

PROJECT ADDRESS:  
1561 BARTON DR., SUNNYVALE, 94087  
OWNER:  
1561 BARTON DR., SUNNYVALE, 94087

GENERAL INFORMATION

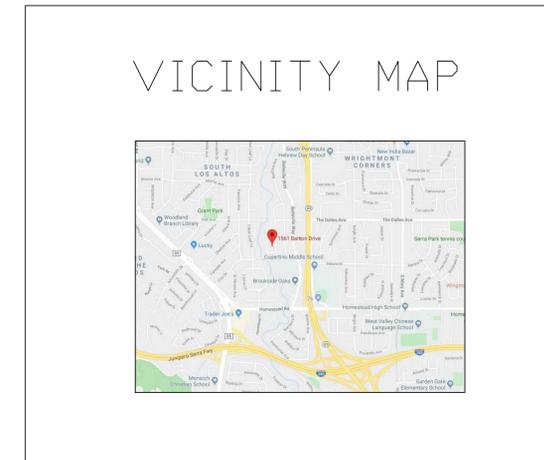
BUILDING TYPE:  
SINGLE FAMILY DETACHED  
APN # 320-03-035  
OCCUPANCY GROUP: R-1  
CONSTRUCTION TYPE: V/B  
LOT AREA: 8,817 SQ.FT.  
EXISTING LIVING AREA: 2,048 SQ. FT.  
PROPOSED 1ST FLOOR LIVING AREA: 3,085.7 SQ. FT.  
(INCLUDING 491 SQ.FT. GARAGE)  
PROPOSED 2ND FLOOR LIVING AREA: 1,185 SQ.FT.  
(INCLUDING 46.3 SQ.FT. STAIR)  
COVERED PATIOS: 332.3 SQ.FT.  
PROPOSED COVERED PORCH: 65 SQ.FT.  
BALCONY: 48.5 SQ.FT.  
PROPOSED F.A.R.:  $4578.2/8817=0.519$   
SITE COVERAGE:  $3483/8817 =0.395$   
AVERAGE CEILING HEIGHT: 8'/9'  
FIRE SPRINKLER SYSTEM: YES

PROJECT INFORMATION

THIS PROJECT INVOLVES CONSTRUCTION OF A NEW TWO STORY HOUSE WITH 3 BEDROOMS/4 BATHS AND ATTACHED TWO-CAR GARAGE.

| CODES AND RESTRICTIONS  |
|---|
| <p>THE CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE FOLLOWING:</p> <ul style="list-style-type: none"> <li>• 2016 CBC, 2016 CPC, 2016 CEC, 2016 CMC, 2016 CFC, 2016 CRC</li> <li>• 2016 CALIFORNIA ENERGY CODE</li> <li>• 2016 CALGREEN BUILDING CODE</li> <li>• ALL APPLICABLE CODES AND REGULATIONS OF SUNNYVALE AND THE STATE OF CALIFORNIA</li> </ul> |

| DRAWING INDEX |                         |
|---------------|-------------------------|
| A1            | COVER SHEET             |
| A2.1          | EXISTING SITE PLAN      |
| A2.2          | PROPOSED SITE PLAN      |
| A3.1          | PROPOSED FLOOR PLANS    |
| A3.2          | FLOOR AREA              |
| A3.3          | FRONT COLORED ELEVATION |
| A4.1          | ELEVATIONS FRONT        |
| A4.2          | ELEVATIONS SIDES        |
| A5            | ROOF SHADE              |
| A6            | ROOF PLAN               |
| A7            | RENDERING               |
| A8            | CROSS SECTION           |
| C1            | TOPO                    |



STANDARD NOTES:

1. ANY CONFLICTS BETWEEN ACTUAL ON SITE CONDITIONS AND THE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO RESOLVE WITH THE OWNER/DESIGNER IMMEDIATELY, PRIOR TO PROCEEDING WITH THE WORK IN QUESTION OR ANY PORTION OF THE WORK, EITHER AT THE START OF CONSTRUCTION OR AT ANY TIME THROUGHOUT THE COURSE OF THE CONSTRUCTION TO COMPLETION.
2. ALL CONTRACTORS AND SUBCONTRACTORS SHALL IMPLEMENT CONSTRUCTION BEST MANAGEMENT PRACTICES TO PROTECT STORM QUALITY AND PREVENT POLLUTANTS ENTERING THE PUBLIC STORM DRAIN. FAILURE TO IMPLEMENT AND COMPLY WITH THE APPROVED CONSTRUCTION BEST MANAGEMENT PRACTICES WILL RESULT IN THE ISSUANCE OF CORRECTION NOTICES, CITATIONS, OR STOP ORDERS.
3. CARE SHOULD BE TAKEN NOT TO GENERATE PAINT FLAKES AND/OR DEBRIS. IF PAINT DEBRIS IS LEFT ON THE PROPERTY AFTER DEMOLITION, THEN PROPER DISPOSAL OF THE PAINT-IMPACTED SOIL MUST BE PERFORMED.
4. CONTRACTOR SHALL REVIEW CITY DETAILS ON TREE PROTECTION PRIOR TO ACCOMPLISHING ANY WORK OR REMOVING ANY TREES.
5. CONTACT PUBLIC WORKS FOR INSPECTION OF GRADING, STORM DRAINAGE, AND PUBLIC IMPROVEMENTS.
6. ALL PUBLIC IMPROVEMENTS MUST BE COMPLETED PRIOR TO OCCUPANCY.
7. ALL NEW ELECTRICAL SERVICE (POWER, PHONE, AND/OR CABLE) SHALL BE UNDERGROUND.
8. UTILIZE BEST MANAGEMENT PRACTICES (BMP's), AS REQUIRED BY THE STATE WATER RESOURCES CONTROL BOARD, FOR ANY ACTIVITY, WHICH DISTURBS THE SOIL.
9. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS PREVAIL.
10. CONTRACTOR TO LAYOUT BUILDING OUTLINE TO VERIFY ALL REQUIRED SETBACKS, PRIOR TO POURING THE FOUNDATION.
11. ALL EXTERIOR AND INTERIOR MATERIALS AND COLORS TO BE APPROVED BY THE OWNER BEFORE ORDERING AND INSTALLATION.
12. ALL PLUMBING, MECHANICAL, ELECTRICAL, LIGHTING FIXTURES AND APPLIANCES TO BE APPROVED BY THE OWNER.

REVISIONS

**NEW RESIDENCE**  
 1561 BARTON DR.  
 SUNNYVALE, CA

NADIA PICHKO  
 586 N. 1ST ST. #226  
 San Jose, CA, 95112  
 (408) 646-2195

DATE 10/10/2019

SCALE

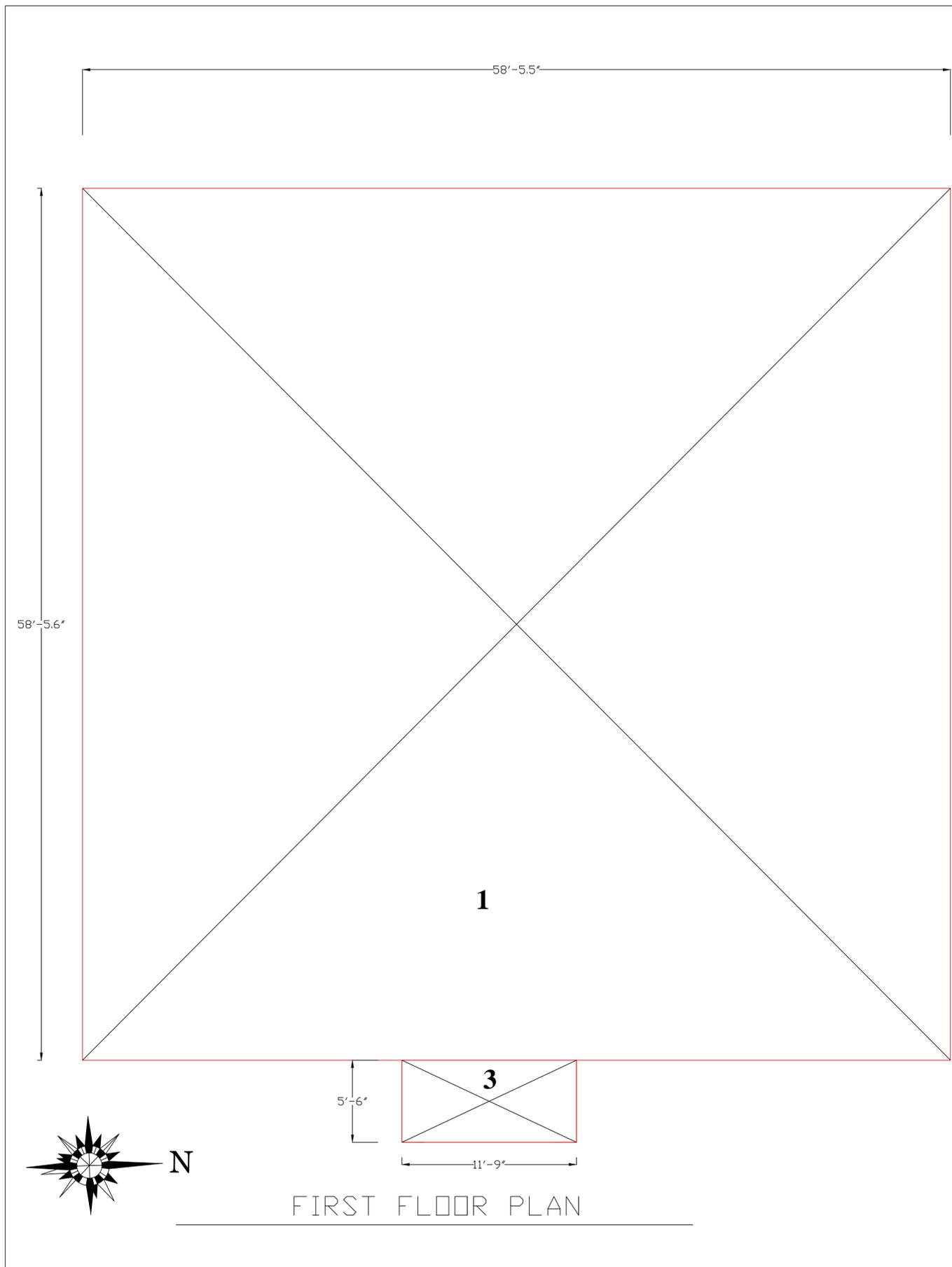
SHEET

**A1**



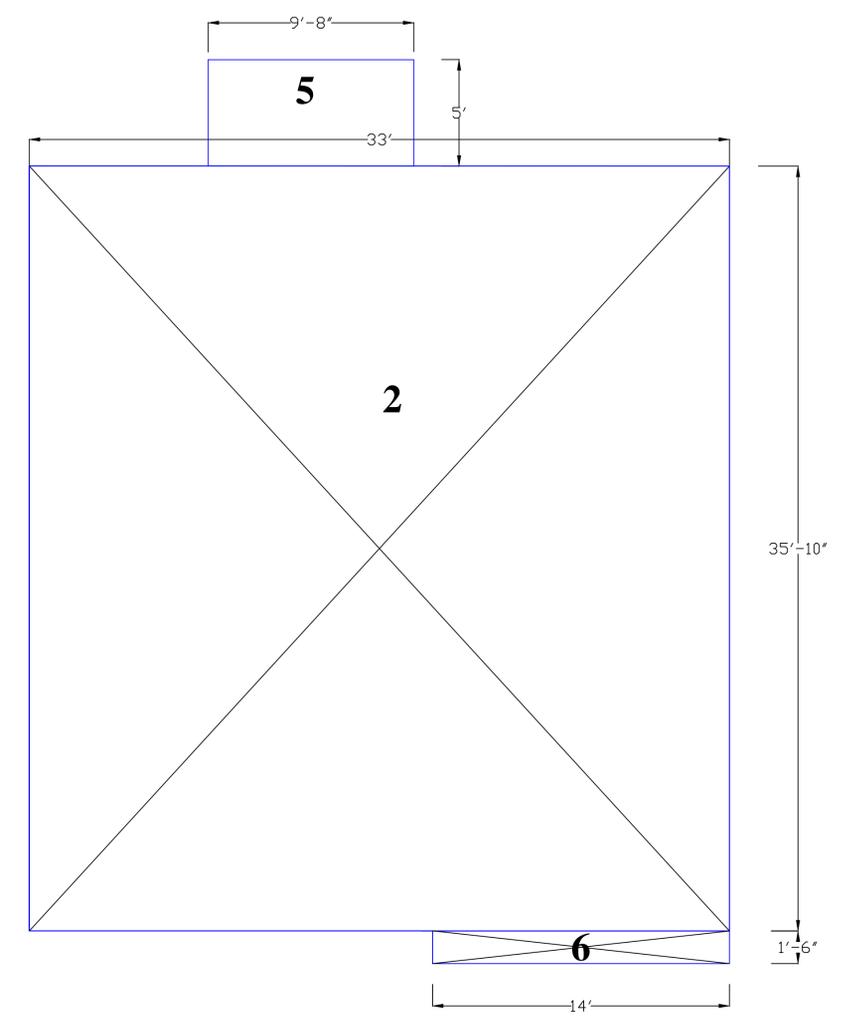
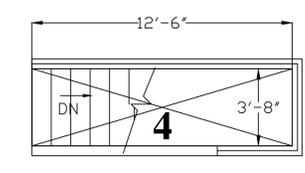






| FAR AND COVERAGE |                 |        |
|------------------|-----------------|--------|
| SECTION          | SIZE            | SQ.FT. |
| 1                | 58'5.5"x58'5.6" | 3,418  |
| 2                | 35'10"x33'      | 1,185  |
| 3*               | 11'9"x5'6"      | 65     |
| 4                | 12'6"x3'8"      | -46.3  |
| 5*               | 9'8"x5'         | 48.5   |
| 6                | 1'6"x14'        | 21.5   |

\* NOT PART OF F.A.



| REVISIONS |  |
|-----------|--|
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|           |  |
|           |  |
|           |  |

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NADIA PICHKO  
586 N. 1ST St., Ste. 226  
San Jose, CA, 95112  
(408) 646-2195

DATE 8/20/2019  
SCALE 1/4"=1'-0"

SHEET **A3.2**

| WINDOW SCHEDULE |                      |          |             |                 |           |                 |
|-----------------|----------------------|----------|-------------|-----------------|-----------|-----------------|
| TAG             | LOCATION             | QUANTITY | SIZE        | OPERATION       | COMMENT   | TEMPERED        |
| A               | BEDROOM#1 (FRONT)    | 1        | 6'0" X 4'0" | CASEMENT        | ARCHED    | CRANK ON BOTTOM |
| A               | PRAYER ROOM (FRONT)  | 1        | 6'0" X 4'0" | CASEMENT        | ARCHED    | CRANK ON BOTTOM |
| B               | PRAYER HALLWAY       | 2        | 2.5'x2.5'   | FIXED/PICTURE   |           |                 |
| C               | BATH#2               | 1        | 2.5'x2.5'   | CASEMENT        |           | Y & DBSCURE     |
| D               | THEATER              | 1        | 6'0" X 5'0" | CASEMENT        |           |                 |
| D               | FAMILY ROOM          | 2        | 6'0" X 5'0" | CASEMENT        |           |                 |
| E               | FAMILY ROOM          | 2        | 2'0" X 3'0" | FIXED/PICTURE   |           |                 |
| F               | KITCHEN              | 2        | 3'0" X 3'0" | CASEMENT        | SWING OUT |                 |
| G               | GARAGE               | 1        | 6'0" X 2.5' | FIXED/PICTURE   |           |                 |
| K               | FAMILY ROOM          | 2        | 3'0" X 8'   | FIXED           |           | Y               |
| 2ND FLOOR       |                      |          |             |                 |           |                 |
| A               | OFFICE/GUEST (FRONT) | 1        | 6'0" X 4'0" | CASEMENT        | ARCHED    | CRANK ON BOTTOM |
| A               | LOFT (FRONT)         | 1        | 6'0" X 4'0" | CASEMENT        | ARCHED    | CRANK ON BOTTOM |
| H               | BEDROOM#2            | 1        | 3'0" X 2'0" | SLIDING/GLIDING |           |                 |
| I               | BATH#3               | 1        | 2.5' X 2'0" | SLIDING/GLIDING |           | Y & DBSCURE     |
| H               | BATH#4               | 1        | 3'0" X 2'0" | SLIDING/GLIDING |           | Y & DBSCURE     |
| J               | BATH#4               | 1        | 4'0" X 2'0" | SLIDING/GLIDING |           | Y & DBSCURE     |
| A               | BATH#4'S CLOSET      | 1        | 6'0" X 4'0" | SLIDING/GLIDING |           |                 |
| I               | BEDROOM#3            | 2        | 2.5' X 2'0" | SLIDING/GLIDING |           |                 |
| I               | HALLWAY              | 1        | 2.5' X 2'0" | SLIDING/GLIDING |           |                 |
| I               | STAIR                | 1        | 2.5' X 2'0" | SLIDING/GLIDING |           |                 |
| I               | OFFICE/GUEST         | 1        | 2.5' X 2'0" | SLIDING/GLIDING |           |                 |

| DOOR SCHEDULE |                   |              |             |                                    |
|---------------|-------------------|--------------|-------------|------------------------------------|
| TAG           | LOCATION          | SIZE         | OPERATION   | COMMENT                            |
| 1             | ENTRY (FRONT)     | 6'0" x 6'8"  | INSWING     | EXTERIOR ARCHED FRENCH DOOR        |
| 2             | GARAGE (FRONT)    | 16'0" X 8'0" |             | ARCHED WOOD DOOR                   |
| 3             | CLOSET            | 3'0" x 6'8"  | RH/INSWING  |                                    |
| 4             | BATH#1            | 3'0" x 6'8"  | LH/INSWING  |                                    |
| 5             | BEDROOM#1         | 2'8" x 6'8"  | RH/INSWING  |                                    |
| 6             | PRAYER, CLOSET    | 3'0" x 6'8"  | POCKET DOOR |                                    |
| 7             | PRAYER HALLWAY    | 2'8" x 6'8"  | RH/INSWING  | EXTERIOR                           |
| 8             | BATH#2            | 2'8" x 6'8"  | LH/INSWING  | EXTERIOR                           |
| 8             | GARAGE            | 2'8" x 6'8"  | LH/INSWING  | EXTERIOR                           |
| 9             | BATH#2            | 2'8" x 6'8"  | LH/INSWING  |                                    |
| 9             | EQU. ROOM/CLOSET  | 2'8" x 6'8"  | LH/INSWING  |                                    |
| 10            | THEATER           | 6'2" x 6'8"  | INSWING     | DOUBLE DOOR                        |
| 11            | DINING            | 15'0" x 6'8" | SLIDING     | MULTI SLIDING DOOR FROM La Cantina |
| 12            | MUD ROOM          | 2'10" x 6'8" | POCKET DOOR |                                    |
| 13            | GARAGE            | 2'10" x 6'8" | RH/OUTSWING |                                    |
| 14            | GARAGE            | 2'10" x 6'8" | LH/OUTSWING |                                    |
| 12            | CLOSET            | 2'10" x 6'8" | POCKET DOOR |                                    |
| 17            | PANTRY            | 2'6" x 6'8"  | POCKET DOOR |                                    |
| 2ND FLOOR     |                   |              |             |                                    |
| 15            | BEDROOM#2         | 2'11" x 6'8" | LH/INSWING  |                                    |
| 22            | LAUNDRY           | 2'11" x 6'8" | POCKET DOOR | WITH LOCK ON SIDE                  |
| 16            | OFFICE/GUEST      | 2'11" x 6'8" | RH/INSWING  |                                    |
| 18            | BATH#3            | 2'6" x 6'8"  | POCKET DOOR | WITH LOCK ON SIDE                  |
| 12            | CLOSET            | 2'10" x 6'8" | POCKET DOOR | DOUBLE DOOR                        |
| 19            | BATH#4            | 2'6" x 6'8"  | LH/INSWING  |                                    |
| 19            | CLOSET            | 2'6" x 6'8"  | LH/INSWING  |                                    |
| 9             | BEDROOM#2         | 2'8" x 6'8"  | LH/INSWING  |                                    |
| 9             | BATH#4            | 2'8" x 6'8"  | LH/INSWING  |                                    |
| 20            | BEDROOM#3         | 5'11" x 6'8" | INSWING     | DOUBLE DOOR                        |
| 21            | BEDROOM#3         | 6'0" x 6'8"  | SLIDING     | PATIO DOOR                         |
| 23            | BEDROOM#2 (FRONT) | 6'0" X 5'0"  | INSWING     | ARCHED                             |



FRONT ELEVATION [EAST]

REVISIONS

NEW RESIDENCE  
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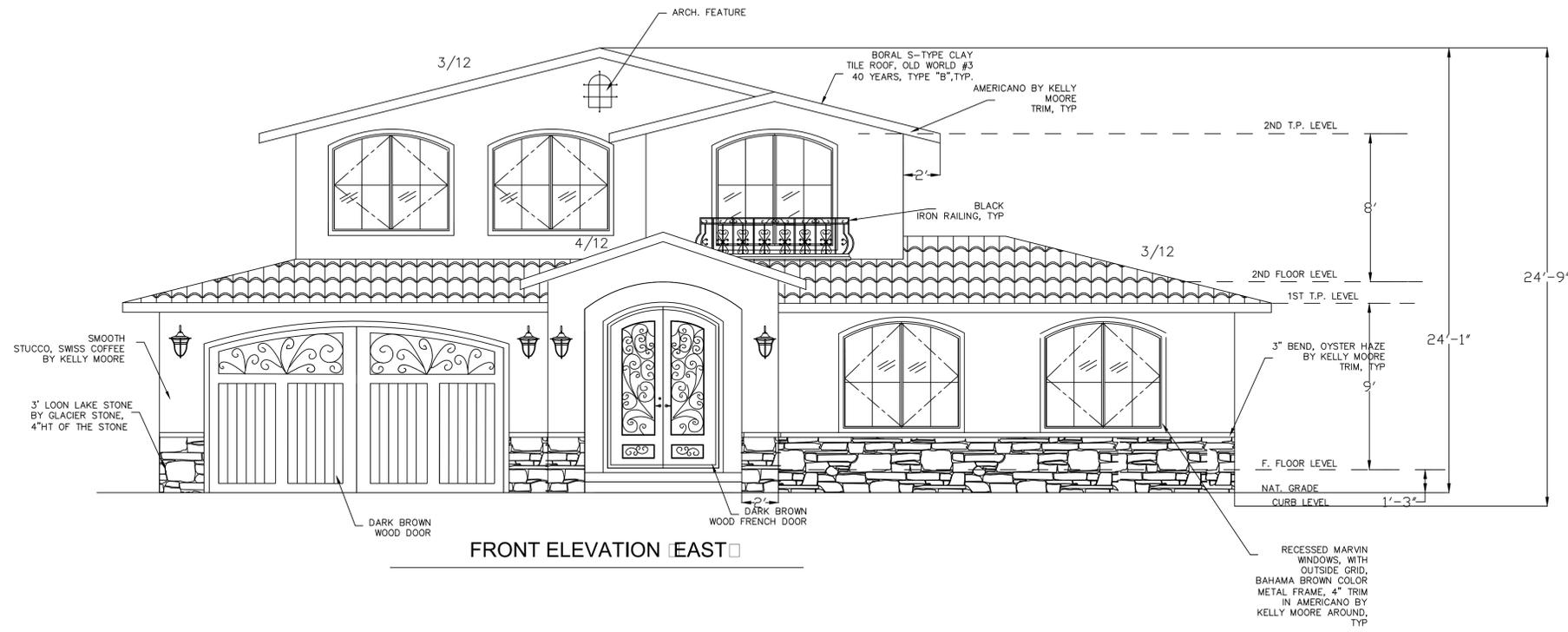
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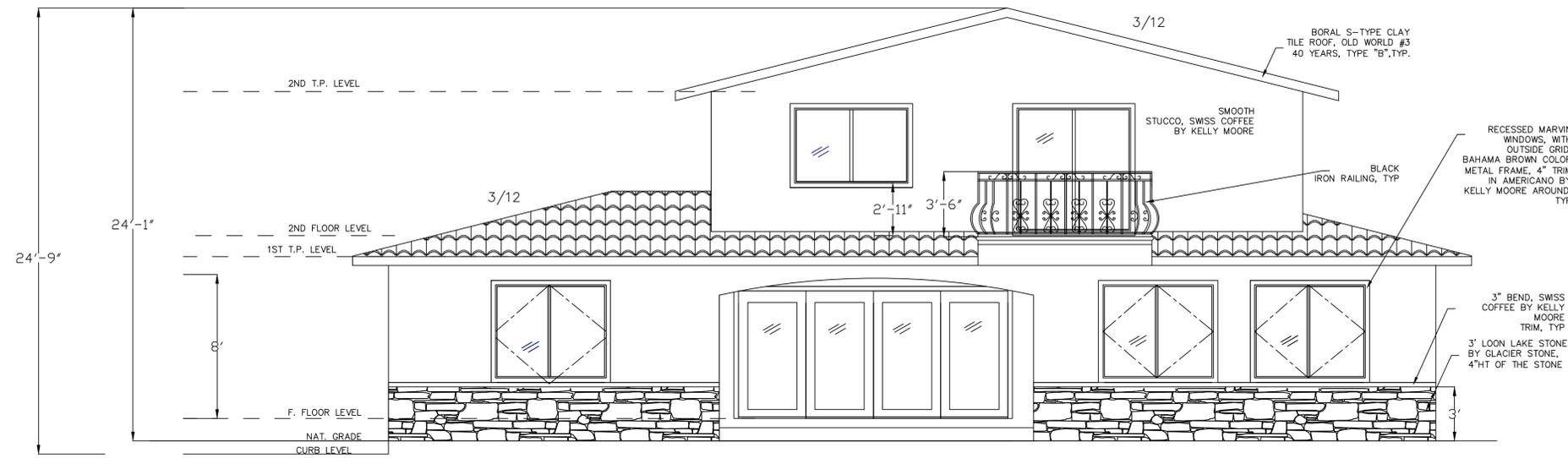
SCALE 1/4"=1'-0"

SHEET

**A3.3**



FRONT ELEVATION EAST



REAR ELEVATION WEST

REVISIONS

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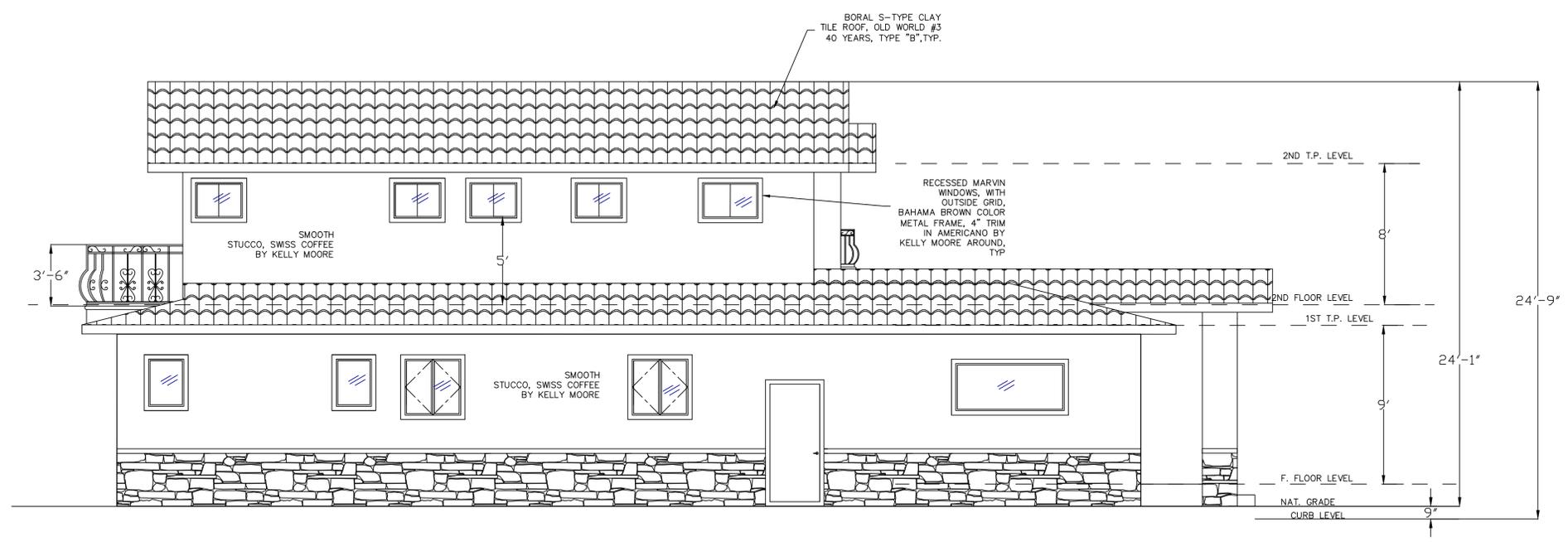
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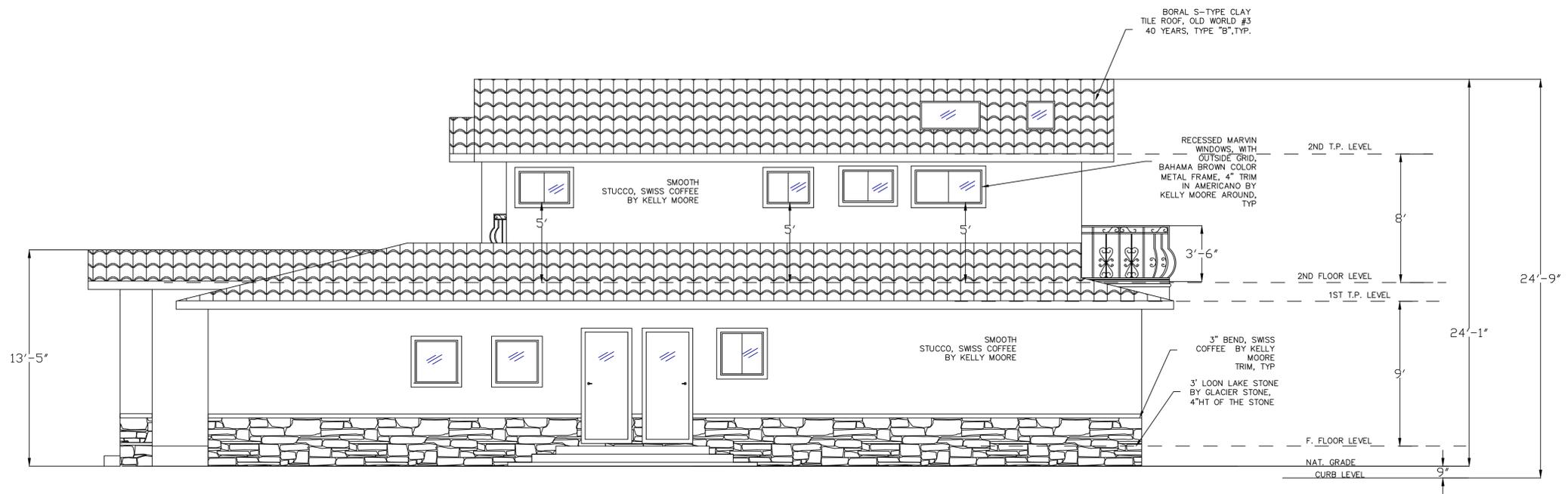
SCALE 1/4"=1'-0"

SHEET

**A4.1**



LEFT SIDE ELEVATION (SOUTH)



RIGHT SIDE ELEVATION (NORTH)

REVISIONS

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|  |  |
|  |  |
|  |  |

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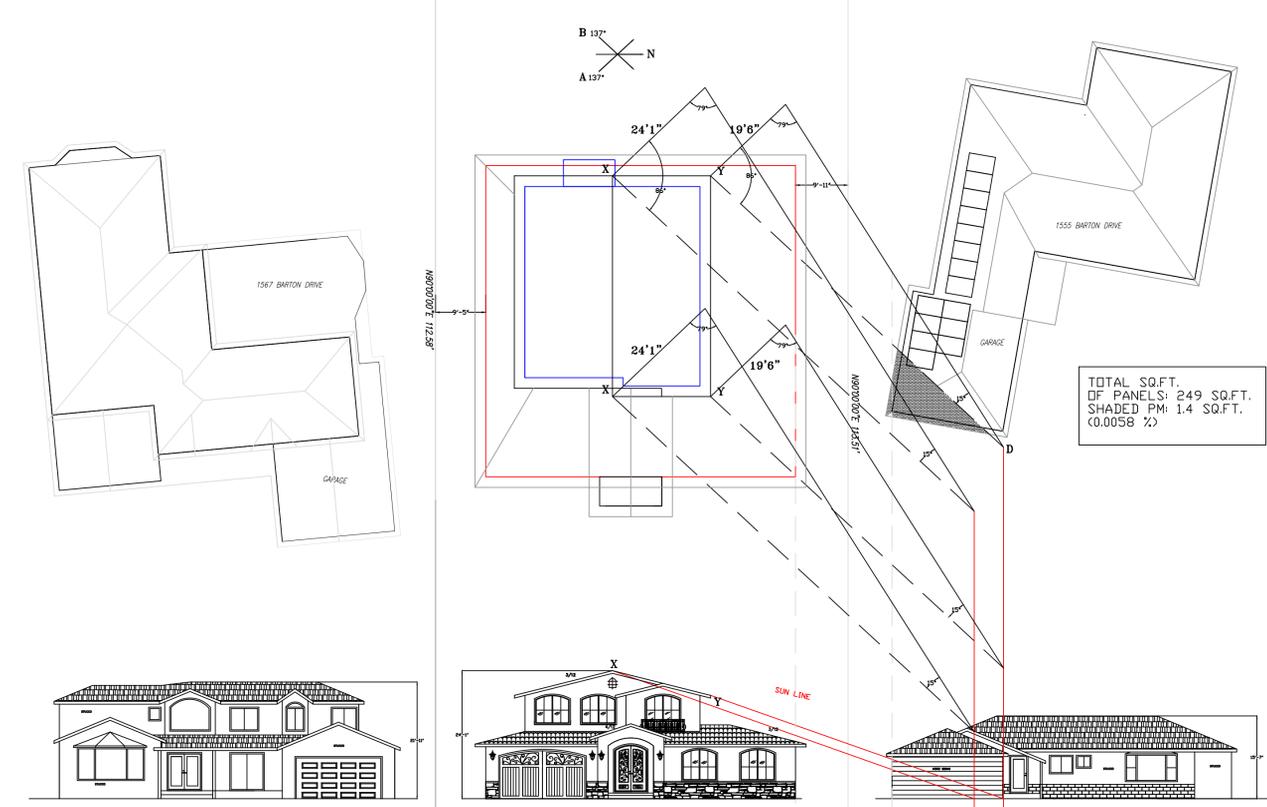
DATE 8/20/2019

SCALE 1/4"=1'-0"

SHEET

**A4.2**

REVISIONS



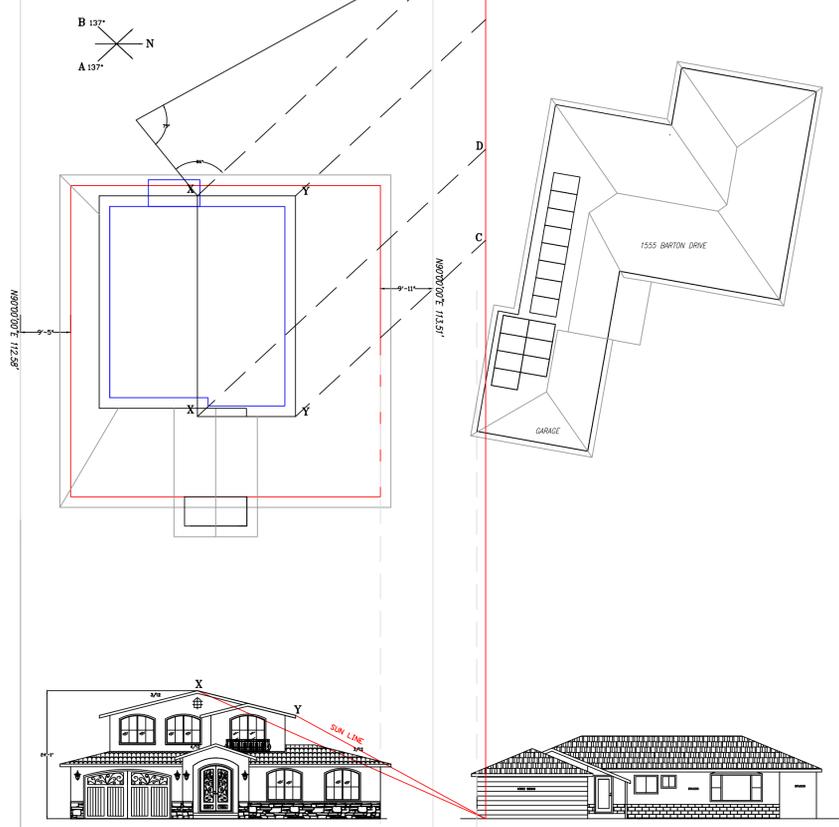
TOTAL SQ.FT.  
OF PANELS: 249 SQ.FT.  
SHADED PM: 1.4 SQ.FT.  
(0.0058 %)

1567 BARTON RD

1561 BARTON RD

1555 BARTON RD

0.046 (PM) = 125/2665



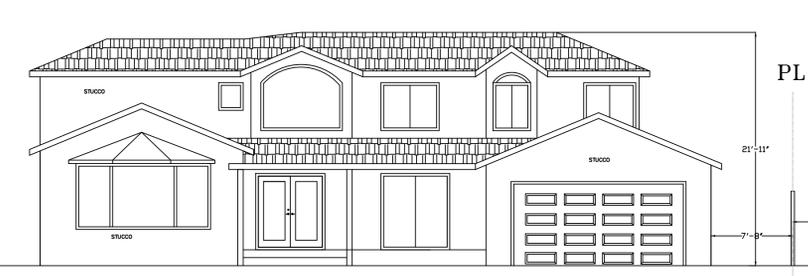
1561 BARTON RD

1555 BARTON RD

0.00 (AM) = 0/2665

SHADOW STUDY

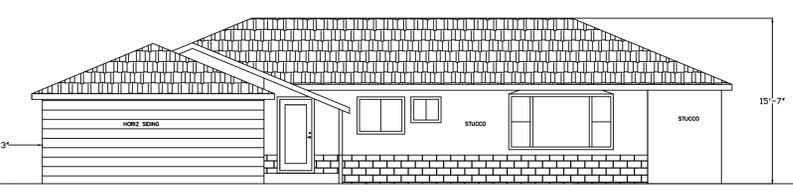
1/16" = 1'-0"



1567 BARTON RD



1561 BARTON RD



1555 BARTON RD

STREETSCAPE

1/8" = 1'-0"

NEW RESIDENCE  
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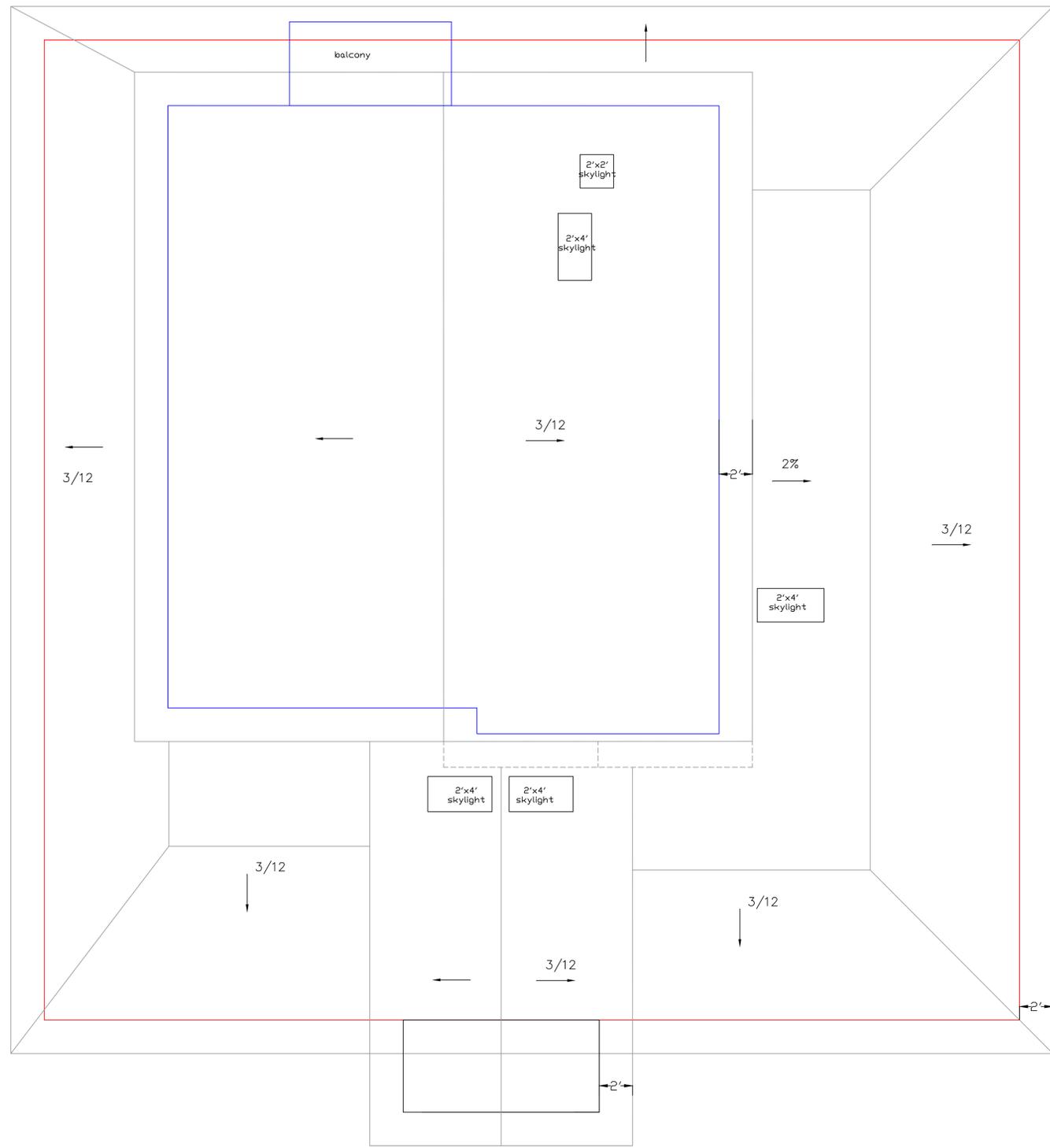
DATE 8/20/2019

SCALE 1/16" = 1'-0"

SHEET

A5

| REVISIONS |
|-----------|
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|           |
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NOTES:

1. CLASS "B" ROOFING MIN. ROOF FASTENERS SHALL BE CORROSION RESISTANT IN ACCORDANCE WITH CRC R905.2.5. 40 YEARS MIN TILE ROOF



ROOF PLAN

**NEW RESIDENCE**  
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DATE 8/20/2019  
 SCALE 1/4"=1'-0"

SHEET  
**A6**

REVISIONS

NEW RESIDENCE  
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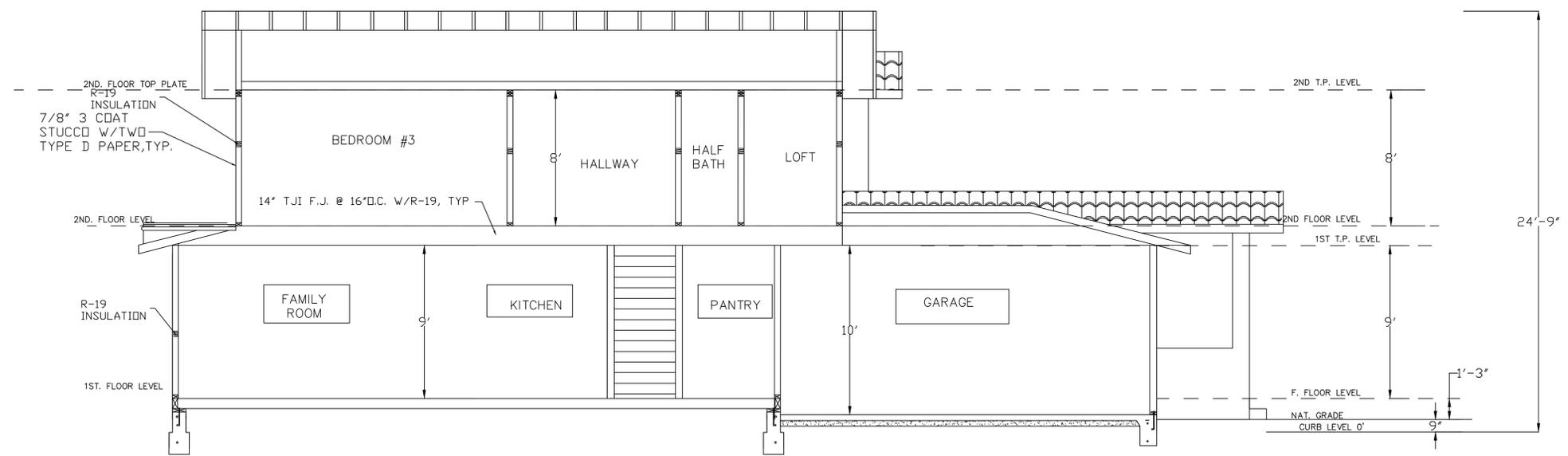
DATE 8/20/2019

SCALE 1/4"=1'-0"

SHEET

**A7**





**EAST TO WEST CROSS SECTION**

REVISIONS

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DATE 8/20/2019

SCALE 1/4"=1'-0"

SHEET

**A8**

**CALGREEN REQUIREMENTS:**

0- RECYCLE AND/OR SALVAGE FOR REUSE A MIN OF 50% OF THE NON-HAZARDOUS CONSTRUCTION AND DEMOLITION WASTE IN ACCORDANCE WITH ONE OF THE FOLLOWING:

Excavated soil and land clearing debris 100% of trees, stumps, rocks and associated vegetation and soils resulting primarily from land clearing shall be reuse or recycled

1- ADHESIVES, SEALANTS AND CAULKS SHALL BE COMPLIANT WITH VOC AND OTHER TOXIC COMPOUND LIMITS.

2- PAINTS, STAINS AND OTHER COATINGS SHALL BE COMPLIANT WITH VOC LIMITS.

3- AEROSOL PAINTS AND CATINGS SHALL BE COMPLIANT WITH PRODUCT WEIGHTED MIR LIMITS FOR RDC AND OTHER TOXIC COMPOUNDS.

4- DOCUMENTATION SHALL BE PROVIDED TO VERIFY THAT COMPLIANT VOC LIMIT FINISH MATERIALS HAVE BEEN USED.

5- CARPET AND CARPET SYSTEMS SHALL BE COMPLIANT WITH VOC LIMITS.

6- MOISTURE CONTENT OF BUILDING MATERIALS USED IN WALLS AND FLOOR FRAMING IS CHECKED BEFORE CLOSURE.

7- PLUMBING FIXTURES AND FITTINGS REQUIRED IN SEC. 4.303.1 SHALL BE INSTALLED IN ACCORDANCE WITH CPC AND SHALL MEET THE APPLICABLE REFERENCED STANDARDS.

8- PLUMBING FIXTURES SHALL COMPLY WITH THE FOLLOWING

- WATER CLOSET - 1.2 GPM
- SHOWER HEADS - 1.8 GPM AT 80 PSI
- KITCHEN FAUCETS - 1.8GPM AT 60 PSI
- LAVATORY FAUCETS - 1.2 GPM AT 60 PSI & MIN 0.8 GPM AT 20 PSI

9- ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN SOLE/BOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY.

10- DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION COMPONENTS SHALL BE COVERED DURING CONSTRUCTION.

11- 80% OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH VOC-EMISSION LIMITS DEFINED BY CHPS

12- PARTICLEBOARD, MEDIUM DENSITY FIBERBOARD (MDF) AND HARDWOOD USED IN INTERIOR FINISH SYSTEMS SHALL COMPLY WITH LOW FORMALDEHYDE EMISSION STANDARDS.

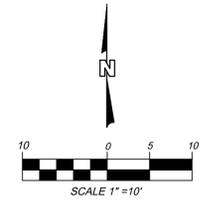
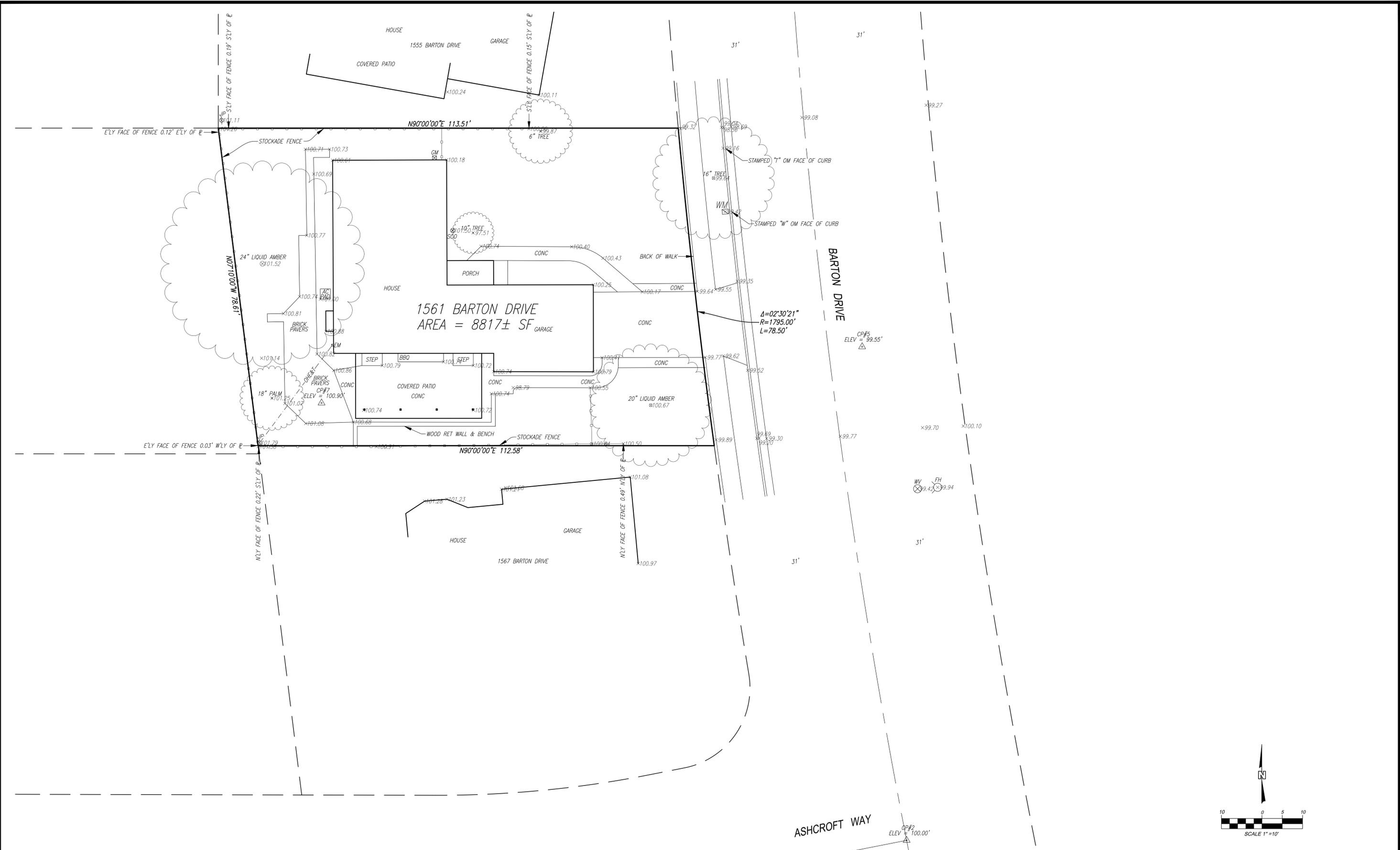
13- INSTALL ONLY DIRECT VENT SEALED-COMBUSTION GAS OR SEALED WOOD-BURNING FIREPLACES, OR A SEALED WOODSTOVE.

14- VAPOR RETARDERS AND CAPILLARY BRAKE IS INSTALLED IN SLAB ON GRADE FOUNDATION

15- OPERATIONAL MANUALS SHOULD BE PROVIDED TO THE OWNER OR BUILDING OCCUPANTS

16- THE LICENSED PROFESSIONAL RESPONSIBLE TO VERIFY CALGREEN COMPLIANCE IS QUALIFIED AND ABLE TO DEMONSTRATE COMPETENCE IN THE DISCIPLINE THEY INSPECT AND VERIFY. VERIFICATION AND SUBMITTAL OF IMPLEMENTATION FORM TO THE CITY IS REQUIRED PRIOR TO FINAL INSPECTION APPROVAL.

17. BATHROOM FAN MUST BE HIGH EFFICIENCY



| NO. | REVISIONS DESCRIPTION | DATE | BY |
|-----|-----------------------|------|----|
|     |                       |      |    |
|     |                       |      |    |
|     |                       |      |    |

BENCH MARK TBM ELEV. 100.00' (ASSUMED)  
BRASS DISC IN MONUMENT WELL FOUND AT CENTERLINE INTERSECTION OF BARTON ROAD AND ASHCROFT WAY.

FIELD BOOK

SCALE:  
**1" = 10'**

CITY OF SUNNYVALE

DRAWN BY: DLH  
DATE: 04/26/19

DESIGNED BY: \_\_\_\_\_  
DATE: \_\_\_\_\_

PROJECT MANAGER: \_\_\_\_\_  
R.C.E. \_\_\_\_\_ DATE: \_\_\_\_\_

TOPOGRAPHIC SURVEY

1561 BARTON ROAD

CITY OF SUNNYVALE

APN#: 320-03-035



PREPARED BY:  
**ROSE'S ENGINEERING**  
ENGINEERING PLANNING SURVEYING  
1015 NORTH MARKET BLVD, SUITE 2B  
SACRAMENTO, CA 95834  
(916) 837-6058

SHEET  
**1**