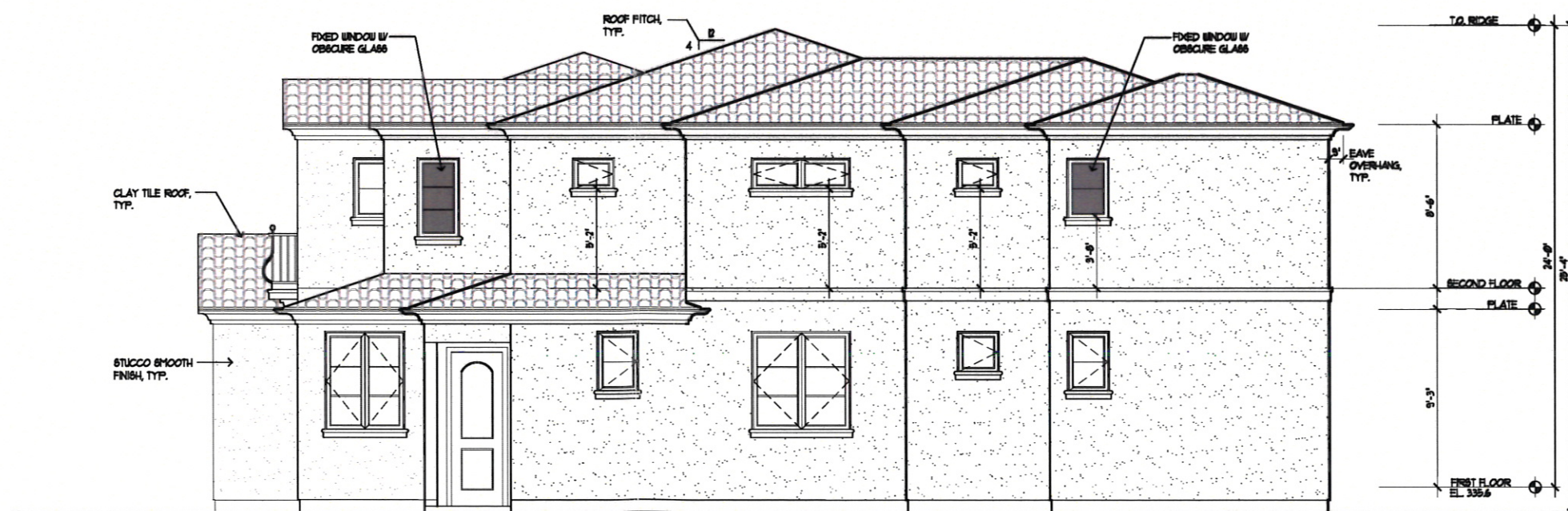
LICENSE STAMPS AND SIGNATURE



FRONT (NORTH) ELEVATION SCALE: 1/4"=1'-0" 1

APPROVAL RM-2015-08
R-2015-08
Planning Commission 2-23-16
denied appeal
Signature [Signature]
Case Manager

R Application R-2015-08
RM Application RM-2015-08
Approval Date 1-8-16
Signature [Signature]
(Case Manager)



RIGHT (WEST) ELEVATION SCALE: 1/4"=1'-0" 2

No.	Description	Date
	PLANNING REVIEW APPLICATION	3/20/2015
	PLANNING REVIEW COMMENT RESPONSES	6/30/2015
	PLANNING REVIEW COMMENT RESPONSES	9/20/2015
	PLANNING REVIEW COMMENT RESPONSES	11/23/2015
	PLANNING REVIEW COMMENT RESPONSES	1/5/2016

DATE: JAN. 5, 2016
SCALE: AS SHOWN
DRAWN: J
JOB: 14012

SHEET TITLE:

EXTERIOR ELEVATIONS

SHEET NO.

A.6

NEW RESIDENCE

21900 OAKVIEW LANE
CUPERTINO, CA
APN: 326-19-105

W E C
& ASSOCIATES

2625 MIDDLEFIELD RD #658
PALO ALTO, CA 94306
TEL: (650) 387-2692
FAX: (650) 887-1294

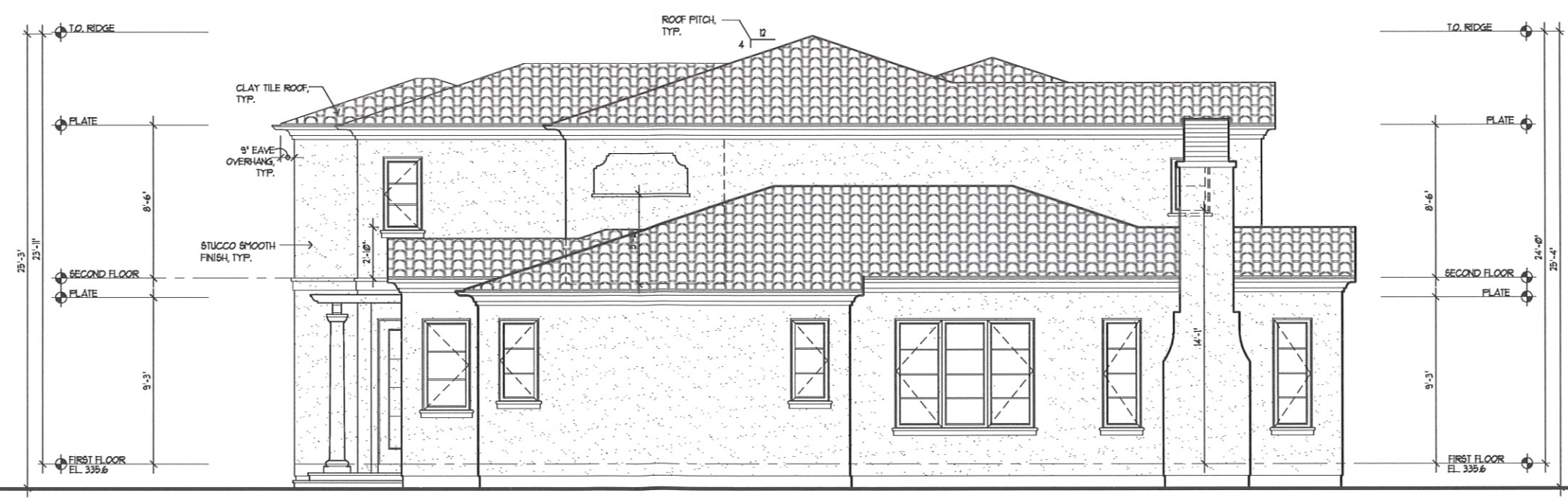
LICENSE STAMPS AND SIGNATURE



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

RM-2015-08
APPROVAL R-2015-08
Planning Commission 2-23-16
denied appeal
Signature *[Signature]*
Case Manager

R Application R-2015-08
RM Application RM-2015-08
Approval Date 1-8-16
Signature *[Signature]*
(Case Manager)



LEFT (EAST) ELEVATION SCALE: 1/4"=1'-0" 2

ISSUED

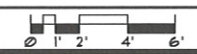
No.	Description	Date
	PLANNING REVIEW APPLICATION	3/20/2015
	PLANNING REVIEW COMMENT RESPONSES	6/30/2015
	PLANNING REVIEW COMMENT RESPONSES	9/20/2015
	PLANNING REVIEW COMMENT RESPONSES	11/23/2015
	PLANNING REVIEW COMMENT RESPONSES	1/5/2016

DATE: JAN. 5, 2016
SCALE: AS SHOWN
DRAWN: J
JOB: 14012

SHEET TITLE:
EXTERIOR ELEVATIONS

SHEET NO.

A.7



NEW RESIDENCE

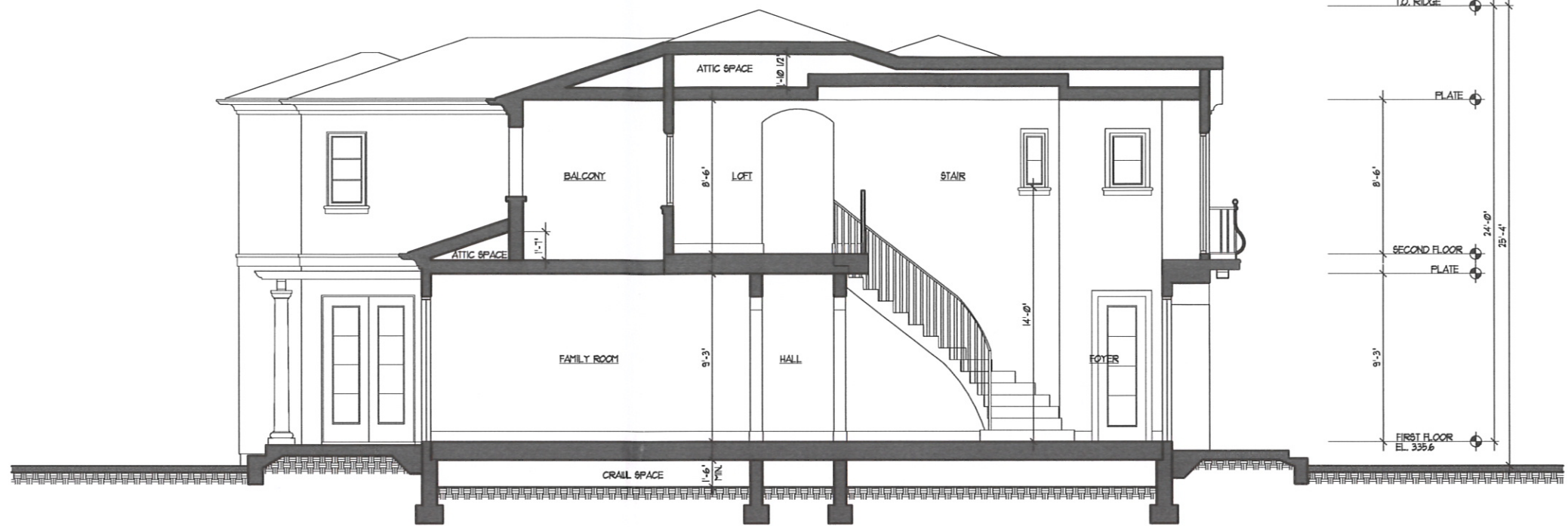
21900 OAKVIEW LANE
CUPERTINO, CA
APN: 326-19-105

W E C
& ASSOCIATES

2625 MIDDLEFIELD RD #658
PALO ALTO, CA 94306
TEL: (650) 387-2692
FAX: (650) 887-1294

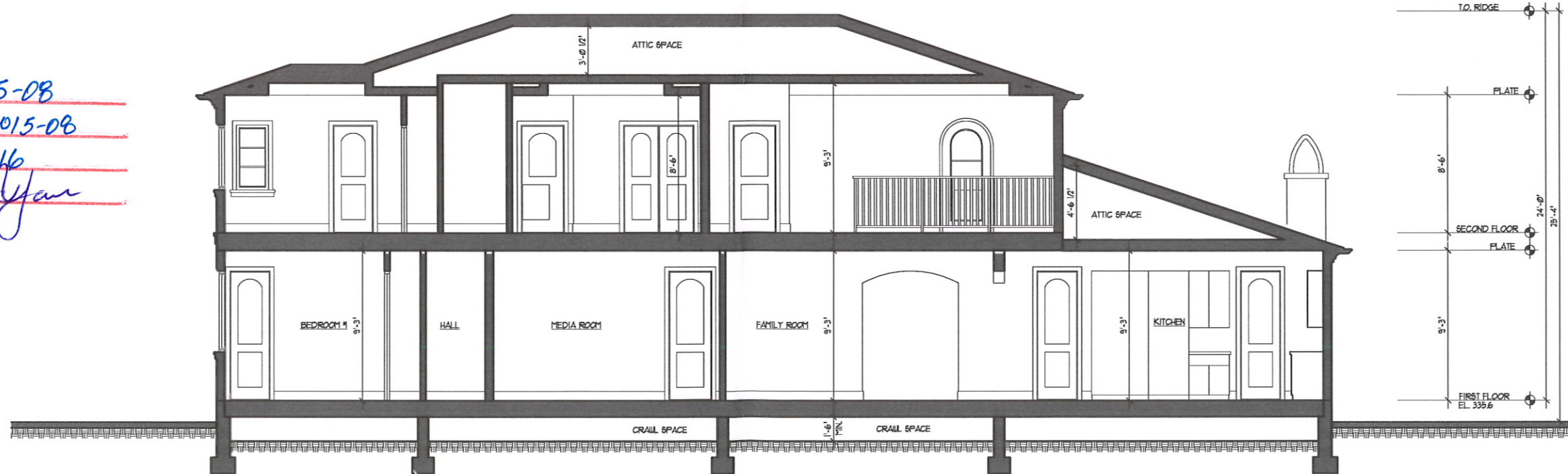
LICENSE STAMPS AND SIGNATURE

RM-2015-08
APPROVAL R-245-08
Planning Commission 2-23-16
denied appeal
Signature *BA...*
Case Manager



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

R Application R-2015-08
RM Application RM-2015-08
Approval Date 1-8-16
Signature *BA...*
(Case Manager)



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

ISSUED

No.	Description	Date
	PLANNING REVIEW APPLICATION	3/20/2015
	PLANNING REVIEW COMMENT RESPONSES	6/30/2015
	PLANNING REVIEW COMMENT RESPONSES	9/20/2015
	PLANNING REVIEW COMMENT RESPONSES	11/23/2015
	PLANNING REVIEW COMMENT RESPONSES	1/5/2016

DATE: JAN. 5, 2016
SCALE: AS SHOWN
DRAWN: J
JOB: 14012

SHEET TITLE:

BUILDING SECTIONS

SHEET NO.

A.8



NEW RESIDENCE

21900 OAKVIEW LANE
CUPERTINO, CA
APN: 326-19-105

W E C
& ASSOCIATES

2625 MIDDLEFIELD RD #68
PALO ALTO, CA 94306
TEL: (650) 387-2692
FAX: (650) 887-1294

LICENSE STAMPS AND SIGNATURE

ISSUED

No.	Description	Date
	PLANNING REVIEW APPLICATION	3/20/2015
	PLANNING REVIEW COMMENT RESPONSES	6/30/2015
	PLANNING REVIEW COMMENT RESPONSES	9/20/2015
	PLANNING REVIEW COMMENT RESPONSES	11/23/2015
	PLANNING REVIEW COMMENT RESPONSES	1/5/2016

DATE: JAN. 5, 2016
SCALE: AS SHOWN
DRAWN: J
JOB: 14012

SHEET TITLE:

AREA CALCULATION DIAGRAMS

SHEET NO.

A.9

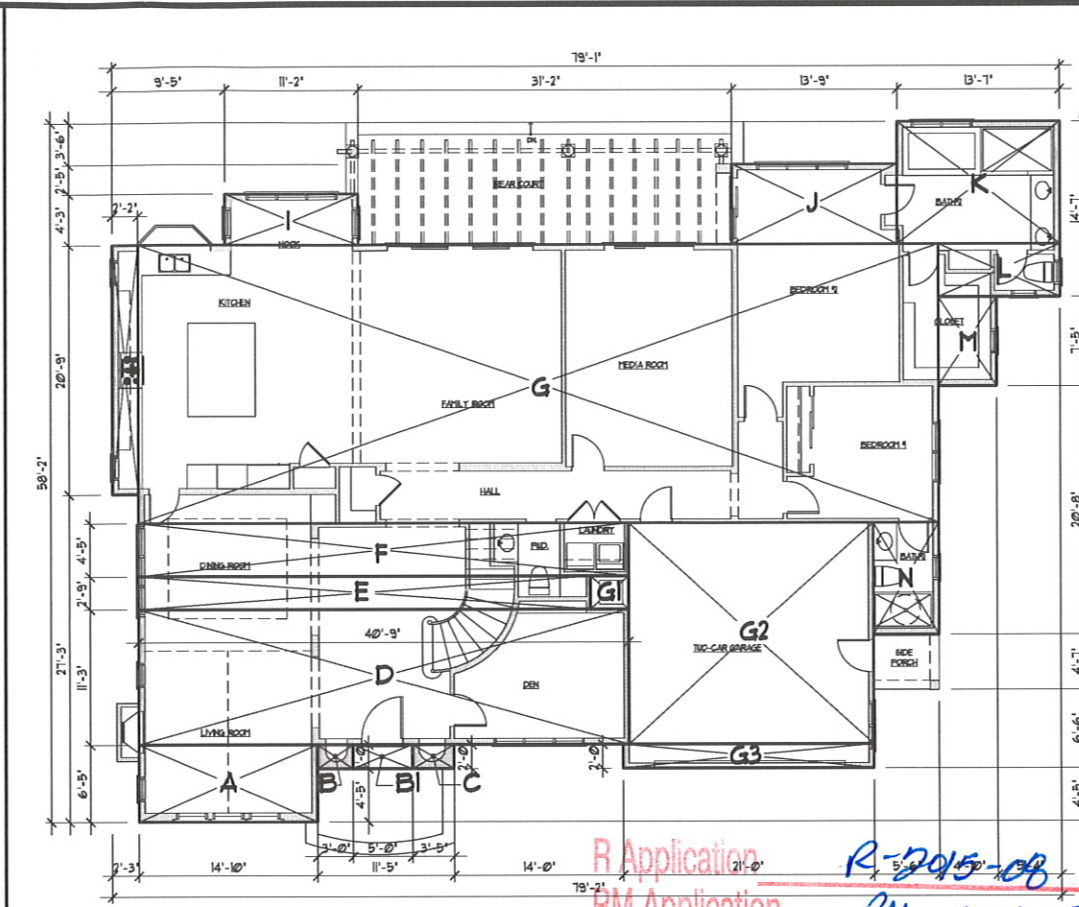
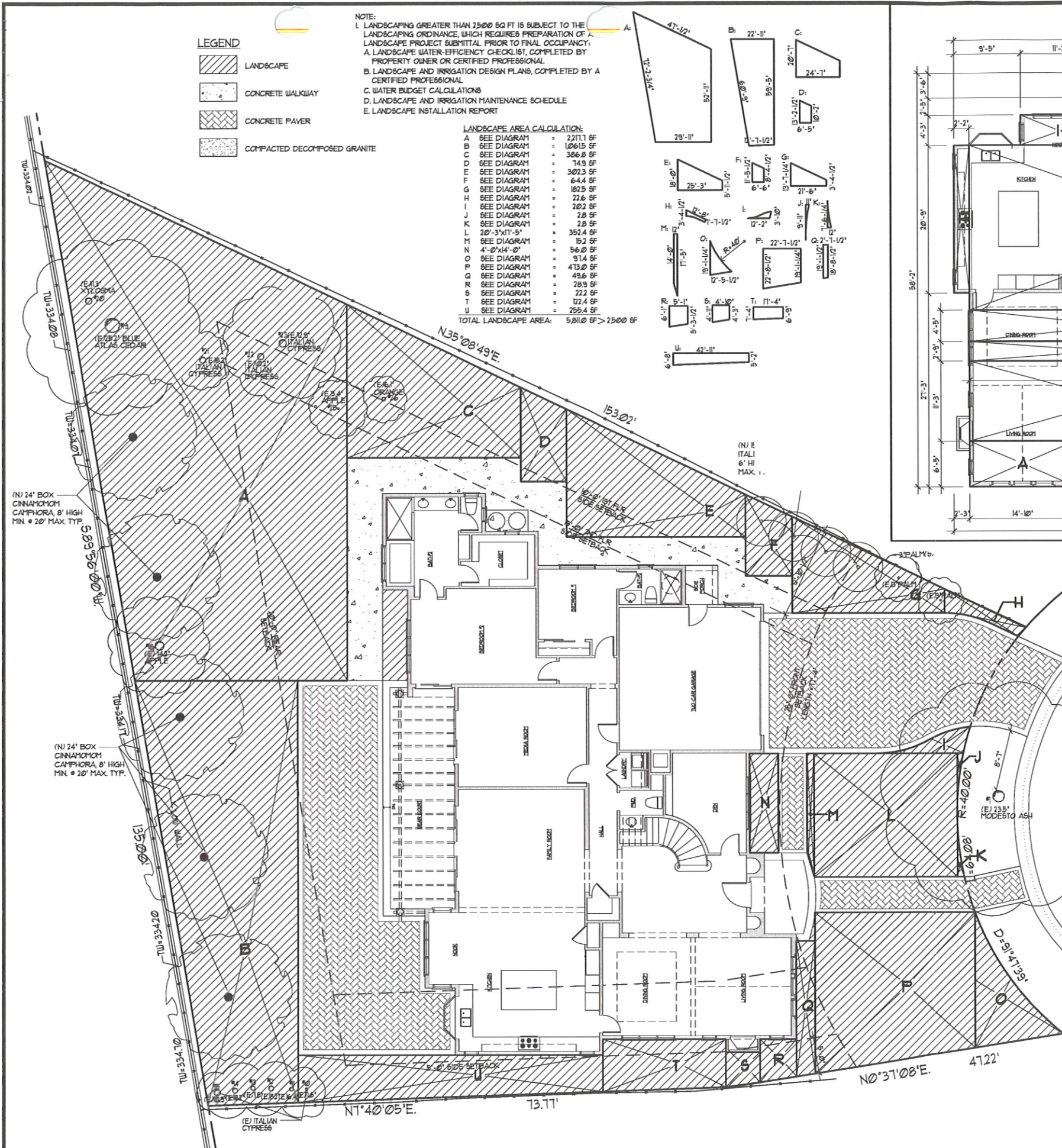
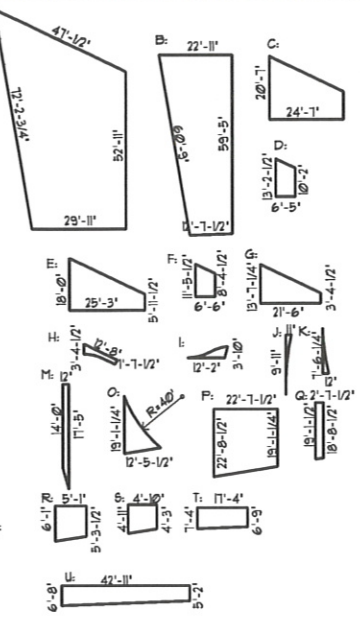
NOTE:
L. LANDSCAPING GREATER THAN 2500 SQ FT IS SUBJECT TO THE LANDSCAPING ORDINANCE, WHICH REQUIRES PREPARATION OF A LANDSCAPE PROJECT SUBMITTAL PRIOR TO FINAL OCCUPANCY:
A. LANDSCAPE WATER-EFFICIENCY CHECKLIST, COMPLETED BY PROPERTY OWNER OR CERTIFIED PROFESSIONAL
B. LANDSCAPE AND IRRIGATION DESIGN PLANS, COMPLETED BY A CERTIFIED PROFESSIONAL
C. WATER BUDGET CALCULATIONS
D. LANDSCAPE AND IRRIGATION MAINTENANCE SCHEDULE
E. LANDSCAPE INSTALLATION REPORT

LEGEND

- LANDSCAPE
- CONCRETE WALKWAY
- CONCRETE PAVER
- COMPACTED DECOMPOSED GRANITE

LANDSCAPE AREA CALCULATION

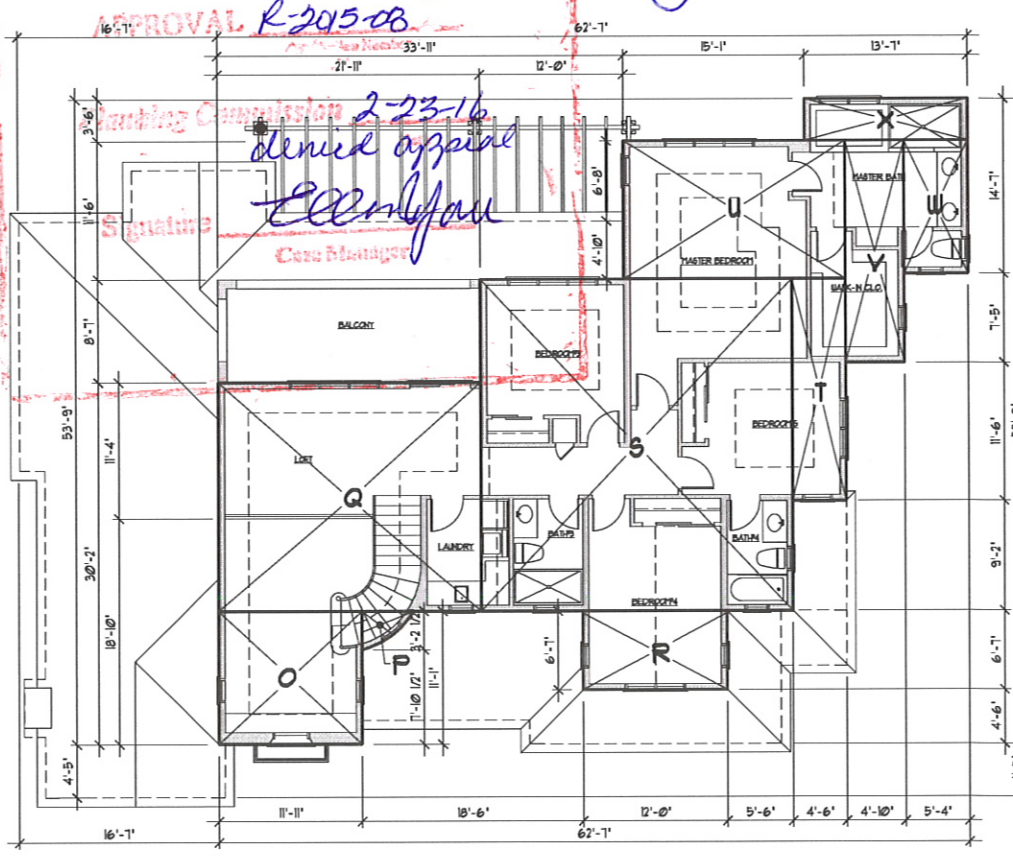
A	SEE DIAGRAM	2217.1 SF
B	SEE DIAGRAM	10615 SF
C	SEE DIAGRAM	306.9 SF
D	SEE DIAGRAM	74.9 SF
E	SEE DIAGRAM	3023 SF
F	SEE DIAGRAM	64.4 SF
G	SEE DIAGRAM	1825 SF
H	SEE DIAGRAM	22.6 SF
I	SEE DIAGRAM	202 SF
J	SEE DIAGRAM	7.8 SF
K	SEE DIAGRAM	7.8 SF
L	SEE DIAGRAM	352.4 SF
M	SEE DIAGRAM	52 SF
N	SEE DIAGRAM	56.0 SF
O	SEE DIAGRAM	91.4 SF
P	SEE DIAGRAM	473.0 SF
Q	SEE DIAGRAM	49.6 SF
R	SEE DIAGRAM	28.9 SF
S	SEE DIAGRAM	22.2 SF
T	SEE DIAGRAM	17.4 SF
U	SEE DIAGRAM	255.4 SF
TOTAL LANDSCAPE AREA:		5,810.0 SF > 2500 SF



FLOOR AREA CALCULATION

FIRST FLOOR AREA:	
GARAGE AREA:	
G1	3'-2"x2'-9" = 8.7 SF
G2	20'-6"x10'-5" = 371.6 SF
G3	21'-0"x2'-0" = 42.0 SF
GARAGE AREA: 478.3 SF	
SECOND FLOOR AREA:	
O	11'-11"x1'-1" = 132.0 SF
P	SEE DIAGRAM = 9.0 SF
Q	21'-11"x9'-1" = 402.2 SF
R	12'-0"x6'-1" = 72.0 SF
S	26'-0"x21'-8" = 178.3 SF
T	4'-6"x10'-6" = 83.2 SF
U	10'-6"x11'-6" = 212.8 SF
V	4'-10"x10'-6" = 83.4 SF
W	5'-4"x11'-1" = 59.1 SF
X	13'-1"x3'-6" = 47.5 SF
TOTAL 1ST FLR AREA: 3288.6 SF	
TOTAL 2ND FLR AREA: 1043.5 SF	
TOTAL FLR AREA: 5,332.1 SF < 5,342.5 SF	

R Application R-2015-08
RM Application RM-2015-08
Approval Date 1-8-16
Signature E. Eladifan
(RM Manager)
R-2015-08



NEW RESIDENCE

21900 OAKVIEW LANE
CUPERTINO, CA
APN: 326-19-105



2625 MIDDLEFIELD RD #658
PALO ALTO, CA 94306
TEL: (650) 387-2692
FAX: (650) 887-1294

LICENSE STAMPS AND SIGNATURE

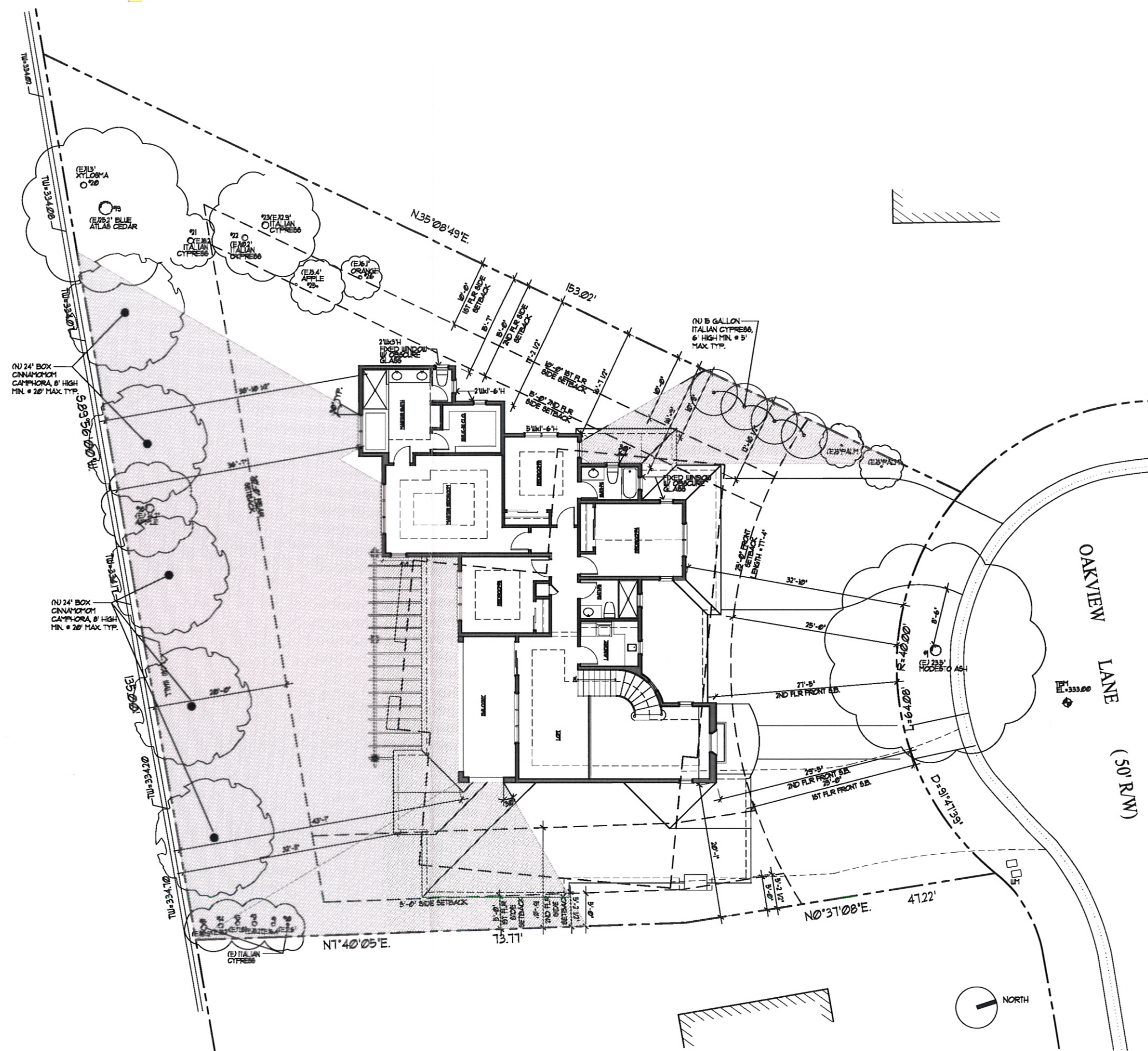
No.	Description	Date
	PLANNING REVIEW APPLICATION	3/20/2015
	PLANNING REVIEW COMMENT RESPONSES	6/30/2015
	PLANNING REVIEW COMMENT RESPONSES	9/20/2015
	PLANNING REVIEW COMMENT RESPONSES	11/23/2015
	PLANNING REVIEW COMMENT RESPONSES	1/5/2016

DATE: JAN. 5, 2016
SCALE: AS SHOWN
DRAWN: J
JOB: 14012

SHEET TITLE:
PRIVACY PROTECTION PLANTING PLAN

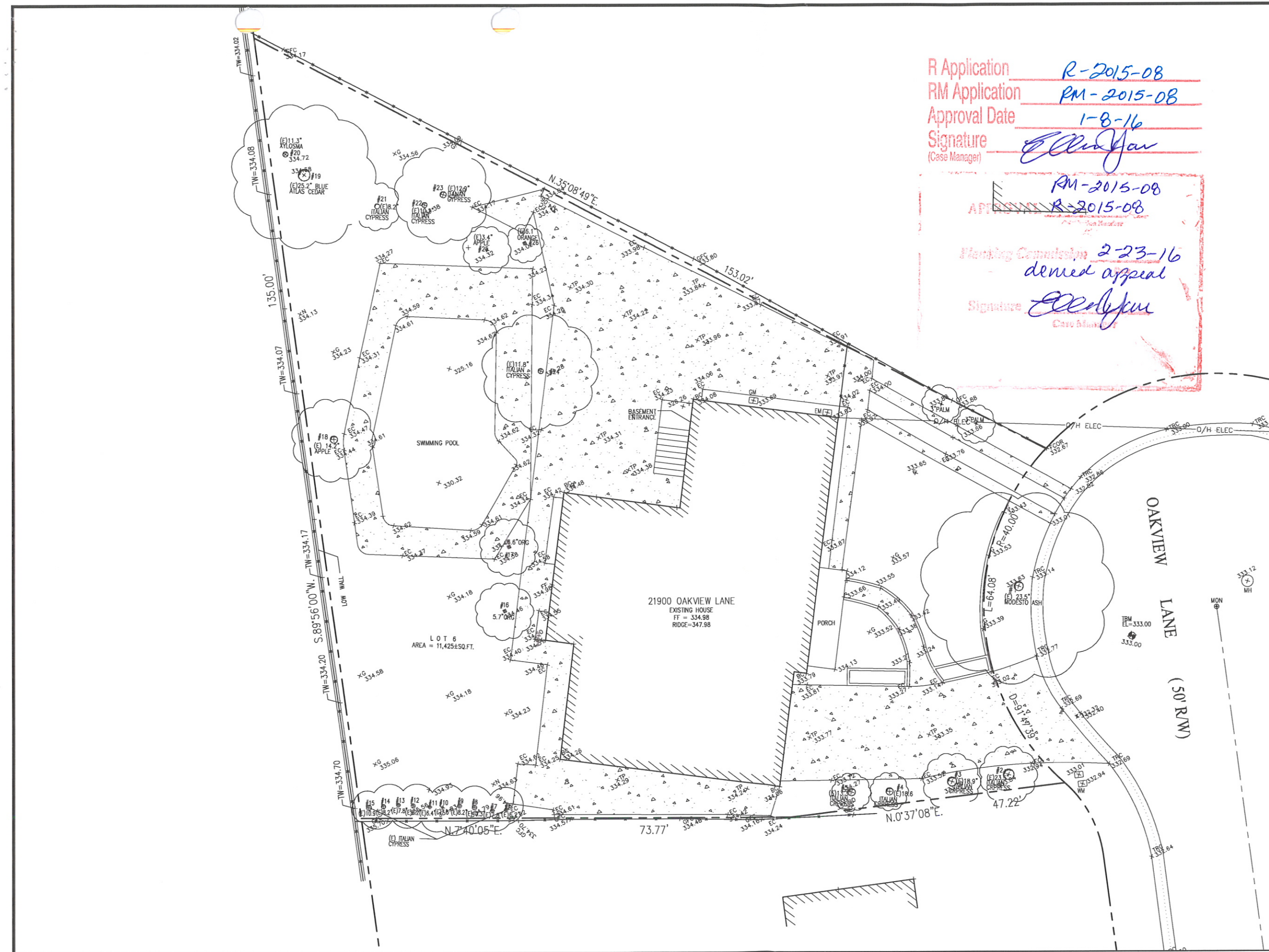
SHEET NO.

A.10



RM-2015-08
APPROVAL R-2015-08
Planning Commission 2-23-16
denied appeal
Signature *[Signature]*
Case Manager

R Application R-2015-08
RM Application RM-2015-08
Approval Date 1-8-16
Signature *[Signature]*
(Case Manager)



R Application R-2015-08
 RM Application RM-2015-08
 Approval Date 1-8-16
 Signature [Signature]
 (Case Manager)

APPROVED
RM-2015-08
R-2015-08
 Planning Commission 2-23-16
 denied appeal
 Signature [Signature]
 Case Manager

- LEGEND:**
- AC ASPHALT CONCRETE
 - BC BUILDING CORNER
 - BW BACK OF WALK
 - CB CATCH BASIN
 - CMP CORRUGATED METAL PIPE
 - CO CLEAN OUT
 - CRN CROWN
 - DW DRIVEWAY
 - EC EDGE OF CONCRETE
 - EM ELECTRIC METER
 - EP EDGE OF PAVEMENT
 - FCOR FENCE CORNER
 - FD FOUND
 - FF FINISHED FLOOR
 - FL FLOW LINE
 - FW FIRE HYDRANT
 - FW FRONT OF WALK
 - G GROUND
 - GC GARAGE CORNER
 - GF GARAGE FACE/FRONT
 - GFC GROUND AT FENCE
 - GM GAS METER
 - HCR HANDICAP RAMP
 - INV INVERT
 - IP IRON PIPE
 - JP JOINT POLE
 - LG LIP OF GUTTER
 - O/H OVERHEAD
 - PC PROPERTY CORNER
 - RW RETAINING WALL
 - SL STREET LIGHT
 - SSCO SANITARY SEWER CLEANOUT
 - SSMH SANITARY SEWER MANHOLE
 - SDMH STORM DRAIN MANHOLE
 - TBC TOP BACK ROLLED CURB
 - TC TOP OF CURB
 - TOB TOP OF BANK
 - TOE TOP OF BANK
 - TP TOP OF PAVEMENT
 - TRC TOP OF ROLLED CURB
 - U/W TOP OF WALL
 - U/G UNDERGROUND
 - VCP VITRIFIED CLAY PIPE
 - WV WATER VALVE
 - WM WATER METER BOX
 - CIV- CABLE TELEVISION LINE
 - E- ELECTRICAL LINE
 - G- GAS LINE
 - SS- SANITARY SEWER LINE
 - SD- STORM DRAIN LINE
 - T- TELEPHONE LINE
 - W- WATER LINE

BASIS OF BEARINGS:
 THE BEARING, S89°51'00"E, OF THE CENTER LINE OF OAKVIEW LANE, AS SHOWN ON THAT CERTAIN MAP FILED IN THE OFFICE OF THE RECORDER OF SANTA CLARA COUNTY, STATE OF CALIFORNIA, IN BOOK 54 OF MAPS AT PAGE 31, WAS USED AS THE BASIS OF BEARINGS SHOWN ON THIS MAP.

BASIS OF ELEVATION:
 TBM ELEV = 333.00 (ASSUMED)

UTILITY NOTE:
 UNDERGROUND UTILITIES, SHOWN PER SURFACE EVIDENCE AND RECORD MAPS, MAY BE DIFFERENT THAN AS SHOWN. BEFORE EXCAVATION, CALL UNDERGROUND SERVICE ALERT (USA) 1-800-642-2444.

NOTE:
 1. MEASUREMENT OF BUILDING LINE IS TO THE FACE OF STUCCO OR SIDING

NEW RESIDENCE

21900 OAKVIEW LANE
 CUPERTINO, CA
 APN: 326-19-105



2625 MIDDLEFIELD RD #658
 PALO ALTO, CA 94306
 TEL: (650) 823-6466
 FAX: (650) 887-1294

LICENSE STAMPS AND SIGNATURE



ISSUED

No.	Description	Date

DATE: MAY 28, 2014
 SCALE: 1"=10'
 DRAWN: BG
 JOB: 10078

TOPOGRAPHIC SURVEY

SHEET TITLE:
 SHEET NO.
C.0