



March 3, 2016

Sunnyvale Planning Department
456 Olive Ave
Sunnyvale, CA 94086

Dear Planners:

We are working with a client at 1454 Hampton Dr. Sunnyvale. The scope of the project includes adding two bedrooms and increasing the living space to service the family of five.

There are some challenges with the lot size and the current angled position of the house on the lot, which limits design options. The home currently has a single car garage and given the overall proposed square footage and the needs of the client, we need to provide a two car garage. We have proposed a tandem garage with a work shop. This is the most cost effective options for providing a two car garage. I believe the design solution addresses the family's needs with optimal function.

We have explored increasing the single car to a side by side two car option. The problem we encounter is that it creates a long narrow entry hall and we loose the front living room window facing the street. The proposed layout provides a family room at the back with the living room at the front, separated by the dining room. The function of these two spaces works well with the distance between for two separate functions.

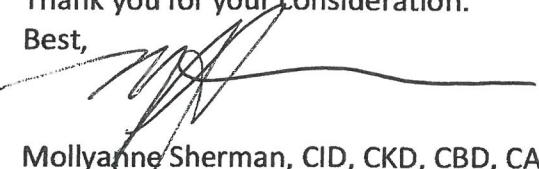
The alternative would push the living room back next to the family room which is not ideal for the function of the two spaces. It also eliminates any window in the living room, which doesn't meet code. Operable skylights would have to be add.

There contractor has prepared an estimate for each option. In the attached document you will see the additional expense for a side by side two car garage verse the tandem option. The difference between these options is over \$85,000. in additional construction, driveway and landscaping expense for the side by side option.

We ask, based on these significant additional expenses, for your approval of the tandem option.

Thank you for your consideration.

Best,



Mollyanne Sherman, CID, CKD, CBD, CAPS, CGBP
Home Designer
MAC Design
48860 Milmont Dr. Suite 101C
Fremont, CA 94538



License #939394
711 South L Street
Livermore, CA 94550
Ofc 408.821.4227

Estimate # P0215

DATE: 2/15/2016

Preliminary Quote

| | | |
|-----------------------------|--|------------------------|
| Client: Vierra Residence | Project Address: 1454 Hampton Drive / Sunnyvale 94087 | Phone: 650.464.5645 |
|-----------------------------|--|------------------------|

DESCRIPTION:

OPTION 1: Tandem Garage

| | |
|--------------------------|------------------|
| Demo | |
| Framing / foundation | \$14,500 |
| Plumbing | \$92,500 |
| Electrical | \$14,500 |
| Sheetrock and insulation | \$24,500 |
| Stucco | \$9,800 |
| Roof | \$18,500 |
| Flooring | \$17,500 |
| Interior finish & paint | \$21,500 |
| | \$38,500 |
| TOTAL | \$251,800 |

OPTION 2: Side-by-Side Garage

| | |
|----------------------------|------------------|
| Demo | |
| Framing / foundation | \$23,500 |
| Plumbing | \$128,500 |
| Electrical | \$14,500 |
| Sheetrock and insulation | \$26,275 |
| Stucco | \$13,250 |
| Roof | \$24,000 |
| Flooring | \$22,250 |
| Interior finish & paint | \$21,500 |
| Demo and pour new driveway | \$40,000 |
| Re-work softscape | \$18,000 |
| | \$5,500 |
| TOTAL | \$337,275 |

Special Notes:

1. Price is preliminary. Prices to be confirmed and finalized upon receipt of complete plan set.
2. Prices are for labor and raw material. All fixtures and finishes to be customer supplied.
3. Quote based on preliminary drawings by MAC Design representing tandem vs. side-by-side garage options.

April 11, 2016

City of Sunnyvale
Attn: Aastha Vashist
456 W Olive Avenue
Sunnyvale, CA 94086

Project Address: 1454 Hampton Drive, Sunnyvale, CA

Dear Ms. Vashist:

We are writing this letter to clarify the structural difficulty of providing a conventional two-car garage to the existing residence. The current existing residence have a one car garage that is located on a rectangular lot. The structure is position angled to the property line.

The new proposed tandem garage is less destructive to the existing structure because it utilized most of the exiting slab-on-grade and the existing foundation. Which, allow the existing slab-on-grade and most of the existing foundation to remain. This is a significant cost saving to the project budget.

A new conventional garage will require 50% to 90% of the existing slab-on-grade and existing foundation to be removed to accommodate the new foundation and new slab-on-grade to support the new conventional garage. The convention garage will require almost all new foundation work, which will bring the current construction cost significantly over the project budget.

Therefore, we recommend that the city allow the structure to have a tandem garage configuration to keep this project within the current budget.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Thuy N. Fontelera'.

Thuy N. Fontelera
2016.04.12 07:52:18-07'00'

Thuy Fontelera, S.E.