

Notice and Agenda

Planning Commission

Monday, July 25, 2016	7:00 PM	Council Chambers and West Conference Room,
		City Hall, 456 W. Olive Ave., Sunnyvale, CA
		94086

7 P.M. STUDY SESSION

- 1 Call to Order in the West Conference Room
- 2 Roll Call
- 3 Study Session
 - <u>16-0768</u> Lawrence Station Area Plan Overview of the Incentive Zoning Program
- 4 Public Comment on Study Session Agenda Items
- 5 Adjourn Study Session

8 P.M. PLANNING COMMISSION MEETING

CALL TO ORDER

Call to Order in the Council Chambers

SALUTE TO THE FLAG

ROLL CALL

ORAL COMMUNICATIONS

This category provides an opportunity for members of the public to address the commission on items not listed on the agenda and is limited to 15 minutes (may be extended or continued after the public hearings/general business section of the agenda at the discretion of the Chair) with a maximum of up to three minutes per speaker. Please note the Brown Act (Open Meeting Law) does not allow commissioners to take action on an item not listed on the agenda. If you wish to address the commission, please complete a speaker card and give it to the Recording Secretary. Individuals are limited to one appearance during this section.

CONSENT CALENDAR

1.A	16-0770	Approve Planning Commission Meeting Minutes of July 11, 2016
1.B	16-0675	 2016 File #: 2015-7686 Location: 830 E. El Camino Real (APN: 211-25-046) Zoning: Highway Business with the El Camino Precise Plan Combining District (C-2-ECR) Proposed Project: Related applications on a 1.49-acre site: SPECIAL DEVELOPMENT PERMIT: To allow the demolition of an existing one-story restaurant (previously Crazy Buffet) and construct a new 131-room, four story hotel over one level of underground parking, including associated site improvements. VARIANCE: to reduce solar access to adjacent structures. Applicant / Owner: Sunnyvale HHG Hotel Development, LP (applicant)/ Tara Kumar Trustee (owner) Environmental Review: Mitigated/Negative Declaration Project Planner: Cindy Hom, (408) 730-7411, chom@sunnyvale.ca.gov <mailto:chom@sunnyvale.ca.gov> NOTE: Consideration of this item has been continued to the</mailto:chom@sunnyvale.ca.gov>
		Planning Commission meeting of Monday August 8, 2016.

PUBLIC HEARINGS/GENERAL BUSINESS

2	<u>16-0708</u>	 File #: 2015-8135 Location: 523 Carroll Street (APN: 209-31- 007) Zoning: R-0 Proposed Project: DESIGN REVIEW: For a new two-story single-family home of 3,157 square feet (2,755 square foot living area and 402 square foot garage) and 49.9 percent Floor Area Ratio (FAR). The existing 1,704 square foot one-story single-family home and detached garage will be demolished. Applicant / Owner: SC Design Group (applicant) / Wei Man Vivien Cheung (owner) Environmental Review: Categorical Class 3 Exemption for construction of small structures that include a single-family residence. Project Planner: Aastha Vashist, (408) 730-7458, aveshist@eunpavele.co.
3	<u>16-0745</u>	 File #: 2016-7240 Location: 1094 Lily Avenue (APN: 213-29-049) Zoning: R0 Proposed Project: DESIGN REVIEW: To allow construction of a new 5,812 square foot, two-story single-family home (4,874sq. ft. living area; 597 sq. ft. garage; 456 sq. ft. of front & rear yard porches) at 49.6% FAR. The proposal also includes a 1,219 square foot basement. The existing house will be demolished. Applicant / Owner: Perspectives Design, Inc. / Surjit Singh Bedi Trustee & Et Al Environmental Review: A Class 3 Categorical Exemption relieves this project from the California Environmental Quality Act (CEQA) provisions. Class 3(a) Categorical Exemptions include construction or conversion of new small structures that includes one single-family residence (CEQA Section 15303). Project Planner: Shétal Divatia, (408) 730-7637, sdivatia@sunnyvale.ca.gov

16-0742 4 File #: 2016-7388 Location: 1339 Norman Dr. (APN: 313-12-002) Zoning: R-1 (Low Density Residential) **Proposed Project:** DESIGN REVIEW: To allow a 707 square foot one-story addition to an existing single-family home, resulting in 4,133 square feet (3,143 square foot living area; 171 front porch; 112 square foot balcony; 707 square foot garage and utility room) and 42.6% Floor Area Ratio (FAR). Project also includes the conversion of an existing two-car garage into habitable space and removal of a protected tree. Applicant / Owner: George and Sue Harrison Environmental Review: Class I Categorical Exemption Project Planner: Noren Caliva-Lepe, (408) 730-7659, ncaliva-lepe@sunnyvale.ca.gov

STANDING ITEM: CONSIDERATION OF POTENTIAL STUDY ISSUES

NON-AGENDA ITEMS AND COMMENTS

-Commissioner Comments

-Staff Comments

ADJOURNMENT

Any agenda related writings or documents distributed to members of the Planning Commission regarding any open session item on this agenda will be made available for public inspection in the Planning Division office located at 456 W. Olive Ave., Sunnyvale CA 94086 during normal business hours, and in the Council Chambers on the evening of the Planning Commission meeting pursuant to Government Code §54957.5.

Agenda information is available by contacting The Planning Division at (408) 730-7440. Agendas and associated reports are also available on the City's website at sunnyvale.ca.gov or at the Sunnyvale Public Library, 665 W. Olive Ave., Sunnyvale, 72 hours before the meeting.

Planning a presentation for a Planning Commission meeting? To help you prepare and deliver your public comments, please review the "Making Public Comments During City Council or Planning Commission Meetings" document available at Presentations.inSunnyvale.com.

PLEASE TAKE NOTICE that if you file a lawsuit challenging any final decision on any public hearing item listed in this agenda, the issues in the lawsuit may be limited to the issues which were raised at the public hearing or presented in writing to the City at or before the public hearing.

PLEASE TAKE FURTHER NOTICE that Code of Civil Procedure section 1094.6 imposes a 90-day deadline for the filing of any lawsuit challenging final action on an agenda item which is subject to Code of Civil Procedure section 1094.5.

Pursuant to the Americans with Disabilities Act, if you need special assistance in this meeting, please contact the Planning Division at (408) 730-7440. Notification of 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. (29 CFR 35.106 ADA Title II)



Agenda Item

Agenda Date: 7/25/2016

Lawrence Station Area Plan - Overview of the Incentive Zoning Program



Agenda Item

16-0770

Agenda Date: 7/25/2016

<u>SUBJECT</u>

Approve Planning Commission Meeting Minutes of July 11, 2016

RECOMMENDATION

Approve Planning Commission Meeting Minutes of July 11, 2016 as submitted.



City of Sunnyvale

Meeting Minutes Planning Commission

Monday, July 11, 2016	7:00 PM	Council Chambers, City Hall, 456 W. Olive	
		Ave., Sunnyvale, CA 94086	

7 P.M. STUDY SESSION

- 1 Call to Order in the Council Chambers
- 2 Roll Call
- 3 Study Session
- A <u>16-0697</u>
 File #: 2014-7373 Location: 871 E. Fremont Ave. (Butcher Property) Zoning: R-3/ECR (Medium Density Residential/Precise Plan for El Camino Real)
 Proposed Project: Overview of the status of the Butcher's Corner project and conceptual project revisions.
 Applicant / Owner: De Anza Properties Project Planner: Noren Caliva-Lepe, (408) 730-7659, ncaliva-lepe@sunnyvale.ca.gov

4 Public Comment on Study Session Agenda Items

5 Adjourn Study Session

8 P.M. PLANNING COMMISSION MEETING

CALL TO ORDER

Chair Melton called the meeting to order in the Council Chambers.

SALUTE TO THE FLAG

Chair Melton led the salute to the flag.

ROLL CALL

Present: 6 -	Chair Russell Melton	
	Vice Chair Sue Harrison	
	Commissioner Larry Klein	
	Commissioner Ken Olevson	
	Commissioner Ken Rheaume	
	Commissioner Carol Weiss	
Absent: 1 -	Commissioner David Simons	

ORAL COMMUNICATIONS

None.

CONSENT CALENDAR

MOTION: Commissioner Klein moved and Vice Chair Harrison seconded the motion to approve the Consent Calendar.

The motion carried by the following vote:

- Yes: 6 Chair Melton Vice Chair Harrison Commissioner Klein Commissioner Olevson Commissioner Rheaume Commissioner Weiss
- **No:** 0
- Absent: 1 Commissioner Simons
- **1.A** <u>16-0696</u> Approve Planning Commission Meeting Minutes of June 27, 2016

PUBLIC HEARINGS/GENERAL BUSINESS

2 File #: 2016-7234 16-0560 Location: 657-661 Vanderbilt Drive (APNs 202-07-001 through 202-07-002), 1188-1197 East Vanderbilt Court (202-07-003 through 202-07-008),1190-1199 West Vanderbilt Court (202-07-009 through 202-07-014), 1176-1198 Hollenbeck (202-07-015 through 202-07-021), 1156-1168 Regia (202-07-22 through 202-07-028), 1154 -1170 Ribier (202-07-029 through 202-07-036), 662 Torrington (202-07-037) 1153-1193 Sesame (202-07-038 through 202-07-045) Zoning: R-1 Proposed Project: Introduction of Ordinance to Rezone 45 contiguous single family home lots from R-1 (Low Density Residential) to R-1/S (Low Density Residential/Single-Story) Applicant / Owner: John Sullivan (plus multiple owners) Environmental Review: The Ordinance being considered is categorically exempt from review pursuant to CEQA Guidelines Section 15305 (minor alteration in land use) and Section 15061(b)(3) (a general rule that CEQA only applies to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the action may have a significant effect on the environment, the activity is not subject to CEQA).

Project Planner: Gerri Caruso (408) 730-7591, gcaruso@sunnyvale.ca.gov

Planning Officer Andrew Miner presented the staff report.

Commissioner Olevson verified with Planning Officer Miner that there have been no objections from homeowners who may have been constrained by approval of the combining district.

Commissioner Rheaume confirmed with Planning Officer Miner that if an addition to an existing two-story home brings the Floor Area Ratio (FAR) above 45 percent, the project would need to be considered by the Planning Commission for approval. Planning Officer Miner added that if a single-story home has a proposed FAR beyond 45 percent it would also go beyond 45 percent lot coverage which would require a Variance.

Commissioner Weiss confirmed with Planning Officer Miner that if half or more of a proposed basement is below ground it would not count toward FAR.

Commissioner Klein and Planning Officer Miner discussed the process of creating a flag lot on a subject property and confirmed that any home on a flag lot or accessory living unit would need to comply with the same requirements of the single story combining district.

Chair Melton opened the Public Hearing.

Applicant Donald Buck provided information about the single-story combining district application.

Stephen Meier, co-sponsor of the petition, suggested as a process improvement having access to the names of spouses on deeds of trust provided by the County.

Joe Ragey, co-sponsor of the petition, provided background information about the process of gathering support for the application.

Commissioner Klein further discussed the approval process with Mr. Ragey.

Maria Hamilton, Sunnyvale resident, spoke in support of the application.

Eran Dor, Sunnyvale resident, spoke in opposition to the application.

Applicant Donald Buck discussed how remodeling Eichler homes with original-looking Eichler features allows the home to adapt to and enhance the community.

Chair Melton closed the Public Hearing.

MOTION: Commissioner Klein moved and Commissioner Olevson seconded the motion for Alternatives:

1. Find the project exempt from CEQA pursuant to CEQA Guidelines Section 15305 and 15061b)

(3); and,

2. Introduce an Ordinance to Rezone 45 contiguous single family home lots from R-1 (Low

Density Residential) to R-1/S (Low Density Residential/Single-Story).

Commissioner Klein said this application is about neighbors getting together to preserve their quality of life and that it helps protect the community and its specific vision for this block. He said he understands the concerns about restricting homeowners who want to build additions, but that they will still be able to add onto their homes, just not in the form of a second story. He said the R-1/S zoning designation is not only for Eichler homes and there is a process for citizens to preserve their privacy, vision, and community. He applauded the applicants for

being proactive and not waiting until the first or second two-story home is built in their neighborhood to apply for the combining district. He added that he was able to make the findings that the neighbors followed the process, got the required signatures and paid the fees.

Commissioner Olevson said he supports the motion and that he approaches any recommendation to City Council that will change the property rights for existing owners with great caution. He said he is impressed by the near unanimity for the application and by the current owners' willingness to restrict themselves to maintain a lifestyle they find important. He said while the overlay would limit future growth in terms of height and building size, the current owners say it is what they want and that there are ways to increase living space without building up. He said with the support of 87 percent of the neighbors and taking at face value the comments of those who did not sign the petition he can support the motion.

Vice Chair Harrison said that although she completely agrees with all of the points made by Mr. Dor, the applicants followed the process and she will support the motion.

Commissioner Weiss said she is impressed by the neighbors gathering together to discuss the combining district, which will preserve the sense of a very special neighborhood in terms of architecture and heritage.

Chair Melton commended the applicants who are implementing a policy tool that exists in in the Municipal Code, and that a finding that should be made is that the application is deemed to be in the public interest. He said this is a broad finding and he looks at whether the benefits outweigh the negatives, of which there are not many on this application. He said several things could change the equation on another application, including if there was substantially more opposition to an overlay within the contemplated district, if there was no broad commonality of architecture or if there was overreach in terms of geography, none of which he sees on this application, so he is supporting the motion.

The motion carried by the following vote:

- Yes: 6 Chair Melton Vice Chair Harrison Commissioner Klein Commissioner Olevson Commissioner Rheaume Commissioner Weiss
- **No:** 0

Absent: 1 - Commissioner Simons

3 <u>16-0376</u> Forward a recommendation to the City Council to Introduce an Ordinance to Amend Chapter 19.56 (Alternative Energy Systems) of the Sunnyvale Municipal Code related to the Solar Access Requirements Study Issue (2016-7279), and Find that the Action is Exempt from CEQA.

Principal Planner Amber Blizinski presented the staff report.

Commissioner Klein discussed with Senior Assistant City Attorney Rebecca Moon solar access rights in California and legislation enacted by local governments to preserve access to sunlight. They also discussed whether economic loss resulting from a new project would make it appealable or would have to go through the court, and whether recently considered solar Variance requests would have passed if solar access was calculated based on a full 365 day solar cycle. Commissioner Klein discussed with Principal Planner Blizinski the cost of conducting a solar analysis.

Commissioner Rheaume confirmed with Principal Planner Blizinski that shading would be evaluated based on the percentage of neighboring rooftop shading, rather than site shading.

Commissioner Olevson clarified with staff whether the 365-day solar cycle analysis would include daylight savings time, and discussed why staff had no positive or negative examples of the other solar access options listed in Attachment 5.

Commissioner Weiss discussed with Principal Planner Blizinski the appropriateness of having different standards for low and low-medium density developments in comparison to high density developments.

Vice Chair Harrison confirmed with staff the process of putting language about solar shading requirements into the City's specific plans that are tailored to each area.

Chair Melton discussed with Principal Planner Blizinski the original intent of the Ordinance on solar access requirements, and discussed with staff how the staff recommendation aims to reduce solar Variance requests for properties to the south of a one-story building. Chair Melton also discussed with Planning Officer Miner what the findings would have looked like for a project such as the one proposed at the former SummerWinds site if the 1985 Ordinance was in place as intented, and discussed the result of recommending to City Council directing staff to conduct research on measuring solar access rights based on shading of the whole parcel.

Commissioner Klein clarified with Senior Assistant City Attorney Moon the purpose of solar easements, and discussed the feasibility of property owners being compensated to give up their solar rights.

Commissioner Olevson commented on the precedent of a property owner selling their rights.

Chair Melton opened the Public Hearing.

Zachary Kaufman, Sunnyvale resident, noted that the draft Ordinance refers to a "solar collector on an adjacent property," which he notes is singular and should be plural.

Chair Melton closed the Public Hearing.

MOTION: Vice Chair Harrison moved and Commissioner Klein seconded the motion to recommend to City Council Alternative 1 to introduce an Ordinance to Amend Chapter 19.56 (Alternative Energy Systems) of the Sunnyvale Municipal Code that allows solar access to be calculated based on a full 365 day solar cycle.

Vice Chair Harrison said she has struggled with the Ordinance saying one thing while the general interpretation said another, and that the staff recommendation brings the two into line. She said the dominant thing is the basic regulation rather than the implementation measure, and that with the knowledge that we will be looking at solar access requirements within each specific plan, she can forward the motion and recommendation to City Council.

Commissioner Klein said he is supporting the motion with reservations, and that what has been crafted would will reduce a majority of the Variances requested and speed up the processes of staff and the Planning Commission. He said we are raising the Variance level and that the feedback that can be given to developers if they go through the first and second barriers and are still requesting more than ten percent shading is that the project will not be approved. He said we should be encouraging solar access, and that he was disappointed that the staff report did not capture the multiple items requested in the study issue.

Commissioner Olevson said that as much as he appreciates the report adding clarity and correcting what looked like a three-decades old mistake, he is abstaining from voting on this item because he did not receive all attachments of the report in time to fully vet and appreciate the City Attorney's memo and the information on other jurisdictions. He added that this is a good Ordinance to recommend to the City Council.

Chair Melton said he is supporting the motion and thanked staff for the research and City Attorney's memo supporting the overall document. He said this is the right recommendation for City Council, and that we are helping to reduce solar Variance requests for properties to the south of a one-story building. He said the Ordinance syncs up the reality of what we are trying to accomplish with its revised language.

The motion carried by the following vote:

- Yes: 5 Chair Melton Vice Chair Harrison Commissioner Klein Commissioner Rheaume Commissioner Weiss
- **No:** 0
- Absent: 1 Commissioner Simons
- Abstained: 1 Commissioner Olevson

4 <u>16-0702</u> Selection of Chair

Planning Officer Miner described the process of selecting a new chair and said the vote would be taken by hand.

Commissioner Klein nominated Vice Chair Harrison for Chair of the Planning Commission for 2016-2017.

Commissioner Harrison accepted.

The nomination resulted in a unanimous vote for Commissioner Harrison as Chair.

Chair Melton said it has been and honor and pleasure to serve as Chair of the Planning Commission and to work with City staff.

5 <u>16-0703</u> Selection of Vice Chair

Vice Chair Harrison nominated for Commissioner Rheaume for Vice Chair of the Planning Commission for 2016-2017.

Commissioner Rheaume Harrison accepted.

The nomination resulted in a unanimous vote for Commissioner Rheaume as Vice Chair.

6 <u>16-0704</u> Selection of Seats

Chair Melton noted that the order of the selection of seats would be determined by seniority.

Selection of seats resulted in the following arrangement (from left to right, facing the dais from the podium):

Commissioner Melton Commissioner Olevson Commissioner Klein Commissioner Harrison Commissioner Rheaume Commissioner Simons Commissioner Weiss

STANDING ITEM: CONSIDERATION OF POTENTIAL STUDY ISSUES

None.

NON-AGENDA ITEMS AND COMMENTS

-Commissioner Comments

None.

-Staff Comments

Planning Officer Miner discussed recently heard and upcoming Planning-related City Council items, and said the upcoming Planning Commission agendas will be very busy and that staff will be requesting special meetings.

ADJOURNMENT

Chair Melton adjourned the meeting at 9:57 p.m.



Agenda Item

16-0708

Agenda Date: 7/25/2016

REPORT TO PLANNING COMMISSION

<u>SUBJECT</u>

File #: 2015-8135

Location: 523 Carroll Street (APN: 209-31-007)

Zoning: R-0

Proposed Project:

DESIGN REVIEW: For a new two-story single-family home of 3,157 square feet (2,755 square foot living area and 402 square foot garage) and 49.9 percent Floor Area Ratio

(FAR). The existing 1,704 square foot one-story single-family home and detached garage will be demolished.

Applicant / Owner: SC Design Group (applicant) / Wei Man Vivien Cheung (owner)

Environmental Review: Categorical Class 3 Exemption for construction of small structures that include a single-family residence.

Project Planner: Aastha Vashist, (408) 730-7458, avashist@sunnyvale.ca.gov

REPORT IN BRIEF

General Plan: Residential Low Density

Existing Site Conditions: Single-Family Residence

Surrounding Land Uses

North: One-story Single-Family Residence

South: One-story Single-Family Residence

East: Two-story Single-Family Residence (across Carroll Street)

West: Two-story Single-Family Residence

Issues: Tree Preservation, Consistency with Single-Family Home Design Techniques

Staff Recommendation: Approve the Design Review based on the Findings in Attachment 3 and with the recommended Conditions in Attachment 4.

BACKGROUND

Description of Proposed Project

The applicant proposes to demolish the existing 1,704 square feet one-story single-family residence built in 1953 and construct a new two-story, single-family residence. The proposed building size would total 3,157 square feet including a 402 square foot garage with a resulting floor area ratio (FAR) of 49.9 percent. The applicant proposes the removal the existing front yard protected tree (Douglas Fir with 34.3 inches trunk diameter) as it conflicts with the current design including the garage location.

A Design Review Permit is required for construction of a new residence to evaluate compliance with development standards and with the Single Family Home Design Techniques. The Planning Commission review is required for homes that exceed 45 percent FAR. There are no prior planning applications for the project site.

See Attachment 1 for a map of the vicinity and mailing area for notices and Attachment 2 for the Data Table of the project.

DISCUSSION

Architecture and Site Design

The existing neighborhood is mostly comprised of one-story, single-family residences, which are Ranch-style with simple rectilinear forms. The neighborhood was developed in the 1950s, and many of the homes in the block have detached garage in the rear. The project site is located mid-block on the west side of Carroll Street between East Olive Avenue and Old San Francisco Road. The existing home is one story and has a detached garage in the rear with a 10-foot wide driveway leading to the rear on the right side of the property. The applicant proposes the relocation of the driveway to the left side of the property that requires the removal of the existing protected tree in the front yard. The proposed design is Mediterranean in nature that includes a clay tile roof with moderate pitches, stucco walls, arches, and hip and gable roof forms.

The 2,103 square-foot first floor would consist of a two-car garage, a bedroom, one-and-a-half bathrooms, a kitchen, office and living, and dining rooms. The 1,054 square-foot second floor consists of three bedrooms and two bathrooms.

Tree Preservation

The applicant proposes to remove the front yard Douglas Fir tree with 34.3-inch trunk diameter (greater than 75" circumference) located towards the left side of the front yard as part of this application. Protected tree refers to a tree which is thirty-eight inches or greater in circumference measured four and one-half feet above the ground. SMC Section 19.94, encourages the proper protection and maintenance of significantly sized trees and the City's Single Family Home Design Techniques also recommend the preservation of mature trees and integration into the new landscaping plans. SMC Section 19.94.060 provides the criteria for allowing the removal of a protected tree. The Staff has been unable to make the required findings for allowing the removal of the protected tree, therefore, included a condition (PS-1) requiring the applicant to make the recommended design changes to preserve the protected tree. The required findings for the Tree Removal are included in the Attachment 3.

The Certified Arborist Report, provided by the applicant, indicates that the Douglas Fir tree is in excellent health condition (Attachment 7). The information was verified by the City Arborist, who recommended against the removal of the tree and recognized the tree as a community asset.

The applicant proposes to remove the tree as it conflicts with the current design. The proposed relocation of the existing driveway from the right side of the property to the left side results in the removal of the protected tree. In staff's opinion, there are opportunities to save the tree by widening the existing driveway and locating the garage on the right side of the property. However, in the applicant's opinion, this would impact the placement of the second floor, which is currently proposed on the left side of the property in order to accommodate a vaulted ceiling over the living room on the

right side of the proposed house.

Per the applicant, the location of the second floor over the right side of the house would interfere with solar access by shading more than 10 percent of the neighboring roof. The applicant further notes that relocating the garage to the right side of the building, as suggested by the staff, would prevent the desired vaulted living area ceiling line and, thereby, in the applicant's opinion reduce the quality of the project. In staff's opinion, the reasons to justify the proposed tree removal are inadequate as the application does not meet the required criteria to allow tree removal and the current design is inconsistent with the Single-Family home Design Techniques. With recommended changes to the proposed home plans the tree can be saved, solar access protected and a reasonable project can be developed although the vaulted ceiling may require modification or elimination.

The City's Single Family Home Design Technique recommend that for new second stories in predominately one-story neighborhoods, the second floor area should not exceed 35% of the first floor area (including the garage area). The Design Techniques further recommend locating second floor additions over the living portion of existing homes rather than over garages and recommend setting the second floor areas as far as possible from the front façade of the wall. Staff recommends a condition (Condition PS-1B) that the applicant works to narrow widen the existing driveway to avoid removal of the protected tree. As discussed below in the FAR section the reduction in the second-floor area and relocation of the second-floor area to the rear of the house might further help in complying with the solar access requirement and allow retention of the tree.

Privacy Impact

There are existing adjacent one-story residences to the north and south of the property, and an adjacent two-story residence on the west side. The project meets the minimum required second-floor setback on the left side and exceeds the requirement on the right side and rear. The rear yard setback is double the 20 foot requirement.

The project proposes two windows on the left side, seven windows on the right side and a balcony on the rear. Privacy impacts for second-story windows facing the neighbor to the north (towards the right façade of the building) are minimized with the increased side setbacks, smaller windows, and the higher sill heights. However, the project proposes two large size second-floor windows (bathroom and bedroom) on the left side facing the single-family residence on the south side.

The proposed second floor deck overlooking the rear yard of the two-story property in the west is setback 40 feet from the rear property line, which is double the required setback. However, the Single Family Home Design Techniques recommend having balconies overlooking actively used yard space to be solid in form to minimize the privacy impacts on the neighbor.

Staff has included conditions of approval (Condition PS-1 C and D) to require any non-egress, second-story windows facing neighboring properties to have sills at least five feet above finished floor or vision obscured glass. Staff also recommends that the rear yard, second-story deck have solid a railing. Staff believes privacy impacts would be minimal with these conditions in place.

Floor Area Ratio (FAR)

The neighborhood mostly contains one-story residences. The gross floor area of the neighboring residences ranges from 802 to 3,202 square feet (12.3% to 44.4% FAR), with an average of 1,925 square feet (24.8% FAR). The applicant proposes a floor area of 3,157 square feet resulting in 49.9 percent Floor Area Ratio. The subject lot is 6,339 square feet and is 1,427 square foot smaller in

area than the average lot size in the immediate neighborhood (7,766 square feet). See Attachment 6 for a gross floor area and FAR comparison. The proposed gross floor area (3,157 square feet) would make the home the second largest on the block, behind a 3,202 square-foot two-story home at 520 Carroll Street built in 1975. Photographs of the existing two-story residences along Carroll Street are included in the Attachment 8.

First Floor and Second Floor Area Ratio

A majority of the surrounding single family homes in the neighborhood are single-story with a total of six two-story homes. Most of the two-story homes are located along South Sunnyvale Avenue towards the rear of the property, with only two of these along the Carroll Street (520 and 507). The existing residence at 507 Carroll Street minimizes the two-story bulk by integrating the second floor into the gable roof.

The City's Single Family Design Techniques suggest a second floor massing of up to 35% of the first floor when a neighborhood is predominantly single-story. The proposed project includes a second-floor area of 1,054 square feet, which constitutes approximately 50% of the 2,103 square-foot first floor area, including the garage. The difference between the proposed 50% second-story to first story ratio and 35% is nearly 300 square feet. The staff recommends that the applicant work with staff to reduce the second to first floor ratio to 35% or less (Condition PS-1A).

A reduction in the second story by 300 square feet will also help reduce the mass and bulk of the second story to help with neighborhood compatibility. Other areas of the home may also need to be adjusted or reduced to meet the recommended 35% second to first floor ratio. In addition to the recommended conditions of approval, the applicant may try locating the second floor above the rear portion of the house instead of the garage in order to further reduce the second floor area, mass and bulk, and avoid two-story heights at towards the street frontage.

Solar Access

SMC 19.56.020 states that no permit may be issued for any construction which would interfere with solar access by shading more than 10 percent of the roof of any structure on a nearby property. Shading would not impact any adjacent homes or structures as demonstrated on Sheet A4.0 in Attachment 5 thereby complying with current solar access standards.

Development Standards

The proposed project complies with the applicable development standards as outlined in the Sunnyvale Municipal Code, such as lot coverage, parking, height, and setbacks. The Project Data Table is located in Attachment 2.

Applicable Design Guidelines and Policy Documents

With the recommended conditions in place to reduce the second to first story ratio to 35% and relocate the proposed driveway to preserve the protected tree in the front yard, staff would consider the proposed home to be consistent with the adopted Single-Family Home Design Techniques. It would be consistent with the overall size and second floor area of other two-story homes, and positively adds to the streetscape. The Staff has included findings for the Single-Family Home Design Techniques IT Techniques in Attachment 3.

16-0708

ENVIRONMENTAL REVIEW

A Class 3 Categorical Exemption relieves this project from the California Environmental Quality Act (CEQA) provisions. Class 3 Categorical Exemptions include construction or conversion of new small structures that includes one single-family residence (CEQA Section 15303).

FISCAL IMPACT

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

PUBLIC CONTACT

Notice of Public Hearing

- Published in the *Sun* newspaper
- Posted on the site
- 47 notices mailed to property owners and residents within 300 feet of the project site

Staff Report

- Posted on the City's website
- Provided at the Reference Section of the City's Public Library

Agenda

- Posted on the City's official notice bulletin board
- Posted on the City's website

Public Contact: Staff has not received any correspondence or phone calls from neighbors at the time of writing of this report.

ALTERNATIVES

- 1. Approve the Design Review with the recommended conditions in Attachment 4.
- 2. Approve the Design Review with modified conditions.
- 3. Deny the Design Review.

RECOMMENDATION

Alternative 1: Approve the Design Review based on the Findings in Attachment 3 and with the recommended Conditions in Attachment 4 to the report.

Prepared by: Aastha Vashist, Assistant Planner Approved by: Gerri Caruso, Principal Planner

ATTACHMENTS

- 1. Vicinity and Noticing Radius Map
- 2. Project Data Table
- 3. Findings for Approval
- 4. Recommended Conditions of Approval
- 5. Architectural Drawings
- 6. Floor Area Ratio (FAR) Table
- 7. Arborist Report
- 8. Site Photographs

ATTACHMENT 1

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ATTACHMENT 1



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PROJECT DATA TABLE

	EXISTING	PROPOSED	REQUIRED/ PERMITTED
General Plan	Residential Low Density	Same	
Zoning District	R-0	Same	
Lot Size (s.f.)	6,339	Same	
Gross Floor Area (s.f.)	1,704 sq.ft.	3,157 sq.ft.	2,852.6 sq.ft. (Threshold for Planning Commission review)
Floor Area Ratio (FAR)	26.8 %	49.9 %	45% (Threshold for Planning Commission review)
Lot Coverage (%)	26.8%	36.3%	40% max.
Building Height (ft.)	17'-0"	24'-9"	30'-0" max.
No. of Stories	1	2	2 max.
	Setbacks: Fir	st Floor	
Front (ft.)	24'-0"	20'-0"	20'-0" min.
Left Side (ft.)	5'-6"	5'-0"	4'-0" min
Right Side (ft.)	13'-0"	6'-1"	4'-0" min
Combined	18'-6"	11'-1"	11'-0" min
Rear (ft.)	53'-0"	42'-3"	20'-0"
	Setbacks: Sec	ond Floor	
Front (ft.)	n/a	25'-1"	25'-0" min
Left Side (ft.)	n/a	7'-0"	7'-0" min
Right Side (ft.)	n/a	24'-11"	7'-0" min
Combined	n/a	31'-11"	17'-0" min
Rear (ft.)	n/a	44'-3"	20'-0" min
	Parkin	g	
Total Uncovered	2	Same	2 min.
Total Covered	2	Same	2 min.

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	As with other homes in the vicinity, the proposed residence is oriented with its front entry facing Carroll Street with an entry roof feature consistent with other homes in the neighborhood. <i>Finding Met</i>
2.2.2 Respect the scale, bulk and character of homes in the adjacent neighborhood.	With staff recommendations and conditions of approval, the proposed project will better fit the neighborhood character. A reduction to the second story will benefit the overall home design as the second to first story ratio will be reduced and the overall mass of the second story will minimize visual impacts. <i>Finding Met</i>
2.2.3 Design homes to respect their immediate neighbors	The proposed residence complies with code requirements related to height, setbacks, and solar shading. As conditioned, the project would be designed to respect immediate neighbors with conditions to reduce the size of the second floor, windows (except egress) on second floor and solid railing on the second-floor balcony. <i>Finding Met</i>
2.2.4 Minimize the visual impacts of parking.	The parking layout is consistent with the prevailing neighborhood pattern and is well balanced on the front elevation. <i>Finding Met</i>
2.2.5 Respect the predominant materials and character of front yard landscaping.	The modifications proposed to the front yard landscaping are required to meet the City's Landscaping Ordinance and would be consistent with the design of other homes in the neighborhood. <i>Finding Met</i>
2.2.6 Use high quality materials and craftsmanship	The proposed design uses high quality stucco, window trim, and roof material. <i>Finding Met</i>
2.2.7 Preserve mature landscaping	As conditioned the project will not

driveway and relocate the garage
towards the right side of the property.
Finding Met

Tree Removal

Findings

Section 19.94060 one requires that one or more of the following standards must be met before a protected tree removal permit may be approved:

(a) The tree is diseased or damaged. Finding not met

The Certified arborist report provided by the applicant indicates that the Douglas Fir tree is in excellent health condition. The information was verified by the City Arborist who recommended against the removal of the tree and recognizes the tree as a community asset.

(b) The tree represents a potential hazard to people, structures or other trees. **Finding not met**

There is no indication in the arborist report or made by the City Arborist that the tree represents a potential hazard to people, structures or other trees.

(c) The tree is in basically sound condition, but restricts the owner's ability to enjoy the reasonable use or economic potential of the property, or unreasonably restricts an adjoining property owner's use or economic potential of the adjoining property. In the event this is the sole basis for the application, the following criteria shall be used to evaluate the application under this subsection:

(1) The necessity of the requested removal to allow construction of improvements such as additions to existing buildings or incidental site amenities or to otherwise allow economic or reasonable enjoyment of property; **Finding not met**

(2) The topography of the land and the effect of the requested action on water retention and diversion or increased flow of surface water; **Finding not met**

(3) The approximate age of the tree relative to its average life span; **Finding not met**

(4) The potential effect of removal on soil erosion and stability where the tree is located; **Finding not met**

(5) Current and future visual screening potential; Finding not met

(6) The property has become over landscaped with trees so that they are too numerous, crowded, and unreasonably restricts the property owner's ability to use their

land. In this event, selective removal can be approved in conjunction with acceptable arborist's practices; **Finding not met**

(7) The tree has outgrown its useful landscape value due to its inappropriate species, size and location, relative to the existing structures on the property; **Finding not met**

(8) Any other information the director of community development finds pertinent to the application. **Finding not met**

Staff is not able to make findings for any of the above criteria to justify the removal of the protected tree. The applicant proposes to remove the tree as it conflicts with the current design. The proposed relocation of the existing driveway from the right side of the property to the left side of the property results in the removal of the protected tree. In staff's opinion, there are opportunities to save the tree by widening the existing driveway and locating the garage on the right side of the property. However, the applicant chose to proceed with the current design stating that this would impact the placement of the second floor and vaulted ceiling over the left part of the proposed house. Per the applicant, the location of the second floor over the right side of the neighboring roof. The applicant notes that relocating the garage to the right side of the vaulted ceiling the staff, would prevent the desired vaulted ceiling line and, thereby, reduce the quality of the project.

The reasons provided to justify the proposed tree removal are inadequate. Staff notes that the Single-Family home Design Techniques also recommend locating second floor additions over the living portion of existing homes rather than over garages and recommend setting the second floor areas as far as possible from the front façade of the wall. Staff recommends reducing the second to first floor ratio to 35% or less. The reduction in the second floor area might further help in complying with the solar access requirement. Staff recommends a condition (Condition PS-4) that the applicant widens the existing driveway to avoid removal of the protected tree and relocate the proposed garage to the right side of the property.

RECOMMENDED CONDITIONS OF APPROVAL AND STANDARD DEVELOPMENT REQUIREMENTS Planning Commission Hearing on July 25, 2016

Planning Application 2015-8135 523 Carroll Street (APN 209-31-007)

Design Review permit for a new two-story single-family home of 3,157 square feet (2,755 square foot living area and 402 square foot garage) and 49.9 percent Floor Area Ratio (FAR). The existing 1,704 square foot one-story single-family home will be demolished.

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] 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. INDEMNITY:

The applicant/developer shall defend, indemnify, and hold harmless the City, or any of its boards, commissions, agents, officers, and employees (collectively, "City") from any claim, action, or proceeding against the City to attack, set aside, void, or annul, the approval of the project when such claim, action, or proceeding is brought within the time period provided for in applicable state and/or local statutes. The City shall promptly notify the developer of any such claim, action or proceeding. The City shall have the option of coordinating the defense. Nothing contained in this condition shall prohibit the City from participating in a defense of any claim, action, or proceeding if the City bears its own attorney's fees and costs, and the City defends the action in good faith. [COA] [OFFICE OF THE CITY ATTORNEY]

GC-4. NOTICE OF FEES PROTEST:

As required by California Government Code Section 66020, the project applicant is hereby notified that the 90-day period has begun as of the date of the approval of this application, in which the applicant may protest any fees, dedications, reservations, or other exactions imposed by the city as part of the approval or as a condition of approval of this development. The fees, dedications, reservations, or other exactions are described in the approved plans, conditions of approval, and/or adopted city impact fee schedule. [SDR] [PLANNING / OCA]

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) Work with the planning staff to reduce the size of the second floor to 35% of the first floor (including garage) [COA] [PLANNING];
- b) Locate the new driveway and garage on the right side of the property to prevent removal of the existing protected tree (Douglas Fir) in the front yard [COA] [PLANNING];

- c) The second story windows facing neighboring properties on the left side and not required for egress should have sills at least five feet above finished floor or vision obscuring glass [COA] [PLANNING];
- d) Provide solid railing for second-floor balcony on the rear elevation [COA] [PLANNING].

PS-2. EXTERIOR MATERIALS REVIEW:

Final exterior building materials and color scheme are subject to review and approval by the Director of Community Development prior to submittal of a building permit. [COA] [PLANNING]

BP: THE FOLLOWING CONDITIONS SHALL BE ADDRESSED ON THE CONSTRUCTION PLANS SUBMITTED FOR BUILDING SUPERSTRUCTURE PERMIT AND/OR SHALL BE MET PRIOR TO THE ISSUANCE OF SAID PERMIT.

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. NOTICE OF CONDITIONS OF APPROVAL:

A Notice of Conditions of Approval shall be filed in the official records of the County of Santa Clara and provide proof of such recordation to the City prior to issuance of any City permit, allowed use of the property, or Final Map, as applicable. The Notice of Conditions of Approval shall be prepared by the Planning Division and shall include a description of the subject property, the Planning Application number, attached conditions of approval and any accompanying subdivision or parcel map, including book and page and recorded document number, if any, and be signed and notarized by each property owner of record.

For purposes of determining the record owner of the property, the applicant shall provide the City with evidence in the form of a report from a title insurance company indicating that the record owner(s) are the person(s) who have signed the Notice of Conditions of Approval. [COA] [PLANNING]

BP-4. 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-5. TREE PROTECTION PLAN:

Prior to issuance of a Demolition Permit, a Grading Permit or a Building Permit, whichever occurs first, obtain approval of a tree protection plan for the front yard Douglas Fir tree from the Director of Community Development. Two copies are required to be submitted for review. The tree protection plan for the Douglas Fir tree shall include measures noted in Title 19 of the Sunnyvale Municipal Code and at a minimum:

- a) The valuation of the Douglas Fir treeby a certified arborist, using the latest version of the "Guide for Plant Appraisal" published by the International Society of Arboriculture (ISA).
- b) All existing (non-orchard) trees on the plans, showing size and varieties, and clearly specify which are to be retained.
- c) Provide fencing around the drip line of the Douglas Fir tree that are to be saved and ensure that no construction debris or equipment is stored within the fenced area during the course of demolition and construction.
- d) Arborist shall provide a tree protection plan for the Douglas Fir tree prior to the issuance of any Building or Grading Permit. The tree protection plan shall be installed prior to issuance of any Building or Grading Permits, subject to the on-site inspection and approval by the City Arborist and shall be maintained in place during the duration of construction and shall be added to any subsequent building permit plans. [COA] [PLANNING/CITY ARBORIST]

BP-6. BEST MANAGEMENT PRACTICES - STORMWATER:

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]

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

EP-1. STREET DEDICATION:

Developer shall provide a street dedication, in the form of an easement to the City along Carroll Street as a separate instrument to accommodate the required sidewalk and existing roadway configurations as referenced herein. The City shall accept the subject dedication prior to the issuance of building occupancy. [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 contained in the approved building permit plan shall be installed prior to 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]

DC-2. TREE PROTECTION:

All tree protection shall be maintained, as indicated in the tree protection plan, until construction has been completed and the installation of landscaping has begun. [COA] [PLANNING]

DC-3. CLIMATE ACTION PLAN – OFF ROAD EQUIPMENT REQUIREMENT:

OR 2.1: Idling times will be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]), or less. Clear signage will be provided at all access points to remind construction workers of idling restrictions.

OR 2.2: Construction equipment must be maintained per manufacturer's specifications.

OR 2.3: Planning and Building staff will work with project applicants to limit GHG emissions from construction equipment by selecting one of the following measures, at a minimum, as appropriate to the construction project:

- a) Substitute electrified or hybrid equipment for diesel- and gasoline-powered equipment where practical.
- b) Use alternatively fueled construction equipment on-site, where feasible, such as compressed natural gas (CNG), liquefied natural gas (LNG), propane, or biodiesel.
- c) Avoid the use of on-site generators by connecting to grid electricity or utilizing solar-powered equipment.
- d) Limit heavy-duty equipment idling time to a period of 3 minutes or less, exceeding CARB regulation minimum requirements of 5 minutes. [COA] [PLANNING]
- DC-4. DUST CONTROL:

At all times, the Bay Area Air Quality Management District's CEQA Guidelines and "Basic Construction Mitigation Measures Recommended for All Proposed Projects", shall be implemented. [COA] [PLANNING]


PRC	JECT INFO	PROJECT DATA	SHEET INDEX		
		FLOOR CALCULATION	ARCHITECTURAL	ADDITIONAL NOTES:	
Nive Ave	E Olive Ave E Oli	HOUSE DESIGN DATAFIRST FLOOR1,701 SQ.FT.SECOND FLOOR1,054 SQ.FT.GARAGE / BASEMENT STAIR402 SQ.FT.EXCLUDED SQUARE FOOTAGE NOTE COVEREDFRONT COVERED ENTRY124 SQ.FT.CHIMNEY8 SQ.FT.REAR BALCONY52 SQ.FT.	 A-0.0 COVER SHEET A-1.0 SITE PLAN A-2.0 PROPOSED FLOOR PLAN A-3.0 PROPOSED ELEVATION A-3.1 CROSS SECTIONS A-4.0 BLOCK DIAGRAM / SOLAR STUDY 	LANDSCAPE PLAN TO BE A DEFERRED SUBMITTAL PER THIS PROJECT DURING CONSTRUCTION. THIS HAS TO BE APPROVED PRIOR THE FINAL INSPECTION AT THE PROJECT SITE.	
Walgreens @ El Carrino Real El Carrino Real El Carrino Real El Carrino Real The Habt Burger Grill	Jarvis Ct B Old San Francisco Rd Old San Francisco Rd Old San Francisco Rd	F.A.R. CALC: 45% 2,852.6 SQ.FT. F.A.R. MODIFICATION 49.4% @ 3,157 SQ.FT. (N) TOTAL BUILDING AREA ON SITE 3,157 SQ.FT. LOT COVERAGE 2,101 SQ.FT. (N) FIRST FLOOR FOOT PRINT 2,101 SQ.FT. (N) PORCH 124 SQ.FT.	STRUCTURAL		
VIC	CINITY MAP	(N) SECOND BALCONY OVERHANG 67 SQ.FT. (N) CHIMNEY 8 SQ.FT.			
GENE	RAL INFORMATION	TOTAL: 2,313 SQ.FT. TOTAL LOT COVERAGE 36.3% @ 2,302 SQ.FT.			
PROPERTY ADDRESS: APN: DESCRIPTION OF WORK:	523 CARROLL ST. SUNNYVALE, CA 94087 209-31-007 <n> 2 STORY HOUSE WITH GARAGE</n>	LANDSCAPING LANDSCAPE PLAN WILL BE A DEFERRED SUBMITTAL PER THIS PROJECT AND WILL INCLUDE NEW IRRIGATION PLAN FENCING REPAIR PLAN AND PLANT TYPES			
ARCHITECT OF RECORD:	SUSAN CHEN 20370 TOWN CENTER LN. SUITE 139 CUPERTINO, CA 95070 408.865.0577				
ZONING: OCCUPANCY GROUP:	R-0 R-3				
TYPE OF CONSTRUCTION:	TYPE V-B	CODE & REGULATION	ADDITIONAL NOTES:		
STORIES:	TWO STORY'S	ALL WORK TO COMPLY WITH THE 2013 C.R.C., C.B.C., C.M.C., C.P.C. & 2013 C.E.C., CALIFORNIA TITLE 24 AMENDMENTS, AND CITY OF SUNNYVALE			
LOT SIZE WITHOUT S EASEMENT:	TREET SIDE 6,339.3 SQ.FT.	MUNICIPAL CODE.	THE ROOF WILL COMPLY WITH COOL ROOF REQUIREMENTS OF THE 2013 C.E.C. 2013 110.8		
SET-E	BACK INFORMATION	TO THE BUILDING CODES, ORDINANCES AND LAWS OF THE AUTHORITY HAVING JURISDICTION OF THE PROJECT WHICH INCLUDE BUT ARE NOT LIMITED TO:	NFPA 13D AUTOMATIC SPRINKLER SYSTEM WILL BE INSTALLED. PLANS TO BE DEFERRED		
SETBACK: FRONT	REQUIRED: PROPOSED: 20'-0" 20'-1" 211'-0" 4'-0"	A. 2013 CALIFORNIA BUILDING CODE B. 2013 CALIFORNIA RESIDENTIAL CODE C. 2013 CALIFORNIA MECHANICAL CODE	FINISHED ROOFING MATERIAL SHALL BE INSTALLED AND COMPLETED PRIOR TO FRAME INSPECTION.		
REAR MAX. HEIGHT	20'-0" 43'-3" 30'-0" 24'-9"	D. 2013 CALIFORNIA PLUMBING CODE E. 2013 CALIFORNIA ELECTRICAL CODE F. 2013 CALIFORNIA FIRE CODE G. 2013 CALIFORNIA GREEN BUILDING STANDARD CODE	INSTALLATION INSTRUCTIONS FOR ALL LISTED EQUIPMENT SHALL BE PROVIDED TO THE BUILDING INSPECTOR AT ROUGH INSPECTION. (2010 CMC 303.1 AND 2013 CPC 310.4)		
NOTES ANY HIDDEN CO TO BE PERFORM BUILDING PERM REQUIRE FURTH REVIEW BY THE BUILDING OWN CONTRACTOR M CITY FOR ANY W ILLUSTRATED O PRIOR TO PERF	INDITIONS THAT REQUIRE WORK MED BEYOND THE SCOPE OF THE 1IT ISSUED FOR THESE PLANS MAY HER CITY APPROVALS INCLUDING PLANNING COMMISSION. THE ER, PROJECT DESIGNER, AND/OR IUST SUBMIT A REVISION TO THE VORK NOT GRAPHICALLY N THE JOB COPY OF THE PLANS ORMING THE WORK.	F. CITY OF SUNNYVALE MUNICIPAL CODE	PROPERTY LINE SURVEY WILL BE COMPLERED BY A LICENSED SURVEYOR AND PROVIDED TO THE BUILDING INSPECTOR PRIOR TO FOUNDATION INSPECTION. BUILDING HEIGHT VERIFICATION WILL BE COMPLETED BY A LICENSED SURVEYOR AND PROVIDED TO THE BUILDING INSPECTOR PRIOR TO FRAMING INSPECTION.		

SUNNYVALE . CALIFORNIA

ATTACHMENT 5	
PAGE 10F 6	
	CHEUNG
	PROJECT
	SUNNYVALE, CA 94087
	SI
	Design Group
	20370 TOWN CENTER LN
	SUITE 139 CUPERTIND, CA 95014 408.865.0577
GENERAL NOTES	
1. 1. WORKING HOURS: NO WORK SHALL COMMENCE ON THE	
JOB SITE PRIOR TO 7:00 A.M. NOR CONTINUE LATER THAN 7:00 P.M., MONDAY THROUGH FRIDAY, 9:00 A.M. NOR CONTINUE LATER THAN 6:00 P.M. SATURDY AND 10:00 A.M 6:00 PM ON	
SUNDAY AND HOLIDAYS. 2. GENERAL CONTRACTOR SHALL VERIFY ALL UNDERGROUND UTILITY	
LOCATIONS PRIOR TO EXCAVATION, TRENCHING, OR GRADING OF ANY KIND. GENERAL CONTRACTOR SHALL COORDINATE WITH APPLICABLE	
UTILITY COMPANIES WHEN REROUTING ELECTRICAL, TELEPHONE, CABLE TV, GAS, WATER, SANITARY SEWER SERVICES, OR ANY OTHER UTILITY G. C. SHALL MAINTAIN ALL ELECTRICAL AND	
COMMUNICATION SYSTEMS IN HOUSE AT ALL TIMES. 3. ALL WORK IS TO BE PERFORMED IN ACCORDANCE WITH ALL	
GOVERNING CODES, ORDINANCES, AND REGULATIONS. G. C. SHALL BECOME FAMILIAR WITH ALL CITY OF BURLINGAME ASPECTS OF	
WORKING. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION AND EXECUTION OF THE WORK SHOWN OR IMPLIED IN	
THE CONSTRUCTION DOCUMENTS AND IS RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, AND PROCEDURES. 4 GENERAL CONTRACTOR SHALL COORDINATE ALL FACETS OF HIS	
WORK AND ALL TRADES INVOLVED TO AVOID CONFLICT IN THE LOCATION, INSTALLATION, AND CONSTRUCTION OF ALL ITEMS OF	
WORK AS INDICATED ON THE CONSTRUCTION DOCUMENTS. IF ANY WORK IS TO BE INSTALLED BY THE OWNER DIRECTLY, ALLOWANCES	
FOR THE OWNER'S WORK MUST BE MADE. COORDINATE WITH ARCHITECT / OWNER.	
AT THE END OF EACH WORKING DAY. ALL MATERIALS SHALL BE	
CONSTRUCTION AND FOR THE OWNER. 6. IN CASE OF ANY DISCREPANCY IN THE CONTRACT DOCUMENTS,	
CONSULT THE ARCHITECT BEFORE PROCEEDING. 7. No dimensions shall be taken by scaling from the drawings.	
DETAILS TAKE PRECEDENCE OVER GENERAL SECTIONS OR FLOOR PLANS. IF DIMENSIONS MUST BE CLARIFIED, CONSULT THE Applitect. Recepto the Cover Sheet for Dimensioning	
STANDARDS. 8. VERIFY ALL DIMENSIONS ON THE JOB SITE PRIOR TO ORDERING OR	
MANUFACTURING. 9. General Contractor shall review all architectural	
DRAWINGS BEFORE FRAMING. COORDINATE RECESSED LIGHT FIXTURE LOCATIONS, SHAFTS, AND HVAC DUCTWORK PRIOR TO FRAMING. IT	
WITH LOCATIONS OF RECESSED LIGHT FIXTURES. IF CONFLICT EXISTS, NOTIFY ARCHITECT.	
10. GENERAL CONTRACTOR SHALL INSTALL ALL APPLIANCES SPECIFIED AND ALL NEW EQUIPMENT ACCORDING TO MANUFACTURER ^I S	REVISION
INSTRUCTIONS. ALL GUARANTEES, INSTRUCTION BOOKLETS, AND INFORMATION REGARDING NEW EQUIPMENT SHALL BE HANDED	12.08.15 PLANNING SUBMITTAL
DIRECTLY TO THE UWNER IN ONE MANILA ENVELOPE AT THE TIME OF SUBSTANTIAL COMPLETION. CONTRACTOR SHALL VERIFY THAT EVERY	
ORDER AND THAT INFORMATION ABOUT ALL WARRANTIES AND GUARANTEES IS MADE KNOWN TO THE OWNER.	
11. THE INSTALLER OF EACH MAJOR UNIT OF WORK IS REQUIRED TO INSPECT THE SUBSTRATE AND CONDITIONS TO RECEIVE WORK AND	
SHALL REPORT ALL UNSATISFACTORY CONDITIONS TO THE GENERAL Contractor and not proceed until satisfactory conditions	
ARE ATTAINED. 12. FOR MOUNTING HEIGHTS NOT CLEARLY OUTLINED IN THE PLANS OR SCHEDULES COORDINATE WITH THE ARCHITECT ARCHITECT SHALL	PROJECT NO. 1555 DATE 12.08.15
CONFIRM ALL ELECTRICAL DEVICE AND LIGHT FIXTURE LOCATIONS BEFORE CONTRACTOR PULLS WIRE.	
13. PROVIDE SOLID BLOCKING AS NECESSARY FOR WALL MOUNTED SHELVES, FIXTURES, AND FITTINGS, EVEN WHEN WORK IS TO BE	
DONE BY OWNER DIRECTLY. REVIEW SCOPE OF WORK AND LOCATIONS FROM INTERIOR ELEVATIONS AND COORDINATE WITH	
UWNER/ARCHITECT. 14. All fastening devices to be concealed, unless otherwise	DIL PLAN
3HUWN. 15. WEATHER-STRIP ALL EXTERIOR DOORS AND WINDOWS. 16. CAULK OR OTHERWISE SEAL AROUND ALL OPENINGS TO LIMIT	
INFILTRATION, INCLUDING BUT NOT LIMITED TO: EXTERIOR JOINTS AROUND WINDOWS AND DOOR FRAMES, BETWEEN SOLE PLATES AND	
FLOORS AND BETWEEN EXTERIOR WALL PANELS. 17. GENERAL CONTRACTOR SHALL VERIFY THAT ALL WORK ON THE	
EXTERIOR OF THE PROJECT IS WATERTIGHT. ALL JOINTS EXPOSED TO THE ELEMENTS SHALL BE TESTED FOR WATER TIGHTNESS PRIOR	
IU SUBSTANTIAL COMPLETION.	

















Floor Area Ratio (FAR) Table

APN	Address	Stories	Lot	Living	Garage	Floor	FAR	Notes
			Area	Area	Area	Area		
20930031	501 S Sunnyvale Av	2	7,260	2,254	513	2,767	38.1%	Two-Story home
20930032	505 S Sunnyvale Av	1	6,050	1,854	200	2,054	34.0%	
20930033	509 S Sunnyvale Av	1	6,050	1,622	460	2,082	34.4%	
20930034	513 S Sunnyvale Av	1	6,050	1,383	240	1,623	26.8%	
20930035	517 S Sunnyvale Av	1	6,050	1,866	360	2,226	36.8%	
20930036	521 S Sunnyvale Av	1	6,050	1,718	324	2,042	33.8%	
20930037	525 S Sunnyvale Av	2	6,050	1,364	288	1,652	27.3%	Two-Story home
20930038	529 S Sunnyvale Av	1	6,050	1,026	360	1,386	22.9%	
20930039	533 S Sunnyvale Av	1	6,050	1,250	400	1,650	27.3%	
20930040	537 S Sunnyvale Av	1	6,050	946	288	1,234	20.4%	
20930041	545 S Sunnyvale Av	1	6,413	1,311	480	1,791	27.9%	
20930042	555 S Sunnyvale Av	1	6,050	1,485	361	1,846	30.5%	
20931001	502 S Sunnyvale Av	1	7,000	1,302	396	1,698	24.3%	
20931002	501 Carroll St	1	6,500	905	0	905	13.9%	
20931003	507 Carroll St	2	6,500	802	0	802	12.3%	Two-Story home
20931004	511 Carroll St	1	8,000	824	0	824	10.3%	Low
20931005	515 Carroll St	1	9,280	2,153	360	2,513	27.1%	
20931006	519 Carroll St	1	7,975	1,375	616	1,991	25.0%	
20931007	523 Carroll St	1	6,339	2,755	402	3,157	49.9%	Project Site
20931008	527 Carroll St	1	9,620	959	299	1,258	13.1%	
20931009	533 Carroll St	1	16,000	1,974	360	2,334	14.6%	
20931010	539 Carroll St	1	8,000	1,116	231	1,347	16.8%	

Attachment 6 2015-8135 523 Carroll St

APN	Address	Stories	Lot Area	Living	Garage	Floor Area	FAR	Notes
00004044		4					00.70/	
20931011	547 Carroll St	1	8,000	1,050	600	1,000	20.7%	
20931012	549 Carroll St	1	8,000	819	240	1,059	13.2%	
20931017	558 S Sunnyvale Av	1	8,042	1,214	0	1,214	15.1%	
20931018	546 S Sunnyvale Av	1	9,800	1,572	560	2,132	21.8%	
20931019	536 S Sunnyvale Av	1	9,100	1,473	660	2,133	23.4%	
20931020	530 S Sunnyvale Av	1	9,100	2,034	720	2,754	30.3%	
20931021	524 S Sunnyvale Av	1	9,880	1,619	462	2,081	21.1%	
20931022	520 S Sunnyvale Av	1	8,680	1,635	484	2,119	24.4%	
20931023	516 S Sunnyvale Av	1	8,215	1,569	400	1,969	24.0%	
20931024	512 S Sunnyvale Av	2	8,120	1,901	360	2,261	27.8%	Two Story home
20931025	506 S Sunnyvale Av	1	14,000	1,588	702	2,290	16.4%	
20931026	520 Carroll St	2	7,215	2,656	546	3,202	44.4%	High (Two Story home)
20931027	318 Bishop Av	1	6,993	1,269	440	1,709	24.4%	
20931028	334 Bishop Av	1	13,986	2,169	550	2,719	19.4%	
20931039	550 Carroll St	1	10,440	1,680	888	2,568	24.6%	
20931040	326 Jarvis Ct	1	6,237	1,284	456	1,740	27.9%	
20931045	323 Jarvis Ct	1	5,890	1,460	440	1,900	32.3%	
20931046	315 Jarvis Ct	1	6,000	1,499	484	1,983	33.1%	
20931047	303 Jarvis Ct	1	6,500	1,794	480	2,274	35.0%	
20931048	302 E Olive Av	1	7,104	1,869	441	2,310	32.5%	
20931049	318 E Olive Av	1	6,771	1,731	0	1,731	25.6%	
20931050	334 E Olive Av	1	6,771	1,524	400	1,924	28.4%	
20931061	335 Bishop Av	2	6,993	2,110	360	2,470	35.3%	Two Story home
20931062	319 Bishop Av	1	6,660	1,606	312	1,918	28.8%	
20931063	305 Bishop Av	1	7,104	2,070	572	2,642	37.2%	
Average			7,766			1,925	24.8%	



An Inspection of the Front Yard Existing Trees 523 Carroll Street Sunnyvale, California

Assignment

I was asked by Mr. Georgiy Novitskiy, Project Manager, SC Design Group, to provide an brief evaluation of the existing trees in the front yard of the property at 523 Carroll Street, Sunnyvale, California.

Observations

I inspected the trees on February 24, 2016.

The trees in the front yard are as follows:

Tree # Name	Trunk Diameter (inches)	Approx. Height (feet)	Approx. Spread (feet)	Health Rating (1-5)	Structu Integr Rating (1-5)	ıral ity g <u>Notes</u>
Tree # 1 Crape Myrtle (Lagerstromia indica)	2.4/2.0	10	8	1	2	
Tree # 2 Australian Willow (<i>Geijera parvifolia</i>)	14.0	30	30	1	3	1 Girdling Root
Tree # 1 Crape Myrtle (Lagerstromia indica)	1.0/1.0/1.0	8	6	1	2	
Tree # 4 Douglas Fir (Pseudotsuga menziesii)	34.3	30	35	1	4	Topped at 20 feet

The range of the health and structural integrity rating scale (1-5), which I use is briefly described as follows: (1) Excellent, (2) Good, (3) Fair, (4) Poor, (5) Extremely Poor.

Trees # 1, 2, and 3 are located in the Park Strip, south to north respectively. Tree # 4 is located in the front yard approximately 8-10 feet from the south side property boundary.

Mr. Novitsky reports that the existing residence would be demolished and that the new proposed driveway would be located on the left (or south) side facing the property from Carroll Street. This new driveway construction would require at least the removal of Trees # 1 and 4.

Prepared by Michael L. Bench,	Site Observations:	1
Consulting Arborist	February 24, 2016	

523 Carroll Street Sunnyvale, CA

In that event, Trees # 1 and 4 would require removal. Tree # 3 may also require removal depending on the width of the driveway. It would not likely be possible to construct the new driveway adjacent to the trunk of Tree # 3. Based on its trunk diameter, I estimate the distance between the trunk of Tree # 3 and the edge of the new driveway must be a minimum of 7 feet.

If this distance cannot be achieved, Tree # 3 may also require removal.

Value Assessment

In accordance with the requirements of the City of Sunnyvale, I have prepared an Value Assessment of the 4 trees located in the front yard.

The method used for the appraisal of the 4 trees is the Trunk Formula Method, in accordance with the International Society of Arboriculture (ISA), <u>Guide for Plant</u> <u>Appraisal, 9th Edition</u> and the ISA Western Chapter Species Classification Guide. I have prepared an Excel spreadsheet to perform the Trunk Formula Method calculations, which is attached.

Respectfully submitted,

Michael L. Bench, Consulting Arborist International Society of Arboriculture Certification # WE 1897A American Society of Consulting Arborists Member

Attachment 8 2015-8135 523 Carroll St Page 1 of 4



View of existing residence, driveway and Douglas Fir Tree (left side) at 523 Carroll Street

Attachment 8 2015-8135 523 Carroll St Page 2 of 4



View of the Douglas Fir Tree (in the front) at 523 Carroll Street

Attachment 8 2015-8135 523 Carroll St Page 3 of 4



View of two-story residence at 520 Carroll Street

Attachment 8 2015-8135 523 Carroll St Page 4 of 4



View of the two-story residence at 507 Carroll St.



Agenda Item

16-0745

Agenda Date: 7/25/2016

REPORT TO PLANNING COMMISSION

<u>SUBJECT</u>

File #: 2016-7240

Location: 1094 Lily Avenue (APN: 213-29-049)

Zoning: R0

Proposed Project:

DESIGN REVIEW: To allow construction of a new 5,812 square foot, two-story single-family home (4,874sq. ft. living area; 597 sq. ft. garage; 456 sq. ft. of front & rear yard porches) at 49.6% FAR. The proposal also includes a 1,219 square foot basement. The existing house will be demolished.

Applicant / Owner: Perspectives Design, Inc. / Surjit Singh Bedi Trustee & Et Al

Environmental Review: A Class 3 Categorical Exemption relieves this project from the California Environmental Quality Act (CEQA) provisions. Class 3(a) Categorical Exemptions include construction or conversion of new small structures that includes one single-family residence (CEQA Section 15303).

Project Planner: Shétal Divatia, (408) 730-7637, sdivatia@sunnyvale.ca.gov

REPORT IN BRIEF

General Plan: Residential Low Density

Existing Site Conditions: One-story single family home with

Surrounding Land Uses

North: Single family residential (across Lily Ave)

South: Single family residential

East: Single family residential

West: Single family residential

Issues: Architecture and neighborhood compatibility

Staff Recommendation: Approve the Design Review subject to recommended conditions of approval in Attachment 4.

BACKGROUND

Description of Proposed Project

The project site is 11,470 square feet (0.26 acres) in size and is currently developed with a single family home with a detached garage in the rear. The applicant proposes to demolish the existing home and construct a new, two-story single-family home with a total of 5,812 square feet at 49.6%

16-0745

Floor Area Ratio (FAR). The proposal also includes a 115 square-foot front porch and a 1,219 square foot basement which is not included in the FAR calculation.

Design Review is required for construction of a new home to evaluate compliance with development standards and with the Single Family Home Design Techniques. The Planning Commission is required to review applications exceeding 45% FAR or 3,600 square feet.

See Attachment 1 for a map of the vicinity and mailing area for notices, Attachment 2 for the project Data Table, and Attachment 6 for the proposed plans.

Previous Actions on the Site

The existing 1,600-square foot single-story home was constructed in 1949, and the 600 square foot detached garage was constructed in 1971. Additionally the site has approval for a 7-foot tall sideyard fence and several Tree Removal Permits.

DISCUSSION

Development Standards: The proposed project complies with all applicable development standards including setbacks and parking, as set forth in the Sunnyvale Municipal Code. The following key items are noted below:

- <u>Site Layout:</u> The subject lot is 74 feet wide and 155 feet deep and 11,470 square feet in size. The lot is deeper and larger than the typical lot in this neighborhood. The proposed home would be located near the center of the property to meet or exceed all setback requirements. A two-car garage and a driveway will provide access at the left side of the property's frontage.
- <u>Lot Coverage</u>: The proposal results in 33.2% lot coverage and is below the maximum 40% allowed for two-story homes.
- <u>Parking/Circulation</u>: The project provides a two-car garage and two unenclosed parking spaces in the driveway to meet the minimum of two covered and two uncovered parking spaces as required per SMC 19.46.060.
- <u>Landscaping and Tree Preservation</u>: The existing site does not contain any "protected trees" (tree trunk measuring 38 inches or more in circumference); and has two smaller trees (about 19 inch circumference) in the rear yard; of which one is proposed to be saved. The tree that is proposed to be removed is an orange tree located in the footprint of the proposed structure. The proposed conceptual landscape plan includes plantings of ground cover, shrubs and trees and will meet the City's water efficient landscape requirements.
- <u>Solar Access</u>: SMC 19.56.020 states that no permit may be issued for any construction which would interfere with solar access by shading more than 10% of the roof of any structure on a nearby property. The project plans demonstrate that the shading would comply with this requirement (shades 9% of the roof area of the adjacent property one-story home on the west side).

Single Family Home Design Techniques: The City's Single Family Home Design Techniques (2003) provide guidelines for site planning, architecture, and other design elements related to neighborhood compatibility. These guidelines are referenced in the discussion and analysis below.

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Agenda Date: 7/25/2016

Site Plan and Architecture: The homes in the neighborhood can be categorized into two distinct architectural styles and scale; the original one and two-story ranch homes and the newer two-story, contemporary/Spanish architectural style homes. The existing home at the site can be categorized as a typical ranch-styled home with a detached garage. The proposed home would be of a Spanish styled architecture with an arched entryway, a circular foyer with a conical roof (rotunda), stucco exterior and clay roof tiles (Attachment 6 - Site and Architectural Plans). The proposed residence is located in the central portion of the site and exceeds minimum setback requirements for the R0 zoning district. The residence will be located 25' 9" from the front property line with a covered porch; and a 25 foot tall rotunda setback 38 feet from the front property line. The proposed second story is setback 38 feet 7 inches and is 28 feet 7 inches tall measured from Top of Curb to Top of Ridge.

The applicant has lowered the height of rotunda foyer to provide a better transition from the first and second story roofs and notes that this feature is highly desired by the owners. Staff concurs that this element is in keeping with the Spanish architectural design style but is concerned about the architectural compatibility of this feature with that of this neighborhood. There are several newer homes in the neighborhood with Spanish and contemporary style architecture. None feature a rotunda. Staff has included a Condition of Approval (PS-1c) to require the rotunda foyer be modified to a form and shape for increased compatibility with the neighborhood.

<u>Setbacks</u>: The project meets and exceeds the front setback (with 25 feet 9 inches) and rear yard (42 feet 2 inches) setbacks (where 20 feet minimum is required). The Project Data Table is located in Attachment 2. The increased front yard setback would reduce the visual impact of the structure from the street and the one-story structures located across the street. The required combined sideyard setback for the 74 foot wide lot is 15 feet (first story setbacks) where 18 feet is provided (6'4" on the right side and 11'6" on left side).

Staff recommends that the larger setback of 11'6" currently proposed for the left side be relocated to the right side to provide a greater setback with the adjacent single family home on the east which shares its sideyard with the subject property. The neighbors to the east (right side) are already protected by a rear yard setback. Staff has included a Condition of Approval (No. PS-1a) to move the location of the structure closer to the east property line by swapping the proposed left and right side sideyard setbacks.

The proposed second story setbacks meet/exceed the minimum required for this zoning district. The second story front yard setback is 40 feet 11 inches where a minimum of 25 feet is required. The rear yard setback is 56 feet 2 inches where a minimum of 20 feet is required, and sideyards at 11 feet 6 inches and 13 feet 7 inches (combined is 25 feet) where a minimum of 7 feet and a combined of 21 feet is required. The proposed second story sideyard setbacks would also be modified from the left to the right side when the first story setbacks are modified as recommended.

<u>Heights</u>: The proposed plate height for the first floor is 10 feet; second floor is 9 feet and the basement is 11 feet. The proposed first floor and second floor plate heights are similar to those of the newer homes in this neighborhood. The basement is completely below ground and does not contribute to increased height of the finished first floor height. The proposed structure will appear like a two story home from street view. The rotunda has an 18 foot plate height. The proposed roof pitch is 4 in 12 and is compatible with those in this neighborhood and results in 27 feet 8 inches tall structure; and 28 feet 8 inches tall when measured from Top of Curb.

Second Floor Area to First Floor Area Ratio: The neighborhood for this site is composed of one and two-story homes. The proposed first floor to second story ratio is 52%. This ratio is similar to those of other newer two-story homes in this neighborhood. Since this neighborhood is not a predominantly one-story single-family homes, the 35% second floor to first floor ratio design guideline is not applicable; however, neighborhood compatibility is still a goal.

Floor Area Ratio: The proposed 5,812 square foot single family home at 49.6% FAR exceeds the 45% FAR review threshold and requires Planning Commission approval. The difference between 45% (5,161.5 s.f.), and 49.6% FAR in this project is 650 square feet of floor area. The neighborhood is composed of one and two-story single family homes with an average FAR of 34.6% (prior to project); and 35.4% with the project). The property is adjacent to newer houses on Tamarack Avenue with FARs ranging from 48-55% FARs (house sizes range from 2,000 to 3,500 square feet and the new tract homes on Timberpine Avenue (two blocks east) are developed at 65% FAR (homes are about 3,500 s.f.in size). Although the basement is not counted in FAR, when added to total square feet the proposed home would be 7,031 square feet in size.

The subject lot is significantly larger than the average lot in the R0 or the R1 zoning districts in Sunnyvale. For this R0 zoning district this lot is about the equivalent of two lots; but does not meet the density requirement (12,000 s.f.) to be subdivided into two lots. Staff believes that although the requested FAR results in a large house, the appearance of the house from the street in terms of size and scale is similar to those found of the newer homes in this neighborhood.

Privacy Impact: The proposed house has several second story windows facing the side yards. Some of the windows have high sill (clerestory windows) while some others such as those in the master bedroom and bedroom 2 have regular sized windows overlooking the side yards. Staff suggests that in order to minimize privacy impacts on the neighboring properties, when not required for egress purposes, the proposed second story windows are reduced in size to be clerestory windows with high sill height. Staff has included a Condition of Approval (No. PS-1b) requiring some of the larger windows be reduced like the other high-sill clerestory windows.

Neighborhood Compatibility: The neighborhood is in transition and has a mix of original one and two story ranch homes and newer two-story homes. The newer two-story homes are similar in scale and height as the proposed two-story home that as conditioned, addresses neighbor privacy, solar access requirements, scale and architectural design compatibility. The applicant has made several changes from their original proposal to address neighborhood compatibility and privacy.

ENVIRONMENTAL REVIEW

A Class 3 Categorical Exemption relieves this project from the California Environmental Quality Act (CEQA) provisions. Class 3(a) Categorical Exemption include construction or conversion of new small structures that includes one single-family residence (CEQA Section 15303).

FISCAL IMPACT

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

PUBLIC CONTACT

Notice of Public Hearing

• Published in the *Sun* newspaper

16-0745

- Posted on the site
- 47 notices mailed to property owners and residents within 300 feet of the project site

Staff Report

- Posted on the City's website
- Provided at the Reference Section of the City's Public Library

Agenda

- Posted on the City's official notice bulletin board
- Posted on the City's website

Public Contact: Staff has not received any correspondence or phone calls from neighbors at the time of writing of this report.

ALTERNATIVES

- 1. Approve the Design Review subject to recommended Conditions of Approval in Attachment 4.
- 2. Approve the Design Review subject to modified Conditions of Approval.
- 3. Deny the Design Review and provide direction to staff and applicant on where changes should be made.

STAFF RECOMMENDATION

Alternative 1: Approve the Design Review subject to recommended conditions of approval in Attachment 4.

Prepared by: Shétal Divatia, Senior Planner Reviewed by: Gerri Caruso, Principal Planner Approved by: Andrew Miner, Planning Officer

ATTACHMENTS

- 1. Site, Vicinity and Public Notice Mailing Map
- 2. Project Data Table
- 3. Recommended Findings
- 4. Recommended Conditions of Approval
- 5. Neighborhood FARs
- 6. Proposed Site and Architectural Plans (booklet for PC)

ATTACHMENT 1



Attachment 2 Page 1 of 1

PROJECT DATA TABLE

	EXISTING	PROPOSED	REQUIRED/ PERMITTED	
General Plan	Residential Low Density	Same	Residential Low Density	
Zoning District	R-0	Same	R-0	
Lot Size (s.f.)	11,470	Same	6,000 min.	
Gross Floor Area (s.f.)	2,324 (to be removed)	5,812 +basement: 1219	3,600 s.f. threshold (Threshold for Planning Commission Review)	
Lot Coverage (%)	20.2% (2,324 s.f.)	33.2% (3,810 s.f.)	40% max.	
Floor Area Ratio (FAR)	-loor Area Ratio (FAR) 20.2% (2,324 s.f.)		45% threshold (Threshold for Planning Commission Review)	
Building Height (ft.)	15′-6″	28'-8"	30' max.	
No. of Stories	1	2 + basement	2 max.	
Setbacks (First/Second Facing Property)				
	Setbacks (First/Secor	nd Facing Property)	
Front:	Setbacks (First/Secor	nd Facing Property)	
Front: 1 st Floor	Setbacks (First/Secor 23'-3 ½"	25'-9 ½") 20' min.	
Front: 1 st Floor 2 nd Floor	23'-3 ½"	25'-9 ½" 38'-7 ½") 20′ min. 25′ min.	
Front: 1 st Floor 2 nd Floor Right Side	23'-3 ½" 	25'-9 ½" 38'-7 ½") 20' min. 25' min. Combined yards =15'	
Front: 1 st Floor 2 nd Floor Right Side 1 st Floor	23'-3 ½" 12'-10"	25'-9 ½" 38'-7 ½" 6'-4") 20' min. 25' min. Combined yards =15' 4' min.	
Front: 1 st Floor 2 nd Floor Right Side 1 st Floor 2 nd Floor	23'-3 ½" 12'-10" 	25'-9 ½" 25'-9 ½" 38'-7 ½" 6'-4" 10'-5 ½") 20' min. 25' min. Combined yards =15' 4' min. 7' min.	
Front: 1 st Floor 2 nd Floor Right Side 1 st Floor 2 nd Floor Left Side	Setbacks (First/Secor 23'-3 ½" 12'-10" 	25'-9 ½" 25'-9 ½" 38'-7 ½" 6'-4" 10'-5 ½") 20' min. 25' min. Combined yards =15' 4' min. 7' min. Combined yards = 15'	
Front: 1 st Floor 2 nd Floor Right Side 1 st Floor 2 nd Floor Left Side 1 st Floor	Setbacks (First/Secor 23'-3 ½" 12'-10" 24'-31/2"	25'-9 ½" 25'-9 ½" 38'-7 ½" 6'-4" 10'-5 ½" 11'-6") 20' min. 25' min. Combined yards =15' 4' min. 7' min. Combined yards = 15' 8'-8" min. (15'-Right Side)	
Front: 1 st Floor 2 nd Floor Right Side 1 st Floor 2 nd Floor Left Side 1 st Floor 2 nd Floor	Setbacks (First/Secor 23'-3 ½" 12'-10" 24'-31/2" 	10 Facing Property 25'-9 ½" 38'-7 ½" 6'-4" 10'-5 ½" 11'-6" 13'-7") 20' min. 25' min. Combined yards =15' 4' min. 7' min. Combined yards = 15' 8'-8" min. (15'-Right Side) 10'- 6 ½" min.(21'-Right side)	
Front: 1 st Floor 2 nd Floor Right Side 1 st Floor 2 nd Floor Left Side 1 st Floor 2 nd Floor 2 nd Floor Rear	Setbacks (First/Secor 23'-3 ½" 12'-10" 24'-31/2" 	10 Facing Property 25'-9 ½" 38'-7 ½" 6'-4" 10'-5 ½" 11'-6" 13'-7") 20' min. 25' min. Combined yards =15' 4' min. 7' min. Combined yards = 15' 8'-8" min. (15'-Right Side) 10'- 6 ½" min.(21'-Right side)	
Front: 1 st Floor 2 nd Floor Right Side 1 st Floor 2 nd Floor Left Side 1 st Floor 2 nd Floor Rear 1 st Floor	Setbacks (First/Secor 23'-3 ½" 12'-10" 24'-31/2" 26'-7"	25'-9 ½" 25'-9 ½" 38'-7 ½" 6'-4" 10'-5 ½" 11'-6" 13'-7" 42'-2 ½") 20' min. 25' min. Combined yards =15' 4' min. 7' min. Combined yards = 15' 8'-8" min. (15'-Right Side) 10'- 6 ½" min.(21'-Right side) 20' min.	
Front: 1 st Floor 2 nd Floor Right Side 1 st Floor 2 nd Floor Left Side 1 st Floor 2 nd Floor Rear 1 st Floor 2 nd Floor	Setbacks (First/Secor 23'-3 ½" 12'-10" 24'-31/2" 26'-7" 	25'-9 ½" 25'-9 ½" 38'-7 ½" 6'-4" 10'-5 ½" 11'-6" 13'-7" 42'-2 ½" 56'-2 ½") 20' min. 25' min. Combined yards =15' 4' min. 7' min. Combined yards = 15' 8'-8" min. (15'-Right Side) 10'- 6 ½" min.(21'-Right side) 20' min. 20' min.	
Front: 1 st Floor 2 nd Floor Right Side 1 st Floor 2 nd Floor Left Side 1 st Floor 2 nd Floor Rear 1 st Floor 2 nd Floor	Setbacks (First/Secor 23'-3 ½" 12'-10" 24'-31/2" 26'-7" Parki	25'-9 ½" 25'-9 ½" 38'-7 ½" 6'-4" 10'-5 ½" 11'-6" 13'-7" 42'-2 ½" 56'-2 ½") 20' min. 25' min. Combined yards =15' 4' min. 7' min. Combined yards = 15' 8'-8" min. (15'-Right Side) 10'- 6 ½" min.(21'-Right side) 20' min. 20' min.	
Front: 1 st Floor 2 nd Floor Right Side 1 st Floor 2 nd Floor Left Side 1 st Floor 2 nd Floor Rear 1 st Floor 2 nd Floor 2 nd Floor	Setbacks (First/Secor 23'-3 ½" 12'-10" 24'-31/2" 26'-7" Parki 4	25'-9 ½" 25'-9 ½" 38'-7 ½" 6'-4" 10'-5 ½" 11'-6" 13'-7" 42'-2 ½" 56'-2 ½" ing 4) 20' min. 25' min. Combined yards =15' 4' min. 7' min. Combined yards = 15' 8'-8" min. (15'-Right Side) 10'- 6 1/2" min. (21'-Right side) 20' min. 20' min. 20' min.	

ATTACHMENT 3

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 - *Finding made*

Staff is able to make this finding as indicated below:

Basic Design Principle	Comments
2.2.1 Reinforce prevailing neighborhood home orientation and entry patterns	The proposed home's entry would face the street similar to the pattern in the existing neighborhood. A more formal entry feature would be introduced rather than keeping the entry beneath first-floor eaves. However, the height and design of the formal entry feature is compliant with Design Technique 3.3.D.
2.2.2 Respect the scale, bulk and character of homes in the adjacent neighborhood.	The proposed home at 49% FAR is larger than homes in the surrounding single-story neighborhood; but the scale and bulk as similar to those of newer high FAR projects in the neighborhood.
2.2.3 Design homes to respect their immediate neighbors	The proposed design as conditioned, respects the privacy of adjacent neighbors by including significant second floor setbacks and minimizing second floor windows.
2.2.4 Minimize the visual impacts of parking.	The proposal includes two covered and two uncovered parking spaces as required by code. The proposal also removed the second curb cut thereby increasing on- street parking.
2.2.5 Respect the predominant materials and character of front yard landscaping.	The proposed project will include plantings in the front yard that will improve the streetscape.
2.2.6 Use high quality materials and craftsmanship	The proposed design includes stucco, stone cladding and concrete tile roofing. These materials are consistent with the Design Techniques and the surrounding neighborhood.
2.2.7 Preserve mature landscaping	The existing site has minimal landscaping with no mature trees/landscaping that need to be saved.

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RECOMMENDED CONDITIONS OF APPROVAL AND STANDARD DEVELOPMENT REQUIREMENTS JULY 25, 2016

Planning Application 2016-7240 1094 Lily Avenue

DESIGN REVIEW to allow construction of a new 5,812 square foot, two-story single-family home (4,874sq. ft. living area; 597 sq. ft. garage; 456 sq. ft. of front & rear yard porches) at 49.6% FAR. The proposal also includes a 1,219 square foot basement. The existing house will be demolished.

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. MODIFY PLANS:

- a) Modify Site Plan to move the proposed location of the house such that the proposed right side setback is increased to 11'6" and the left side is reduced to 6'4" (swap the proposed side yards from left to right side)
- b) If not needed for egress purposes, reduce second story windows to a higher sill height (similar to other side yard windows) to minimize privacy impact on neighboring property.
- c) Modify the circular rotunda feature to an element that is compatible with neighborhood architectural styles.
- 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]

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]

DC-2. CLIMATE ACTION PLAN – OFF ROAD EQUIPMENT REQUIREMENT:

Idling times will be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]), or less. Clear signage will be provided at all access points to remind construction workers of idling restrictions.

- a) Construction equipment must be maintained per manufacturer's specifications.
- b) Planning and Building staff will work with project applicants to limit GHG emissions from construction equipment by selecting one of the following measures, at a minimum, as appropriate to the construction project:
 - i. Substitute electrified or hybrid equipment for diesel- and gasoline-powered equipment where practical.
 - ii. Use alternatively fueled construction equipment on-site, where feasible, such as compressed natural gas (CNG), liquefied natural gas (LNG), propane, or biodiesel.
- iii. Avoid the use of on-site generators by connecting to grid electricity or utilizing solar-powered equipment.
- iv. Limit heavy-duty equipment idling time to a period of 3 minutes or less, exceeding CARB regulation minimum requirements of 5 minutes. [COA] [PLANNING]

END OF CONDITIONS

ATTACHMENT 5

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ATTACHMENT 5 PAGE 1 OF 1

FAR Table for Immediate Neighborhood

APN	Site Ad	dress		YearBuilt	Lot Size	House Size	FAR
21312027	1121	Lily	Av	1975	6,370	2,184	34.3%
21312028	1117	Lily	Av	1975	6,174	2,035	33.0%
21312029	1111	Lily	Av	1975	6,076	2,861	47.1%
21312030	1109	Lily	Av	1975	6,076	2,861	47.1%
21312031	1105	Lily	Av	1975	6,138	2,184	35.6%
21313026	1095	Lily	Av	1970	6,200	2,122	34.2%
21313027	1093	Lily	Av	1970	6,200	2,109	34.0%
21313028	1091	Lily	Av	1970	6,200	2,122	34.2%
21313029	1089	Lily	Av	1970	6,200	2,211	35.7%
21313030	1087	Lily	Av	1941	8,400	1,918	22.8%
21313069	1085	Lily	Av	1970	4,800	2,327	48.5%
21329026	1088	Lily	Av	1970	7,500	2,182	29.1%
21329027	817	Sweetbay	Dr	1970	6,006	1,887	31.4%
21329028	821	Sweetbay	Dr	1970	6,572	2,200	33.5%
21329029	825	Sweetbay	Dr	1970	6,200	1,920	31.0%
21329030	829	Sweetbay	Dr	1970	6,882	2,248	32.7%
21329045	828	Sweetbay	Dr	1970	6,993	1,920	27.5%
21329046	824	Sweetbay	Dr	1970	6,993	1,877	26.8%
21329047	820	Sweetbay	Dr	1970	7,424	3,032	40.8%
21329048	1090	Lily	Av	1970	10,540	2,589	24.6%
21329049	1094	Lily	Av	1949	11,470	5,812.00	49.6%
21329051	817	Tamarack	Ln	1955	5,454	1,932	35.4%
21329052	821	Tamarack	Ln	1955	5,454	1,439	26.4%
21329053	825	Tamarack	Ln	2016	5,528	3,026	54.7%
21329069	813	Tamarack	Ln	2000	6,109	3,183	52.1%
21330030	816	Tamarack	Ln	1955	6,000	1,949	32.5%
21330031	808	Tamarack	Ln	1955	6,000	3,046	50.8%
21329076	805	Tamarack	Ln	2014	6,755	3,029	44.8%
21329077	809	Tamarack	Ln	2014	6,313	2,841	45.0%
21330032	1106	Lily	Av	1955	5,500	1,829	33.3%
21330033	1110	Lily	Av	1955	5,500	1,367	24.9%
21330034	1114	Lily	Av	1955	5,500	1,688	30.7%
21330035	1118	Lily	Av	1955	5,500	1,439	26.2%
21330036	1122	Lily	Av	1955	5,500	1,409	25.6%
21331021	826	Tamarack	Ln	1955	6,000	1,439	24.0%
				With Prop	osed Project	Av. FAR	35.4%
			P	rior to Prop	osed Project	Av. FAR	34.5%

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ATTACHMENT 6

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USTOM HOME AT DI RESIDENCE PA	TACHMEN GE 1 OF 2	IT 6 🖂 20
SUNNYVALE CA NUMBER 132-90-59 RE-SUBMITTAL FOR PLANNING COMMISSION 6JUL16	PERSPEC	TIVES nnling Interiors Consulting
DRAWING INDEX ARCHITECTURAL/CIVIL/LANDSCAPE A1.0 GENERAL INFORMATION C-1 TOPOGRAPHIC SURVEY A1.1 ARCHITECTURAL STRE PLAN MISC DETAILS MISC DETAILS A1.2 STREETSCAPE A2.0 BASEMENT PLAN A2.1 FIRST FLOOR PLAN A2.2 ROOF PLAN A5.1 EXTERIOR ELEVATIONS A5.2 EXTERIOR ELEVATIONS A5.3 BULDING SECTIONS A6.1 SOLAR STUDY L-1 LAYOUT PLAN L-2 LANDSCAPE PLAN MR-1 IRRIGATION LAYOUT PLAN MR-1 IRRIGATION LAYOUT PLAN KWATERSHED CALCULATIONS & SCHEDULE		
ADDRESS 1094 LILY DRIVE SUNNYVALE CA ZONING R 0 EXISTING HOME TO BE DEMOLISHED BUILT IN 1949 APPLICABLE CODE: 2013 CALIFORNIA BUILDING CODE 2013 CALIFORNIA PLUMBING CODE 2013 CALIFORNIA MECHANICAL CODE 2013 CALIFORNIA RESIDENTIAL CODE 2013 CALIFORNIA RESIDENTIAL CODE 2013 CALIFORNIA RESIDENTIAL CODE 2013 CALIFORNIA GREEN BUILDING CODE	 	NING REV
CONSTRUCTION TYPE: TYPE V -B OCCUPANCY CLASSIFICATION: R-3/U NUMBER OF FLOORS: TWO PLUS PARTIAL BASEMENT FIRE PROTECTION: FULLY SPRINKLERED	PROJECT NAME BEDI RESIDE	
PROJECT SUMMARY THE EXISTING STRUCTURES CONSISTING OF A 1572 SQ FT SINGLE STORY HOME WITH PARTIAL BASEMENT BUILT IN 1949, A DETACHED GARAGE OF 649 SQ FT AND SHED OF 95 SQ FT WILL BE DEMOLSHED. THE HOUSE HAS A MEDITIERANEAN CHARACTER WITH RED TILE ROOF.	1094 LILY AVE SUNNYVALE, CA	
THE PROJECT COMPRISES OF A BRAND NEW TWO STORY HOME WITH ATTACHED 2 CAR GARAGE PLUS PARTIAL BASEMENT. IT WILL HAVE 5 BEDROOMS PLUS 5 AND J BATH. IT WILL INCUDE A NEW FRONT ENTRY, A LIVING ROOM, A DINING ROOM, KITCHEN/FAMILY RM/NOOK, GAME ROOM, LAUNDRY AND MEDIA ROOM. THE NEIGHBORHOOD IS BLENDED WITH OLD AND NEW HOMES. IT CONSISTS OF MANY OLDER RANCH HOMES BOTH SINGLE STORY AND TWO STORY. THE NEIGHBORING PROPERTIES ON THE CAST HAVE FOUR TWO STORY. THE NEIGHBORING PROPERTIES ON THE CAST HAVE FOUR TWO STORY MEDITERRANGEN HOMES. THE PROPERTY ON THE RIGHT IS A SINGLE STORY RANCH STYLE HOME AS ARE THOSE ACROSS THE STREET.	SHEET TITLE GENERAL IN & MISC CON NOTES	FORMATION ISTRUCTION
THE PROPOSED HOME WILL BE A MEDITTERANEAN STYLE HOME WITH PANTILE ROOF, RECESSED WINDOWS WITH WITH MOLDED TRIMS. THERE WILL BE A CENTRAL PORCH ENTRY IN FRONT OF A CIRCULAR ATRIUM WITH UPPER WINDOWS. THE GARAGE TO THE LEFT WILL HAVE A LOW EAVE LINE. THE ROOF PITCH WILL BE 4 IN 12. THE TWO STORY PORTION OF THE HOUSE WILL BE AT THE REAR. THE HOUSE WILL BE SCETRACK ABOUT 26° FROM THE FRONT SETBACK. AND MOST SETBACKS WILL EXCEED THE MINIMUM REQUIRED.	AS NOTED DATE 23MAR16 PROJECT NO 14-2	A1.0






Examples of new homes in the neighborhood on Tamarack Lane

ATTACHMENT 6 PAGE 2 OF 20







Examples of New Homes in the Neighborhood: On Timberpine Lane

ATTACHMENT 6 PAGE 3 OF 20



Proposed Residence: 1094 Lily Ave, Sunnyvale

ATTACHMENT 6 PAGE 4 OF 20

























ELEV/SECT KEY NOTES	
CONC PAN ROOF TILE , ON 1/2" CDX PLYWD SOLID SHEATHING WITH 30 LB WATERPROOF MEMERANE INSTALL PER MANUFACTURER'S INSTRUCTIONS	
ROOF SLOPE : 4 IN 12 1A BUILDING NUMBER PLAINLY VISIBLE FROM STREET. CRC SECTION R319	
5" OGEE GUTTER OVER PAINTED 1X10 WOOD FACIA. COLOR TO BE SELECTED BY OWNER PROVIDE DOWNSPOUT TO SPLASHBLOCK. ROUTE STORM WATER TO LANDSCAPING	
3 STUCCO SOFFIT W/ CONTINUOUS VENT AND DRIP SCREED. PROVIDE LOW VOLTAGE SOFFIT LIGHTS AT FRONT FACADE.	PERSPECTIVES
4 CUSTOM ENTRANCE DOOR SYSTEM	
6) (N) DOUBLE-PANE, LOW "E" WINDOWS TYP. BRAND TO BE	
7 CUSTOM CARRIAGE STAINED WD GARAGE DOOR	
8 2" RECESS TYP AROUND WINDOWS. 4" AT WINDOW SILLS WHERE SHOWN	
9 PRESCAST STONE TRIM	
11) PRECAST STONE BASE TRIM	
12) DECORATIVE WROUGHT IRON RAIL	
13) PRECAST STONE TRIM 14) LEDGERSTONE STYLE MANUFACTURED STONE CLADDING	
	26MAY16 PLANNING REV
	29APR2015 PARTIAL PLANNING COMMENTS
	1094 LILY AVE
	SHEET TITLE EXTERIOR ELEVATIONS
	AS NOTED
	A5.1



1 REAR (SOUTH ELEVATION) SCALE: 1/4" = 1'-0"









SECTION 1 SCALE: 1/4" = 1'-0"







NOTE: NOTE: CONTRACTOR TO MAKE SURE THE PAVED AREAS HAVE TYPICAL 2% SLOPE DRAINING WATER AWAY FROM THE BUILDING TO THE LANDSCAPE AREAS.

L-1

SHEET NO.

LANDSCAPE LAYOUT PLAN

SHEET TITLE:





3357 SAINT MICHAEL CT PALO ALTO, CA 94306 TEL: (415) 694-0800

AT ACHMENT 6 PAGE 16_B 20 RESIDENCE

YU-WEN HUANG

LANDSCAPE ARCHITECTURE

1094 LILY AVENUE SUNNYVALE, CA





LANDSCAPE DESIGN NOTE:

DESIGN INTENT - TO CREATE A LOW MAINTENANCE AND HIGH WATER EFFICIENT GARDEN BY CHOOSING NATIVE OR LOW WATER USAGE PLANTS.

0 2'



AT PA	TACHMENT 6 GE 18 _B (A)F RESIDENCE
	1094 LILY AVENUE SUNNYVALE, CA
	YU-WEN HUANG LANDSCAPE ARCHITECTURE 3357 SAINT MICHAEL CT PALO ALTO, CA 94306 TEL: (415) 694-0800
	LICENSE STAMPS AND SIGNATURE
	ISSUED No. Description Date
	DATE: MAY 19, 2016 SCALE: DRAWN: YH JOB:
	SHEET TITLE: IRRIGATION LAYOUT PLAN





IR-1

SHEET NO.

& WATER USE CALCULATIONS

IRRIGATION PLAN NOTES

- THE INTENT OF THIS IRRIGATION PLAN IS TO PROVIDE THE MINIMUM AMOUNT OF WATER REQUIRED TO SUSTAIN GOOD PLANT HEALTH.
- THESE IRRIGATION DRAWINGS ARE DIAGRAMMATIC AND INDICATIVE OF THE WORK TO BE INSTALLED. ALL 2 PIPING, VALVES, AND OTHER IRRIGATION COMPONENTS MAY BE SHOWN WITHIN PAVED AREAS FOR GRAPHIC CLARITY ONLY AND ARE TO BE INSTALLED WITHIN PLANTING AREAS. DUE TO THE SCALE OF THE DRAWINGS, IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS. FITTINGS. SLEEVES. CONDUIT. AND OTHER ITEMS WHICH MAY BE REQUIRED. INVESTIGATE THE STRUCTURAL AND FINISHED CONDITION AFFECTING THE CONTRACT WORK INCLUDING OBSTRUCTIONS, GRADE DIFFERENCES OR AREA DIMENSIONAL DIFFERENCES. IN THE EVENT OF FIELD DISCREPANCY WITH CONTRACT DOCUMENTS. PLAN THE INSTALLATION WORK ACCORDINGLY BY NOTIFICATION AND APPROVAL OF OWNER OR THE OWNER'S AUTHORIZED REPRESENTATIVE AND ACCORDING TO THE CONTRACT SPECIFICATIONS, NOTIFY AND COORDINATE IRRIGATION CONTRACT WORK WITH APPLICABLE CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE, CONDUIT OR SLEEVES THROUGH OR UNDER WALLS, ROADWAYS, PAVING AND STRUCTURES BEFORE CONSTRUCTION. IN THE EVENT THESE NOTIFICATIONS ARE NOT PERFORMED, THE CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR REQUIRED REVISIONS
- FOR COMPLETE PERFORMANCE AND TECHNICAL SPECIFICATIONS, IRRIGATION CONTRACTOR TO VISIT SPECIFIED LANDSCAPE PRODUCTS CATALOG, VISIT THE PRODUCTS WEBSITE OR CONTACT THE REPRESENTATIVES OF THE IRRIGATION PRODUCTS\ MANUFACTURERS.
- IRRIGATION PIPE AND WIRE CROSSING BENEATH HARDSCAPE SURFACES SHALL BE CONTAINED WITHIN SLEEVING OR SCHEDULE 40 PVC CONDUIT. SLEEVING SIZE SHALL BE A MINIMUM OF TWO TIMES THE AGGREGATE DIAMETER OF ALL PIPES CONTAINED WITHIN SLEEVE. PROVIDE VERTICAL SWEEP FOR ALL ELECTRICAL CONDUIT ON EACH SIDE OF HARDSCAPE AND TERMINATE ENDS AT 12" MINIMUM DEPTH AND 12" FROM HARDSCAPE SURFACE.
- IT IS THE RESPONSIBILITY OF THE MAINTENANCE CONTRACTOR AND/OR OWNER TO PROGRAM THE IRRIGATION 5 CONTROLLER(S) TO PROVIDE THE MINIMUM AMOUNT OF WATER NEEDED TO SUSTAIN GOOD PLANT HEALTH. THIS INCLUDES MAKING ADJUSTMENTS TO THE PROGRAM FOR SEASONAL WEATHER CHANGES, PLANT MATERIAL, WATER REQUIREMENTS, MOUNDS, SLOPES, SUN, SHADE AND WIND EXPOSURE.
- INSTALL REMOTE CONTROL VALVE BOXES 12" FROM WALK, CURB, HEADER BOARD, BUILDING, OR LANDSCAPE FEATURE. AT MULTIPLE VALVE BOX GROUPS, INSTALL EACH BOX 12" FROM THE WALK, CURB, HEADER BOARD, BUILDING, OR LANDSCAPE FEATURE AND INSTALL EACH BOX 12" APART.
- INSTALL A GATE VALVE TO ISOLATE EACH REMOTE CONTROL VALVE OR GROUP OF RCV'S LOCATED TOGETHER. GATE VALVE SIZE SHALL BE SAME AS THE LARGEST REMOTE CONTROL VALVE IN MANIFOLD.
- 8. IT IS THE RESPONSIBILITY OF A LICENSED ELECTRICAL CONTRACTOR TO PROVIDE 120 VOLT A.C. (2.5 AMP DEMAND PER CONTROLLER) ELECTRICAL SERVICE TO THE CONTROLLER LOCATION(S). IT IS THE RESPOSIBILITY OF THE IRRIGATION CONTRACTOR TO COORDINATE THE ELECTRICAL SERVICE STUB-OUT TO THE CONTROLLER(S). PROVIDE PROPER GROUNDING PER CONTROLLER MANUFACTURER'S INSTRUCTIONS AND NACCORDANCE WITH LOCAL CODES.

6



SYMBOL	MANUFACTURER	MODE	EL NO.	DESCRIPTION	NOZZLE GPM	OPERATING PSI	OPERATING RADIUS (FEET)
$\oslash \lor \triangledown$	RAIN BIRD	1806-SAM-	PRS-15	6" POP-UP SPRAY SPRINKL	.ER 3.7,1.9,1	30	12-15
		1806-SAM- F,H,Q	PRS-12	6" POP-UP SPRAY SPRINKL	ER 2.6,1.3,0.7	30	10-12
• • •		1806-SAM- F,H,Q	PRS-10	6" POP-UP SPRAY SPRINKL	.ER 1.6,0.8,0.4	30	8-10
A A		1806-SAM-	PRS-8 H,Q	6" POP-UP SPRAY SPRINKL	ER 0.5,0.25	30	6-8
$\nabla \nabla$		1806-SAM-	PRS-5 H,Q	6" POP-UP SPRAY SPRINKI	ER 0.2,0.1	30	4-5
₩ ⊞ T		PER MANUFAC RECOMMI	TURER'S ENDATION	REMOTE CONTROL VAL FILTER FOR DRIP LATEF ZONE CONTROL VALVE FLUSH VALVE AIR RELIEF VALVE ASSE TEES & ELBOWS FOR AS TIE-DOWN STAKES PVC RISER PIPE FOR BF	VE WITH PRESSURE RASS ASSEMBLY IMBLY SSEMBLING PIPES	REGULATOR	AND
		-		SURFACE AND RAISED F	PLANTERS		
	WILKINS	975XLSE	U-1"	REDUCED PRESSURE B	ACKFLOW ASSEMBL	Y	
	DATA INDUSTRIAL	REFER TO SATELLITE NUMBER	MODEL	FLOW WENSOR / MASTE	R VALVE, NORMALL	Y OPEN.	
\bigcirc	HUNTER	PRO-C		IRRIGATION CONTROLLE	ONTROLLER WITH SOLAR SYNC ET SENSOR		
				MAIN LINE: 2" A CLA 40 F	ND SMALLER: SS 315 PVC PLASTIC VC SOLVENT WELD	C PIPE WITH SO FITTINGS. 18"	CHEDULE COVER.
				LATERAL 3/4" LINE: 1120 SCH 12"	AND LARGER:)-SCHEDULE 40 PVC IEDULE 40 PVC SOL COVER.	PLASTIC PIPE	WITH ITINGS.
1. UOA 1.4n4	- 104 - 104 - 144 - 1	יון זין א רבער ין זין איז	ing and a second se	MANIFOLD: 1" S CLA 40 F	IZE: SS 315 PVC PLASTIO PVC SOLVENT WELD	C PIPE WITH SO FITTINGS. 18"	CHEDULE COVER.
				SUPPLY AND 1" S HEADER CLA LINES: 40 F	IZE: SS 315 PVC PLASTIO VC SOLVENT WELD	C PIPE WITH SO FITTINGS. 12"	CHEDULE COVER.
	RAIN BIRD	XFD- 06 - 24	4 - 500	INLINE RAII EMITTER: APF GAL APA INS [®] REC	N BIRD XFD DRIPLIN LICATION. WATER D LON PER HOUR, WI RT. DRIPLINE LATEF FALL PER MANUFAC COMMENDATION	e for on-suf Delivery Rate Th Emitter SF Ral Spacing 1 Turer's	RFACE E OF 0.4 PACING 24" 18" TO 24".
===:		==	==	SLEEVING: 112 AS COV	D-CL. 200 PVC PLAST INDICATED ABOVE F /ER.	TIC PIPE. COVE OR PIPE DEPT	R TO BE H OF

* WHEN RADIUS OF SPRINKLER HEADS, REQUIRED FOR PROPER COVERAGE, IS LESS THAN RADIUS SHOWN ON LEGEND, THE CONTRACTOR SHALL EQUIP HEAD WITH A RAIN BIRD "PCS" PRESSURE COMPENSATING SCREEN FOR FLOW AND RADIUS CONTROL. SELECT SCREEN ON PCS NOZZLE SCREEN SELECTION CHART FOR APPROPRIATE RADIUS.

				/	/	\odot
					_	-0
		x x	/	/		
REFER TO	12"					 -3
IRRIGATION LEGEND				$\left \right\rangle$		~
				8		-6

- CLEAN BACKFILL MATERIAL (2) FINISH GRADE
- (3) LATERAL LINE
- (4) MAIN LINE
- 5 LOW VOLTAGE CONTROL WIRE

TRENC'H UNDER HARDSCAPE



9

12

17

MANUFACTURER'S INSTRUCTIONS

14. PIPE THREAD SEALANT COMPOUND SHALL BE RECTOR SEAL #5.

ENCLOSURES, ETC

APPROVED EQUAL

APPROVED EQUAL.

CONDUIT

ULDS: DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELEVATION. SEE INSTALLATION SPECIFICATIONS ON RAIN BIRD WEB STE (WWW.RAINBIRD.COM) FOR SUGGESTEL

- SPACING, LONGEST DRIVINE LATERAL SHOULD NOT EXCEED THE MAXIMUM SPACING SHOWN IN THE ACCOMPANYING TABLE. 3. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
- AND FIVE FEET IN CLAY. A AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION 5. SEE MANUFACTURER'S DETAILS FOR <u>CENTER FEED LAYOUT OF HEADER</u>.

XFD ON-SURFACE DRIPLINE END FEED LAYOUT OF HEADER

	o
	 ⑦ BARB X BARB INSERT TEE: RAIN BIRD XFF-TEE (TYPICAL) ⑧ TOTAL LENGTH OF SELECTED DRIPLINE SHOULD NOT EXCEED LENGTH SHOWN IN TABLE ⑨ QF-FLUSH HEADER
(3) ⁽⁶⁾ (9)	FLUSH POINT WITH PVC CAP OR OPTIONAL PVC BALL VALVE PVC RISER PIPE
	(12) PVC SCH 40 ELL (TYPICAL)
∽≞∎∎	13 MALE ADAPTER INSERT
(16) (14) INSET B	(14) STAINLESS STEEL, OETIKER OR MURRAY CLAMP
	(5) OPERATION INDICATOR RAIN BIRD MODEL: OPERIND (6) PVC SCH 40 CAP
	17 PVC SCH 40 BALL VALVE
	(1) XF SERIES ILE-DOWN STAKES (TDS-050) REFER TO RAIN BIRD DRIPLINE DESIGN GUIDE FOR PROPER SPACING
INSEL C	

PROVIDE EACH CONTROLLER WITH ITS OWN GROUND ROD. SEPARATE THE GROUND RODS BY A MINIMUM OF

WITH APPROPRIATE CONNECTOR. MAKE THIS WIRE AS SHORT AS POSSIBLE, AVOIDING KINKS OR BENDING.

10 PROVIDE FACH IRRIGATION CONTROLLER WITH ITS OWN IDEPENDENT LOW VOLTAGE COMMON GROUND WIRE

11. INSTALL NEW BATTERIES IN THE IRRIGAITON CONTROLLER(S) TO RETAIN PROGRAM IN MEMORY DURING

TEMPORARY POWER FAILURES. ISE QUANTITY, TYPE AND SIZE REQUIRED AS PER CONTROLLER

EIGHT FEET. THE GROUND ROD SHALL BE AN EIGHT FOOT LONG BY 5/8" DIAMETER U.L. APPROVED COPPER CLAD ROD. INSTALL NO MORE THAN 6" OF THE GROUND ROD ABOVE FINISH GRADE. CONNECT #6 GAUGE WIRE

WITH A U.L. APPROVED GROUND ROD CLAMP TO ROD AND BACK TO GROUND SCREW AT BASE OF CONTROLLER

THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR MINOR CHANGES IN THE IRRIGATION LAYOUT DUE

13. NOTIFY LOCAL JURISDICTIONS FOR INSPECTION AND TESTING OF INSTALLED BACKFLOW PREVENTION DEVICE.

NSTALL GREEN PLASTIC VALVE BOXES WITH BOLT DOWN, NON HINGED COVER MARKED "IRRIGATION". BOX BODY SHALL HAVE KNOCK OUTS. ACCEPTABLE VALVE BOX MANUFACTURER'S INCLUDE NDS, CARSON OR

16. INSTALL A GATE VALVE TO ISOLATE EACH REMOTE CONTROL VALVE OR GROUP OF RCV'S LOCATED TOGETHER.

IRRIGATION CONTROL WIRES: SOLID COPPER WITH U.L. APPROVAL FOR DIRECT BURIAL IN GROUND. CONTROL

EACH CONTROLLER. COMMON GROUND WIRE: SIZE #12-1 WIRE WITH A WHITE I INSULATING JACKET AND A

STRIPE OF COLOR WHICH MATCH'S THE CONTROL WIRE COLOR CHOICE FOR SPECIFIC CONTROLLER. SPARE WIRE: #14-1 WIRE WITH BLACK INSULATION JACKET. SPLICES SHALL BE MADE WITH 3M-DBY SEAL PACKS OR

18. INSTALL TWO SPARE CONTROL WIRES OF A DIFFERENT COLOR ALONG THE ENTIRE MAIN LINE. LOOP 36" EXCESS WIRE INTO EACH SINGLE VALVE BOX AND INTO ONE VALVE BOX IN EACH GROUP OF VALVES.

19. SPLICING OF LOW VOLTAGE WIRES IS PERMITTED IN VALVE BOXES ONLY. LEAVE A 36" LONG, 1" DIAMETER COIL OF EXCESS WIRE AT EACH SPLICE AND A 36" LONG EXPANSION LOOP EVERY 100 FEET ALONG WIRE RUN. TAPE

MANUFACTURER, THE OWNER AND THE IRRIGATION CONTRACTOR AT THE SITE FOR INSTRUCTION ON THE

20. SCHEDULE A MEETING WHICH INCLUDES REPRESENTATIVES OF THE IRRIGATION CONTROLLER

PROPER PROGRAMMING AND OPERATION OF THE IRRIGATION CONTROLLER.

WIRES TOGETHER EVERY TEN FEET. DO NOT TAPE WIRES TOGETHER WHERE CONTAINED WITHIN SLEEVING OR

WIRE SERVICING REMOTE CONTROL VALVES: SIZE #14-1 WIRE WITH A UNIQUE COLOR INSULATING JACKET FOR

GATE VALVE SIZE SHALL BE SAME AS THE LARGEST REMOTE CONTROL VALVE IN MANIFOLD.

TO OBSTRUCTIONS NOT SHOWN ON THE IRRIGATION DRAWINGS SUCH AS LIGHTS, UTILITY BOXES, ELECTRICAL

XFD [XFD Dripline Maximum Lateral Lengths (Feet)					
	12" Spacing		18" Spacing		24" Spacing	
Inlet Pressure psi	Nominal Flow (gph)		Nominal Flow (gph)		Nominal Flow (gph)	
	0.6	0.9	0.6	0.9	0.6	0.9
15	273	155	314	250	424	322
20	318	169	353	294	508	368
30	360	230	413	350	586	414
40	395	255	465	402	652	474
50	417	285	528	420	720	488
60	460	290	596	455	780	514

1 PVC SUPPLY PIPE FROM RAIN BIRD CONTROL ZONE KIT (SIZED TO MEET LATERAL FLOW DEMAND) 2) PERIMETER OF AREA

(3) PERIMETER DRIPLINE PIPE TO BE INSTALLED 2"-4" FROM PERIMETER OF AREA (4) QF-SUPPLY HEADER

6 RAIN BIRD XFD SERIES DRIPLINE (TYPICAL)

5 PRE-INSTALLED BARB FITTING

ATTACHMENT 6 PAGE 19_B (0)F 20 RESIDENCE

1094 LILY AVENUE SUNNYVALE, CA

YU-WEN HUANG ANDSCAPE ARCHITECTURE

3357 SAINT MICHAEL CT PALO ALTO, CA 94306 TEL: (415) 694-0800



LICENSE STAMPS AND SIGNATURE

ISSUI	ED	
No.	Description	Date
DAT	E: MAY 19, 2016	
SCAI	LE:	
DRA	WN: YH	
JOB:		

SHEET TITLE:

IRRIGATION NOTES & SCHEDULE

SHEET NO

IR-2







Agenda Item

16-0742

Agenda Date: 7/25/2016

REPORT TO PLANNING COMMISSION

<u>SUBJECT</u>

File #: 2016-7388

Location: 1339 Norman Dr. (APN: 313-12-002)

Zoning: R-1 (Low Density Residential)

Proposed Project:

DESIGN REVIEW: To allow a 707 square foot one-story addition to an existing single-family home, resulting in 4,133 square feet (3,143 square foot living area; 171 front porch; 112 square foot balcony; 707 square foot garage and utility room) and 42.6% Floor Area Ratio (FAR). Project also includes the conversion of an existing two-car garage into habitable space and removal of a protected tree.

Applicant / Owner: George and Sue Harrison

Environmental Review: Class I Categorical Exemption

Project Planner: Noren Caliva-Lepe, (408) 730-7659, ncaliva-lepe@sunnyvale.ca.gov

REPORT IN BRIEF

General Plan: Low Density Residential Existing Site Conditions: Single-family residence with accessory living unit

Surrounding Land Uses

North: Single-family residence

South: Single-family residence

East: Single-family residence

West: Single-family residence

Issues: Neighborhood compatibility

Staff Recommendation: Approve the Design Review based on the Findings with the recommended Conditions in Attachment 4.

BACKGROUND

Description of Proposed Project

The applicant is proposing to add a 707 square foot garage and utility room to the existing one-story single-family home. The project also includes the conversion of an existing two-car garage into habitable space and removal of a protected Cedar tree. The project will result in a 4,133 square foot house and 42.6% Floor Area Ratio (FAR).

This project requires Planning Commission review because the collection of buildings and additions on the site would exceed 3,600 square feet. See Attachment 1 for a map of the vicinity and mailing

area for notices and Attachment 2 for the Data Table of the project.

Previous Actions on the Site

The existing house was built in 1939 with a detached two-car garage. A Use Permit (File 2006-1268) to rebuild the detached garage with an attached storage room and a second-floor accessory living unit was approved by the Zoning Administrator in 2007.

ENVIRONMENTAL REVIEW

A Class 1 Categorical Exemption relieves this project from the California Environmental Quality Act provisions. Class 1 Categorical Exemptions includes minor additions to an existing single-family residence.

DISCUSSION

Site Design and Architecture

The site currently contains a one-story single-family home that sits at the front of the lot. An existing detached two-story accessory structure is located in the rear yard, which contains a 707 square foot two-car garage and storage room on the first floor and a 695 square foot accessory living unit on the second floor.

The proposed project includes the conversion of the first floor of the accessory unit into habitable space for use as two offices with a bathroom. The existing garage door will be replaced with sliding glass doors that are in keeping with the traditional architectural style. No modifications are proposed to the accessory living unit on the second floor. An existing exterior staircase that provides separate access to the accessory living unit above will also remain.

The applicant also proposes to add a 707 square foot two-car garage and utility room to the main house. The addition complies with development standards, such as setbacks, parking and lot coverage. All exterior colors and materials will match the existing house, which is comprised of primarily stucco siding and composition shingle roofing. The decorative stone base element that exists on the house also carries over along the garage elevation (see architectural drawings in Attachment 5).

Tree Removal

The applicant proposes to remove a "protected" Cedar tree located along the right side property line. Protected trees are defined in Sunnyvale Municipal Code (SMC) Chapter 19.94 as any tree greater than 38 inches in circumference as measured 4.5 feet from grade. The existing Cedar tree is approximately 60 inches in circumference and conflicts with the location of an upgraded sewer line. Staff has worked with the applicant on exploring other locations for the sewer line, but found the proposed location to be the most feasible, given the slope of the property and the existing sewer infrastructure. The applicant proposes to plant at least two 24-inch box trees in the front yard, per the adopted Tree Replacement Standards. As conditioned, the trees would be required to be planted prior to final inspection of the addition (see recommended conditions in Attachment 4).

Floor Area Ratio

The neighborhood contains a mix of one and two-story homes, with FARs that range significantly between 11% (1,016 square foot home) and 56% (5,018 square foot home), with lot sizes averaging approximately 9,392 square feet (see FAR comparisons in Attachment 6).

The proposed gross floor area of 4,133 square feet and FAR of 42.6% is comparable with other homes found in the immediate neighborhood. A similar project was approved by the Planning Commission in January 2015 for a 3,933 square foot home with 41.2% FAR located across the street at 1348 Norman Drive (File 2014-8075). Therefore, staff finds that the proposed addition is consistent with established precedent and compatible with other homes found in the neighborhood.

Applicable Design Guidelines and Policy Documents

The proposed home is consistent with the adopted Single-Family Design Techniques since the proposed design maintains the existing form of the house and positively adds to the streetscape of the neighborhood. Staff has included findings for the Single-Family Design Techniques in Attachment 3.

Development Standards

The proposed project complies with the applicable Development Standards as set forth in the Sunnyvale Municipal Code, such as lot coverage, parking, height and setbacks.

FISCAL IMPACT

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

PUBLIC CONTACT

Notice of Public Hearing

- Published in the Sun newspaper
- Posted on the site
- 42 notices mailed to property owners and residents within 300 feet of the project site

Staff Report

- Posted on the City's website
- Provided at the Reference Section of the City's Public Library

Agenda

- Posted on the City's official notice bulletin board
- Posted on the City's website

Public Contact: Staff has not received any correspondence or phone calls from neighbors at the time of writing of this report.

CONCLUSION

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 4). Recommended Findings and General Plan Goals are located in Attachment 3.

ALTERNATIVES

- 1. Approve the Design Review with the recommended conditions in Attachment 4.
- 2. Approve the Design Review with modified conditions.
- 3. Deny the Design Review.

16-0742

RECOMMENDATION

Alternative 1: Approve the Design Review based on the Findings in Attachment 3 and with the recommended Conditions in Attachment 4.

Prepared by: Noren Caliva-Lepe, Senior Planner Approved by: Gerri Caruso, Principal Planner

ATTACHMENTS

- 1. Vicinity and Noticing Radius Map
- 2. Project Data Table
- 3. Findings for Approval
- 4. Recommended Conditions of Approval
- 5. Architectural Drawings
- 6. FAR Comparison Table

ATTACHMENT 1



Attachment 2 Page 1 of 1

PROJECT DATA TABLE

	EXISTING	PROPOSED	REQUIRED/ PERMITTED
General Plan	Residential Low Density	Same	Residential Low Density
Zoning District	R-0	Same	R-0
Lot Size (s.f.)	9,300	Same	6,000 min.
Gross Floor Area (s.f.)	3,426 (includes 695 ALU)	4,133 (includes 695 ALU)	3,600 s.f. threshold (Threshold for Planning Commission Review)
Lot Coverage (%)	28%	37%	40% max.
Floor Area Ratio (FAR)	35.7%	42.6%	45% threshold (Threshold for Planning Commission Review)
Building Height (ft.)	22' main dwelling 27' ALU	Same	30' max.
No. of Stories	1 main dwelling 2 ALU	Same	2 max.
	Setbacks (Facing Pro	perty) – Main Dwelli	ng
Front	25'-6"	20'	20′ min.
Right Side	28′	6′	4′ min.
Left Side	10′	10' (16' combined)	9′ min. (15′ combined)
Rear	42'	Same	20′ min.
	Pa	rking	
Total Spaces	5 (4 main dwelling + 1 ALU)	Same	5 min. (4 main dwelling + 1 ALU)
Covered Spaces	2	Same	2 min.

*Accessory Living Unit (ALU)

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 - *Finding made*

Staff is able to make this finding as indicated below:

Basic Design Principle	Comments
2.2.1 Reinforce prevailing neighborhood home orientation and entry patterns	The proposed garage addition maintains the existing orientation of the home and is consistent with the pattern found in the neighborhood. No modifications are proposed to the existing front entry.
2.2.2 Respect the scale, bulk and character of homes in the adjacent neighborhood.	The proposed gross floor area of 4,133 square feet and FAR of 42.6% is comparable with other homes found in the immediate neighborhood and with recently-approved projects.
2.2.3 Design homes to respect their immediate neighbors	The addition is limited to the first floor and does not result in privacy impacts.
2.2.4 Minimize the visual impacts of parking.	The garage location is in keeping with others found in the neighborhood. The garage is smaller in scale (height and mass) than the rest of the house, which minimizes the visual impact of parking.
2.2.5 Respect the predominant materials and character of front yard landscaping.	With the exception of required replacement trees, no additional modifications are proposed to the front yard landscaping.
2.2.6 Use high quality materials and craftsmanship	All exterior colors and materials will match the existing house, which is comprised of primarily stucco siding and composition shingle roofing. The decorative stone base element that exists on the house also carries over along the garage elevation.
2.2.7 Preserve mature landscaping	An existing protected Cedar tree will be removed as part of the project, as it conflicts with the location of a sewer line. Staff has worked with the applicant on exploring other locations for the sewer line, but found the proposed location to be the most feasible. As conditioned, replacement trees will be planted per the adopted Tree Replacement Standards.

RECOMMENDED CONDITIONS OF APPROVAL AND STANDARD DEVELOPMENT REQUIREMENTS JULY 25, 2016

Planning Application 2016-7388 1339 Norman Drive

DESIGN REVIEW to allow a 707 square foot one-story addition to an existing single-family home, resulting in 4,133 square feet (3,143 square foot living area; 171 front porch; 112 square foot balcony; 707 square foot garage and utility room) and 42.6% Floor Area Ratio (FAR). Project also includes the conversion of an existing two-car garage into habitable space and removal of a protected tree.

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]

- 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. TREE REPLACEMENT:

A minimum of two 24-inch box trees are required to be planted on the property, per the adopted Tree Replacement Standards. The replacement trees must be planted prior to final inspection. [COA] [PLANNING]

BP-5. 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]

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]

DC-2. CLIMATE ACTION PLAN – OFF ROAD EQUIPMENT REQUIREMENT:

Idling times will be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]), or less. Clear signage will be provided at all access points to remind construction workers of idling restrictions.

- a) Construction equipment must be maintained per manufacturer's specifications.
- b) Planning and Building staff will work with project applicants to limit GHG emissions from construction equipment by selecting one of the following measures, at a minimum, as appropriate to the construction project:
 - i. Substitute electrified or hybrid equipment for diesel- and gasoline-powered equipment where practical.
 - ii. Use alternatively fueled construction equipment on-site, where feasible, such as compressed natural gas (CNG), liquefied natural gas (LNG), propane, or biodiesel.
- iii. Avoid the use of on-site generators by connecting to grid electricity or utilizing solar-powered equipment.
- iv. Limit heavy-duty equipment idling time to a period of 3 minutes or less, exceeding CARB regulation minimum requirements of 5 minutes. [COA] [PLANNING]

HARRISON PROJECT - GARAGE ADDITION

SYMBOL LEGEND Site slope, see site grading notes Reference North – Detail Number 10'-7Q A1, Detail Reference Sheet where (E) Cherry detail is located to remain - Detail Number Path of Direction of view travel Detail Reference of detail cut Sewage -PV Panels Ejector A1, Sheet where detail is located 20'-0" HB - Section Letter A Section Reference A 1 Sheet where section can be found Benchmark Title Benchmark Elevation Elevation level Reference (In Denotes 1st elevation or section view) Floor Building-Arrows denotes drainage 2% - Elevation Number away from building. √iew Interior Elevation Reference \wedge ¹ Sheet where elevation can be found 42'-*0*" Revision Symbol (See title block for date and type of revision) 20'-0" RYSB VICINITY MAP Buckeye Dr Cassia Way PROPOSED SITE PLAN Scale: 1/8" = 1'-0" PROJECT INFORM, Warburton Ave M Jang Su Jang Designer & Paladin Design Engineer: Contact - Quar quang@paladin-DMV Office n Santa Clara 249520ths San Jose, CA (408)370-0 (408)370-3 Site: 1339 Norman Title 24: Contact - Jasc jason@paladin-Kintyre Way Contractor T.B.D. SCOPE OF WORK New 1. New 712 attached Garage addition to include 185 SF Utility Room \$ 527 SF Garage. 2. New 93 SF Front Porch addition. Alterations 1. Replace Door in Bedroom #2 with New Window. (See Window schedule). 2. Remodel 518 SF Detached Garage into 370 SF Office; 63 SF Utility Room; 75 SF Bath. 3. Remodel 190 SF Storage Room into Office 4. Replace Overhead Garage door with (N) Glass Sliding Door (See Door Schedule)

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n & Engineering ng Phan -design.net 5treet 95116	Client:	George & Sue Harrison 1339 Norman Dr. Sunnyvale, CA 94087 (408) 370-0730
730 799 Fax on Mundy -design.net	APN: Zoning: Occupancy: TYPE: Stories Sprinklers: Year Built:	313-12-002 R1 R-3/U V-B 1 Not Required 1937
	Applicable Codes: Codes:	2013 CA Building Code 2013 CA Residential Code 2013 CA Mechanical Code 2013 CA Plumbing Code 2013 CA Electrical Code 2013 CA Energy Code 2013 CalGreen Code

AREA CALC	AREA CALCULATIONS				
	Existing	Proposed	Proposed		
	Area	Demolition	New	Total	
Lot				9,3 <i>00</i> SF	
Main House					
1st Floor	1,741 SF	OSF	0 SF	1,741 SF	
Garage	0 SF	0 SF	712 SF	712 SF	
Porch	78 SF	OSF	93 SF	171 SF	
Accessory St	ructure				
1st Floor	0 SF	0 SF	707 SF	707 SF	
2nd Floor	695 SF	0 SF	0 SF	695 SF	
Garage	707 SF	707 SF	0 SF	0 SF	
Balcony	101 SF	0 SF	0 SF	101 SF	
Total	3,322 SF	707 SF	1,512SF	4,127 SF	
Floor Area	3,244 SF	707 SF	1,419 SF	3,956 SF	
F.A.R.	34.88%	7.60%	15.26%	42.54%	
Lot Cover	2,627 SF	707 SF	1,512 SF	3,432 SF	
%	28.25%	7.60%	16.26%	36.90%	

Site Grading Note:

The finish grade around the structure shall slope away from the foundation a minimum of 5% for a minimum distance of 10 feet (CBC 1804.3).

On graded sites, the top of any exterior foundation shall extend above the elevation of the street gutter at a point of discharge (or the inlet of an approved drainage device), a minimum of 12 inches plus 2%.

DRAWING INDEX			
SHEET	DESCRIPTION	#	
A0.0	COVER SHEET& SITE PLAN	1	
A0.2	BLUEPRINT FOR A CLEAN BAY	2	
A0.3	PROJECT NOTES #T24 MANDATOR	З	
A0.5	GREEN BUILDINGMANDATORYMEAS	4	
A 1.0	EXISTING/DEMO/ELEVATIONFLOOI	5	
A 1.1	EXISTING/DEMO/ELEVATION GARA	6	
A2.0	PROPOSED FLOOR PLAN	Т	
A3.0	PROPOSED ELEVATIONS	8	

Scale: Feet 0 2 4 6 8 10 12 14 16 18 20 22 24 Inches 0 .5 1 1.5 2 2.5 3

PALADIN GINEERIN DESIGN Paladin Design & Engineering 249 S. 20th. Street San Jose, CA 95116 408.370.0730 Voc 408.370.3799 Fax www.paladin-design.net



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PRO	OJECT:	

HARRISON PROJECT George & Sue Harrison 1339 Norman Drive Sunnyvale, CA 94087

All ideas, design, arrangements and plans indicated o All ideas, design, arrangements and plans indicated or represented by this drawing are owned by and the property of Paladin Design & Engineering and were created, evolved and developed for use on and in connection with the specified project contained herein. None of such ideas, designs, arrangements or plans shall be used by or disclosed to any person, firm, or corporation for any purpose whatsoever, without the written permission of Paladin Design & Engineering. Written dimensions on these drawings shall have precedence over scaled dimensions, written dimensions are approximate and must be verified, contractor to verify and be responsible for all existing conditions and dimensions prior to and during all phases of work. This office must be notified of any variation from the dimensions and conditions shown by these drawings. © Copyright 2015 Paladin Design & Engineering DATE: May 27, 16 DRAWN: JM/QP/BC SCALE: AS NOTED FILE: 15-008 COVER SHEET & SITE PLAN AO.OSheet 1 of 8 Sheets

HARRISON PROJECT

Pollution Prevention — It's Part of the Plan



Materials storage & spill cleanup

Non-hazardous materials management

- ✓ Sand, dirt, and similar materials must be stored at least 10 feet from catch basins, and covered with a tarp during wet weather or when rain is forecast.
- ✓ Use (but don't overuse) reclaimed water for dust control as needed.
- ✓ Sweep streets and other paved areas daily. Do not wash down streets or work areas with water!
- ✓ Recycle all asphalt, concrete, and aggregate base material from demolition activities.
- ✓ Check dumpsters regularly for leaks and to make sure they don't overflow. Repair or replace leaking dumpsters promptly.

Hazardous materials management

- ✓ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, state, and federal regulations.
- ✓ Store hazardous materials and wastes in secondary containment and cover them during wet weather.
- ✓ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ✓ Be sure to arrange for appropriate disposal of all hazardous wastes.

Spill prevention and control

- ✓ Keep a stockpile of spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
- ✓ When spills or leaks occur, contain them immediately and be particularly careful to prevent leaks and spills from reaching the gutter, street, or storm drain. Never wash spilled material into a gutter, street, storm drain, or creek!
- ✓ Report any hazardous materials spills immediately! Dial 911 or your local emergency response number.

ВАЅМАА

Bay Area Stormwater Management ater Management Agencies Association (BASMAA) 1-888-BAYWISE

Make sure your crews and subs do the job right!

Runoff from streets and other paved areas is a major source of pollution in San Francisco Bay. Construction activities can directly affect the health of the Bay unless contractors and crews plan ahead to keep dirt, debris, and other construction waste away from storm drains and local creeks. Following these guidelines will ensure your compliance with local ordinance requirements.

Vehicle and equipment maintenance & cleaning

- ✓ Inspect vehicles and equipment for leaks frequently. Use drip pans to catch leaks until repairs are made; repair leaks promptly.
- ✓ Fuel and maintain vehicles on site only in a bermed area or over a drip pan that is big enough to prevent runoff.
- ✓ If you must clean vehicles or equipment on site, clean with water only in a bermed area that will not allow rinsewater to run into gutters, streets, storm drains, or creeks.
- ✓ Do not clean vehicles or equipment on-site using soaps, solvents, degreasers, steam cleaning equipment, etc.

Earthwork & contaminated soils

- off the site.



- ✓ If you suspect contamination (from site history, discoloration, odor, texture, abandoned underground tanks or pipes, or buried debris), call your local fire department for help in determining what testing should be done.

✓ Keep excavated soil on the site where it is least likely to collect in the street. Transfer to dump trucks should take place on the site, not in the street.

✓ Use hav bales, silt fences, or other control measures to minimize the flow of silt

- ✓ Avoid scheduling earth moving activities during the rainy season if possible. If grading activities during wet weather are allowed in your permit, be sure to implement all control measures necessary to prevent erosion.
- Mature vegetation is the best form of erosion control. Minimize disturbance to existing vegetation whenever possible.
- ✓ If you disturb a slope during construction, prevent erosion by securing the soil with erosion control fabric, or seed with fastgrowing grasses as soon as possible. Place hay bales down-slope until soil is secure.

✓ Manage disposal of contaminated soil according to Fire Department instructions.

Dewatering operations

- ✓ Reuse water for dust control, irrigation, or another on-site purpose to the greatest extent possible.
- ✓ Be sure to call your city's storm drain inspector before discharging water to a street, gutter, or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ✓ In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the city inspector to determine what testing to do and to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.

Saw cutting

- ✓ Always completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, hay bales, sand bags, or fine gravel dams to keep slurry out of the storm drain system.
- ✓ Shovel, absorb, or vacuum saw-cut slurry and pick up all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- ✓ If saw cut slurry enters a catch basin, clean it up immediately.

Paving/asphalt work

- ✓ Do not pave during wet weather or when rain is forecast. ✓ Always cover storm drain inlets and man-
- holes when paving or applying seal coat, tack coat, slurry seal, or fog seal.
- ✓ Place drip pans or absorbent material under paving equipment when not in use.
- ✓ Protect gutters, ditches, and drainage courses with hay bales, sand bags, or earthen berms.

✓ Do not sweep or wash down excess sand from sand sealing into gutters, storm drains, or creeks. Collect sand and return it to the stockpile, or dispose of it as trash.

✓ Do not use water to wash down fresh asphalt concrete pavement.

Storm drain polluters may be liable for fines of up to \$10,000 per day!







Concrete, grout, and mortar storage & waste disposal

- ✓ Be sure to store concrete, grout, and mortar under cover and away from drainage areas. These materials must never reach a storm drain.
- ✓ Wash out concrete equipment/trucks off-site or designate an on-site area for washing where water will flow onto dirt or into a temporary pit in a dirt area. Let the water seep into the soil and dispose of hardened concrete with trash.



✓ Divert water from washing exposed aggregate concrete to a dirt area where it will not run into a gutter, street, or storm drain.

PAGE 2 OF 9

✓ If a suitable dirt area is not available, collect the wash water and remove it for appropriate disposal off site.

Painting

- ✓ Never rinse paint brushes or materials in a gutter or street!
- ✓ Paint out excess water-based paint before rinsing brushes. rollers, or containers in a sink. If you can't use a sink, direct wash water to a dirt area and spade it in.



- ✓ Paint out excess oil-based paint before cleaning brushes in thinner.
- ✓ Filter paint thinners and solvents for reuse whenever possible. Dispose of oil-based paint sludge and unusable thinner as hazardous waste.



JT. OBTAIN LEGAL COPIES OF THIS PLAN

Δ	REVISIONS	DATE
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PROJECT: HARRISON PROJECT

George & Sue Harrison 1339 Norman Drive Sunnyvale, CA 94087

DLUEDDINT				
SCALE: AS NOTED	FILE: 15-008			
DATE: May 27, 16	DRAWN: JM/QP/BC			
© Copyright 2015 Paladin Design & Engineering				
Written dimensions on these drawings shall have precedence over scaled dimensions, written dimensions are approximate and must be verified, contractor to verify and be responsible for all existing conditions and dimensions prior to and during all phases of work. This office must be notified of any variation from the dimensions and conditions shown by these drawings.				
All ideas, design, arrangem represented by this drawing a Paladin Design & Engineering developed for use on and in project contained herein. arrangements or plans shall person, firm, or corporation without the written permission	nents and plans indicated or are owned by and the property of and were created, evolved and n connection with the specified None of such ideas, designs, be used by or disclosed to any n for any purpose whatsoever, n of Paladin Design & Engineering.			



A0.2

Sheet **2** of 8 Sheets HARRISON PROJECT

	PROJEC
RTICLE 1 - FLOOR PLAN NOTES	ARTICLE 8 - FIRE-RESISTIVE CONSTRUCTION
At raised floor area, provide 18"x24" minimum under floor access(s) as indicated on plan	A. One-hour fire-resistive construction shall be provided at on the garage side of framing
or in a central location as needed and approved by nome owner. (R408.4) Provide rough frame 22"x30" minimum attic access(s) as indicated on plan or other readily	B. Firewall shall be constructed with 1/2" gypsom continuous to underside of roof sheath
accessible location to any attic area >= 30" high clr and approved by home owner. (R807.1)	or to ceiling if located under second floor at garage. 5/8" gypsum shall be used at the underside of second floor framing.
The min width of a hallway shall be not be < 3 feet from finish to finish.	C. All openings thru firewall shall be sealed with approved method or fire caulking.
Toilets shall be a located 15" from centerline of toilet to finish material at each side and there shall be a minimum 24" clearance in front of toilet.	 D. Electrical panels may NOT be located in a firewall, but may be surface mounted. E. Door openings between garage and the dwelling unit shall be equipped with either sc
Exterior Landing at Door - (R311.3)	wood doors or solid honeycomb core steel doors not less than 1 3/8 inches thick or 2 fire-rated doors, equipped self-closing and self-latching devices, (CRC R302.5.1)
1. Provide landing at all exterior doors, if transition from top of threshold to exterior surface is >7.75", provide the door does not swing over the landing.	F. HVAC air ducts passing thru firewall shall be a minimum 26 guage in thickness with n
2. Landings at doors that swing over the landing shall not to be greater than $1\frac{1}{2}$ inch below top of threshold.	G. Provide 1/2" Gypsum at useable space under stairs, Typical
 Minimum 36 inches length in the direction of travel of the landing Landing height shall be equal distance from top of threshold and exterior surface. 	
unless noted otherwise. 5. Landing shall be sloped at 1/4" per foot away from wall with anti-slip suface.	ARTICLE 9 - PLUMBING NOTES
 Landings with more than one additional step shall be provided with handrail. A landing is not required where a stairway of two or fewer risers is located on the 	 A. Existing Water Heater: 1. Existing unit to remain 2. Verificities and the state is becaude to side another with
exterior side of the door, provided the door does not swing over the stairway. (R311.3.2)	approved seismic straps at upper & lower 1/3 of heater body
the room served , and minimum openable area to the outdoors of 4% of the floor area being ventilated (P303.1)	B. New Water Heater1. New unit as per the Title 24 calculations.
Provide min.18"x18" access panel to motor	Provide water heater bracing. Bracing shall be to side walls with approved seismic straps at upper & lower 1/3 of heater body.
Skylights installed on < 3:12 slope shall have 4-inch minimum curb (CRC R308.6.8)	 Provide R-12 rated insulating blanket approved for W/H. Pressure and temp relief valve line shall terminate outside the building.
RTICLE 2 - DIMENSION NOTES	C. Pilots, burners, or heating elements of the water shall be elevated 18" min above the
Dimensions at hallways & water closets, represent minimum requirements All interior dimensions are from finished surface to finished surface	D. Provide protection barrier (such as a bollard) in front of water heater located at garag
All exterior dimensions are to the edge of wall sheathing.	 the normal path of vehicles. Water Lines: Type 'M' copper lines to be sized by plumbing contractor. Compression
Centerline dimensions are approximate. Use locations of structures and new surface finishes to maintain true centerline relationship.	shut-off valves or equal installed at all wall exit points. Provide insulation wrap on all exposed at exterior wall. Pressure test under working pressure (50 p.s.i. min.).
RTICLE 3 - EXTERIOR NOTES	F. Insulate condensate return piping, hot water inlet and outlet piping (first five feet in
Roofing shall be a Class 'C' composition asphalt shingle - See elevations for texture and	unconditioned space w/ R-4 Insulation min. for distribution and return) and recirculatin hot water piping in attics, crawl spaces, or unheated spaces other than between floor
per plan. Roofing shall be fastened with corrosion resistant fastners in accordance with	 G. Kitchen: The hot water pipe from heating source to kitchen sink is required to be ther
26 ga. G.I. gutter continuous at all eave overhangs where indicated. New gutters may be	insulated with minimum 1" thick pipe insulation.
of aluminum, extruded.	heads shall have a water flow not to exceed 2.0 gallons per minute (CALGreen 4.30)
from building a minimum of 2% slope.	 Hose bib(s) shall be equipped with backflow prevention device at all new & existing h bib(s).
Water resistive barrier - one layer of No. 15 aspalt felt minimum, free from holes or breaks, complying with ASTM D226 for Type 1 felt, or other approved water-resistive barrier shall	J. Waste Lines in-wall shall be 2" ABS increased to 4" A.B.S. at junction of main waste with 1/4" per foot fall required for proper drainage
be applied over studs or sheathing of all exterior walls. Such felt or material shall be applied horizontally, with the upper layer lapped over the lower layer not less than 2	 K. Vent Pipes shall be 1-1/2" to 2" ABS exiting points to be weather sealed using suitab'
inches. Where joints occur, felt shall be lapped not less than 6 inches (R703.2) New 7/8" min_stucco (3-coat) o/ wire lath o/ two layers of Grade D paper under stucco	boot style roof jacks. Coat pipe exposed to sunlight with latex paint. Color to match r color.
where occurs over plywood sheathing. Finish texture to be selected by owner or to match existing. Provide 26 ga, galvanized weep screed at foundation plate line at least 4" above	L. Center of water closet shall be a minimum of 15 inches to vertical surface of sides. The clear space in front of a water closet shall not be less than 24 inches. ICPC 408 61
grade (or 2 inches above concrete or paving). CRC R703.6	M. Provide an approved backwater valve on drainage piping serving fixtures that have fit
3/4" siding installed over 1/2" CDX ply or OSB sheathing unless structural plan specifies otherwise.	level rims less than 12 inches above the elevation of the next upstream manhole sha installed per CPC 710.0.
Wood trim shall be pre-primed or painted Redwood or equal. Cut end of trim shall be primed prior to installation.	N. All building water supply systems in which quick-acting valves are installed shall be provided with devices to absorb the hammer caused by high pressures resulting from
Exposed roof eave material shall material shall match existing or shall be 1x8 V-Rustic	quick closing of these valves. These devices shall be installed per CPC 609.10
Pine or equal U.N.O. Dual glaze, low-E, windows to be installed with approved building flashing - use fortifiber	D. If a recirculating system is to be installed, provide not water line from water neater to plumbing area with pump, check valves, expansion tank & insulation on copper lines.
flashing per federal spec. UU-B-790A, style 4, grade A.B.C. or equal.	P. All under floor cleanouts shall be extended to exterior of building, if more than 20ft from nearest access
Light fixtures exposed to exterior to be weather proofed using an approved sealant.	Q. Under floor access at foundation stem shall not be used for Mechanical or Plumbing
Fixture type and location as noted on electrical plan. Electrical outlets exposed to exterior to be installed in approved "Bubble" type weather	chase unless designed for this purpose.
proofed box using a self closing cover. Outlet type and location as noted on electrical plan.	ARTICLE 10 - SHOWER STALL NOTES
All adhered masonry veneer shall be installed in accordance with the manufacturer's	A. Rough Framing: Shall have min. finished interior of 1,024 sq. in. and also encompass in. circle. Area & dimensions are measured at the top of the threshold and maintaine
	72 in. min. above the drain with no protrusions other than fixture valves, shower head safety bars or rails. Provide building paper 6 ft. min. high on face of studs for all wall
<u>XICLE 4 - INSULATION NOTES</u> Insulation at walls, floars, and exilings shall be fiberalass relied or batts where expected	shower enclosure.
from construction. At vaulted ceilings Sprayable Polurethane Foam shall be install per manufacturars speak if applicable	 Shower values. Showers shall be provided with individual pressure balance or
Attic insulation shall be installed so as to maintain 1-inch clearance between insulation	thermostatic mixing control valves.
and root sheathing as per R806.3. EXCEPTION 1: Unvented attics	 Water heater thermostat shall not be considered as suitable for meeting this requirement.
EXCEPTION 2: Unvented roof assemblies per R806.5 All exterior openings and openings between heated and unheated areas shall be weather	C. Shower Walls: Shall be a smooth, hard, nonabsorbent surface (e.g., ceramic tile or
stripped.	Tibergiass) over a moisture resistant underlayment (e.g., cement, fiber cement, or glas mat gypsum backer) to a height of 72 inches above the drain inlet. Please note:
i ypical insulation provisions (Verity on 124 calculations): R-19 - Floors	vvater-resistant gypsum backing board shall not be used over a vapor retarder in sho or bathtub compartments. CRC R307.2
K-13 - Vvalls R-30 - Flat Ceilings R-30 - Vaulte d Ceilings	D. Shower Doors & Panels: Enclosures shall be fully tempered, laminated safety glass of approved plastic per R308.1
א-ט - vauited Ceiling Provide continuos bead of caulking under sole plate	E. Shower doors: Shall be outswinging and have a 22" minimum unobstructed opening
See Title 24 calculations for additional information.	
RTICLE 5 - ENERGY NOTES	AKIICLE 11 - EQUIPMENT NOTES
All plumbing fixtures are to be low flow energy saving low water usage products.	A. Identification of equipment shall be provided when more than one heating, cooling, ventilating or refrigeration system is installed on a roof or within a building it shall be
Contractor to size hot water heater and mechanical systems as required by Title 24 documentation	permanently identified as to the area or space served by the equipment.B. Provide UL listing or ICC# for gas appliances (No wood burning appliances)
Silicon caulking, sealant and weatherstripping to be used at all openings and penetrations	 C. All fuel burning equipment shall be provided with adequate combustion air supply as
See Title 24 calculations for additional information.	CMC Chap 7
RTICLE 6 - DOOR NOTES	ARTICLE 12 - GENERAL LIGHTING NOTES
See Article 1 for Exterior Landing requirements	A. If Lights are installed in a shower or bath compartments, they shall be listed for wet
Required exit doorway shall not be less than 32 inch in width and 6 feet, 8 inches in height. (R311.2)	B. Switches to be grounded type. Typ.
Swing of door is determined by viewing closed door from the hinge side of the door.	S
I empered glass shall be permantly identified by the manufacturer, see R308 All exterior doors shall have integrated weather stripping.	
Manufactured glazing in doors shall have a label attached certified by the National	
Fenestration Council (NFRC) and show energy standards. Label to remain affixed to glazing until project has passed the governing jurisdictions final inspection.	
RTICLE 7 - GLAZING NOTES	
Egress compliance (R310.1): All escape or rescue windows from sleeping rooms shall have the following minimum requirementer	
1 Net clear appring 5.7 of (5.0 of grade level)	
1. Iver clear opening5.7 S.I. (5.0 at grade level)2. Net clear height24 in (R310.1.2)3. Net clear width20 in (P340.4.2)	
 A. Bottom of clear opening 44 in Max (R310.1.3) 	
'X' Denotes operable panel, 'O' denotes fixed panel Operable/Fixed panel is determined by viewing window from exterior.	
Tempered glass shall be permantly identified by the manufacturer, see R308	
All exterior windows shall have integrated weatherstripping Manufactured glazing in windows shall have a label attached certified by the National	
Fenestration Council (NFRC) and show energy standards. Label to remain affixed to glazing until project has passed the governing jurisdictions final inspection	
Contractor and/or homeowner to the verify that proposed windows meet the egress	
requirements prior to ordering and/or purchasing windows. If there is a discrepancy,	

Paladin Design & Engineering shall be contacted immediately for resolution of issue.

3 - FIRE-RESISTIVE CONSTRUCTION

I - PLUMBING NOTES

- Vater Heater:
- ng unit to remain existing water heater is braced to side walls with ved seismic straps at upper & lower 1/3 of heater body
- nit as per the Title 24 calculations. e water heater bracing. Bracing shall be to side walls with
- ed seismic straps at upper & lower 1/3 of heater body.
- e R-12 rated insulating blanket approved for W/H. re and temp relief valve line shall terminate outside the building.
- ners, or heating elements of the water shall be elevated 18" min above the fle
- rotection barrier (such as a bollard) in front of water heater located at garage
- I path of vehicles. es: Type 'M' copper lines to be sized by plumbing contractor. Compression alves or equal installed at all wall exit points. Provide insulation wrap on all p at exterior wall. Pressure test under working pressure (50 p.s.i. min.).
- ondensate return piping, hot water inlet and outlet piping (first five feet in oned space w/ R-4 Insulation min. for distribution and return) and recirculating piping in attics, crawl spaces, or unheated spaces other than between floors Ils. Insulation is 3/4" R-4 flexible insulation for service hot water pipes. he hot water pipe from heating source to kitchen sink is required to be therm
- with minimum 1" thick pipe insulation. ontrols shall be equipped with approved water pressure balance valve. Show
- all have a water flow not to exceed 2.0 gallons per minute (CALGreen 4.303. s) shall be equipped with backflow prevention device at all new & existing ho
- es in-wall shall be 2" ABS increased to 4" A.B.S. at junction of main waste lir per foot fall required for proper drainage.
- s shall be 1-1/2" to 2" ABS exiting points to be weather sealed using suitable roof jacks. Coat pipe exposed to sunlight with latex paint. Color to match ro
- water closet shall be a minimum of 15 inches to vertical surface of sides. The ce in front of a water closet shall not be less than 24 inches [CPC 408.6] n approved backwater valve on drainage piping serving fixtures that have flo
- less than 12 inches above the elevation of the next upstream manhole shall er CPC 710.0. g water supply systems in which quick-acting valves are installed shall be
- with devices to absorb the hammer caused by high pressures resulting from ing of these valves. These devices shall be installed per CPC 609.10
- ulating system is to be installed, provide hot water line from water heater to e area with pump, check valves, expansion tank & insulation on copper lines. floor cleanouts shall be extended to exterior of building, if more than 20ft fror
- r access at foundation stem shall not be used for Mechanical or Plumbing

10 - SHOWER STALL NOTES

- ming: Shall have min. finished interior of 1,024 sq. in. and also encompass Area & dimensions are measured at the top of the threshold and maintained above the drain with no protrusions other than fixture valves, shower head s or rails. Provide building paper 6 ft. min. high on face of studs for all walls nclosure
- alves
- rs shall be provided with individual pressure balance or
- static mixing control valves. aximum mixed water setting shall be 120(f) degrees. heater thermostat shall not be considered as suitable eting this requirement.
- /alls: Shall be a smooth, hard, nonabsorbent surface (e.g., ceramic tile or) over a moisture resistant underlayment (e.g., cement, fiber cement, or glas im backer) to a height of 72 inches above the drain inlet. Please note: istant gypsum backing board shall not be used over a vapor retarder in show compartments. CRC R307.2
- oors & Panels: Enclosures shall be fully tempered, laminated safety glass or plastic per R308.1
- pors: Shall be outswinging and have a 22" minimum unobstructed opening f

1 - EQUIPMENT NOTES

- ion of equipment shall be provided when more than one heating, cooling, or refrigeration system is installed on a roof or within a building it shall be tly identified as to the area or space served by the equipment. _ listing or ICC# for gas appliances (No wood burning appliances)
- ning equipment shall be provided with adequate combustion air supply as per

12 - GENERAL LIGHTING NOTES

- e installed in a shower or bath compartments, they shall be listed for wet nd equipped with gasketed cover, Typ.
- to be grounded type, Typ.

prohibited.

	ARI	TICLE 13 - ELECTRICAL NOTES	AR	TICLE 16 - DRYER VENT NOTES
	A.	All electrical indicated is new and shall comply with the applicable code as noted on the	А.	Exhaust rough-in is required during new construction.
ng	В.	If electrical serivce is new, add circuit breakers as required. Label circuits with permanent ink. If subpanel to be installed, it shall not be located in the vicinity of easily ignitable	В. С.	Exhaust duct shall have a smooth metal interior Male ends of duct must face direction of airflow and shall have sealed joints with NO screws protruding into Airflow.
	C.	Provide and/or verify that service panel has a grounding electrode, if not provide 8ft copper grounding rod near (E) Service panel. Provide conductor from panel to rod sized	D.	Exhaust duct shall terminate at exterior of structure and be equipped with a back-draft damper with NO screen.
id -min	D.	according to CEC and provide "Acorn" type connector rated for contact with soil. If electrical service is in area of new foundation, provide UFER grounding electrode and bonding of gas and water lines	E. F.	Exhaust vent shall terminate not less than 3it other building openings DRYER VENT LESS THAN 14' WITH TWO 90° BENDS MAX = Minimum diameter of 4". 14' maximum length includes two 90° bends, each additional bend shall decrease the
5	E.	All wiring to be NM type minimum.	-	allowed length by 2 feet.
	F.	Provide nail plates at all studs where wire penetration is within 1-1/2" of framing member surface.	G.	DRYER VENT GREATER THAN 14' & LESS THAN 25' Provide 5" rigid ducting. 25' maximum length includes of two 90° bends, each additional 45° bend shall decrease the allowed length by 2 feet and each additional 90° bend shall decrease the allowed length by 5 fact.
	О.	typical U.O.N.		by 3 leet.
	H.	Arc-Fault Circuit Interruption: (AFCI) CEC 210-12 Protection is required for all 120-volt, single phase, 15- and 20 ampere branch circuits installed in every habitable areas of the house. AFCIs will not be required in bathrooms, kitchens, laundry rooms, unfinished	<u>AR</u> A.	TICLE 17 - GENERAL FRAMING NOTES All Simpson or equal fasteners and ties shall be installed as per manufacturers
	I.	Branch Circuits: [CEC - Article 210-11(c)(1)] Small- Appliance Branch Circuits. In addition to the number of branch circuits required by other parts of this section, two or more	В.	specifications. If the specified fastener or tie is unavailable or unable to be installed as per manufacturers specifications, see engineer of record for acceptable alternatives. Any Lumber within 6" of soil or in contact with concrete shall be 2x Pressure Treated
		20-ampere small-appliances branch circuits shall be provided for all receptacle outlets specified by Section 210-52(b).	C	Douglas Fir or Redwood Provide solid shim between trimmers and Headers as needed
	J.	Dwelling Unit Receptacle Outlets: [CEC - Article 210-52(b)] In the Kitchen, Pantry, Breakfast Room, Dining Room or similar area of a dwelling unit, the two or more	D.	Roof Ventilation shall be provided as per roof ventilation calculations
loor		20-ampere small-appliance branch circuits required by Section 210-11(c)(1) shall serve all receptacle outlets covered by Sections 210-52(a) and (c) and receptacle outlets for Refrigeration equipment.	E.	2x4 D.F. blocking shall be used where required by code for fire blocking, cabinet installation and gypsum board nailing. Contractor shall determine all blocking locations proir to installing gypsum board.
in	K.	Laundry Branch Circuit: [CEC - Article 210.11(C)(2) & 210.52(F)]. A dedicated 30-ampere branch circuit shall be provided to supply all laundry receptacle outlets.	F.	All cutting, notching and bored holes shall comply with R602.6
style	L.	Bathroom Outlets: [CEC - Article 210.8 & 210.11(C)(3) & 210.52] All bathroom receptacles	G.	Occupancy separation between living space and garage shall conform to the following requirements per R302
oipes		to be supplies by a dedicated 20Amp circuit with GFCI protection. The circuit cannot supply any other receptacles, lights, fans, etc. (Exception-where the circuit supplies a single bathroom, outlets for other equipment within the same bathroom shall be permitted to be supplied.)	H.	Protection of wood and wood based products against decay - Location required. Protection of wood and wood based products from decay shall be provided in the following locations by the use of a naturally durable wood or wood that is perservative-treated: 1. Wood joist or the bottom of a wood structural floor when closer than
and	M.	Kitchen:		18 inches or wood girders when closer than 12 inches to the exposed ground in crawl spaces or areas with in the foundation area.
er		 Provide Min. of two (2) 20-Amp small appiance circuits supplying kitchen and dining room. Provide seperate circuit for dishwasher. Receptacle must be accessible and will not be located behind unit. Provide seperate circuit for disposal 		 All wood framing members that rest on concrete or masonry exterior foundation walls and are less than 8 inches from the exposed ground. Sills sleepers on a concrete or masonry slab that is in direct contact with the ground unless separated from the slab by an impervious moisture barrier.
se		 Provide seperate circuit for microwave. Receptacle must be accessible and will not be located behind unit. Provide seperate circuit for refrigerator. 		 The ends of wood girders entering exterior masonry or concrete walls have clearances less than ½ inch on tops, sides and ends. Wood siding, sheathing and wall framing on the exterior of a building
ne	N.	Cooktop: Cooking unit shall be provided with four conductor wires with an insulated neutral and a four-pronged outlet. NEC 250-60		having a clearance of less than 6 inches from the ground or less than 2 inches measured vertically from concrete steps, porch slabs, and similiar horizontal surfaces exposed to the weather.
oof e	0.	indicated. Test G.F.C.I. device for proper operation. Light at shower shall operate from G.F.C.I. outlet at bath vanity.		 Wood structural members supporting moisture-permeable floors or roofs that are exposed to the weather, such as concrete or masonry slabs, unless separated from such floors or roofs by an impervious moisture barrier.
od	Ρ.	All lighting locations to be switched at walls where indicated. Install all light fixtures per manufacturers instructions.		 Wood furring strips or other wood framing members attached directly to the interior of exterior masonry walls or concrete walls below.
od be	Q.	Exhaust fan / Light combination units shall be, 70 CFM min. exhaust fan and light with Manufactures control switch as Manufactured by Broan or equal. Installed in bath where indicated and vented directly through roof. Entire unit to be wired through bath GFCI protected circuit. Exaust fans in bathrooms shall be capable of providing five air changes		grade except where an approved vapor retarder is appiled between the wall and the furring strips or framing members.
the	Б	per hour.	<u>AR</u>	TICLE 18 - INTERIOR WALL FRAMING NOTES
ach	ĸ.	receptacles per CEC 406.11	Α.	Interior walls shall be constructed from 2x4 D.F. studs @ 16" o.c. with double top plates and a single bottom plate.
n	S.	Smoke detectors shall be 110v interconnected w/battery backup and installed as per R314.5	В.	Walls shall be covered with 1/2" gypsum board on all faces. Wall surfaces in water splash
	Т.	Carbon Monoxide Alarm Note (R315) An approved Carbon Monoxide Alarm (CMA) shall be installed in area leading to bedrooms. CMA is required on every level of a dwelling unit.	C.	Walls shalled be framed with crown of all studs on same side of wall.
		including basements. If installed in new area, CMA shall receive power supply from building wiring. Where more than one CMA is required to be install in new area, units shall be interconnected. CMA combined with Smoke Alarm shall comply with R315	D.	Prior to installation of gypsum walls shall be examined and modified as necessary to eliminate excessive warping or transitions which will result in unlevel or warped finish surfaces.
a 30	7 7 7	TICLE 14 - MECHANICAL NOTES	E.	Provide 2x blocking as necessary for cabinetry, plumbing fixtures, etc
to			G.	All openings from wall cavity to underfloor or attic area shall be sealed with expansive
of	В.	California Mechanical Code (CMC) Provide proper clearance to vents from fuel burning appliances from opening into building	Н.	foam. Fire blocking - Provide fire-blocking to cut off all concealed draft openings (vertical and borizontal) to form an effective fire barrier between stories, and between a top story and
	C.	as per CMC 806.6 All ducting supply or return air for heating, cooling shall be conducted through a duct		the roof space. (CRC R302.11)
	D.	system as per CMC 602.1 Enviromental ducts shall terminate a minimum of 3ft from property line and opening into	<u>AR</u> A.	TICLE 19 - EXTERIOR MALL FRAMING NOTES 2x D.F. studs @ 16" o.c. w/dbl top plates and single bottom plates. Wall interior covered
	E.	building Under floor access at foundation stem shall not be used for Mechanical, chase unless		by 1/2" gypsum board - typical.
S	F.	designed for this purpose. Single-wall metal pipe shall not be used as a vent in dwellings and residential occupancies	В. С.	Wall exterior covered per siding specifications shown on elevations Provide continuous1/4" bead of sub-floor adheasive between sole plate and subfloor plywood.
ver		<u>1</u>	ART	ICLE 20 - FIRE DEPARTMENT NOTES
)r		A constraints and the second se	۹.	One- and two- family dwellings and garage as follows: in all new one- and two-family dwellings when additions are made that increase the building area to more than 3600 sf. Exception: a one-time addition to an existing building that does not total more than 1,000 sf of building area.

The owner(s), occupant(s) and any contractor(s) or subcontractor(s) are responsible for consulting with the water purveyor of record in order to determine if any modification or upgrade of the existing water service is required.

- Covered porches, patios, balconies and attic spaces may require fire sprinkler coverage. A state of California licensed (c-16) fire protection contractor shall submit plans, calculations, a completed permit application and appropriate fees to this department for review and approval prior to beginning their work.
- Potable water supplies shall be protected from contamination caused by fire protection water supplies. It is the responsibility of the applicant and any contractors and subcontractors to contact the water purveyor supplying the site of such project and to comply with the requirements of that purveyor. such requirements shall be incorporated into the design of any water-based fire protection systems, and/or fire suppression water supply systems or storage containers that may be physically connected in any manner to an appliance capable of causing contamination of the potable water supply of the purveyor of record. final approval of the system(s) under consideration will not be granted by this office until compliance with the requirements of the water purveyor of record are documented by that purveyor as having been met by the applicant(s).
- Premises identification: approved numbers or addresses shall be placed on all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property. Numbers shall contrast with their background.
- Construction site fire safety: construction site must comply with applicable provisions of the CFC Chapter 14 and Santa Clara County Fire Department Standard detail and specification S1-7.

ATTACHMENT 6 2013 TITLE 24 MANDATORY MEASURES

NOTE: Low-rise residential buildings subject to the Standards must comply with all applicable mandatory measures listed, regardless of the compliance approach used. More stringent energy measures listed on the Certificate of Compliance (CF-1R, CF-1R-ADD, or CF-1R-ALT Form) shall supersede the items marked with an asterisk (*) below. This Mandatory Measures shall be considered by all parties as minimum component performance specifications whether they are shown elsewhere in the documents or in this summary.

Building Envelope Measures:

§110.6(a)1: Doors and windows between conditioned and unconditioned spaces are manufactured to limit air leakage. \$110.6(a)4: Fenestration products (except field-fabricated windows) have a label listing the certified U-Factor, certified Solar Heat Gain Coefficient (SHGC), and infiltration that meets the requirements of §10-111(a). \$110.7: Exterior doors and windows are weather-stripped; all joints and penetrations are caulked and sealed.

110.8(a): Insulation specified or installed meets Standards for Insulating Material. Indicate type and include on CF-2R Form. §110.8(i): The thermal emittance and solar reflectance values of the cool roofing material meets the requirements of §110.8(i) when the installation of a Cool Roof is specified on the CF-1R Form.

*\$150.0(a): Minimum R-30 (R-19 for Additions/Alterations) insulation in wood-frame ceiling or equivalent U-factor. §150.0(b): Loose fill insulation shall conform with manufacturer's installed design labeled R-Value.

*\$150.0(c): Minimum R-13 insulation in 2x4 wood-frame wall (R-19 in 2x6) or equivalent U-factor *§150.0(d): Minimum R-19 insulation in raised wood-frame floor or equivalent U-factor.

\$150.0(f): Air retarding wrap is tested, labeled, and installed according to ASTM E1677-95(2000) when specified on the CF-1R Form. §150.0(g): Mandatory Vapor barrier installed in Climate Zones 14 or 16.

\$150.0(I): Water absorption rate for slab edge insulation material alone without facings is no greater than 0.3%; water vapor permeance rate is no greater than 2.0 perm/inch and shall be protected from physical damage and UV light deterioration \$150.0(q) Fenestration Products. Fenestration separating conditioned space from unconditioned space or outdoors shall meet the requirements of either Item 1

2 below 1. Fenestration, including skylight products, must have a maximum U-factor of 0.58.

2. The weighted average U-factor of all fenestration, including skylight products, shall not exceed 0.58. EXCEPTION to Section 150.0(q)1: Up to 10 square feet of fenestration area or 0.5 percent of the Conditioned Floor Area, whichever is greater, is exempt from the maximum U-factor requirement \$150.0(r) Solar Ready Buildings. Shall meet the requirements of Section 110.10 applicable to the building project.

Fireplaces, Decorative Gas Appliances and Gas Log Measures:

§150.0(e)1A: Masonry or factory-built fireplaces have a closable metal or glass door covering the entire opening of the firebox \$150.0(e)1B: Masonry or factory-built fireplaces have a combustion outside air intake, which is at least six square inches in area and is equipped with a with a readily accessible, operable, and tight-fitting damper and or a combustion-air control device. \$150.0(e)2: Continuous burning pilot lights and the use of indoor air for cooling a firebox jacket, when that indoor air is vented to the outside of the building, are

Space Conditioning, Water Heating and Plumbing System Measures:

§110.0-§110.3: HVAC equipment, water heaters, showerheads, faucets and all other regulated appliances are certified by the Energy Commission. \$110.3(c)5: Water heating recirculation loops serving multiple dwelling units and High-Rise residential occupancies meet the air release valve, backflow

prevention, pump isolation valve, and recirculation loop connection requirements of §110.3(c)5. §110.5: Continuously burning pilot lights are prohibited for natural gas: fan-type central furnaces, household cooking appliances (appliances with an electrical supply voltage connection with pilot lights that consume less than 150 Btu/hr are exempt), and pool and spa heaters. §150.0(h): Heating and/or cooling loads are calculated in accordance with ASHRAE, SMACNA or ACCA.

§150.0(i): Heating systems are equipped with thermostats that meet the setback requirements of Section 110.2(c)

§150.0(j)1A: Storage gas water heaters rated with an Energy Factor no greater than the federal minimal standard are externally wrapped with insulation having an installed thermal resistance of R-12 or greater. §150.0(j)1B: Unfired storage tanks, such as storage tanks or backup tanks for solar water-heating system, or other indirect hot water tanks have R-12 external insulation or R-16 internal insulation where the internal insulation R-value is indicated on the exterior of the tank.

\$150.0(j)2A: All domestic hot water system piping conditions listed below, whether buried or unburied, must be insulated per TABLE 120.3-A. i. The first 5 feet (1.5 meters) of hot and cold water pipes from the storage tank. ii. All piping with a nominal diameter of 3/4 inch (19 millimeter) or

iii. All piping associated with a domestic hot water recirculation system regardless of the pipe diameter. iv. Piping from the heating source to storage tank or between tanks.

v. Piping buried below grade vi. All hot water pipes from the heating source to the kitchen fixtures.

\$150.0(j)2: Pipe insulation for steam hydronic heating systems or hot water systems >15 psi, meets the requirements of Standards Table 120.3-A. §150.0(j)3A: Insulation is protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind.

§150.0(j)4: Solar water-heating systems and/or collectors are certified by the Solar Rating and Certification Corporation. §150.0(m)1: All air-distribution system ducts and plenums installed, are sealed and insulated to meet the requirements of CMC Sections 601, 602, 603, 604, 605 and Standard 6-5; supply-air and return-air ducts and plenums are insulated to a minimum installed level of R-6 or enclosed entirely in conditioned space. Openings shall be sealed with mastic, tape or other duct-closure system that meets the applicable requirements of UL 181, UL 181A, or UL 181B or aerosol sealant that meets the requirements of UL 723. If mastic or tape is used to seal openings greater than 1/4 inch, the combination of mastic and either mesh or tape shall be used

\$150.0(m)1: Building cavities, support platforms for air handlers, and plenums defined or constructed with materials other than sealed sheet metal, duct board or flexible duct shall not be used for conveying conditioned air. Building cavities and support platforms may contain ducts. Ducts installed in cavities and support platforms shall not be compressed to cause reductions in the cross-sectional area of the ducts. \$150.0(m)2D: Joints and seams of duct systems and their components shall not be sealed with cloth back rubber adhesive duct tapes unless such tape is used in combination with mastic and draw bands. §150.0(m)7: Exhaust fan systems have back draft or automatic dampers.

§150.0(m)8: Gravity ventilating systems serving conditioned space have either automatic or readily accessible, manually operated dampers. §150.0(m)9: Insulation shall be protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind. Cellular foam insulation shall be protected as above or painted with a coating that is water retardant and provides shielding from solar radiation that can cause degradation of the

§150.0(m)10: Flexible ducts cannot have porous inner cores.

\$150.0(n)1: Systems using gas or propane water heaters, whether tank or on-demand, to serve individual dwelling units shall include all the following A. A 120V electrical receptacle that is within 3 feet from the water heater and accessible to the water heater with no obstructions;

B. A Category III or IV vent, or a Type B vent with straight pipe between the outside termination and the space where the water heater is installe

C. A condensate drain that is no more than 2 inches higher than the base of the installed water heater, and allows natural draining without pump assist,

D. A gas supply line with a capacity of at least 200,000 Btu/hr.

\$150.0(o): All dwelling units shall meet the requirements of ANSI/ASHRAE Standard 62.2 Ventilation and Acceptable Indoor Air Quality in Low-Rise Residential Buildings. Window operation is not a permissible method of providing the Whole Building Ventilation required in Section 4 of that Standard.

Pool and Spa Heating Systems and Equipment Measures:

§110.4(a): Any pool or spa heating system shall be certified to have: a thermal efficiency that complies with the Appliance Efficiency Regulations; an on-off switch mounted outside of the heater; a permanent weatherproof plate or card with operating instructions; and shall not use electric resistance heating or a pilot \$110.4(b)1: Any pool or spa heating equipment shall be installed with at least 36" of pipe between filter and heater, or dedicated suction and return lines, or

built-up connections for future solar heating. §110.4(b)2: Outdoor pools or spas that have a heat pump or gas heater shall have a cover.

§110.4(b)3: Pools shall have directional inlets that adequately mix the pool water, and a time switch that will allow all pumps to be set or programmed to run only during off-peak electric demand periods. §150.0(p): Residential pool systems or equipment meet the pump sizing, flow rate, piping, filters, and valve requirements of §150.0(p).

Residential Lighting Measures:

§150.0(k)1A: Installed luminaires shall be classified as high-efficacy or low-efficacy for compliance with Section 150.0(k) in accordance with TABLE 150.0-A or TABLE 150.0-B, as applicable.

§150.0(k)1C: The wattage of permanently installed luminaires shall be determined as specified by §130.0(c). \$150.0(k)1D: Ballasts for fluorescent lamps rated 13 Watts or greater shall be electronic and shall have an output frequency <= 20 kHz.

§150.0(k)1E: Permanently installed night lights and night lights integral to installed luminaires or exhaust fans shall be rated to consume no more than five watts of power per luminaire or exhaust fan as determined in accordance with Section 130.0(c). Night lights shall not be required to be controlled by vacancy §150.0(k)1F: Lighting integral to exhaust fans, in rooms other than kitchens, shall meet the applicable requirements of §150.0(k).

§150.0(k)2: All switching devices and controls shall meet the requirements of §150.0(k)2.

§150.0(k)3: A minimum of 50 percent of the total rated wattage of permanently installed lighting in kitchens shall be high efficacy. EXCEPTION: Up to 50 watts for dwelling units less than or equal to 2,500 ft² or 100 watts for dwelling units larger than 2,500 ft² may be exempt from the 50 percent high efficacy requirement when all lighting in the kitchen is controlled in accordance with the applicable provisions in Section 150.0(k)2, and is also controlled by vacancy sensors or dimmers. \$150.0(k)4: Permanently installed lighting that is internal to cabinets shall use no more than 20 watts of power per linear foot of illuminated cabinet.

\$150.0(k)5: Lighting installed in bathrooms shall meet the following requirements A. A minimum of one high efficacy luminaire shall be installed in each bathroom: and

B. All other lighting installed in each bathroom shall be high efficacy or controlled by vacancy sensors

§150.0(k)6: Lighting installed in attached and detached garages, laundry rooms, and utility rooms shall be high efficacy luminaires and controlled by vacancy sensors §150.0(k)7: Lighting installed in rooms or areas other than in kitchens, bathrooms, garages, laundry rooms, and utility rooms shall be high efficacy, or shall be controlled by either dimmers or vacancy sensors

EXCEPTION 1: Luminaires in closets less than 70 square feet EXCEPTION 2: Lighting in detached storage building less than 1000 square feet located on a residential site.

\$150.0(k)8: Luminaires recessed into insulated ceilings shall be listed for zero clearance insulation contact (IC) by Underwriters Laboratories or other nationally recognized testing/rating laboratory; and have a label that certifies the luminaire is airtight with air leakage less than 2.0 CFM at 75 Pascals when tested in accordance with ASTM E283; and be sealed with a gasket or caulk between the luminaire housing and ceiling. §150.0(k)9A: For single-family residential buildings, outdoor lighting permanently mounted to a residential building or other buildings on the same lot shall be high

efficacy, or may be low efficacy if it meets all of the following requirements: i. Controlled by a manual ON and OFF switch that does not override to ON the automatic actions of items ii or iii below; and

ii. Controlled by a motion sensor not having an override or bypass switch that disables the motion sensor, or controlled by a motion sensor having a temporary override switch which temporarily bypasses the motion sensing function and automatically reactivates the motion sensor within 6 hours iii Controlled by one of the following methods:

a. Photocontrol not having an override or bypass switch that disables the photocontrol; or b. Astronomical time clock not having an override or bypass switch that disables the astronomical time clock, and which is programmed to automatically turn the outdoor lighting OFF during daylight hours; or

c. Energy management control system which meets all of the following requirements: At a minimum provides the functionality of an astronomical time clock in accordance with Section 110.9; meets the Installation Certification requirements in Section 130.4; meets the requirements for an EMCS in Section 130.5; does not have an override or bypass switch that allows the luminaire to be always ON; and, is programmed to automatically turn the outdoor lighting OFF during daylight hours §150.0(k)9A: For low-rise multi-family residential buildings, outdoor lighting for private patios, entrances, balconies, and porches; and outdoor lighting for

residential parking lots and residential carports with less than eight vehicles per site shall comply with one of the following requirements: i. Shall comply with Section 150.0(k)9A; or ii. Shall comply with the applicable requirements in Sections 110.9, 130.0, 130.2, 130.4, 140.7, and 141.0.

\$150.0(k)9: For low-rise residential buildings with four or more dwelling units, outdoor lighting not regulated by Section 150.0(k)9B or Section 150.0(k)9D shall comply with the applicable requirements in Sections 110.9, 130.0, 130.2, 130.4, 140.7, and 141.0. \$150.0(k)9D: Outdoor lighting for residential parking lots and residential carports with a total of eight or more vehicles per site shall comply with the applicable requirements in Sections 110.9, 130.0, 130.2, 130.4, 140.7, and 141.0, §150.0(k)10: Internally illuminated address signs shall comply with Section 140.8; OR not contain a screw-base socket, and consume no more than five watts of

power as determined according to §130.0(d). §150.0(k)11: Lighting for residential parking garages for eight or more vehicles shall comply with the applicable requirements for nonresidential garages in Sections 110.9, 130.0, 130.1, 130.4, 140.6, and 141.0. \$150.0(k)12A. In a low-rise multi-family residential building where the total interior common area in a single building equals 20 percent or less of the floor area,

permanently installed lighting for the interior common areas in that building shall be high efficacy luminaires or controlled by an occupant sensor. \$150.0(k)12B. In a low-rise multi-family residential building where the total interior common area in a single building equals more than 20 percent of the floor area, permanently installed lighting in that building shall i. Comply with the applicable requirements in Sections 110.9, 130.0, 130.1, 140.6, and 141.0; and

ii. Lighting installed in corridors and stairwells shall be controlled by occupant sensors that reduce the lighting power in each space by at least 50 percent. The occupant sensors shall be capable of turning the light fully On and Off from all designed paths of ingress and egress.



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PROJECT:

HARRISON PROJECT George & Sue Harrison 1339 Norman Drive Sunnyvale, CA 94087

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DATE: May 27, 16 DRAWN: JM/QP/BC SCALE: AS NOTED FILE: 15-008

PROJECT NOTES & T24 MANDATORY MEASURES



Sheet **3** of 8 Sheets HARRISON PROJECT

2013 CALIFORNIA GREEN BUILDING RESIDENTIAL MANDATORY MEASUR

	CHAPTER 4 RESIDENTIAL MANDATORY MEASURES	SIGNOFF	EFFICIE
	DIVISION 4.1 Planning and Design		4.406 ENHANCED DURABILITY 4.406.1 Rodent proofing. Annul
	4.106 SITE DEVELOPMENT 4.106.2 Storm water drainage and retention during construction. Projects which disturb less than one acre of soil and are not part of a larger common plan of		openings in sole/bottom plates at by closing such openings with ce to the enforcing agency.
	development which in total disturbs one acre or more, shall manage storm water drainage during construction. In order to manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site.		4.408 CONSTRUCTION WASTE 4.408.1 Construction waste ma percent of the nonhazardous con
	 Retention basins of sufficient size shall be utilized to retain storm water on the site. Where storm water is conveyed to a public drainage system, collection point, gutter or similar disposal method, water shall be filtered by use of a barrier system, wattle or other 		4.408.2, 4.408.3 or 4.408.4, or m management ordinance. Exceptions:
	 a. Compliance with a lawfully enacted storm water management ordinance. 4.106.3 Grading and paving. Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings. Examples of 		 Excavated soil and land-o Alternate waste reduction or recycle facilities capab reasonably close to the jo
	 methods to manage surface water include, but are not limited to, the following: 1. Swales 2. Water collection and disposal systems 3. French drains 		 The enforcing agency ma isolated jobsites are locat 4.408.2 Construction waste ma in conformance with Items 1 thro
	 Water retention gardens Other water measures which keep surface water away from buildings and aid in groundwater recharge. Exception: Additions and alterations not altering the drainage path. 		updated as necessary and shall b agency. 1. Identify the construction a
	DIVISION 4.3 Water Efficiency and Conservation		recycling, reuse on the pro 2. Specify if construction and (source-separated) or bul
	 4.303 INDOOR WATER USE 4.303.1 Water conserving plumbing fixtures and fittings. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the following: 		 Identify diversion facilities taken. Identify construction meth waste generated. Specify that the amount of
	 4.303.1.1 Water closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-typewater closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-type Toilets. Note: The effective flush volume of dual flush toilets is defined as the composite, average flush use busches and such as full flush. 		calculated by weight or vo 4.408.3 Waste management co enforcing agency, which can prov and demolition waste material div
	4.303.1.2 Urinals. The effective flush volume of urinals shall not exceed 0.5 gallons per flush.		landfill complies with Section 4.40 Note: The owner or contra and demolition waste mat
l	 4.303.1.3 Showerheads. 4.303.1.3.1 Single showerhead. Showerheads shall have a maximum flow rate of not more than 2.0 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPAWaterSense Specification for Showerheads. 		4.408.4 Waste stream reduction weight of construction and demol lbs./sq. ft. of the building area sha
	4.303.1.3.2 Multiple showerheads serving one shower. When a shower is served by more than one showerhead, the combined flow rate of all showerheads and/or other shower outlets controlled by a single valve shall not exceed 2.0 gallons per minute at 80 psi, or the shower shall be designed to allowonly one shower outlet to be in operation at a time.		requirement in Section 4.408.1. 4.408.4.1 Waste stream reduces weight of construction and de two (2) pounds per square for construction waste reduction
	Note: A hand-held shower shall be considered a showerhead. 4.303.1.4 Faucets.		4.408.5 Documentation. Docum demonstrates compliance with Se
	4.303.1.4.1 Residential lavatory faucets. The maximum flow rate of residential lavatory faucets shall not exceed 1.5 gallons per minute at 60 psi. The minimum flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 20 psi.		4.408.4. Notes: 1. Sample forms found in (Regidential) ² leasted
	4.303.1.4.2 Lavatory faucets in common and public use areas. The maximum flow rate o lavatory faucets installed in common and public use areas (outside of dwellings or sleeping units) in residential buildings shall not exceed 0.5 gallons per minute at 60 psi.		documenting complian 2. Mixed construction an California Department
	 4.303.1.4.3 Metering faucets. Metering faucets when installed in residential buildings shall not deliver more than 0.25 gallons per cycle. 4.303.1.4.4 Kitchen faucets. The maximum flow rate of kitchen faucets shall not exceed 1.8 		4.410 BUILDING MAINTENANC 4.410.1 Operation and mainten disc, web-based reference or oth
	gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi. Note: Where complying faucets are unavailable, aerators or other		 Directions to the owner or the life cycle of the structure Operation and maintenan
	4.303.2 Standards for plumbing fixtures and fittings. Plumbing fixtures and fittings shall be installed in accordance with the <i>California Plumbing Code</i> , and shall meet the applicable standards referenced in Table 1401.1 of the <i>California Plumbing Code</i> .		 a. Equipment and applia systems, water-heating sy b. Roof and yard drainage c. Space conditioning sy d. Landscape irrigation s
	4.304 OUTDOOR WATER USE 4.304.1 Irrigation controllers. Automatic irrigation system controllers for landscaping provided		e. Water reuse systems.3. Information from local utili reduce resource consumption
	 by the builder and installed at the time of final inspection shall comply with the following: Controllers shall be weather- or soil moisture-based controllers that automatically adjust irrigation in response to changes in plants' needs as weather conditions change. Weather-based controllers without integral rain sensors or communication systems that account for local rainfall shall have a separate wired or wireless rain sensor which 		 Public transportation and/ Educational material on the 30—60 percent and what level in that range. Information about water-conserve water.
	connects or communicates with the controller(s). Soil moisture-based controllers are not required to have rain sensor input. Note: More information regarding irrigation controller function and specifications is available from the Irrigation Association.		 Instructions for maintainin least 5 feet away from the Information on required ro caulking, painting, grading Information about state so
			10. A copy of all special inspective of all special inspecial inspective of all special inspecial inspecial inspective of all special inspecial
			4.503 FIREPLACES 4.503.1 General. Any installed ga installed woodstove or pellet stov

	INSPECTOR					INSPECTOR
ENY	SIGNOFF	4.504 POLLUTANT (<u>CONTROL</u> duct openings and	d protection of mechanical equipmer	ot during	SIGNOFF
Y AND REDUCED MAINTENANCE lar spaces around pipes, electric cables, conduits or other it exterior walls shall be protected against the passage of rodents		construction. At the final startup of the head distribution componer acceptable to the enformer the system.	time of rough instal ating, cooling and v at openings shall be prcing agency to re-	llation, during storage on the construction rentilating equipment, all duct and other e covered with tape, plastic, sheetmetal duce the amount ofwater, dust and deb	on site and until related air or other methods ris, which may	
ement mortar, concrete masonry or a similar method acceptable		4.504.2 Finish mater	ial pollutant contr	ol. Finish materials shall comply with th	iis section.	
E REDUCTION, DISPOSAL AND RECYCLING anagement. Recycle and/or salvage for reuse aminimum of 50		4.504.2.1 Adhesi project shall meet regional air polluti	ves, sealants and the requirements o on or air quality ma	caulks. Adhesives, sealants and caulks of the following standards unless more s magement district rules apply:	s used on the stringent local or	
nstruction and demolition waste in accordance with either Section neet a more stringent local construction and demolition waste		1. Adhesives and caulks managem shown in T comply wit	, adhesive bonding shall comply with ent district rules wh able 4.504.1 or 4.5 h the Rule 1168 pr	primers, adhesive primers, sealants, se local or regional air pollution control or a ere applicable or SCAQMD Rule 1168 504.2, as applicable. Such products also objibition on the use of certain toxic com	ealant primers, air quality VOC limits, as o shall pounds	
clearing debris. In methods developed by working with local agencies if diversion ole of compliance with this item do not exist or are not located obsite. Any make exceptions to the requirements of this section when ted in areas beyond the haul boundaries of the diversio facility.		(chloroforr trichloroett 2. Aerosol ac compound pound and VOC stand compound	n, ethylene dichlorid nylene), except for lhesives, and small s (in units of produ- do not consist ofm dards and other req s, of <i>California Coc</i>	de,methylene chloride, perchloroethyler aerosol products, as specified in Subse er unit sizes of adhesives, and sealant ct, less packaging, which do not weigh i hore than 16 fluid ounces) shall comply uirements, including prohibitions on use de of Regulations, Title 17, commencing	he and ction 2 below. or caulking more than 1 with statewide of certain toxic with Section	
anagement plan. Submit a construction waste management plan bugh 5. The construction waste management plan shall be be available during construction for examination by the enforcing		94507. 4.504.2.2 Paints	and coatings. Arch	nitectural paints and coatings shall comp	oly with VOC	
and demolition waste materials to be diverted from disposal by roject or salvage for future use or sale. Ind demolition waste materials will be sorted on-site Ik mixed (single stream). Is where the construction and demolition waste material will be		limits in Table 1 o 4.504.3, unless m not meet the defir determined by cla on its gloss, as de Resources Board Nonflat-high Gloss	the ARB Architect ore stringent local l itions for the specia ssifying the coating fined in subsection Suggested Contro SVOC limit in Table	ural Suggested Control Measure, as sh limits apply. The VOC content limit for c alty coatings categories listed in Table 4 g as a Flat, Nonflat or Nonflat-high Gloss s 4.21, 4.36, and 4.37 of the 2007 Calif l Measure, and the corresponding Flat, e 4.504.3 shall apply.	own in Table oatings that do I.504.3 shall be s coating, based ornia Air Nonflat or	
hods employed to reduce the amount of construction and demolition		4.504.2.3 Aeroso	I paints and coating	ngs. Aerosol paints and coatings shall r	neet the	
of construction and demolition waste materials diverted shall be olume, but not by both.		Product-weighted including prohibiti Sections 94522(c	MIR Limits for RO ons on use of certa)(2) and (d)(2) of C	C in Section 94522(a)(3) and other required in toxic compounds and ozone depleting alifornia Code of Regulations, Title 17, or a section of the section of t	g substances, in commencing	
ompany. Utilize a waste management company, approved by the vide verifiable documentation that the percentage of construction verted from the 08.1.		Management Dist Regulation 8, Rule	o; and in areas und rict additionally con e 49.	nply with the percent VOC by weight of	product limits of	
ractor may make the determination if the construction iterials will be diverted by a waste management		 4.504.2.4 Verification. Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to, the following: Manufacturer's product specification. Field verification of on-site product containers. 				
on alternative [LR]. Projects that generate a total combined olition waste disposed of in landfills, which do not exceed four (4) nall meet the minimum 50 percent construction waste reduction		4.504.3 Carpet syste product requirements 1. Carpet and Ru 2. California Dec	ms. All carpet instant of one of the follow Ig Institute''s Greer Artment of Public H	alled in the building interior shall meet th ving: n Label Plus Program. lealth. "Standard Method for the Testing	ne testing and	
luction alternative. Projects that generate a total combined emolition waste disposed of in landfills, which do not exceed bot of the building area, shall meet the minimum 50-percent requirement in Section 4.408.1.		 California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.1, February 2010 (also known as Specification 01350.) NSF/ANSI 140 at the Gold level. Scientific Certifications Systems Indoor Advantage™Gold. 				
nentation shall be provided to the enforcing agency which Section 4.408.2, Items 1 through 5, Section 4.408.3 or Section						
in "A Guide to the California Green Building Standards Code at www.hcd.ca.gov/CALGreen.html may be used to assist in ance with this section	Less Wa	TABLE 4.504.1 ADHESIVE VOC LIMI Iter and Less Exempt Compoun	T ^{1,2} nds in Grams per Liter	TABLE 4.504.3 VOC CONTENT LIMITS FOR ARCHITECT Grams of VOC per Liter of C Less Water and Less Exempt C	URAL COATINGS ^{2, 3} oating, ompounds	
nd demolition debris (C&D) processors can be located at the t of Resources Recycling and Recovery (CalRecycle).	Indoor carr Carpet pad	adhesives	50 50	COATING CATEGORY EFF 1/ Flat coatings 1/	FECTIVE EFFECTIVE 1/2010 1/1/2012 50	
CE AND OPERATION	Wood floor	ing adhesive	100	Nonflat coatings Nonflat-high gloss coatings	100 150	
nance manual. At the time of final inspection a manual compact	Rubber floo Subfloor ac	br adhesives	<u> </u>	SPECIALTY COATINGS	100	
ner media acceptable to the enforcing agency which includes all n the building:	Ceramic til VCT and a	e adhesives	65 50	Auminum root coatings Basement specialty coatings Bituminous roof coatings	400 400 50	
r occupant that the manual shall remain with the building through a	Drywall an Cove base	d panel adhesives adhesives	50 50	Bituminous roof primers	350	
or occupant that the manual shall remain with the building throughou ure.	Multipurpo	se construction adhesives	70	Bond breakers Concrete curing compounds	350	
nce instructions for the following:	Structural g	lazing adhesives	100	Concrete/masonry sealers	100	
ances, including water-saving devices and systems, HVAC	Other adhe	sives not specifically listed	50	Driveway sealers	50	
systems and other major appliances and equipment.	S	PECIALTY APPLICATIONS		Dry fog coatings	150	
ge, including gutters and downspouts.	PVC weldi	ng	510	Fire reciptive contings	350	
systems, including condensers and all illers.	CPVC wel	ling	490	Floor coatings	100	
- y - · · · - · · · · · · · · · · · · ·	Plastic cerr	ent welding	250	Form-release compounds	250	
lity water and waste recovery providers on methods to further	A dhesive p	rimer for plastic	550	Graphic arts coatings (sign paints)	500	I

ility, water and waste recovery providers on methods to further ption, including recycle programs and locations. d/or carpool options available in the area.

the positive impacts of an interior relative humidity between t methods an occupant may use to maintain the relative humidity

-conserving landscape and irrigation design and controllers which

ing gutters and downspouts and the importance of diverting water a e foundation.

outine maintenance measures, including, but not limited to, ng around the building, etc.

solar energy and incentive programs available.

pection verifications required by the enforcing agency or this code.

DMENTAL QUALITY

gas fireplace shall be a direct-vent sealed-combustion type. Any ove shall comply with U.S. EPA Phase II emission limits where stoves and fireplaces shall also comply with applicable local

VCT and asphalt the adhesives	50
Drywall and panel adhesives	50
Cove base adhesives	50
Multipurpose construction adhesives	70
Structural glazing adhesives	100
Single-ply roof membrane adhesives	250
Other adhesives not specifically listed	50
SPECIALTY APPLICATIONS	
PVC welding	510
CPVC welding	490
ABS welding	325
Plastic cement welding	250
Adhesive primer for plastic	550
Contact adhesive	80
Special purpose contact adhesive	250
Structural wood member adhesive	140
Top and trim adhesive	250
SUBSTRATE SPECIFIC APPLICATIONS	
Metal to metal	30
Plastic foams	50
Porous material (except wood)	50
Wood	30
	1

1. If an adhesive is used to bond dissimilar substrates together, the adhesive

with the highest VOC content shall be allowed. 2. For additional information regarding methods to measure the VOC content specified in this table, see South Coast Air Quality Management District Rule 1168.

TABLE 4.504.2 SEALANT VOC LIMIT Less Water and Less Exempt Compounds in Grams per Liter SEALANTS CURRENT VOC LIMIT

Architectural	250
Marine deck	760
Nonmembrane roof	300
Roadway	250
Single-ply roof membrane	450
Other	420
SEALANT PRIMERS	
Architectural	
Nonporous	250
Porous	775
Modified bituminous	500
Marine deck	760
Other	750

Nonflat-high gloss coatings	150	
SPECIALTY COA	TINGS	
Aluminum roof coatings	400	
Basement specialty coatings	400	
Bituminous roof coatings	50	
Bituminous roof primers	350	
Bond breakers	350	
Concrete curing compounds	350	
Concrete/masonry sealers	100	
Driveway sealers	50	
Dry fog coatings	150	
Faux finishing coatings	350	
Fire resistive coatings	350	
Floor coatings	100	
Form-release compounds	250	
Graphic arts coatings (sign paints)	500	
High temperature coatings	420	
Industrial maintenance coatings	250	
Low solids coatings ¹	120	
Magnesite cement coatings	450	
Mastic texture coatings	100	
Metallic pigmented coatings	500	
Multicolor coatings	250	
Pretreatment wash primers	420	
Primers, sealers, and undercoaters	100	
Reactive penetrating sealers	350	
Recycled coatings	250	
Roof coatings	50	
Rust preventative coatings	400	250
Shellacs		
Clear	730	
Opaque	550	100
Specialty primers, sealers and undercoaters	350	100
Stains	250	
Stone consolidants	450	
Swimming pool coatings	340	
Traffic marking coatings	100	
Tub and tile refinish coatings	420	
Waterproofing membranes	250	
Wood coatings	275	
Wood preservatives	350	
Zinc-rich primers	340	

1. Grams of VOC per liter of coating, including water and including exempt compounds 2. The specified limits remain in effect unless revised limits are listed in subse-

quent columns in the table. 3. Values in this table are derived from those specified by the California Air Resources Board, Architectural Coatings Suggested Control Measure, February 1, 2008. More information is available from the Air Resources

		ACHMENT 6		
RES	PAG	E 4 OF 9	PALADIN	
				2ING
4.504.3.1 Carpet cushion. All carpet cushion instarequirements of the Carpet and Rug Institute''s Gro	alled in the building inte een Label program.	rior shall meet the		Ĭ
4.504.3.2 Carpet adhesive. All carpet adhesive sh	nall meet the requireme	nts of Table 4.504.1.		7
 4.504.4 Resilient flooring systems. Where resilient floor area receiving resilient flooring shall comply with 1. VOC emission limits defined in the Collabor High Performance Products Database. 2. Products compliant with CHPS criteria certa program. 3. Certification under the Resilient Floor Cover 4. Meet the California Department of Public H Evaluation of Volatile Organic Chemical Emeritation Environmental Chambers," Version 1.1, February 2012 (2012) 	ent flooring is installed, a vith one or more of the rative for High Performa ified under the Greengu ering Institute (RFCI) Flo ealth, "Standard Metho nissions from Indoor So ebruary 2010 (also know	at least 80 percent of following: ance Schools (CHPS) uard Children & Schools porScore program. d for the Testing and purces Using wn as Specification	DESIGN	ENGI
01350).			Pala	din
4.504.5 Composite wood products. Hardwood p fiberboard composite wood products used on the irrequirements for formaldehyde as specified in ARE	lywood, particleboard a nterior or exterior of the B's Air Toxics Control M	nd medium density building shall meet the leasure for Composite	Design & Engir	A I I I I I I I I I I
Table 4.504.5.	ites specified in those s	ections, as shown in	249 S. 20th. S	treet
TABLE 4.504 FORMALDEHYDE	I.5 LIMITS ¹		5an Jose, CA 9 408.370.073(5116 2 Voc
Maximum Formaldehyde Emissio PRODUCT	ons in Parts per Million CURRENT LIMIT		408.370.379	9 Fax
Hardwood plywood veneer core	0.05			
Particleboard	0.05			
Medium density fiberboard Thin medium density fiberboard ²	0.11			
 Values in this table are derived from thos Resources Board, Air Toxics Control M tested in accordance with ASTM E 1333 <i>California Code of Regulations</i>, Title 17, S Thin medium density fiberboard has a maxim 	e specified by the California Air ieasure for Composite Wood as . For additional information, see ections 93120 through 93120.12. num thickness of $\frac{5}{16}$ inch (8 mm).			
 4.504.5.1 Documentation. Verification of compliant requested by the enforcing agency. Documentation 1. Product certifications and specifications. 2. Chain of custody certifications. 3. Product labeled and invoiced as meeting the (see CCR, Title 17, Section 93120, et seq.) 4. Exterior grade products marked as meeting Wood Association, the Australian AS/NZS 5. Other methods acceptable to the enforcing 	nce with this section shan n shall include at least of the CompositeWood Pro the PS-1 or PS-2 stan 2269 or European 636 agency.	all be provided as one of the following: ducts regulation dards of the Engineered 3S standards.		
 <u>4.505 INTERIOR MOISTURE CONTROL</u> <u>4.505.1 General.</u> Buildings shall meet or exceed the Standards Code. 	ne provisions of the Cal	ifornia Building		
4.505.2 Concrete slab foundations. Concrete slar retarder by the California Building Code, Chapter 1 have a vapor retarder by the California Residential Code, Chapter 5, shall also comply with this section	b foundations required 9 or concrete slab-on-g on.	to have a vapor ground floors required to		
4.505.2.1 Capillary break. A capillary break s	shall be installed in com	pliance with at least		
 one of the following: 1. 4-inch-thick (101.6 mm) base of 1/2 ind be provided with a vapor retarder in dire design, which will address bleeding, sh additional information, see American Ce 2. Other equivalent methods approved by 3. A slab design specified by a licensed design 	ch (12.7 mm) or larger of ect contact with concret rinkage, and curling, sh oncrete Institute, ACI 30 the enforcing agency. esign professional.	clean aggregate shall te and a concrete mix all be used. For 02.2R-06.	STAMP IS	
 4.505.3 Moisture content of building materials. damage shall not be installed.Wall and floor framin members exceed 19-percent moisture content. Mo with the following: Moisture content shall be determined with e meter. Equivalent moisture verification met agency and shall satisfy requirements foun Moisture readings shall be taken at a point grade stamped end of each piece to be verification. 	Building materials with ag shall not be enclosed isture content shall be either a probe-type or c hods may be approved d in Section 101.8 of th 2 feet (610 mm) to 4 fe ified	visible signs of water d when the framing verified in compliance ontact-type moisture by the enforcing is code. et (1219 mm) from the	REPRODUCTION OF THESE PLANS BY ANY MEANS IS PROHIBIT BY FEDERAL LAW VIOLATH ARE PUNISHABLE BY FINES CALL THE DESIGNER TO OBTAIN LEGAL COPIES OF THIS PLAN	ED SNA SNA SNA SNA SNA SNA SNA SNA SNA SNA
3. At least three random moisture readings sh	nall be performed on wa	Ill and floor framing with		DAT

grade stamped end of each piece to be verified. At least three random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing.	REVISIONS	DATE
Insulation products which are visibly wet or have a high moisture content shall be		
ced or allowed to dry prior to enclosure inwall or floor cavities.Wet-applied insulation		

NGINEER

PROJECT:

HARRISON PROJECT George & Sue Harrison 1339 Norman Drive Sunnyvale, CA 94087

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developed for use on and in connection with the specified project contained herein. None of such ideas, designs, arrangements or plans shall be used by or disclosed to any person, firm, or corporation for any purpose whatsoever, without the written permission of Paladin Design 4 Engineering.

Written dimensions on these drawings shall have precedence over scaled dimensions, written dimensions are approximate and must be verified, contractor to verify and be responsible

for all existing conditions and dimensions prior to and during all phases of work. This office must be notified of any variation from the dimensions and conditions shown by these drawings.

DATE: May 27, 16 DRAWN: JM/QP/BC

GREEN BUILDING

MANDATORY

MEASURES

A0.5

SCALE: AS NOTED FILE: 15-008

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- 2. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control. a. Humidity controls shall be capable of adjustment between a relative humidity range of ≤. 50 percent to a maximum of 80 percent. A humidity control may utilize manual or automatic means of adjustment.
- b. A humidity control may be a separate component to the exhaust fan and is not required to be integral (i.e., built-in).

1. Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.

replaced or allowed to dry prior to enclosure inwall or floor cavities.Wet-applied insulation products shall follow the manufacturers" drying recommendations prior to enclosure.

4.506.1 Bathroom exhaust fans. Each bathroom shall be mechanically ventilated and shall

Notes:

comply with the following:

- 1. For the purposes of this section, a bathroom is a room which contains a bathtub, shower, or tub/shower combination.
- 2. Lighting integral to bathroom exhaust fans shall comply with the California Energy Code.

4.507 ENVIOREMENTAL COMFORT

4.506 INDOOR AIR QUALITY AND EXHAUST

4.507.2 Heating and air-conditioning system design. Heating

and air-conditioning systems shall be sized, designed and

- have their equipment selected using the following methods:
 - 1. The heat loss and heat gain is established according to ANSI/ACCA 2 Manual J—2004 (Residential Load Calculation), ASHRAE handbooks or other equivalent design software or methods.
 - 2. Duct systems are sized according to ANSI/ACCA 1 Manual D—2009 (Residential Duct Systems), ASHRAE handbooks or other equivalent design software or methods.
 - 3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S—2004 (*Residential Equipment Selection*) or other equivalent design software or methods.

Exception: Use of alternate design temperatures necessary to ensure the systems function are acceptable.

Sheet 4 of 8 Sheets HARRISON PROJECT





Existing Window Schedule - Garage

Swing Simple

Swing Simple

Swing Simple

DЗ

D 5 3'*0*"

2'8"

6'8"

6'8"

6'8"

Overall Height 22'-0"

M	ark	Midth	Height	Sash Operation	Location	Glazing	Comments	
Μ	1	3'0"	3'0"	Casement	Garage	Insulated		
М	2	3' <i>0</i> "	4'0"	Casement	Storage	Insulated		
М	З	3' <i>0</i> "	4'0"	Casement	Storage	Insulated		
М	4	5'2"	3'6"	3i-parting Casemen	Bedroom	Insulated		DE
М	5	2'4"	2'0"	Casement	Bedroom	Insulated		
М	6	2'4"	2'0"	Casement	Bedroom	Insulated		1
М	7	2'0"	2'0"	Fixed Glass	Bathroom	Insulated		••
Μ	8	2'0"	2'0"	Fixed Glass	Bathroom	Insulated		
М	9	1 <i>'O</i> "	2'0"	Fixed Glass	Living Room	Insulated		
М	10	5'0"	3'6"	Custom	Living Room	Insulated		
М	11	9'4"	3'6"	Custom	Living Room	Insulated		2.
М	12	2'4"	2'0"	Casement	Living Room	Insulated		
М	13	2'4"	2'0"	Casement	Living Room	Insulated		
					-			З.
Existing Door Schedule - Garage								
Ma	ark	Nidth	Height	Operation	Location	Glazing	Comments	
D	1	14'0"	"0"	Overhead	Garage			
D	2	3' <i>0</i> "	6'8"	Swing Simple	Garage			

Garage

Storage

Entry

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	Existing Window Schedule - 2nd Floor								
Ma	ark	Midth	Height	Sash Operation	Location	Glazing	Comments		
Ν	1	3'0"	3'0"	Casement	Garage	Insulated			
Μ	2	3' <i>0</i> "	4'0"	Casement	Storage	Insulated			
Μ	З	3' <i>0</i> "	4'0"	Casement	Storage	Insulated			
Μ	4	5'2"	3'6"	Bi-parting Casement	Bedroom	Insulated			
Μ	5	2'4"	2'0"	Casement	Bedroom	Insulated			
Μ	6	2'4"	2'0"	Casement	Bedroom	Insulated			
Μ	7	2'0"	2'0"	Fixed Glass	Bathroom	Insulated			
Μ	8	2'0"	2'0"	Fixed Glass	Bathroom	Insulated			
Μ	9	1 <i>'O</i> "	2'0"	Fixed Glass	Living Room	Insulated			
Μ	10	5'0"	3'6"	Custom	Living Room	Insulated			
Μ	11	9'4"	3'6"	Custom	Living Room	Insulated			
Μ	12	2'4"	2'0"	Casement	Living Room	Insulated			
Μ	13	2'4"	2'0"	Casement	Living Room	Insulated			
Existing Door Schedule - 2nd Floor									
Ma	ark	Nidth	Height	Operation	Location	Glazing	Comments		
D	1	14'0"	"0'ד	Overhead	Garage				
D	2	3' <i>0</i> "	6'8"	Swing Simple	Garage				
D	З	2'8"	6'8"	Swing Simple	Garage				
D	4	2'8"	6'8"	Swing Simple	Storage				




EXTERIOR ELEVATION KEYNOTES

- 1. 7/8" Min. 3-Coat Stucco, See Project Notes For Additional Information
- 2. Cricket, for drainage
- Existing Window/Door З. Guard rail, 42" High, Typ. 4.
- New door, see door schedule 5.
- Roof Slope, Typ U.O.N. 6.
- Class 'C' Roofing, See Project Notes For Additional 7. Information
- 8. Fire protected eave projection if < 5'-0" to property line, See Detail A
- 9. New Electrical Panel, See E 1.0 10. New Window, See Window Schedule
- 11. New Fascia & Gutters, Typ



<u>с</u> п









FAR Comparison

		Address		Garage	Living Area	Total	Lot Size	FAR	
ľ	1384	Norman	Dr	400	1,530	1,930	9,000	21%	
ľ	1380	Norman	Dr	0	1,102	1,102	9,525	12%	
	1376	Norman	Dr	234	1,066	1,300	9,600	14%	
	1372	Norman	Dr	640	2,332	2,972	9,525	31%	
ľ	1368	Norman	Dr	294	2,044	2,338	9,600	24%	
ľ	1364	Norman	Dr	0	2,641	2,641	9,525	28%	
	1360	Norman	Dr	0	1,897	1,897	9,525	20%	
	1356	Norman	Dr	1,222	3,258	4,480	9,525	47%	
	1352	Norman	Dr	234	4,101	4,335	9,525	46%	
	1348	Norman	Dr	524	3,409	3,933	9,550	41%	
	1344	Norman	Dr	0	1,300	1,300	9,525	14%	
	1340	Norman	Dr	275	827	1,102	9,398	12%	
ľ	1336	Norman	Dr	425	1,300	1,725	9,500	18%	
	982	Bryant	Wy	456	1,152	1,608	10,625	15%	
	1339	Rosalia	Av	480	1,133	1,613	9,375	17%	
ľ	1343	Rosalia	Av	440	2,600	3,040	9,375	32%	
ľ	1347	Rosalia	Av	880	906	1,786	9,375	19%	
	1335	Norman	Dr	242	3,258	3,500	9,338	37%	
ľ	1339	Norman	Dr	707	3,426	4,133	9,300	42.6%	Proposed
	1343	Norman	Dr	675	1,383	2,058	9,300	22%	
	1347	Norman	Dr	234	1,066	1,300	9,300	14%	
ľ	1351	Norman	Dr	540	4,478	5,018	9,300	54%	Max.
	1355	Norman	Dr	620	2,652	3,272	9,300	35%	
ľ	1359	Norman	Dr	400	2,009	2,409	9,300	26%	
ľ	1363	Norman	Dr	0	1,300	1,300	9,300	14%	
	1367	Norman	Dr	0	2,836	2,836	9,300	30%	
ľ	1371	Norman	Dr	234	1,566	1,800	9,300	19%	
ľ	1375	Norman	Dr	275	827	1,102	9,300	12%	
	1379	Norman	Dr	234	1,497	1,731	9,300	19%	
ľ	1383	Norman	Dr	0	3,311	3,311	9,462	35%	
ľ	1384	Navarro	Dr	480	3,061	3,541	9,462	37%	
	1380	Navarro	Dr	1,305	827	2,132	9,300	23%	
	1376	Navarro	Dr	0	2,500	2,500	9,300	27%	
	1372	Navarro	Dr	0	1,016	1,016	9,300	11%	Min.
	1368	Navarro	Dr	598	3,024	3,622	9,300	39%	
ľ	1364	Navarro	Dr	252	3,515	3,767	9,300	41%	
	1360	Navarro	Dr	686	3,490	4,176	9,300	45%	
ľ	1356	Navarro	Dr	600	1,682	2,282	9,300	25%	1
ľ	1352	Navarro	Dr	0	1,300	1,300	9,300	14%	
ľ	1348	Navarro	Dr	400	1,016	1,416	9,300	15%	1
ľ	1344	Navarro	Dr	430	3,321	3,751	9,300	40%	
ľ	1340	Navarro	Dr	0	4,514	4,514	9,300	49%	
ľ	1336	Navarro	Dr	0	1,742	1,742	9,338	19%	
-									-