



DISCUSSION ITEMS

Agenda Item # 5

AGENDA REPORT SUMMARY

Meeting Date: January 23, 2018

Subject: Appeal of Design Review Application – 571 Cherry Avenue

Prepared by: Sean K. Gallegos, Associate Planner

Reviewed by: Jon Biggs, Community Development Director

Approved by: Chris Jordan, City Manager

Attachment(s):

1. Resolution No. 2018-02
2. Applicant Appeal Letter
3. Design Review Commission Meeting Minutes, November 15, 2017
4. Design Review Commission Agenda Report, November 15, 2017
5. Project Plans

Initiated by:

Applicant

Fiscal Impact:

None

Environmental Review:

Categorically exempt per section 15301 of the California Environmental Quality Act

Policy Questions for Council Consideration:

- Does the Council support the findings from staff and the Design Review Commission that the project design does not minimize excessive bulk or minimize its impact on the surrounding neighborhood?

Summary:

- The applicant is appealing the Design Review Commission's action of denial of the proposed one-story addition and remodel to the Historic Landmark house at 571 Cherry Avenue
- The denial was based on findings that the project did not minimize the perception of excessive bulk or maintain compatibility with the immediate neighborhood

Staff Recommendation:

Move to adopt Resolution No. 2018-02 denying Design Review Application No. 17-SC-30 subject to the recommended findings



Subject: Appeal of Design Review Application – 571 Cherry Avenue

Purpose

Review the design review application and reach a decision on whether to uphold the denial of the project by the Design Review Commission.

Background

This is an appeal of a design review application denial for a one-story addition and remodel to a Historic Landmark house with an existing Historic Preservation (Mills Act) Agreement. The proposed project includes demolition of an existing, non-historic, addition at the rear of the house and a detached accessory structure, and construction of a 2,332 square-foot addition at the rear of the house.

On August 28, 2017, the Historical Commission held a public meeting to consider a Historic Alteration Permit for exterior alterations and an addition to a Historic Landmark structure. The Historical Commission voted to approve the Historic Alteration Permit. The meeting minutes and agenda report are included within the Design Review Commission agenda report (Attachment 4).

On October 2, 2017, the Design Review Application was denied administratively by the Community Development Director. While the structure complies with the Secretary of the Interior's Standards for Rehabilitation of a historic structure, staff found that the proposed one-story addition does not meet all of the required design review findings per Section 17.76.060 of the Zoning Code.

On November 15, 2017, the Design Review Commission voted unanimously (5-0) to deny the appeal of the design review application and uphold the staff findings. The Design Review Commission meeting minutes and staff report are included as Attachments 3 and 4, respectively, for the City Council's reference.

Discussion/Analysis

Appeal

Following the Design Review Commission's action to deny the Design Review Application, the applicant filed an appeal. The applicant is contesting the City's authority to conduct design review on a Historical Landmark property and the Design Review Commission's interpretation of the design guidelines and design findings. The applicant's appeal letter is included as Attachments 2.

Chapter 12.44.140 of the Los Altos Municipal Code states that "if the historical commission approves the historical alteration permit, or approves such permit subject to conditions, the community development director shall issue the permit in accordance with the recommendation, *provided that no other approval is required under this code.*" As outlined in the City's design review requirements for single-family districts (Zoning Code Chapter 14.76), "no building permit shall be issued for any new main or accessory structure, or addition or alteration thereto within a single-family district, until such construction has received administrative design review approval by the Community Development



Subject: Appeal of Design Review Application – 571 Cherry Avenue

Director or their designee.” Thus, the Code is clear that all single-family zoned properties, including designed historic landmarks, are subject to the City’s design review approval process.

Design Review Findings

The applicant has appealed the denial of the Design Review Commission’s interpretation of the City’s Single-Family Residential Design Guidelines and design findings, but the appeal letter has not provided a basis for contesting the Commission’s application of the Guidelines or design review findings.

The Design Review Commission found that the proposed one-story addition did not meet the design review findings per Section 17.76.060 of the Zoning Code as follows:

- The orientation of the proposed addition in relation to the immediate neighborhood will NOT minimize the perception of excessive bulk and mass; and
- General architectural considerations, including the character, size, scale and quality of the design, the architectural relationship with the site and other buildings, building materials and similar elements have NOT been incorporated in order to insure the compatibility of the development with its design concept and the character of adjacent buildings.

In staff’s opinion, which was supported by the Design Review Commission, the general architecture of the addition, including its height and proportions, results in a bulky and dominant vertical emphasis that is inconsistent with the lower scale of surrounding residences. The project proposes nine- to ten-foot wall plates and a maximum finished floor height of 39-inches above grade, which is well above the recommended 16-22 inch finished floor height in the Residential Design Guidelines. The combination of the addition’s tall finished floor height, overall building height, proportions, and exterior materials result in a structure that does not minimize the perception of excessive bulk and is out of scale with the surrounding neighborhood and the Historic Landmark house.

If the City Council would like to grant this appeal and approve the design review application, it will need to make the following findings:

1. The proposed structure complies with all provision of this chapter;
2. The height, elevations, and placement on the site of the proposed structure, when considered with reference to the nature and location of residential structures on adjacent lots, will avoid unreasonable interference with views and privacy and will consider the topographic and geologic constraints imposed by particular building site conditions;



Subject: Appeal of Design Review Application – 571 Cherry Avenue

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3. The natural landscape will be preserved insofar as practicable by minimizing tree and soil removal; grade changes shall be minimized and will be in keeping with the general appearance of neighboring developed areas;
 4. The orientation of the proposed structure in relation to the immediate neighborhood will minimize the perception of excessive bulk and mass;
 5. General architectural considerations, including the character, size, scale, and quality of the design, the architectural relationship with the site and other buildings, building materials, and similar elements have been incorporated in order to insure the compatibility of the development with its design concept and the character of adjacent buildings; and
 6. The proposed structure has been designed to follow the natural contours of the site with minimal grading, minimum impervious cover, and maximum erosion protection.

Options

- 1) Deny the appeal and uphold the Design Review Commission's decision

Advantages: The existing Historic Landmark house would remain unchanged and a revised design would be required if the property owners continued to pursue an addition to the house

Disadvantages: The property owners would not be allowed to construct an addition to the house as currently proposed

- 2) Uphold the appeal and approve the design review application with positive design review findings

Advantages: The property owners would be allowed to add on to the existing Historic Landmark house with an updated and enlarged building

Disadvantages: The project would create an addition that is out-of-scale with the existing residence and the immediate neighborhood context

Recommendation

The staff recommends Option #1.

RESOLUTION NO. 2018-02

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOS ALTOS
DENYING AN APPEAL OF A DESIGN REVIEW APPLICATION FOR A NEW
ONE-STORY ADDITION AT 571 CHERRY AVENUE**

WHEREAS, the City of Los Altos received a development application from Chapman Design Associates, for a 2,332 square-foot one-story addition to an existing one-story historic landmark house, which includes Design Review Application No. 17-SC-30, referred herein as the “Project”; and

WHEREAS, said project is exempt from environmental review because it involves the addition to a single-family dwelling in a residential zone in accordance with Section 15301 of the California Environmental Quality Act of 1970 as amended (“CEQA”); and

WHEREAS, the Design Review Application were processed in accordance with the applicable provisions of the California Government Code and the Los Altos Municipal Code; and

WHEREAS, the Community Development Director administratively reviewed the one-story addition and denied the project; and

WHEREAS, the applicant has appealed the denial of the Design Review Application No. 17-SC-30 to the Design Review Commission; and

WHEREAS, the Design Review Commission held a duly noticed public hearing on the Project on November 15, 2017, at which all public comment was duly considered and the Design Review Commission voted to deny the project; and

WHEREAS, the applicant has appealed the denial of the Design Review Application No. 17-SC-30 to the City Council; and

WHEREAS, the City Council held a duly noticed public meeting on the Project on January 23, 2018 at which all public comment was duly considered; and

WHEREAS, the location and custodian of the documents or other materials, which constitute the record of proceedings upon the City Council’s decision was made are located in the Office of City Clerk.

NOW THEREFORE, BE IT RESOLVED, that the City Council of the City of Los Altos hereby denies the Project subject to the findings attached hereto as Exhibit “A” and incorporated by this reference.

I HEREBY CERTIFY that the foregoing is a true and correct copy of a Resolution passed and adopted by the City Council of the City of Los Altos at a meeting thereof on the 23rd day of January, 2018 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Jean Mordo, MAYOR

Attest:

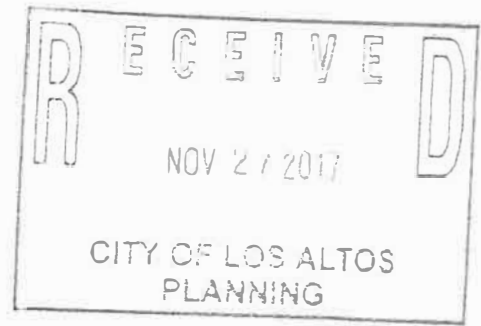
Jon Maginot, CMC, CITY CLERK

EXHIBIT A

FINDINGS

With regard to the one-story addition to the existing one-story house, the City Council finds the following in accordance with Section 14.76.050 of the Municipal Code:

- a. The orientation of the proposed main structure in relation to the immediate neighborhood will NOT minimize the perception of excessive bulk. The combination of the project's proposed 39-inch tall finished floor height, nine- to ten-foot tall plate heights and overall height results in a structure that does not minimize the perception of excessive bulk and is out of scale with the surrounding neighborhood.
- b. General architectural considerations, including the character, size, scale and quality of the design, the architectural relationship with the site and other buildings, building materials and similar elements have NOT been incorporated in order to insure the compatibility of the development with the character of adjacent buildings. The project proposes a finished floor height of 39 inches above grade, which is well above the recommended 16-22 inches in the City's Residential Design Guidelines. The combination of the addition's finished floor height, plate heights, overall height, proportions and materials result in a structure that does not minimize the perception of excessive bulk and is out of scale with the surrounding neighborhood and its historic landmark structure.



November 27, 2017

Community Development Department
City of Los Altos
One North San Antonio Road
Los Altos CA 94022

RE: 571 Cherry Avenue

Dear Mr. Gallegos

This letter is to formally request an appeal to the City Council of the decision by the Design Review Commission (November 15, 2017). This decision was to uphold a negative design review findings for the property located at 571 Cherry Ave (application 17-SC-30). We are requesting that the appeal be forwarded to City Council at the next available hearing date.

The appeal is to contest staff's interpretation and application of the design guidelines (Section 14.76.050 of the municipal Code) to a Historical Landmark property.

Sincerely, Walter Chapman

Chapman design Associates

**MINUTES OF A REGULAR MEETING OF THE DESIGN REVIEW COMMISSION
OF THE CITY OF LOS ALTOS, HELD ON WEDNESDAY, NOVEMBER 15, 2017
BEGINNING AT 7:00 P.M. AT LOS ALTOS CITY HALL, ONE NORTH SAN
ANTONIO ROAD, LOS ALTOS, CALIFORNIA**

ESTABLISH QUORUM

PRESENT: Chair Glew, Vice-Chair Harding and Commissioners Kirik, Moison and Zoufonoun

STAFF: Current Planning Services Manager Dahl, Senior Planner Golden and Associate Planner Gallegos

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

None.

ITEMS FOR CONSIDERATION/ACTION

CONSENT CALENDAR

1. Design Review Commission Minutes

Approve minutes of the regular meeting of October 18, 2017 and November 1, 2017.

Action: Upon a motion by Commissioner Moison, seconded by Vice-Chair Harding, the Commission unanimously approved the minutes of the October 18, 2017 and November 1, 2017 Regular Meetings (5-0)

DISCUSSION

2. 17-SC-23 – Hometec Architecture – 622 Covington Road

Design review for a new two-story house. The project includes 2,299 square feet at the first story and 1,372 square feet at the second story. *Project Planner: Golden*

Senior Planner Golden presented the staff report, recommending continuance of design review application 17-SC-23 subject to the recommended direction.

Project architect Rich Hartman presented the application, noting that the flood zone requires a higher finish floor elevation, that the owner wanted to maintain the 10-foot first story wall plates, but is otherwise willing to modify the design to meet the Commission's direction.

Property owner Ying-Min Li spoke in support of the application, noting his desire for design that included taller ceiling heights.

Public Comment

None.

Action: Upon a motion by Commissioner Kirik, seconded by Vice-Chair Harding, the Commission unanimously continued design review application 17-SC-23 per the staff report recommended direction, with the following additional direction:

- Reduce the first-floor plate height to nine feet;
- Reduce the scale of the front entry;
- Reposition the house toward Covington Road;
- Look at bedroom #4 to reduce/soften the corner element; and
- Conduct additional outreach to the surrounding neighborhood.

(5-0)

3. 17-SC-24 – Timeline Design – 1142 Lisa Lane

Design review for a two-story house including 2,530 square feet at the first story, 1,336 square feet for the second story, and 1,540 square feet in a basement. *Project Planner: Kornfield*

Current Planning Services Manager Dahl presented the staff report, recommending approval of design review application 17-SC-24.

Project applicant and designer Matthew Harrigan with Timeline Design presented the application, noting that the open second floor was designed to provide light into the center of the first floor and that the proposed architectural style was important to the owners.

Property owner James Lin spoke in support of the application, outlining the reasons for choosing the design style and noting that he reached out to 11 of the adjacent neighbors.

Public Comment

Neighbor Wayne Ford expressed support for the project, noting that he wanted to make sure that the project complied with the daylight plane and that the air conditioning units did not create an excessive noise impact.

Neighbor Richard Feldman expressed general reservations about the project, noting that the two existing two-story houses on the street are much smaller than the proposed project and that the neighborhood's CC&Rs originally limited houses to one-story only.

Action: Upon a motion by Vice-Chair Harding, seconded by Commissioner Zoufonoun, the Commission unanimously approved design review application 17-SC-24 per the staff report findings and conditions, with the following additional condition:

- Provide survey verification that the framing complies with the daylight plane.

(5-0)

4. 17-SC-27 – Via Builders Inc. – 656 Benvenue Avenue

Design review for a new two-story house. The project includes 2,363 square feet on the first story and 1,143 square feet on the second story with a 1,559 square-foot basement. *Project Planner: Gallegos*

Associate Planner Gallegos presented the staff report, recommending approval of design review application 17-SC-27 subject to the listed findings and conditions.

Project applicant Jonathan Fales with Via Builders presented the application.

Public Comment

Neighbor Radha Vaidyanathan expressed concern about the large second story windows on the rear elevation that faced his property.

Action: Upon a motion by Commissioner Moison, seconded by Vice-Chair Harding, the Commission unanimously approved design review application 17-SC-27 per the staff report findings and conditions. (5-0)

Chair Glew called a for a five-minute break at 8:55 PM and Commissioner Zoufonoun departed the meeting. The meeting was reconvened at 9:00 PM.

5. 17-SC-30 – Chapman Design Associates – 571 Cherry Avenue

Appeal of an administrative decision to deny a 2,333 square-foot one-story addition to the rear of an existing one-story historic landmark house. *Project Planner: Gallegos*

Associate Planner Gallegos presented the staff report recommending denial of the appeal.

Project applicant Walter Chapman presented the application, noting that the project is historic and should not be subject to the Residential Design Guidelines, that a taller finished floor is an existing condition and appropriate for a historic house in this neighborhood and requested that the Commission approve the project.

Property owners Runzhen Huang and Gloria Wang spoke in support of the application.

Public Comment

Historical Commission representative Larry Lang spoke and outlined the reasons for the Historical Commission's recommendation to approve the project.

Los Altos resident Kurt Seifert expressed concerns about the potential conflict of interest with Walter Chapman since he is a Historical Commissioner and the project designer.

Action: Upon a motion by Commissioner Moison, seconded by Commissioner Kirik, the Commission voted unanimously to deny design review application 17-SC-30 per the staff report findings. (5-0)

COMMISSIONERS' REPORTS AND COMMENTS

The Commission discussed the Joint City Council-Design Review Commission meeting held on November 7, 2017.

POTENTIAL FUTURE AGENDA ITEMS

None.

ADJOURNMENT

Chair Glew adjourned the meeting at 10:02 PM.

Zach Dahl, AICP
Current Planning Services Manager



DATE: November 15, 2017

AGENDA ITEM # 5

TO: Design Review Commission
FROM: Sean K. Gallegos, Associate Planner
SUBJECT: 17-SC-30 – 571 Cherry Avenue

RECOMMENDATION:

Deny appeal application 17-SC-30 subject to the listed findings

PROJECT DESCRIPTION

This is an appeal of an administrative design review denial for a one-story addition to a one-story historic landmark house. The project includes demolition of an existing addition and accessory structure, and construction of a 2,332 square-foot one-story addition at the rear of the house. The following table summarizes the project’s technical details:

GENERAL PLAN DESIGNATION: Single-Family, Residential
ZONING: R1-10
PARCEL SIZE: 15,519 square feet
MATERIALS: Cement Spanish tile roof, sand finish stucco siding, stone veneer, wood windows, cast stone sill, and wood carriage door

	Existing	Proposed	Allowed/Required
COVERAGE:	2,465 square feet	3,910 square feet	5,432 square feet
FLOOR AREA:			
First floor	1,427 square feet	3,760 square feet	4,301 square feet
Accessory structure	785 square feet	-	
SETBACKS			
Front	53 feet	53 feet	25 feet
Rear	40 feet	80 feet	25 feet
Right side	30.9 feet	7 feet	7 feet
Left side	9.5 feet	8.8 feet	7 feet
HEIGHT:	16.5 feet	19.5 feet	20 feet

BACKGROUND

Application History

Historical Commission Review

On August 28, 2017, the Historical Commission held a public meeting to consider a Historic Alteration Permit for exterior alterations and an addition to a Historic Landmark structure. The proposal included demolition of a non-historic addition along the right rear corner (northeast) of the building and a one-story addition of 2,333 square feet. The Historical Commission found that the exterior alterations and addition to the main house would not adversely affect the physical integrity or the historic significance of the property and was consistent with the Secretary of the Interior's Standards for the Treatment of Historic Structures. After discussing the application, the Commission voted 5-1-1 to approve the Historic Alteration Permit. The meeting minutes and agenda report are attached for reference.

Administrative Design Review

The City requires design review for all new construction, additions and exterior alterations on single-family properties. For projects that are one-story and under 20 feet in height, design review is processed administratively by Planning staff. In the event that an administrative design review application is denied, the decision may be appealed to the Design Review Commission.

On May 31, 2017, a design review application was submitted for a one-story addition to a one-story house at 571 Cherry Avenue. During the initial review of the application, staff identified that the proposed addition's size and scale was bulkier and more massive than the existing Historic Landmark house and not compatible with the design concept of the existing structure. Based on the height of the finished floor, which is well above the recommended 16-22 inches above grade that is specified in the City's Residential Design Guidelines, the proposed addition does not minimize the perception of excessive bulk and is out of scale with the existing house and the surrounding neighborhood.

Staff attempted to work with the applicant to address the issues and revise the proposal to reduce the massing and scale of the structure and improve its integration with the existing house. However, the design revisions were not substantial enough to resolve the scale and bulk concerns, and on October 2, 2017, the design review application was denied.

Neighborhood Context

The subject property is located in a Diverse Character Neighborhood, as defined in the City's Residential Design Guidelines. The houses in this neighborhood tend to have varying front yard setbacks, and different architectural styles and massing. However, the houses in the neighborhood do have a consistent side yard setback pattern, lower scale designs with horizontal eave lines and use more rustic materials. In Diverse Character Neighborhoods, good neighbor design has its own design integrity while incorporating some design elements and materials found in the neighborhood. However, an addition to a house should maintain an appropriate relationship to houses in the neighborhood and not result in an abrupt change.

DISCUSSION

Following the denial, the applicant filed an appeal of the decision, asserting that the denial should be overturned due to the diverse character neighborhood designation for the immediate neighborhood and that the Historical Commission had approved the project. The applicant's appeal letter, which is included in Attachment A, outlines the basis for their appeal

Denial Findings

The administrative design review denial is based on the following design review findings per Section 14.76.050 of the Zoning Ordinance:

- The orientation of the proposed main structure, in relation to the immediate neighborhood, will NOT minimize the perception of excessive bulk; and
- General architectural considerations, including the character, size, scale and quality of the design, the architectural relationship with the site and other buildings, building materials and similar elements have NOT been incorporated in order to insure the compatibility of the development with its design concept and the character of adjacent buildings.

According to the Residential Design Guidelines, a house should be designed to fit the lot and should not result in a home that stands out in the neighborhood. The project proposes nine- to ten-foot wall plates and a maximum finished floor height of 39-inches. The combination of the tall finished floor, taller wall and eave heights, and complex roof form creates a bulky structure that is out of scale with adjacent residences and the surrounding neighborhood context.

The general architecture of the addition, including its height and proportions, results in a bulky and dominant vertical emphasis that is inconsistent with the low scale of the existing house and surrounding residences. Based on the height of the finished floor, which is well above the recommended 16-22 inches in the City's Residential Design Guidelines, the overall height of the roof and the layout of the new floor area, the proposed addition creates a residence that does not minimize the perception of excessive bulk and is out of scale with the surrounding neighborhood and its own natural setting.

Alternatives

This appeal application is *de novo*, which means that the Design Review Commission may consider all aspects of the project and is not limited to the appeal concerns. If the Commission disagrees with the staff action, the Commission could: 1) make positive design review findings and approve the project; or 2) modify the project and/or conditions in order to make positive design review findings and approve the project. If the Commission votes to approve this project, standard conditions pertaining to tree protection, grading and drainage, green building, fire sprinklers, water efficient landscaping and undergrounding utilities should be incorporated.

Historic Landmark Designation

There is a special circumstance applicable to the property due to the Historic Landmark designation. The proposed addition has elements and design features that are suggestive of the historic house; however, the Secretary of the Interior's Standards for the Treatment of Historic Structures does not permit a false sense of historic development by mimicking the historic main house. Instead, the addition must be adequately differentiated to preserve the historic integrity of the main house, while being compatible in scale and materials. The stucco siding and roof materials are proposed to match the historic main house, but the windows, door lights and garage door will be differentiated from the house.

ENVIRONMENTAL REVIEW

This project is categorically exempt from environmental review under Section 15301 of the California Environmental Quality Act because it involves the addition to a single-family dwelling in a residential zone.

PUBLIC CONTACT

A public meeting notice was posted on the property and mailed to 12 nearby property owners on Cherry Avenue, Pine Lane and Alma Court.

Cc: Runzhen Huang and Gloria Wang, Owners
Chapman Design Associates, Designer

Attachments:

- A. Application and Appeal Letter
- B. Area, Vicinity and Public Notification Maps
- C. Historical Commission Minutes
- D. Historical Commission Agenda Report

FINDINGS

17-SC-30 – 571 Cherry Avenue

With regard to the one-story addition, the Design Review Commission finds the following in accordance with Section 14.76.050 of the Municipal Code:

- a. The orientation of the proposed addition in relation to the immediate neighborhood will NOT minimize the perception of excessive bulk; and
- b. General architectural considerations, including the character, size, scale and quality of the design, the architectural relationship with the site and other buildings, building materials and similar elements have NOT been incorporated in order to insure the compatibility of the development with its design concept and the character of adjacent buildings; and



ATTACHMENT A

CITY OF LOS ALTOS GENERAL APPLICATION

Type of Review Requested: *(Check all boxes that apply)*

Permit # 1107734

<input type="checkbox"/>	One-Story Design Review	<input type="checkbox"/>	Commercial/Multi-Family	<input type="checkbox"/>	Environmental Review
<input type="checkbox"/>	Two-Story Design Review	<input type="checkbox"/>	Sign Permit	<input type="checkbox"/>	Rezoning
<input type="checkbox"/>	Variance	<input type="checkbox"/>	Use Permit	<input type="checkbox"/>	R1-S Overlay
<input type="checkbox"/>	Lot Line Adjustment	<input type="checkbox"/>	Tenant Improvement	<input type="checkbox"/>	General Plan/Code Amendment
<input type="checkbox"/>	Tentative Map/Division of Land	<input type="checkbox"/>	Sidewalk Display Permit	<input checked="" type="checkbox"/>	Appeal
<input type="checkbox"/>	Historical Review	<input type="checkbox"/>	Preliminary Project Review	<input checked="" type="checkbox"/>	Other:

Project Address/Location: 571 CHERRY AVENUE

Project Proposal/Use: RESIDENTIAL Current Use of Property: RESIDENTIAL

Assessor Parcel Number(s): 167-28-014 Site Area: 0.365 AC

New Sq. Ft.: 2332.0 Altered/Rebuilt Sq. Ft.: 219 Existing Sq. Ft. to Remain: 1427

Total Existing Sq. Ft.: 2211 Total Proposed Sq. Ft. (including basement): 3759

Is the site fully accessible for City Staff inspection? YES

Applicant's Name: Chapman Design Associates

Telephone No.: 650-941-6890 Email Address: info@wjcda.com

Mailing Address: 620 S. El Monte Ave.

City/State/Zip Code: Los Altos, CA. 94022

Property Owner's Name: Runzhen Huang, Gloria Wang

Telephone No.: 650-426-8058 Email Address: h_runzhen@hotmail.com

Mailing Address: 571 CHERRY AVENUE

City/State/Zip Code: LOS ALTOS, CA. 94022

Architect/Designer's Name: Chapman Design Associates

Telephone No.: 650-941-6890 Email Address: info@wjcda.com

Mailing Address: 620 S. El Monte Ave.

City/State/Zip Code: Los Altos, CA. 94022

** If your project includes complete or partial demolition of an existing residence or commercial building, a demolition permit must be issued and finalized prior to obtaining your building permit. Please contact the Building Division for a demolition package. **



October 4, 2017

Community Development Department
City of Los Altos
One North San Antonio Road
Los Altos CA 94022

RE: 571 Cherry Avenue

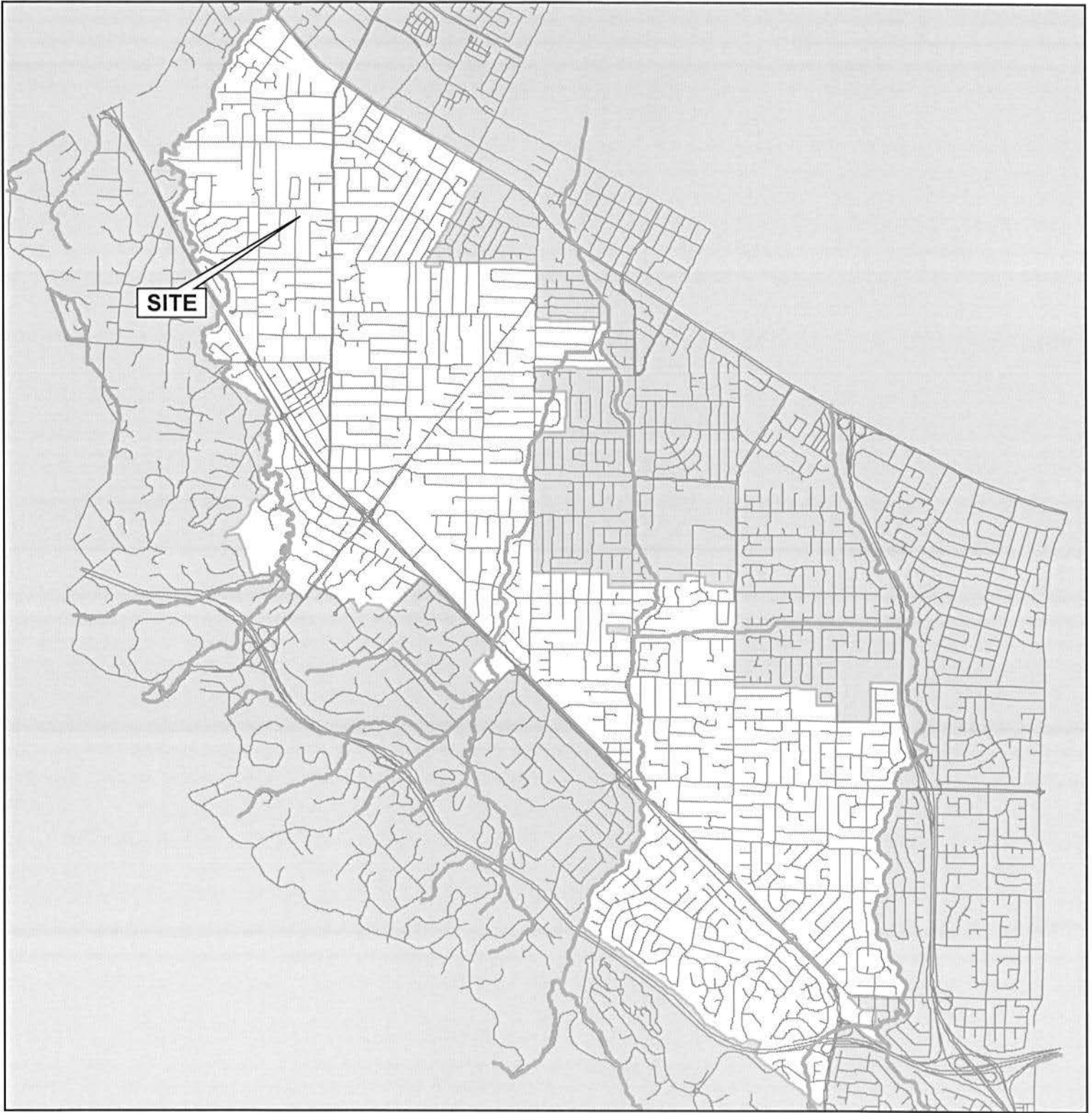
Dear Mr. Gallegos

Having been informed of the denial of application 1107734 we are officially filing an appeal. The appeal is to contest staff's application and interpretation of the design guidelines in regard to this property. Most specifically, but not limited to, the defining of the neighborhood as a consistent character neighborhood and the implications that definition has in regard to the proposed design.

Sincerely, Walter Chapman

Chapman design Associates

AREA MAP



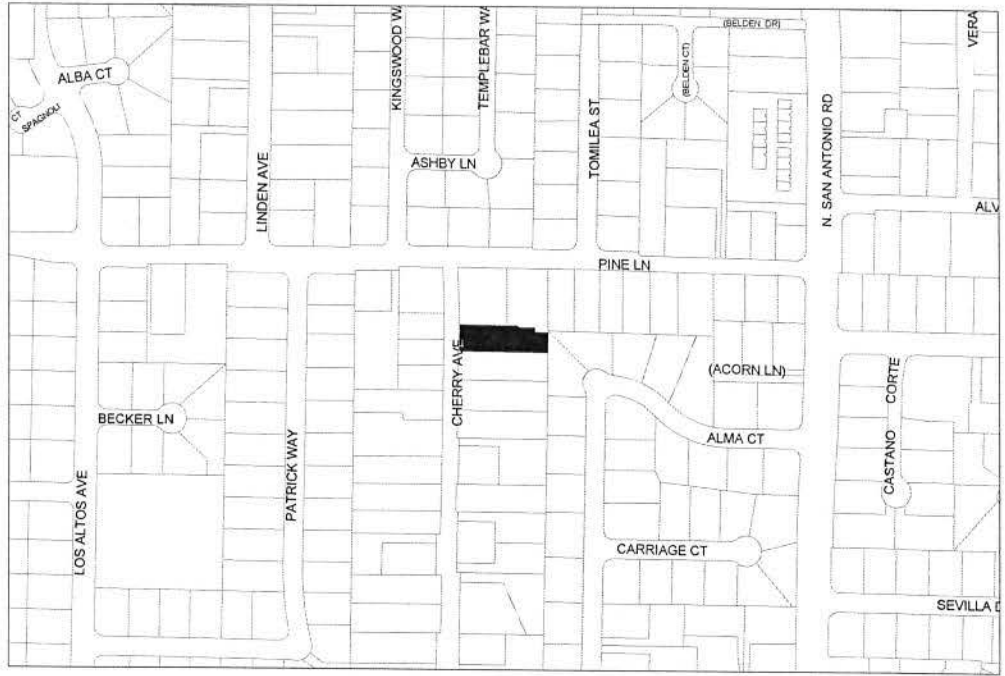
CITY OF LOS ALTOS

APPLICATION: 17-SC-30
APPLICANT: Chapman Design Associates/ R. Huang and G. Wang
SITE ADDRESS: 571 Cherry Avenue

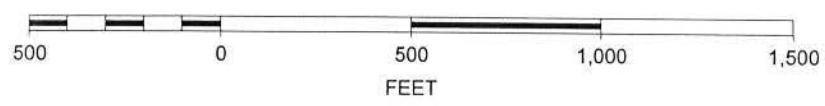


Not to Scale

VICINITY MAP



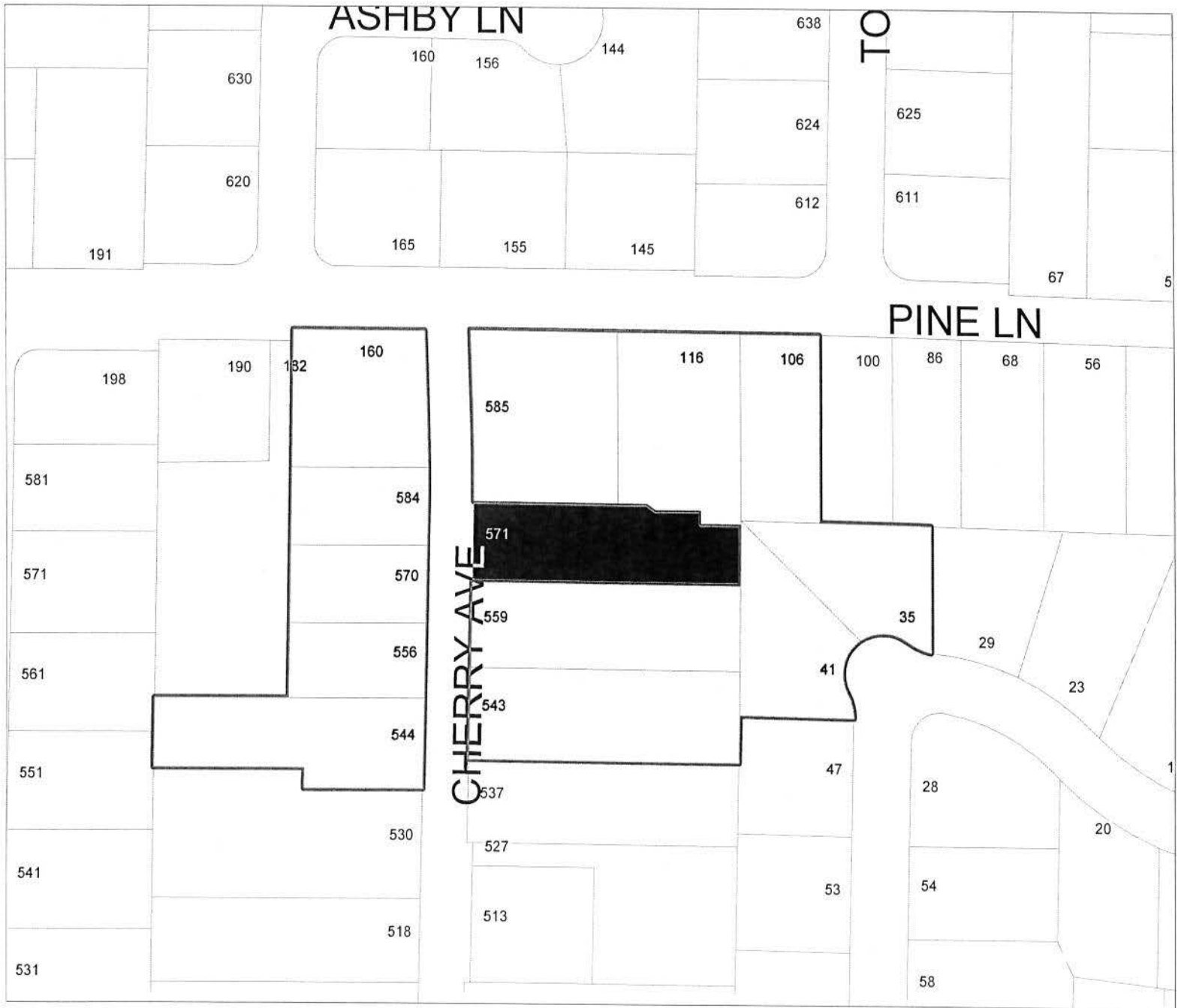
SCALE 1 : 6,000



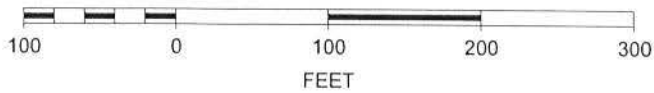
CITY OF LOS ALTOS

APPLICATION: 17-SC-30
APPLICANT: Chapman Design Associates/ R. Huang and G. Wang
SITE ADDRESS: 571 Cherry Avenue

571 Cherry Avenue Notification Map



SCALE 1 : 1,500



FILE

MINUTES OF THE MEETING OF THE HISTORICAL COMMISSION OF THE CITY OF LOS ALTOS, HELD ON MONDAY, AUGUST 28, 2017, AT 7:00 P.M. AT LOS ALTOS CITY HALL, ONE NORTH SAN ANTONIO ROAD, LOS ALTOS, CALIFORNIA

FILE

ROLL CALL

PRESENT: Chair Trapnell, Vice-Chair Ahmadjian-Baer, Commissioners Bai, Bartlett, Chapman and Lang

ABSENT: Commissioner Horn

PUBLIC COMMENTS

No resident comments

ITEMS FOR CONSIDERATION/ACTION

1. Commission Minutes
Action: Upon a motion by Commissioner Bartlett, seconded by Vice-Chair Horn, the Commission moved to approve the minutes with a revision to reflect the correct spelling of the Halsey house. AYES: Bartlett, Chapman and Trapnell; NOES: None; ABSENT: Horn; ABSTAIN: Ahmadjian-Bar, Bai and Lang. The motion failed and the item was continued to next meeting.

2. 17-H-04 – Chapman Design Associates – 571 Cherry Avenue
Historic Alteration permit for 1,427 sq. ft. one-story addition to a one-story historic landmark structure.

Staff presented the report.

Applicant, Derek Teixeira presented the project

Public Comment

No public comments

Action: Upon a motion by Commissioner Lang, seconded by Commissioner Adhmadjian-Baer, the Commission approved the project subject to the listed findings and conditions. AYES: Ahmadjian-Baer, Bai, Bartlett, Lang and Trapnell; NOES: None; ABSENT: Horn; ABSTAIN: Chapman

INFORMATIONAL ITEMS

2. Hillview Community Center Task Force
Capital Improvement project for the design and construction of the Los Altos Community Center.

Staff, Sarah Henricks, presented the item.

The Commission discussed the Hillview Community Center. The Historical Commission recommends the Hillview Community Center Task Force consult with the Los Altos History Museum to ensure that any Community Center space that is currently used for programs and events is allowed for in the new center. Similarly, the Commissioners request conference rooms and event space in the new center for very large events, like craft shows, large museum events and other community events. The Historical Commission urges the Task Force to be aware of any impact to the History Museum, the orchard, or any other historical sites when considering placement of the new center. To encourage collaboration, the Commissioners suggest creating jointly used, flexible, multi-use indoor and outdoor space that would facilitate crowds that may come to the History Museum programs as well as a portable stage.

3. Historic Preservation Regulations

Staff discussed the proposal to schedule a joint meeting between staff and historical commission subcommittee to develop direction for the code changes to the Historic Preservation Ordinance. After meeting with the subcommittee and developing the code changes, the item is to be brought back for a public hearing at which the commission would develop their formal recommendations to the City Council.

Public Comment

Residents Kurt Seifert and Dafna spoke in favor of modifying the Historical Preservation Ordinance.

4. Civic Center Apricot Orchard

Receive update from staff.

Public Comment

Los Altos History Museum Executive Director, Elizabeth Ward, spoke in support of the preservation of the orchard and the historic plaque placement in the Civic Center Orchard. She encouraged the Commission to continue to support the orchard.

5. Monthly Staff Report

Staff discussed the joint meeting Historical Commission and the Board of the Los Altos History museum scheduled Monday, September 25, 2017.

The commissioners agreed to the meeting starting at 5:00 pm. Commissioner Chapman raised concerns regarding the historical commission and design review procedure.

Public Comment

Los Altos History Museum Executive Director, Elizabeth Ward, spoke in support of the joint meeting and discussed the meeting schedule.

COMMISSION AND STAFF REPORTS AND DIRECTIONS ON FUTURE AGENDA ITEMS

Commissioner Chapman raised concerns regarding the historical commission and design review procedure and the timing for processing applications.

ADJOURNMENT

Chair Trapnell adjourned the meeting at 8:40 p.m.

A handwritten signature in black ink, appearing to read "Sean K. Gallegos", written over a horizontal line.

Sean K. Gallegos
Staff Liaison



DATE: August 28, 2017

AGENDA ITEM # 2

AGENDA REPORT

TO: Historical Commission
FROM: Sean Gallegos, Staff Liaison
SUBJECT: 17-H-04 – 571 Cherry Avenue

RECOMMENDATION:

Recommend approval of a Historical Alteration Permit for an addition to a Historic Landmark property subject to the listed findings

PROJECT DESCRIPTION

The project is an application for a historical alteration permit for an addition to a designated historic landmark property at 571 Cherry Avenue. The scope of work includes exterior alterations to the right rear (northeast) corner of the structure, including demolition of non-historic addition along the right rear corner (northeast) of the building and an addition of 2,333 square feet at the first-story.

BACKGROUND

The existing residence an example of a Spanish Revival bungalow. This one-story, Spanish Revival bungalow is complete with tile roof and wrought iron railings at the front porch and fixed multi-pane picture window. The house is sheathed in stucco and has a set of French doors at the facade right. The front entry porch is shaded by a shed extension of the gable roof. Clay tile vents are seen at the side gable and the secondary elevations retain their original double-hung six-over-one wood windows.

The character defining features of the structure are its one-story form; Spanish clay tiled gable roof; stucco cladding; large arched multi-pane picture window; wrought iron railings at the front porch and picture window; French doors at facade right; front entry porch with shed roof extension; clay tile vents; original double-hung six-over-one wood windows.

The house was originally owned by Lucille Baxter, daughter of Herman and Marie Bleibler, and subsequently owned by Lucille Liewer, a long time Los Altos resident. (G. Laffey). The house was designed by architect Erwin Reichel, who at the time was a draftsman for "Architect of Palo Alto" Birge Clark. The property was designated as a Historic Landmark (Resolution No. 06-28) on October 10, 2006. It was designated a Mills Act property with a historic preservation agreement by the City Council on October 10, 2016 by Resolution No. 2006-28.

DISCUSSION

Historical professional Bonnie Bamburg with Urban Programmers reviewed the project to ensure consistency with the Secretary of the Interior's Standards for the Treatment of Historic Structures, with the report included as Attachment C. As discussed previously, the historic character of the Spanish Revival bungalow style building is found in its one-story form; Spanish clay tiled gable roof; stucco cladding; large arched multi-pane picture window; wrought iron railings at the front porch and picture window; French doors at facade right; front entry porch with shed roof extension; clay tile vents; original double-hung six-over-one wood windows. The new addition does not remove historic materials or alter features or spaces that characterize the historic building. The proposed plan shows demolition of the 1948 addition along the southeast corner of the house and an addition of 2,333 square feet at the first-story. The 1948 addition and later alterations are not character defining or significant architectural features. The removal of the non-historic elements does not violate the Secretary of the Interior's Standards for Rehabilitation.

The first story addition is a Spanish contemporary eclectic style that is compatible with the Spanish revival style. The project differentiates the old and new structure due to the contemporary style of the addition and the exterior materials, including smooth stucco siding, windows and doors. The use of stucco and new red tile roof is incorporated to improve the addition's compatibility with the house. The new dual glazed aluminum clad wood window style, doors and stucco siding will also differ from style of the original structure, and it does not create a false sense of a historical development.

While the structure complies with the Secretary of the Interior's Standards for Rehabilitation, staff is concerned that the one-story addition is a larger scale, which departs from the scale of the historic landmark house. The bulk of a structure is related to the increased finished floor height, roof height, overall height, and its design and relationship to its surroundings. As a result, the addition creates a residence that is out of scale, visually and structurally, with existing structure and its own natural setting. The commission should consider whether the scale of the proposed addition maintains compatibility with the design of the historic landmark house.

Since this structure is a designated Historic Landmark, the Historical Commission needs to review the addition and all exterior modifications and find that the work complies with the City's Historic Preservation Ordinance (Chapter 12.44), does not adversely affect the physical integrity or historic significance of the property, and is in compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties. Once the Commission provides a recommendation, the project will be forwarded to the Community Development Director for consideration of the Design Review application.

Cc: Chapman Design Associates, Applicant and Architect
R. Huang and G. Wang, Owners

Attachments

- A. Application
- B. Area Map and Vicinity Map
- C. Secretary of the Interior's Standards Review Report, Urban Programmers
- D. Historic Property Evaluation – 571 Cherry Avenue

FINDINGS

16-H-02 – 571 Cherry Avenue

With regard to the Historic Alteration Permit for the project at 571 Cherry Avenue, the Historical Commission finds the following in accordance with Section 12.44.150 of the Municipal Code:

1. The project complies with all provisions of the Historic Preservation Ordinance (Chapter 12.44);
2. The project does not adversely affect the physical integrity or the historic significance of the subject property; and
3. The project is in compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

CONDITIONS

16-H-02 – 571 Cherry Avenue

1. The approval is based on the plans received on July 10, 2017 and the written application materials provided by the applicant, except as may be modified by these conditions.

ATTACHMENT A



CITY OF LOS ALTOS GENERAL APPLICATION

Type of Review Requested: *(Check all boxes that apply)*

Permit # 1107734

<input checked="" type="checkbox"/>	One-Story Design Review	Commercial/Multi-Family	Environmental Review
<input type="checkbox"/>	Two-Story Design Review	Sign Permit	Rezoning
<input type="checkbox"/>	Variance	Use Permit	R1-S Overlay
<input type="checkbox"/>	Lot Line Adjustment	Tenant Improvement	General Plan/Code Amendment
<input type="checkbox"/>	Tentative Map/Division of Land	Sidewalk Display Permit	Appeal
<input checked="" type="checkbox"/>	Historical Review	Preliminary Project Review	Other:

Project Address/Location: 571 Cherry Avenue

Project Proposal/Use: Residential Current Use of Property: Residential

Assessor Parcel Number(s): 167-28-014 Site Area: .365 ac

New Sq. Ft.: 2105 Altered/Rebuilt Sq. Ft.: 174 Existing Sq. Ft. to Remain: 1427

Total Existing Sq. Ft.: 2211 Total Proposed Sq. Ft. (including basement): 3752

Is the site fully accessible for City Staff inspection? Yes

Applicant's Name: Chapman Design Associates

Telephone No.: 650-941-6890 Email Address: info@wjcda.com

Mailing Address: 620 S. El Monte Ave.

City/State/Zip Code: Los Altos, CA. 94022

Property Owner's Name: Runzhen Huang, Gloria Wang

Telephone No.: 650-426-8058 Email Address: h_runzhen@hotmail.com

Mailing Address: 571 Cherry Ave.

City/State/Zip Code: Los Altos, 94022

Architect/Designer's Name: Chapman Design Associates

Telephone No.: 650-941-6890 Email Address: info@wjcda.com

Mailing Address: 620 S. El Monte Ave.

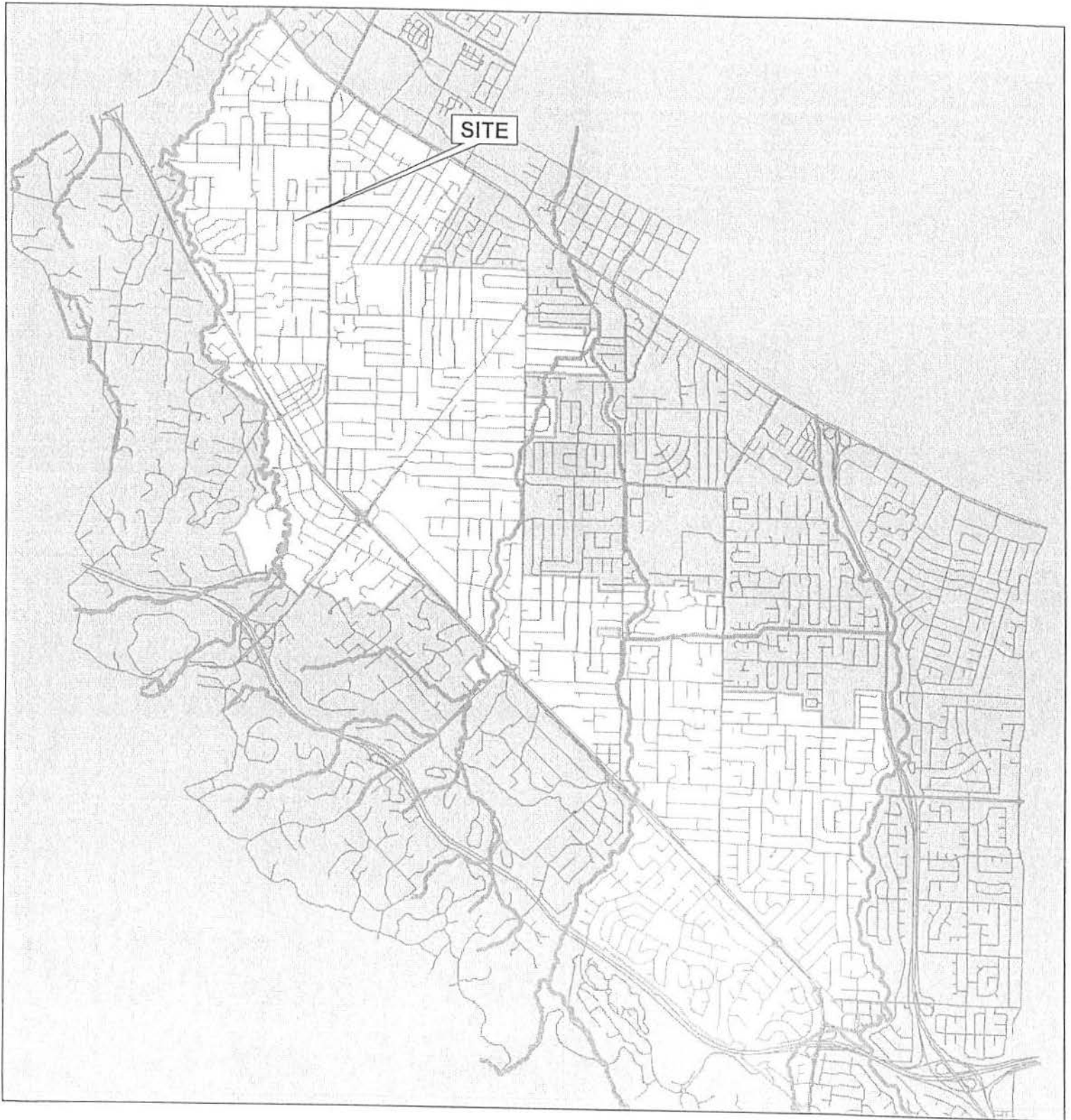
City/State/Zip Code: Los Altos, CA. 94022

** If your project includes complete or partial demolition of an existing residence or commercial building, a demolition permit must be issued and finalized prior to obtaining your building permit. Please contact the Building Division for a demolition package. **

(continued on back)

17-H-04

ATTACHMENT B AREA MAP



CITY OF LOS ALTOS

APPLICATION: 17-H-04
APPLICANT: Chapman Design Associates/ R. Huang and G. Wang
SITE ADDRESS: 571 Cherry Avenue

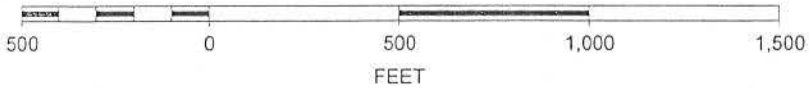


Not to Scale

VICINITY MAP



SCALE 1 : 6,000



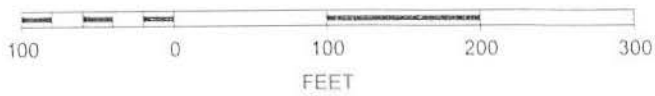
CITY OF LOS ALTOS

APPLICATION: 17-H-04
APPLICANT: Chapman Design Associates/ R. Huang and G. Wang
SITE ADDRESS: 571 Cherry Avenue

571 Cherry Avenue Notification Map



SCALE 1 : 1,500



ATTACHMENT C



URBAN PROGRAMMERS

May 1, 2017

Sean Gallegos, Liaison for the Historical Commission
City of Los Altos Planning Department
1 North San Antonio Road
Los Altos CA 94022

Email: Sgallegos@losaltosca.gov

Re: 571 Cherry Ave, Los Altos

Dear Mr. Gallegos,

The History Commission of the City of Los Altos, and City Council have determined that the referenced property is a historic Landmark with architectural value to the community. As such, any rehabilitation or alteration must be consistent with the Secretary of the Interior's Standards for Rehabilitation. Urban programmers was contacted by Gloria Wang and Runzhen Huang, owners of the property and Walter Chapman, Chapman Design Associates, the designer for the expansion of the referenced property, to provide a third party professional review of the rehabilitation plans for consistency with the "Standards." Urban Programmers found the 1938 house had one addition c. 1948, and minor alterations, but we were not authorized, and did not conduct research to establish when all the alterations were made to the main house or when the detached garage was converted to a guesthouse.

The buildings in this project include a 1938, Spanish Colonial Revival style main house that exhibits a high degree of integrity and a guesthouse that appears to be a converted garage/shed (date unknown). The house appears to have been designed by local master architect Birge Clark, AIA (Minutes of the Historical Commission 3/22/2006). It is our understanding that the proposed expansion plan is desired to provide better organized living spaces to meet the needs of the owners. The proposed expansion is shown on architectural drawings prepared by Chapman Design Associates, and dated as shown below.

- A5 – Floor Plan- showing proposed rehabilitation changes to the main house (undated)
- A5 – Front and Rear Elevation (undated)
- A6 – Right and Left Elevation (undated)

The review considered the proposed plans and the setting for the historic house. Because the project documents are not complete the review does not consider materials or methods of construction, except in general terms.

Setting: At the time the house was constructed the surrounding area was orchards with few houses on Cherry Avenue. Today, the immediate neighbors surrounding the historic house are contemporary two-story buildings that have less set-back from the street. The landscaping and mature trees on the parcel provide the historic Spanish Colonial Revival style house its distinctive setting.

Bonnie Bamburg, owner
10710 Ridgeview Avenue
San Jose California
95127
USA

¹ Los Altos Historic Resources Inventory Update Report (Circa: Historic Property Development, March 2012).

Phone: 408-254-7171
Fax: 408-254-0969
E-mail: bbamburg@USA.net



Photograph 1 Aerial photograph of the Cherry Avenue area of Los Altos c.1947
source: Google Earth Pro.



Photograph 1 571 Cherry Avenue, Los Altos
View. Setting with the house set back on the parcel. Front façade of the historic house showing the intersecting gables and details of the Spanish Colonial Revival style.



Photograph 2 571 Cherry Avenue, Los Altos

View: North facade of the historic house showing the intersecting gables and the addition on the rear (right)



Photograph 3 571 Cherry Avenue, Los Altos

View: The South facade showing the rear limits of the original house after the slanted bay. Note the different window styles all have wood frames with seep lungsiles and appear original,



Photograph 4 571 Cherry Avenue, Los Altos

View: Rear facade showing with the addition shown on the left and the entrance to the basement in the center.



Photograph 5 571 Cherry Avenue, Los Altos

View: Behind the house is a former garage/shed that has been remodeled to a guesthouse/storage building.

I. The Secretary of the Interior's Standards for Rehabilitation of Historic Buildings.

The Secretary of the Interior's Standards for Rehabilitating Historic Buildings were created by the National Park Service, Cultural Resources Division in 1978 to provide a framework to guide rehabilitation work for projects that were Certified Historic Structures and applied to use investment tax credits. Since that time the "Standards" have been expanded by introducing element specific guidance in the "Guidelines" and these have been adopted by many governmental agencies to promote the same level of guidance to projects that are determined to be local landmarks and/or historic resource properties.

"Rehabilitation" is defined as "the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values."¹

The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.¹

- 1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*
- 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*
- 3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*
- 4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*
- 5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.*
- 6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*
- 7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.*
- 8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.*
- 9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be*

compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.¹

To evaluate the proposed changes it is necessary to identify the character defining elements of the historic resource (house). Character defining features are those elements that set the historic building apart from other resources and communicate the design, materials, period, and construction of the building. These include elements that define the Spanish Colonial Revival style in the design, size and mass, materials and workmanship:

Main Spanish Colonial Revival House:

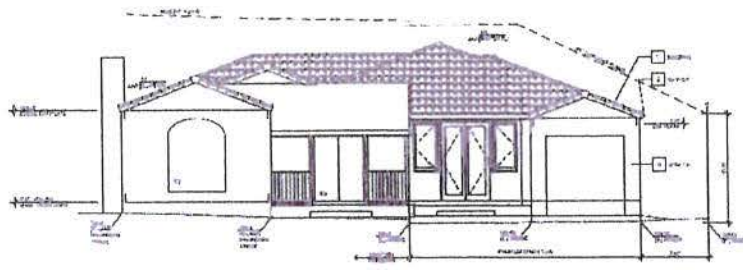
- The form and mass of the main single-story house is a character-defining feature.
- The front facade with an intersecting front facing gable projecting forward and the other half of the facade a low-pitched porch roof that creates the recessed porch. The sloping front half of the roof covers the front porch. The entrance is on the side while the back wall of the porch contains two vertical style wood frame, multi-pane windows. Timber style posts and beams at the front of the porch complete the design. The projecting gable has a round top (arched) large window with multi-panes.
- Spanish tile that has gained a patina with age covers the entire roof.
- On the rear, another Intersecting gable extends the building to the rear of the original house and continues with a later addition. Windows with the exception of the front facade are wood frame, single hung-sash with 6 over 6 panes.
- Siding for the entire building, including the addition is stucco.
- Distinctive Materials: Spanish Tile, light texture stucco, wood frame windows with divided lights.

Integrity: Constructed in 1928, the house had an addition to the rear constructed about c. 1938. The addition to the rear maintained the Spanish Colonial style of stucco siding and red tile roof. Wrought iron railings in the front and the rear do not appear original to the building- although the front facade may have had a railing in front of the window. With minor changes, the Spanish Colonial Revival house retains a high degree of integrity

Garage/Guest House: The rectangular plan building was designed as an ancillary- utility structure that was remodeled to a guest house/storage building. The building appears to have been a garage with 3 utility bays of which two have been converted with French doors with glass panels, and one that has a vertical board lift door- likely not original. The east end has been extended with a porch covered with timber posts and beam structure and roof tiles that are similar to those on the house. Glass panel doors enclose the porch. Stucco covers the main part of the building and the roof is composition shingles. It is likely that the original building was not covered in stucco but was an equipment shed housing the equipment used for fruit ranch operations. It would likely have had openings but not doors. It appears the remodel changed the utilitarian building.

Integrity: Due to the extensive alterations and addition, the building has lost integrity.

¹ <http://www.nps.gov/tps/standards/rehabilitation/rehab/stand.htm>



FRONT ELEVATION
SP-1-P1P



REAR ELEVATION
SP-1-P2P

GENERAL NOTES

- 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL RESIDENTIAL CODE AND THE 2015 INTERNATIONAL ENERGY EFFICIENCY CODE.
- 2. ALL MATERIALS SHALL BE OF QUALITY AND DURABLE.
- 3. ALL WORK SHALL BE COMPLETED BY THE END OF THE CONTRACT TERM.
- 4. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL BUILDING DEPARTMENT.

EXTERIOR MATERIAL NOTES

- 1. EXTERIOR WALLS: LIGHT GREY CONCRETE BLOCK WITH STUCCO FINISH.
- 2. ROOFING: ASPH/FLT SHINGLES.
- 3. FLOORING: 1/2" TONGUE AND GROOVE LAMINATE.
- 4. Siding: BRN. SIDING.
- 5. Trim: WHT. TRIM.
- 6. Windows: 1/2" GLASS WITH ALUMINUM FINISH.
- 7. Doors: 1/2" SOLID WOOD WITH GLASS INSERT.
- 8. Stairs: 1/2" SOLID WOOD WITH GLASS RAILING.

LEGEND

- 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL RESIDENTIAL CODE AND THE 2015 INTERNATIONAL ENERGY EFFICIENCY CODE.
- 2. ALL MATERIALS SHALL BE OF QUALITY AND DURABLE.

NO.	NOTE

CLIENT: (DOB NO. 21613)
GLORIA WANG & RUNZHEN HUANG
201 E. 10th St., Suite 100, Dallas, TX 75201

CHAPMAN
DESIGN
ASSOCIATES
201 E. 10th St., Suite 100, Dallas, TX 75201

SHEET
A-5

Figure 3 Chapman Design Associates Sheet A-5 (undated)



Figure 4 Chapman Design Associates Sheet A6 (undated)BUILDIN

The expansion plan proposes to maintain the historic house (with the exception of part of the rear wall), remove the former garage, add a single car garage to the front of the property and expand the house to the rear. The addition begins at the rear of the historic house and extends north to the rear of the new single car garage. This new section and second entrance is set back approximately 40 feet behind the front of the historic house. The program is to create modern living spaces attached behind the historic house and retain three facades of the historic house. The new garage is a separate building.

2. Drawing A4 Floor Plan (shows the outline of the historic house and the proposed additions) Changes proposed for the front façade.

2.1 There are no changes proposed for the front façade, or the sidewalls of the historic house.

Changes proposed to the North side, the c. 1948 addition:

- 2.2 The c.1948 addition is shown to be removed and a new addition is proposed for the rear of the historic building.
- 2.3 The former ancillary building, garage/shed will be removed.
- 2.4 Along the north property line a new single car garage will be constructed.
- 2.5 The new addition will extend to connect at the rear of the new single car garage.

Changes proposed to the South façade.

2.6 The rear wall of the historic house is just beyond the slated bay (kitchen). The rear wall contains two tall, multi-pane windows, a door in the center of two smaller windows. The plan proposes to remove these openings and add a sliding door system.

Changes to the rear façade and c. 1948 addition:

- 2.7 The c.1948 addition will be removed.
- 2.8 The proposed addition will connect to the historic house replacing the addition.
- 2.9 The new addition should use windows that are a different style from the historic house. Although proposed to be of compatible materials and construction the new construction will be differentiated by the construction methods,

3. Drawing A5 Elevations of the Front and Rear Facades

- 3.1 The front of the historic house will remain without alteration.
- 3.2 The proposed addition is set approximately 40 feet from the front of the house and is shown to have windows that are different from the historic house.
- 3.3 A new single car garage is proposed for the north side of the property. Adding the garage in this location is compatible with settings from the 1930s.

4. Former Garage/shed-Guesthouse

- 4.1 The guesthouse is not a primary historic resource. As a garage/shed it was an ancillary building that was likely used for automobile and equipment storage. Substantial alteration and enlargement have changed the structure into a guesthouse substantially diminishing the historic integrity.
- 4.2 The plan proposes to remove the former garage/guesthouse.

Integrity: Due to the alterations, and ancillary uses, the building is not a historic resource. The proposed removal of the guesthouse does not detract from, or diminish the character defining features that distinguish the historic resource a Spanish Colonial Revival house in the front of the property.

III Review of the plans for conformance with the Secretary of the Interior's Standards for Rehabilitation of Historic Buildings.

Standard 1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

The proposed changes encourage the continued historic use as a single family residence

Standard 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

The proposed plan preserves the historic character of the house. The c. 1948 addition to the original house will be removed and a new, larger addition will be added. The plan preserves the front and sides of the historic building with alteration to the rear wall. The rear wall is not a defining element that independently characterizes the house.

A new single car garage is a separate building that is compatible with the setting and the historic house. The proposed addition is set approximately 40 feet from the front of the house where is is not a dominate design feature. The distance from the front provides a visual gap that respects the setting and historic house. The modifications proposed do not destroy character- defining features.

Standard 3 Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

The new addition will have different style windows and doors. For compatibility, the addition will be covered in smooth stucco and have a new red tile roof. These are modern materials.² The new materials will not create a false sense of historical development.

Standard 4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

The house has changed with the rear addition and extensive alterations to the former garage/shed. Neither the addition to the house or the alterations to the former garage achieved independent historical significance.

Standard 5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

The historic house is in very good condition. Distinctive features such as the, front facade, windows, stucco siding, and the weathered patina of the old Spanish tile roof will be preserved.

Standard 6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design,

² Guidance from the National Park Service and the State Office of Historic Preservation encourages compatibility that promotes a quality design and not only a mixing different materials for differentiation between the historic and new construction. The new construction will read as such and be obvious to most people and particularly professionals in the fields of architecture, historic preservation and materials archives.

color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

The building is in very good condition. The distinctive features appear in good condition. Reconstruction or replacement is not required.

Standard 7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

A specification was not a part of the submission given to Urban Programmers. However, there is no need for harsh chemical or sandblasting for this building. A condition to that effect will ensure compliance with Standard 7.

Standard 8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

The proposed plan involves excavation for new foundations. However, this area has been disturbed by previous construction is unlikely to uncover significant archeological resources. A permit should include a standard condition requiring the project to comply with state and local law should archeological evidence be found.

Standard 9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

The addition is set far back from the front of the historic house and does not destroy significant or character-defining features of the house. Although the addition is taller and larger than the original houser, the setback from the front of the house retains the dominance and integrity of the original building. Although large in plan, the addition respects the historic massing of the house from the front view and retains the feel of the historic house as seen from the street. Adding a separate, single car garage to the front of the property creates a relationship that is typical of houses developed during the 1920s- 30s, and further provides the understanding that the garage and the addition on the rear are new, compatible design and construction.

Standard 10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The historic house has been enlarged by an addition that removed a portion of the house's rear wall. The proposed addition will remove the previous addition. The building is a wood frame and therefore, if in the future the proposed addition were be removed the rear wall (where it is attached) could be reconstructed without further damage to the rest of the building. Removing the addition is unlikely.

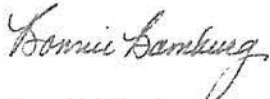
Finding: The approach to the site plan, adding the new single-car garage in the front and setting a new addition back to the rear of the historic house is unusual, yet it is typical of site planning as the automobile

replaced the horse.³ Placing the garage in front of the addition and across from the historic house minimizes the new addition behind, at the rear of the historic house.

The proposed rehabilitation plans prepared by Chapman Design Associates, appear to be consistent with the Secretary of the Interior's Standards for the Treatment of Historic Property and the Secretary of the Interior's Standards for Rehabilitating Historic Buildings.

I appreciate the opportunity to comment on the proposed rehabilitation of the Spanish Colonial Revival house at 571 Cherry Avenue. I am available to discuss this review and the "Standards" with you.

Best regards,



Bonnie Bamberg

³When the odors and working spaces of the barn were no longer a concern, the convenience of having the garage closer to the entry into the house became popular in the 1930s.

ATTACHMENT D

State of California The Resources Agency DEPARTMENT OF PARKS AND RECREATION PRIMARY RECORD	Primary # _____ HRI # _____ Trinomial _____ NRHP Status Code _____ Other Listings _____ Review Code _____ Reviewer _____ Date _____
--	--

Page 1 of 2 *Resource Name or #: (Assigned by recorder) 571 Cherry Avenue

P1. Other Identifier: HRI #: 14

*P2. Location: Not for Publication Unrestricted

- *a. County Santa Clara and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
- *b. USGS 7.5' Quad _____ Date _____ T ____; R ____; ____ of ____ of Sec ____; ____ B.M.
- c. Address 571 Cherry Avenue City Los Altos Zip 94022
- d. UTM: (Give more than one for large and/or linear resources) Zone _____, _____ mE/ _____ mN
- e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)
167 28 014

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This one-story, Spanish Revival bungalow is complete with tile roof and wrought iron railings at the front porch and fixed multi-pane picture window. The house is sheathed in stucco and has a set of French doors at the facade right. The front entry porch is shaded by a shed extension of the gable roof. Clay tile vents are seen at the side gable and the secondary elevations retain their original double-hung six-over-one wood windows. The house appears to be in excellent condition.

*P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)



P5b. Description of Photo:
Primary Elevation _____

July 2011

*P6. Date Constructed/Age and

Source: Historic Prehistoric

Both

1929

(Los Altos Planning Dept)

*P7. Owner and Address:

Lance M. & Annette Kreisman

571 Cherry Avenue Los Altos, CA

94022

*P8. Recorded by:

Circa: Historic Property Development

582 Market Street, Suite 1800

San Francisco, CA 94104

*P9. Date Recorded:

July 2011, Updated October 2012

*P10. Survey Type:

Intensive

*P11. Report Citation:
Los Altos Historic Resources Inventory Update Report (Circa: Historic Property Development, March 2012).

*Attachments: NONE Location Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List): _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code CA Reg. 5S1

Page 2 of 2

*Resource Name or # (Assigned by recorder) 571 Cherry Avenue

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: Residential B4. Present Use: Residential

*B5. Architectural Style: _____

*B6. Construction History: (Construction date, alterations, and date of alterations)

Built 1928. Detached garage & shop, 1955; reroof, 1996.

*B7. Moved? No Yes Unknown Date: _____ Original Location: _____

*B8. Related Features:

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme Architecture/design Area Los Altos

Period of Significance 1928-1961 (50 year mark) Property Type Residence Applicable Criteria NR/CR/Local

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This residence is a fine example of a Spanish Revival bungalow complete with entrance gates. The house was originally owned by Lucille Baxter, daughter of Herman and Marie Bleibler, and subsequently owned by Lucille Liewer, a long time Los Altos resident. (G. Laffey). The house was designed by architect Erwin Reichel, who at the time was a draftsman for "Architect of Palo Alto" Birge Clark. The property was designated as a Historic Landmark (Resolution No. 06-28) on October 10, 2006.

571 Cherry Avenue, Character Defining Features: one-story form; Spanish clay tiled gable roof; stucco cladding; large arched multi-pane picture window; wrought iron railings at the front porch and picture window; French doors at facade right; front entry porch with shed roof extension; clay tile vents; original double-hung six-over-one wood windows.

Evaluation: 571 Cherry Avenue is a good representative example of its style, Spanish Revival, and retains a high degree of integrity of workmanship, feeling, design and materials. It is a Mills Act property with a historic preservation agreement and assigned the California Register Status Code 5S1: "Individual property that is listed or designated locally." Note: This finding is based on architectural merit alone and further research for historical association should be conducted.

B11. Additional Resource Attributes: (List attributes and codes) _____

*B12. References:

Los Altos Historical Commission: Los Altos HRI (9.28.1997); McAlester, Virginia and Lee. A Field Guide to American Houses. New York: Alfred A. Knopf, 2002; DPR series forms by G. Laffey (1997); Sanborn Maps; Los Altos HRI (February 2011).

B13. Remarks:

Vicinity map provided by the City of Los Altos and amended by Circa: Historic Property Development.

*B14. Evaluator: Circa: Historic Property Development

*Date of Evaluation: July 2011

(This space reserved for official comments.)



GENERAL NOTES

- A** VERIFICATION CONTRACTOR & ALL SUBCONTRACTORS SHALL VERIFY ALL GRADES, DIMENSIONS & CONDITIONS PRIOR TO START OF WORK
- B** DIMENSIONS DO NOT SCALE THESE DRAWINGS. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DRAWINGS
- C** DISCREPANCIES MINOR DISCREPANCIES BETWEEN DRAWINGS & ACTUAL CONDITIONS ARE TO BE EXPECTED. CONDITIONS REQUIRING CLARIFICATION SHALL BE BROUGHT TO THE ATTENTION OF C.D.A. IMMEDIATELY
- D** CONTRACT DOCUMENTS CONSTRUCTION DOCUMENTS TO POST DATE JOB COPY. VERIFY DOCUMENT DATE WITH C.D.A. PRIOR TO START OF WORK. CONTRACTOR TO ENSURE THAT ANY REVISED DOCUMENTS SHALL BE PROVIDED TO SUBCONTRACTORS IMMEDIATELY

APPLICABLE CODES

THIS PROJECT SHALL COMPLY (AS REQUIRED) WITH THE:
 2016 CALIFORNIA BUILDING CODE
 2016 CALIFORNIA RESIDENTIAL CODE
 2016 CALIFORNIA MECHANICAL CODE
 2016 CALIFORNIA ELECTRICAL CODE
 2016 CALIFORNIA PLUMBING CODE
 2016 CALIFORNIA FIRE CODE
 2016 CALIFORNIA ENERGY CODE

SITE PLAN NOTES

- 1** DRIVEWAY AC PAVING TO BE REPLACED AFTER COMPLETION OF CONSTRUCTION
- 2** FLATWORK CONCRETE WALKWAYS, ALTERNATE BID FOR STONE PAVERS
- 3** GRADING N/A
- 4** DRAINAGE SEE CIVIL DWG'S BY OTHERS
- 5** STORM DRAINAGE SEE CIVIL DWG'S BY OTHERS
- 6** SEWER LATERAL TIE INTO EXISTING IN CRAWL SPACE
- 7** GAS & ELEC SERVICE (E.) SERVICES TO REMAIN
- 8** SETBACKS AS PER PLAN
- 9** TREES PROTECT (E.) DURING CONSTRUCTION
- 10** FENCES PROTECT (E.) DURING CONSTRUCTION
- 11** LANDSCAPE PROTECT (E.) @ FRONT YARD DURING CONSTRUCTION

TABLATIONS

EXISTING RESIDENCE	1,427.47 SQ.FT.
(E) ACCESSORY BLDG. (TO BE REMOVED)	784.18 SQ.FT.
EXISTING TO REMAIN	1,427.47 SQ.FT.
PROPOSED MAIN FLOOR ADDITION	2,113.14 SQ.FT.
PROPOSED GARAGE	219.37 SQ.FT.
TOTAL ADDITION	2,332.51 SQ.FT.
TOTAL PROPOSED	3,759.98 SQ.FT.

COVERAGE & F.A.R.

SITE PLAN	15,518.66	SQ. FT. = .35 AC.
COV: ALLOWABLE	5,431.53	SQ. FT. = 35.00 %
EXISTING	2,464.96	SQ. FT. = 15.88 %
PROPOSED	3,910.43	SQ. FT. = 25.20 %
FAR: ALLOWABLE	4,301.86	SQ. FT. = 27.82 %
EXISTING	2,211.65	SQ. FT. = 14.25 %
PROPOSED	3,759.98	SQ. FT. = 24.23 %

CONSULTANT DIRECTORY

SURVEYOR	DODGE & ASSOCIATES 20652 CHAPARRAL CIRCLE PENN VALLEY, CA 95946 (530) 432-5212
SOILS ENGINEER	TBD
CIVIL ENGINEER	BERRY & ASSOCIATES 1733 WOODSIDE ROAD #125 REDWOOD CITY, CA 94061 (650) 368-0750
STRUCTURAL ENGINEER	TBD
ENERGY CONSULTANT	TBD
LANDSCAPE ARCHITECT	TBD

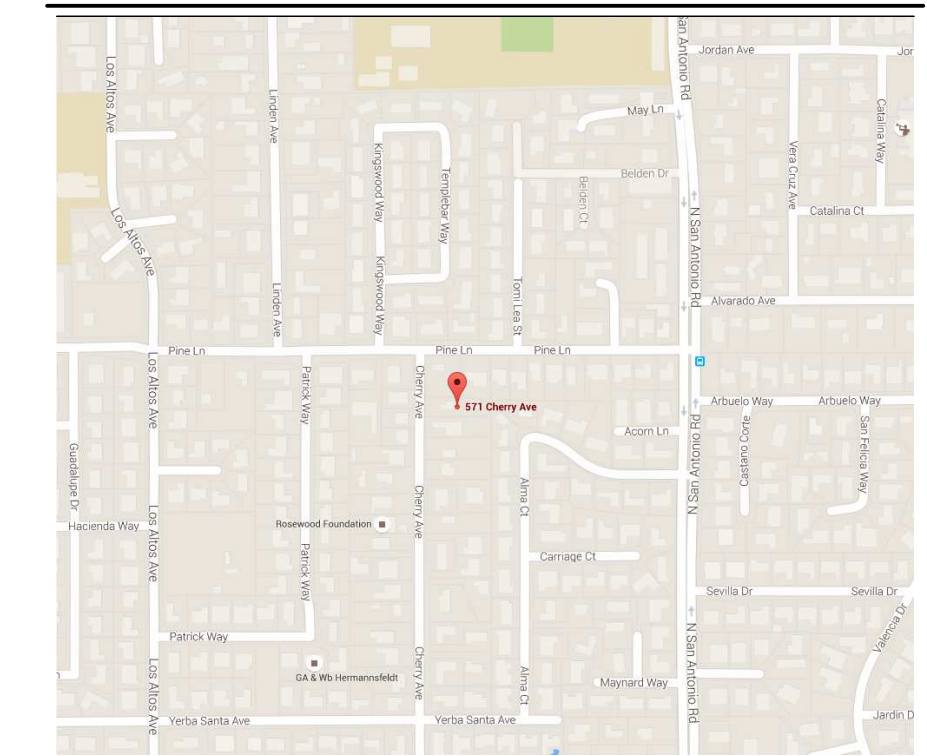
SHEET INDEX

A - 1	SITE PLAN
A - 1A	FLOOR AREA DIAGRAMS
A - 1B	AERIAL MAP
A - 2	MAIN FLOOR DEMOLITION PLAN
A - 3	BASEMENT & DETACHED GARAGE DEMOLITION PLAN
A - 4	EXTERIOR ELEVATIONS
A - 5	EXTERIOR ELEVATIONS
A - 6	COURTYARD & TERRACE ELEVATIONS
A - 7	ROOF PLAN
A - 8	CROSS SECTIONS "A-A" & "B-B"
A - 9	CROSS SECTIONS "C-C" & "D-D"
A - 10	CROSS SECTIONS "C-C" & "D-D"
C - 1	GRADING & DRAINAGE PLAN

PROPERTY DESCRIPTION

OWNER	GLORIA WANG & RUNZHEN HUANG
ADDRESS	571 CHERRY AVE. LOS ALTOS, CA. 94022
PARCEL	167-28-014
ACREAGE	0.365 ac.
ZONING	R 1-10
PROJECT DESCRIPTION	ADDITION AND INTERIOR REMODEL

VICINITY MAP



LOT CALCULATIONS

NET LOT AREA:	15,518.66 square feet (net)
FRONT YARD HARDSCAPE AREA:	331.60 square feet (19.10 %)
Hardscape area in the front yard setback shall not exceed 50%	
LANDSCAPING BREAKDOWN:	Total hardscape area (existing & proposed): 6,020.34 sq. ft. Existing softscape (undisturbed area): 8,528.85 sq. ft. New softscape area: 960.87 sq. ft.

SQUARE FOOTAGE BREAKDOWN

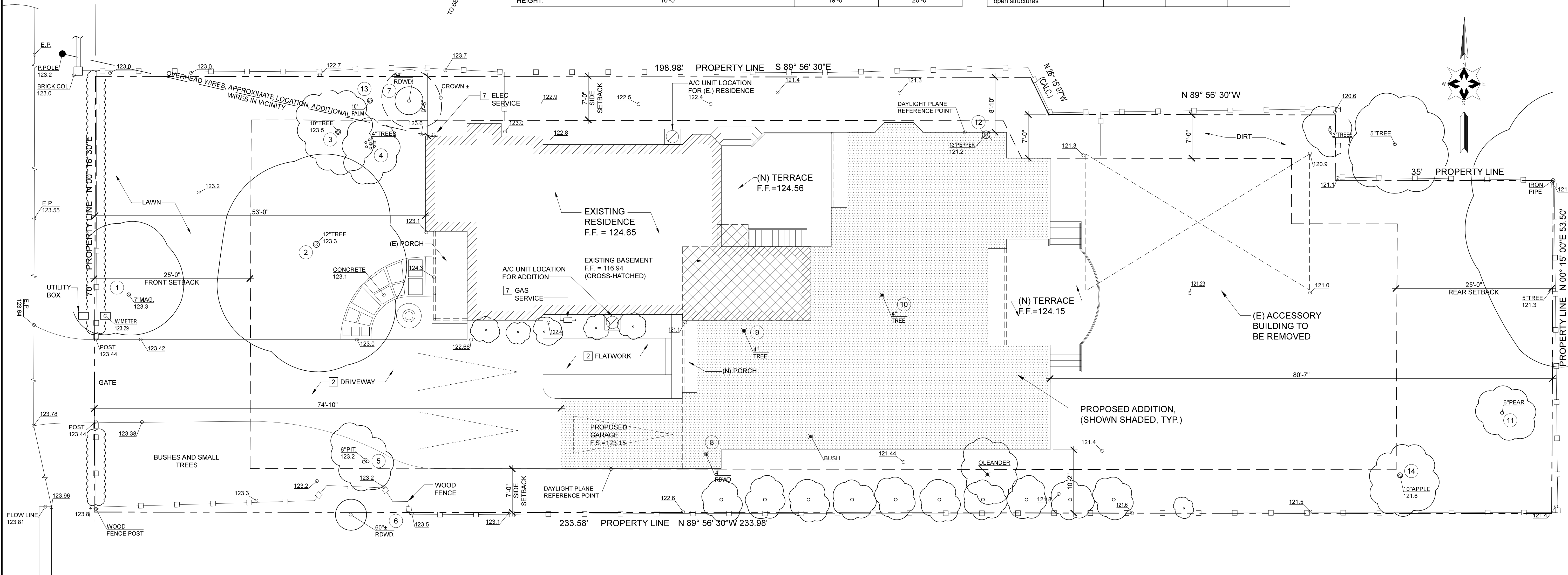
	EXISTING	CHANGE IN	TOTAL PROPOSED
HABITABLE LIVING AREA:	2,211.65 sq. ft.	(- 784.18 sq. ft.)	3,540.61 sq. ft.
Includes habitable basement areas		+ 2,113.14 sq. ft.	
NON-HABITABLE AREA:	0.00 sq. ft.	219.37 sq. ft.	219.37 sq. ft.
Does not include covered porches or open structures			

TREE SCHEDULE

1. 7" MAGNOLIA	X
2. 12" TREE	X
3. 10" TREE	X
4. 4" TREE	X
5. 6" PITTOSPORUM	X
6. 60" REDWOOD	X
7. 54" REDWOOD	X
8. 4" REDWOOD	X
9. 4" TREE	X
10. 4" CITRUS	X
11. 6" PEAR	X
12. 13" PEPPER	X
13. 10" PALM	X
14. 10" APPLE	X

TO BE REMOVED TO REMAIN

	EXISTING	ADDITION / REMOVAL	PROPOSED	ALLOWED / REQUIRED
LOT COVERAGE: (land area covered by all structures that are over 6 feet in height)	2,464.96 sq. ft. (15.88 %)	(- 960.67 sq. ft.) + 2,406.14 sq. ft.	3,910.43 sq. ft. (25.20 %)	5,431.53 sq. ft. (35.00 %)
FLOOR AREA	1st Floor: 1,427.47 s.f. Accessory: 784.18 s.f. Total: 2,211.65 s.f. (14.25 %)	1st Floor: + 2,332.51 s.f. Accessory: (- 784.18 s.f.)	1st Floor: 3,759.98 s.f. (24.23 %)	4,301.86 sq. ft. (27.82 %)
SETBACKS:				
Front	53'-0"		53'-0"	25'-0"
Rear	40'-0"		80'-7"	25'-0"
Right Side (1st / 2nd)	30'-11" / N/A		7'-0" / N/A	7'-0" / N/A
Left Side (1st / 2nd)	9'-6" / N/A		8'-10" / N/A	7'-0" / N/A
HEIGHT:	16'-5"		19'-6"	20'-0"



SITE PLAN

1/8" = 1'-0"

*** NOTE**
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 571 CHERRY AVE. LOS ALTOS, CA. 94022
 PHONE NO. (650) 426-8058

CHAPMAN
 DESIGN
 ASSOCIATES
 620 S. EL MONTE AVENUE
 LOS ALTOS, CA 94022 (650) 941-6890

SHEET
A - 1

EXISTING RESIDENCE - HABITALBE

- (A) 15'-4" x 18'-10.5" = 289.42 s.f.
- (B) 14'-3.5" x 12'-2" = 173.88 s.f.
- (C) 27'-3.5" x 22'-4.5" = 610.65 s.f.
- (D) = 109.89 s.f.
- (E) 11'-9.75" x 20'-7.5" = 243.63 s.f.
= 1,427.47 s.f.

ADDITION - HABITALBE

- (F) 11'-7.5" x 18'-3.5" = 212.64 s.f.
- (G) 12'-2.25" x 6'-3" = 76.17 s.f.
- (H) = 7.91 s.f.
- (I) 9'-2.25" x 45'-9.5" = 420.71 s.f.
- (J) 16'-10" x 7'-0" = 117.83 s.f.
- (K) 7'-7.75" x 31'-5" = 240.21 s.f.
- (L) 15'-9.5" x 28'-5" = 448.75 s.f.
- (M) 6'-3.5" x 25'-1.5" = 158.08 s.f.
- (N) 6'-7" x 3'-0" = 19.75 s.f.
- (O) 13'-1" x 7'-0" = 91.58 s.f.
- (P) 12'-1" x 25'-7.5" = 309.63 s.f.
- (Q) = 9.88 s.f.
= 2,113.14 s.f.

ADDITION - NON-HABITALBE

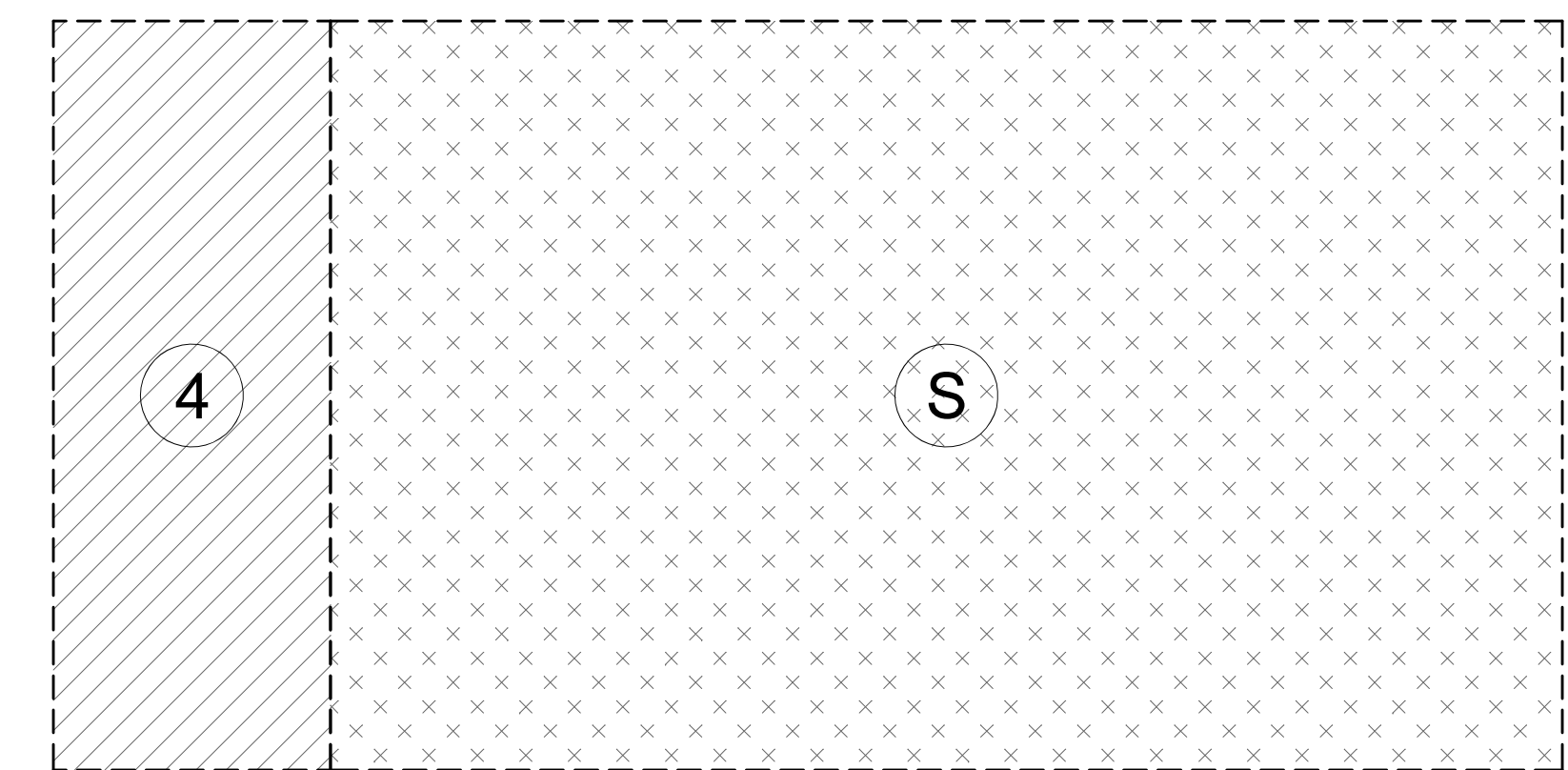
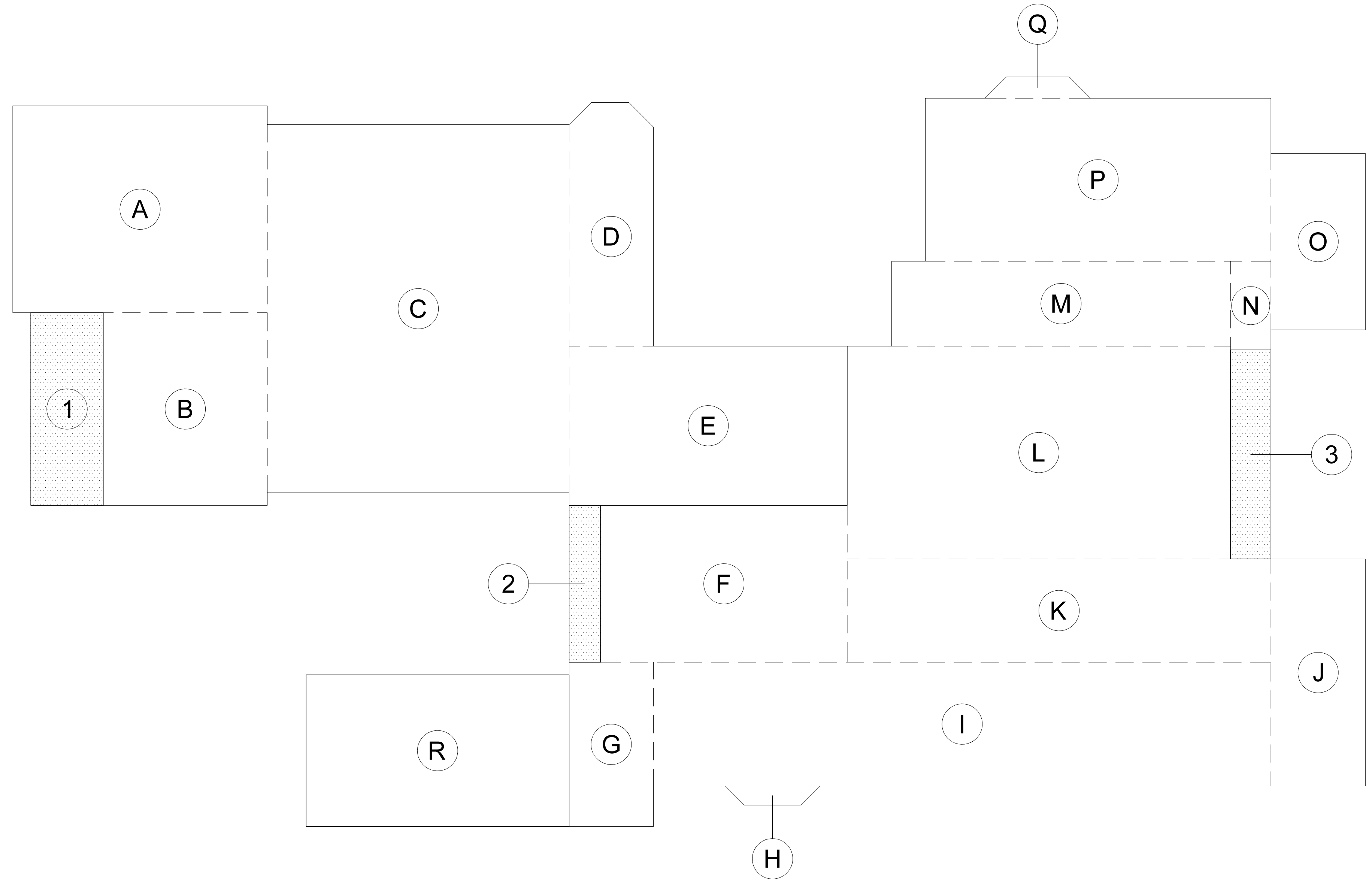
- (R) 11'-3" x 19'-6" = 219.37 s.f.
= 2,332.51 s.f.

EXISTING COVERAGE (ADDITION)

- (1) 14'-3.5" x 5'-4.5" = 76.82 s.f.

PROPOSED COVERAGE (ADDITION)

- (2) 11'-7.5" x 2'-4" = 27.13 s.f.
- (3) 15'-6" x 3'-0" = 46.50 s.f.
= 73.63 s.f.



EXISTING ACCESSORY BUILDING TO BE DEMOLISHED

- (S) 21'-10" x 35'-11" = 784.18 s.f.

EXISTING COVERAGE TO BE DEMOLISHED

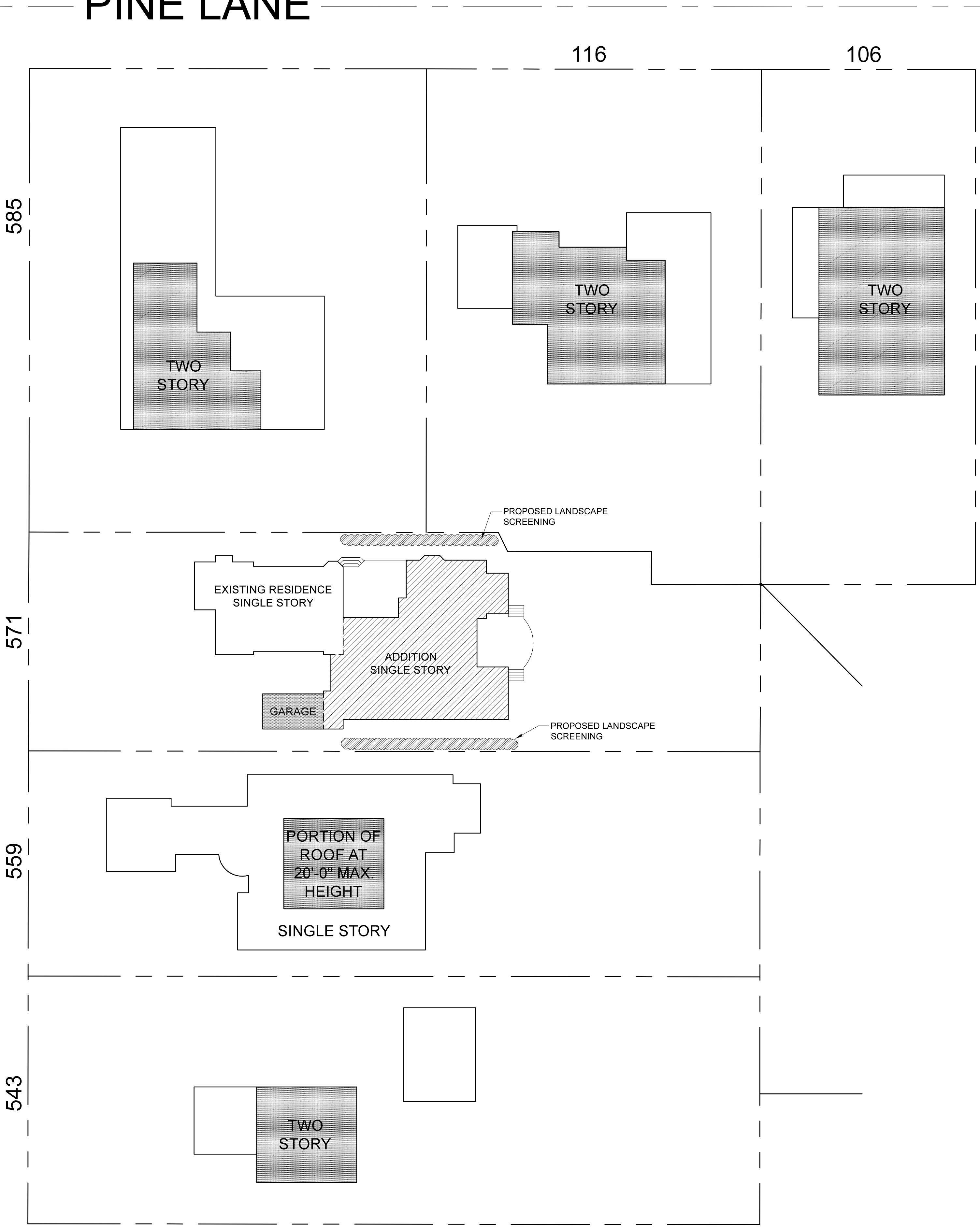
- (4) 21'-10" x 8'-1" = 176.49 s.f.

NOTE
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PINE LANE



CHERRY AVE.

AERIAL MAP

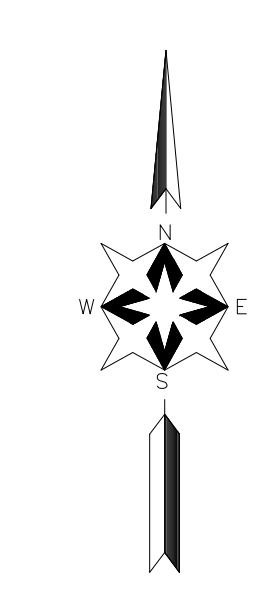
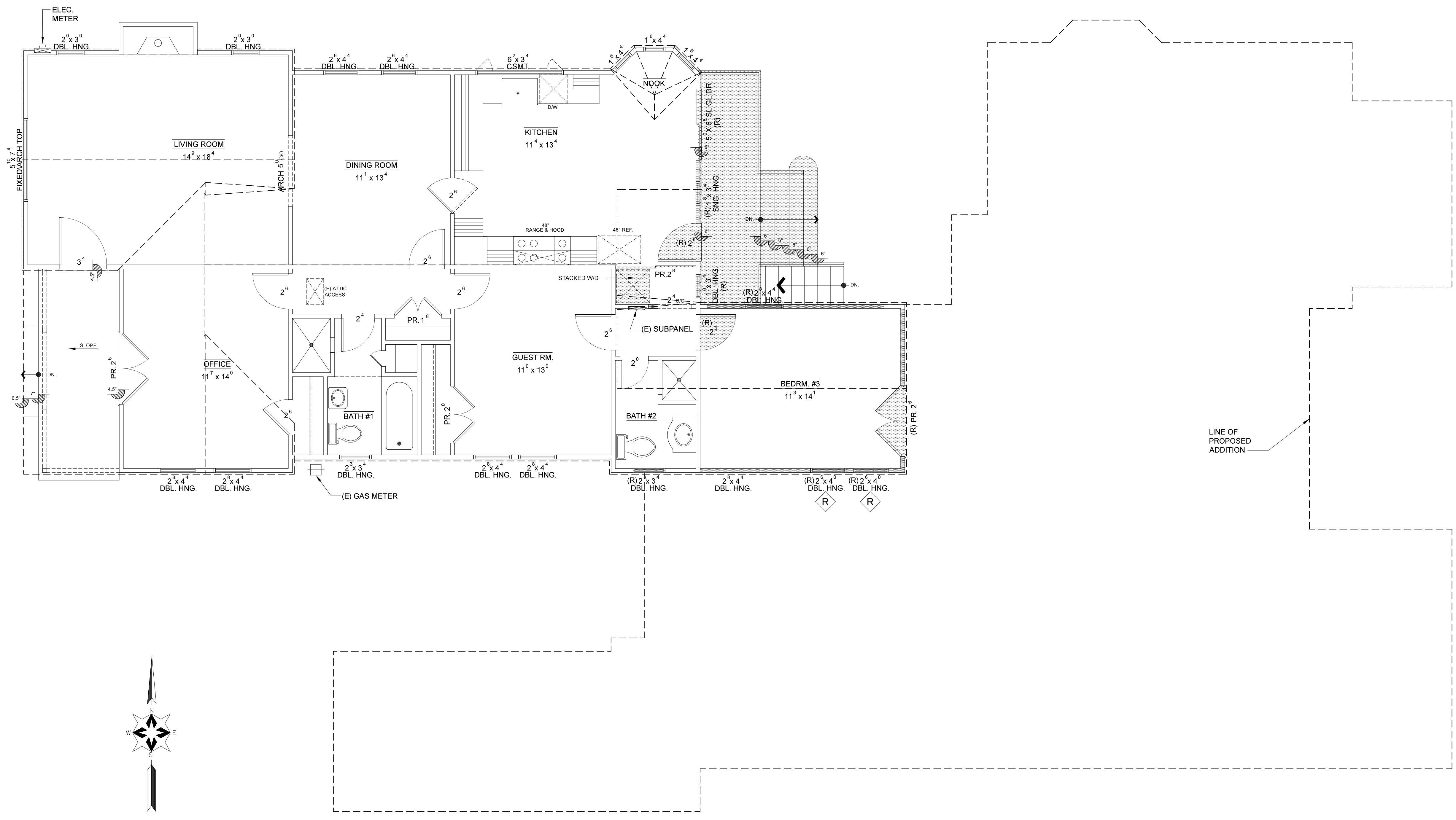
1" = 20'-0"

NOTE
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SHEET



MAIN FLOOR DEMOLITION PLAN
1/4" = 1'-0"

GENERAL NOTES

- I PLUMBING CAP OFF, EXTEND OR RELOCATE AFFECTED WATER SUPPLY, DRAIN AND WASTE LINES AS REQUIRED
- II ELECTRICAL REPLACE (OR RELOCATE AS REQUIRED) ALL EXISTING WIRING DAMAGED OR REMOVED DURING CONSTRUCTION
- III DUCTWORK REPLACE, RELOCATE OR EXTEND (AS REQUIRED) ALL EXISTING DUCTWORK DAMAGED OR REMOVED DURING CONSTRUCTION
- IV BRACING CONTRACTOR TO PROVIDE BRACING (WHEN REQUIRED) FOR AREAS WHERE WALLS ARE REMOVED AND WHERE TEMPORARY SUPPORT IS REQUIRED
- V DISPOSAL ALL DEBRIS IS TO BE DISPOSED OF AT AN APPROVED DUMPING LOCATION
- VI HAZARDOUS MATERIALS IF LEAD PAINT, ASBESTOS, ETC., ARE FOUND AT THE JOB SITE, STOP WORK IMMEDIATELY AND CONTACT OWNER AND C.D.A. FOR INSTRUCTIONS

DEMOLITION NOTES

- 1 DOORS
- 2 WINDOWS & SKYLIGHTS
- 3 CABINETRY
- 4 FLOOR COVERINGS
- 5 LIGHT FIXTURES
- 6 APPLIANCES
- 7 LANDSCAPE
- 8 FLATWORK
- 9 VENEER
- 10 ELECTRICAL METER
- 11 GAS METER

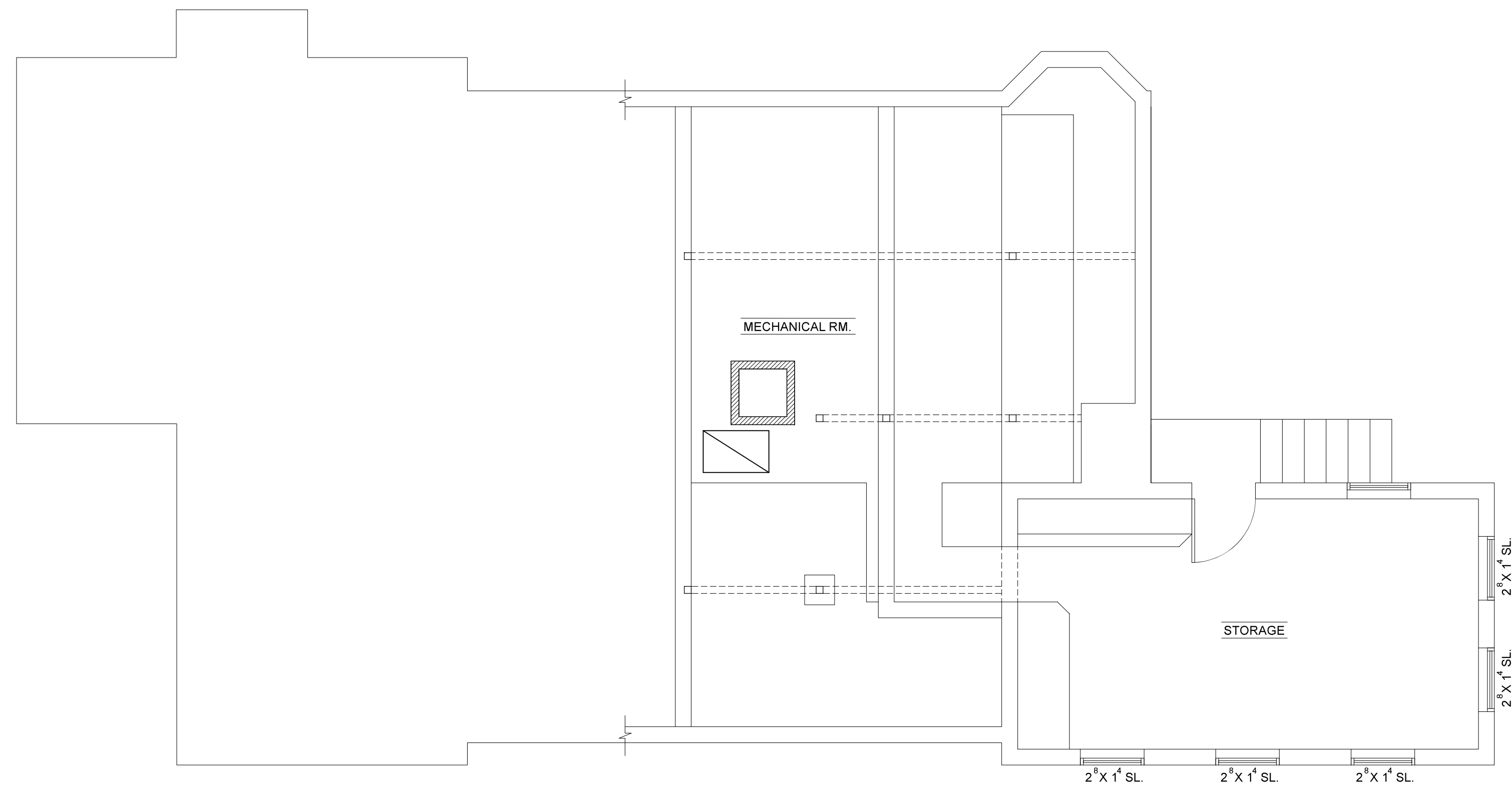
LEGEND

- EXISTING WALLS TO REMAIN
- EXISTING WALLS, CASEWORK, FIXTURES, ETC. TO BE REMOVED
- (E) EXISTING TO REMAIN
- (R) EXISTING TO BE REMOVED
- EXISTING TO BE RELOCATED

*** NOTE**
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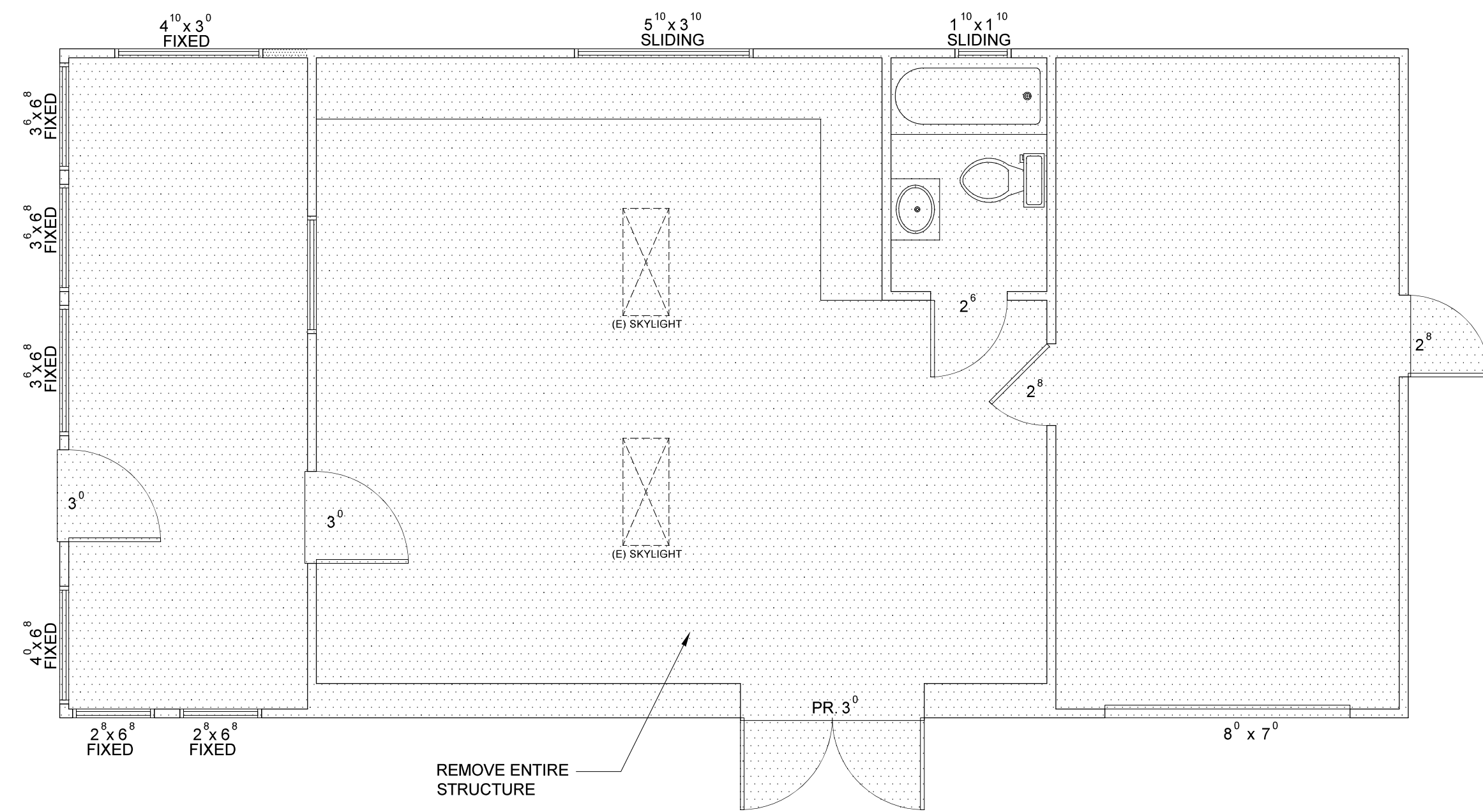
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BASEMENT DEMOLITION PLAN

1/4" = 1'-0"



GARAGE DEMOLITION PLAN

1/4" = 1'-0"

GENERAL NOTES

- I PLUMBING CAP OFF, EXTEND OR RELOCATE AFFECTED WATER SUPPLY, DRAIN AND WASTE LINES AS REQUIRED
- II ELECTRICAL REPLACE (OR RELOCATE AS REQUIRED) ALL EXISTING WIRING DAMAGED OR REMOVED DURING CONSTRUCTION
- III DUCTWORK REPLACE, RELOCATE OR EXTEND (AS REQUIRED) ALL EXISTING DUCTWORK DAMAGED OR REMOVED DURING CONSTRUCTION
- IV BRACING CONTRACTOR TO PROVIDE BRACING (WHEN REQUIRED) FOR AREAS WHERE WALLS ARE REMOVED AND WHERE TEMPORARY SUPPORT IS REQUIRED
- V DISPOSAL ALL DEBRIS IS TO BE DISPOSED OF AT AN APPROVED DUMPING LOCATION
- VI HAZARDOUS MATERIALS IF LEAD PAINT, ASBESTOS, ETC., ARE FOUND AT THE JOB SITE, STOP WORK IMMEDIATELY AND CONTACT OWNER AND C.D.A. FOR INSTRUCTIONS

DEMOLITION NOTES

- 1 DOORS
- 2 WINDOWS & SKYLIGHTS
- 3 CABINETS
- 4 FLOOR COVERINGS
- 5 LIGHT FIXTURES
- 6 APPLIANCES
- 7 LANDSCAPE
- 8 FLATWORK
- 9 VENEER
- 10 ELECTRICAL METER
- 11 GAS METER

LEGEND

- EXISTING WALLS TO REMAIN
- EXISTING WALLS, CASEWORK, FIXTURES, ETC. TO BE REMOVED
- (E) EXISTING TO REMAIN
- (R) EXISTING TO BE REMOVED
- EXISTING TO BE RELOCATED

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CLIENT (JOB NO. 21613)

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SHEET

A - 3

GENERAL NOTES

- I EGRESS** ALL BEDROOMS TO HAVE WINDOWS MEETING EGRESS REQUIREMENTS PER SEC. 310 & 311 CRC 2016
 - MIN. NET CLEAR OPENABLE AREA 5.7 S.F.
 - MIN. NET CLEAR OPENABLE WIDTH = 20"
 - MIN. NET CLEAR OPENABLE HEIGHT = 24"
- II GARAGE COMMON WALL** GARAGE SHALL BE SEPARATED FROM THE DWELLING UNIT AND ITS ATTIC AREA BY MEANS OF MIN. 1/2" GYPSUM BOARD (5/8" MIN. @ ATTIC) APPLIED TO THE GARAGE SIDE PER CRC SEC. R302.586. DOOR OPENINGS BETWEEN A PRIVATE GARAGE AND DWELLING UNIT SHALL BE EQUIPPED WITH EITHER SOLID WOOD DOORS OR SOLID / HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1 3/4" THICK & SHALL BE SELF-CLOSING & SELF-LATCHING
- III STAIRWAYS** DESIGN SHALL CONFORM TO SEC. R311.7 CRC 2016. USEABLE SPACE UNDER STAIR TO BE 1 HR. RATED CONSTRUCTION. 6'-8" MIN. HEADROOM CLEARANCE FROM TREAD NOSING TO SOFFIT ABOVE. STYLE AND FINISH PER OWNER SPECIFICATIONS.
- IV GUARDRAILS** DESIGN SHALL CONFORM TO SEC. R312.2 CRC 2016. GUARDRAIL IS REQUIRED ON THE OPEN SIDE OF THE STAIR LANDINGS AT 42" HIGH, WITH INTERMEDIATE RAILS AT 34"-38" HIGH
- V STAIR & HANDRAILS** DESIGN SHALL CONFORM TO SEC. R311.7.7 & R311.8.3 CRC 2016. STYLE AND FINISH PER OWNER SPECIFICATIONS
- VI FIREPLACE** DESIGN SHALL CONFORM TO CH. 10 CRC 2016, WITH NON-COMBUSTIBLE FACE & HEARTH. SEE SEC. R1001.9 CRC 2016 FOR FURTHER INFORMATION REGARDING THE HEARTH. SEE INTERIOR ELEVATIONS FOR SPECIFICATIONS
- VII TEMPERED GLASS** PROVIDE TEMPERED SAFETY GLASS AT HAZARDOUS LOCATIONS PER SEC. R308.4 CRC 2016
- VIII FIRE BLOCKS** PROVIDE FIRE BLOCKING IN ALL AREAS AS DESCRIBED, OUTLINED & DEFINED IN SEC. R302.11, R302.8 & R1001.12 CRC 2016
- IX WATER CLOSETS** PROVIDE 24" MIN. CLEARANCE IN FRONT OF WATER CLOSET BOWL AND 30" MIN. CLEAR WIDTH FOR WATER CLOSET SPACE (SEC. 407.6 2016 CPC)
- X SHOWERS** ALL SHOWERS SHALL CONFORM TO SECTION R307.2016 CRC
- XI WATER CONSERVING FIXTURES** ALL (N) PLUMBING FIXTURES (AS OUTLINED IN SEC. 402, 2016 CPC) SHALL CONFORM TO SEC. 402, 2016 CPC

ROOM FINISH SCHEDULE

SEE ARCHITECTURAL SPECIFICATIONS SHEET FOR ABBREVIATIONS

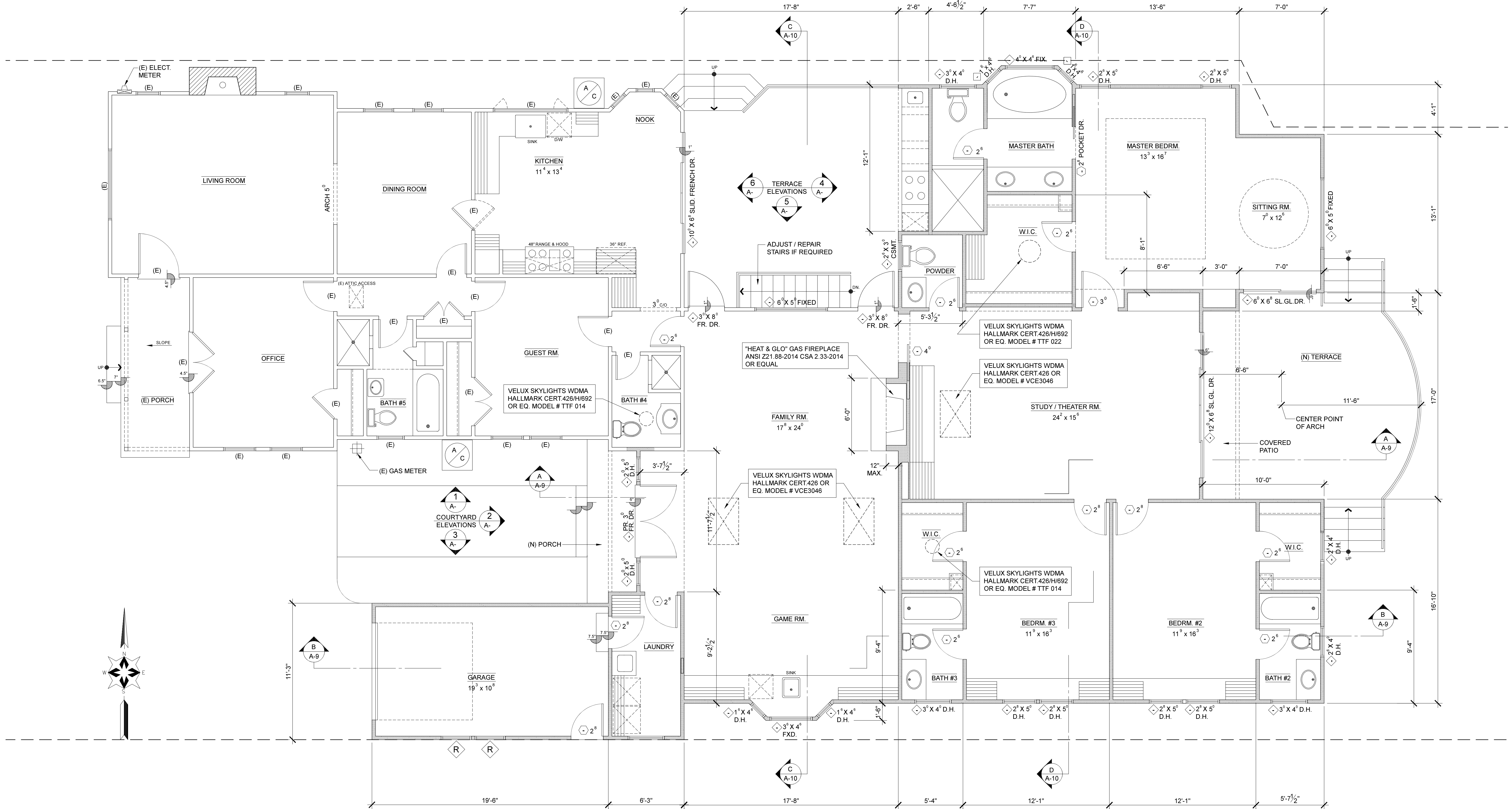
ROOM NAME	FLOOR	BASEBOARD	WALLS	CEILING	RE-MARKS

ROOM NAME	FLOOR	BASEBOARD	WALLS	CEILING	RE-MARKS

LEGEND

- WINDOW. SEE "WINDOW SCHEDULE" ON SHEET () FOR FURTHER SPECIFICATIONS
- DOOR. SEE "DOOR SCHEDULE" ON SHEET () FOR FURTHER SPECIFICATIONS
- EXISTING WALLS TO REMAIN
- NEW WALLS
- (E) EXISTING
- (N) NEW
- RELOCATED

* NOTE	



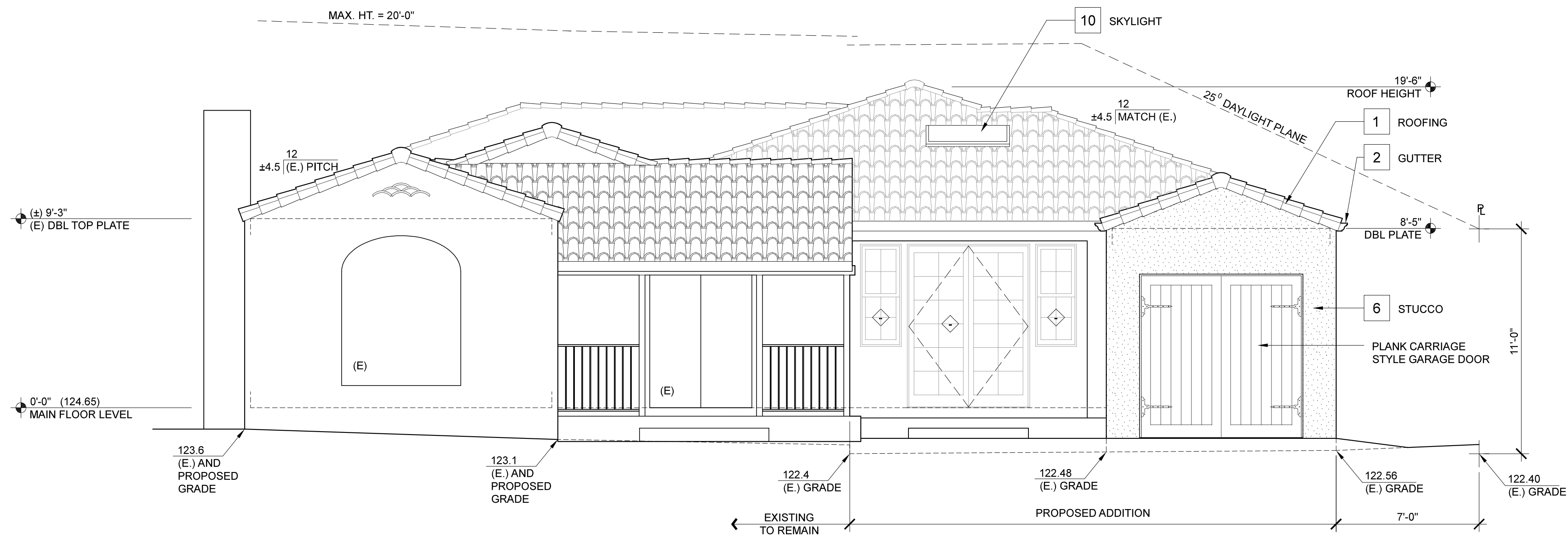
FLOOR PLAN

1/4" = 1'-0"

CLIENT (JOB NO. 21613)
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SHEET
 A - 4



FRONT ELEVATION

1/4" = 1'-0"



REAR ELEVATION

1/4" = 1'-0"

GENERAL NOTES

- I STUCCO REQUIREMENTS: 1) 3-COAT & 3/8" MIN. THICK 2) HAS 2 LAYERS OF GRADE D BUILDING PAPER 3) 26 GA. GALVANIZED WEEP SCREED AT FOUNDATION PLATE LINE AT LEAST 4" ABOVE GRADE OR 2" ABOVE CONCRETE OR PAVING (SEC. 2512.11, 2510.6 & 2512.1.2 CBC 2016)
- II FLUE CLEARANCE AS PER SECTION R1003.18 CRC 2016. 2'-0" ABOVE COMBUSTIBLE CONSTRUCTION @ 10'-0" AWAY
- III CHIMNEY BRACING AS PER CH. 10 CRC 2016
- IV SPARK ARRESTOR PROVIDE AS PER SEC. R1003.4.1 CRC 2016
- V TEMPERED GLASS PROVIDE TEMPERED SAFETY GLASS @ HAZARDOUS LOCATIONS PER SEC. R308.4 CRC 2016

EXTERIOR MATERIAL NOTES

- 1 ROOFING LIGHT WEIGHT CEMENT SPANISH TILE WITH EXPOSED RAFTER TAILS. (ALT. BID FOR 3x RAFTER TAILS)
- 2 GUTTER G.I. HALF ROUND, PAINTED
- 3 DOWN SPOUTS G.I. ROUND, PAINTED
- 4 SIDING N/A
- 5 TRIM N/A
- 6 STUCCO SAND FINISH
- 7 VENEER N/A
- 8 WINDOWS DUAL GLAZED WOOD CASEMENTS
- 9 WINDOW TRIM ROLLED STUCCO WITH CAST STONE SILL
- 10 SKYLIGHTS "VELUX", WDMA HALLMARK CERTIFICATION 426 OR EQ.
- 11 CHIMNEY EXISTING TO REMAIN

LEGEND

- ◆ WINDOW. SEE "WINDOW SCHEDULE" ON SHEET (A-16) FOR FURTHER SPECIFICATIONS
- ⬡ DOOR. SEE "DOOR SCHEDULE" ON SHEET (A-16) FOR FURTHER SPECIFICATIONS

* NOTE
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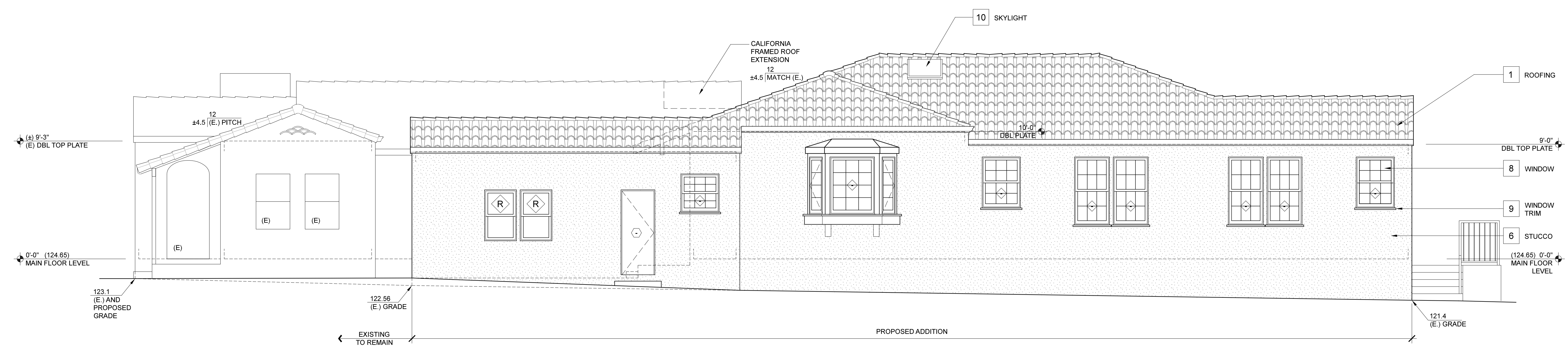
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LOS ALTOS, CA 94022 (650) 941-6890

SHEET
A - 5

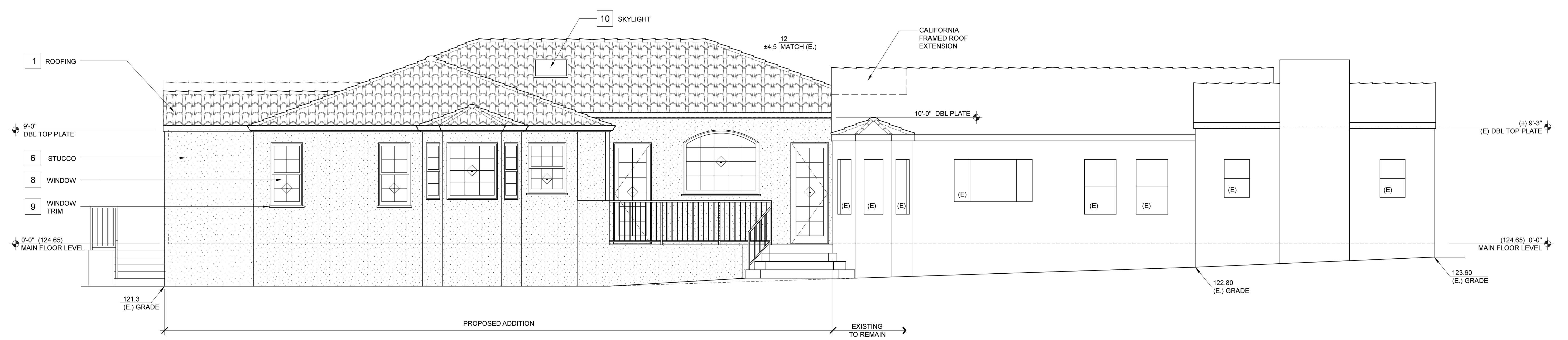
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RIGHT ELEVATION

1/4" = 1'-0"



LEFT ELEVATION

1/4" = 1'-0"

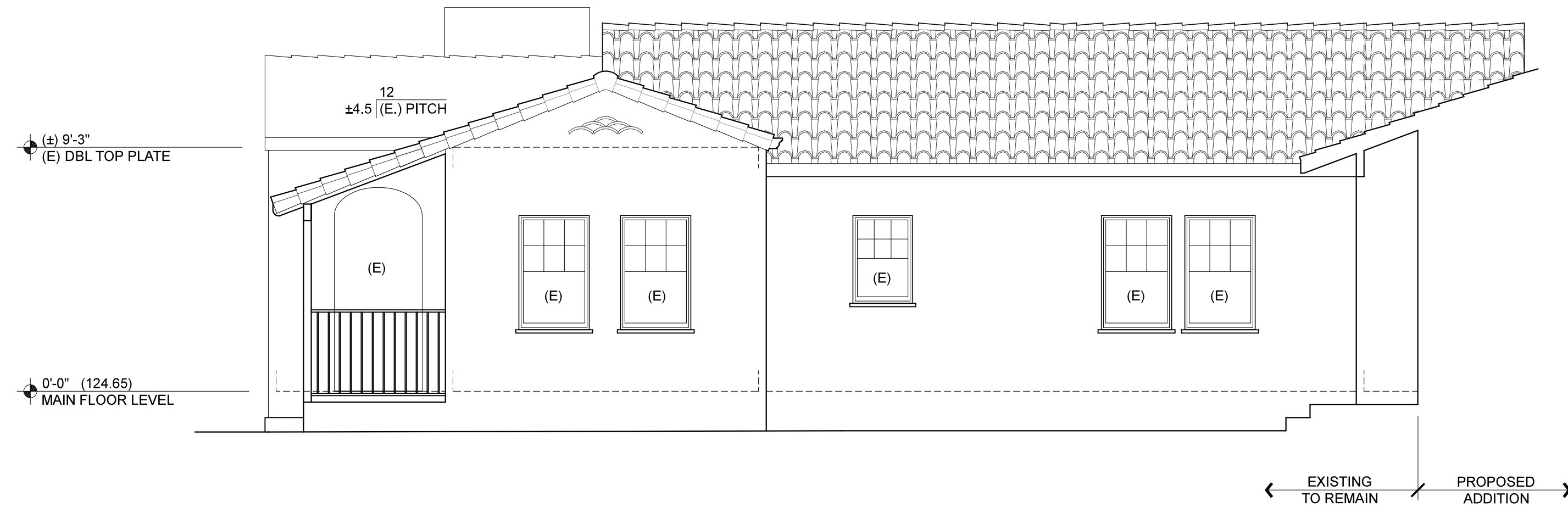
LEGEND

- ◆ WINDOW. SEE "WINDOW SCHEDULE" ON SHEET (A-16) FOR FURTHER SPECIFICATIONS
- ⬡ DOOR. SEE "DOOR SCHEDULE" ON SHEET (A-16) FOR FURTHER SPECIFICATIONS

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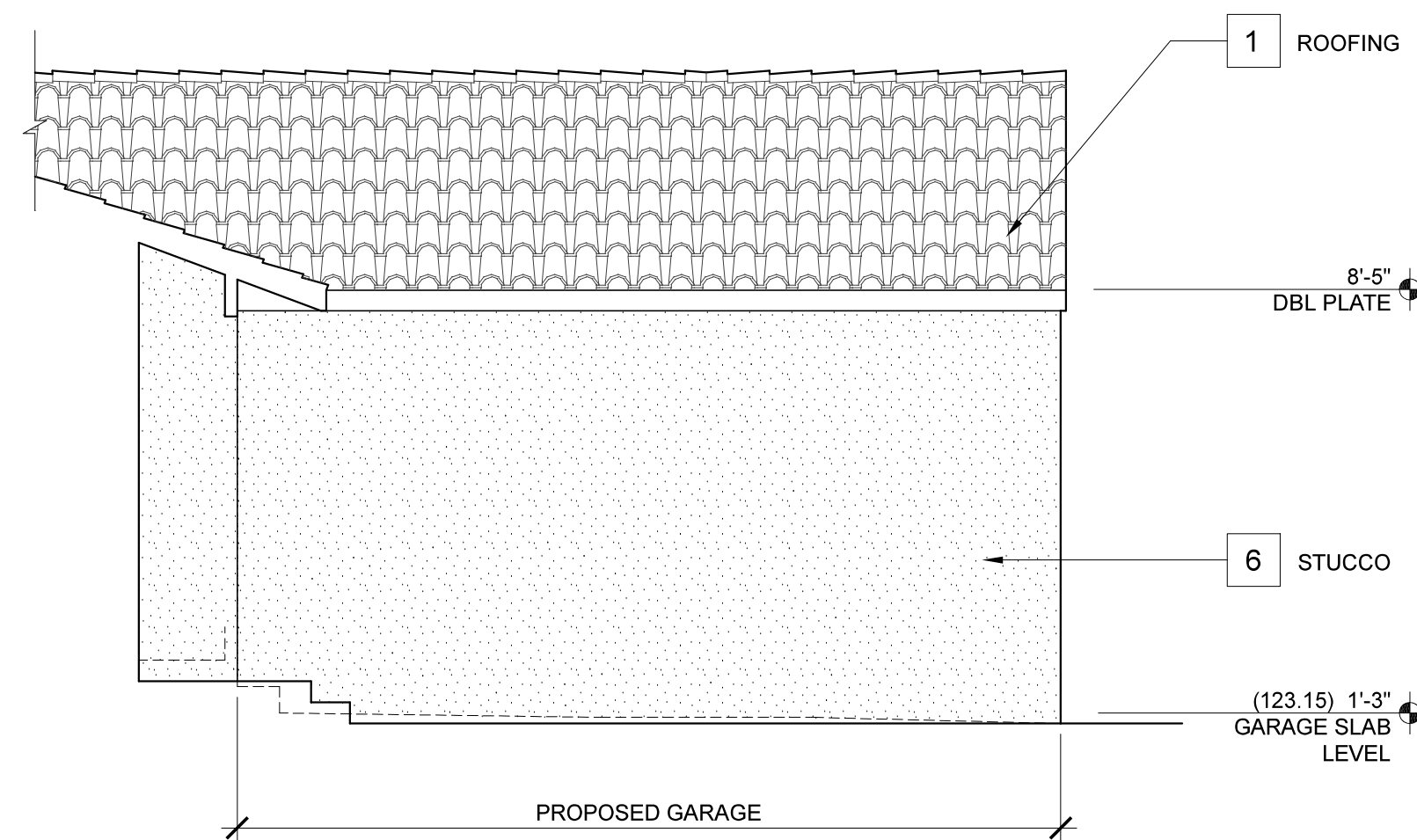
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SHEET
A - 6



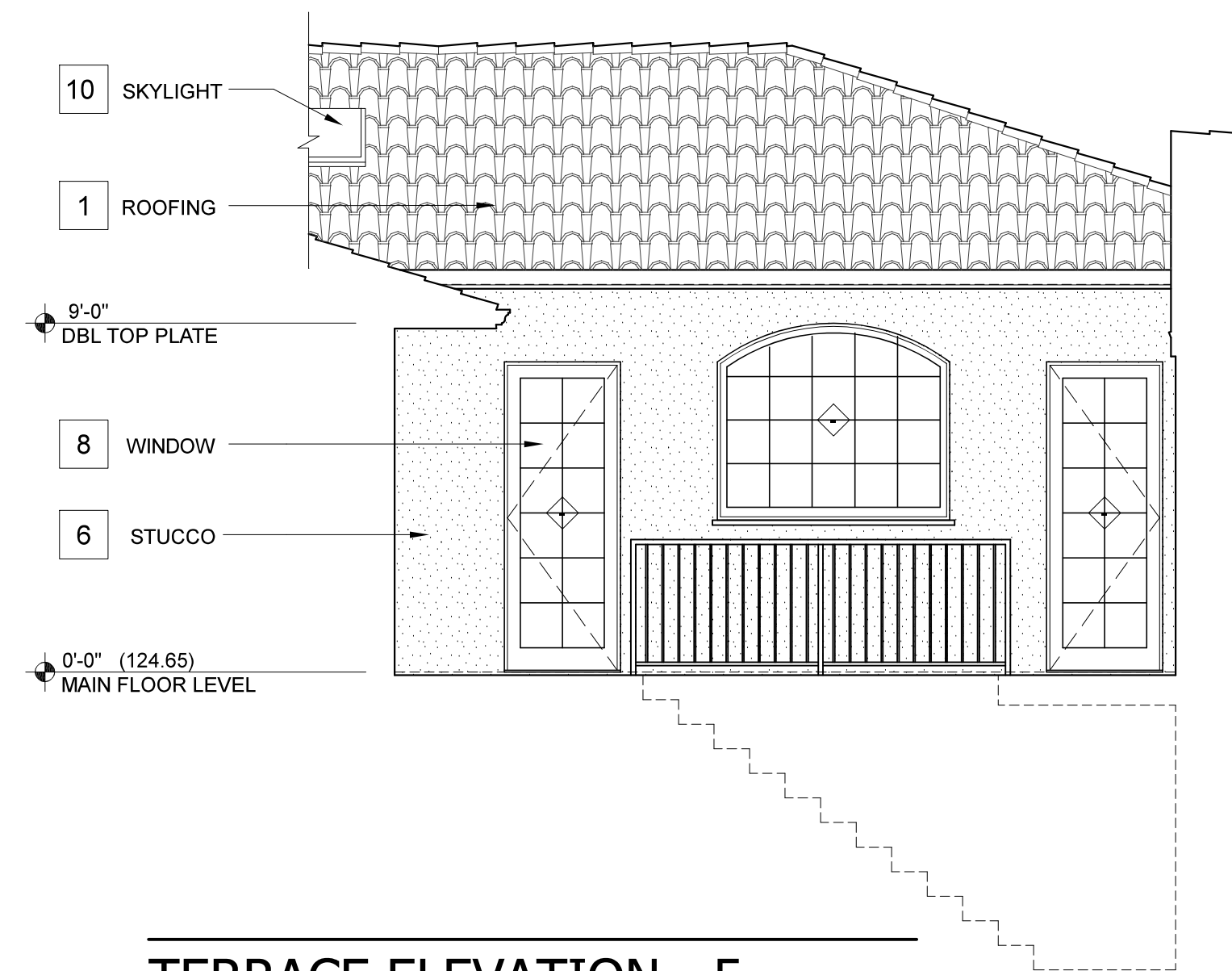
COURTYARD ELEVATION - 1

1/4" = 1'-0"



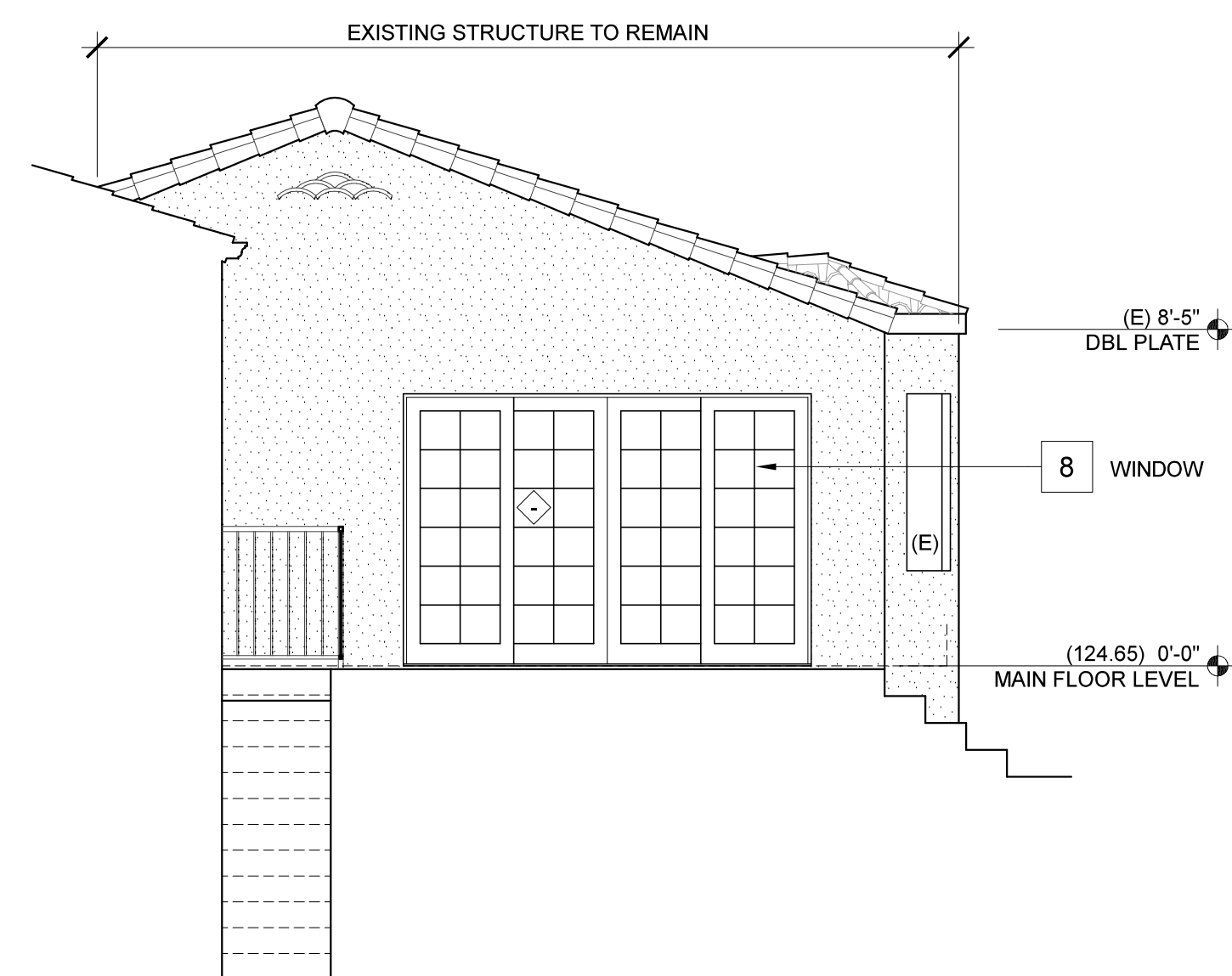
COURTYARD ELEVATION - 3

1/4" = 1'-0"



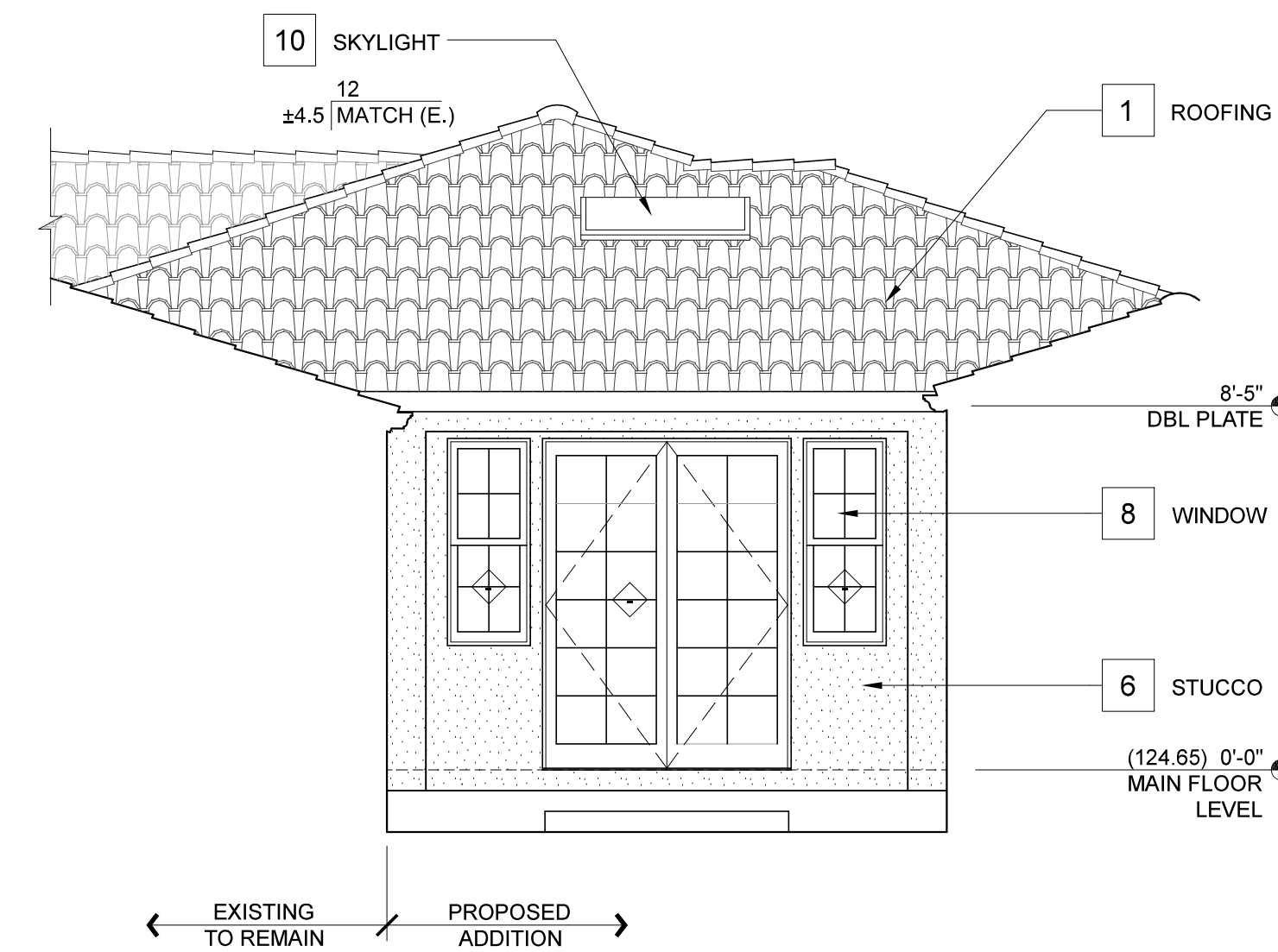
TERRACE ELEVATION - 5

1/4" = 1'-0"



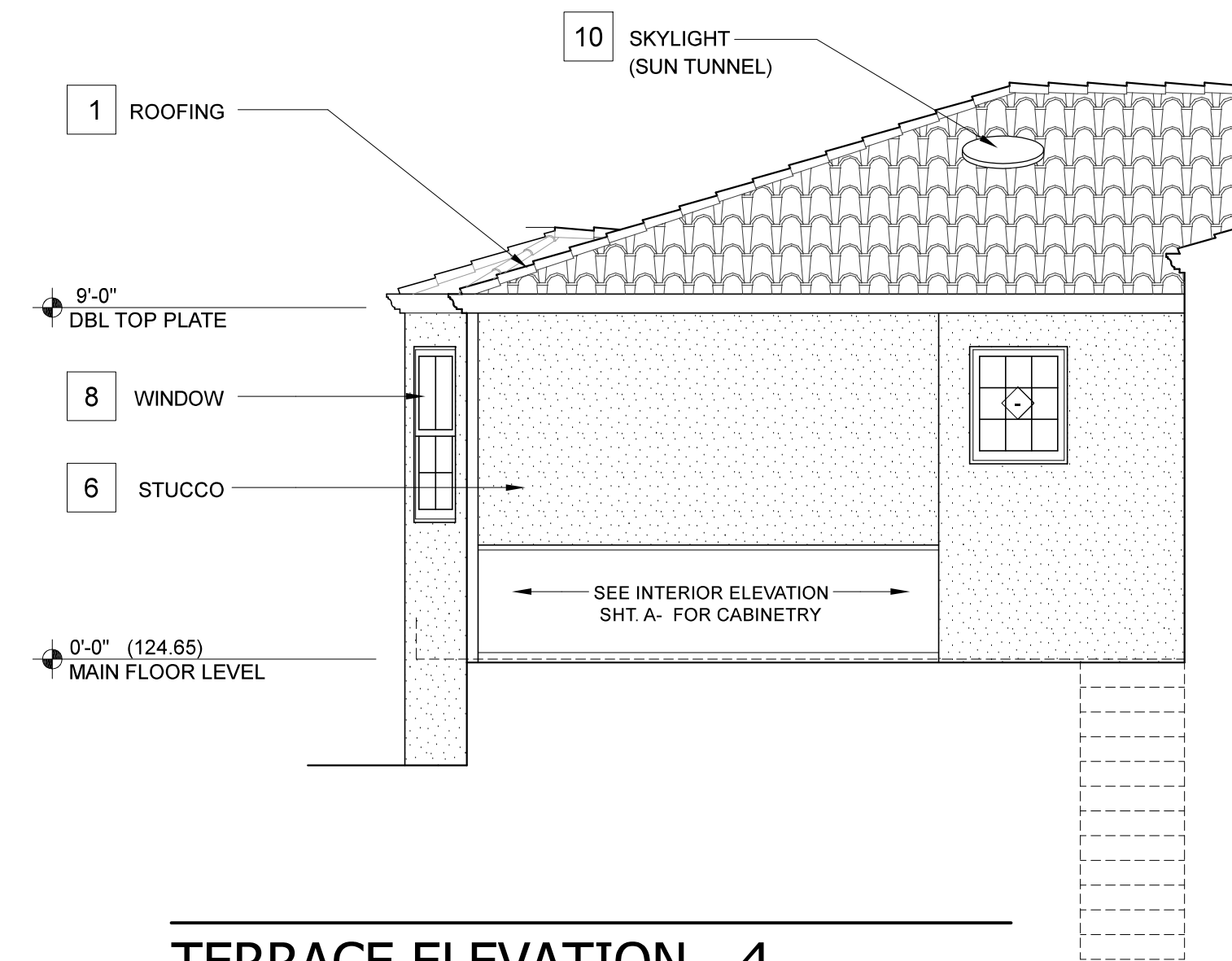
TERRACE ELEVATION - 6

1/4" = 1'-0"



COURTYARD ELEVATION - 2

1/4" = 1'-0"



TERRACE ELEVATION - 4

1/4" = 1'-0"



EXISTING REAR ELEVATION

1/4" = 1'-0"

GENERAL NOTES

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LEGEND

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- ◊ DOOR. SEE "DOOR SCHEDULE" ON SHEET (A-16) FOR FURTHER SPECIFICATIONS

* NOTE THE DRAWING AND THE IDEAS, DESIGN, PLANS AND SPECIFICATIONS CONTAINED WITHIN ARE THE PROPERTY OF CHAPMAN DESIGN ASSOCIATES AND DEVELOPED FOR THE CLIENT'S USE ONLY. NO REPRODUCTION OR TRANSMISSION OF ANY KIND IS INTENDED EXCEPT WITH THE WRITTEN CONSENT OF CHAPMAN DESIGN ASSOCIATES. THIS DRAWING OR USED FOR OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF CHAPMAN DESIGN ASSOCIATES.

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SHEET
A-7

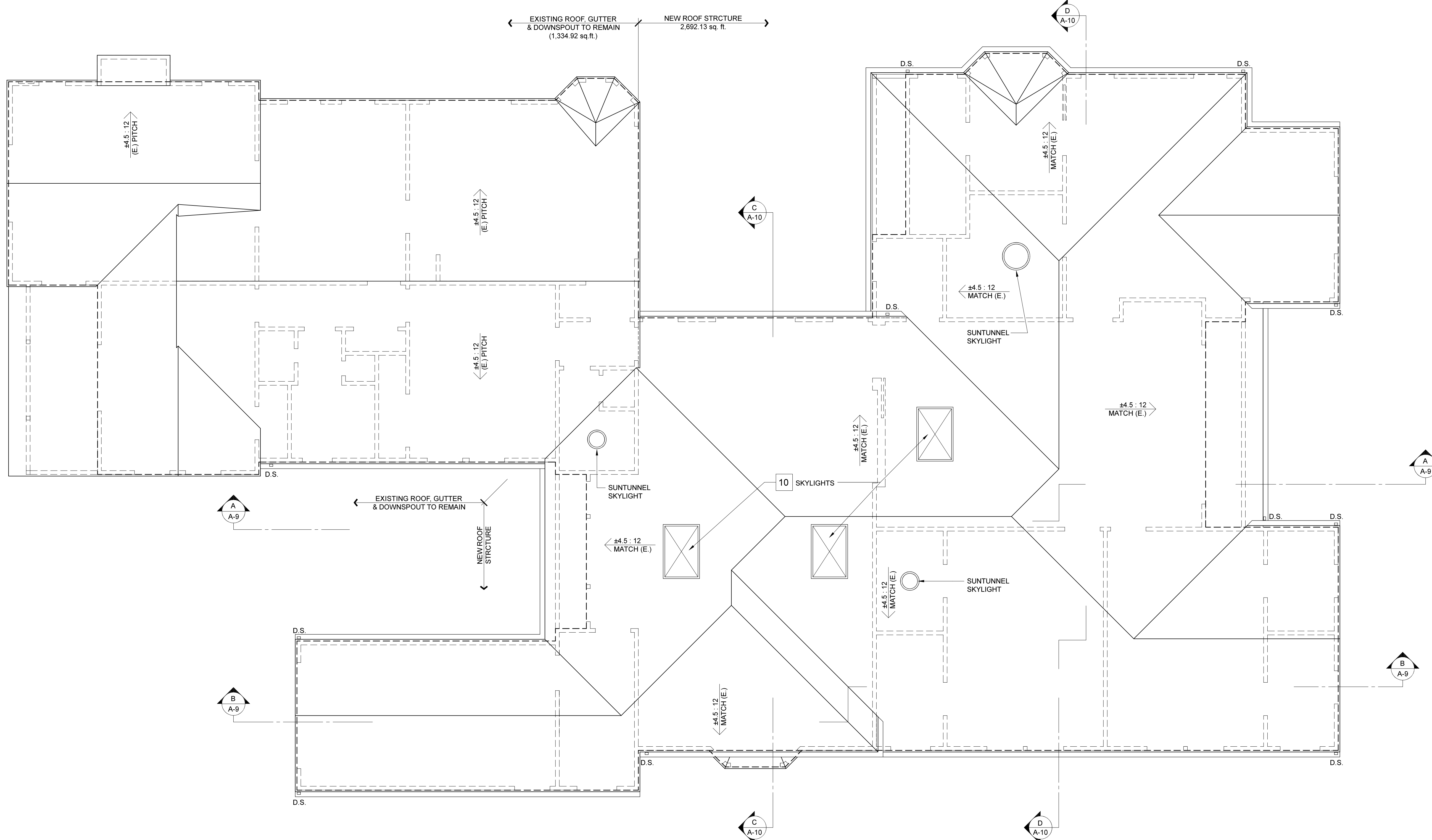
ROOF PLAN NOTES

- 1 ROOFING
- 2 GUTTERS
- 3 DOWN SPOUTS
- 4 SKYLIGHTS

GENERAL NOTES

- I ROOF JACKS WHENEVER POSSIBLE, LOCATE ROOF JACKS WHERE THEY ARE NOT VISIBLE
- II VALLEY FLASHING 24 GA. G.I. "L" FLASHING @ ALL VALLEYS
- III CRICKET FLASHING 24 GA. G.I. OVER $\frac{3}{8}$ " D.F. CDX PLYWOOD (OR BETTER) - 4" MIN. SLOPE
- IV ATTIC VENTILATION PROVIDE ATTIC VENTILATION AS OUTLINED IN SEC. R806.2, 2017 CRC
- V FIREPLACE & CHIMNEY DESIGN AND CONSTRUCTION TO FOLLOW PARAMETERS AS OUTLINED IN CHAPTER 10 OF THE 2017 CRC

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ROOF PLAN

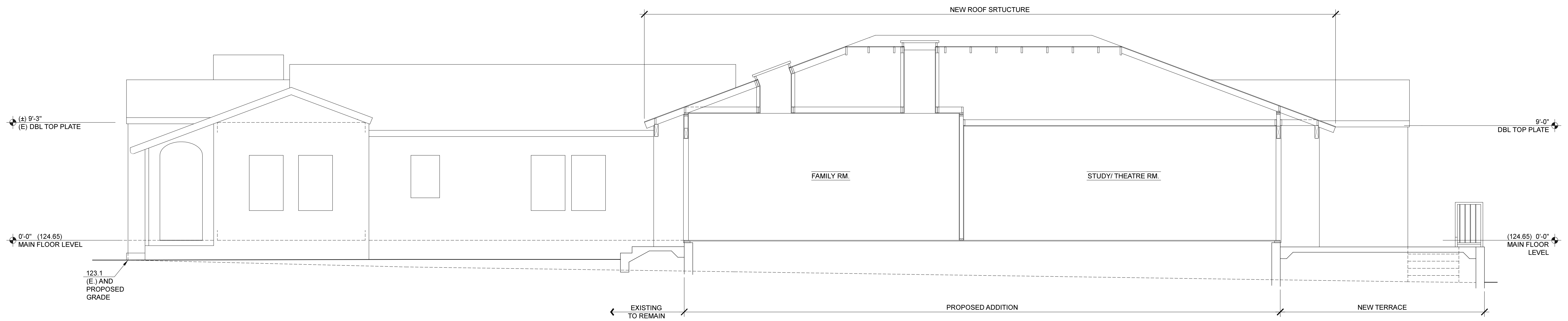
1/4" = 1'-0"

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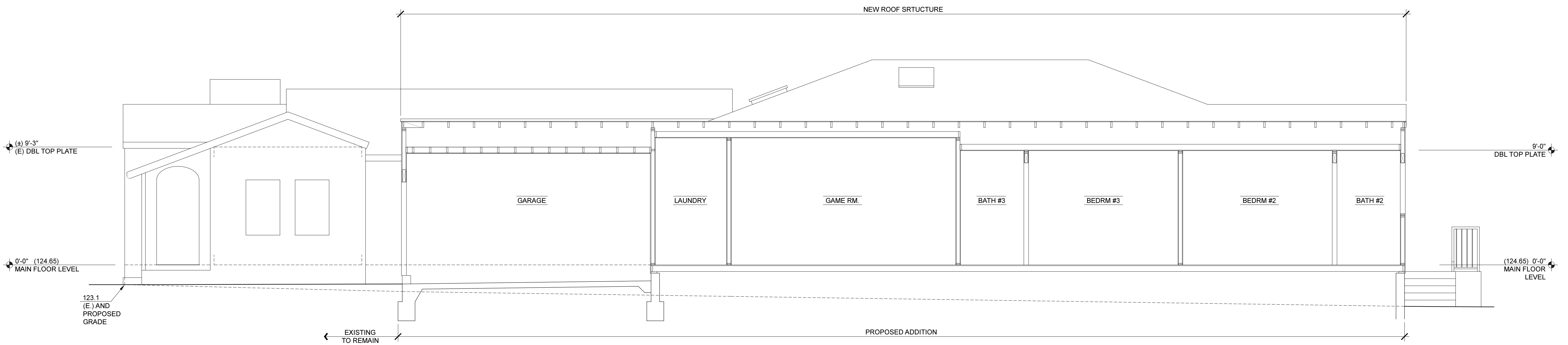
SHEET

A - 8



CROSS SECTION A-A

1/4" = 1'-0"



CROSS SECTION B-B

1/4" = 1'-0"

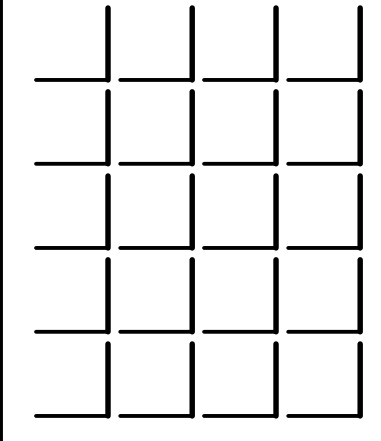
LEGEND

- ◊ WINDOW. SEE "WINDOW SCHEDULE" ON SHEET (A-16) FOR FURTHER SPECIFICATIONS
- ◊ DOOR. SEE "DOOR SCHEDULE" ON SHEET (A-16) FOR FURTHER SPECIFICATIONS

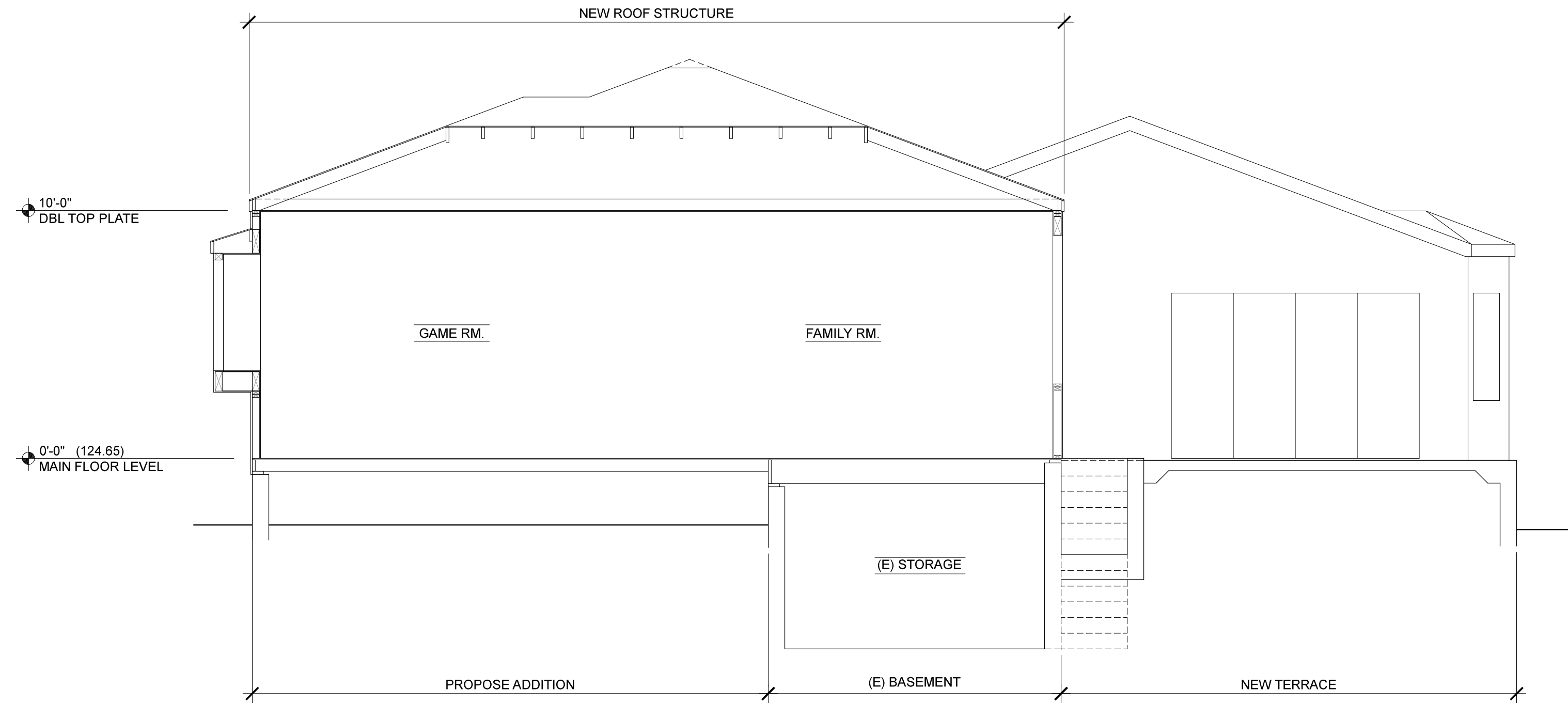
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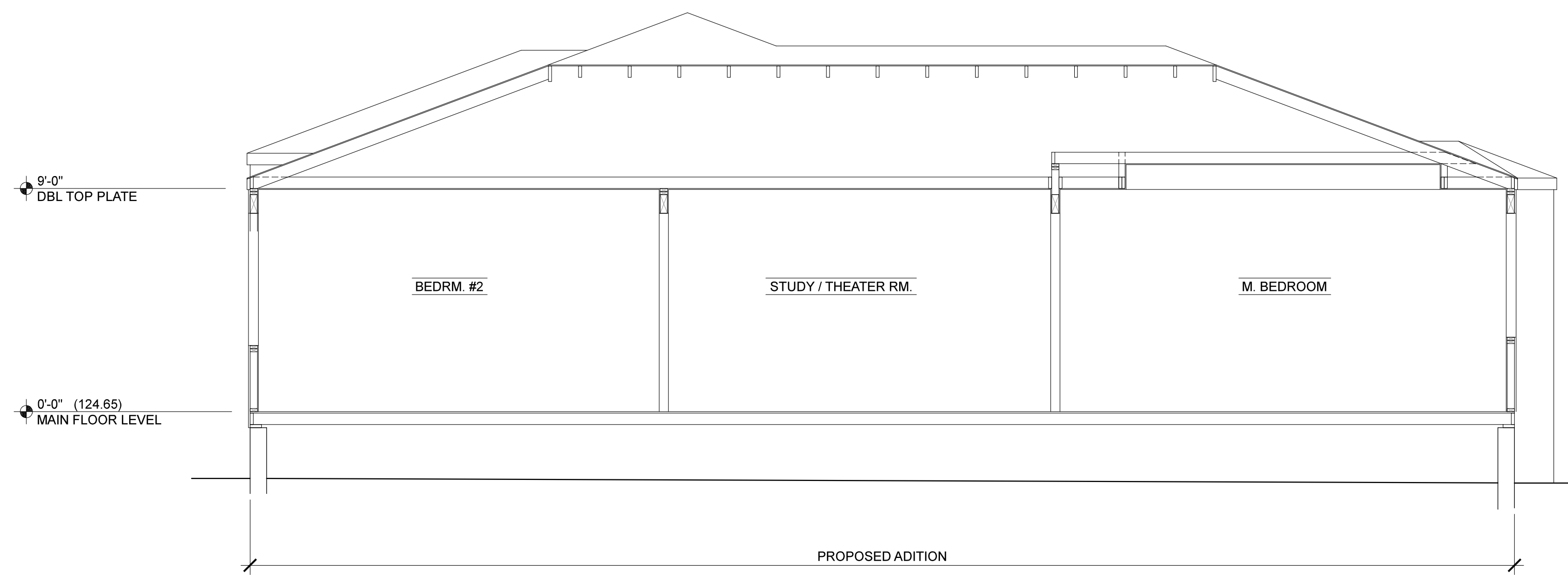


SHEET
A - 9



CROSS SECTION C-C

1/4" = 1'-0"



CROSS SECTION D-D

1/4" = 1'-0"

SECTION NOTES

- 1 ROOF ROOF MATERIAL (SEE ROOF PLAN FOR TYPE) O/ 30# UNDERLAYMENT O/ SHEATHING (SEE SHEATHING SCHEDULE FOR TYPE) O/ RAFTERS (SEE ROOF PLAN AND/OR ROOF FRAMING SCHEDULE FOR TYPE/SIZE & SPACING), TYPICAL U.O.N.
- 2 CEILING @ ATTIC CEILING JOISTS (SEE FRAMING PLAN AND/OR FLOOR/CEILING FRAMING SCHEDULE FOR TYPE/SIZE & SPACING) w/ 1/2" SHEETROCK, TYPICAL U.O.N.
- 3 EXTERIOR WALL EXTERIOR FINISH (SEE EXTERIOR ELEVATIONS FOR TYPE) O/ 2 LAYERS CLASS "D" BUILDING PAPER O/ SHEATHING (SEE SHEATHING SCHEDULE FOR TYPE) O/ 2x6 STUDS @ 16"o.c. (2x6 STUDS @ MAIN PLUMBING WALLS) W/ DOUBLE 2x4 TOP PLATE & 2x4 SOLE PLATE W/ 1/2" SHEET ROCK @ INSIDE FACE, TYPICAL U.O.N.
- 4 INTERIOR WALL 2x4 or 2x6 STUDS @ 16"o.c. (2x6 STUDS @ MAIN PLUMBING WALLS) W/ DOUBLE 2x4 TOP PLATE & 2x4 SOLE PLATE W/ 1/2" SHEET ROCK BOTH SIDES, TYPICAL U.O.N.
- 5 FLOOR FLOOR SHEATHING (SEE SHEATHING SCHEDULE FOR TYPE) O/ FLOOR JOISTS (SEE FRAMING PLAN AND/OR FLOOR/CEILING FRAMING SCHEDULE FOR TYPE/SIZE & SPACING), TYPICAL U.O.N.
- 6 GARAGE SLAB SEE FOUNDATION PLAN

LEGEND

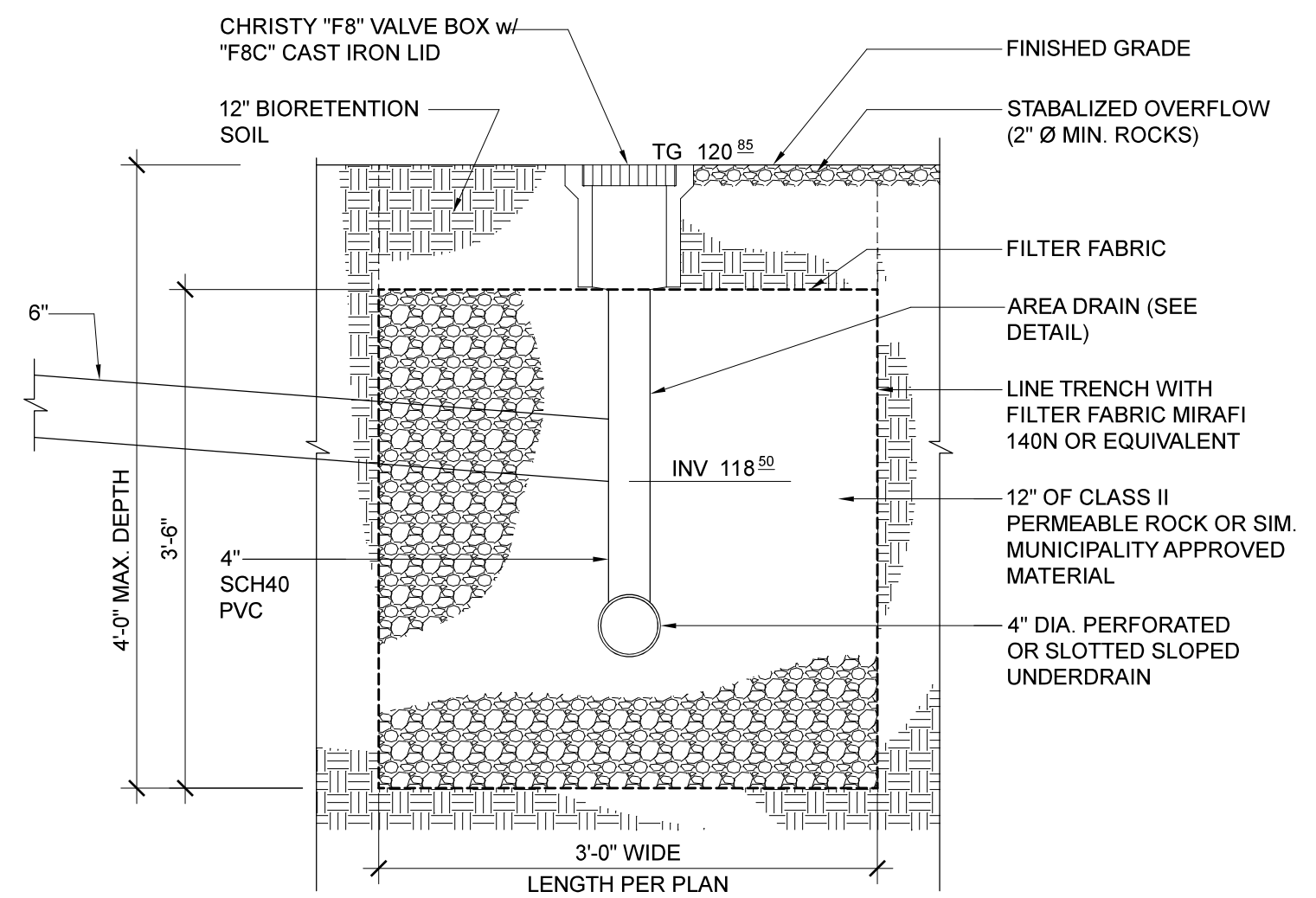
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- ◊ DOOR. SEE "DOOR SCHEDULE" ON SHEET (A-16) FOR FURTHER SPECIFICATIONS

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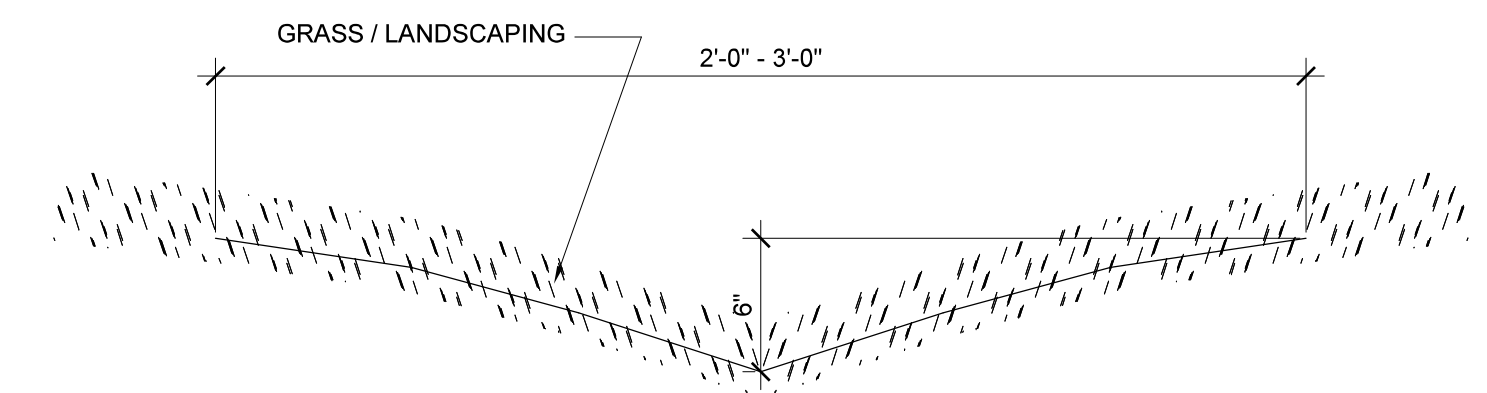
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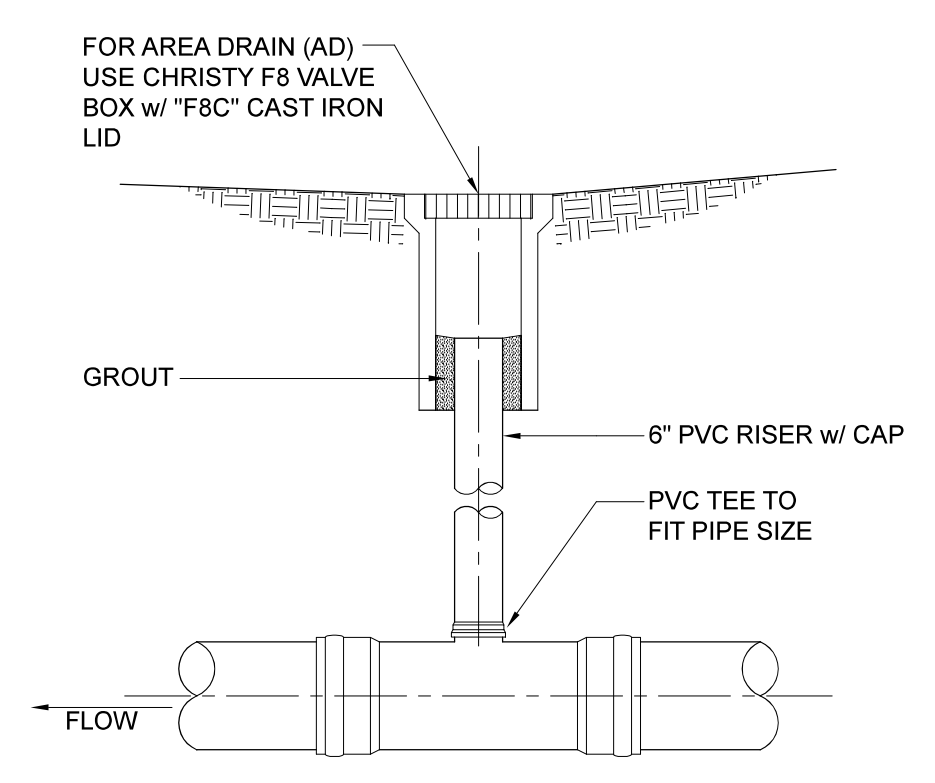
SHEET
 A - 10



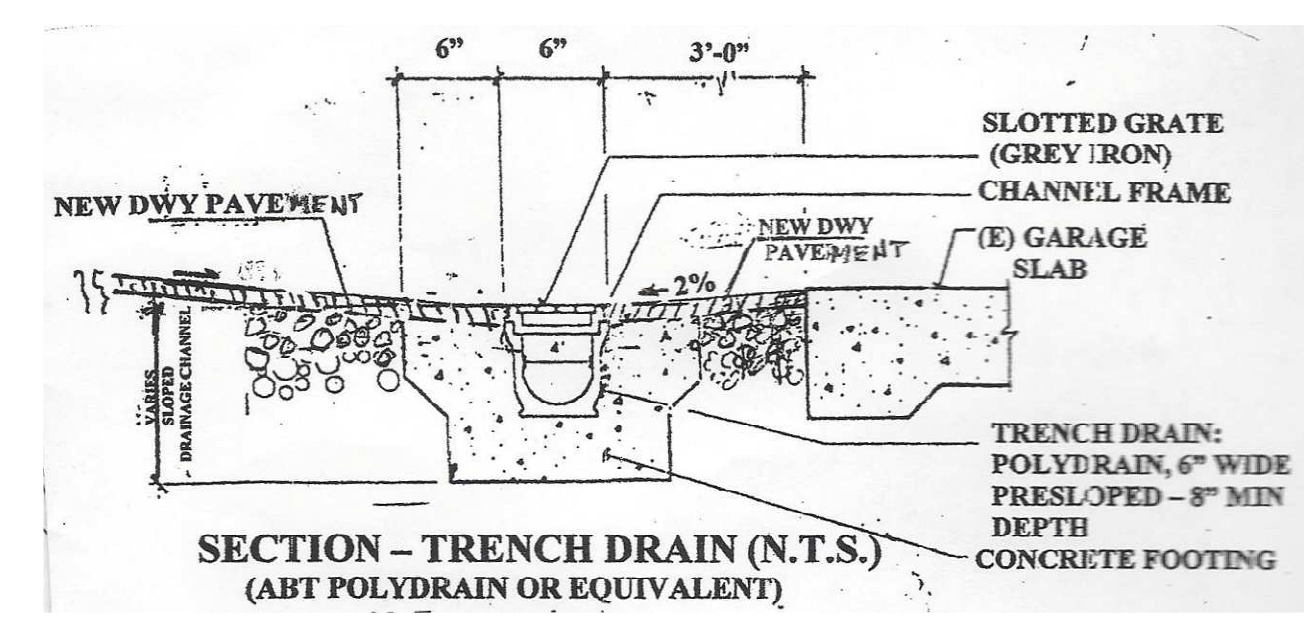
ON-SITE BIORETENTION TRENCH



BIOREMEDIATION GRASS SWALE (NO SCALE)



AREA DRAIN DETAIL



LEGEND

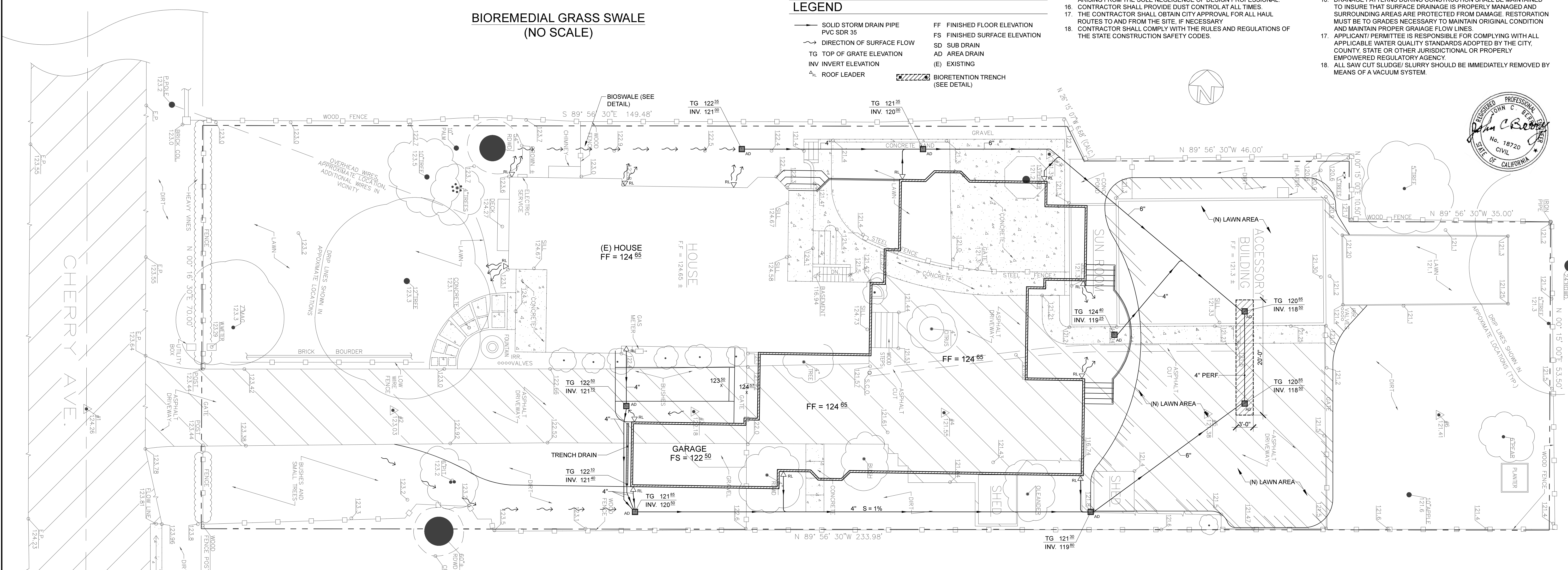
- SOLID STORM DRAIN PIPE
- ~ DIRECTION OF SURFACE FLOW
- TG TOP OF GRATE ELEVATION
- INV INVERT ELEVATION
- ▲ ROOF LEADER
- FF FINISHED FLOOR ELEVATION
- FS FINISHED SURFACE ELEVATION
- SD SUB DRAIN
- AD AREA DRAIN
- (E) EXISTING
- ▨ BIORETENTION TRENCH (SEE DETAIL)

GENERAL NOTES:

- ALL DEBRIS RESULTING FROM DEMOLITION OF EXISTING STRUCTURES SHALL BE REMOVED FROM THE SITE AND MAY NOT BE USED AS FILL. PRIOR TO CONSTRUCTION, ALL VEGETATION AND ORGANICALLY CONTAMINATED SOILS SHALL BE CLEARED FROM THE AREA.
- SLOPES ARE TO BE GRADED TO WITHIN 0.2' OF THE ELEVATIONS.
- THE CONTRACTOR WILL BE RESPONSIBLE FOR THE GRADING OPERATION AS WELL AS FOR DISPOSING OF ANY EXCESS MATERIAL.
- CUT AND FILL SLOPES SHALL BE CONSTRUCTED NO STEEPER THAN 2:1.
- ALL HOLES RESULTING FROM REMOVAL OF TREE STUMPS AND ROOTS, SHALL BE OVER EXCAVATED INTO FIRM MATERIALS AND THEN BACK FILLED AND COMPACTED WITH NATIVE MATERIALS.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO IMMEDIATELY NOTIFY THE CITY ENGINEER UPON DISCOVERY OF ANY FIELD CONFLICTS.
- FILLS WILL NEED TO BE PLACED ON LEVEL CUT MADE THROUGH ALL TOPSOIL AND LOOSE/ SOFT SUBSOIL.
- IN THE EVENT OF A DISCREPANCY BETWEEN THE DRAWING AND THE FIGURES WRITTEN THEREON, THE FIGURES SHALL BE TAKEN AS CORRECT AND SHALL GOVERN.
- ALL GRADING, INCLUDING CUTTING DRIVEWAY TO SUB GRADE, SHALL BE COMPLETED PRIOR TO CONSTRUCTION OF ANY OTHER IMPROVEMENTS. THE DESIGN ENGINEER ASSUMES NO LIABILITY FOR ADJUSTMENT TO, MODIFICATIONS OF OR DEMOLITION AND RECONSTRUCTION OF ANY IMPROVEMENTS WHICH ARE CONSTRUCTED PRIOR TO THE COMPLETION OF EARTHWORK OPERATION.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE DESIGN ENGINEER OF ANY DIFFERENCES OF LOCATION OF EXISTING UTILITIES FROM THAT SHOWN OR OF ANY CONFLICTS BEFORE CONTINUING WORK IN THAT AREA.
- THE DESIGN ENGINEER MAKES NO REPRESENTATION AS TO THE ACCURACY OR COMPLETENESS OF THE LOCATION, EXISTENCE OR NONEXISTENCE OF ANY UNDERGROUND UTILITIES OR STRUCTURES WITHIN THE LIMITS OF THIS PROJECT. THE CONTRACTOR IS REQUIRED TO TAKE ALL PRECAUTIONARY MEANS TO PROTECT THE UTILITIES AND STRUCTURES NOT OF RECORD OR NOT SHOWN ON THESE PLANS.
- CONTRACTOR SHALL KEEP EXISTING STREETS FREE FROM DIRT AND DEBRIS DURING ALL PHASES OF CONSTRUCTION.
- CONTRACTOR WILL BE RESPONSIBLE FOR ADEQUATE TEMPORARY DRAINAGE FACILITIES AND WINTERIZATION MEASURES DURING RAINY SEASON OPERATION AND PROTECT ALL GRADED AREAS FROM EROSION.
- CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THE PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.
- CONTRACTOR SHALL PROVIDE DUST CONTROL AT ALL TIMES.
- THE CONTRACTOR SHALL OBTAIN CITY APPROVAL FOR ALL HAUL ROUTES TO AND FROM THE SITE, IF NECESSARY.
- CONTRACTOR SHALL COMPLY WITH THE RULES AND REGULATIONS OF THE STATE CONSTRUCTION SAFETY CODES.

GENERAL REQUIREMENTS FOR ALL JOBS

- THE NAMED APPLICANT SHALL DEFEND, INDEMNIFY AND HOLD THE CITY, ITS OFFICERS, AGENTS, AND EMPLOYEES HARMLESS FROM ANY SUITS, CLAIMS OR ACTIONS BROUGHT BY ANY PERSON OR PERSONS FOR OR ON ACCOUNT OF ANY INJURIES OR DAMAGES SUSTAINED OR ARISING FROM THE SUBJECTS OF THIS PERMIT.
- COMMENCEMENT OF ANY WORK UNDER THIS PERMIT SHALL CONSTITUTE ACCEPTANCE OF THE CONDITIONS AND REQUIREMENTS OF THIS PERMIT.
- THIS PERMIT MAY REQUIRE MODIFICATIONS TO THIS PERMIT AS NEEDED BECAUSE OF SPECIAL FIELD CONDITIONS.
- NO OTHER WORK, OTHER THAN SPECIFICALLY MENTIONED, IS HEREBY AUTHORIZED. A COPY OF THIS PERMIT MUST BE KEPT ON THE SITE OF THE WORK TO BE SHOWN TO ANY AUTHORIZED REPRESENTATIVE OF THE CITY.
- THIS PERMIT DOES NOT AUTHORIZE EXCAVATION AND GRADING ON PRIVATE PROPERTY. THIS PERMIT DOES NOT RELEASE THE APPLICANT/ PERMITTEE FROM LIABILITIES CONTAINED IN OTHER AGREEMENTS OR CONTRACTS WITH THE CITY, OTHER AGENCIES OR PERSONS.
- THIS PERMIT DOES NOT SUPERSEDE OR REPLACE ANY PERMIT THAT MAY BE NEEDED FROM OTHER AGENCIES. PROPER PERMIT MUST BE OBTAINED FROM STATE, COUNTY, AND ANY OTHER AGENCY INVOLVED.
- THIS PERMIT IS VALID FOR SIXTY (60) DAYS FROM THE APPROVAL DATE UNLESS OTHERWISE NOTED.
- CONSTRUCTION SITE SIGNS, DEVICES AND LIGHTS SHALL BE IN ACCORDANCE WITH CALTRANS STANDARDS.
- USE OF A FLASHING ARROW PANEL IS MANDATORY WHEN WORK LOCATION IS WITHIN A 35 MPH SPEED ZONE.
- TRAFFIC CONDITIONS AND ADEQUATE PROTECTION OF THE PUBLIC IN THE VICINITY OF THE JOB SITE SHALL BE THE RESPONSIBILITY OF THE APPLICANT. DURING CONSTRUCTION ACTIVITIES, TWO-WAY TRAFFIC SHALL BE MAINTAINED. A MINIMUM OF ONE TRAFFIC LANE SHALL BE KEPT PASSABLE AND UNDER THE CONTROL OF COMPETENT FLAG PERSONS. AT NIGHT, WEEKENDS, AND HOLIDAYS, A MINIMUM OF TWO 12-FOOT WIDE TRAVEL LANES SHALL BE SAFE AND PASSABLE. ANY DAMAGE TO PAINTED STREET PAVEMENT DELINEATIONS, MARKINGS, OR REFLECTORS AND PAINTED CURBS SHALL BE RESTORED AS APPROVED BY THE ENGINEER.
- EXCAVATIONS WITHIN THE ASPHALT STREET SECTION SHALL BE BACKFILLED BEFORE LEAVING THE WORK FOR THE NIGHT, UNLESS OTHERWISE AUTHORIZED BY THE CITY'S REPRESENTATIVE. TEMPORARY SURFACING SHALL BE PLACED ON THE TRENCH SURFACE OVERNIGHT.
- ALL TRENCH BACKFILL REQUIRES CERTIFIED COMPACTION TEST TO 95% DENSITY OR GREATER FOR EACH LIFT (MAXIMUM LIFT OF 12") OR USE CONTROLLED DENSITY FILL (CDF) AS APPROVED.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST ISSUE OF CAL O.S.H.A. SAFETY ORDERS. THE CITY HAS NOT CHECKED TRENCH SAFETY AND TRENCH SAFETY IS NOT IMPLIED WITH THIS PERMIT.
- LANDSCAPING IS NOT TO BE DISTURBED ANY MORE THAN ABSOLUTELY NECESSARY. RESTORATION SHALL BE TO PROPERTY OWNER'S SATISFACTION.
- DRAINAGE PATTERNS DURING CONSTRUCTION SHALL BE MAINTAINED TO INSURE THAT SURFACE DRAINAGE IS PROPERLY MANAGED AND SURROUNDING AREAS ARE PROTECTED FROM DAMAGE. RESTORATION MUST BE TO GRADES NECESSARY TO MAINTAIN ORIGINAL CONDITION AND MAINTAIN PROPER GRADE FLOW LINES.
- APPLICANT/PERMITTEE IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE WATER QUALITY STANDARDS ADOPTED BY THE CITY, COUNTY, STATE OR OTHER JURISDICTIONAL OR PROPERLY EMPOWERED REGULATORY AGENCY.
- ALL SAW CUT SLUDGE/ SLURRY SHOULD BE IMMEDIATELY REMOVED BY MEANS OF A VACUUM SYSTEM.



REVISIONS	DESCRIPTION	APPROVED BY	DATE

BERRY and ASSOCIATES
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 Redwood City, CA 94061
 Phone: (650) 368-0750 Fax: (650) 368-1810

GLORIA WANG & RUNZHEN HUANG
 GRADING & DRAINAGE PLAN
 571 CHERRY AVE.
 LOS ALTOS, CA 94022

DRAWN BY: DEREK T.	CHECKED BY: JOHN BERRY	SHEET C - 1
DESIGNED BY: JOHN BERRY	SCALE: 1/16" = 1'-0"	
DATE: 07-07-2017		