

**REPORT TO PLANNING COMMISSION****Hearing Date:** May 14, 2012**File Number:** 2012-7124

SUBJECT: **Eugene Sakai, AIA (Applicant):** Application for first and second floor additions of approximately 1,244 square feet to an existing single-family home resulting in 3,896 square feet and a 55% floor area ratio located at **811 Mulberry Lane** in a R-O Zoning District (APN: 198-28-019):

Motion **2012-7124** - Design Review to allow first and second floor additions to an existing home with a floor area ratio of 55% (approximately 3,896 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

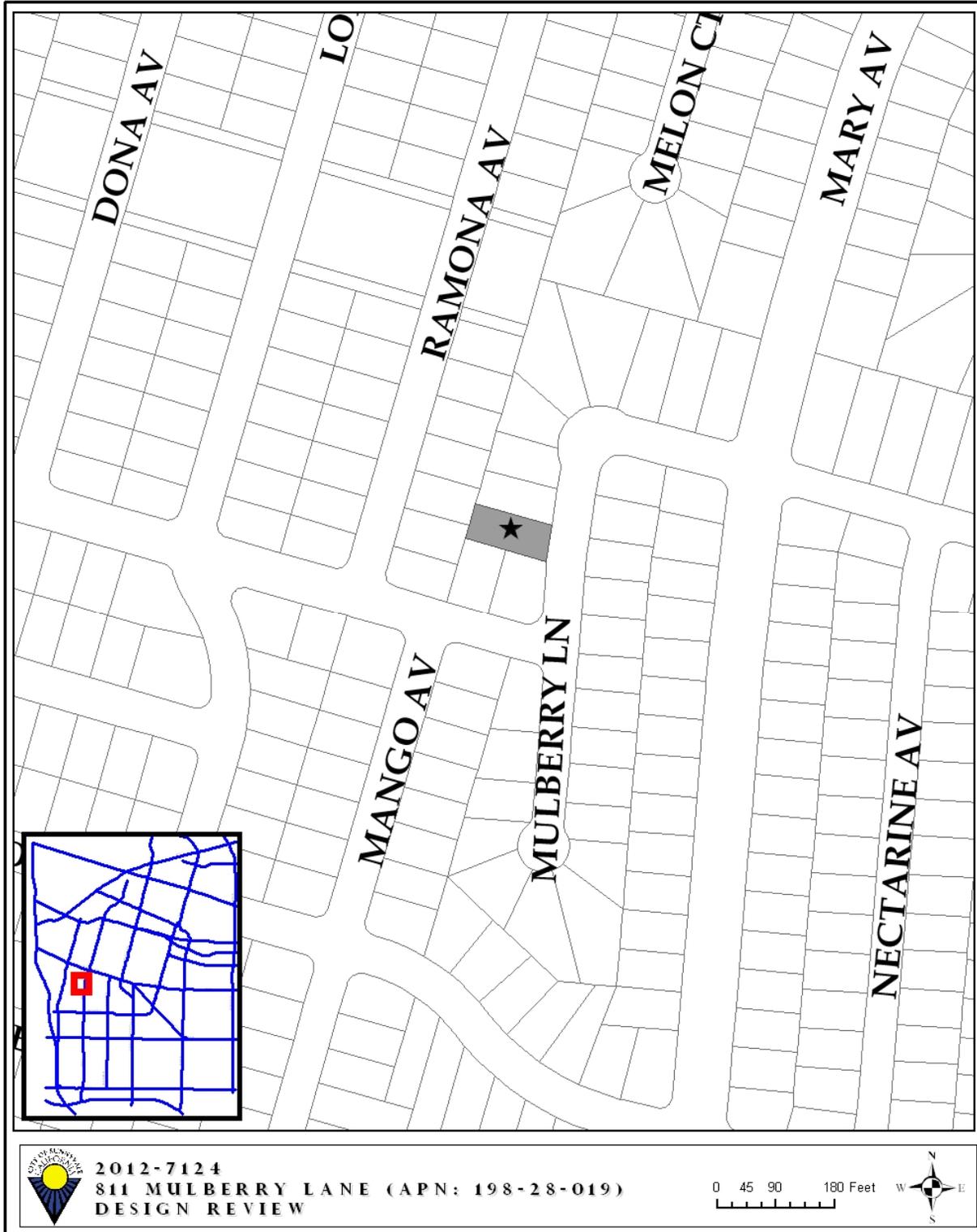
West Single-Family Residential

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.)	7,062	Same	6,000
Gross Floor Area (s.f.)	2,477	3,052	3,177 45% threshold (Threshold for Planning Commission Review)
Lot Coverage (%)	35%	38.9%	40% max.
Floor Area Ratio (FAR)	35%	55%	45% threshold (Threshold for Planning Commission Review)
Building Height (ft.)	Vacant	27' 5"	30' max.
No. of Stories	1	2	2 max.
Setbacks (First/Second Facing Property)			
Front:			
1st Floor	24'	24'	20' min.
2nd Floor	--	42'	25' min.
Right Side:			
1st Floor	5'6"	5'6"	4' min.
2nd Floor	--	8'6"	7' min.
Left Side:			
1st Floor	6'5"	6'5"	7' 2" min.
2nd Floor	--	8' 9"	10' 2" min.
Rear	22'	22'	20' min.
Parking			
Total Spaces	--	4	4 min.
Covered Spaces	--	2	2 min.

★ Starred items indicate deviations from Sunnyvale Municipal Code requirements.

BACKGROUND:

The original home was constructed in the early 1950's and there have been several interior changes and a rear addition approved in the early 2000's. The site has not undergone any major renovations since. The proposed design was presented to the Planning Commission on April 5, 2012 to provide comments since the design was significantly different than the existing home and surrounding neighborhood. The Planning Commission indicated support of the proposed design and echoed staff's concern regarding the emphasis of the garage and front courtyard element. The applicant has modified the design to address these comments (see discussion below).

DISCUSSION:

Requested Permit(s)

The applicant is requesting approval of a Design Review application to allow the a second floor addition to an existing single family home with a total floor area of 3,9896 square feet and Floor Area Ratio of 55%.

- **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 generally comprised of one-story traditional ranch style homes. The proposed design is in a modern vernacular providing more emphasis on horizontal and rectangular elements. The project includes the addition of a new second floor using horizontal elements compromised of stucco and wood with a vertical stone element. The roof over the existing garage will be changed from a gable to a flat roof element. The existing gable roof forms at the rear of the house will be maintained. The applicant has lowered the garage plate height by approximately 11 inches (from 9' 5½" to 8' 6"). The applicant has also added stone to the façade to further soften its appearance. Overall, the proposed architecture appears to be a quality design with the use of quality materials including cedar, smooth finished stucco and stone to finish the architecture.

The proposal also includes the use of a front fence to create a courtyard element. Staff noted concern regarding this element as it is not common in the neighborhood and blocks the visibility of the front entry and façade. Typically, this type of elements is found in Eichler or modern style neighborhoods. The applicant has lowered the front fence approximately 1 foot and 3 inches and the gate element has been opened up to provide increased visibility. The applicant they would like to create a front courtyard element. Staff remains concerned about this element and has recommended that the fence height be lowered to a 4 foot wall (measured from top of curb). This will delineate the private space, but allow visibility of the front façade and front door. This has been included as a condition of approval for the project.

Privacy

The new two story structure contains windows on the right and left sides of the second floor. The right side windows are small and should not have privacy impacts. The windows on the left side are larger and potentially could have privacy impacts. Typically, the Planning Commission has required that these windows be reduced in size, frosted or high sill. The windows located on the left side of the second floor will be looking into the adjacent properties backyards. Staff has added a condition requiring that the windows on the left side of the second floor be changed to high sill windows to address privacy concerns. Staff notes that this may require a slight increase in the window sizes on the front and rear façade to address egress for bedrooms two and three as noted on the plans.

Solar Access

The applicant submitted a solar access and shadow analysis. According to the analysis, the proposed second story shades less than 2.9% and 3.7% of the neighboring roof to the west, where 10% is the maximum allowed.

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. The average home size is approximately 1,800 square feet with and the average FAR for the neighborhood is approximately 29%. The proposed FAR is 55% for the structure, which does include 138 square feet of vaulted ceiling space and 174 square feet of covered balcony space. Staff finds that the proposed FAR is higher than homes found in the neighborhood, but the architectural design and quality materials will ensure that the design will contribute positively to the neighborhood.

Neighborhood FAR's				
Address:		Lot Area (s.f.):	Building (s.f.):	FAR:
800	Mulberry	6,856	1,823	27%
801	Mulberry	7,365	2,111	29%
802	Mulberry	5,550	1,892	34%
803	Mulberry	6,330	1,680	27%
806	Mulberry	5,850	1,460	25%
807	Mulberry	6,469	1,702	26%
810	Mulberry	5,500	1,608	29%
811	Mulberry	7,062	3,896	55%
814	Mulberry	5,982	2,250	38%
815	Mulberry	7,135	3,441	48%

Neighborhood FAR's				
Address:		Lot Area (s.f.):	Building (s.f.):	FAR:
816	Mulberry	6,000	1,702	28%
820	Mulberry	6,000	1,874	31%
821	Mulberry	7,470	1,420	19%
824	Mulberry	6,000	1,608	27%
825	Mulberry	5,525	1,681	30%
828	Mulberry	6,000	1,881	31%
829	Mulberry	5,823	1,832	31%
832	Mulberry	5,600	1,702	30%
833	Mulberry	6,840	1,879	27%
836	Mulberry	6,440	1,480	23%
837	Mulberry	7,362	2,466	33%
840	Mulberry	13,500	1,608	12%
841	Mulberry	9,482	1,691	18%
1001	Cambridge	9,814	1,588	16%
1007	Cambridge	9,900	1,588	16%
1015	Lynn	6,000	1,680	28%
1019	Cambridge	10,230	2,376	23%
1027	Cambridge	15,185	1,588	10%
1033	Cambridge	12,985	1,588	12%

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 forms and massing found in 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. Landscaped areas greater than 1,000 square feet will need to comply with the City's adopted Water Wise landscaping requirements.

• **Green Building Requirements**

The proposed project will be required to comply with current Green Building requirements. Although the project has been indicated as an addition with the exterior walls remaining in place, the feasibility of this is uncertain. The applicant will need to provide verification that retention of existing walls can be accomplished at building permit submittal. The project will be to comply with the City’s Green Building requirements.

Environmental Review

A Class 1 Categorical Exemption relieves this project from California Environmental Quality Act provisions and City Guidelines. The proposed addition is exempt because it is an addition to an existing structure.

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 • 68 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 addition and conditions of approval 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 addition will result in a home that is slightly taller and larger than the adjacent homes; however, the project has been designed to reduce the apparent scale and bulk through varied setbacks and quality materials.
<i>2.2.3 Design homes to respect their immediate neighbors</i>	The proposed additions have 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 changes have 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 compatible with the existing neighborhood and the materials are of a higher quality.
<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>	No trees are proposed to be removed as part of the project.

**RECOMMENDED
CONDITIONS OF APPROVAL AND
STANDARD DEVELOPMENT REQUIREMENTS
MAY 14, 2012**

Planning Application 2012-7124
811 Mulberry Lane

Design Review for a first and second floor additions to an existing home with a total of 3,896 square feet and FAR of 55% 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:

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

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 front courtyard fence shall be reduced to 4 feet in height as measured from the top of curb.
- b) The left side second floor windows shall be changed to high sill windows to ensure privacy for the adjacent neighbors.
- c) All exterior materials shall be high quality including smooth trowled stucco, cedar siding and ledge stone. [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. GREEN BUILDING:

The proposed project shall comply with the applicable Green Building Standards in place at building permit submittal. The applicant shall provide verification that the existing wall will be retained as part of the project. [SDR] [BUILDING]

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]

SHINMOTO RESIDENCE

REMODEL/ ADDITION



811 MULBERRY LANE, SUNNYVALE, CA



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SHINMOTO RESIDENCE

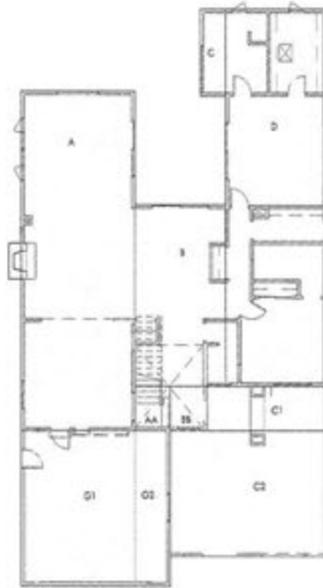
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ENR AND ROGER SHINMOTO



LOCATION MAP	SHEET INDEX		PROJECT TEAM
	<p>GENERAL</p> <ul style="list-style-type: none"> AS.0 TITLE SHEET AS.2 FLOOR AREA CALCULATION SHEET AS.3a EXISTING PHOTOS AS.3b STREETS CAPS AS.4a SOLAR STUDY AIM AS.4b SOLAR STUDY PH <p>ARCHITECTURAL</p> <ul style="list-style-type: none"> A1.0 SITE PLAN A2.0 DEMOLITION PLAN A2.1 FIRST FLOOR PLAN A2.2 SECOND FLOOR PLAN A2.3 ROOF PLAN A3.0 EXTERIOR ELEVATIONS A3.1 EXTERIOR ELEVATIONS A5.0 BUILDING SECTIONS 		<p>OWNER</p> <p>Roger & En Shinmoto 811 Mulberry Lane Sunnyvale, CA</p> <p>ARCHITECT</p> <p>Studio Savaud Architecture, Inc. 19 North Second Street, Ste. 205 San Jose, CA 95113 Attn: Sugana H. Savaud, AIA, LEED AP</p> <p>ph: 408 998 0983 fx: 408 998 0982 email: ssavaud@studiosarch.com</p>
<p>ASSESSOR'S PARCEL MAP</p>	<p>PROJECT SUMMARY</p> <p>ASSESSOR'S PARCEL NO: 199-08-019 ZONING: R2 JURISDICTION: SUNNYVALE</p> <p>TYPE OF CONSTRUCTION: TYPE V-B SPRINKLERED BUILDING OCC. GROUPS: R-3/U (SINGLE FAMILY RESIDENTIAL) PROPERTY SETBACKS: 20'-0" FRONT, 20'-0" REAR, AND 4'-0" SIDE. SIDE SETBACKS COMBINED 11'-0", 20'-0" FRONT AND 7'-0" SIDE SETBACKS FOR SECOND STORY (COMBINED 17'-0") +/- 27'-0" FROM T.O.C.</p> <p>PROPOSED BUILDING HEIGHT: +/- 7.263 SF LOT AREA: 1,992.4 SF EXISTING LIVING AREA: 485.0 SF EXISTING GARAGE AREA: 1,244.4 SF NEW LIVING AREA: 0 SF NEW GARAGE AREA: 174.6 SF TOTAL FLOOR AREA: 3,896.4 SF FLOOR AREA RATIO: 2,730.5 / 7,262 SF = 38.9% LOT COVERAGE: 2,730.5 / 7,262 SF = 38.9%</p>	<p>SCOPE OF WORK</p> <p>Remodel of an existing one story, 4 BR, 3 BA house in Sunnyvale, CA of 1,992.4 s.f. living area and 485.0 s.f. garage area. A 1,244.4 s.f. 1st and 2nd floor addition will create a total of 3,226.8 s.f. living area with 2 BR and 4.5 BA. 2nd floor balconies totaling 174.6 s.f. bring the total residence s.f. to 3,896.4 s.f.</p>	
	<p>APPLICABLE CODES</p> <p>APPLICABLE CODES (with City of Sunnyvale Amendments)</p> <ul style="list-style-type: none"> 2011 California Building Code 2011 California Mechanical Code 2011 California Electrical Code 2011 California Plumbing Code 2011 California Fire Code 2011 California Code for Building Construction 	<p>DEFERRED SUBMITTALS</p> <p>1. Per updaters</p>	

ATTACHMENT
Page 1 of 16



- EXISTING FLOOR AREA
- NEW FLOOR AREA
- GARAGE AREA
- COURTYARD
- BALCONY AREA
- TALL AREA WITH CEILING > 12' ABOVE FINISH FLOOR

FLOOR AREA LEGEND

Tabulation - Existing Building

Existing Floor Area	
Existing	484.06
A	252.0
B	242.0
C	42.0
D	76.0
Total Existing	1,044.0
New Floor Area	
NA	30.0
NB	24.0
NC	24.0
ND	24.0
NE	47.7
NF	22.0
NG	24.0
NH	24.0
NI	42.0
NJ	24.0
NK	24.0
NL	24.0
NM	24.0
NO	24.0
NP	24.0
NQ	24.0
NR	24.0
NS	24.0
NT	24.0
NU	24.0
NV	24.0
NW	24.0
NX	24.0
NY	24.0
NZ	24.0
Total New Area	484.06
Total Floor Area	1,528.12
Existing Garage Area	
GA	24.0
GB	24.0
GC	24.0
GD	24.0
GE	24.0
GF	24.0
GG	24.0
GH	24.0
GI	24.0
GJ	24.0
GK	24.0
GL	24.0
GM	24.0
GN	24.0
GO	24.0
GP	24.0
GQ	24.0
GR	24.0
GS	24.0
GT	24.0
GU	24.0
GV	24.0
GW	24.0
GX	24.0
GY	24.0
GZ	24.0
Total Garage Area	484.06
Total Floor Area with Garage	2,012.18
Total Floor Area with Garage and Existing Building	3,540.24
Total Floor Area with Garage, Existing Building, and New Area	3,540.24
Total Floor Area with Garage, Existing Building, New Area, and Courtyard	3,540.24
Total Floor Area with Garage, Existing Building, New Area, Courtyard, and Balcony	3,540.24
Total Floor Area with Garage, Existing Building, New Area, Courtyard, Balcony, and Tall Area	3,540.24

EXISTING BUILDING FLOOR AREA CALCS 1/8"

AREA TABULATION

19 N. 2nd St., Ste. 205
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SHINIMOTO RESIDENCE
REMODEL/ADDITION
811 MULBERRY LANE, SUNNYVALE, CA
KEN AND ROGER SHINIMOTO



11/08/15	DATE
11/08/15	DATE

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Page 5 of 16



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 RECONSTRUCTION
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ATTACHMENT
 Page 4 of 16



FRONT - 4



FRONT RIGHT - 1



FRONT RIGHT HIGH - 5



BACK - 2



COURTYARD - 6



SKYLIGHT DETAIL - 3



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FRONT OF HOUSE - 1



FRONT ENTRY - 2



FRONT OF HOUSE - 3



LEFT SIDE YARD - 4



RIGHT SIDE YARD - 5



BACK YARD - 6



BACK RIGHT OF HOUSE - 7



BACK PORCH - 8



BACK LEFT OF HOUSE - 9



815 MULBERRY LANE

811 MULBERRY LANE
SUBJECT PROPERTY

807 MULBERRY LANE

803 MULBERRY LANE



800 MULBERRY LANE

802 MULBERRY LANE

806 MULBERRY LANE

810 MULBERRY LANE

814 MULBERRY LANE

STREETSCAPE IMAGES - 1



815 MULBERRY LANE

811 MULBERRY LANE
SUBJECT PROPERTY

807 MULBERRY LANE



STREETSCAPE ELEVATION 1/8" 3

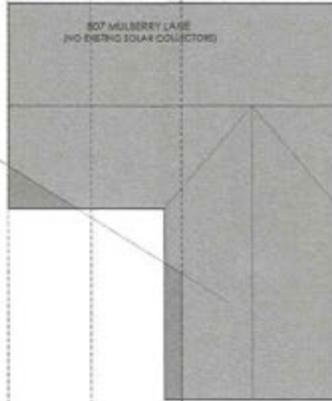
NEIGHBORS - 2



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REMODEL/ADDITION
811 MULBERRY LANE, SUNNYVALE, CA
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Sunnyvale Municipal Code (SMC)
 No new construction may shade more than 10% of the area of a neighboring roof on the shortest day of the year, December 21st, from 9AM to 3PM. No new construction may shade any part of an existing solar collector.

PM = SHADED AREA / ROOF AREA
 85 s.f. / 2268 s.f. = 3.7% (<10%, OK)



KEYNOTES



SOLAR STUDY DECEMBER 21ST, 3PM ROOF PLAN 1/8" 1



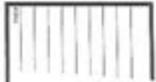
MAP

SOLAR STUDY DECEMBER 21ST, 3PM FRONT ELEVATION 1/8" 2

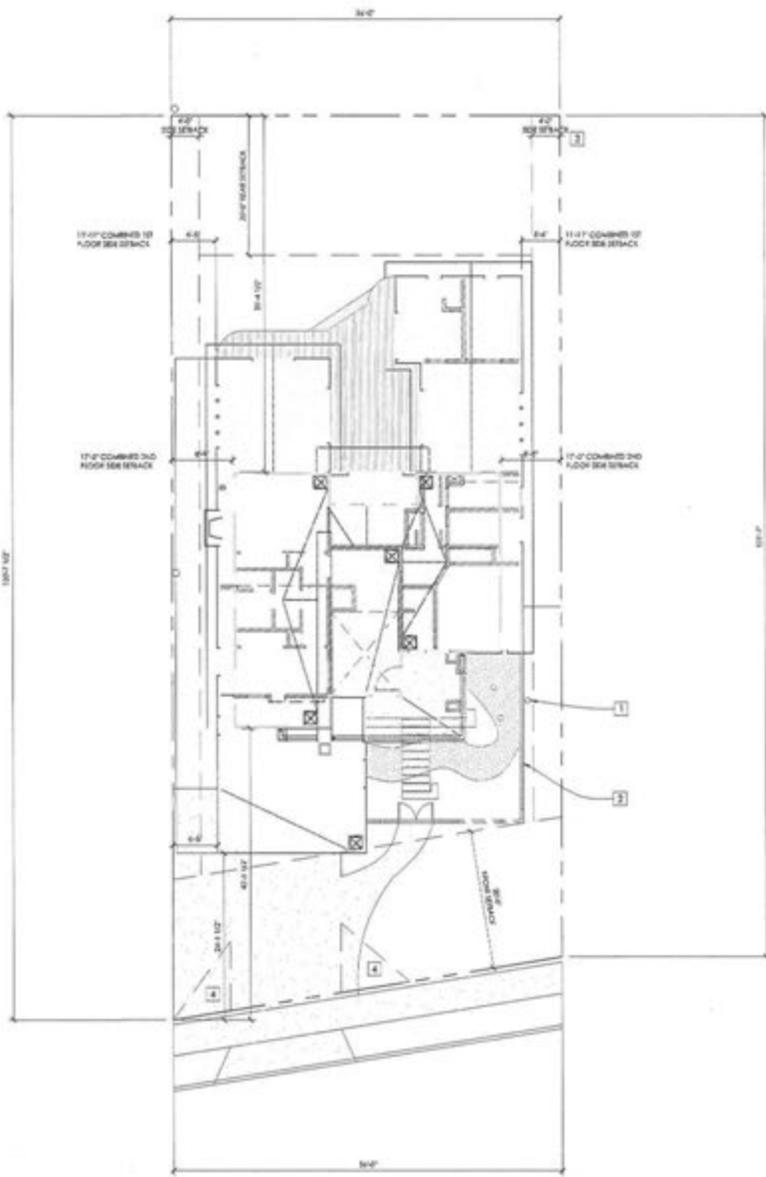


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SHINMOTO RESIDENCE
 ARCHITECTURE
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ATTACHMENT
 Page 8 of 16
 C



- 1 (E) TREES TO REMAIN TYPICAL OF ALL TREES ON SITE
- 2 COURTYARD WALL—SEE EXTERIOR ELEVATIONS
- 3 MINIMUM COMBINED SIDE SETBACK FOR FIRST FLOOR 11'-0"
- 4 MINIMUM COMBINED SIDE SETBACK FOR SECOND FLOOR 17'-0"
- 5 10' VISION TRIANGLE

SITE PLAN KEYNOTES

- (E) LIVING AREA
- (N) LIVING AREA 1ST FLOOR
- (N) LIVING AREA 2ND FLOOR
- GARAGE
- COVERED PORCHES
- AREA OF HARDSCAPE
- PROPERTY LINE

NOTES:
 1. (E) WATER SUPPLY TO REMAIN.
 2. GAS METER TO BE RELOCATED. SEE PLAN.
 3. (E) ELECTRICAL SERVICE TO BE UPGRADED TO 200A.



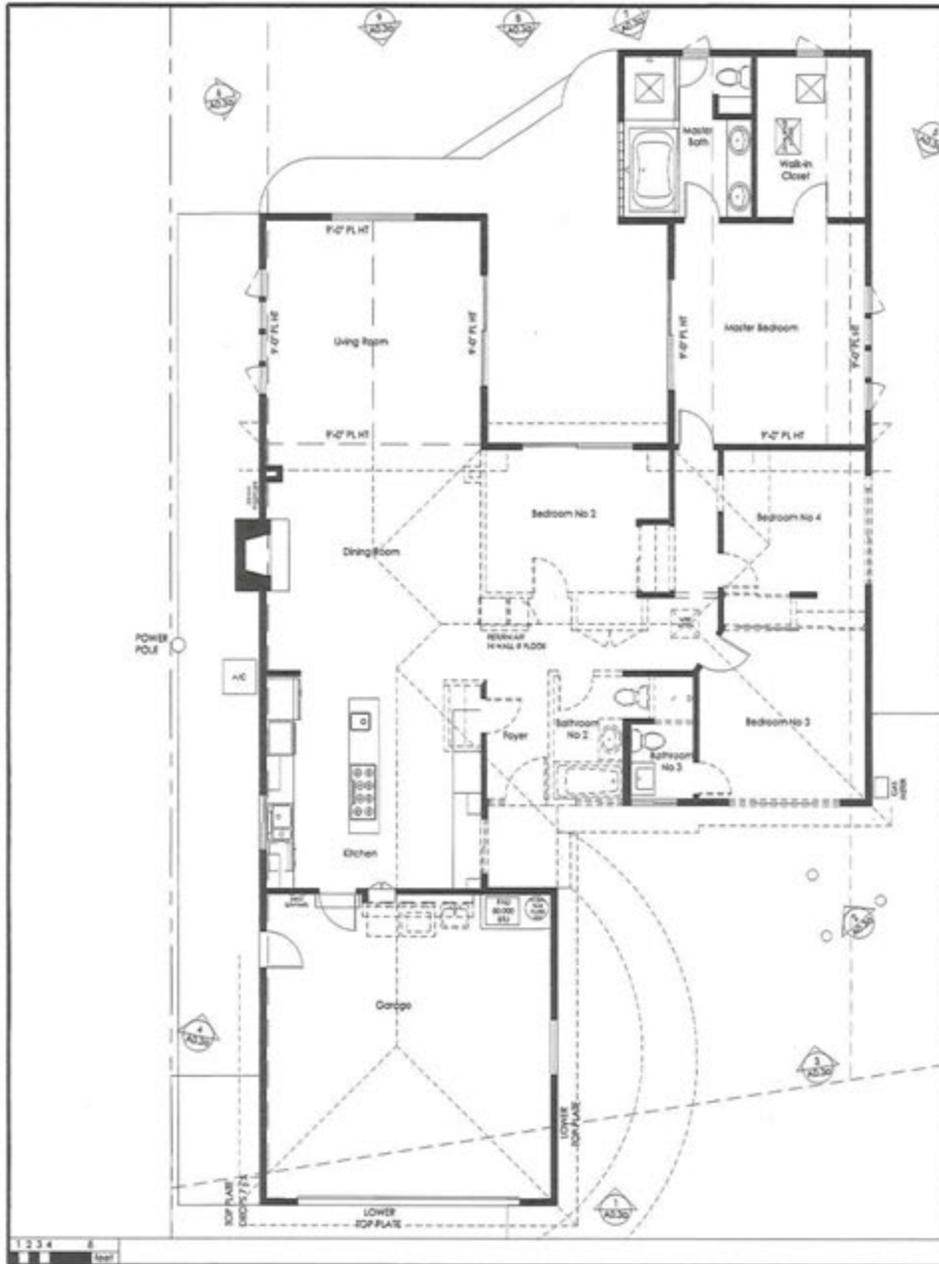
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 Page 9 of 16 C



DEMOLITION PLAN NOTES & LEGEND:

— EXISTING WALL TO REMAIN & MAIN HOUSE: REPAIR DAMAGE CAUSED BY REMOVING FINISHES. ALL NEW & ADJACENT WALLS TO RECEIVE NEW PAINT FINISH TO MATCH EXISTING.

- - - - - EXISTING WALL, PARTURE, OR NON-STRUCTURAL ELEMENT TO BE REMOVED.

NOTE: SEE 6/A0.1 FOR DEMOLITION GENERAL NOTES

DEMOLITION PLAN 1 of 1

DEMOLITION KEYNOTES



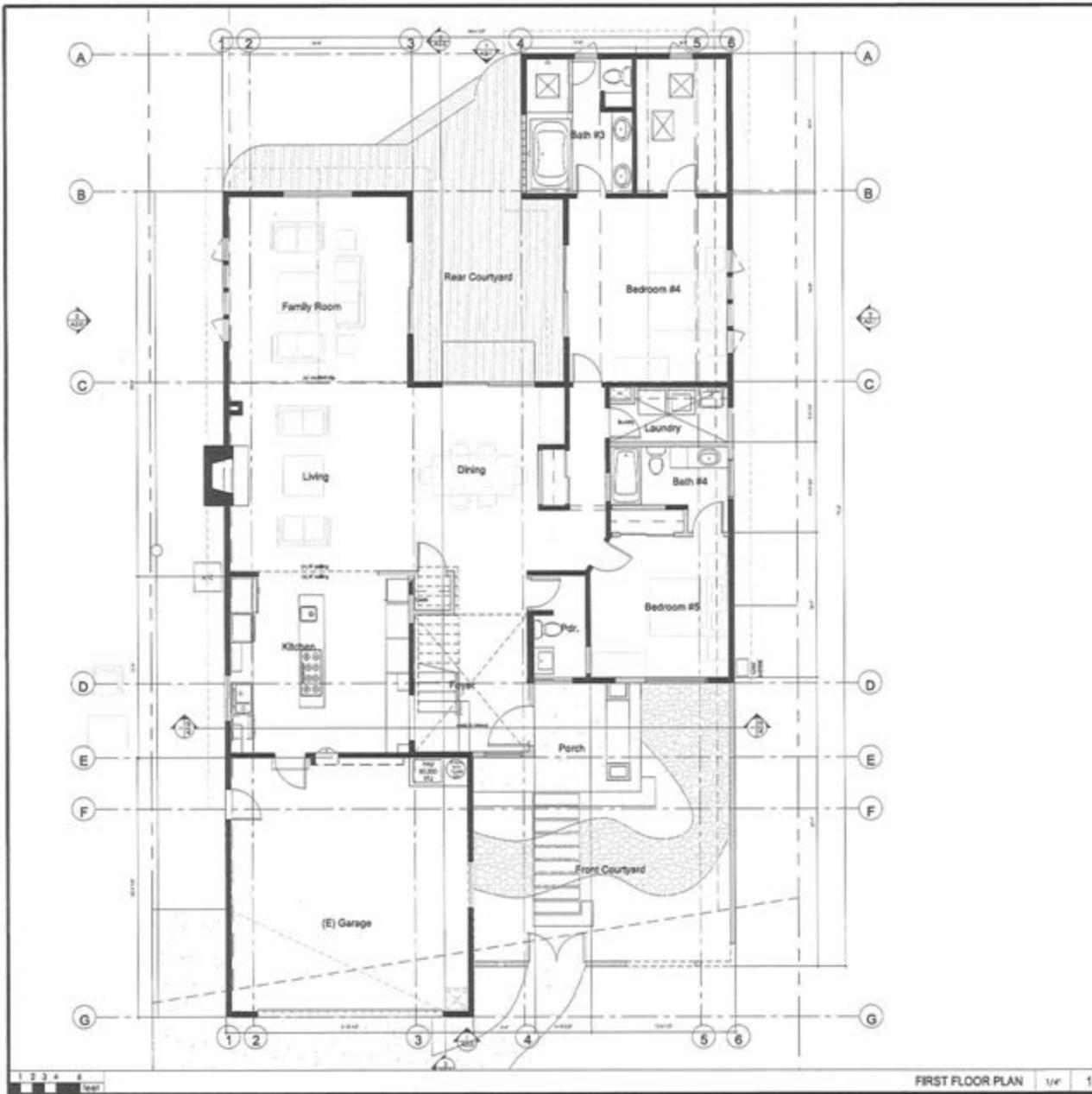
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 Page 10 of 16



- NOTES:
1. SEE 3/A4.1 FOR PLUMBING GENERAL NOTES
 2. SEE 3/A4.1 FOR MECHANICAL GENERAL NOTES
 3. SEE 4/A4.1 FOR ELECTRICAL GENERAL NOTES
 4. SEE 5/A4.1 FOR PLAN AND INTERIOR GENERAL NOTES
 5. EXISTING WATER SERVICE TO REMAIN.
 6. EXISTING FURNACE AND DUCT RUNS TO REMAIN. ADJUST REGISTER LOCATIONS AS REQUIRED TO AVOID CONFLICTS.

- INSULATION SCHEDULE:
1. ADD R-13 OR R-19 BATT INSULATION @ ALL REMODELED EXTERIOR WALLS
 2. ADD R-30 @ ALL UNDERFLOOR AREAS WITH CRAWL SPACE ACCESS
 3. ADD SPRAY FOAM INSULATION @ ALL EXISTING VAULTED CEILING AREAS
 4. ADD R-38 BATT INSULATION @ ALL EXISTING ATTIC SPACES (REMOVE EXISTING INSULATION)

KEYNOTES

- NEW WALL: SEE ELEVATIONS AND STRUCTURAL DRAWINGS FOR EXTERIOR WALL MATERIAL ASSEMBLIES. PROVIDE 5/8" GYPSUM BOARD EACH SIDE @ INTERIOR PARTITIONS. PROVIDE CEMENT BOARD OR TILE BACKER BOARD AT SHOWER/TUB LOCATIONS. ALL WALLS TO RECEIVE NEW PAINT FINISH. ALL CEILING TO BE M.J.E. BOARD
- EXISTING WALL TO REMAIN: REPAIR DAMAGE CAUSED BY REMOVING FINISHES AS NOTED ON A2.0. ALL WALLS TO RECEIVE NEW PAINT FINISH.
- NEW/EXISTING WALL W/ 1 HOUR SEPARATION--5/8" TYPE 'X' GYP ON GARAGE SIDE FROM FOUNDATION TO ROOF SHEATHING. NEW STAGGERED STUD ACoustICAL WALL PER DETAIL A1A.5.
- NEW DOUBLE WALL: SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION
- @NOTES: NEW HOSE BBS. SEE PLANS FOR NEW LOCATION - INSTALL HOSE BBS PER C/P. EXISTING HOSE BBS TO REMAIN.
- DOOR KEY--SEE A4.0 FOR MORE INFORMATION
- WINDOW KEY--SEE ELEVATIONS

LEGEND



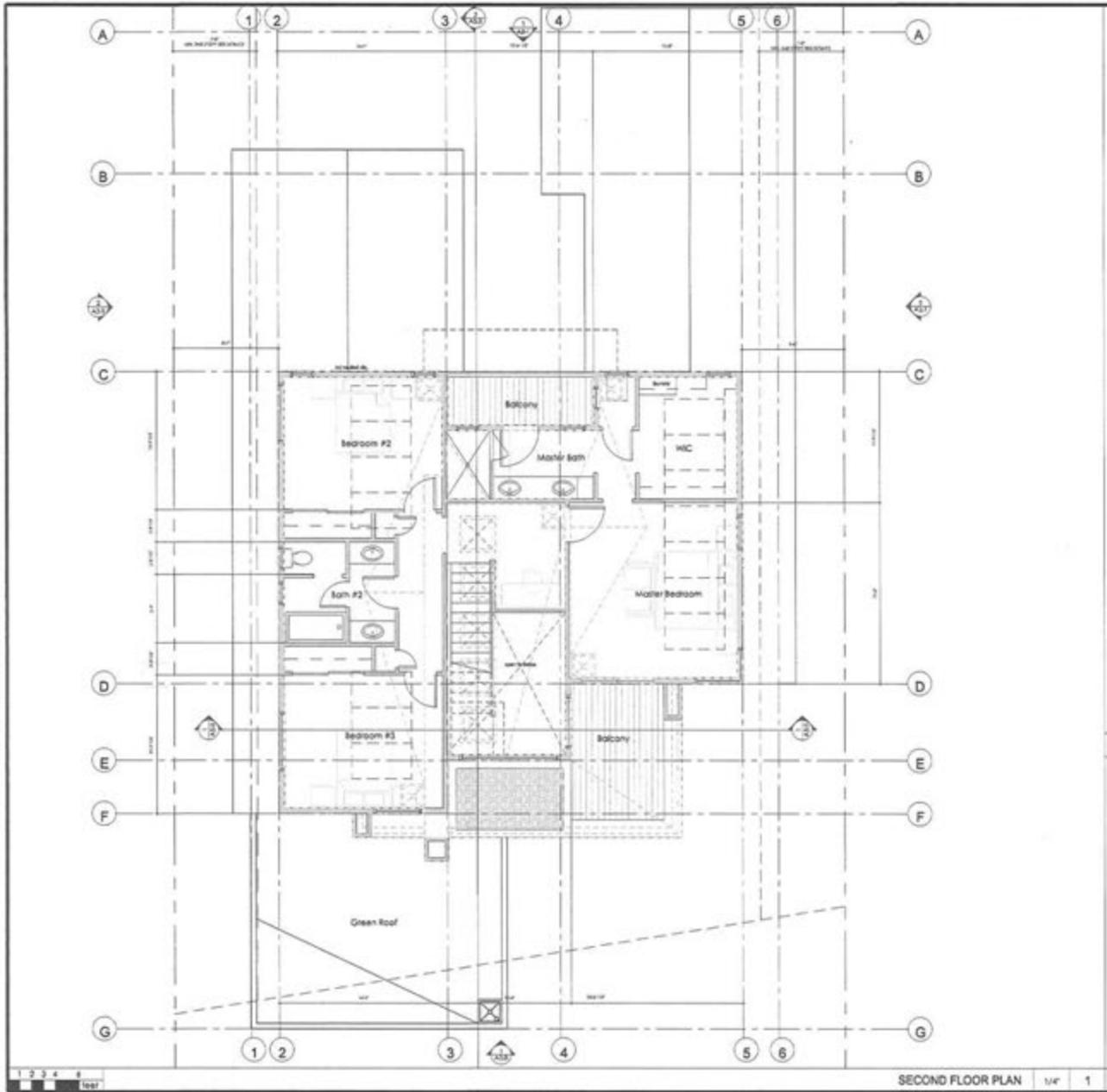
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Page 11 of 16



NOTE:
 1. SEE SIA0.1 FOR PLUMBING GENERAL NOTES
 2. SEE SIA0.1 FOR MECHANICAL GENERAL NOTES
 3. SEE AIA0.1 FOR ELECTRICAL GENERAL NOTES
 4. SEE SIA0.1 FOR PLAN AND INTERIOR GENERAL NOTES
 5. EXISTING WATER SERVICE TO REMAIN.
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INSULATION SCHEDULE:
 1. ADD R-13 OR R-19 BATT INSULATION @ ALL REMODELED EXTERIOR WALLS
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 3. ADD SPRAY FOAM INSULATION @ ALL EXISTING VAULTED CEILING AREAS
 4. ADD R-38 BATT INSULATION @ ALL EXISTING ATRIC SPACES (REMOVE EXISTING INSULATION)

KEYNOTES	
	NEW WALL: SEE ELEVATIONS AND STRUCTURAL DRAWINGS FOR EXTERIOR WALL MATERIAL ASSEMBLIES. PROVIDE 5/8" GYPSUM BOARD EACH SIDE @ INTERIOR PARTIONS. PROVIDE CEMENT BOARD OR T&E BACKER BOARD AT SHOWER/TUB LOCATIONS. ALL WALLS TO RECEIVE NEW PAINT FINISH. ALL CEILING AT TUB/SHOWERS TO BE M.E. BOARD
	EXISTING WALL TO REMAIN: REPAIR DAMAGE CAUSED BY REMOVING FINISHES AS NOTED ON A.S.D. ALL WALLS TO RECEIVE NEW PAINT FINISH.
	NEW/EXISTING WALL W/ 1 HOUR SEPARATION—SEE TYPE 'X' GYP ON GARAGE SIDE FROM FOUNDATION TO ROOF SHEATHING
	NEW STAGGERED STUD ACOUSTICAL WALL PER DETAIL 47A8.3.
	NEW DOUBLE WALL: SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION
	INDICATES NEW HOSE BIBS. SEE PLANS FOR NEW LOCATION - INSTALL HOSE BIBS PER C.P.C. EXISTING HOSE BIBS TO REMAIN.
	DOOR KEY—SEE A4.0 FOR MORE INFORMATION
	WINDOW KEY—SEE ELEVATIONS

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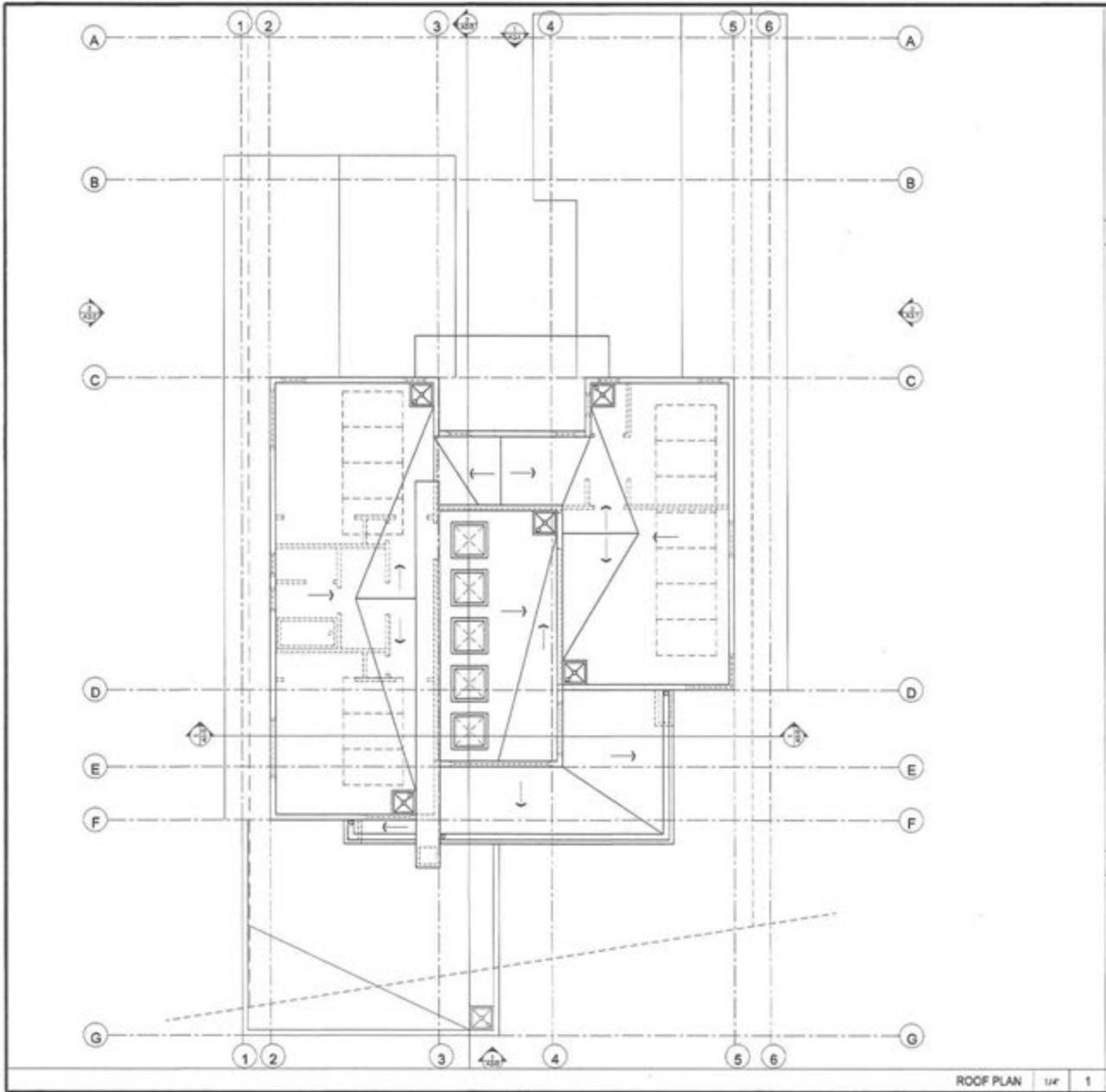


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ATTACHMENT
 Page 12 of 16
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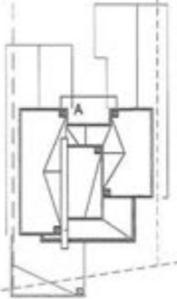
SECOND FLOOR PLAN 1/4" = 1'

LEGEND



ROOF NOTES
 IN ROOFING W/ MIN. CLASS "C"-CERTAINT "RESIDENTIAL" OR EQUAL. CONFIRM COLOR SELECTION W/ OWNER.
 PAINT ALL ROOF PENETRATIONS TO MATCH ROOFING COLOR.
 APPROXIMATE ROOF SLOPE 4:12 TO MATCH EXISTING, V.I.F.
 PROVIDE NEW GSM ROOF JACKS, TYP. CAULK ALL EXPOSED NAIL HEADS WITH SILICONE SEALANT.
 PROVIDE NEW GUTTERS AND DOWNSPOUTS AT LOCATIONS SHOWN
 ALL NEW PLATE HEIGHTS TO MATCH EXISTING U.O.N. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
 CONNECT ALL NEW DOWNSPOUTS TO FLEXIBLE PLASTIC DRAINPIPE AND RUN TO A LOCATION IN BACKYARD DESIGNATED BY OWNER, MIN. 5' AWAY FROM HOUSE.

GENERAL NOTES



CRAWL SPACE VENTILATION NOTES
 SEE ELEVATIONS FOR VENT LOCATIONS - VENTS ARE NOT TO BE LOCATED IN SHEAR WALLS OR SIMPSON STRONG WALLS
 OPENINGS FOR CRAWL SPACE VENTILATION SHALL BE LOCATED AS CLOSE TO CORNERS AS PRACTICAL TO PROVIDE CROSS VENTILATION
 PROVIDE ADDITIONAL VENTS IN NEW AREA TO REPLACE EXISTING VENTS COVERED BY ADDITION
 EXISTING VENTS TO BE REUSED WHERE POSSIBLE; PROVIDE NEW INSECT SCREENS AND NEW VENTS TO TOTAL 850'0" FREE AREA AS PER ABOVE.

ATTIC SPACE VENTILATION NOTES
 IN AREAS CALCULATED WITH A 1/300 VENTILATION REQUIREMENT 50% OF THE REQUIRED VENTILATION IS TO BE PROVIDED BY ROOF VENTS LOCATED IN THE UPPER PORTION OF THE ROOF AT LEAST 3'-0" FROM EAVE VENT LOCATIONS. THE REMAINING 50% OF REQUIRED VENTILATION IS TO BE PROVIDED BY EAVE VENTS.
 PROVIDE 1" MINIMUM AIR GAP BETWEEN ROOF AND INSULATION TYPICAL
 PROVIDE 1" DIAMETER HOLES AT JOISTS IN CATHEDRAL CEILING SPACES TO ALLOW CROSS VENTILATION.

VENT CALCULATIONS AND NOTES

- GABLE LOW PROFILE ROOF VENTS
- DENOTES GUTTER DRAIN (2" DIA.) AND DOWNSPOUT (2" X 2" 24 GA ALUMINUM - INSTALL PER MFR.
- DENOTES DIRECTION OF SLOPE
- LINE OF BLDG. BELOW
- INDICATES NEW SKYLIGHT. SEE A4.3 WINDOW SCHEDULE FOR ADDITIONAL INFO

ROOF PLAN 1/4" 1

ROOF PLAN LEGEND

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BY	EDWARD ROCHE
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IN CHARGE	EDWARD ROCHE

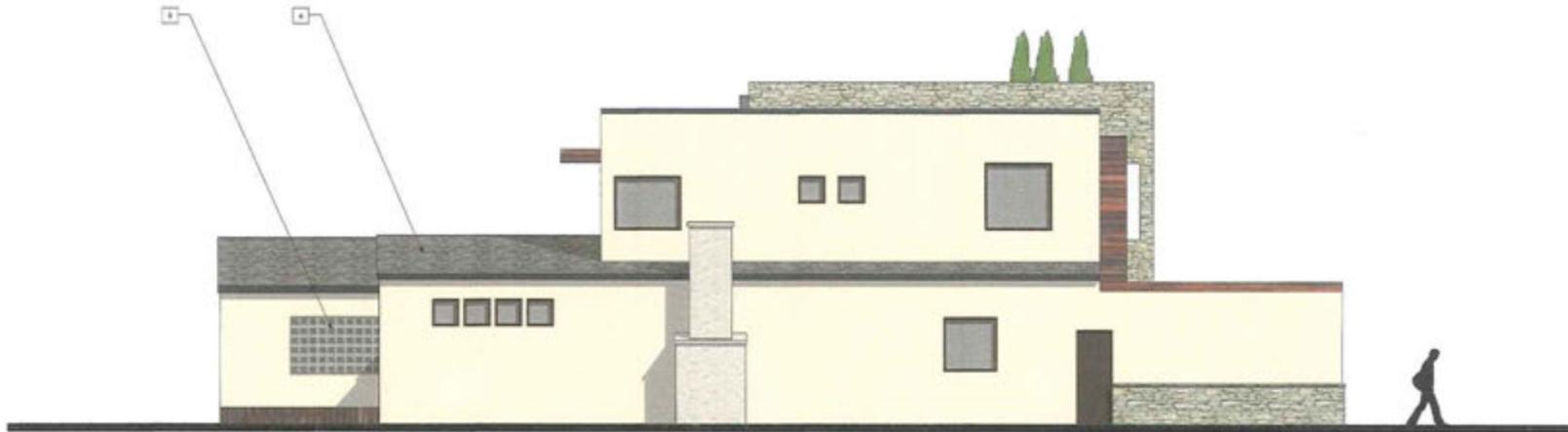
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 Page 13 of 16
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- 1 STAIN GRADE WOOD
- 2 SMOOTH STUCCO-PAINTED WHITE
- 3 OWENS CORNING CULTURED STONE
- 4 VMZINC-PIEMONTE BLEAU
- 5 (S) GLASS BLOCKS
- 6 (S) ASPHALT COMP SHINGLE ROOF

FRONT ELEVATION (EAST) 1/4" 1

KEYNOTES - -



LEFT ELEVATION (SOUTH) 1/4" 2



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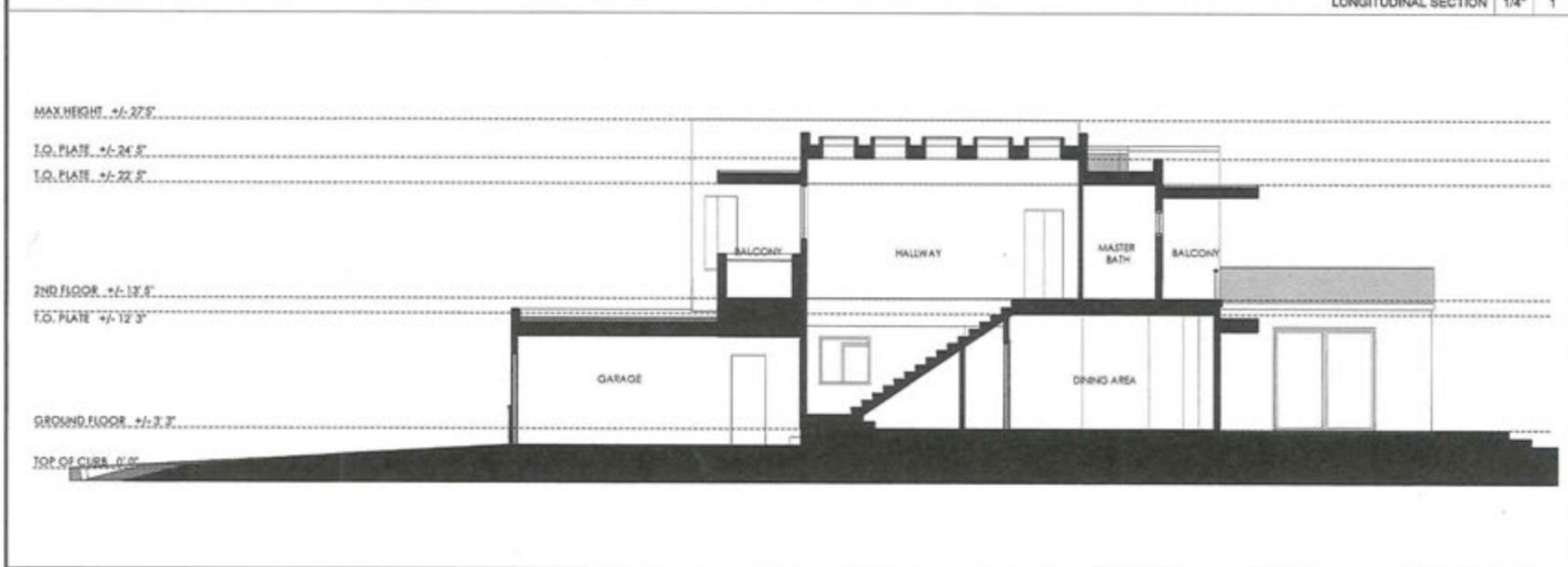
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LONGITUDINAL SECTION 1/4" 1



CROSS SECTION 1/4" 2