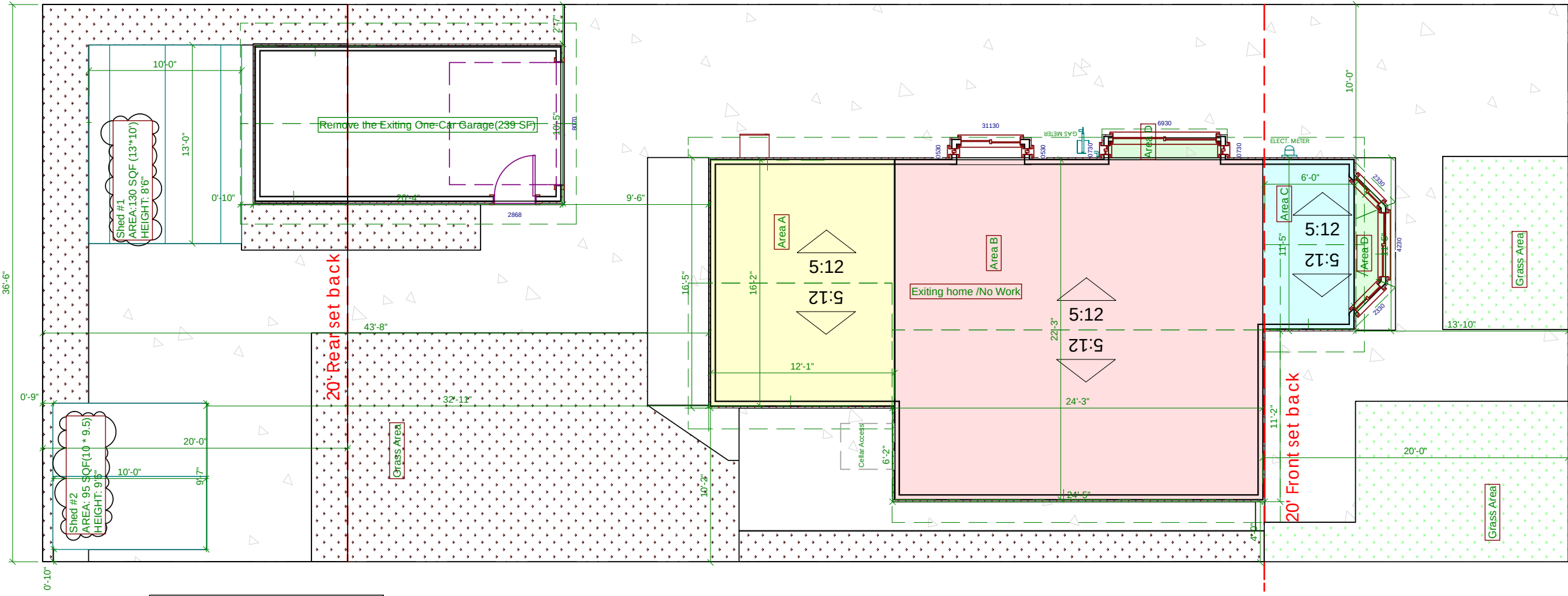


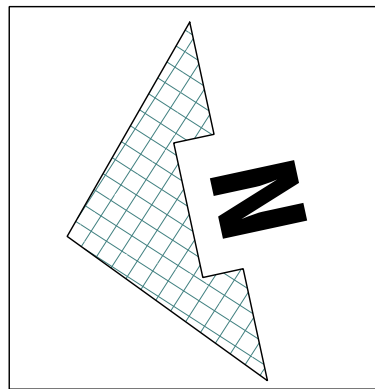
Important Note:

The Exting Sheds will be removed from the property prior to final on the building permit.



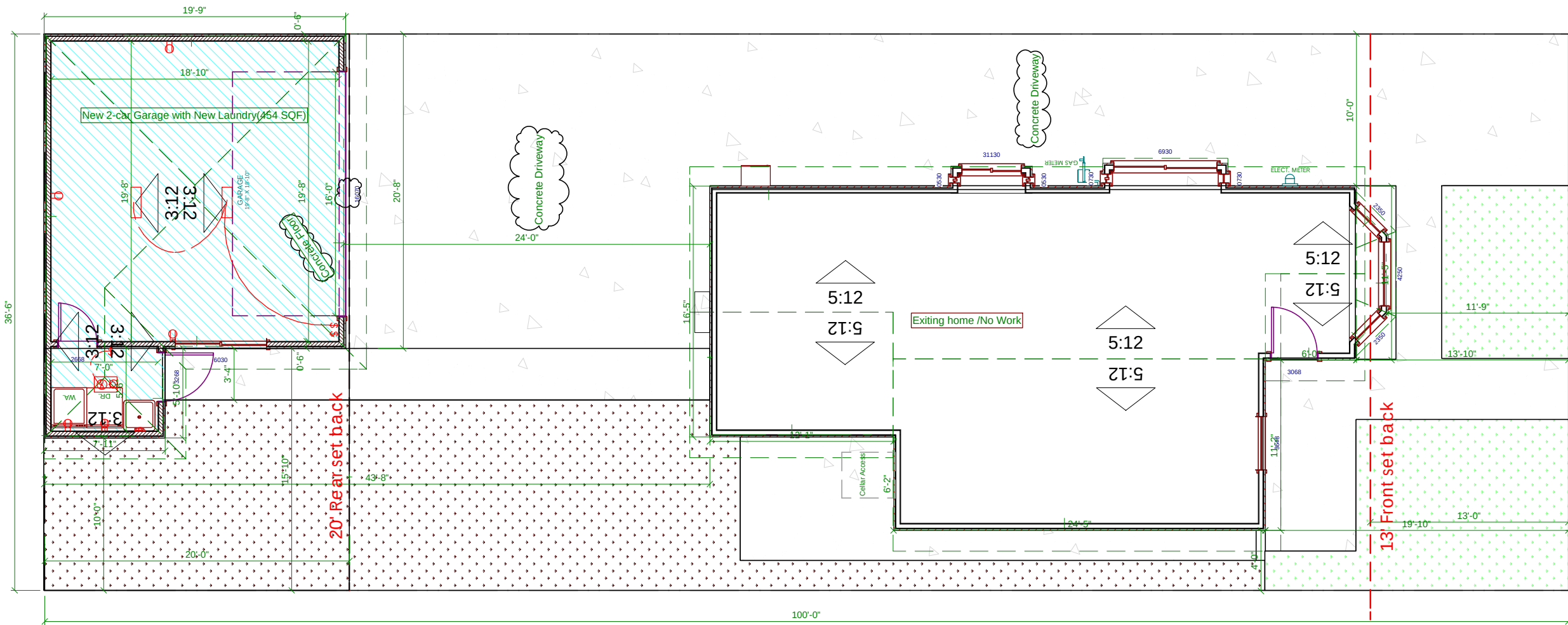
EXISTING SITE PLAN

1/8" = 1'-0"



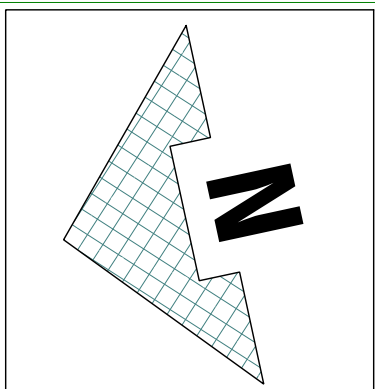
INDEX

- A-0 Cover Sheet
- Existing Site Plan
- Proposed Site Plan
- Project Data
- A-1 Proposed Elevations
- Proposed Roof Plan



PROPOSED SITE PLAN

1/8" = 1'-0"



Important Note:

Zero Lot Line Walls :
Require a one-hour fire wall.
Eaves are not allowed.
Windows are not allowed.

Important Note:

The garage will not be used as an
accessory dwelling unit and shall be no
kitchen or kitchenette allowed in the
garage.

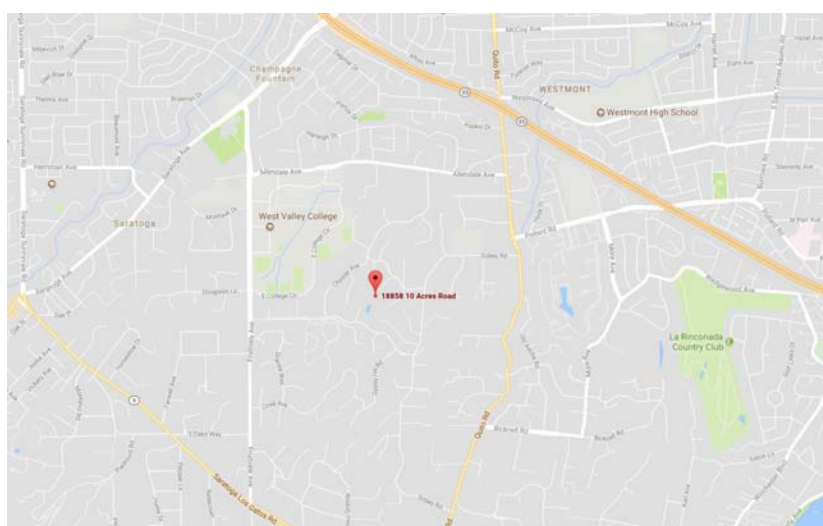
Important Note:

The Garage roof shall match the roof the existing house in material,color and
style.If /when the existing house is reroofed, the new roof of the house shall
match the garage roof.

777 W. Washington Ave.

	Existing	Proposed	Required
Zoning	R-2	R-2	
Lot Size (sq. ft.)	3,650	3,650	8,000 min in R-2
Floor Area (sq. ft.)			
House	826	826	
Garage and Laundry	203 (demolish)	454	450 max w/o UP
Shed #1	130 (remove)		
Shed #2	95 (remove)		
Total	1254	1280	1642 max w/o PC review
Floor Area Ratio (%)	34%	35%	45% max w/o PC review
Lot Coverage (%)	34%	35%	45%
Setbacks			
Front	13'10"	13'10"	20'
Rear	3'	Remove	20', 10' min
	9'	Remove	20', 10' min
	13'10"	to garage	20', 10' min
Right	27"	legal non-conforming	0'
Left	23'5"	to garage	4', 10' min./combined
	10"	to shed	4', 10' min./combined
Landscape Area (sq. ft.)	932	989	850/unit
Usable Open Space (sq. ft.)	690	550	500/unit
Required Rear Yard (sq. ft.)	730	730	N/A
Required Rear Yard Encroachment (sq. ft.)	177	454	183 max w/o UP
Required Rear Yard Encroachment (%)	24%	62%	25% max w/o UP

VICINITY MAP



PROJECT DATA

Project Location:777 W. Washton Ave.,
Sunnyvale,CA, 94086
Owner: Diamond,Rebecca
Project Type: 2-Car Garage Addition

APN No.: 165-15-083
Zoning No.: R2
Number of Floor: 1
Construction Type: V-B
Occupancy Group: R-3/U
Fir Protection: Not Sprinkled

CODE EDITION

California Residential Code 2016 Edition
California Building Code 2016 Edition
California Electrical Code 2016 Edition
California Mechanical Code 2016 Edition
California Plumbing Code 2016 Edition
California Energy Code 2016 Edition
California Green Building Code 2016 Edition

SCOPE OF WORK

Building a two-car Garage

PROJECT CONTACT

Owner: Rebecca Diamond
777 W. Washington Avenue,
Sunnyvale,CA. , 94086
Designer: Mike Amini
(408) 366-1100
Craftsmen's Guild, INC
10566 S De Anza Blvd.,
Cupertino, CA 95014

The Diamond Residence
777 W. Washington Ave.
Sunnyvale, CA, 94086

Craftsmen's Guild Inc.
10566 South De Anza Blvd., Cupertino,CA 95014
Phone: (408) 366-1100 Fax: (408) 366-1100
California State Contractor's License Number: 907159

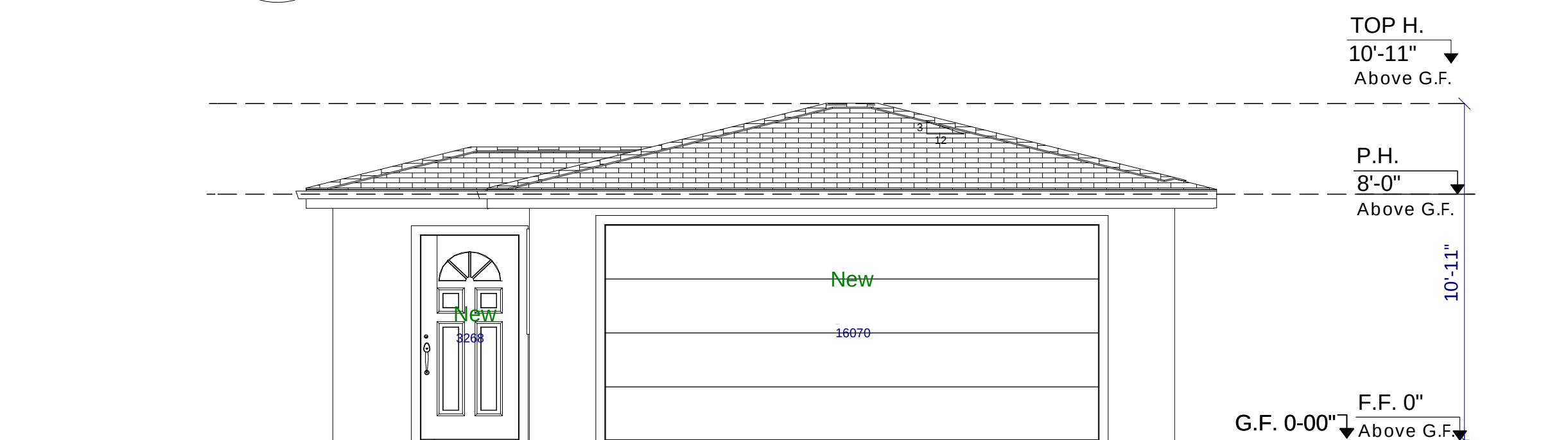


DESIGNED BY
MARYAM T
SCALE:
DATE ISSUED:
PROJECT/FILE NAME:
PROJECT NUMBER:

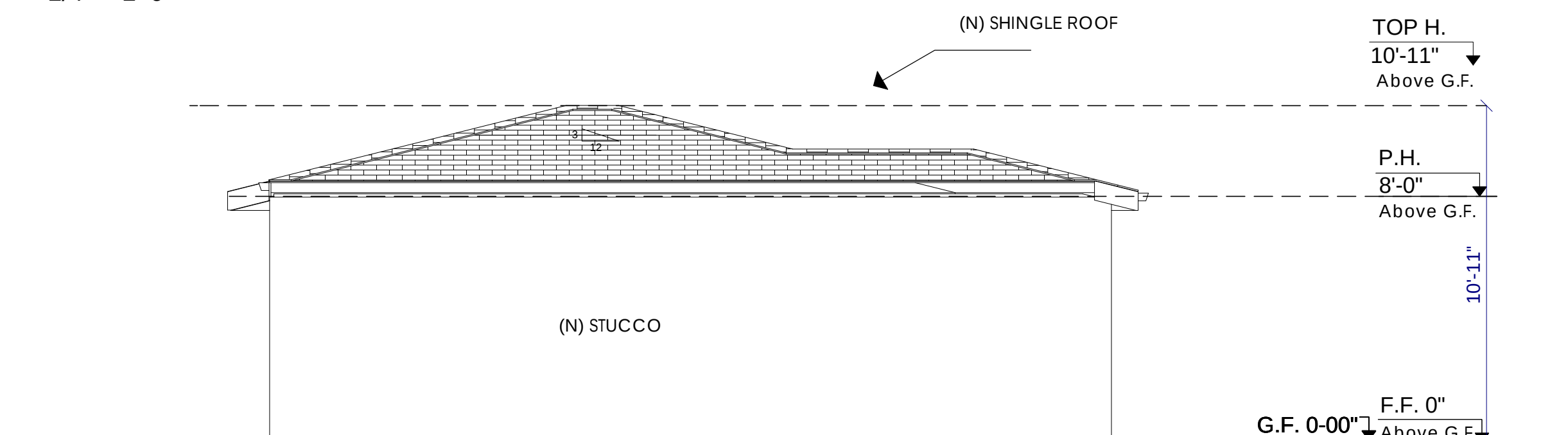
A0

Important Note:

The exterior color of the proposed garage shall match the color of the house.

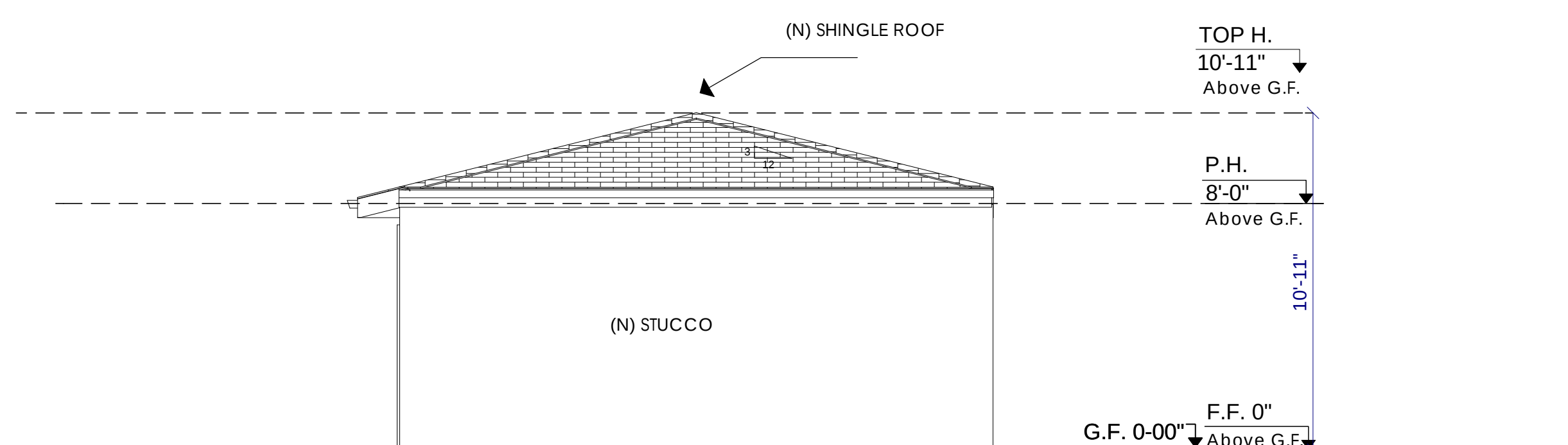


PROPOSED FRONT ELEVATION

$$\underline{1/4'' = 1'-0''}$$


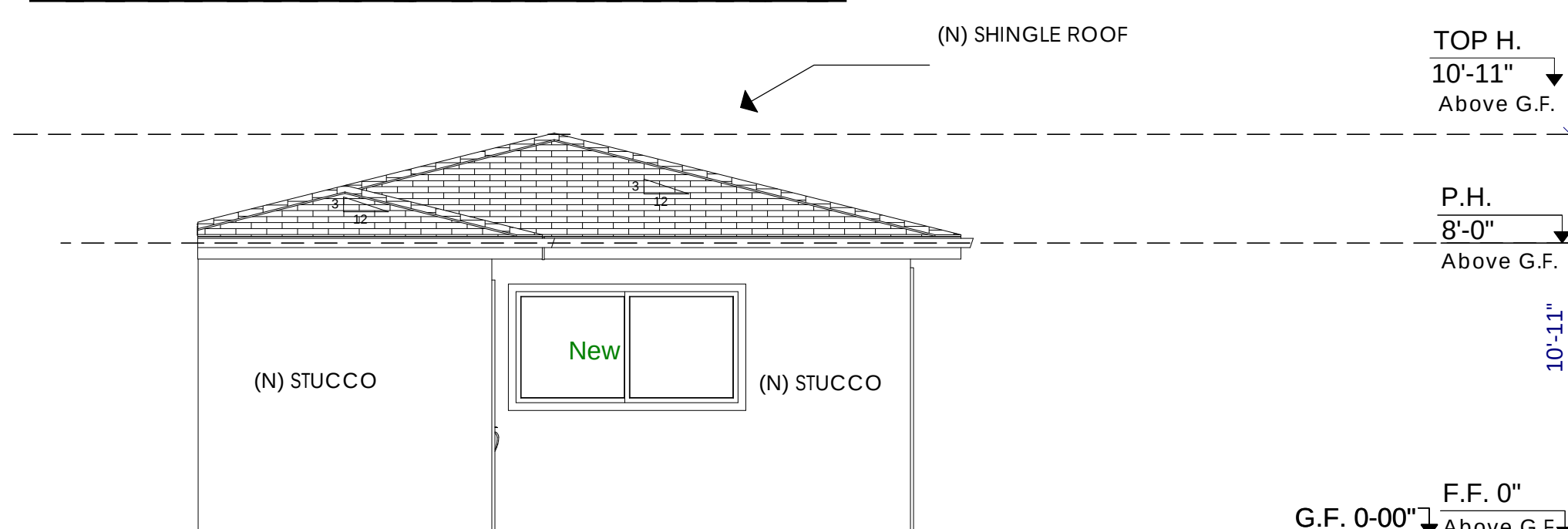
PROPOSED REAR ELEVATION

1/4" = 1'-0"



1/4" = 1'-0"

PROPOSED RIGHT ELEVATION

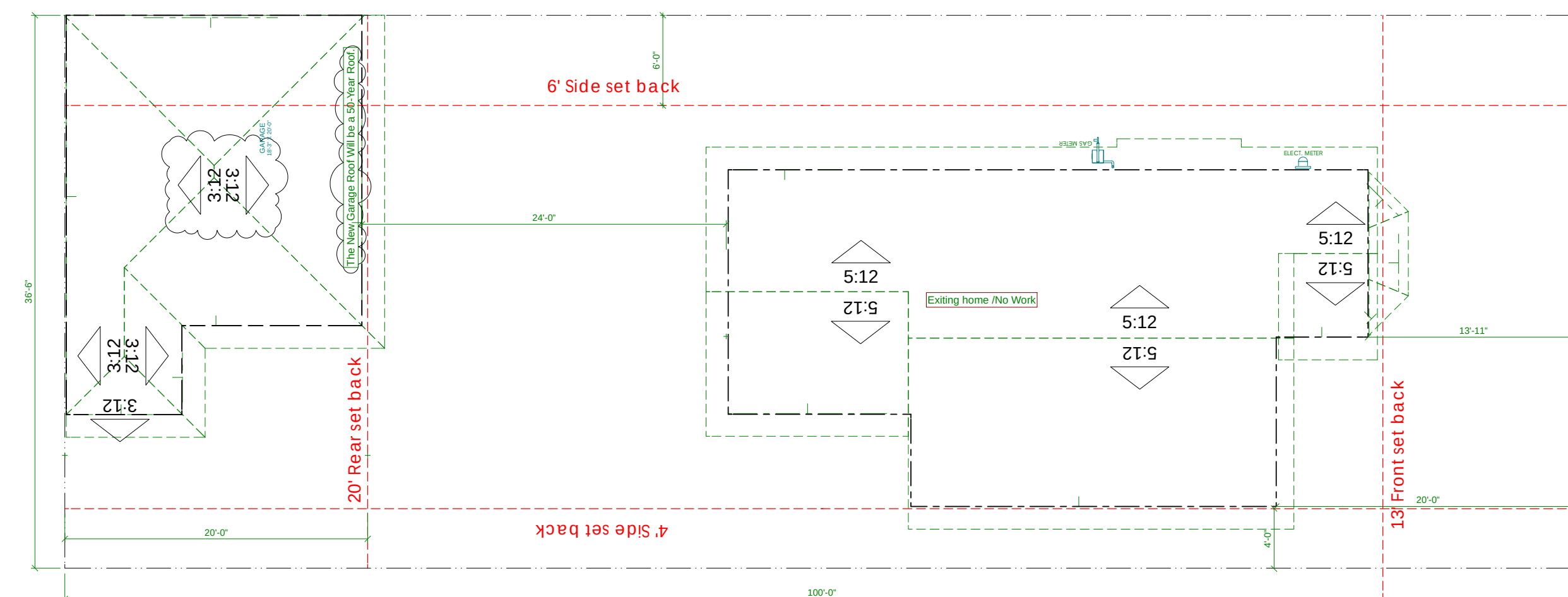
$$1/4'' = 1'-0''$$


PROPOSED LEFT ELEVATION

$$1/4'' = 1'-0''$$

Important Note:

Important Note:
The exterior color of the proposed garage shall match the color of the house.

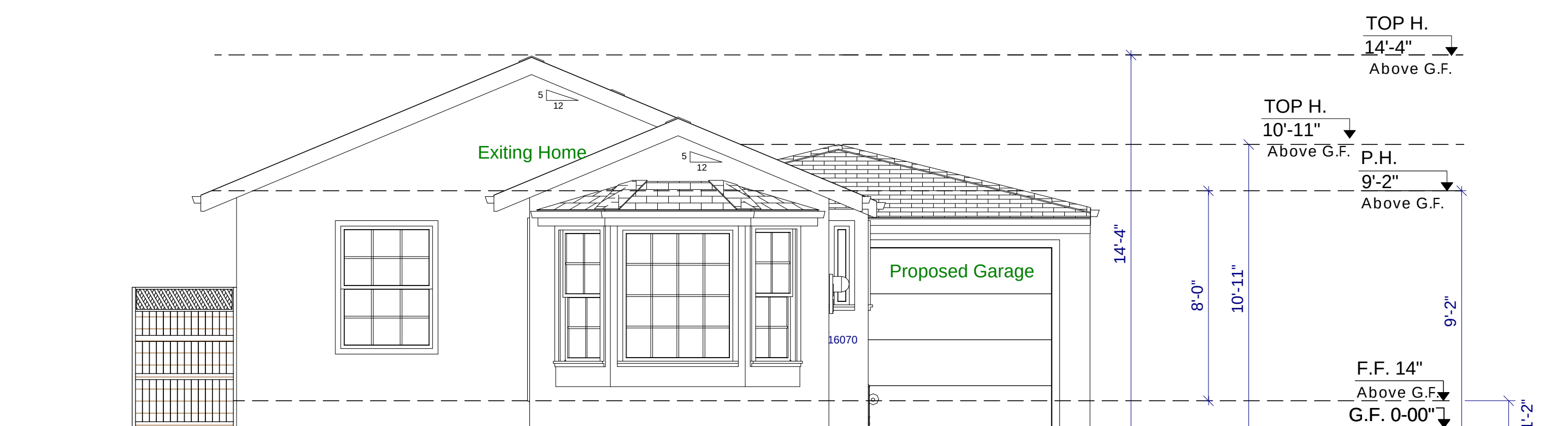


PROPOSED ROOF PLAN

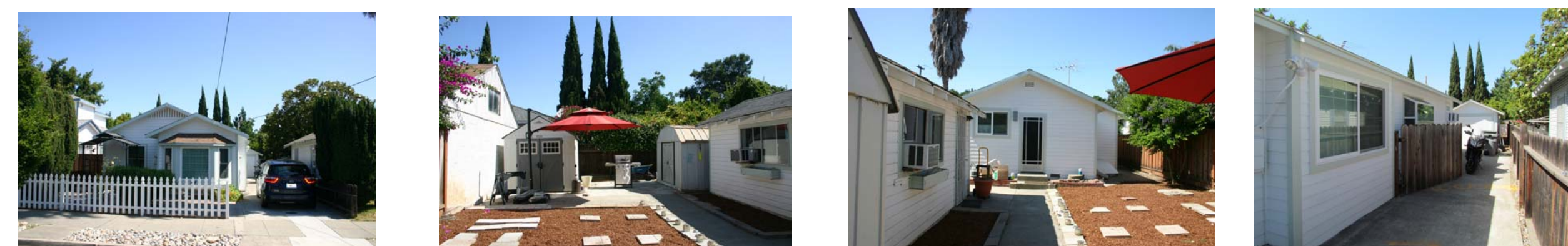
$$1/8'' = 1'-0''$$

Important Note:

The Garage roof shall match the roof the existing house in material,color and style.If /when the existing house is reroofed, the new roof of the house shall match the garage roof.



THE EXITING HOUSE FRONT ELEVATION

$$\underline{1/4'' = 1'-0''}$$


The Diamond Residence
777 W. Washington Ave.
Sunnyvale, CA, 94086

Craftsmen's Guild Inc.



DRAWN BY: MARYAM T
SCALE:
DATE ISSUED
PROJECT/FILE NAME
PROJECT NUMBER

A1