

RESIDENTIAL DESIGN REVIEW APPLICATION FOR: 305 FREMONT AVE., LOS ALTOS 94024

360 design studio

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GREENBERG RESIDENCE
305 FREMONT AVENUE
LOS ALTOS
CALIFORNIA, 94024



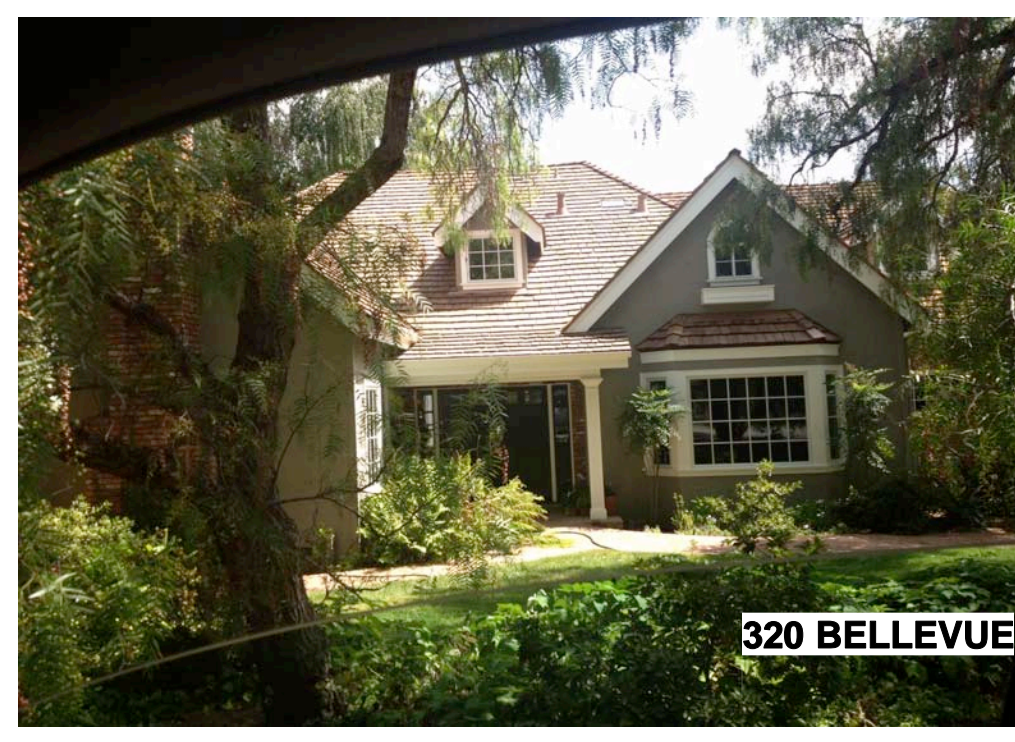
262 COVINGTON



320 BELLEVUE



272 COVINGTON



320 BELLEVUE



330 BELLEVUE



271 FREMONT



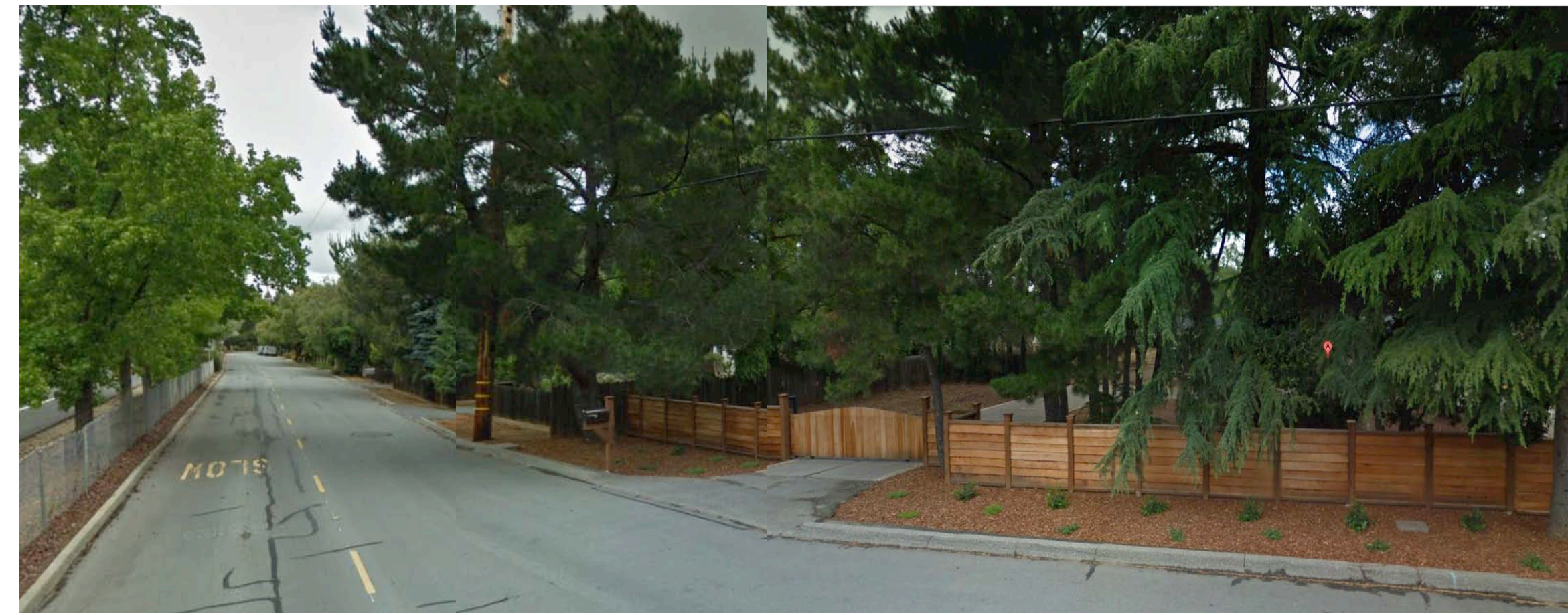
350 BELLEVUE



340 BELLEVUE



ACROSS THE STREET



PANORAMIC VIEW OF NEIGHBOURHOOD

1



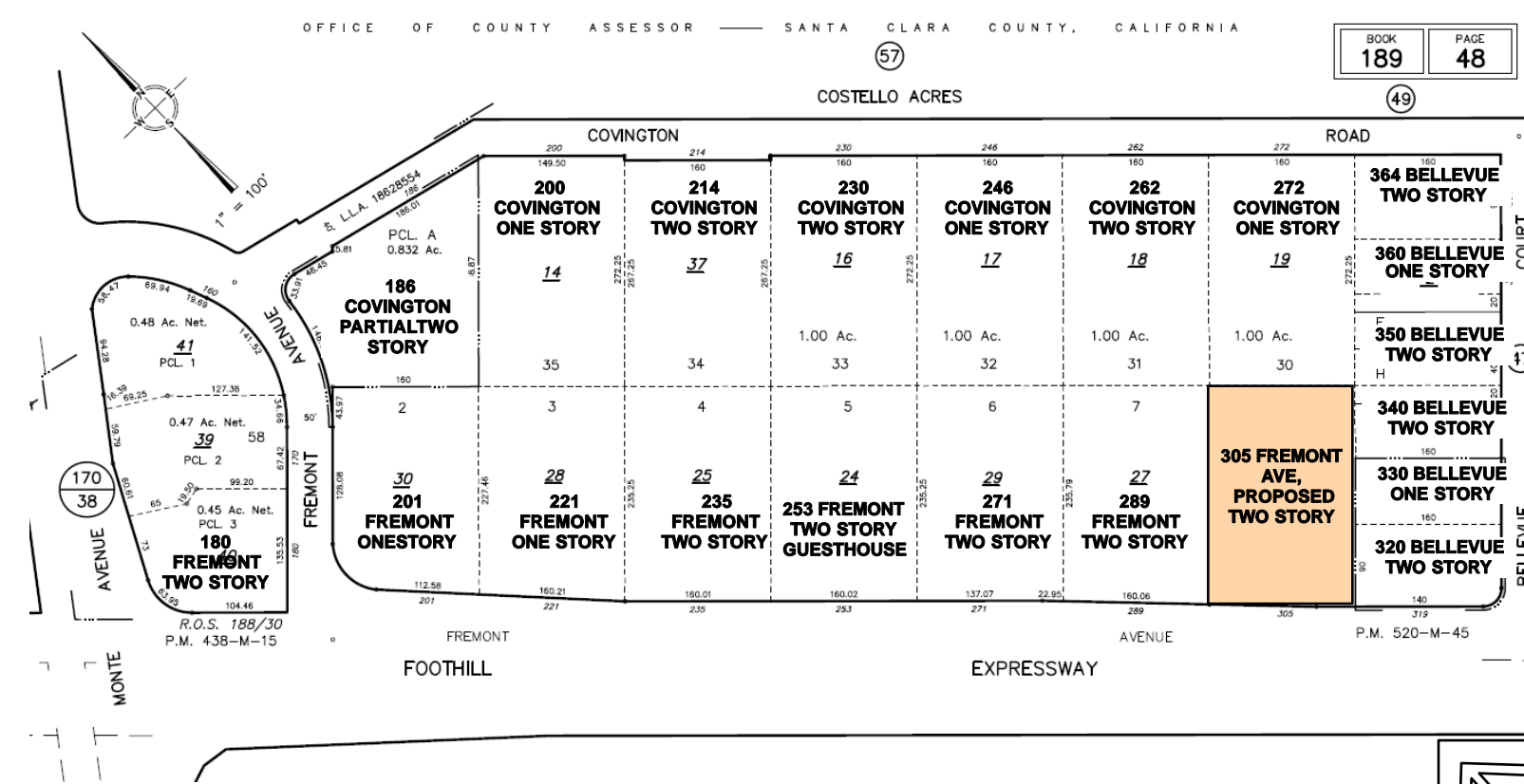
MAIN BUILDING VIEWS

8



AERIAL VIEW

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NEIGHBORHOOD MAP

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OWNERS:
Joshua Greenberg
305 Fremont Ave
LOS ALTOS, CA 94022
310-592-1553

ARCHITECT/ APPLICANT:
BAHI OREIZY
1491 BEN ROE DRIVE
LOS ALTOS, CA 94024
bahi@360designstudio.net
650-360-2905

LANDSCAPE CONSULTANT:
Stephanie Morris Landscape Architecture
1077 Fewtrell Drive
Campbell, CA 95008-2429
408-206-5055

CIVIL CONSULTANT:
SMP ENGINEERS
1534 CAROB LANE
LOS ALTOS, CA 94024
650-941-8055
smpeengineers@yahoo.com

PROJECT CONSISTS OF THE FOLLOWING:
INTERIOR REMODEL OF EXISTING HOUSE, 1206 SF
GROUND FLOOR EXPANSION OF (E) HOUSE AND
711 SF 2ND STORY ADDITION

PROJECT DESCRIPTION

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PROJECT DIRECTORY	PROJECT DESCRIPTION
A0	COVER SHEET
EC	EXISTING FLOOR PLAN & ELEVATIONS
A1.1	PROPOSED SITE PLAN
A1.2	AREA CALCULATION DIAGRAM
A2.1	PROPOSED GROUND FLOOR PLAN
A2.2	PROPOSED SECOND FLOOR PLAN
A2.3	PROPOSED ROOF PLAN
A3.1	PROPOSED EXTERIOR ELEVATIONS
A3.2	PROPOSED EXTERIOR ELEVATIONS & BUILDING SECTIONS

PROJECT DIRECTORY

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305 FREMONT AVE
APN: 189-48-026
ZONE: R1-20

EXISTING HOUSE:
GROUND FLOOR: 1568 SF
GUESTHOUSE: 302 SF
DETACHED GARAGE: 828 SF
STORAGE SHED: 226 SF
FRONT PORCH: 260 SF

PROPOSED ADDITION:
GROUND FLOOR: 1206 SF
SECOND FLOOR: 711 SF
(N) SIDE PORCH: 52 SF

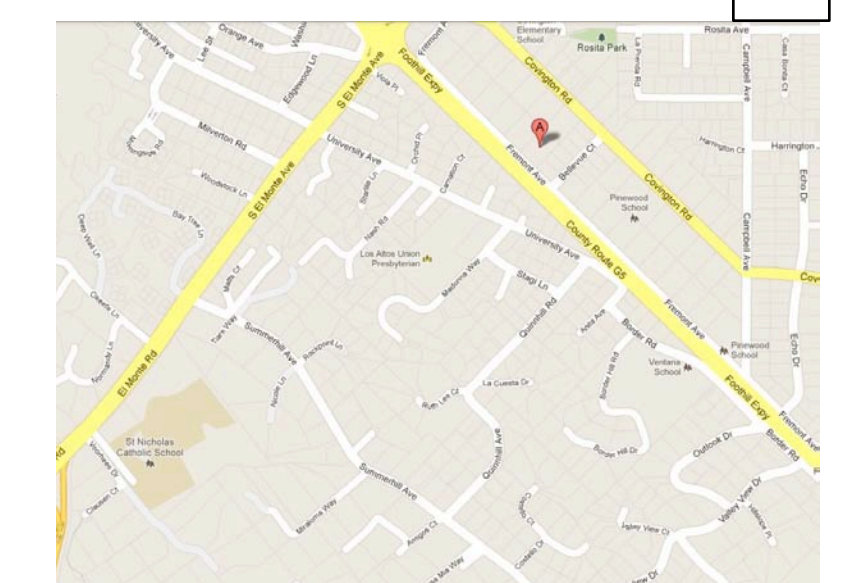
Net Lot Area	38,602 sf		
	Existing	Change in	Total proposed
% of Front Yard Paving	424 sf (14.6%)	NONE	NO CHANGE
Habitable Living Area	1870 SF	+ 1917 SF	3,787 SF
Non-Habitable Floor area	1,054 SF	NONE	1,054 SF
	Existing	Proposed	Allowed/Required
Lot Coverage:	3184 SF (8%)	4442 (11.5%)	9,650 SF (25%)
Floor Area:	2924 SF (6.7%)	4841 (12.5%)	6610 SF (17%)
Setbacks:			
	Front 72.60 FT	NO CHANGE	30 FT
	Rear 120.13 FT	112'-11" TO HOUSE	35 FT
	Side 55.45 FT	40'-6" TO HOUSE	25 FT (2 STORY)
Height:	16'-11"	23'-5"	27 FT

PROJECT SUMMARY TABLE

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SHEET INDEX

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VICINITY MAP

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NEIGHBORS' HOUSES

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SHEET:

COVER SHEET

REVISIONS:

REV A 12/18/13

REV B 01/14/14

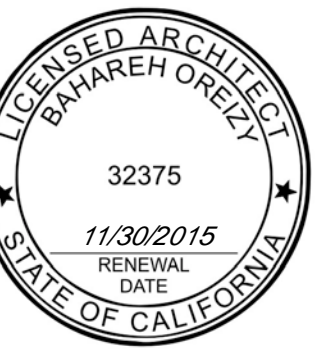
DATE:

12/05/2013

FILE:

DESIGN REVIEW APPLICATION

A0



SHEET:
EXISTING PLAN & EXISTING ELEVATIONS

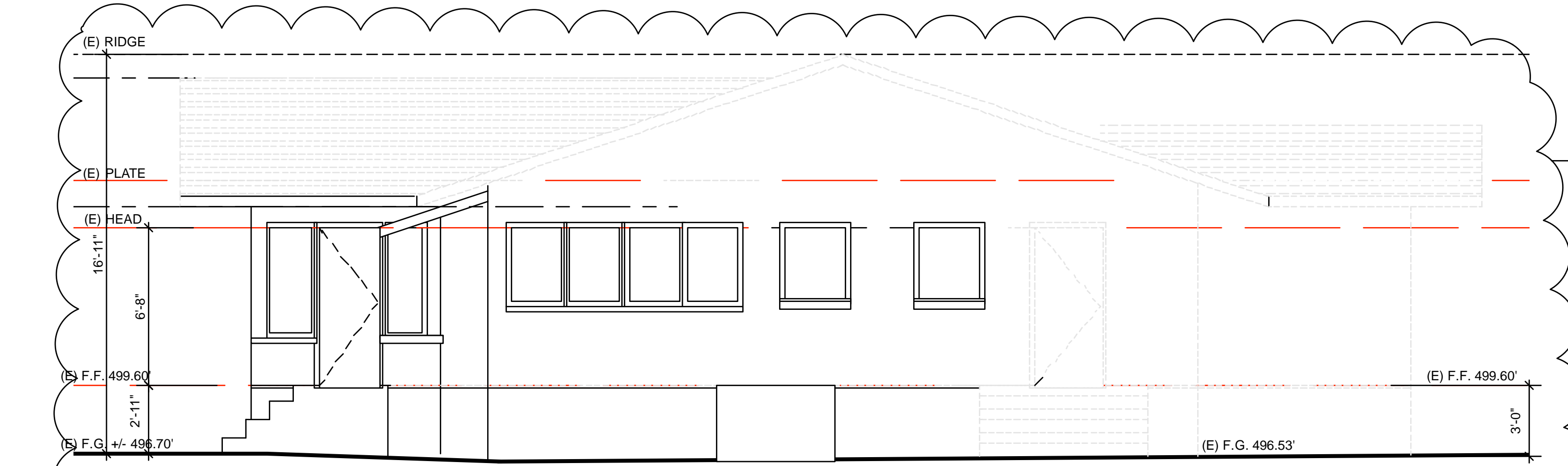
REVISIONS:
REV Δ 12/18/13

DATE:
12/05/2013

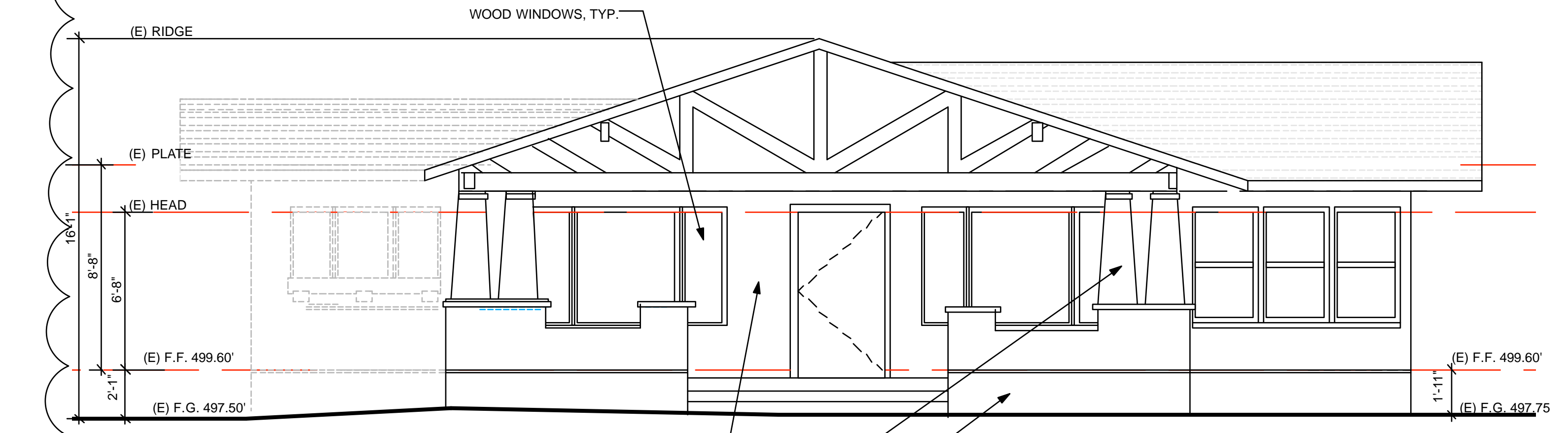
FILE:

DESIGN REVIEW APPLICATION

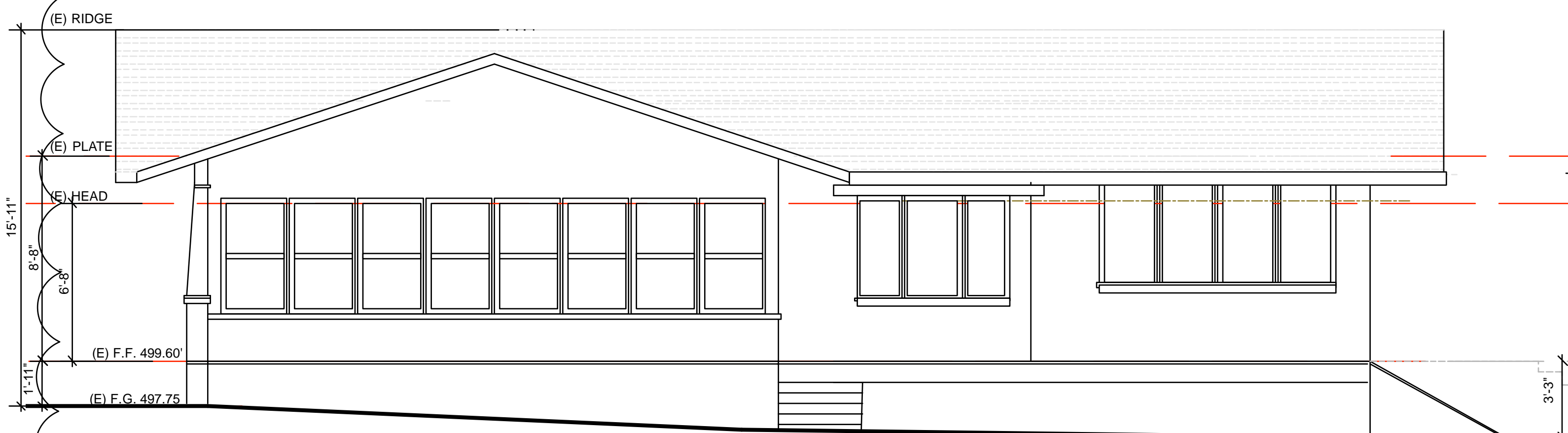
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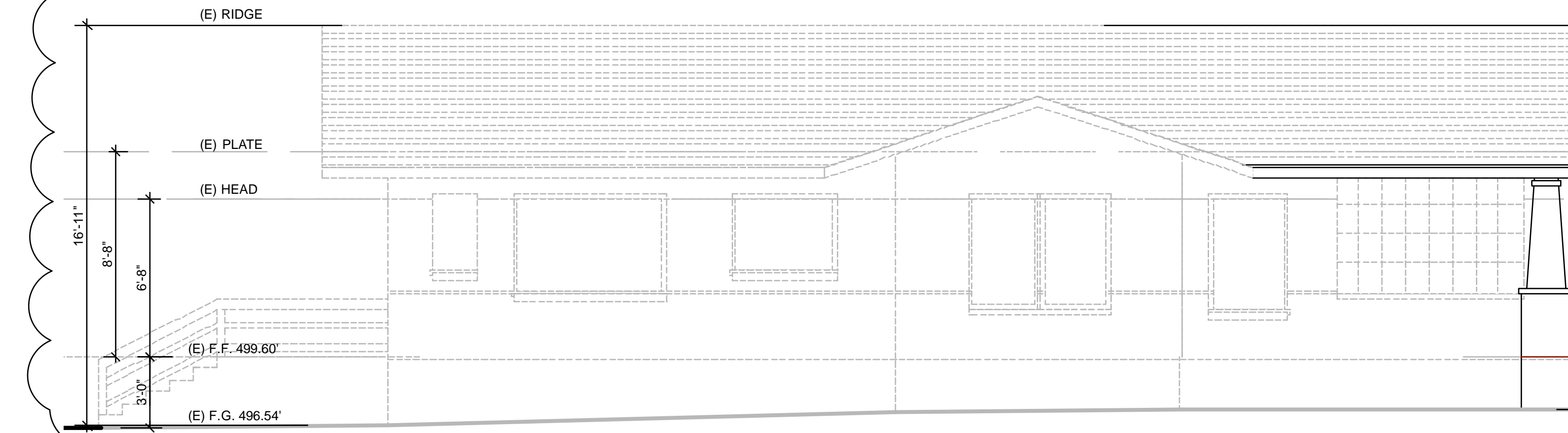
EXISTING REAR ELEVATION
Scale: 1/4" = 1'-0" 5



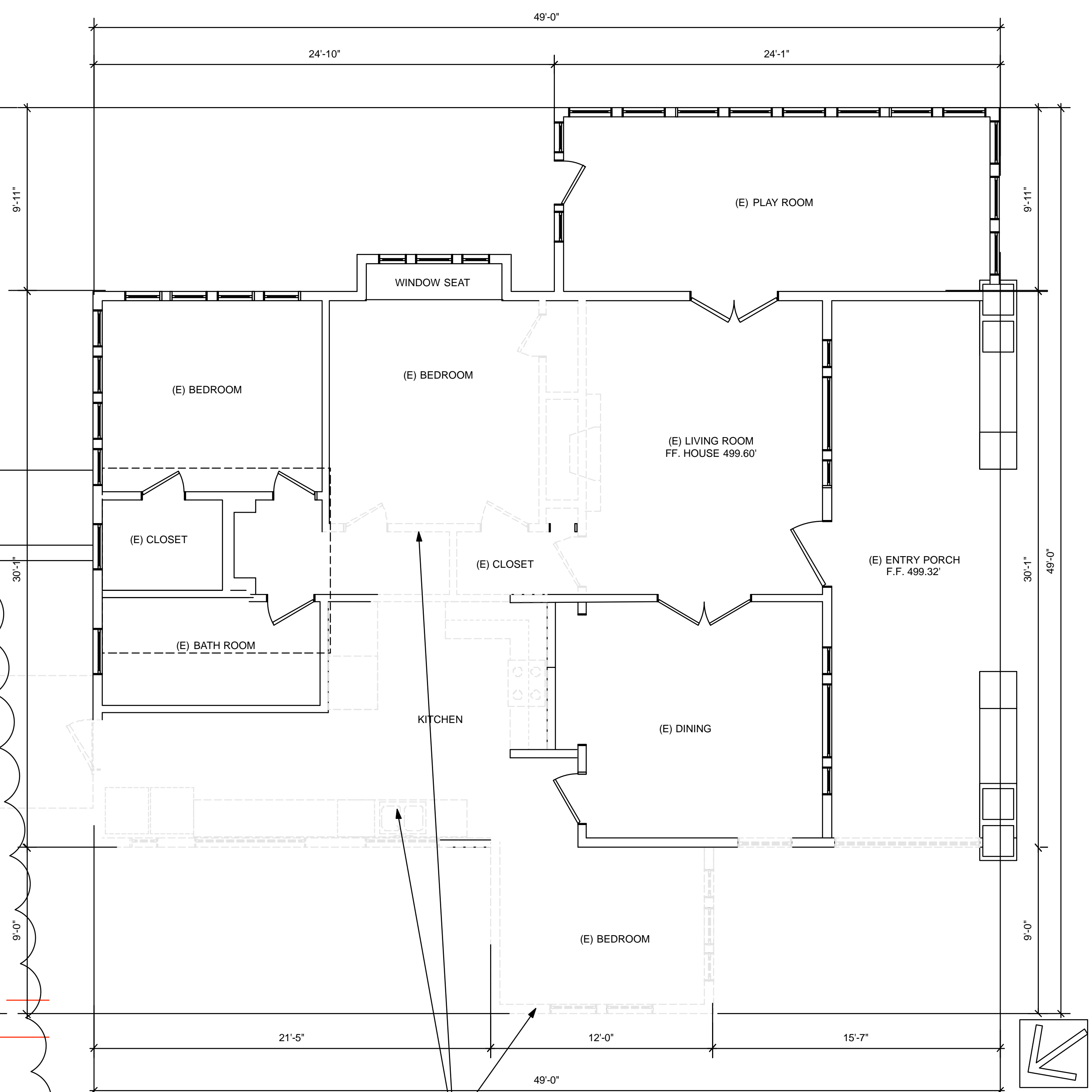
FRONT ELEVATION
Scale: 1/4" = 1'-0" 6



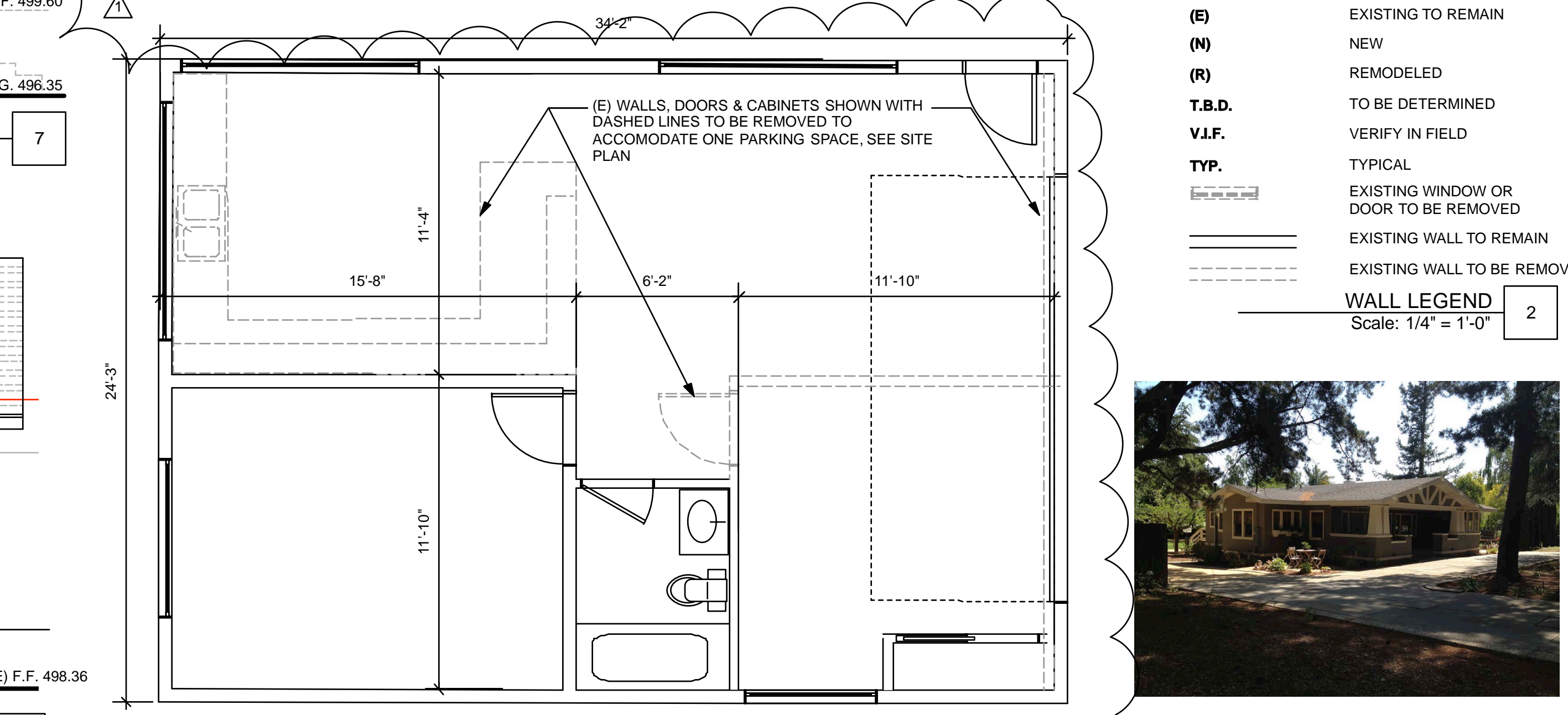
SIDE ELEVATION
Scale: 1/4" = 1'-0" 7



SIDE ELEVATION
Scale: 1/4" = 1'-0" 8



EXISTING FLOOR PLAN
Scale: 1/4" = 1'-0" 1



EXISTING GARAGE FLOOR PLAN
Scale: 1/4" = 1'-0" 4

- (E) EXISTING TO REMAIN
 - (N) NEW
 - (R) REMODELED
 - T.B.D. TO BE DETERMINED
 - V.I.F. VERIFY IN FIELD
 - TYP. TYPICAL
 - EXISTING WINDOW OR DOOR TO BE REMOVED
 - EXISTING WALL TO REMAIN
 - EXISTING WALL TO BE REMOVED
- WALL LEGEND**
Scale: 1/4" = 1'-0" 2



EXISTING FRONT FACADE
Scale: 1/4" = 1'-0" 3

(E) WALLS, CEILING, ROOF, WINDOWS & DOORS SHOWN WITH DASHED LINES: TO BE REMOVED, TYP.

(E) WALLS, DOORS & CABINETS SHOWN WITH DASHED LINES TO BE REMOVED TO ACCOMMODATE ONE PARKING SPACE, SEE SITE PLAN



SHEET:
PROPOSED SITE PLAN

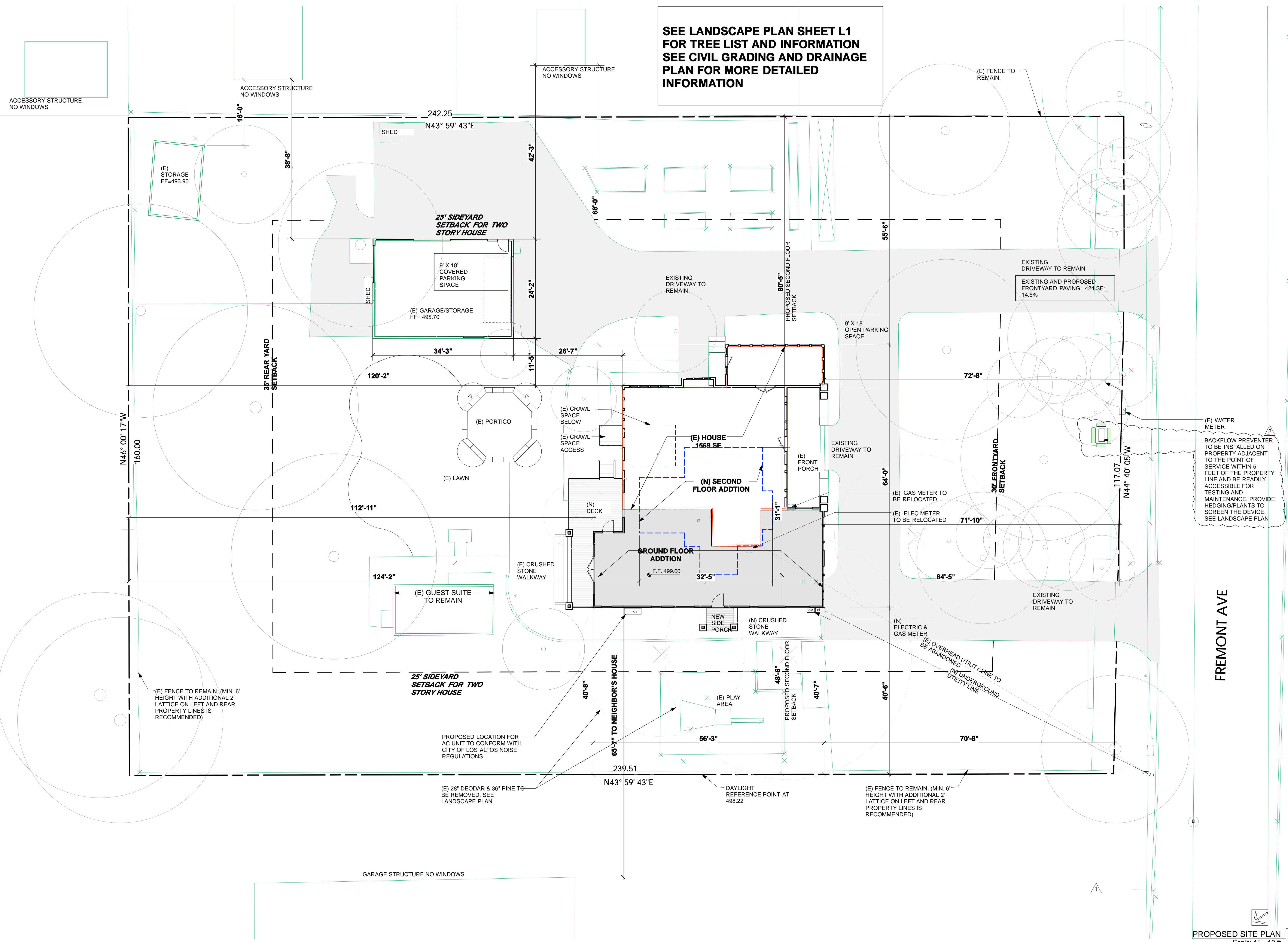
REVISIONS:
REV 1 12/18/13
REV 2 01/14/14

DATE:
12/05/2013

FILE:

DESIGN REVIEW APPLICATION

A1.1



**SEE LANDSCAPE PLAN SHEET L1
FOR TREE LIST AND INFORMATION
SEE CIVIL GRADING AND DRAINAGE
PLAN FOR MORE DETAILED
INFORMATION**

(E) WATER METER
BACKFLOW PREVENTER TO BE INSTALLED ON PROPERTY ADJACENT TO THE POINT OF SERVICE WITHIN 5 FEET OF THE PROPERTY LINE AND BE READILY ACCESSIBLE FOR TESTING AND MAINTENANCE. PROVIDE HEDGING/PLANTS TO SCREEN THE DEVICE. SEE LANDSCAPE PLAN

FREMONT AVE



SHEET:
**AREA CALCULATION
DIAGRAMS**

REVISIONS:
REV Δ 12/18/13

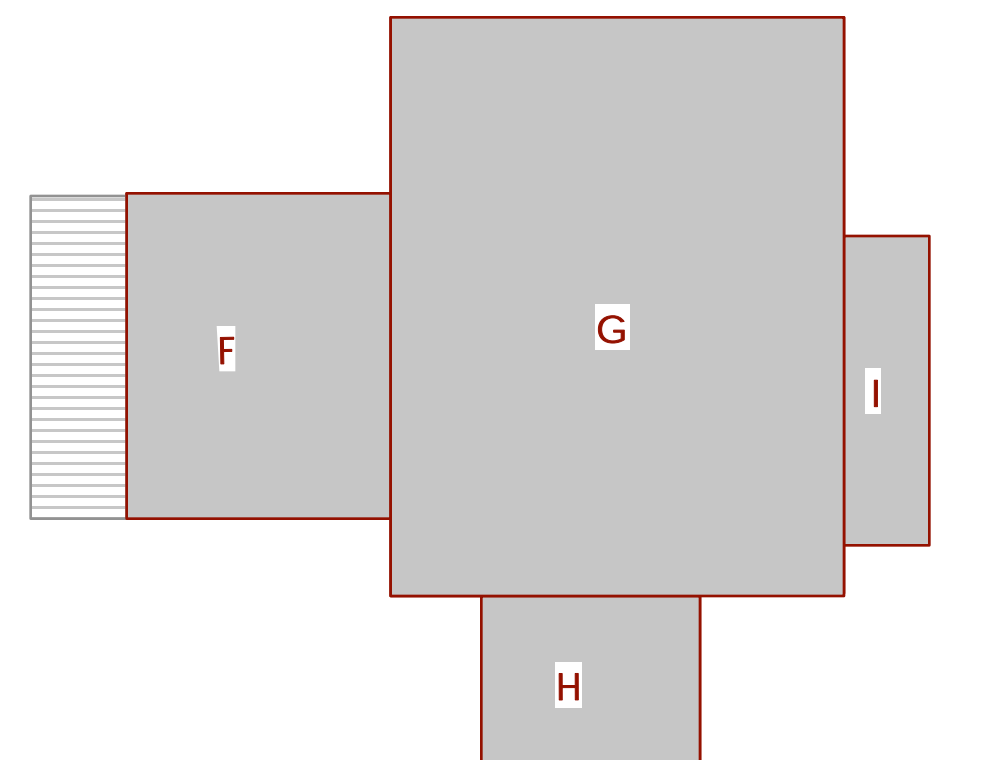
DATE:
12/05/2013
FILE:

**DESIGN REVIEW
APPLICATION**
A1.2

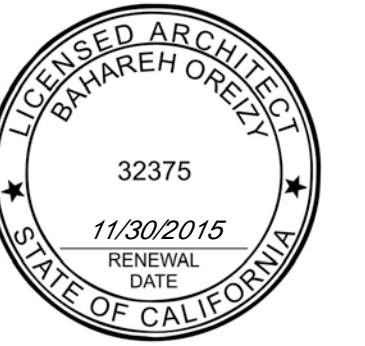


Project Summary Table			
	Section	Dimensions	Area
(E) STORAGE SHED	A	18'-4"x12'-3"	226 sf
(E) GUEST SUITE	B	24'-4" X 12'-5"	302 SF
(E) GARAGE	C	24'-3" x 34'-2"	828 sf
(E) HOUSE GROUND FLOOR			
	L	30' x 25'	750 SF
	N	29'-6"x15'	443 sf
	O	24'-1" x10'-5"	251 sf
	S	9' X 12'	108 sf
	T	2' X 8'-4"	16 sf
(N) HOUSE GROUND FLOOR			
	J	18'-6"x7'-2"	133 sf
	U	24' X 21'-6"	516 sf
	V	15' X 12'	180 SF
	P	24' x 15'-6"	372 sf
	W	9'-0" X 6"	5 sf
FIRST STORY SUBTOTAL			4130 SF
(N) SECOND FLOOR			
	F	13'-6"x11'	149sf
	G	23'-11" x 18'-11"	452sf
	H	7'-1"x9'-2"	65 sf
	I	12'-10" x 3'-6"	45sf
SECOND STORY SUBTOTAL			711 SF
TOTAL FLOOR AREA			4841 sf
COVERED PORCH			
	Q	29' x 8'-11"	260 sf
	R	5'-8"x9'-2"	52 sf

FLOOR AREA RATIO SUMMARY
Scale: 1/8" = 1'-0" 6



(N) SECOND FLOOR
Scale: 1/8" = 1'-0" 4



SHEET:
**PROPOSED GROUND
FLOOR PLAN**

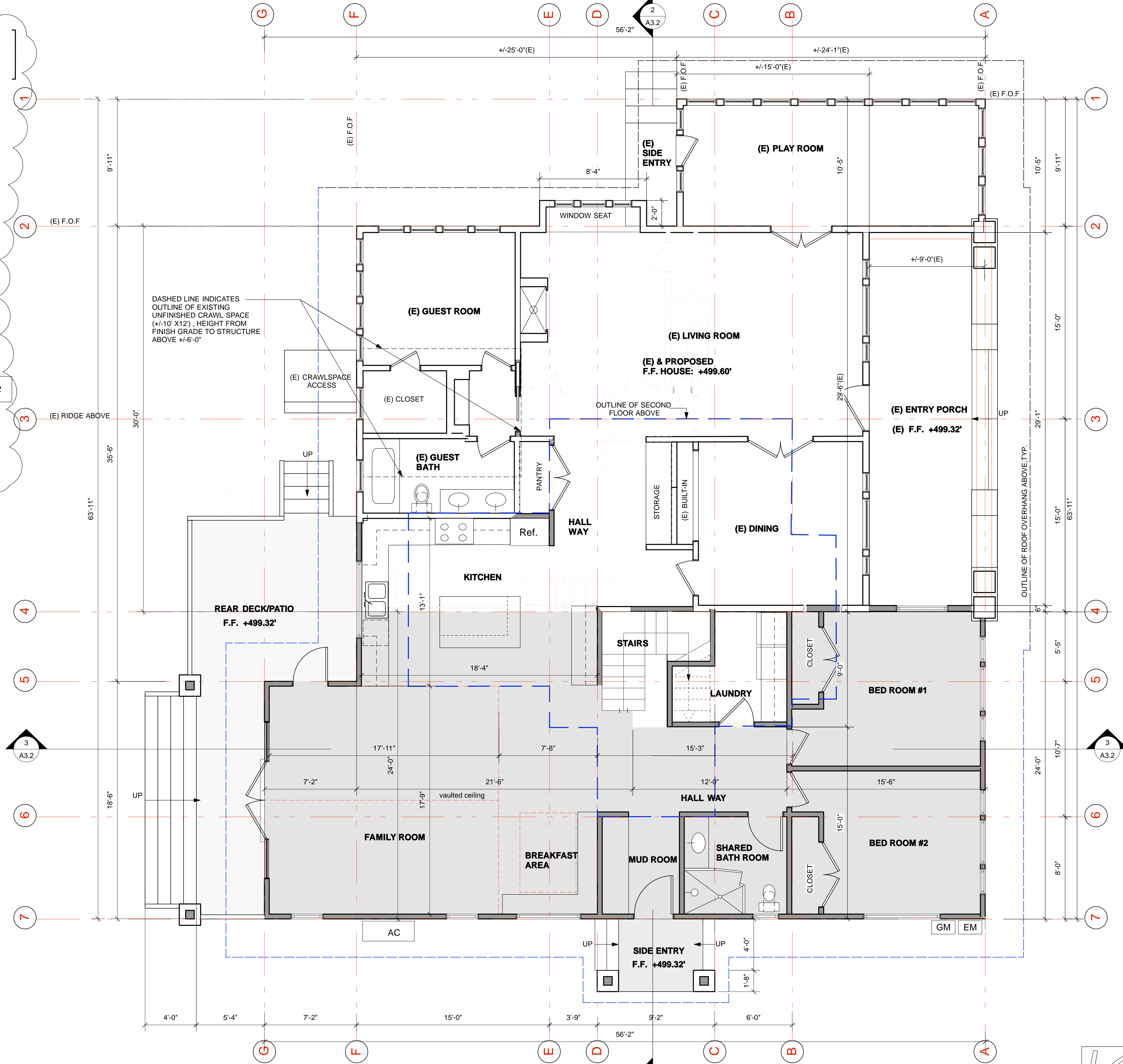
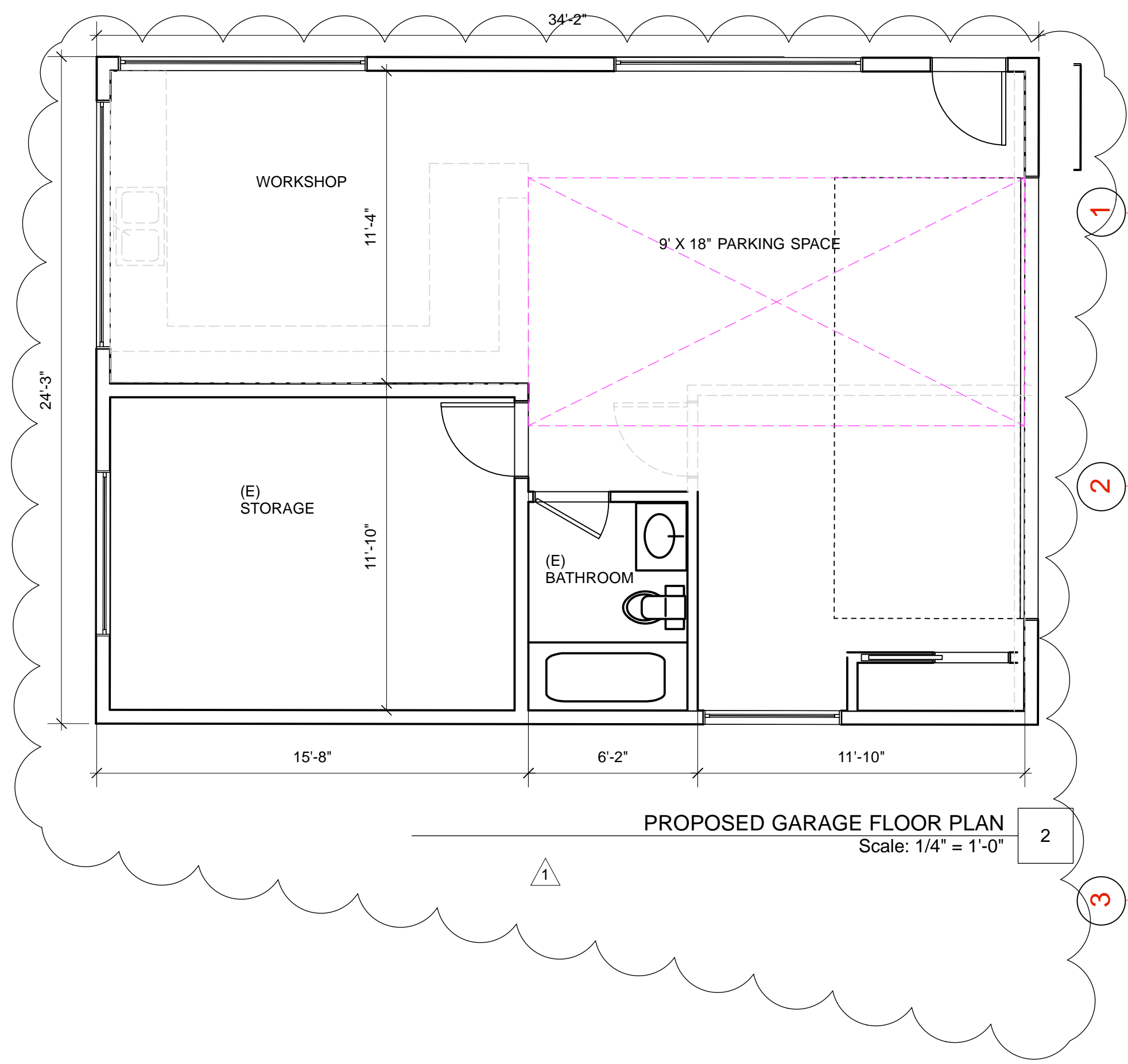
REVISIONS:
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12/05/2013

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**DESIGN REVIEW
APPLICATION**

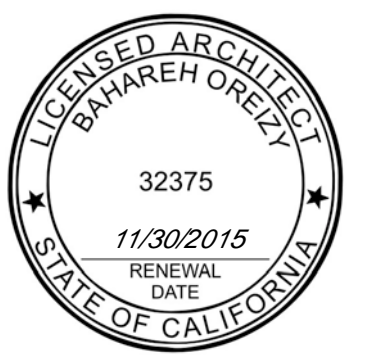
A2.1



WALL LEGEND

F.O.S.	FACE OF STUD
F.O.F.	FACE OF FINISH
(E)	EXISTING TO REMAIN
(N)	NEW
(R)	REMODELED
T.B.D.	TO BE DETERMINED
V.I.F.	VERIFY IN FIELD
TYP.	TYPICAL
	NEW WALL
	EXISTING EXTERIOR WALL
	DEMOLISHED WALL

FIRST FLOOR PLAN
Scale: 1/4" = 1'-0"



SHEET:
PROPOSED SECOND FLOOR PLAN

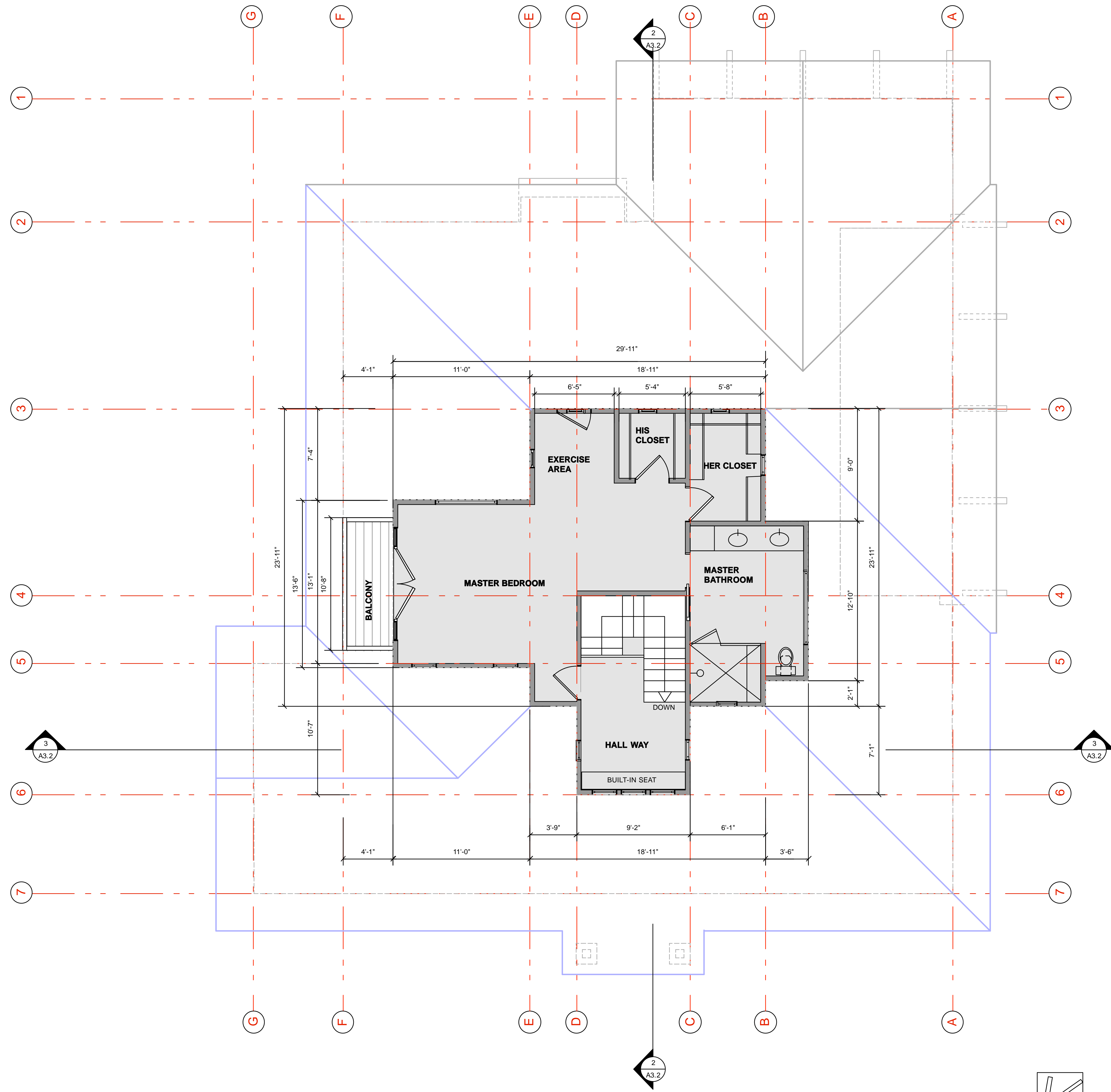
REVISIONS:
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12/05/2013

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DESIGN REVIEW APPLICATION

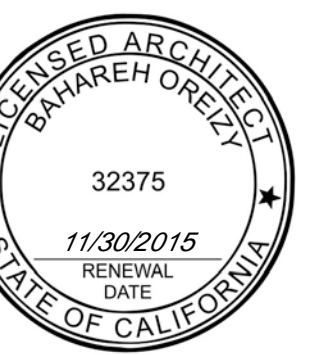
A2.2



F.O.S.	FACE OF STUD
F.O.F.	FACE OF FINISH
(E)	EXISTING TO REMAIN
(N)	NEW
(R)	REMODELED
T.B.D.	TO BE DETERMINED
V.I.F.	VERIFY IN FIELD
TYP.	TYPICAL
	NEW WALL
	EXISTING EXTERIOR WALL
	DEMOLISHED WALL

WALL LEGEND 2

SECOND FLOOR PLAN
Scale: 1/4" = 1'-0" 1

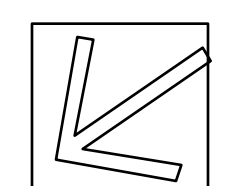
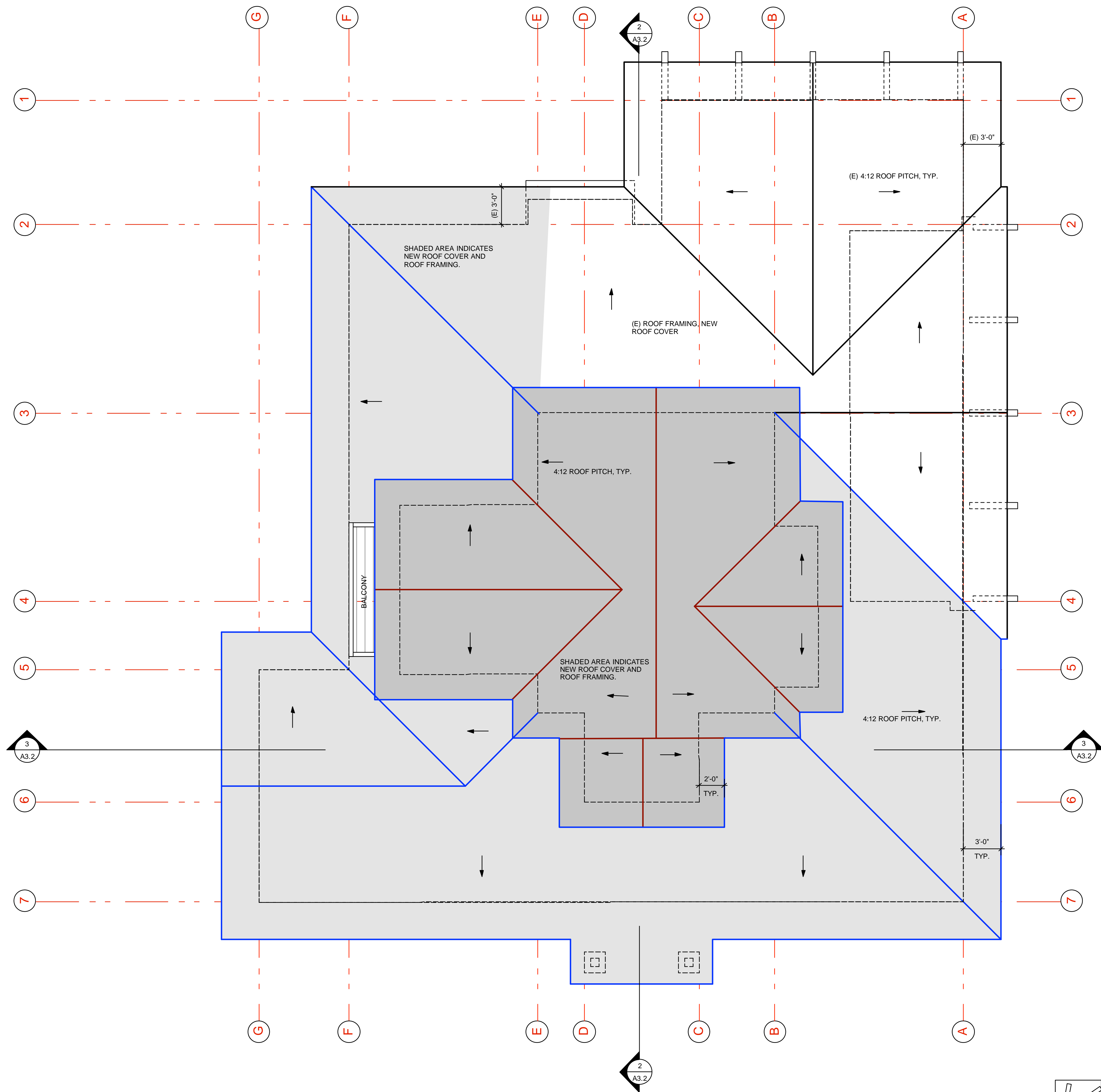


SHEET:
ROOF PLAN

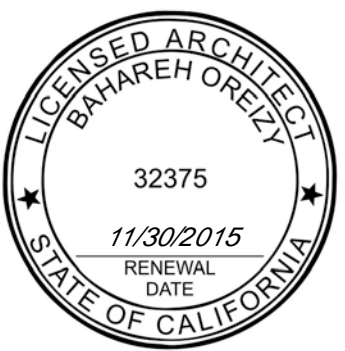
REVISIONS:
REV 12/18/13

DATE:
12/05/2013
FILE:

DESIGN REVIEW
APPLICATION
A2.3



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



SHEET:
EXTERIOR ELEVATIONS

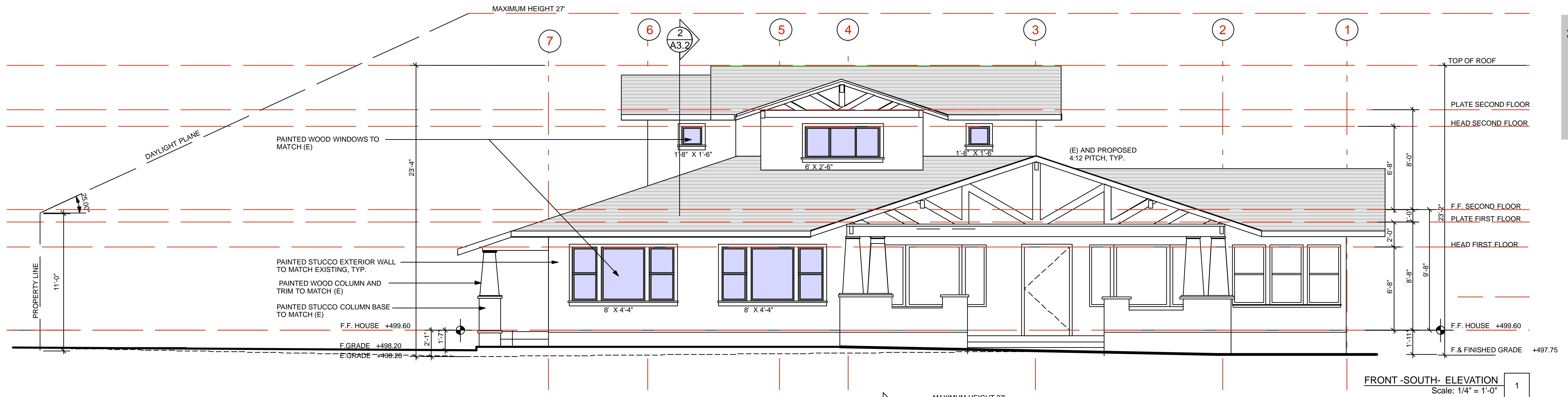
REVISIONS:
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DATE:
12/05/2013

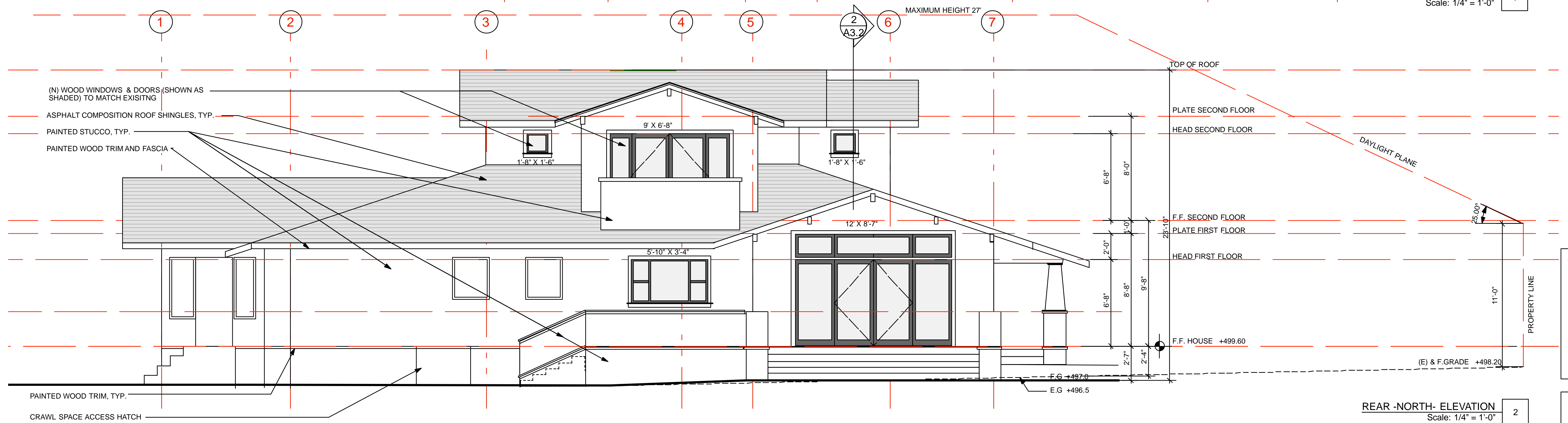
FILE:

DESIGN REVIEW
APPLICATION

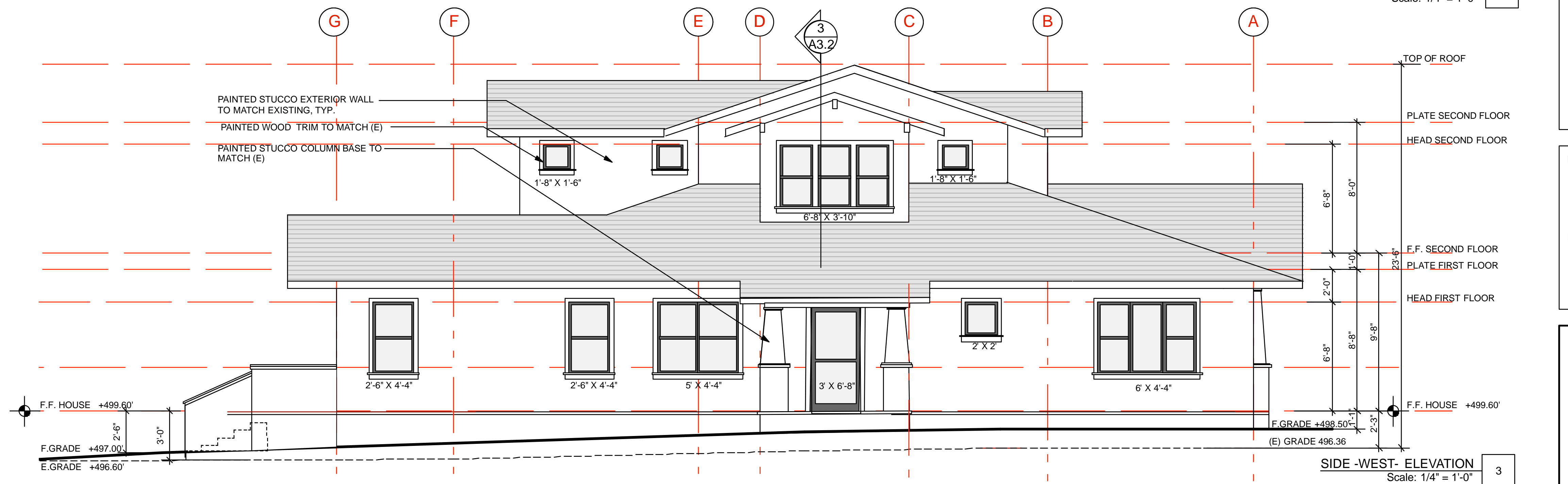
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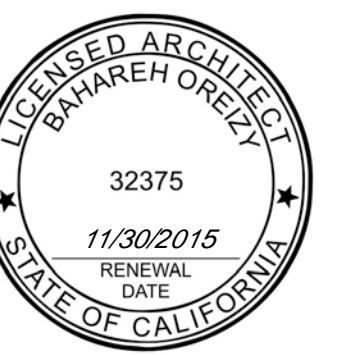
FRONT-SOUTH- ELEVATION
Scale: 1/4" = 1'-0" 1



REAR-NORTH- ELEVATION
Scale: 1/4" = 1'-0" 2



SIDE-WEST- ELEVATION
Scale: 1/4" = 1'-0" 3



SHEET:
**EXTERIOR ELEVATIONS &
BUILDING SECTIONS**

REVISIONS:
REV Δ 12/18/13

DATE:
12/05/2013

FILE:

**DESIGN REVIEW
APPLICATION**

A3.2

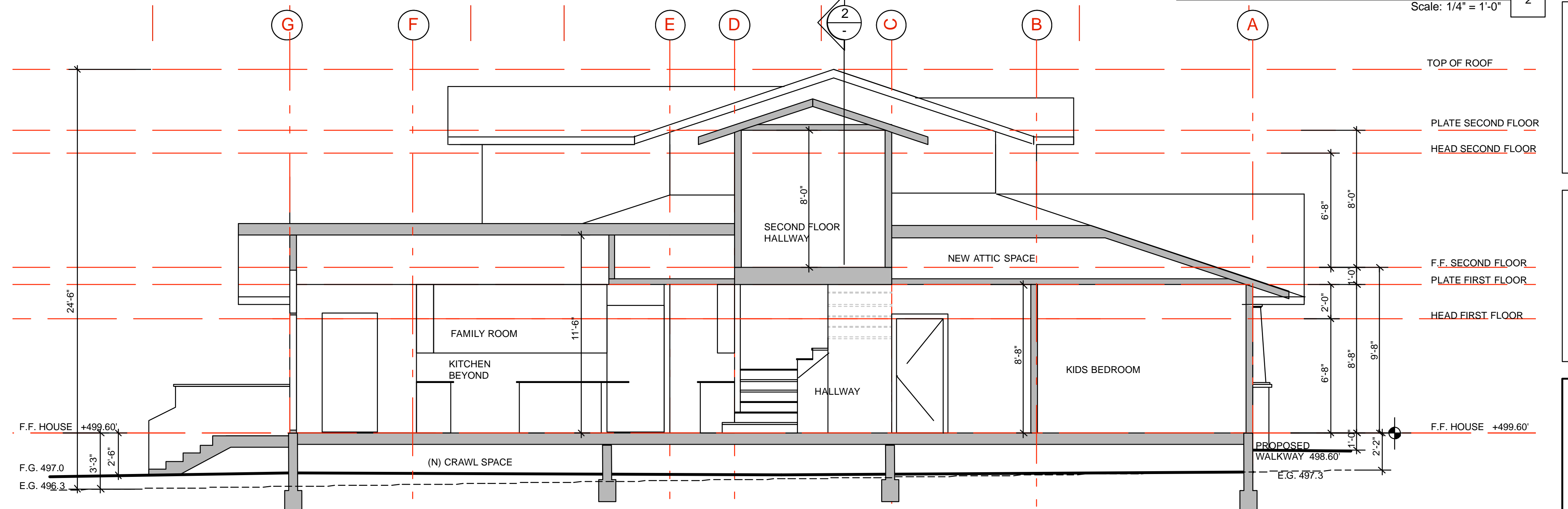
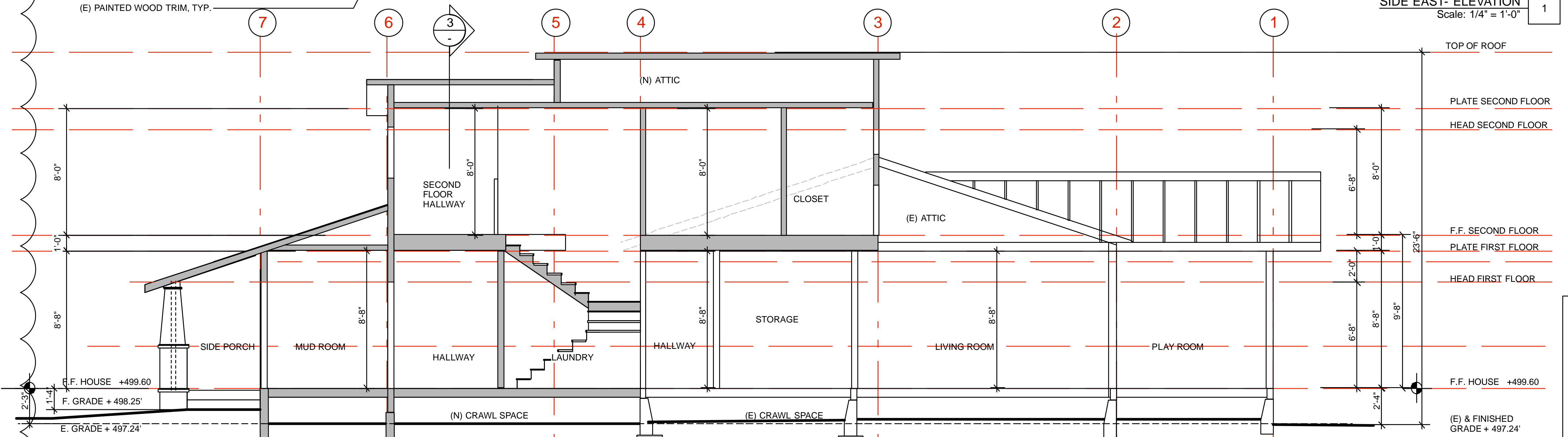
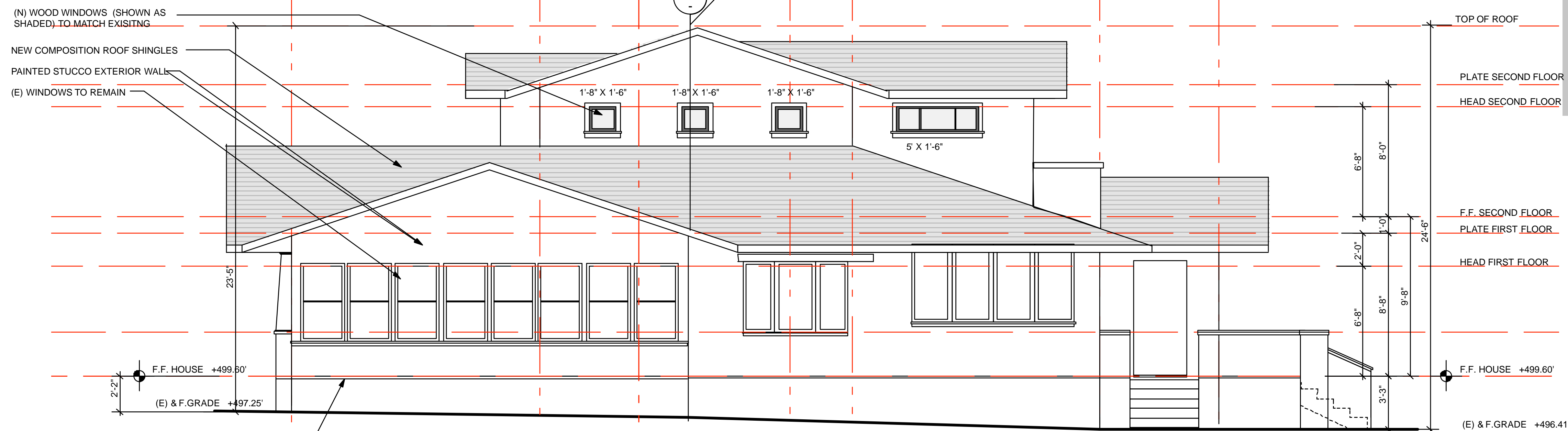


(E) PAINTED WOOD TRIM AND COLUMN WRAP
(E) PAINTED STUCCO COLUMN BASE

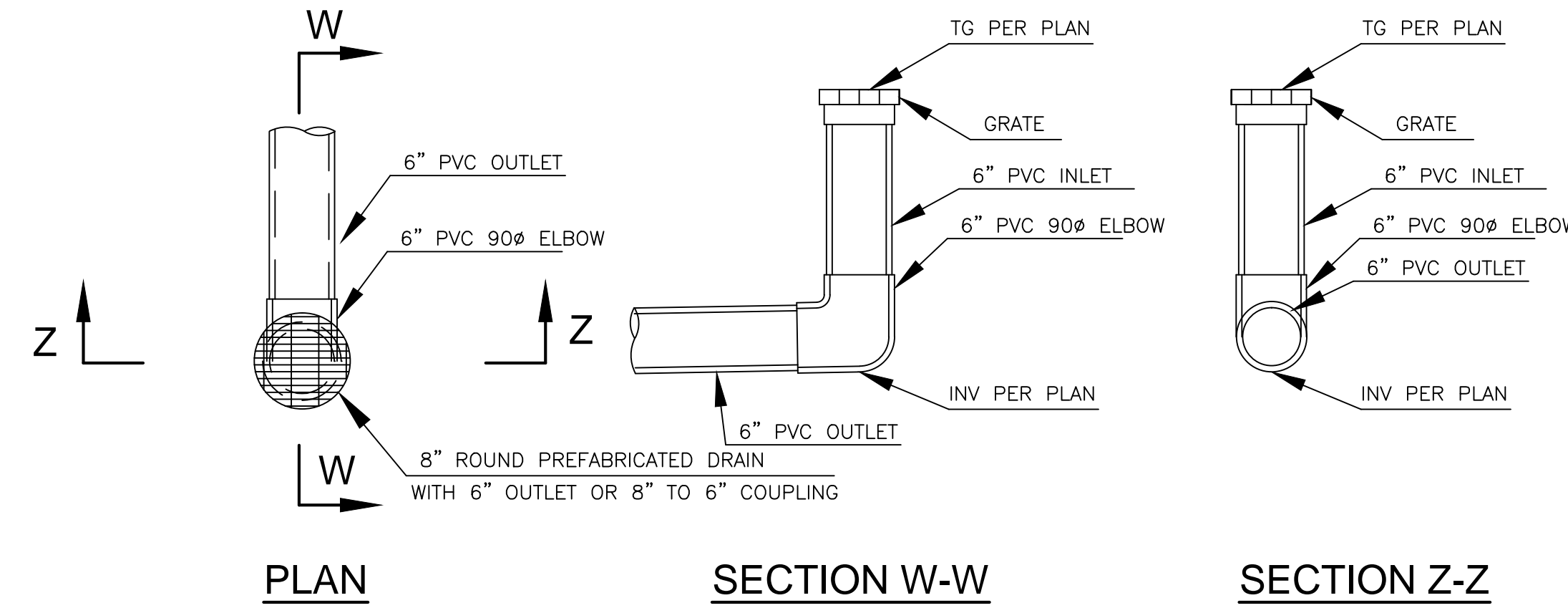


(E) PAINTED WOOD RAFTER TAILS, WINDOW TRIM, ETC.

(E) PAINTED WOOD DECORATIVE TRIMS, WINDOW AND DOOR TRIM AND COLUMN WRAP



ABBREVIATIONS			
	DESCRIPTION		DESCRIPTION
AB	AGGREGATE BASE	L/S	LANDSCAPE AREA
AC	ASPHALT CONCRETE	LP	LOW POINT
AD	AREA DRAIN	MON	MONUMENT
BC	BACK OF CURB	(N)	NEW
BFL	BACKFLOW PREVENTOR	OG	ORIGINAL GROUND
BW	BOTTOM OF WALL	O.R.	OVERLAND RELEASE
C&G	CURB AND GUTTER	PB	PULL BOX
C.C/L	CENTERLINE	PGEV	PG&E VAULT
CLSW	CENTERLINE SWALE	R.P/L	PROPERTY LINE
CO	CLEANOUT	PP	POWER POLE
CHD	CHANNEL DRAIN	PPP	PLASTIC PERFORATED PIPE
DWD	DRIVEWAY	PSE	PUBLIC SERVICE EASEMENT
DI	DROP INLET	PVC	POLYVINYL CHLORIDE
DTL	DETAIL	R/W	RIGHT OF WAY
ELCT	ELECTRIC	RCP	REINFORCED CONCRETE PIPE
EP	EDGE OF PAVEMENT ELEVATION	SD	STORM DRAIN
EUC	EUCALYPTUS TREE	SDMH	STORM DRAIN MANHOLE
(E).EX	EXISTING	STD	STANDARD
FF	FINISH FLOOR	SS	SANITARY SEWER
FG	FINISH GRADE	SSMH	SANITARY SEWER MANHOLE
FH	FIRE HYDRANT	SW	SIDEWALK
FL	FLOWLINE	TC	TOP OF CURB
FNC	FENCE	TF	TOP OF FOUNDATION
FOC	FACE OF CURB	TG	TOP OF GRATE
GB	GRADE BREAK	TOS	TOP OF SLAB
GUY	GUY WIRE	TP	TOP OF PAVEMENT
HP	HIGH POINT	TW	TOP OF WALL
DIP	DUCTILE IRON PIPE	(TYP)	TYPICAL
INV	INVERT	VCP	VITRIFIED CLAY PIPE
JP	JOINT POLE	WL	WHITE LINE STRIPE
JB	JUNCTION BOX (UTILITY)	WLK	WALKWAY
LG	LIP OF GUTTER	WM	WATER METER
		WV	WATER VALVE

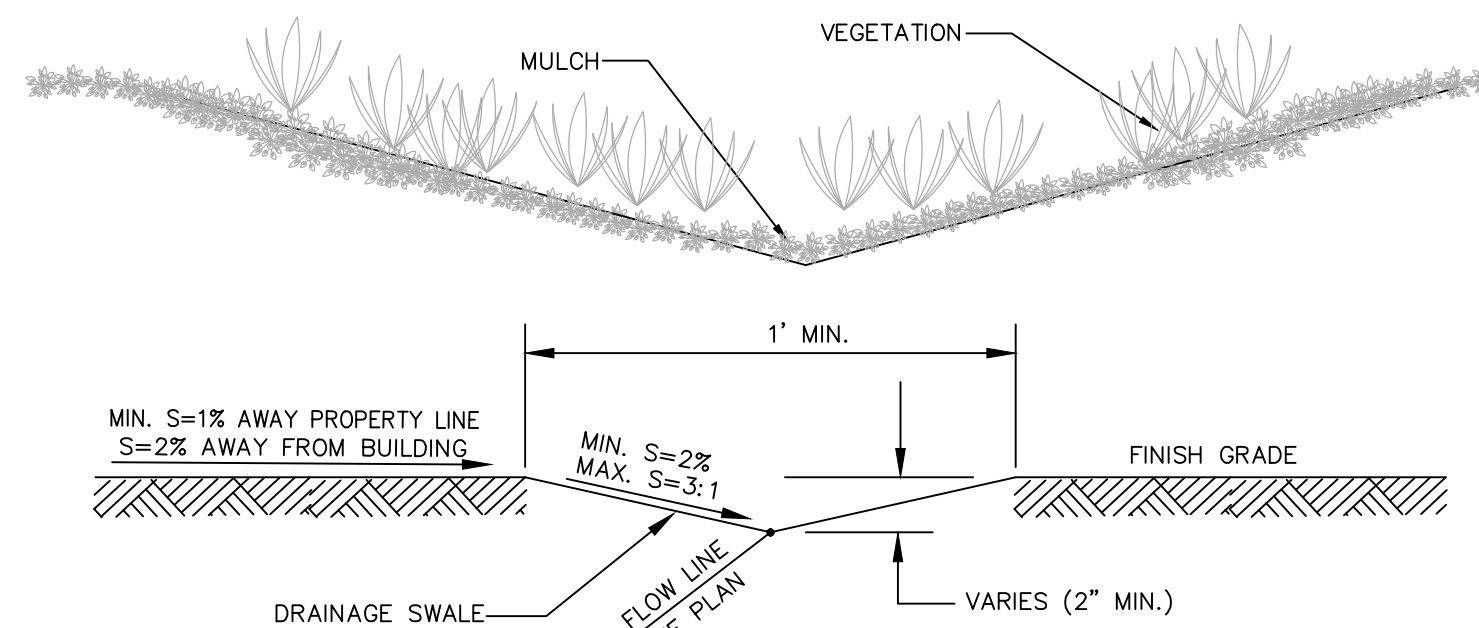


STORM DRAIN AREA DRAIN
NTS

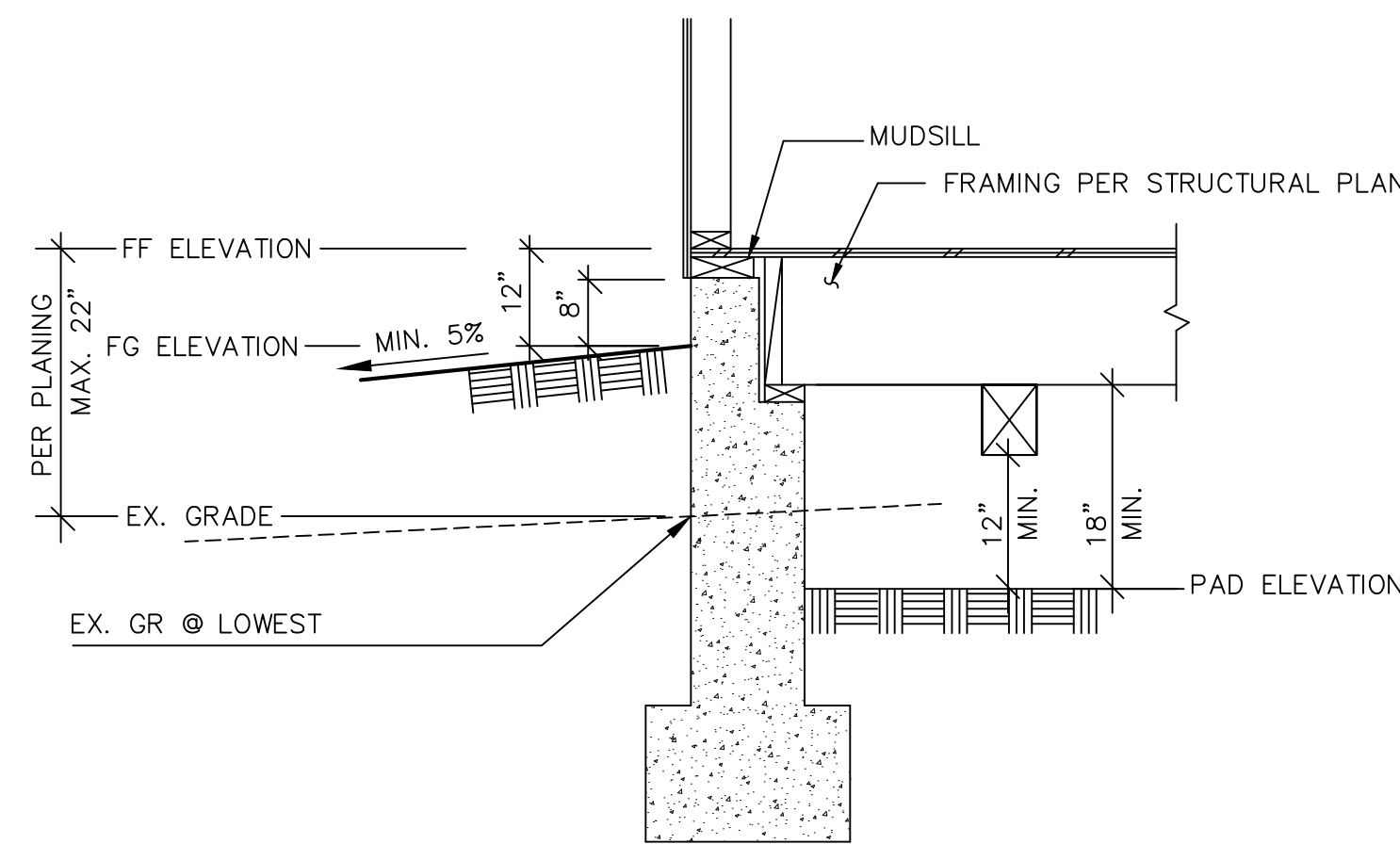
SWALE MAINTENANCE NOTE:

Maintenance is to be performed as follows:

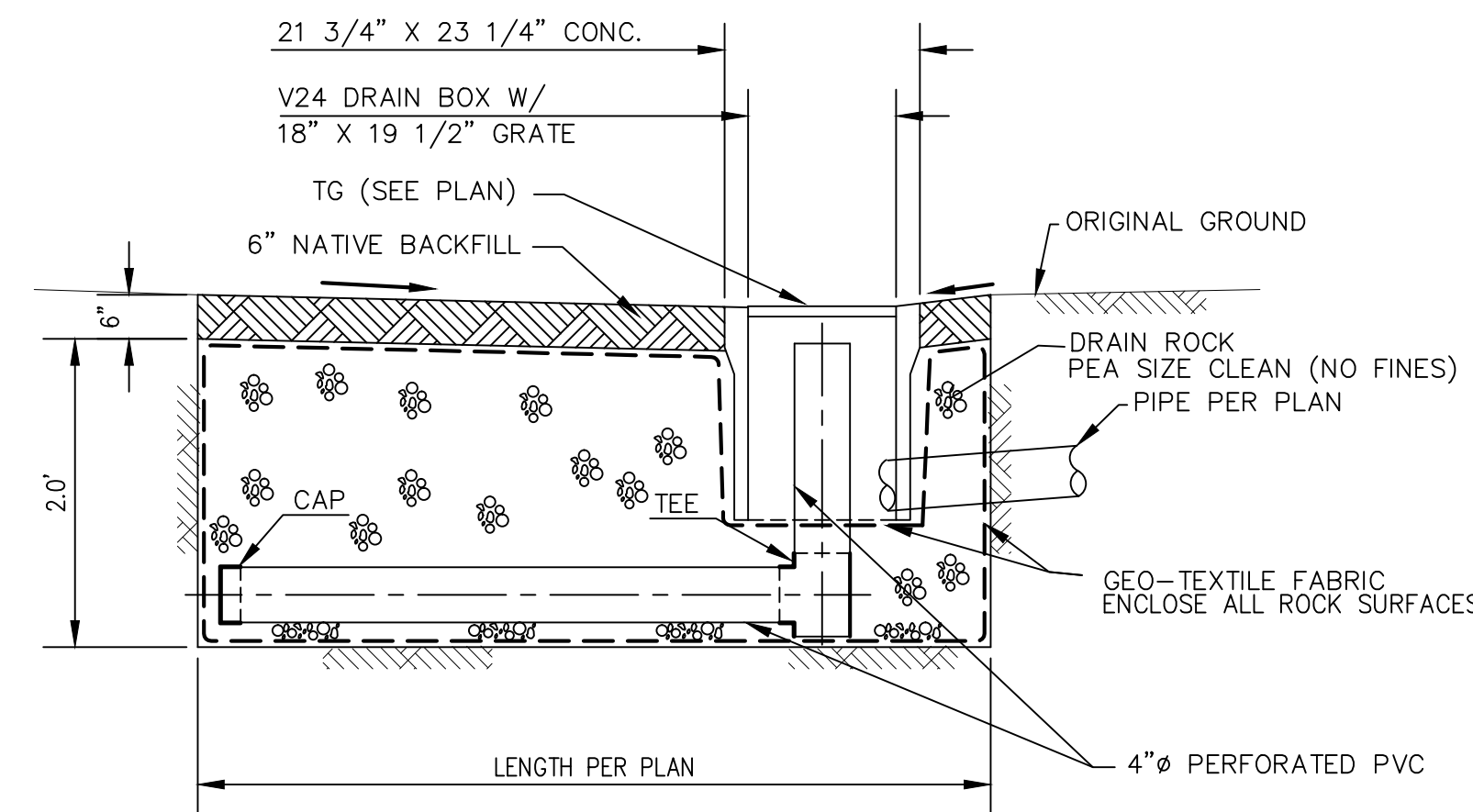
- Grassy swales shall be inspected periodically and maintained as needed. Daily during extended rain events, weekly during the rainy season, and bi-monthly during the non-rainy season. Remove debris and sediment and repair slopes and replace vegetation as needed.



SWALE DETAIL
NTS



FOUNDATION CONCEPTUAL DETAIL
NTS



SHALLOW GRAVEL BASIN
ELEVATION VIEW- NTS

GRADING AND DRAINAGE PLANS

SINGLE FAMILY HOUSE ADDITION
APN: 189-48-026
305 FREMONT AVE, LOS ALTOS, CA

SHEET INDEX:

- C-1 COVER SHEET / NOTES/ DETAILS
- C-2 GRADING AND DRAINAGE PLAN

BASIS OF ELEVATIONS

SET SURVEY CONTROL NAIL ELEV=496.00' (ASSUMED DATUM)

DRAINAGE NOTES

- Surface water shall be directed away from all buildings into drainage swales, gutters, storm drain inlets and drainage systems.
- On site storm drain lines shall consist of solid PVC-SCH 40 minimum or better. Use PVC SCH80 for pipes running under driveway.
- Storm drain inlets shall be precast concrete, Christy U23 type or equivalent.

SITE GRADING NOTES

- ALL GRADING IS SUBJECT TO OBSERVATION BY THE PROJECT'S SOILS ENGINEER. CONTRACTOR SHALL NOTIFY THE PROJECT'S SOILS ENGINEER AT LEAST 48 HOURS BEFORE THE START OF ANY GRADING WORK.
- ALL DEBRIS, VEGETATION AND ORGANICALLY CONTAMINATED SOILS SHALL BE CLEARED FROM THE BUILDING AREAS AND REMOVED FROM THE SITE.
- FILL MATERIAL MAY INCLUDE ORGANIC-FREE SOILS AVAILABLE AT THE SITE OR IMPORTED MATERIALS.
- FILLS SHALL BE PLACED ON LEVEL BENCHES IN LIFTS NO GREATER THAN 6 INCHES AND SHALL BE COMPACTED.
- PERMANENT CUT AND FILL SLOPES SHALL NOT BE STEEPER THAN 2:1.

NOTE:

- GRADING AND DRAINAGE PLANS SHALL BE REVIEWED AND APPROVED BY THE PROJECT SOILS ENGINEER.

UTILITY NOTES:

- CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.
- CONNECT SANITARY SEWER AND WATER LINE TO EXISTING STREET SERVICES.
- CONNECT GAS AND ELECTRIC LINES TO EXISTING GAS AND POWER SERVICES, PER UTILITY COMPANY STANDARDS.
- CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS.
- ALL ELECTRIC, TELEPHONE AND GAS EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE DESIGNATED UTILITY COMPANIES.

EARTHWORK TABLE

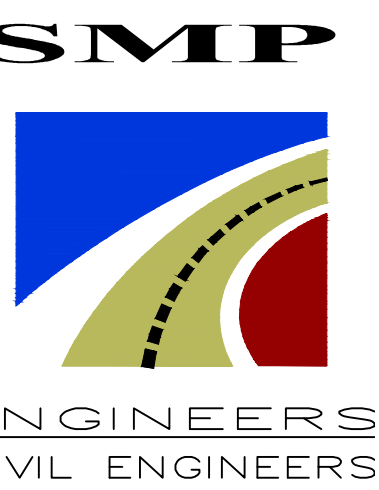
	FILL (CY)	CUT (CY)	IMPORT (CY)	EXPORT (CY)
1ST FLOOR PAD	0	11		
SITE	20	5		
TOTAL	20	16	4	0

NOTE:

1. EARTHWORK QUANTITIES ON THIS TABLE ARE FOR INFORMATION ONLY. CONTRACTORS ARE TO PERFORM THEIR OWN QUANTITY TAKE OFFS.

NOTICE TO CONTRACTORS

CONTRACTOR TO NOTIFY U.S.A. (UNDERGROUND SERVICE ALERT) AT 800-227-2600 A MINIMUM OF 2 WORKING DAYS BEFORE BEGINNING UNDERGROUND WORK FOR VERIFICATION OF THE LOCATION AND DEPTH OF UNDERGROUND UTILITIES.



1534 CAROB LANE
LOS ALTOS, CA 94024
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FAX: (650) 941-8755
E-MAIL: SMPENGINEERS@YAHOO.COM

OWNER:

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CIVIL ENGINEERS

GRADING AND DRAINAGE PLANS
SINGLE FAMILY HOUSE ADDITION
APN: 189-48-026
305 FREMONT AVE, LOS ALTOS, CA

Revisions:

Date: 7/16/2013
Scale: NTS
Designed by: S.P.
Checked by: S.R.
Job #: 212070

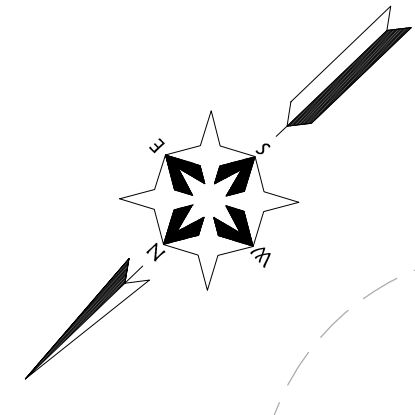
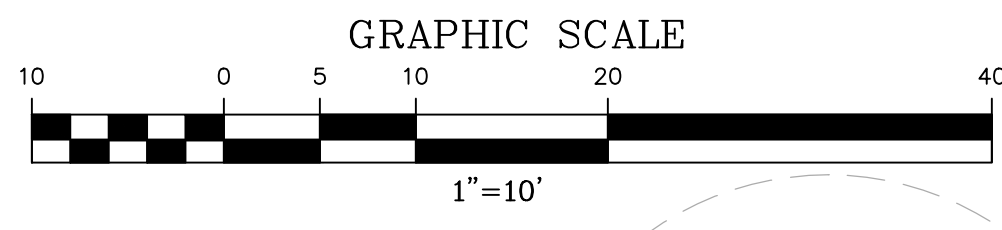
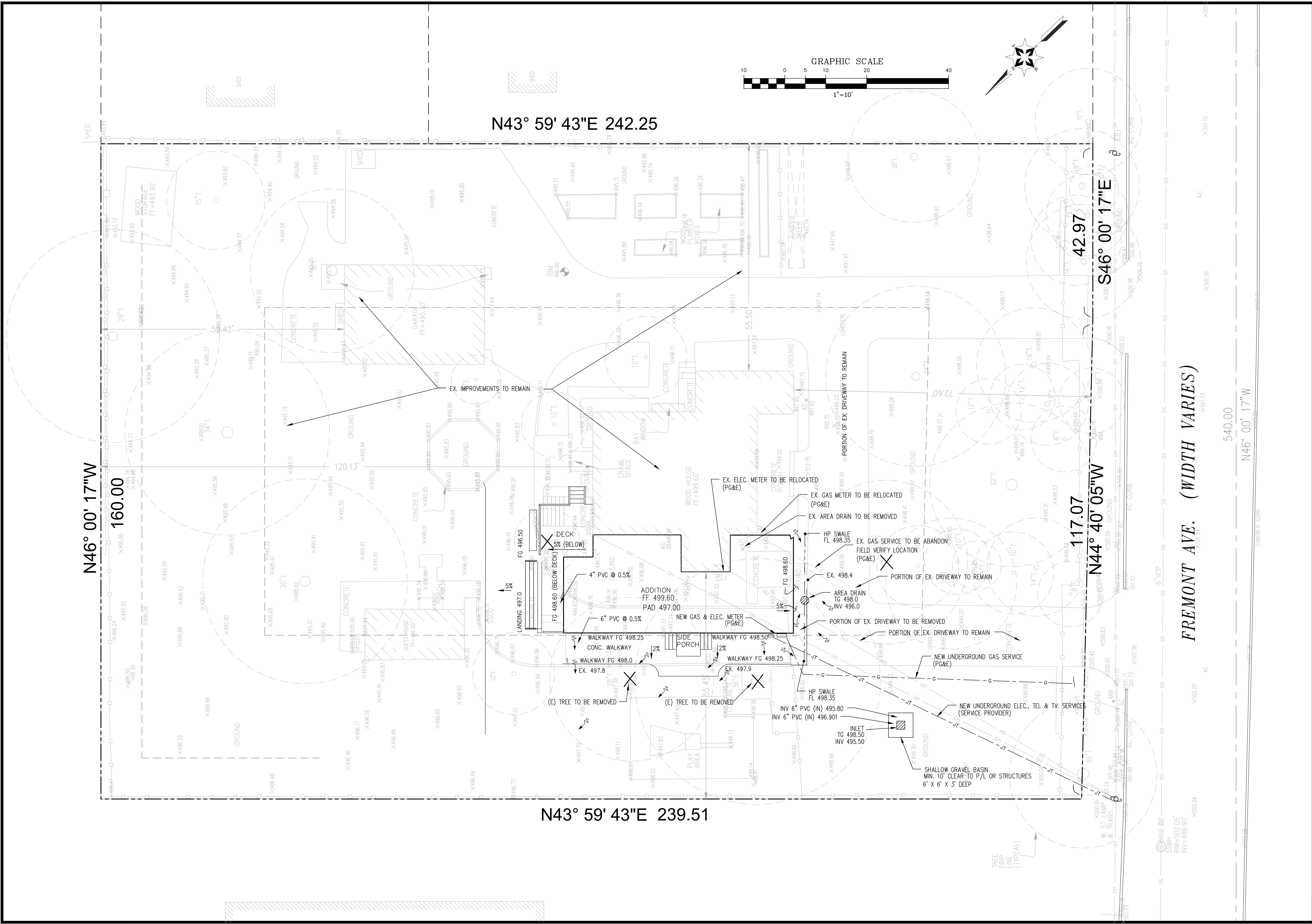
OWNER:

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GRADING AND DRAINAGE PLANS
SINGLE FAMILY HOUSE ADDITION
APN: 189-48-026
305 FREMONT AVE, LOS ALTOS, CA

Revisions:

Date: 7/16/2013
Scale: 1"=10'
Designed by: S.P.
Checked by: S.R.
Job #: 212070



N43° 59' 43\"/>

42.97
S46° 00' 17\"/>

117.07
N44° 40' 05\"/>

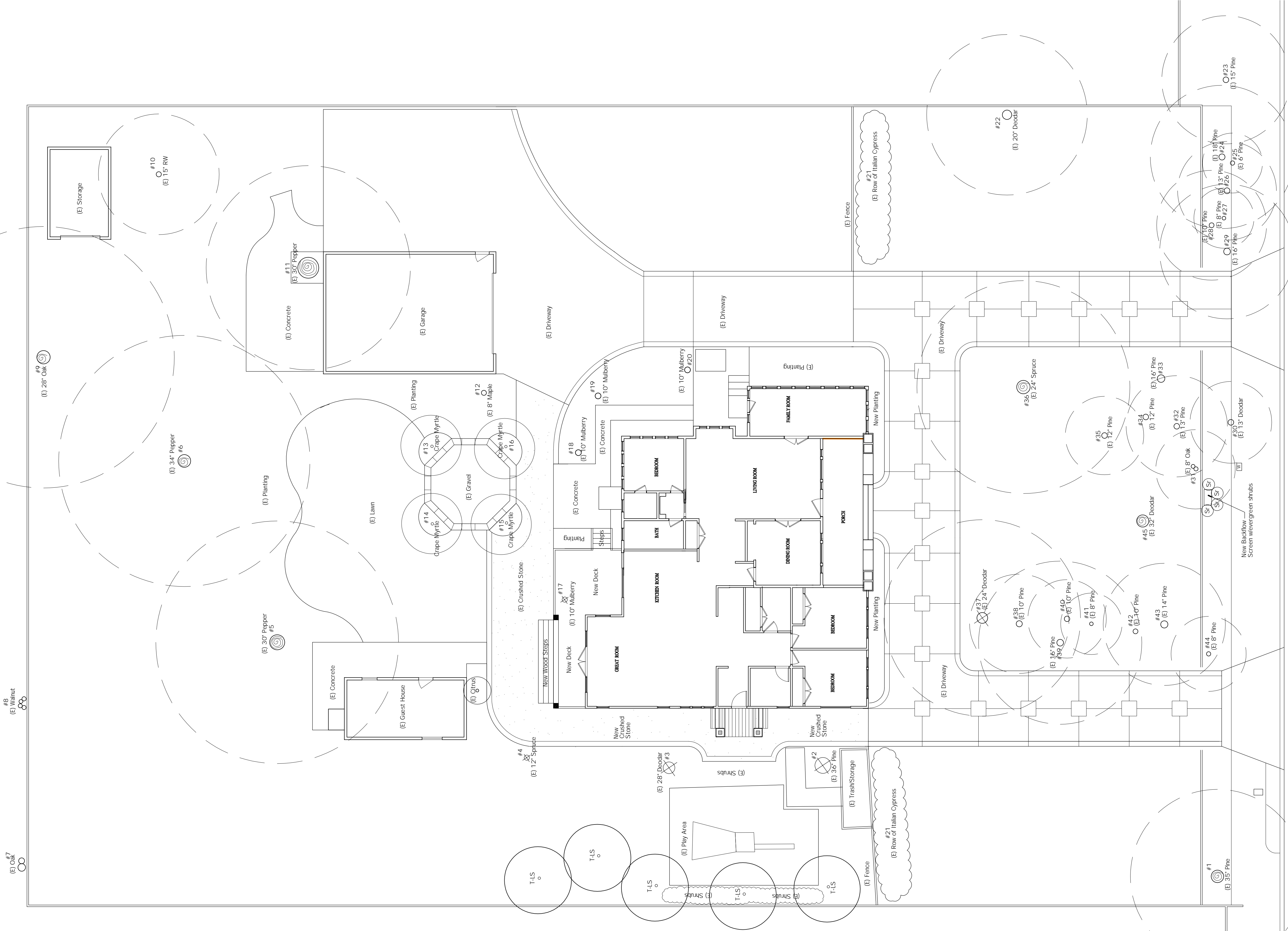
N43° 59' 43\"/>

FREMONT AVE. (WIDTH VARIES)

540.00

N46° 00' 17\"/>

±402.65'
SSMH
RIM=502.05'
INV=489.90'



EXISTING TREE CHART

TREE #	DIAMETER	TYPE	NOTES
1	35"	Pine	
2	36"	Pine	Remove due to construction
3	28"	Decodar Cedar	Remove due to construction
4	12"	Spruce	Remove due to construction
5	30"	Pepper	
6	34"	Live Oak	On adjacent property
7	n/a	Walnut	On adjacent property
8	26"	Live Oak	
9	28"	Redwood	
10	15"	Pepper	
11	8"	Myrtle	
12	3"	Crape Myrtle	
13	3"	Crape Myrtle	
14	3"	Crape Myrtle	
15	3"	Crape Myrtle	
16	3"	Crape Myrtle	
17	10"	Mulberry	Remove due to construction
18	10"	Mulberry	
19	10"	Mulberry	
20	10"	Mulberry	
21	n/a	Italian Cypress	Row of trees, similar in size
22	20"	Decodar Cedar	
23	15"	Pine	
24	18"	Pine	
25	13"	Pine	
26	13"	Pine	
27	8"	Pine	
28	10"	Pine	
29	16"	Pine	

EXISTING TREE CHART

TREE #	TRUNK DIAMETER	TYPE	NOTES
30	13"	Decodar Cedar	
31	8"	Live Oak	
32	13"	Pine	
33	16"	Pine	
34	12"	Pine	
35	12"	Pine	
36	24"	Spruce	Remove due to construction
37	24"	Decodar Cedar	Remove due to construction
38	10"	Pine	
39	16"	Pine	
40	10"	Pine	
41	8"	Pine	
42	10"	Pine	
43	14"	Pine	
44	8"	Pine	
45	32"	Decodar Cedar	

NOTE: All trees are to remain with the exception of trees #2, 3, 4, 17, and 37. The below chart provides replacement trees for the trees to be removed.

NEW SCREEN PLANTING

SYM	BOTANIC NAME	COMMON NAME	QTY	SIZE
TLS	Laurus 'Saratoga'	Saratoga Bay Laurel	5	36" box
Sr	Sarcococca nuscifolia	Fragrant Sarcococca	4	5 gal