

SITE PLAN

1/8" = 1'-0"

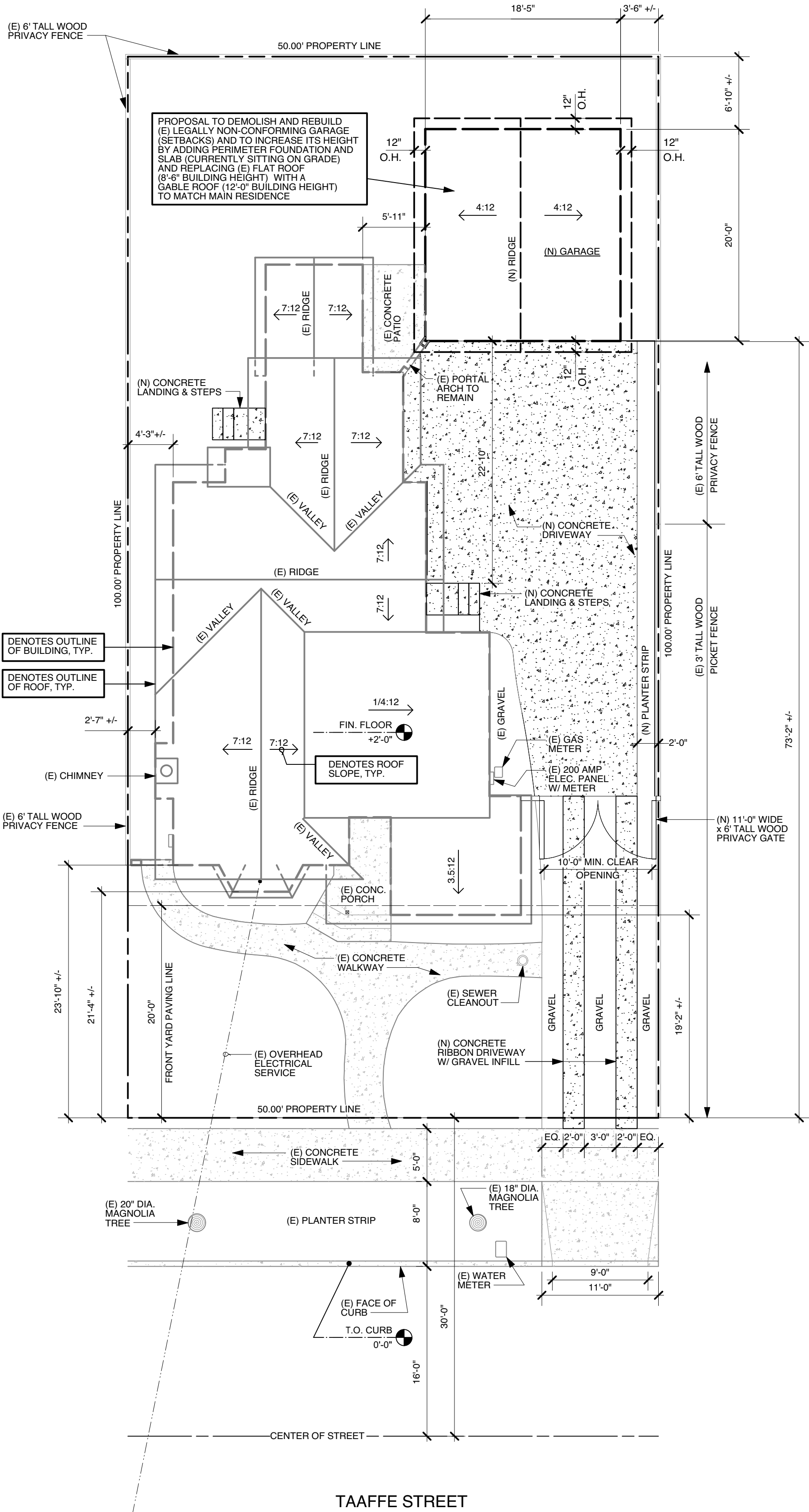
ABBREVIATIONS

SHEET INDEX

A-1

of 4

2018-01 559 S TAAFFE.vwx



General Notes

- ALL WORK, MATERIALS AND METHODS SHALL BE IN CONFORMANCE WITH THE FOLLOWING CODES:
2016 CALIFORNIA BUILDING CODE AND AMENDMENTS
2016 CALIFORNIA ELECTRICAL CODE
2016 CALIFORNIA MECHANICAL CODE
2016 CALIFORNIA PLUMBING CODE
2016 CALIFORNIA GREEN BUILDING CODE
2016 CALIFORNIA ENERGY CODE
AND ALL OTHER APPLICABLE CODES, ORDINANCES AND REGULATIONS OF ALL GOVERNMENTAL AGENCIES HAVING JURISDICTION AT THIS PROJECT LOCATION.
- ANY DISCREPANCIES BETWEEN THESE DOCUMENTS AND ACTUAL FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH ANY WORK.
- THE CONTRACTOR SHALL REVIEW ALL DOCUMENTS AND VERIFY ALL DIMENSIONS AND FIELD CONDITIONS AND SHALL CONFIRM THAT WORK IS BUILDABLE AS SHOWN. ANY CONFLICTS, OMISSIONS, ETC. SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT FOR CLARIFICATION PRIOR TO PERFORMANCE OF ANY WORK IN QUESTION.
- WHEN CONTRACTOR ACCEPTS DELIVERY OF ALL ITEMS NOTED ON PLANS WHETHER IN CONTRACT OR NOT IN CONTRACT, HE/SHE SHALL BE RESPONSIBLE FOR LOSS/ AND/OR DAMAGE TO THESE ITEMS.
- DO NOT SCALE DRAWINGS. DIMENSIONS NOT GIVEN ARE TO BE CALCULATED IN THE FIELD FROM AVAILABLE DATA ELSEWHERE IN THESE SET OF PLANS. JOB SPECIFICATIONS (IF APPLICABLE), AND/OR MANUFACTURER'S SPECIFICATIONS.
- DIMENSIONS MARKED "CLEAR" OR "CLR." SHALL BE MAINTAINED AND SHALL ALLOW FOR THICKNESS OF ALL FINISHES.
- "SIM." SHALL MEAN COMPARIBLE CHARACTERISTICS FOR THE CONDITIONS NOTED. VERIFY DIMENSIONS AND ORIENTATION ON PLANS AND ELEVATIONS.
- "TYP." SHALL MEAN THAT THE CONDITION IS REPRESENTATIVE FOR THE SIMILAR CONDITIONS THROUGHOUT.
- ALL DIMENSIONS ARE TO FACE OF STUD, UNLESS OTHERWISE NOTED.
- THESE DRAWINGS ARE THE SOLE PROPERTY OF THE ARCHITECT. ANY REPRODUCTION, COPYING, ALTERATION, OR USE OF THESE DRAWINGS WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE ARCHITECT IS PROHIBITED AND PUNISHABLE BY LAW.

GENERAL NOTES

HABITABLE FLOOR AREA:	EXISTING	CHANGE IN	TOTAL PROPOSED
LIVING AREA	1,200 SF	NONE	1,200 SF
NON-HABITABLE FLOOR AREA:	EXISTING	CHANGE IN	TOTAL PROPOSED
GARAGE	367 SF	NONE	367 SF
COVERED PORCHES:	EXISTING	CHANGE IN	TOTAL PROPOSED
ENTRY PORCH	43 SF	NONE	43 SF
	EXISTING	PROPOSED	ALLOWED
FLOOR AREA RATIO:	31.50%	31.50 %	45%
LOT COVERAGE:	1,618 SF (32.36%)	1,618 SF (32.36%)	2,250SF (45%)
IMPERVIOUS SURFACE:	EXISTING	PROPOSED	ALLOWED
FRONT YARD	208 SF (20.8%)	288 SF (28.8%)	1,000 SF (50%)

PROJECT INFO

ARCHITECT
ROB MAYER ARCHITECT
1490 SANTA CLARA STREET
SANTA CLARA, CA 95050
(408) 564-5943

OWNER
APURVA SAMUDRA & SONAL GUPTA
559 S. TAAFFE STREET
SUNNYVALE, CA 94086
(412) 956-7194 (SONAL)

PROJECT TEAM

- SCOPE OF WORK**
- CONVERT (E) OFFICE (UNCONDITIONED) INTO MASTER BATH AND CLOSET.
 - REPLACE LARGE STEEL WINDOWS AT OFFICE WITH TWO MARVIN CLAD-WOOD HUNG WINDOWS TO MATCH (E).
 - DEMOLISH EXISTING LEGALLY NON-CONFORMING DETACHED 2-CAR GARAGE WITH FLAT ROOF AND BUILD A NEW DETACHED 2-CAR GARAGE IN THE SAME LOCATION AND WITH THE SAME FLOOR PLAN DIMENSIONS BUT WITH A GABLE ROOF (VARIANCE REQUIRED TO REPLACE EXISTING FLAT ROOF) TO MATCH (E) RESIDENCE.
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PROJECT INFO
SITE PLAN

DRAWING NO.

A-1

of 4

2018-01 559 S TAAFFE.vwx

ALTERATION & REMODEL TO THE RESIDENCE AT:
559 S. TAAFFE STREET
SUNNYVALE, CA 94086
APN: 209-29-043

DESCRIPTION	VARIANCE	DATE	MARK
		5/25/18	

ISSUE/REV: VARIANCE
PROJECT #: 2018-01
DRAWN BY: RM
CHECKED BY: RM
ISSUE DATE: 5/25/18
SHEET TITLE

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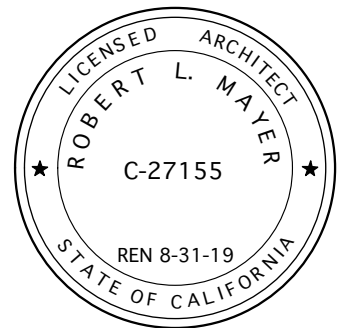
A-1

of 4

2018-01 559 S TAAFFE.vwx

Architect

ROBERT MAYER



CONSULTANT

LOCAL MAP

APN:	209-29-043
ZONING:	R0
OCCUPANCY:	R3, U
CONSTRUCTION TYPE:	V-B
NET LOT AREA	5,000 SF

HABITABLE FLOOR AREA:	EXISTING	CHANGE IN	TOTAL PROPOSED
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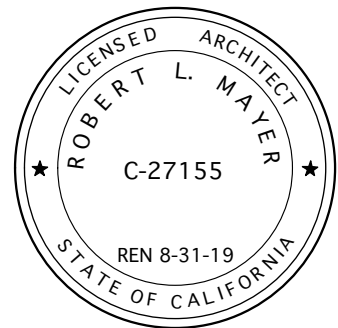
A-1

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CONSULTANT

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PROJECT INFO
SITE PLAN

DRAWING NO.

A-1

of 4

2018-01 559 S TAAFFE.vwx

FLOOR AREA CALCULATIONS

1/8" = 1'-0"

2

EXISTING BASEMENT FLOOR PLAN

1/4" = 1'-0"

1

DRAWING NO.

A-2

(E) BASEMENT FLOOR PLAN
FLOOR AREA CALCULATION

ISSUE/REV: VARIANCE
PROJECT #: 2018-01
DRAWN BY: RM
CHECKED BY: RM
ISSUE DATE: 5/25/18
SHEET TITLE

5/25/18

MARK

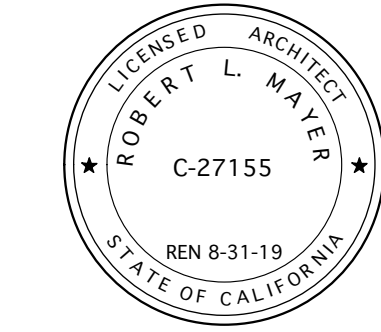
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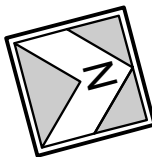
DESCRIPTION

ALTERATION & REMODEL TO THE RESIDENCE AT:
559 S. TAAFFE STREET
SUNNYVALE, CA 94086
APN: 209-29-043

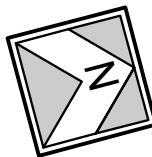
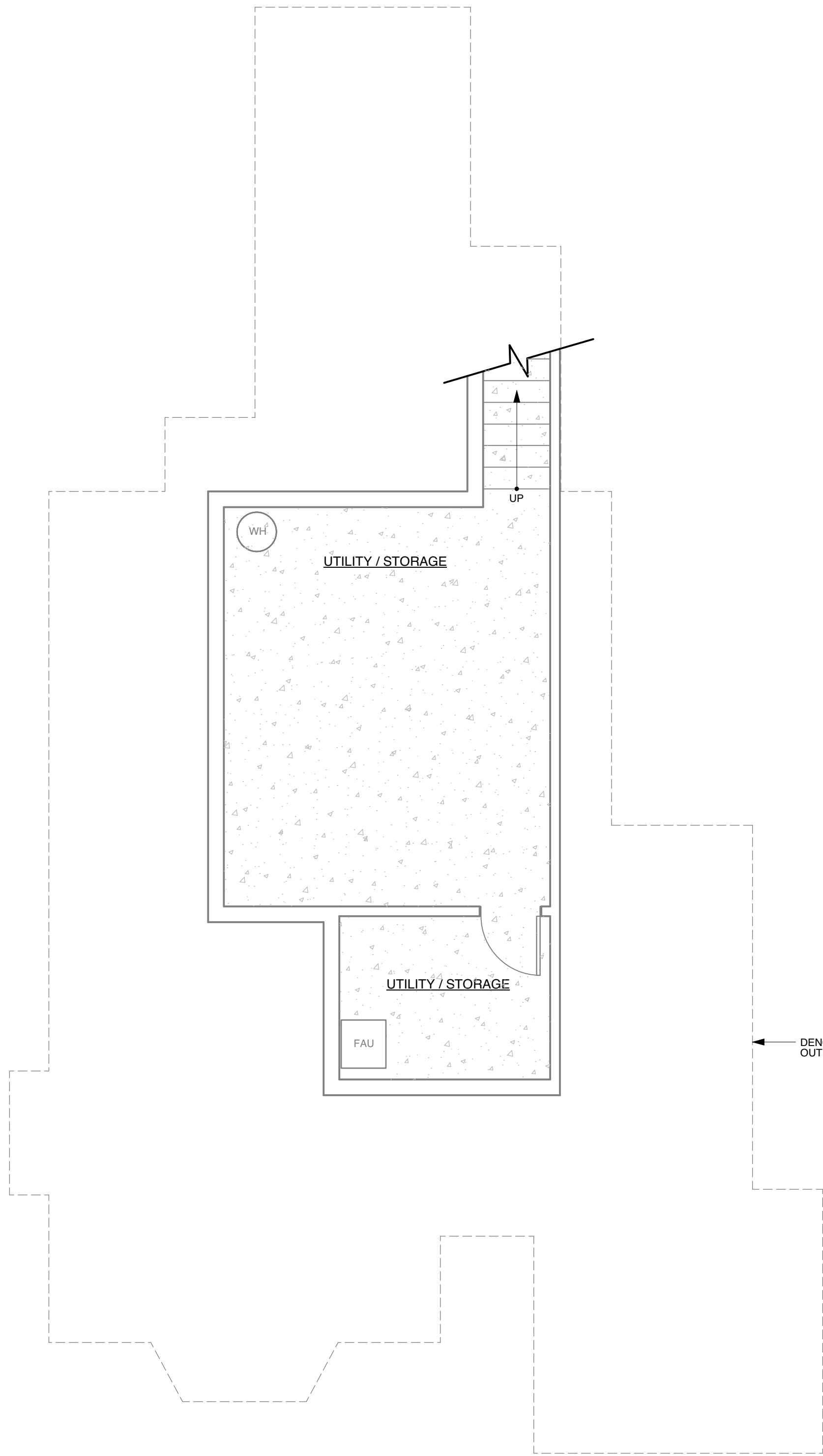
CONSULTANT



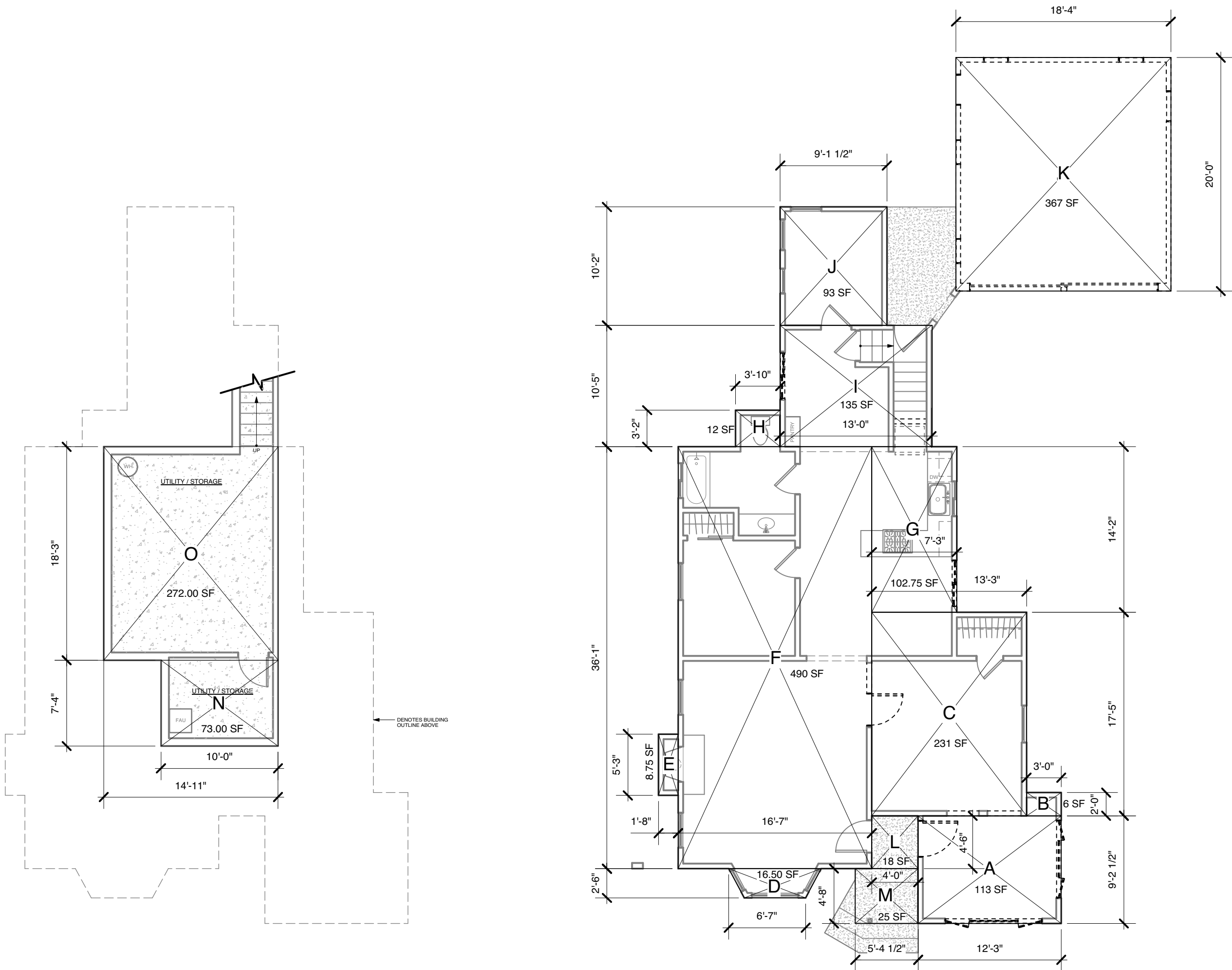
Architect
ROBERT MAYER
1490 Saina Clara Street
Sunnyvale, CA 95050
phone 408.564.5593
mayer-robert@comcast.net

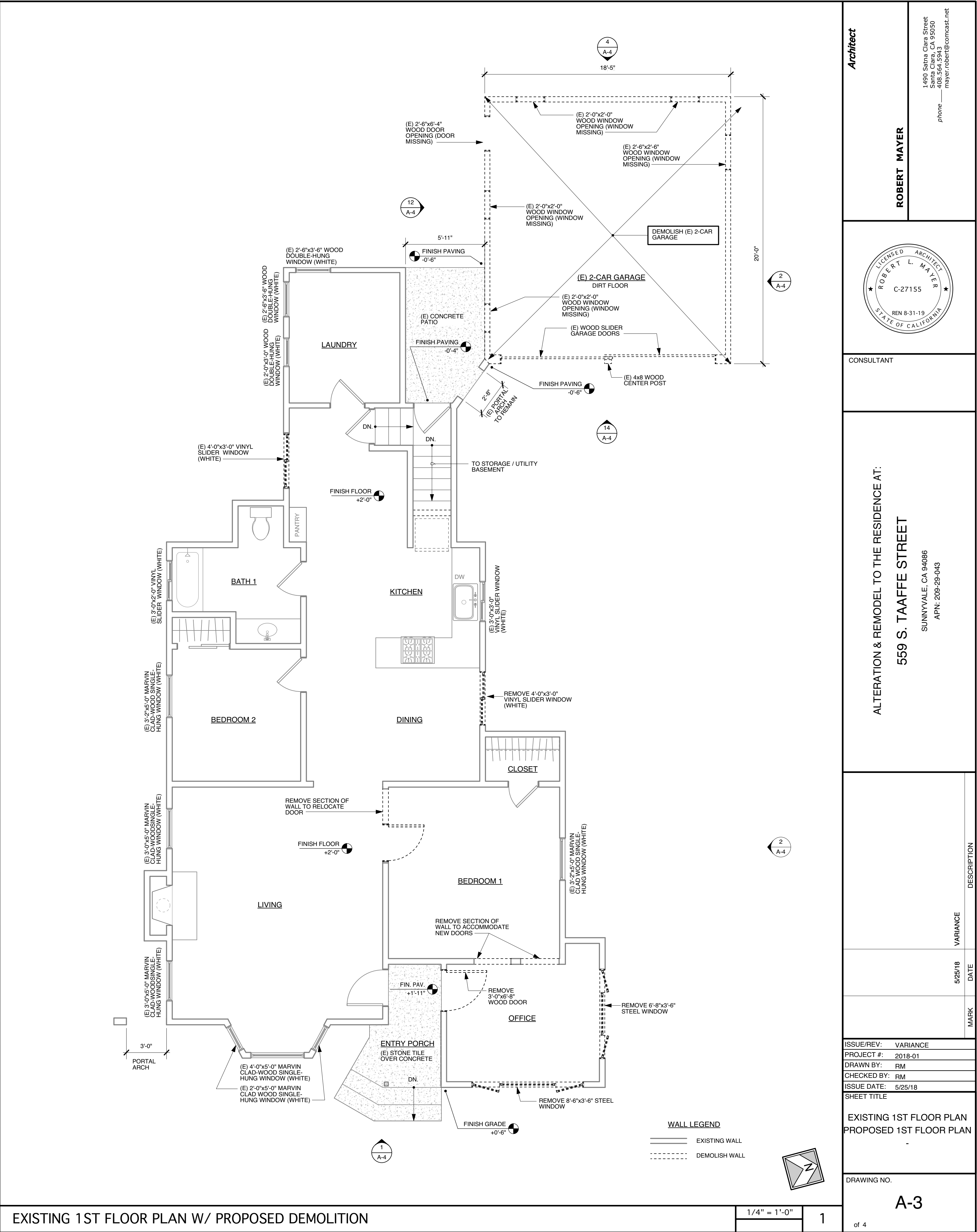
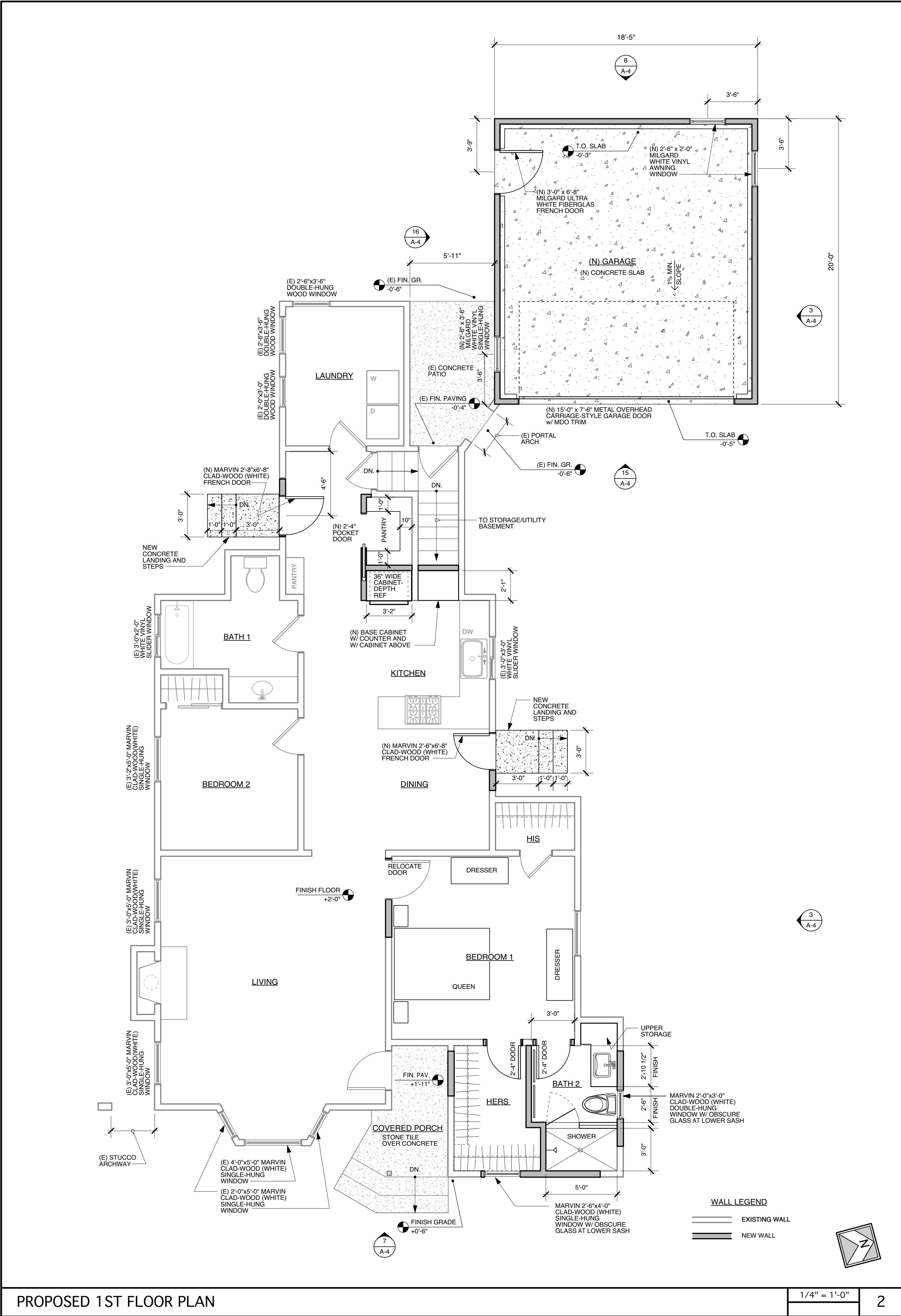


← DENOTES BUILDING
OUTLINE ABOVE



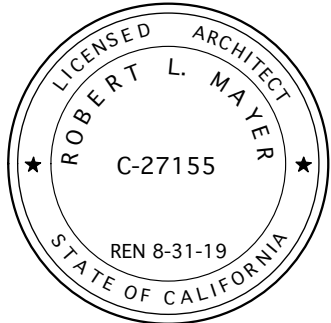
EXISTING GROSS FLOOR AREA CALCULATION		
FIRST FLOOR		
A	113.00 SF	
B	6.00 SF	
C	231.00 SF	
D	16.50 SF	
E	8.75 SF	
F	490 SF	
G	102.75 SF	
H	12 SF	
I	135 SF	
J	93 SF	
TOTAL	1,200.00 SF	
FIREPLACE		
E	8.75 SF	
GARAGE		
K	367.00 SF	
COVERED PORCH		
L	18.00 SF	
M	25.00 SF	
TOTAL	43.00 SF	
BASEMENT (NON-HABITABLE)		
N	73.00 SF	
O	272.00 SF	
TOTAL	345.00 SF	





Architect

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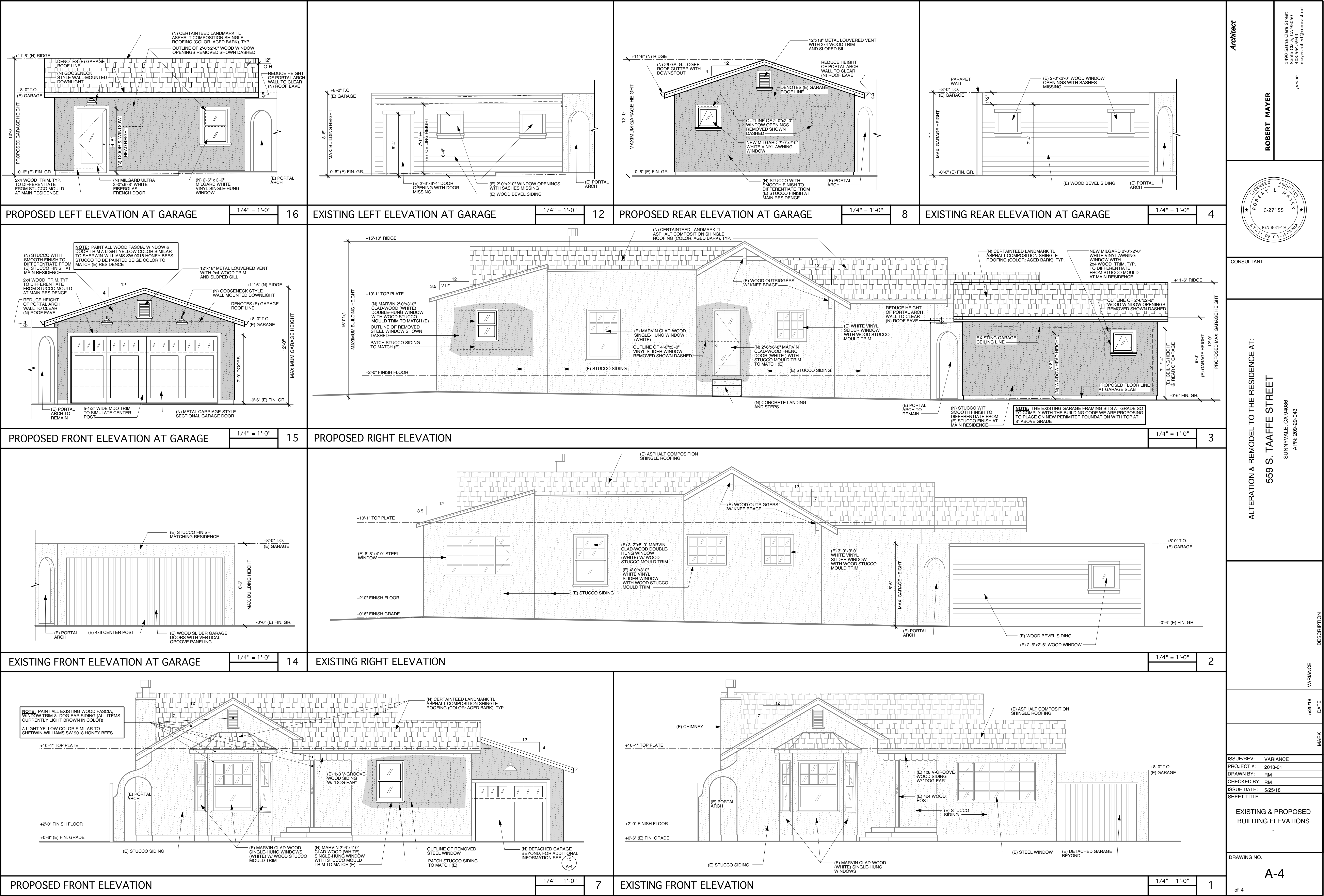
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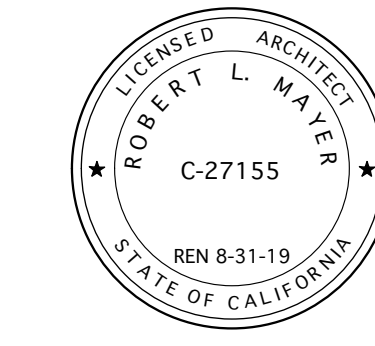
EXISTING 1ST FLOOR PLAN
PROPOSED 1ST FLOOR PLAN

DRAWING NO.

A-3



Architect
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1490 Santa Clara Street
Sunnyvale, CA 94086
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mayer.robert@comcast.net
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of 4		