

FLOOR AREA RATIO:

LOT AREA	-	9,201 SF
EXISTING:		
(E) FIRST FLOOR	-	1,173 SF
(E) SECOND FLOOR	-	1,520 SF
(E) GARAGE	-	160 SF
TOTAL	-	3,453 SF
3,453 / 9,201	=	0.3763 (37.50%)
PROPOSED:		
(E) FIRST FLOOR	-	1,173 SF
(E) SECOND FLOOR	-	1,520 SF
(E) GARAGE	-	160 SF
(N) ADDITION	-	514 SF
TOTAL	-	3,967 SF
3,967 / 9,201	=	0.4344 (43.08%)

LOT COVERAGE:

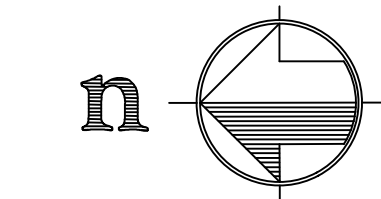
LOT AREA	-	9,201 SF
EXISTING:		
(E) FIRST FLOOR	-	1,153 SF
(E) GARAGE	-	160 SF
(E) 2ND FLOOR (CANTILEVER)	-	14 SF
(E) COVERED PORCH	-	66 SF
(E) FIREPLACE	-	8 SF
TOTAL	-	2,061 SF
2,061 / 9,201	=	0.2245=22.38%

LOT COVERAGE:

LOT AREA	-	9,201 SF
PROPOSED:		
(E) FIRST FLOOR	-	1,153 SF
(E) GARAGE	-	160 SF
(E) COVERED PORCH	-	66 SF
(E) 2ND FLOOR (CANTILEVER)	-	52 SF
(E) FIREPLACE	-	8 SF
(N) ADDITION	-	514 SF
TOTAL	-	2,553 SF
2,553 / 9,201	=	0.2772=27.72%

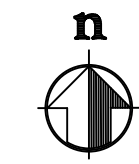
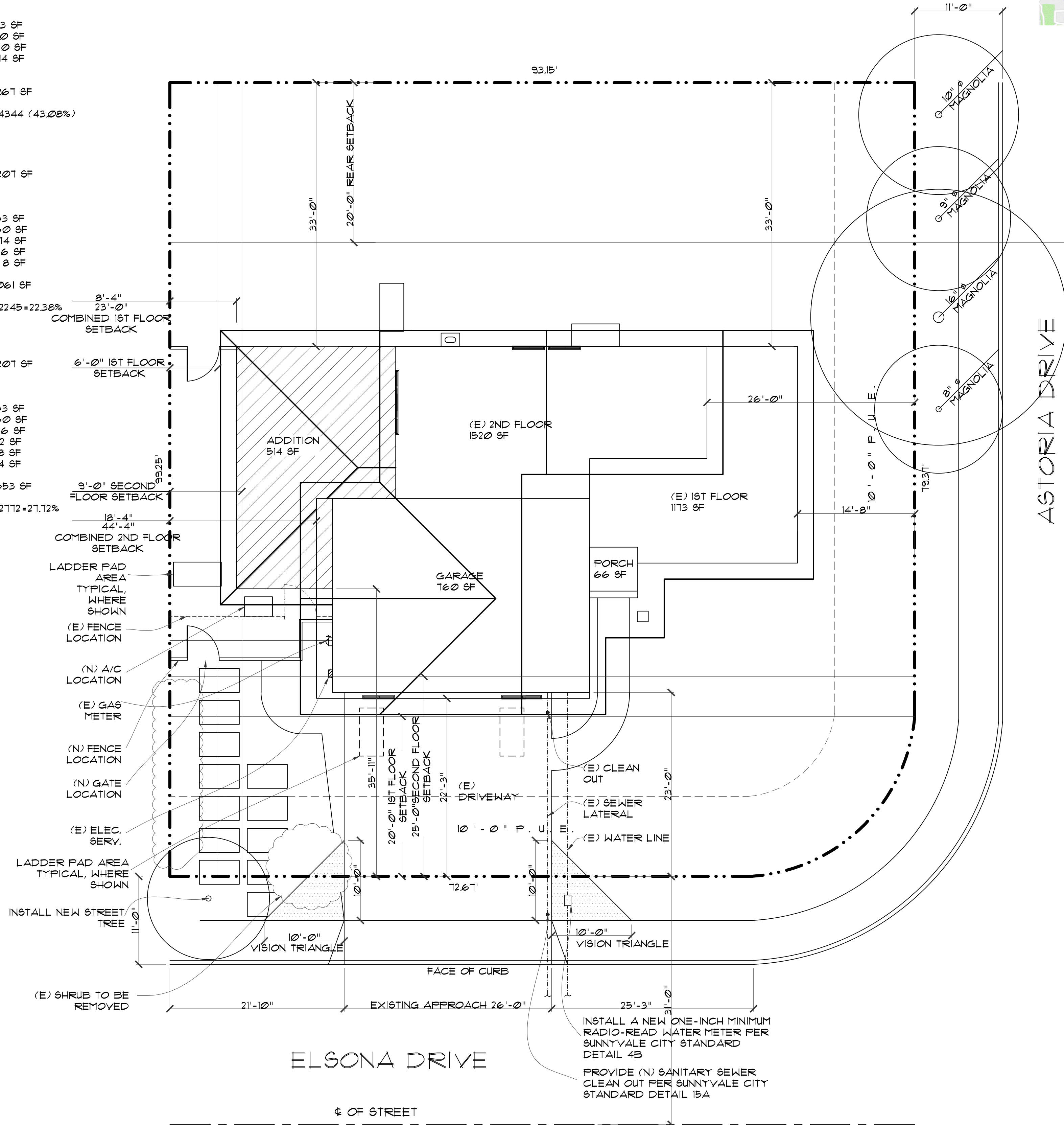
FRONT YARD AREA -1,754 SF

(E) HARDSCAPING - 734 SF = 41.25%
(E) LANDSCAPING -1,020 SF = 58.15%



SITE PLAN

1/8"=1'-0"
APN 320-08-044



VICINITY MAP

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SCOPE OF WORK:	

ADD FIRST FLOOR MASTER BEDROOM SUITE
WITH ADDITIONAL BEDROOM.

PROJECT DESCRIPTION:

BUILDING OCCUPANCY	: R3/U
TYPE OF CONSTRUCTION	: V-B
STORIES	: 2
YEAR BUILT/EFF	: 1977 / 1977
LOT SIZE	: 9,201 SF

NOTE
THE FOLLOWING CODES AND REGULATIONS
AS AMENDED BY THE STATE OF CALIFORNIA AND
LOCAL JURISDICTION ARE APPLICABLE TO THIS
PROJECT.

CBC	2019 CALIFORNIA BUILDING CODE
CRBC	2019 CALIFORNIA RESIDENTIAL BUILDING CODE
CGBC	2019 CALIFORNIA GREEN BUILDING CODE
CEC	2019 CALIFORNIA ELECTRICAL CODE
CPC	2019 CALIFORNIA PLUMBING CODE
CMC	2019 CALIFORNIA MECHANICAL CODE
CEC	2019 CALIFORNIA ENERGY CODE
CRC	2019 CALIFORNIA RESIDENTIAL CODE
CFC	2019 CALIFORNIA FIRE CODE
SMC	SUNNYVALE MUNICIPAL CODE

TITLE 19 CALIFORNIA CODE OF REGULATIONS AND
SUNNYVALE FIRE PREVENTION PROCEDURES AND
REQUIREMENTS.

NOTES

The proposed residence is to be constructed by a Contractor and the architectural plans are based on site plans, exterior elevations, scaled floor plans and material construction specifications approved by the owner. The architectural plans are not intended to be comprehensive and it shall be the responsibility of the subcontractors to notify the Contractor of any necessary clarifications or modifications.

All work connected with this project shall be done in a professional manner in accordance with the traditionally and legally defined "best accepted practices" of the trade involved. Additionally, all work shall comply with applicable codes and trade standards which govern each phase of work, including but not limited to the 2019 California Building Code (CBC), 2019 California Mechanical Code (CMC), 2019 California Fire Code (CFC), 2019 California Electrical Code (CEC), American Concrete Institute Code (ACI), 2019 California Plumbing Code (CPC) and all applicable local codes and/or legislation.

The Contractor shall be responsible for notifying the Designer of any unusual or unforeseen foundation conditions, discrepancies of omissions within the plans or any deviations or changes from the plans before proceeding with the work involved otherwise they will be considered adequate for proper completion of the project. The Contractor shall be responsible for verifying field measurements before ordering materials and prefabricated items.

Adequate supervision and periodic inspection during the construction phase are recommended. The Contractor shall be responsible to ensure that this inspection and supervision are provided by qualified persons.

These plans shall not be considered complete and ready for construction until a building permit has been issued.

In all cases written dimensions take precedence over scaled dimensions. Dimensions are to the face of stud or face of concrete unless otherwise noted.

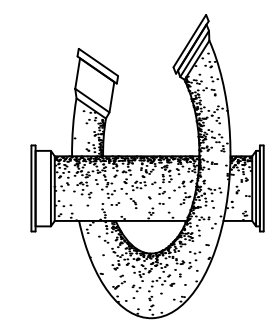
Larger scale details take precedence over smaller scale details.

Lay out all structural work by referring to dimensions and elevation notes on the architectural plans. Do not scale structural drawings work detail dimensions from controlling surface points and actual material dimensions.

Slope finish exterior surface away from foundation.

Revisions	By

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An Addition for:
The Saraf Residence
1350 Elsona Dr.
Sunnyvale, CA. 94087

Date	11/06/2020
Scale	NOTED
Drawn	JAG
Job	
Sheet	

A0
Of Sheets

GRAPHIC CALCULATIONS

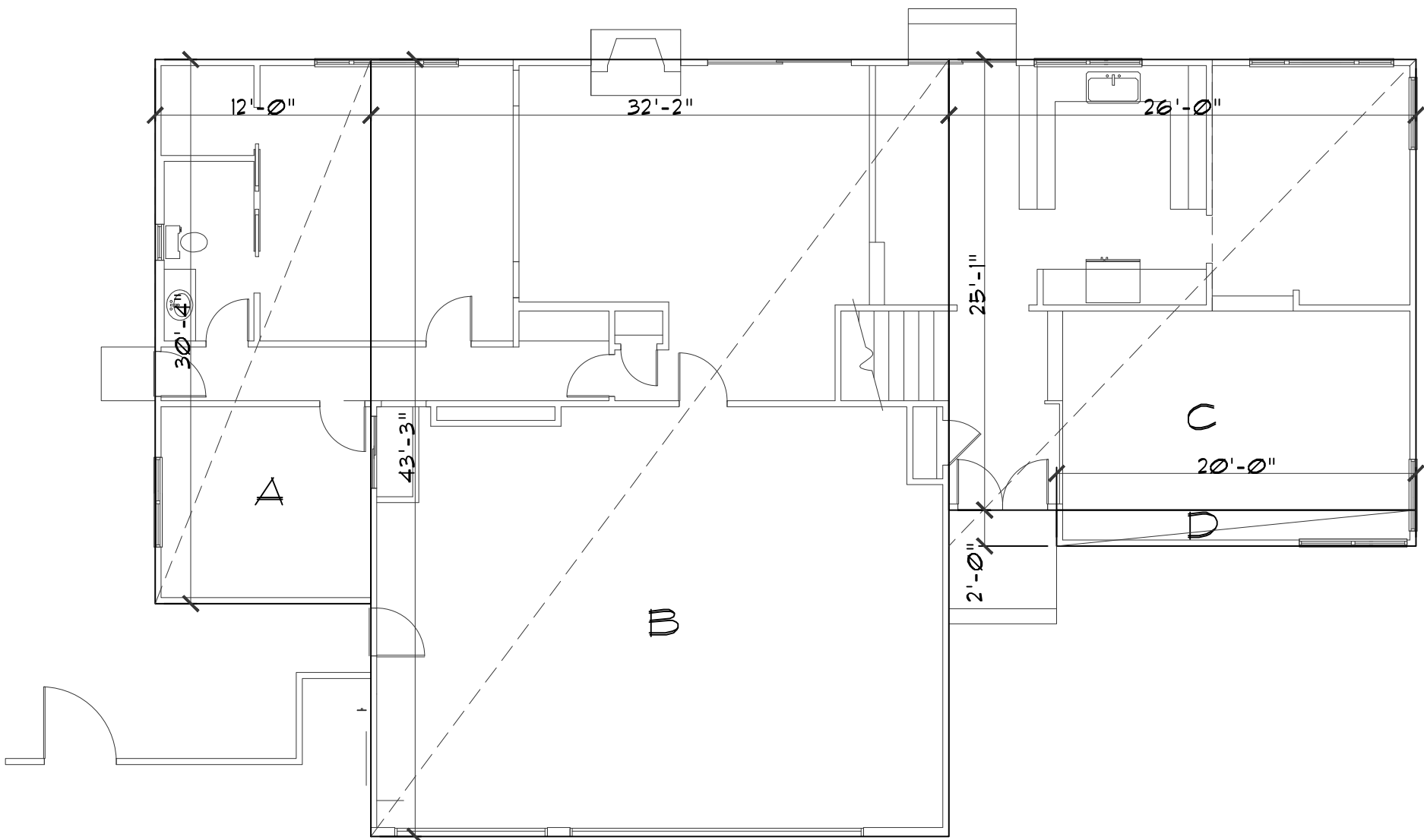
1/8"=1'-0

TOTAL SITE AREA:
9,201 SF

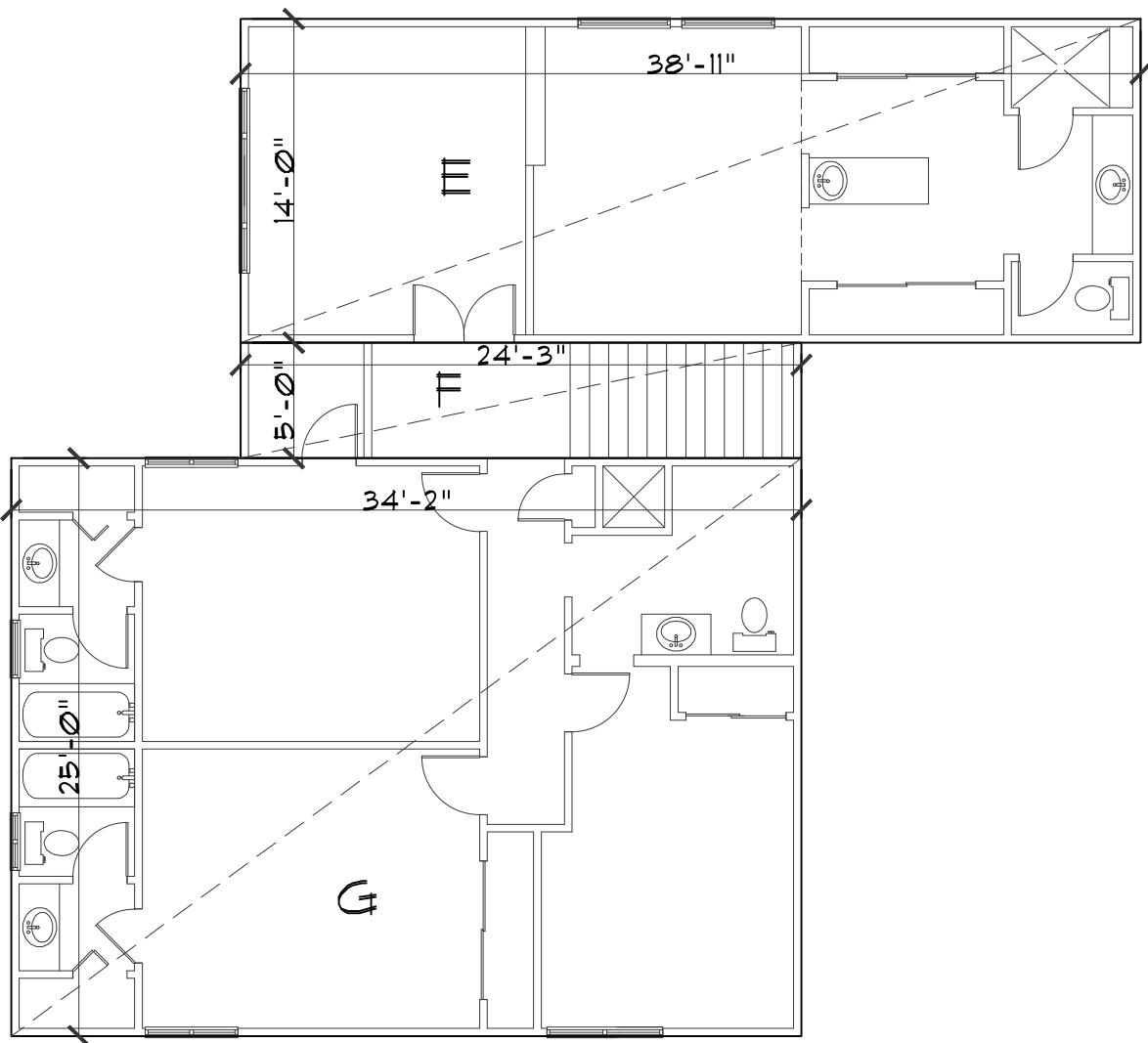
FLOOR AREA

A:	30.33'	X	12.00'	=	363.96
B:	32.16'	X	43.25'	=	1,390.92
C:	26.00'	X	25.08'	=	652.08
D:	20.00'	X	2.00'	=	40.00
E:	38.91'	X	14.00'	=	544.74
F:	24.25'	X	5.00'	=	121.25
G:	34.16'	X	25.00'	=	854.00

TOTAL		=	3,966.95 SF
3,966.95	/	9,201	= 0.4308 = 43.08%



PROPOSED 1ST FLOOR PLAN



EXISTING 2ND FLOOR PLAN

FRONT YARD COVERAGE
CALCULATIONS

1/8"=1'-0

TOTAL FRONT YARD AREA:
1,754 SF

HARDSCAPE AREA

DRIVEWAY	=	519 SF
WALKWAYS	=	85 SF
STEPPING STONES	=	130 SF

TOTAL:	=	734 SF
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734	/	1,754	=	0.4185 = 41.85%
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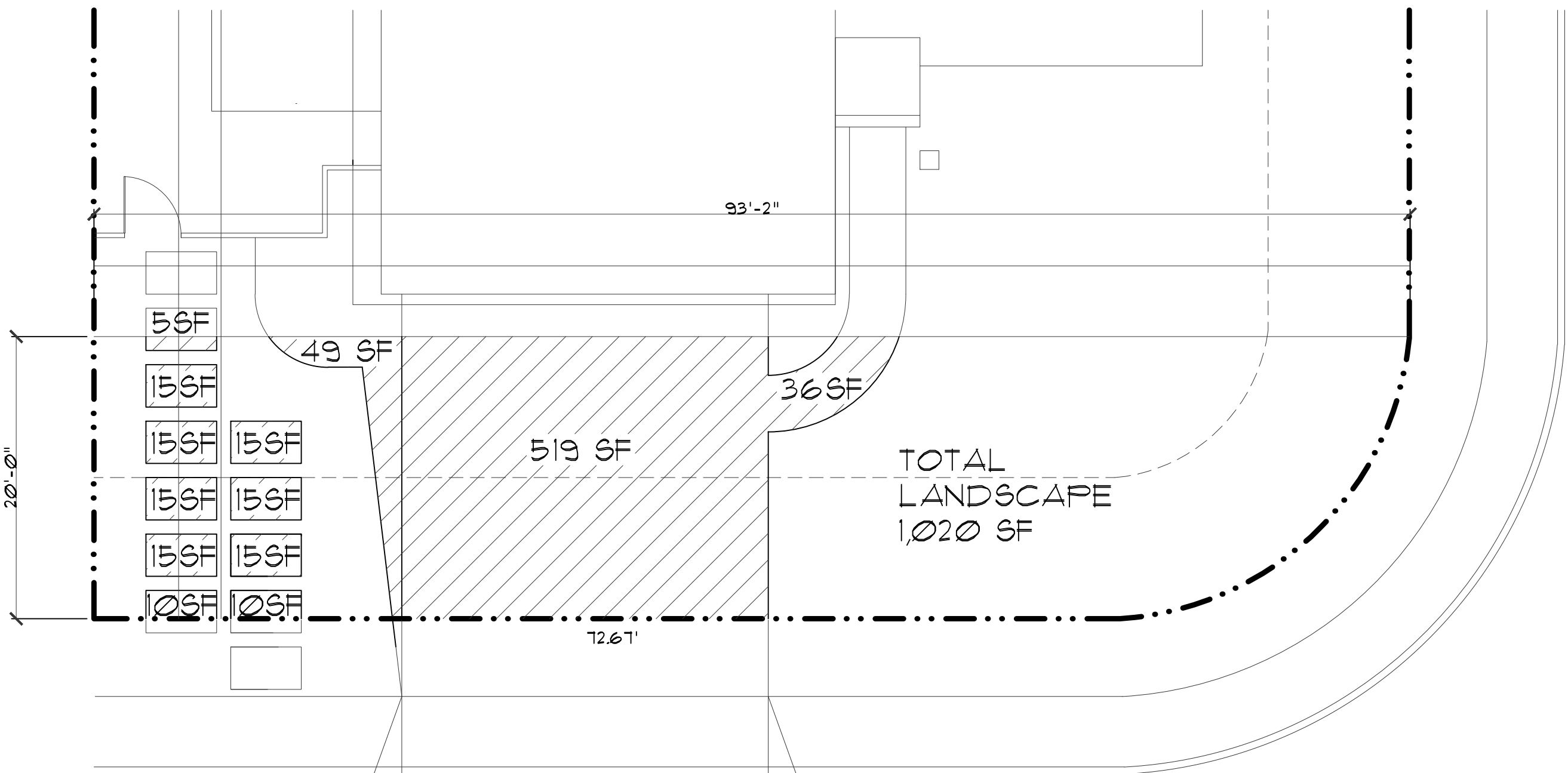
TOTAL FRONT YARD AREA:
1,754 SF

LANDSCAPED AREA

LANDSCAPE	=	1,020 SF
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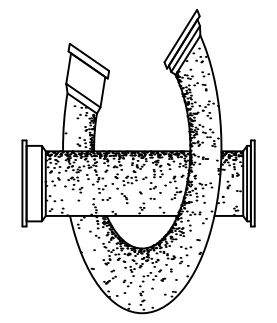
TOTAL:	=	1,020 SF
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1,020	/	1,754	=	0.5815 = 58.15%
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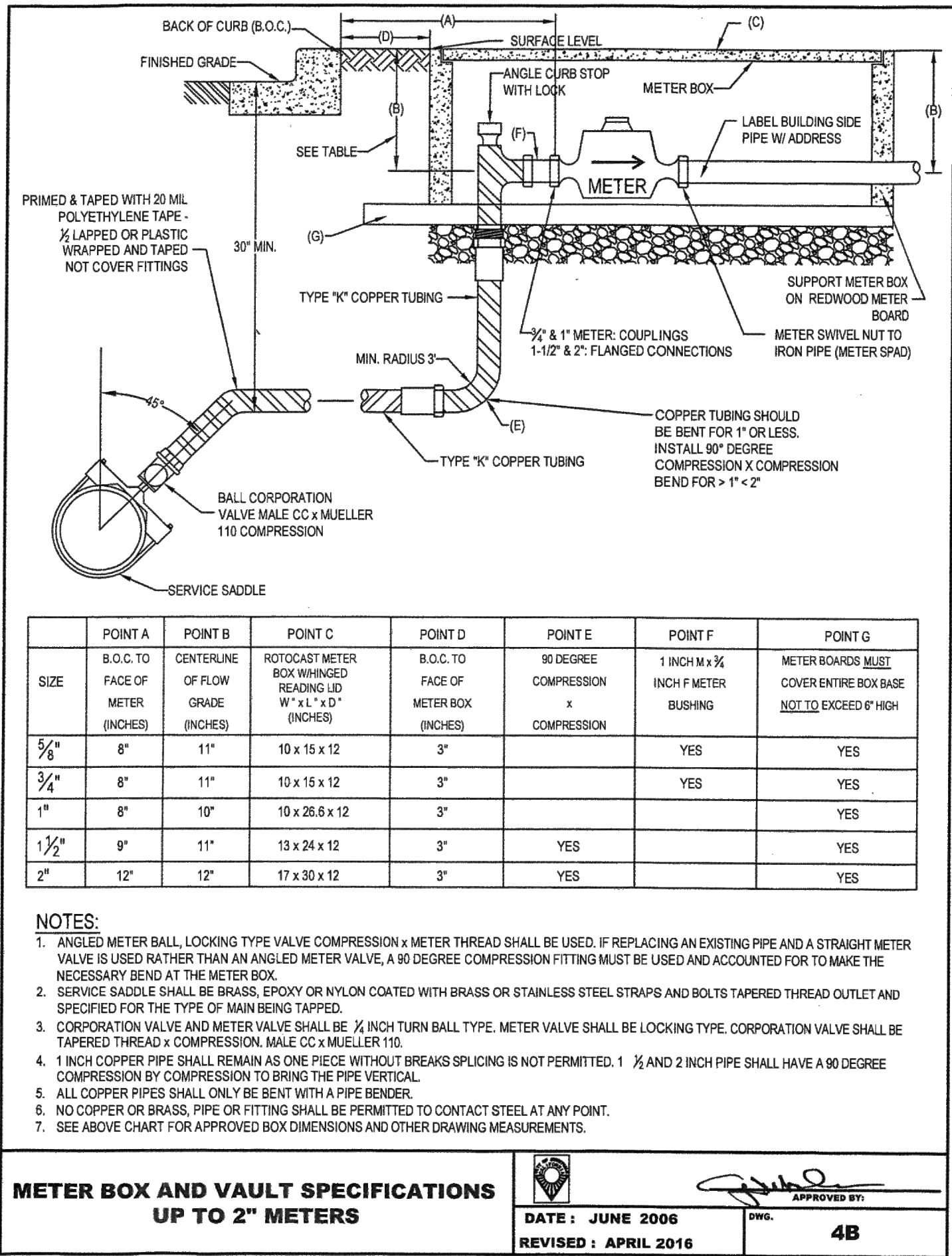
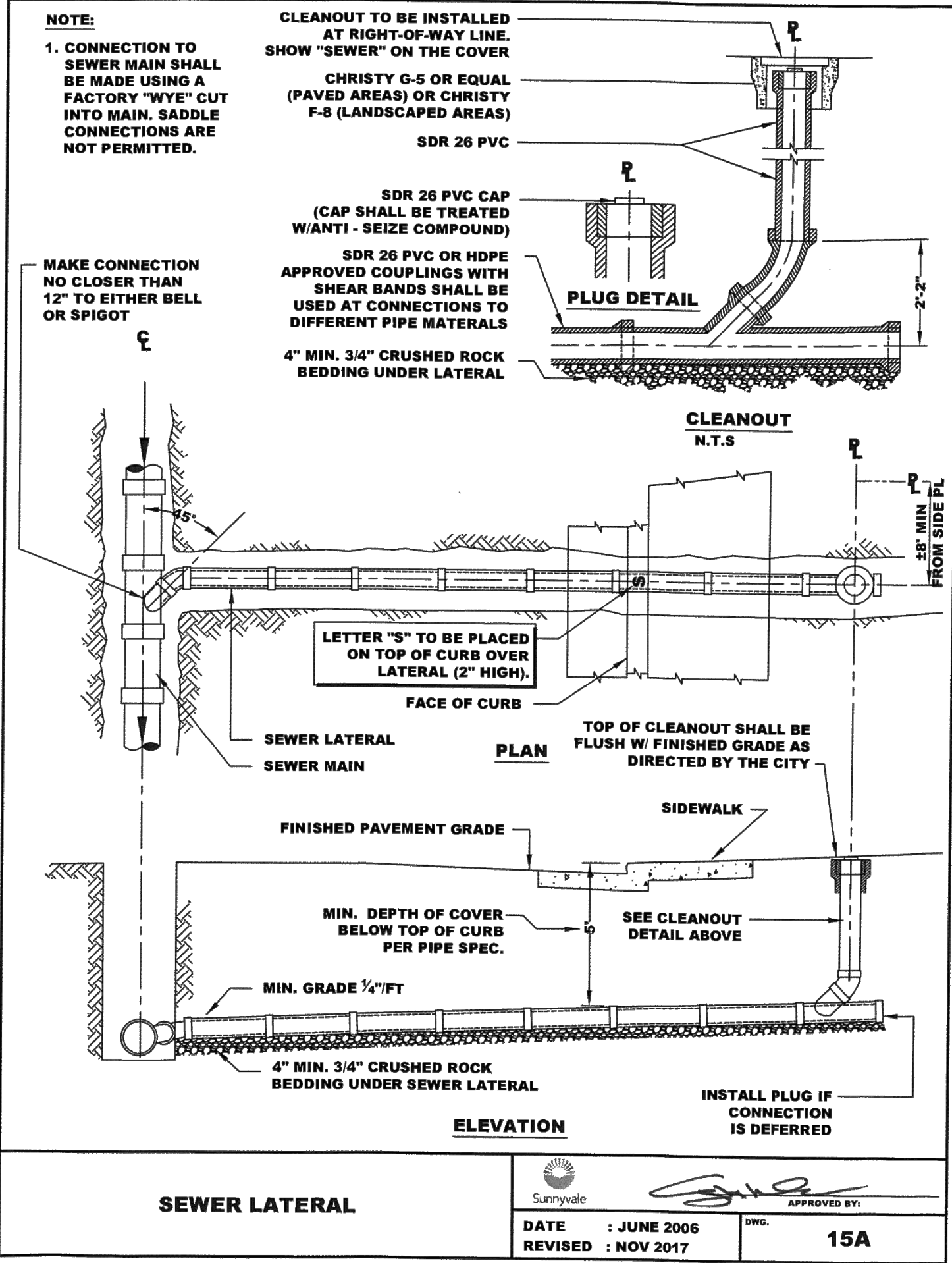
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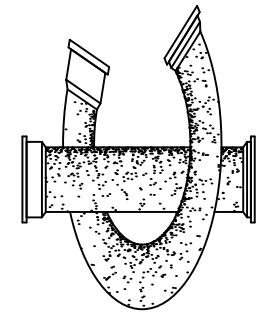
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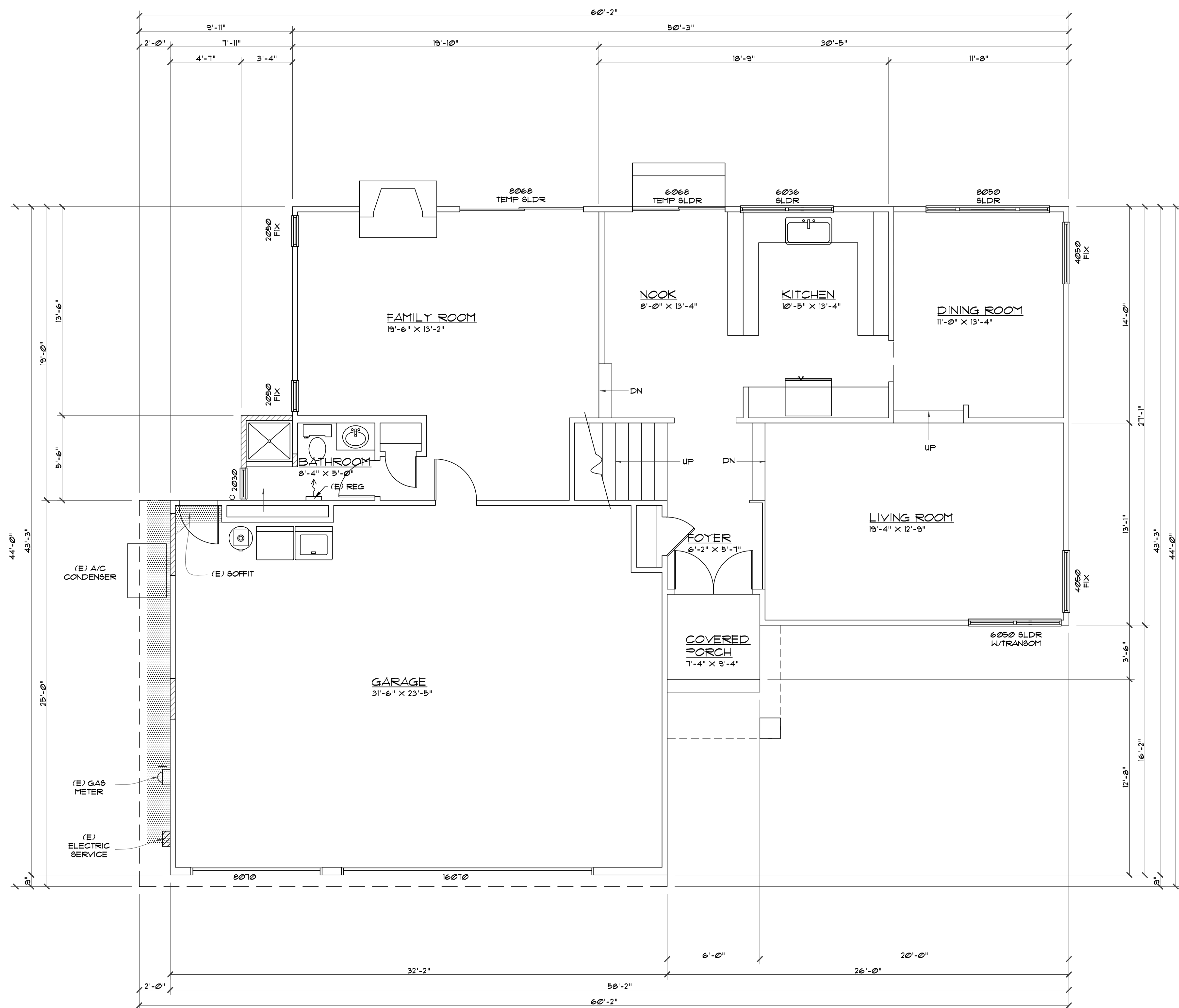
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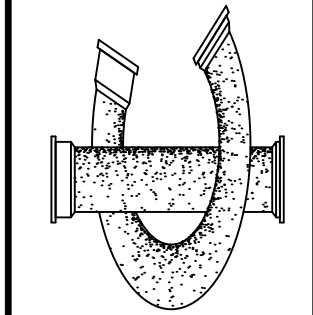
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EXISTING 1ST FLOOR PLAN
1/4" = 1'-0"

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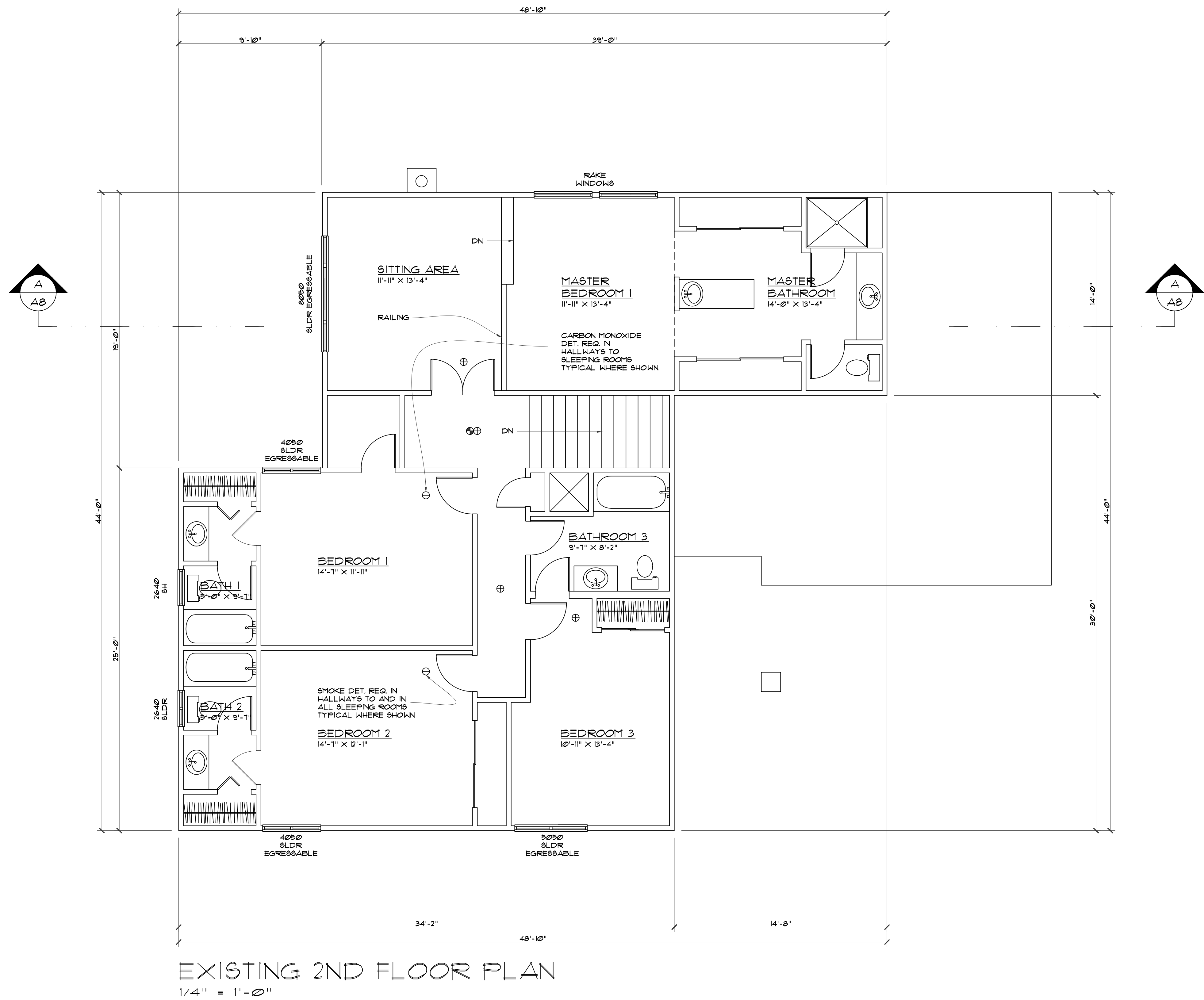
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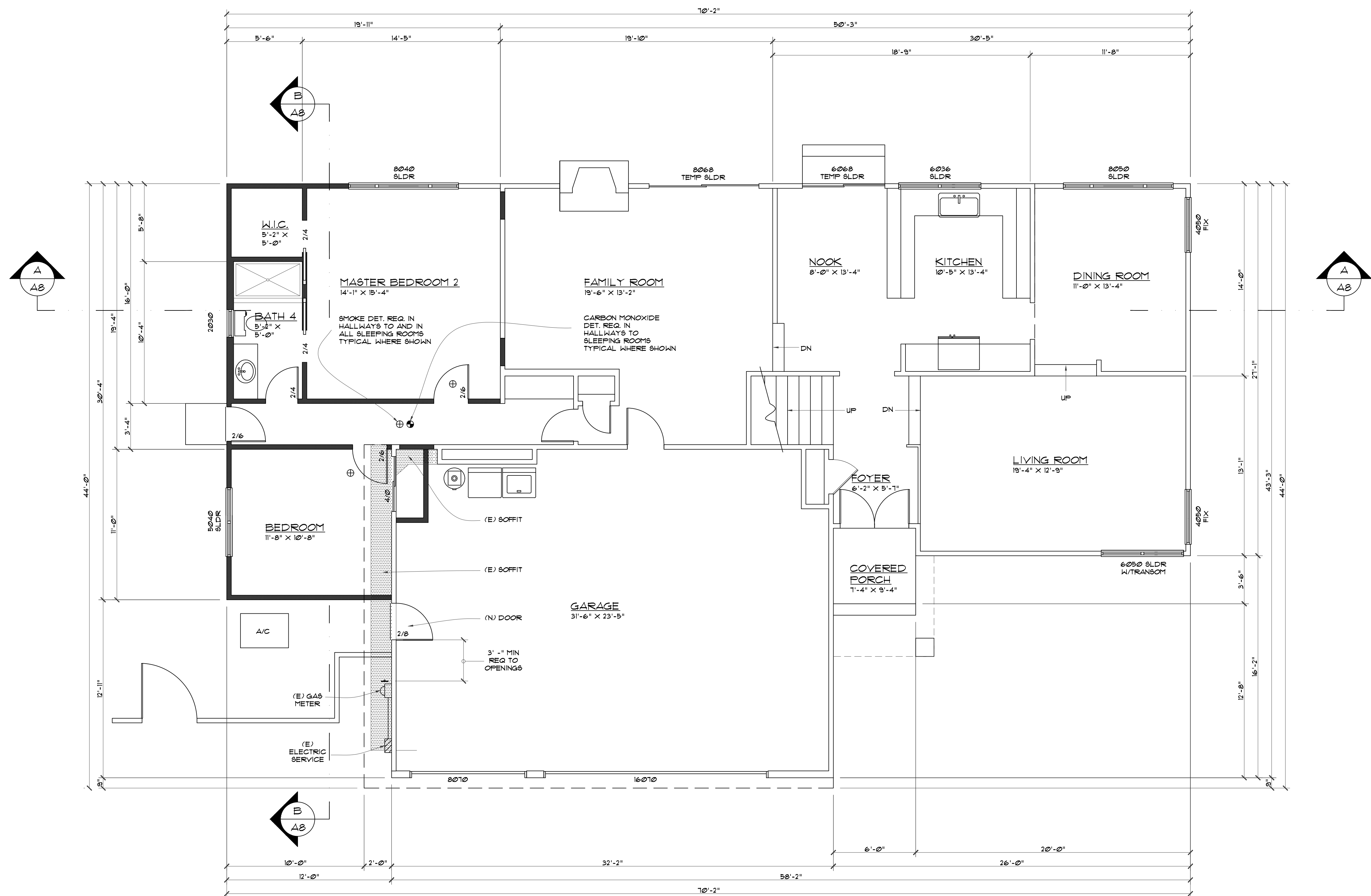
EXISTING 2ND FLOOR PLAN
1/4" = 1'-0"

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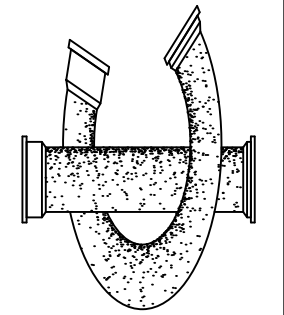
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PROPOSED 1ST FLOOR PLAN
1/4" = 1'-0"

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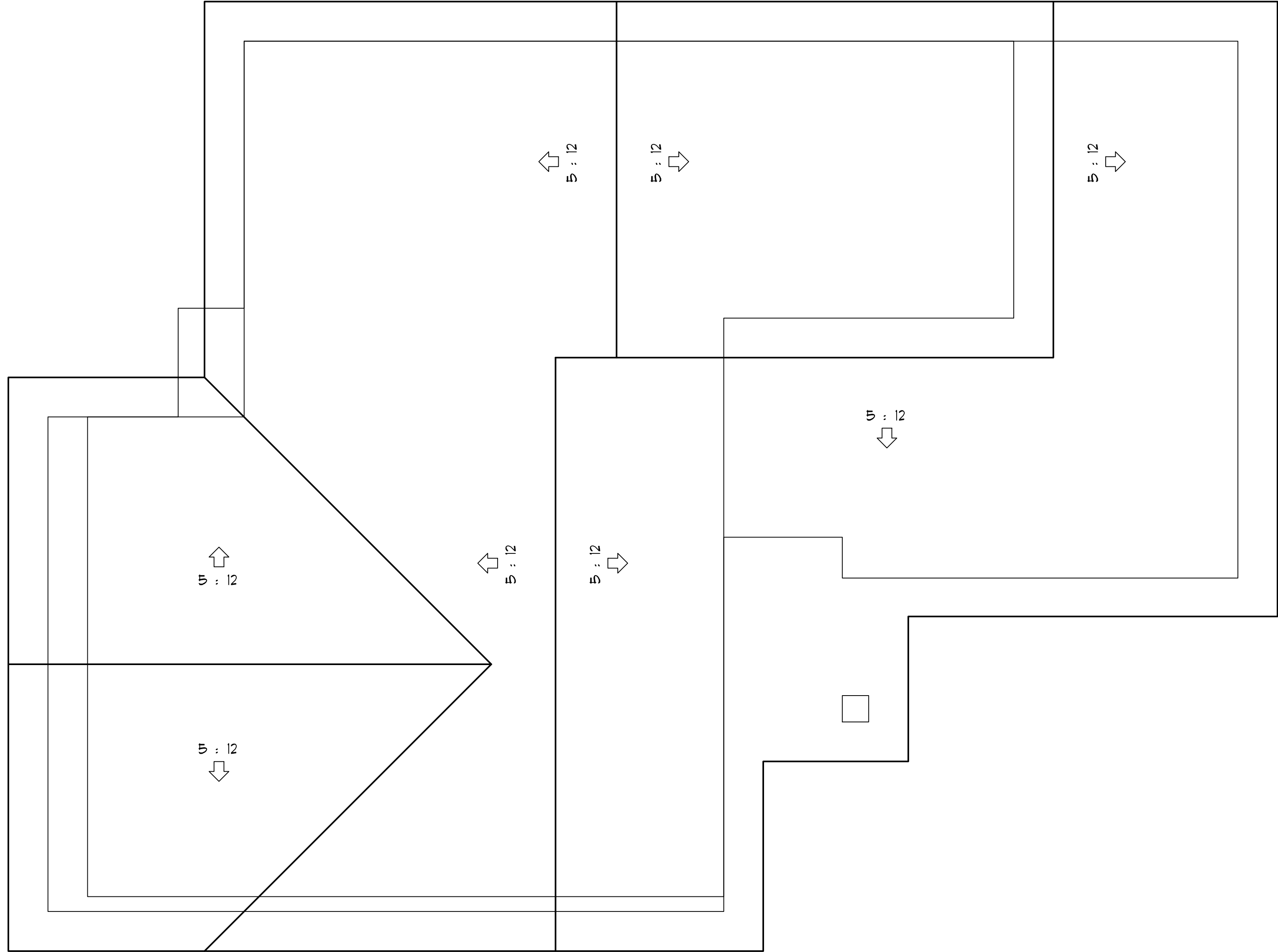
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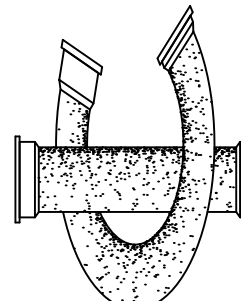
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EXISTING ROOF PLAN
1/4" = 1'-0"

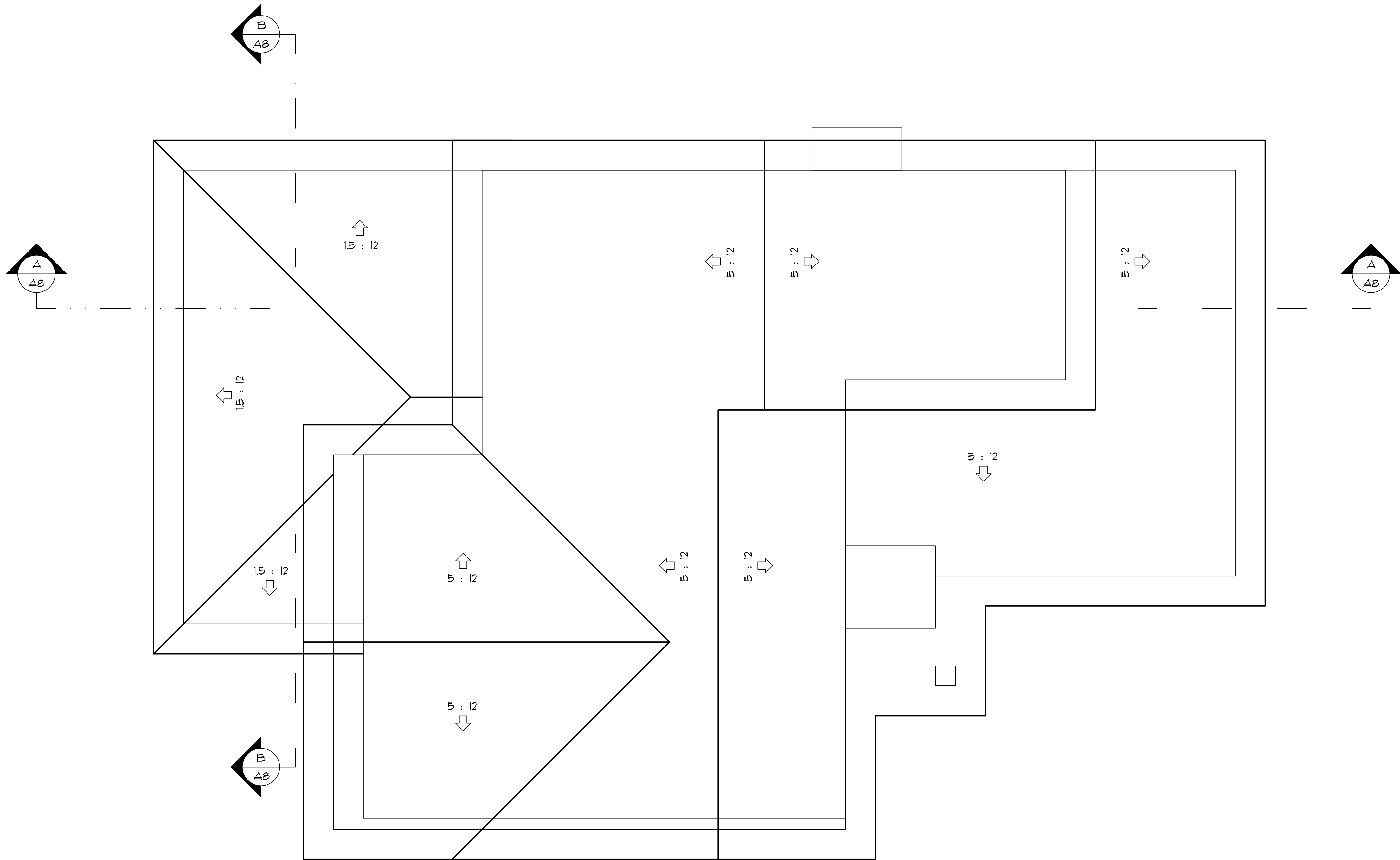
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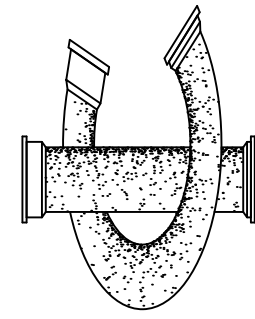
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PROPOSED ROOF PLAN
1/4" = 1'-0"

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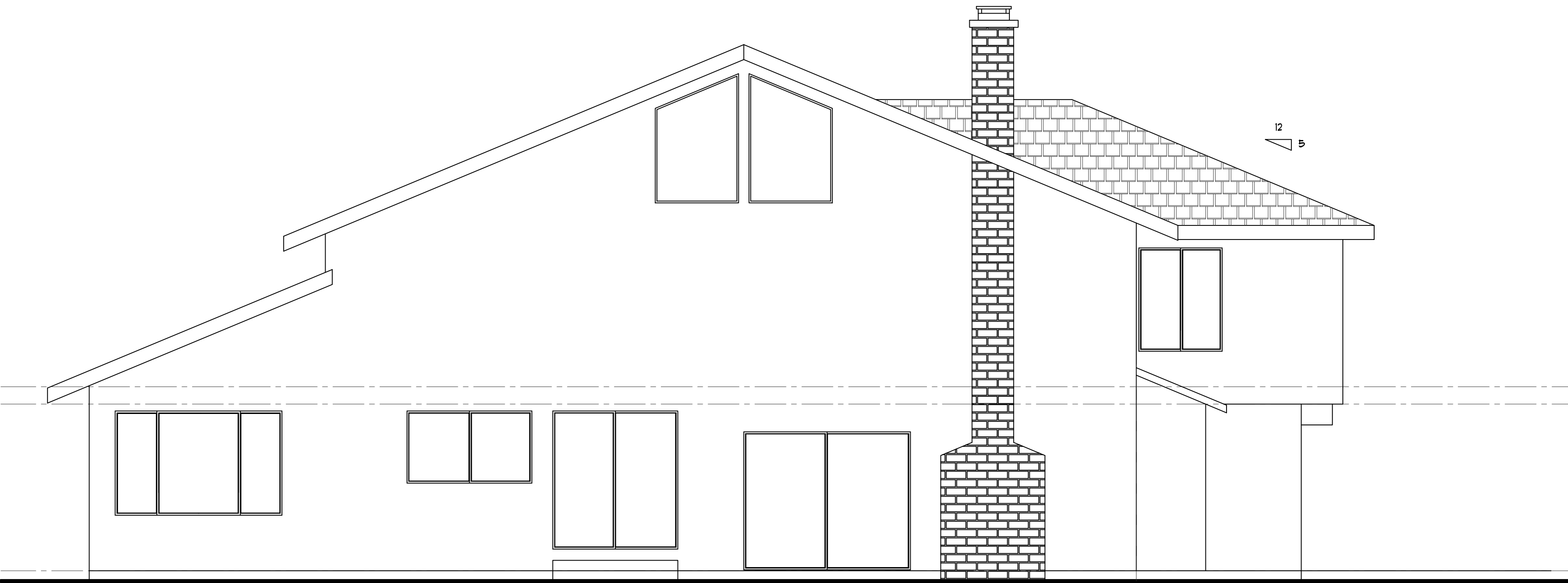
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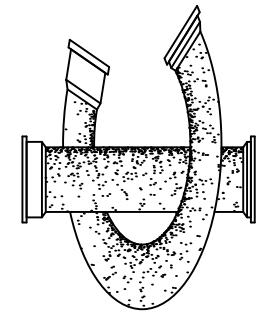
EXISTING FRONT ELEVATION
1/4" = 1'-0"



EXISTING REAR ELEVATION
1/4" = 1'-0"

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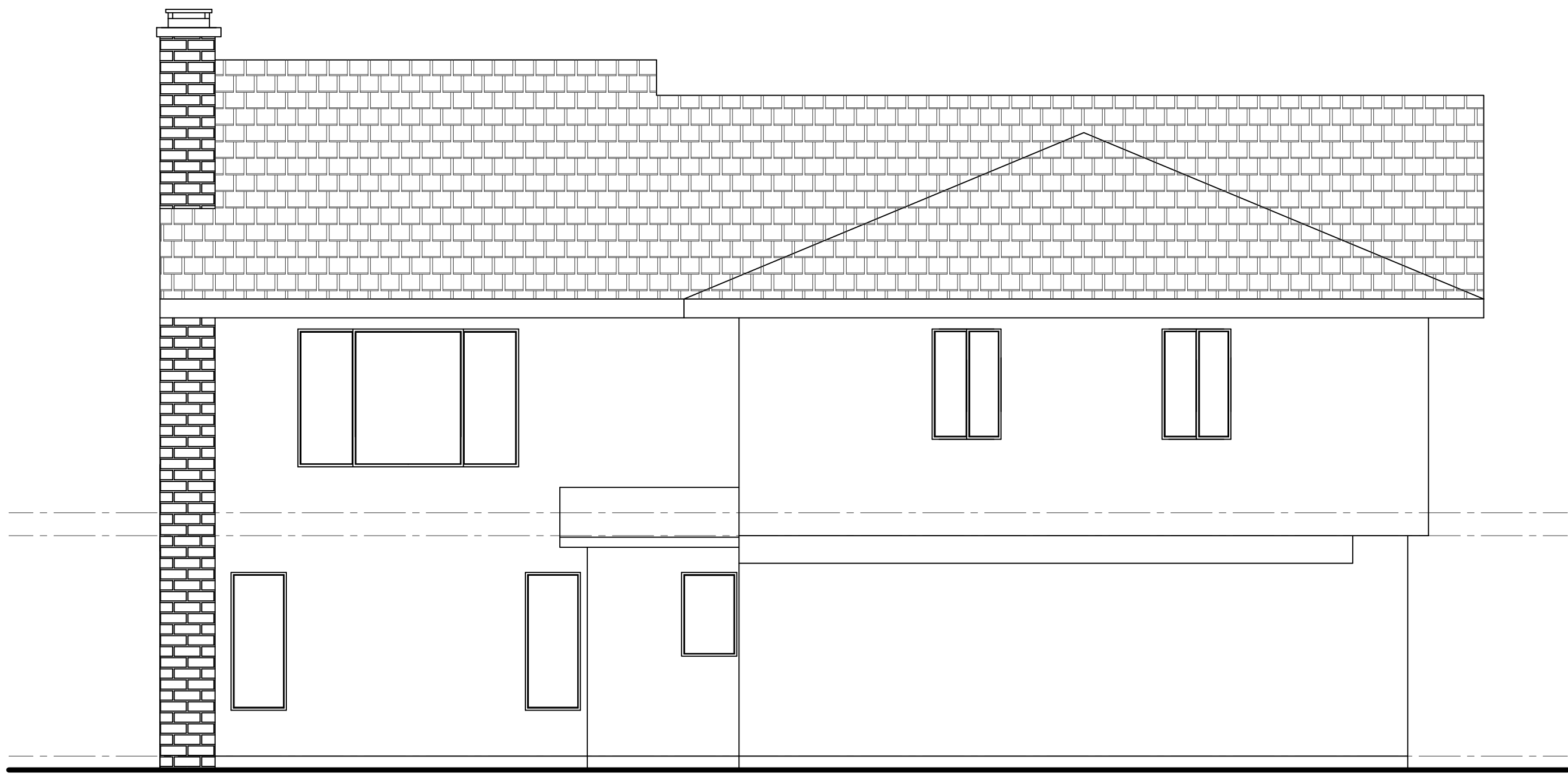
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EXISTING LEFT-SIDE ELEVATION
1/4" = 1'-0"

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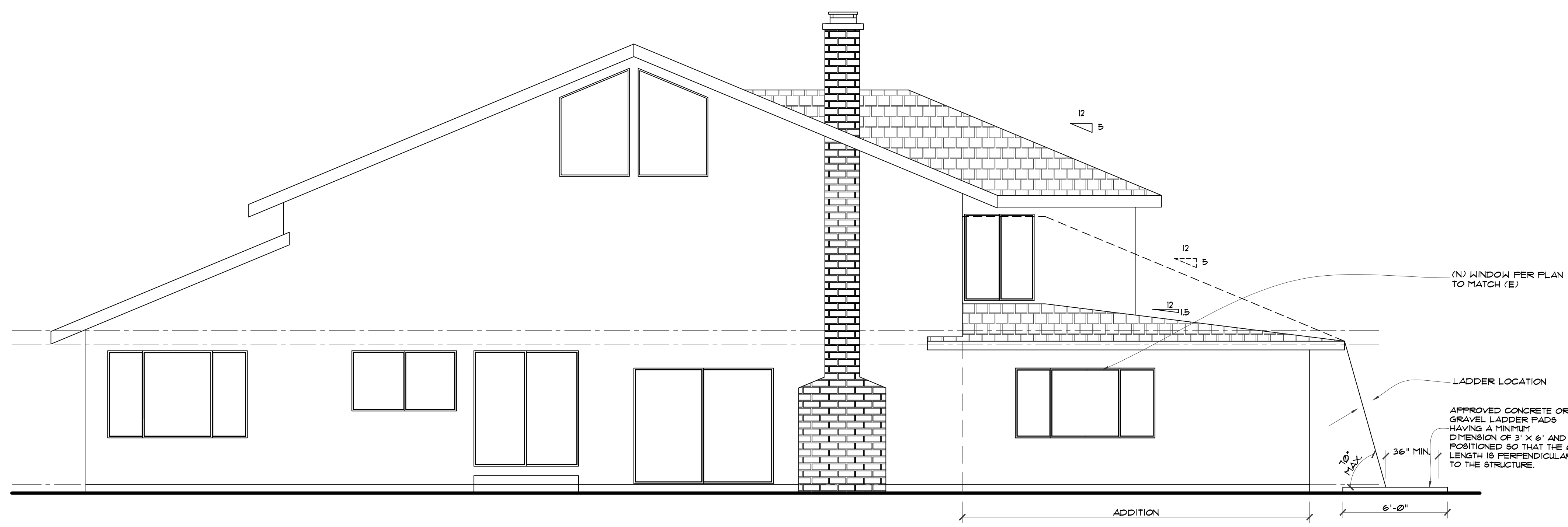
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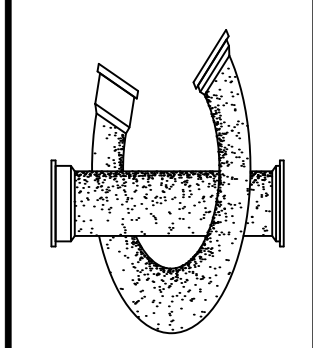
PROPOSED FRONT ELEVATION
1/4" = 1'-0"



PROPOSED REAR ELEVATION
1/4" = 1'-0"

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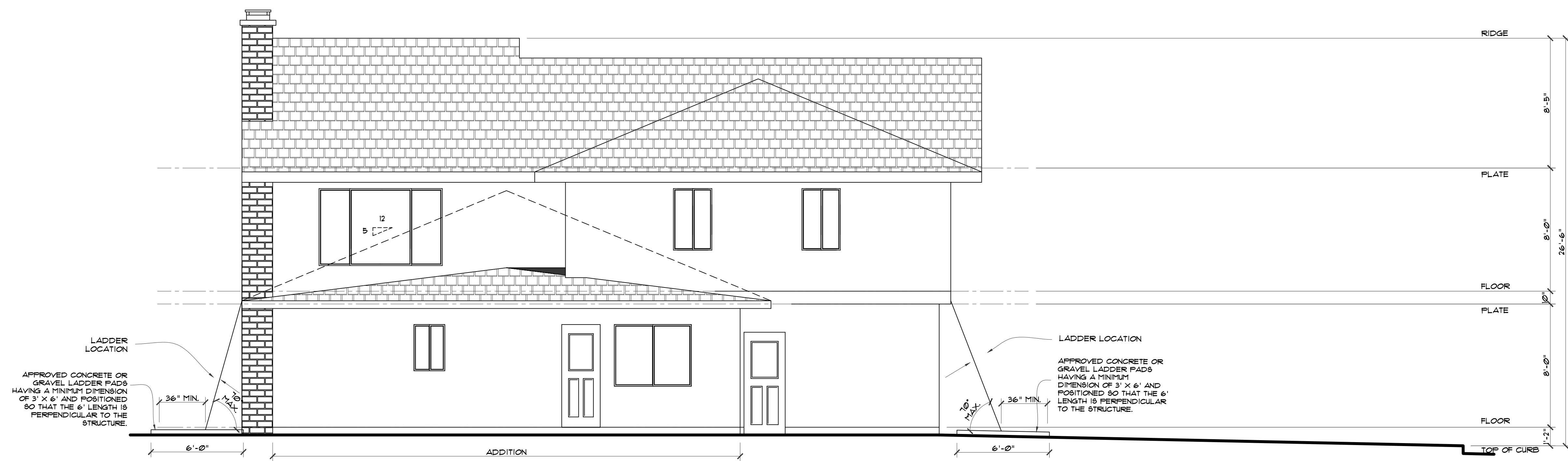
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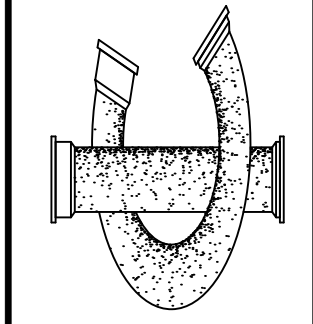
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PROPOSED LEFT-SIDE ELEVATION
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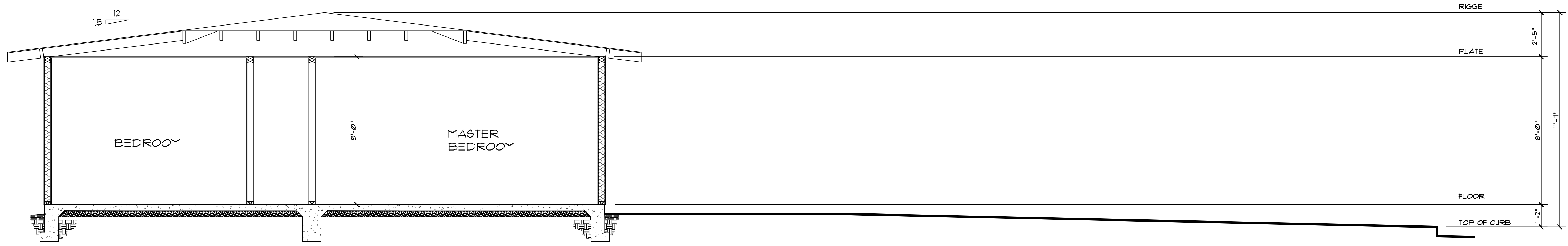
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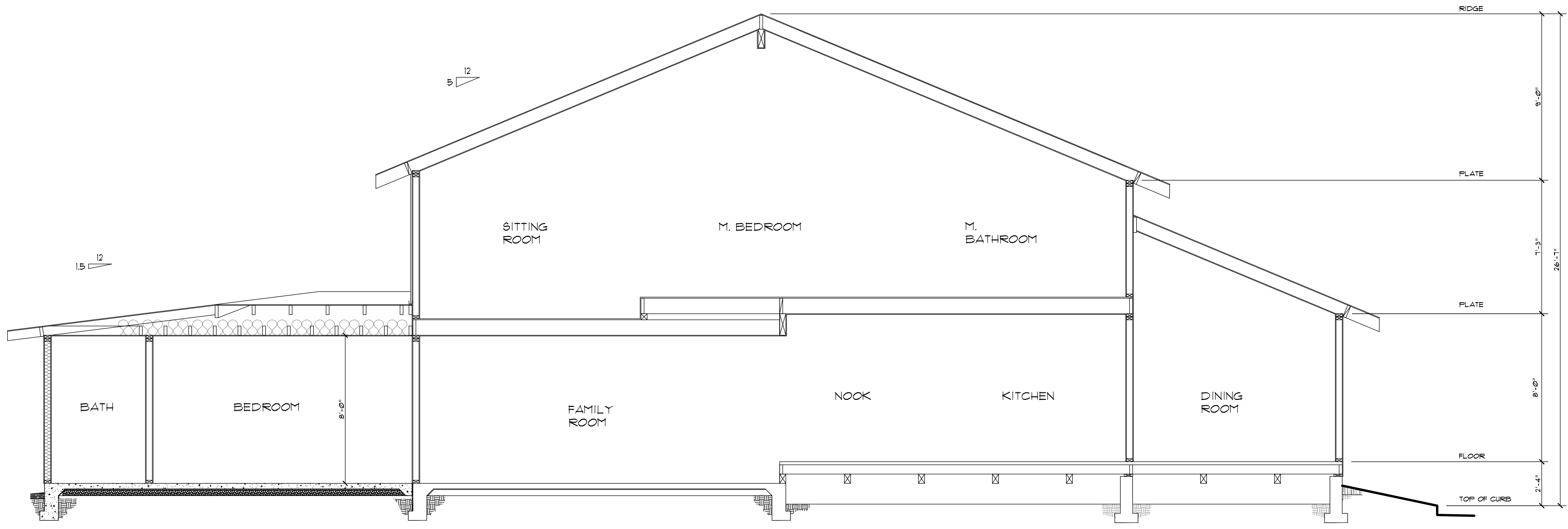
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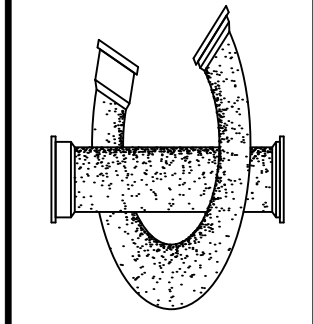
SECTION B - B
3/8" = 1'-0"



SECTION A - A
3/8" = 1'-0"

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A8
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