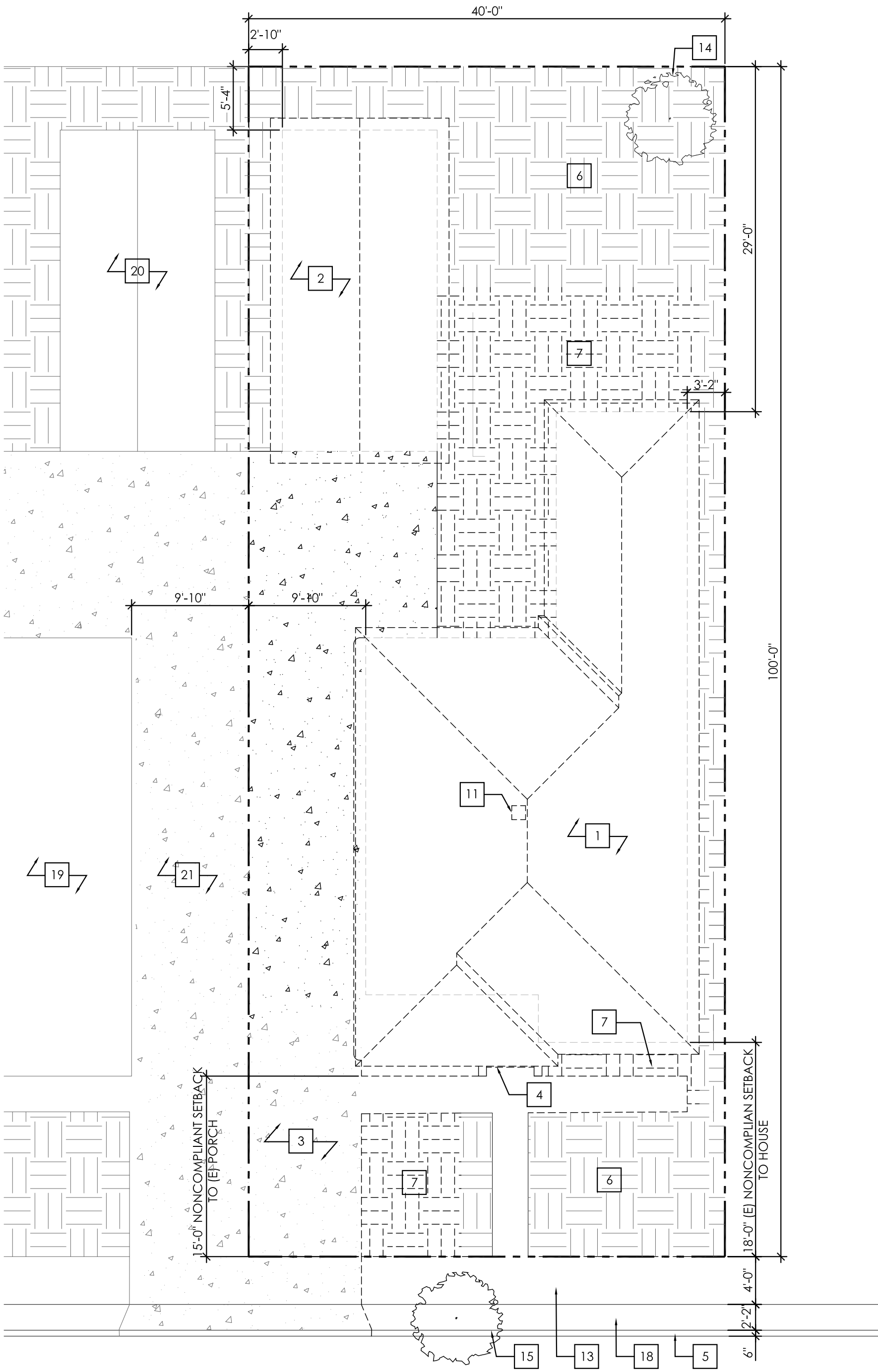


ABBREVIATIONS		
AB AC AD ADJ. AFF ALUM. ALT. ARCH. AVG. AWC BD. BLDG. BLKG. BRZ. BTM. BTWN. BUR BW CB CF CG CJ CLKG. CLG. CLR. CMU CO. COTG. COL. CONC. CONT. CPT. CT CTR. CW DBL. DEPT. DF. DIA. DIAG. DIM. DISP. DL DN. DR. DWG. DW (E) EA. EB. EIFS EJ. ELEC. ELEV. EN. ENCL. EP. EQUIP. EXT. FA. FD FDC FE FEC FF FH FHC FINISH FL FLSHG. FLR. FLUOR. FOC FOS FOW FRP FRMG. FT. FTG. GA. GALV. GC GLB GRDR. GSM GWB HB HD HDR. HGR. HM. HORIZ. HR. HT. HVAC HW IN. INFO. INSUL. INT. JAN. JT. JP KIT. LAV. LB LBS LF LL LVL	ANCHOR BOLT ASPHALT CONCRETE AREA DRAIN ADJACENT ABOVE FINISH FLOOR ALUMINUM ALTERNATE ARCHITECT/ ARCHITECTURAL AVERAGE ACOUSTICAL WALL COVERING BOARD BUILDING BLOCKING BRONZE BOTTOM BETWEEN BUILT UP ROOFING BOTH WAYS CATCH BASIN CUBIC FEET CORNER GUARD CONTROL JOINT CAULKING CEILING CLEAR CONCRETE MASONRY UNIT CLEANOUT CLEANOUT TO GRADE COLUMN CONCRETE CONTINUOUS CARPET CERAMIC TILE CENTER COLD WATER DOUBLE DEPARTMENT DOUGLAS FIR DIAMETER DIAGONAL DIMENSION DISPENSER DEAD LOAD DOWN DOOR DRAWING DISHWASHER EXISTING EACH EXPANSION BOLT EXTERIOR INSULATION FINISH SYSTEM EXPANSION JOINT ELECTRIC/ELECTRICAL ELEVATOR/ELEVATION EDGE NAILING ENCLOSURE ELECTRICAL PANEL EQUIPMENT EXTERIOR FIRE ALARM FLOOR DRAIN FIRE DEPARTMENT CONNECTION FIRE EXTINGUISHER FIRE EXTINGUISHER CABINET FINISH FLOOR FIRE HYDRANT FIRE HOSE CABINET FINISH FLOW LINE FLASHING FLOOR FLUORESCENT FACE OF CONCRETE FACE OF STUD FACE OF WALL FIBERGLASS REINFORCED PLASTIC FRAMING FOOT FOOTING GAUGE GALVANIZED GENERAL CONTRACTOR GLUE LAMINATED BEAM GIRDER GALVANIZED SHEET METAL GYPSUM WALL BOARD HOSE BIBB HOLDOWN HEADER HANGER HOLLOW METAL HORIZONTAL HOUR HEIGHT HEATING/ VENTILATING/AIR CONDITIONING HOT WATER INCH/INCHES INFORMATION INSULATION INTERIOR JANITOR JOINT KICK PLATE KITCHEN LAVATORY LAG BOLT POUND LINEAR FOOT LIVE LOAD LAG SCREW LAMINATED VENEER LUMBER MAXIMUM MACHINE BOLT MECHANICAL MANUFACTURED MANUFACTURER MICROWAVE MINIMUM MISCELLANEOUS MOUNTED METAL NEW NOT IN CONTRACT NOT APPLICABLE NOT TO SCALE	O/ OC OH OPNG. PL. PLF PLAM. PLYWD. PNT. PSF PSI PT PVC. PVMT. RA RAD. RB RCP RD RWD. REF. REFR. REG. REQD. REV. RM. RO RWL SCHD. SD SEC. S.E.D SF S.F.S.D. SHTG. SHWR. SIM. S.M.D. SPEC. S.P.D. S.S.D. S.S. SS S.T.C. STD. STL. STRUCT. SUSP. SYS. T. TEL. T.O.C. T&G TS T.V. TYP. U.O.N. VCT VENT. VERT. V.I.F. W/ WC WD. WH WDW. W/O WP. WSC.T WT. WWF OVER ON CENTER OVERHEAD OPENING PLATE POUNDS PER LINEAL FOOT PLASTIC LAMINATE PLYWOOD PAINT POUNDS PER SQUARE FOOT POUNDS PER SQUARE INCH PRESSURE TREATED POLYVINYLCHLORIDE PAVEMENT RETURN AIR RETURN AIR RUBBER BASE REFLECTED CEILING PLAN ROOF DRAIN REDWOOD REFERENCE REFRIGERATOR REGISTER REQUIRED REVISION ROOM ROUGH OPENING RAINWATER LEADER SCHEDULE STORM DRAIN SECTION SEE ELECTRICAL DRAWINGS SQUARE FOOT SEE FOOD SERVICE DRAWINGS SHEATHING SHOWER SIMILAR SEE MECHANICAL DRAWINGS SPECIFICATION SEE PLUMBING DRAWINGS SEE STRUCTURAL DRAWINGS STAINLESS STEEL SOLID SURFACE SOUND TRANSMISSION COEFFICIENT STANDARD STEEL STRUCTURAL SUSPENDED SYSTEM TEMPERED TELEPHONE TOP OF CURB TONGUE & GROOVE TUBE STEEL TELEVISION TYPICAL UNLESS OTHERWISE NOTED VINYL COMPOSITION TILE VENTILATION/VENTILATOR VERTICAL VESTIBULE WITH WATER CLOSET WOOD WATER HEATER WINDOW WITHOUT WATERPROOF WAINSCOT WEIGHT WELDED WIRE FABRIC
FA. FD FDC FE FEC FF FH FHC FINISH FL FLSHG. FLR. FLUOR. FOC FOS FOW FRP FRMG. FT. FTG. GA. GALV. GC GLB GRDR. GSM GWB HB HD HDR. HGR. HM. HORIZ. HR. HT. HVAC HW IN. INFO. INSUL. INT. JAN. JT. JP KIT. LAV. LB LBS LF LL LVL MAX. MB MECH. MFD. MFR. MICRO. MIN. MISC. MTD. MTL. (N) NIC NA NTS	EXPANSION BOLT EXTERIOR INSULATION FINISH SYSTEM ELECTRIC/ELECTRICAL ELEVATOR/ELEVATION EDGE NAILING ENCLOSURE ELECTRICAL PANEL EQUIPMENT EXTERIOR FIRE ALARM FLOOR DRAIN FIRE DEPARTMENT CONNECTION FIRE EXTINGUISHER FIRE EXTINGUISHER CABINET FINISH FLOOR FIRE HYDRANT FIRE HOSE CABINET FINISH FLOW LINE FLASHING FLOOR FLUORESCENT FACE OF CONCRETE FACE OF STUD FACE OF WALL FIBERGLASS REINFORCED PLASTIC FRAMING FOOT FOOTING GAUGE GALVANIZED GENERAL CONTRACTOR GLUE LAMINATED BEAM GIRDER GALVANIZED SHEET METAL GYPSUM WALL BOARD HOSE BIBB HOLDOWN HEADER HANGER HOLLOW METAL HORIZONTAL HOUR HEIGHT HEATING/ VENTILATING/AIR CONDITIONING HOT WATER INCH/INCHES INFORMATION INSULATION INTERIOR JANITOR JOINT KICK PLATE KITCHEN LAVATORY LAG BOLT POUND LINEAR FOOT LIVE LOAD LAG SCREW LAMINATED VENEER LUMBER MAXIMUM MACHINE BOLT MECHANICAL MANUFACTURED MANUFACTURER MICROWAVE MINIMUM MISCELLANEOUS MOUNTED METAL NEW NOT IN CONTRACT NOT APPLICABLE NOT TO SCALE	O/ OC OH OPNG. PL. PLF PLAM. PLYWD. PNT. PSF PSI PT PVC. PVMT. RA RAD. RB RCP RD RWD. REF. REFR. REG. REQD. REV. RM. RO RWL SCHD. SD SEC. S.E.D SF S.F.S.D. SHTG. SHWR. SIM. S.M.D. SPEC. S.P.D. S.S.D. S.S. SS S.T.C. STD. STL. STRUCT. SUSP. SYS. T. TEL. T.O.C. T&G TS T.V. TYP. U.O.N. VCT VENT. VERT. V.I.F. W/ WC WD. WH WDW. W/O WP. WSC.T WT. WWF OVER ON CENTER OVERHEAD OPENING PLATE POUNDS PER LINEAL FOOT PLASTIC LAMINATE PLYWOOD PAINT POUNDS PER SQUARE FOOT POUNDS PER SQUARE INCH PRESSURE TREATED POLYVINYLCHLORIDE PAVEMENT RETURN AIR RETURN AIR RUBBER BASE REFLECTED CEILING PLAN ROOF DRAIN REDWOOD REFERENCE REFRIGERATOR REGISTER REQUIRED REVISION ROOM ROUGH OPENING RAINWATER LEADER SCHEDULE STORM DRAIN SECTION SEE ELECTRICAL DRAWINGS SQUARE FOOT SEE FOOD SERVICE DRAWINGS SHEATHING SHOWER SIMILAR SEE MECHANICAL DRAWINGS SPECIFICATION SEE PLUMBING DRAWINGS SEE STRUCTURAL DRAWINGS STAINLESS STEEL SOLID SURFACE SOUND TRANSMISSION COEFFICIENT STANDARD STEEL STRUCTURAL SUSPENDED SYSTEM TEMPERED TELEPHONE TOP OF CURB TONGUE & GROOVE TUBE STEEL TELEVISION TYPICAL UNLESS OTHERWISE NOTED VINYL COMPOSITION TILE VENTILATION/VENTILATOR VERTICAL VESTIBULE WITH WATER CLOSET WOOD WATER HEATER WINDOW WITHOUT WATERPROOF WAINSCOT WEIGHT WELDED WIRE FABRIC

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CONSULTANTS			DRAWING INDEX			PROJECT DATA																																																									
CLIENT RAQUEL AND JOE FANUCCHI 814 COOLIDGE AVENUE SUNNYVALE, CA 94086		ARCHITECT DAN STARK 111 W. ST. JOHN ST. STE 950 SAN JOSE, CA 95113	ARCHITECTURAL A0.1 COVER SHEET & GENERAL NOTES A1.1 DEMO AND NEW SITE PLAN A1.2 SITE ANALYSIS A2.1 DEMO AND NEW FLOOR PLAN A3.1 RCP, INTERIOR ELEVATION, FLOOR AREA DIAGRAM A7.1 ELEVATIONS, DOOR AND WINDOW SCHEDULE A7.2 SECTIONS			APN : 165-17-017 NO. OF STORIES:..... 1 TYPE OF CONSTRUCTION:..... TYPE V-B CODES USED:..... 2016: C.B.C., C.P.C, C.M.C., C.E.C., C.F.C., CALIFORNIA ENERGY CODE, CAL GREEN BUILDING STANDARDS CODE, AND ADOPTED CODES																																																									
SCOPE OF WORK			<table><tr><th></th><th>ZONING</th><th>LOT SIZE</th><th>LIVING AREA</th><th>GARAGE</th><th>ACCESSORY STRUCTURE</th><th>FAR</th><th>LOT COVERAGE</th><th>LANDSCAPING</th><th>FRONT SETBACK</th><th>SIDE SETBACK</th><th>REAR SETBACK</th><th>HEIGHT</th></tr><tr><td>EXISTING</td><td rowspan="2">R2</td><td>4,000 SF</td><td>1,069 SF</td><td>351 SF</td><td>351 SF</td><td>35%</td><td>1,577 SF</td><td>1,416 SF</td><td>15'-0"</td><td>3'-2" & 9'-10"</td><td>29'-0"</td><td>N/A</td></tr><tr><td>PROPOSED</td><td>3,800 SF (200 SF LOST TO DEDICATION /R.O.W.)</td><td>1,640 SF</td><td>323 SF</td><td>N/A</td><td>1963/4000 = 49%</td><td>2,063 SF</td><td>1,309 SF (200 SF LOST TO DEDICATION /R.O.W.)</td><td>10'-0" (5'-0" LOST TO DEDICATION /R.O.W.)</td><td>3'-2" & 4'-0"</td><td>20'-0"</td><td>21'-10"</td></tr><tr><td>TITLE 19 REQUIREMENTS</td><td></td><td>8,000 SF</td><td>N/A</td><td>N/A</td><td>N/A</td><td>45%</td><td>N/A</td><td>N/A</td><td>20'-0"</td><td>4'-0" MIN. (TOTAL OF 10'-0")</td><td>20'-0"</td><td>30'-0" MAX.</td></tr></table>											ZONING	LOT SIZE	LIVING AREA	GARAGE	ACCESSORY STRUCTURE	FAR	LOT COVERAGE	LANDSCAPING	FRONT SETBACK	SIDE SETBACK	REAR SETBACK	HEIGHT	EXISTING	R2	4,000 SF	1,069 SF	351 SF	351 SF	35%	1,577 SF	1,416 SF	15'-0"	3'-2" & 9'-10"	29'-0"	N/A	PROPOSED	3,800 SF (200 SF LOST TO DEDICATION /R.O.W.)	1,640 SF	323 SF	N/A	1963/4000 = 49%	2,063 SF	1,309 SF (200 SF LOST TO DEDICATION /R.O.W.)	10'-0" (5'-0" LOST TO DEDICATION /R.O.W.)	3'-2" & 4'-0"	20'-0"	21'-10"	TITLE 19 REQUIREMENTS		8,000 SF	N/A	N/A	N/A	45%	N/A	N/A	20'-0"	4'-0" MIN. (TOTAL OF 10'-0")	20'-0"	30'-0" MAX.
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MATERIAL SYMBOLS			ACCESSORS PARCEL MAP				VICINITY MAP																																																								
<div><div><div></div><div>BASE ROCK</div></div><div><div></div><div>CONCRETE</div></div><div><div></div><div>EARTH (SECTION)</div></div><div><div></div><div>EXISTING WALL SECTION</div></div><div><div></div><div>WOOD MEMBER (BLOCKING)</div></div><div><div></div><div>WOOD MEMBER (CONTINUOUS, NOMINAL SIZE INDICATED)</div></div><div><div></div><div>PLYWOOD</div></div><div><div></div><div>GYPSUM WALL BOARD SECTION</div></div><div><div></div><div>METAL (STEEL OR IRON)</div></div><div><div></div><div>RIGID INSULATION BOARD OR TILE</div></div></div>							<div><div>PROJECT SITE</div></div>																																																								
FIRE DEPARTMENT NOTES			GENERAL CONTRACTOR NOTES				VARIANCE/HARDSHIP REQUEST																																																								
<div>1. APPROVED ADDRESS NUMBERS SHALL BE VISIBLE AND LEGIBLE FROM STREET FRONTAGE & SHALL CONTRAST W/ THEIR BACKGROUND</div> <div>2. PROVIDE AN EMERGENCY TELEPHONE ON THE JOB PRIOR TO ANY CONSTRUCTION</div> <div>3. A MINIMUM NUMBER SETS OF DRAWINGS APPROVED BY THE CITY FIRE DEPARTMENT SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO COMMENCEMENT OF WORK</div> <div>4. A MINIMUM NUMBER SETS OF DRAWINGS APPROVED BY THE CITY FIRE DEPARTMENT SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO COMMENCEMENT OF WORK</div> <div>5. KNOX BOX IS RECOMMENDED FOR BUILDINGS & REQUIRED FOR ALL FIRE DEPARTMENT ACCESS GATES. CONTACT LOCAL FIRE DEPARTMENT FOR ADDITIONAL INFORMATION</div> <div>6. FIRE DEPARTMENT ACCESS ROADWAYS SHALL BE MAINTAINED CLEAR & UNOBSTRUCTED. PROVIDE PROPER FIRE LANE SIGNAGE & CURB STRIPING PER THE VEHICLE CODE SECTION 22500.1. CONTACT THE FIRE DEPARTMENT FOR FIRE LANE PROGRAM GUIDELINES</div> <div>7. NO HAZARDOUS MATERIALS WILL BE STORED AND/OR USED WITHIN THE BUILDING, WHICH WILL EXCEED THE QUANTITIES LISTED IN CBC TABLES 3-D & 3-E</div>			<div>1. MATERIALS STORED ON THE SITE SHALL BE PROPERLY STACKED & PROTECTED TO PREVENT DAMAGE & DETERIORATION UNTIL USE. FAILURE TO PROTECT MATERIALS MAY BE CAUSE FOR REJECTION OF WORK</div> <div>2. VERIFY ALL DIMENSIONS AND SITE CONDITIONS PRIOR TO COMMENCING ANY WORK. THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OF THESE PLANS AND SPECIFICATIONS</div> <div>3. MAINTAIN THE JOB SITE IN A CLEAN, ORDERLY CONDITION FREE OF DEBRIS AND LITTER. EACH SUB-CONTRACTOR IMMEDIATELY UPON COMPLETION OF EACH PHASE OF HIS WORK SHALL REMOVE ALL TRASH & DEBRIS AS A RESULT OF HIS OPERATIONS</div> <div>4. NO PORTION OF THE WORK REQUIRING A SHOP DRAWING OR SAMPLE SUBMISSION SHALL BE COMMENCED UNTIL THE SUBMISSION HAS BEEN REVIEWED & ACTED UPON BY THE ARCHITECT. ALL SUCH PORTIONS OF THE WORK SHALL BE IN ACCORDANCE W/ THE REVIEWED SHOP DRAWINGS & SAMPLES</div> <div>5. CONFINE OPERATIONS AT THE SITE TO AREAS PERMITTED BY LAW, ORDINANCES, PERMITS & THE CONTRACT DOCUMENTS, AND SHALL NOT UNREASONABLY ENCUMBER THE SITE WITH ANY MATERIALS OR EQUIPMENT</div> <div>6. SHOULD AN ERROR APPEAR IN THE NOTES, SPECIFICATIONS, OR DRAWINGS, OR IN WORK DONE BY OTHERS, AFFECTING THIS WORK, NOTIFY THE ARCHITECT AT ONCE FOR INSTRUCTIONS AS TO PROCEDURE. IF CONTRACTOR PROCEEDS W/ WORK AFFECTED WITHOUT INSTRUCTIONS FROM THE ARCHITECT, THE CONTRACTOR SHALL MAKE GOOD ANY RESULTING DAMAGE OR DEFECT</div> <div>7. SHOULD CONFLICT OCCUR IN OR BETWEEN DRAWINGS & SPECIFICATIONS, OR WHERE DETAIL REFERENCES ON CONTRACT DRAWINGS HAVE BEEN OMITTED, CONTRACTOR IS DEEMED TO HAVE ESTIMATED THE MOST EXPENSIVE MATERIALS AND CONSTRUCTION INVOLVED UNLESS HE SHALL HAVE ASKED FOR AND OBTAINED ANY WRITTEN DECISIONS FROM THE ARCHITECT AS TO WHICH METHOD OR MATERIALS WILL BE REQUIRED</div> <div>8. PATCHING, REPAIRING AND REPLACING OF MATERIAL SURFACES CUT OR DAMAGED IN EXECUTION OF WORK SHALL BE DONE W/ APPLICABLE MATERIALS SO THAT SURFACES REPLACED WILL, UPON COMPLETION, MATCH SURROUNDING SIMILAR SURFACES</div> <div>9. ALL MECHANICAL & ELECTRICAL EQUIPMENT SHALL HAVE A UL DESIGN LISTING/ NUMBER. ANY EQUIPMENT NOT LISTED WILL REQUIRE FIELD TESTING & CERTIFIED BY AN APPROVED TESTING AGENCY. IT IS THE RESPONSIBILITY OF THE OWNER & HIS DESIGN/ CONSTRUCTION TEAM TO NOTIFY THE BUILDING DEPARTMENT IF FIELD-TESTING IS REQUIRED FOR ANY EQUIPMENT WITHOUT AN EQUIVALENT LISTED LABEL APPROVED BY THE LOCAL CITY BUILDING DEPARTMENT. PROOF OF EQUIPMENT CERTIFICATION SHALL BE SUBMITTED & APPROVED BEFORE A CERTIFICATE OF OCCUPANCY CAN BE ISSUED</div> <div>10. HAZARDOUS MATERIALS: THE ARCHITECT AND THE ARCHITECTS CONSULTANTS SHALL HAVE NO RESPONSIBILITY FOR THE DISCOVERY, PRESENCE HANDLING, REMOVAL, OR DISPOSAL OF OR EXPOSURE OF PERSONS TO ASBESTOS OR HAZARDOUS OR TOXIC SUBSTANCES IN ANY FORM AT THE PROJECT SITE. PROFESSIONAL SERVICES RELATED OR IN ANY WAY CONNECTED WITH THE INVESTIGATION, DETECTION, ABATEMENT, REPLACEMENT, USE, SPECIFICATION, OR REMOVAL OF PRODUCTS, MATERIALS, OR PROCESSES CONTAINING ASBESTOS OR HAZARDOUS OR TOXIC MATERIALS ARE BEYOND THE SCOPE OF THIS AGREEMENT.</div>				<div>MULTIPLE FACTORS CONTRIBUTE TO THIS REQUEST FOR A VARIANCE TO SEVERAL ZONING RULES FOR OUR PROPOSED RENOVATION AT 814 COOLIDGE AVE. IN SUNNYVALE, CA.</div> <div>THE EXISTING PROPERTY IS LOCATED IN AN R2 ZONE WHICH REQUIRES A MINIMUM 8,000 SF LOT BUT OUR LOT IS ONLY 4,000 SF. THIS SIGNIFICANT REDUCTION IN LOT SIZE MAKES IT DIFFICULT TO ACCOMMODATE ALL ZONING STANDARDS. THE PROPOSED HOUSE REPRESENTS A 50% FAR WHICH IS SLIGHTLY MORE THAN THE REQUIRED 45%. THIS FAR IS REQUESTED BECAUSE OF THE SMALL SIZE OF THE LOT AND BECAUSE IT IS IN KEEPING WITH OTHER NON-CONFORMING HOUSE IN THE NEIGHBORHOOD AS SEE ON SHEET A1.2.</div> <div>THE REDESIGNED HOUSE IS PROPOSED TO SIT ON THE EXISTING FOUNDATION AT THE NORTHWEST CORNER OF THE HOUSE. RE-USING THE EXISTING FOUNDATION MAKES POSSIBLE ECONOMY ASSOCIATED WITH AVOIDING EXTENSIVE EXCAVATION AND CONCRETE WORK WHEN POSSIBLE.</div> <div>SEVERAL EXISTING NON-CONFORMING ZONING STANDARDS ARE PRESENT ON SITE AND WE ARE REQUESTING THAT A FEW BE LEFT IN PLACE INCLUDING:<ul style="list-style-type: none">THE EXISTING HOUSE HAS A NON-CONFORMING FRONT YARD SETBACK OF 15'-0". ALTHOUGH WE PROPOSE TO RELOCATE THE FRONT PORCH AWAY FROM THE PROPOSED ATTACHED 1-CAR GARAGE WE WOULD LIKE TO KEEP THE EXISTING NON-CONFORMING 15'-0" SETBACK. WE DO BELIEVE THAT THE 15'-0" SETBACK FITS WELL WITHIN THE CHARACTER OF THE NEIGHBORHOOD.THE NORTHWEST CORNER OF THE (E) HOUSE HAS A NON-CONFORMING FRONT YARD SETBACK OF 18'-0". WE WOULD LIKE TO KEEP THE EXISTING NON-CONFORMING SETBACK AT THIS LOCATION, KEEPING THE NORTHWEST CORNER OF THE HOUSE AS IT IS CURRENTLY LOCATED ALLOWS THE HOUSE TO FIT ON ITS NARROW LOT AND HAS SIGNIFICANT ECONOMY ASSOCIATED WITH KEEPING AND REUSING THE WESTERN FOUNDATION WALL OF THE HOUSE.THE WESTERN SIDE YARD SETBACK IS A NON-CONFORMING 3'-2". WE WOULD LIKE TO KEEP THIS NON-CONFORMING SETBACK IN ORDER TO ALLOW THE HOUSE TO FIT ON ITS NARROW LOT AND FOR ECONOMY AS MENTIONED ABOVE. KEEPING THIS NON-CONFORMING SIDE YARD SETBACK WOULD MEAN THAT WE WOULD NOT BE COMPLIANT WITH THE FIRE DEPARTMENT'S REQUEST FOR A 6'-0" (PERPENDICULAR) LADDER PAD OUT OF THE MIDDLE BEDROOM IN THE HOUSE.</div> <div>IT HAS BEEN SUGGESTED THAT A PORTION OF THE HOUSE COULD BE BUILT INTO THE REQUIRED REAR YARD SETBACK WITHOUT LACK OF CONFORMITY. WE BELIEVE THAT KEEPING A LARGER REAR YARD IS IN KEEPING WITH AND SUPPORTIVE OF THE EXISTING FAMILY ORIENTED NEIGHBORHOOD BY ALLOWING CHILDREN AND PETS FOR OUR CLIENT AND FUTURE OWNERS OF THE HOME.</div>																																																								
WATER EFFICIENT LANDSCAPING & CALGREEN			FIRE PREVENTION NOTES																																																												
<div>THE PROJECT WILL COMPLY WITH SUNNYVALE REQUIREMENTS FOR WATER-EFFICIENT LANDSCAPING & THE WATER-EFFICIENT LANDSCAPING CHECKLIST WILL BE SUBMITTED WITH THE BUILDING PERMIT APPLICATION.</div> <div>THE PROJECT WILL COMPLY WITH ALL CALGREEN RESIDENTIAL MANDATORY REQUIREMENTS AND THE CHECKLIST WILL BE SUBMITTED WITH THE BUILDING PERMIT APPLICATION.</div>			<div>1. THE BUILDING WILL COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE SUNNYVALE MUNICIPAL CODE (SMC), CALIFORNIA FIRE CODE (CFC), TITLE 19 CALIFORNIA CODE OF REGULATIONS, AND SUNNYVALE FIRE PREVENTION PROCEDURES/REQUIREMENTS.</div> <div>2. AN APPROVED AUTOMATIC FORE SPRINKLERS SYSTEM SHALL BE DESIGNED AN INSTALLED IN ACCORDANCE WITH NFPA 13D IS REQUIRED THROUGHOUT EACH STRUCTURE.</div> <div>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)</div> <div>4. LANDSCAPING AND LOCATIONS OF SLEEPING ROOMS RELATIVE TO PROPERTY LINES SHALL BE LOCATED SO AS TO PROVIDE APPROVED LADDER ACCESS TO EACH SLEEPING ROOM.</div> <div>5. THE BUILDING WILL HAVE APPROVED SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS THROUGHOUT EACH STRUCTURE.</div>																																																												

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<div>FANUCCHI RESIDENCE</div> <div>814 COOLIDGE AVENUE</div> <div>SUNNYVALE, CA 94086</div>	
REVISIONS	
08.15.17	FOR PLANNING REVIEW
11.17.17	PLANNING COMMENTS
01.04.18	PLANNING COMMENTS
03.01.2018	PLANNING COMMENTS
COVER SHEET	
Date	05.18.2017
Scale	AS SHOWN
Drawn	DS
Job	17041-1
Sheet	A0.1

PLANNING SET

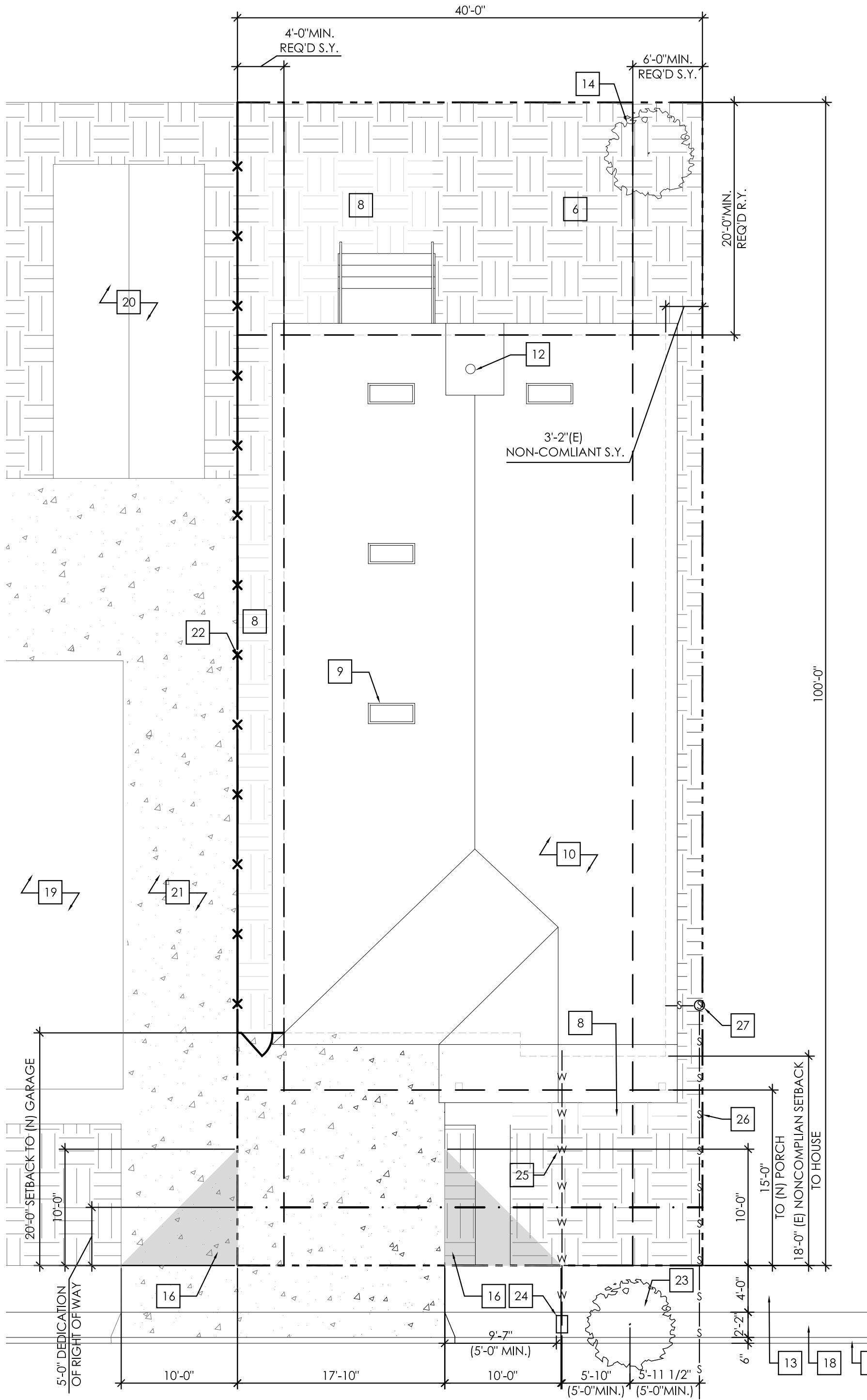


COOLIDGE AVENUE

1/8" = 1'-0"
0 2' 4' 8' 16' 24'

DEMO SITE PLAN

16



COOLIDGE AVENUE

1/8" = 1'-0"
0 2' 4' 8' 16' 24'

NEW SITE PLAN

8

LEGEND

- (E) CONCRETE
- (D) CONCRETE
- (N) CONCRETE
- (D) LANDSCAPING
- (E) LANDSCAPING
- (N) LANDSCAPING
- PROPERTY LINE
- (N) 5'-0" TALL FENCE
- (E) SANITARY SEWER LINE
- (E) WATER SERVICE LINE

KEY NOTES

- (E) BUILDING
- (E) GARAGE TO BE DEMO'D
- (E) DRIVEWAY ENTRY
- (E) STAIRS
- (E) CONCRETE CURB
- (E) LANDSCAPING
- (E) LANDSCAPE TO BE REMOVED
- (N) LANDSCAPING
- (N) SKYLIGHT
- (N) BUILDING
- (E) CHIMNEY
- (N) CHIMNEY
- (E) SIDEWALK
- (E) TREE TO REMAIN
- (E) STREET TREE TO BE REMOVED, TREE REMOVAL PERMIT HAS BEEN OBTAINED BY OWNER
- DRIVEWAY VISION TRIANGLE
- (N) CURB CUT AND RELOCATED DRIVEWAY
- (E) PAVED AND LANDSCAPED PLANNING STRIP
- (E) NEIGHBOR'S HOUSE
- (E) NEIGHBOR'S GARAGE
- (E) NEIGHBOR'S DRIVEWAY TO REMAIN
- (N) 5'-0" TALL FENCE AS SHOWN, ALL (N) WORK AND REPAIR TO (E) NEIGHBOR'S DRIVEWAY AS NEEDED TO BE COMPLETED BY THE 814 COOLIDGE HOMEOWNER
- RELOCATED STREET TREE FINAL SPECIES AND LOCATION TBD, TO BE SUBMITTED WITH BUILDING PERMIT
- (E) WATER METER TO BE UPGRADED TO A 3/4 INCH RADIO READ WATER METER, AND SHELL BE MAINTAIN A MIN. 5'-0" HORIZONTAL DISTANCE FROM STREET TREE AND DRIVEWAY
- (E) WATER SERVICE LINE
- (E) SANITARY SEWER LINE, SHELL BE MAINTAIN A MIN. 5'-0" HORIZONTAL DISTANCE FROM STREET TREE.
- (E) SANITARY SEWER CLEAN OUT

GENERAL NOTES

- CONSULT WITH OWNER REGARDING ALL ITEMS TO BE SALVAGED AND STORAGE LOCATION OF SALVAGED/RELOCATED ITEMS
- CONSULT WITH OWNER REGARDING DUMPSTER LOCATION
- CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO ALL ITEMS INCLUDING LANDSCAPE, NOT INTENDED TO BE DEMOLISHED
- PROVIDE ADEQUATE SUPPORT AND BRACING DURING CONSTRUCTION

SHEET NOTES

- REMOVE (E) LANDSCAPE AS REQ'D IN EFFECTED AREA OF WORK

FANUCCHI RESIDENCE

814 COOLIDGE AVENUE
SUNNYVALE, CA 94086

REVISIONS

08.15.17	FOR PLANNING REVIEW
11.17.17	PLANNING COMMENTS
01.04.18	PLANNING COMMENTS
03.01.2018	PLANNING COMMENTS

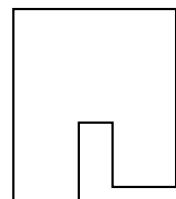
DEMO SITE PLAN
NEW SITE PLAN

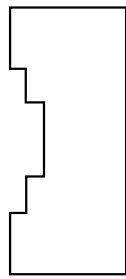
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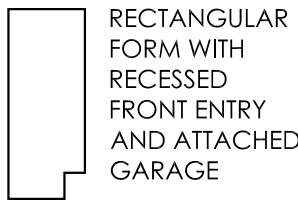
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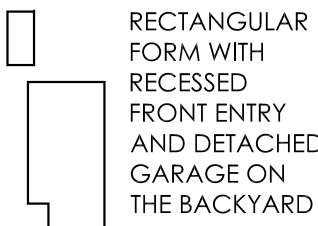
PLANNING SET

BUILDING FORM TYPES

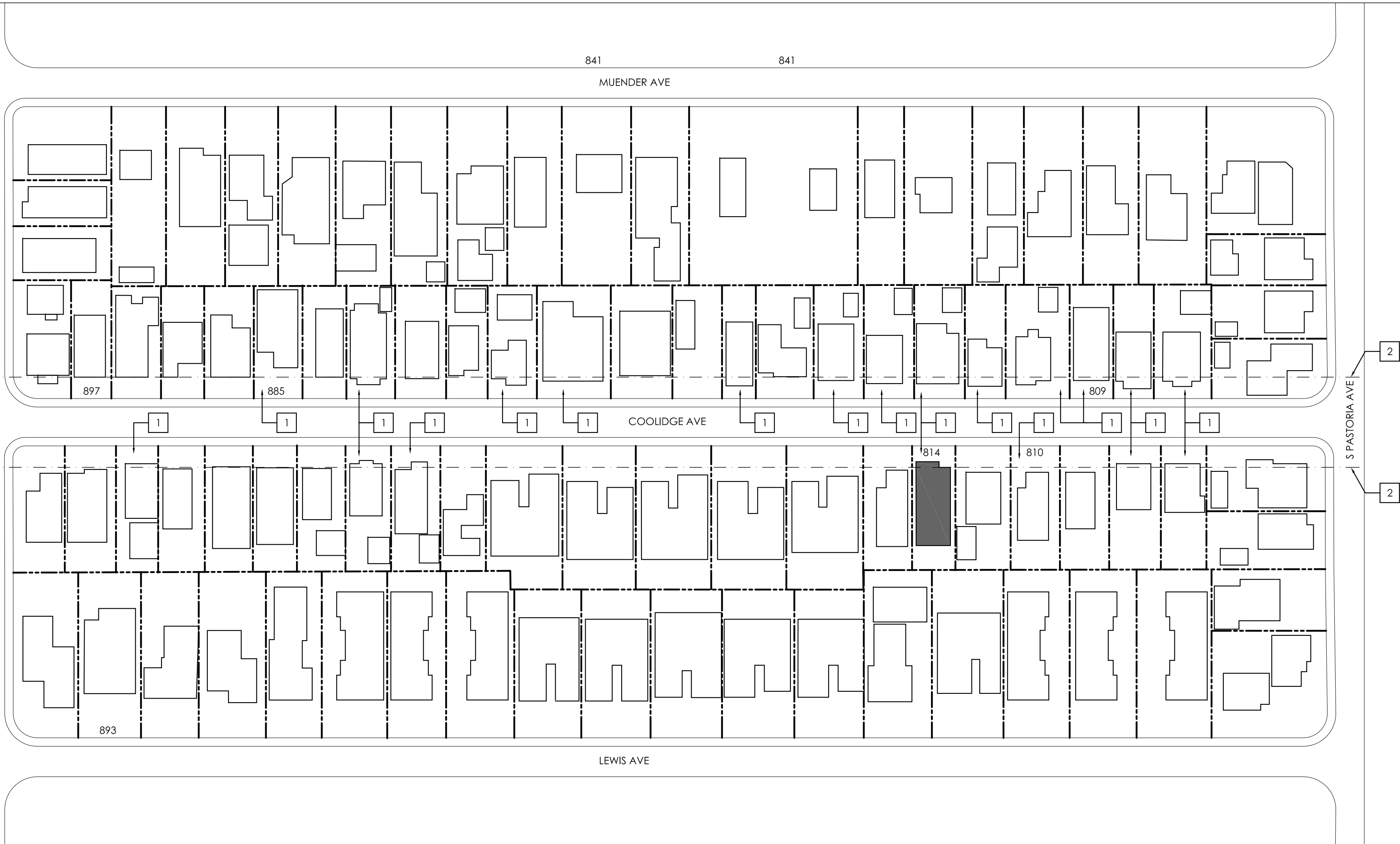
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"U" SHAPE WITH RECESSED ENTRY AND FRONT ATTACHED GARAGE
- 


RECTANGULAR FORM WITH A VOID/RECESSED ENTRY ON THE SIDE
- 

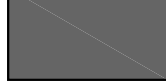
RECTANGULAR FORM WITH RECESSED FRONT ENTRY AND ATTACHED GARAGE
- 


RECTANGULAR FORM WITH RECESSED FRONT ENTRY AND DETACHED GARAGE ON THE BACKYARD




LEGEND

- 

(E) BUILDING FOOT PRINT
- 

SITE
- 

PROPERTY LINE
- 

REQUIRED 20'-0" FRONT SETBACK

KEY NOTES

- 1 (E) NON-COMPLIANT SETBACKS
- 2 REQUIRED 20'-0" FRONT SETBACK

NEIGHBORHOOD STYLE

ACCORDING TO "TYPICAL SUNNYVALE HOME STYLES" IN *SUNNYVALE SINGLE FAMILY HOME DESIGN TECHNIQUES* (PAGE 5-8), SUNNYVALE'S NEIGHBORHOOD PATTERNS AND ARCHITECTURAL STYLES ARE CHARACTERIZED BY UNIQUE FRONT YARD SETBACKS, FENCING AND LANDSCAPING, GARAGE LOCATION, ROOF TYPES, ENTRY TREATMENT, EXTERIOR WALL COMPLEXITY, WINDOW TYPES/SIZE/PROPORTIONS, EXTERIOR BUILDING MATERIALS, DECORATIVE ELEMENTS ETC.

THE PROPOSED FANUCCHI RESIDENCE WILL BE BUILT IN A CONTEMPORARY CALIFORNIA STYLE. LOCATED IN THE WASHINGTON NEIGHBORHOOD, THE STYLE IS TYPICAL OF THE RANCH-STYLE NEIGHBORHOOD HOMES FOUND THERE WITH FOLLOWING PATTERNS:

A. FRONT ELEVATION:

- ENTRY PORCHES WITH SUBSTANTIAL SUPPORTING COLUMNS, OR RECESSED ENTRY DEFINED WITH COLUMNS
- SINGLE CAR GARAGE ATTACHED OR DETACHED
- FRONT YARD WITH PEDESTRIAN WALK CONNECTION TO SIDEWALK
- STUCCO FINISH WITH DECORATIVE STONE

B. ROOF STYLE:

- SIMPLE HIP ROOF FORMS WITH EXTENSION OVER ENTRY, SLOPING AWAY FROM STREET FRONT
- GABLE ROOF WITH DEEP FASCIAS FACING THE STREET WITH DECORATIVE VENT UNDER THE ROOF PEAK

C. WINDOWS:

- LARGE WINDOW FACING THE STREET, OFTEN PAIRED
- WOOD TRIM AROUND WINDOWS

1/64" = 1'-0"

SITE PLAN

6



-ONE STORY SINGLE FAMILY HOUSE, WITH GABLE ROOF FACING THE STREET
-ENTRANCE WITH PORCH AND SUPPORTING COLUMNS
-ATTACHED FRONT GARAGE



-WOOD DOORS, WINDOWS, AND COLUMNS
-DECORATIVE STONE ON FRONT FACADE



885 COOLIDGE AVE
- PLANNING PERMIT # 20147936
- RECEIVED APPROVED VARIANCES
- NO REQUIRED REAR AND SIDE SETBACKS
- FAR EXCEED MINIMUM OF 45%
- PLATE HEIGHT APPROXIMATELY 9'-0"
- CALIFORNIA CONTEMPORARY ARCHITECTURE STYLE



810 COOLIDGE AVE
- PLANNING PERMIT # 20000027
- RECEIVED APPROVED VARIANCES
- NO REQUIRED SIDE SETBACK
- FAR EXCEED MINIMUM OF 45%
- PLATE HEIGHT APPROXIMATELY 10'-0"
- CALIFORNIA CONTEMPORARY ARCHITECTURE STYLE



809 COOLIDGE AVE
- FRONT ELEVATION WITH RECESSED ENTRANCE AND GARAGE
- GABLE ROOF STYLE FACING THE STREET
- FRONT WINDOW WITH WOOD TRIM
- VENT UNDER THE ROOF PEAK
- FRONT YARD WITH PATH CONNECTING TO THE SIDEWALK
- PLATE HEIGHT APPROXIMATELY 9'-0"
- CALIFORNIA CONTEMPORARY ARCHITECTURE STYLE



841 MUENDER AVE
- RECESSED ENTRY PORCH WITH SUPPORTING COLUMNS
- GABLE ROOF STYLE FACING THE STREET AND SIMPLE HIP ROOF WITH EXTENSION OVER ENTRY
- FRONT PAIRED WINDOW WITH WOOD TRIM
- VENT UNDER THE ROOF PEAK
- FRONT YARD WITH PATH CONNECTING TO THE SIDEWALK
- PLATE HEIGHT APPROXIMATELY 9'-0"



897 COOLIDGE AVE
- FRONT ELEVATION WITH RECESSED ENTRANCE DEFINED BY COLUMN AND FRONT GARAGE
- GABLE ROOF FACING THE STREET AND MANSARD ROOF STYLE
- DECORATIVE DETAIL UNDER THE ROOF PEAK
- COLUMNS AND STAIRS LEADING TO AN ENTRY DOOR
- WINDOWS WITH WOOD TRIM
- FRONT YARD WITH PATH CONNECTING TO THE SIDEWALK
- PLATE HEIGHT APPROXIMATELY 12'-0"
- CALIFORNIA CONTEMPORARY ARCHITECTURE STYLE



855 MUENDER AVE
- RECESSED ENTRY PORCH WITH SUPPORTING COLUMNS
- GABLE ROOF STYLE FACING THE STREET AND SIMPLE HIP ROOF WITH EXTENSION OVER ENTRY
- FRONT PAIRED WINDOWS WITH WOOD TRIM
- FRONT YARD WITH PATH CONNECTING TO THE SIDEWALK
- PLATE HEIGHT APPROXIMATELY 9'-0"



897 COOLIDGE AVE
- FRONT ELEVATION WITH RECESSED ENTRANCE DEFINED BY COLUMN AND FRONT GARAGE
- GABLE ROOF FACING THE STREET
- WINDOWS WITH WOOD TRIM
- CIRCULAR VENT UNDER THE ROOF PEAK
- FRONT YARD WITH PATH CONNECTING TO THE SIDEWALK
- PLATE HEIGHT APPROXIMATELY 11'-0"
- CALIFORNIA CONTEMPORARY ARCHITECTURE STYLE



893 LEWIS AVE
- FRONT ELEVATION WITH RECESSED ENTRANCE AND FRONT GARAGE
- GABLE ROOF FACING THE STREET AND HIP ROOF SLOPING AWAY FROM STREET WITH EXTENSION OVER ENTRY
- VENT UNDER THE ROOF PEAK
- FRONT YARD WITH PATH CONNECTING TO THE SIDEWALK
- PLATE HEIGHT APPROXIMATELY 9'-0"
- CALIFORNIA CONTEMPORARY ARCHITECTURE STYLE

FANUCCHI RESIDENCE

814 COOLIDGE AVENUE
SUNNYVALE, CA 94086

REVISIONS

08.15.17	FOR PLANNING REVIEW
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SITE ANALYSIS

Date	05.18.2017
Scale	1/64" = 1'-0"
Drawn	DS
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A1.2

PLANNING SET

INSPIRATIONAL IMAGES

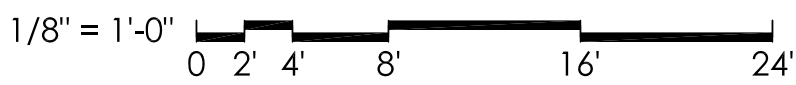
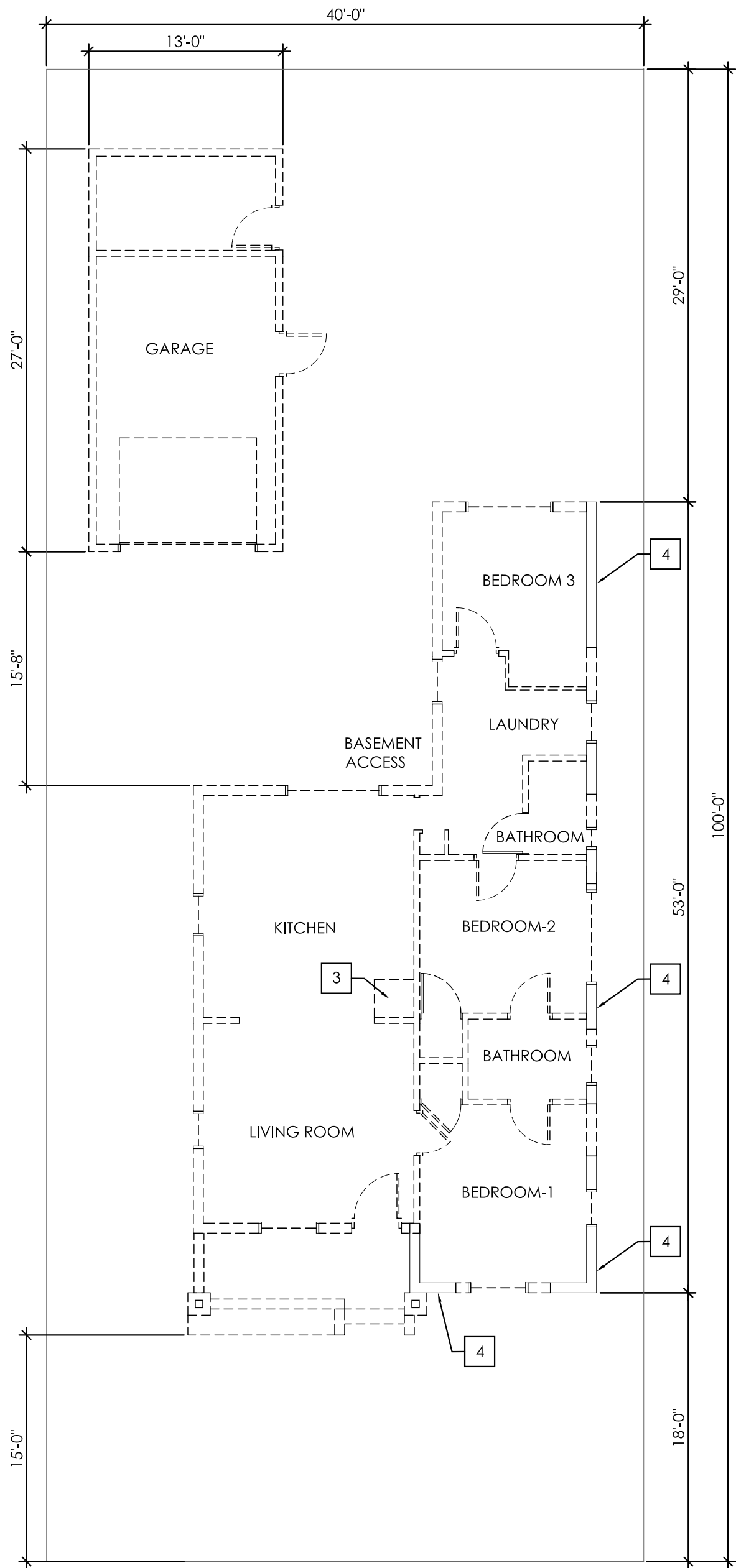
20

NEIGHBORING HOUSES WITH APPROVED VARIANCES

16

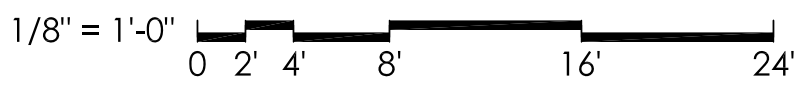
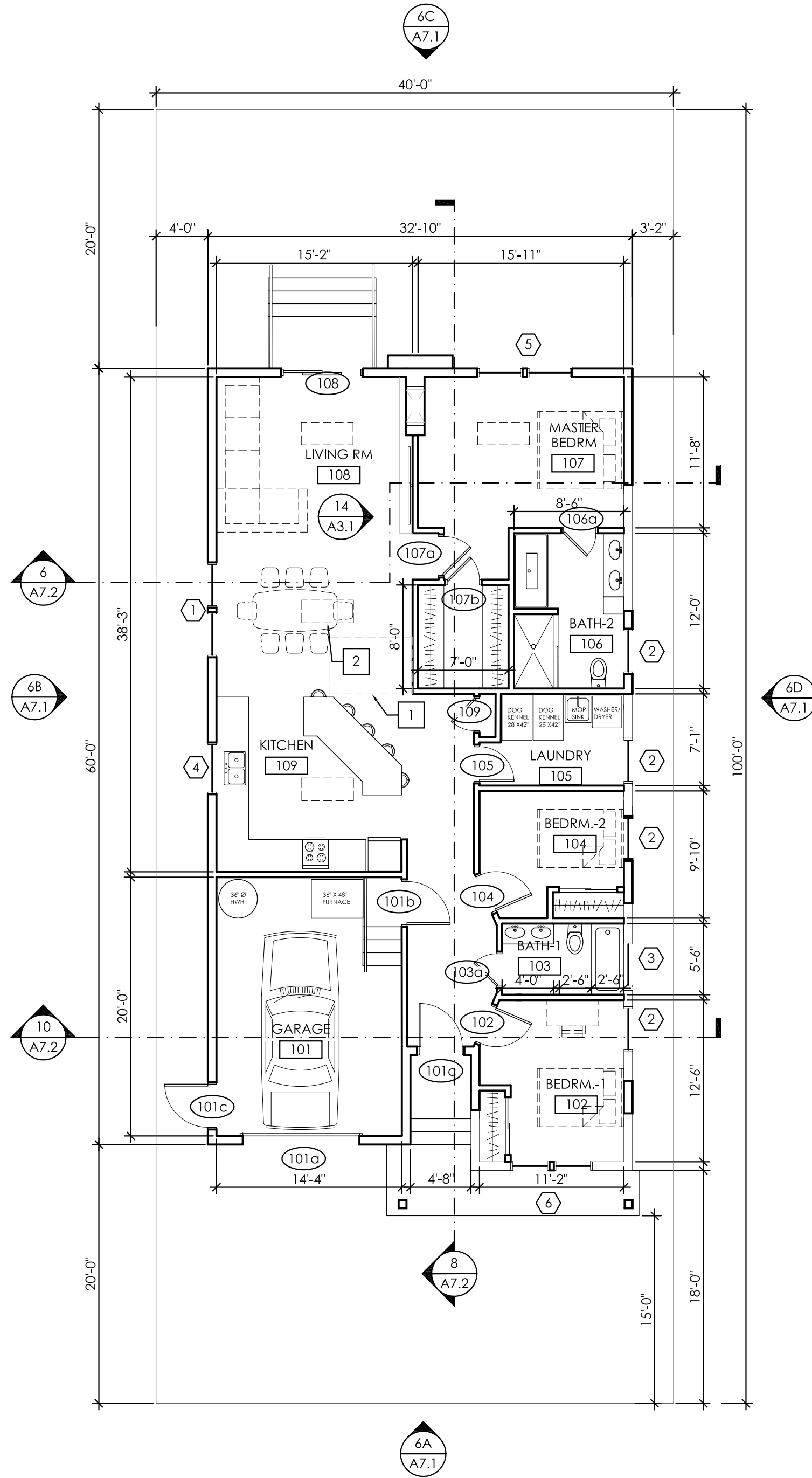
NEIGHBORHOOD STYLE EXAMPLES

4



EXISTING AND DEMO FLOOR PLAN

16



NEW FLOOR PLAN

8

LEGEND

- (E) WALL TO REMAIN
- (D) WALL
- (N) WALL
- (D) DOOR
- (N) DOOR
- (E) WINDOW TO REMAIN
- (D) WINDOW
- (N) WINDOW
- SECTION TAG
- ELEVATION TAG
- WALL TAG
- DOOR TAG
- WINDOW TAG
- ROOM TAG

KEY NOTES

- 1 RELOCATED BASEMENT ACCESS
- 2 (N) SKYLIGHT ABOVE
- 3 (E) CHIMNEY
- 4 (E) WALL AND FOUNDATION TO REMAIN

GENERAL NOTES

- 1. CONSULT WITH OWNER REGARDING ALL ITEMS TO BE SALVAGED AND STORAGE LOCATION OF SALVAGED/RELOCATED ITEMS
- 2. CONSULT WITH OWNER REGARDING DUMPSTER LOCATION
- 3. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO ALL ITEMS INCLUDING LANDSCAPE, NOT INTENDED TO BE DEMOLISHED
- 4. PROVIDE ADEQUATE SUPPORT AND BRACING DURING CONSTRUCTION

FANUCCHI RESIDENCE

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REVISIONS

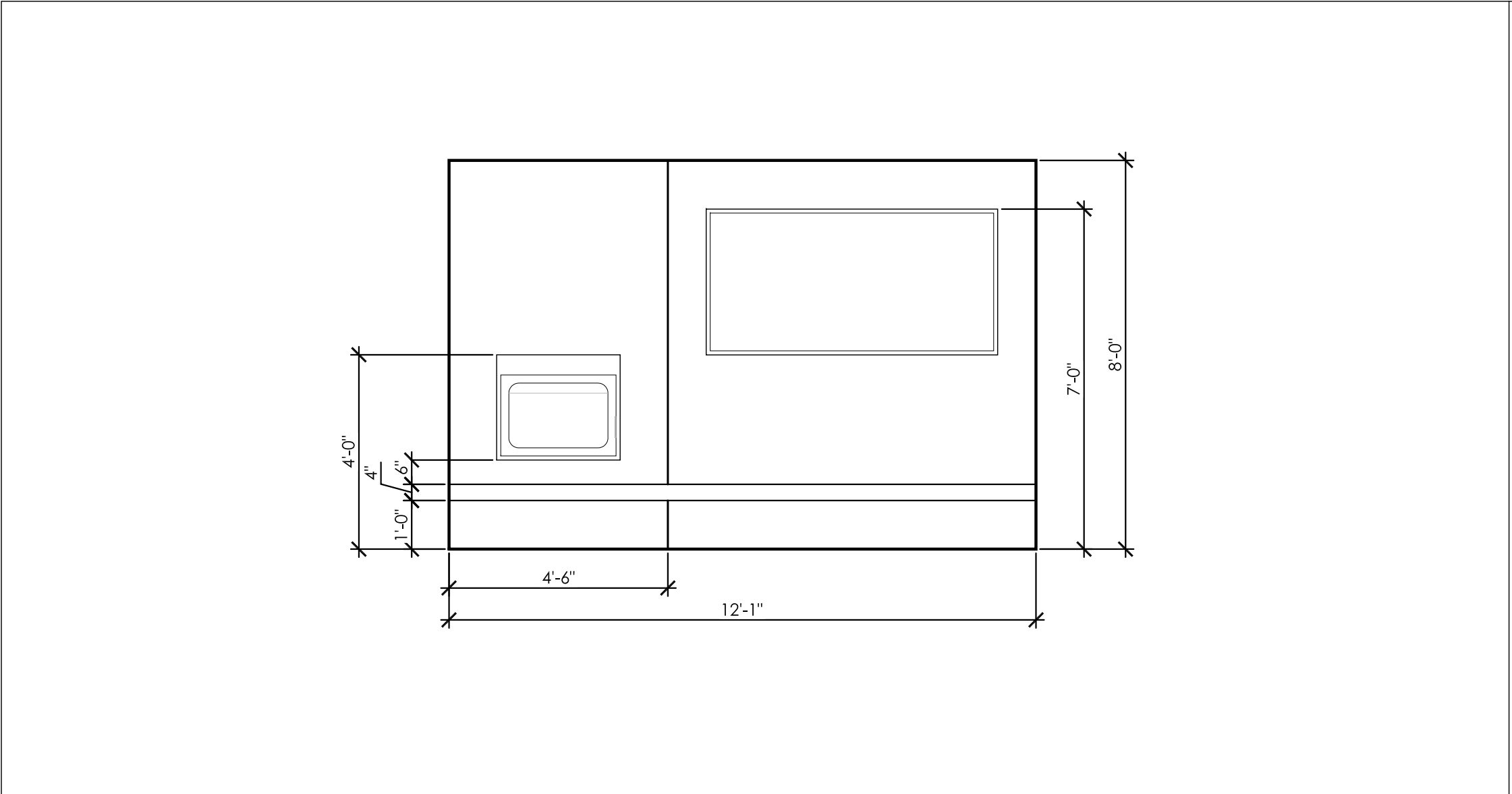
08.15.17	FOR PLANNING REVIEW
11.17.17	PLANNING COMMENTS
01.04.18	PLANNING COMMENTS
03.01.2018	PLANNING COMMENTS

DEMO PLAN
NEW FLOOR PLAN

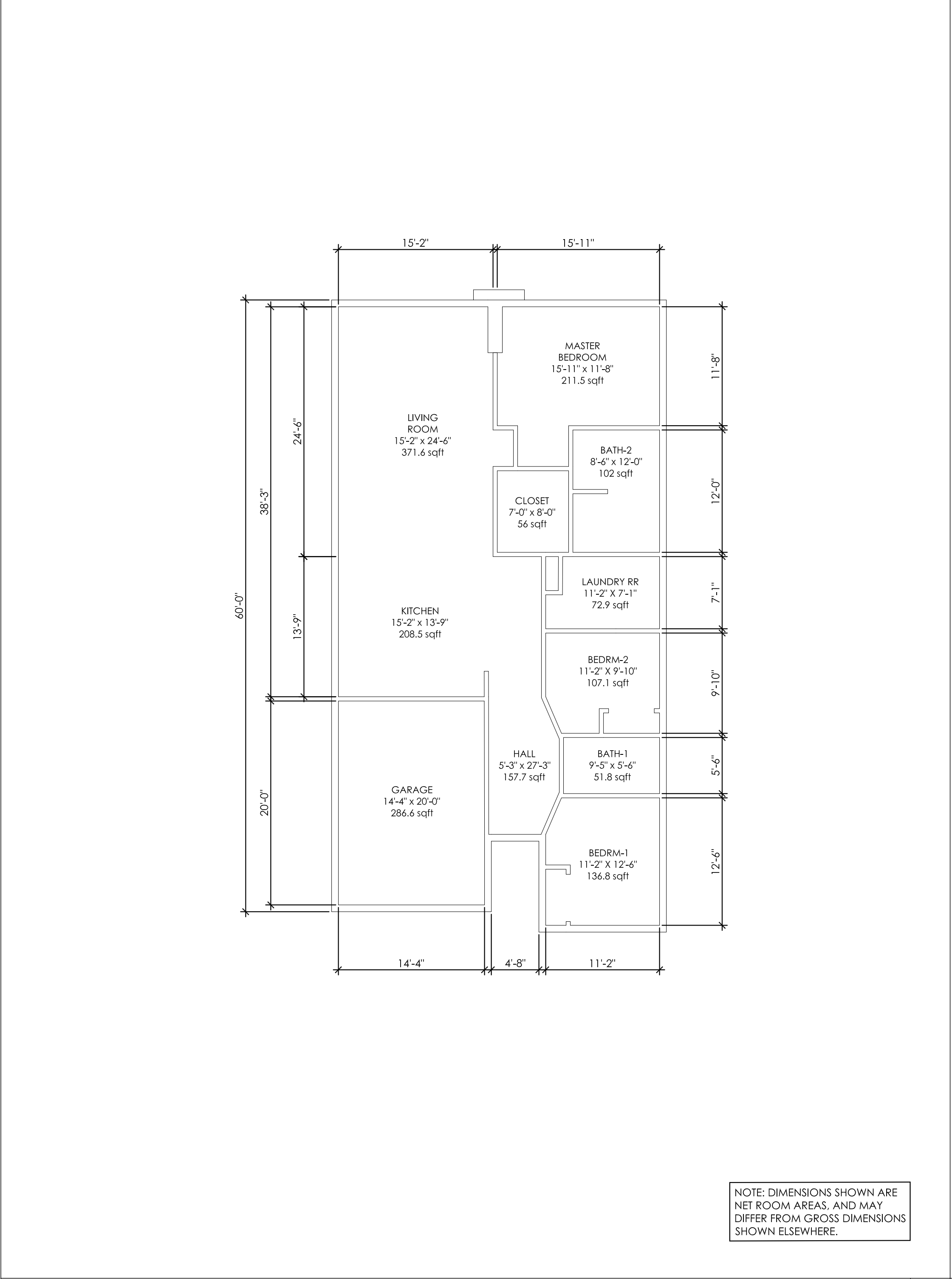
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Drawn	DS
Job	17041-1
Sheet	

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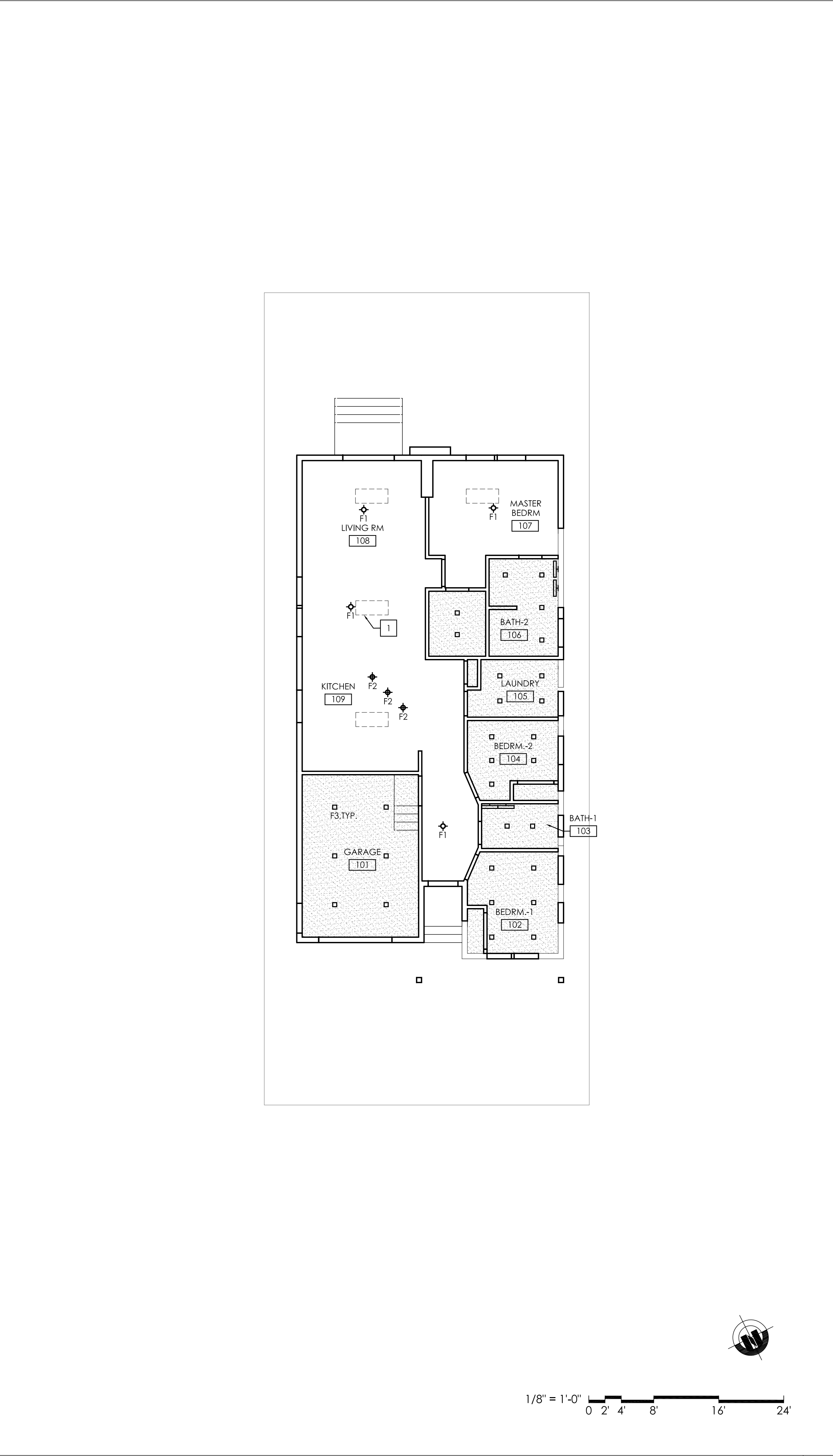
PLANNING SET



FIREPLACE ELEVATION 14



FLOOR AREA DIAGRAM 16



NEW RCP PLAN 8

LEGEND

- OPEN TO FRAMING ABOVE, **PROVIDE (N) BLACK CAP SHEET**
- (N) GYP. CEILING PAINTED
- (N) ACCENT PENDANT FIXTURE
- (N) ACCENT PENDANT FIXTURE
- (N) 4" SQUARE SPECTRUM LIGHTING INC. LED RECESSED DOWNLIGHT
- (N) RESTROOM WALL SCONCE
- (N) CEILING HEIGHT

KEY NOTES

- 1 (N) SKYLIGHT

GENERAL NOTES

- ALL RECESSED DOWNLIGHTS/WALL WASHERS SHALL BE CENTERED IN THE VISUAL TILE PATTERN, U.O.N.
- ALL CEILING FIXTURES AND WIRING FOR LIGHT FIXTURES, EXIT SIGNS, OR OTHER ELECTRICAL DEVICES SHALL BE U.L. APPROVED, THERMALLY PROTECTED, AND SHALL BE INSTALLED IN CONDUIT OR OTHER WIRING METHOD APPROVED BY THE BUILDING DEPARTMENT.
- REPLACE ALL DAMAGED CEILING TILES AND GRID MEMBERS THROUGHOUT AREA OF WORK TO MATCH EXISTING.
- THIS DRAWING IS FOR LAYOUT PURPOSES ONLY. ENGINEERING OF SWITCHING AND CIRCUITRY SHALL BE PROVIDED BY THE ELECTRICAL CONTRACTOR IN ACCORDANCE WITH APPLICABLE BUILDING AND ELECTRICAL CODES AND REGULATIONS FOR BUILDING LIFE SAFETY, EMERGENCY, EGRESS AND NIGHT LIGHTS.
- WHEN AN ENTIRELY NEW CEILING GRID IS TO BE INSTALLED, SPRINKLER CONTRACTOR SHALL PROVIDE ESCUTCHEON RING EXTENSIONS WITH 2" CLEARANCE AROUND HEAD, OR ALTERNATELY INSTALL FLEX-HEAD CONNECTIONS AT ALL SPRINKLER HEADS IN AREA OF NEW CEILING.
- MECHANICAL WORK SHALL BE DESIGNED AND BUILT IN ACCORDANCE WITH APPLICABLE CODES AND STANDARDS AND SHALL COMPLY WITH THE REQUIREMENTS OF CALIFORNIA ADMINISTRATIVE CODE, TITLE 24.
- PROVIDE FIRE DAMPERS AT ALL PENETRATIONS OF FIRE RATED ASSEMBLIES AS REQUIRED. DAMPERS SHALL BE FIRE/SMOKE WITH SMOKE ACTIVATION AS REQUIRED BY 2013 CBC

FANUCCHI RESIDENCE

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SUNNYVALE, CA 94086

REVISIONS

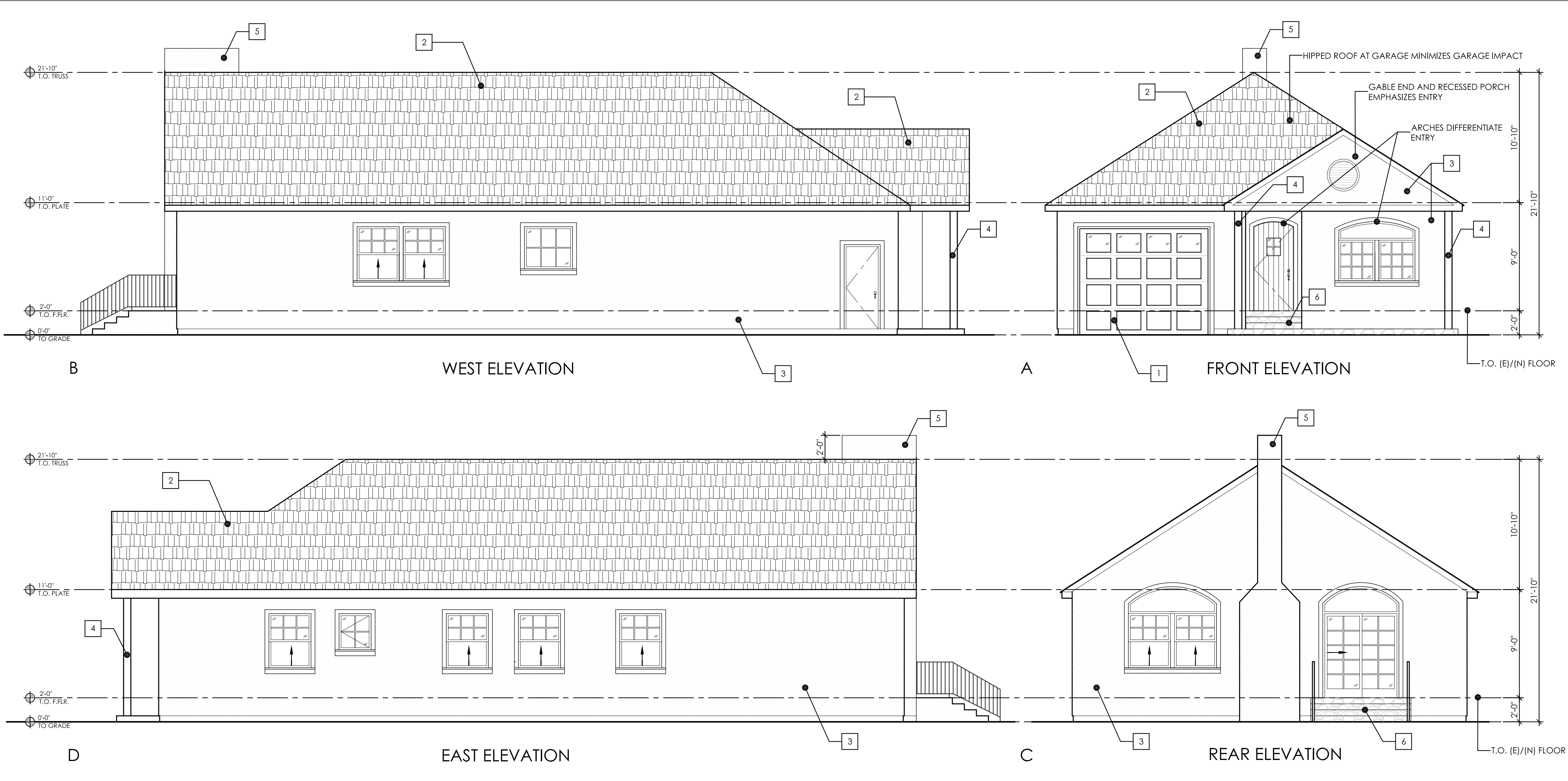
08.15.17	FOR PLANNING REVIEW
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REFLECTED CEILING PLAN
INTERIOR ELEVATION
FLOOR AREA DIAGRAM

Date	05.18.2017
Scale	1/8"=1'-0"
Drawn	
Job	17041-1
Sheet	

A3.1

PLANNING SET



KEY NOTES

- 1 (N) GARAGE DOOR
- 2 (N) ASPHALT SHINGLE, COLOR TBD
- 3 1" STUCCO, COLOR TBD
- 4 8x8 PAINTED WOOD POST
- 5 STUCCO CHIMNEY
- 6 DECORATIVE STONE ON FRONT AND BACK FACADE

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ELEVATIONS
DOOR AND WINDOW SCHEDULE

Date	05.18.2017
Scale	AS SHOWN
Drawn	DS
Job	17041-1
Sheet	

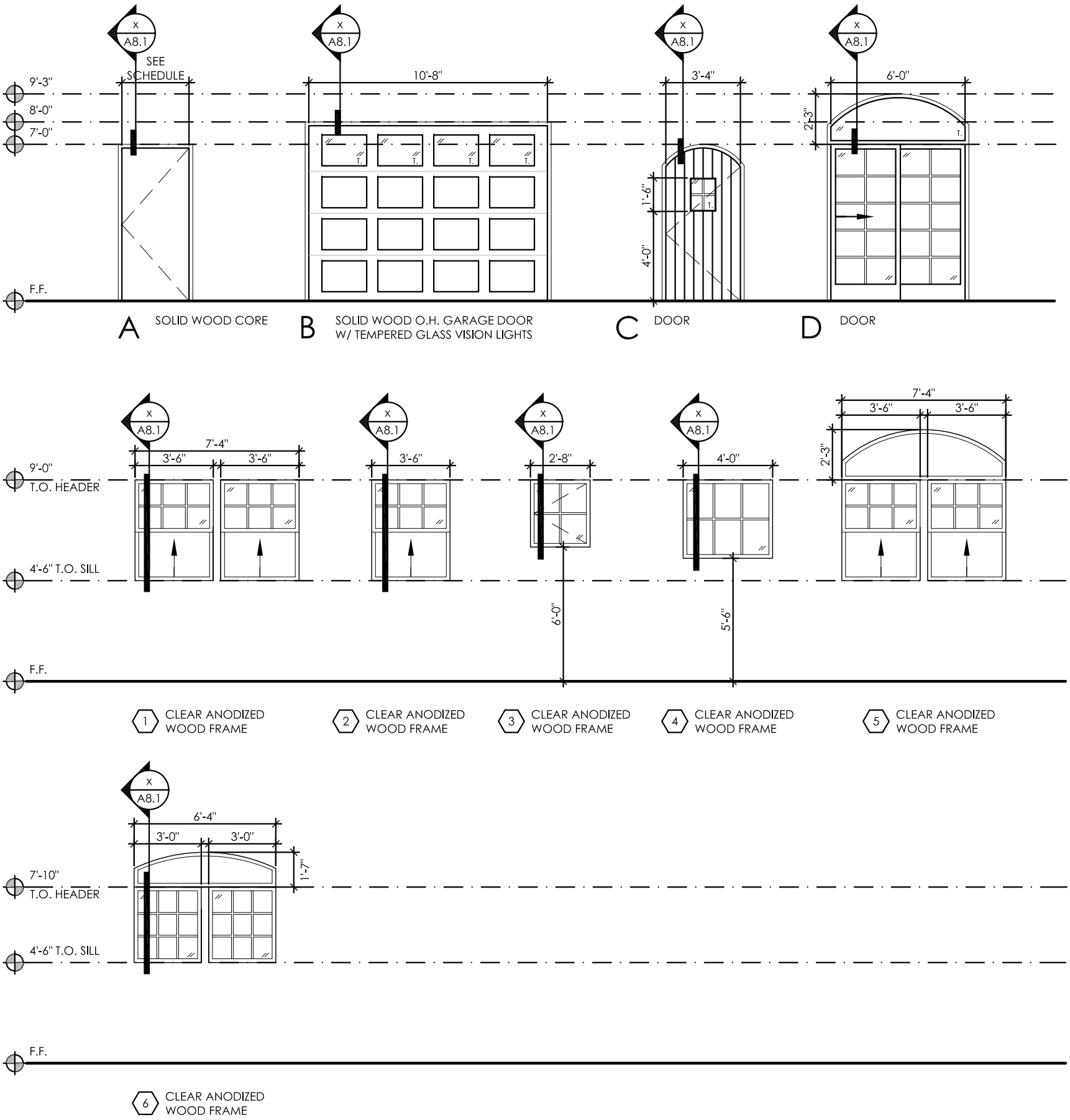
A7.1

PLANNING SET

3/16" = 1'-0"

GARAGE
ELEVATIONS

6

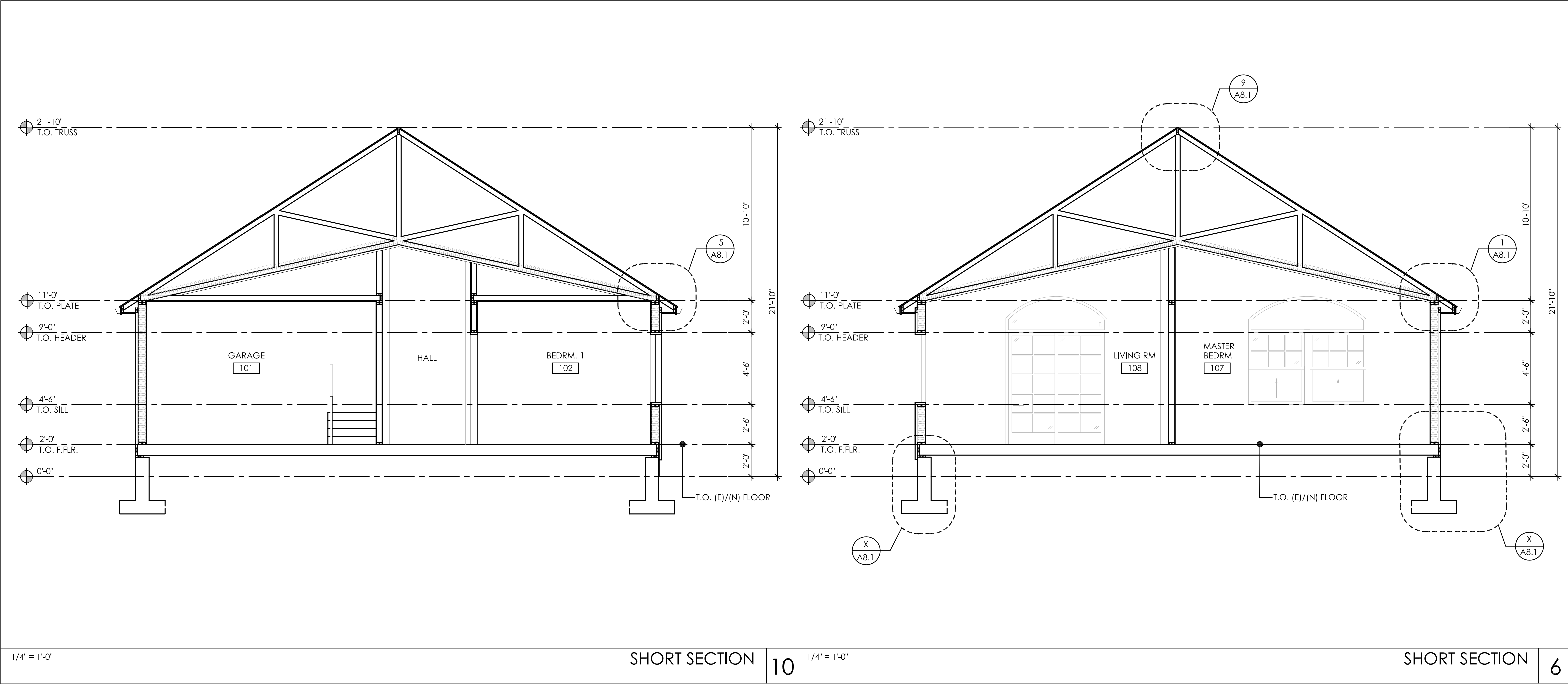


DOOR AND WINDOW SCHEDULE

8

3/16" = 1'-0"

DOOR NUMBER	ROOM	DOOR SIZE	DOOR TYPE	DOOR MATERIAL	DOOR FINISH	HARD WARE GROUP	HEAD DETAIL	FRAME MATERIAL	FRAME FINISH	FIRE RATED	KICK PLATES (H)	REMARKS & NOTES
101a	GARAGE	10'-8" X 8'-0"	B	WOOD SOLID CORE	ETR	ETR		WOOD	ETR	N		(N) DOOR
101b	GARAGE	3'-4" X7'-0"	A	WOOD SOLID CORE	ETR	3		WOOD	ETR	N		(N) DOOR
101c	GARAGE	3'-4" X7'-0"	A	WOOD SOLID CORE				WOOD		N		(N) DOOR
101c	ENTRY	3'-4" X7'-0"	C	WOOD SOLID CORE				WOOD		N		(N) DOOR
102	BEDROOM-1	3'-0" X7'-0"	A	WOOD SOLID CORE				WOOD		N		(N) DOOR
103a	NOT USED	2'-6" X7'-0"	A	WOOD SOLID CORE				WOOD		N		(N) DOOR
103b	BATHROOM-1	2'-6" X7'-0"	A	WOOD SOLID CORE				WOOD		N		(N) DOOR
104	BEDROOM-2	3'-0" X7'-0"	A	WOOD SOLID CORE				WOOD		N		(N) DOOR
105	LAUNDRY	2'-8" X7'-0"	A	WOOD SOLID CORE				WOOD		N		(N) DOOR
106a	BATHROOM-2	2'-6" X7'-0"	A	WOOD SOLID CORE				WOOD		N		(N) DOOR
106b	NOT USED	2'-6" X7'-0"	A	WOOD SOLID CORE				WOOD		N		(N) DOOR
106c	NOT USED	2'-6" X7'-0"	A	WOOD SOLID CORE				WOOD		N		(N) DOOR
107a	MASTER BEDROOM	3'-0" X7'-0"	A	WOOD SOLID CORE				WOOD		N		(N) DOOR
107b	MASTER BEDROOM- WALK IN CLOSET	2'-6" X7'-0"	A	WOOD SOLID CORE				WOOD		N		(N) DOOR
108	LIVING ROOM	6'-0" X7'-0"	D	H.M				WOOD		N		(N) DOOR
109	KITCHEN	2'-6" X7'-0"	A	WOOD SOLID CORE				WOOD		N		(N) DOOR



LEGEND

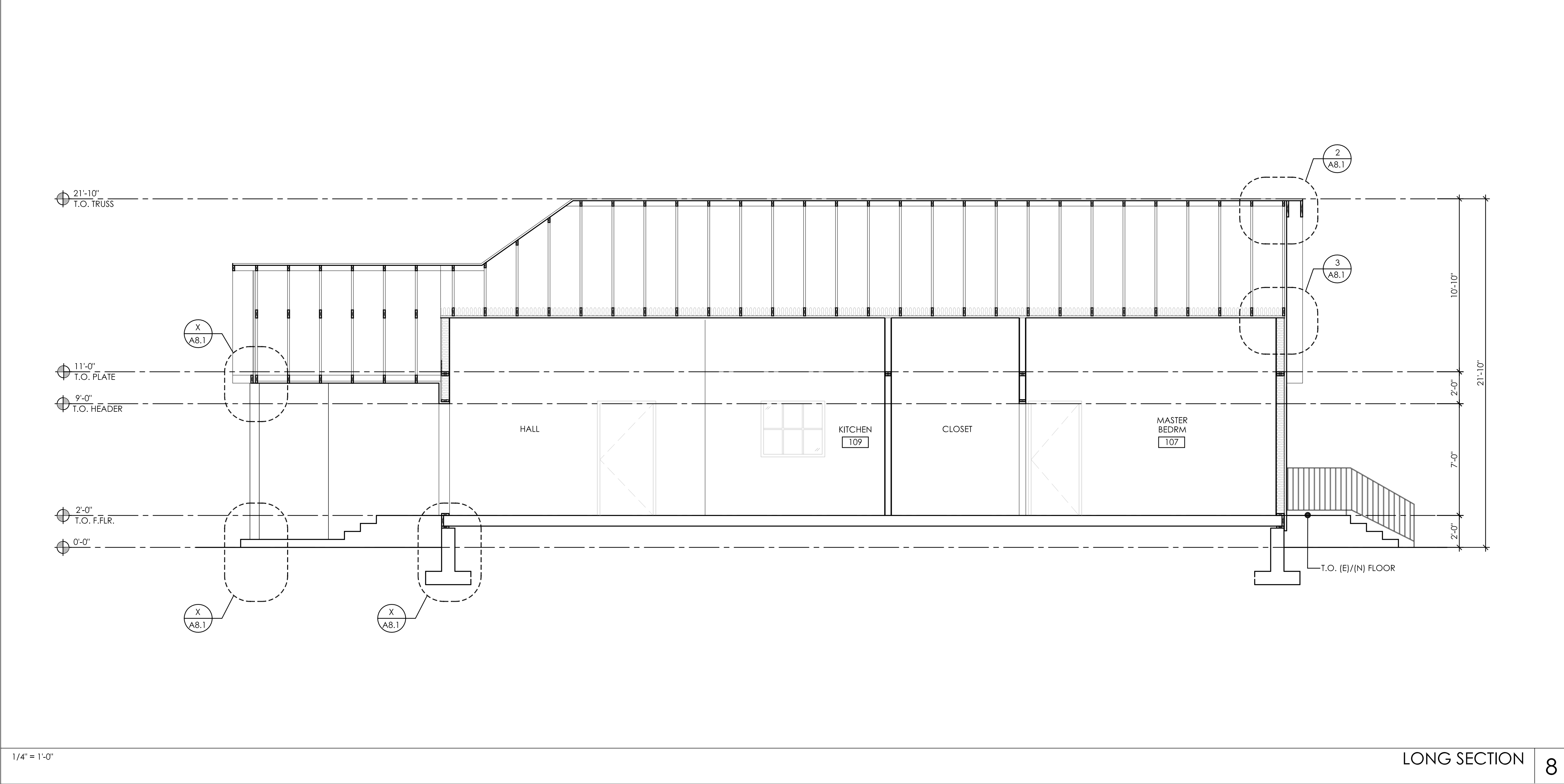
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DETAIL TAG

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SECTIONS	
Date	05.18.2017
Scale	1/4" = 1'-0"
Drawn	DS
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A7.2

PLANNING SET



FANUCCHI RESIDENCE
FRONT ELEVATION - RENDERING

814 COOLIDGE AVENUE
SUNNYVALE, CA 94086

02.14.2018