ATTACHMENT 3

SITE AND ARCHITECTURAL PLANS

2004 HOME IMPROVEMENT REMODEL
FOR :
THE SARKISSIAN RESIDENCE
1090 ESSEX AVENUE
Sunnyvale, California

PROJECT DATA

OWNER	George & Louise Sarkissian 1090 Essex Avenue Sunnyvale, Ca.
PROJECT DESIGNER/ENGINEER	ARTHUR J. WERNER, P.E. MONTEREY, CA. 93940 (831) 642 – 9180 (PH. + FAX)
CONTRACTOR	OWNER/BUILDER
A.P.N.	110-11-016
TYPE OF CONSTRUCTION	V
OCCUPANCY	RESIDENTIAL
TOTAL LOT AREA	5251 S.F.

AREA ANALYSIS (1st FLOOR) :		AREA ANALYSIS (2nd FLOOR) :	
(E) RESIDENCE	1088 S.F.	(N) 2nd FLOOR	1237 S.F.
PORCH ENCLOSURE	49 S.F.		
(N) BLDG. EXTENSION	~~500~~ S.F. 432		
TOTAL 1st FLOOR AREA	1637 S.F.	TOTAL 2nd FLOOR AREA	1237 S.F.
(E) GARAGE	461 S.F.		
TOTAL LOT COVERAGE	2028 S.F.		

LOT COVERAGE: [illegible] < 40.0% $\frac{2028}{5251}(100) = 38\%$

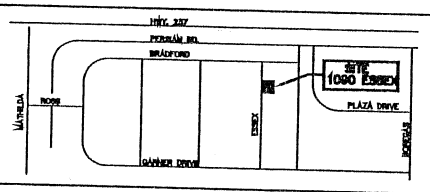
F.A.R. (TOTAL) $\frac{2028 + 1237}{5251} = 62\%$ > 45.0% – [illegible]'D

SCOPE

CONCEPTUAL PLAN REVIEW SCOPE INCLUDES THE FOLLOWING:

1. DEMO (E) EXTERIOR BACK WALL: EXTEND LOWER STRUCTURE 12'-8". NEW FIRST STORY EXTENSION SHALL HAVE COMBINED SETBACK OF 12' PER CITY OF SUNNYVALE.
2. ENCLOSE EXISTING PORCH AS PART OF NEW VAULTED FAMILY ROOM.
3. REMODEL ENTIRE LOWER RESIDENTIAL FLOOR PLAN INCLUDING EXISTING BATHROOM. EXISTING GARAGE SPACE TO REMAIN.
4. PROVIDE NEW SECOND STORY ADDITION WITH 18' TOTAL SETBACK PER CITY OF SUNNYVALE STANDARD.
5. PROPOSED SECOND STORY ADDITION INCLUDES MASTER BEDROOM W/ BAY WINDOW, MASTER BATHROOM, FOUR FAMILY BEDROOMS, HALLWAY, AND COMMON BATHROOM.
6. SCOPE INCLUDES PROPOSED 5½'x30' CANTILEVERED REDWOOD BALCONY.
7. EXTEND OR REPLACE CHIMNEY AS REQUIRED TO ACCOMODATE NEW 2nd STORY.

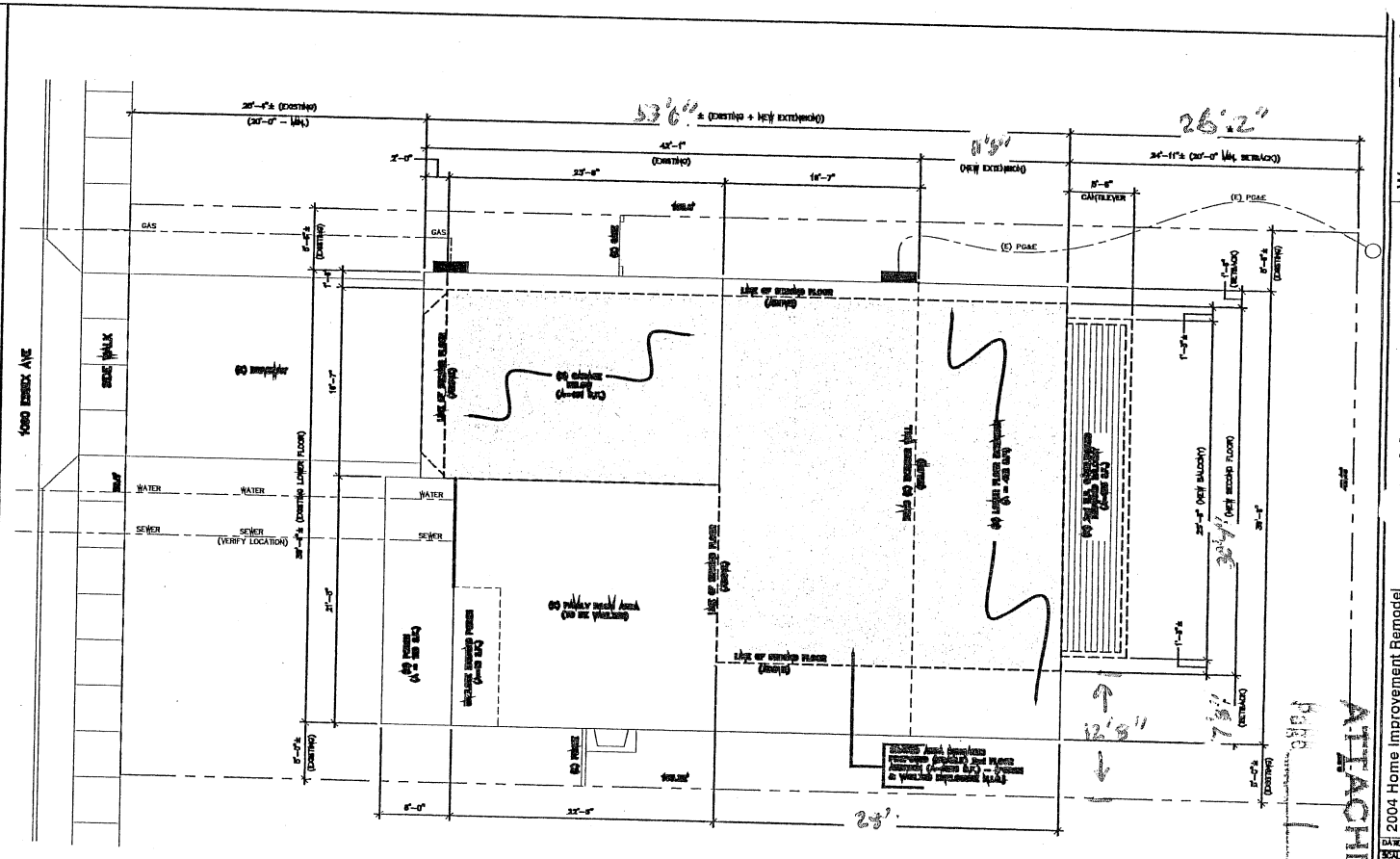
VICINITY MAP SCALE : N.T.S.



SHEET INDEX

T1.0 ..... TITLE SHEET, SITE PLAN, & PROJECT DATA
A1.0 ..... 1st FLOOR PLAN
A2.0 ..... 2nd FLOOR PLAN, ROOF PLAN, & SECTIONS
A3.0 ..... EXTERIOR ELEVATIONS

SITE PLAN SCALE : 1" = 5'



ATTACHMENT 1

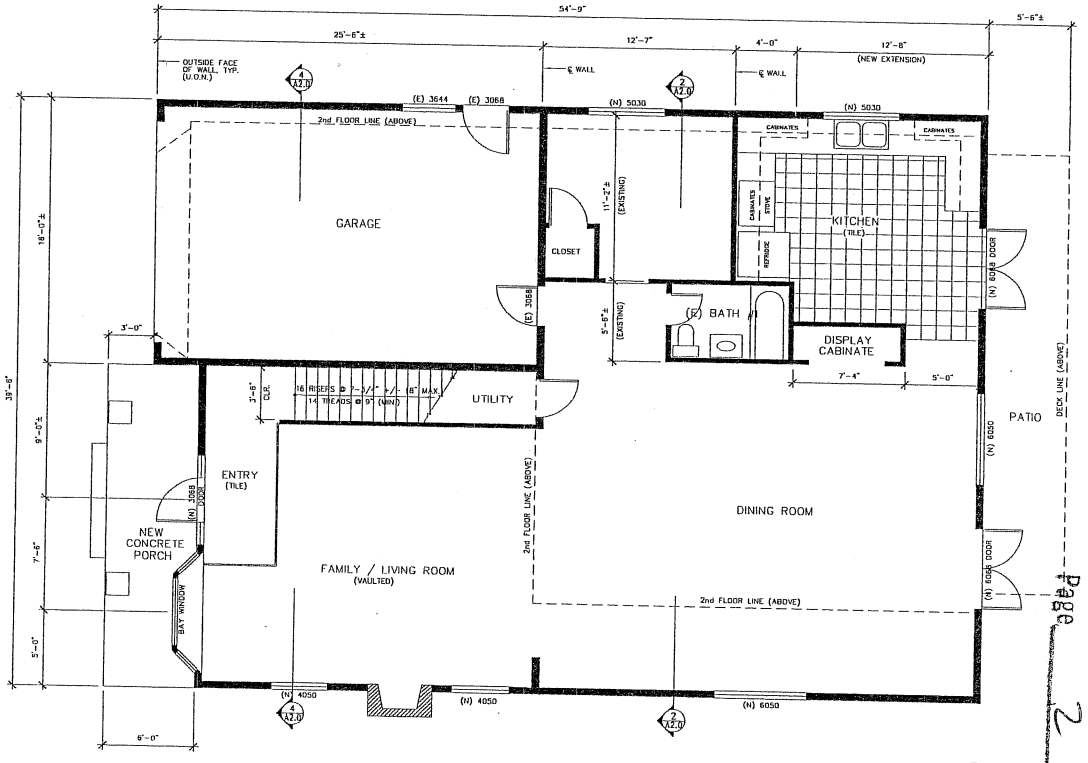
Werner Engineering
Structural Design, Residential & Commercial
MONTEREY, CA.
Phone & Fax

Sarkissian Residence
1090 Essex Avenue
Sunnyvale, Ca.

2004 Home Improvement Remodel

PROJECT DATA, SCOPE, VICINITY MAP, SHEET INDEX, & SITE PLAN

DATE	11-19-01
SCALE	AS NOTED
DRAWN	AW
JOB	2001-10
SHEET	T1.0



1 / A1.0 PROPOSED 1st FLOOR PLAN
SCALE : 1/4" = 1'-0"

ATTACHMENT 3
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ACTION	DATE	BY	DESCRIPTION
a	11-18-01	AW	RELEASE FOR OWNER REVIEW
b	03-25-02	AW	REVISIONS PER OWNER
c	05-19-02	AW	PLANNING DEPARTMENT REVISION SET #1
d	05-19-03	AW	PLANNING DEPARTMENT REVISION SET #2
e	11-10-03	AW	PLANNING DEPARTMENT REVISION SET #4
f	01-29-04	AW	PLANNING DEPARTMENT REVISION SET #5

Werner Engineering
Structural Design
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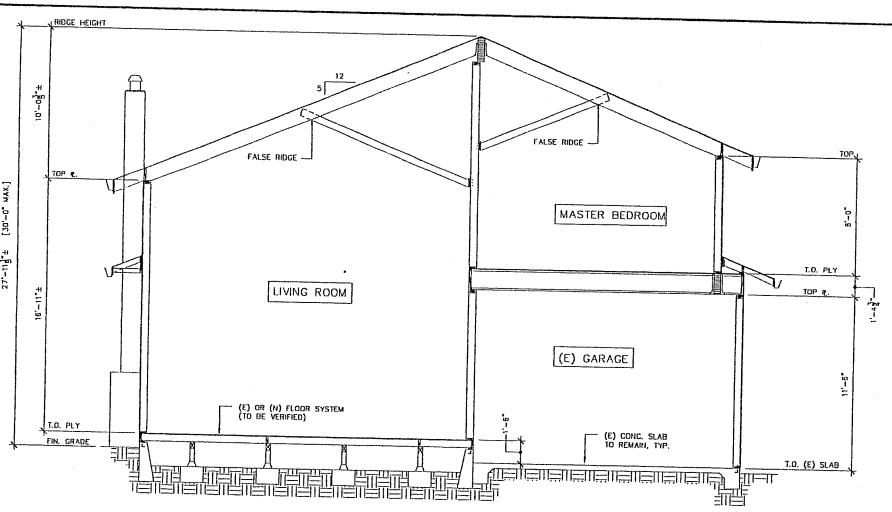
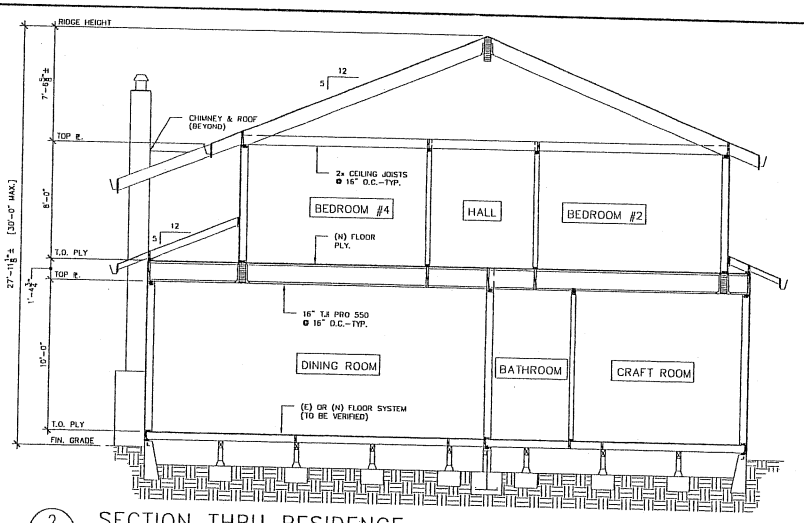
FIRST FLOOR PLAN

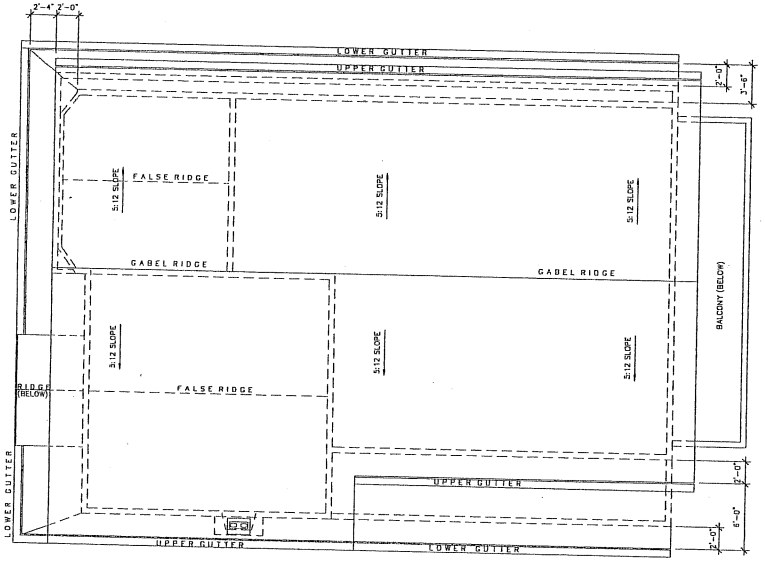
DATE	11-18-01
SCALE	AS NOTED
DRAWN	AW
JOB	2001-10
SHEET	A1.0



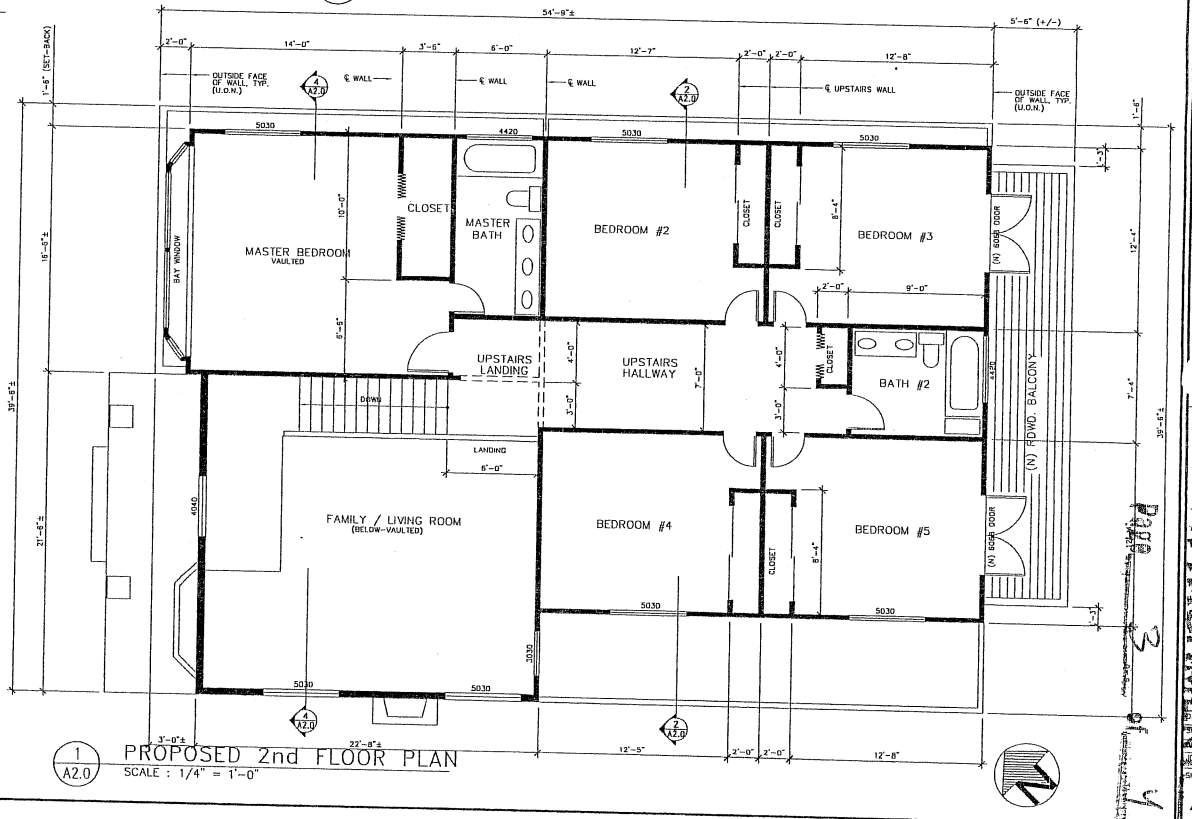
4 A2.0 SECTION THRU RESIDENCE
SCALE : 1/4" = 1'-0"



2 A2.0 SECTION THRU RESIDENCE
SCALE : 1/4" = 1'-0"



3 A2.0 ROOF PLAN (REDUCED SCALE)
SCALE : 3/16" = 1'-0"



1 A2.0 PROPOSED 2nd FLOOR PLAN
SCALE : 1/4" = 1'-0"

ACTION	DATE	BY	DESCRIPTION
a	11-18-01	AW	RELEASE FOR OWNER REVIEW
b	03-25-02	AW	REVISIONS PER OWNER
c	06-19-02	AW	PLANNING DEPARTMENT REVISION SET #1
d	04-09-03	AW	PLANNING DEPARTMENT REVISION SET #2
e	05-19-03	AW	PLANNING DEPARTMENT REVISION SET #3

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SECOND FLOOR PLAN, ROOF PLAN & SECTIONS

DATE 11-18-01
SCALE AS NOTED
DRAWN AW
JOB 2001-10
SHEET A2.0

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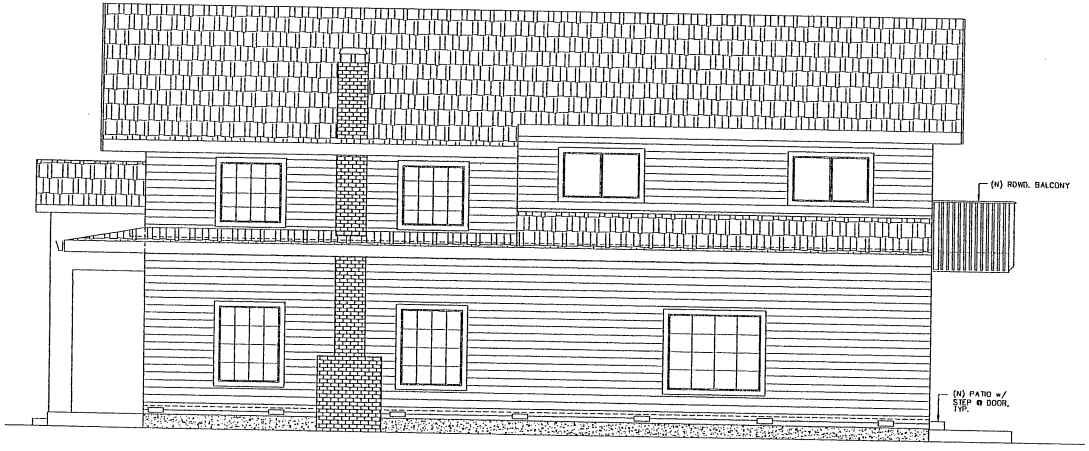
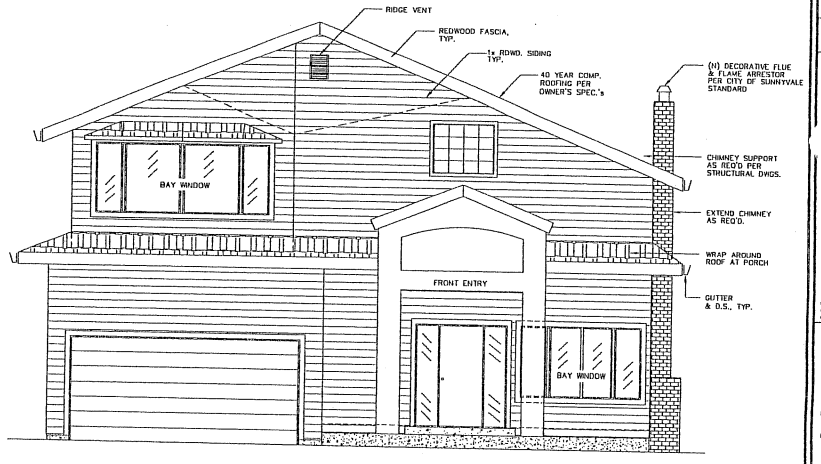
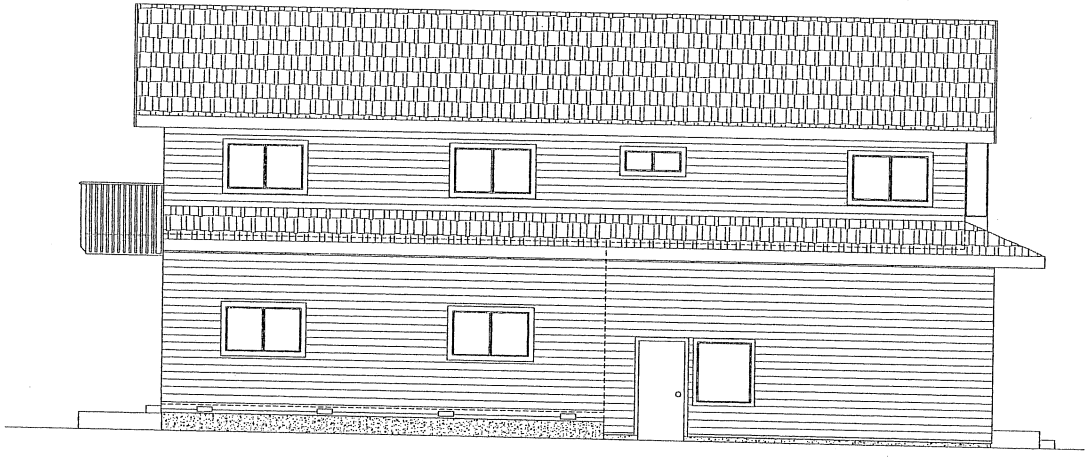


4 / A3.0 WEST ELEVATION
SCALE : 1/4" = 1'-0"



2 / A3.0 NORTH ELEVATION
SCALE : 1/4" = 1'-0"



3 / A3.0 EAST ELEVATION
SCALE : 1/4" = 1'-0"

1 / A3.0 SOUTH ELEVATION
SCALE : 1/4" = 1'-0"

ATTACHMENT 3
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ACTION	DATE	BY	DESCRIPTION
a	11-18-01	AW	RELEASE FOR OWNER REVIEW
b	03-23-02	AW	REVISIONS PER OWNER
c	06-19-02	AW	PLANNING DEPARTMENT REVISION SET #1
d	04-09-03	AW	PLANNING DEPARTMENT REVISION SET #2
e	05-19-03	AW	PLANNING DEPARTMENT REVISION SET #3
f	11-10-03	AW	PLANNING DEPARTMENT REVISION SET #4

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EXTERIOR ELEVATIONS

DATE	11-18-01
SCALE	AS NOTED
DRAWN	AW
JOB	2001-10
SHEET	A3.0