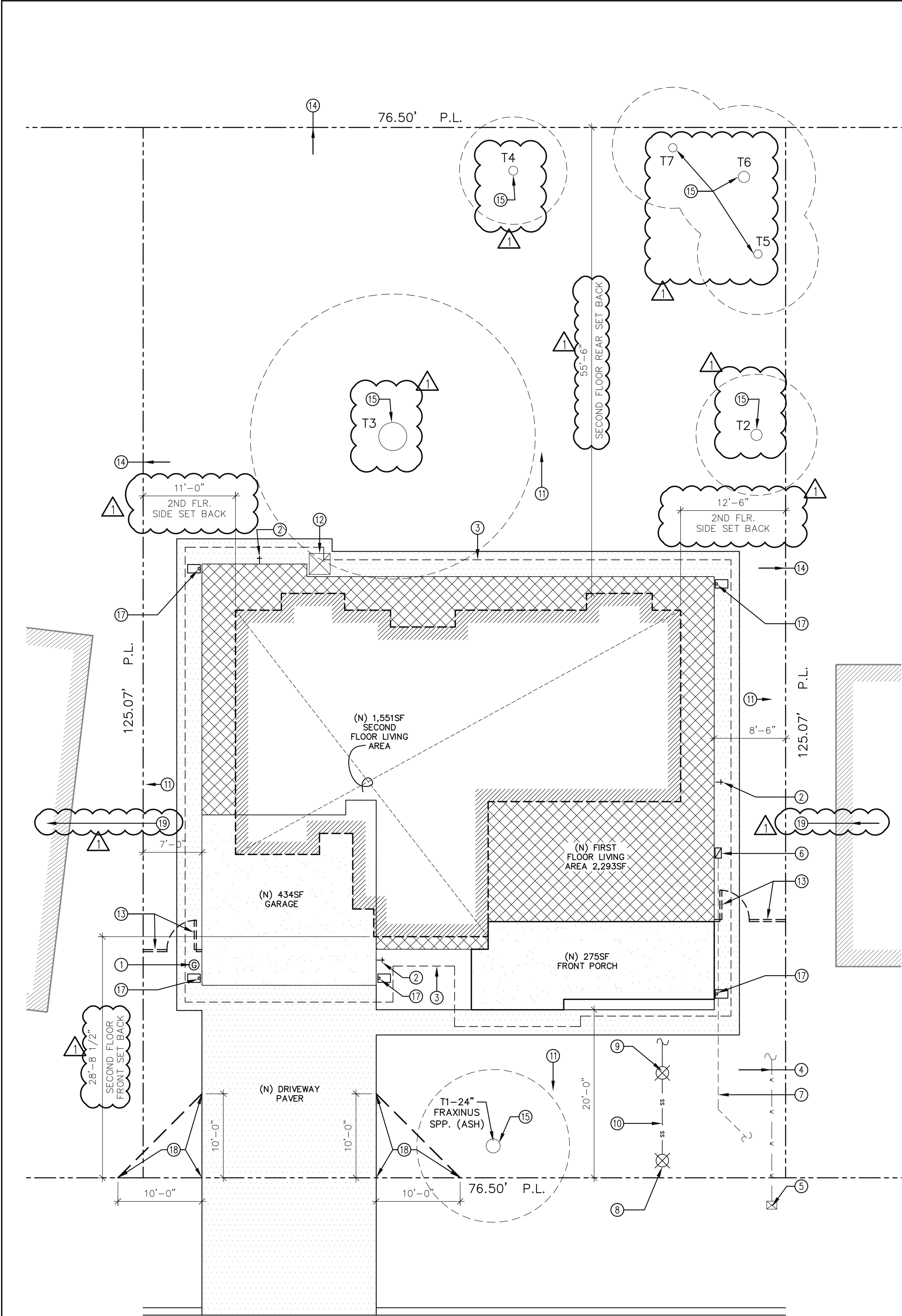




954 MARION WAY

A PLOT PLAN



1/8"=1'-0"



EXISTING TREE TABLE			
TREE #	TREE NAME	TRUNK DIA.	TREE REMARK
T1	FRAXINUS SPP (ASH)	24"	TO REMAIN AND PROTECT PER L1
T2	ALIANTHUS TREE OF HEAVEN	10"	TO REMAIN AND PROTECT PER L1
T3	FRAXINUS SPP (ASH)	50"	TO REMAIN AND PROTECT PER L1
T4	SCHINUS SPP (BRAZILIAN PEPPER)	8"	TO REMAIN AND PROTECT PER L1
T5	SCHINUS SPP (BRAZILIAN PEPPER)	12"	TO REMAIN AND PROTECT PER L1
T6	FRAXINUS SPP (ASH)	16"	TO REMAIN AND PROTECT PER L1
T7	SCHINUS SPP (BRAZILIAN PEPPER)	12"	TO REMAIN AND PROTECT PER L1

PROJECT DATA

JOB LOCATION: 954 MARION WAY
JURISDICTION: SUNNYVALE
APN: 313-26-065
LOT SIZE: 9,567.85SF
ZONING: R-1
OCC TYPE: R3/U1
CONSTRUCTION TYPE: V-B
SPRINKLERS: NO
2016 CBC, CPC, CMC, CEC, AND 2016 CRC
SUNNYVALE MUNICIPAL CODE

EXISTING HOUSE:

REMOVE (E) LIVING AREA: 1,102SF

PROPOSE:

1ST FLR. LIVING AREA: 2,293SF
2ND FLR. LIVING AREA: 1,551SF
(N) GARAGE: 434SF
TOTAL LIVING AREA: 3,844SF
TOTAL BUILDING: 4,278SF
FRONT PORCH: 275SF

F.A.R.: $\frac{4,278SF}{9,567.85SF} = 44.72\%$

LOT COVERAGE $\frac{(2,293+434+275)SF}{9,567.85SF} = 31.38\%$

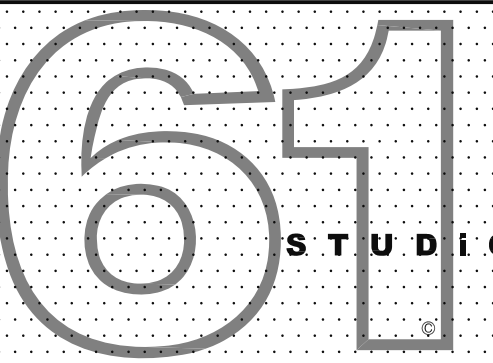
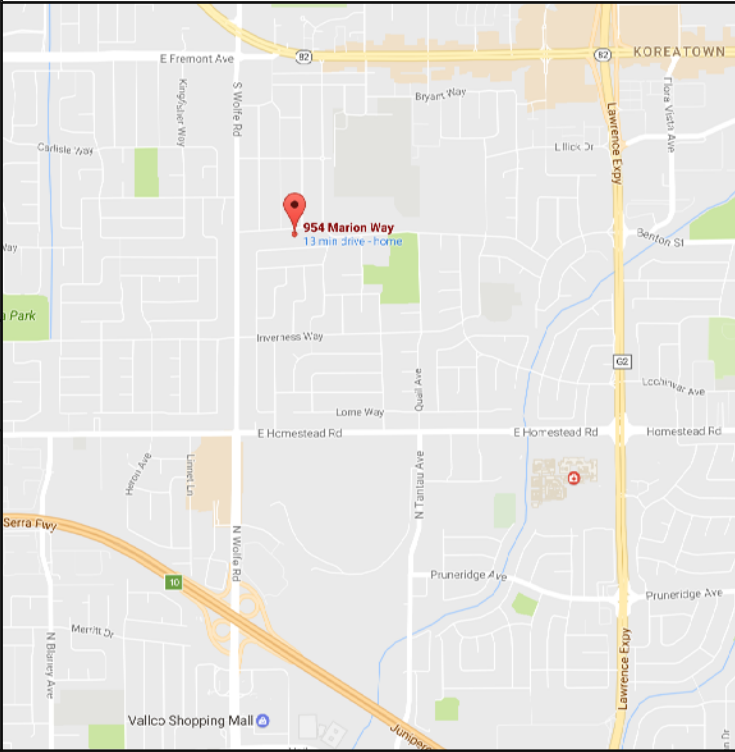
PROJECT SCOPE

1. REMOVE (E) HOUSE
2. PROPOSE (N) 2 STORIES BUILDING WITH 6 BEDROOMS AND 4 AND $\frac{1}{2}$ BATHROOM.

PROJECT INDEX

- ARCHITECTURAL
- A0.1 PLOT PLAN & ROOF PLAN
 - A1.0 AREA DIAGRAM, SOLAR ACCESS AND SHADOW ANALYSIS
 - A2.1 FIRST FLOOR PLAN
 - A2.2 SECOND FLOOR PLAN
 - A3.1 ELEVATIONS AND SECTION

PROJECT MAP



P: 408.892.5020, F: 408.871.6923

Project:

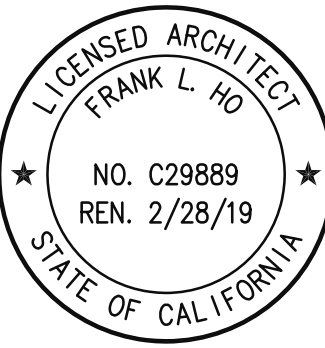
Nava Salgado's Residence
New House Project
954 Marion Way
Sunnyvale, CA 94087

Applicant:

Mr. Victor Nava Salgado
954 Marion Way
Sunnyvale, CA 94087

Architect:

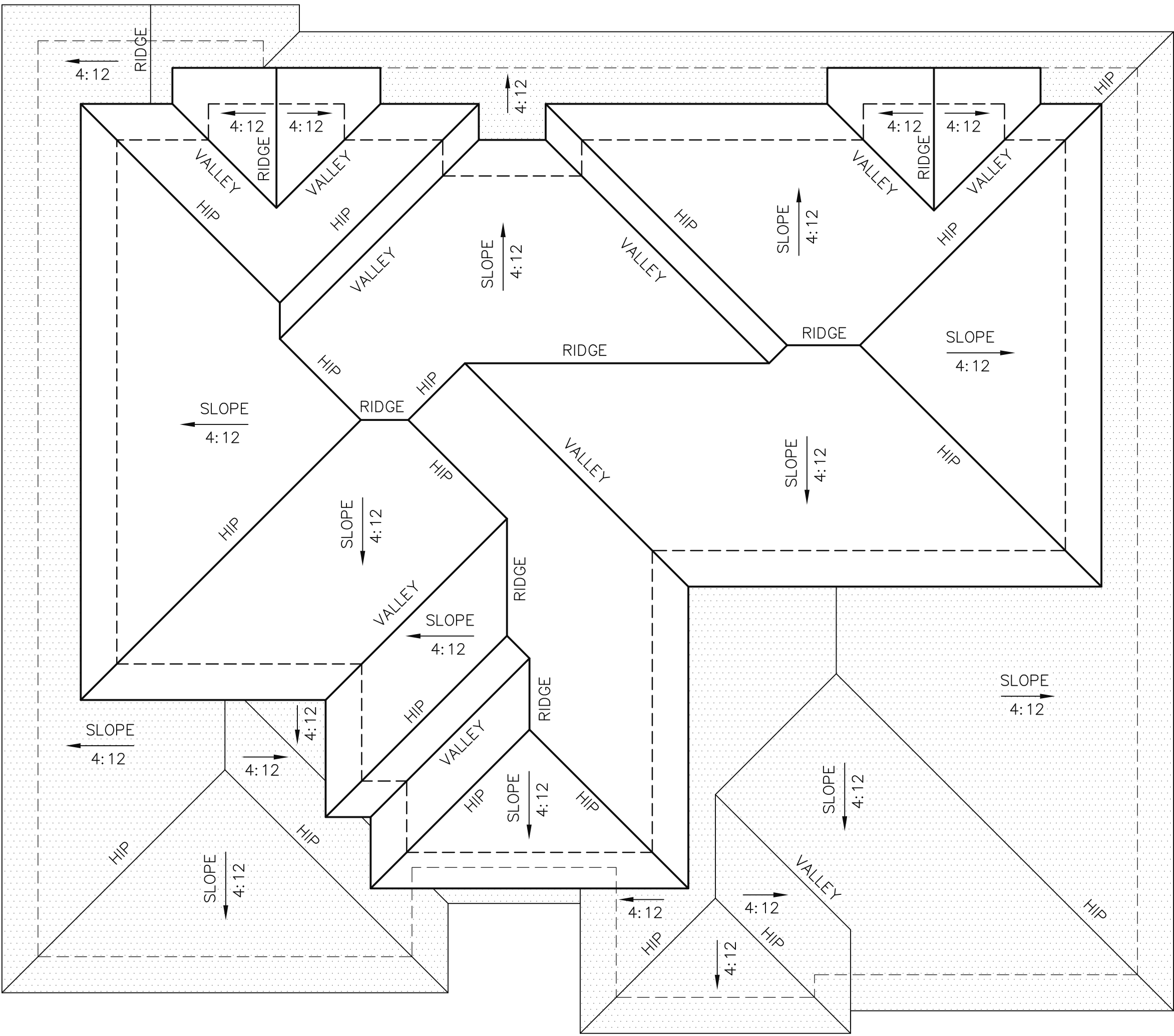
STUDIO 61 ARCHITECTS, Inc.
12480 Saratoga Ave.
Saratoga, CA 95070
T: (408) 892.5020
F: (408) 871.6923
Email: FRANKLHO@YAHOO.COM



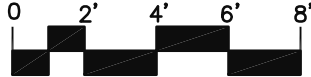
STRUCTURE ENGINEER:

SITE KEY NOTES

- (E) GAS METER TO REMAIN
- HOSE BIBBS W/ NON-REMOVABLE TYPE BACKFLOW PREVENTION DEVICE
- 24" ROOF OVER HANG ABOVE.
- (N) WATER LINE PER FIRE SPRINKLER PLAN
- WATER METER PER FIRE SPRINKLER REQ.
- (N) ELECTRICAL MAIN PANEL, MIN. 200A.
- (N) UNDERGROUND ELECT. SERVICE WIRE PER PG&E
- PROPERTY LINE C.O. MUST BE WITHIN 5 FEET OF THE PROPERTY LINE. CLEAN OUT SHALL BE THE SAME DIAMETER AS THE STREET PORTION OF THE SERVICE. LATERAL GRAVITY LATERAL IS 4" DIAMETER MIN. SEE C1
- 4" CLEAN OUT
- 4" ABS SEWER LINE
- GRADE TO SLOPE AWAY FROM STRUCTURE MIN. OF 5% WITHIN THE 1ST 10'-FEET OF STRUCTURE. IF IMPERVIOUS SURFACES ARE WITHIN THE FIRST 10'-FEET OF THE BUILDING, A MIN. OF 2% AWAY FROM STRUCTURE IS ALLOWED.
- CONDENSER UNIT SHALL BE MORE THAN 5' SET BACK FROM SIDE PROPERTY.
- 6'-0" MAX. HIGH REDWOOD FENCE AND GATE
- (E) 6'-0" MAX. HIGH REDWOOD FENCE ALONG PROPERTY LINE TO REMAIN.
- (E) TREE TO REMAIN AND PROTECTED DURING CONSTRUCTION
- REMOVE (E) 50" DIA. TREE
- DOWN SPOUT WITH PROVIDE DIRECT ROOF RUNOFF AND ON-SITE SURFACE DRAINAGE TO LANDSCAPED AREAS OR GRASS SWALES FOR INFILTRATION TO THE GREATEST DEGREE POSSIBLE
- DRIVEWAY VISION TRIANGLE, ALL STRUCTURE AND VEGETATION IN THIS AREA LIMITED TO THREE AND ONE-HALF FEET IN HEIGHT WITHIN ANY VISION TRIANGLE.
- ADJACENT HOMES DO NOT HAS SOLAR COLLECTORS.



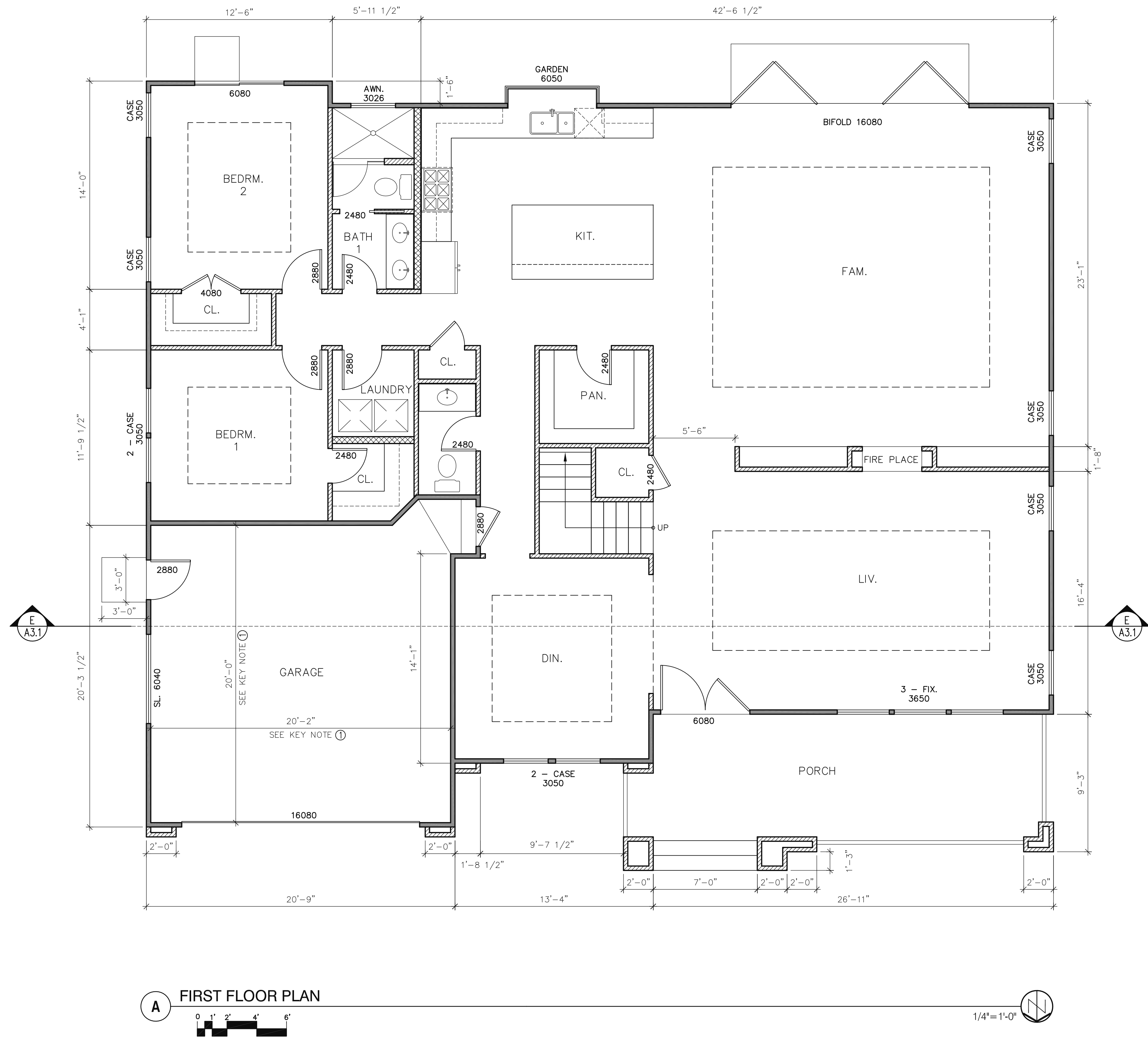
B ROOF PLAN



3/16"=1'-0"



A0.1



A FIRST FLOOR PLAN

FLOOR PLAN KEY NOTE:

- ① INTERIOR GARAGE SHALL HAVE MIN. AREA OF 400SF. MIN. GARAGE SHALL HAS MIN. DEPTH OF 18'-0" AND MIN. WIDTH OF 17'-0"

LEGEND:

- EXTERIOR STUD WALL W/ MIN. R-15 INSULATION. SEE STRUCTURE DRAWING FOR WALL SCHEDULE.
- (N) INTERIOR STUD WALL 2x4 @ 16" O.C.
- T TEMPERED GLASS
- E EGRESS DOOR OR WINDOW, OPENING HEIGHT NOT OVER 44" ABOVE FLOOR, 5.0SF OF OPEN AREA ON GROUND LEVEL, 24" NET CLEAR OPENING HEIGHT, 20" NET CLEAR OPENING WIDTH. ALL EGRESS WINDOWS W/ TWO OR MORE LATCHES SHALL HAVE THE LATCHES INTERCONNECTED AND OPERABLE FROM THE LOWEST LATCH.



P. 408.892.5020, F. 408.871.6923

12480 Saratoga Ave. Saratoga, CA 95070

Project:

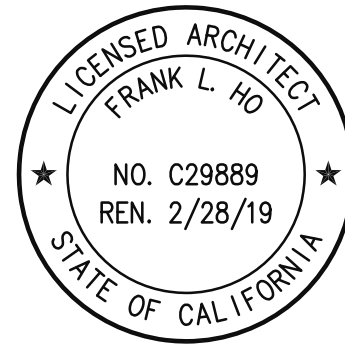
Nava Salgado's Residence
New House Project
954 Marion Way
Sunnyvale, CA 94087

Applicant:

Mr. Victor Nava Salgado
954 Marion Way
Sunnyvale, CA 94087

Architect:

STUDIO 61 ARCHITECTS, Inc.
12480 Saratoga Ave.
Saratoga, CA 95070
T: (408) 892.5020
F: (408) 871.6923
Email: FRANKLHO@YAHOO.COM



STRUCTURE ENGINEER:

2 Planning Comment 11.4.17

1 Planning Comment 8.28.17

NO. Revision Date

Drawn By: Date:

File:

Issue:

Date:

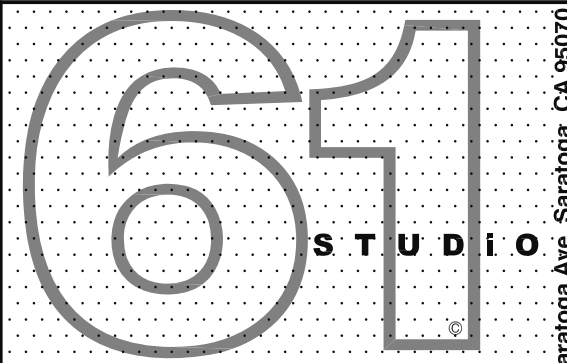
11.4.2017

Sheet Title:

FIRST FLOOR PLAN

Sheet No.:

A2.1



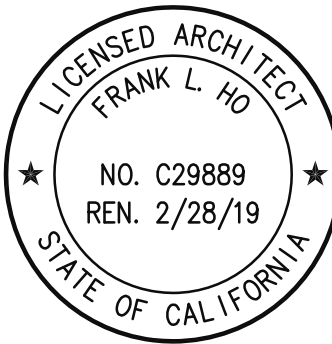
P: 408.892.5020, F: 408.871.6923

12480 Saratoga Ave. Saratoga, CA 95070

Project:
Nava Salgado's Residence
New House Project
954 Marion Way
Sunnyvale, CA 94087

Applicant:
Mr. Victor Nava Salgado
954 Marion Way
Sunnyvale, CA 94087

Architect:
STUDIO 61 ARCHITECTS, Inc.
12480 Saratoga Ave.
Saratoga, CA 95070
T: (408) 892.5020
F: (408) 871.6923
Email: FRANKLHO@YAHOO.COM



STRUCTURE ENGINEER:

2 Planning Comment 11.4.17

1 Planning Comment 8.28.17

NO. Revision Date

Drawn By: Date:

File:

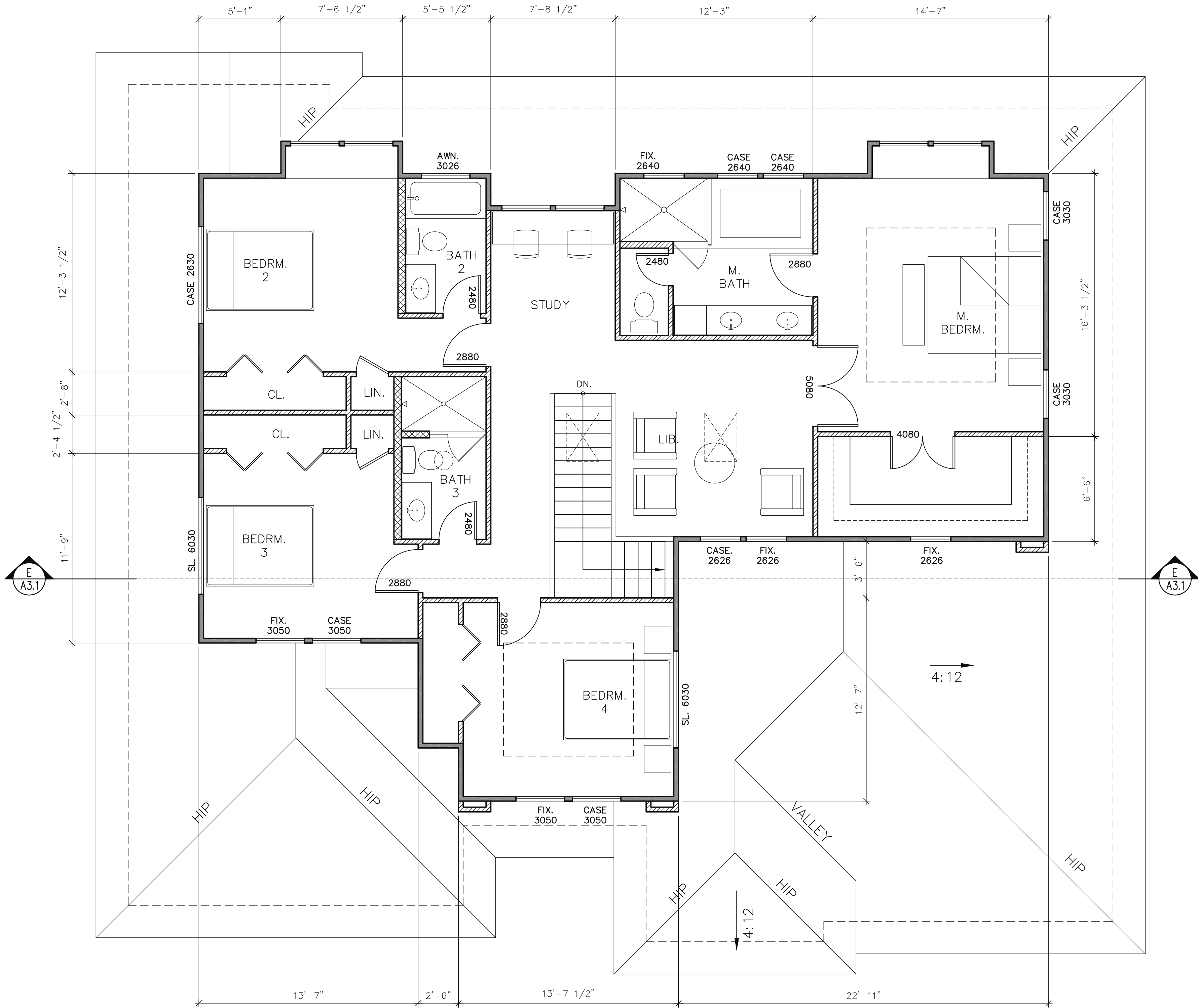
Issue:

Date:
11.4.2017

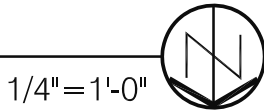
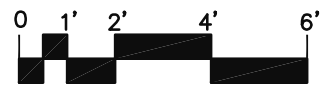
Sheet Title:
SECOND FLOOR PLAN

Sheet No.:

A2.2



A SECOND FLOOR PLAN



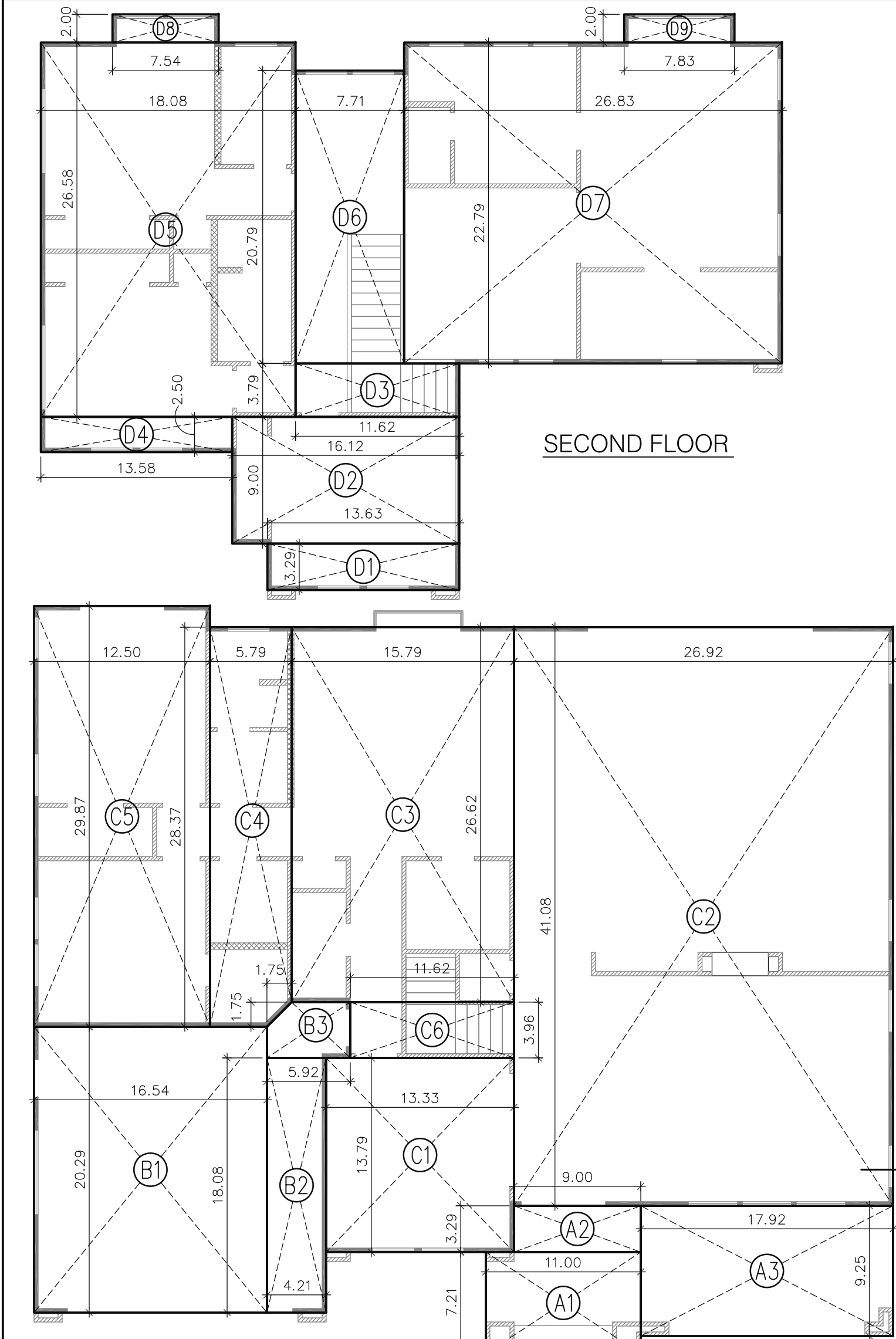
LEGEND:

EXTERIOR STUD WALL W/ MIN. R-15 INSULATION.
SEE STRUCTURE DRAWING FOR WALL SCHEDULE.

(N) INTERIOR STUD WALL 2x4 @ 16" O.C.

TEMPERED GLASS

EGRESS DOOR OR WINDOW, OPENING HEIGHT NOT
OVER 44" ABOVE FLOOR, 5.0SF OF OPEN AREA ON
GROUND LEVEL, 24" NET CLEAR OPENING HEIGHT,
20" NET CLEAR OPENING WIDTH. ALL EGRESS
WINDOWS W/ TWO OR MORE LATCHES SHALL HAVE
THE LATCHES INTERCONNECTED AND OPERABLE
FROM THE LOWEST LATCH.

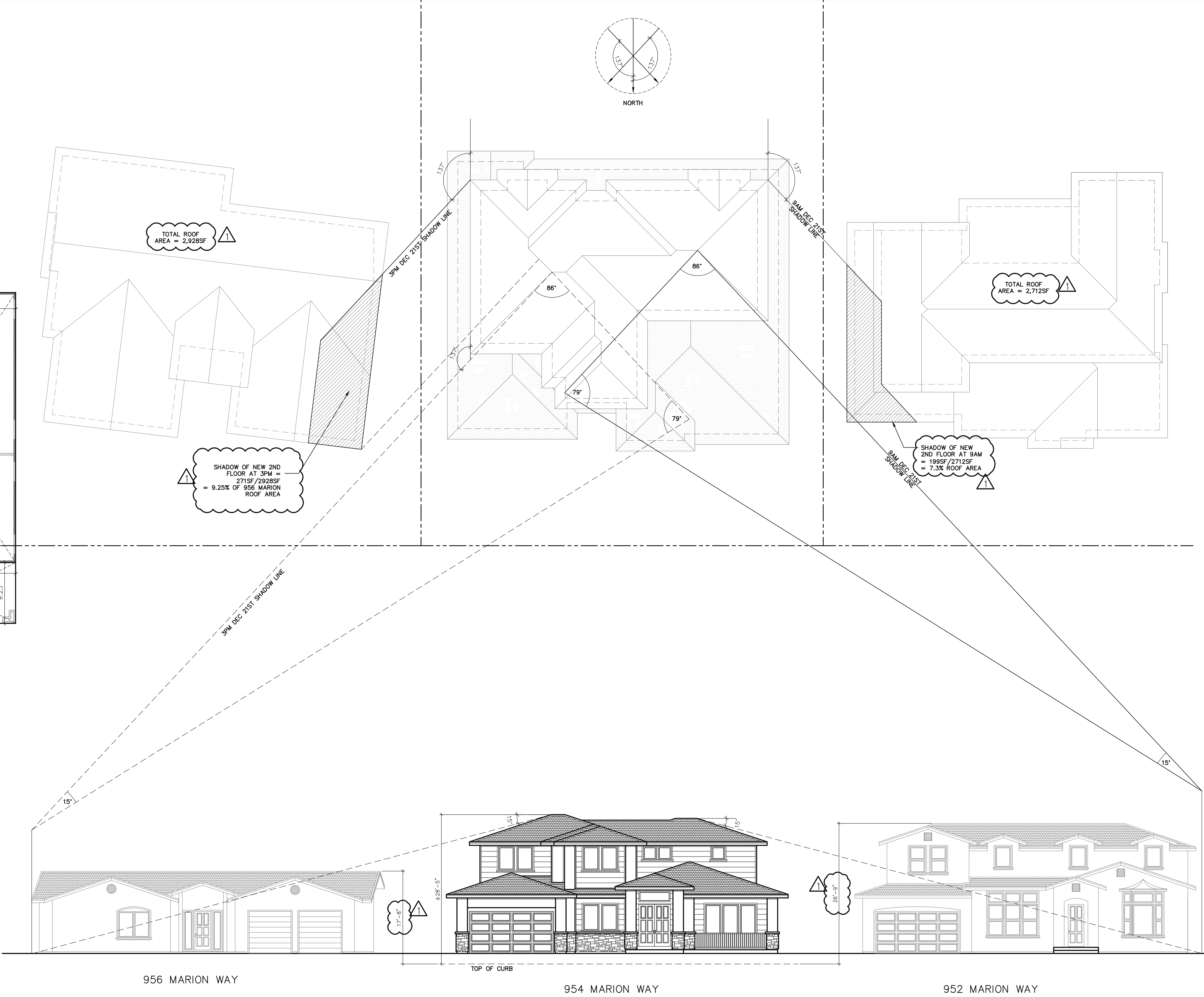


FIRST FLOOR

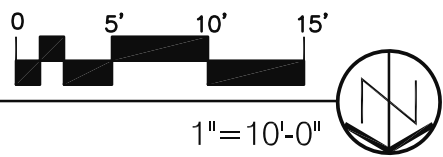
A AREA DIAGRAM
FIRST FLOOR PLAN

1/8"=1'-0"

PORCH	FEET		FEET	=	SF
A1	11.00	X	7.21	=	79.31
A2	9.00	X	3.29	=	29.61
A3	17.92	X	9.25	=	165.76
TOTAL					274.68
GARAGE					
B1	16.54	X	20.29	=	335.60
B2	4.21	X	18.08	=	76.12
B3	(5.92x3.96)-1.75x1.75/2			=	21.89
TOTAL					433.60
FIRST FLOOR LIVING AREA					
C1	13.33	X	13.79	=	183.82
C2	26.92	X	41.08	=	1105.87
C3	15.79	X	26.62	=	420.33
C4	(5.79x28.37)-1.75x1.75/2			=	162.81
C5	12.50	X	29.87	=	373.38
C6	11.62	X	3.96	=	46.02
TOTAL					2292.22
SECOND FLOOR					
D1	13.62	X	3.29	=	44.81
D2	16.12	X	9.00	=	145.08
D3	11.62	X	3.79	=	44.04
D4	13.58	X	2.50	=	33.95
D5	18.08	X	26.58	=	480.57
D6	7.71	X	20.79	=	160.29
D7	26.83	X	22.79	=	611.46
D8	7.54	X	2.00	=	15.08
D9	7.83	X	2.00	=	15.66
TOTAL					1550.93



B SOLAR ACCESS AND SHADOW ANALYSIS

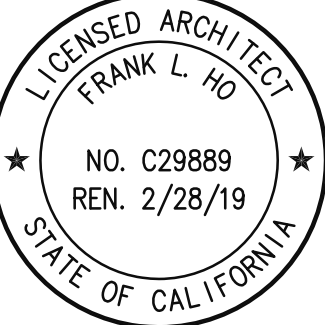


P: 408.892.5020, F: 408.871.6923

Project:
Nava Salgado's Residence
New House Project
954 Marion Way
Sunnyvale, CA 94087

Applicant:
Mr. Victor Nava Salgado
954 Marion Way
Sunnyvale, CA 94087

Architect:
STUDIO 61 ARCHITECTS, Inc.
12480 Saratoga Ave.
Saratoga, CA 95070
T: (408) 892.5020
F: (408) 871.6923
Email: FRANKLHO@YAHOO.COM



STRUCTURE ENGINEER:

Planning Comment 11.4.17

NO. Revision Date

Drawn By: Date:

File:

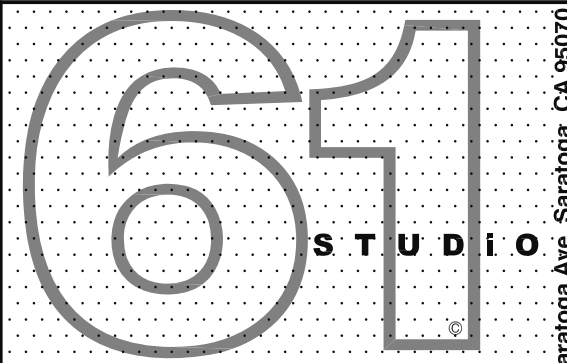
Issue:

Date: 11.4.2017

Sheet Title:
AREA DIAGRAM
SOLAR ACCESS &
SHADOW ANALYSIS

Sheet No.:

A1.0



P. 408.892.5020, F. 408.871.6923

12480 Saratoga Ave. Saratoga, CA 95070

Project:

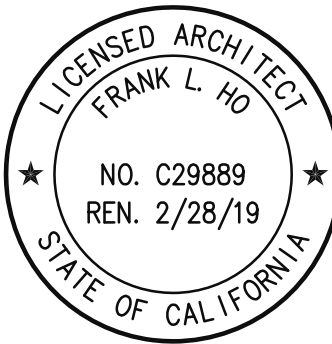
Nava Salgado's Residence
New House Project
954 Marion Way
Sunnyvale, CA 94087

Applicant:

Mr. Victor Nava Salgado
954 Marion Way
Sunnyvale, CA 94087

Architect:

STUDIO 61 ARCHITECTS, Inc.
12480 Saratoga Ave.
Saratoga, CA 95070
T: (408) 892.5020
F: (408) 871.6923
Email: FRANKLHO@YAHOO.COM



STRUCTURE ENGINEER:

Planning Comment	11.4.17
Planning Comment	8.28.17

NO. Revision Date

Drawn By: Date:

File:

Issue:

Date:
11.4.2017

Sheet Title:
ELEVATION

Sheet No.:

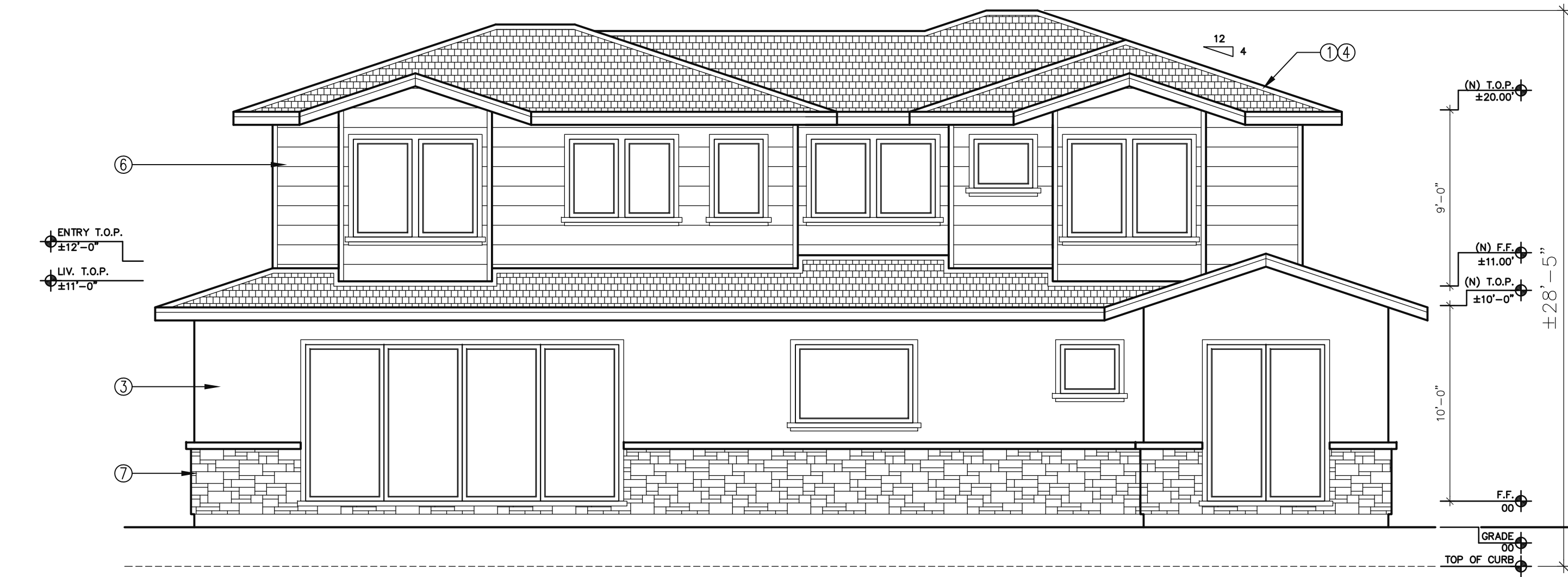
A3.1



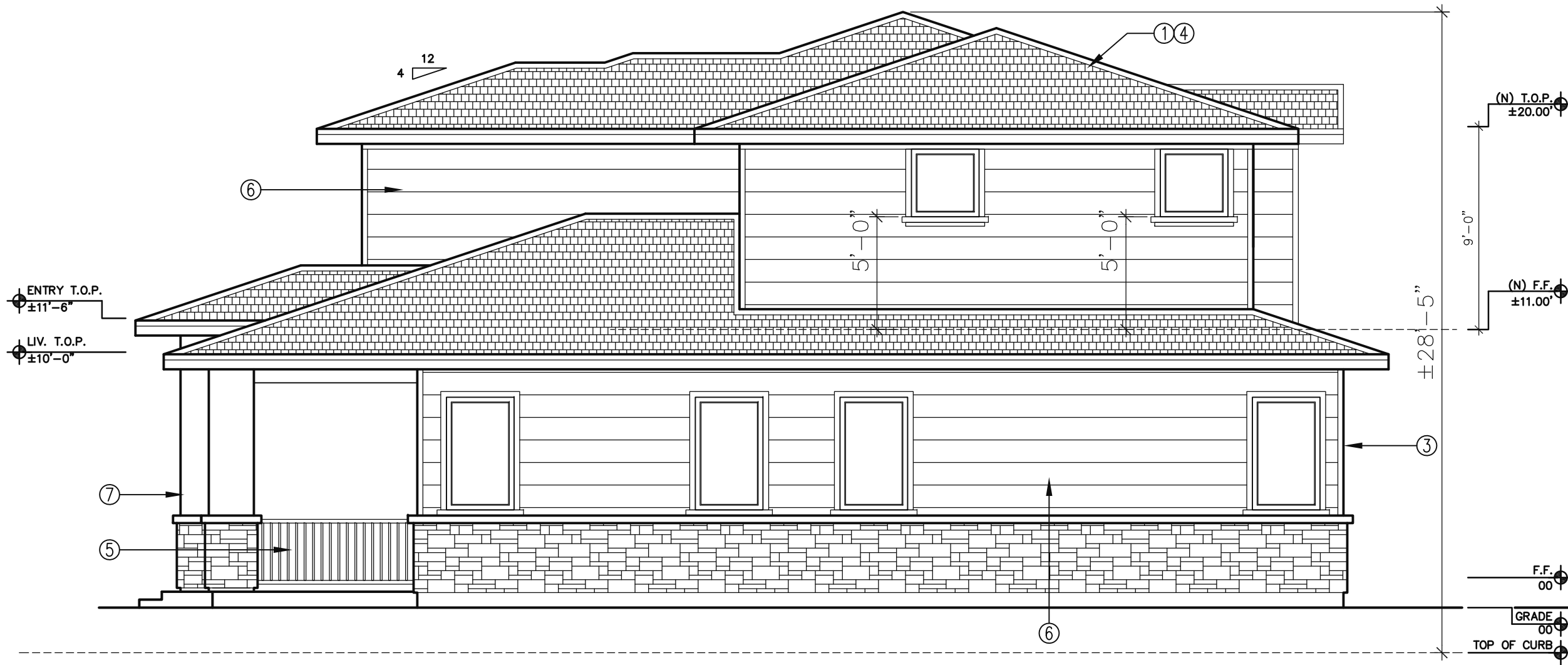
A FRONT (NORTH) ELEVATION



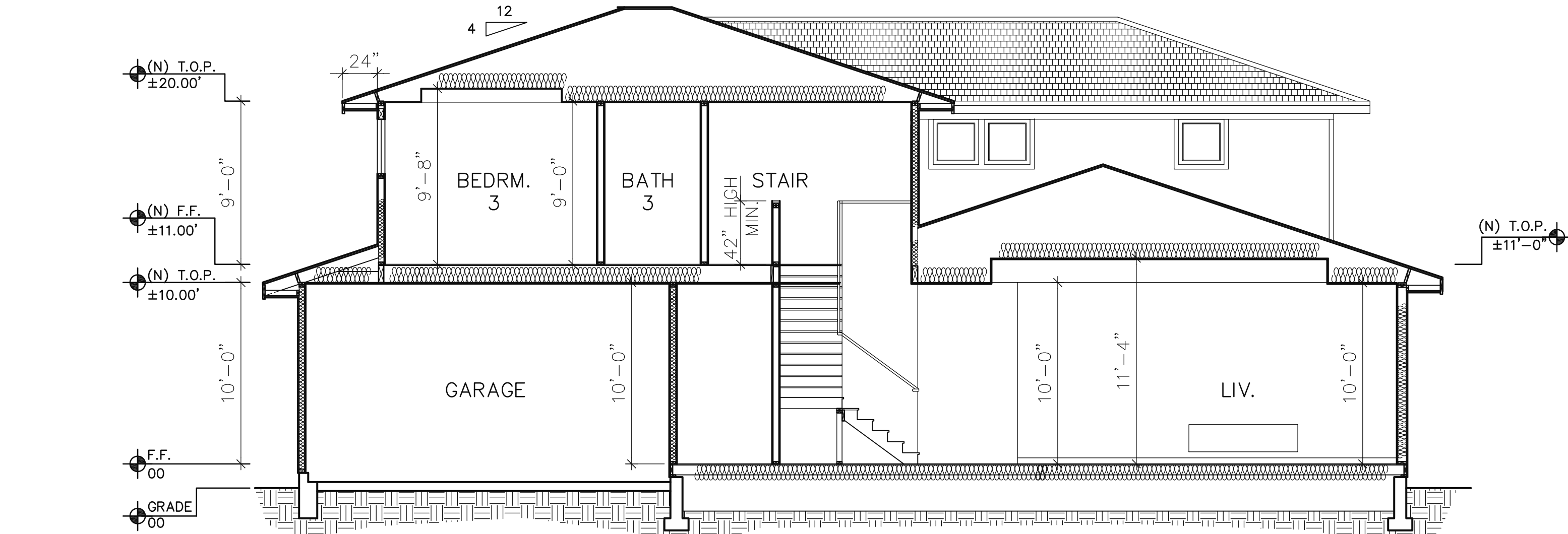
B LEFT (EAST) ELEVATION



C REAR (SOUTH) ELEVATION



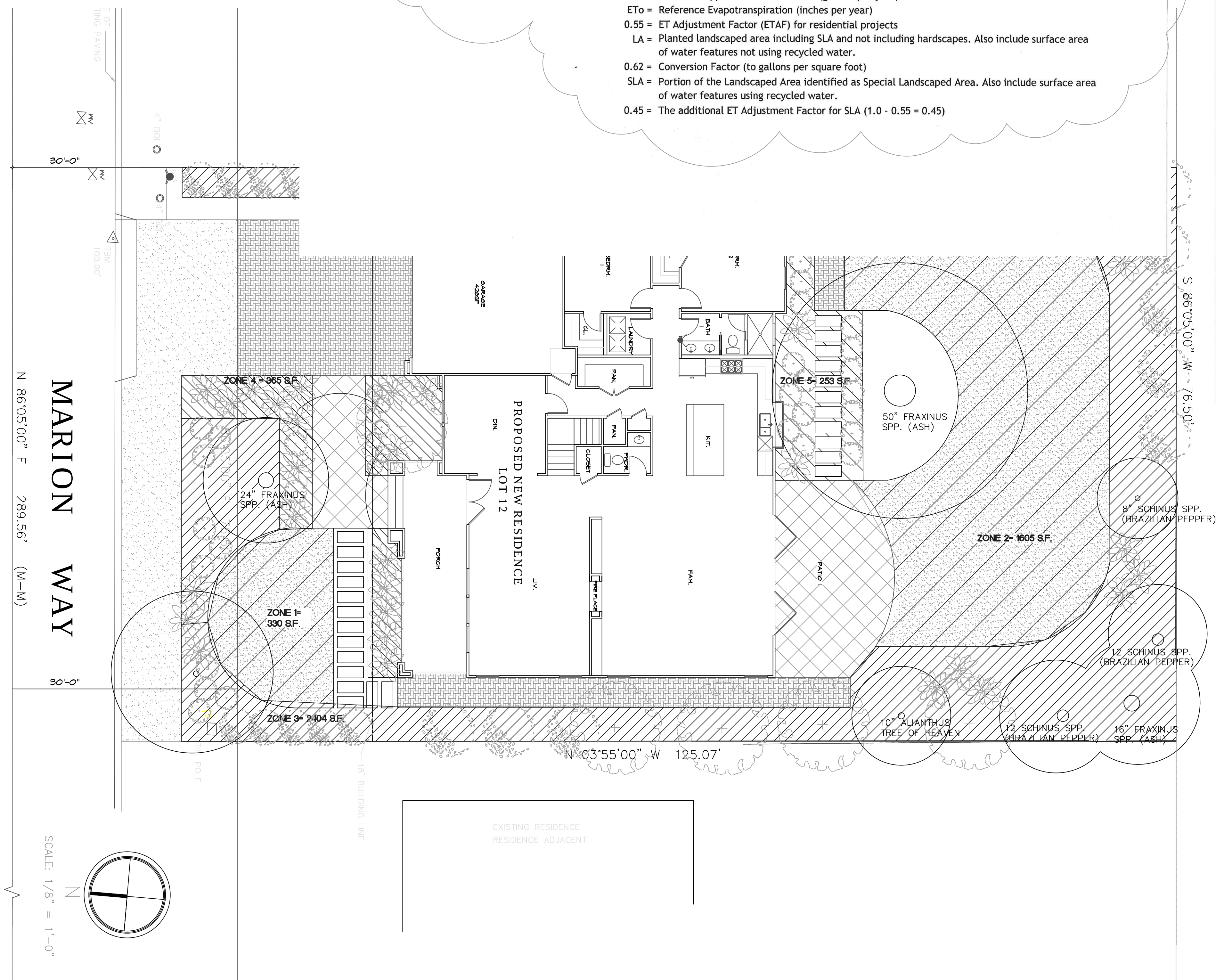
D RIGHT (WEST) ELEVATION



E SECTION

ELEVATION KEY NOTE:

- 1 ROOF TILE BY EAGLE ROOF, CLASS 'A' MIN.
- 2 ROLL UP GARAGE DOOR, PAINTED TO MATCH WOOD DOOR
- 3 STUCCO ON FIRST FLOOR WALL ONLY, PAINTED WITH BEHR PREMIUM PLUS ULTRA COLORS, COLOR NAME AGED PARCHMENT, COLOR No. UL150-10
- 4 COOL ROOF, PROVIDE ROOF SHEATHING WITH RADIANT BARRIER
- 5 METAL BALUSTERS, PAINTED BLACK, PROVIDE SPACE BETWEEN BALUSTER NOT TO ALLOW 4" SPHERE TO PASS THROUGH.
- 6 1x10 SIDING, PAINTED WITH BEHR PREMIUM PLUS ULTRA COLORS, COLOR NAME AGED PARCHMENT, COLOR No. UL150-10
- 7 ELDORADO STONE, CASTAWAY STACKED STONE.



HYDROZONE DIAGRAM

[illegible]

HYDROZONES

ZONE 1= 330 S.F. (HIGH WATER USE SOD) WITH HUNTER MP ROTATOR
STREAM ROTOR SPRAY HEADS

ZONE 2= 1605 S.F. (HIGH WATER USE SOD) WITH HUNTER MP ROTATOR
STREAM ROTOR SPRAY HEADS

ZONE 3= 2404 S.F.(LOW WATER USE PLANTS) USING DRIP IRRIGATION

ZONE 4 = 365 S.F.(MODERATE WATER USE PLANTS) USING DRIP IRRIGATION

ZONE 5 = 253 S.F.(MODERATE WATER USE PLANTS) USING DRIP IRRIGATION

TOTAL LANDSCAPE AREA = 4957 S.F.

TOTAL TURF (HIGH WATER USE AREA) = 1935 S.F.

[illegible]

MARLA YOUNG
LANDSCAPE ARCHITECT
(650) 327-2644

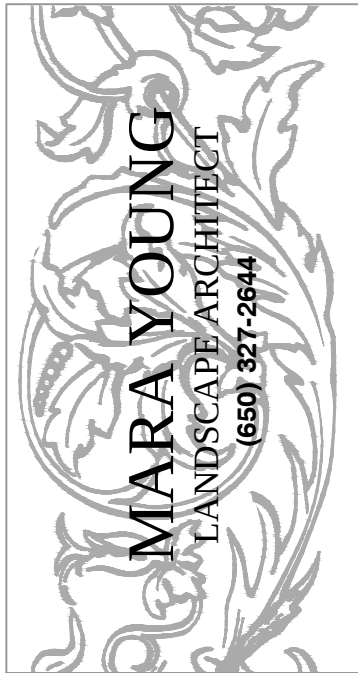
HYDROZONE DIAGRAM

NAVA -SALGADO RESIDENCE
954 MARION WAY
SUNNYVALE, CA 94087

DRAWN MY
CHECKED MY
DATE 5/20/17
SCALE 1/8"=1'-0"
JOB NO. xxx
SHEET

L-2

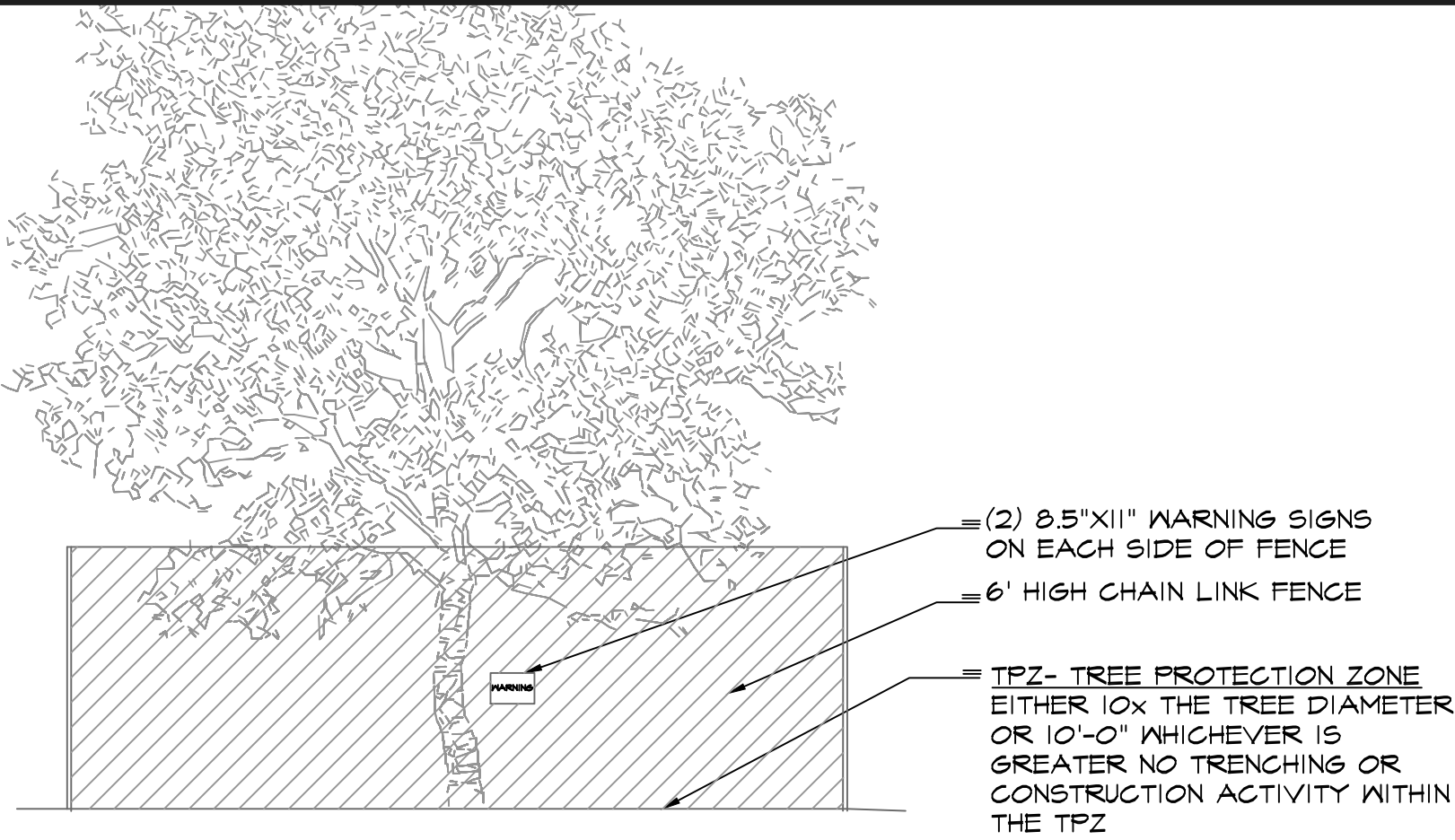
REVISIONS	BY
7/30/17	MY
Copyright 2017, Mara Young, Landscape Architect All design, drawings, and written materials are the property of Mara Young, Landscape Architect. No part of this document may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the written consent of Mara Young, Landscape Architect. Drawings and specifications are preliminary and subject to change without notice. The contractor is responsible for obtaining all necessary permits and for complying with all applicable laws and regulations.	



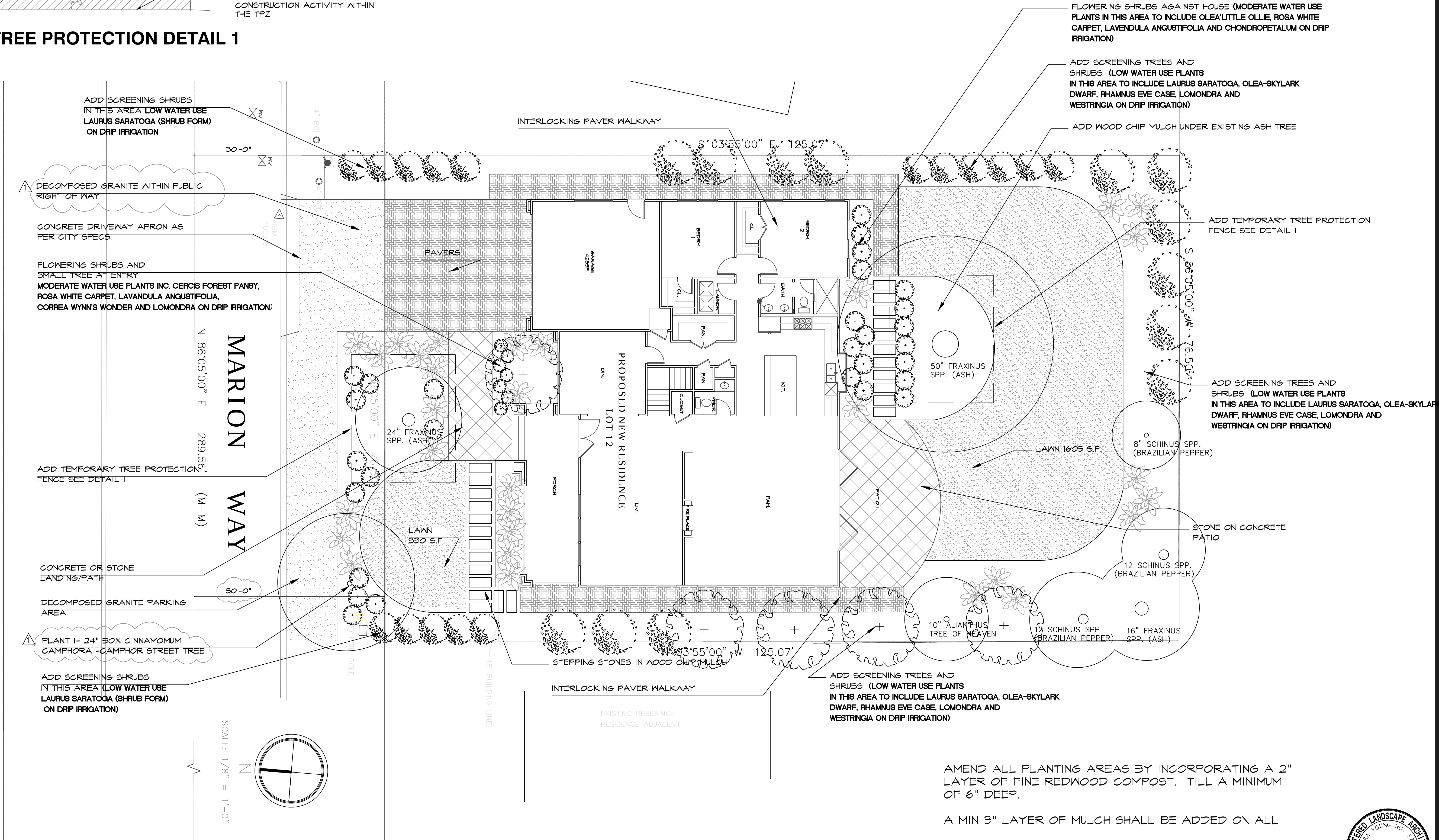
PRELIMINARY
LANDSCAPE PLAN

NAVA -SALGADO RESIDENCE
954 MARION WAY
SUNNYVALE, CA 94087

DRAWN	MY
CHECKED	MY
DATE	5/19/17
SCALE	1/8" = 1'-0"
JOB NO.	xxx
SHEET	
1-1	
OF	SHEETS



TREE PROTECTION DETAIL 1



AMEND ALL PLANTING AREAS BY INCORPORATING A 2" LAYER OF FINE REDWOOD COMPOST. TILL A MINIMUM OF 6" DEEP.

A MIN 3" LAYER OF MULCH SHALL BE ADDED ON ALL

LANDSCAPE AUDIT REPORT MUST BE SUBMITTED TO THE ENGINEERING DIVISION PRIOR TO FINAL INSPECTION.

