

1279 Palamos Ave
Sunnyvale, CA 94089

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Project description: proposed ADU addition to primary home

Summary: My goal is to expand my primary home with an ADU. The ADU will seamlessly blend in with the primary home, and refresh the home's facade with a more modern look, consistent with the direction of my neighborhood.

Objective 1: Add a second story for the ADU to take better advantage of the lot's size and retain a front, side, and backyard.

Objective 2: Design the ADU to reflect a fusion of the neighborhood's original design with a modern adaptation that adds monetary and aesthetic value to the neighborhood without sticking out.

Objective 3: Build an ADU of sufficient size so that a family of two can comfortably occupy the space indefinitely, without feeling cramped (ideally, I would be occupying the space).

Rendering of Planning Department supported plan: Of note, the balcony tapers and the roof pitch is low (2"x12"; the absolute minimum pitch for skylights)



Alternative 1 proposal: Of note, the balcony is full length and the roof pitch, while still considered low (4"x12"), is consistent with remodels and new builds in the neighborhood; additionally, it helps open up the space



Alternative 2 proposal: Of note, the balcony is full length with a partial privacy wall; the roof pitch, while still considered low (4"x12"), is consistent with remodels and new builds in the neighborhood; additionally, it helps open up the space

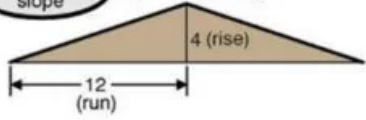


Roof slopes

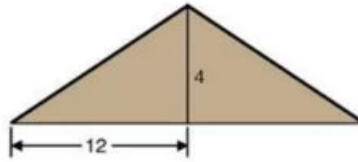
slope=rise/run

conventional
slope

(4 in 12 and up)

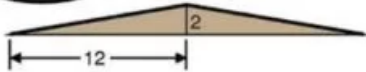


to

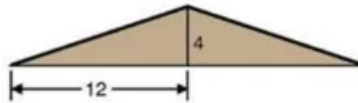


low slope

(2 in 12 to 4 in 12)



to



flat

(0 in 12 to 2 in 12)



to

