



SITE ANALYSIS

APN :	309-19-004
ZONING :	RO
LOT AREA :	10,150 SQ. FT.
MAXIMUM FLOOR AREA RATIO : (10,150 x 45%) :	4,567 SQ. FT.
MAXIMUM LOT COVERAGE : (10,150 x 40%) :	4,060 SQ. FT.
EXISTING LOT COVERAGE :	
MAIN LEVEL :	1,626 SQ. FT.
GARAGE :	461 SQ. FT.
SHED :	111 SQ. FT.
TOTAL :	2,204 SQ. FT. (21%)
PROPOSED LOT COVERAGE :	
MAIN LEVEL :	2,513 SQ. FT.
GARAGE :	461 SQ. FT.
SHED :	-111 SQ. FT.
TOTAL :	2,863 SQ. FT. (27%)
EXISTING FLOOR AREA :	
MAIN LEVEL :	1,626 SQ. FT.
UPPER LEVEL :	143 SQ. FT.
GARAGE :	461 SQ. FT.
SHED :	111 SQ. FT.
TOTAL FLOOR AREA :	2,941 SQ. FT. (27%)
PROPOSED FLOOR AREA :	
MAIN LEVEL :	881 SQ. FT.
UPPER LEVEL :	0 SQ. FT.
GARAGE :	0 SQ. FT.
SHED :	-111 SQ. FT.
TOTAL FLOOR AREA :	770 SQ. FT.
TOTAL PROPOSED FLOOR AREA :	
MAIN LEVEL :	2,513 SQ. FT.
UPPER LEVEL :	143 SQ. FT.
GARAGE :	461 SQ. FT.
TOTAL FLOOR AREA :	3,117 SQ. FT. (33%)

REVISIONS	BY
△ PRC COMMENTS MARCH 21, 2011	MDP

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DESIGNERS OF FINE HOMES
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TREE PROTECTION NOTES:

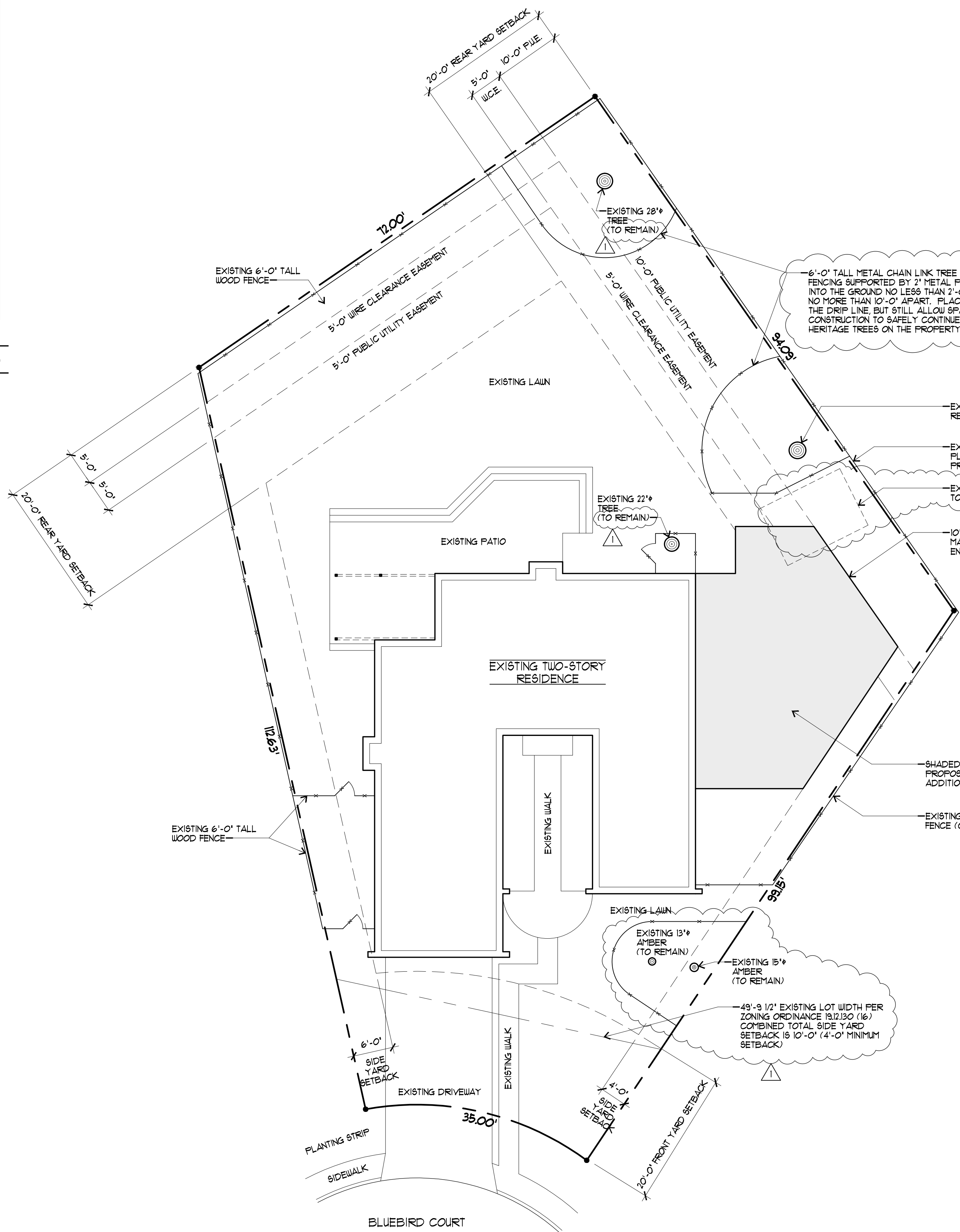
- A: PROTECTIVE FENCING SHALL BE INSTALLED NO CLOSER TO THE TRUNK THAN THE DRIP LINE, AND FAR ENOUGH FROM THE TRUNK TO PROTECT THE INTEGRITY OF THE TREE. THE FENCE SHALL BE A MINIMUM OF FOUR FEET IN HEIGHT AND SHALL BE SET SECURELY IN PLACE. THE FENCE SHALL BE OF STURDY BUT OPEN MATERIAL (I.E. CHAIN LINK) TO ALLOW VISIBILITY TO THE TRUNK FOR INSPECTIONS AND SAFETY.
- B: THE EXISTING GRADE LEVEL AROUND THE TREE SHALL NORMALLY BE MAINTAINED OUT TO THE DRIFLINE OF THE TREE. ALTERNATE GRADE LEVELS, AS DESCRIBED IN THE TREE PROTECTION PLAN, MAY BE APPROVED BY THE DIRECTOR OF COMMUNITY DEVELOPMENT.
- C: DRAIN WELLS SHALL BE INSTALLED WHENEVER IMPERVIOUS SURFACES WILL BE PLACED OVER THE ROOT SYSTEM OF A TREE (THE ROOT SYSTEM GENERALLY EXTENDS TO THE OUTERMOST EDGES OF THE BRANCHES).
- D: PRUNING THAT IS NECESSARY TO ACCOMMODATE A PROJECT FEATURE, SUCH AS A BUILDING, ROAD OR WALKWAY, SHALL BE REVIEWED AND APPROVED BY THE DEPARTMENT OF COMMUNITY DEVELOPMENT AND THE DEPARTMENT OF PUBLIC WORKS.
- E: NEW LANDSCAPING INSTALLED WITHIN THE DRIFLINE OF AN EXISTING TREE SHALL BE DESIGNED TO REPRODUCE A SIMILAR ENVIRONMENT TO THAT WHICH EXISTED PRIOR TO CONSTRUCTION.

FIRE PREVENTION NOTES:

1. PROJECT TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE SUNNYVALE MUNICIPAL CODE (SMC), CALIFORNIA FIRE CODE (CFC), TITLE 19 CALIFORNIA CODE REGULATIONS, AND SUNNYVALE FIRE PREVENTION PROCEDURES / REQUIREMENTS.
2. EVERY PORTION OF THE SITE AND EVERY PORTION OF THE FIRST FLOOR EXTERIOR WALLS OF EACH RESIDENCE IS REQUIRED TO BE WITHIN 50 FEET OF AN APPROVED EMERGENCY VEHICLE ACCESS ROAD. THE EMERGENCY VEHICLE ACCESS ROAD SHALL HAVE A MINIMUM WIDTH OF 20 FEET AND AN INSIDE TURNING RADIUS OF 30 FEET.
3. BASEMENTS AND SLEEPING ROOMS BELOW THE FOURTH STORY ABOVE GRADE PLANE SHALL HAVE AT LEAST ONE EXTERIOR EMERGENCY ESCAPE AND RESCUE OPENING (ESCAPE WINDOW) IN ACCORDANCE WITH CFC SECTION 1029. (CFC 1029)
4. LANDSCAPING AND LOCATION OF SLEEPING ROOMS RELATIVE TO PROPERTY LINES SHALL BE LOCATED SO AS TO PROVIDE APPROVED LADDER ACCESS TO EACH SLEEPING ROOM.
5. APPROVED LADDER ACCESS CONSISTS OF A MAXIMUM TO DEGREES CLIMBING ANGLE, AT LEAST 3 FEET CLEAR SPACE BEHIND THE BASE OF THE LADDER TO ALLOW ACCESS AND APPROVED CONCRETE OR GRAVEL LADDER PADS HAVING A MINIMUM DIMENSION OF 3' x 6' AND POSITIONED SO THAT THE 6' LENGTH IS PERPENDICULAR TO THE STRUCTURE.
6. PROVIDE APPROVED SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS THROUGHOUT EACH STRUCTURE.

PUBLIC WORKS NOTES:

1. THE APPLICANT IS RESPONSIBLE FOR RESTORING AND REPLACING ANY DAMAGE IN THE PUBLIC RIGHT OF WAY OR ANY DAMAGE TO THE TRAFFIC CONTROL DEVICES CAUSED DUE TO CONSTRUCTION ACTIVITIES.
2. PRIOR TO ANY WORK IN THE PUBLIC RIGHT OF WAY, OBTAIN AN ENCROACHMENT PERMIT WITH INSURANCE REQUIREMENTS FOR ALL PUBLIC IMPROVEMENTS TO BE REVIEWED AND APPROVED BY THE DEPARTMENT OF PUBLIC WORKS.
3. CONSTRUCTION RELATED MATERIALS, EQUIPMENT, ETC. MUST BE STORED ON SITE UNLESS PERMITTED IN ADVANCE BY THE PUBLIC WORKS DEPARTMENT. THIS IS TO AVOID CAUSING SAFETY AND / OR OPERATIONAL ISSUES FOR THE MOVEMENTS OF PEDESTRIANS, CYCLISTS AND VEHICULAR TRAFFIC.



CONSULTANT LIST

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HAYWARD, CA. 94545
TEL: (510) 887-4086

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SITE PLAN
AFN: 309-19-004

1" = 10'-0"

A PROPOSED REMODEL TO:
THE LAZAR RESIDENCE
 1971 BLUEBIRD COURT
 SUNNYVALE, CALIFORNIA

DRAWN BY:
ARA
 CHECKED BY:
B.B.
 DATE:
FEBRUARY 14, 2011
 SCALE:
AS NOTED
 JOB NO:
16-010
 SHEET:
1

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EXISTING MAIN LEVEL FLOOR PLAN

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SUNNYVALE, CALIFORNIA

DRAWN BY:
MDP, D.B.

CHECKED BY:
D.B.

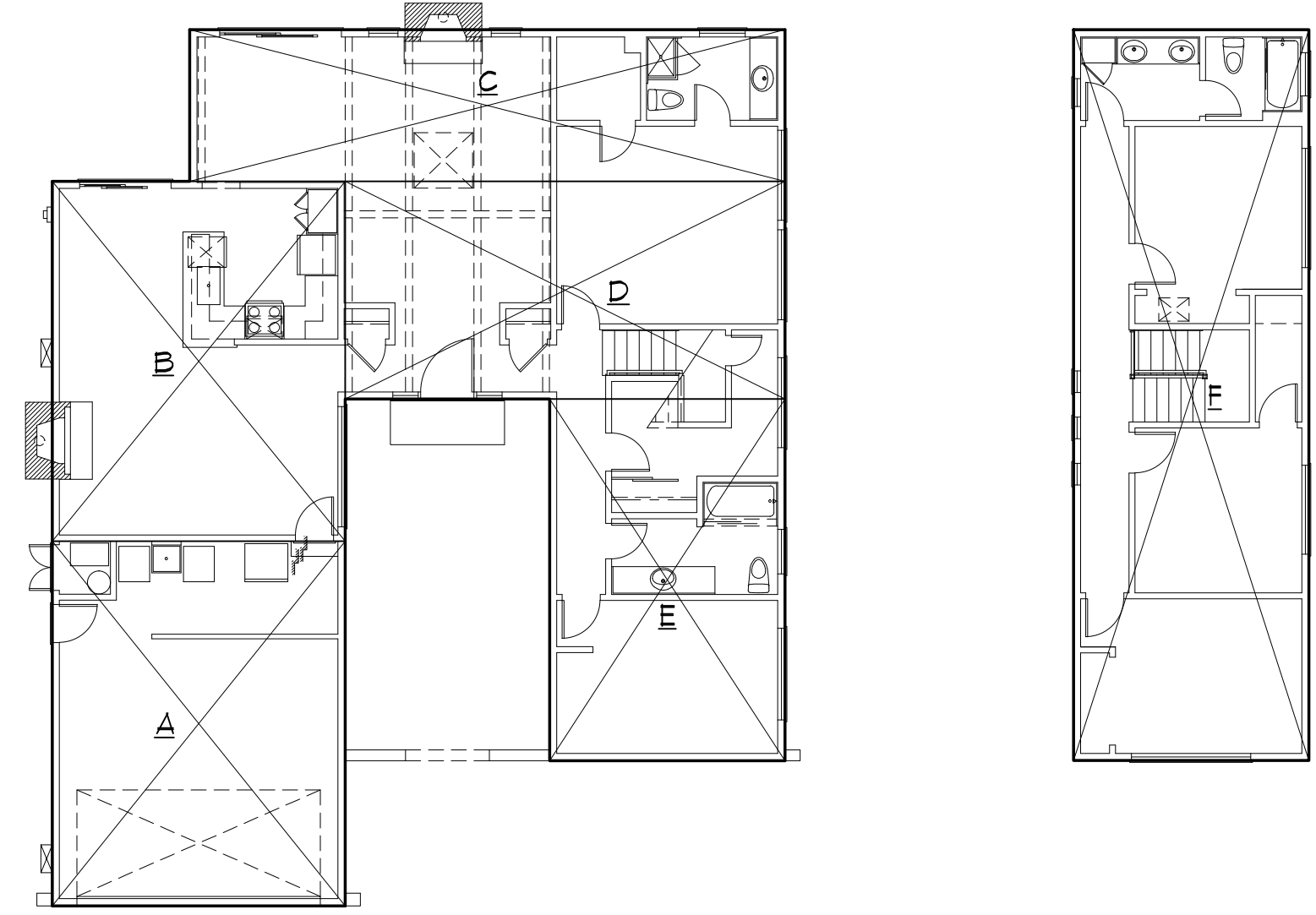
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SCALE:
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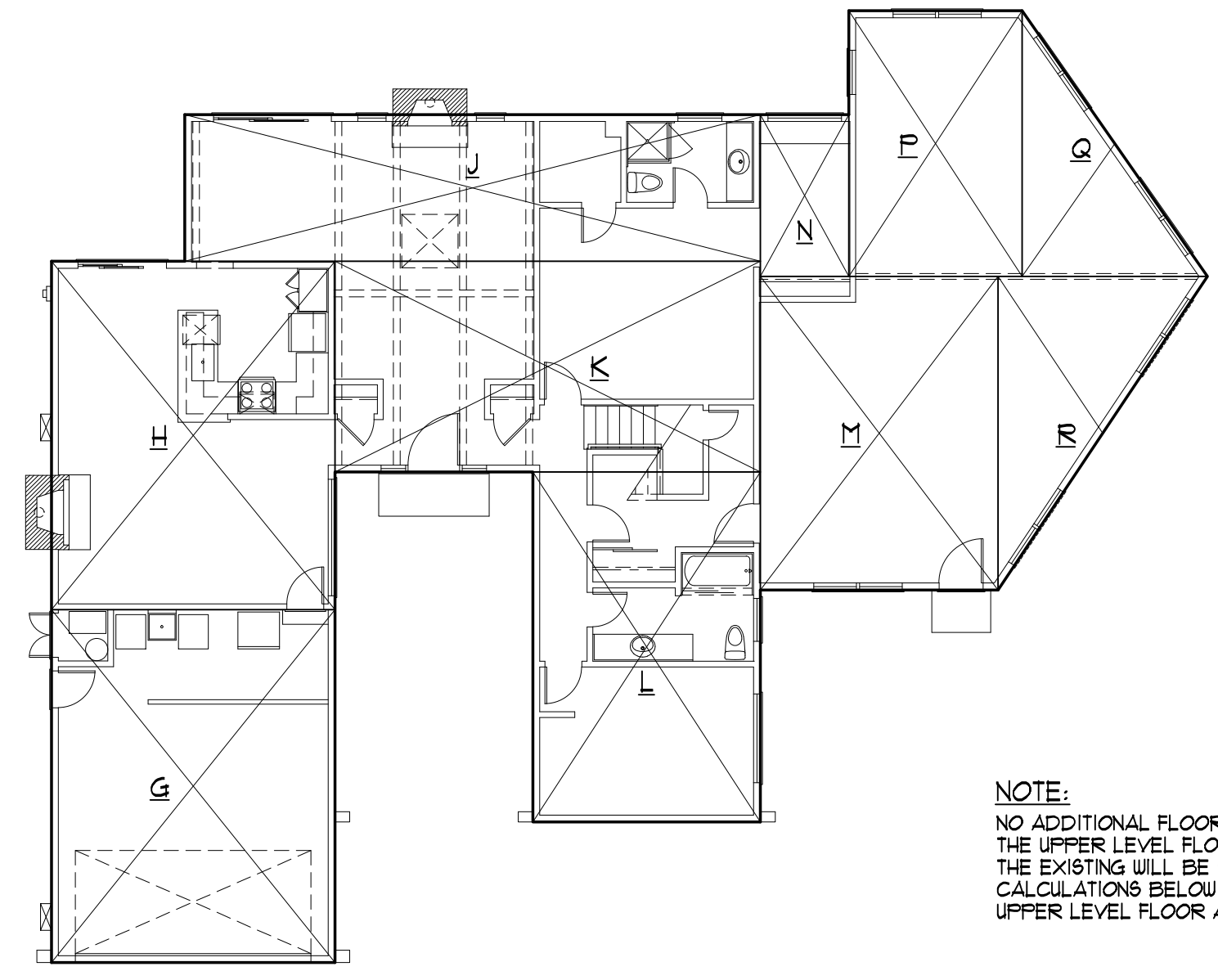
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EXISTING FLOOR AREA DIAGRAM N.T.S.



PROPOSED FLOOR AREA DIAGRAM N.T.S.

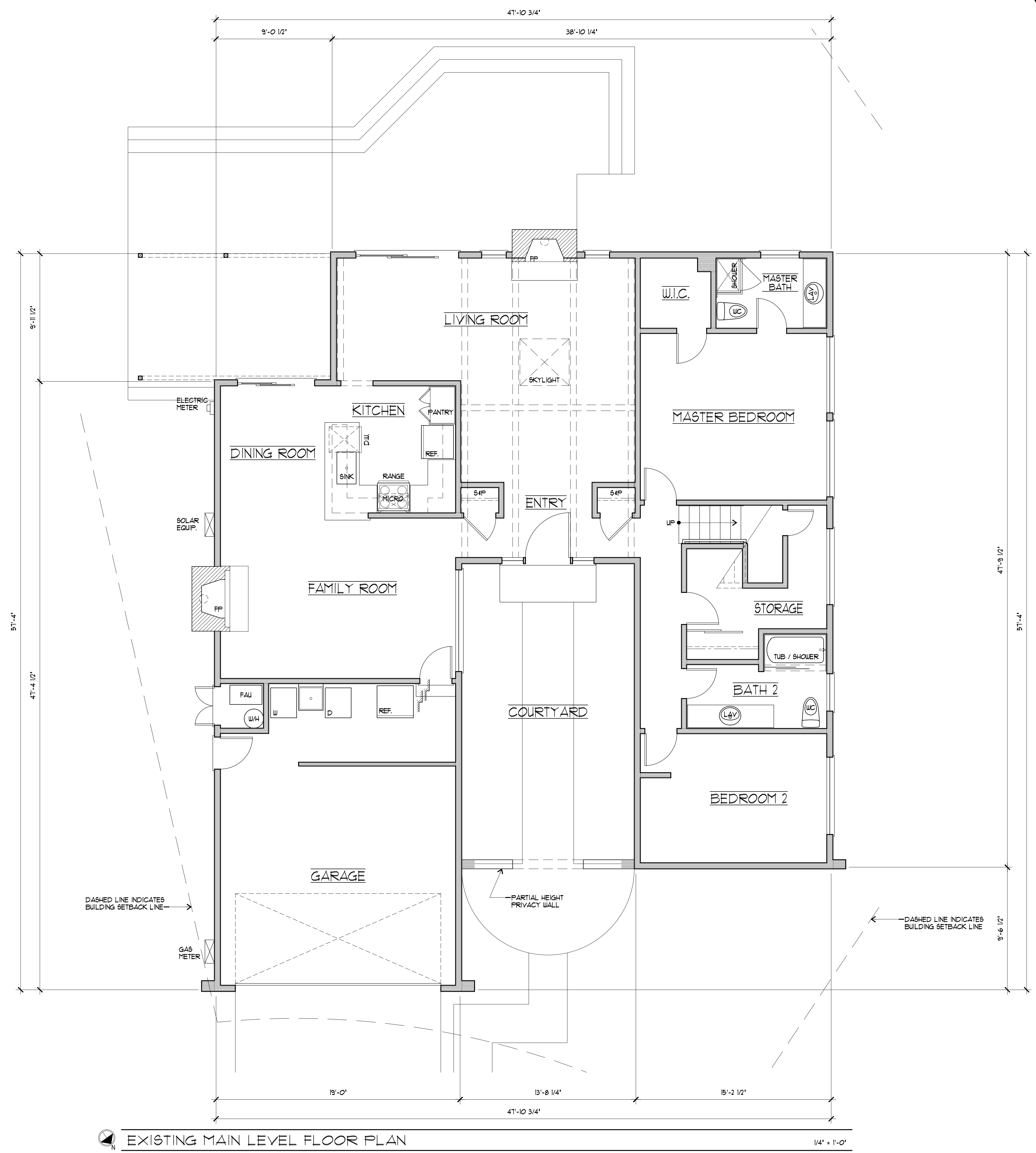
EXISTING FLOOR AREA CALCULATION

A. 19'-3" x 23'-11 5/8" =	461.40 SQ. FT. (GARAGE)
B. 19'-3" x 23'-7 7/8" =	455.38 SQ. FT.
C. 39'-1 1/4" x 9'-11 1/2" =	389.41 SQ. FT.
D. 28'-10 3/4" x 14'-3 3/4" =	413.51 SQ. FT.
E. 19'-5 1/2" x 23'-9 1/4" =	367.46 SQ. FT.
F. 19'-5 1/2" x 48'-0 1/2" =	742.64 SQ. FT. (UPPER LEVEL)
TOTAL	2,829.86 SQ. FT.

PROPOSED FLOOR AREA CALCULATION

F. 19'-5 1/2" x 48'-0 1/2" =	742.64 SQ. FT. (UPPER LEVEL)
A. 19'-3" x 23'-11 5/8" =	461.40 SQ. FT. (GARAGE)
B. 19'-3" x 23'-7 7/8" =	455.38 SQ. FT.
C. 39'-1 1/4" x 9'-11 1/2" =	389.41 SQ. FT.
D. 28'-10 3/4" x 14'-3 3/4" =	413.51 SQ. FT.
E. 19'-5 1/2" x 23'-9 1/4" =	367.46 SQ. FT.
F. 16'-1 1/2" x 21'-3 1/2" =	343.33 SQ. FT.
G. 6'-0" x 10'-11 3/4" =	65.88 SQ. FT.
H. 11'-9 1/4" x 18'-0 1/2" =	212.31 SQ. FT.
I. 12'-7" x 18'-0 1/2" + 2 =	113.51 SQ. FT.
J. 14'-2 3/4" x 21'-3 1/2" + 2 =	151.48 SQ. FT.
TOTAL	3,716.49 SQ. FT.

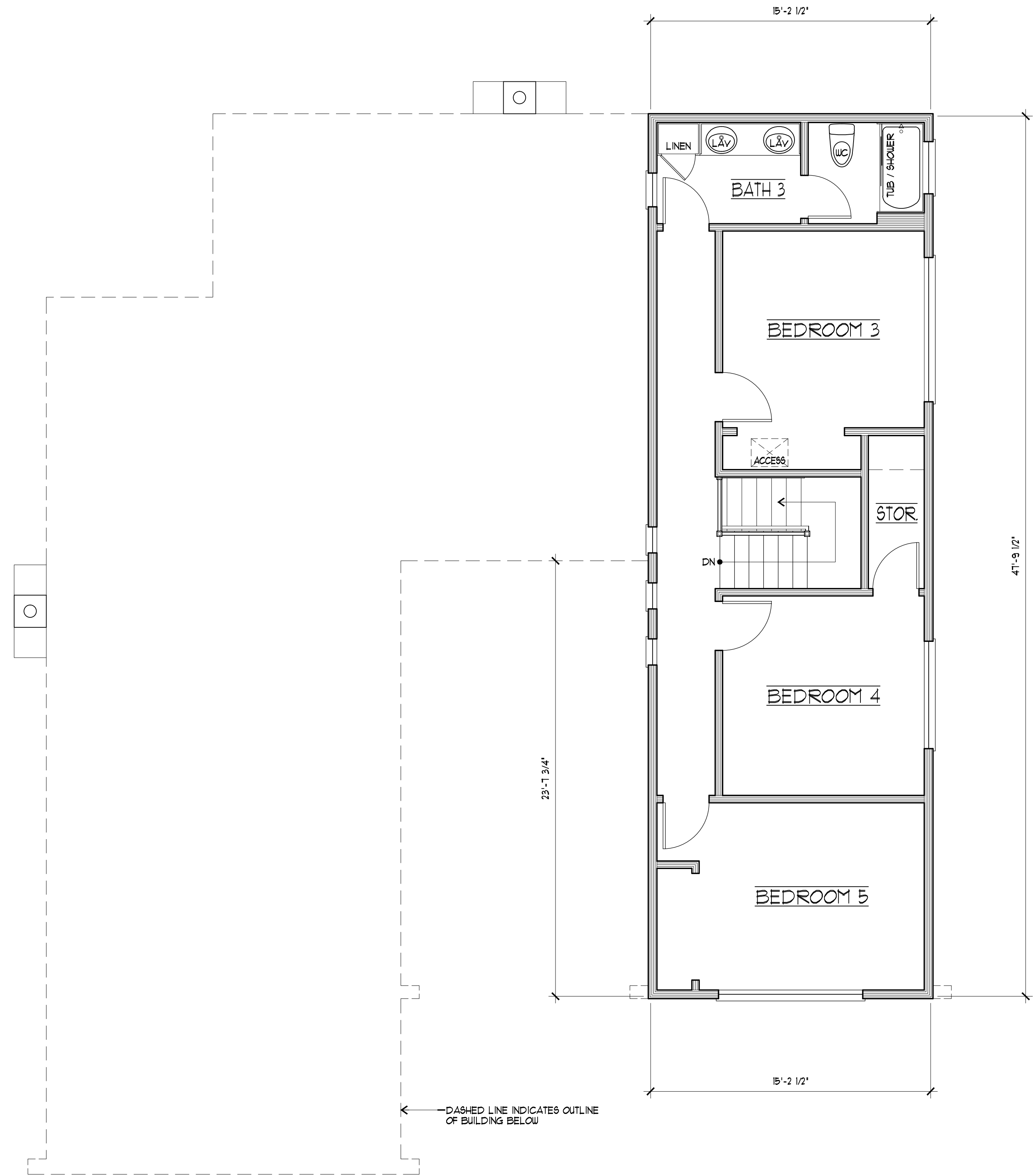
NOTE:
NO ADDITIONAL FLOOR AREA IS PROPOSED AT THE UPPER LEVEL FLOOR. THE DIAGRAM FOR THE EXISTING WILL BE REFERENCED IN THE CALCULATIONS BELOW FOR THE PROPOSED UPPER LEVEL FLOOR AREA.



EXISTING MAIN LEVEL FLOOR PLAN

1/4" = 1'-0"

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EXISTING UPPER LEVEL FLOOR PLAN 1/4" = 1'-0"

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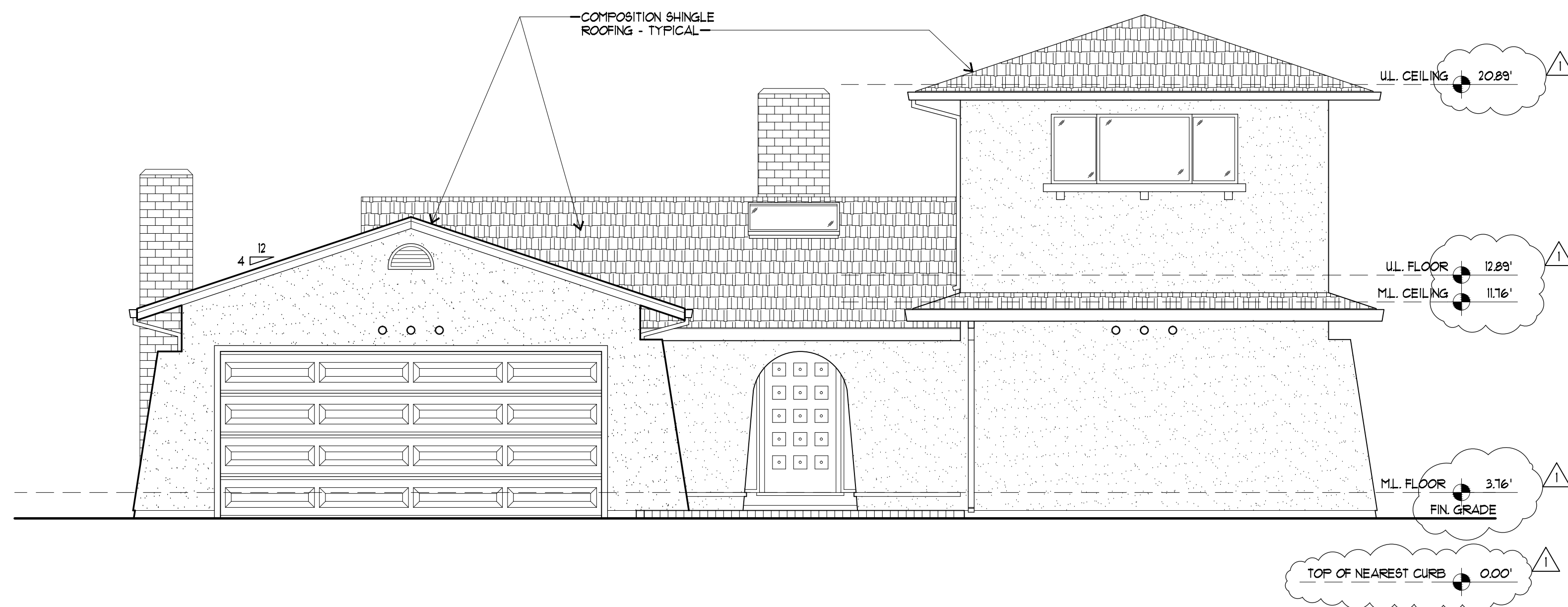
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EXISTING UPPER LEVEL FLOOR PLAN

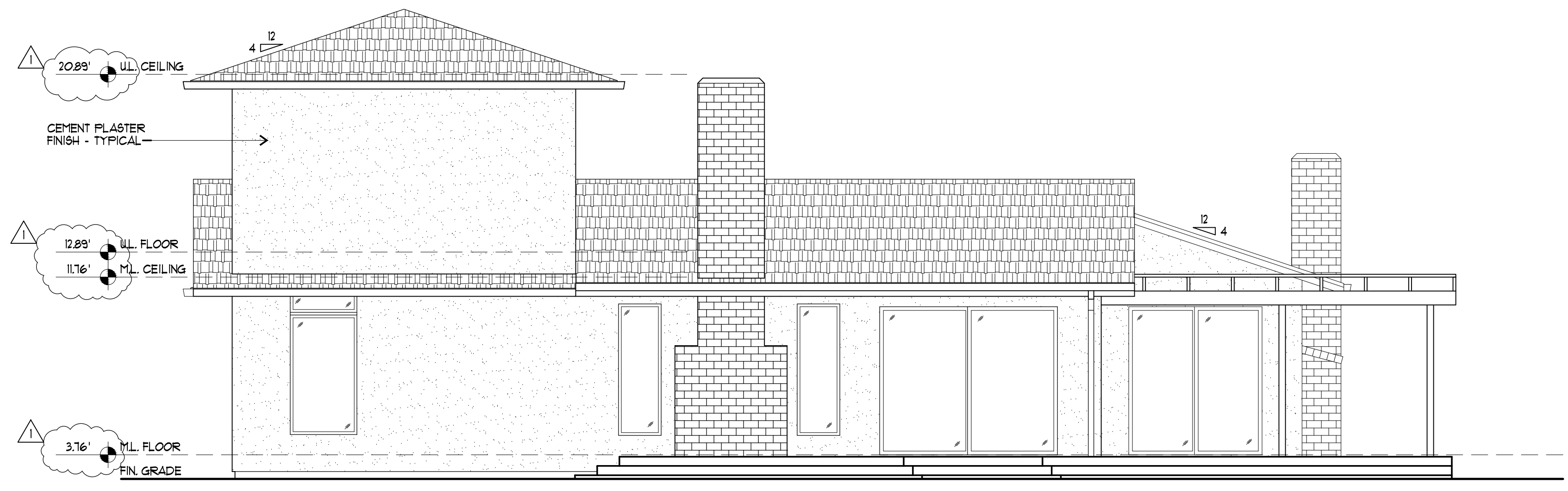
A PROPOSED REMODEL TO:
THE LAZAR RESIDENCE
1911 BLUEBIRD COURT
SUNNYVALE, CALIFORNIA

DRAWN BY: M.D.P.
CHECKED BY: B.B.
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EXISTING FRONT ELEVATION 1/4" = 1'-0"



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

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EXISTING FRONT ELEVATION
EXISTING REAR ELEVATION

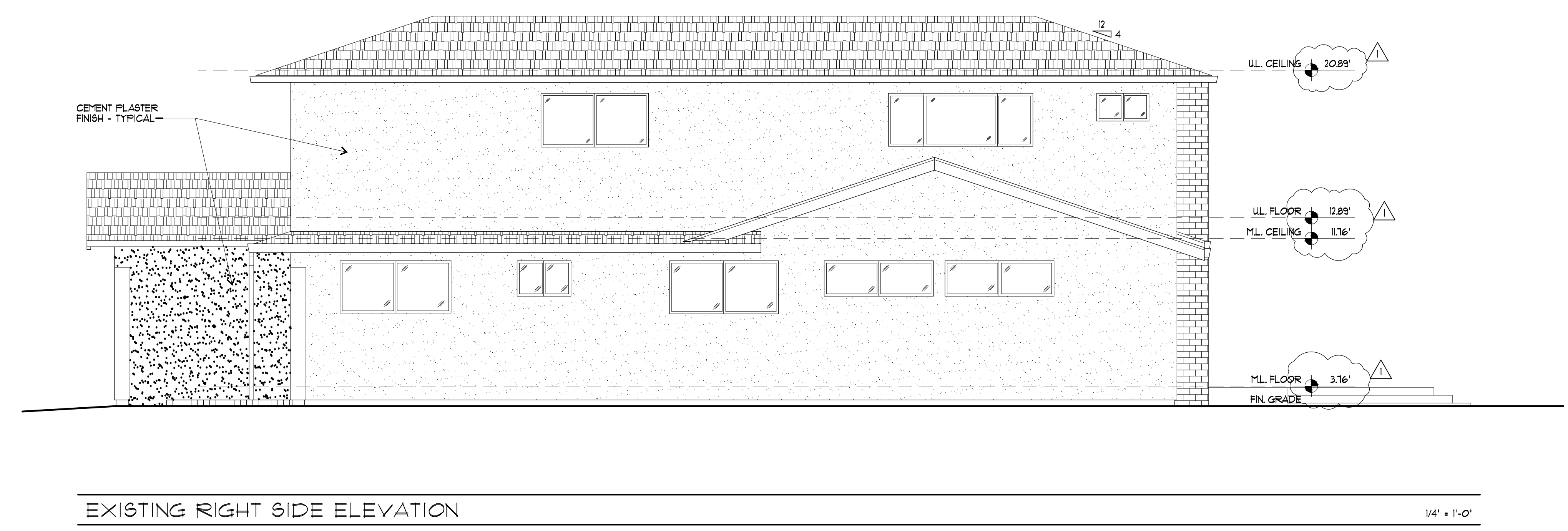
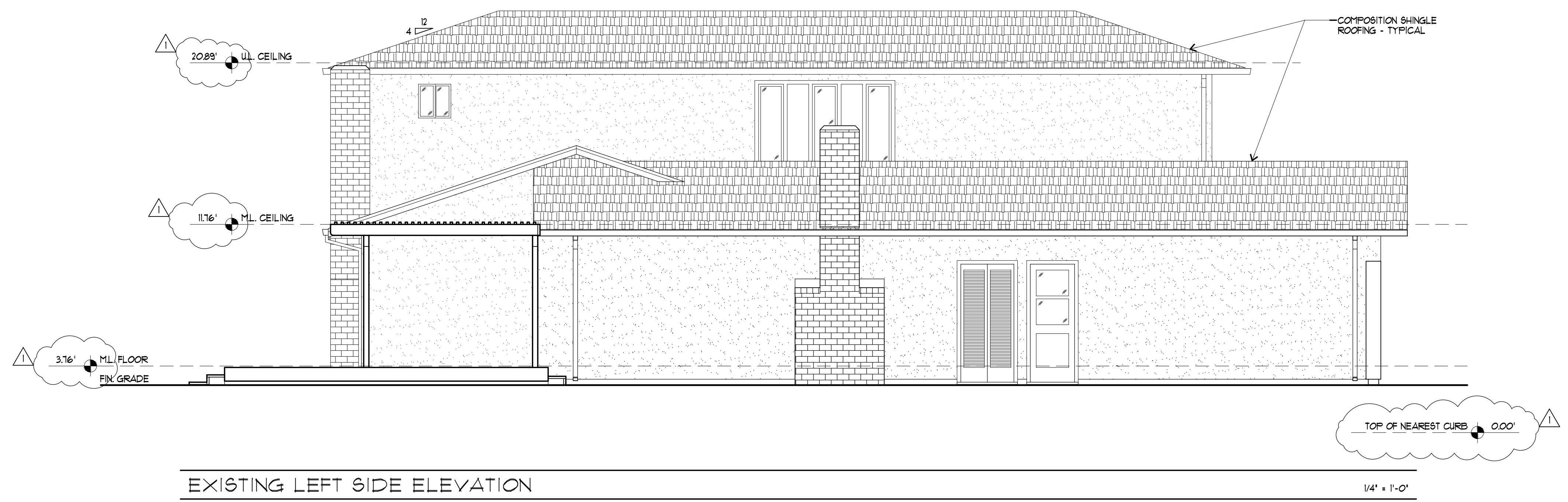
A PROPOSED REMODEL TO:
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SUNNYVALE, CALIFORNIA

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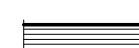
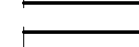
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EXISTING LEFT SIDE ELEVATION

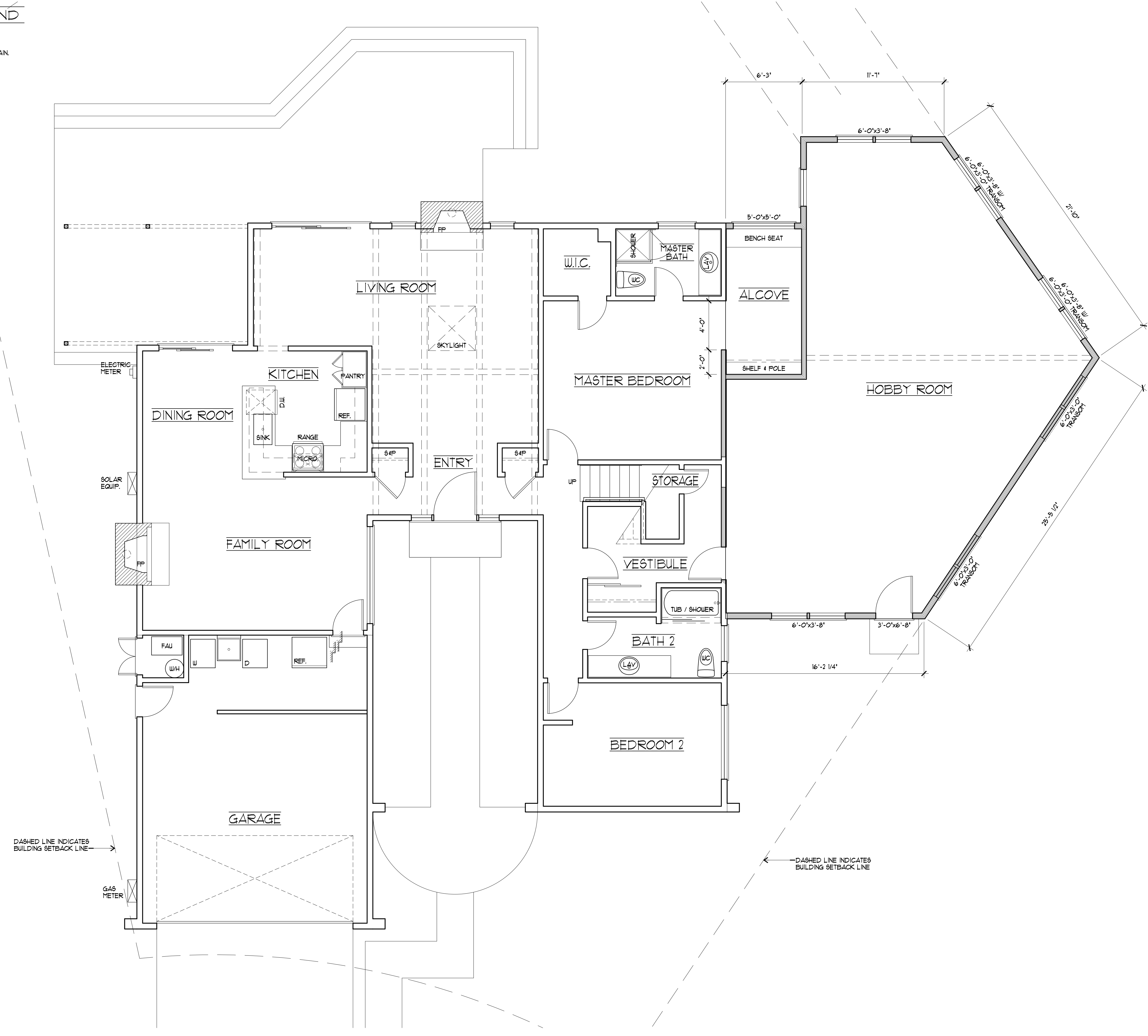
A PROPOSED REMODEL TO:
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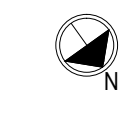
FLOOR PLAN LEGEND

-  INDICATES NEW STUD WALL.
-  INDICATES EXISTING STUD WALL TO REMAIN.



DASHED LINE INDICATES BUILDING SETBACK LINE

DASHED LINE INDICATES BUILDING SETBACK LINE



PROPOSED MAIN LEVEL FLOOR PLAN

1/4" = 1'-0"

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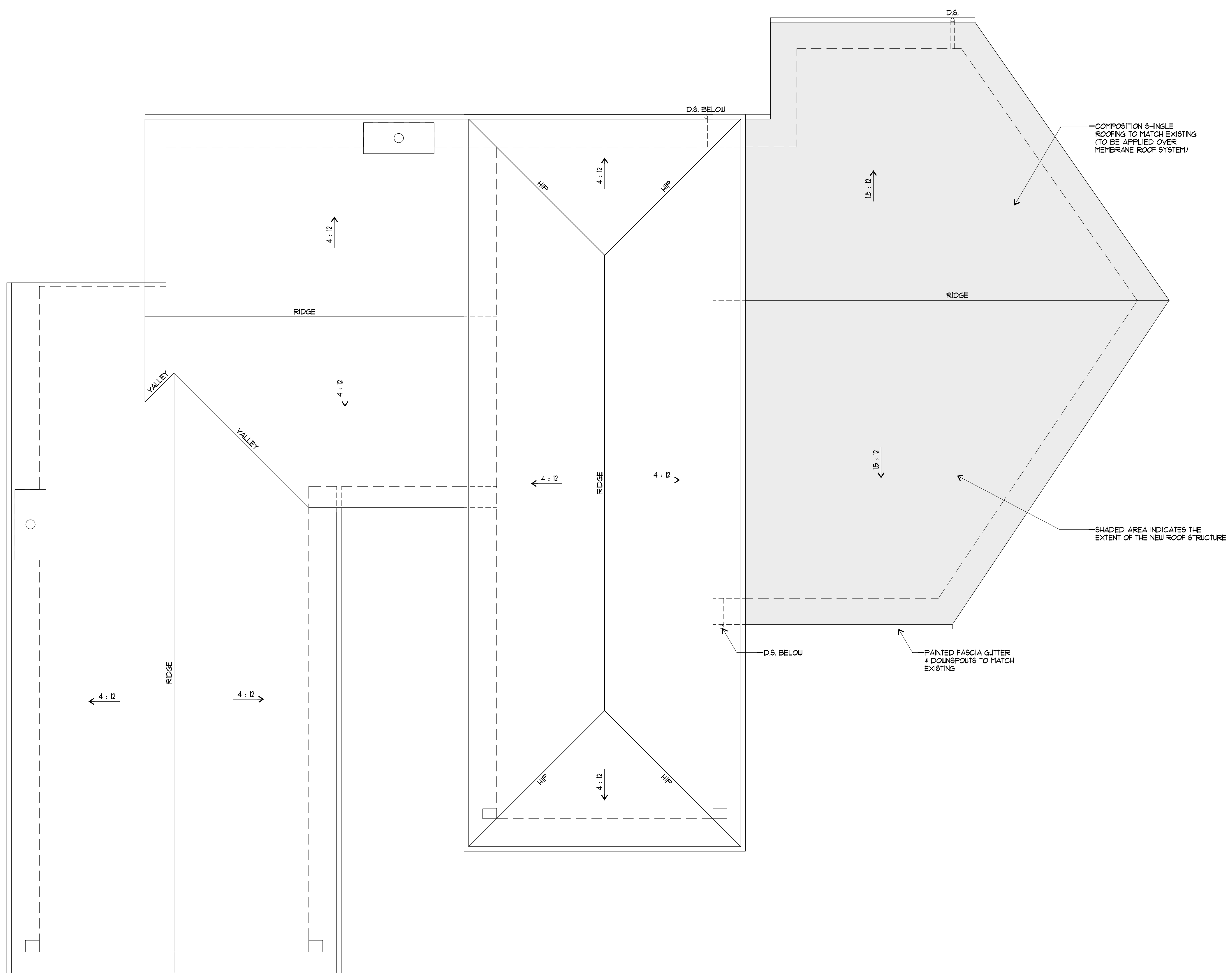
PROPOSED MAIN LEVEL FLOOR PLAN

A PROPOSED REMODEL TO:
THE LAZAR RESIDENCE
1911 BLUEBIRD COURT
SUNNYVALE, CALIFORNIA

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PROPOSED ROOF PLAN

1/8" = 1'-0"

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PROPOSED ROOF PLAN

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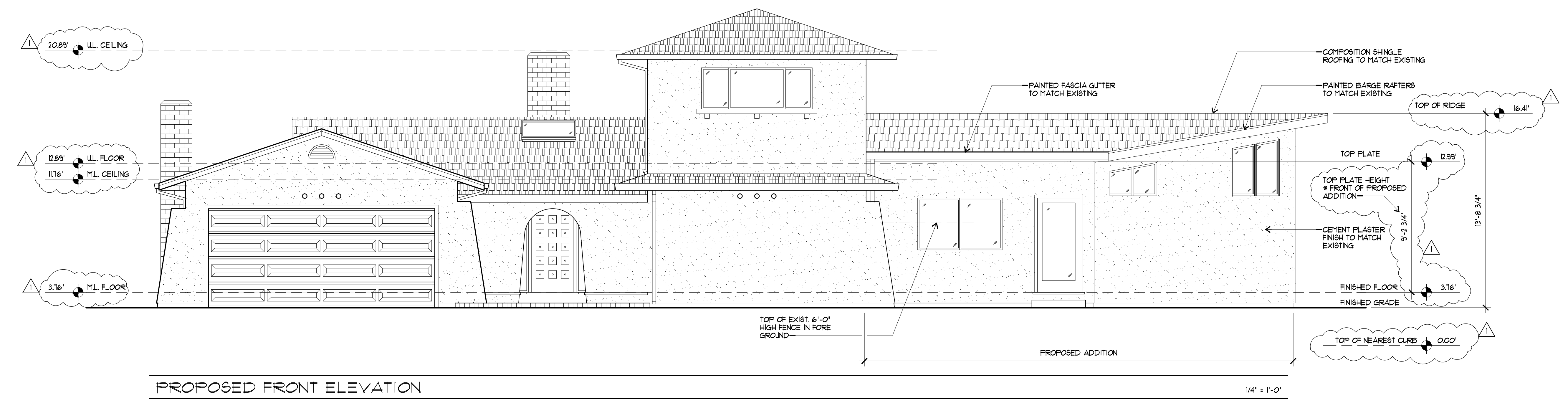
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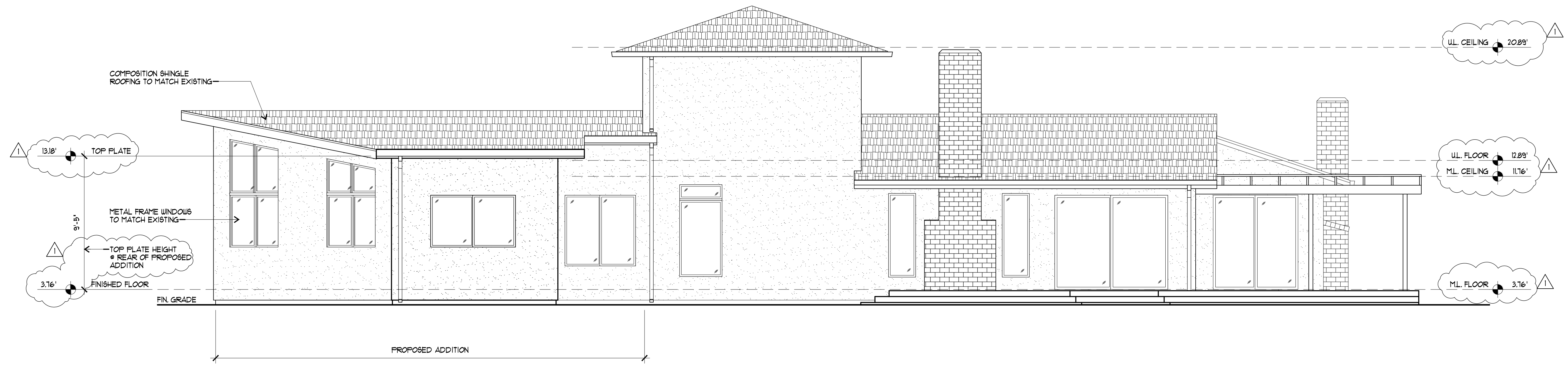
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PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION

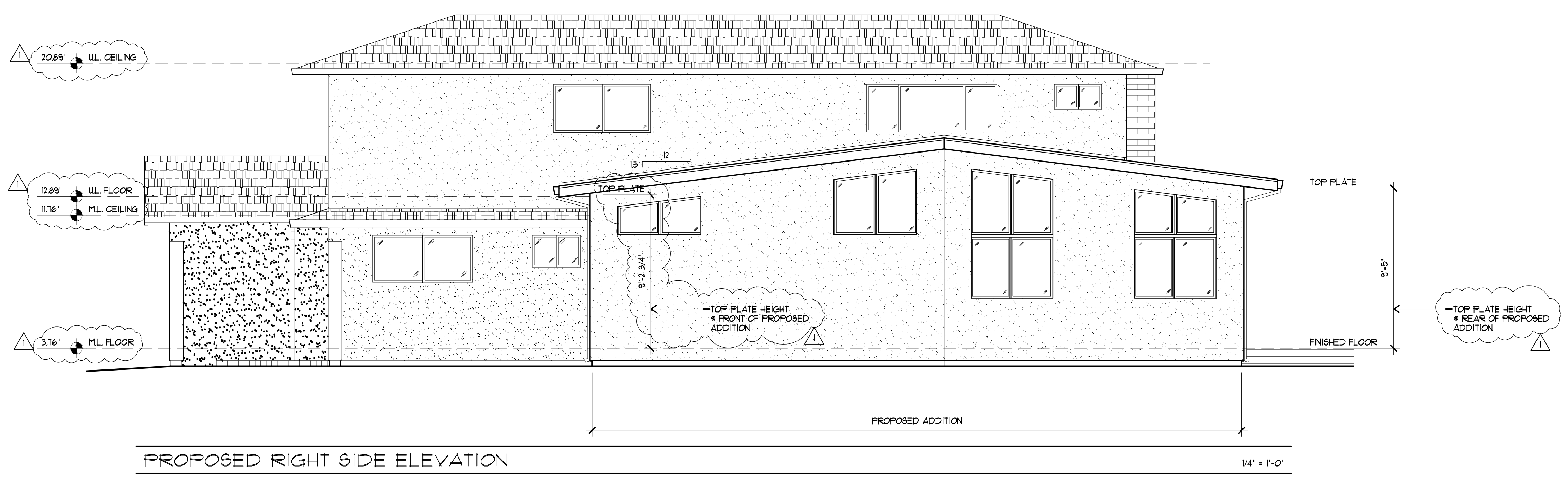
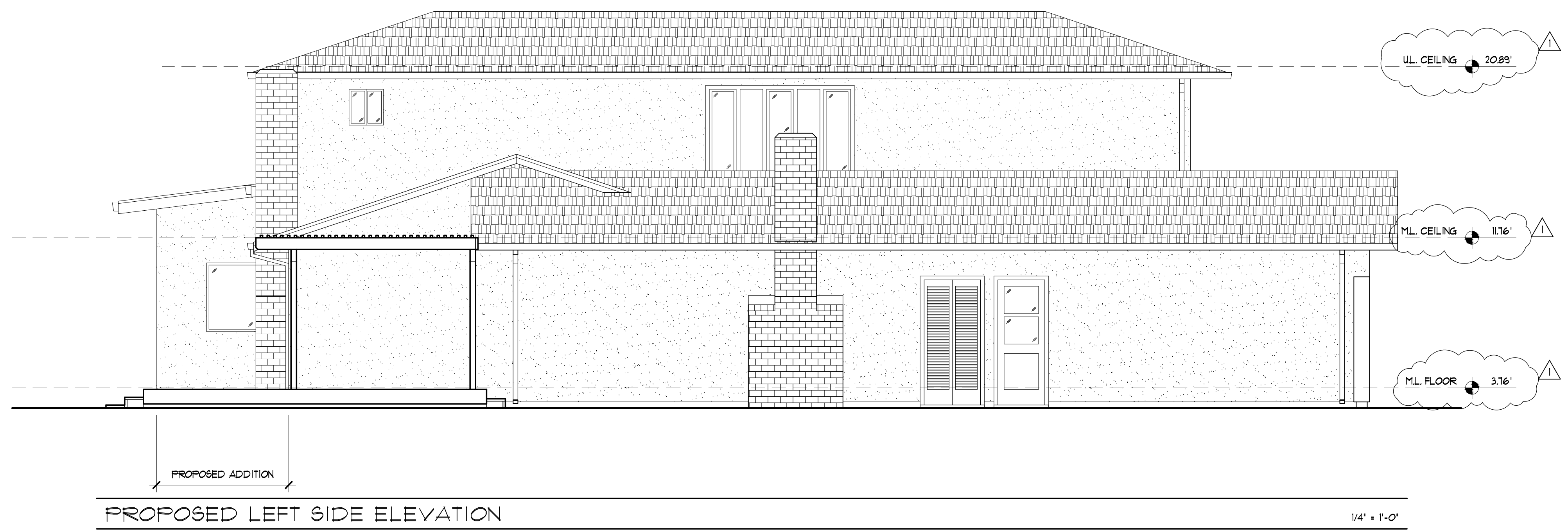
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PROPOSED FRONT ELEVATION
PROPOSED REAR ELEVATION

A PROPOSED REMODEL TO:
THE LAZAR RESIDENCE
1911 BLUEBIRD COURT
SUNNYVALE, CALIFORNIA

DRAWN BY: ARA
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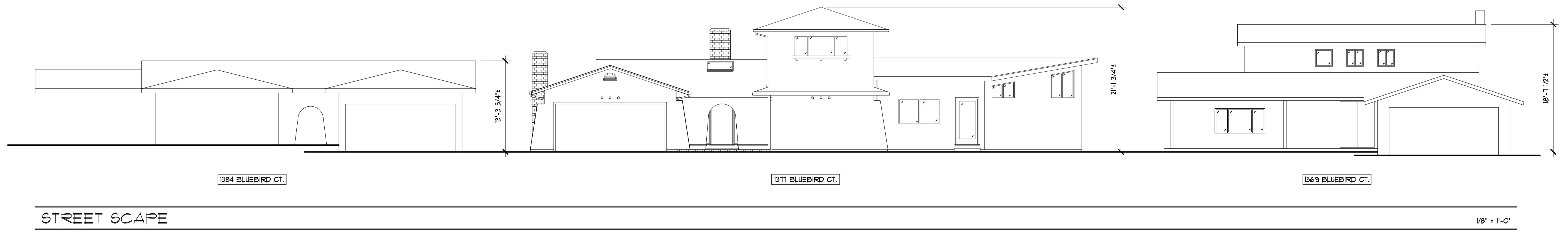
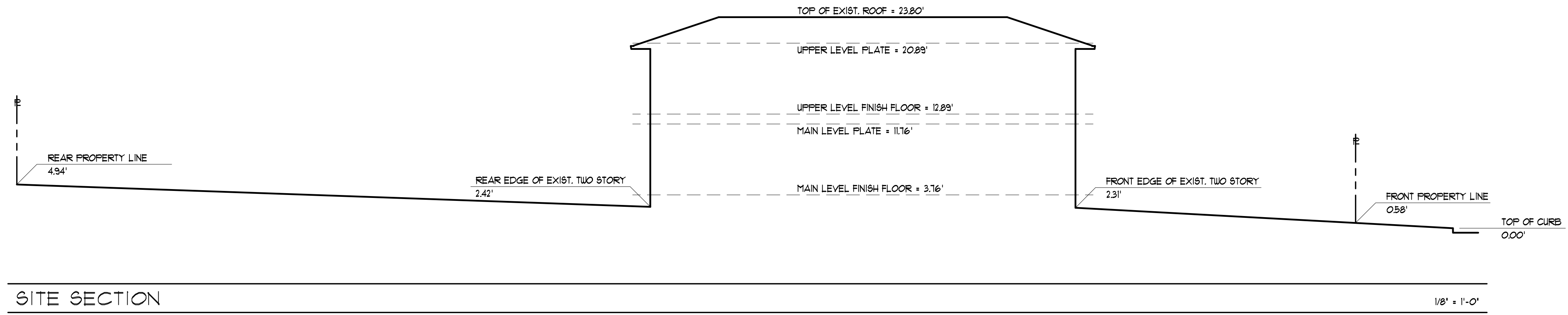
PROPOSED RIGHT SIDE ELEVATION
PROPOSED LEFT SIDE ELEVATION

A PROPOSED REMODEL TO:
THE LAZAR RESIDENCE
1911 BLUEBIRD COURT
SUNNYVALE, CALIFORNIA

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SITE SECTION
STREET SCAPE

A PROPOSED REMODEL TO:
THE LAZAR RESIDENCE
1311 BLUEBIRD COURT
SUNNYVALE, CALIFORNIA

DRAWN BY:	M.D.P.
CHECKED BY:	B.B.
DATE:	FEBRUARY 14, 2017
SCALE:	AS NOTED
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SHEET:	10
OF	11
SHEETS	11