



DATE: August 17, 2016

AGENDA ITEM # 4

TO: Design Review Commission

FROM: Sean K. Gallegos, Assistant Planner

SUBJECT: 16-SC-28 – 904 Madonna Way

RECOMMENDATION:

Approve design review application 16-SC-28 subject to the listed findings and conditions

PROJECT DESCRIPTION

This is a design review application for a remodel and addition to an existing two-story house. The project includes an addition of 25 square feet on the first-story and 132 square feet on the second-story. The following table summarizes the project’s technical details:

GENERAL PLAN DESIGNATION: Single-family, Residential
ZONING: R1-H
PARCEL SIZE: 22,709 square feet
MATERIALS: Matching existing - tile shingle, cement plaster siding, wood clad aluminum windows, and wood trim

	Existing	Proposed	Allowed/Required
LOT COVERAGE:	2,759 square feet	2,784 square feet	5,677 square feet
FLOOR AREA:			
First floor ¹	3,101 square feet	3,126 square feet	
Second floor	1,514 square feet	1,646 square feet	
Total	4,615 square feet	4,772 square feet	5,029 square feet
SETBACKS:			
Front	32.6 feet	32.6 feet	30 feet
Rear	38 feet	38 feet	50 feet
Right side (1 st /2 nd)	25.1 feet/25.1 feet	25.1 feet/25.1 feet	25 feet/25 feet
Left side (1 st /2 nd)	40.1 feet/41.5 feet	40.1 feet/41.5 feet	25 feet/25 feet
HEIGHT:	26.7 feet	26.7 feet	27 feet

¹ Includes floor area from the lower level garage.

BACKGROUND

Neighborhood Context

The subject property is located in a Diverse Character Neighborhood, as defined in the City's Residential Design Guidelines. Madonna Way is a hillside cul-de-sac that is accessed from University Avenue. The homes on the street vary in age and design and are a combination of one and two-stories. Due to the moderate to steep slope in the area, most of the properties in the neighborhood have limited visibility from the street. The front yard landscaping is varied throughout the neighborhood.

Zoning Compliance

The house has an existing non-conforming rear yard setback of 37 feet, 11 inches, while the R1-H district requires a minimum side yard setback of 50 feet. Since the project will be maintaining more than 50 percent of the existing house, the Zoning Code allows the non-conforming setback to be maintained.

In the R1-H district, if the height exceeds 22 feet, the first floor side yard setback is 25 feet

DISCUSSION

Design Review

According to the Design Guidelines, in Diverse Character Neighborhoods, good neighbor design has its own design integrity while incorporating some design elements and materials found in the neighborhood.

The proposed addition and remodel matches the traditional architectural design style of the existing house. An expanded family room and breakfast area are proposed along the right side of the first story and the existing deck off the master bedroom is being converted into an exercise room on the second story. The design relates well to the homes in the neighborhood context with horizontal eave lines and hipped roof elements. The project uses high quality materials consistent with the existing materials, such as cement plaster siding, wood clad aluminum windows and wood trim, which are integral to the architectural design of the house. Overall, the project design has individual design integrity and the materials and forms relate well with the surrounding neighborhood.

The minor addition to the rear of the house will maintain the existing massing and maintain the traditional appearance of the house. Due to the moderate to steep slope in the immediate neighborhood and limited visibility from the adjacent properties, the minor addition to the rear of the house will not be perceived by adjacent properties.

Privacy

On the right (west) side elevation of the second story, there is one egress window in the exercise room with a two-foot, four-inch sill height. Although the exercise room includes a low sill height,

the sight line study (Sheet A-1.2) shows the existing mature trees along the right property line provides screening to obscure sight lines and maintains a reasonable degree of privacy. Additionally, the window is oriented toward the public right-of-way, which further diminishes privacy impacts. Therefore, as designed and with the existing evergreen screening, the project maintains a reasonable degree of privacy. The project does not propose revisions to the left (east) or rear (south) second story windows.

Landscaping

There are 18 existing mature trees throughout the property. No trees are proposed for removal and all existing landscaping will be maintained. With the existing trees, front yard landscaping and hardscape, the project meets the City's landscaping regulations and street tree guidelines. Since the project does not rebuild more than 2,500 square feet of landscape area, the City's Water Efficient Landscape Regulations do not apply.

ENVIRONMENTAL REVIEW

This project is categorically exempt from environmental review under Section 15301 of the California Environmental Quality Act because it involves an addition to an existing single-family structure.

PUBLIC CONTACT

A public meeting notice was posted on the property and mailed to 11 nearby property owners on Madonna Way.

Cc: Fred Blome, Applicant and Architect
Bernie and Ditzia Recht, Owners

Attachments:

- A. Application
- B. Neighborhood Compatibility Worksheet
- C. Area, Vicinity and Notification Maps

FINDINGS

16-SC-28 – 904 Madonna Way

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

- a. The proposed addition complies with all provision of this chapter;
- b. The height, elevations, and placement on the site of the proposed addition, 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;
- c. 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;
- d. The orientation of the proposed addition in relation to the immediate neighborhood will minimize the perception of excessive bulk;
- e. 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
- f. The proposed addition has been designed to follow the natural contours of the site with minimal grading, minimum impervious cover, and maximum erosion protection.

CONDITIONS

16-SC-28 – 904 Madonna Way

GENERAL

1. **Approved Plans**

The approval is based on the plans and materials received on July 28, 2016, except as may be modified by these conditions. The scope of work is limited to that shown on the plans and may not exceed rebuilding 50 percent of the existing structure.

2. **Encroachment Permit**

An encroachment permit shall be obtained from the Engineering Division prior to doing any work within the public right-of-way including the street shoulder.

3. **Indemnity and Hold Harmless**

The applicant/owner agrees to indemnify, defend, protect, and hold the City harmless from all costs and expenses, including attorney's fees, incurred by the City or held to be the liability of the City in connection with the City's defense of its actions in any proceedings brought in any State or Federal Court, challenging any of the City's action with respect to the applicant's project.

PRIOR TO ISSUANCE OF BUILDING OR DEMOLITION PERMIT

4. **Tree Protection**

Tree protection fencing shall be installed around the dripline, or as required by the project arborist, of the existing trees as shown on the site plan. Tree protection fencing shall be chain link and a minimum of five feet in height with posts driven into the ground and shall not be removed until all building construction has been completed unless approved by the Planning Division.

PRIOR TO BUILDING PERMIT SUBMITTAL

5. **Conditions of Approval**

Incorporate the conditions of approval into the title page of the plans.

6. **Tree Protection Note**

On the grading plan and/or the site plan, show all tree protection fencing and add the following note: "All tree protection fencing shall be chain link and a minimum of five feet in height with posts driven into the ground."

7. **Green Building Standards**

Provide verification that the house will comply with the California Green Building Standards pursuant to Section 12.26 of the Municipal Code and provide a signature from the project's Qualified Green Building Professional Designer/Architect and property owner.

8. **Air Conditioner Sound Rating**

Show the location of any air conditioning units on the site plan and the manufacturer's specifications showing the sound rating for each unit.

9. **Storm Water Management**

Show how the project is in compliance with the New Development and Construction Best Management Practices and Urban Runoff Pollution Prevention program, as adopted by the City for the purposes of preventing storm water pollution (i.e. downspouts directed to landscaped areas, minimize directly connected impervious areas, etc.).

PRIOR TO FINAL INSPECTION

10. **Landscaping Installation**

All front yard landscaping and privacy screening trees shall be maintained and/or installed as shown on the approved plans or as required by the Planning Division.

11. **Green Building Verification**

Submit verification that the house was built in compliance with the City's Green Building Ordinance (Section 12.26 of the Municipal Code).



ATTACHMENT A

JUN 10 2016
CITY OF LOS ALTOS
PLANNING

CITY OF LOS ALTOS GENERAL APPLICATION

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

Permit # 1107268

<input checked="" type="checkbox"/>	One-Story Design Review	<input type="checkbox"/>	Commercial/Multi-Family	<input type="checkbox"/>	Environmental Review
<input checked="" 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 type="checkbox"/>	Appeal
<input type="checkbox"/>	Historical Review	<input type="checkbox"/>	Preliminary Project Review	<input type="checkbox"/>	Other:

Project Address/Location: 904 Madonna Way

Project Proposal/Use: Single Family Residence Current Use of Property: Single Family Residence

Assessor Parcel Number(s): 336-44-039 Site Area: 22,709

New Sq. Ft.: 157.2 Altered/Rebuilt Sq. Ft.: _____ Existing Sq. Ft. to Remain: 4375.9

Total Existing Sq. Ft.: 4,508.6 Total Proposed Sq. Ft. (including basement): 4,850.8

Is the site fully accessible for City Staff inspection? Yes

Applicant's Name: Fred Blome - Blome Architecture

Telephone No.: 650-325-5443 Email Address: fred@blomearchitecture.com

Mailing Address: 719 Regal Court

City/State/Zip Code: Menlo Park, CA 94025

Property Owner's Name: Berie & Ditzia Recht

Telephone No.: 650-948-5490 Email Address: rechtmd@aol.com

Mailing Address: 904 Madonna Way

City/State/Zip Code: Los Altos, CA 94024

Architect/Designer's Name: Fred Blome - Blome Architecture

Telephone No.: 650-325-5443 Email Address: fred@blomearchitecture.com

Mailing Address: 719 Regal Ct

City/State/Zip Code: Menlo Park, CA 94025

** 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. **

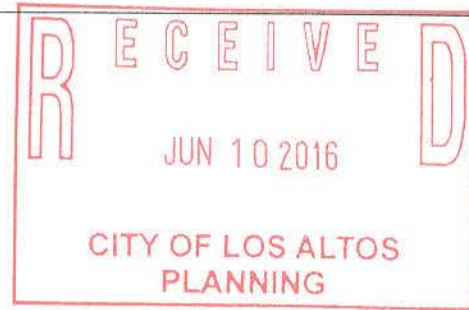
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BLOME architecture

6/20/2016

Design Review Commission
City of Los Altos, CA

Re: Second story addition at
904 Madonna Way, Los Altos, CA
APN 336-44-039



Commissioners:

We respectfully submit our project at 904 Madonna Way for a Two-Story Residential Design Review.

This project consists of a small addition on the main level floor and an addition on the upper level to enclose an existing roof balcony deck. This upper level addition is the scope of work subject to the Design Review.

1. The addition to the existing house complies with all provisions of the Zoning Ordinance, without exceptions.
2. The upper level addition has minimal impact since it is replacing and enclosing an existing balcony:
 - a. Views - unchanged due to the addition as it is in front of and lower than the existing house behind.
 - b. Privacy - increased due to more limited view exposure, ie 2 windows are replacing an existing open balcony.
 - c. Due to the addition's location on the existing house and the existing landscape and tree foliage, there are minimal if any views to and from adjacent properties to the addition.
3. There is no grading or changes to existing landscape proposed.
4. The addition has minimal impact on bulk of the existing house due to the location of the addition:
 - a. Replacing an existing balcony.
 - b. Lower and in front of the existing house.
 - c. Against a large chimney structure to the side of the addition.
5. The addition matches all materials and details to the existing house, including roofing material and slope, eave details, and wall material & texture.
6. There are no changes proposed effecting the existing grading nor any foundation work related to the upper level addition. The main level addition is of minimal size and its foundation will match the existing adjacent foundation system.

To further explain the views related to the addition, we've included on the following page a panoramic photograph taken from the existing balcony deck, rotating from full left showing the existing house to full right showing the existing chimney. Although the picture is completely distorted, it does show the adjacent foliage to the left and the open but private views out front and to the right.

If you have any questions, please call.

Sincerely,

A handwritten signature in black ink that reads "Fred Blome".

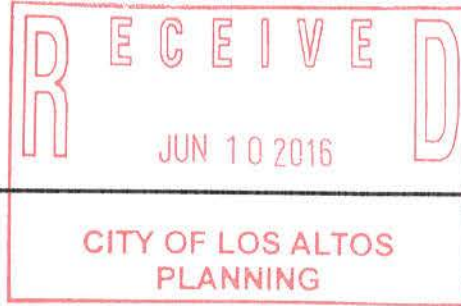
Fred Blome

Fred Blome - Blome Architecture

719 Regal Court Menlo Park California 94025 650.325.5443

Panoramic photograph from the existing balcony, where the new addition is proposed, infilling to the balcony walls.





ATTACHMENT B

Planning Division

(650) 947-2750

Planning@losaltosca.gov

NEIGHBORHOOD COMPATIBILITY WORKSHEET

In order for your design review application for single-family residential remodel/addition or new construction to be successful, it is important that you consider your property, the neighborhood's special characteristics that surround that property and the compatibility of your proposal with that neighborhood. **The purpose is to help you understand your neighborhood before you begin the design process with your architect/designer/builder or begin any formal process with the City of Los Altos.** *Please note that this worksheet must be submitted with your 1st application.*

The Residential Design Guidelines encourage neighborhood compatibility without necessarily forsaking individual taste. Various factors contribute to a design that is considered compatible with a surrounding neighborhood. The factors that City officials will be considering in your design could include, but are not limited to: design theme, scale, bulk, size, roof line, lot coverage, slope of lot, setbacks, daylight plane, one or two-story, exterior materials, landscaping et cetera.

It will be helpful to have a site plan to use in conjunction with this worksheet. Your site plan should accurately depict your property boundaries. The best source for this is the legal description in your deed.

Photographs of your property and its relationship to your neighborhood (see below) will be a necessary part of your first submittal. Taking photographs before you start your project will allow you to see and appreciate that your property could be within an area that has a strong neighborhood pattern. The photographs should be taken from across the street with a standard 35mm camera and organized by address, one row for each side of the street. Photographs should also be taken of the properties on either side and behind your property from on your property.

This worksheet/check list is meant to help *you* as well as to help the City planners and Planning Commission understand your proposal. Reasonable guesses to your answers are acceptable. The City is not looking for precise measurements on this worksheet.

Project Address 904 Madonna Way

Scope of Project: Addition or Remodel or New Home

Age of existing home if this project is to be an addition or remodel? 29

Is the existing house listed on the City's Historic Resources Inventory? No

* See "What constitutes your neighborhood" on page 2.

What constitutes your neighborhood?

There is no clear answer to this question. For the purpose of this worksheet, consider first your street, the two contiguous homes on either side of, and directly behind, your property and the five to six homes directly across the street (eight to nine homes). At the minimum, these are the houses that you should photograph. If there is any question in your mind about your neighborhood boundaries, consider a radius of approximately 200 to 300 feet around your property and consider that your neighborhood.

Streetscape

1. Typical neighborhood lot size*:

Lot area: varies 10k to 38k square feet
Lot dimensions: Length varies feet
Width varies feet

If your lot is significantly different than those in your neighborhood, then note its: area _____, length _____, and width _____.

2. Setback of homes to front property line: (Pgs. 8-11 Design Guidelines)

Existing front setback if home is a remodel? Yes
What % of the front facing walls of the neighborhood homes are at the front setback 50 %
Existing front setback for house on left 72 ft./on right 12 ft.
Do the front setbacks of adjacent houses line up? No

3. Garage Location Pattern: (Pg. 19 Design Guidelines)

Indicate the relationship of garage locations in your neighborhood* only on your street (count for each type)
Garage facing front projecting from front of house face 5
Garage facing front recessed from front of house face
Garage in back yard 0
Garage facing the side 6
Number of 1-car garages ; 2-car garages 9; 3-car garages 2

Address: 904 Madonna Way
Date: 6/1/2016

4. Single or Two-Story Homes:

What % of the homes in your neighborhood* are:

One-story 17

Two-story 73

5. Roof heights and shapes:

Is the overall height of house ridgelines generally the same in your neighborhood*? No

Are there mostly hip , gable style , or other style roofs*?

Do the roof forms appear simple or complex ?

Do the houses share generally the same eave height No?

6. Exterior Materials: (Pg. 22 Design Guidelines)

What siding materials are frequently used in your neighborhood*?

wood shingle stucco board & batten clapboard
 tile stone brick combination of one or more materials
(if so, describe) _____

What roofing materials (wood shake/shingle, asphalt shingle, flat tile, rounded tile, cement tile, slate) are consistently (about 80%) used?

Flat and round tile, shingle

If no consistency then explain: Varies depending on style of house.

7. Architectural Style: (Appendix C, Design Guidelines)

Does your neighborhood* have a consistent identifiable architectural style?

YES NO

Type? Ranch Shingle Tudor Mediterranean/Spanish
 Contemporary Colonial Bungalow Other

Address: 904 Madonna Way

Date: 6/1/2016

8. Lot Slope: (*Pg. 25 Design Guidelines*)

Does your property have a noticeable slope? Yes

What is the direction of your slope? (relative to the street)
toward street

Is your slope higher lower same in relationship to the neighboring properties? Is there a noticeable difference in grade between your property/house and the one across the street or directly behind?

9. Landscaping:

Are there any frequently used or typical landscaping features on your street (i.e. big trees, front lawns, sidewalks, curbs, landscape to street edge, etc.)?
The existing street has a consistent curb and gutter, but there are no sidewalks. Landscaping is either natural or developed up to the curb. There are many mature trees near the street and scattered throughout the various properties.

How visible are your house and other houses from the street or back neighbor's property?
No very visible except from a distance from street. Much of the existing on property and adjacent property foliage and trees screen the houses.

Are there any major existing landscaping features on your property and how is the unimproved public right-of-way developed in front of your property (gravel, dirt, asphalt, landscape)?
All to remain existing as part of this project. Existing right-of-way has mature landscaping with no gravel or asphalt. There is some exposed natural dirt on the sloped property up from the street

10. Width of Street:

What is the width of the roadway paving on your street in feet? 23
Is there a parking area on the street or in the shoulder area? No
Is the shoulder area (unimproved public right-of-way) paved, unpaved, gravel, landscaped, and/or defined with a curb/gutter? Street has a curb and gutter. The remaining IOW is typically natural or maintained landscaping.

11. What characteristics make this neighborhood* cohesive?

Such as roof material and type (hip, gable, flat), siding (board and batten, cement plaster, horizontal wood, brick), deep front yard setbacks, horizontal feel, landscape approach etc.:

Varies greatly with all types

General Study

A. Have major visible streetscape changes occurred in your neighborhood?

YES NO

B. Do you think that most (~ 80%) of the homes were originally built at the same time?

YES NO

C. Do the lots in your neighborhood appear to be the same size?

YES NO

D. Do the lot widths appear to be consistent in the neighborhood?

YES NO

E. Are the front setbacks of homes on your street consistent (~80% within 5 feet)?

YES NO

F. Do you have active CCR's in your neighborhood? (p.36 Building Guide)

YES NO

G. Do the houses appear to be of similar size as viewed from the street?

YES NO

H. Does the new exterior remodel or new construction design you are planning relate in most ways to the prevailing style(s) in your existing neighborhood?

YES NO

Address: 904 Madonna Way
 Date: 6/1/2016

Summary Table

Please use this table to summarize the characteristics of the houses in your immediate neighborhood (two homes on either side, directly behind and the five to six homes directly across the street).

Address	Front setback	Rear setback	Garage location	One or two stories	Height	Materials	Architecture (simple or complex)
1: 908 Madonna Way	72	25	side	2	25	stucco and tile	Mediterranean
2: 906 Madonna Way	168	10	front/side	2	25	stucco and tile	Mediterranean
3: 900 Madonna Way	20	10	front	2	25	stucco & shingle	Other
4: 890 Madonna Way	35	100	front	2	25	stucco & slate	Traditional
5: 880 Madonna Way	30	100	side	2	25	stucco/wood & sh	Ranch
6: 852 Madonna Way	65	5?	front	2	?	?	?
7: 840 Madonna Way	35?	60?	front?	1	15	Wood & shingle	Ranch
8: 901 Madonna Way	20	25	front/side	2	25	Wood & shingle	Ranch
9: 887 Madonna Way	26	56	front	2	25	Stucco & shingle	Mediterranean
10: 893 Madonna Way	20	20	side?	2	25	Wood & shingle	Ranch





1: 908 Madonna Way



2: 906 Madonna Way



904 Madonna Way – Project property from street



904 Madonna Way - from yard



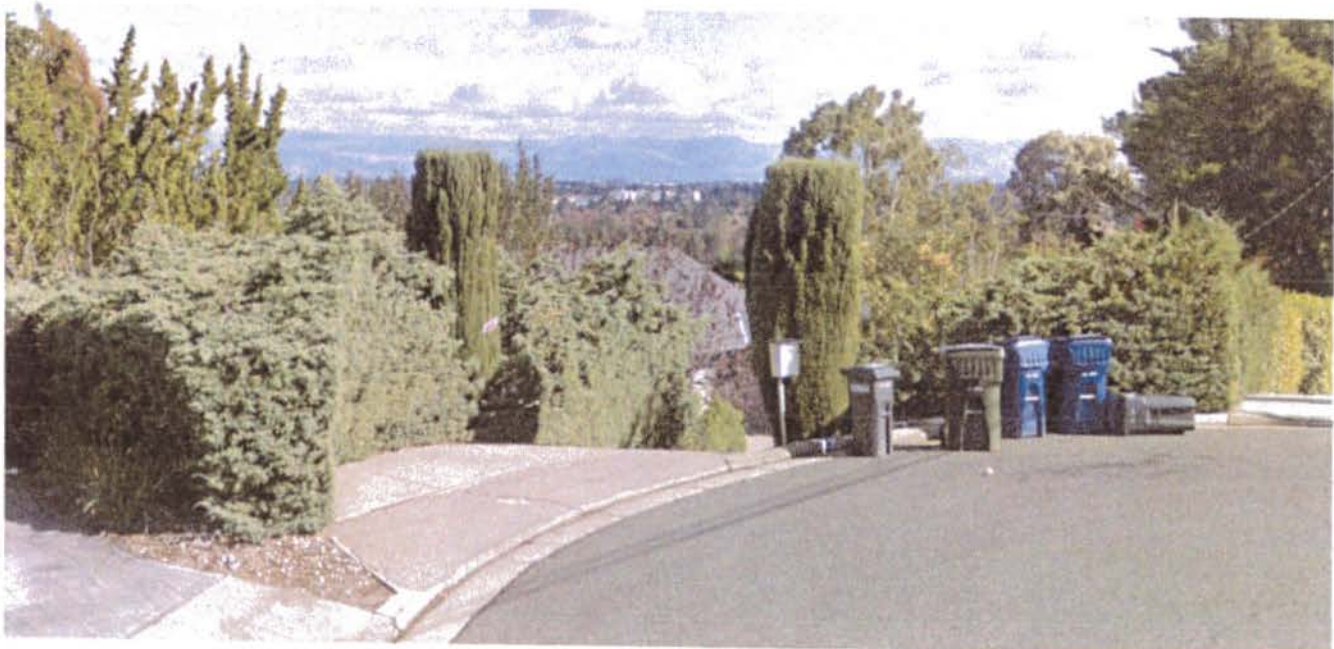
3: 900 Madonna Way



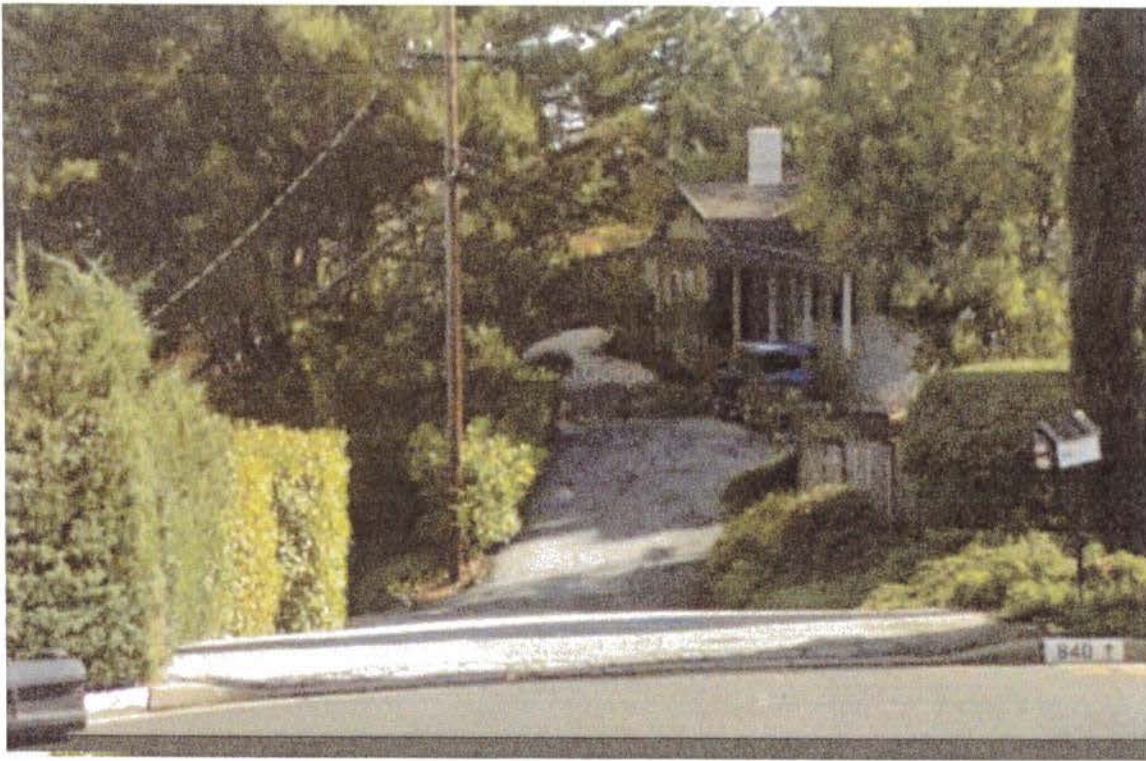
4: 890 Madonna Way



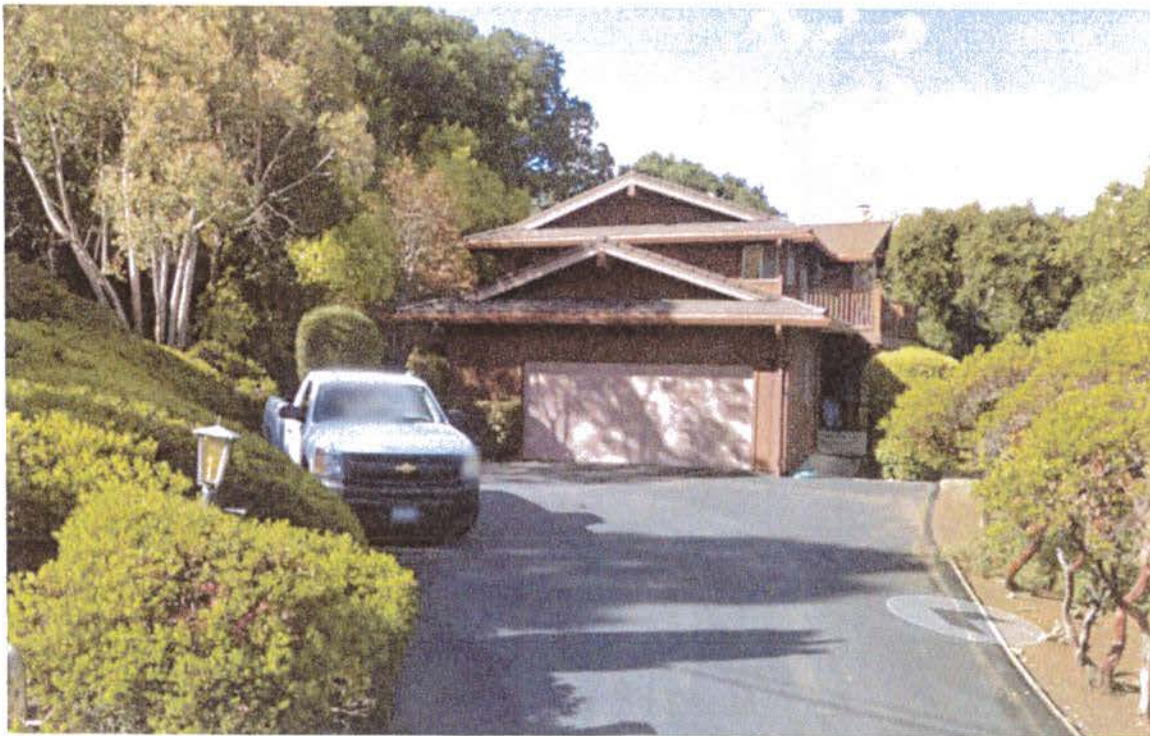
5: 880 Madonna Way



6: 852 Madonna Way



7: 840 Madonna Way



8: 901 Madonna Way

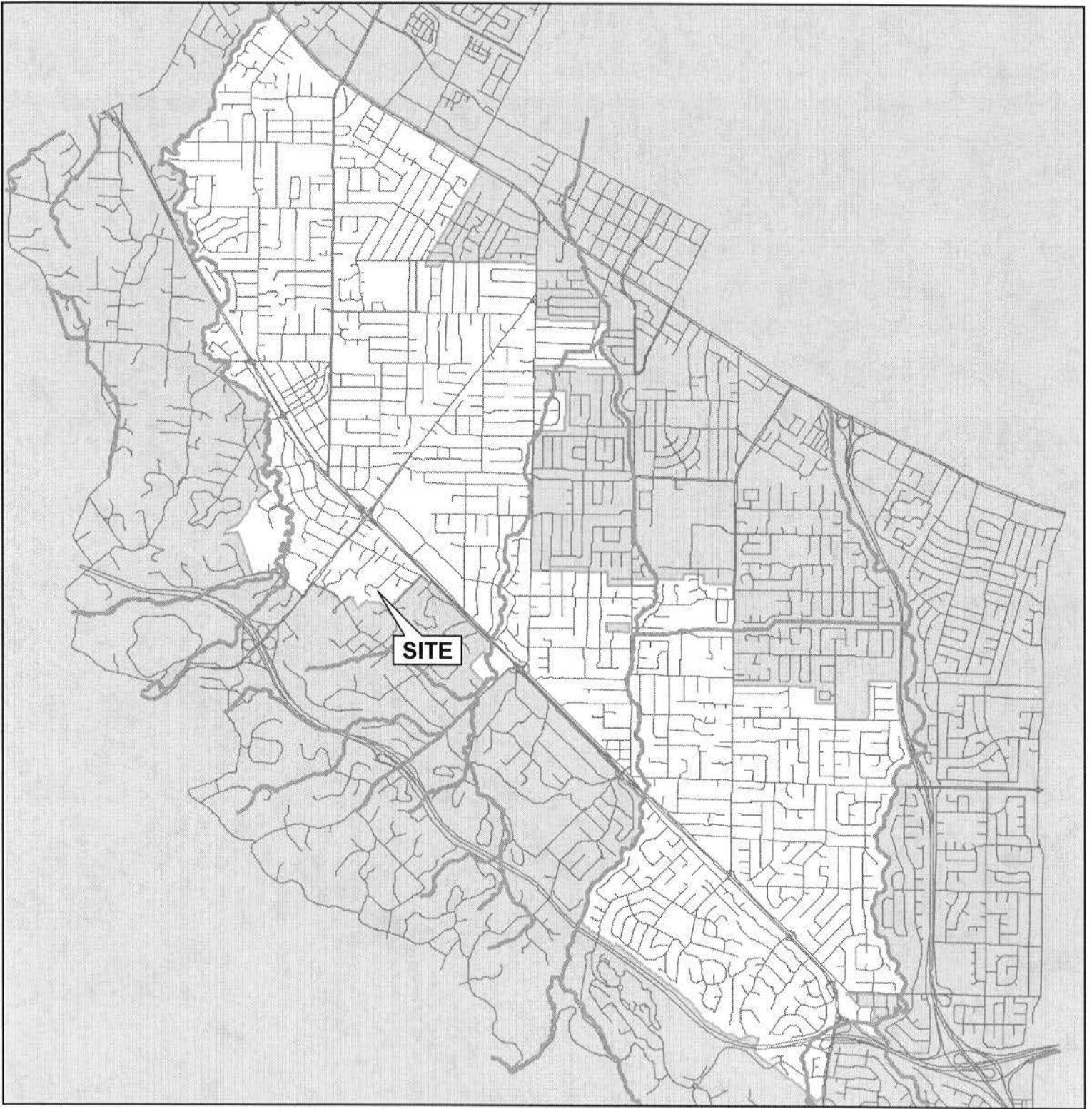


9: 887 Madonna Way



10: 893 Madonna Way

AREA MAP



CITY OF LOS ALTOS

APPLICATION: 16-SC-28
APPLICANT: Blome Architecture/B. and D. Recht
SITE ADDRESS: 904 Madonna Way



Not to Scale

VICINITY MAP



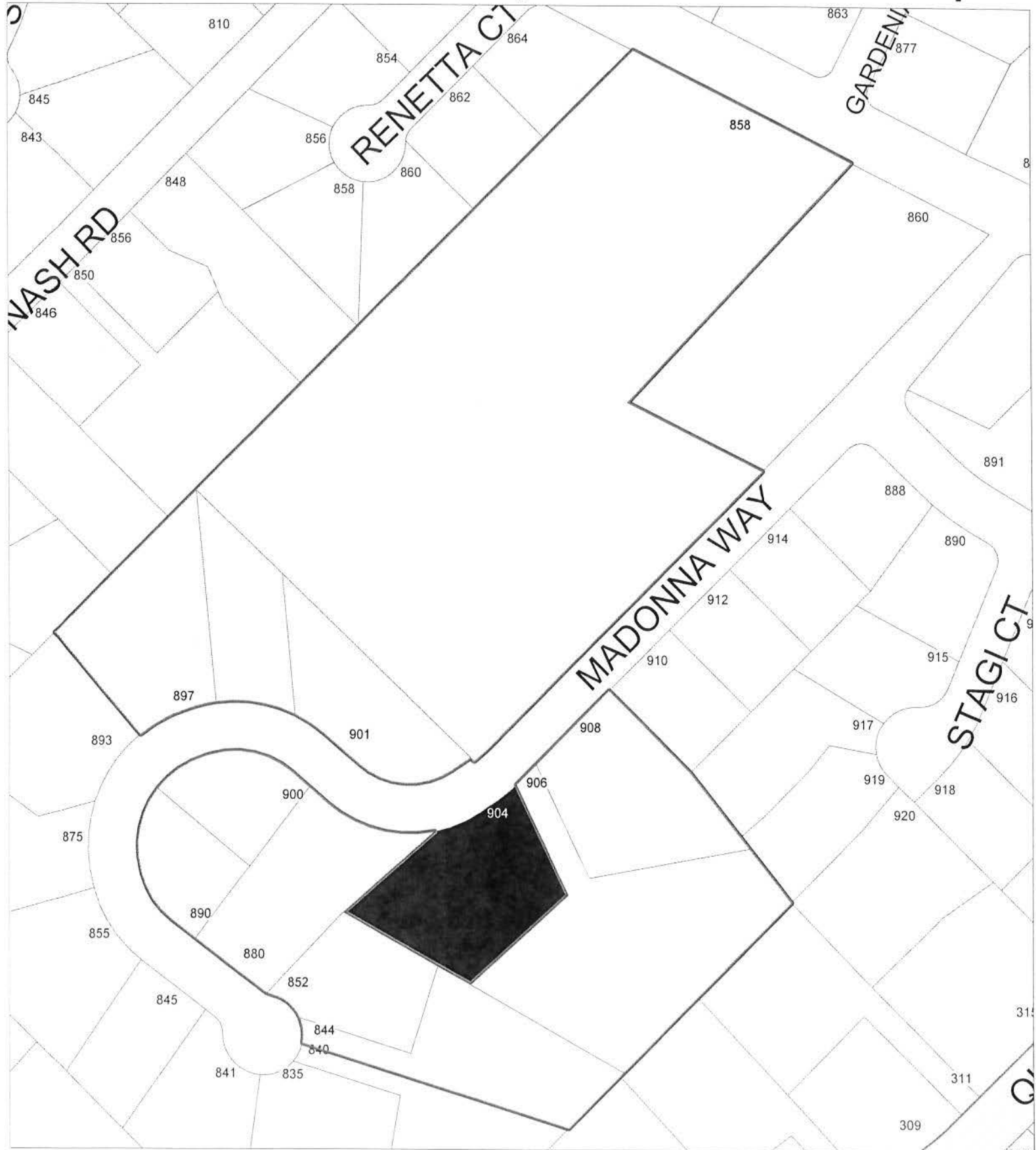
SCALE 1 : 6,000



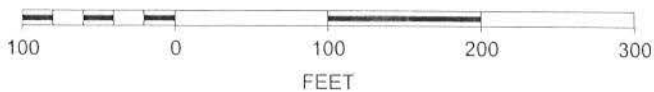
CITY OF LOS ALTOS

APPLICATION: 16-SC-28
APPLICANT: Blome Architecture/B. and D. Recht
SITE ADDRESS: 904 Madonna Way

904 Madonna Way Notification Map



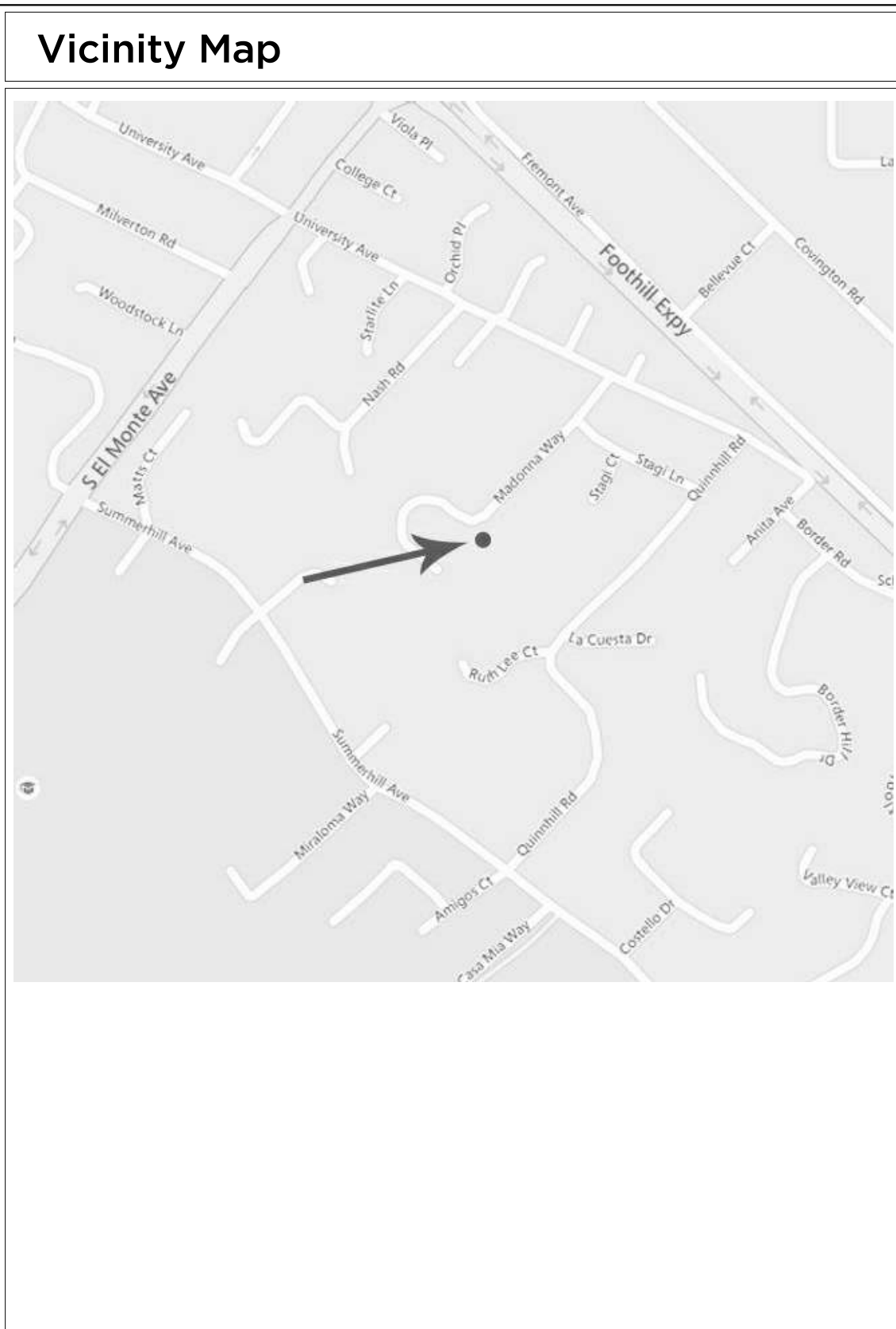
SCALE 1 : 1,500



Addition & Alterations

904 Madonna Way

Los Altos, California



General Notes

- All work shall be done in strict accordance with all applicable codes adopted by local jurisdictions, latest editions, as amended by State Of California and local jurisdiction. Not all code requirements are explicitly called out on these drawings and the final responsibility for compliance is with the contractor.
- The intent of the Construction Documents is to include all labor, materials, equipment, and transportation necessary for the complete and proper execution of the Work, consistent with good practice. Any work or item not specifically called for in the drawings but required for a complete and fully functioning installation consistent with the intent of the Construction Documents shall be supplied by the Contractor as if specified.
- The contractor must adhere to the scope of work shown on the drawings. No work is authorized if it expands the original scope of work unless it is approved in writing by the owner. Any work undertaken by the contractor and any additional required documentation or cost to the project without prior written approval is the sole responsibility of the contractor.
- Deviations or alterations to any portion of the Work or specific details will not be allowed unless approved by the Architect prior to work being done.
- Contractor to verify all existing conditions before commencing with work in order to ensure conformance with Construction Documents. All inconsistencies shall be brought to the attention of the Architect prior to proceeding with any work.
- Any questions regarding the intent related to the layout of the new work shall be brought to the attention of the Architect prior to proceeding with any work.
- These Construction Documents (drawings, specifications and other documents), prepared by the Architect and the Architect's consultants, are instruments of professional service (Instruments of Service) for use solely with respect to this Project under contract with the Owner as listed on this sheet. This includes documents in electronic form. The Architect and the Architect's consultants shall be deemed the authors and owners of their respective Instruments of Service and shall retain all common law, statutory and other reserved rights, including copyrights. The Instruments of Service shall not be used by the Owner, or future Owner, for this Project or future additions or alterations to this Project or for other projects, without the prior written agreement of the Architect. Any unauthorized use of the Instruments of Service shall be at the Owner's sole risk and without liability to the Architect and the Architect's consultants.
- These Construction Documents, as instruments of professional service (Instruments of Service), may require interpretation or clarifications during the Construction phase. No warranties are expressed or implied in connection with providing the professional services, nor is any warranty or assurance provided as to the performance of the Project.
- Manufacturers printed or published instructions shall be strictly complied with for the incorporation of all manufactured materials and equipment into the building.
- All materials shall be of the specified grades or better. Second hand or used material shall not be incorporated in the building without the specific approval of the Architect.
- Contractor shall be held responsible for all loss and damage that may happen to new or existing Work or to any of the materials used thereon until the acceptance of the Work by the owner. Damage incurred to existing conditions to remain are to be returned to their original condition.
- During the construction period, the premises shall be kept free from accumulations of waste materials or rubbish, and the Work shall be made broom clean from time to time. At the completion of the Work, all glass, floors, plumbing fixtures, etc., shall be left clean and free from debris, rubbish and miscellaneous materials.
- General Contractor and any subcontractors shall guarantee all work installed by him for a period of one (1) year from the date of final completion of the Work. The General Contractor and subcontractors agree that during the guarantee period, any defective work, and any other work damaged thereby, shall be replaced promptly and properly without cost to the Owner or Architect.

Project Code Summary

Project Address	904 Madonna Way Los Altos, CA 94024
APN	336-44-039
Scope of Work	Small addition on Main Level Addition at Upper Level at existing deck
Building Code - 2013 versions	California Residential Code California Building Code (for structural design where applicable) California Plumbing Code California Mechanical Code California Electrical Code California Energy Code California Green Building Code California Fire Code California Reference Standards Code
Building Occupancy Group	R3/U
Type of Construction	V-B
Fire Protection	Automatic Sprinklers Smoke/ CO Detectors
	Not required Smoke detectors are required in all existing and new sleeping rooms. Smoke/CO detectors are required at adjoining halls, and every level. Detectors shall be hard wired with battery backup and interconnected to act as one device.

Project Data

Project Address	904 Madonna Way Los Altos, CA 94024		
APN	336-44-039		
Zone	R1-H		
Lot Area	22,799 SF		
Coverage	<u>Existing</u>	<u>Proposed</u>	<u>Allowed/Required</u>
House	2,759	2,784	
Total	2,759	2,784	22,790 x .25 = 5,677.25 sf
Floor Area	<u>Existing</u>	<u>Proposed</u>	<u>Allowed/Required</u>
Garage Level Floor Area	594.5	594.5	
Main Level Floor Area	2,506.0	2,531.3	
<u>Upper Level Floor Area</u>	<u>1,514.1</u>	<u>1,646.0</u>	
Total Floor Area	4,614.6	4,771.8	3850 + 10%*(22,790 -11,000)= 5,029 sf
Setbacks			
Front	32-7	32-7 NC	30-0
Rear	37-11	37-11 NC	50-0
Right Side - First	25-1	25-1 NC	25-0
Right Side - Second	25-1	25-1 NC	25-0
Left Side - First	40-1	40-1 NC	25-0
Left Side - Second	41-6	41-6 NC	25-0
Height -maximum	26-8	26-8 NC	27-0
Square Footage Breakdown			
Habitat	4,020.1	+157.2	4,177.3
Non-habitat	486	+0	486
Lot Calculations			
Net Lot Area	22,709		
Softscape	no change		
Parking	Existing to remain unchanged - covered		
Grading	All grades to remain existing - no change		

Index of Drawings

G-1.0	General Information
A-1.0	Site Plan
A-1.2	Neighborhood Context Map & Photos
A-1.3	Area Diagrams
A-2.1	Existing Lower & Main Level Plan
A-2.2	Existing Upper Level Plan
A-3.0	New Main & Upper Level Plans
A-3.2	Roof Plan
A-4.0	Front-North Exterior Elevations
A-4.2	Side-West Exterior Elevation
A-4.3	Existing South & East Exterior Elevations
A-4.4	Sections
SUR	Survey

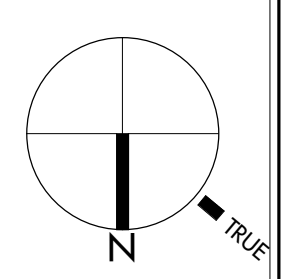
Project Directory

PROJECT ADDRESS
904 Madonna Way
Los Altos, CA 94024

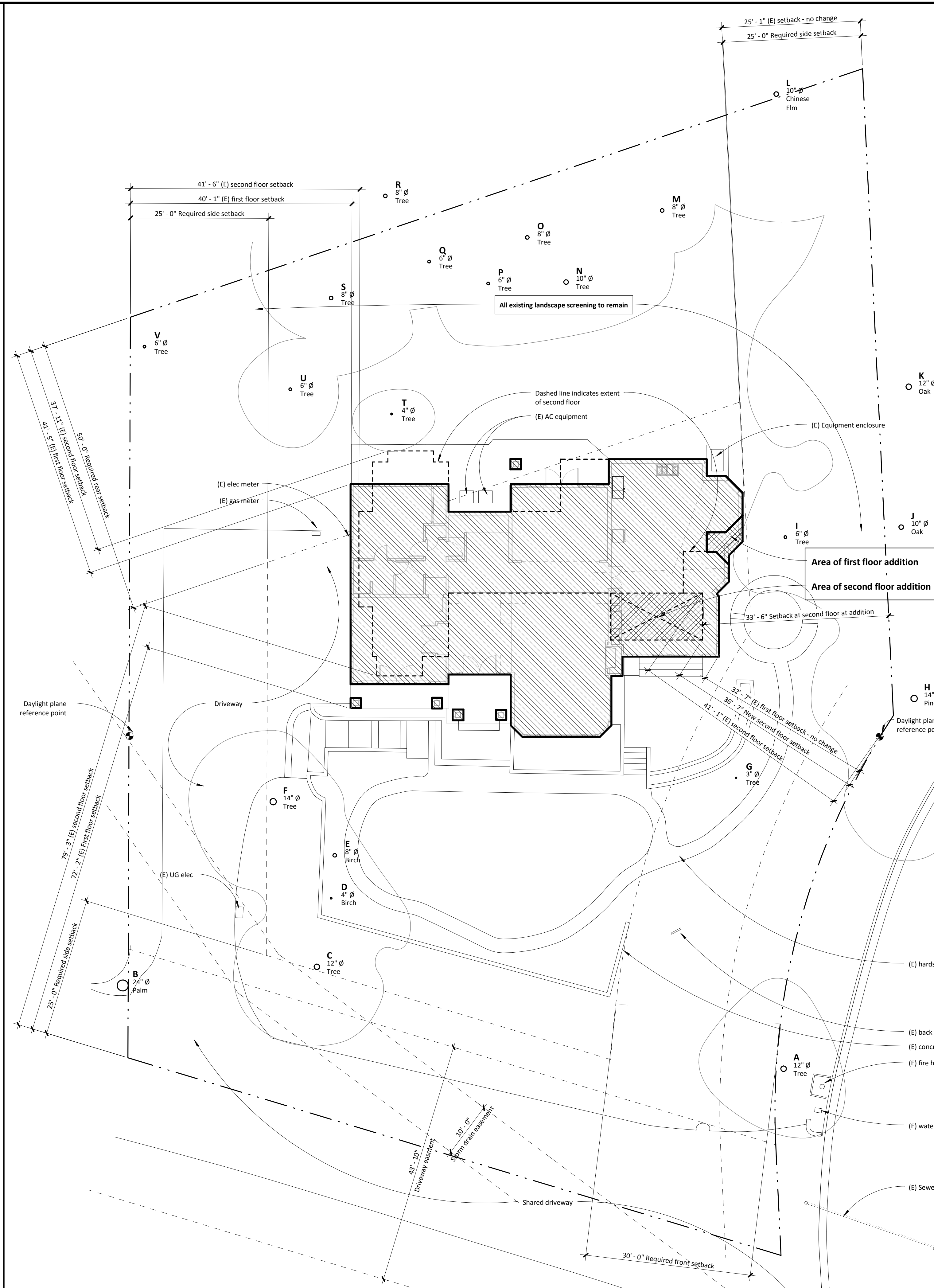
OWNER
Bernie & Ditta Recht
904 Madonna Way
Los Altos, CA 94024
Home: (650) 948-5490
Mobile: (650) 380-1370 Ditta
Other: (650) 380-1371 Bernie
E-mail: rechtmd@aol.com

BUILDING DEPARTMENT
City of Los Altos
1 N San Antonio Rd
Los Altos, CA 94022
(650) 858-3390

ARCHITECT
Fred Blome - Blome Architecture
719 Regal Court
Menlo Park, CA 94025
(650) 325-5443 / Fax: (650) 322-3363
fred@blomearchitecture.com



7/29/2016 4:22:37 PM



1 Site Plan
3/32" = 1'-0"

Site Plan Notes

Drainage:
Provide 5% minimum positive drainage slope away from foundation at new addition & 2% general slope away from adjacent property line & towards the public right-of-way. All new downspouts to be drained to splash blocks, minimum 2 ft long, or to existing sub-surface drain system.

Tree preservation:
All significant trees on site and adjoining the property in the are of work are shown on the Site Plan. Protect all existing trees as required to prevent damage or harm by any means whatever, including, without limitation, vehicles, machinery, or building supplies or materials (including fluids) during any construction. Provide protective plastic construction fencing around existing trees to the fullest extent possible. The intent is to preserve natural grades at the base of existing trees and minimize construction disturbance. The General Contractor shall take care during trenching, foundation excavations and construction to preserve and protect noted trees and their root systems. All cut root systems shall be cut clean and dressed. An Owner employed arborist shall review the exposed root systems.

Storm drain pollution prevention:
The Contractor is responsible for ensuring that no dirt or construction debris enters the City storm drain system.
Refer to Los Altos Construction Best Management Practices for requirements.

- The timing of grading activities shall be during the dry weather if feasible.
- Provide temporary and permanent planting of exposed soil.
- Provide temporary sediment basins and traps if required to contain run off.
- Provide straw ground cover/mulching over soil prior to rainy season. Provide covers over stockpiles and excavated soils with secured tarps or plastic sheathing.
- Provide temporary silt fences or straw rolls at downslope of construction zone prior to rainy season. Provide storm drain inlet filters as required.
- Stabilize construction entrance as required.
- Adjacent properties, undisturbed areas, and street/sidewalks to be protected from construction impacts.
- Sediment laden water is not permitted to leave the site.
- Measures shall be taken such that the storage, handling and disposal construction materials and wastes will be prevented to have contact with storm water.
- Inappropriate erosion control measures and maintenance provisions can lead to heavy fines from Regional Water Quality Control Board (RWQCB).
- The grading and drainage shall comply with all applicable NPDES regulations to control storm water pollution.
- The storm runoff generated by the new project shall not drain onto adjacent properties. The existing storm drainage from the adjacent properties shall not be blocked by the new development.

Tree Protection Notes

Tree preservation:

- All significant trees on site and adjoining the property in the are of work are shown on the Site Plan.
- Protect all existing trees as required to prevent damage or harm by any means whatever, including, without limitation, vehicles, machinery, or building supplies or materials (including fluids) during any construction. Provide protective plastic construction fencing around existing trees to the fullest extent possible.
- The intent is to preserve natural grades at the base of existing trees and minimize construction disturbance.
- The General Contractor shall take care during trenching, foundation excavations and construction to preserve and protect noted trees and their root systems. All cut root systems shall be cut clean and dressed. An Owner employed arborist shall review the exposed root systems.

Tree Schedule

Mark	Tree Species	Tree dia	Comments
A	Tree	1'-0"	To be retained
B	Palm	2'-0"	To be retained
C	Tree	1'-0"	To be retained
D	Birch	4"	To be retained
E	Birch	8"	To be retained
F	Tree	1'-2"	To be retained
G	Tree	3"	To be retained
H	Pine	1'-2"	To be retained
I	Tree	6"	To be retained
J	Oak	10"	To be retained
K	Oak	1'-0"	To be retained
L	Chinese Elm	10"	To be retained
M	Tree	8"	To be retained
N	Tree	10"	To be retained
O	Tree	8"	To be retained
P	Tree	6"	To be retained
Q	Tree	6"	To be retained
R	Tree	8"	To be retained
S	Tree	8"	To be retained
T	Tree	4"	To be retained
U	Tree	6"	To be retained
V	Tree	6"	To be retained

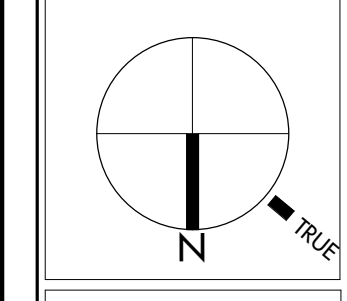
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FRED BLOME AIA
719 Redwood City, CA 94025
650.252.5443 FX 650.322.3243

Addition & Alterations
904 Madonna Way
Los Altos, California

Site Plan
Includes trees and drainage
Two-Story Design Review Submittal



SCALE As indicated
DATE 7/15/2016
SHEET NO

A-1.0



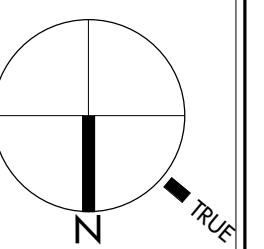
View to the North from the existing second floor deck, at new window of Exercise Room

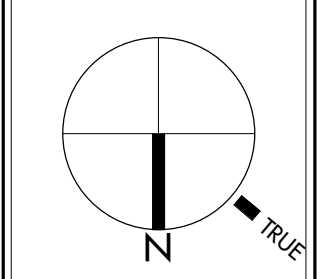


View to the West from the existing second floor deck, at new window of Exercise Room



1 Neighborhood Context Map
1" = 80'-0"





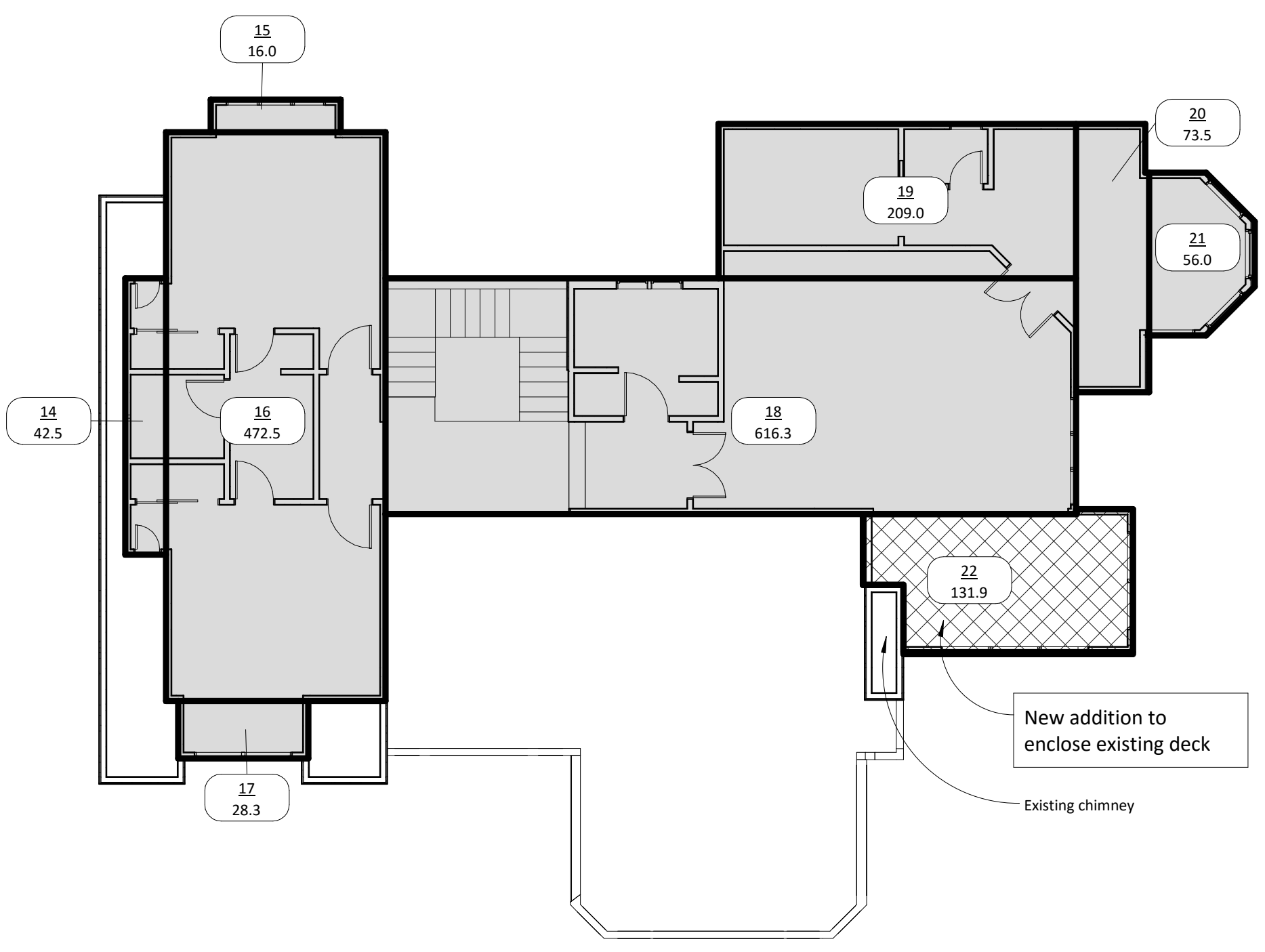
Floor Area Tabulation

Floor Area Schedule

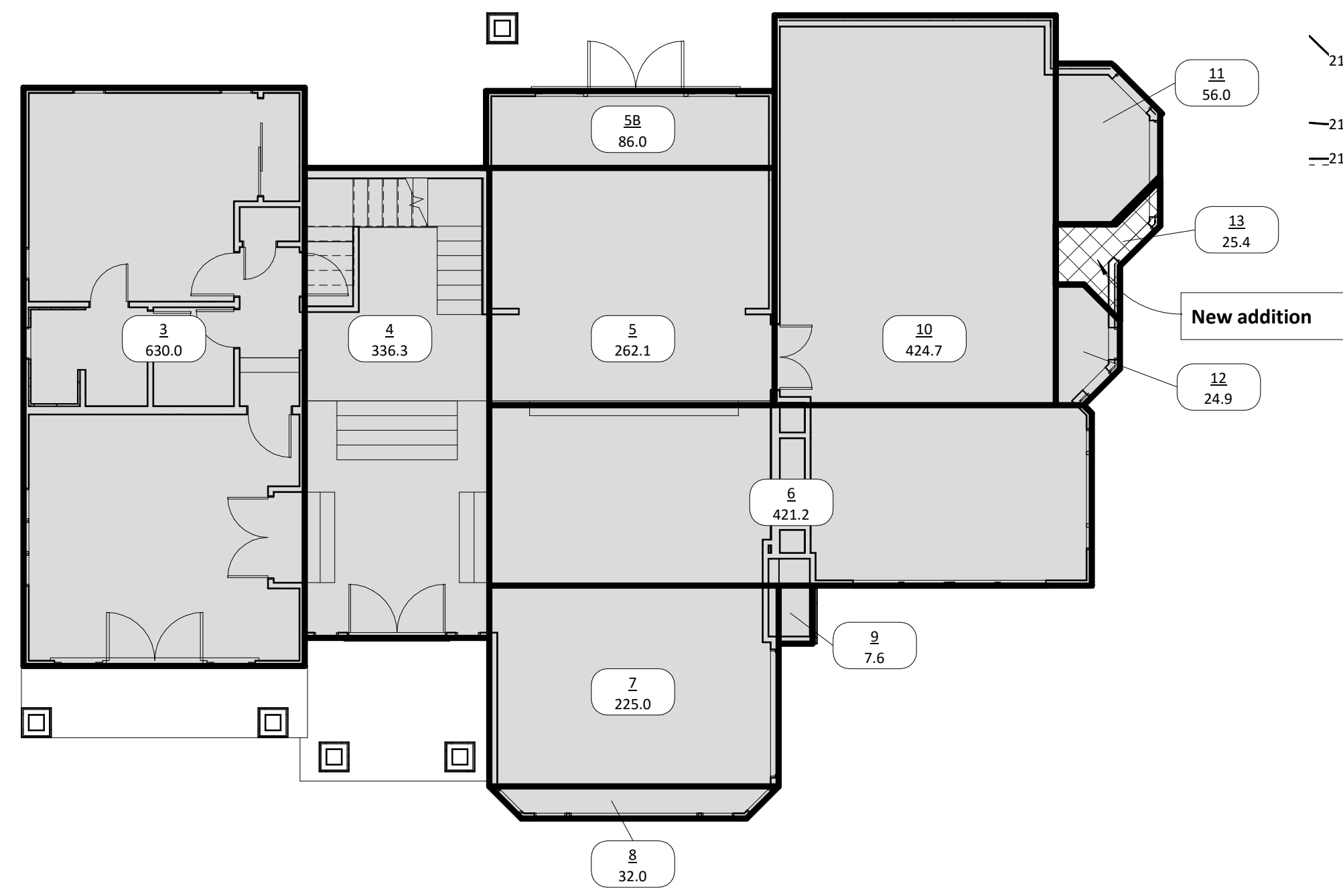
Garage		
1	(E) Lower Level	467.2 SF
1a	(E) Lower Level	7.0 SF
2	(E) Lower Level	120.3 SF
(E) Lower Level		594.5 SF
(E) Lower Level		594.5 SF

FF Main Level		
3	(E) Main Level	630.0 SF
4	(E) Main Level	336.3 SF
5	(E) Main Level	262.1 SF
6	(E) Main Level	421.2 SF
7	(E) Main Level	225.0 SF
8	(E) Main Level	32.0 SF
9	(E) Main Level	7.6 SF
10	(E) Main Level	424.7 SF
11	(E) Main Level	56.0 SF
12	(E) Main Level	24.9 SF
(E) Main Level		2419.9 SF
New area >	13 (N) Main Level	25.4 SF
(N) Main Level		25.4 SF
SB	Area	86.0 SF
Area		2531.3 SF

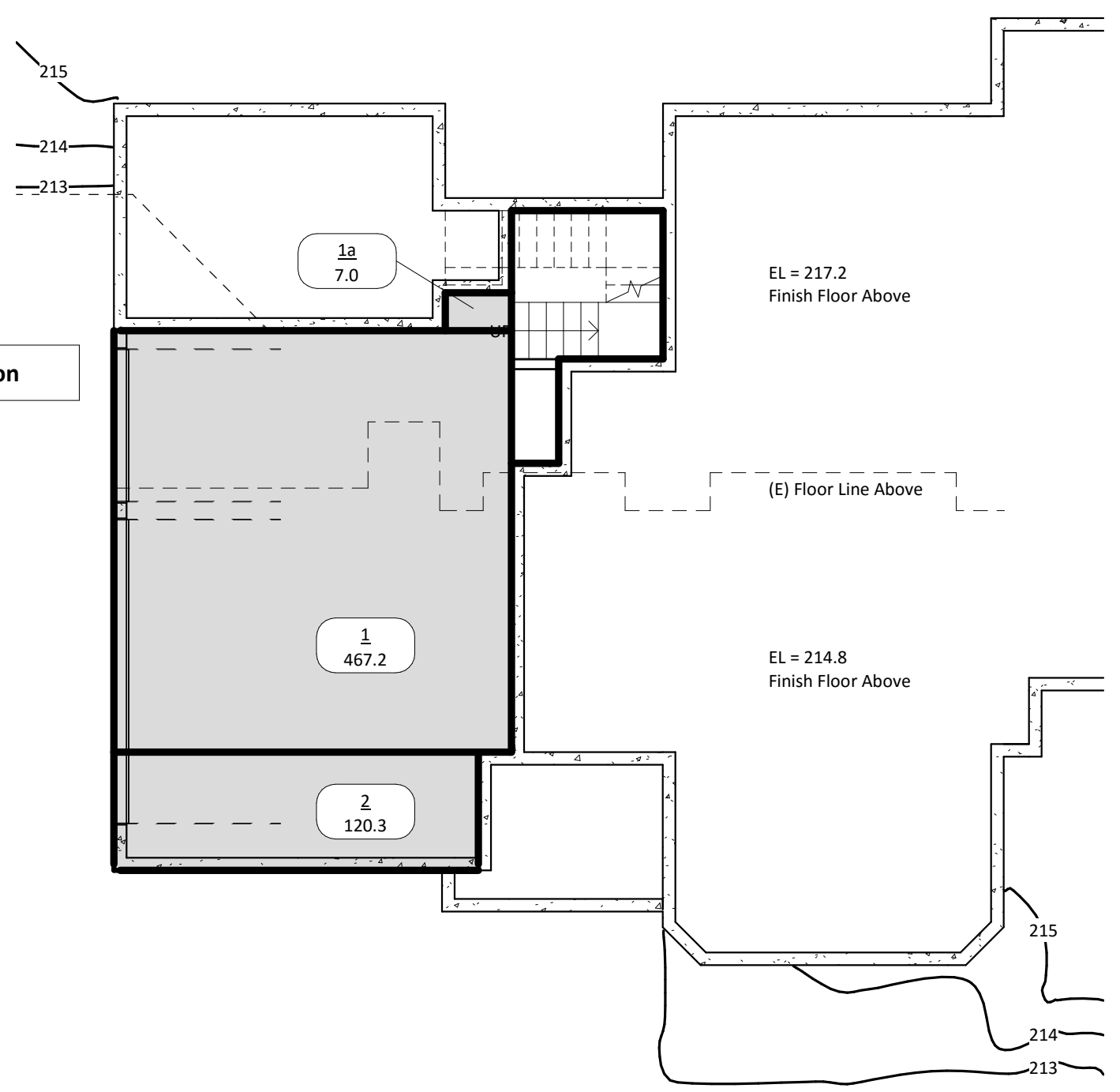
FF Upper Level		
14	(E) Upper Level	42.5 SF
15	(E) Upper Level	16.0 SF
16	(E) Upper Level	472.5 SF
17	(E) Upper Level	28.3 SF
18	(E) Upper Level	616.3 SF
19	(E) Upper Level	209.0 SF
20	(E) Upper Level	73.5 SF
21	(E) Upper Level	56.0 SF
(E) Upper Level		1514.1 SF
22	(N) Upper Level	131.9 SF
(N) Upper Level		131.9 SF
(N) Upper Level		1546.0 SF
Grand total		4771.8 SF



3 Upper Level Area Plan
1/8" = 1'-0"



2 Main Level Area Plan
1/8" = 1'-0"

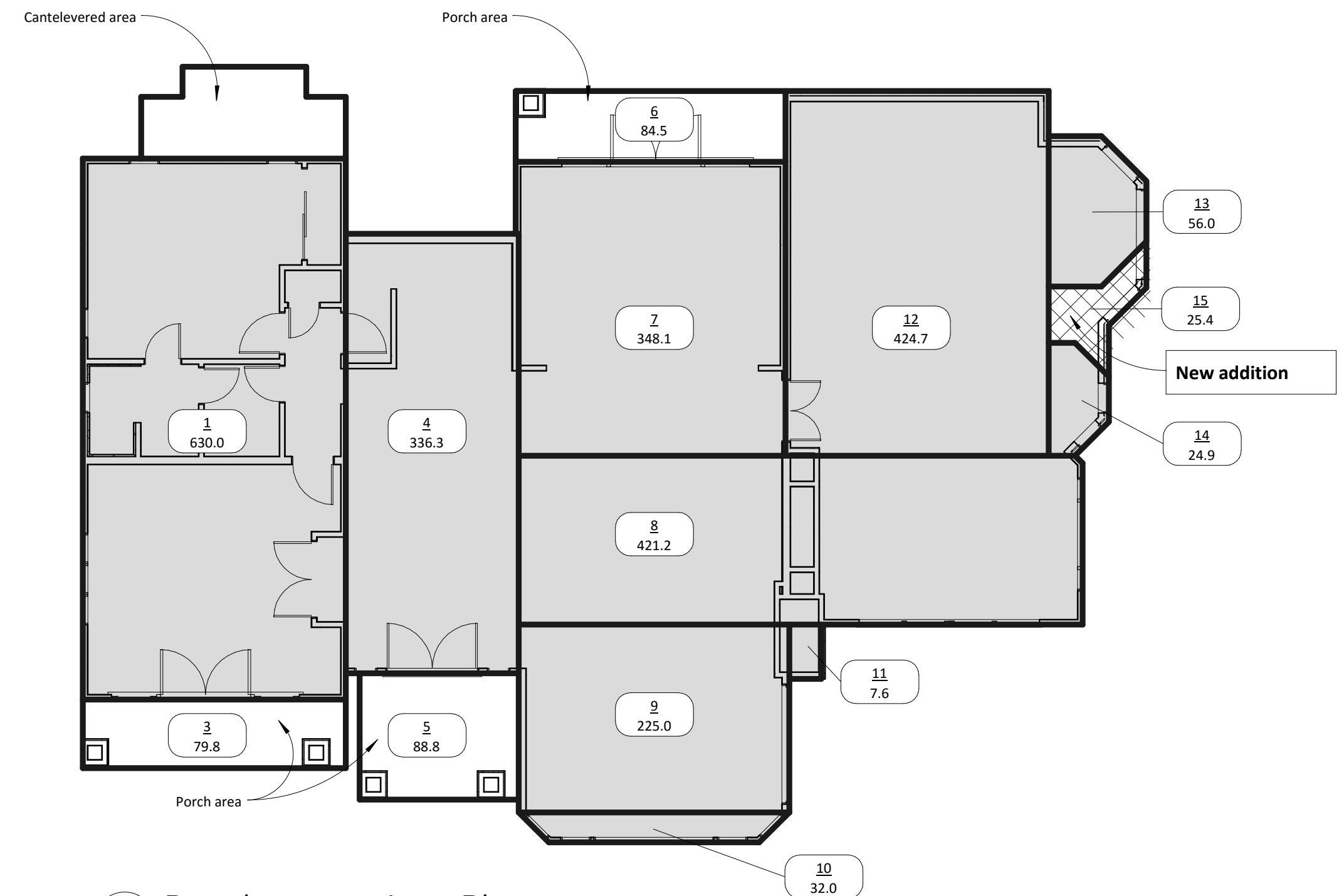


1 Lower Level Area Plan
1/8" = 1'-0"

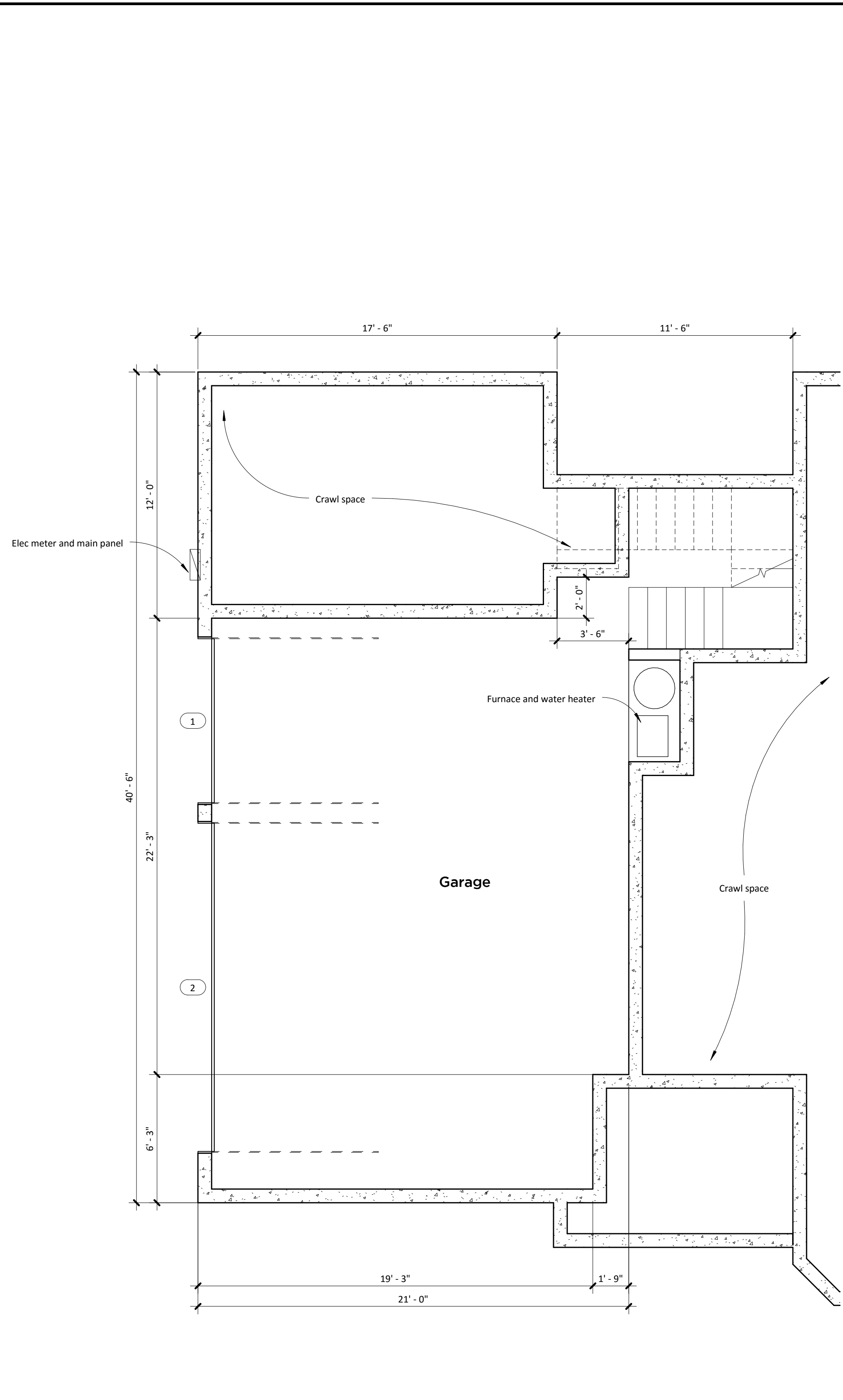
Coverage Area Tabulation

Coverage Area Schedule

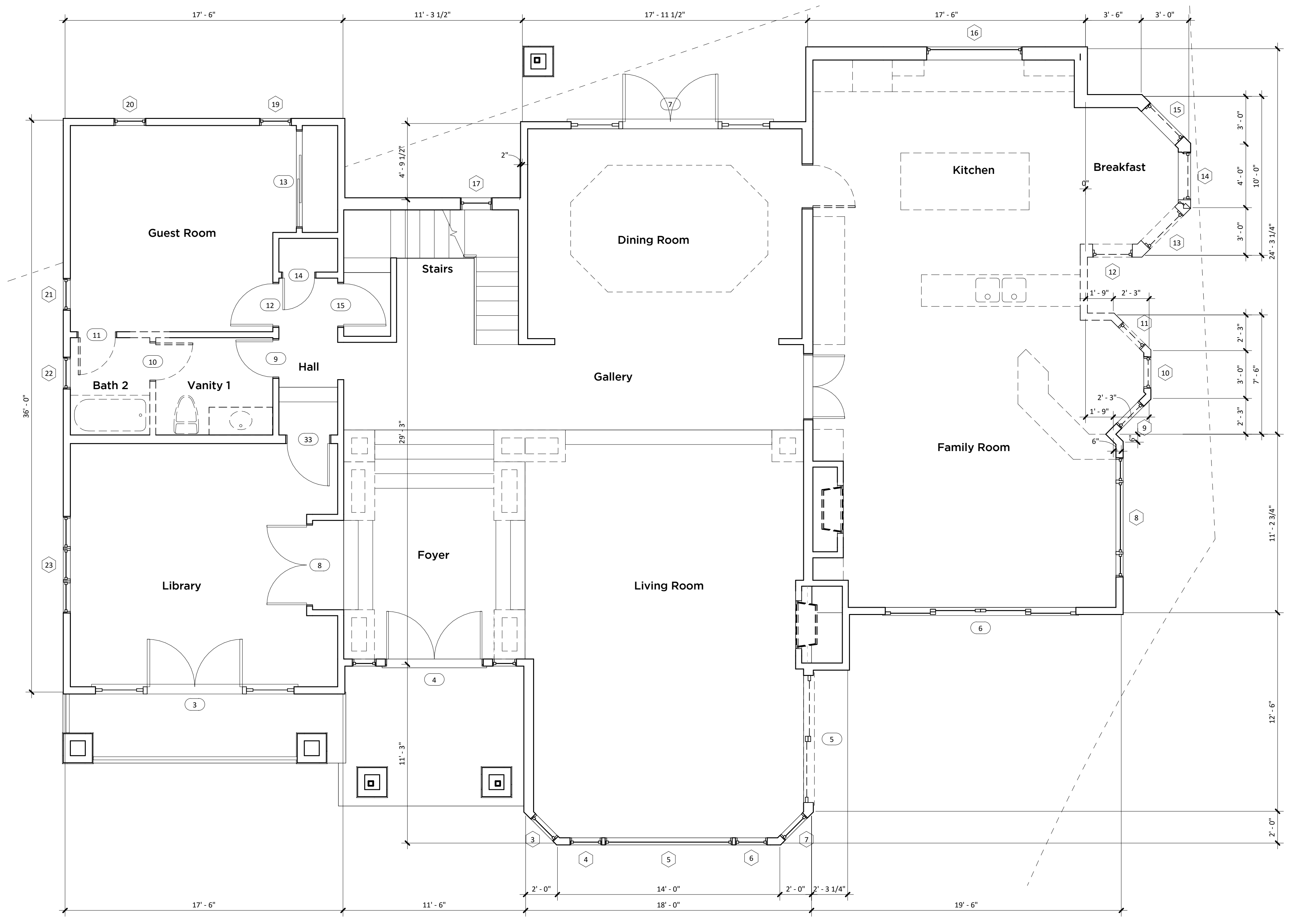
1	(E) Coverage	630 SF
3	(E) Coverage	80 SF
4	(E) Coverage	336 SF
5	(E) Coverage	89 SF
6	(E) Coverage	85 SF
7	(E) Coverage	348 SF
8	(E) Coverage	421 SF
9	(E) Coverage	225 SF
10	(E) Coverage	32 SF
11	(E) Coverage	8 SF
12	(E) Coverage	425 SF
13	(E) Coverage	56 SF
14	(E) Coverage	25 SF
(E) Coverage		2759 SF
New area >	15 (N) Coverage	25 SF
(N) Coverage		25 SF
Grand total		2784 SF



4 Development Area Plan
1/8" = 1'-0"



3 Existing Lower Level Plan
1/4" = 1'-0"



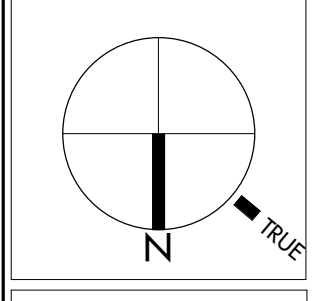
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323.443.4443 FAX 323.322.3943

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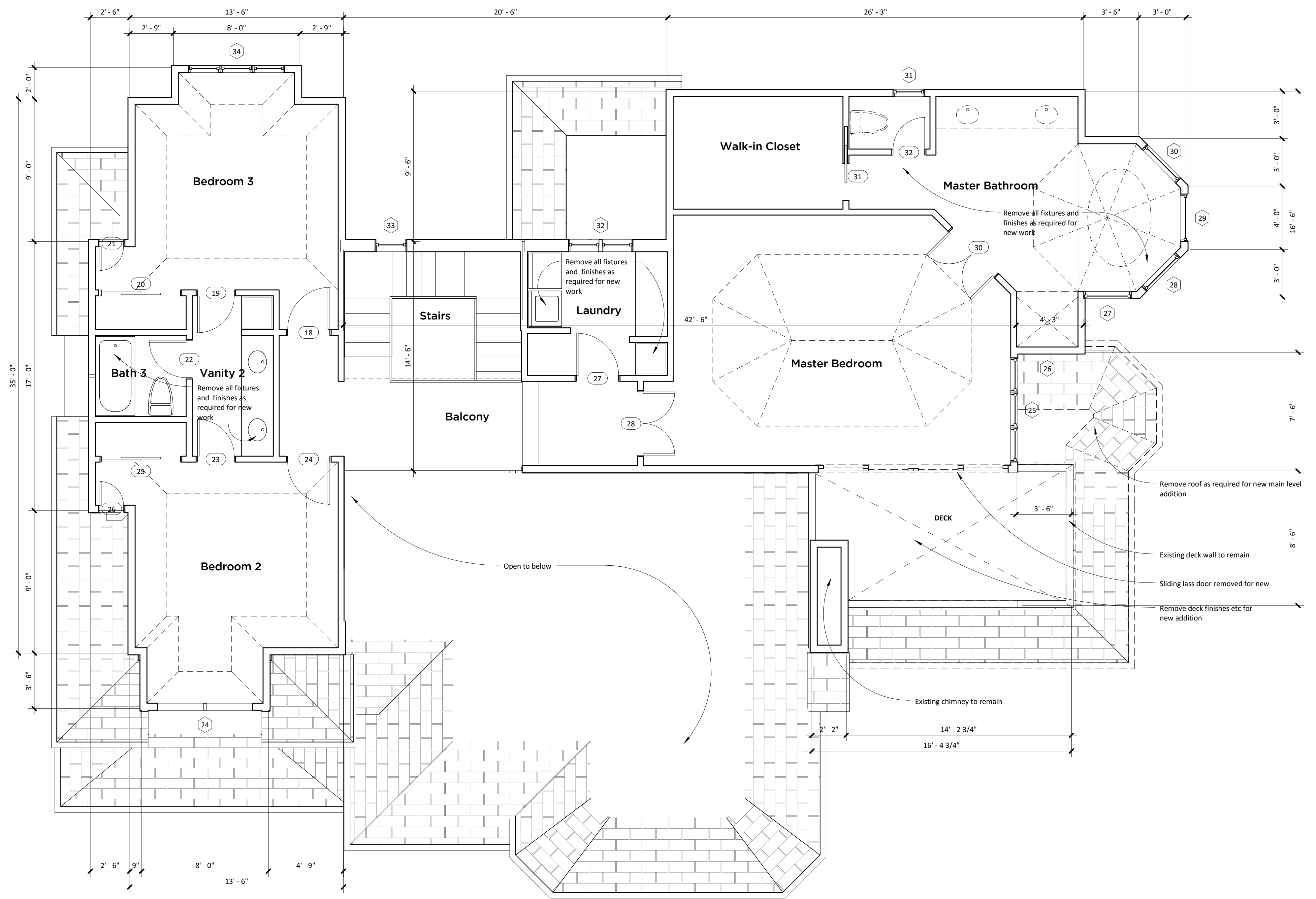
Existing Lower & Main Level Plan
Two-Story Design Review Submittal



SCALE 1/4" = 1'-0"
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SHEET NO

A-2.1

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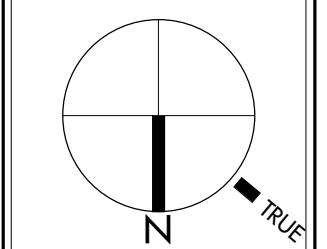
1 Existing Upper Level Plan
1/4" = 1'-0"

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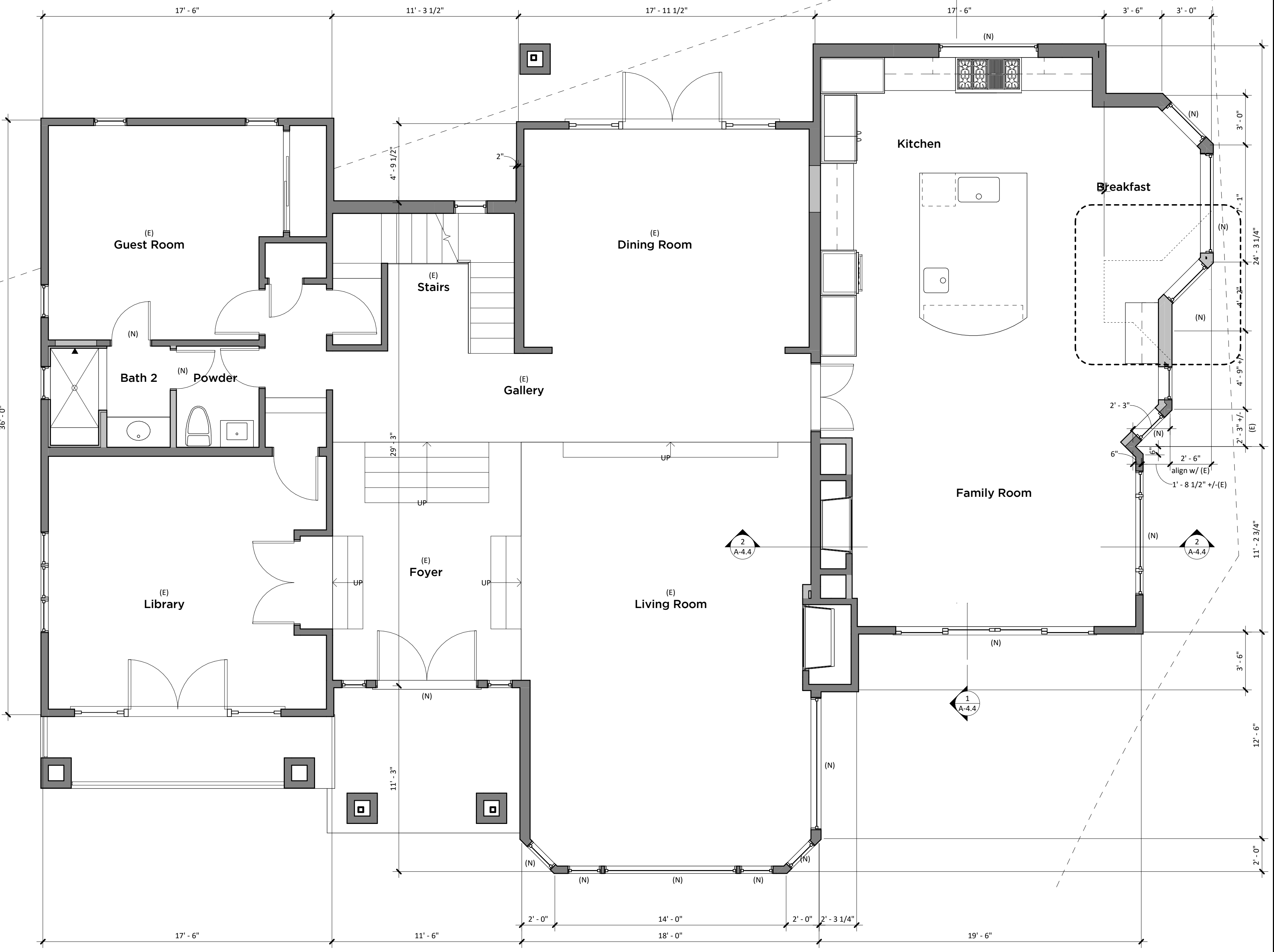
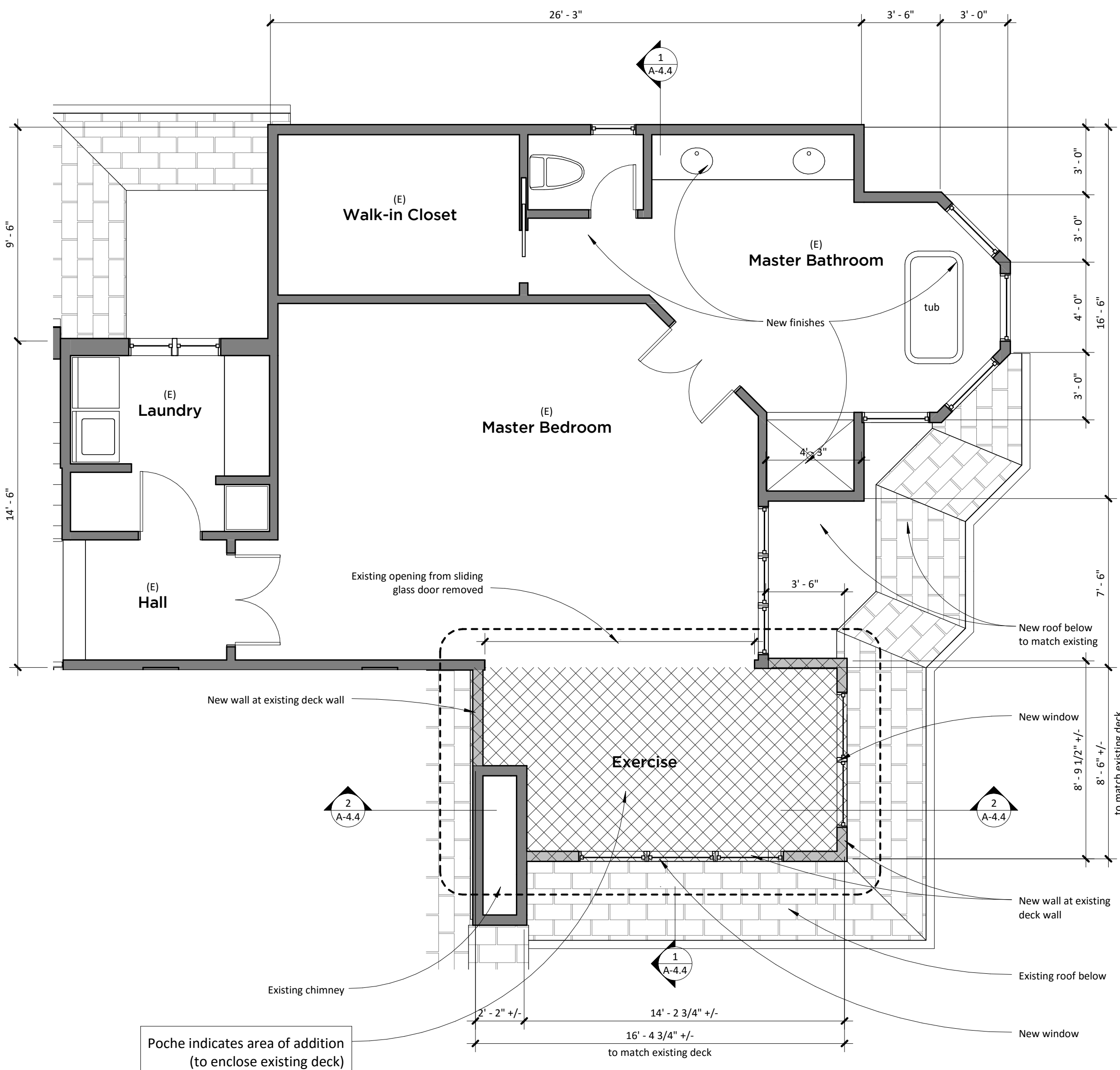
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Los Altos, California

Existing Upper Level Plan
Two-Story Design Review Submittal



SCALE 1/4" = 1'-0"
DATE 7/15/2016
SHEET NO

A-2.2



Poche indicates area of addition (to enclose existing deck)

Refer to existing plans for remainder of existing dimensions

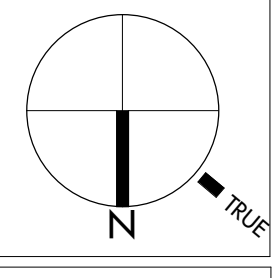
2 New Upper Level Plan
1/4" = 1'-0"

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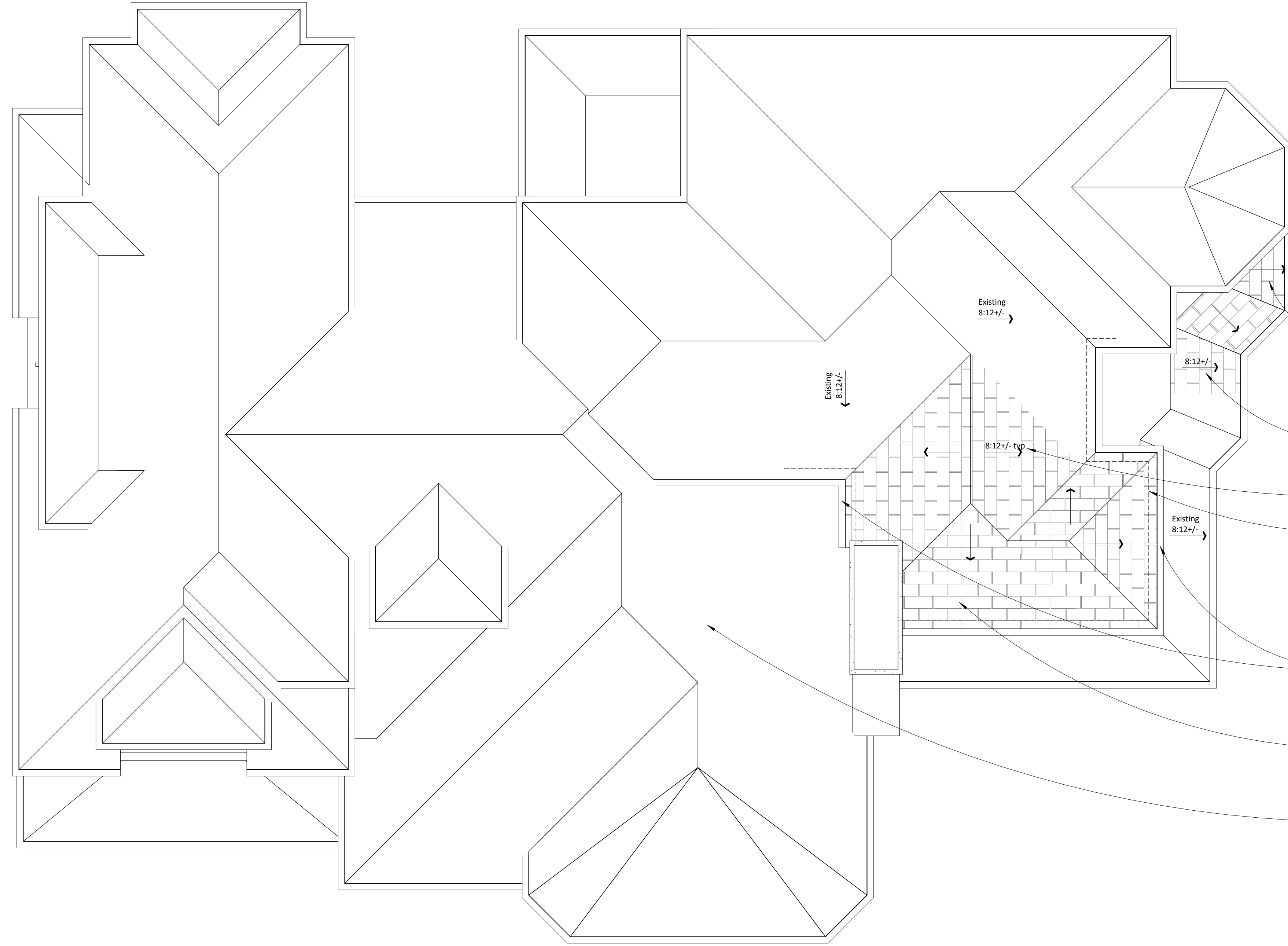
New Main & Upper Level Plans
Two-Story Design Review Submittal



SCALE 1/4" = 1'-0"
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A-3.0

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- New roofs to match existing at addition at Kitchen below
- New roofs to match existing at addition at Kitchen below
- New roof slopes to match existing typ
- Line of wall below
- Gutters to match existing - drains to existing roof below and existing drainage system
- New roof over new addition with tile roof to match existing
- All other roofs are existing to remain

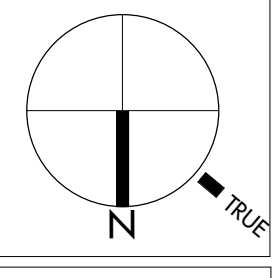
1 Roof Plan
1/4" = 1'-0"

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Los Angeles, CA 90014
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904 Madonna Way
Los Allos, California

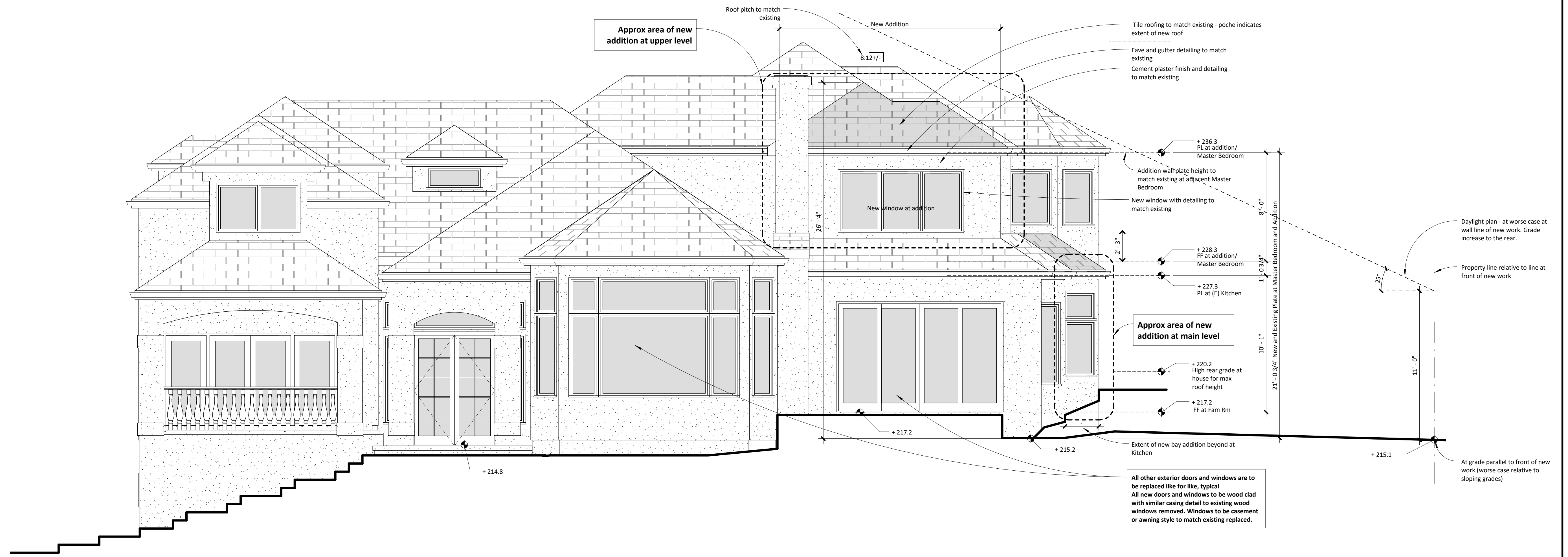
Roof Plan
Two-Story Design Review Submittal



SCALE 1/4" = 1'-0"
DATE 7/15/2016
SHEET NO

A-3.2

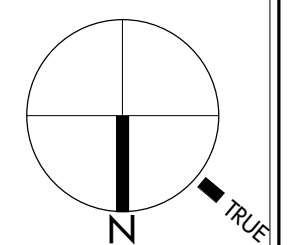
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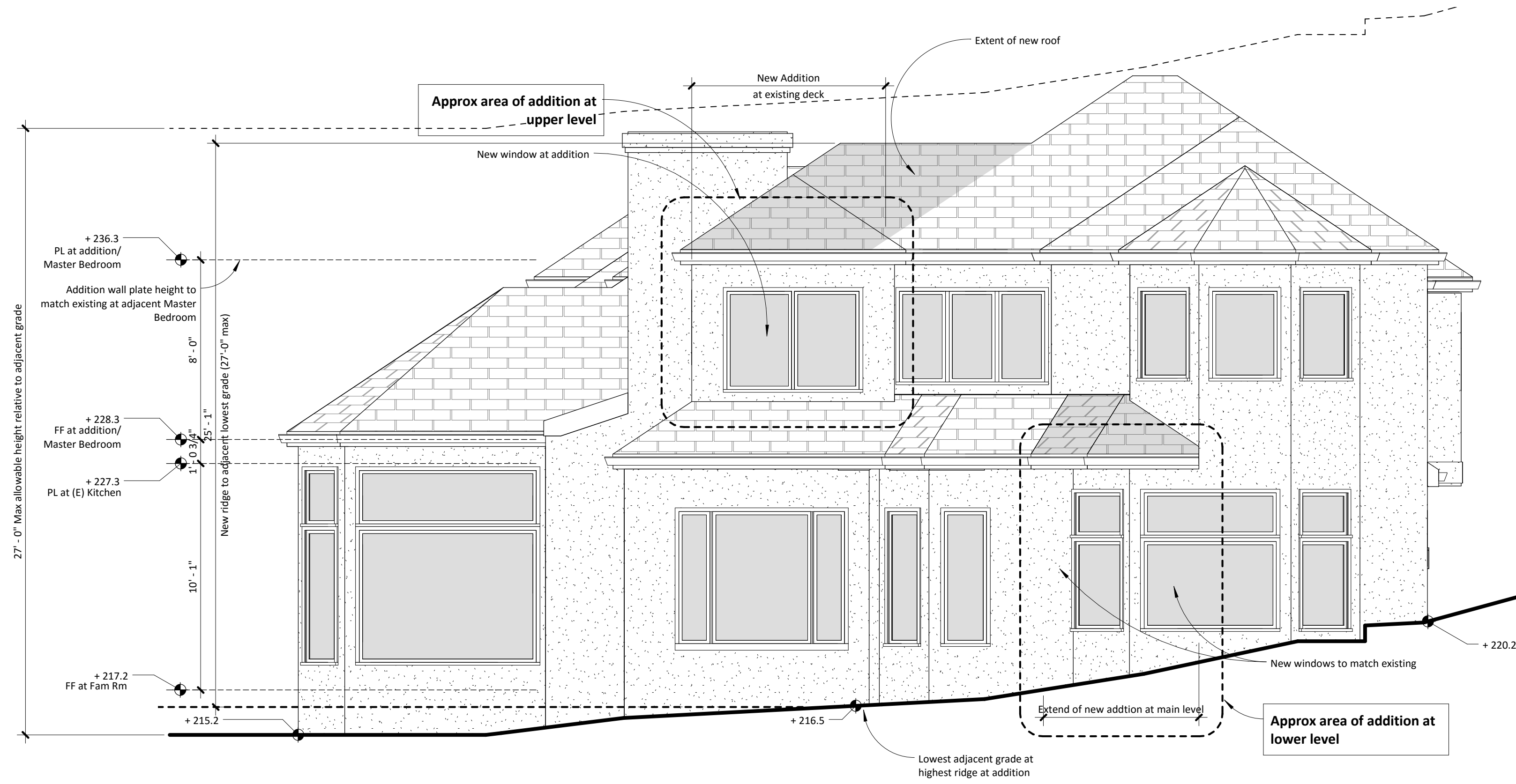


1 New Front Elevation - North
1/4" = 1'-0"



2 Existing Front Elevation - North
1/4" = 1'-0"





1 New Side Elevation - West
1/4" = 1'-0"



2 Existing Side Elevation - West
1/4" = 1'-0"

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719 West
650.253.5443 FAX 650.322.3563

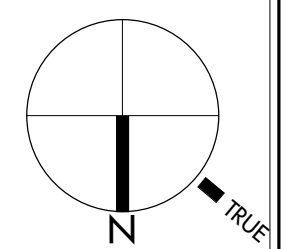
Addition & Alterations

904 Madonna Way

Los Altos, California

Side-West Exterior Elevation

Two-Story Design Review Submittal

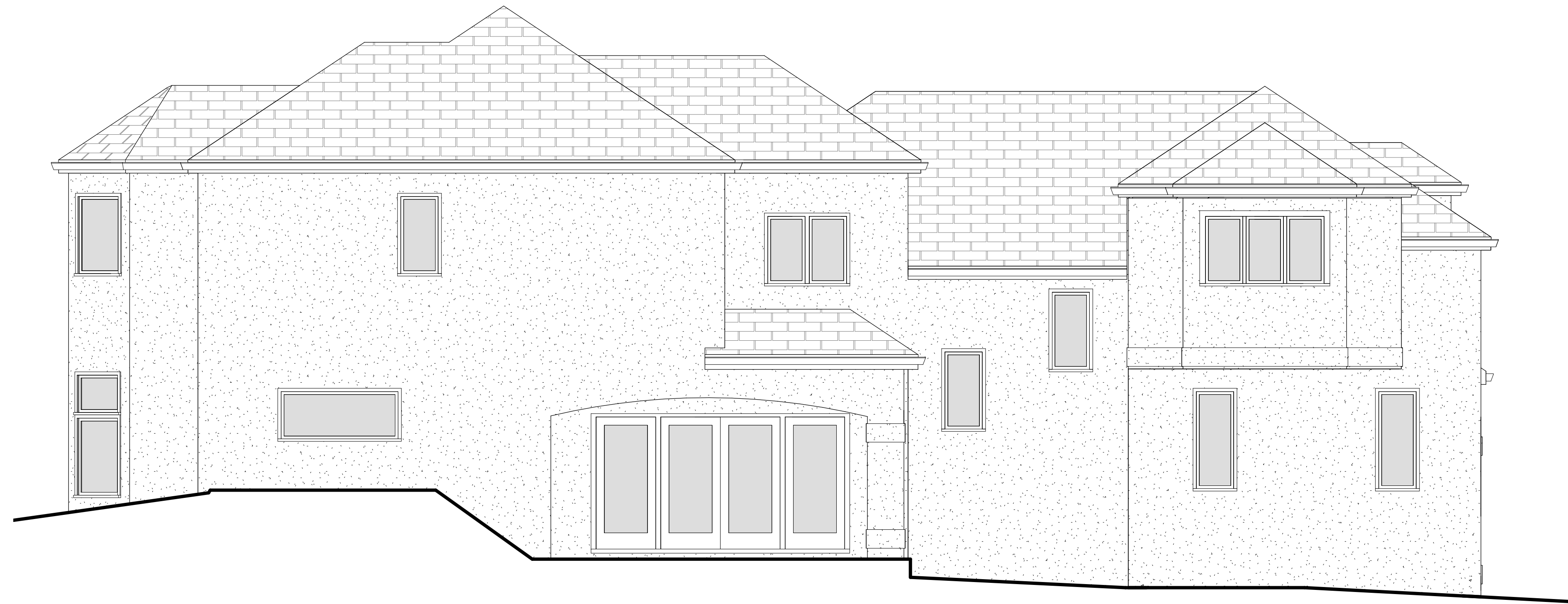


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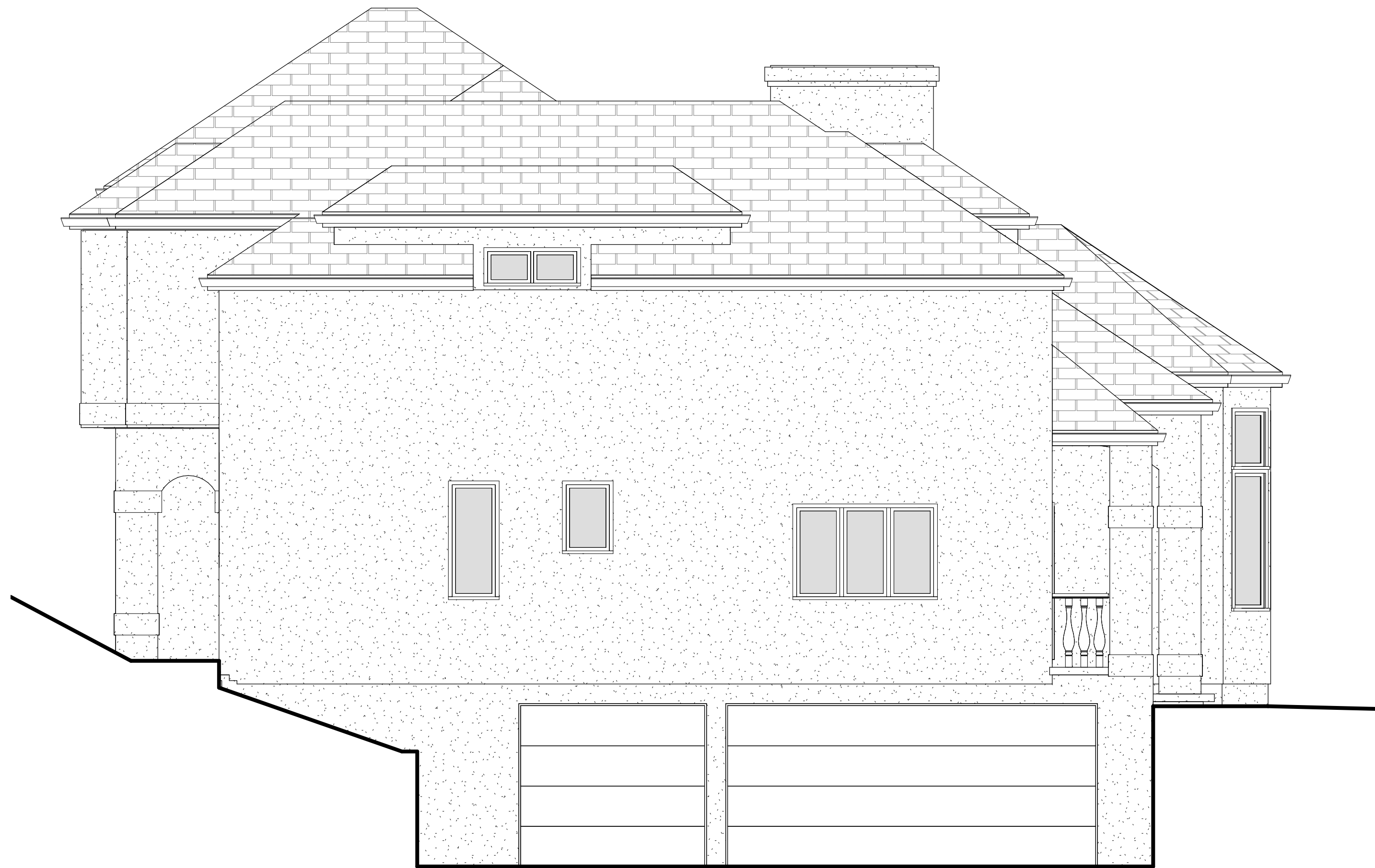
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A-4.2



1 Existing Rear Elevation - South
1/4" = 1'-0"



2 Existing Side Elevation - East
1/4" = 1'-0"

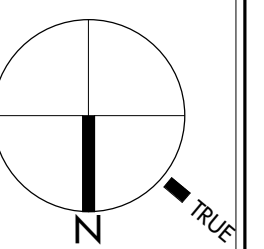
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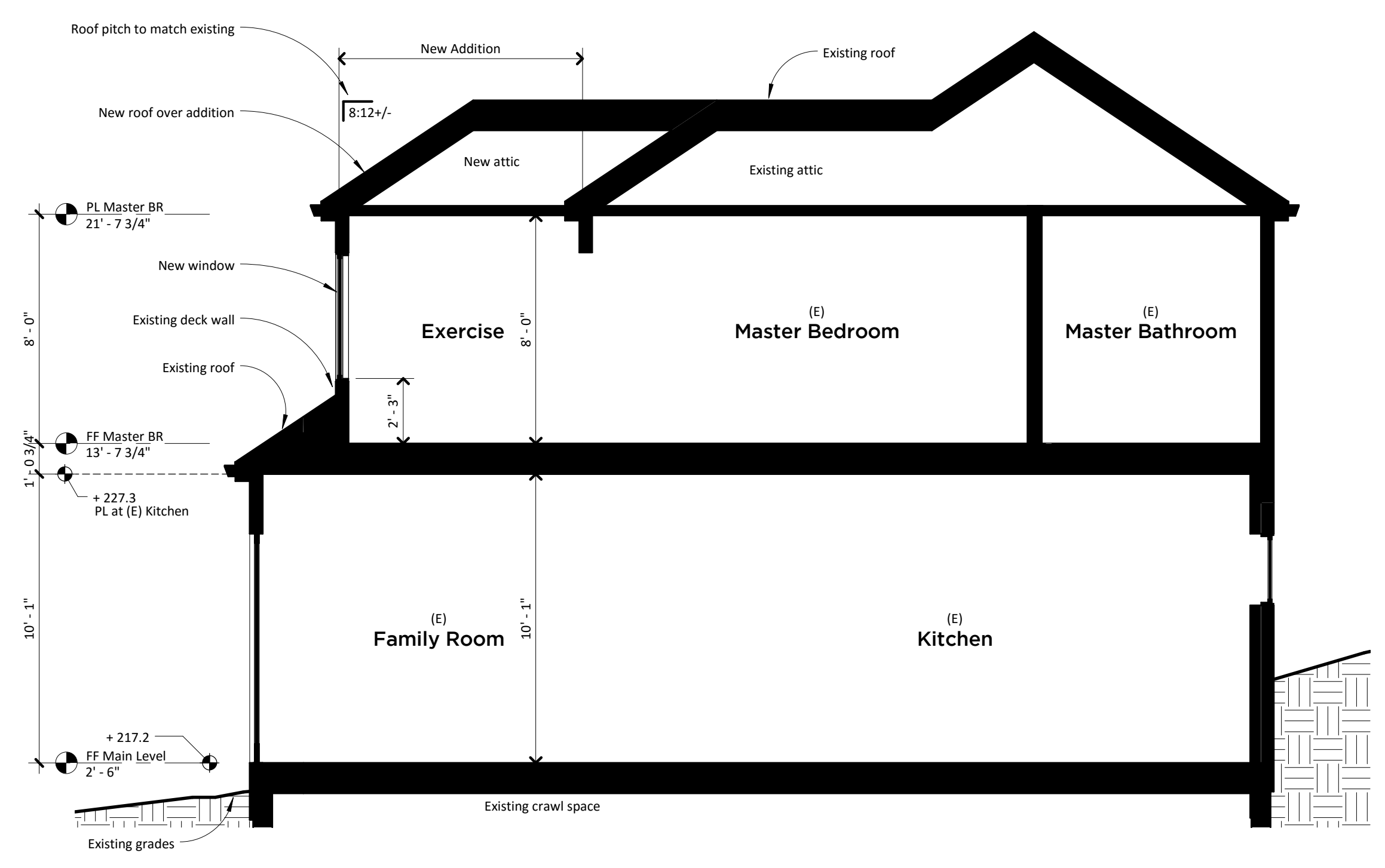
Addition & Alterations
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Los Altos, California

Existing South & East Exterior
Elevations
Two-Story Design Review Submittal

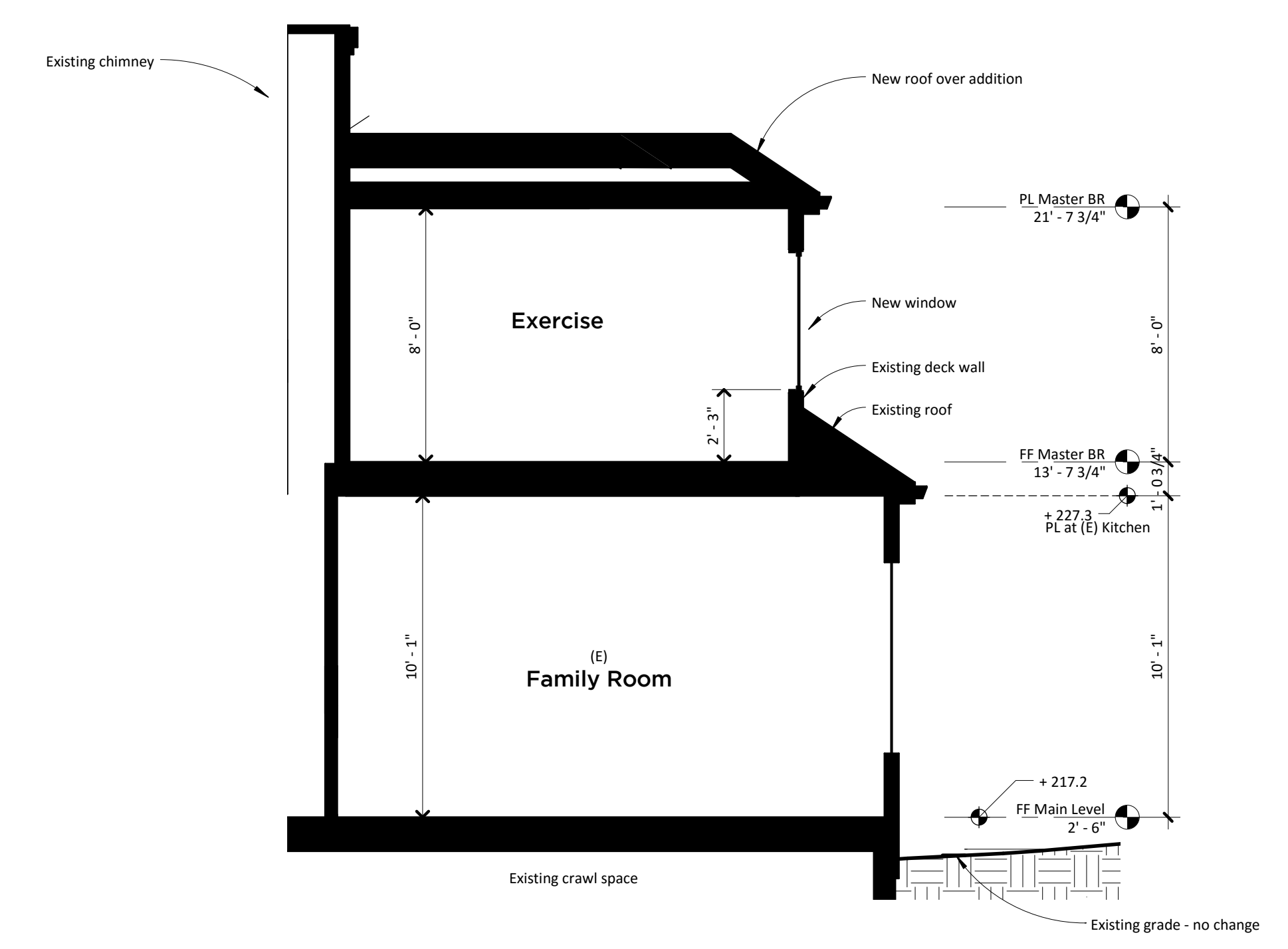


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DATE 7/15/2016
SHEET NO

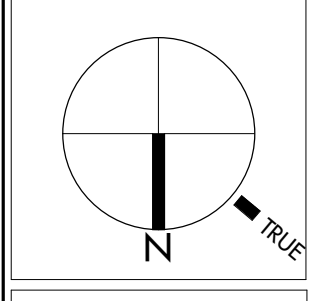
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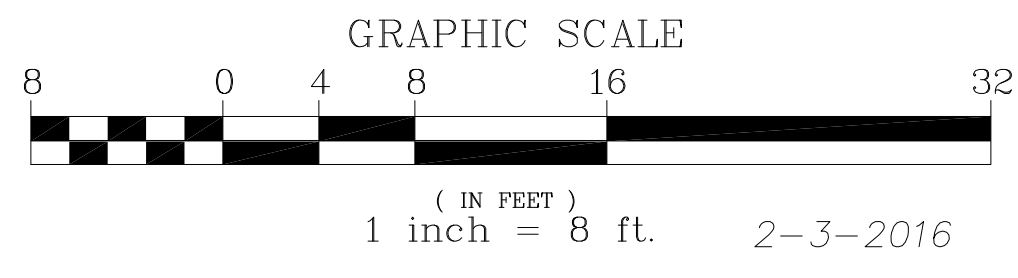


1 Cross Section 1
 1/4" = 1'-0"



2 Cross Section 2
 1/4" = 1'-0"





ABBREVIATIONS

AC	ASPHALT
CONC.	CONCRETE
TC	TOP OF CURB
FL	FLOW LINE
SSMH	SANITARY SEWER MANHOLE
P.U.E	PUBLIC UTILITY EASEMENT

NOTES

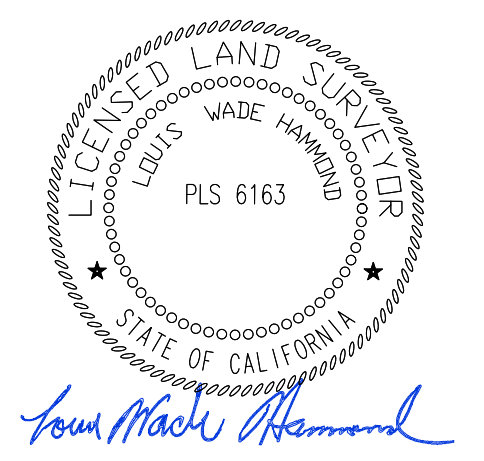
ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS.
 UNDERGROUND UTILITY - LOCATION IS BASED ON SURFACE EVIDENCE.
 BUILDING LOCATION DIMENSIONS ARE MEASURED PERPENDICULAR OR RADIAL TO THE PROPERTY LINES.
 DIMENSIONS TO THE BUILDING ARE TAKEN AT THE EXTERIOR FINISHED SURFACE. (STUCCO/SIDING)
 FINISH FLOOR ELEVATION TAKEN AT DOOR THRESHOLD (EXTERIOR).
 BENCHMARK: ASSUMED DATUM, POINT AS SHOWN
 TREE SPECIES IDENTIFICATION: BEST EFFORT, WE ARE NOT ARBORISTS OR DENDROLOGISTS



LEGEND

- SET 2x2 WOOD STAKE W/TACK
- ✕ SET CUT CROSS
- FOUND POINT IN MONUMENT CASTING
- MM WATER METER OR WATER VALVE BOX
- FIRE HYDRANT
- 16 12 8 OAK
- 16 12 8 OAK TRUNK
- +25.34 TC
- FENCE
- OVERHEAD WIRES
- POWER POLE
- +12.34 SSCO
- 8.14 ELEC
- SANITARY SEWER CLEAN OUT
- UTILITY BOX-TYPE AS NOTED SIZE AS DRAWN
- IRRIGATION VALVE BOX
- ELECTROLIER
- EDGE OF AC PAVING
- DOWN SPOUT
- WATER VALVE
- BRK GRADE BREAK

SURVEY
 904 MADONNA WAY
 LOS ALTOS
 APN: 336-44-039
 PARCEL B, 507 M18
 LOT AREA: 22,709 SQ. FT.



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 wade@whlandsurveyor.com