Agenda Item # 2

REPORT TO PLANNING COMMISSION

Hearing Date: June 27, 2011

File Number: 2011-7290

SUBJECT: **Para Builders Inc. (Applicant)**: Application for a new two story home located at **718 Hibernia Court** in a R-O Zoning District (APN: 309-33-054):

Motion **2010-7290 -** Design Review to allow the construction of a new two story home with a floor area ratio of 50% (approximately 3,004 square feet of floor area).

REPORT IN BRIEF:

Existing Site Conditions Single-Family Residential

Surrounding Land Uses

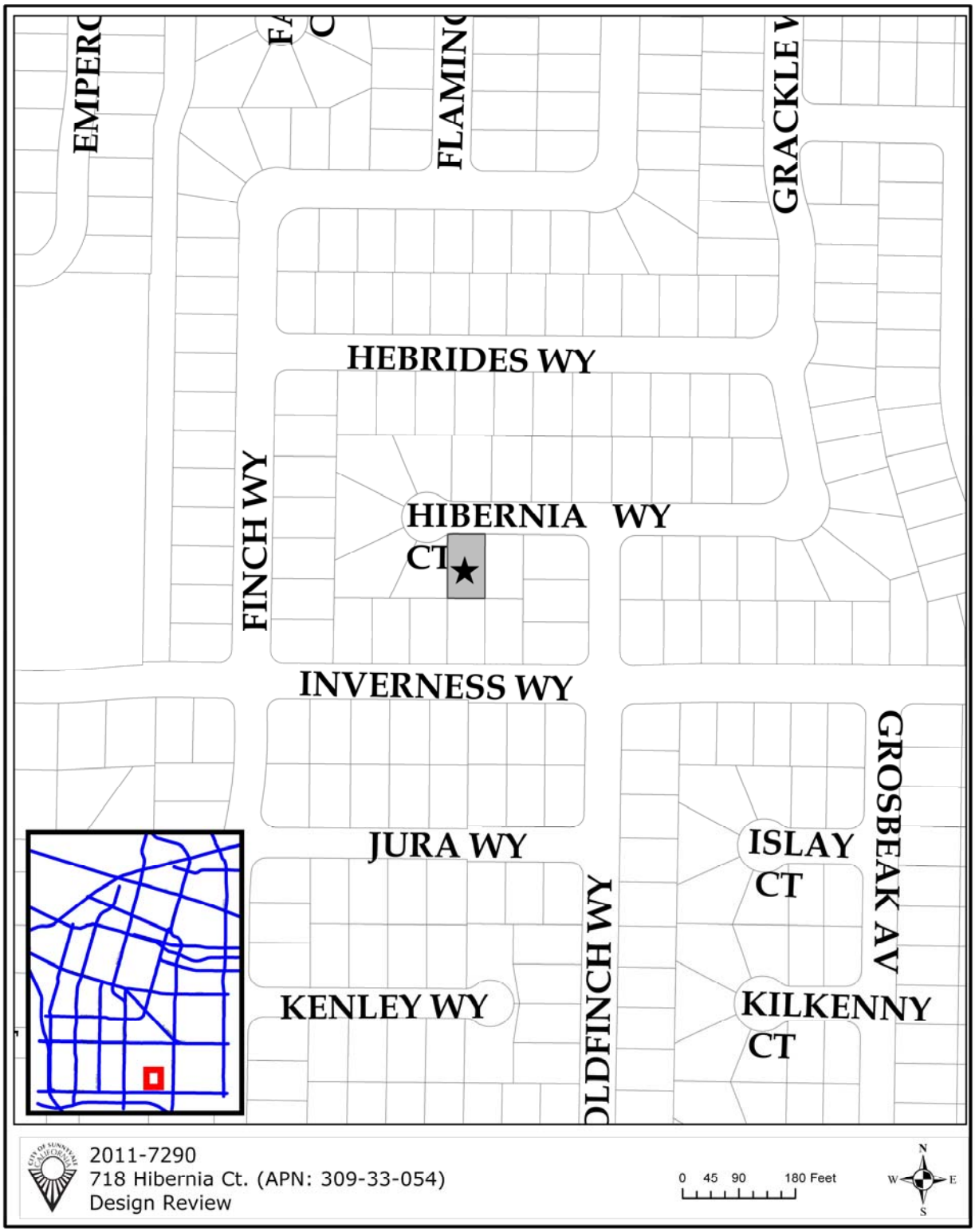
North	Single-Family Residential
South	Single-Family Residential
East	Single-Family Residential
West	Single-Family Residential

Issues Design

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

Staff Recommendation Approve with conditions

VICINITY MAP



PROJECT DATA TABLE

	EXISTING	PROPOSED	REQUIRED/ PERMITTED
General Plan	Residential Low Density	Same	Residential Low Density
Zoning District	R-O	Same	R-O
Lot Size (s.f.)	6,010	Same	6,000
Gross Floor Area (s.f.)	Vacant	3,004	3,005 (50% Maximum established in original subdivision)
Lot Coverage (%)	Vacant	30.4%	40% max.
Floor Area Ratio (FAR)	Vacant	50%	45% threshold (Threshold for Planning Commission Review)
Building Height (ft.)	Vacant	27'	30' max.
No. of Stories	Vacant	2	2 max.
Setbacks (First/Second Facing Property)			
Front:			
1st Floor	--	20'	20' min.
2nd Floor	--	25'	25' min.
Right Side:			
1st Floor	--	5' 6"	4' min.
2nd Floor	--	7'	7' min.
Left Side:			
1st Floor	--	7'	7' 2" min.
2nd Floor	--	11' 6"	10' 2" min.
Rear	--	20'	20' min.
Parking			
Total Spaces	--	4	4 min.
Covered Spaces	--	2	2 min.

★ Starred items indicate deviations from Sunnyvale Municipal Code requirements.

BACKGROUND:

The subject lot was created in the late 1980's by the subdivision of the former Inverness School site. The original subdivision created 53 single-family lots, most of which were developed in the early 1990's. The original subdivision contained a restriction on the total floor area allowed on each parcel to 50% of the lot area. The proposed home is located on one of the three remaining vacant lots.

DISCUSSION:

Requested Permit(s)

The applicant is requesting approval of a Design Review application to allow the construction of a new two story home with a total floor area of 3,004 square feet and Floor Area Ratio of 50%.

- **Design Review**

  The Design Review is required to be reviewed by the Planning Commission since the Floor Area Ration exceeds 45%. The Planning Commission may take into account the proposed architecture, existing neighborhood and adopted Single-Family Design Techniques. The analysis below provides information for the Planning Commission's consideration.

DESIGN REVIEW:

Architecture

The existing neighborhood is comprised of two-story homes of a contemporary architectural style which generally have simple rectilinear forms. The proposed design uses varied setbacks, increased second floor setbacks and a side loading garage to reduce the bulk and mass of the structure. These are useful tools to reduce the apparent bulk and mass. However, staff remains concerned about the proposed plate heights and resulting building height. To further reduce the mass and bulk of the structure, staff proposes the following changes:

- The plate heights for the second floor shall be reduced to 8' and shall keep the same varied roof form.
- A stone or natural material wainscot shall be added to the front façade.

The applicant has expressed some concern regarding the property owner's preference to a 9'1" second floor plate height. The Planning Commission may want to consider waiving the second floor plate height reduction if they find that the proposed height and massing is compatible with the surrounding homes.

Privacy

The new two story structure contains windows on the right and left sides of the second floor. Many of the window openings are standard size openings. Typically, privacy has been a concern for adjacent residents and the Planning Commission. Based on past Planning Commission actions, staff has included the following condition:

- The right and left side second floor windows shall be changed to high sill windows to reduce privacy impacts.

Solar Access

The applicant submitted a solar access and shadow analysis. According to the analysis, the proposed second story shades less than 3% of the neighboring roof to the west, where 10% is the maximum allowed. The site to the east is currently vacant.

Floor Area Ratio

A Floor Area Ratio (FAR) greater than 45% requires review by the Planning Commission. FARs near 50% can typically be a concern for an existing neighborhood. However, this site is located within a subdivision that set a maximum FAR of 50% and the existing homes are typically at or near a 50% FAR. Based on the available data, the average home in the neighborhood is approximately 3,010 square feet and the average FAR is 49% (see table below). Staff finds that the proposed FAR is comparable to the other homes in this subdivision.

Neighborhood FAR's				
Address:		**Lot Area (s.f.):**	**Building (s.f.):**	**FAR:**
745	Hibernia	8,055	3,918	49%
741	Hibernia	6,528	3,162	48%
739	Hibernia	6,528	3,362	52%
733	Hibernia	6,528	3,150	48%
731	Hibernia	6,528	3,150	48%
727	Hibernia	6,537	3,365	51%
721	Hibernia	6,528	2,620	40%
719	Hibernia	6,528	3,214	49%
715	Hibernia	7,002	3,493	50%
711	Hibernia	9,506	4,580	48%
705	Hibernia	9,325	3,893	42%
710	Hibernia	9,471	4,580	48%
714	Hibernia	6,562	2,883	44%
718	**Hibernia**	**6,010**	**3,004**	**50%**
722	Hibernia	6,109	VACANT	VACANT
1583	Goldfinch	6,732	VACANT	VACANT
1587	Goldfinch	6,800	3,504	52%
1591	Goldfinch	6,714	3,226	48%
731	Inverness	6,342	3,150	50%
729	Inverness	6,420	3,150	49%
723	Inverness	6,420	3,150	49%
717	Inverness	6,240	3,150	50%

Neighborhood FAR's				
Address:		**Lot Area (s.f.):**	**Building (s.f.):**	**FAR:**
711	Inverness	6,488	3,334	51%
757	Inverness	6,000	3,103	52%
751	Inverness	6,000	3,083	51%
747	Inverness	6,100	3,103	51%
743	Inverness	6,007	3,103	52%
1590	Goldfinch	6,622	3,268	49%
730	Hibernia	6,123	3,150	51%
734	Hibernia	6,008	2,959	49%
738	Hibernia	6,008	3,150	52%
742	Hibernia	6,094	3,150	52%
746	Hibernia	6,526	3,246	50%

Applicable Design Guidelines and Policy Documents

The proposed home is consistent with the adopted Single-Family Design Techniques since they generally maintain the existing shape and form and the streetscape character is generally maintained, as conditioned. In addition, the privacy impacts have been reduced by requiring high sill windows on the east and west side second floor windows. Staff has included findings for the Single-Family Design Techniques in Attachment A.

Development Standards

The proposed project complies with the applicable Development Standards as set forth in the Sunnyvale Municipal Code. The following have been identified as items for clarification by the Planning Commission:

- **Parking/Circulation**

  The proposed home will provide a two car garage and two uncovered parking spaces within the existing driveway, complying with Zoning Code requirements.

- **Landscaping and Tree Preservation**

  The proposed project does not include the removal of any trees since the site is vacant. The proposed project does not include a landscape plan at this time. The Conditions of Approval for the original subdivision also require the installation of a rear and side yard fence and the installation of front yard landscaping. Landscaped areas greater than 1,000 square feet will need to comply with the City's adopted Water Wise landscaping requirements. Staff has added a standard development requirement to the conditions of approval that requires submittal of a separate Miscellaneous Plan Permit (MPP) application for all landscaped area greater than 1,000 square feet.

Staff also added a condition of approval that requires the front yard landscaping be installed within 60 days of occupancy.

- **Green Building Requirements**

  The proposed project will be required to comply with current Green Building requirements. The applicant will be required to submit a green building checklist and achieve 70 points. The applicant has included a preliminary Green Building checklist, demonstrating that points can be achieved.

Environmental Review

A Class 3 Categorical Exemption relieves this project from California Environmental Quality Act provisions and City Guidelines. The proposed addition is exempt in that the proposed project will result in a new single-family home within an existing urbanized area where all services are provided.

FISCAL IMPACT

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

PUBLIC CONTACT

Staff has not received any comments at the time the staff report was prepared.

Notice of Public Hearing	Staff Report	Agenda
• Published in the *Sun* newspaper • Posted on the site • 48 notices mailed to property owners and residents adjacent to the project site	• Posted on the City of Sunnyvale's Web site • Provided at the Reference Section of the City of Sunnyvale's Public Library	• Posted on the City's official notice bulletin board • Posted on the City of Sunnyvale's Web site

CONCLUSION

The new home is compatible with the surrounding neighborhood and has been designed to meet all development standards required in the R-0 Zoning district.

Findings and General Plan Goals: Staff was able to make the required Findings based on the justifications for the Design Review and the Recommended Conditions of Approval (Attachment B). Recommended Findings and General Plan Goals are located in Attachment A.

ALTERNATIVES

1. Approve the Design Review with the conditions in Attachment B.
2. Approve the Design Review with modified conditions.
3. Deny the Design Review and provide direction to staff and the applicant where changes should be made.

RECOMMENDATION

Recommend Alternative 1 to the Planning Commission: Approve the Design Review with the conditions in Attachment B.

Prepared by:

Shaunn Mendrin
Project Planner

Reviewed by:

Steve Lynch
Senior Planner

Attachments:

A. Recommended Findings
B. Recommended Conditions of Approval
C. Site and Architectural Plans

RECOMMENDED FINDINGS

Design Review

The proposed project is desirable in that the project's design and architecture conforms with the policies and principles of the Single Family Home Design Techniques.

Basic Design Principle	Comments
2.2.1 Reinforce prevailing neighborhood home orientation and entry patterns	The new home will maintain the existing neighborhood patterns along the streetscape, while enhancing the front entry element.
2.2.2 Respect the scale, bulk and character of homes in the adjacent neighborhood.	The home will result in a home that is slightly taller than the adjacent homes; however, the project has been designed to reduce the apparent scale and bulk through varied setbacks. The proposed home is within the allowable height of 30 feet.
2.2.3 Design homes to respect their immediate neighbors	The proposed structure has been designed to respect their adjacent neighbor through the appropriate location of the garage and entry features and overall massing.
2.2.4 Minimize the visual impacts of parking.	The proposed structure has been designed to minimize the appearance of the garage by making it a side loading garage and providing 2 covered and 2 uncovered parking spaces.
2.2.5 Respect the predominant materials and character of front yard landscaping.	The exterior materials are similar to those found in the neighborhood and applied in a manner consistent with the architecture.
2.2.6 Use high quality materials and craftsmanship	Architectural details added to the design enhancing the overall appearance.
2.2.7 Preserve mature landscaping	The applicant will need to install front yard landscaping within 60 days of final.

ATTACHMENT B

RECOMMENDED
CONDITIONS OF APPROVAL AND
STANDARD DEVELOPMENT REQUIREMENTS
JUNE 27, 2011

Planning Application 2011-7290
718 Hibernia Court
Design Review for a new two story home for a total of 3,004 square feet and an FAR of 50%, subject to the conditions below.

The following Conditions of Approval [COA] and Standard Development Requirements [SDR] apply to the project referenced above. The COAs are specific conditions applicable to the proposed project. The SDRs are items which are codified or adopted by resolution and have been included for ease of reference, they may not be appealed or changed. The COAs and SDRs are grouped under specific headings that relate to the timing of required compliance. Additional language within a condition may further define the timing of required compliance. Applicable mitigation measures are noted with "Mitigation Measure" and placed in the applicable phase of the project.

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 and Standard Development Requirements of this Permit:

GC: THE FOLLOWING GENERAL CONDITIONS AND STANDARD DEVELOPMENT REQUIREMENTS SHALL APPLY TO THE APPROVED PROJECT.

GC-1. CONFORMANCE WITH APPROVED PLANNING APPLICATION:
All building permit drawings and subsequent construction and operation shall substantially conform with the approved planning application, including: drawings/plans, materials samples, building colors, and other items submitted as part of the approved application. Any proposed amendments to the approved plans or Conditions of Approval are subject to review and approval by the City. The Director of Community Development shall determine whether revisions are considered major or minor. Minor changes are subject to review and approval by the Director of Community Development. Major changes are subject to review at a public hearing. [COA] [PLANNING]

GC-2. PERMIT EXPIRATION:
The 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 and is approved by the Director of Community Development. [SDR] [PLANNING]

GC-3. TITLE 25:
Provisions of Title 25 of the California Administrative Code shall be satisfied with dependence on mechanical ventilation. [SDR] [BUILDING]

PS: THE FOLLOWING CONDITIONS SHALL BE MET PRIOR TO SUBMITTAL OF BUILDING PERMIT, AND/OR GRADING PERMIT.

PS-1. REQUIRED REVISIONS TO PROJECT PLANS:
The plans shall be revised to address comments from the Administrative Hearing Officer, Planning Commission or City Council including the following:

a) The plate heights for the second floor shall be reduced to 8 feet and shall keep the same varied roof form.
b) A stone or natural material wainscot shall be added to the front façade.
c) The right and left side second floor windows shall be changed to high sill windows to reduce privacy impacts.
d) Trim materials shall be of a high quality along the front façade and areas where it can be easily damaged.
e) Windows should have a defined trim and sill painted in an accent color. [COA] [PLANNING]

BP: THE FOLLOWING CONDITIONS SHALL BE ADDRESSED ON THE CONSTRUCTION PLANS SUBMITTED FOR ANY DEMOLITION PERMIT, BUILDING PERMIT, GRADING PERMIT, AND/OR ENCROACHMENT PERMIT AND SHALL BE MET PRIOR TO THE ISSUANCE OF SAID PERMIT(S).

BP-1. CONDITIONS OF APPROVAL:
Final plans shall include all Conditions of Approval included as part of the approved application starting on sheet 2 of the plans. [COA] [PLANNING]

BP-2. RESPONSE TO CONDITIONS OF APPROVAL:
A written response indicating how each condition has or will be addressed shall accompany the building permit set of plans. [COA] [PLANNING]

BP-3. BLUEPRINT FOR A CLEAN BAY:
The building permit plans shall include a "Blueprint for a Clean Bay" on one full sized sheet of the plans. [SDR] [PLANNING]

BP-4. BEST MANAGEMENT PRACTICES:
The project shall comply with the following source control measures as outlined in the BMP Guidance Manual and SMC 12.60.220. Best management practices shall be identified on the building permit set of plans and shall be subject to review and approval by the Director of Public Works:

a) Storm drain stenciling. The stencil is available from the City's Environmental Division Public Outreach Program, which may be reached by calling (408) 730-7738.

b) Landscaping that minimizes irrigation and runoff, promotes surface infiltration where possible, minimizes the use of pesticides and fertilizers, and incorporates appropriate sustainable landscaping practices and programs such as Bay-Friendly Landscaping.

c) Appropriate covers, drains, and storage precautions for outdoor material storage areas, loading docks, repair/maintenance bays, and fueling areas.

d) Covered trash, food waste, and compactor enclosures.

e) Plumbing of the following discharges to the sanitary sewer, subject to the local sanitary sewer agency's authority and standards:

   i) Discharges from indoor floor mat/equipment/hood filter wash racks or covered outdoor wash racks for restaurants.

   ii) Dumpster drips from covered trash and food compactor enclosures.

   iii) Discharges from outdoor covered wash areas for vehicles, equipment, and accessories.

   iv) Swimming pool water, spa/hot tub, water feature and fountain discharges if discharge to onsite vegetated areas is not a feasible option.

   v) Fire sprinkler test water, if discharge to onsite vegetated areas is not a feasible option. [SDR] [PLANNING]

BP-5. FEES AND BONDS:
The following fees and bonds shall be paid in full prior to issuance of building permit.

a) TRANSPORTATION IMPACT FEE - Pay Traffic Impact fee for the net new trips resulting from the proposed project, estimated at $2,049.18, prior to issuance of a Building Permit. (SMC 3.50). [SDR] [PLANNING]

BP-6. LANDSCAPE PLAN:
Landscape and irrigation plans shall be prepared by a certified professional, and shall comply with Sunnyvale Municipal Code Chapter 19.37 requirements. Landscape and irrigation plans are subject to review and approval by the Director of Community Development through the submittal of a Miscellaneous Plan Permit (MPP). The landscape plan shall include the following elements:

a) Front yard landscaping should be consistent with the landscaping in front of existing homes.
b) Side yard fencing of solid wood and 6 foot high.
c) Include a City Street Tree within the public right of way.
h) Ground cover shall be planted so as to ensure full coverage eighteen months after installation. [COA] [PLANNING]

BP-7. ENCROACHMENT CONDITIONS:
The building permit plans shall include all encroachment permit items. [COA] [PUBLIC WORKS]

EP: THE FOLLOWING CONDITIONS SHALL BE ADDRESSED AS PART OF AN ENCROACHMENT PERMIT APPLICATION.

EP-1. INSTALL SIDEWALK:
Install sidewalk around/behind the driveway approach to match city standard detail 5C-1 and to comply with Americans with Disabilities Act (ADA) standards. [COA] [PUBLIC WORKS]

EP-2. INSTALL SANITARY SEWER:
Install a sanitary sewer cleanout at the property line per city standard detail 15A. Separate fee of approximately $3083.00 is required. [COA] [PUBLIC WORKS]

EP-3. INSTALL RADIO-READ WATER METER:
Install a minimum 1" radio-read water meter per city standard detail 4B. Final water meter size to be determined by fire sprinkler design engineer. Separate fee of approximately $396.00 is required. [COA] [PUBLIC WORKS]

EP-4. CITY STREET TREE:
Install 1 city street tree per lot within the public right-of-way. Tree species will be provided. Pay to Public Works street tree fee of $234.60, if planted by the City, $23.45 if planted by the owner/developer. [COA] [PUBLIC WORKS]

EP-5. WATER CONNECTION:
Pay to Public Works the standard occupancy water connection fee of $486.00. [COA] [PUBLIC WORKS]

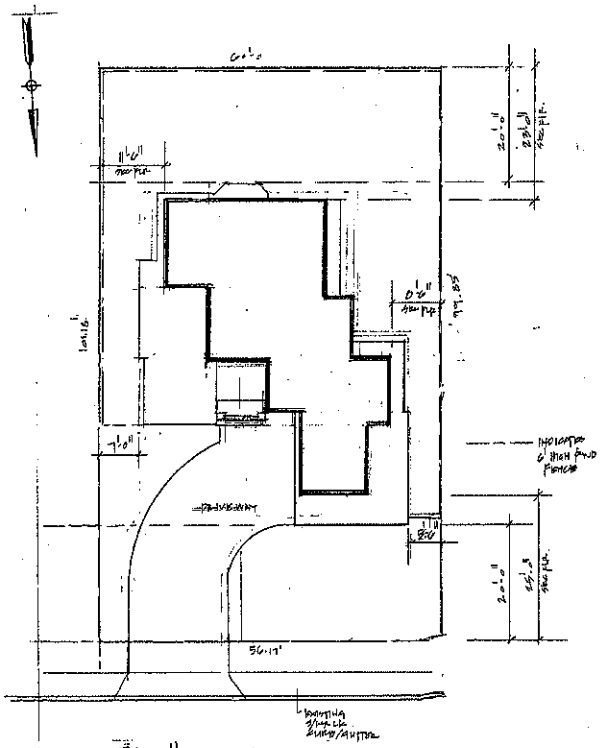
PF: THE FOLLOWING CONDITIONS SHALL BE ADDRESSED ON THE CONSTRUCTION PLANS AND/OR SHALL BE MET PRIOR TO RELEASE OF UTILITIES OR ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

PF-1. LANDSCAPING AND IRRIGATION:
All landscaping and irrigation as conditioned shall be installed within 60 days of occupancy. [COA] [PLANNING]

DC: THE FOLLOWING CONDITIONS SHALL BE COMPLIED WITH AT ALL TIMES DURING THE CONSTRUCTION PHASE OF THE PROJECT.

DC-1. BLUEPRINT FOR A CLEAN BAY:
The project shall be in compliance with stormwater best management practices for general construction activity until the project is completed and either final occupancy has been granted. [SDR] [PLANNING]

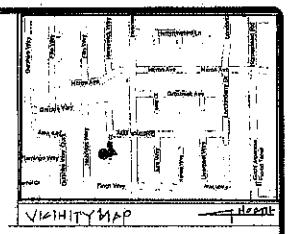
PROPOSED NEW RESIDENCE
JAYARAMAN RESIDENCE
718 HIBERNIA CT, SUNNYVALE CA.



ZONING R-0
LOT AREA 6010 ft2
BLDG AREA FIRST FLOOR LIVING 482 ft2
SECOND FLOOR LIVING 1024 ft2 — 1506 ft2 TOTAL LIVING
GARAGE AREA 422 ft2
PORCH, BALCONY 57 ft2
TOTAL AREA 2065 ft2

PLANNING FAR AREA
FIRST FLOOR 482 ft2
SECOND FLOOR 1024 ft2
PORCH OVER 18'-0" 158 ft2
GARAGE AREA 422 ft2
TOTAL FAR 1806 ft2
FAR 50% OF LOT AREA
LOT COVERAGE 1806 ft2 = 30.1%

FIRST FLOOR
SECOND FLOOR



ATTACHMENT C
Page 1 of 8

INDEX

SHT	DESCRIPTION
A1	SITE PLAN
A1.1	STREET / SOLAR
A1.2	WINDOW SITES
A2	EXTERIOR ELEVATIONS
A3	EXTERIOR ELEVATIONS
A4	FLOOR PLAN FIRST FLOOR
A5	FLOOR PLAN SECOND FLOOR
A6	ROOF PLAN

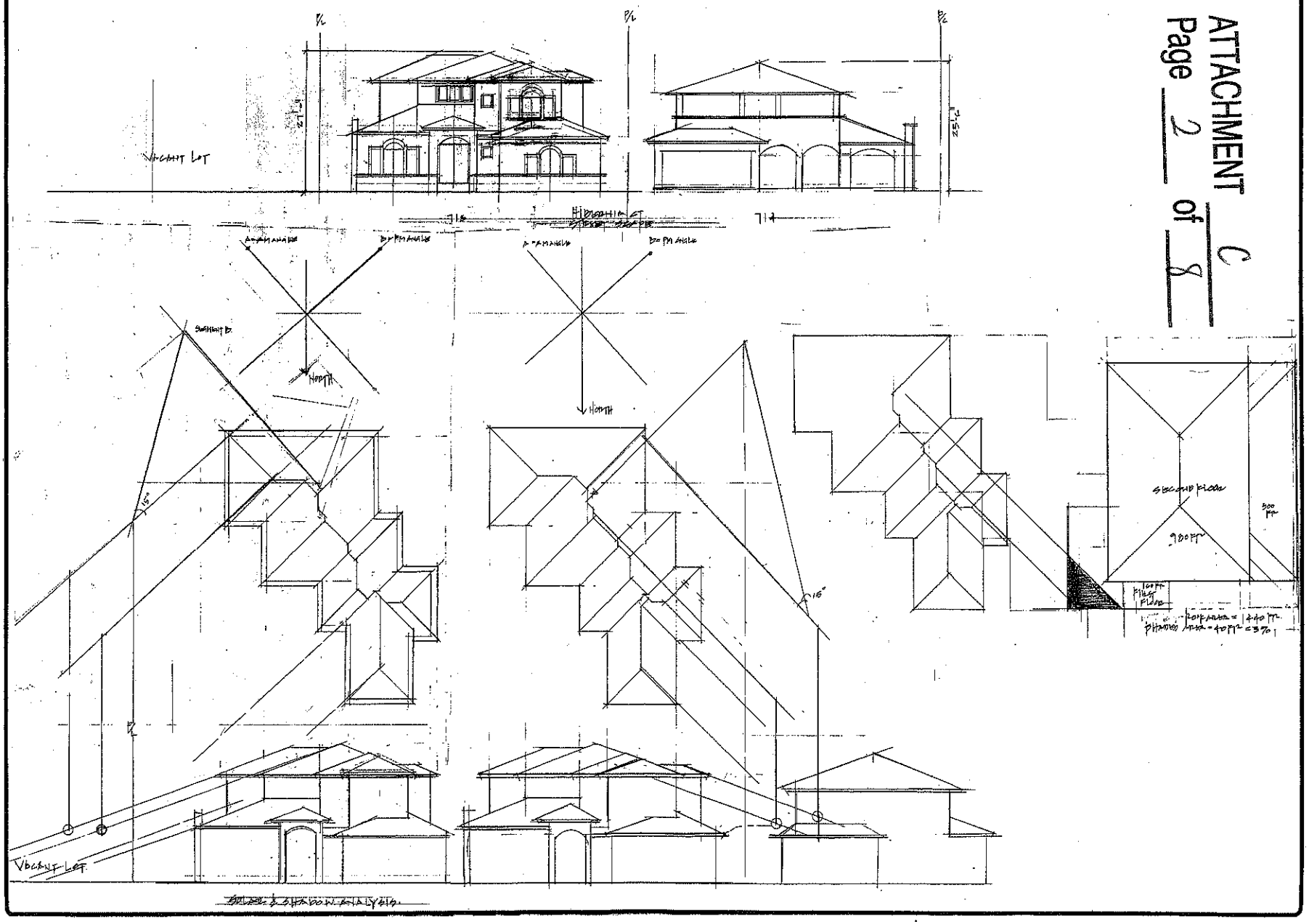
REVISIONS	BY
5/10/11 PLANING	
5/23/11	

PARRA BUILDERS INC.
594 COOK WATER DRIVE, CAMPBELL VALLEY, CA 95125
GENERAL CONTRACTOR
LIC # 678675
PHONE: (510) 583-0102
FAX: (510) 887-9153

PROPOSED NEW RESIDENCE
JAYARAMAN RESIDENCE
718 HIBERNIA COURT, SUNNYVALE CAL.

DRAWN
CHECKED
DATE 4/20/11
SCALE
JOB NO.
SHEET A1
OF SHEETS

ATTACHMENT C
Page 2 of 8



REVISIONS	BY

PARRA BUILDERS INC.
5194 CODO WATER DRIVE, CASTRO VALLEY, CA 94552
GENERAL CONTRACTOR
LIC.# 865648
PHONE (510) 885-6182
FAX (510) 886-0182

PROPOSED NEW RESIDENCE
JAYARAMAN RESIDENCE
718 HIBERNIA COURT, SUNNYVALE CAL.

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DATE	
SCALE	
JOB NO.	
SHEET	A1.1
OF	SHEETS

ATTACHMENT C
Page 3 of 8

REVISIONS	BY

PARRA BUILDERS INC.
5784 COLLS WATER DRIVE, CASTRO VALLEY, CA 94552
GENERAL CONTRACTOR
LIC.# B-782468
PHONE (510) 888-0101
FAX (510) 889-6183

PROPOSED NEW RESIDENCE
JAYARAMAN RESIDENCE
718 HIBERNIA COURT, SUNNYVALE CAL.

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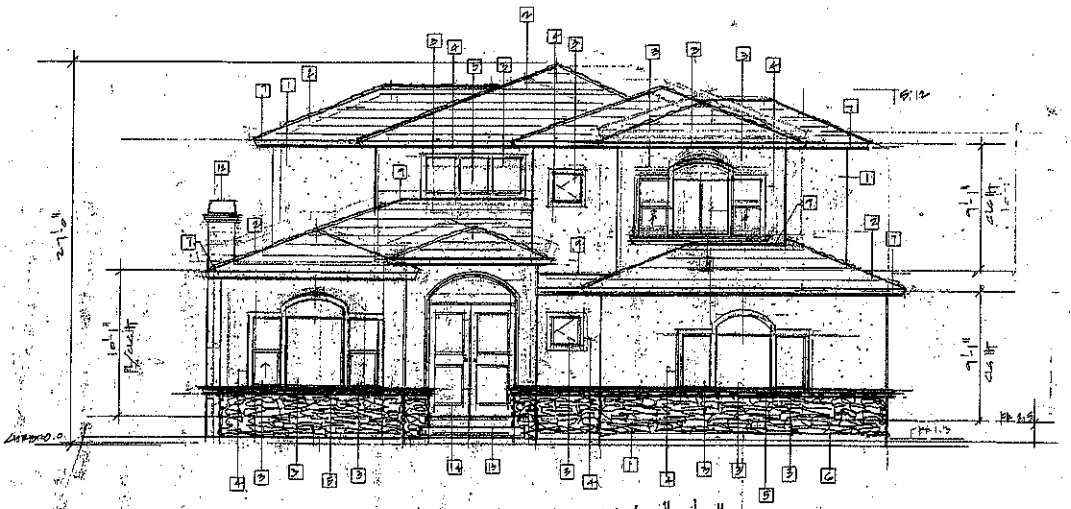
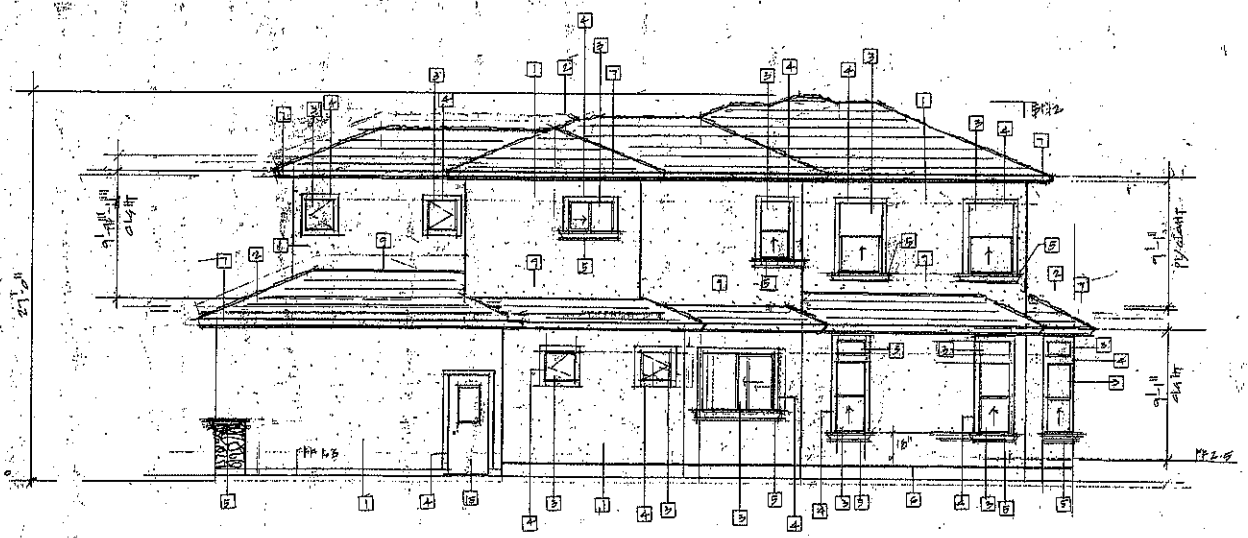
EXTERIOR ELEVATION NOTES

1. 7/8" CEMENT PLASTER, 3 COATS O/ LATH O/ 2 LAYERS TYPE 'D' PAPER O/ G 2B SHEATHING (OWNER TO SELECT COLOR)
2. ROOFING: CONCRETE TILE EAGLE EX 2454.
3. WINDOWS: MCL SLIDING DOORS ' MILGARD ' VINYL DUAL PANE WHITE (SEE EN SHT)
4. WINDOW TRIM: CEMENT PLASTER O/ 2X4 FOAM. COLOR TO MATCH BUILDING
5. WINDOW SILL: CEMENT PLASTER O/ FOAM TRIM DESIGN SELECTION BY OWNER
6. WEEP SCREED: @ + 4" ABOVE FINISH GRADE OR + 2" ABOVE CONCRETE PORCH
7. FASCIA GUTTER: ALUMINUM DESIGN GUTTER COLOR BY OWNER
8. FASCIA BOARD: PAINTED COLOR BY OWNER.
9. CALV. METAL WALL TO ROOF FLASHING PAINTED TO MATCH .
10. SKYLIGHT
11. GARAGE DOOR COLOR BY OWNER
12. GALV. SHEETMETAL CHIMNEY CAP W/ APPROVED SPARK ARRESTOR PAINTED TO MATCH.
13. CONCRETE PORCH: SLATE , TILE , STAMP CONCRETE FINISH.
14. FRONT ENTRY DOORS: TRIM , DESIGN, COLOR & STYLE BY OWNER .
15. GARAGE SIDE DOOR : PAINTED TO MATCH



FRONT ELEVATION 1/4"=1'-0"



RIGHT SIDE ELEVATION 1/4"=1'-0"

ATTACHMENT C
Page 4 of 8

REVISIONS
5/10/11 PMC

PARRA BUILDERS INC.
1194 COLD WATER DRIVE, CAMPBELL, CALIFORNIA 95008
GENERAL CONTRACTOR
LIC# 879448
PHONE (510) 895-0102
FAX (510) 895-0103

PROPOSED NEW RESIDENCE
JAYARAMAN RESIDENCE
718 HIBERNIA COURT, SUNNYVALE CAL.

DRAWN
CHECKED
4/28/11 DATE
SCALE
JOB NO.
SHEET
A2
OF SHEETS

REVISIONS	BY
5/10/11 Plan	

PARRA BUILDERS INC.
GENERAL CONTRACTOR
LIC# B-795468
PHONE (510) 889-0102
FAX (510) 889-4195

PROPOSED NEW RESIDENCE
JAYARAMAN RESIDENCE
718 HIBERNIA COURT, SUNNYVALE CAL.

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DATE 4/20/11
SCALE
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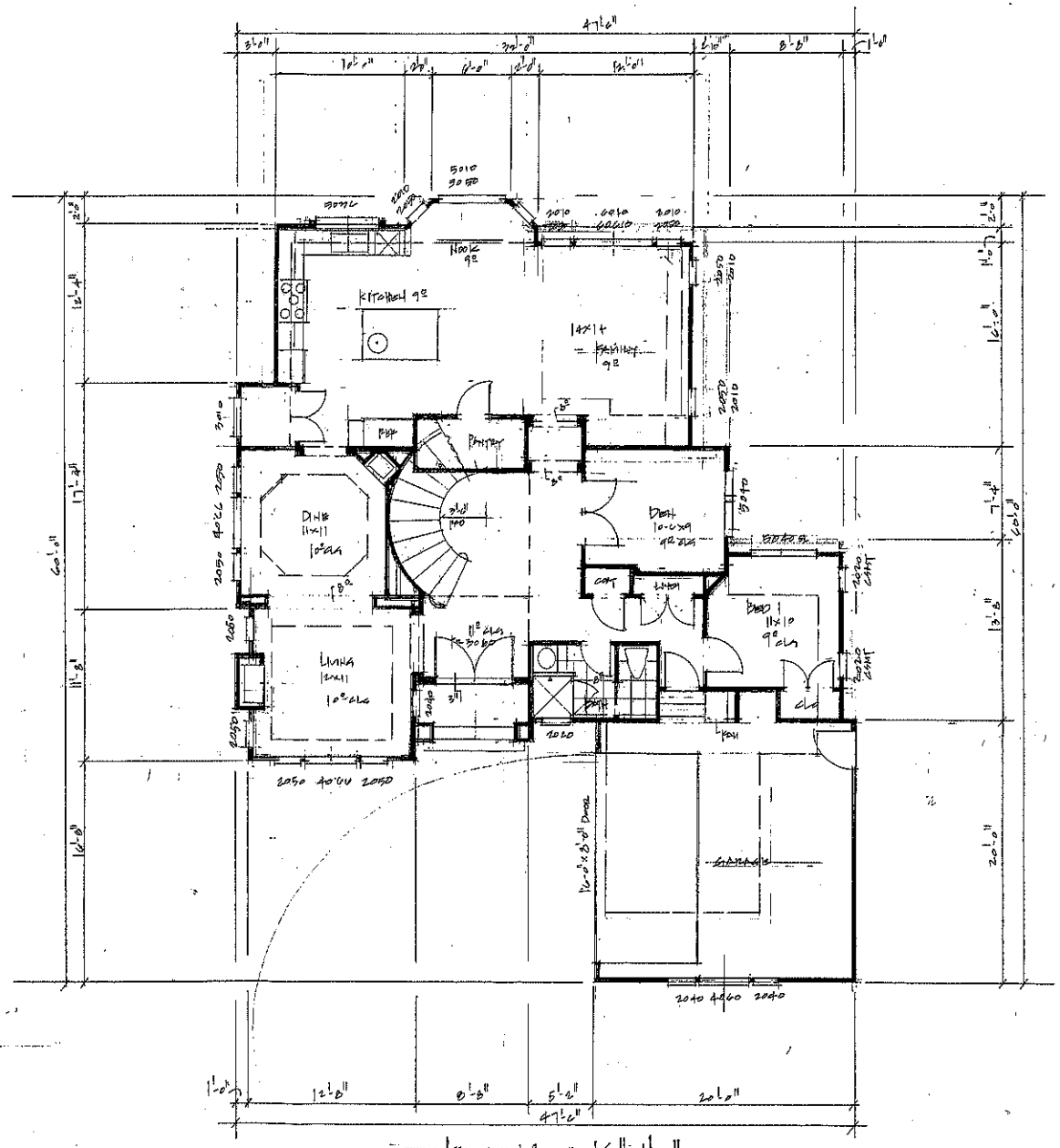
OF SHEETS

ATTACHMENT C
Page 5 of 8



LIVING 1430 FT²
GARAGE 422 FT²
TOTAL 37 FT²

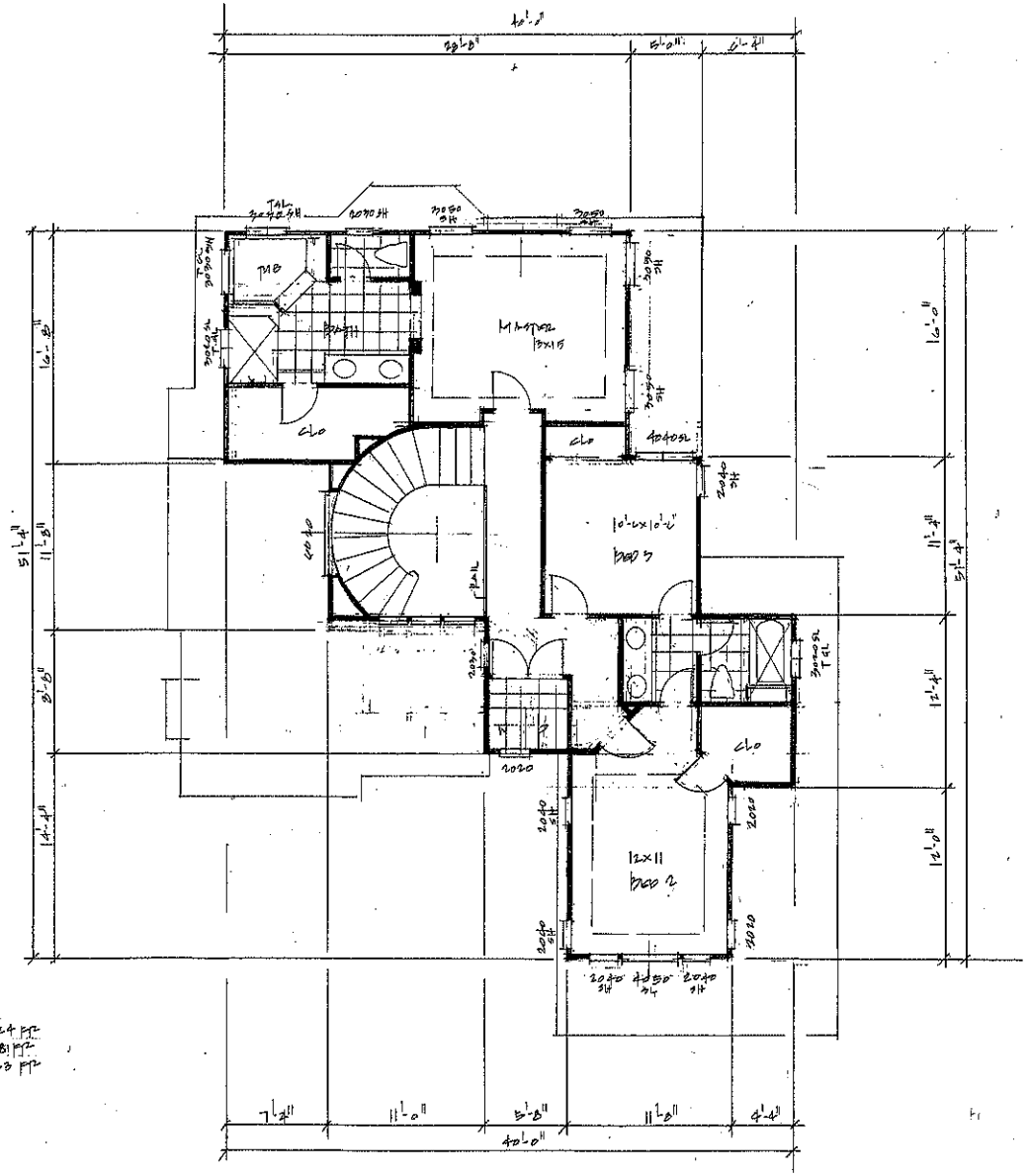
ATTACHMENT 1
Page 6 of 8

REVISIONS	BY
4/17/11	
4/18/11	
4/22/11	
8/18/11 PLANNING	

PARRA BUILDERS INC.
5784 COLLEGE WATER DRIVE, CASTRO VALLEY, CA 94552
GENERAL CONTRACTOR
LICENSE #: 794418
PHONE (510) 583-0102
FAX (510) 889-0185

PROPOSED NEW RESIDENCE
JAYARAMAN RESIDENCE
718 HIBERNIA COURT, SUNNYVALE CAL.

DRAWN
CHECKED
DATE 4/20/11
SCALE
JOB NO.
SHEET A4
OF SHEETS



SECOND FLOOR PLAN 1/4" = 1'-0"

LIVING AREA 1024 FT²
STAIRWAY AREA 128 FT²
FOR BAR PURPOSE 1153 FT²

ATTACHMENT 6
Page 7 of 8

REVISIONS	BY
4/17/11	
4/18/11	
4/26/11	
5/12/11 Plans	

PARRA BUILDERS INC.
594 COLD WATER DRIVE, OAKVIEW VALLEY, CA 94563
GENERAL CONTRACTOR
LIC.# B-579488
PHONE (510) 489-0102
FAX (510) 489-4183

PROPOSED NEW RESIDENCE
JAYARAMAN RESIDENCE
718 HIBERNIA COURT, SUNNYVALE CAL.

DRAWN
CHECKED
DATE 4/26/11
SCALE
JOB NO.
SHEET A5
OF SHEETS

ATTACHMENT C
Page 8 of 8

REVISIONS	BY
5/12/11 PLANS	

PARRA BUILDERS INC.
5194 CROSS WALKER DRIVE, CASTRO VALLEY, CA 94552
GENERAL CONTRACTOR
LIC# B-758451
PHONE (510) 889-0102
FAX (510) 889-0103

PROPOSED NEW RESIDENCE
JAYARAMAN RESIDENCE
718 HIBERNIA COURT, SUNNYVALE CAL.

DRAWN
CHECKED
DATE 4/28/11
SCALE
JOB NO.
SHEET A6
OF SHEETS