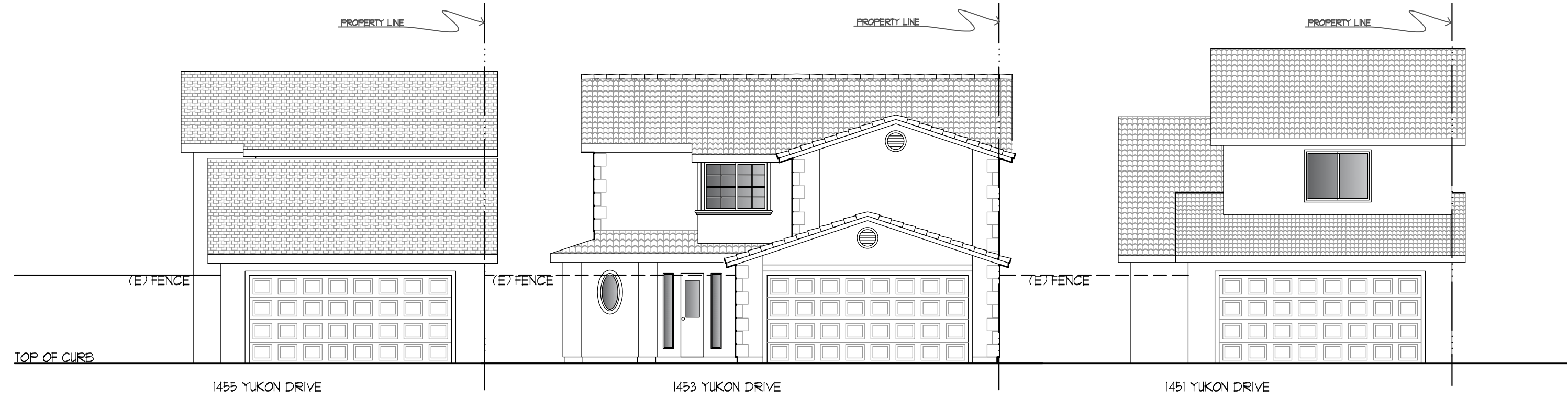
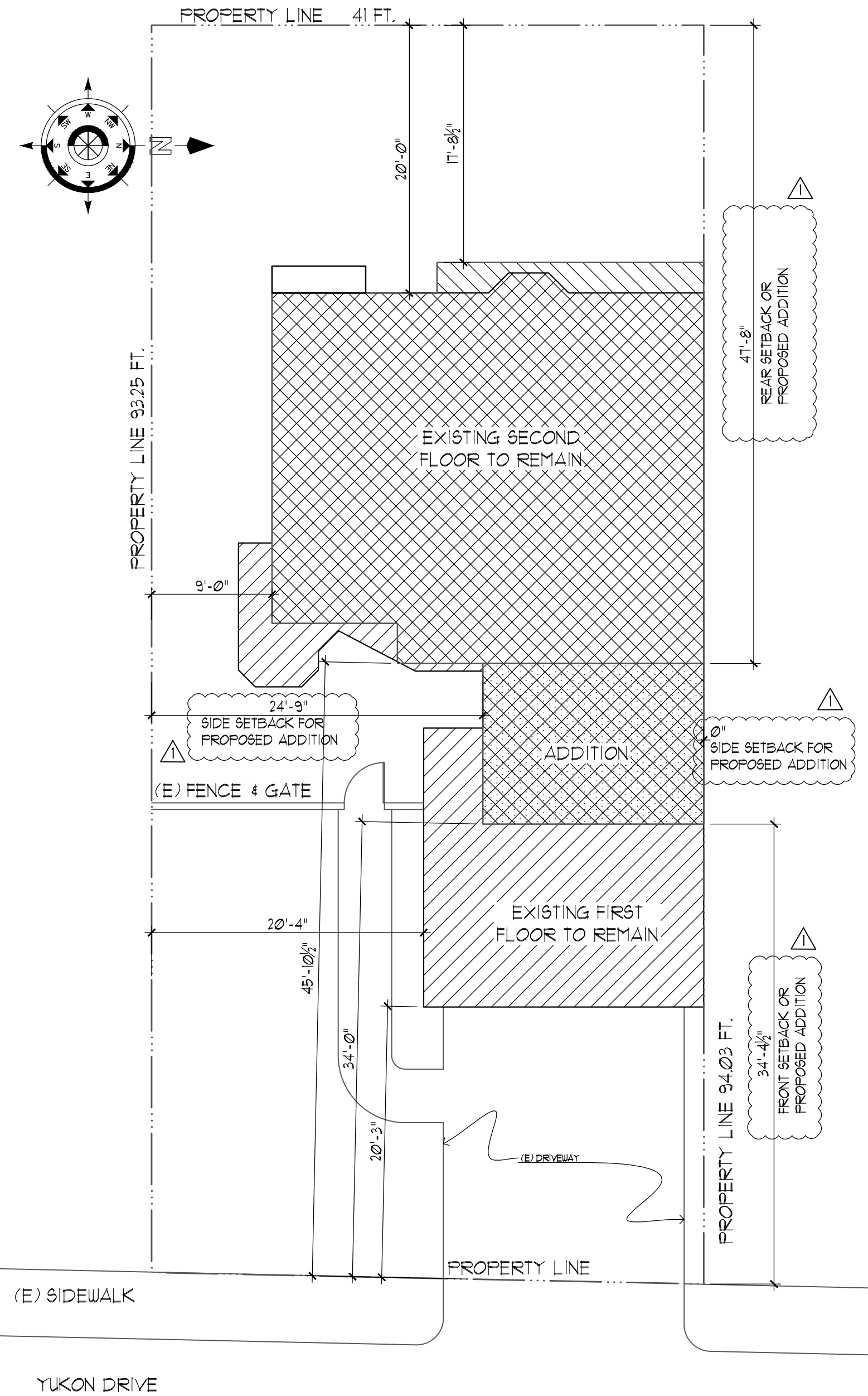


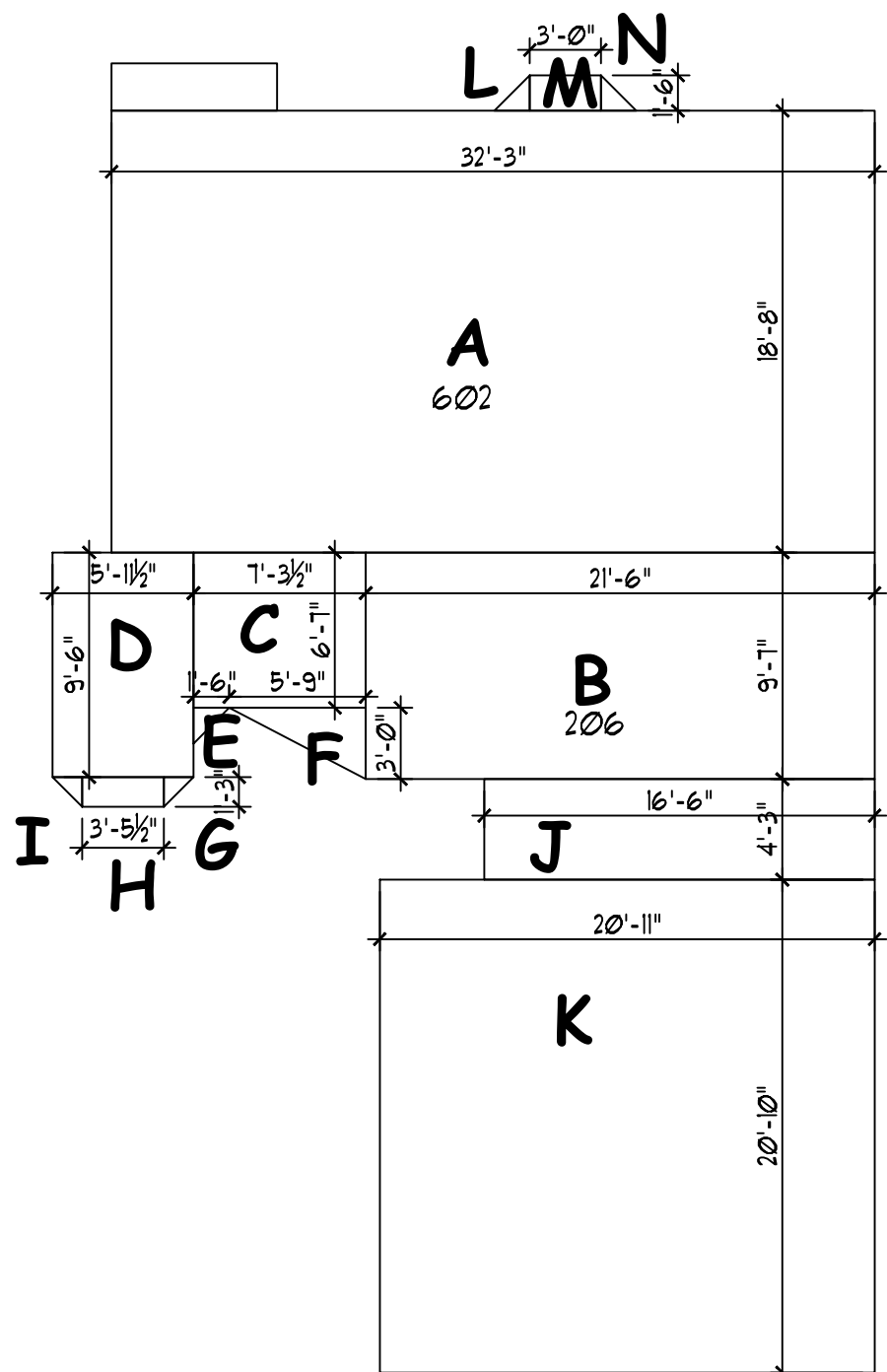


2 STREET ELEVATION
SCALE 1/8"=1'-0"

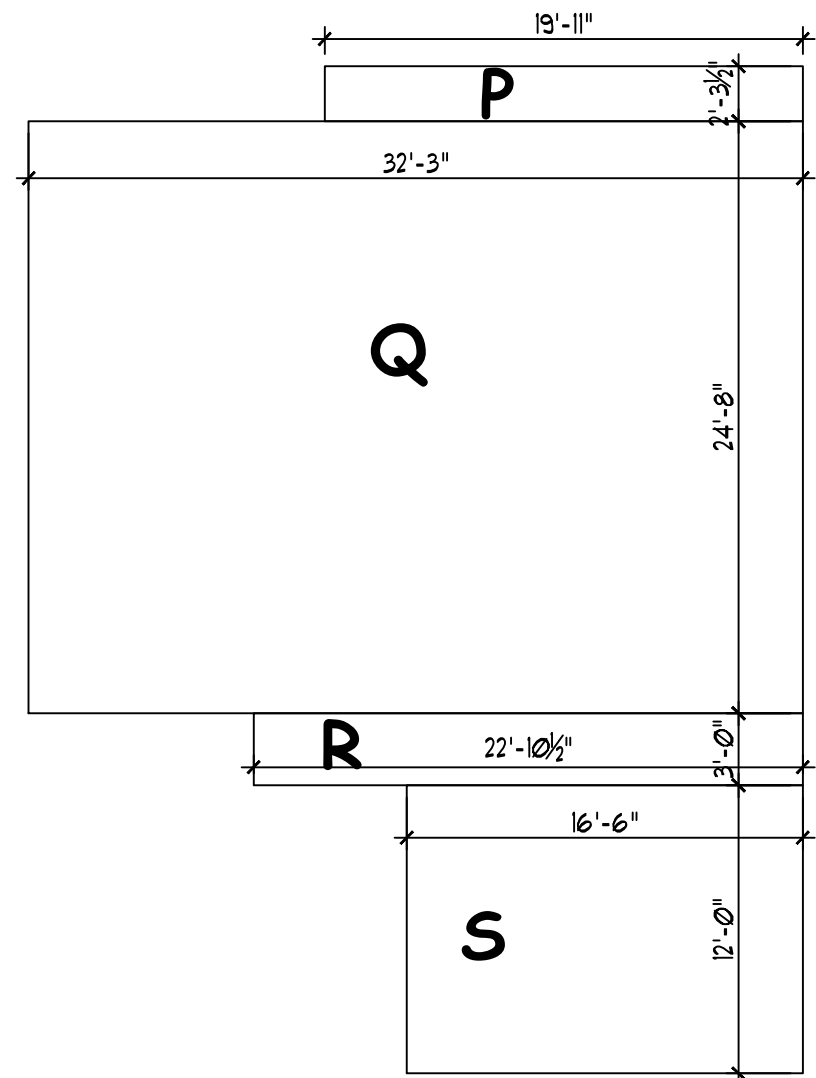


1 SITE PLAN
SCALE 1/8"=1'-0"

FLOOR AREA		
SECTION	AREA (SQFT.)	
A	602	EXISTING
B	206	
C	47.8	
D	56.7	
E	11	
F	8.7	
G	0.9	
H	4.3	
I	0.9	
J	101	
K	435.7	
L	11	
M	4.5	
N	11	
TOTAL FIRST FLOOR	1440.9	LOT COVERAGE
O	45.6	
P	795.5	EXISTING
Q	686	
R	198	NEW
TOTAL SECOND FLOOR	1107.7	
TOTAL FAR	2548.6	



FIRST FLOOR



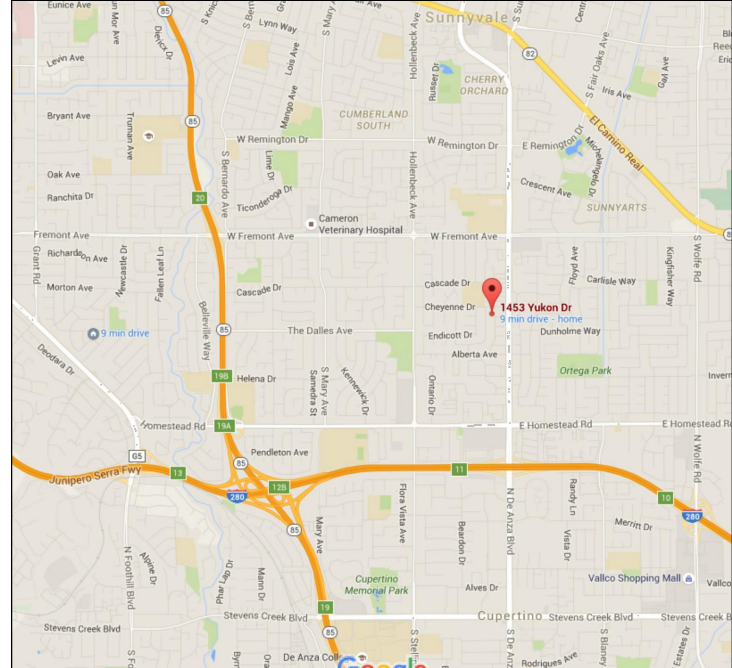
SECOND FLOOR

3 FLOOR AREA DIAGRAMS
SCALE 1/8"=1'-0"

DESCRIPTION OF WORK

ADDITION OF 198 SQFT. ON THE SECOND FLOOR TO EXISTING 2 STORY HOME WITH ATTACHED 2 CAR GARAGE.

LOCATION MAP



PROJECT DATA

PROPERTY ADDRESS: 1453 YUKON DRIVE, SUNNYVALE, CA 94087
PROPERTY OWNER: FRINA AND ANDREI SIMEL
1453 YUKON DRIVE, SUNNYVALE, CA 94087
APN: 323-30-063
ZONING: R2
OCCUPANCY GROUP: R-3/U
TYPE OF CONSTRUCTION: V-B
LOT SIZE: 3,861 SQFT.
MAX. ALLOWED: 45%
FAR: 40%
LOT COVERAGE: 40%
MAX. HEIGHT: 30 FT.

SHEET INDEX

- A1 TITLE PAGE, PROJECT DATA, SITE PLAN, STREET ELEVATION
- A2 FLOOR PLANS, ROOF PLAN
- A3-1 FM SOLAR ANALYSIS
- A3-2 FM SOLAR ANALYSIS
- A3-3 AM SOLAR ANALYSIS
- A3-4 AM SOLAR ANALYSIS
- A4 EXTERIOR ELEVATIONS



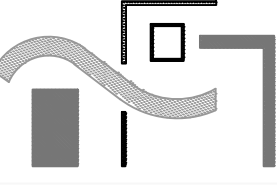
RESIDENTIAL PROJECT DATA

Applicant should refer to the Sunnyvale Municipal Code for current requirements.

	EXISTING CONDITIONS	PROPOSED PROJECT	REQUIRED/ PERMITTED
☐ General Plan Category			
☐ Zoning District	R-2	R-2	R-2
☐ Lot Size (sq. ft.)	3,861 SQ.FT.		min.
☐ Gross Floor Area (sq. ft.)	2,351 S.F.	2,549 S.F.	1,737 S.F. max.
☐ Lot Coverage (%)	37%	37%	40% max.
☐ Number of Units	1	1	1 max.
☐ Density (units/acre)	N/A		max.
☐ Meets 75% min?	N/A		max.
☐ Bedrooms / Unit	N/A		max.
☐ Unit Sizes (sq. ft.)	N/A		
☐ Lockable Storage / Unit (cu. ft.)	N/A		max.
☐ Number of Buildings On-Site	1		min.
☐ Distance Between Buildings	N/A		min.
☐ Building Height (ft.)	23 FT.	23 FT.	30 FT. max.
☐ No. of Stories	2	2	2 max.
☐ Front Setbacks (1 st Story/2 nd Story)	20'3" / 46'	20'3" / 33'7"	20' min.
☐ Left Side Setbacks(1 st Story/2 nd Story facing property)	9' / 9'	9' / 9'	10' TOTAL, 4' MIN. min.
☐ Right Side Setbacks(1 st Story/2 nd Story facing property)	0' / 0'	0' / 0'	0' / 0' min.
☐ Rear Setback	20'	20'	20' min.
☐ Landscaping (total sq. ft.)	N/A		min.
☐ Landscaping (sq. ft./unit)	N/A		
☐ Useable Open Space (sq. ft./unit)	N/A		15 ft. min.
☐ Parking Lot Area Shading (%)	N/A		50% min. in 15 yrs.
☐ Water Conserving Plants (%)	N/A		70% min.
☐ Total No. of Parking Spaces	2	2	2 min.
☐ Standards	N/A		min.
☐ Compacts / % of total	N/A		max.
☐ Accessible Spaces	N/A		min.
☐ Covered Spaces	N/A		min.
☐ Aisle Width (ft.)	N/A		
☐ Bicycle Parking	N/A		
☐ Impervious Surface Area (sq. ft.)	N/A		
☐ Impervious Surface (%)	N/A		

One-Stop Permit Center - City Hall - 456 W. Olive Avenue - (408) 730-7444
Planners and Building Division staff are available 8:00 a.m. to noon and 1:00 to 5:00 p.m.
www.SunnyvalePlanning.com / www.SunnyvaleBuilding.com

Rev. 8/07 (yellow)



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SIMEL RESIDENCE
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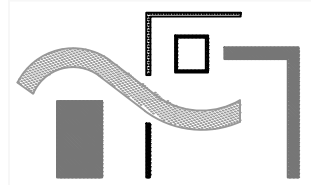
DATE MARCH 1, 2016

REVISIONS

MARCH 18, 2016

MAY 18, 2016

A1

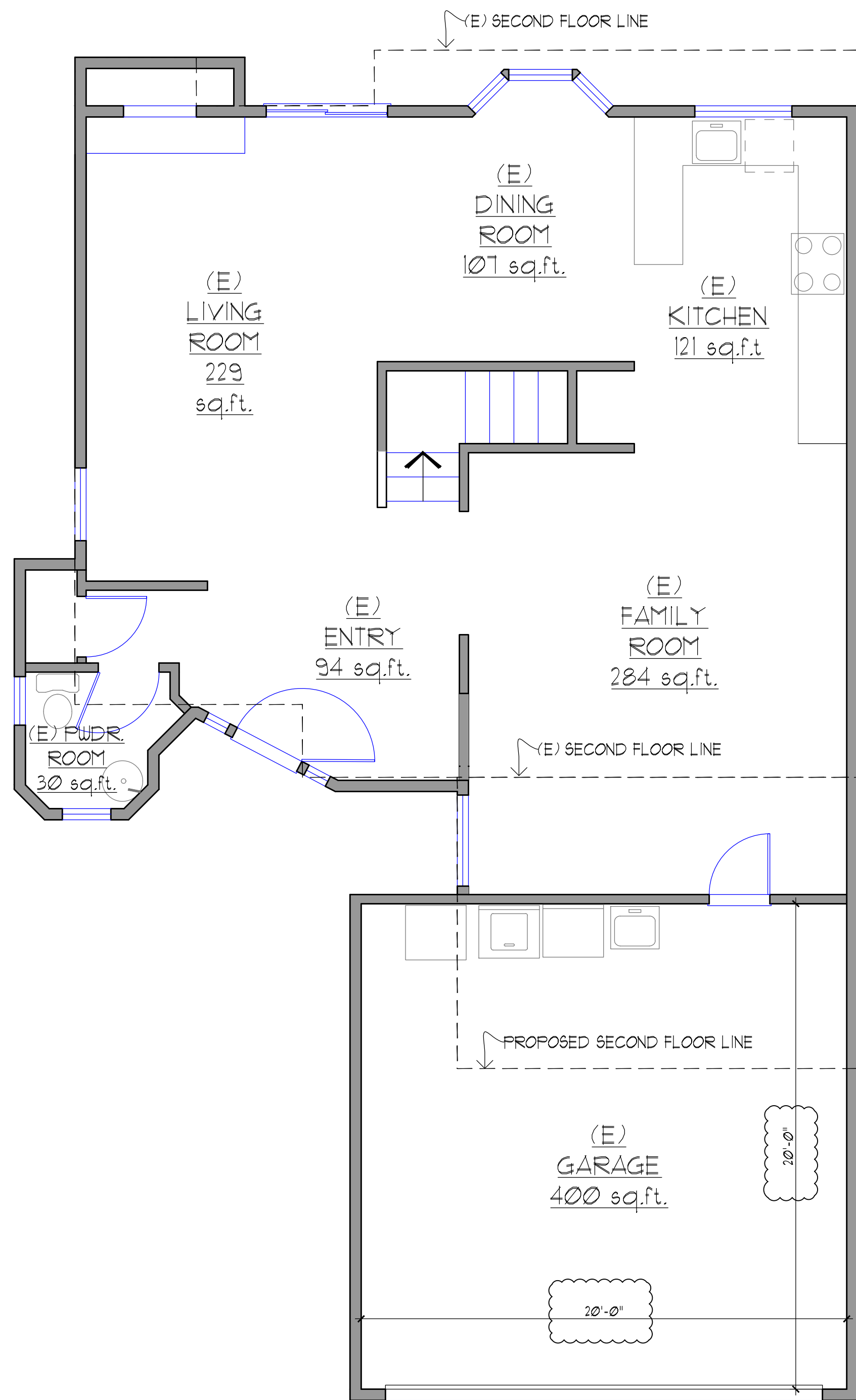


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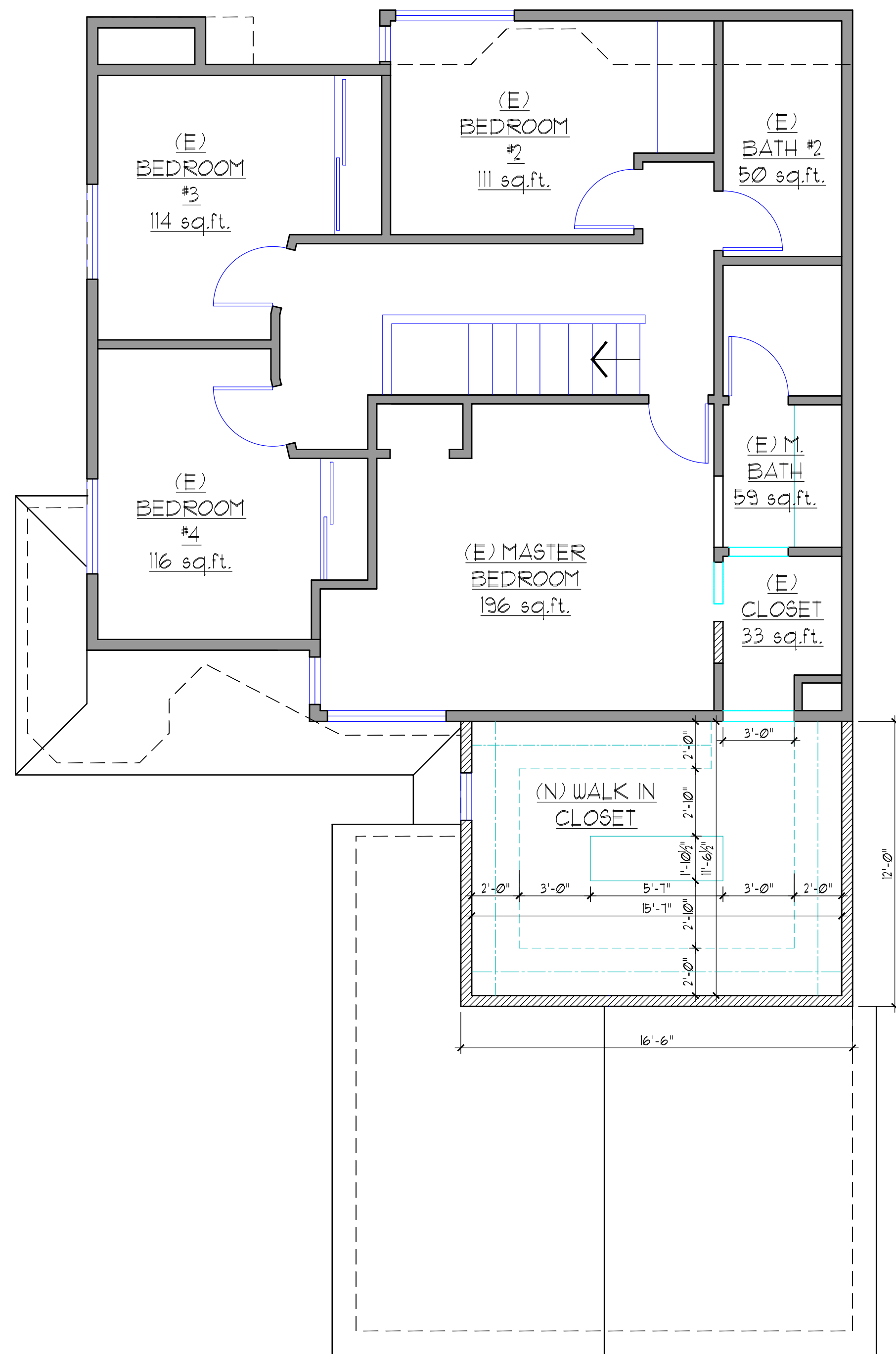
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▲	MARCH 18, 2016

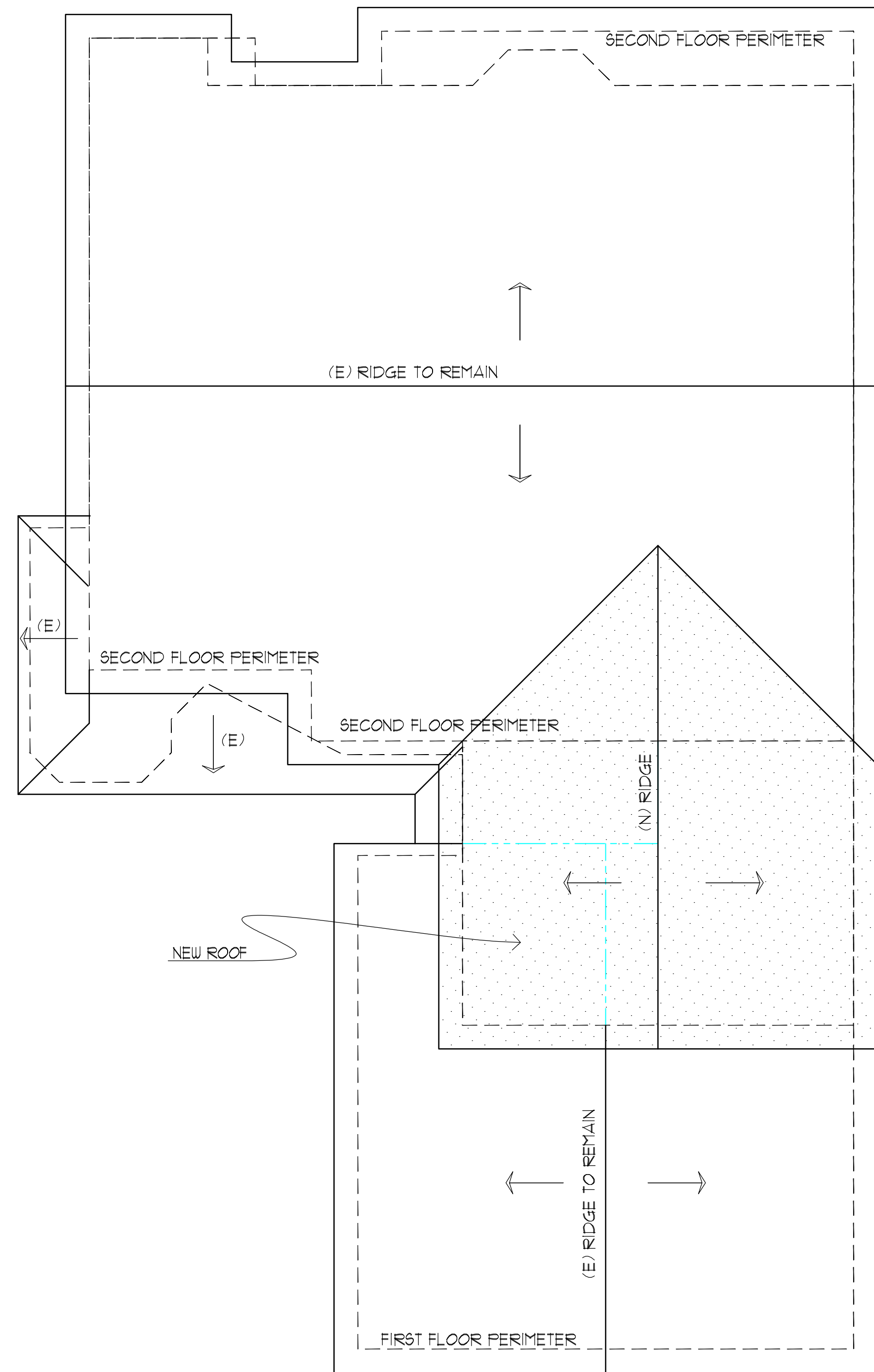
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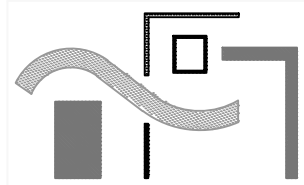
1 EXISTING FIRST FLOOR PLAN
SCALE 1/4"=1'-0"



2 EXISTING AND PROPOSED SECOND FLOOR PLAN
SCALE 1/4"=1'-0"



3 EXISTING AND PROPOSED ROOF PLAN
SCALE 1/4"=1'-0"

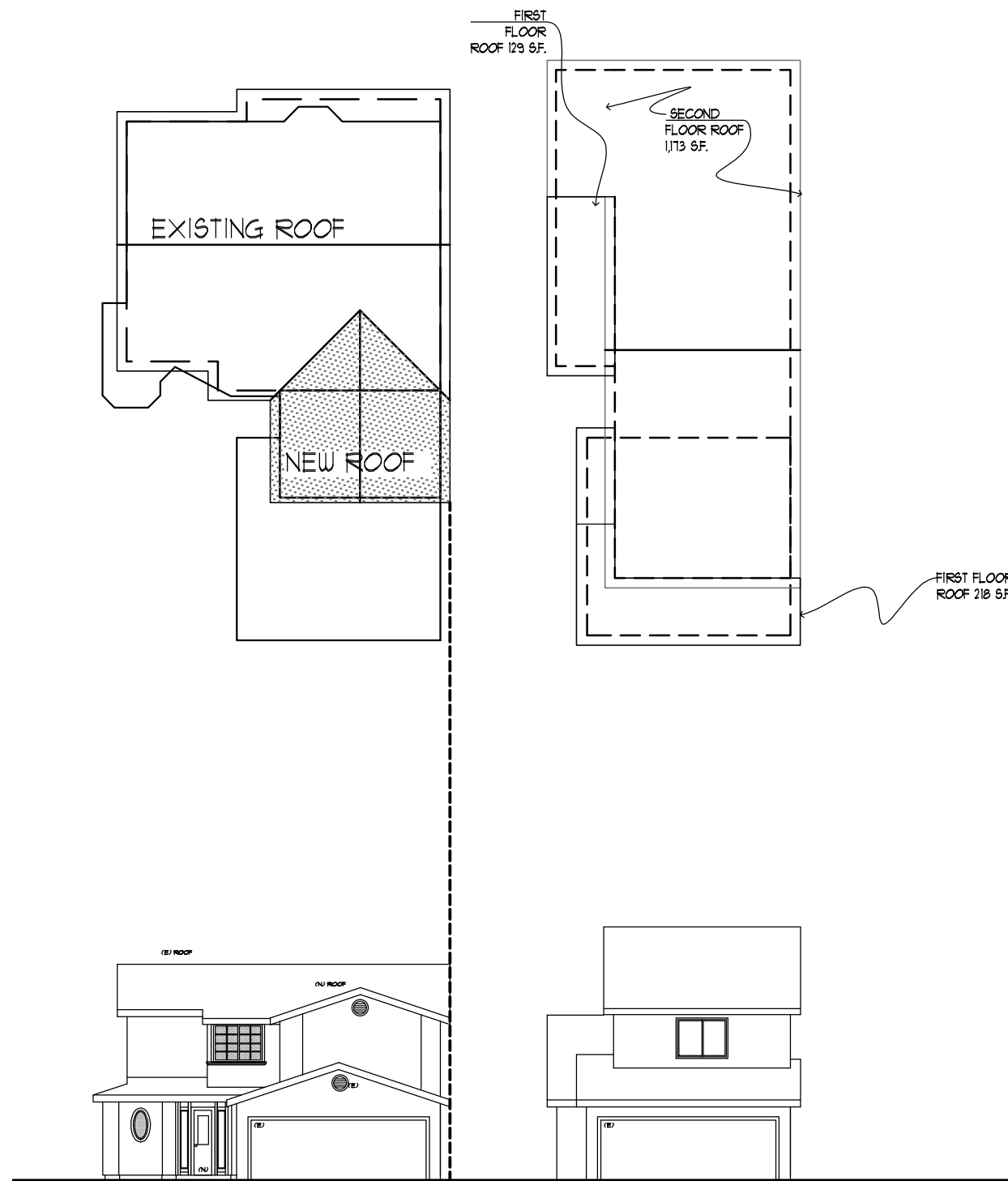


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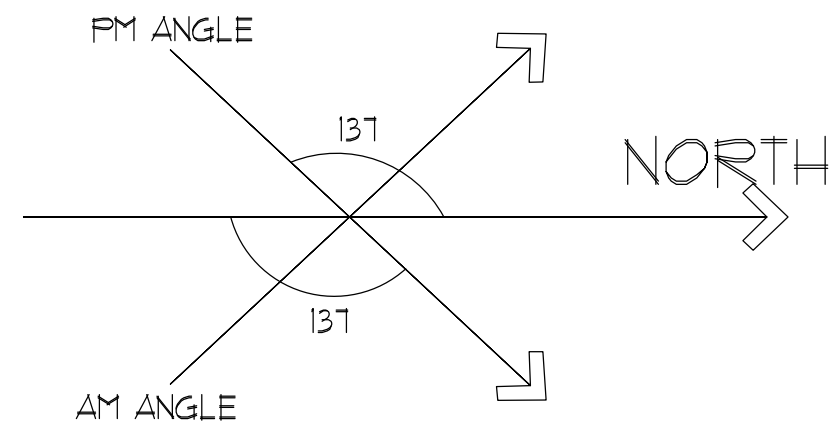
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3	APRIL 18, 2016
4	JUNE 1, 2016

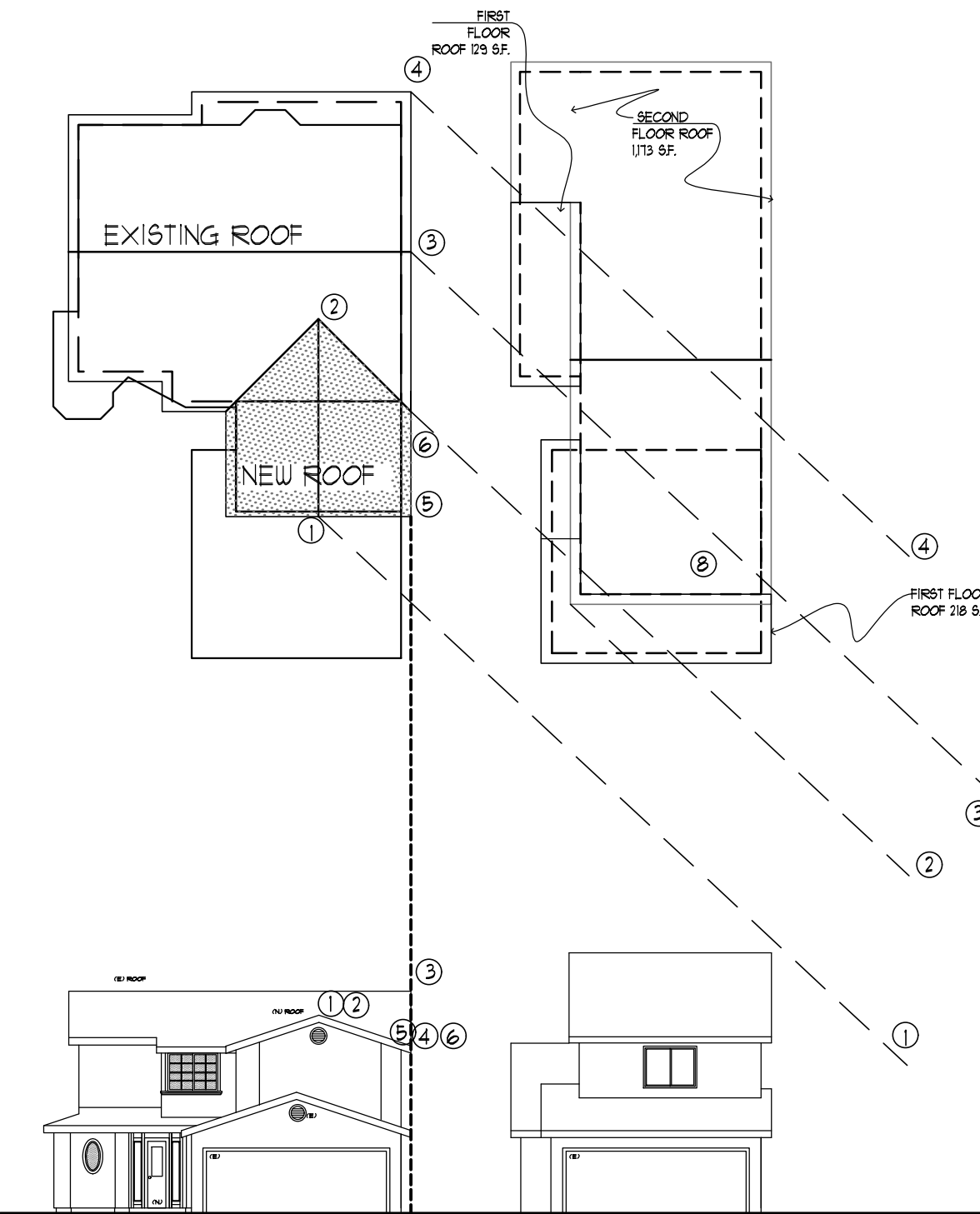
A3-1



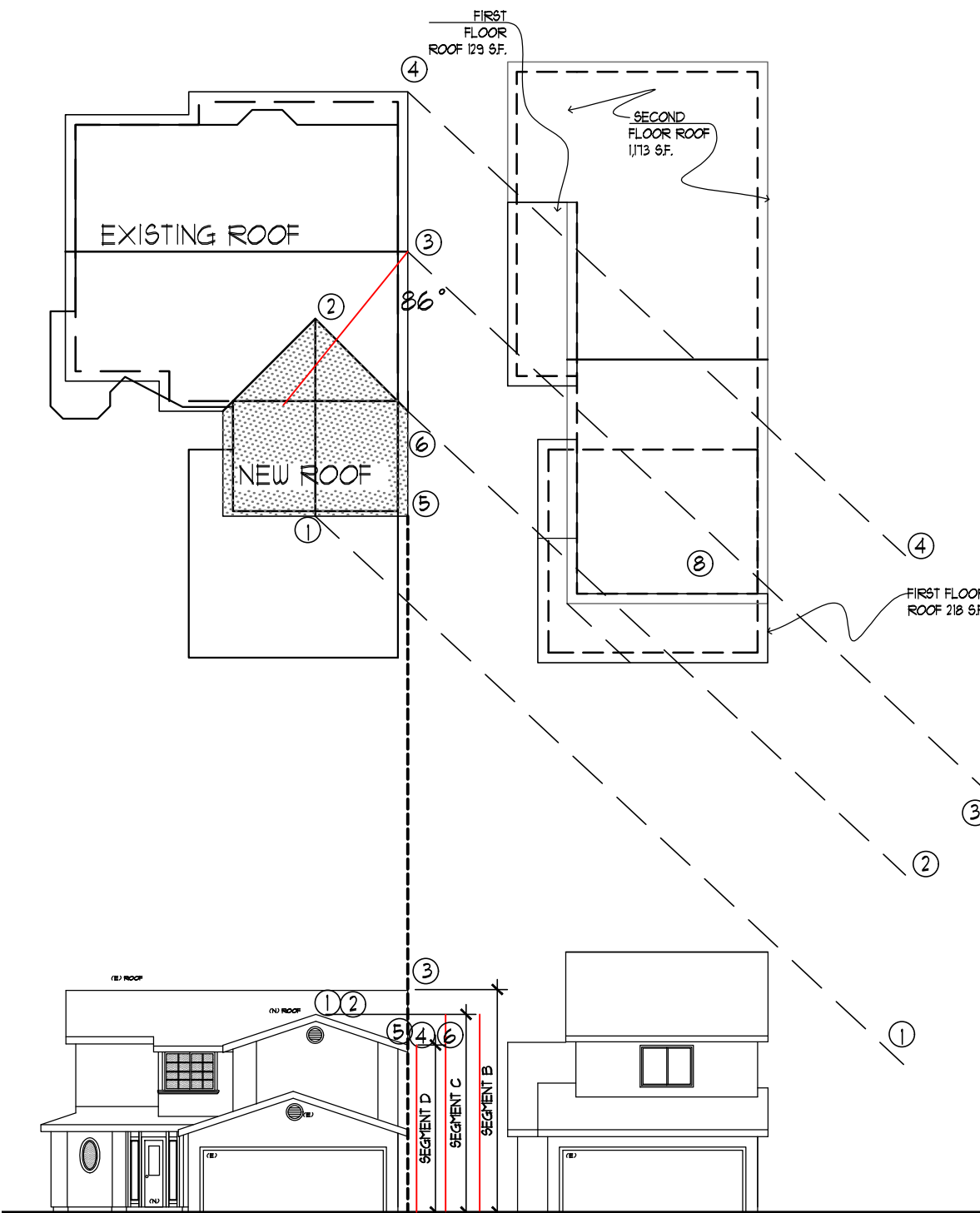
STEP 1



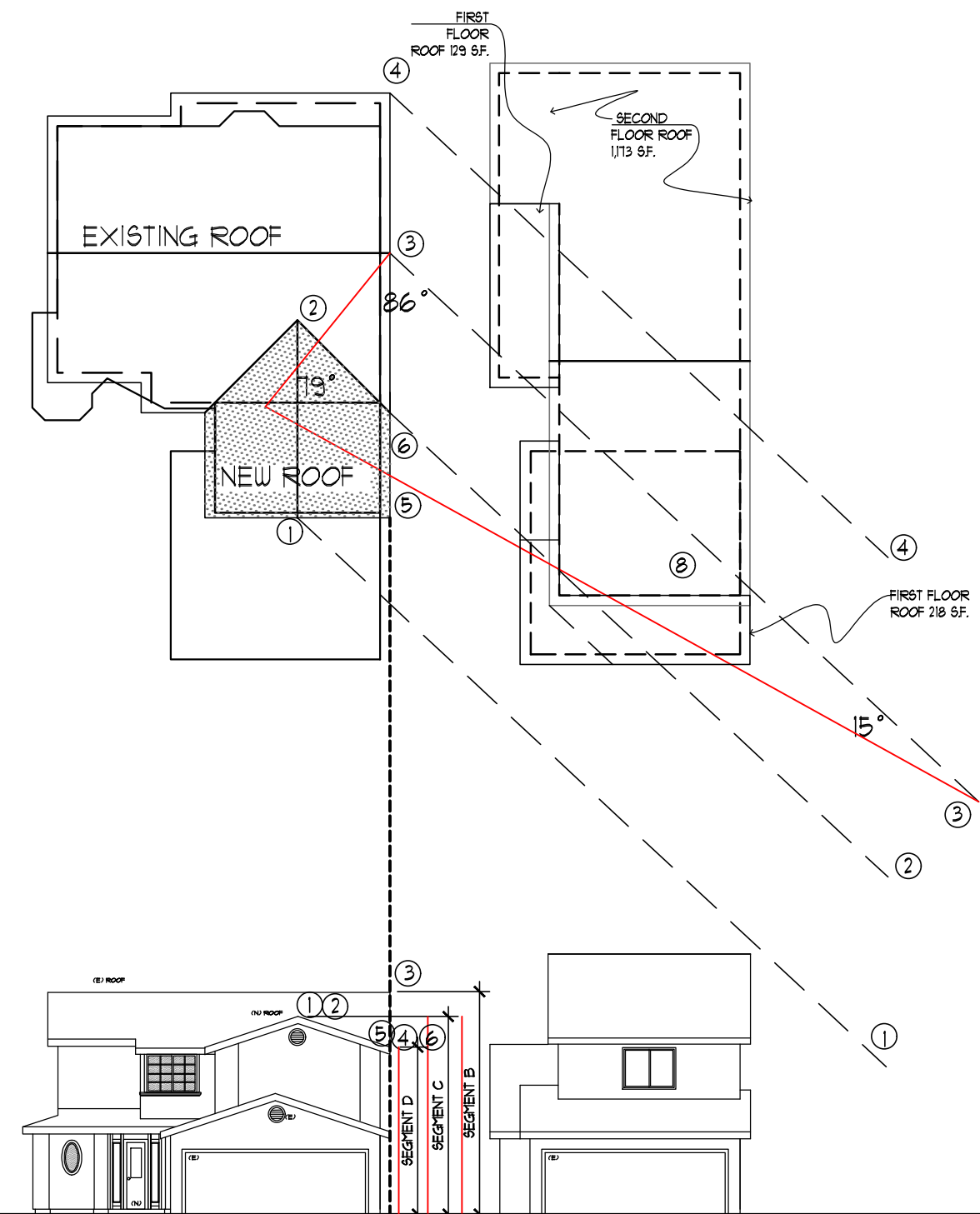
STEP 2



STEP 3

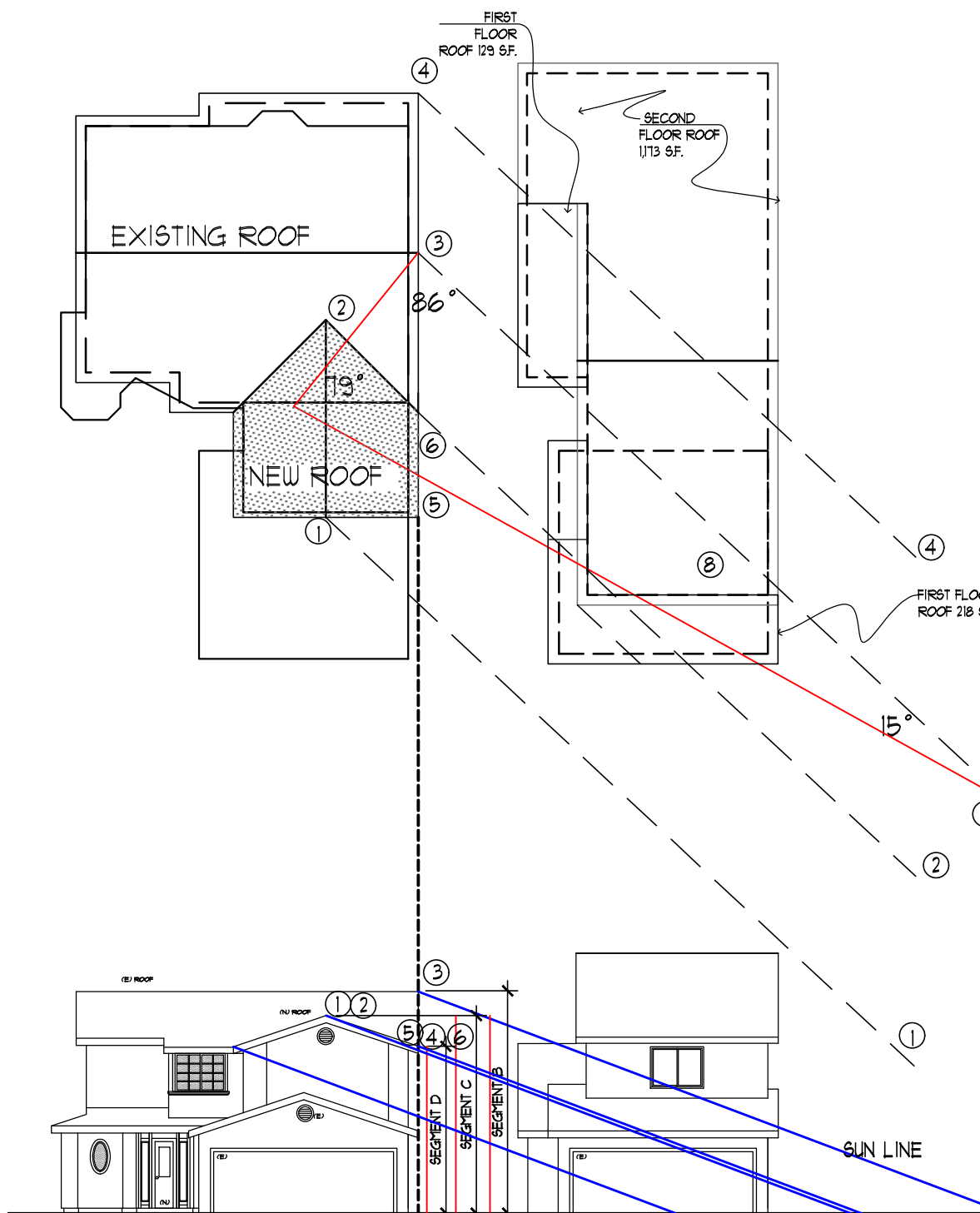


STEP 4

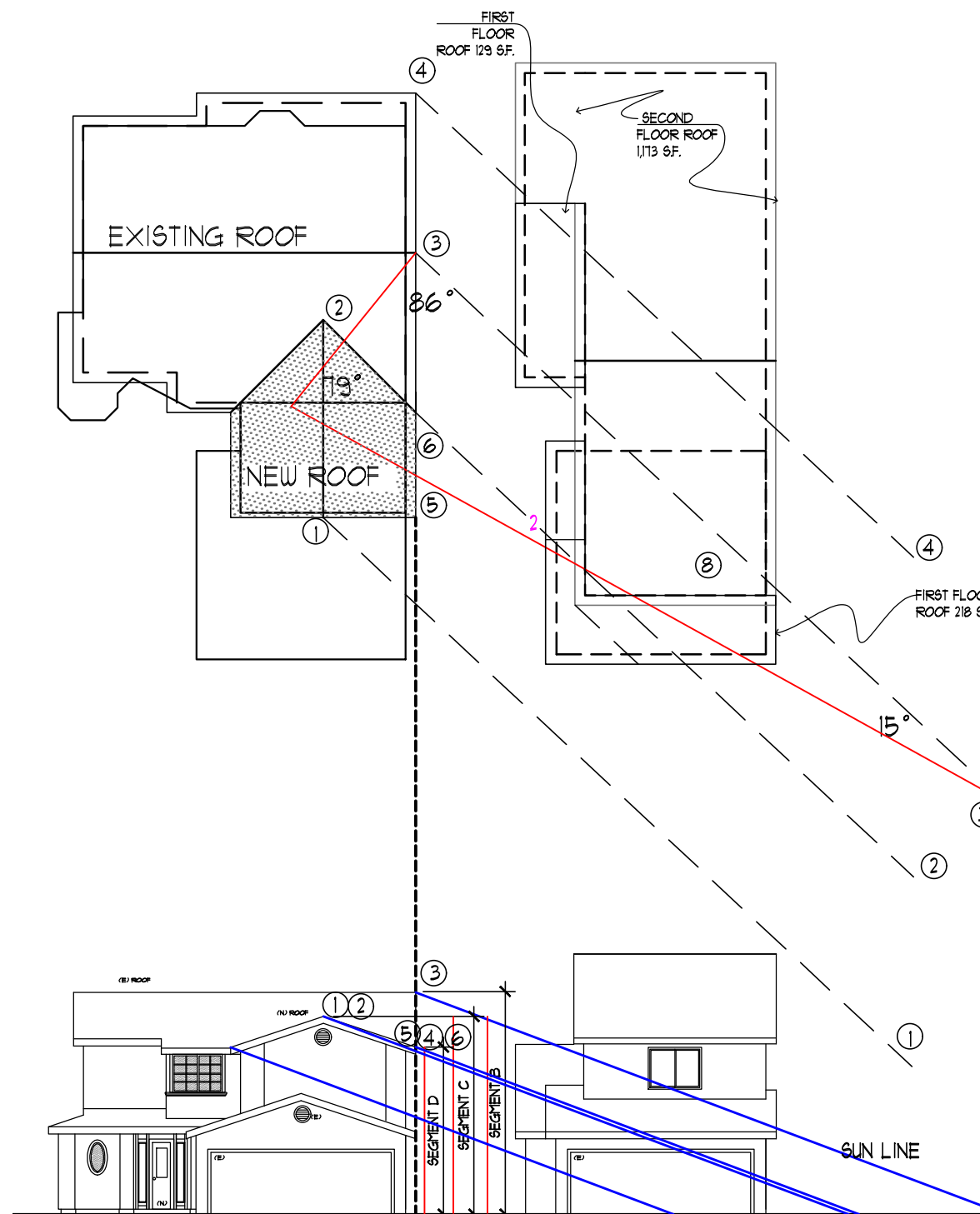


STEP 5

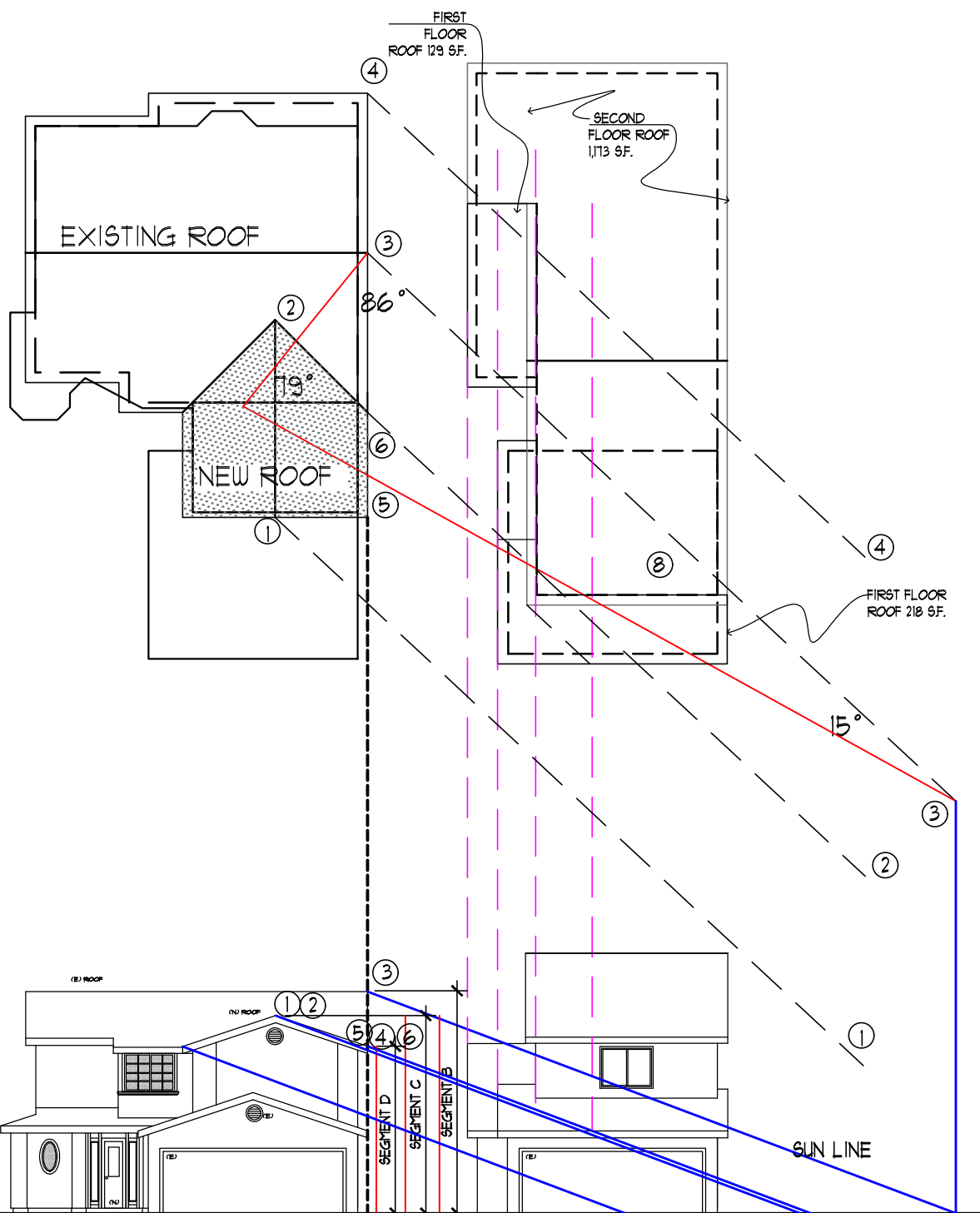
1 PM SOLAR ANALYSIS
SCALE 1/16" = 1'-0"



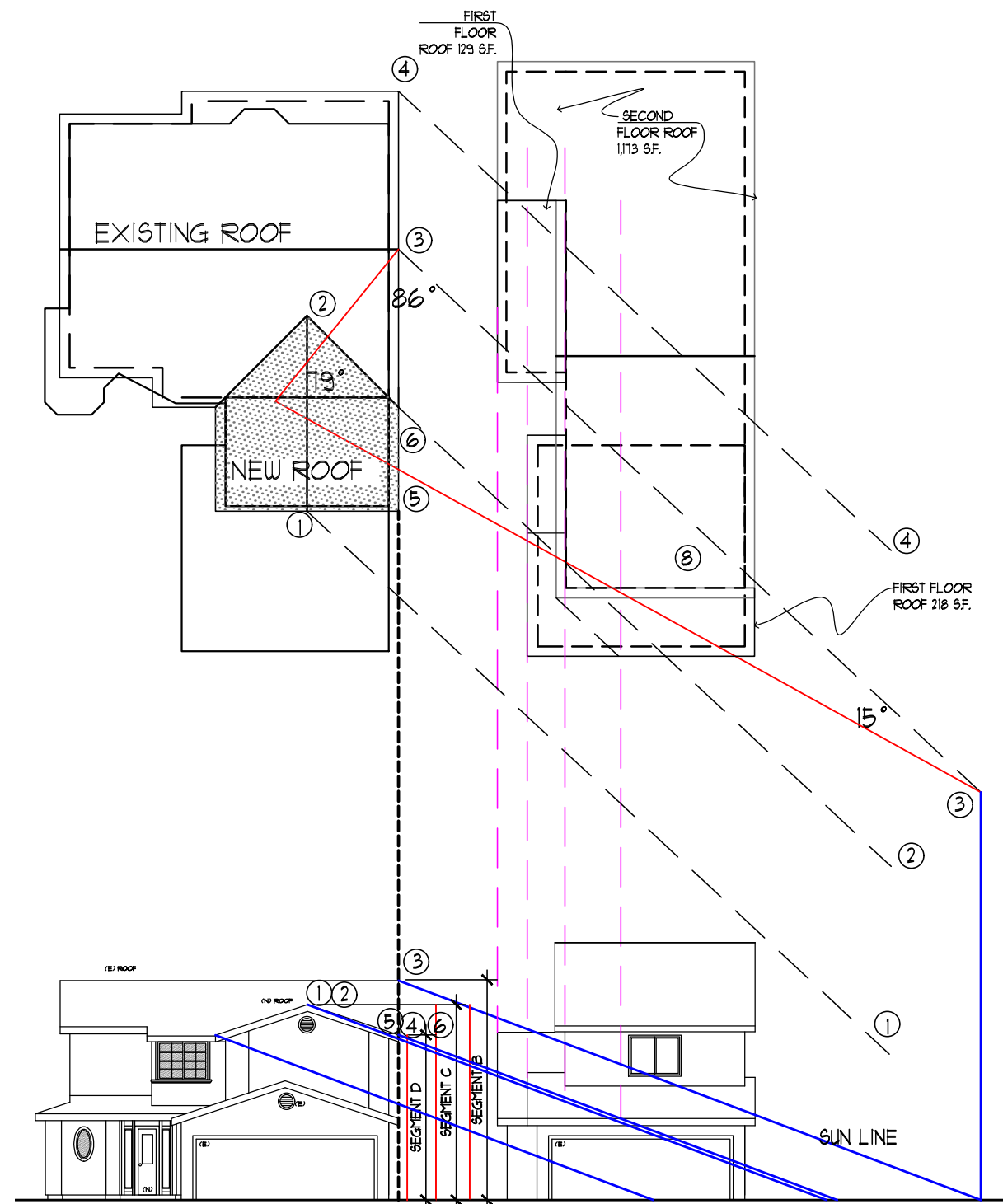
STEP 6 AND 7



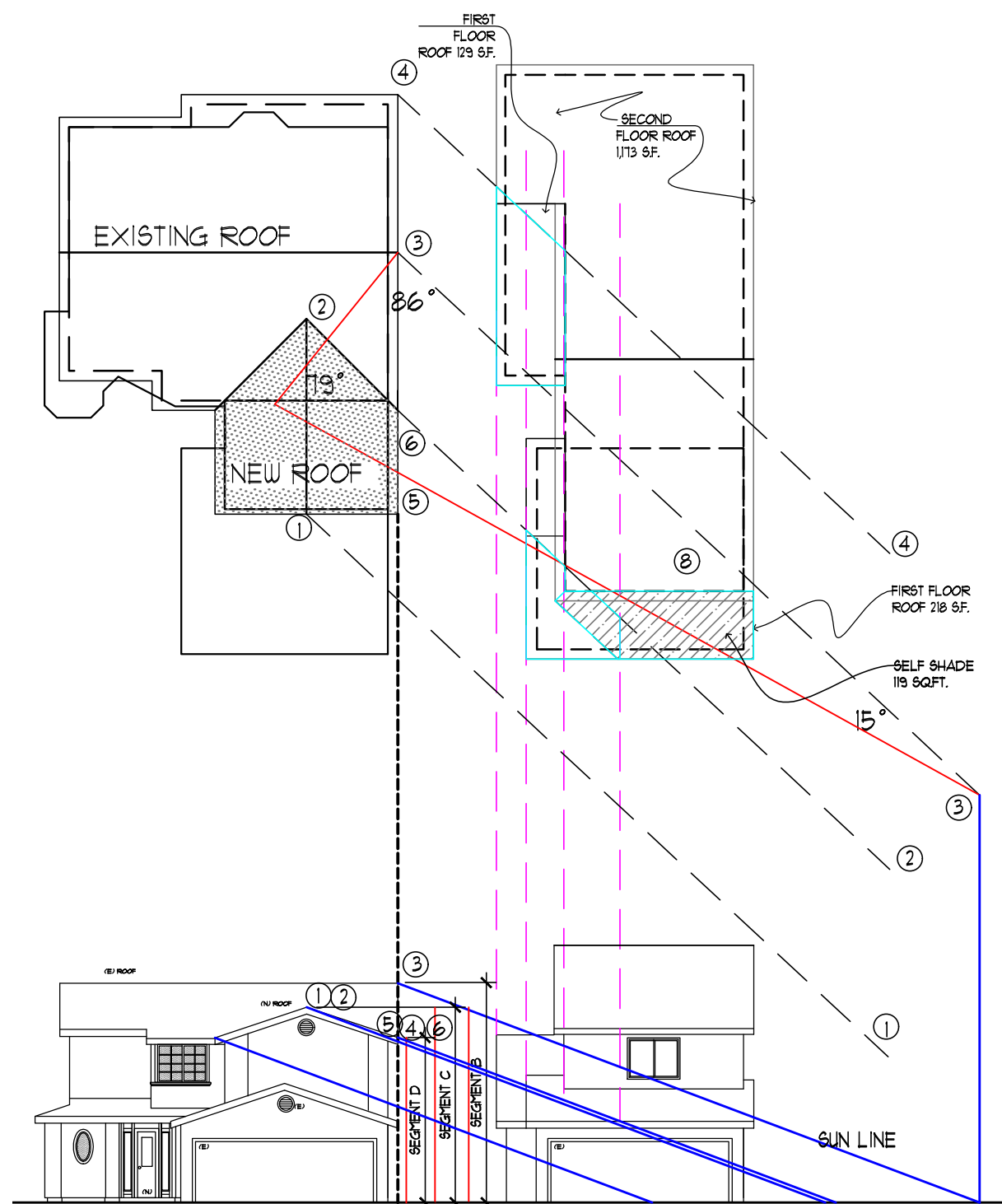
STEP 8



STEP 9 AND 10

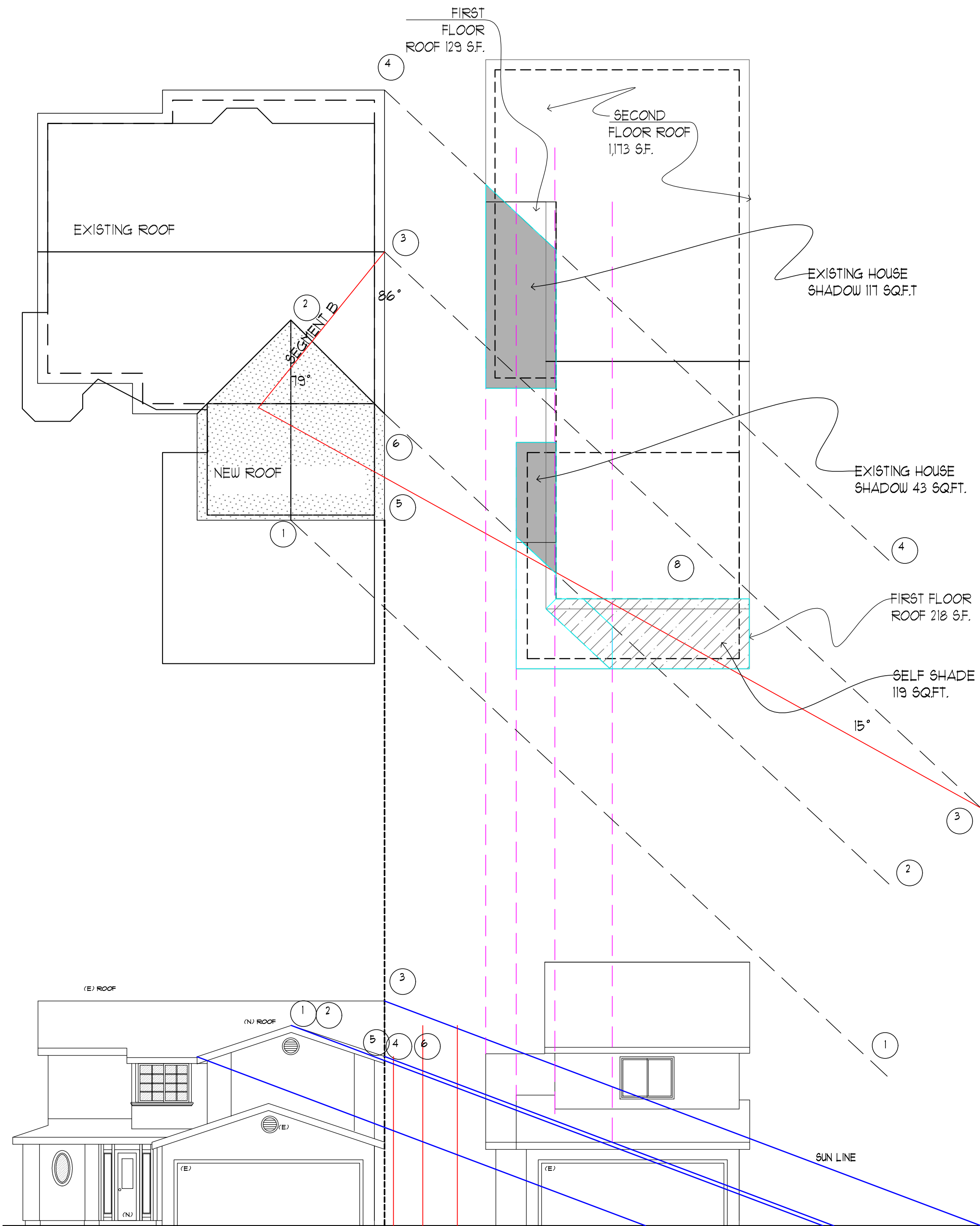


STEP 11

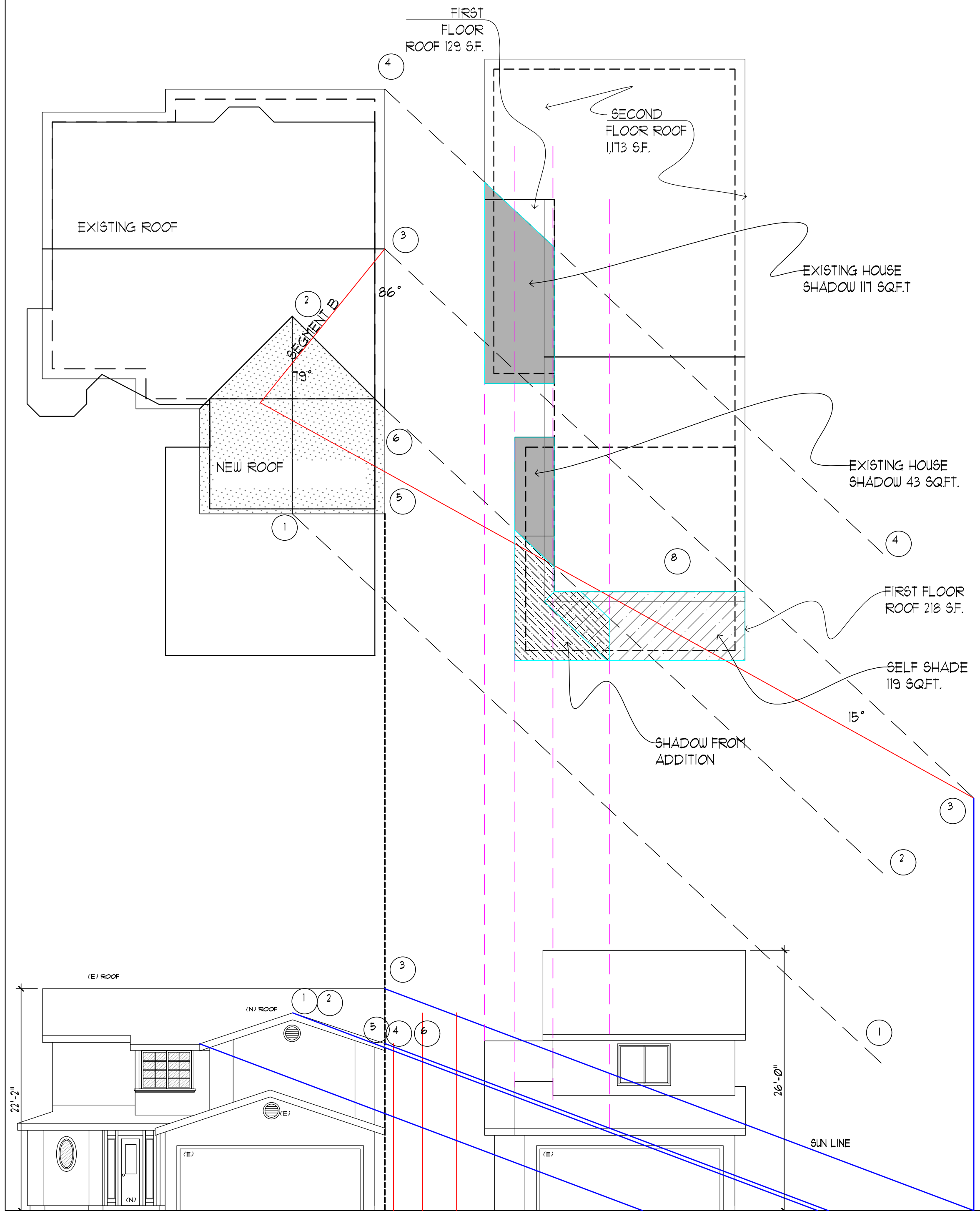


SELF SHADE

1 PM SOLAR ANALYSIS
SCALE 1/16"=1'-0"



SHADE FROM EXISTING HOUSE



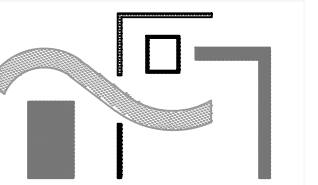
COMPLETE

1 PM SOLAR ANALYSIS
SCALE 1/8"=1'-0"

PM SOLAR ANALYSIS AREAS:
EXISTING ROOF AT 1451 YUKON DR.
1173+130+1218+1521 SF.
EXISTING PM SHADOW: 111+43=154 SF.
154/1521 = 10.13%
NEW PM SHADOW: 119 SQ.F.T.
119/1521 = 7.82%
TOTAL SHADOW: 15.95%
SELF SHADOW: 119 SQ.F.T.
119/1521 = 7.82%

LEGEND

- NEW ROOF
- SELF SHADED ROOF AREA
- ROOF AREA SHADED BY EXISTING HOUSE
- ROOF AREA SHADED BY ADDITION

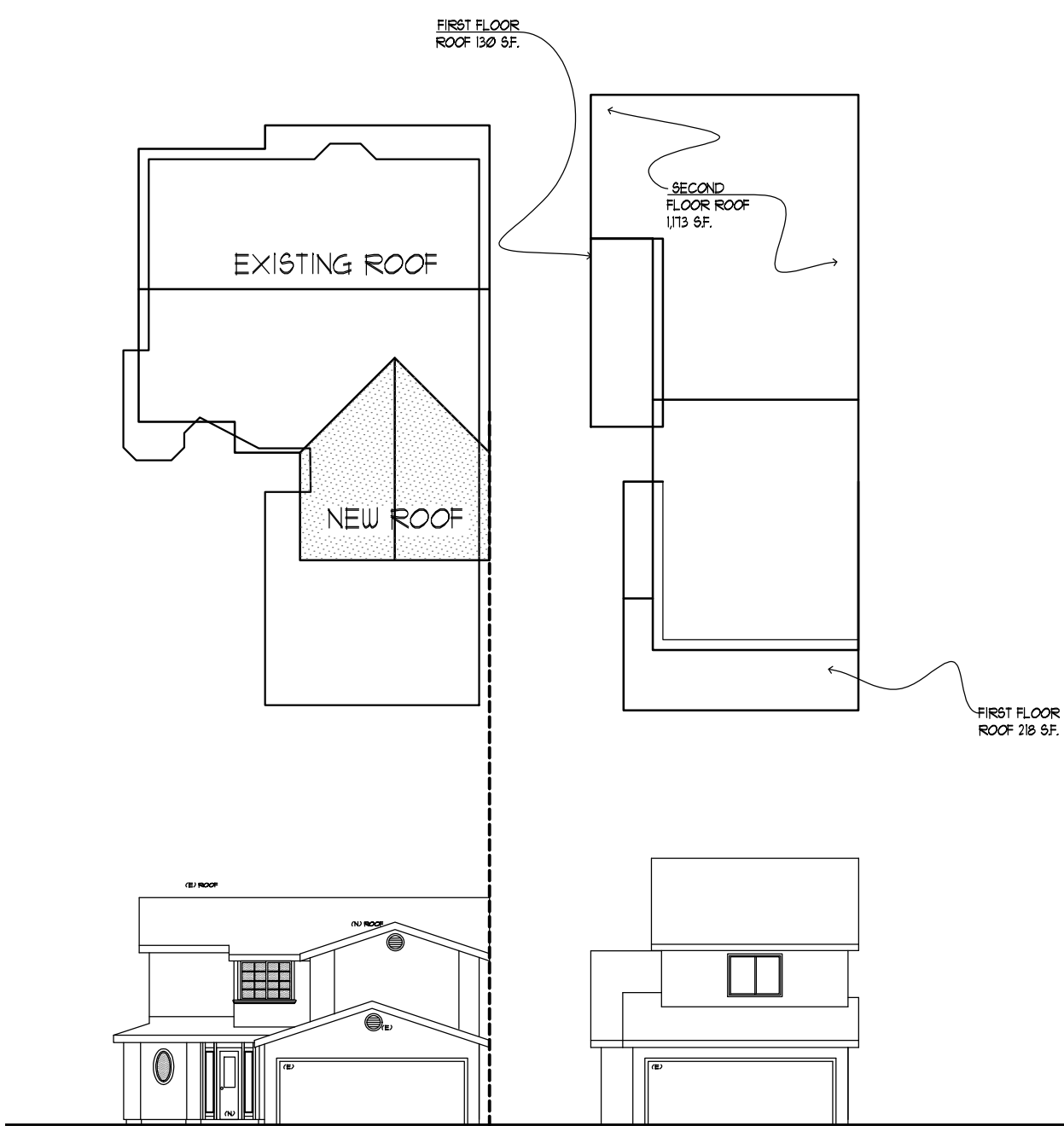


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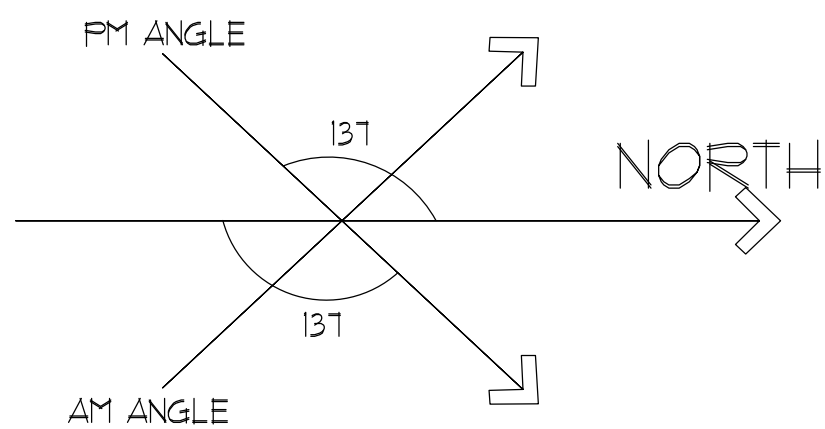
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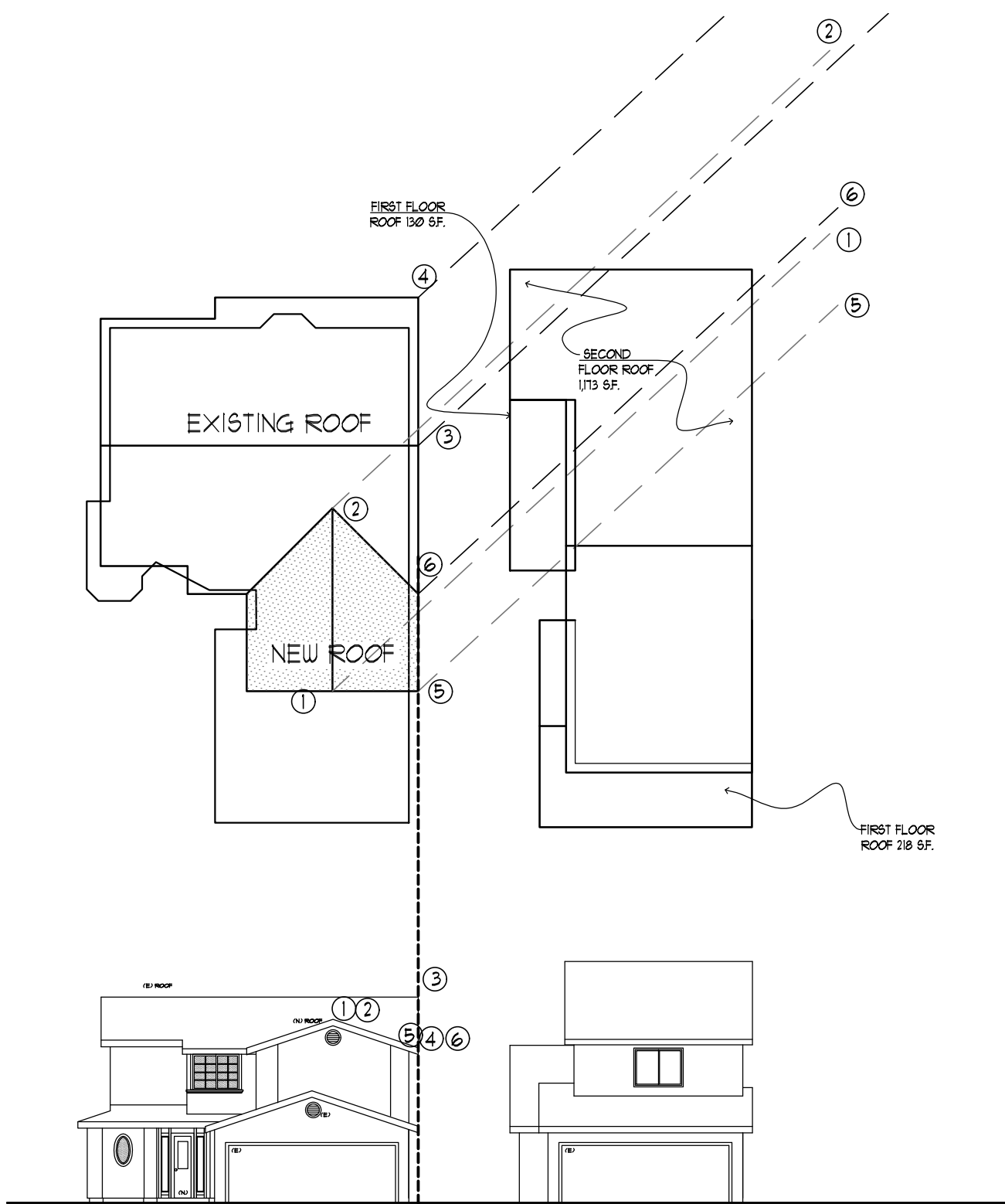
A3-2



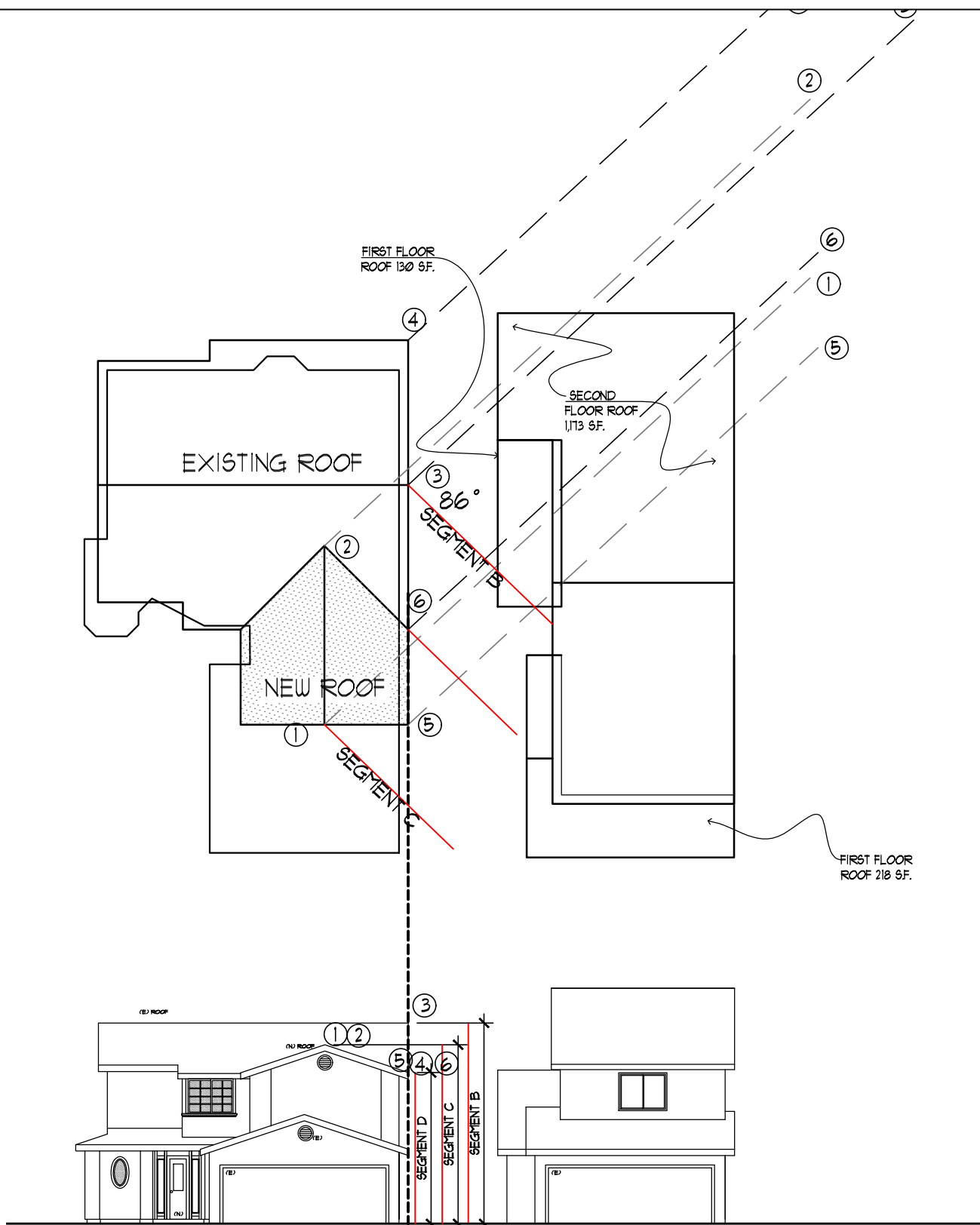
STEP 1



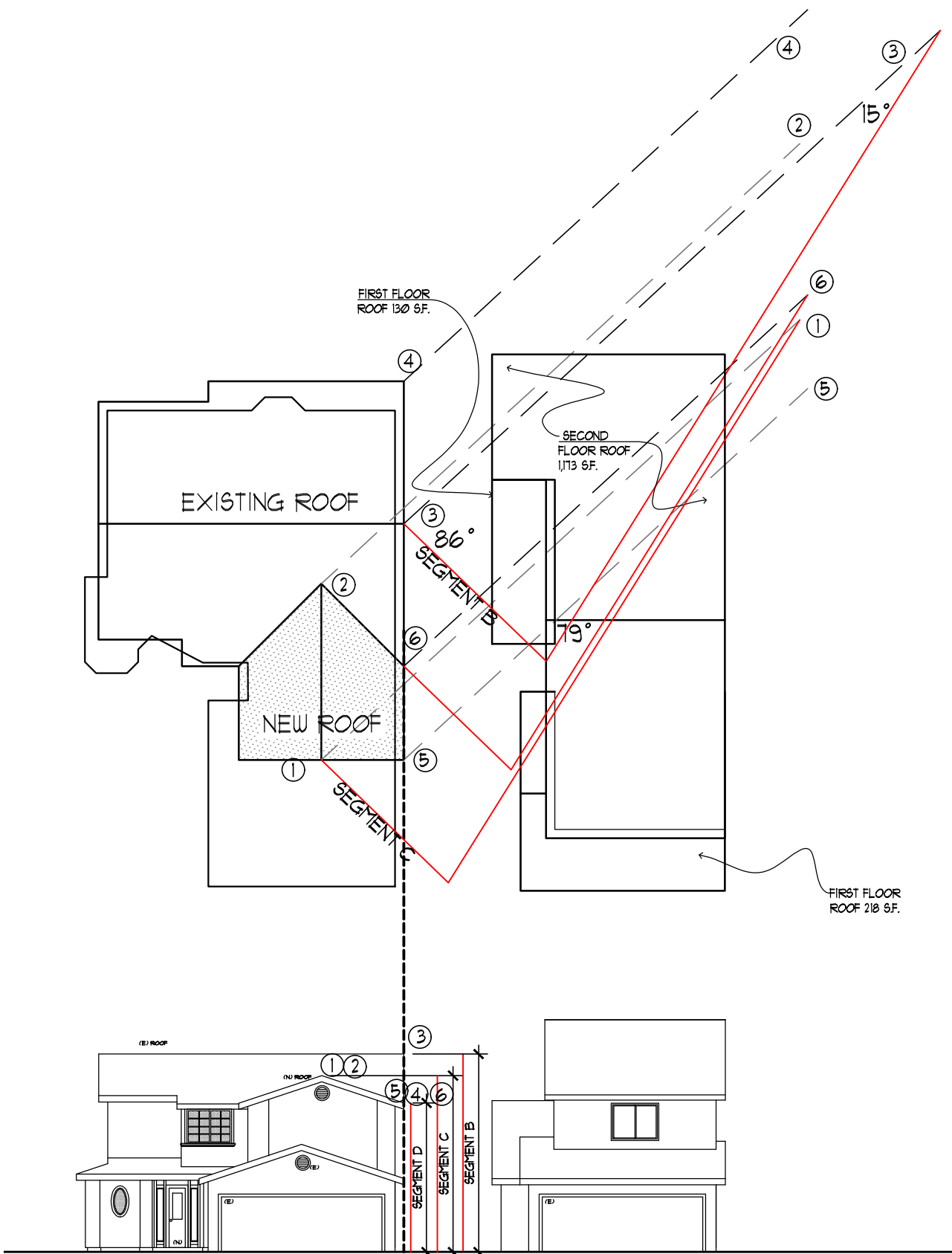
STEP 2



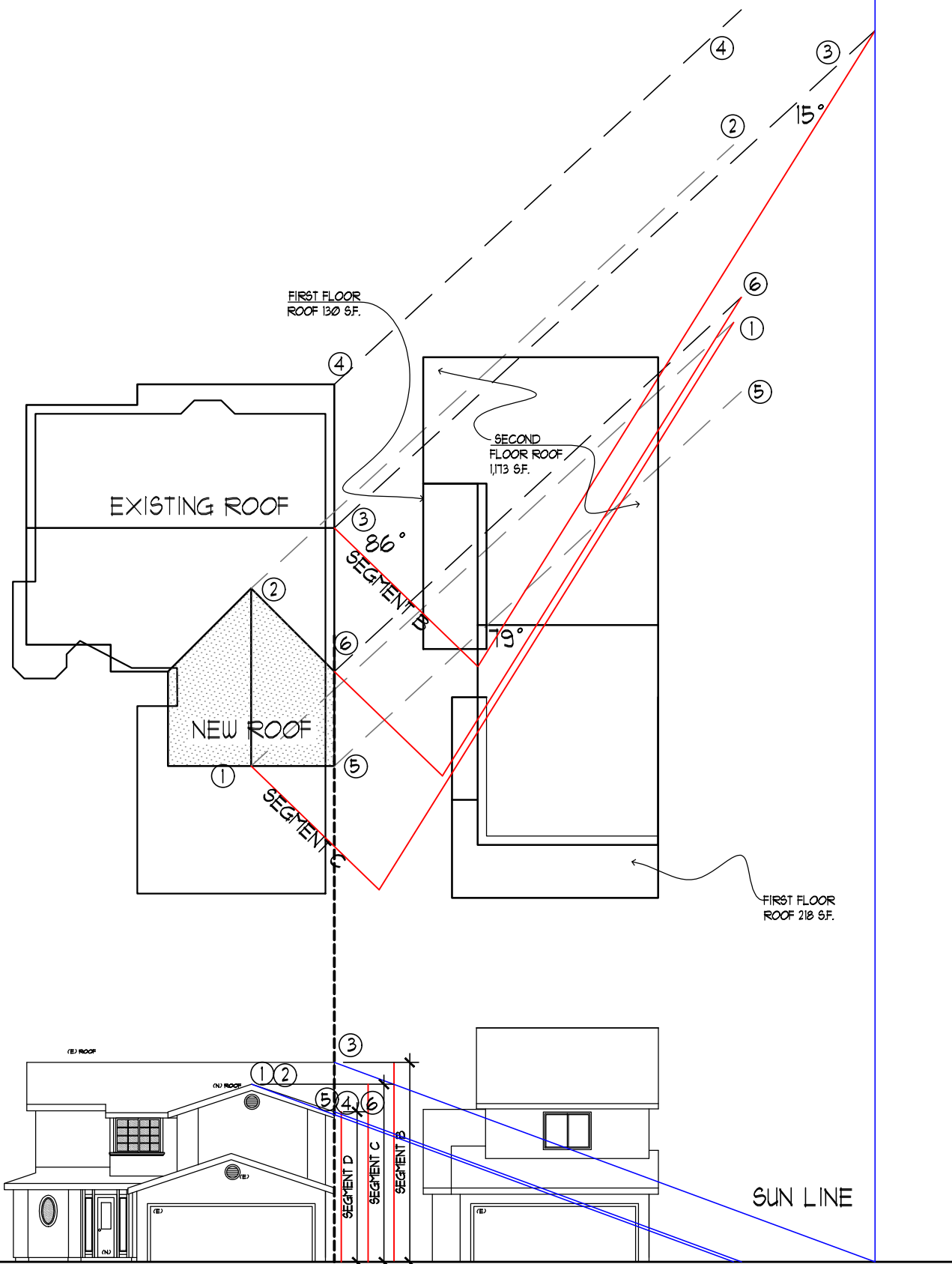
STEP 3



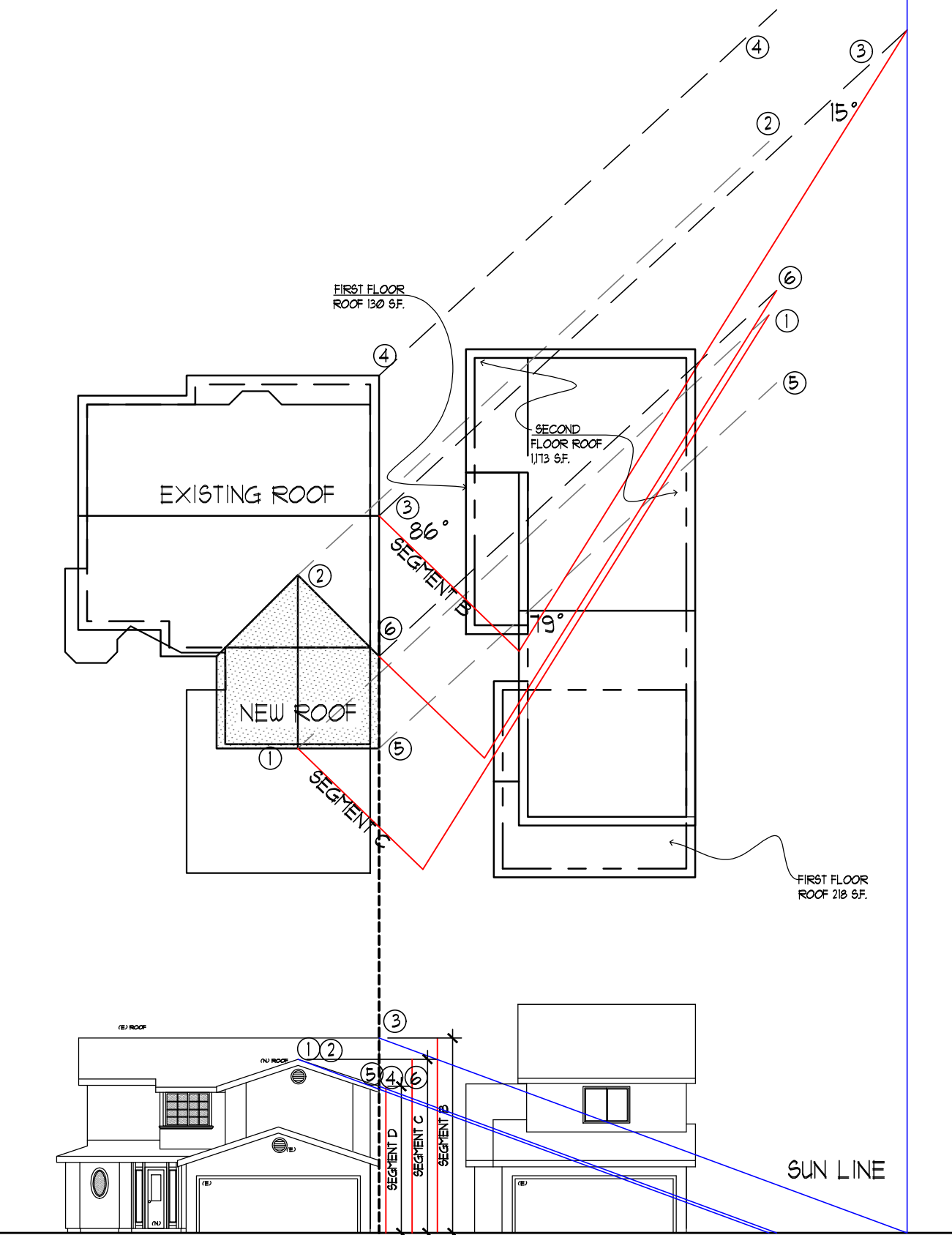
STEP 4



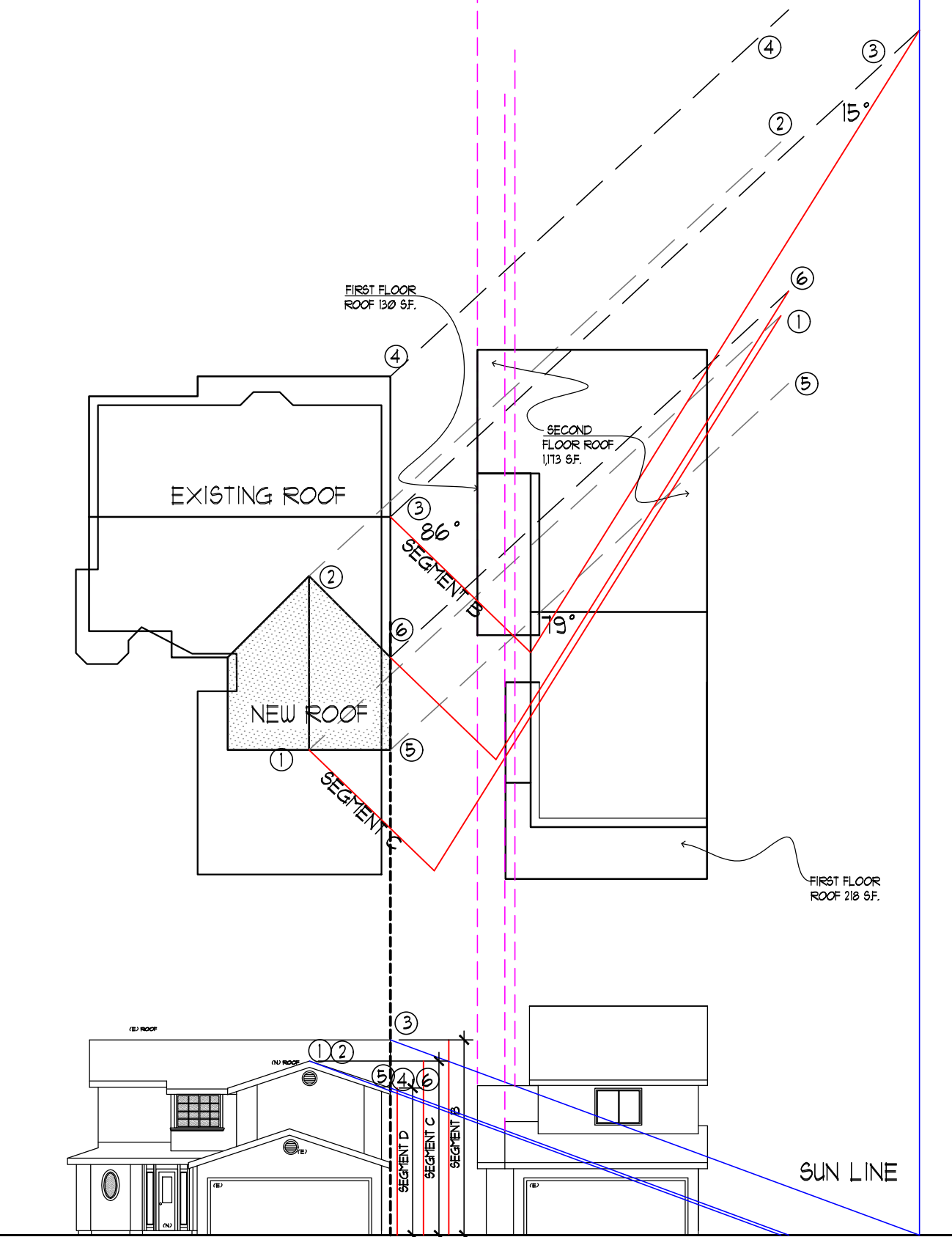
STEP 5



STEP 6 AND 7

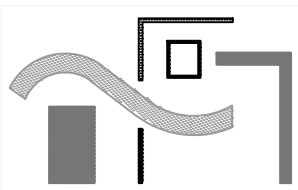


STEP 8



STEP 9 AND 10

1 AM SOLAR ANALYSIS
SCALE 1/16" = 1'-0"

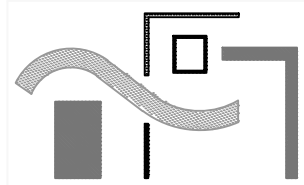


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A3-3

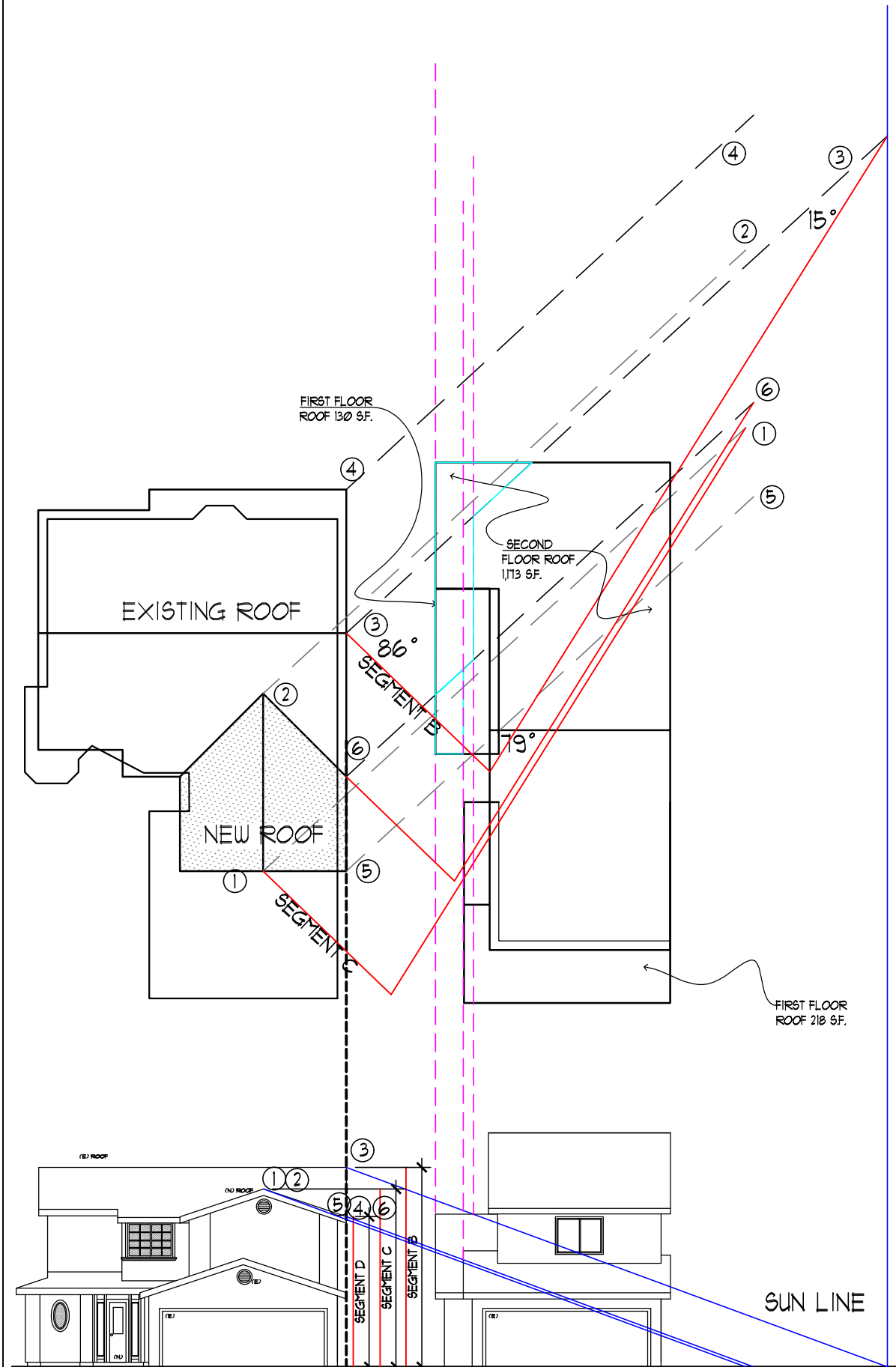


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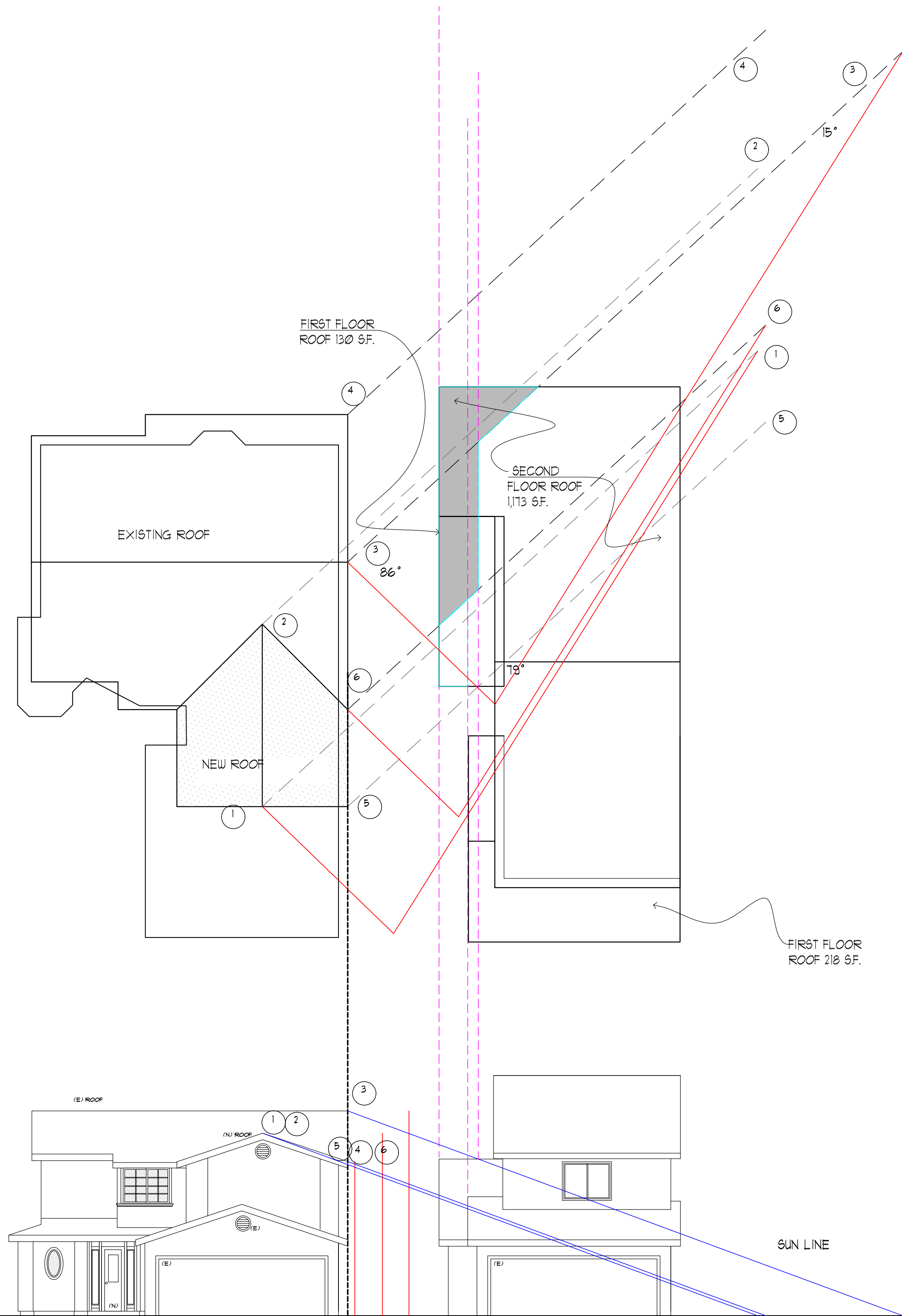
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A3-4

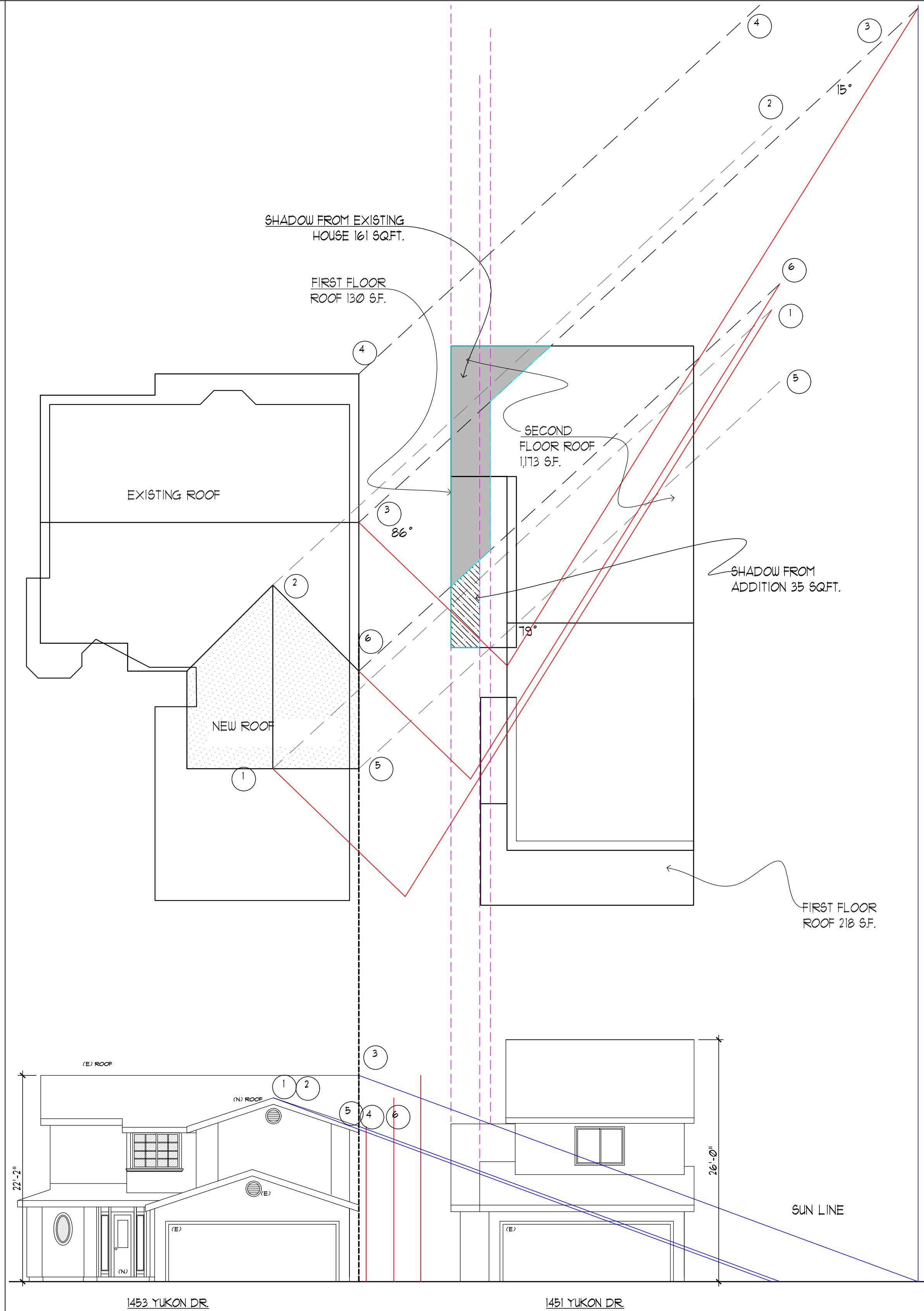


STEP 11

1 AM SOLAR ANALYSIS
SCALE 1/16" = 1'-0"



SHADE FROM EXISTING HOUSE



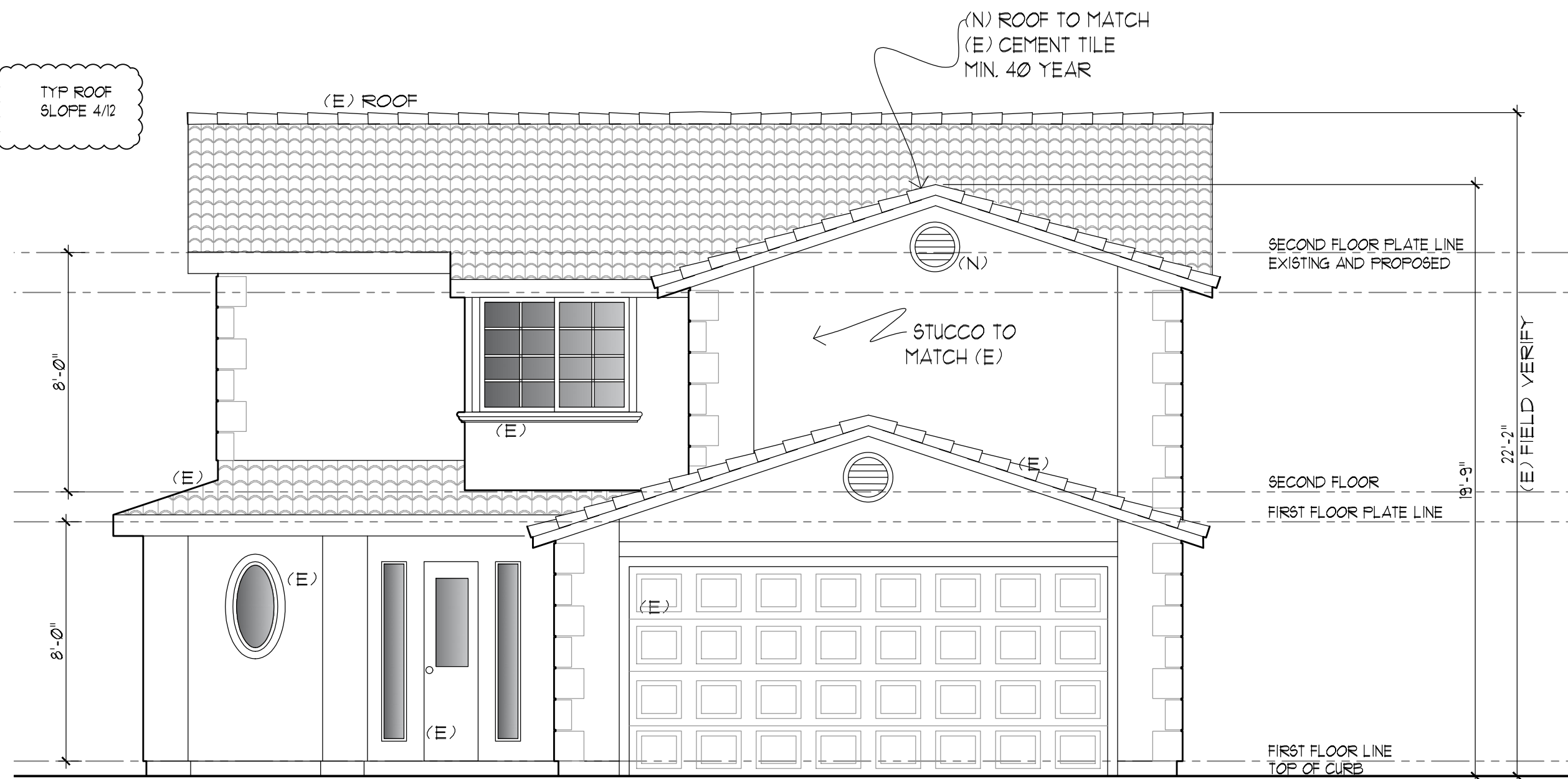
COMPLETE

2 AM SOLAR ANALYSIS
SCALE 1/8" = 1'-0"

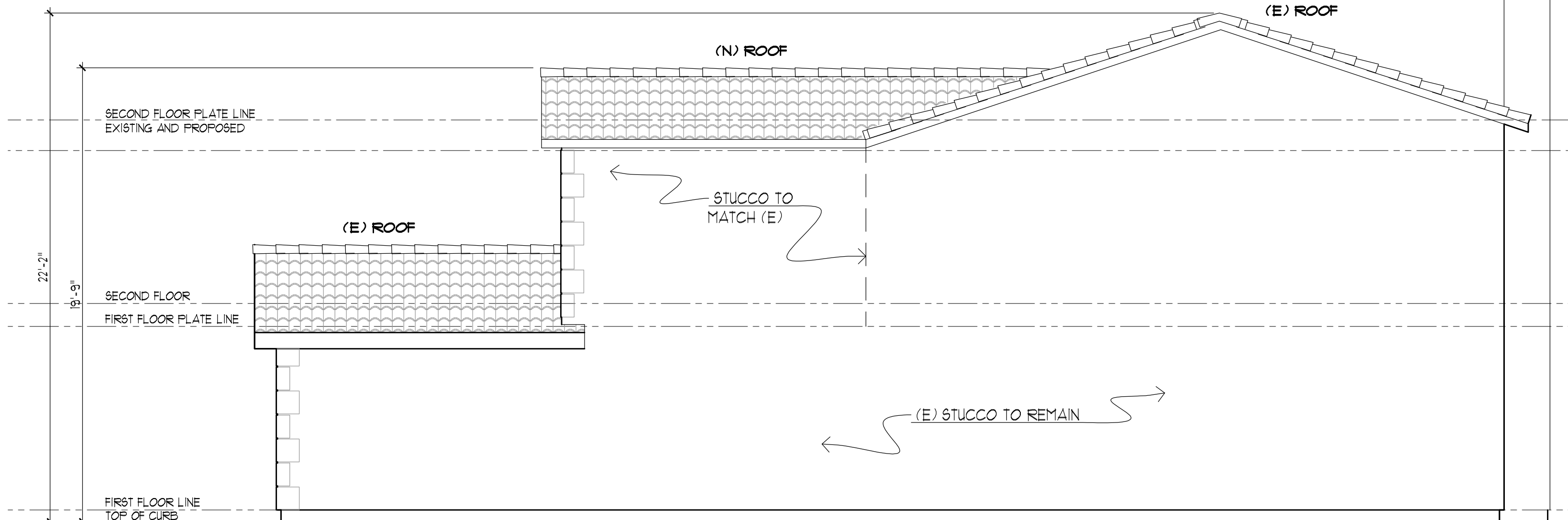
AM SOLAR ANALYSIS AREAS:
EXISTING ROOF AT 1451 YUKON DR.
1173+130+218=1521 SF.
EXISTING AM SHADOW: 119 SF.
119/1521 = 7.8%
PROPOSED AM SHADOW: 36 SQFT.
25/1521 = 1.6%
TOTAL 7.8%+1.6% = 9.4%

LEGEND

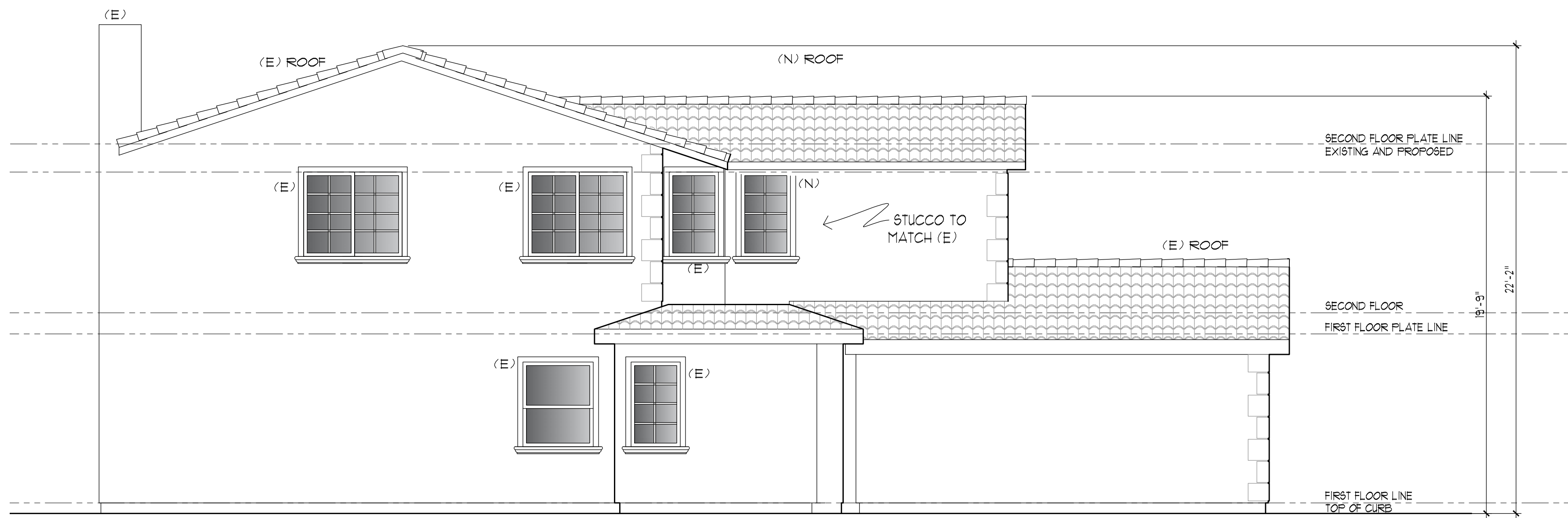
	NEW ROOF
	SELF SHADED ROOF AREA
	ROOF AREA SHADED BY EXISTING HOUSE
	ROOF AREA SHADED BY ADDITION



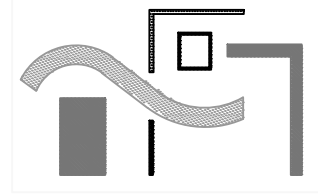
1 FRONT ELEVATION
SCALE 1/8"=1'-0"



2 RIGHT SIDE ELEVATION
SCALE 1/8"=1'-0"



3 LEFT SIDE ELEVATION
SCALE 1/8"=1'-0"



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DATE MARCH 1 2016

REVISIONS

△ MARCH 18, 2016

A4