



REPORT TO PLANNING COMMISSION

Hearing Date: March 26, 2012

File Number: 2012-7059

SUBJECT: **Jack Lin of RCUSA Corporation (Applicant):** Application for a new two story home located at **722 Hibernia Court** in a R-O Zoning District (APN: 309-33-055):

Motion **2012-7059** - Design Review to allow the construction of a new two story home with a floor area ratio of 50% (approximately 3,052 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

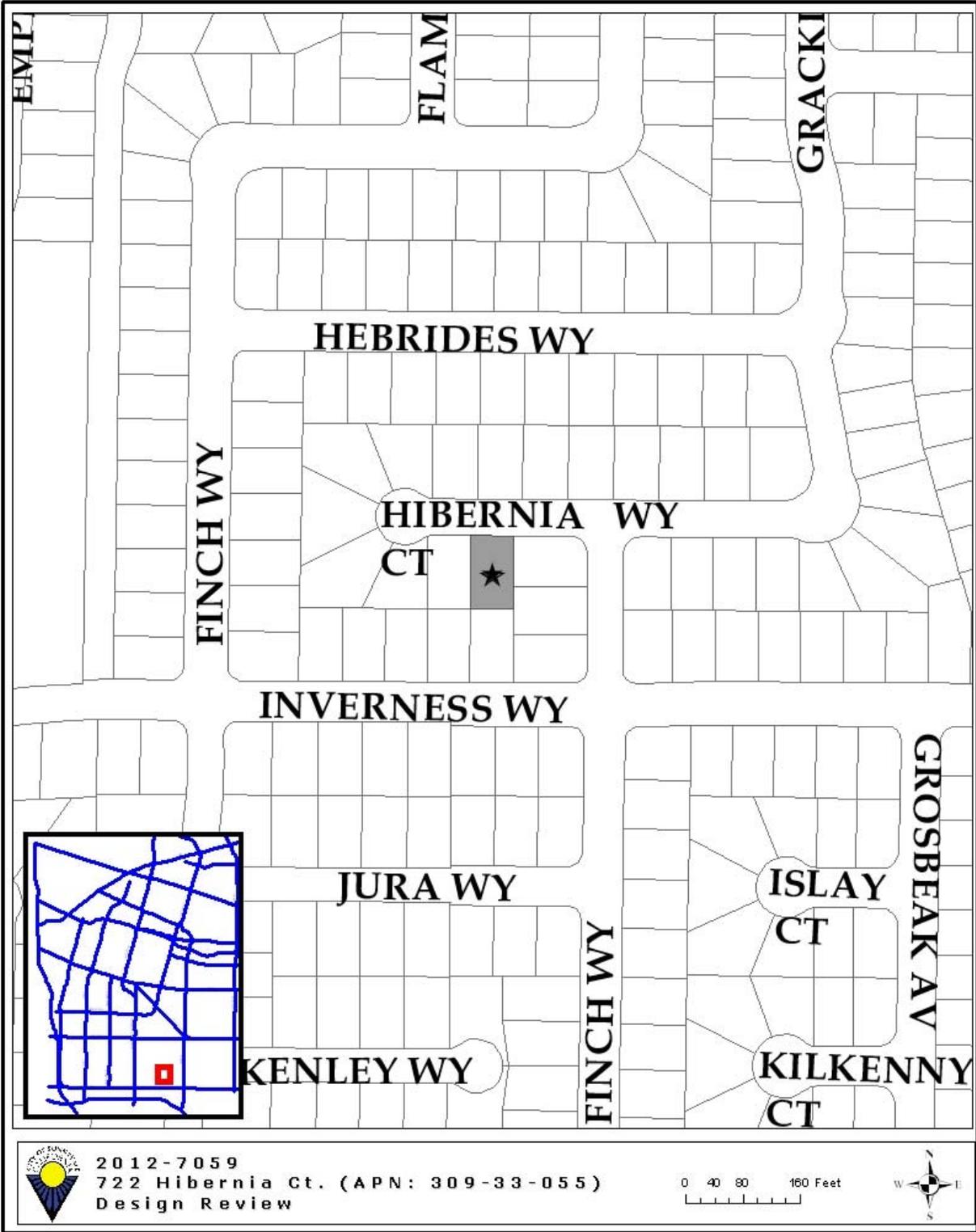
West Single-Family Residential

Issues Design

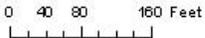
Environmental Status A Class 3 Categorical Exemption relieves this project from California Environmental Quality Act provisions and City Guidelines.

Staff Recommendation Approve with conditions

VICINITY MAP



2012-7059
722 Hibernia Ct. (APN: 309-33-055)
Design Review



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.)	6,109	Same	6,000
Gross Floor Area (s.f.)	Vacant	3,052	3,054 (50% Maximum established in original subdivision)
Lot Coverage (%)	Vacant	33.5%	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	--	26'	25' min.
Right Side:			
1st Floor	--	6' 6"	4' min.
2nd Floor	--	13'	7' min.
Left Side:			
1st Floor	--	9'	8' 2" min.
2nd Floor	--	10' 6"	10' 2" min.
Rear	--	24'	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 the interior of the two remaining vacant lots. The Planning Commission reviewed and approved plans for a new two story home (currently under construction) on the adjacent vacant lot to the west on July 11, 2011.

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 3,052 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, similar architecture, varied setbacks and increased second floor setbacks to reduce the bulk and mass of the structure. The proposed plate heights of 10 feet on the first floor and 9 feet for the second are consistent with those approved for the home at 718 Hibernia, with the exception of the garage element. Staff had worked with the applicant for 718 Hibernia to reduce the plate height to 9 feet for the garage. This further reduced the emphasis on this element. The design proposed for 722 Hibernia includes a 10 foot plate height for the garage. Staff has included a condition requiring the building permit plans to include a reduced plate height for the garage element only, this may be easily incorporated into the design.

Privacy

The new two story structure contains windows on the right and left sides of the second floor. The applicant has designed the second floor side elevations to include high sill windows to reduce potential privacy impact on the right (west) side of the home. The left (east) side of the second floor does use slightly larger windows; however, the adjacent property to the east is currently vacant.

Solar Access

The applicant submitted a solar access and shadow analysis. According to the analysis, the proposed second story shades less than 1% 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 3,300 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	3,052	50%
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%
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%

Neighborhood FAR's				
	Address:	Lot Area (s.f.):	Building (s.f.):	FAR:
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 the proposed design generally maintains the existing form and the streetscape character of the existing neighborhood. 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, consistent with the original subdivision.

- **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 • 34 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:

Gerri Caruso
Principal 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.
<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 reducing the plate height 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 were 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 a building permit final inspection.

**RECOMMENDED
CONDITIONS OF APPROVAL AND
STANDARD DEVELOPMENT REQUIREMENTS
MARCH 26, 2012**

Planning Application 2012-7059
722 Hibernia Court

Design Review for a new two story home for a total of 3,052 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 height for the garage shall be reduced to 9 feet.
- b) Trim materials shall be of a high quality along the front façade and areas where it can be easily damaged.
- c) 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. 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-3. 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-4. 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 \$2,028.89, prior to issuance of a Building Permit. (SMC 3.50). [SDR] [PLANNING]

BP-5. 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.

The landscape plan may be included in the building permit application if the total landscaped area is under 1,000 square feet. If it is 1,000 square feet or more, then a separate MPP shall be submitted demonstrating compliance with Chapter 19.37. [COA] [PLANNING]

BP-6. 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 AND DRIVEWAY APPROACH:

Remove the existing sidewalk areas and install a new driveway approach and sidewalk as per City standard detail 5C-1 and consistent with . [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 approximately \$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 approximately \$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]

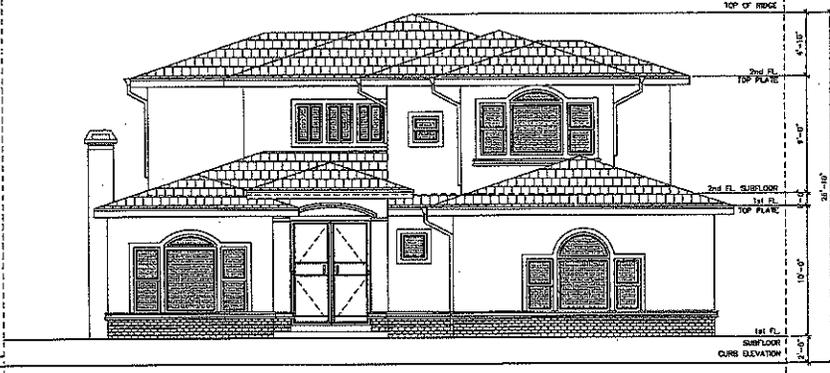
DC: THE FOLLOWING CONDITIONS SHALL BE COMPLIED WITH AT ALL TIMES DURING THE CONSTRUCTION PHASE OF THE PROJECT.

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]



722 HIBERNIA CT.



718 HIBERNIA CT.

ELEVATION - STREET VIEW
SCALE: 1/8" = 1'-0"



VACANT SITE



722 HIBERNIA CT.



718 HIBERNIA CT.



ELEVATION - STREET VIEW

RCUSA (FORMERLY CILINDRO USA) CORPORATION
 1000 BROWDER BLVD, #100 FT. MOUNTAIN, CA 94503
 TEL: (415) 371-9888 FAX: (415) 371-9887

MR. LIN'S RESIDENCE PLANNING REVIEW
 722 Hibernia Ct., Sunnyvale, CA 94087-4751

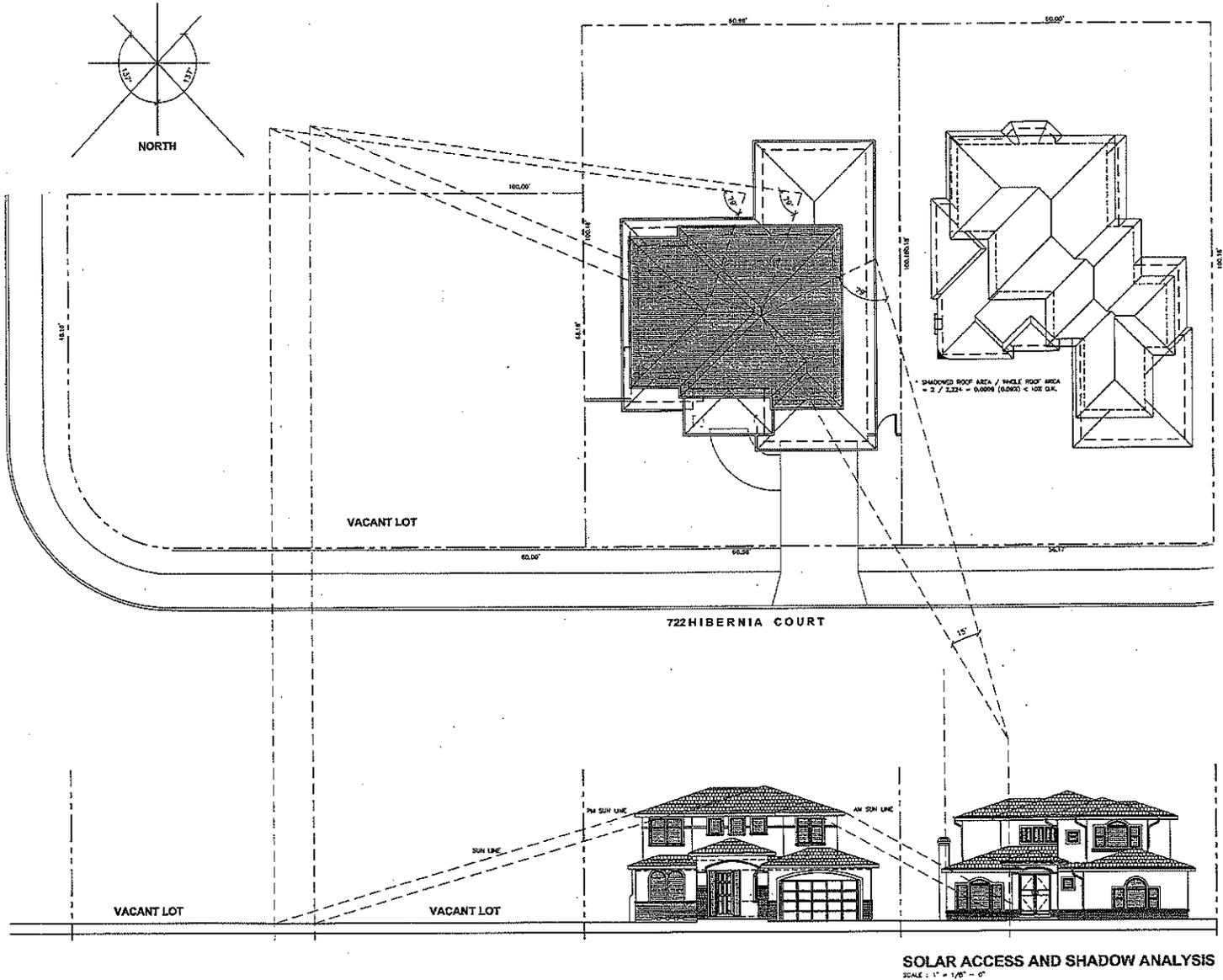
STREETScape

DATE: 10/17/11
 JOB NO: RC11-0938
 SCALE: AS SHOWN
 11/24/12 VISUAL REVISE
 10/14/12 PAVING CORRECTION

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SHEET NO. **A-1.1.1**
 DRAWN BY: J.

ATTACHMENT
 Page 3 of 8



RCUSA (HONG CHANG USA) CORPORATION
 1050 DUNDAS ST. W. #20
 SUN. AVE., CA 94087-4751
 TEL: (408) 371-9998
 FAX: (408) 371-9997

**MR. LIN'S RESIDENCE
 PLANNING REVIEW**
 722 Hibernia Ct., Sunnyvale, CA 94087-4751

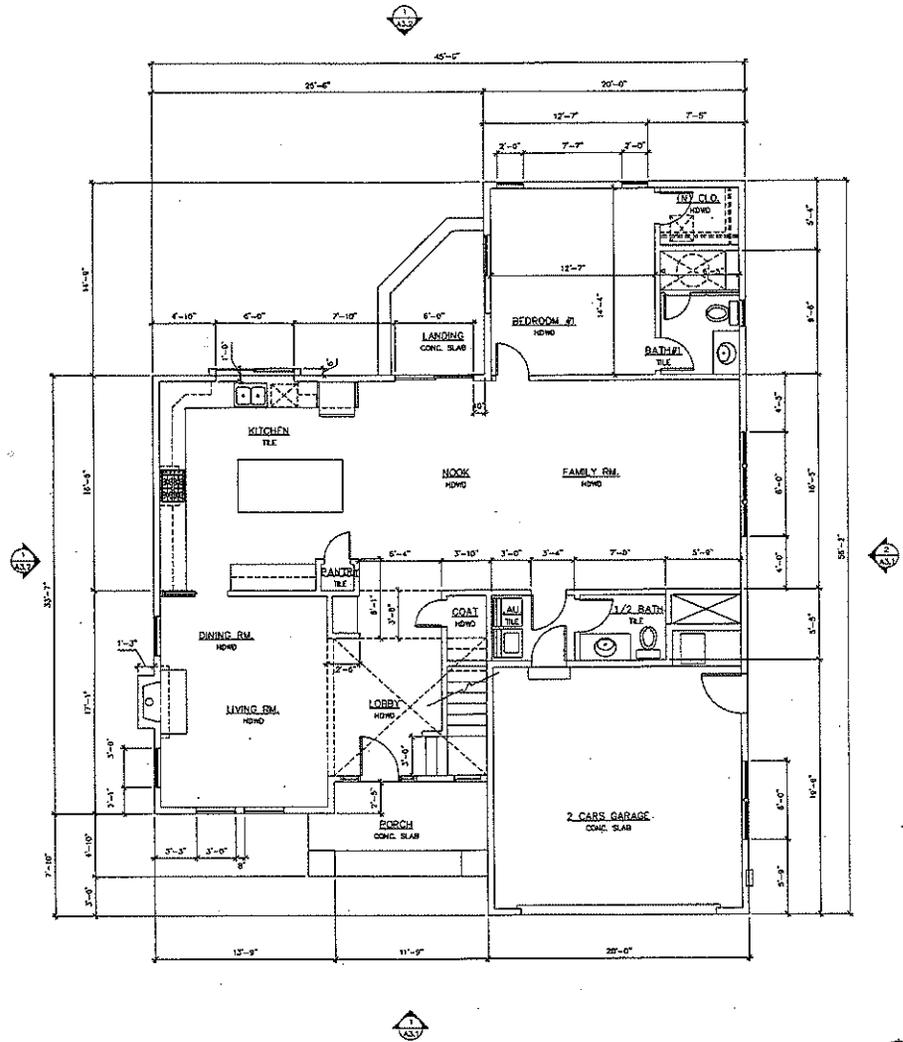
SOLAR STUDY

DATE: 10/17/11
 JOB NO. RC11-0938
 ISSUE & REVISION

1	01/24/12	PLANNING REVIEW
2	02/02/12	PLANNING CORRECT
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PROJECT NO. **A-1.2**
 DRAWN BY: J.

ATTACHMENT C
 Page 4 of 8



1ST FLOOR PLAN
SCALE: 1/4" = 1'-0"

ATTACHMENT
Page 5 of 8



RCUSA (RONG CHANG USA) CORPORATION

2000 CONVERSE BLVD, #20 TEL: (408) 311-9888
SUNNYVALE, CA 94087 FAX: (408) 311-9887



SY-DHONG ISAI C-24334

**MR. LIN'S RESIDENCE
PLANNING REVIEW**

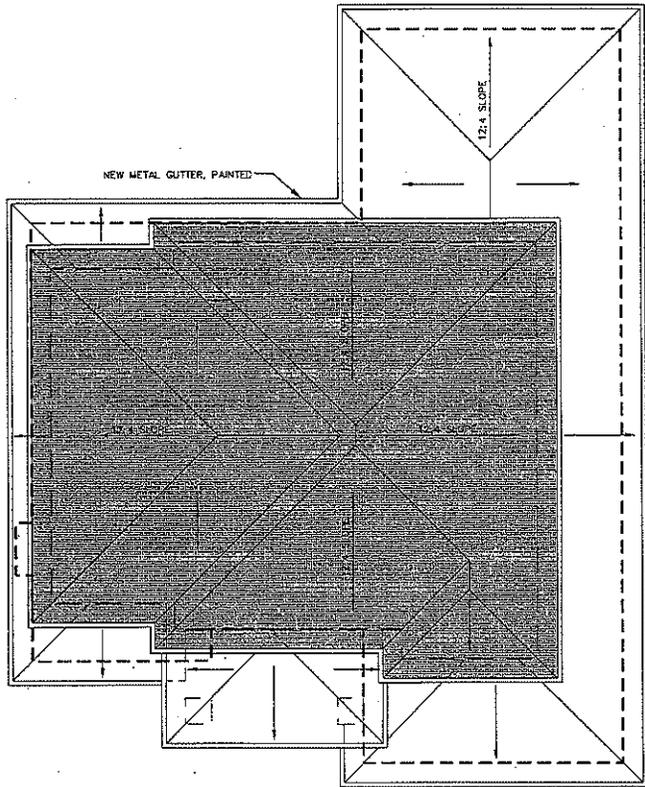
722 Hibernia Ct., Sunnyvale, CA 94087-4751

1ST FLOOR PLAN

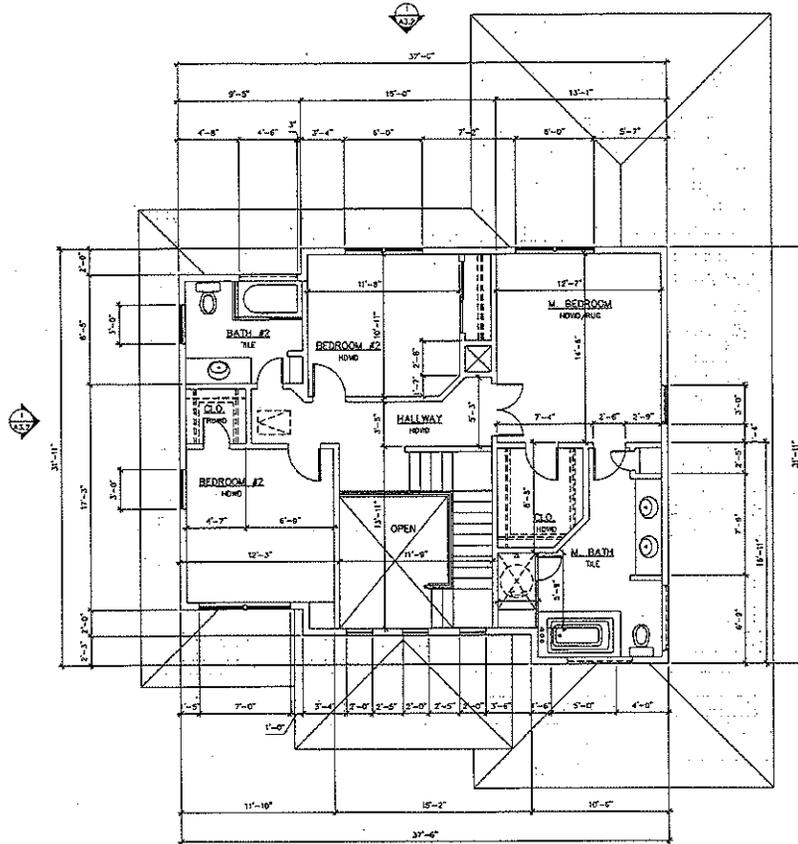
DATE	10/17/11
JOB NO.	RC11-0938
ISSUE & REVISION	
01/24/12	ISSUED R/C
02/20/12	PLANNING REVIEW
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A-2.1

DESIGN BY: J.L.



ROOF PLAN
SCALE: 1/4" = 1'-0"



2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"



RCUSA (REGIO CHIANG MAI) CORPORATION
 1204 FERRISBURG BLVD., #100 TEL: (408) 321-1888
 SUITE 200, CA 95131-1825 FAX: (408) 321-1887

**MR. LIN'S RESIDENCE
 PLANNING REVIEW**
 722 Hibernia Ct., Sunnyvale, CA 94087-4751

ROOF & 2ND FLOOR PLAN

DATE: 10/17/11
 JOB NO. RC11-0938
 ISSUE & REVISION

1	10/26/12	PLANNING REVIEW
2	02/25/12	PLANNING ONLY
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SHEET NO.
A-2.2
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EXTERIOR PAINT COLOR SCHEDULE:

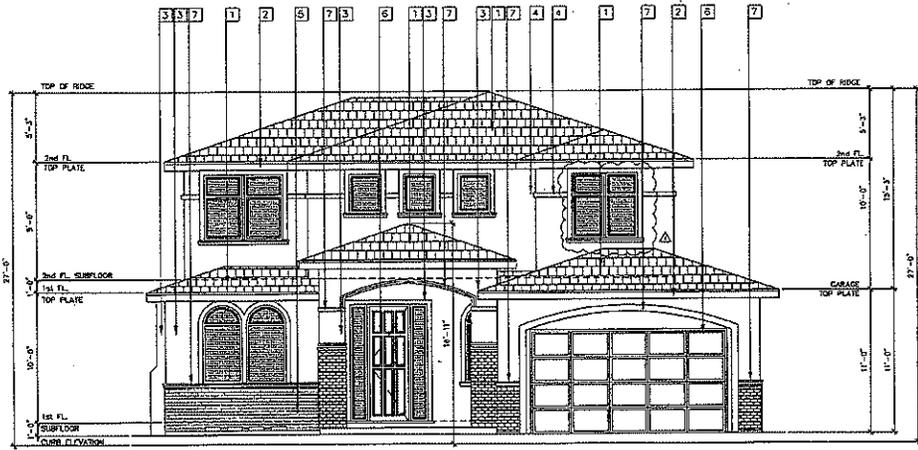
- 1 ROOF - LIGHT WEIGHT CONCRETE TILE
COLOR: DARK CHARCOAL / "MONDOROSA" BY EAGLE ROOFING
- 2 METAL OUTER & DOWNPOUT: PAINT
KBI 02643-1 SAND DOLLAR
- 3 WALL PAINT (BUILDING STANDARD): PAINT
COLOR: 104573-2 LAS VEGAS SUNSET
- 4 MOLDING & TRIM: PAINT COLOR: 104755-3 AUTUMN BEAUTY
FORM TRIM (DOSSER MATERIAL)
- 5 BRICK VENEER: THIN BRICK BY CARACOTT CLAY PRODUCTS
COLOR: BORDENHAY SAVES
- 6 EXTERIOR ENTRY DOOR: PAINT / STAIN
COLOR: WHITE (SEM GLOSS) / DARK HANGCANY
- 7 MOLDING & TRIM: PAINT COLOR: 104755-3 AUTUMN BEAUTY
PRECAST MATERIAL

EXTERIOR FINISH SCHEDULE:

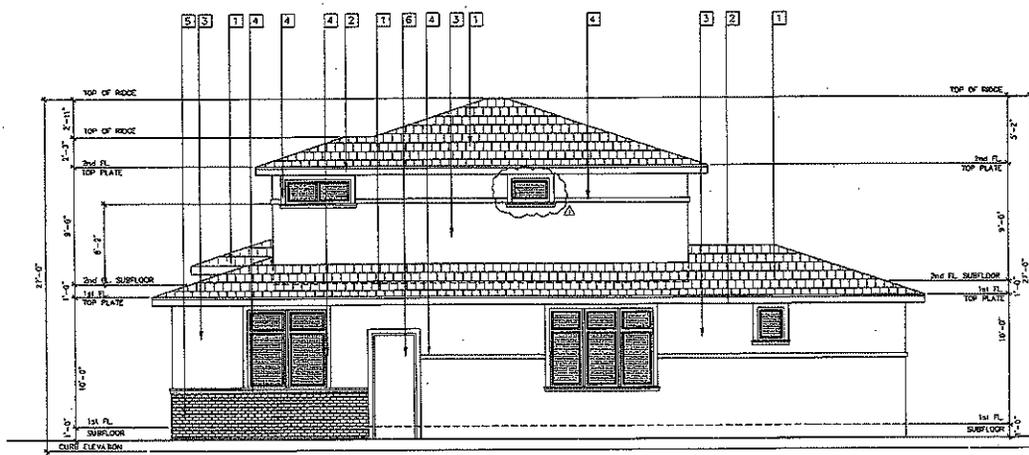
- | | |
|--------------------------|--|
| WINDOW SYSTEM: | VINYL FRAME / DOUBLE PANE WITH GRD / WHITE |
| WINDOW GLAZING: | CLEAR GLASS |
| EXTERIOR WALL: | STUCCO / SAND FINISH |
| ROOF TILE: | LIGHT WEIGHT CONCRETE / FLAT |
| ROOF GUTTER & DOWNSPOUT: | METAL / PAINTED |
| FOAM MOLDING & TRIM: | SHARPED FOAM / STUCCO FINISH / PAINT |
| BRICK VENEER: | THIN BRICK TILE OVER STUCCO |
| EXTERIOR DOORS: | WOOD / PAINTED |

SPECIAL NOTES:

1. EXTERIOR STUCCO TRIM AT GROUND FLOOR FRONT ELEVATION TO BE MADE OUT OF STUCCO OVER PRE-COAT EPS FORM OR WOOD FRAMING.
2. PRE-CAST FOAM TO BE MANUFACTURED BY PRIME STUCCO AND MOLDINGS.



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



2 WEST ELEVATION
1/4"=1'-0"

RCUSA (REGIO CHANG USA) CORPORATION

1000 ENCINO BLVD, #10
SAN JOSE, CA 95128-1024

TEL: (408) 331-9888
FAX: (408) 331-9887

ST-CHING TSM C-24204

**MR. LIN'S RESIDENCE
PLANNING REVIEW**

722 Hibernia Ct., Sunnyvale, CA 94087-4751

ELEVATIONS

DATE: 10/17/11
JOB NO: RC11-0939
SCALE & REVISION:

NO.	DATE	DESCRIPTION
1	10/25/11	PLANNING REVIEW
2	10/26/11	PLANNING COR.
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SHRIT NO.
A-3.1
DRAWN BY: A

ATTACHMENT C
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EXTERIOR PAINT COLOR SCHEDULE:

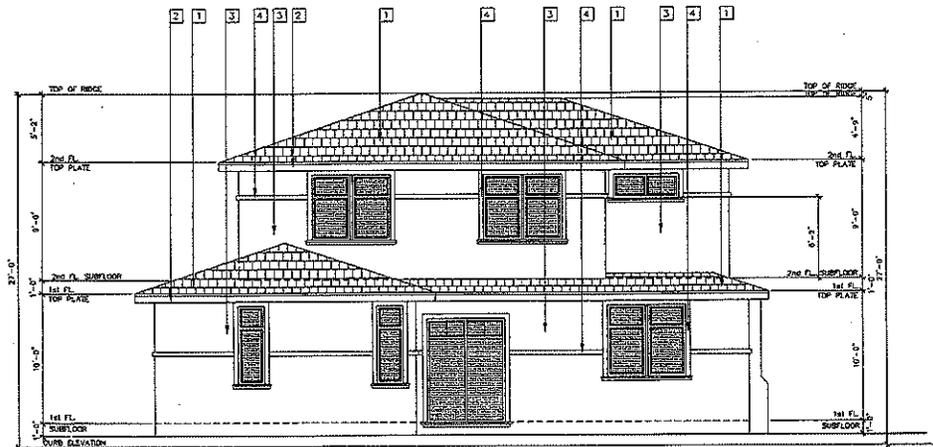
- 1 ROOF - LIGHT WEIGHT CONCRETE TILE
COLOR: DARK CHARCOAL / "POWDERROSA" BY EAGLE ROOFING
- 2 METAL GUTTER & DOWNSPOUT: PAINT:
GM 024231-1 SAND DOLLAR
- 3 WALL PAINT (BUILDING STANDARDS) PAINT:
COLOR: K443573-2 LAS VEGAS SUNSET
- 4 MOULDING & TRIM: PAINT:
COLOR: K443755-3 ALTAIR BEAUTY
- 5 BRICK VENEER: THIN BRICK BY ESCOTT CLAY PRODUCTS
COLOR: BERKSHIRE SHADE
- 6 EXTERIOR ENTRY DOOR: PAINT / STAIN:
COLOR: WHITE (SEMI GLOSS) / DARK MAHOGANY

EXTERIOR FINISH SCHEDULE:

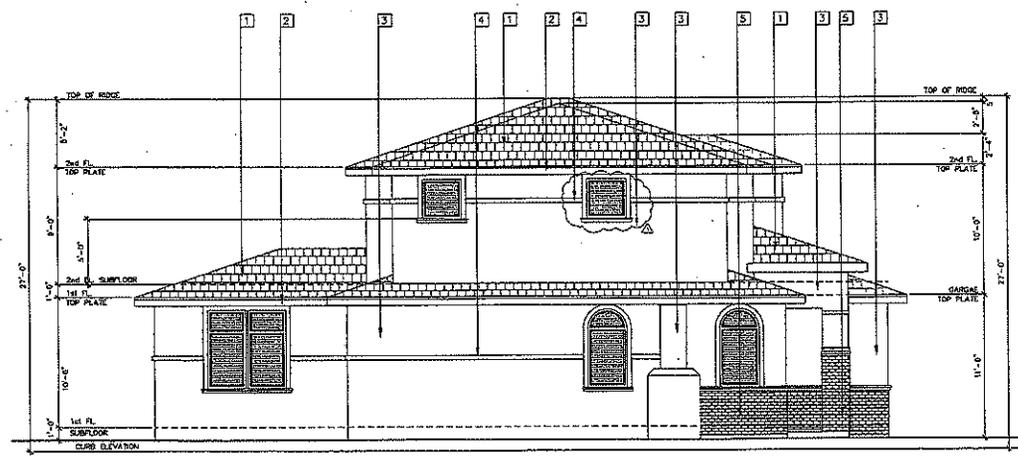
- WINDOW SYSTEM: VINYL FRAME / DOUBLE PANE WITH GRID / WHITE
- WINDOW GLAZING: CLEAR GLASS
- OUTSIDE WALL: STUCCO / SAND FINISH
- ROOF INLE: LIGHT WEIGHT CONCRETE / FLAT
- ROOF GUTTER & DOWNSPOUT: METAL / PAINTED
- FOAM MOULDING & TRIM: SHARPED FOAM / STUCCO FINISH / PAINT
- BRICK VENEER: THIN BRICK TILE OVER STUCCO
- EXTERIOR DOORS: WOOD / PAINTED

SPECIAL NOTES:

1. EXTERIOR STUCCO TRIM AT GROUND FLOOR FRONT ELEVATION TO BE MADE OUT OF STUCCO OVER PRE-COAT EPS FORM OR WOOD FRAMING.
2. PRE-CAST FOAM TO BE MANUFACTURED BY PRIME STUCCO AND MOULDINGS.



1 SOUTH ELEVATION



2 EAST ELEVATION

RCUSA (RUBING CHANG USA) CORPORATION

2000 CRENSHAW BLVD., 4TH FLOOR
SAN JOSE, CA 95131-3822
TEL: (408) 331-8888 FAX: (408) 331-8887

**MR. LIN'S RESIDENCE
PLANNING REVIEW**

722 Hibernia Ct., Sunnyvale, CA 94087-4751

ELEVATIONS

DATE: 10/17/11
JOB NO. RC11-0938

REVISE & REVISION	DATE	BY
1	01/24/12	PLANNING REVIEW
2	02/28/12	PLANNING CORRE.
3		
4		
5		
6		
7		
8		
9		
10		
11		

SHEET NO.
A-3.2
DRAWN BY: J.L.

ATTACHMENT C
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