



**CITY OF SUNNYVALE
REPORT
Planning Commission**

February 11, 2008

SUBJECT: **2007-1259:** Application located at **506 Davenport Ct.** (near Yukon Dr.) in an R-2/PD (Low-Medium Density Residential/Planned Development) Zoning District.

Motion Special Development Permit to allow a 176 square foot single-story addition and a 136 square foot shed to a single-family residence resulting in a Floor Area Ratio (FAR) and lot coverage exceeding 45% which requires Planning Commission Review.

REPORT IN BRIEF

Existing Site Conditions Single-story single-family home and storage shed in a Bahl Patio home Planned Development neighborhood

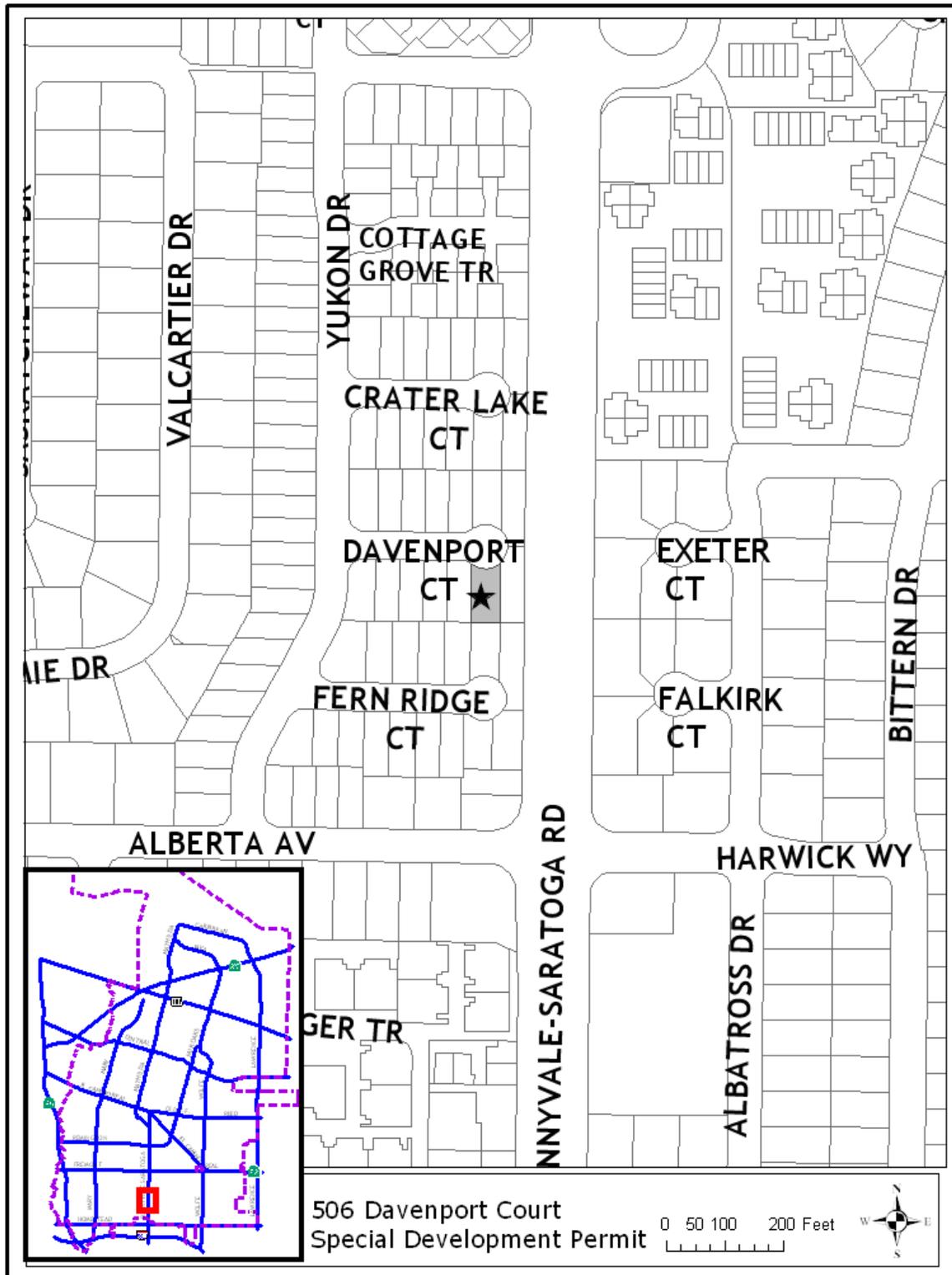
Surrounding Land Uses

North Single-story single-family home/Bahl Patio home
South Single-story single-family home/Bahl Patio home
East Single-story single-family home/Bahl Patio home
West Single-story single-family home/Bahl Patio home

Issues Neighborhood compatibility

Environmental Status A Class 1 Categorical Exemption relieves this project from California Environmental Quality Act provisions and City Guidelines.

Staff Recommendation Approve addition with conditions and deny shed



PROJECT DATA TABLE

	EXISTING	PROPOSED	REQUIRED/ PERMITTED
General Plan	Residential Low-Medium Density	Same	Residential Low-Medium Density
Zoning District	R-2/PD	Same	R-2/PD
Lot Size (s.f.)	4,449	Same	4,449
Total Gross Floor Area (s.f.)	1,839	2,151	1,839 per SDP
Gross Floor Area of Addition (s.f.)		176	--
Gross Floor Area of Shed (s.f.)		136	--
Total Lot Coverage/ Floor Area Ratio (FAR)	41.3%	48.3% total (With addition only: 45.3%)	40% max. per original SDP / 45% max. without PC review
Building Height (ft.)	19	19 (13 ft. for the addition)	30 max.
Shed (ft.)	N/A	8 ft.-11 in.	15
No. of Stories	1	1	max.
Setbacks (Facing Property)			
Front	8'	8'	5'-6" per SDP
Left Side	0'	0' (4' to addition, 1'-4 1/2" to shed)	4' for R-2 / 0' per SDP (12' total)
Right Side	12'	12' (29'-4 1/2" to shed)	4' (12' total)
Rear	10'	10' (1'-1" to shed)	10' per SDP**
Parking			
Total Spaces	4	Same	4
Covered Spaces	2	Same	2

★ Starred items indicate deviations from Sunnyvale Municipal Code requirements.

** Original SDP requires that rear yards shall not be less than 10 feet provided that not more than 25% of any rear yard, as defined by the Zoning Code, may be covered by a structure.

ANALYSIS

Description of Proposed Project

This application is a result of a complaint made to the Neighborhood Preservation Division in August 2007. Staff was notified that an addition was being constructed without permits. Because the site is located in a Planned Development combining district, any modifications to the originally approved structure requires a Special Development Permit. Construction was ceased and a Special Development Permit application was filed with the City.

The applicant proposes to build a 176 square foot single-story addition within the existing courtyard of the single-family home. The addition would result in 45.3% FAR and lot coverage. While reviewing the project, staff discovered a 136 square foot accessory utility building (shed) in the rear yard that was constructed without permits. The shed has been included as part of this application. The addition and the shed would result in 48.3% FAR and lot coverage. This application is under review by the Planning Commission because the proposed FAR exceeds 45%, which is above the threshold review by staff, and because the original Special Development Permit for this site only allows 40% maximum lot coverage.

Background

Previous Actions on the Site: The following table summarizes previous planning applications related to the subject site.

File Number	Brief Description	Hearing/Decision	Date
1968-0023 (Old File #1730)	Rezone a collection of sites (including project site) from R-1 to R-2/PD	City Council / Approved	8/27/1968
1968-0022 (Old File #1732)	Tentative Map for an 88-lot subdivision	City Council / Approved	8/27/1968
1968-0021 (Old File #1741)	Special Development Permit to develop Bahl Patio Homes	Planning Commission/ Approved	8/27/1968

A building permit for a 61 square foot addition to the living room and entry was issued and finalized in 1989.

Environmental Review

A Class 1 Categorical Exemption relieves this project from California Environmental Quality Act provisions and City Guidelines. Class 1 Categorical Exemptions include minor alterations or additions to existing homes.

Special Development Permit

Use: The proposal is for a single-story addition and a shed that results in a higher FAR and lot coverage than allowed by the original Special Development Permit. Due to the underlying Special Development Permit, any modifications to the originally approved design of the house require approval through the public hearing process. The original Special Development Permit allows 40% maximum lot coverage. The proposed addition and shed would result in total lot coverage of 48.3%.

Site Layout/Architecture: The site is part of a subdivision of single-family homes constructed in the late 1960s that are commonly referred to as Bahl Patio Homes. These homes were approved under a Special Development Permit allowing for deviations from development standards including lot size, setbacks, and fence/wall heights. The intent of these deviations was to provide detached single-family home living in a medium density development. Bahl Patio Homes are characterized by a zero side yard setback on one side, a tall roof form on the other side and a surrounding 8-9 foot tall stucco or masonry wall.

The bulk of the subject home is situated to the east (left) side of the lot. The home has a zero side yard setback from the east property line which was approved under the original Special Development Permit. The home is comprised of flat roof forms over the living spaces adjacent to the surrounding stucco wall and a 19 foot tall gabled roof form over the living spaces at the western half (right side) of the home.

The proposed addition would be within an existing courtyard and would be set back 4 feet from the east wall/property line. As proposed, the addition would have a gabled roof similar in pitch to the existing with the ridgeline parallel to Davenport Court. The proposed height of the addition would project above the existing flat portion of the home, but would be lower than the existing gabled roof. There is no window proposed on the elevation facing the adjacent property to the east. However, to lessen the visual impact to surrounding properties and to maintain the character of the home, staff recommends modifying the project to have a flat roof flush with the existing flat roof already on the home.

The proposed shed is located in the rear yard of the property. The original Special Development Permit allows a 10 foot rear yard setback provided that not more than 25% of the required rear yard is covered, as defined by the

zoning code. The existing home currently covers 24.5% of the required rear yard. With the shed, coverage would increase to 38.4%. The 136 square foot shed measures 18 feet-3 inches in length and 7 feet-5½ inches in width. It is currently only 3 feet-2 inches away from the main home, which does not meet a 5 foot separation required by the Building Code. It is 1 foot-4½ inches from the east property line and 1 foot-1 inch from the rear. The shed is 8 feet-11 inches tall which projects above the walls separating the neighboring properties.

The following Guidelines were considered in the analysis of the project architecture.

Single-Family Home Design Techniques	Comments
<i>2.2.2 Respect the scale, bulk and character of homes in the adjacent neighborhood.</i>	Staff recommends that the addition be modified to be flush with the existing flat roofline to lessen visual bulk and maintain the character of the existing home. Although the homes in the development are built with zero side yard setbacks on one side, having just one dominant roof form on the other side creates the illusion of a less dense development.
<i>2.2.3 Design homes to respect their immediate neighbors.</i>	As constructed, staff cannot support the legalization of the shed because it is visible to adjacent properties and does not meet the Building Code or R-2/PD zoning setback requirements. Staff recommends that the shed be removed as a condition of approval of this permit.

Landscaping: The site meets landscaping and useable open space standards for the R-2 Zoning District.

An aerial photo of the site from 2002 shows a tree with a large canopy where the proposed shed is currently located in the rear yard (see Attachment E). It appears that this tree may have been removed to construct the shed. There are no tree removal permits on record for this site or for the neighboring property to the south (rear). Staff recommends a condition of approval to require a replacement tree to be planted anywhere on the site where it can grow unimpaired.

Parking/Circulation: The site meets parking standards for single-family homes with two covered garage spaces and two uncovered driveway spaces.

Compliance with Development Standards/Guidelines: The proposed project would comply with the required development standards and guidelines if modified according to recommendations made by staff.

Expected Impact on the Surroundings: As proposed, both the addition and the shed would have a strong visual impact to the surrounding neighborhood. Staff recommends modifications to reduce visual impacts and to preserve the character of the existing neighborhood by using a flat roof instead of a gable roof on the addition and by removing the shed.

Fiscal Impact

No fiscal impacts other than normal fees and taxes are expected.

Public Contact

Staff has not received any comments regarding this project from the public.

Notice of Public Hearing	Staff Report	Agenda
<ul style="list-style-type: none"> • Published in the <i>Sun</i> newspaper • Posted on the site • 8 notices mailed to property owners and residents adjacent to the project site 	<ul style="list-style-type: none"> • Posted on the City of Sunnyvale's Website • Provided at the Reference Section of the City of Sunnyvale's Public Library 	<ul style="list-style-type: none"> • Posted on the City's official notice bulletin board • City of Sunnyvale's Website

Conclusion

Staff finds that an addition within the existing courtyard is a reasonable expansion of the home. If modified according to the recommendations made by staff, the project would not be visible to surrounding properties or the public street and would preserve the architectural character of the home and neighborhood. The addition would exceed 45% lot coverage but would still meet the required setbacks of the R-2 zoning district. Similar additions have been approved for other Bahl Patio homes.

Staff could not make the findings to support the legalization of the shed and therefore recommends its removal. The shed appears to be too large for the lot and does not meet the separation requirement of 5 feet from the main building, as required by the Building Code. With the addition, approval of the shed

would result in 48.3% lot coverage. The largest lot coverage approved on record for a Bahl Patio home is 49.8%, which was for 536 Cashmere Court. The lot area of 536 Cashmere Court is smaller than that of the subject property, and the approved additions met the required setbacks and did not project above the existing flat roofline of the home.

Findings and General Plan Goals: With the recommended conditions, Staff was able to make the required Findings based on the justifications for the Special Development Permit. Findings and General Plan Goals are located in Attachment A.

Conditions of Approval: Recommended Conditions of Approval are located in Attachment B.

Recommended Findings - Special Development Permit

Goals and Policies that relate to this project are:

Land Use and Transportation Element

Policy N1.4 – *Preserve and enhance the high quality character of residential neighborhoods.*

1. The proposed use attains the objectives and purposes of the General Plan of the City of Sunnyvale. *(Finding Met)*

Staff finds that with the recommended modifications for a flat roof and removal of the shed, the project would meet current development standards (with the exception of the previously approved lot size and setback standards adopted in the Bahl Patio Planned Development) and would incorporate design guidelines set forth in the *Sunnyvale Single-Family Home Design Techniques*.

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 either the orderly development of, or the existing uses being made of, adjacent properties. *(Finding Met)*

With the recommended modifications, the project would not be visible to adjacent properties or the public street and would preserve the character of the existing home and neighborhood.

Recommended Conditions of Approval - Special Development Permit /Use Permit

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:

Unless otherwise noted, all conditions shall be subject to the review of approval of the Director of Community Development.

1. GENERAL CONDITIONS

- A. Execute a Special Development Permit document prior to issuance of the building permit.
- B. 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 would require approval at a public hearing.
- C. The Conditions of Approval shall be reproduced on a page of the plans submitted for a Building permit for this project.
- D. The Special Development Permit shall be null and void two years from the date of approval by the final review authority at a public hearing if the approval is not exercised, unless a written request for an extension is received prior to expiration date.
- E. Allow 45.3% lot coverage.
- F. The plans shall be revised to modify the addition to have a flat roof and shall be reduced in height to be flush with the existing flat roofline.
- G. The accessory utility building (shed) constructed without permits shall be removed.
- H. Comply with all conditions and requirements of previously approved Special Development Permit 1741, dated September 9, 1968, except as they may be herein modified.
- I. Obtain permits as required by the Building Safety Division.

2. DESIGN/EXTERIOR COLORS AND MATERIALS

- A. Exterior building materials and color scheme shall match the existing. Final exterior colors and materials are subject to review and approval of the Director of Community Development prior to issuance of a building permit.

Alternatives

1. Approve the Special Development Permit with the attached conditions.
2. Approve the Special Development Permit with modified conditions.
3. Deny the Special Development Permit.

Recommendation

Alternative 1

Prepared by:

Rosemarie Zulueta
Project Planner

Reviewed by:

Gerri Caruso
Principal Planner

Attachments:

- A. Recommended Findings
- B. Recommended Conditions of Approval
- C. Site and Architectural Plans
- D. Letter from the Applicant
- E. Aerial photo of the site from 2002

3. FENCES

A. Any fences/walls damaged during construction shall be repaired.

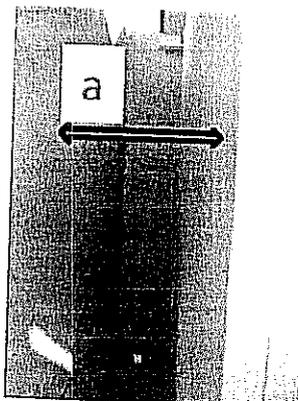
4. TREE PRESERVATION

A. Plant one (1) 15-gallon replacement tree of any suitable small-sized species anywhere on the site where it can grow to maturity unimpaired. If there is not enough space on the site, a \$230 in-lieu fee shall be paid to the City of Sunnyvale. Funds are used to plant trees on public property within the City.

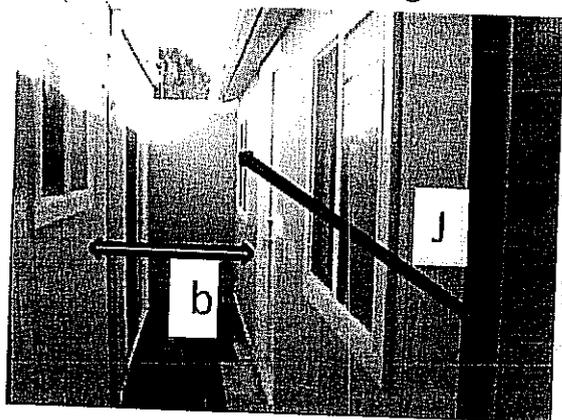
Shed at 506 Davenport Court

ATTACHMENT

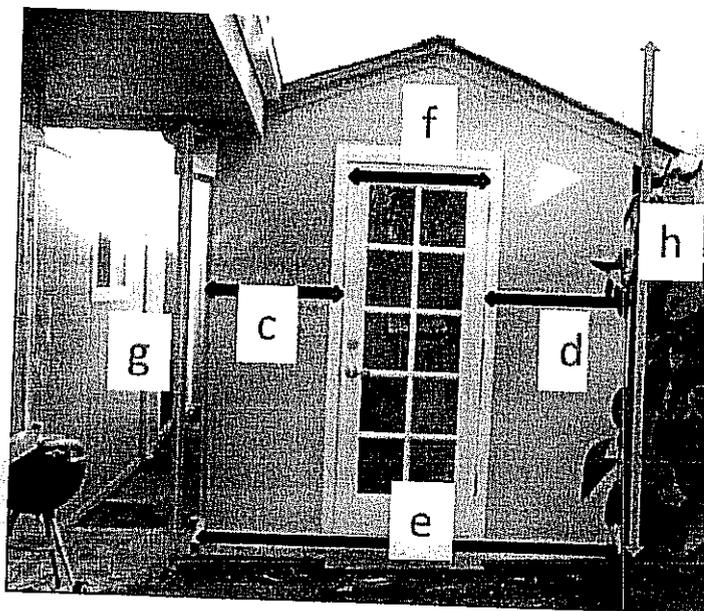
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Back-side clearance
(East Property line)

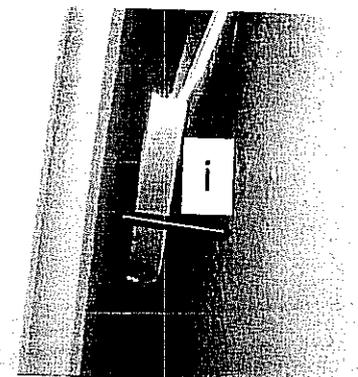


Left-side clearance

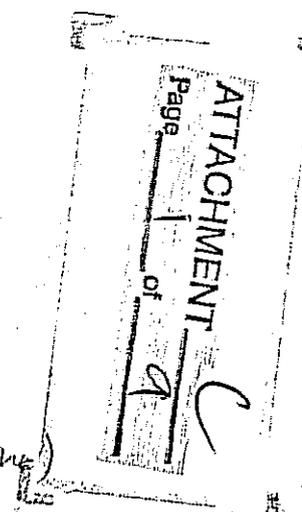


Front View

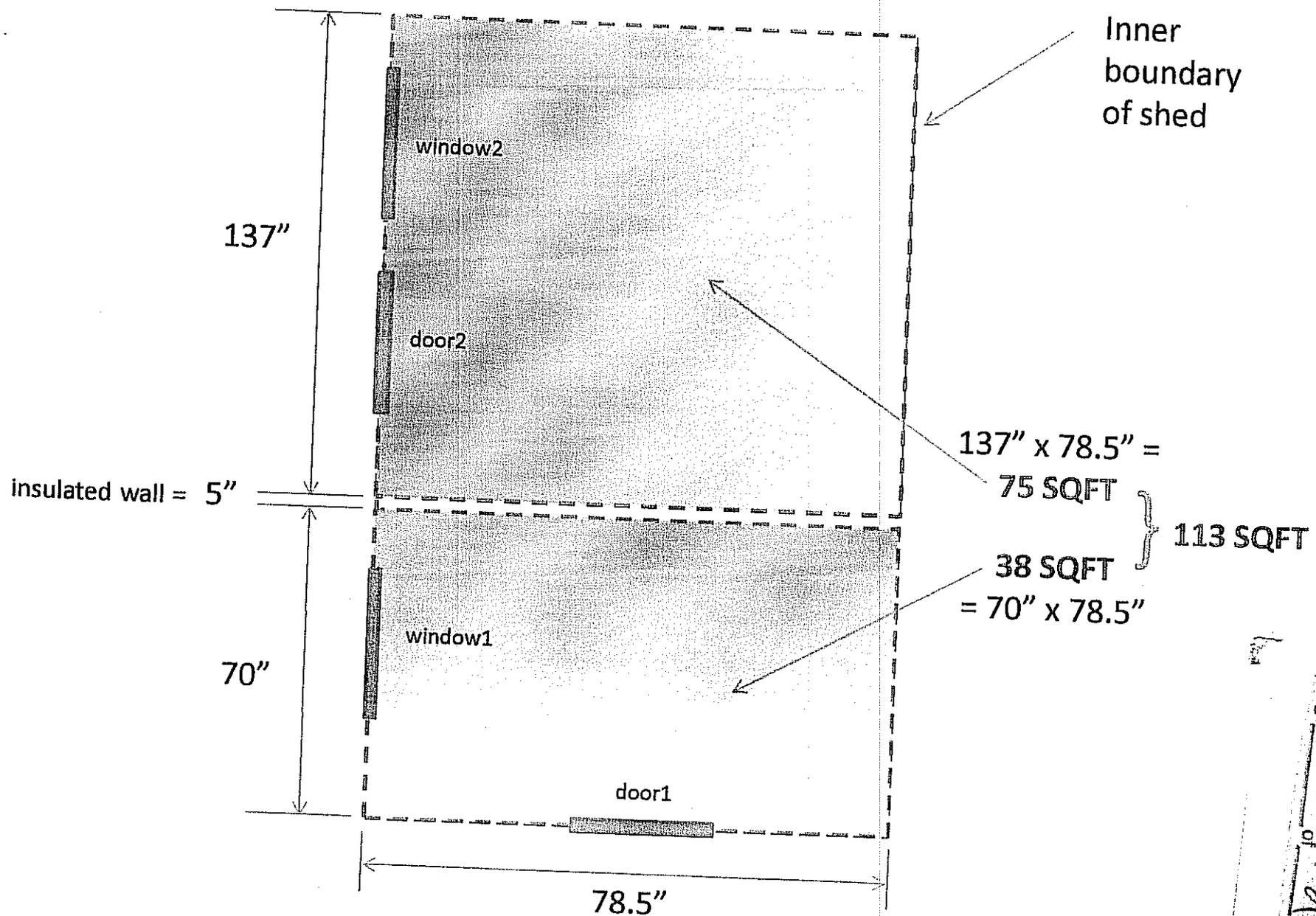
Legend	Description	Distance (")	
a	Back-side clearance	16.5	1ft.-4 1/2"
b	Left-side clearance	38	3ft.-2 in
c	Width Dimension 1	28	
d	Width Dimension 2	31.5	
e	Shed Width	89.5	7ft.-5 1/2"
f	Door1 Width	30	
g	Shed Height Dimension	88	
h	Shed Height	107	8ft.-11in
i	Right Side Clearance	13	1ft.-1in.
j	Shed Length	219	18ft.-3in.



Right-side clearance
(Rear property line)



Shed at 506 Davenport Court



GENERAL STRUCTURAL NOTES

- THE FOLLOWING NOTES SHALL APPLY UNLESS NOTED OTHERWISE ON THE PLANS.
- CONTRACTOR SHALL COORDINATE ALL DRAWINGS, VERIFY ALL DIMENSION AND CONNECTIONS, VERIFY SITE CONDITION AND REPORT ANY DISCREPANCIES TO THIS ENGINEER FOR FURTHER INSTRUCTION PRIOR TO PROCEEDING WITH THE WORK. DEFINITION OF "CONTRACTOR" ON THE PLANS AND THE FOLLOWING NOTES IS EITHER LICENSED CONTRACTOR HIRED BY THE OWNER OR THE OWNER WHEN HE/SHE WORKS AS HIS/HER OWN CONTRACTOR.
- DRAWINGS ARE NOT TO BE SCALED. DIMENSIONS NOT SPECIFIED ON THE PLAN SHALL BE DETERMINED BY THIS ENGINEER IF THEY ARE REQUIRED BY FIELD CONDITION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ORDER AND MEANS OF CONSTRUCTION AND ALL TEMPORARY BRACING / REJECTION NEEDED.
- TYPICAL DETAILS SHALL APPLY WHERE NO SPECIFIC DETAILS ARE GIVEN.
- NO DEVIATIONS FROM THE STRUCTURAL PLANS AND SPECIFICATIONS SHALL BE PERMITTED WITHOUT WRITTEN APPROVAL OF THIS ENGINEER. APPROVAL BY THE BUILDING INSPECTOR DOES NOT CONSTITUTE AUTHORITY TO DEVIATE FROM THE PLANS AND SPECIFICATIONS. ANY REQUESTS TO DEVIATE FROM THE PLANS AND SPECIFICATIONS SHALL BE ACCOMPANIED BY A SKETCH OF THE PROPOSED ALTERNATE.
- MATERIAL NOTES AND DETAILS ON THE DRAWINGS SHALL TAKE PRECEDENCE OVER THE STRUCTURAL NOTES CONTAINED HEREIN.
- ANY REQUEST FOR SUBSTITUTION OF MANUFACTURED ITEMS SHALL BE ACCOMPANIED BY AN ICSO REPORT OF SUCH ITEM.
- ALL DRAWINGS AND SUBSEQUENT REVISIONS SHALL BE APPROVED BY BUILDING OFFICIAL PRIOR TO STARTING CONSTRUCTION.
- CONTRACTOR SHALL VERIFY ALL HEATING, VENTILATING, PLUMBING AND ELECTRICAL OPENINGS AND NOTIFY THIS ENGINEER FOR ANY DEVIATIONS FROM THE DRAWINGS.
- THE STRUCTURAL DRAWINGS SHOW STRUCTURAL FEATURES ONLY. SEE OTHER DRAWINGS FOR NON-STRUCTURAL ITEMS.
- EXCEPT AS NOTED ON THE PLANS, NO STRUCTURAL MEMBERS SHALL BE OMITTED, NOTICED, CUT, BLOCKED OUT OR RELOCATED WITHOUT PRIOR APPROVAL BY THIS ENGINEER.
- CONTRACTOR IS ADVISED TO HAVE SUBCONTRACTORS TO REVIEW ALL DIMENSIONS OF THE PLANS AND SPECIFICATIONS FOR NON-STRUCTURAL ITEMS WHICH MAY BE EMBEDDED IN, ATTACHED TO OR OTHERWISE CONNECTED TO THE STRUCTURAL ELEMENTS OF THE BUILDING BEFORE SUBMITTING THEIR BIDS.
- CONTRACTOR SHALL BE RESPONSIBLE TO GUIDE SUB-CONTRACTORS AND/OR WORKERS TO MINIMIZE DAMAGE TO STRUCTURAL ITEMS PER DETAILS SHOWN ABOVE ON THIS SHEET.
- ALL THE STRUCTURAL ELEMENTS SHALL BE FIELD-DRAWN AND APPROVED BY THIS ENGINEER UNLESS THEY ARE VISIBLE PRIOR TO CONCRETE. CONTRACTOR SHALL ARRANGE SUCH FIELD-DRAW WITH THIS ENGINEER AHEAD OF 3 WORKING DAYS IN ADVANCE.

WOOD FRAMING MATERIAL NOTES

THIS SECTION COVERS MATERIAL TYPICALLY USED IN CONVENTIONAL WOOD FRAMED STRUCTURES. INFORMATION OF THE MATERIAL NOT USED FOR THIS PROJECT SHALL BE ENDED.

NATURAL GRAIN LUMBER

- ALL LUMBER SHALL BE AIR-DRIED WITH MOISTURE CONTENT NOT EXCEEDING 17% PRIOR TO INSTALLATION. DOUGLAS FIR LARCH USED SHALL BE GRADE-MARKED PER STANDARD GRADING RULE NO. 10 OF THE WEST COAST LUMBER INSPECTION BUREAU.
- GILL PLATES AND ANY WOOD AGAINST CONCRETE AND OTHER MEMBERS LOCATED WITHIN 6" OF FINISH GRADE SHALL BE PRESSURE TREATED IEM FIR OR DOUGLAS FIR LARCH, OR FOUNDATION GRADE CALIFORNIA REDWOOD.
- 2X4 STUDS SHALL BE DOUGLAS FIR LARCH #1 OR BETTER.
- TOP + SILL PLATES SHALL BE DOUGLAS FIR LARCH #1 OR BETTER.
- 4X4 POSTS SHALL BE DOUGLAS FIR LARCH #1 OR BETTER.
- JOISTS, RAFTERS AND BEAMS SHALL BE DOUGLAS FIR LARCH #1 OR BETTER UNLESS OTHERWISE NOTED ON PLAN.

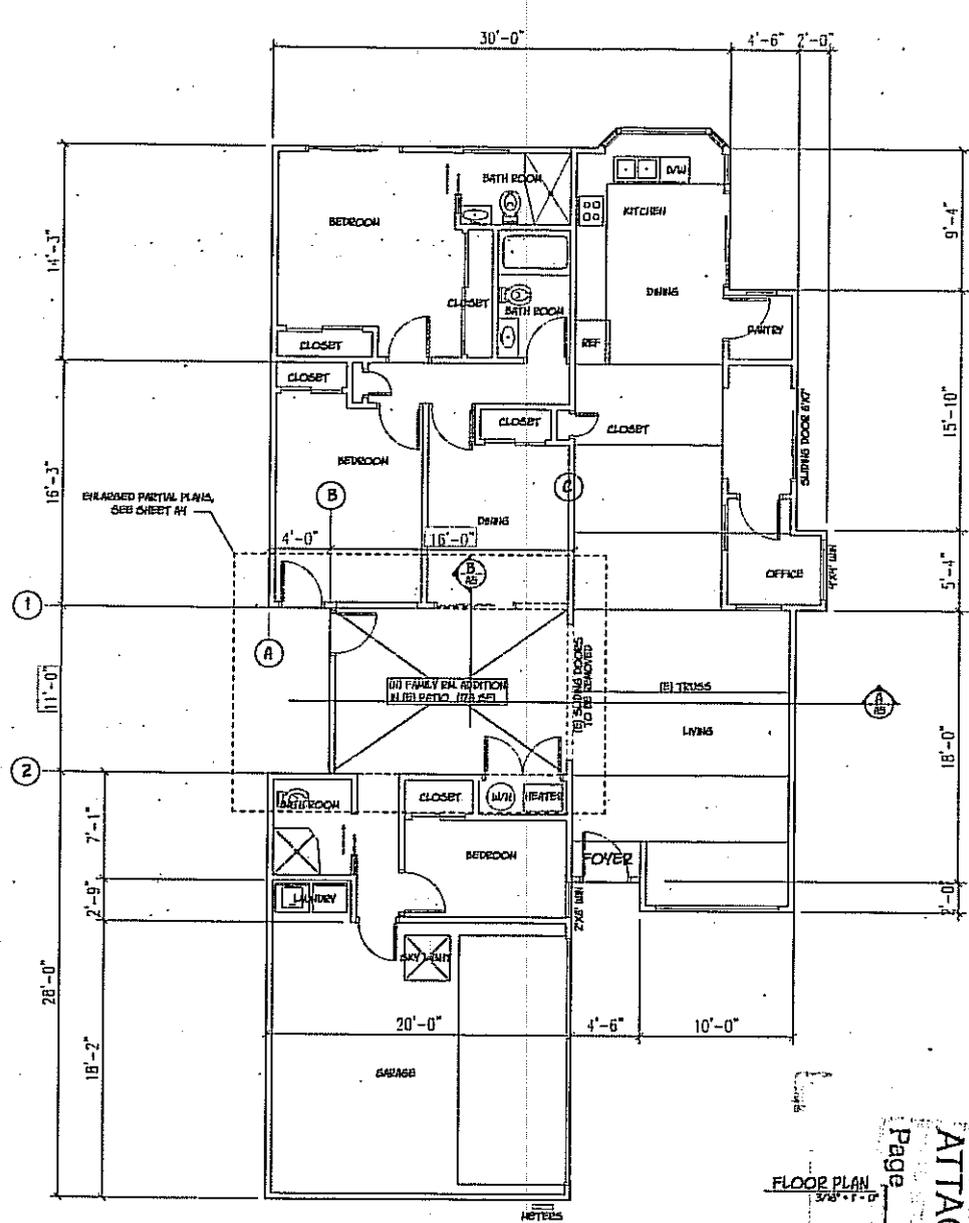
ENGINEERED LUMBER

- ALL THE ENGINEERED LUMBER AND SPECIFIED WITH THE PRODUCTS MANUFACTURED BY TRUSJOIST. CONTRACTOR MAY SUBSTITUTE THE SPECIFIED WITH OTHER EQUIVALENT PRODUCTS FROM OTHER MANUFACTURERS WITH THE ENGINEER'S APPROVAL. IF ANY SPEC. SUBSTITUTION FOR REVIEW. SUBSTITUTE PRODUCTS SHALL HAVE EQUIVALENT SIZE AND STRENGTH VERIFICATION OF EQUIVALENCE WITH PROVIDER PRIOR TO ORDERING IS RECOMMENDED.
- REFER TRUSJOIST'S INSTALLATION GUIDE FOR ITEMS NOT SHOWN OR NOTED ON THESE PLANS. CONTRACTOR SHALL OBTAIN AND SATISFY ALL SPEC. OF THE PRODUCTS USED. THE ATTACHED GUIDE IS INTENDED FOR CONTRACTOR'S REFERENCE ONLY WHEN THE SPECIFIED PRODUCTS ARE USED.

ROOF + FLOOR SHEATHING NOTES

- PLYWOOD (OR OSB) USED FOR STRUCTURAL FRAMING SHALL BE IN COMPLIANCE CLASSIFIED WITH U.S. PRODUCT STANDARD PS-F33 AND U.S.C. STANDARD 23-2, AND TO BE RE-EXPOSED T. EACH SHEET OF PLYWOOD SHALL BE IDENTIFIED WITH APPROPRIATE TRADEMARK OF THE AMERICAN PLYWOOD ASSOCIATION.
- ROOF PLYWOOD TO BE 1/2" RATED 32/16 U.O.N. ON PLANS.
- FLOOR PLYWOOD TO BE 3/4" RATED 32/16 U.O.N. ON PLANS.

FIELD REVIEW NOTE
ALL THE STRUCTURAL ELEMENTS SHOWN ON THESE PLANS SHALL BE FIELD-DRAWN AND APPROVED BY THIS ENGINEER PRIOR TO CONCRETE. CONTRACTOR SHALL CONTACT THIS ENGINEER TO ARRANGE SUCH FIELD-DRAW WITHIN OF 3 WORKING DAYS IN ADVANCE.



PROJECT	
1. ARCHITECT	2. CONTRACTOR
3. ENGINEER	4. OWNER
5. DESIGNER	6. DATE
7. DRAWING NO.	8. SHEET NO.
9. PROJECT NO.	10. PROJECT NAME
11. PROJECT ADDRESS	12. PROJECT CITY
13. PROJECT STATE	14. PROJECT ZIP
15. PROJECT PHONE	16. PROJECT FAX
17. PROJECT E-MAIL	18. PROJECT WEBSITE
19. PROJECT URL	20. PROJECT DESCRIPTION
21. PROJECT START DATE	22. PROJECT END DATE
23. PROJECT STATUS	24. PROJECT PHASE
25. PROJECT BUDGET	26. PROJECT COST
27. PROJECT RISK	28. PROJECT CHALLENGES
29. PROJECT OPPORTUNITIES	30. PROJECT LESSONS LEARNED

THESE PLANS ARE PREPARED FOR THE PROJECT AND NOT FOR CONSTRUCTION UNLESS THESE PLANS BEAR THE ENGINEER'S SEAL AND SIGNATURE AND ARE NOT REPRODUCED OR COPIED OR OTHERWISE USED WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER. THE ENGINEER'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT SHOWN ON THESE PLANS. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE OR INJURY TO ANY PERSON OR PROPERTY CAUSED BY THE USE OF THESE PLANS. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE OR INJURY TO ANY PERSON OR PROPERTY CAUSED BY THE USE OF THESE PLANS. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE OR INJURY TO ANY PERSON OR PROPERTY CAUSED BY THE USE OF THESE PLANS.

PROJECT
ADDITION
MIREMADI RESIDENCE
505 BAYVIEW COURT
SUNNYVALE, CA

SHEET TITLE
FLOOR PLAN
STRUCTURAL NOTES

NO.	REV.	BY	DATE
1			
2			
3			
4			

PROJECT NO. 27-020
DESIGNER CSA
CHECKED BY JH
DATE OCT. 21, 2007

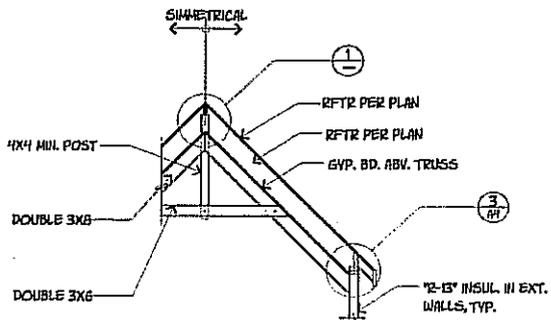
ENGINEER
4771 Bond Street, Suite 214 • San Mateo, CA 94403
Tel: (650) 434-1110 Fax: (650) 434-2222

SCALE
AS SHOWN
DATE
OCT. 21, 2007

PROJECT NO.
ADDITION
MIREMADI RESIDENCE
505 BAYVIEW COURT
SUNNYVALE, CA

ATTACHMENT
 Page 5 of 9
 FLOOR PLAN
 3/28 * 1 * 1 * 1

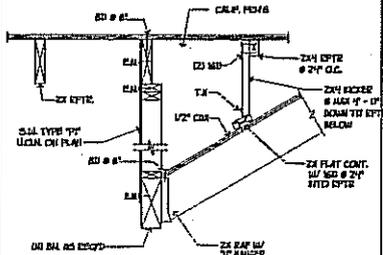
A3



TRUSS IS ONLY FOR DECORATION TO MATCH EXISTING TRUSS IN LIVING ROOM. MEMBER SIZES ARE RECOMMENDATION, NOT A REQUIREMENT.

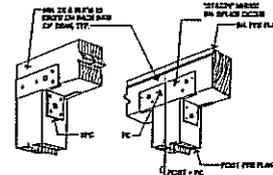
(N) TRUSS SECTION

TYP. BALLOON FRAMED GABLE END WALL

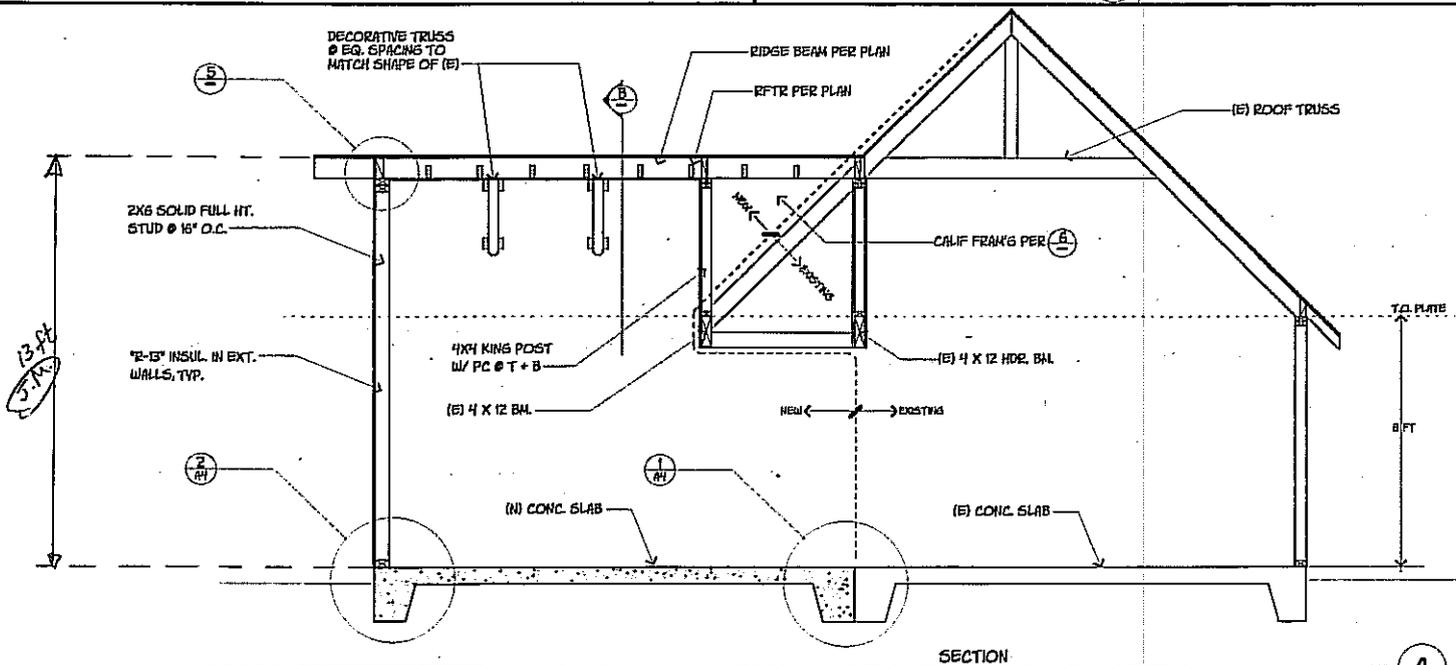


NTS

ROOF RIDGE



TYP. BEAM SUPPORT (ONE DIR. ONLY)



SECTION

NTS

ADDITION
MIRAMADI RESIDENCE
500 MIRAMADI COURT
SUNNYVALE, CA

SHEET TITLE
STRUCTURAL SECTIONS
+ DETAILS

NO.	FOR	BY	DATE
1			
2			
3			
4			

PROJ. #: 07-007
DESIGN BY: CSA
CHECKED BY: JM
DATE: OCT. 21, 2007

J. J. J. ARCHITECTS
1775 Sand Point Drive #11 • San Jose, CA 95128
TEL: (408) 261-0100 F: (408) 261-0102

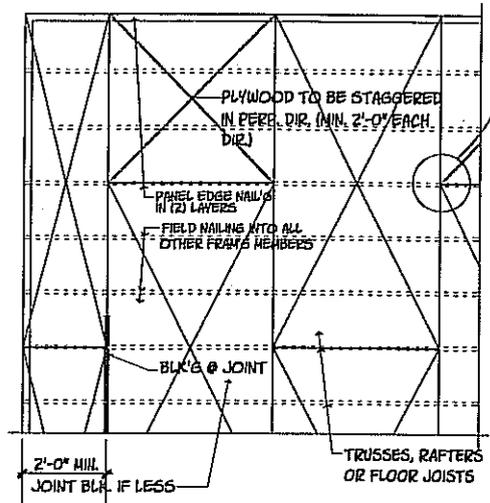
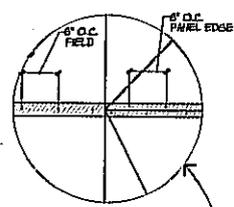
SIGNED ON: _____
DATE: _____

A5

ATTACHMENT
Page 4 of 9

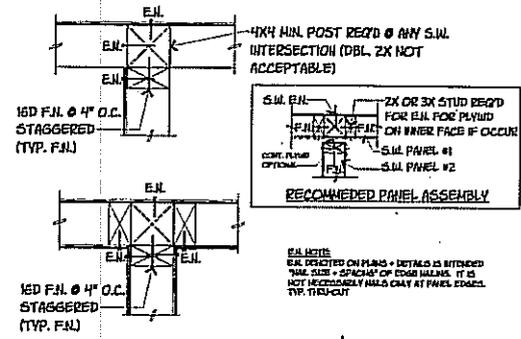
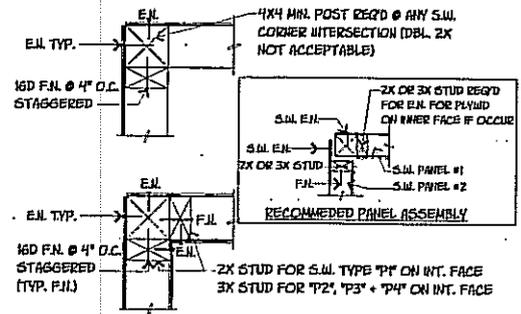
NOTES

1. RUN LONG DIMENSION OF PLYWOOD ACROSS (PERPENDICULAR TO) JOISTS AND RAFTERS.
2. STAGGER END JOINTS W/ 2'-0" MIN. LAP.
3. NAILS SHALL HAVE MIN. 3/8" PLYWOOD AND SUPPORTING MEMBER EDGE DISTANCE.
4. ALL JOISTS AND RAFTERS SHALL BE LAID OUT IN A 4'-0" MODULE TO COINCIDE WITH PANELS.
5. USE 3X4 FLAT OR 2X4 VERT. BLOCKING AT FLOOR AND 2X4 FLAT BLOCKING AT ROOF, ALONG PANEL EDGES ONLY WHEN BLOCKED DIAPHRAGM CALLED OUT ON PLAN.



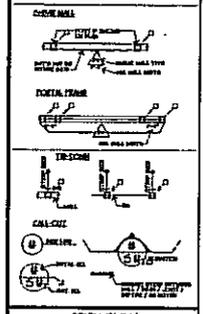
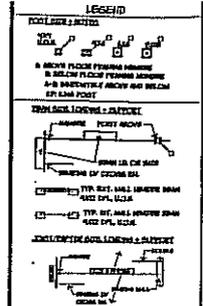
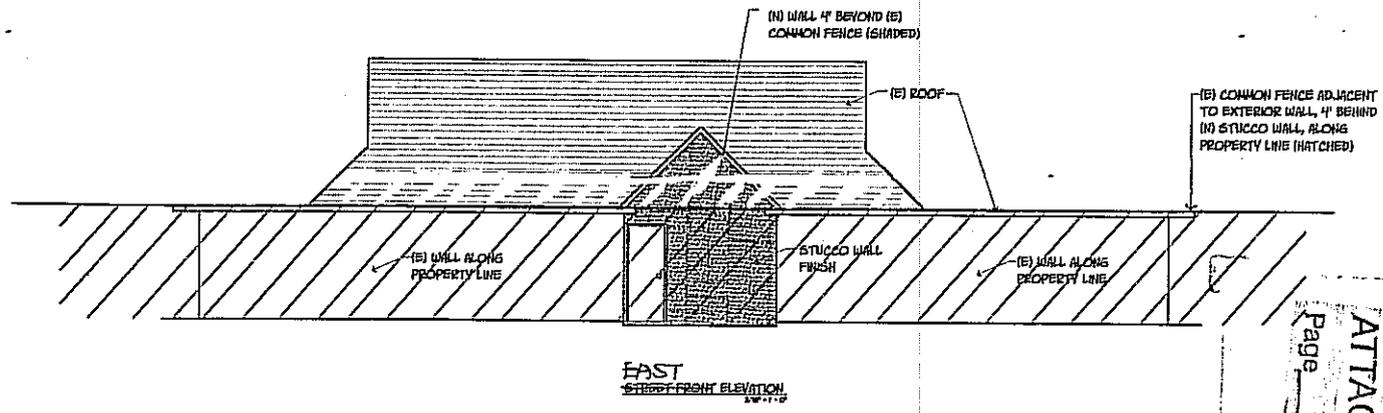
TYP. ROOF + FLOOR PLYWOOD SH'T'G
PLAN VIEW

2



TYP. SHEAR WALL CORNER + INTERSECTION
PLAN VIEW

1



ADDITION
MIREMADI RESIDENCE
506 DAVENPORT COURT
SUNNYVALE, CA

SHEET TITLE
TYP. STRUCTURAL DETAILS

NO.	FOR	BY	DATE
1			
2			
3			
4			

PROJECT: 17-107
DESIGN BY: CSA
CHECKED BY: JM
DATE: OCT. 24, 2007

JULIAN
1775 Reed Street, Suite 814 / San Mateo, CA 94402
Tel: (650)344-0120 / Fax: (650)344-0123



SHEET NO.
A7

ATTACHMENT C
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11/26/07

To: **Head of "Planning Department" of the City of Sunnyvale**

From: **Jian & Maryam Miremadi**
506 Davenport Ct.
Sunnyvale, CA 94087

To whom it may concern:

We've been residing at the above address since Feb. 1989. We have two kids of 9 and 6 years of age. Our finances prevented us from moving/upgrading to a larger house to accommodate the family's space constraints that we've experienced at our current residence, especially with the arrival and growth of the kids. On the other hand, we love Sunnyvale, have been very fond of our neighborhood, and thus have always thought of ways to manage the constraints to not move.

Having had/decided to stay in this house, we recently were able to save/dedicate some funds for the purpose of modifying an atrium to a family room that we never had. Per the City of Sunnyvale's requirements, we hired an architect/engineer for proper conversion of the atrium. The design/plans are complete and hard-copies are being provided with this correspondence. We were unfortunately unaware of the Planning Commission process within the schedule of which, we have to wait until Jan08 to be granted a permission to proceed with the related construction for the project.

FYI, the planned conversion is very subtle and practically affects only our right-hand-side neighbor, the Kumar family. The Kumars have however been very understanding of our constraints and have been very supportive of this conversion. They even graciously reflected their signatures at the bottom of this letter to officially communicate their support with this correspondence.

We would highly appreciate if the City of Sunnyvale could waive the hearing process post the technical review and approval of the plans, to help us proceed with and expedite the construction before we get in the midst of the rainy season which will further delay the conversion.

Thank you very much for your considerations. We look forward to hearing from you at your earliest convenience.

Best regards,

Jian & Maryam


SATISH KUMAR


ROSELLA KUMAR

ATTACHMENT E

Page 1 of 1

506 Davenport Court

