

HADI RESIDENCE - NEW REAR ADDITION



RESIDENTIAL PROJECT DATA

Applicant should refer to the Sunnyvale Municipal Code for current requirements.

	EXISTING CONDITIONS	PROPOSED PROJECT	REQUIRED/ PERMITTED
<input type="checkbox"/> General Plan Category	R0		
<input type="checkbox"/> Zoning District	R0		N/A
<input type="checkbox"/> Use (if vacant, how long has it been vacant?)			
<input type="checkbox"/> Lot Size (sq. ft.)	6,227	2,956	min.
<input type="checkbox"/> Gross Floor Area (sq. ft.)	2,530	2,956	max.
<input type="checkbox"/> Floor Area Ratio (%)	0.40	0.47	max.
<input type="checkbox"/> Lot Coverage (%)	0.40	0.47	0.45 max.
<input type="checkbox"/> Number of Units	1	5	max.
<input type="checkbox"/> Density (units/acre)			max.
<input type="checkbox"/> Meets 79% min?			max.
<input type="checkbox"/> Bedrooms / Unit	4	5	max.
<input type="checkbox"/> Unit Sizes (sq. ft.)			
<input type="checkbox"/> Lockable Storage / Unit (cu. ft.)			max.
<input type="checkbox"/> Number of Buildings On-Site	1	1	
<input type="checkbox"/> Distance Between Buildings			min.
<input type="checkbox"/> Building Height (ft.)	22'-1"	21'-10"	30' max.
<input type="checkbox"/> No. of Stories	2	2	2
<input type="checkbox"/> Front Setbacks (1 st Story/2 nd Story)	21'-3"/44'-0"		20' / 25' min.
<input type="checkbox"/> Left Side Setbacks(1 st Story/2 nd Story facing property)	8'-1"/13'-0"	8'-8"/10'-5"	4' / 7' min.
<input type="checkbox"/> Right Side Setbacks(1 st Story/2 nd Story facing property)	5'-0"/5'-0"		4' / 7' min.
<input type="checkbox"/> Rear Setback	35'-2"/35'-2"	20'-8"/22'-4"	20'-0" min.
<input type="checkbox"/> Landscaping (total sq. ft.)			min.
<input type="checkbox"/> Landscaping (sq. ft./unit)			
<input type="checkbox"/> Usable Open Space (sq. ft./unit)			15 ft. min.
<input type="checkbox"/> Parking Lot Area Shading (%)			50% min. in 15 yrs.
<input type="checkbox"/> Water Conserving Plants (%)			70% min.
<input type="checkbox"/> Total No. of Parking Spaces			min.
<input type="checkbox"/> Standards			min.
<input type="checkbox"/> Compacts / % of total			max.
<input type="checkbox"/> Accessible Spaces			min.
<input type="checkbox"/> Covered Spaces			min.
<input type="checkbox"/> Aisle Width (ft.)			
<input type="checkbox"/> Bicycle Parking			
<input type="checkbox"/> Impervious Surface Area (sq. ft.)			
<input type="checkbox"/> Impervious Surface (%)			

One-Stop Permit Center - City Hall - 456 W. Olive Avenue - (408) 730-7444
Planners and Building Division staff are available 8:00 a.m. to noon and 1:00 to 5:00 p.m.
Visit sunnyvale.ca.gov

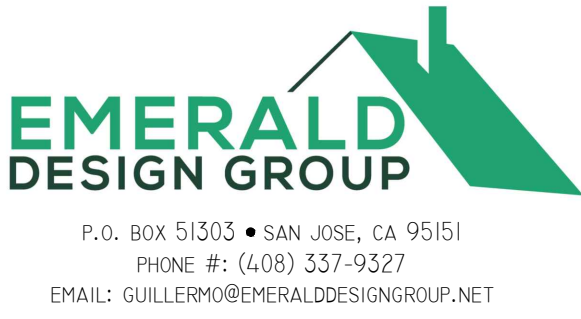
1519 EMPEROR WAY
SUNNYVALE, CA 94087



APPLICABLE CODES		PROJECT TEAM	SCOPE OF WORK	SITE AREA	PROJECT INFORMATION	DRAWING INDEX	
2019	CALIFORNIA BUILDING CODE	PROJECT DESIGNER: EMERALD DESIGN GROUP GUILLERMO PRADO JR.	1. NEW ADDITION CONSISTING OF FAMILY ROOM AND SECOND FLOOR MASTER BEDROOM EXPANSION. 2. CONVERSION OF EXISTING DINING ROOM INTO A GUEST BEDROOM WITH FULL BATHROOM. 3. RELOCATION OF KITCHEN AND DINING ROOM.	A) LOT SIZE..... 6,227± SQ. FT.	APN 30936015	A0	COVER SHEET
2019	CALIFORNIA RESIDENTIAL CODE			B) EXISTING FIRST FLOOR 1,025± SQ. FT.	OCCUPANCY GROUP R-3/U	A1	FLOOR AREA DIAGRAM SITE PLAN
2019	CALIFORNIA MECHANICAL CODE		<div>VICINITY MAP</div>	C) EXISTING SECOND FLOOR 1,050 SQ. FT.	CONSTRUCTION TYPE V-B	A2	EXISTING + PROPOSED FIRST FLOOR
2019	CALIFORNIA PLUMBING CODE			D) NEW FIRST FLOOR ADDITION 293 SQ. FT.	ZONING R0	A3	EXISTING + PROPOSED SECOND FLOOR
2019	CALIFORNIA ELECTRICAL CODE			E) NEW SECOND FLOOR ADDITION 206 SQ. FT.		A4	EXISTING + PROPOSED ROOF PLAN
2019	CALIFORNIA CALGREEN BUILDING CODE			F) EXISTING GARAGE 455 SQ. FT.		A5	EXISTING FRONT ELEVATION PROPOSED FRONT ELEVATION
2019	CALIFORNIA ENGERY CODE			G) EXISTING PORCH 160 SQ. FT.		A6	EXISTING REAR SIDE ELEVATION PROPOSED REAR SIDE ELEVATION
2019	CALIFORNIA FIRE CODE			TOTAL LIVING SPACE 2,574 SQ. FT.		A7	EXISTING LEFT SIDE ELEVATION PROPOSED LEFT SIDE ELEVATION
				F.A.R 2,956 SQ. FT.		A8	EXISTING RIGHT SIDE ELEVATION PROPOSED RIGHT SIDE ELEVATION
				FLOOR AREA RATIO0.47%		A9	AM & PM SOLAR ANALYSIS STREETSCAPE VIEW
				ACTUAL COVERAGE..... 1,873 SQ. FT.			
				ALLOWABLE COVERAGE..... 2,490 SQ. FT.			
				2ND FLR TO FIRST FLR RATIO=(1,256/1,318+455) X 100= 70.8%			

GENERAL NOTES

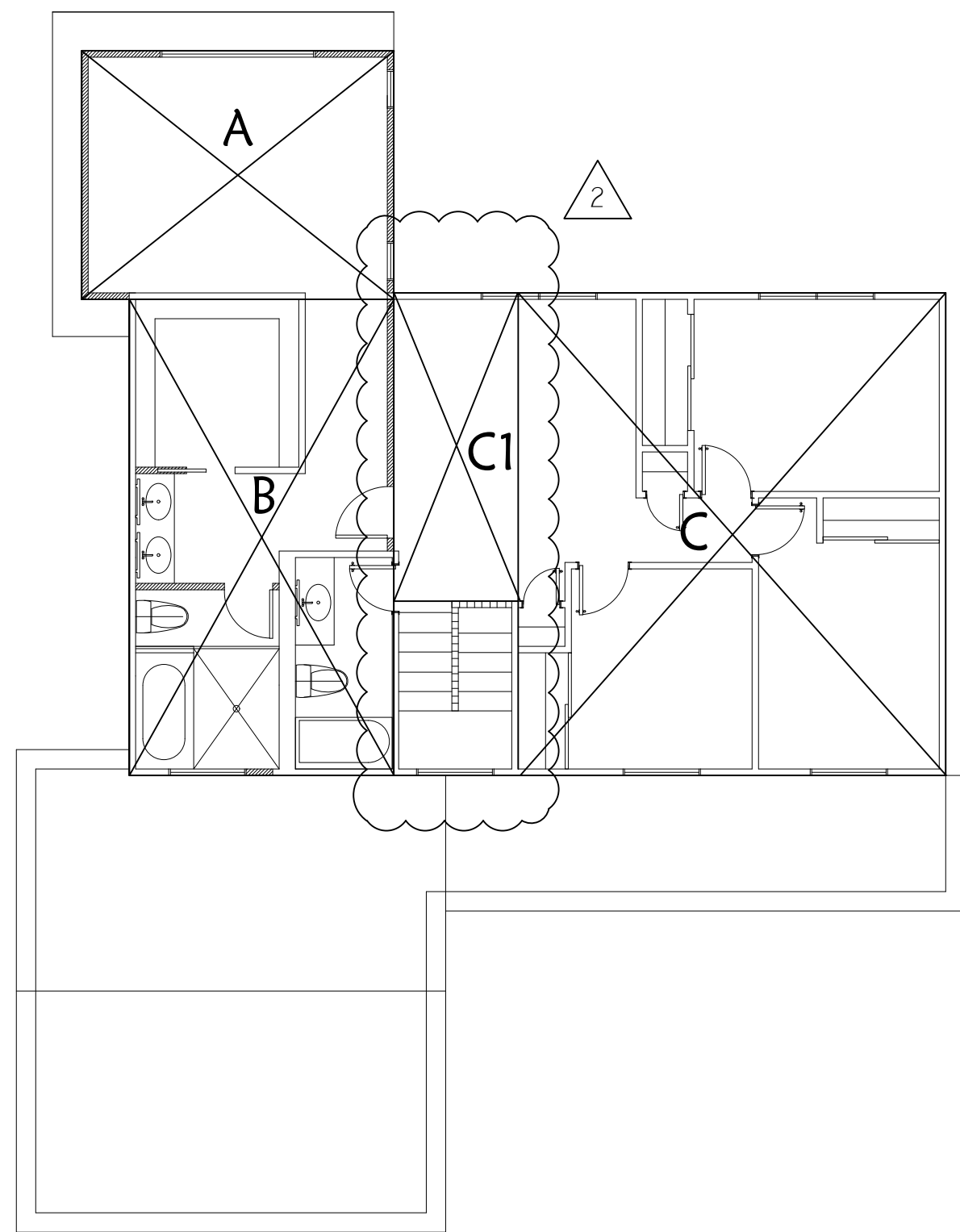
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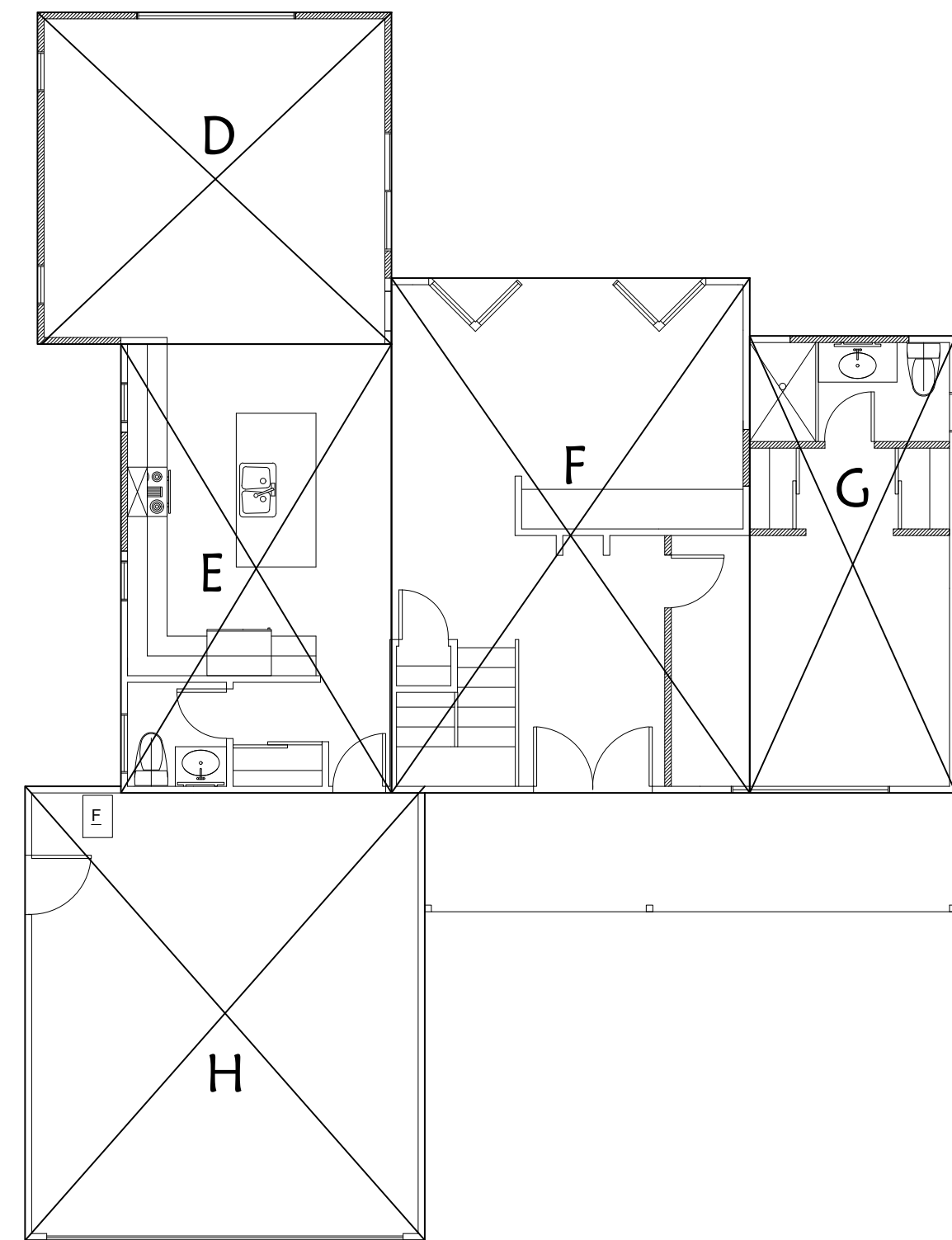
PROJECT NAME & ADDRESS:

HADI RESIDENCE
1519 EMPEROR WAY
SUNNYVALE, CA 94087

PROJECT: 20-060
DATE: OCTOBER 03, 2020
SCALE: AS NOTED
SHEET #: A0



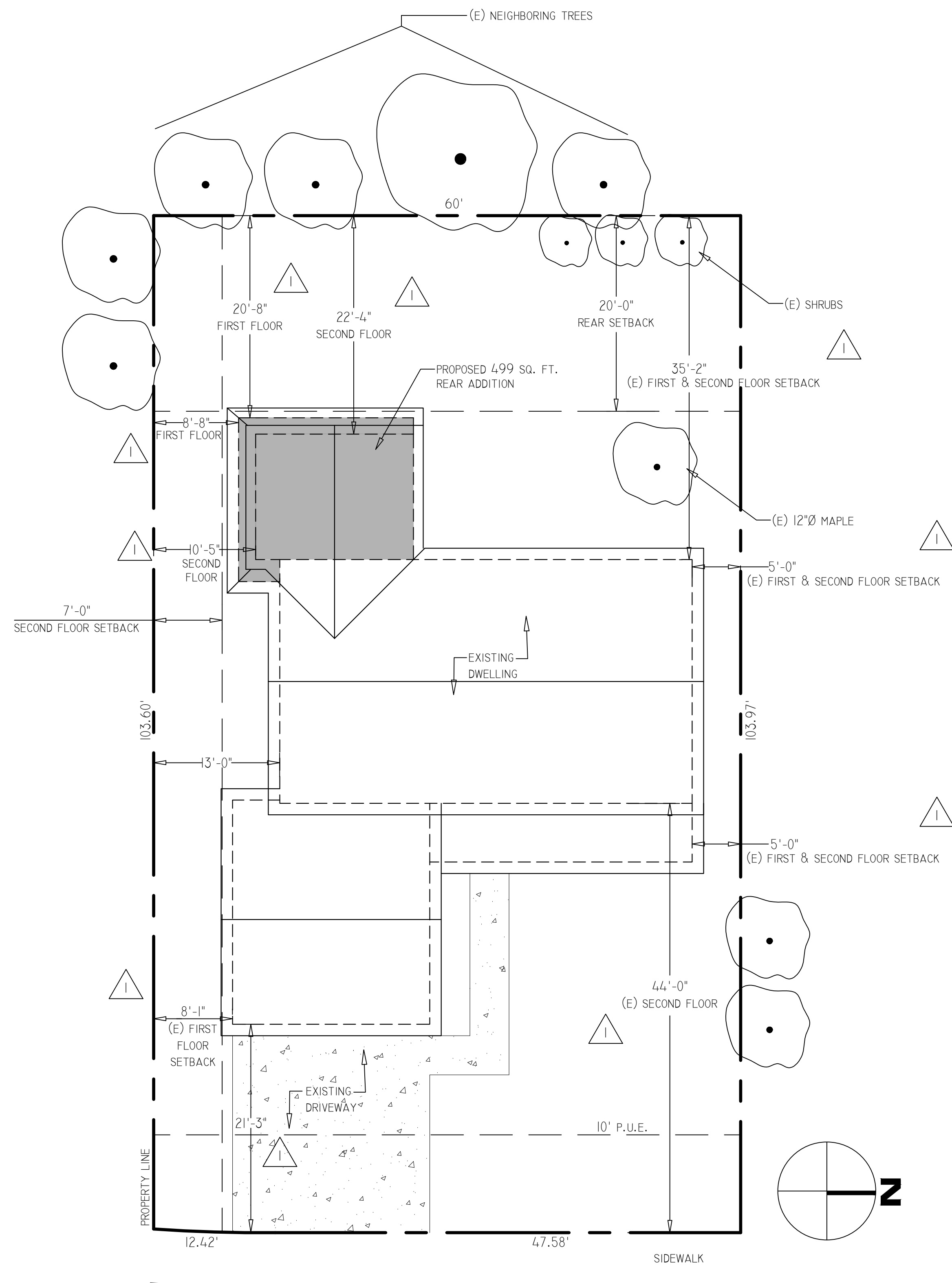
SECOND FLOOR
SCALE: 1/8"=1'-0"



FIRST FLOOR
SCALE: 1/8"=1'-0"

SECTION	DIMENSIONS	AREA
A	12'-10" X 16'-2"	206 SQ. FT.
B	13'-8" X 24'-7"	336 SQ. FT.
C	24'-11" X 22'-1"	541 SQ. FT.
C1	6'-5" X 15'-11"	102 SQ. FT.
D	16'-9" X 17'-10"	298 SQ. FT.
E	13'-8" X 22'-8"	309 SQ. FT.
F	18'-1" X 26'-0"	470 SQ. FT.
G	10'-5" X 23'-0"	239 SQ. FT.
H	20'-2" X 22'-7"	455 SQ. FT.

TOTAL FLOOR AREA = 2,956 SQ. FT.



EMPEROR WAY

SITE PLAN
SCALE: 1/8"=1'-0"

GENERAL NOTES


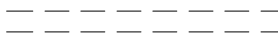

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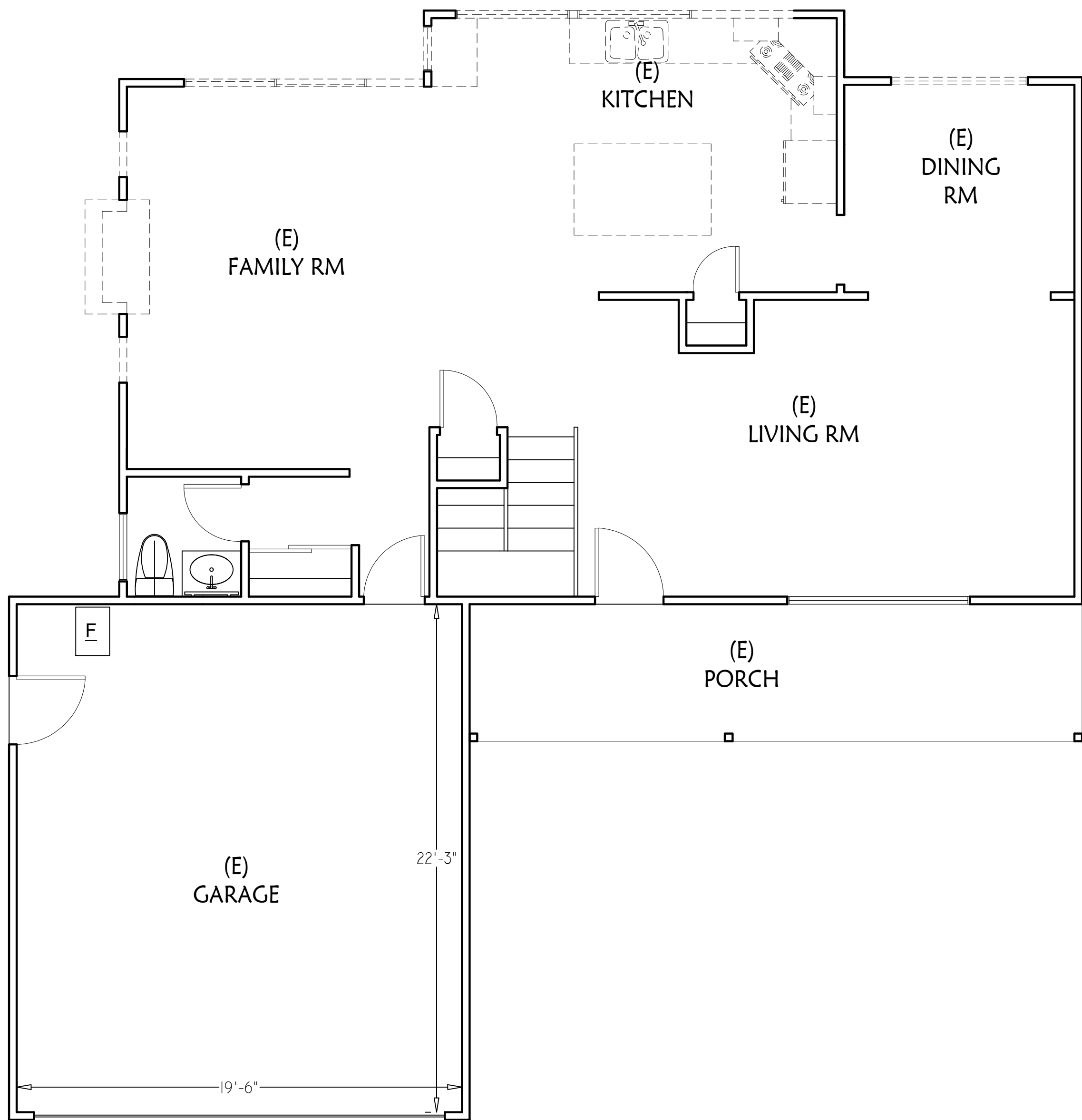
No.	REVISION	DATE
2	2ND ROUND PLN'G COMMENTS	11/25/20
1	PLN'G COMMENTS	11/16/20



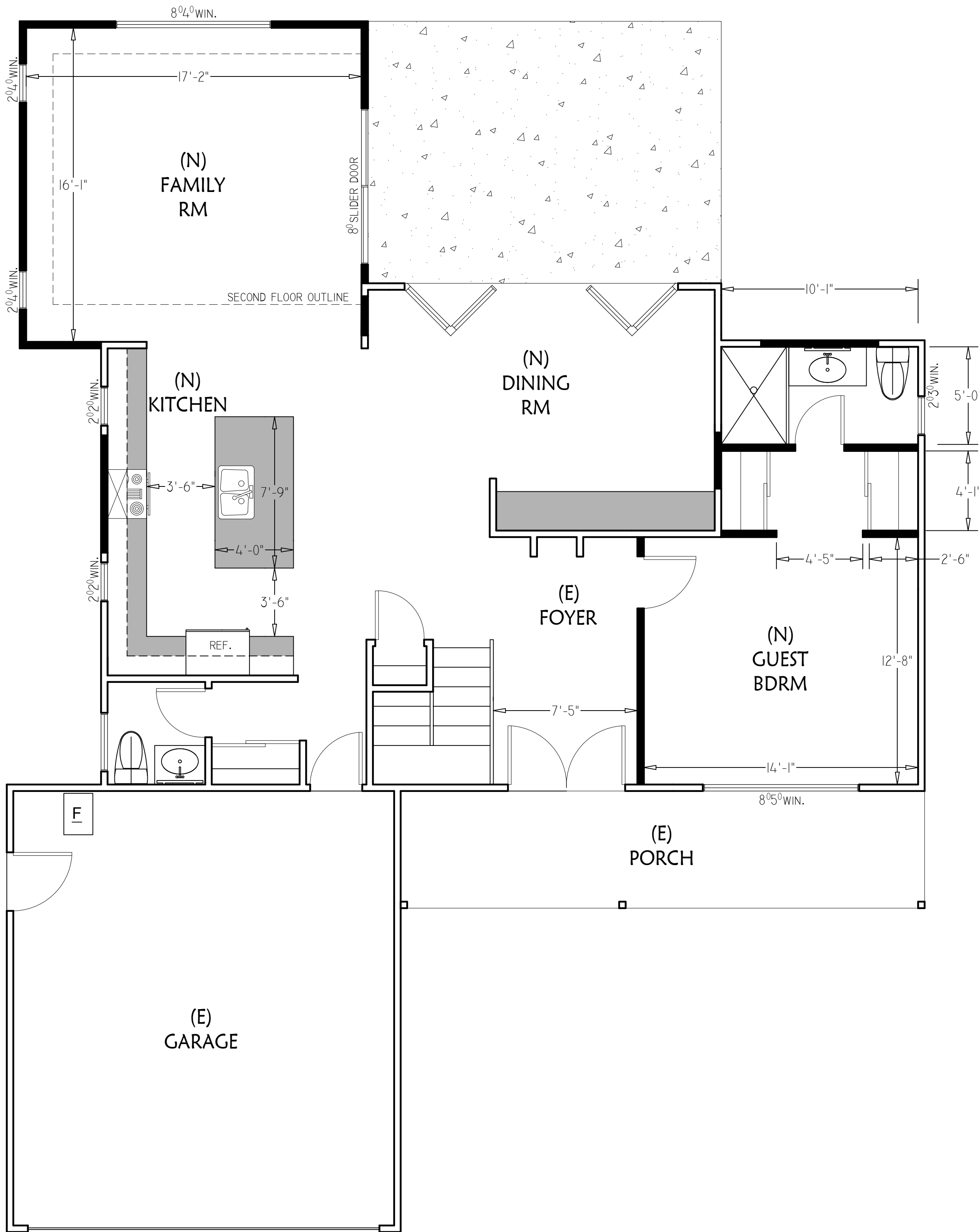
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PROJECT:	20-060	SHEET #:	A1
DATE:	OCTOBER 03, 2020		
SCALE:	AS NOTED		

WALL LEGEND	
	EXISTING WALLS
	EXISTING WALLS REMOVED
	NEW WALLS



EXISTING FIRST FLOOR
SCALE: 1/4"=1'-0"



PROPOSED FIRST FLOOR
SCALE: 1/4"=1'-0"

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2	2ND ROUND PLN'G COMMENTS	11/25/20
1	PLN'G COMMENTS	11/16/20
No.	REVISION	DATE

EMERALD DESIGN GROUP
P.O. BOX 51303 • SAN JOSE, CA 95151
PHONE #: (408) 337-9327
EMAIL: GUILLERMO@EMERALDDESIGNGROUP.NET


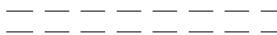

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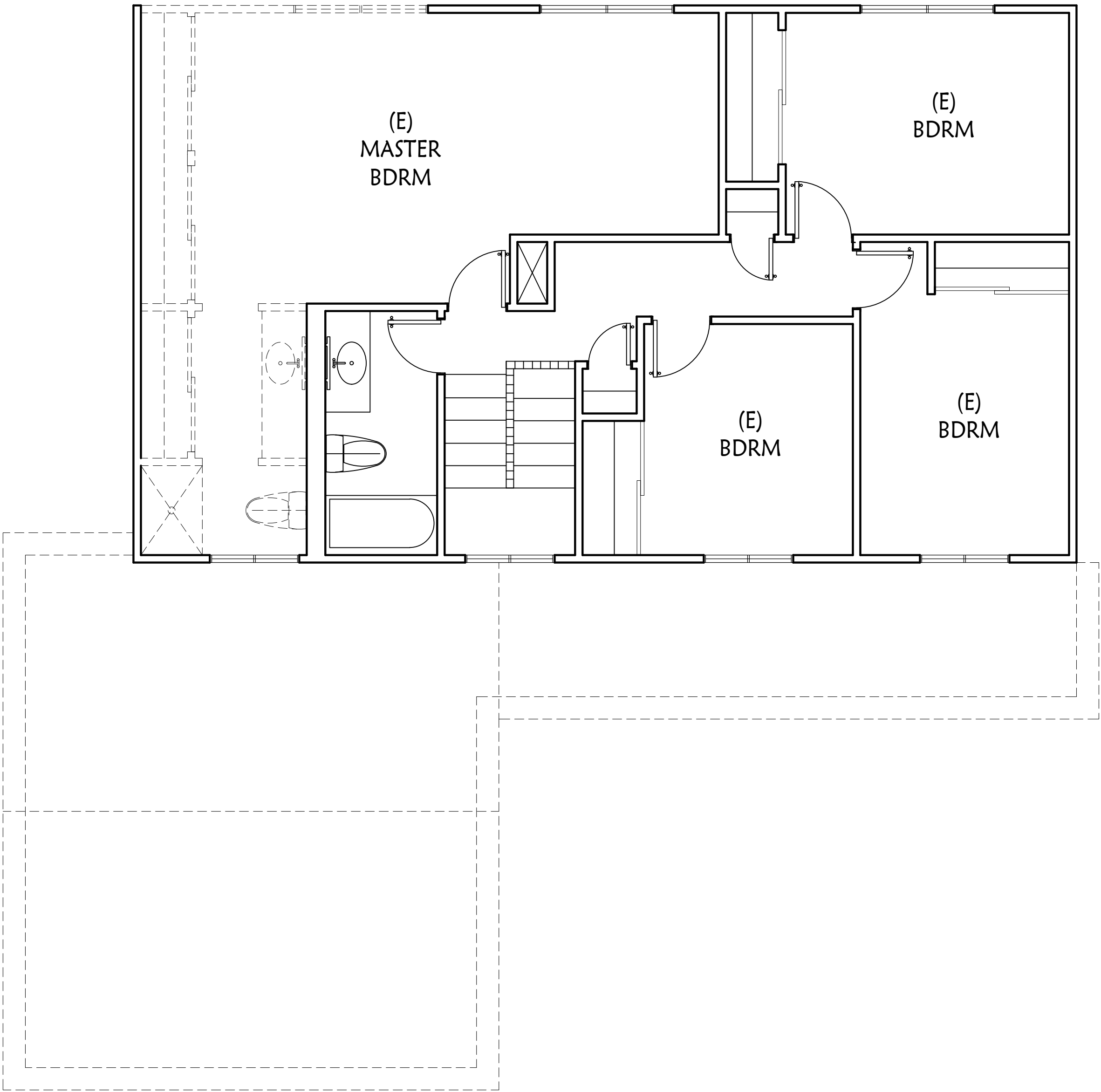
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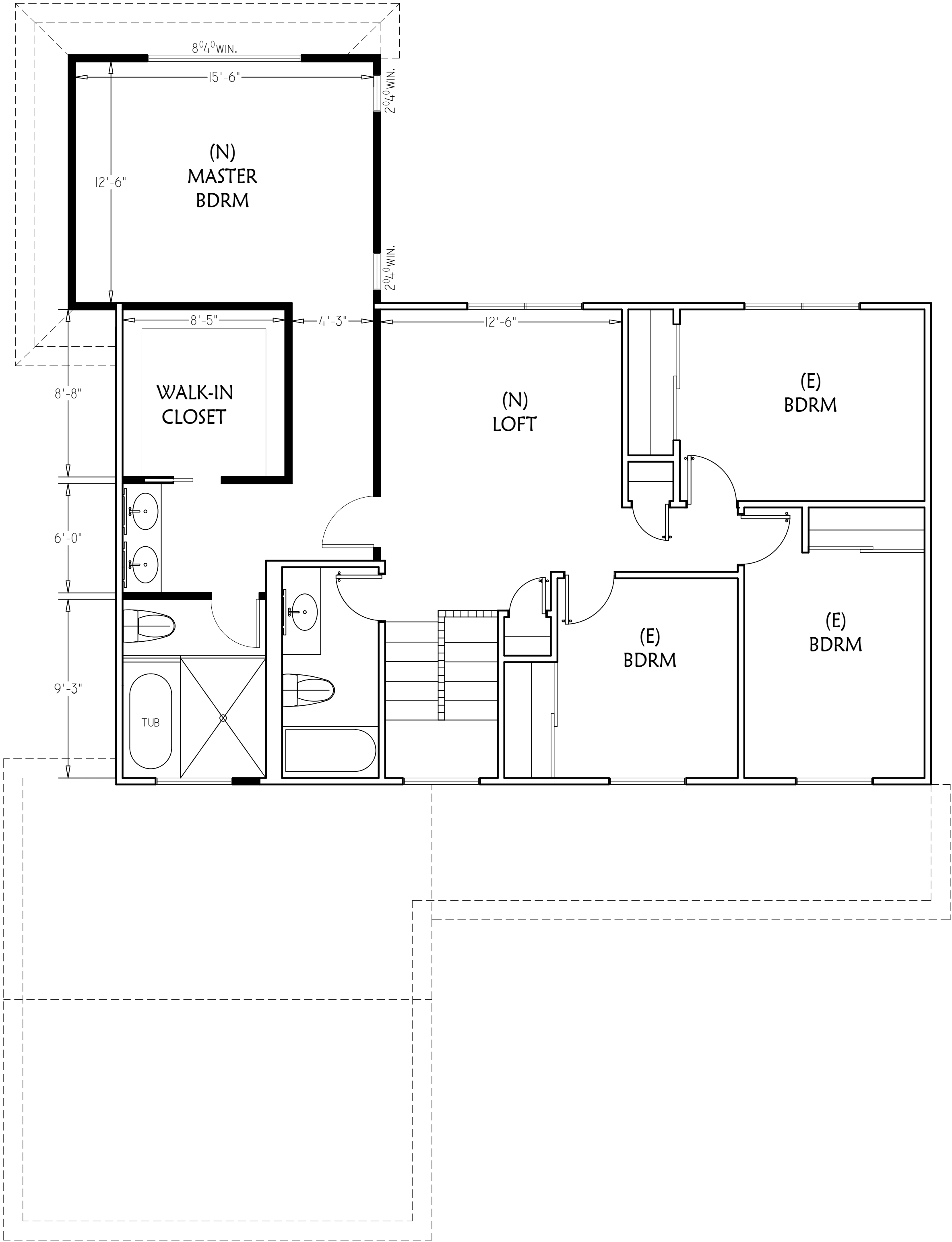
SHEET #:

A2

WALL LEGEND	
	EXISTING WALLS
	EXISTING WALLS REMOVED
	NEW WALLS



EXISTING SECOND FLOOR
SCALE: 1/4"=1'-0"



PROPOSED SECOND FLOOR
SCALE: 1/4"=1'-0"

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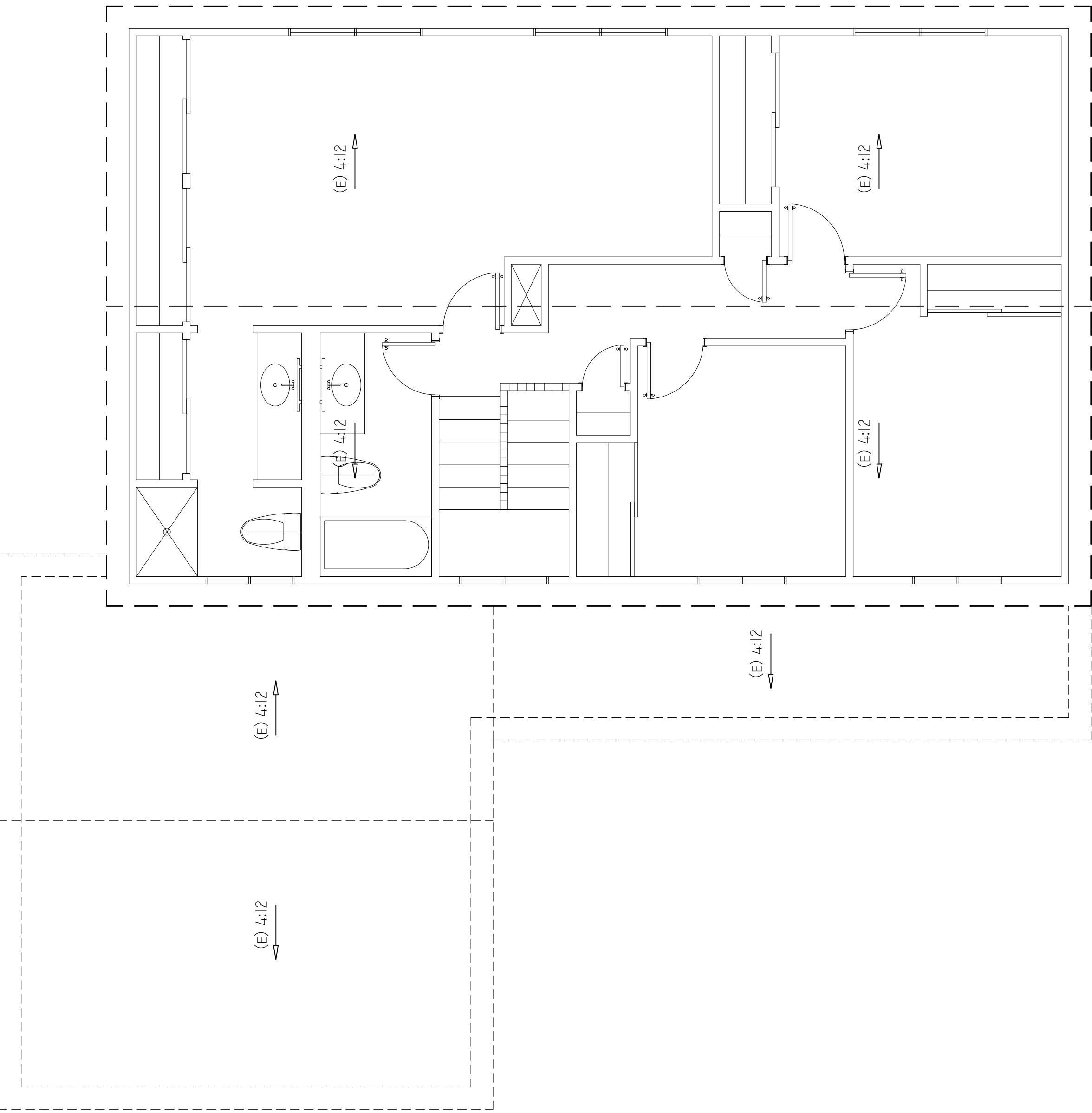
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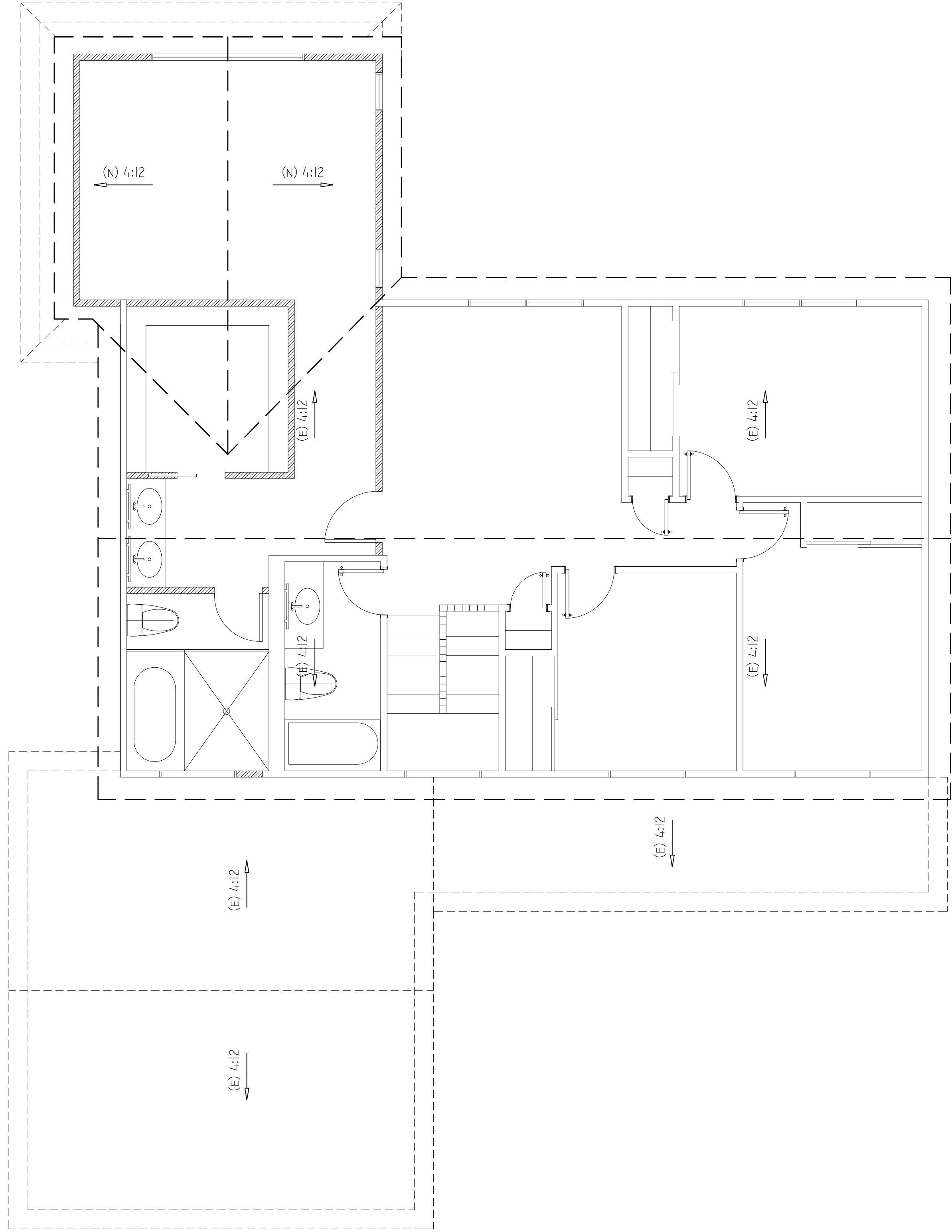
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EXISTING ROOF PLAN
SCALE: 1/4"=1'-0"



NEW ROOF PLAN
SCALE: 1/4"=1'-0"

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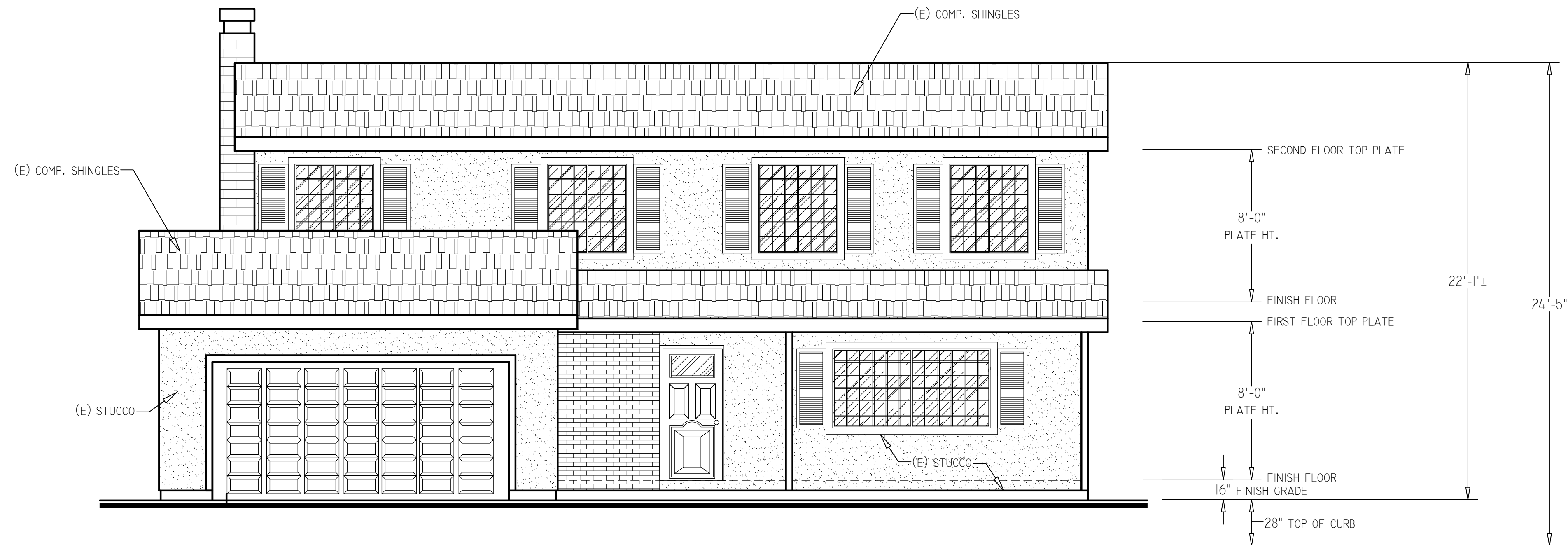
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PROJECT:	20-060	SHEET #:
DATE:	OCTOBER 03, 2020	A4
SCALE:	AS NOTED	



EXISTING FRONT ELEVATION

SCALE: 1/4"=1'-0"



PROPOSED FRONT ELEVATION

SCALE: 1/4"=1'-0"



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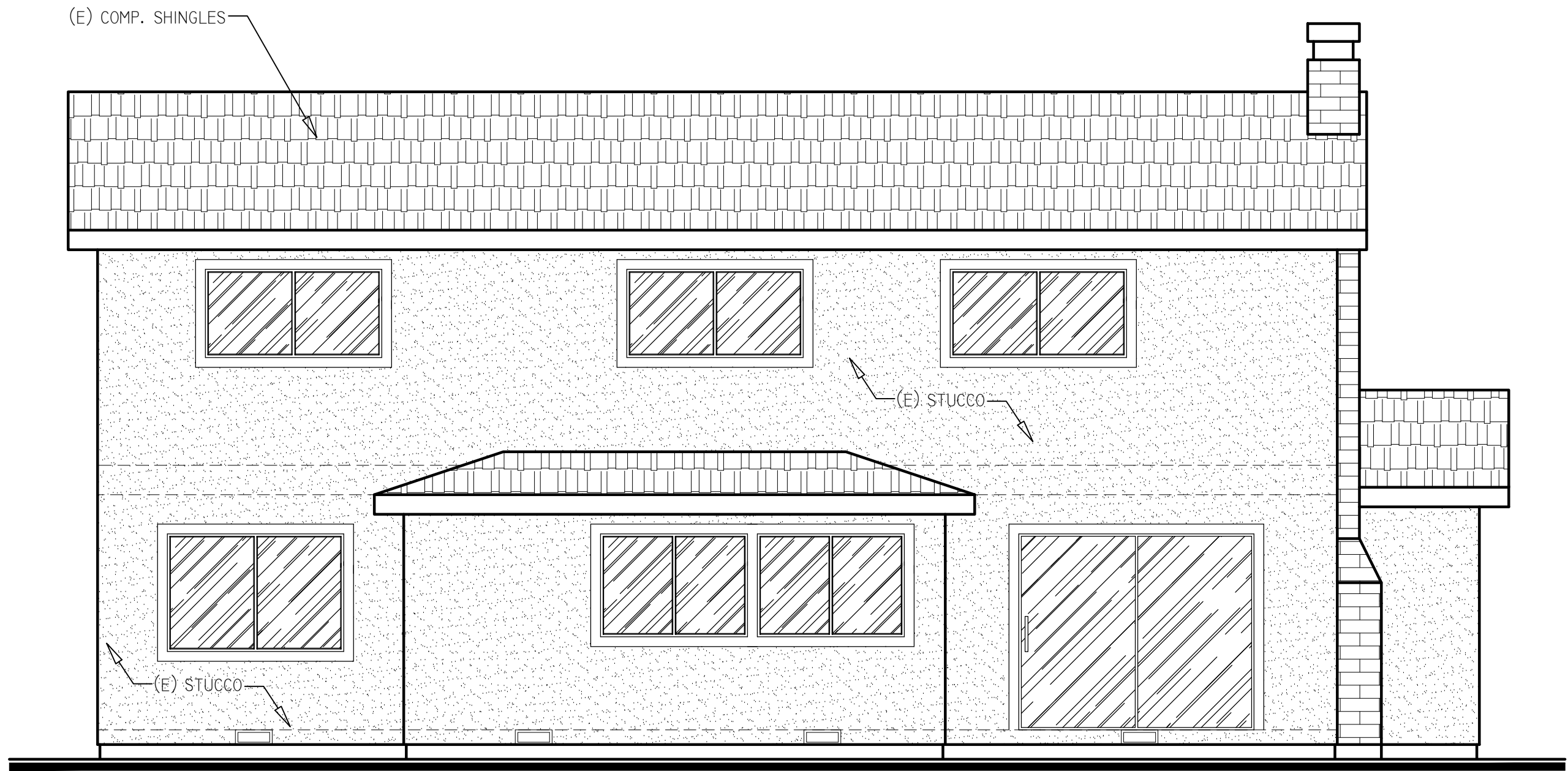
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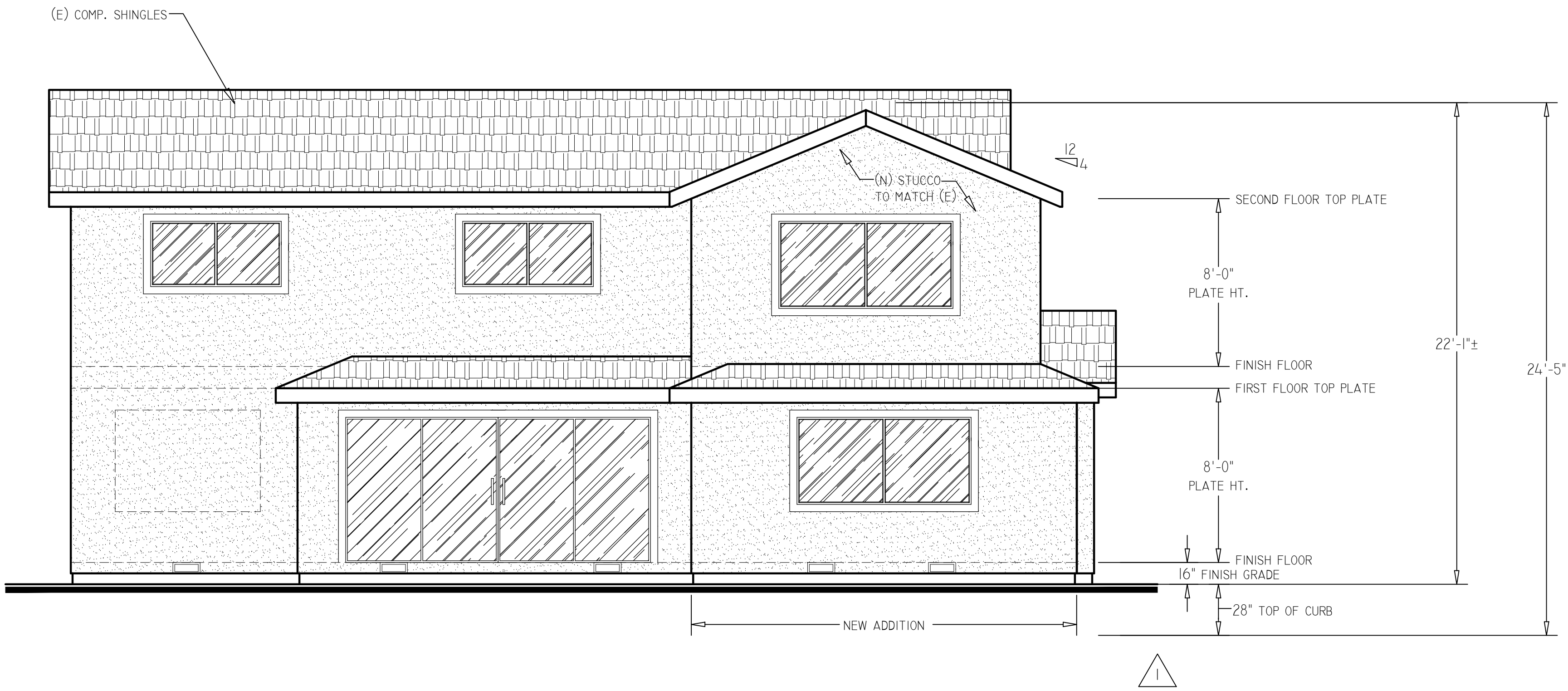
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SCALE:	AS NOTED		



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

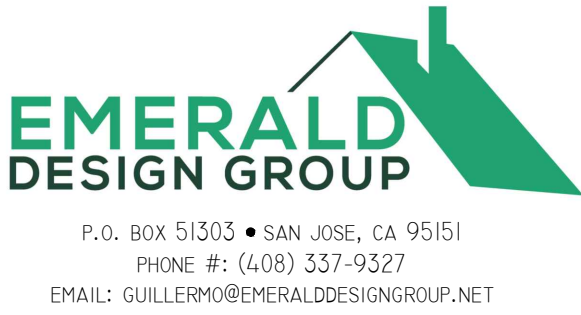


PROPOSED REAR ELEVATION
SCALE: 1/4"=1'-0"

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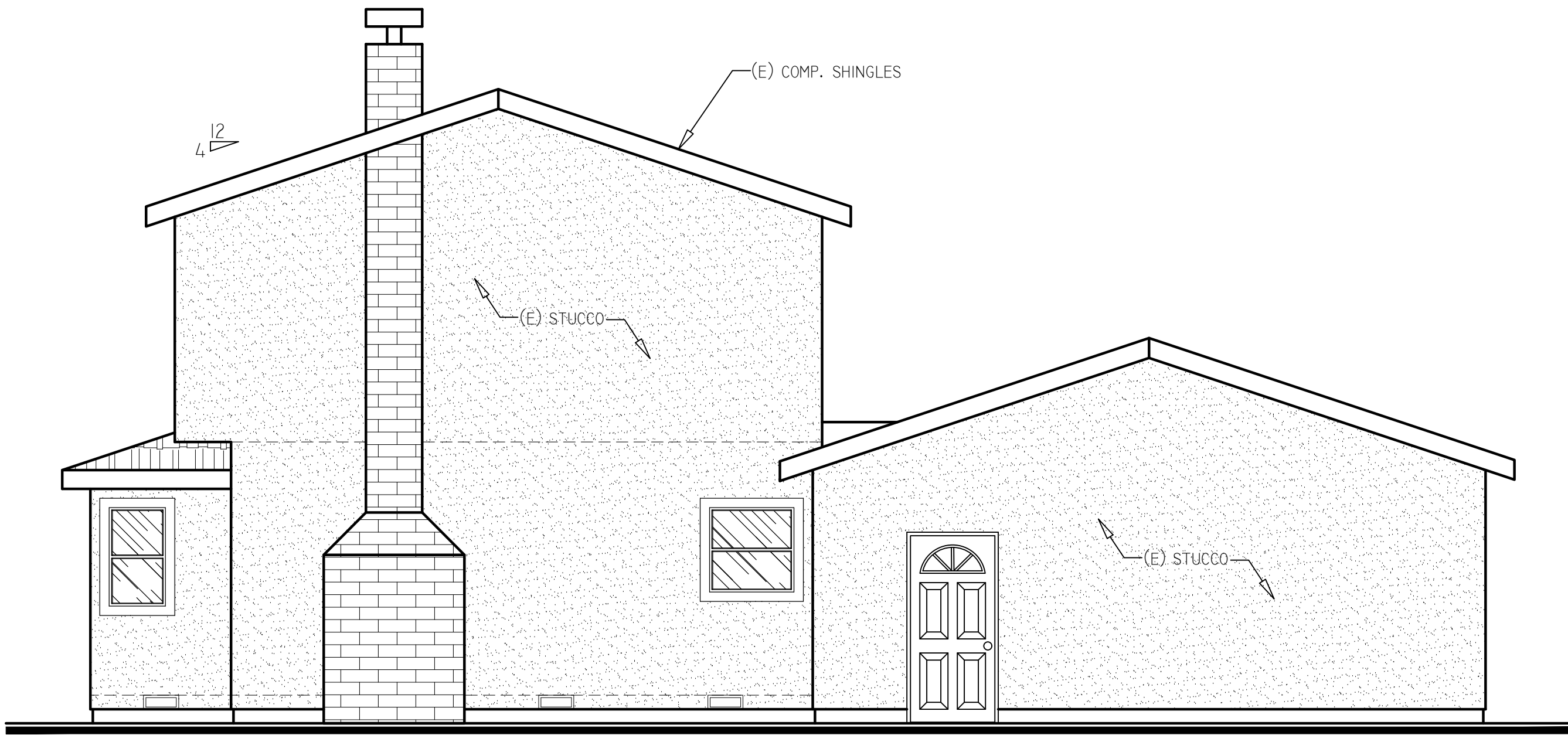


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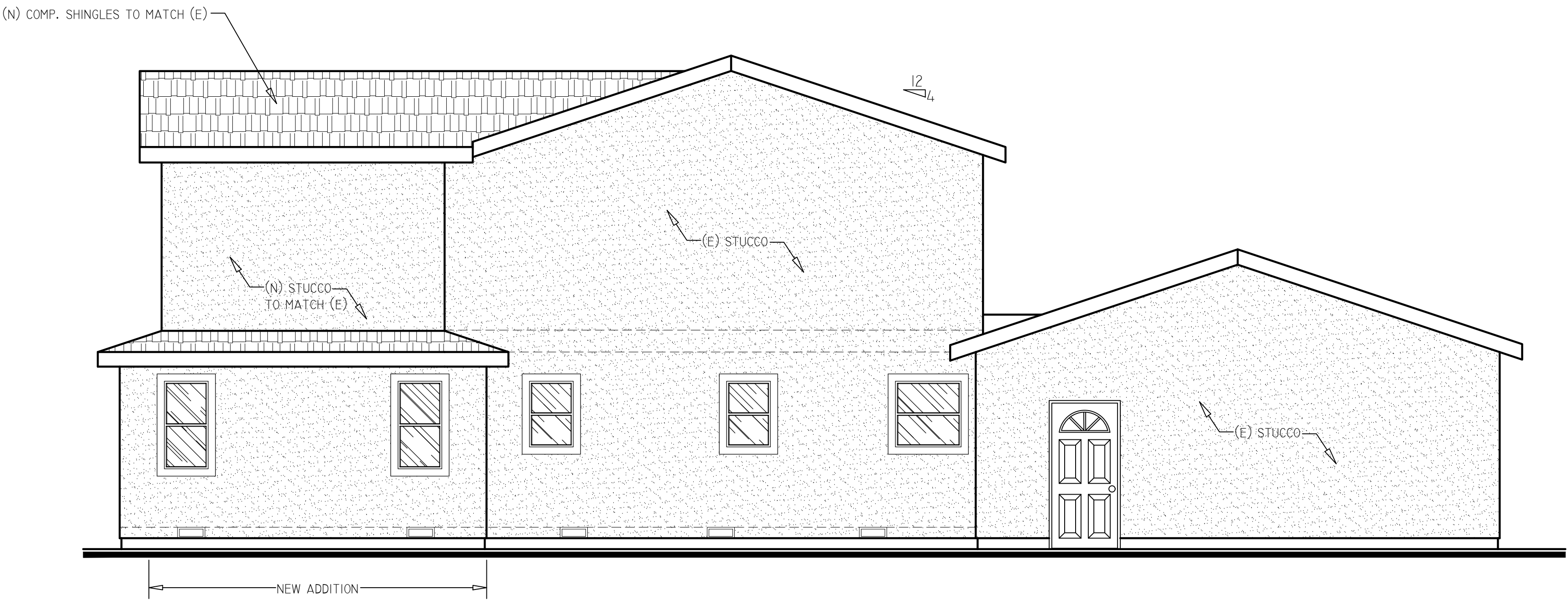
SHEET #:

A6



EXISTING LEFT SIDE ELEVATION

SCALE: 1/4"=1'-0"



PROPOSED LEFT SIDE ELEVATION

SCALE: 1/4"=1'-0"

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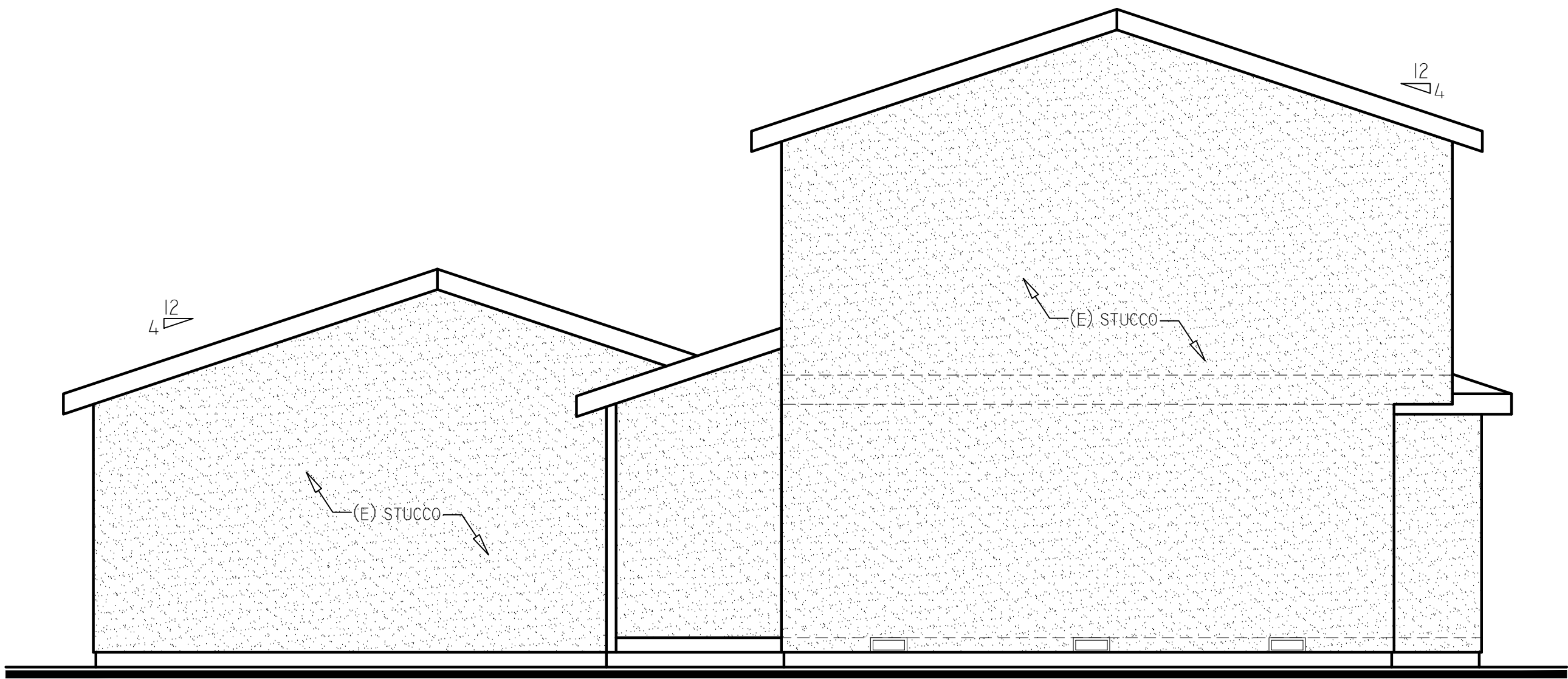
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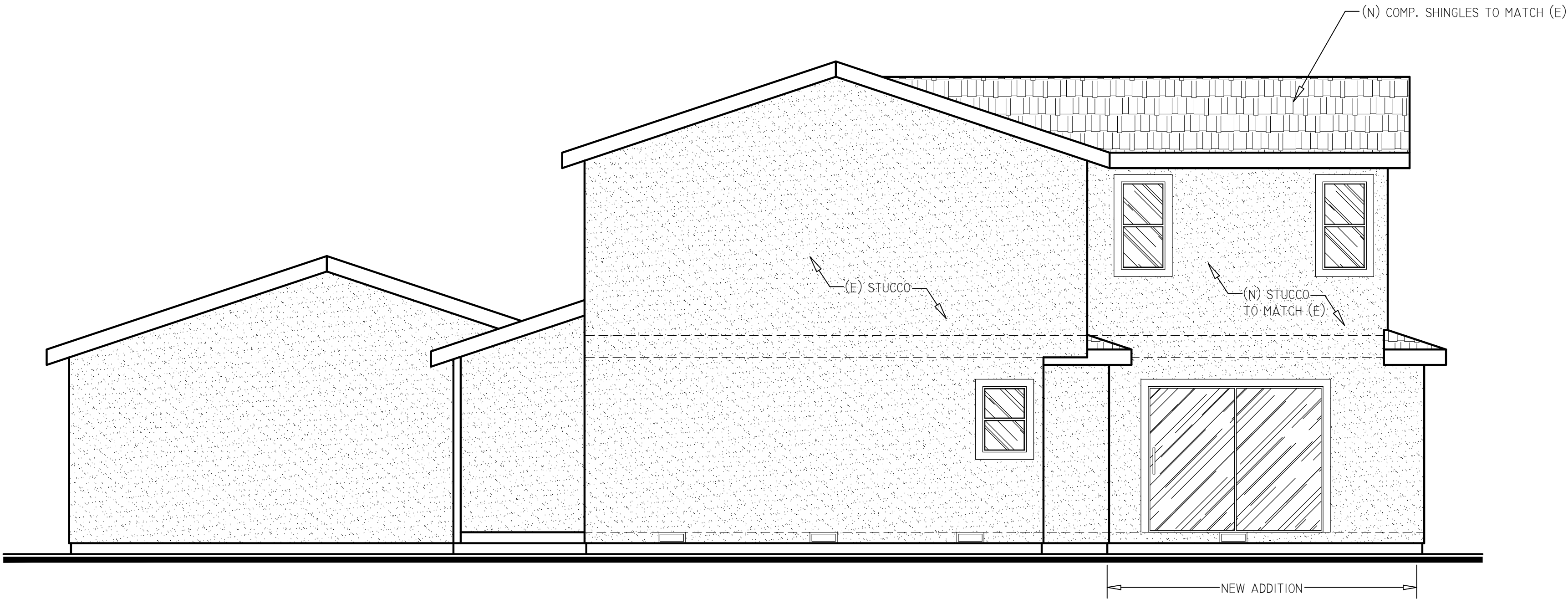
SHEET #:

A7



EXISTING RIGHT SIDE ELEVATION

SCALE: 1/4"=1'-0"



PROPOSED RIGHT SIDE ELEVATION

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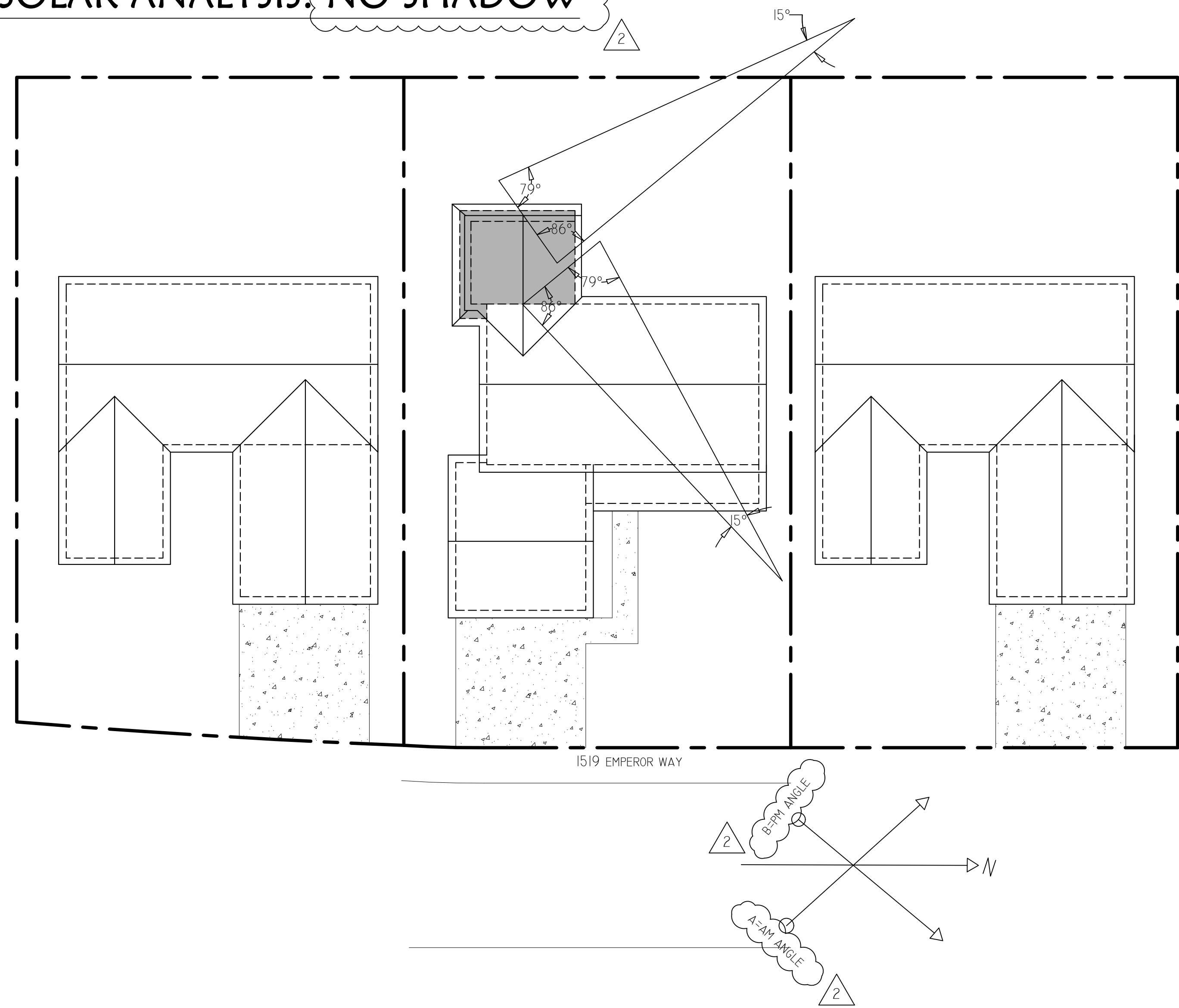
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AM & PM SOLAR ANALYSIS: NO SHADOW



STREETSCAPE VIEW

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