



REPORT TO PLANNING COMMISSION

Hearing Date: July 11, 2011
Continued from 6/27/11

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 **2011-7290** - 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

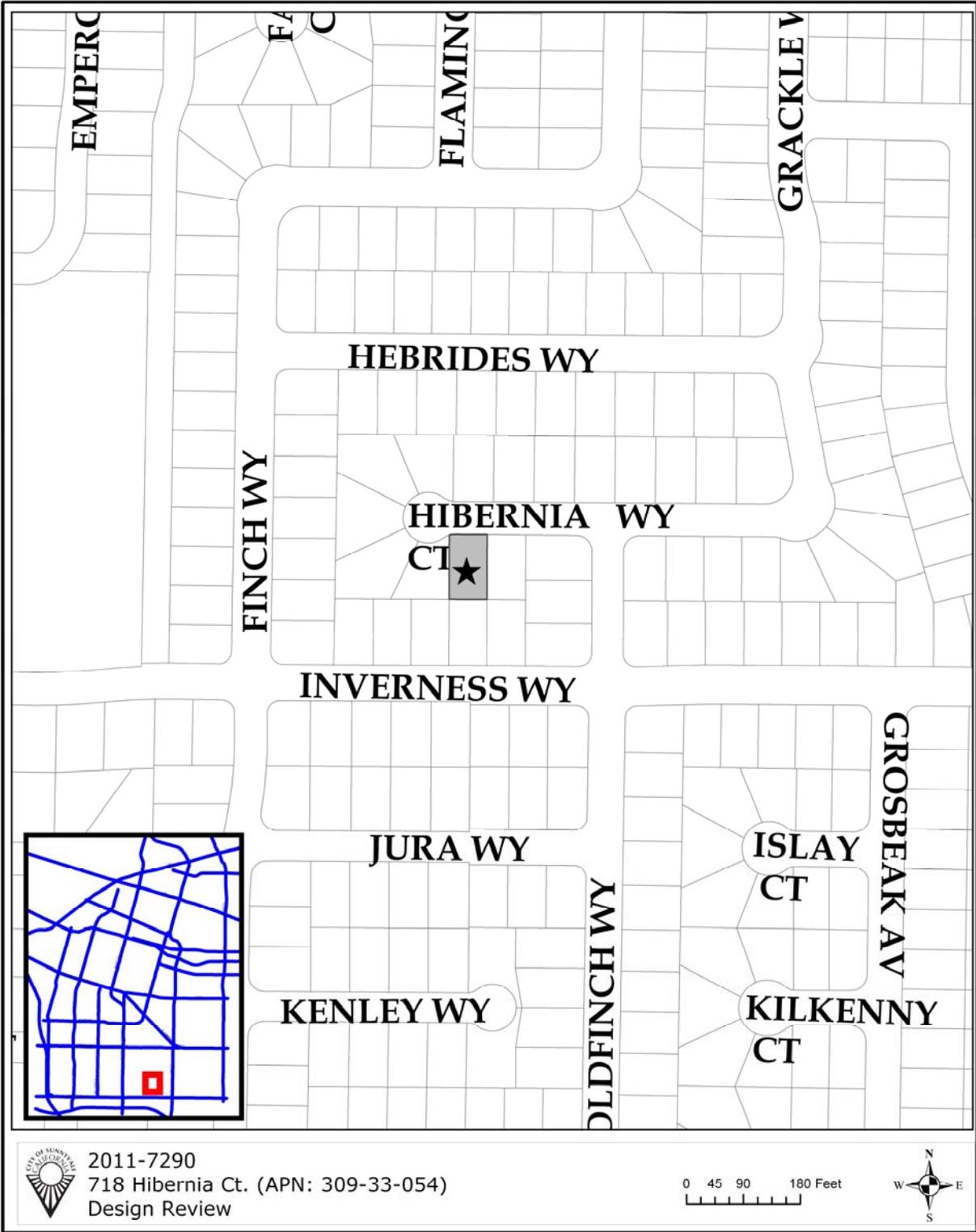
West Single-Family Residential

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



2011-7290
 718 Hibernia Ct. (APN: 309-33-054)
 Design Review

0 45 90 180 Feet



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 Ratio 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 |
|--|---|---|
| <ul style="list-style-type: none"> • Published in the <i>Sun</i> newspaper • Posted on the site • 48 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 Web site • 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 • 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 |
|---|--|
| <i>2.2.1 Reinforce prevailing neighborhood home orientation and entry patterns</i> | The new home will maintain the existing neighborhood patterns along the streetscape, while enhancing the front entry element. |
| <i>2.2.2 Respect the scale, bulk and character of homes in the adjacent neighborhood.</i> | 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. |
| <i>2.2.3 Design homes to respect their immediate neighbors</i> | The proposed structure has been designed to respect their adjacent neighbor through the appropriate location of the garage and entry features and overall massing. |
| <i>2.2.4 Minimize the visual impacts of parking.</i> | 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. |
| <i>2.2.5 Respect the predominant materials and character of front yard landscaping.</i> | The exterior materials are similar to those found in the neighborhood and applied in a manner consistent with the architecture. |
| <i>2.2.6 Use high quality materials and craftsmanship</i> | Architectural details added to the design enhancing the overall appearance. |
| <i>2.2.7 Preserve mature landscaping</i> | The applicant will need to install front yard landscaping within 60 days of final. |

ATTACHMENT B

RECOMMENDED CONDITIONS OF APPROVAL AND STANDARD DEVELOPMENT REQUIREMENTS JULY 11, 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:

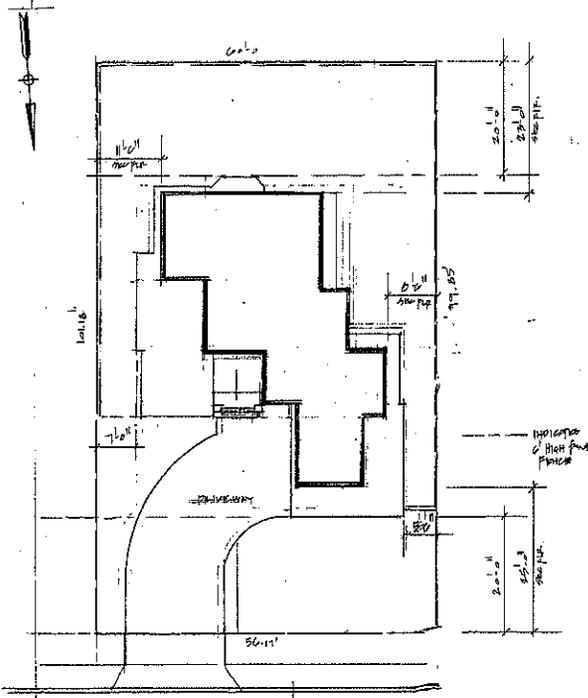
All landscaping and irrigation as conditioned shall be installed within 60 days of occupancy. [COA] [PLANNING]

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.



718 HIBERNIA CT.
SITE PLAN 10/2/01
AP# 309-33-34

| | |
|-----------------------------|---|
| BETHINA A-0 | |
| LOT AREA | 6010 FT ² |
| PLAN AREA | FIRST FLOOR LIVING 1480 FT ² |
| | SECOND FLOOR LIVING 1024 FT ² → 2800 FT ² |
| | DRIVEWAY AREA 114 FT ² TOTAL LIVING |
| | DRIVEWAY 37 FT ² |
| | TOTAL AREA 2809 FT ² |
| BETHINA B-12 | |
| FIRST FLOOR | 1480 FT ² |
| SECOND FLOOR | 1024 FT ² |
| DRIVEWAY 15'-0" | 114 FT ² |
| DRIVEWAY AREA | 114 FT ² |
| TOTAL LIVING | 2604 FT ² |
| FOR 50% OF LOT AREA | |
| LOT AREA | 3010 FT ² = 30.4% |
| FIRST FLOOR SECOND FLOOR | |



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| 5/12/11 | |
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| NO. | DESCRIPTION |
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| A-1 | Site Plan |
| A-2 | Foundation/Columns |
| A-3 | Foundation/Columns |
| A-4 | Foundation/Columns |
| A-5 | Foundation/Columns |
| A-6 | Foundation/Columns |

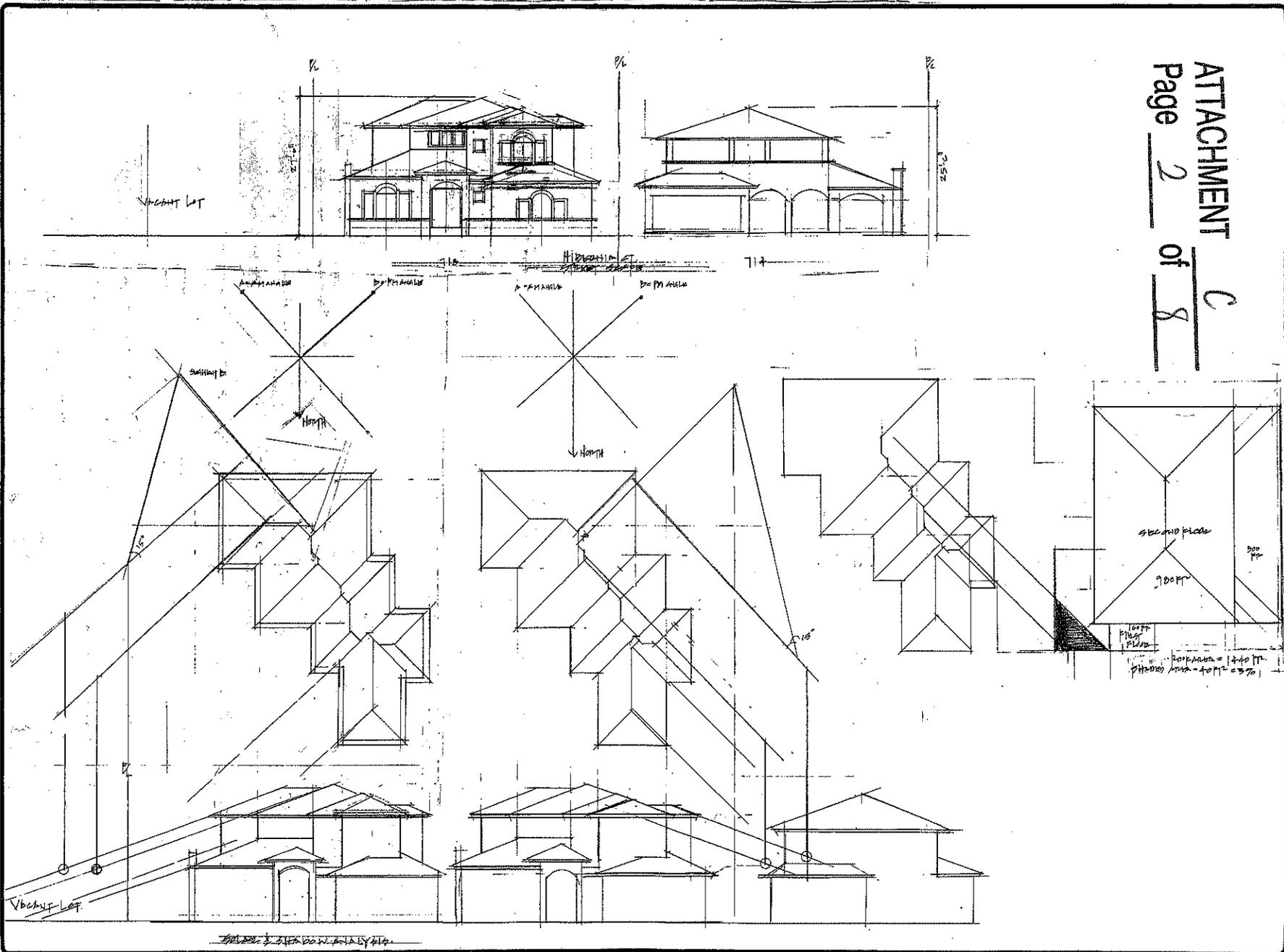
ATTACHMENT C
Page 1 of 8

PARRA BUILDERS INC.
GENERAL CONTRACTOR
1000 W. HAYWARD AVE., SUITE 100
SUNNYVALE, CA 94085
TEL: 415-961-1111

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

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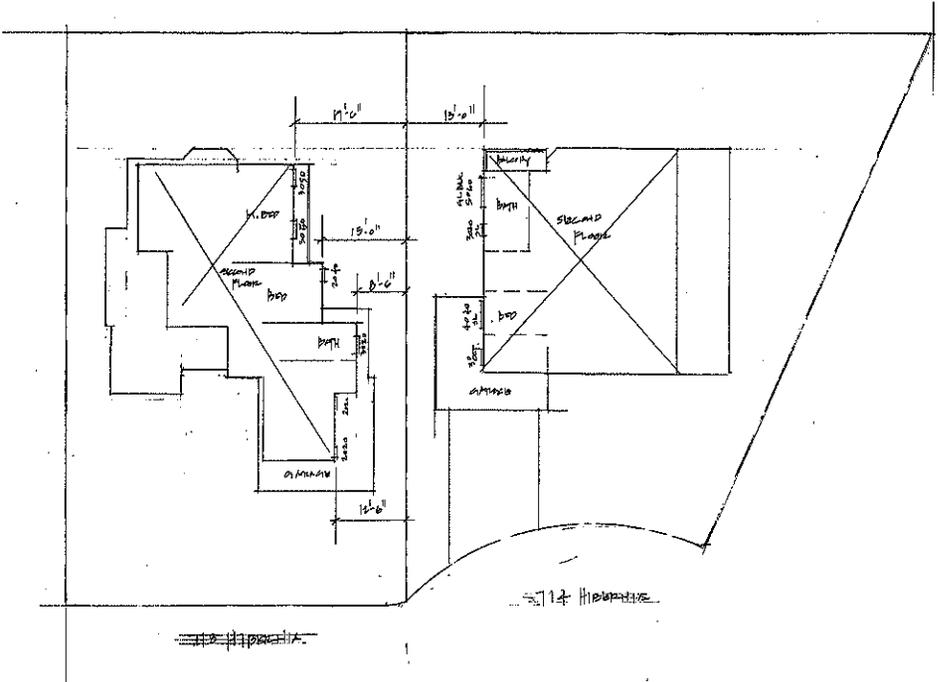


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PARRA BUILDERS INC.
 GENERAL CONTRACTOR
 1207 BURNHAM
 SUNNYVALE, CALIFORNIA 94089
 PHONE (510) 898-0122
 FAX (510) 898-0128

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

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ATTACHMENT C
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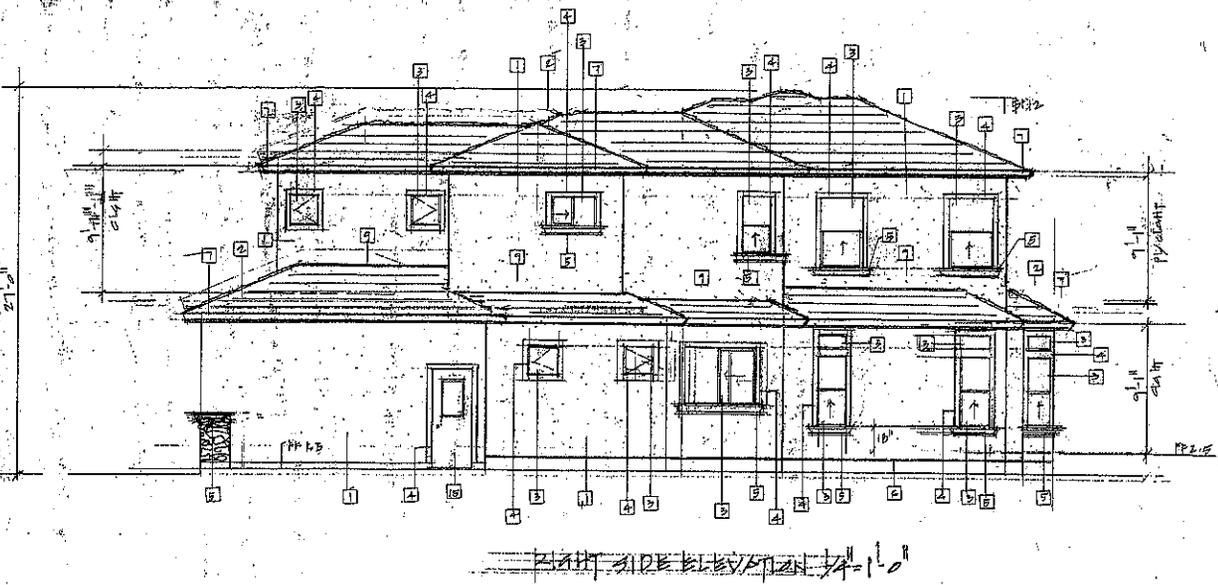
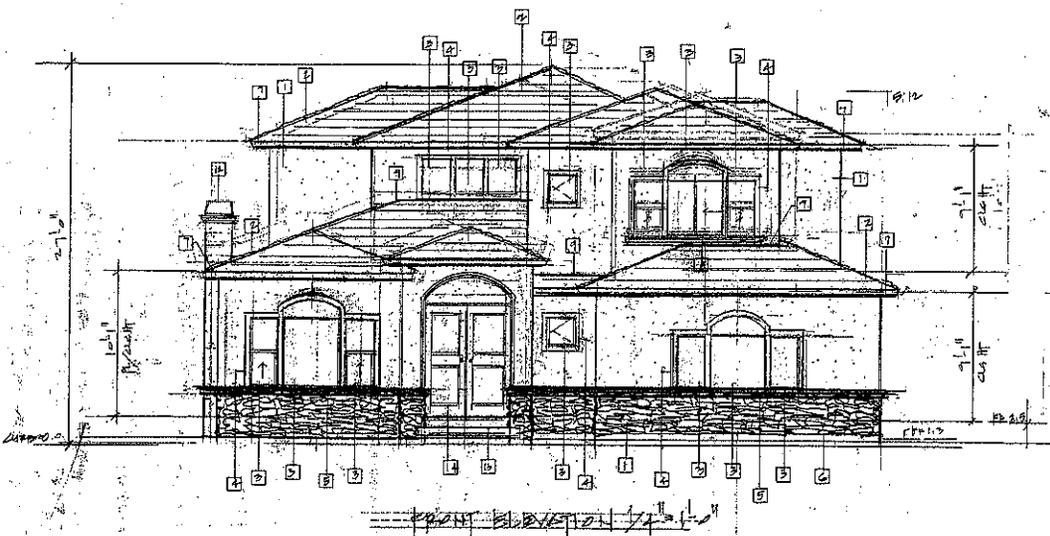
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PARRA BUILDERS INC.
THE CORP. WATER WASTE, CEMENT VALLEY, CA 94581
GENERAL CONTRACTOR
 1242 P. 25418
 PHONE (510) 899-0008
 FACILITY 89-0008

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

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- EXTERIOR ELEVATION NOTES**
1. 7/8" GYPSUM PLASTER, 3 COATS OF LATH OR 2 LAYERS TYPE 1/2" PAPER OR G-98 SHEARING JOINTS TO SELECT COLOR.
 2. FOOTING: CONCRETE TO SELECT COLOR.
 3. WINDOWS: POLYURETHANE BOARDS' WELDED VINYL DUAL PAINT WHITE (SEE EN-147)
 4. WINDOW TRIM: CEMENT PLASTER OF 2x4 FORM. COLOR TO MATCH BUILDING.
 5. WINDOW SILL: CEMENT PLASTER OF FORM TRIM. COLOR SELECTION BY OWNER.
 6. WEIR SIZES: 8" x 4" ABOVE FINISH GRADE OR 4" ABOVE CONCRETE FINISH.
 7. FAUCET CUTTER: ALUMINUM DESIGN. GUTTER COLOR BY OWNER.
 8. FLOOR: SQUARE, FINISHED. COLOR BY OWNER.
 9. GALV. METAL: WALL TO POOP FLASHING PAINTED TO MATCH.
 10. STYRENE.
 11. GARAGE DOOR COLOR BY OWNER.
 12. GALV. SHEETMETAL CHIMNEY CAP BY APPROVED SPARK ARTISER PAINTED TO MATCH.
 13. CONCRETE: 7000'S SLATE, TILE, STAMP CONCRETE FINISH.
 14. FRONT ENTRY DOOR: TRIM, DESIGN, COLOR & FINISH BY OWNER.
 15. GARAGE SIDE DOOR: PAINTED TO MATCH.



ATTACHMENT
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REVISIONS

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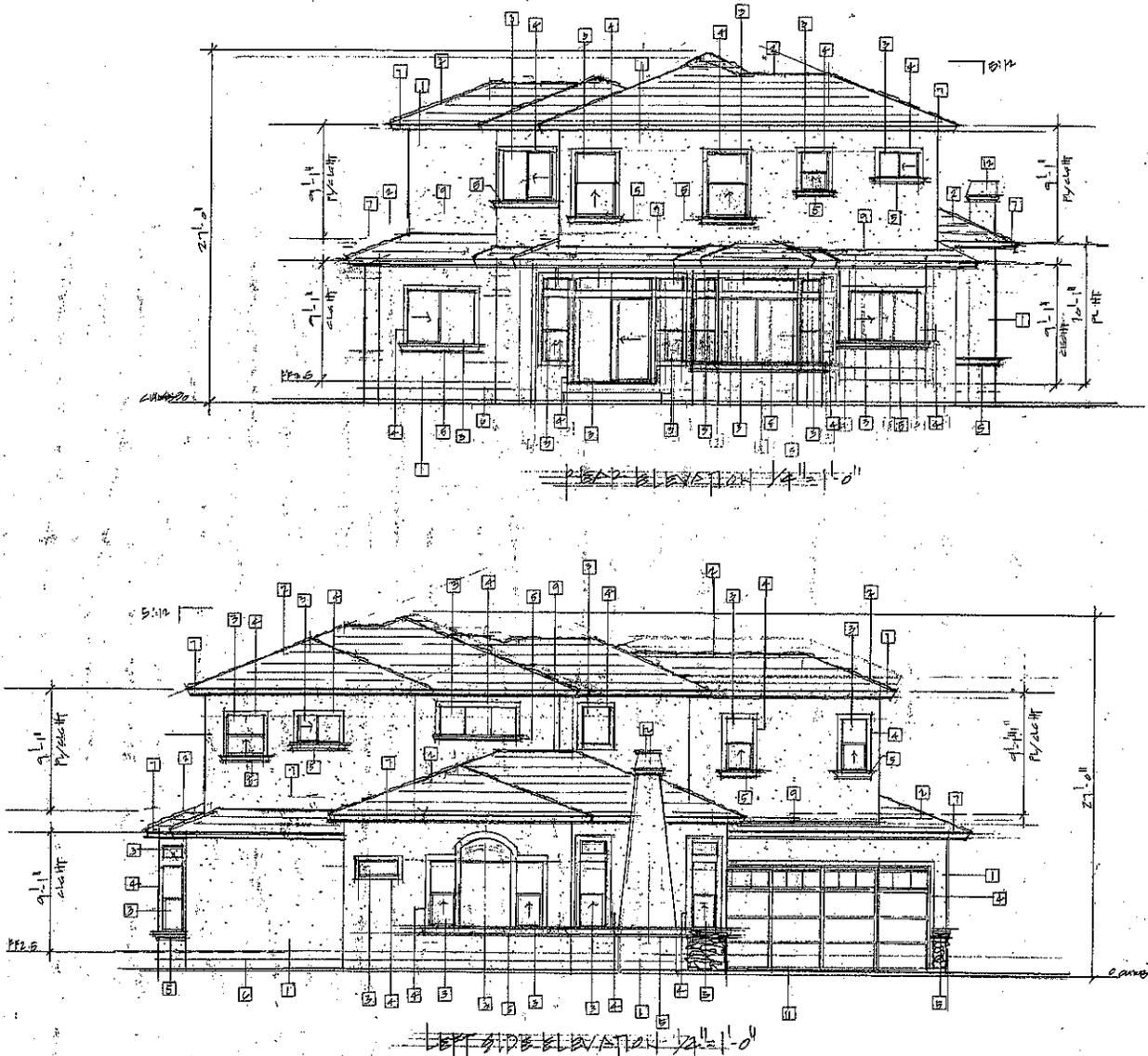
FARRA BUILDERS, INC.
 10000 N. HIBERNIA COURT, SUNNYVALE, CALIF. 94086
 GENERAL CONTRACTOR
 JACOB S. FARRA
 PHONE: (510) 850-0182
 FAX: (510) 850-0182

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

DRAWN

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ATTACHMENT C
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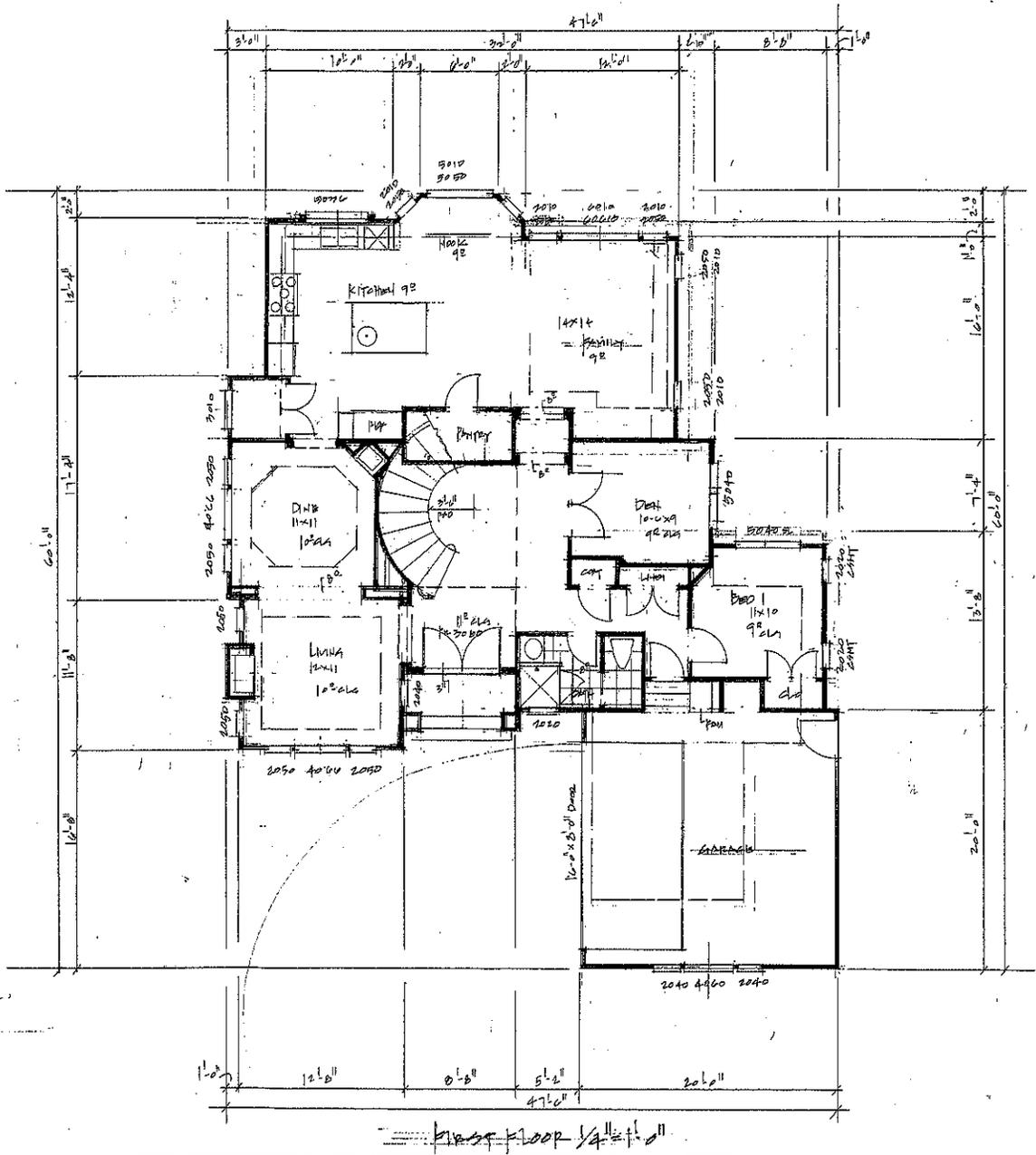
PARA BUILDERS, INC.
 20000 WALKER DRIVE, SUITE 100, SUNNYVALE, CA 94089
 GENERAL CONTRACTOR
 LIC# 8-70448
 PHONE (415) 855-0102
 FAX (415) 855-0102

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

| DRAWN |
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| CHECKED |
| |
| DATE |
| 11/11/11 |
| SCALE |
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| JOB NO. |
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| SHEET |
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ATTACHMENT C
 Page 6 of 8

LIVING AREA 1430 SF
 KITCHEN 422 SF
 BATH 37 SF

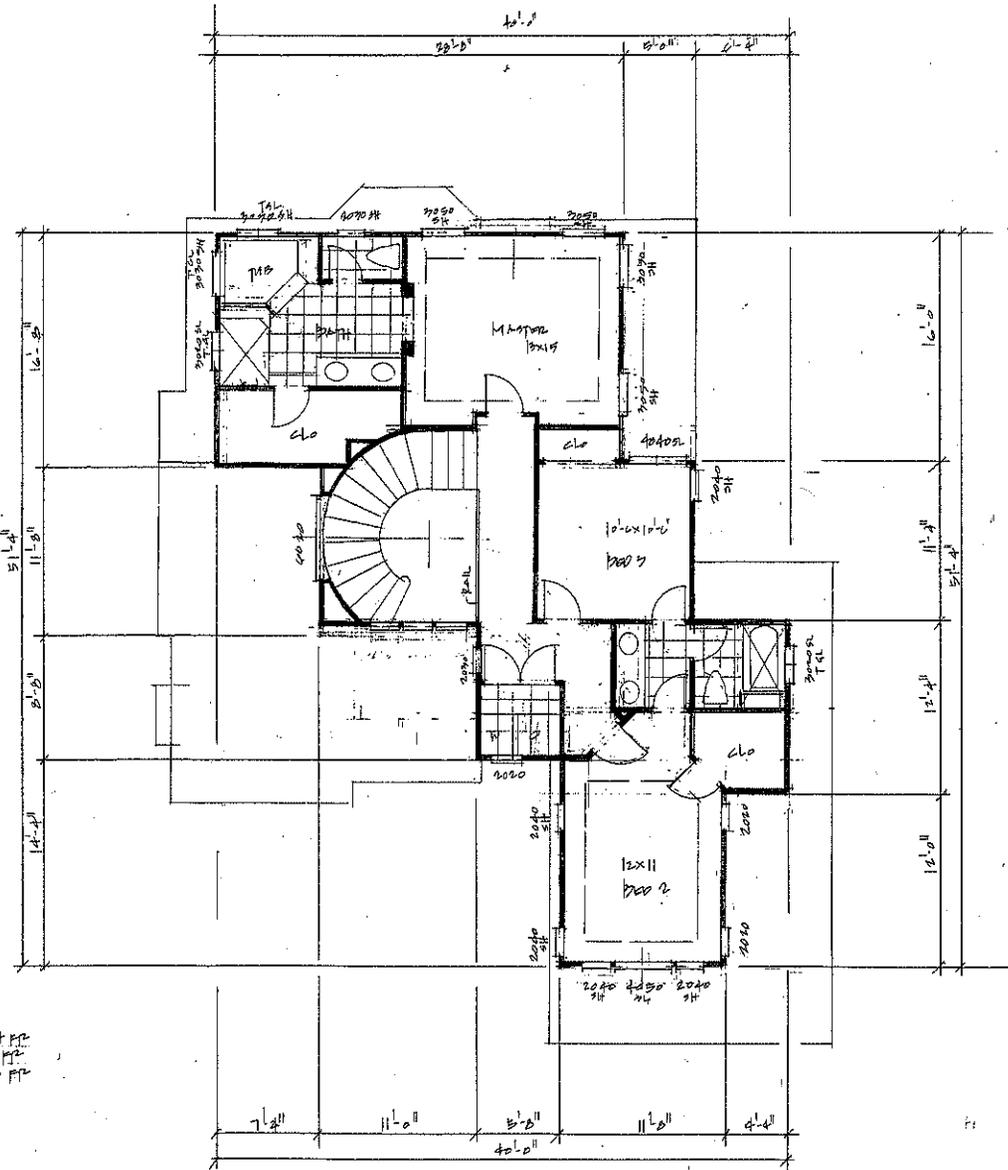


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| A1711 | |
| A1714 | |
| A1714 | |
| 211018 PARR | |
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PARR BUILDERS INC.
 18100 WILSON AVENUE, GAITHERSBURG, MD 20878
 GENERAL CONTRACTOR
 301-251-8844
 PHONE (301) 889-6102
 FAX (301) 889-7185

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

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| DRAWN | |
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| DATE | A12011 |
| SCALE | |
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| SHEET | AA |



LIVING AREA 1024 SF
 STAIRWAY AREA 1281 SF
 FOR PERM PURPOSE 1103 SF

... SECOND FLOOR PLAN 1/8" = 1'-0"

| REVISION | BY |
|---------------|----|
| 4/17/11 | |
| 4/16/11 | |
| 4/16/11 | |
| 5/10/11 PLANK | |

PARRA BUILDERS INC.
 1740 COLD WATER BAY, CANTON VALLEY, CA 94503
 GENERAL CONTRACTOR
 NCC# 274444
 PHONE (916) 889-4102
 FAX (916) 889-1943

PROPOSED NEW RESIDENCE
JAYARAMAN RESIDENCE
 7118 HIBERNIA COURT, SUNNYVALE CAL.

| DRAWN |
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| 4/20/11 |
| CHECKED |
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| DATE |
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