

LOT SIZE	5842.35 sf
EXISTING LIVING AREA	1082 1 st floor + 840 2 nd floor = 1922 sf
Garage	460 sf
EXISTING SHED	100.8 sf (Less than 7' high so not included in FAR)
EXISTING SHADE STRUCTURE	120 sf (33% coverage) Front pergola has less than 50% coverage and is under 8' height so not included in FAR of Lot Coverage
EXISTING FAR	Floor area: 1922 house (first and second floors) + 460 garage = 2382 sf FAR: 2382 sf/ 5842.35 sf= 40.8%
EXISTING LOT COVERAGE	1542 sq ft house foot print + 100.8 sq ft shed = 1642.8 sf Percentage lot coverage = 1642.8/5842.35 = 28.1%
PROPOSED CANVAS SHADE STRUCTURE	194 sf. (smaller than deck area due to house size) Note: proposed canvas shade structure will have 5-10% coverage when in the retracted position and nearly 100% coverage when in the extended position over the deck.
PROPOSED FAR	With the shade retracted the structure is 5-10% covered so Floor area ratio is the same as existing: 40.8% With the shade extended floor area increases by 194 sf so: Floor area = 1922 sf house (first, and second floors) + 460 sf garage + 194 sf retractable shade structure = 2576 sf FAR: 2576 sf/ 5842.35 sf= 44.1%
PROPOSED LOT COVERAGE	1542 sf house foot print + 100.8 sf shed + 194 sf retractable shade structure = 1836.8 sf Percentage lot coverage = 1836.8/5842.35 = 31.4%

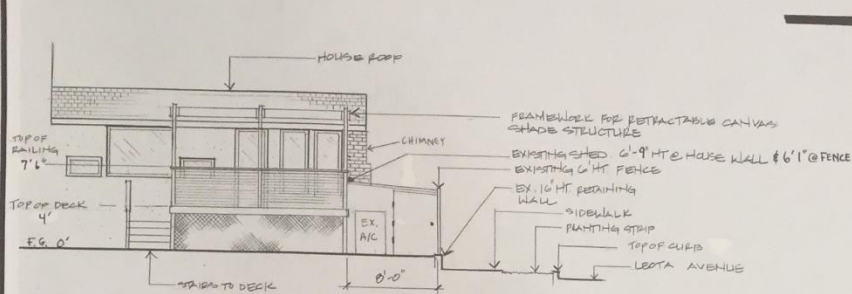
GRADE DIFFERENTIAL:
SOUTH SIDE/REAR PROPERTY LINE FINISH GRADE FLUSH WITH NEIGHBORING PROPERTY
WEST SIDE PROPERTY LINE FINISH GRADE FLUSH WITH NEIGHBORING PROPERTY
EAST SIDE/LEOTA AVENUE TOP OF CURB TO FINISH GRADE = 16"
NORTH SIDE/VISCAINO AVENUE TOP OF CURB TO FINISH GRADE AT CORNER 16" TOP OF
CURB TO FINISH GRADE OF DRIVEWAY FLUSH.

REVISIONS	BY
RECEIVED 02/03/88	
DATA 12/18/84	LH
SHEDELEVATIONS, CLARIFICATIONS 2/27/85	KR

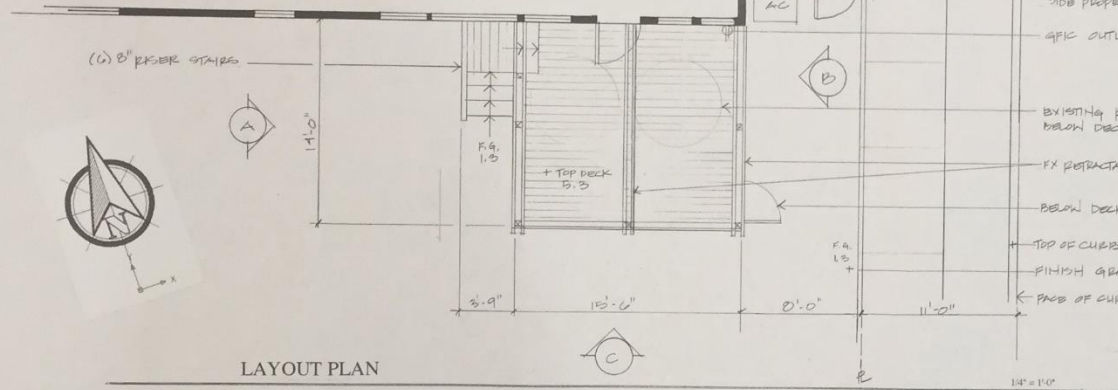
**Dean Design
Landscape Architecture**

WICKHAM RESIDENCE
1102 VISCAINO AVENUE
Sunnyvale, California

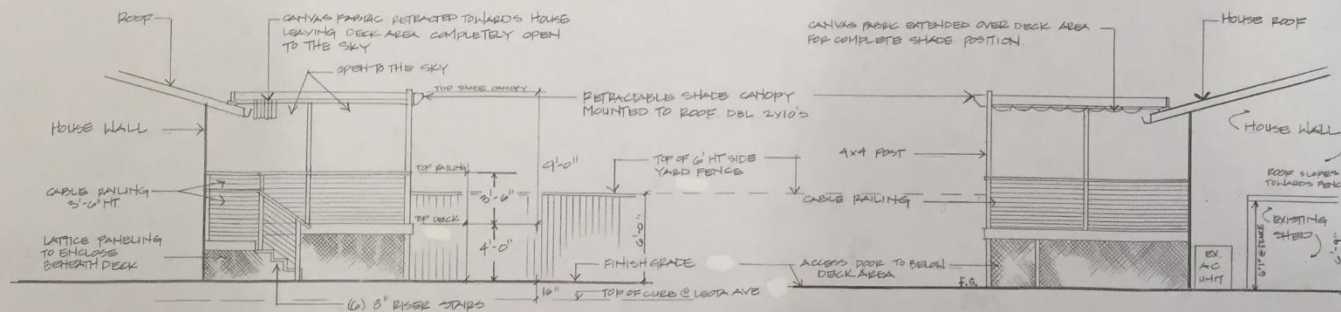
DRAWN
LKD
CHECKED
DATE
DEC. 5, 2018
SCALE
1/8" = 1'-0"
JOB NO.
SHEET
L-1
OF 2 SHEET



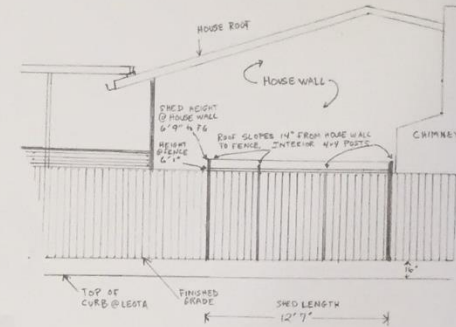
C ELEVATION VIEW TOWARD VISCAIO (NORTH)



LAYOUT PLAN

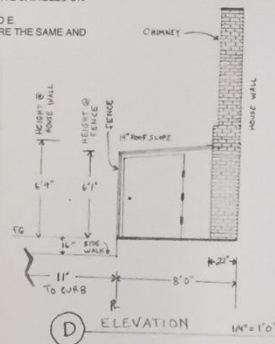


A ELEVATION VIEW TOWARD LEOTA (EAST)



E ELEVATION

EXISTING SHED DETAILS
THE HOUSE WALL AND REDWOOD FENCE SERVE AS 2 OF THE 4 WALLS. THE OTHER TWO WALLS ARE PLYWOOD. FRAMING IS A COMBINATION OF 4X4 PRESSURE TREATED POSTS, AND 2X4 PRESSURE TREATED WOOD. THE INTERIOR IS UNFINISHED (NO DRYWALL). THE FLOOR IS GRAVEL. TWO DOORS PROVIDE THROUGH ACCESS. THE ROOF HAS A 14 DEGREE SLOPE FROM HOUSE TO FENCE. IT IS CONSTRUCTED WITH 2X4 RAFTERS OVERLAP WITH FOAM BOARD INSULATION AND COMPOSITE SHINGLES ON TOP. SEE ELEVATIONS C, D, AND E. FLOOR AND ROOF PLAN ARE THE SAME AND SHOWN ON LAYOUT PLAN.



D ELEVATION

B ELEVATION VIEW TOWARD LEOTA (WEST)

REVISIONS	BY
1. 12/18/18	LEO
2. 12/18/18	LEO
3. 12/18/18	LEO
4. 12/18/18	LEO
5. 12/18/18	LEO
6. 12/18/18	LEO
7. 12/18/18	LEO
8. 12/18/18	LEO
9. 12/18/18	LEO
10. 12/18/18	LEO

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WICKHAM RESIDENCE
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DRAWN	LEO
CHECKED	LEO
DATE	DEC 5, 2018
SCALE	1/4" = 1'-0"
JOB NO.	
SHEET	
L-2	
OF 2 SHEETS	