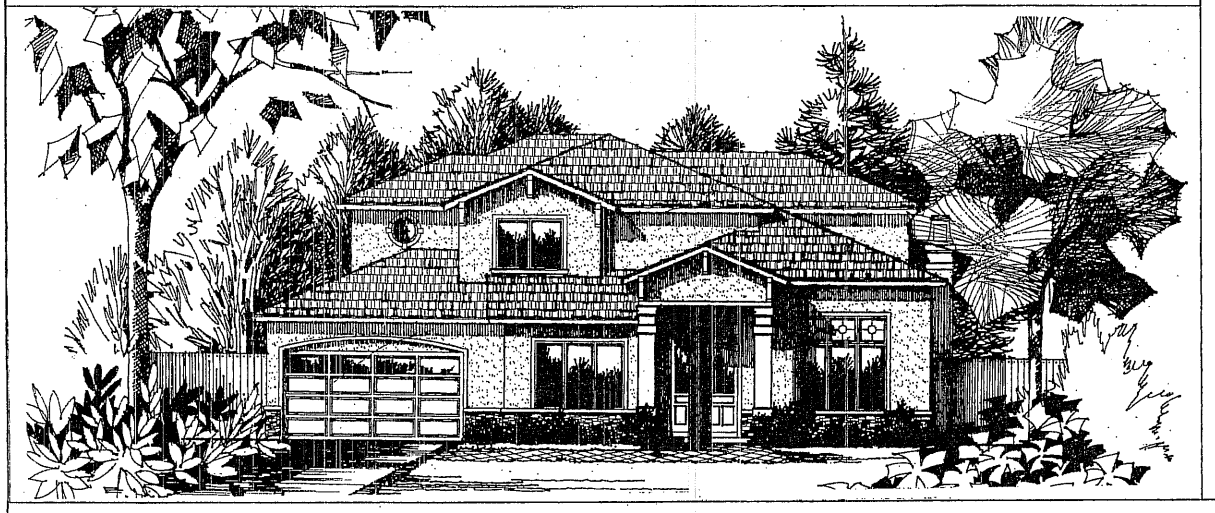
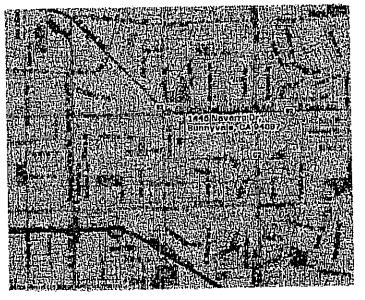
NEW TWO STORY HOUSE

1446 NAVARRO DRIVE SUNNYVALE



VICINITY MAP



☑ PLANNING DEPARTMENT ☐ PRELIMINARY (NOT FOR CONSTRUCTION) ☑ DESIGN REVIEW SUBMITTAL ☐ BUILDING DEPARTMENT ☐ PLAN CHECK SUBMITTAL ☐ APPROVED FOR CONSTRUCTION

SHEET INDEX

A-0	COVER SHEET
C-1	GRADING & DRAINAGE PLAN
A-1	AREA CALCULATION
A-2	NEW SITE PLAN
A-3	SHADOW STUDY
A-4	SHADOW STUDY
A-5	FIRST FLOOR PLAN
A-6	SECOND FLOOR PLAN
A-7	EXTERIOR ELEVATIONS
A-8	EXTERIOR ELEVATIONS
A-9	BUILDING SECTIONS
A-10	BUILDING SECTIONS
A-11	ROOF PLAN

CONSULTANTS

1- OWNER	MR. & MRS. TAM 19500 PRUNERIDGE AVE. #3207 CUPERTINO, CA 95014	TEL. (408) 893-5017
2- ARCHITECTURAL	MEMARIE ASSOC, INC. 12201 SARATOGA-SUNNYVALE RD. SUITE # D SARATOGA, CA 95070	TEL. (408) 996-1744 FAX. (408) 996-1742
3- CIVIL ENGINEER	SMP ENGINEERING 1534 CAROB LANE LOS ALTOS, CA, 94024	TEL. (650) 941-8055 FAX (650) 941-8755

PROJECT DATA

A.P.N.:	313-14-031
ZONING:	R-1-10,000
LOT SIZE:	9,300 SQ. FT.
TYPE OF OCCUPANCY:	R3-U1
TYPE OF CONST.:	V-N
MAXIMUM BUILDING HEIGHT:	30'-0" FT.
FIRE SPRINKLER:	THROUGHOUT THE HOUSE
EXISTING USE:	VACANT
FIRST FLOOR :	2,038 SQ. FT.
SECOND FLOOR :	1,445 SQ. FT.
TOTAL LIVING AREA :	3,483 SQ. FT.
GARAGE :	683 SQ. FT.
PORCH :	365 SQ. FT.
BALCONY :	165 SQ. FT.

FLOOR AREA RATIO:		
FIRST FLOOR	2,038 SQ. FT.	21.91%
SECOND FLOOR	1,445 SQ. FT.	15.54%
GARAGE	683 SQ. FT.	7.34%
PORCH	365 SQ. FT.	3.93%
TOTAL :	4,531 SQ. FT.	48.72%
LOT COVERAGE	3,086 SQ. FT.	33.18%
MAIN FLOOR AREA:	(2,083+683)=2,766 SQ. FT.	29.74 %
PORCH AREA:	(66+299)=365 SQ. FT.	3.93 %
DRIVEWAY & WALKWAY:	1,038 SQ. FT.	11.16 %
LANDSCAPE AREA:	5,131 SQ. FT.	55.17 %
TOTAL:	9,300 SQ. FT.	100.00 %

SETBACKS	PROVIDED	REQUIRED
FRONT FIRST FLOOR:	25'-8"	20'-0"
FRONT SECOND FLOOR:	32'-11"	25'-0"
REAR FIRST FLOOR:	46'-4"	20'-0"
REAR SECOND FLOOR:	46'-4"	20'-0"
RIGHT SIDE FIRST FLOOR:	9'-2"	9'-0"
RIGHT SIDE SECOND FLOOR:	11'-0"	12'-0"
LEFT SIDE FIRST FLOOR:	6'-2"	6'-0"
LEFT SIDE SECOND FLOOR:	13'-9"	9'-0"

PROJECT ADDRESS: 1446 NAVARRO DRIVE SUNNYVALE, CA 94087

APPLICABLE CODES:

CALIFORNIA FIRE CODE:	2001 EDITION (2000 UFC)
CALIFORNIA BUILDING CODE:	2001 EDITION (1997 UBC)
CALIFORNIA MECHANICAL CODE:	2001 EDITION (2000 UMC)
CALIFORNIA PLUMBING CODE:	2001 EDITION (2000 UPC)
CALIFORNIA ELECTRIC CODE:	2004 EDITION (2002 NEC)
CALIFORNIA ENERGY CODE:	2005 EDITION
ANY OTHER APPLICABLE LOCAL AND STATE LAWS AND REGULATIONS.	

MEMARIE ASSOC., INC.
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Client:
Mr. & Mrs. Tam
19500 Pruneridge Ave. #3207
Cupertino, CA 95014

Project:
New Two Story House
1446 Navarro Drive
Sunnyvale, CA 94087

Client Revisions

No.	Description	Date
1		01/11/06
2		01/12/06
3		02/09/06
4		02/13/06
5		02/19/06
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City Revisions

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Date: 01/09/06
Scale: N.T.S.
Drawn By: KJP
Checked By: RN
Sheet Title: Cover Sheet
Sheet No.: A-0

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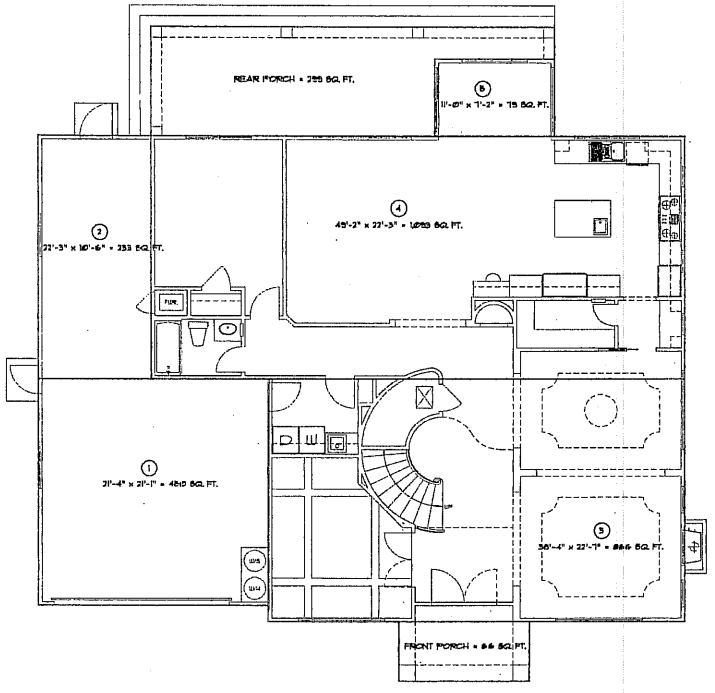
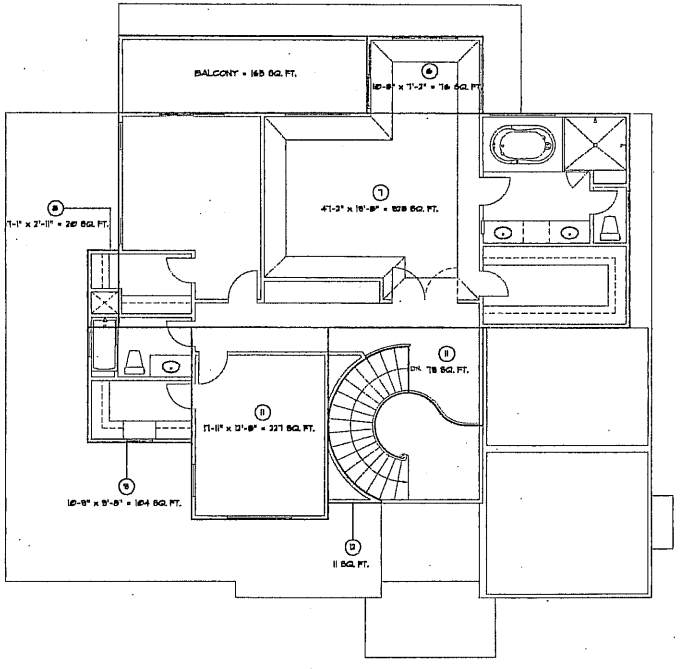
ATTACHMENT C
Page 1 of 10



1ST FLOOR PLAN



2ND FLOOR PLAN

	NO.	AREA SQ. FT.	TOTAL
GARAGE	1	450	683
	2	233	
FIRST FLOOR	3	866	2,036
	4	1,093	
	5	78	
SECOND FLOOR	6	76	1,448
	7	528	
	8	20	
	9	104	
	10	227	
	11	78	
	12	11	
TOTAL			4,166
FRONT PORCH			66
REAR PORCH			299
BALCONY			165

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City Revisions

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Date:	01/09/06
Scale:	3/16"=1'-0"
Drawn By:	KJF
Checked By:	RN

Sheet Title:

Area Calculation

Sheet No.:

A-1

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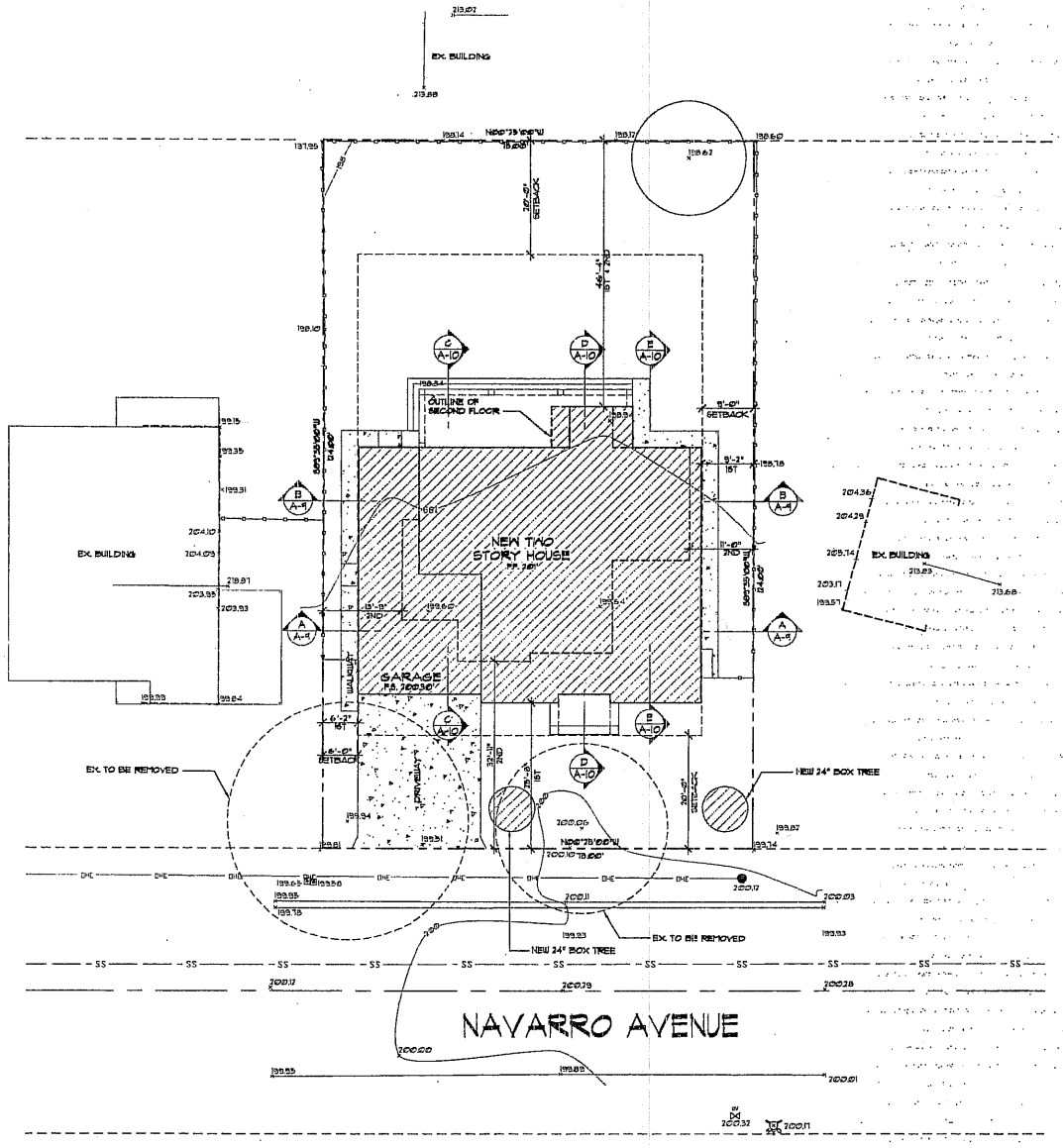
ATTACHMENT 6
PAGE 2 OF 10



SITE NOTES

1. INFORMATION SHOWN ON SITE PLAN IS BASED ON INFORMATION SUPPLIED BY OWNER AND CIVIL ENGINEER.
2. PRIOR TO CONSTRUCTION, THE GENERAL CONTRACTOR SHALL VERIFY ALL ITEMS SHOWN AS EXISTING ON THESE DRAWINGS & NOTIFY THIS OFFICE OF ANY DISCREPANCIES.
3. CONTRACTOR MUST TAKE PRECAUTIONS TO PROTECT OWNER'S PROPERTY FROM CONSTRUCTION OPERATIONS. THE BOUNDARY OF THE CONTRACTOR'S WORK & STORAGE AREAS WILL BE DEFINED TO MUTUAL AGREEMENT BY CONFERENCE.
4. SHOULD FIELD CONDITIONS DIFFER FROM PLANS TO EXTENT UNNECESSARY COSTS ARE INCURRED OR DELAYS ARE ANTICIPATED, THE OWNER & ARCHITECT SHALL BE CONSULTED. AN ALTERNATIVE SCHEME, IF POSSIBLE, WILL BE ESTABLISHED TO ATTEMPT TO SOLVE THE PROBLEM DISCOVERED.
5. CIVIL ENGINEER SHALL COORDINATE FINISH FLOOR ELEVATION OF BUILDING WITH THE STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.
6. CONSTRUCTION SITE SHALL BE ENCLOSED BY 6'-0" OPAQUE FENCE AT ALL TIMES DURING CONSTRUCTION.
7. NO CONSTRUCTION MATERIAL, EQUIPMENT, PORTABLE TOILETS, TRASH CONTAINERS, OR DEBRIS SHALL BE PLACED IN THE PUBLIC RIGHT-OF-WAY.
8. ALL CONSTRUCTION DEBRIS (WOOD SCRAPS AND OTHER DEBRIS, WHICH CANNOT BLOW AWAY) SHALL BE PILED WITHIN THE PROPERTY LINES OF THE PROJECT IN A NEAT AND SAFE MANNER.
9. EXCAVATION CUTS EXCEEDING 5 FEET TYPICALLY REQUIRE A DOSH PERMIT. ALL EXCAVATIONS MUST CONFORM TO APPLICABLE OSHA AND CAL-OSHA REQUIREMENTS. CONTACT CALIFORNIA DEPARTMENT OF OCCUPATIONAL SAFETY AND HEALTH (DOSH) FOR INFORMATION ABOUT REQUIRED PERMITS. DOSH'S LOCAL OFFICE: (510) 794-2521.
10. GRADING AND DRAINAGE PLANS SHALL BE PROVIDED BY CIVIL ENGINEER OR CONTRACTOR MUST DO AS BUILT DRAWINGS.
11. LANDSCAPE DRAWINGS FOR PLANTING, IRRIGATION AND OUTSIDE LIGHTING SHALL BE PROVIDED BY OWNER.
12. ALL ELECTRIC LINES, COMMUNICATION LINES AND APPURTENANCES, INCLUDING ALL PUBLIC UTILITY, CATV AND TELEGRAPH SYSTEMS, SHALL BE LOCATED AND INSTALLED UNDERGROUND.
13. ANY NEW FENCING SHALL COMPLY WITH THE STATE AND CITY POOL BARRIER REQUIREMENTS UNLESS THE POOL HAS AN APPROVED POOL SAFETY COVER. SEPERATE PERMIT SHALL BE OBTAIN FOR THE POOL.
14. WOOD FENCING INSTALLATION (HEIGHT, SETBACKS) SHALL BE AS PER CITY OF SAN JOSE GUIDELINES.
15. OBTAIN PERMIT FOR ANY NEW OUTSIDE RETAINING WALL FROM THE CITY OF SAN JOSE BUILDING DEPARTMENT.

GRAPHIC SCALE

(IN FEET)
1 inch = 10 ft.

MEMARIE ASSOC., INC.
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Client Revisions

No.	Description	Date
1		01/11/06
2		01/12/06
3		02/09/06
4		02/13/06
5		02/19/06
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City Revisions

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Date:	01/09/06
Scale:	1"=10'-0"
Drawn By:	KJF
Checked By:	RN

Sheet Title:

New Site Plan

Sheet No.:

A-2

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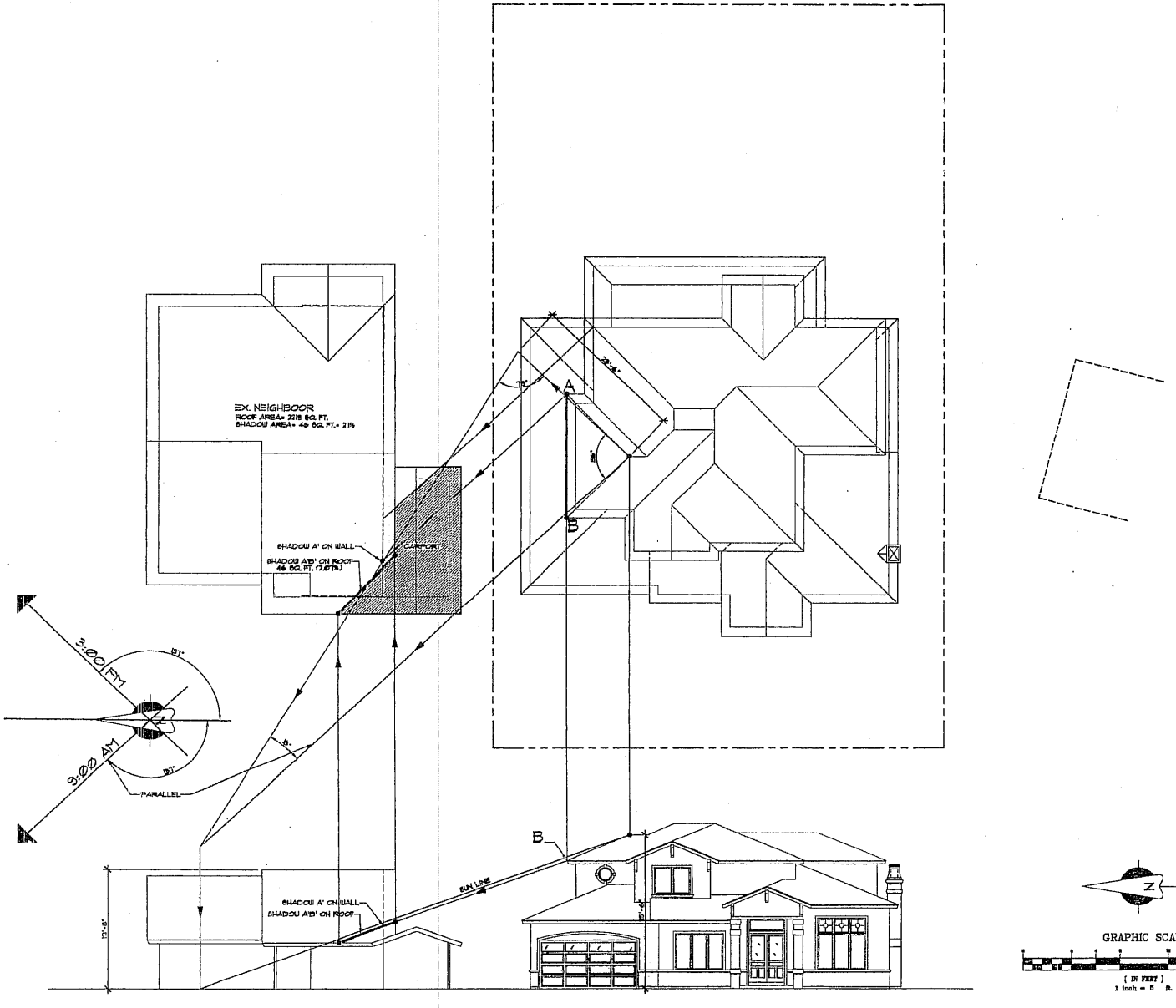
ATTACHMENT C
Page 3 of 10



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City Revisions

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Date:	01/09/06
Scale:	1/8"=1'-0"
Drawn By:	MN
Checked By:	RH

Sheet Title:

Shadow Analysis at 9:00 am, Dec. 21st

Sheet No.:

A-3

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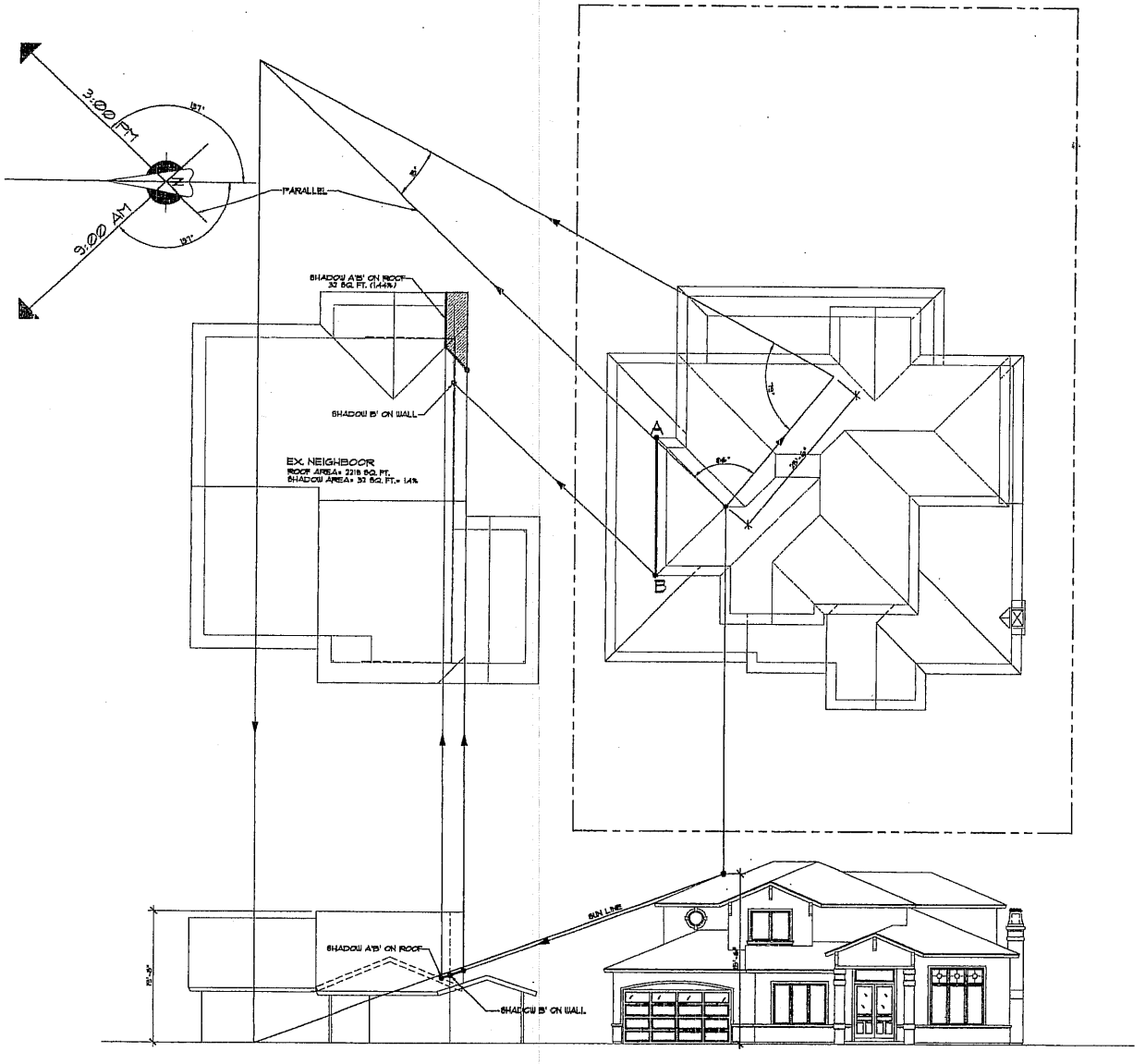
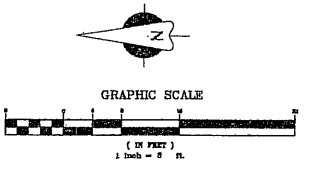
ATTACHMENT C
Page 4 of 10





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3		02/09/06
4		02/13/06
5		02/19/06
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City Revisions

No.	Description	Date
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Date:	01/05/05
Scale:	1/8"=1'-0"
Drawn By:	NN
Checked By:	RN

Sheet Title:

Shadow Analysis at 3:00 pm, Dec. 21st

Sheet No.:

A-4

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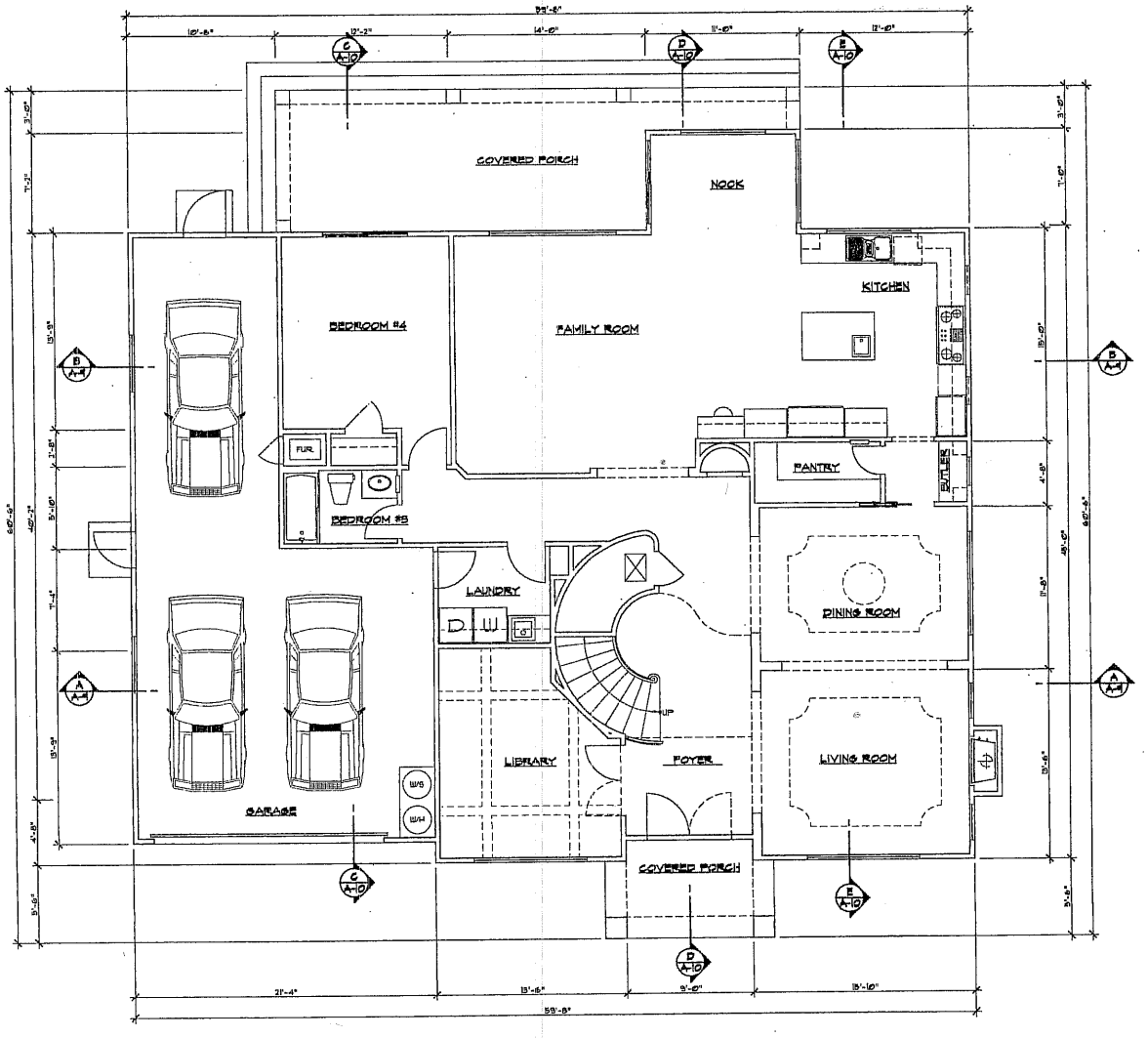
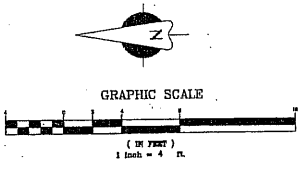
ATTACHMENT C
PAGE 5 OF 10





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No.	Description	Date
1		01/11/06
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4		02/13/06
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City Revisions

No.	Description	Date
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Date:	01/09/06
Scale:	1/4"=1'-0"
Drawn By:	KJF
Checked By:	RN

Sheet Title:

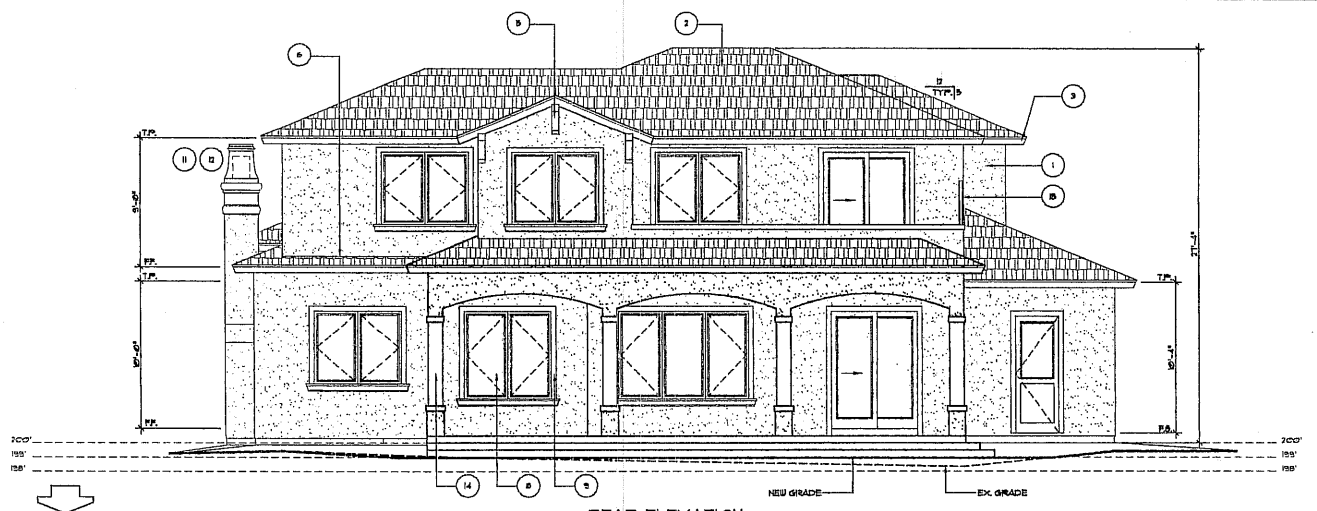
First Floor Plan

Sheet No.:

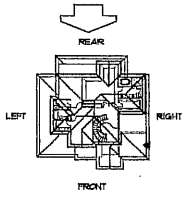
A-5

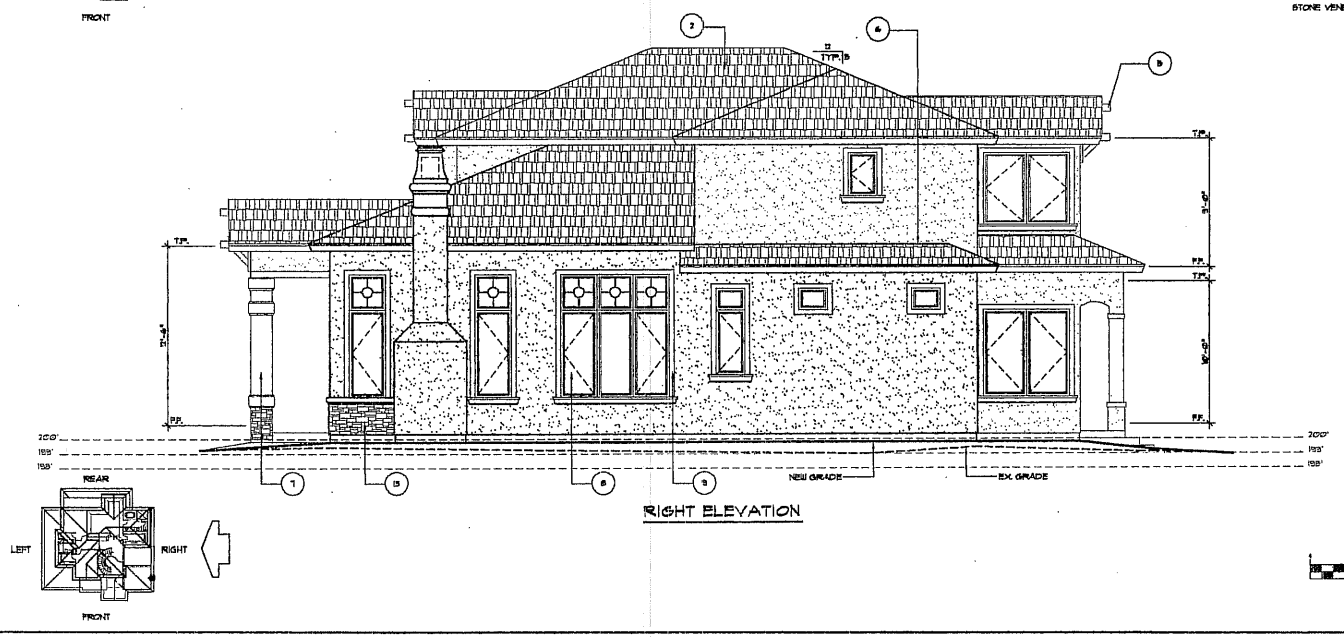
File: JATam-Navarro\Planning\03-22-06

ATTACHMENT C
Page 6 of 10



REAR ELEVATION





RIGHT ELEVATION

ELEVATION NOTES:

1. 3 COATS 7/8" STUCCO
2. CONC. FLAT TILE ROOF CLASS "A"
3. PAINTED METAL GUTTER
4. STUCCO SCREED
5. WOOD OUTBREAK
6. G.I. FLASHING AT ROOF TO WALL
7. WOOD COLUMN
8. WOOD WINDOW
9. STUCCO OVER FOAM TRIM
10. STUCCO BAND
11. APPROVED SPARK ARRESTOR
12. G.I. CHIMNEY CAP
13. STONE VENEER
14. STUCCO COLUMN
15. WOOD LATTICE

COLOR & MATERIAL SPECIFICATION:

ROOF MATERIAL:	EAGLE ROOFING PRODUCTS CONCRETE FLAT TILE ROOF SEATTLE SCP8805
STUCCO COLOR:	KELLY-MOORE SPANISH SAND 231
TRIMS & GUTTERS:	KELLY-MOORE FROST 14
STONE VENEER:	ELDORADO STONE ANDANTE / FIELD LEDGE

GRAPHIC SCALE

(IN FEET)
1 inch = 4 ft.

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City Revisions

No.	Description	Date
1	Planning Comments	05/20/06
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Date:	01/09/06
Scale:	1/4"=1'-0"
Drawn By:	NN
Checked By:	RN

Sheet Title:

Exterior Elevations

Sheet No.:

A-8

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ATTACHMENT C
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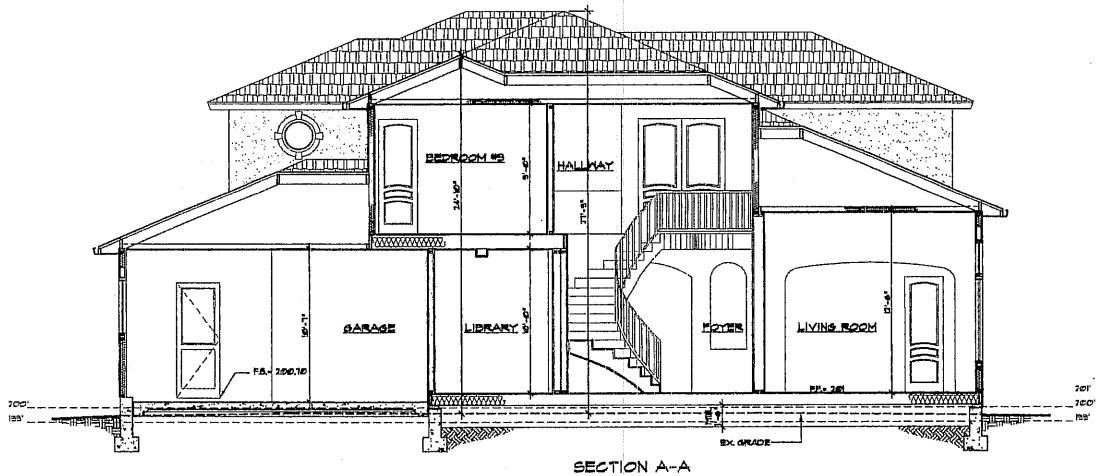
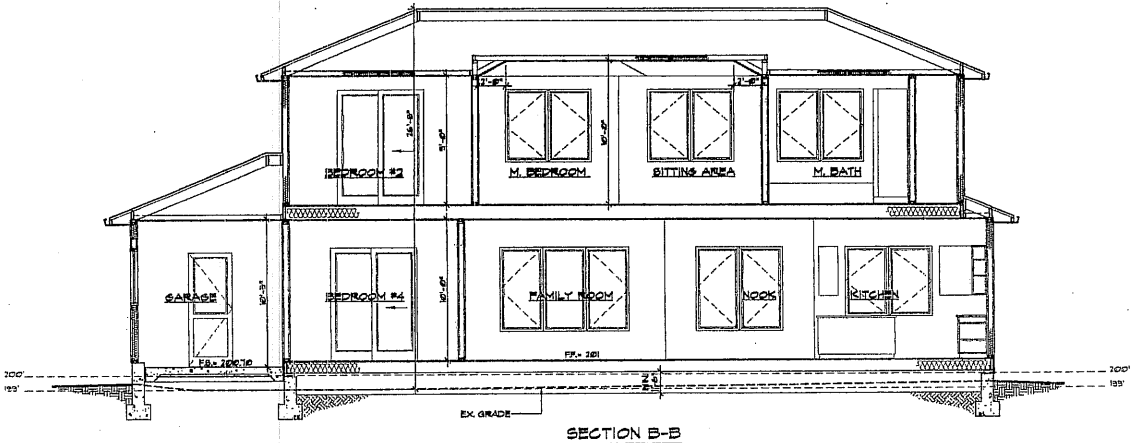


SECTION A-A



SECTION B-B

GRAPHIC SCALE

(IN FEET)
1 inch = 4 ft.

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City Revisions

No.	Description	Date
1	Planning Comments	05/20/06
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Date:	01/05/05
Scale:	1/4"=1'-0"
Drawn By:	TUF
Checked By:	RN

Sheet Title:

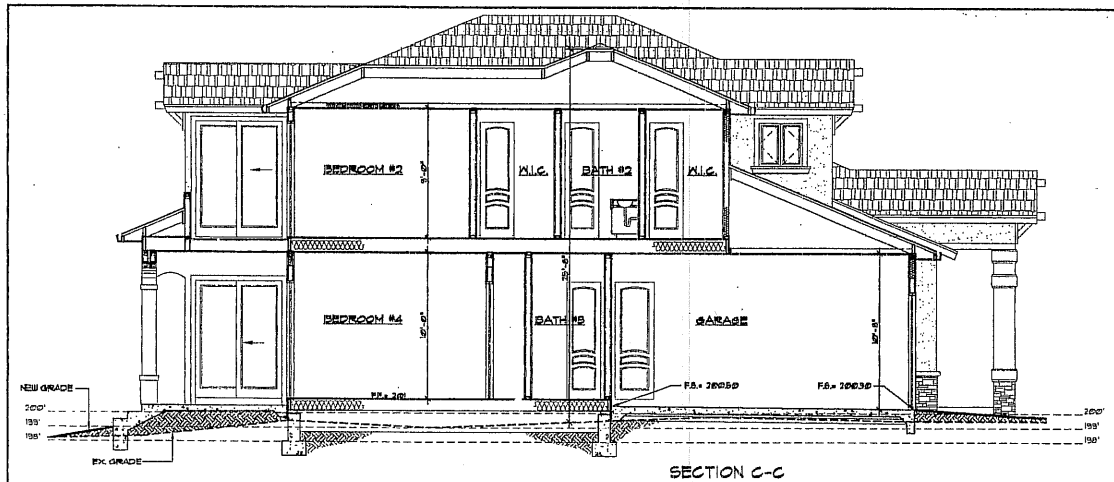
Building Sections

Sheet No.:

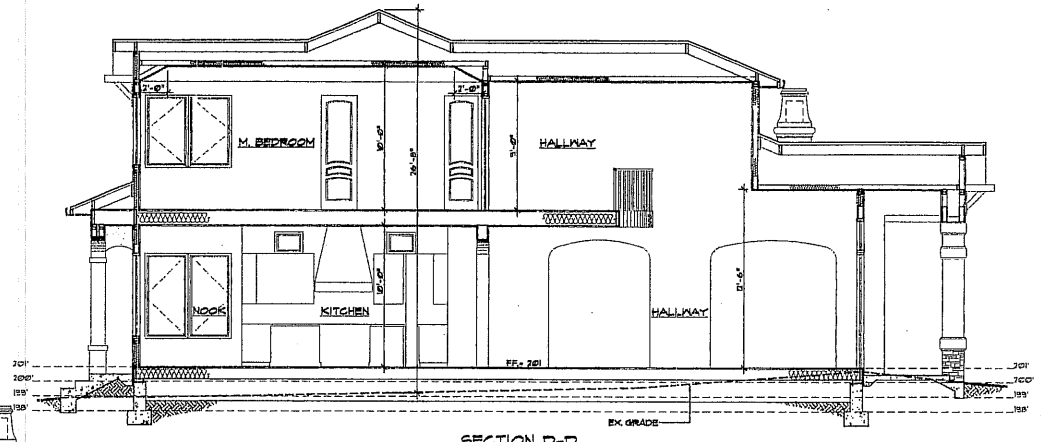
A-9

File: J:\Tam-Navarro\Planning\CG-03-20-06 | Job

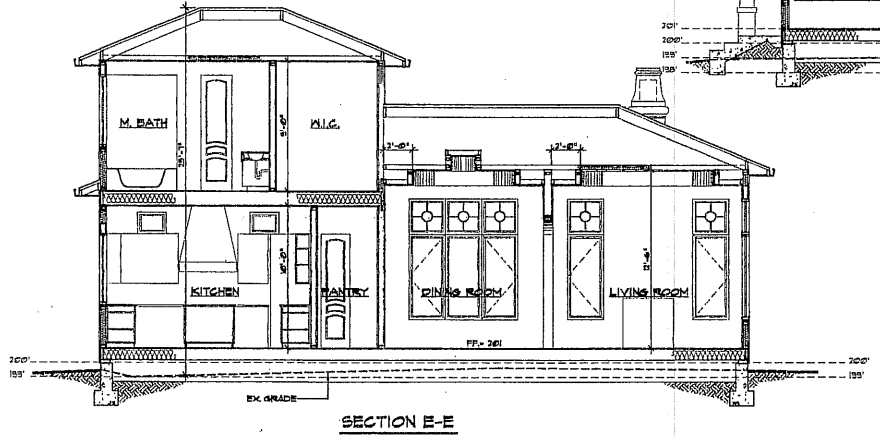
ATTACHMENT C
Page 9 of 10



SECTION C-C



SECTION D-D



SECTION E-E

GRAPHIC SCALE

(IN FEET)
1 inch = 4 ft.

MEMARIE ASSOC., INC.
12201 Saratoga-Sunnyvale Rd. Suite D
Saratoga, CA 95070
Tel: (408) 996-1744 Fax: (408) 996-1742

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Client:

Mr. & Mrs. Tam
19500 Pomeridge Ave. #3207
Cupertino, CA 95014

Project:

New Two Story House
1446 Navarro Drive
Sunnyvale, CA 94087

Client Revisions

No.	Description	Date
1		01/11/06
2		01/12/06
3		02/09/06
4		02/13/06
5		02/19/06
6		
7		
8		
9		
10		
11		
12		

City Revisions

No.	Description	Date
1	Planning Comments	05/23/06
2		
3		
4		
5		
6		
7		
8		

Date:	01/03/06
Scale:	1/4"=1'-0"
Drawn By:	KJF
Checked By:	RN

Sheet Title:

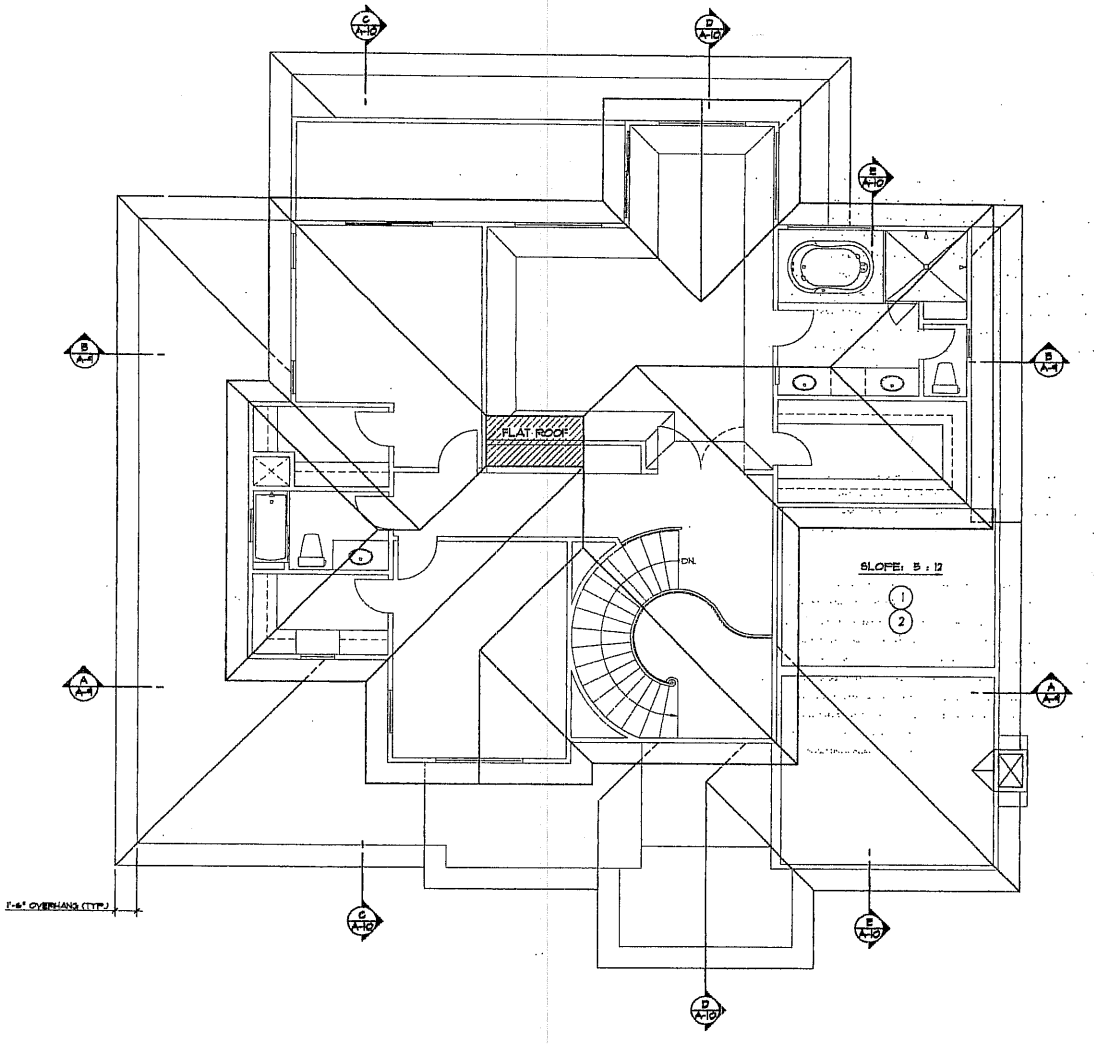
Building Sections

Sheet No.:

A-10

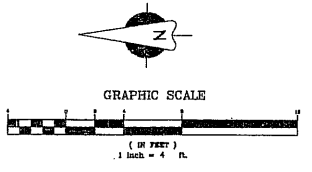
File: J:\Tam-Navarro\Planning\CC-05-30-06

ATTACHMENT C
PAGE 9 of 10



TYPICAL ROOF NOTES

1. ROOF SLOPES : 5 / 12 (U.N.O.)
2. ROOF MATERIAL : CONC. FLAT TILE ROOF CLASS "A"
   ROOF COVERING :
   CONCRETE TILE ROOFS SHALL NOT BE INSTALLED ON A ROOF HAVING A SLOPE LESS THAN 3.5 / 12
   FLAT : BUILT-UP ROOFING
3. ALL EAVES AND RAKES SHALL BE 18" O.H. (U.N.O.)
4. PROVIDE 26 GA. G.I. VALLEY FLASHING AT ALL ROOF VALLEYS (PAINT TO MATCH THE ROOF COLOR)
5. PROVIDE SADDLE AND FLASHING AT CHIMNEY, TYPICAL
6. APPROVED SPARK ARRESTOR
7. LINE OF ROOF OVERHANG
8. LINE OF STRUCTURE
9. CHIMNEY CAP



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8		
9		
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12		

City Revisions

No.	Description	Date
1	Planning Comments	05/29/06
2		
3		
4		
5		
6		
7		
8		

Date:	01/09/06
Scale:	1/4"=1'-0"
Drawn By:	NN
Checked By:	RN

Sheet Title:

Roof Plan

Sheet No.:

A-11

File: J:\Tam-Navarro\Planning\CC-05-20-(

ATTACHMENT C
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