



# CITY OF SUNNYVALE REPORT ADMINISTRATIVE HEARING

October 28, 2009

**File Number:** 2007-0619

**Permit Type:** Special Development Permit

**Location:** 954 East El Camino Real (near Fremont Ave.) (APN: 313-02-006)

**Applicant/Owner:** Ajay Kumar / Ajay Kumar and Pinky Kumar et al

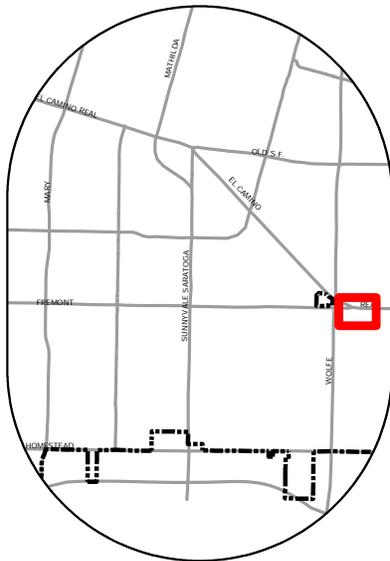
**Staff Contact:** Noren Caliva, Assistant Planner, (408) 730-7637

**Project Description:** To allow an approximately 1,080 square foot single-story addition to an existing 1,800 square foot single-story commercial building.

**Reason for Permit:** A Special Development Permit is required for additions and exterior modifications to a commercial building.

**Issues:** Parking/Circulation and Parking Lot Shading

**Recommendation:** Approve with Conditions



500

Feet

**PROJECT DESCRIPTION**

	<b>Existing</b>	<b>Proposed</b>
General Plan:	Commercial General Business	Same
Zoning District:	C-2/ECR	Same
Total Sq. Ft. of Building:	1,800	2,880
Building Height:	16'	20'
Parking:	8	16
Sq. Ft. Landscaping:	293 (0.2%)	2,894 (21.4%)
Parking Lot Shading:	0%	25.2%
Sq. Ft. Impervious Surface:	9,802	10,965

- Previous Planning Projects related to subject Application.

SDP 2006-0601 - A Special Development Permit was approved by the Administrative Hearing Officer on July 26, 2006 to allow a dance studio in the existing building. The permit was not exercised and is null and void.

- Deviations from Standard Zoning Requirements.

The proposed project involves a deficiency from the City's parking lot shading requirement, to allow 25.2% where 50% minimum is required.

**Use:** The existing building is currently occupied by a retail business, All-Star Soccer, whose hours of operation are Monday through Friday 10 a.m. to 8 p.m., Saturday 9 a.m. to 7 p.m. and Sunday 10 a.m. to 4 p.m. A tenant has not been identified to occupy the new portion of the building. All new uses would be subject to Sunnyvale Municipal Code (SMC) Section 19.20.030 and parking regulations contained in SMC 19.46.050.

**Site Layout & Floor Plan:** The proposed project is to allow a 1,080 square foot addition for a second tenant space to the rear of the building, resulting in a 2,880 square foot building. The two tenant spaces would be separated by a wall with individual bathrooms and entrances. The addition would maintain the existing zero lot line along the right side property line. As conditioned, no portions of the building shall drain onto the adjacent property (see Condition #4.c).

**Architecture:** The applicant proposes to update the architectural design of the entire building to match the addition. New architectural elements include tile and foam trim along the base of the building, large glass openings, cornices, and decorative parapet walls. The proposed color palette of the tile and walls include warm tones of beige and tan colors. Staff recommends that glazing areas of all windows be transparent and that the design and colors be visually seamless between the existing building and new addition (see Condition #4.a).

**Circulation & Parking:** In order to provide adequate circulation and parking spaces, vehicles would access the property from El Camino Real and exit towards the back of the lot onto a public alley. To ensure adequate circulation, the City's Transportation Engineer recommends that signs and paving markings be installed to guide vehicles through the one-way aisles. Due to the deteriorating condition of the site and public right-of-way along the property frontage, staff has conditioned on and off-site improvements contained in Attachment B, which include new sidewalk, curb and gutter and driveway upgrades.

A total of 16 on-site vehicle parking spaces would be provided with this project and new bicycle parking spaces (one Class I and one Class II) would be installed along the front of the building.

**Landscaping & Parking Lot Shading:** All areas not used for building area, walkways and parking spaces would be landscaped with new trees and groundcover that will meet the City's minimum landscaping and frontage width requirements.

However, the project will result in a deficiency from the City's parking lot shading requirement of 25.2% where 50% minimum is required. Staff finds that the proposed deficiency is reasonable, as the small lot area and parking lot configuration limits options to install additional trees. Although not counted towards the project's parking lot shading, existing trees on the adjacent property to the east provide additional shading.

**Easements:** The applicant is required to dedicate a 6-foot landscape easement and 10-foot Public Utility Easement along the El Camino Real frontage prior to issuance of a Building Permit. The required easements correspond to the proposed landscaping and utility plans.

**Trash Enclosure:** A new masonry enclosure is proposed towards the back of the property. The City's Solid Waste Coordinator has determined the size of the proposed enclosure and access to be adequate. As conditioned, the applicant will be required to keep the rear exit gate open during scheduled trash collection times.

**Public Contact:** 8 notices were sent to surrounding property owners and residents adjacent to subject site in addition to standard noticing practice. No letters were received.

**Environmental Determination:** A Categorical Exemption Class 1 (minor alterations or additions to existing facilities) relieves this project from CEQA provisions.

## **FINDINGS**

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In order to approve the Special Development Permit the following findings must be made:

1. The proposed use attains the objectives and purposes of the General Plan of the City of Sunnyvale.

The project provides additional retail opportunities along El Camino Real, while upgrading a declining commercial property. The project will bring most site deficiencies into compliance and meets design guidelines of the Precise Plan for El Camino Real.

**Staff was able to make the findings as the design meets the guidelines described above.**

2. The proposed use ensures that the general appearance of proposed structures, or the uses to be made of the property to which the application refers, will not impair the orderly development of, or the existing uses being made of, adjacent properties.

The project does not propose any negative modifications to the building or site, so no visual impacts to the surrounding area are anticipated. New tenants will be required to comply with the Zoning District requirements, including appropriate uses, noise and parking.

**The project is expected to have minimal impacts on surrounding properties.**

## **ALTERNATIVES:**

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1. Approve the Special Development Permit with recommended Conditions in Attachment A.
2. Approve the Special Development Permit with modifications.
3. Deny the Special Development Permit.

**RECOMMENDATION**

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Alternative 1. Approve the Special Development Permit with recommended Conditions in Attachment A.

Reviewed by:

**Shaunn Mendrin**

Senior Planner

Prepared By: Noren Caliva, Assistant Planner

Attachments:

- A. Standard Requirements and Recommended Conditions of Approval
- B. Site and Architectural Plans
- C. Letter from the Applicant/Project Justification Form

## **Standard Requirements**

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The following is a list of standard requirements. This list is intended to assist the applicant and public in understanding basic related requirements, and is not intended as an exhaustive list. These requirements cannot be waived or modified.

- A. **Permit Expiration:** The Special Development Permit for the use shall expire if the use is discontinued for a period of one year or more.
- B. **Permit Lapse if not Exercised (Ordinance 2895-09):** The Special Development Permit shall be valid for three (3) years from the date of approval by the final review authority (as adopted by City Council on April 21, 2009, RTC 09-094). Extensions of time may be considered, for a maximum of two one year extensions, if applied for and approved prior to the expiration of the permit approval. If the approval is not exercised within this time frame, the permit is null and void.
- C. **Building/Facility Upgrades:** Comply with all requirements for the California Building, Electrical, Plumbing, Mechanical and Fire Codes. Comply with standard water/sewer upgrade requirements deemed necessary by the Department of Public Works.
- D. **Building Permits:** Obtain Building Permits for interior improvements as required by the Building Safety Division.
- E. **Encroachment Permit:** Obtain an Encroachment Permit for work within the public right-of-way. A Traffic Control Plan is required for the review and approval by the City's Transportation and Traffic Division prior to the issuance of the Encroachment Permit.
- F. **Signs:** All new signs or modifications of existing signs shall be in conformance with Sunnyvale Municipal Code Section 19.44, including requirement to obtain a Master Sign Program for second tenant signs.
- G. **Clean Site:** All exterior recycling and solid waste shall be confined to approved receptacles and enclosures.
- H. **Traffic Impact Fee:** Pay Traffic Impact fee estimated at \$ \$4,097.55, prior to issuance of a Building Permit. Traffic Impact fee is assessed at time of payment (SMC 3.50).
- I. **Permitted Uses:** All new uses will be subject to Sunnyvale Municipal Code (SMC) Section 19.20.030 and parking regulations contained in SMC 19.46.050.

## **Recommended Conditions of Approval**

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In addition to complying with all applicable City, County, State and Federal Statutes, Codes, Ordinances, Resolutions and Regulations, Permittee expressly

accepts and agrees to comply with the following conditions of approval of this Permit:

1. **Execute Permit Document:** Execute a Special Development Permit document prior to issuance of the building permit.
2. **Project Conformance:** Project shall be in conformance with the plans approved at the public hearing(s). Minor changes may be approved by the Director of Community Development; major changes may be approved at a public hearing.
3. **Conditions of Approval on Plans:** The Conditions of Approval shall be reproduced on a page of the plans submitted for a Building Permit for this project.
4. **Design:**
  - a. The design and color transition between the existing building to remain and the new addition shall be visually seamless.
  - b. The glazing areas shall be transparent, unless otherwise approved by the Director of Community Development.
  - c. No portions of the building shall drain onto the adjacent property.
5. **Landscape Plans:** Landscape and irrigation plans shall be submitted to the Director of Community Development subject to approval by the Director of Community Development prior to issuance of a Building Permit. Landscaping and irrigation shall be installed prior to occupancy. The landscape plan shall include the following elements:
  - a. One new street tree shall be planted, subject to tree species selection by City Arborist.
  - b. All areas not required for parking, driveways or structures shall be landscaped.
  - c. No existing trees shall be removed as part of this permit.
6. **Lighting and Photometric Plans:** Prior to issuance of a Building Permit submit an exterior lighting plan and photometric plan, including fixture and pole designs, for approval by the Director of Community Development. Driveway and parking area lights shall include the following:
  - a. Sodium vapor (of illumination with an equivalent energy savings).
  - b. Pole heights to be uniform and compatible with the areas, including the adjacent residential areas. Light standards shall not exceed 18 feet on the interior of the project and 8 feet in height on the periphery of the project near residential uses.

- c. Provide photocells for on/off control of all security and area lights.
  - d. All exterior security lights shall be equipped with vandal resistant covers.
  - e. Wall packs shall not extend above the roof of the building.
  - f. Lights shall have shields to prevent glare onto adjacent residential properties.
7. **Revised Parking and Circulation Plan:** Submit a revised parking and circulation plan to the Director of Community Development for review and approval prior to issuance of a Building Permit, which includes the following:
- a. A minimum of three signs shall be installed on-site per City standards, including one-way sign along the front, wrong way sign towards the middle and stop sign before exiting onto the alley.
  - b. Provide sufficient aisle markings (arrows) to guide vehicles from entrance driveway to exit onto alley per City standards.
  - c. Clearly mark all employee, customer, and compact spaces. This shall be specified on the Building Permit plans and completed prior to occupancy.
  - d. Maintain all parking lot striping and marking.
  - e. Driveway vision triangles shall be maintained at all times.
  - f. Provide one Class I and one Class II bicycle parking spaces (per VTA Bicycle Technical Guidelines) as approved by the Director of Community Development.
  - g. The rear exit gate shall be kept open during business hours of operation.
8. **On and Off-Site Improvements:**
- a. Replace sidewalk, curb and gutter along the property frontage.
  - b. Upgrade driveway per City standards.
  - c. Paint curb red 20 feet on either side of the driveway.
  - d. Remove tow sign in the public right-of-way.
  - e. Expose/provide a sanitary sewer cleanout at the property line per city standard detail 15A.
  - f. Possible upsize of lateral and sewer connection and/or impact fees may apply.
  - g. Install a new fire hydrant towards the front of the property, subject to review and approval by the Department of Public Safety.

- h. Portions of the public alleyway along the project rear shall be updated per City standards.
9. **New Solid Waste/Recycling Enclosure:** The required solid waste and recycling enclosure shall:
- a. Match the design, materials and color of the commercial building.
  - b. Be of masonry construction.
  - c. Install wheel stops around inner perimeter, 8" to 12" from inner walls.
  - d. Install concrete stress pad in front of enclosure.
  - e. The rear exit gate shall be kept open during scheduled trash collection times.
10. **Dedication:** Dedicate a 6-foot landscape easement and 10-foot Public Utility Easement along the El Camino Real frontage prior to issuance of a Building Permit.

## Special Development Permit Justifications

The Municipal Code (SMC 19.90.050) states that at least one of the following justifications must be met before granting the Special Development Permit. Illustrating how your project meets at least one of the below criteria will assist the City in reviewing your proposal. Use this sheet or a separate sheet of paper to show how the proposed use/development:

- 1) Attains the objectives and purposes of the General Plan of the City of Sunnyvale

make an addition to the existing building  
make a new landscape as plan purpose

OR

- 2) Ensure that the general appearance of proposed structures, or the uses to be made of the property to which the application refers, will not impair the orderly development of, or the existing uses being made of, adjacent properties.

Enclose is the elevation and detail.

that we're going to build.

(Benefit) A - This ~~pro~~ special development project will benefit E El Camino Real by adding more retail and more jobs for people of sunnyvale.  
B This project will look very good on E El Camino Real

(Not Harmful) A - This 954 El Camino Property has ~~lot~~ enough of parking what city requires  
B - This project will not be harmful because it will be a quit use and use for ~~use~~  
C -

PROJECT INFORMATION

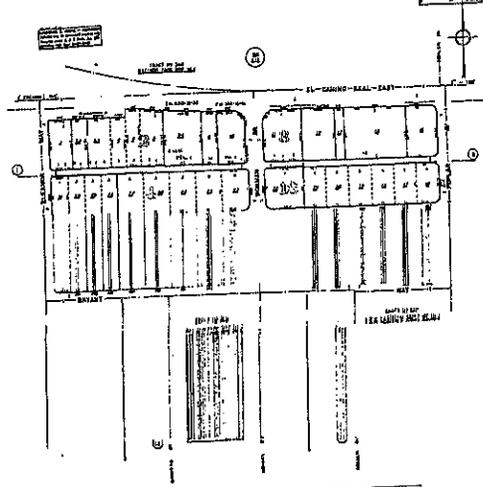
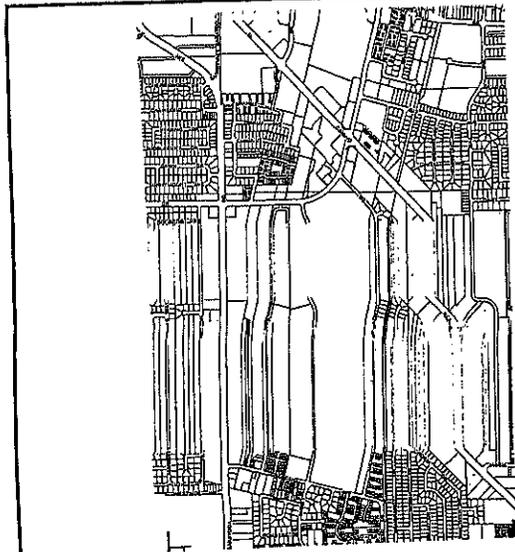
PROJECT PROPOSAL

PROPERTY INFORMATION

PROPOSED CONSTRUCTION INFORMATION

BUILDING SQ. FTG./LOT COVERAGE/FLOOR AREA RATIO (FAR)

OWNER: MR. AJAR KUMAR  
854 E. EL CAMINO REAL EAST  
SUNNYVALE, CA  
PHONE: (408) 488-8888

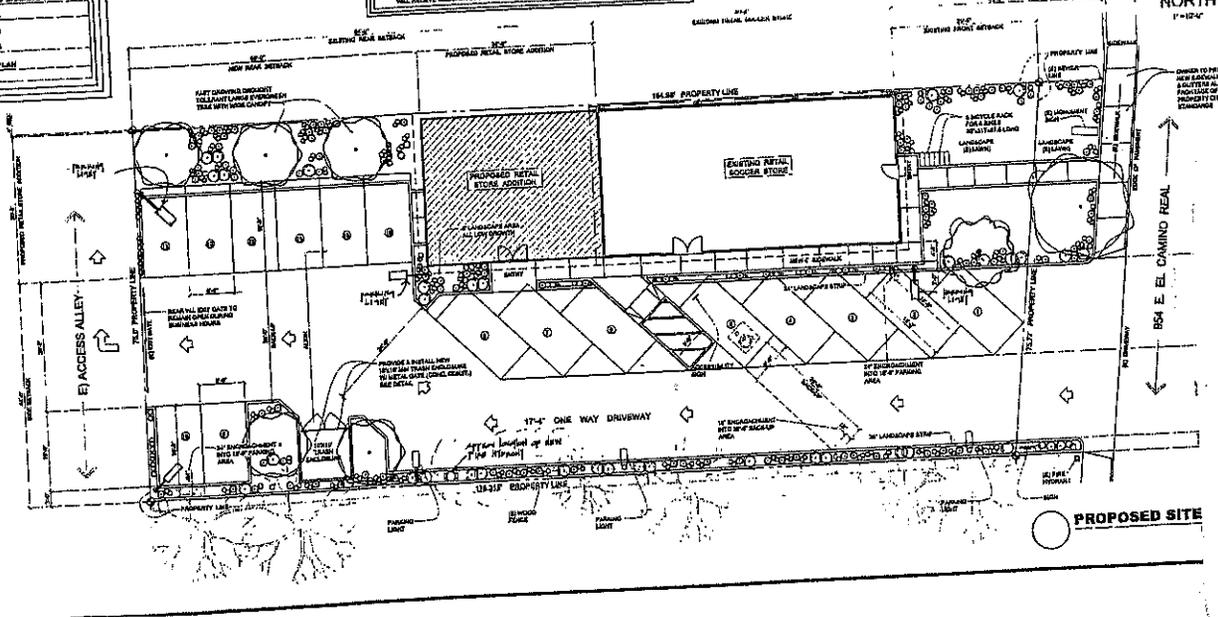


**GENERAL NOTES**

- THIS PROJECT SHALL COMPLY WITH THE FOLLOWING BUILDING CODES:
  - A) CBC CALIFORNIA BUILDING CODE 2015
  - B) CBC CALIFORNIA MECHANICAL CODE 2015
  - C) CBC CALIFORNIA ELECTRICAL CODE 2015
  - D) CBC CALIFORNIA PLUMBING CODE 2015
  - E) CBC CALIFORNIA FIRE CODE 2015
  - F) CBC CALIFORNIA ENERGY CODE 2015
  - G) CBC CALIFORNIA SAFETY CODE 2015
  - H) CBC CALIFORNIA SIGN CODE 2015
  - I) CBC CALIFORNIA LANDMARKS AND HISTORIC PRESERVATION CODE 2015
  - J) CBC CALIFORNIA ENVIRONMENTAL QUALITY ACT 2015
  - K) CBC CALIFORNIA AIR QUALITY CONTROL CODE 2015
  - L) CBC CALIFORNIA SOIL CONSERVATION AND DISTURBANCE PREVENTION CODE 2015
  - M) CBC CALIFORNIA WASTE MANAGEMENT AND RECYCLING CODE 2015
  - N) CBC CALIFORNIA WATER EFFICIENCY STANDARDS 2015
  - O) CBC CALIFORNIA ACCESSIBILITY STANDARDS 2015
  - P) CBC CALIFORNIA PLANNING AND ZONING CODE 2015
  - Q) CBC CALIFORNIA PUBLIC WORKS CODE 2015
  - R) CBC CALIFORNIA TRANSPORTATION CODE 2015
  - S) CBC CALIFORNIA UTILITIES CODE 2015
  - T) CBC CALIFORNIA FIRE PREVENTION AND SAFETY CODE 2015
  - U) CBC CALIFORNIA FIRE ALARMS AND COMMUNICATIONS CODE 2015
  - V) CBC CALIFORNIA FIRE SMOKE AND EXHAUST CONTROL CODE 2015
  - W) CBC CALIFORNIA FIRE SAFETY CODE 2015
  - X) CBC CALIFORNIA FIRE INVESTIGATION CODE 2015
  - Y) CBC CALIFORNIA FIRE INSPECTION CODE 2015
  - Z) CBC CALIFORNIA FIRE TRAINING CODE 2015
- ALL STATE OF CALIFORNIA CITY, COUNTY & MUNICIPAL CODES
- THE PROJECT SHALL COMPLY WITH THE LOCAL ZONING ORDINANCES
- THE PROJECT SHALL COMPLY WITH THE LOCAL PLANNING AND ZONING ORDINANCES
- THE PROJECT SHALL COMPLY WITH THE LOCAL ENVIRONMENTAL QUALITY ACT (CEQA) REGULATIONS
- THE PROJECT SHALL COMPLY WITH THE LOCAL AIR QUALITY CONTROL REGULATIONS
- THE PROJECT SHALL COMPLY WITH THE LOCAL SOIL CONSERVATION AND DISTURBANCE PREVENTION REGULATIONS
- THE PROJECT SHALL COMPLY WITH THE LOCAL WASTE MANAGEMENT AND RECYCLING REGULATIONS
- THE PROJECT SHALL COMPLY WITH THE LOCAL WATER EFFICIENCY STANDARDS
- THE PROJECT SHALL COMPLY WITH THE LOCAL ACCESSIBILITY STANDARDS
- THE PROJECT SHALL COMPLY WITH THE LOCAL PLANNING AND ZONING REGULATIONS
- THE PROJECT SHALL COMPLY WITH THE LOCAL PUBLIC WORKS REGULATIONS
- THE PROJECT SHALL COMPLY WITH THE LOCAL TRANSPORTATION REGULATIONS
- THE PROJECT SHALL COMPLY WITH THE LOCAL UTILITIES REGULATIONS
- THE PROJECT SHALL COMPLY WITH THE LOCAL FIRE PREVENTION AND SAFETY REGULATIONS
- THE PROJECT SHALL COMPLY WITH THE LOCAL FIRE SMOKE AND EXHAUST CONTROL REGULATIONS
- THE PROJECT SHALL COMPLY WITH THE LOCAL FIRE SAFETY REGULATIONS
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- THE PROJECT SHALL COMPLY WITH THE LOCAL FIRE INSPECTION REGULATIONS
- THE PROJECT SHALL COMPLY WITH THE LOCAL FIRE TRAINING REGULATIONS

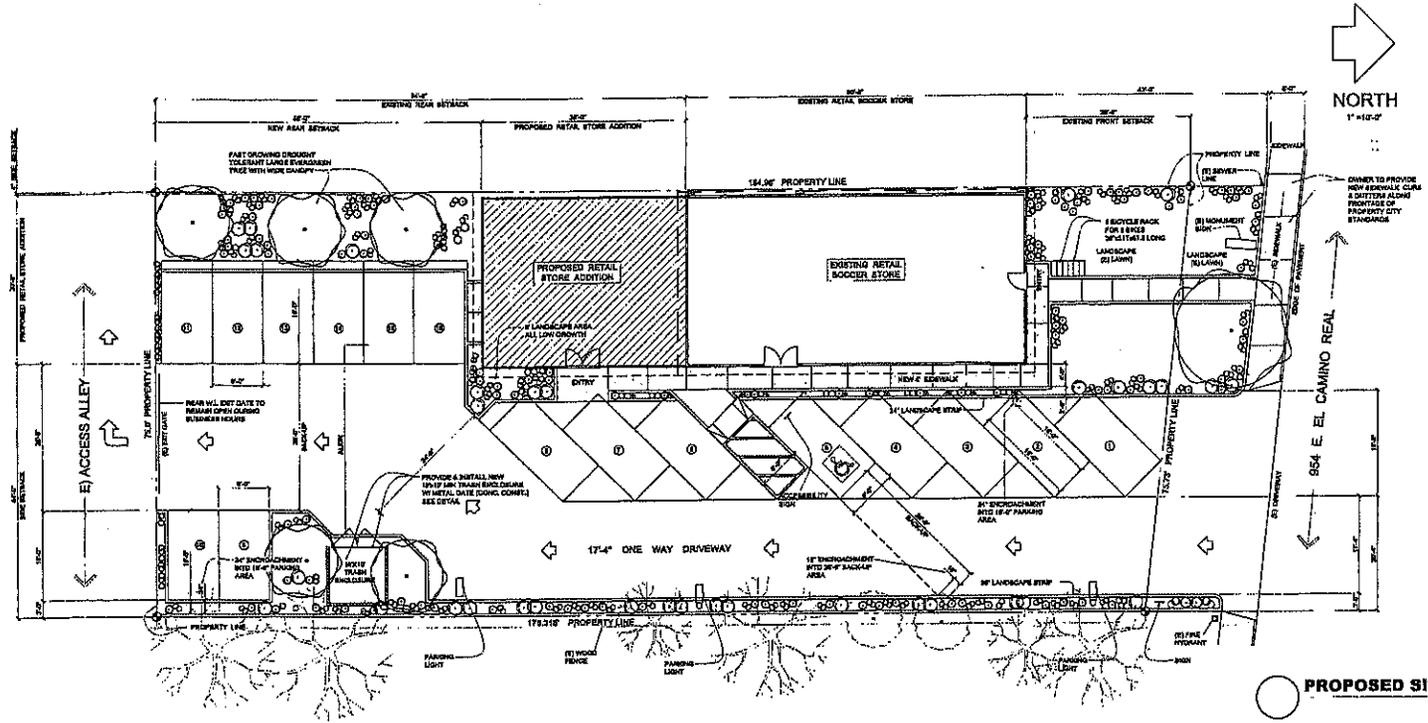
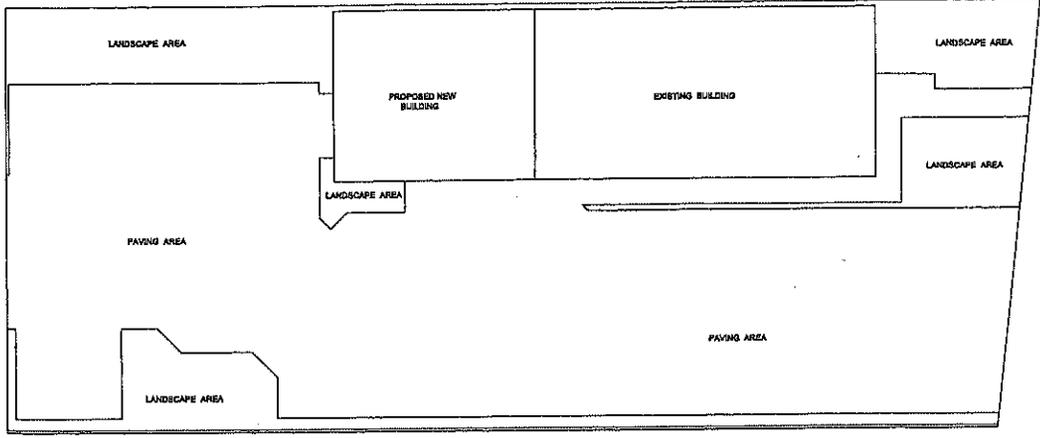
**SHEET**

NO.	DATE	DESCRIPTION
1A.	01/18/18	1A) IMPROVED COVERAGE PLAN
1B.	01/18/18	1B) PROPOSED IMPROVED COVERAGE PLAN
1C.	01/18/18	1C) SITE PLAN
1D.	01/18/18	1D) LANDSCAPE PLAN
1E.	01/18/18	1E) PARKING LOT LAYOUT PLAN
1F.	01/18/18	1F) ALTERNATIVE
1G.	01/18/18	1G) ALTERNATIVE
1H.	01/18/18	1H) FLOOR PLAN



LOT COVERAGE		
LOT SIZE: 19,504.0		%
BUILDING	2900.0 SF	.21
LANDSCAPE	2539.0 SF	.19
PAVING	8065.0 SF	.60

**IMPERVIOUS COVERAGE PLAN**  
SCALE: 1"=10'-0"



**PROPOSED SITE PLAN**  
SCALE: 1"=10'-0"

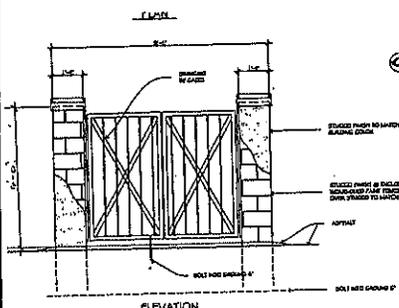
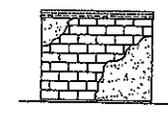
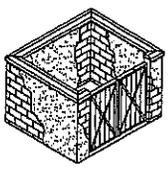
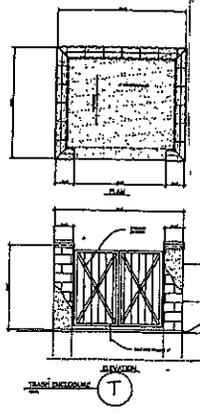
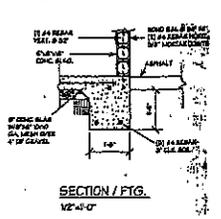
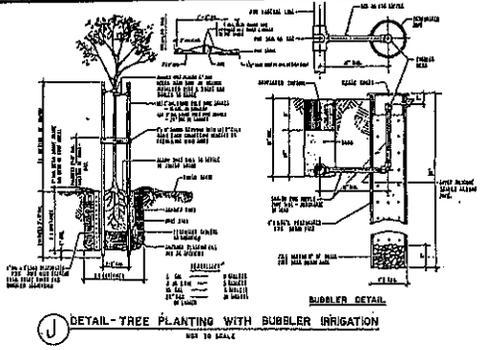


OWNER:  
MR. AJAR KUMAR  
954 EL CAMINO REAL EAST  
SUNNYVALE, CA.  
PHONE: (408) 486-0425

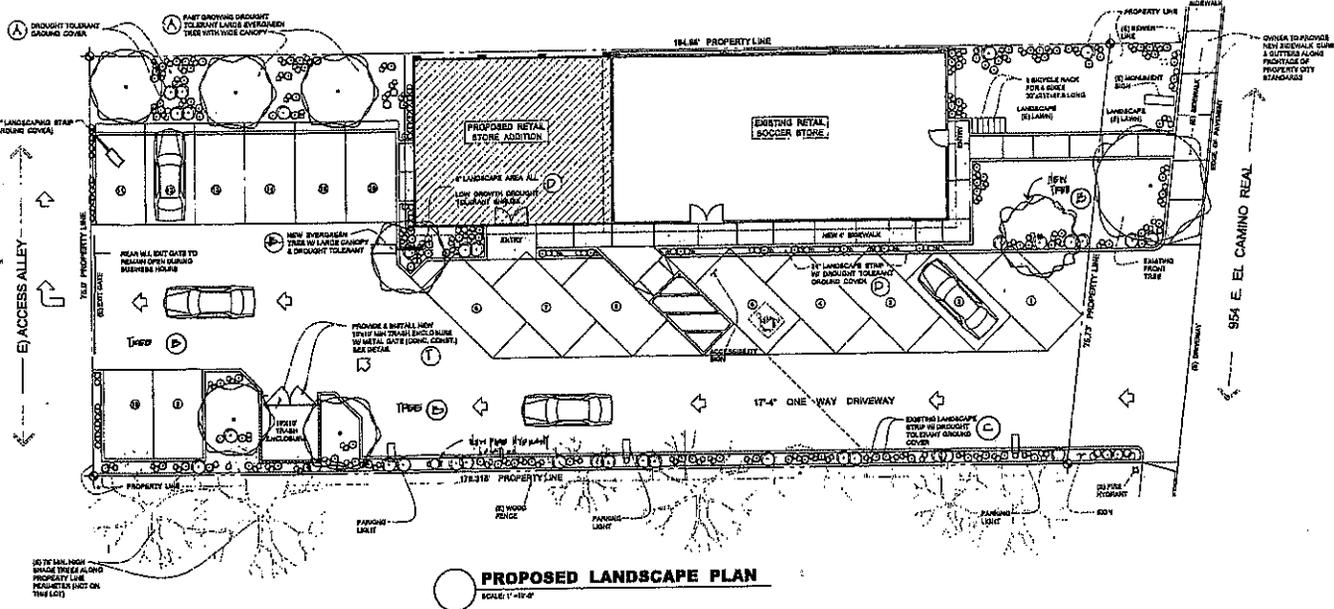
TRAIL  
IGN

NEW LANDSCAPE LEGEND				
NO.	LOCATION	BOTANICAL DESCRIPTION	SIZE	AMOUNT
(1)	REAR YARD	MACROPHYLLUM	20 GALLON	2
(2)	YARD	ACER TREE	20 GALLON	2
(3)	REAR YARD	CINNAMOMUM	20 GALLON	2
(4)	YARD	CAMPOR TREE	4"	4
(5)	REAR YARD (SHRUB)	JASMINE	5 GALLON	4
(6)	REAR YARD (SHRUB)	JASMINE OLIVACEAE	5 GALLON	4
(7)	REAR YARD (SHRUB)	JURISICUR	5 GALLON	4
(8)	GROUND COVER	MALVACEAE	FLATS	4
(9)	GROUND COVER	ERGOBANTHACEAE	FLATS	4
(10)	GROUND COVER	ICE PLANT	FLATS	4
(11)	GROUND COVER	ALIZACEAE	FLATS	4
(12)	GROUND COVER	BELECHUM	FLATS	4
(13)	GROUND COVER	LEMPYRIFERAE	FLATS	4
(14)	GROUND COVER	CANOLINA JESSAMINE	FLATS	4
(15)	GROUND COVER	LOGANIACEAE	FLATS	4

NOTE: ALL PLANTING IS SUGGESTIVE. FINAL TYPE TO BE AS PER CITY REVIEW & APPROVAL.



LOT COVERAGE	
LOT SIZE: 13,504.0	%
BUILDING	2860.0 SF 21
LANDSCAPE	2894.0 SF 22
PAVING	7730.0 SF 57



PROPOSED LANDSCAPE PLAN  
SCALE: 1\"/>



**Planting Requirements**

- Trees shall be planted and maintained throughout any surface parking lot to ensure that, within 15 years after establishment of the parking lot, at least 50 percent of the parking area will be shaded. See Parking Lot Shade Requirements Chapter.
- Trees shall be of minimum fifteen gallon size.
- 70% of all planting species shall be water-conserving plants. (See Water Conserving Plants Document, Add. 6, Annex)
- Shrubs shall be at minimum five gallon size; screen or ground cover shrubs may be one gallon size.
- Living ground cover shall be installed twelve inches on center.
- Trees at twenty-four inches or thirty-six inches box may be required to meet part of the tree requirements. There shall be one tree per three hundred square feet of required landscape area in addition to required street trees and parking lot trees.
- There shall be two shrubs per three hundred square feet of required landscape area excluding the parking lot landscape area.
- There shall be mulch at two inches in depth added to all non-turf soil areas.
- Nonporous materials shall not be placed under plants or mulched areas.
- Installed trees shall have two stakes that are:
  - A. At least 2.5 inches in diameter;
  - B. Same height as the tree prior to installation;
  - C. Installed at least 2.5 feet into the ground;
  - D. Attached to the tree in at least two places.
- Annual color or water intensive landscaping shall be confined to high visibility and/or high pedestrian use areas.

Non-water-conserving plants shall be grouped to allow more effective irrigation.  
 All turf areas shall be planted with Geacoe or similar turf requiring less water. No turf shall be on mounding with slopes greater than ten percent.

Landscape areas and parking islands, with or without trees, shall contain living ground cover or shrubs, unless it can be shown that ground cover is incompatible with the tree. Where living ground cover is unavailable, the Director of Community Development may allow porous, nonliving ground cover such as pebbles or tan bark.

**Installation Requirements**

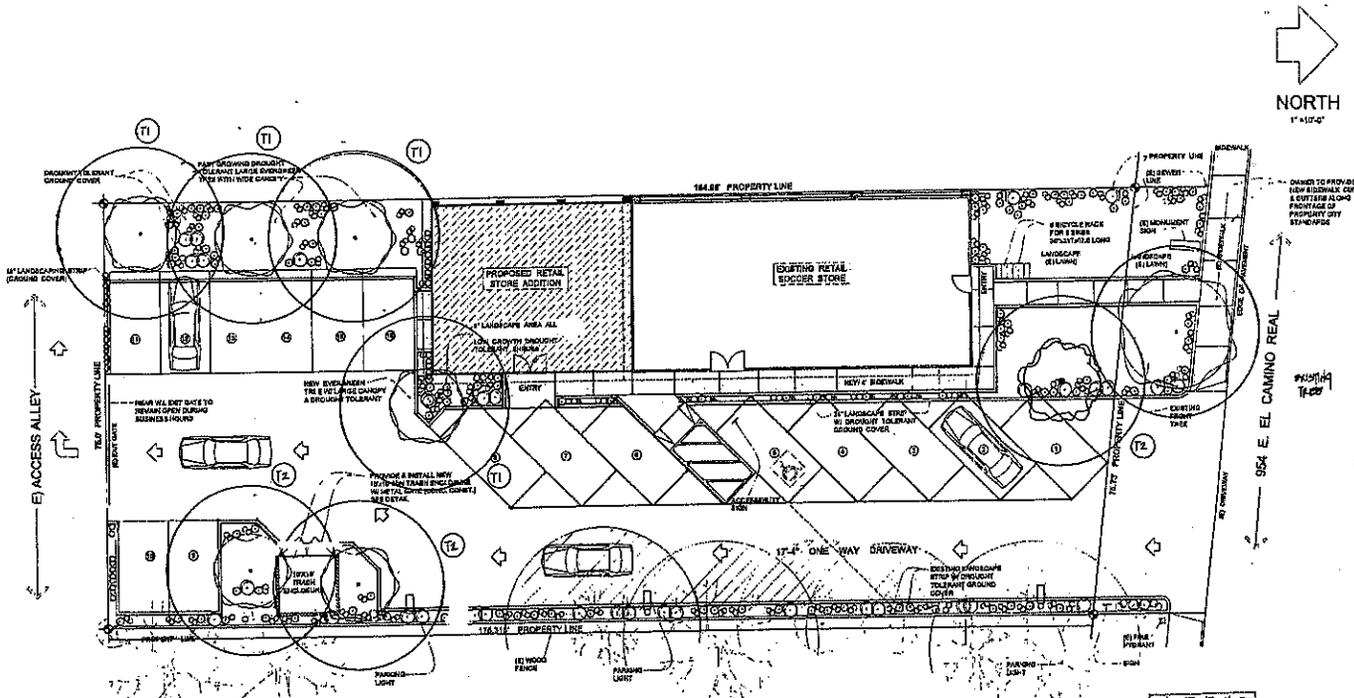
- All required landscaped areas shall be provided with a permanent irrigation system.
- Rubber or drip type irrigation shall be provided for trees and shrubs. Overhead irrigation systems may be used for clustered shrub plantings.
- Valves and control circuits shall be separated based on required rate and quantity of water used. Serviceable check valves are required where differences in elevation may cause drainage to low elevation sprinklers.
- Irrigation plans shall indicate the monthly irrigation schedule for each irrigation circuit for one year following the plant establishment period. Sprinkler heads must have matched precipitation rates within each circuit.
- All new systems must have automatic controllers capable of dual or multiple programming.
- Controllers and backflow devices shall be screened from public view. Systems shall be designed to meet the individual needs of each plant species.
- Systems shall incorporate a rain shut-off device and battery backup.

**TREE CALCULATION FORMULA**  
 1" x 2"  
 3-1416 x 192  
 2-1416 x 228 = 706.50  
 20216 = 706.00 SF

SYM	BOTANICAL NAME/COMMON NAME	FULL SF.	9A	HALF SF.	14	TOTAL SF.
T1	Monocotyledon				5.0	177.25
T2	Dicotyledon				1.0	5.0
	Camphor (4 T-PL)		230 SF	363 SF		1059
	Yucca Tree Shade					187.25 SF
	15" x 20" x 22"					706.00 SF
	20216					706.00 SF
	Trees					1059
	Shrubs					5.0
	Ground Cover					177.25
	TOTAL					20216

**MASTER PARKING LOT TREE USED**

GENUS	SPECIES	CULTIVAR	COMMON	HEIGHT	SPREAD	SYM	WATER
Aster	Macropodium		Height	60	30	30	M
Campanulid	Camphor		Camphor	50	60	30	LM



LOT COVERAGE	
LOT SIZE:	13,504.0 %
BUILDING	2860.0 SF .21
LANDSCAPE	2894.0 SF .22
PAVING	7730.0 SF .57

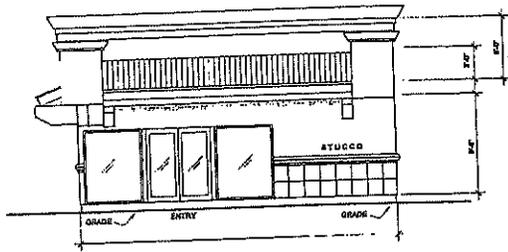
**PROPOSED LANDSCAPE PLAN AND PARKING LOT SHADING PLAN**  
 SCALE: 1" = 10'

**Important Note**  
 Existing pull down pipe press front valves lot and significant existing tree existing above road - approximately 600-800 SF

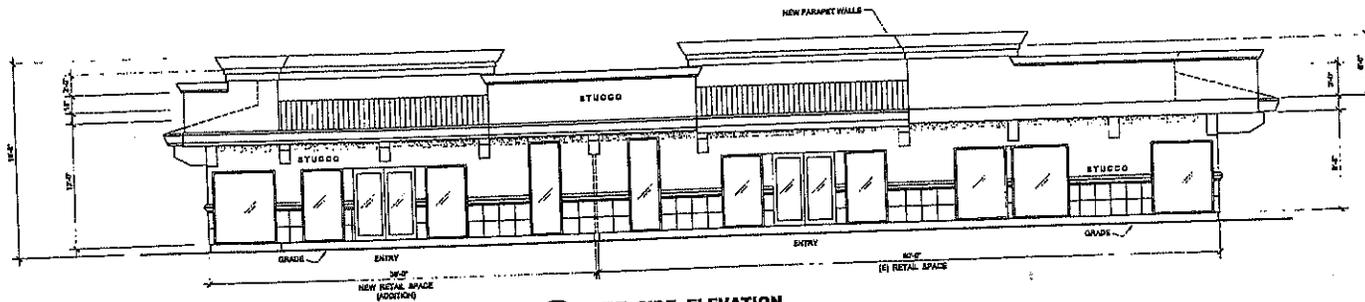


OWNER:  
**MR. AJAR KUMAR**  
 954 EL CAMINO REAL EAST  
 SUNNYVALE, CALIFORNIA  
 PHONE: (415) 880-0055

TITLE:  
 FOR



○ **FRONT SIDE ELEVATION**  
SCALE: 1/4" = 1'-0"



○ **LEFT SIDE ELEVATION**  
SCALE: 1/4" = 1'-0"

REVISIONS

DATE: 03/12/08

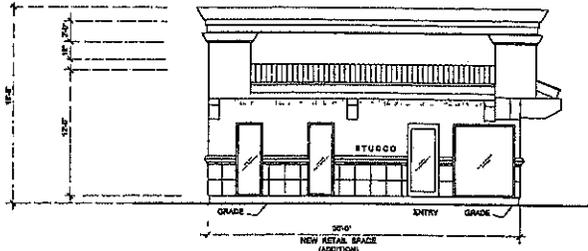
Professional Design Consultants  
333 Thompson Ct #202  
Sunnyvale, CA 94085  
(408) 299-9900



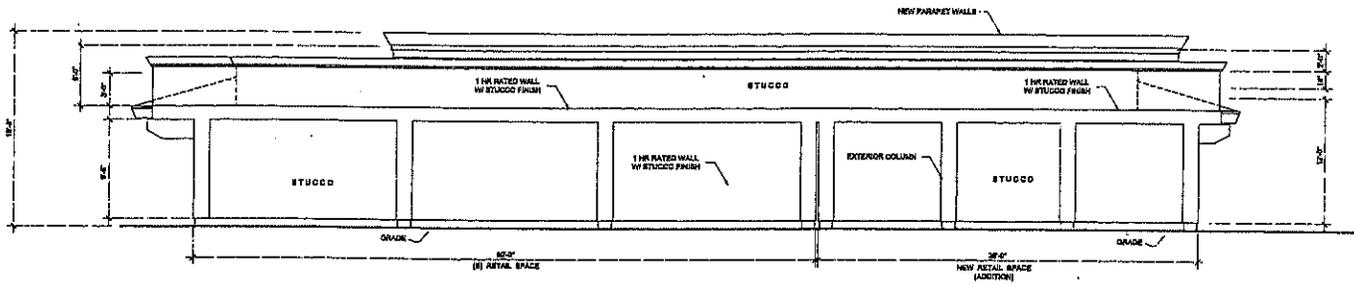
OWNER:  
**MR. AJAY KUMAR**  
954 EL CAMINO REAL EAST  
SUNNYVALE, CA. 95031  
PHONE: (408) 495-0435

ED REAR  
IONS

ATTACHMENT C  
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REAR SIDE ELEVATION  
SCALE: 3/8" = 1'-0"



RIGHT SIDE ELEVATION  
SCALE: 3/8" = 1'-0"

REVISIONS  
DATE: 03/15/09

Professional Design Consultants  
3000 Wilshire Blvd., Suite 1000, Los Angeles, CA 90010  
(310) 249-7888



OWNER:  
MR. AJAY KUMAR  
854 EL CAMINO REAL EAST  
SUNNYVALE, CA 95031  
PHONE: (408) 488-0435

AR

ATTACHMENT  
Page 6 of 10



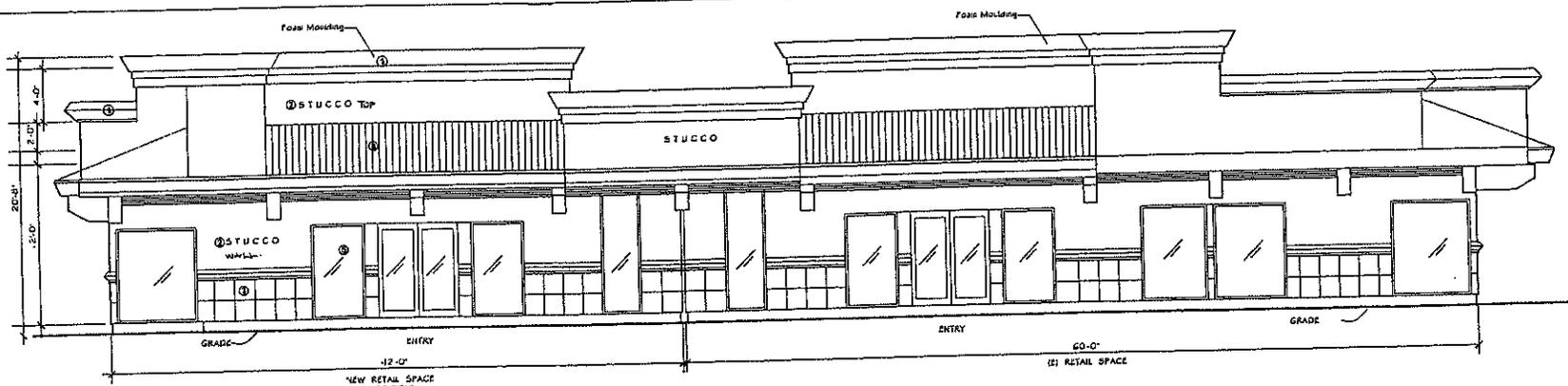


REVISIONS	BY

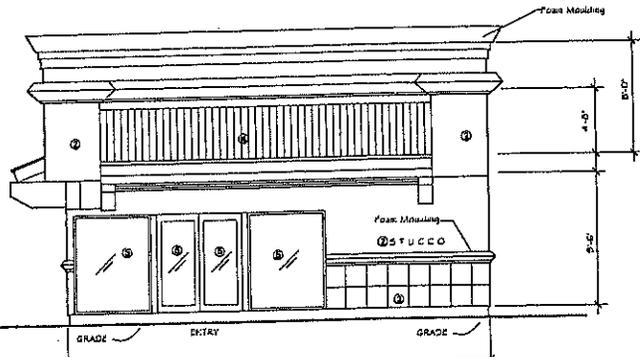
NGUYEN DESIGN GROUP  
 2079 CENTERWOOD WAY  
 SAN JOSE, CA 95131  
 TEL: 408-661-0868

BUILDING ADDITION  
 954 EL CAMINO REAL  
 SUNNYVALE, CALIF 94086  
 THE

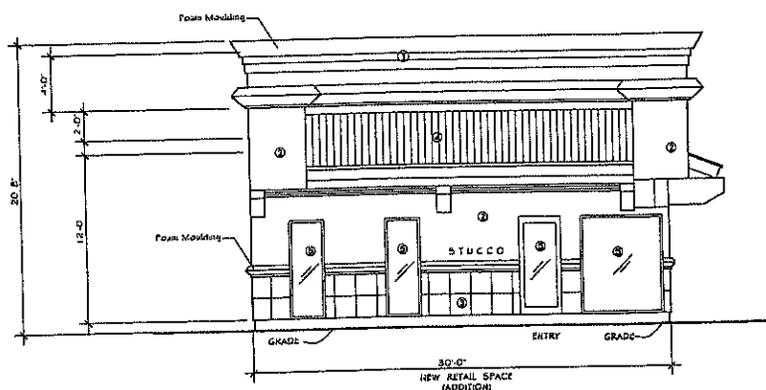
ATTACHMENT C  
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LEFT SIDE ELEVATION



FRONT SIDE ELEVATION



REAR SIDE ELEVATION

MATERIAL FINISH

- ① FOAM MOULDING , COLOR SWISS COFFEE
- ② STUCCO , COLOR
- ③ CERAMIC TILE , 6" x 6" COLOR LIGHT BROWN
- ④ CERAMIC TILE , 16" x 16" COLOR BROWN
- ⑤ TEMPER GLASS , COLOR CLEAR

