



DATE: August 17, 2016

AGENDA ITEM # 3

TO: Design Review Commission
FROM: Sierra Davis, Assistant Planner
SUBJECT: 16-SC-26 – 930 Regent Drive

RECOMMENDATION:

Approve design review application 16-SC-26 subject to the listed findings and conditions

PROJECT DESCRIPTION

This is a design review application for a first-story addition and second-story balcony to an existing two-story house. The project includes the demolition of an existing carport and second-story balcony, and the addition of 531 square feet on the first story and a new second story deck on the left side of the house. The following table summarizes the project's technical details:

GENERAL PLAN DESIGNATION: Single-Family, Residential
ZONING: R1-10
PARCEL SIZE: 10,010 square feet
MATERIALS: Materials to match existing - Shake roof, membrane flat roof, clapboard siding, vinyl windows and doors, glass guardrail and handrail, stone tile decking

	Existing	Proposed	Allowed/Required
COVERAGE:	3,130 square feet	3,003 square feet	3,003 square feet
FLOOR AREA:			
Lower Level (1 st flr)	1,324 square feet	1,165 square feet	
Main Level (2 nd flr)	2,292 square feet	2,292 square feet	
Total	3,616 square feet	3,457 square feet	3,504 square feet
SETBACKS:			
Front	32 feet	32 feet	25 feet
Rear	21 feet	26.5 feet	25 feet
Right side (1 st /2 nd)	10 feet/ N/A	10 feet / N/A	10 feet/17.5 feet
Left side (1 st /2 nd)	11 feet/11 feet	10 feet/17.5 feet	10 feet/17.5 feet
HEIGHT:	21 feet	21 feet	27 feet

BACKGROUND

Neighborhood Context

The subject property is located in a Consistent Character Neighborhood, as defined in the City's Residential Design Guidelines. The property is located on Regent Drive, a hillside street, between Highlands Circle and Kent Drive. The houses in this neighborhood context have varying design styles; however, they are consistent with similar massing, scale, and upper and lower floor designs that follow the slope of the street. The landscaping along Regent Drive includes a variety of mature trees and vegetation.

DISCUSSION

Design Review

According to the Design Guidelines, in a Consistent Character Neighborhood, good neighbor design has design elements, materials and scale found within the neighborhood and sizes that are not significantly larger than other homes in the neighborhood. The emphasis should be on designs that "fit in" and lessen abrupt changes.

The existing house is two-stories with a main level (second story) and a lower level (first story) with a front facing garage and carport. The subject property is consistent with the design of the other houses in the neighborhood context with street facing gables and uniform eave lines, low scale first and second-story plate heights and rustic materials. The first-story addition is located at the required 10 foot side yard setback and is in substantially same location as the existing carport and office that is proposed for removal. The lower level addition also includes a conversion of 213 square feet of the existing garage to habitable floor area. The existing second-story balcony encroaches six and a half feet into the required second-story side yard setback. The proposed balcony will be reduced in width to five feet, eight inches and meet the required 17.5-foot second-story side yard setback.

The project design includes high quality materials that will match the existing house, including a shake roof, membrane flat roof, clapboard siding and vinyl windows and doors. The balcony will include a new glass railing to replace the existing wood material. Overall, the project is consistent with the Residential Design Guidelines, meets the required design review findings and is compatible with the neighborhood context.

Privacy

The potential privacy concerns on this property are only on the left side property line adjacent to the new balcony. The new balcony will replace the existing balcony which has views of the downslope lot and overlooks the roof of the neighboring house. The proposed balcony will be in the same location and at the same height as the existing balcony, but reduced in size and depth. Since the balcony is an existing feature and the new design will result in a more passively used space, the project will not create any unreasonable privacy impacts.

Landscaping

The project will maintain the existing trees in the side yard and all front yard landscaping with some minor new landscaping in the vicinity of the addition. Since the area of replaced landscaping does not exceed 2,500 square feet, the project is not subject to the City's Water Efficient Landscape Regulations.

ENVIRONMENTAL REVIEW

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

PUBLIC CONTACT

A public meeting notice was posted on the property and mailed to 12 nearby property owners on Regent Drive and Andover Way.

Cc: Bahi Oreizy, Applicant and Architect
Yumin Gao, Property Owner

Attachments:

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

FINDINGS

16-SC-26 – 930 Regent Drive

With regard to the one-story addition and new second-story balcony to an existing two-story house, the Design Review Commission finds the following in accordance with Section 14.76.050 of the Municipal Code:

- a. The proposed addition complies with all provision of this chapter;
- b. The height, elevations, and placement on the site of the 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 and mass;
- 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-26 – 930 Regent Drive

GENERAL

1. **Approved Plans**

The approval is based on the plans and materials received on July 18, 2016, except as may be modified by these conditions.

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 BUILDING PERMIT SUBMITTAL

4. **Conditions of Approval**

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

5. **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."

6. **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.

7. **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.

8. **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

9. **Landscaping Installation**

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

10. 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



CITY OF LOS ALTOS GENERAL APPLICATION

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

Permit # _____

<input 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: 930 Regent Dr., Los Altos, CA 94024

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

Assessor Parcel Number(s): 34211151 Site Area: 10,010 SF

New Sq. Ft.: 291 Altered/Rebuilt Sq. Ft.: 240 Existing Sq. Ft. to Remain: 29,261

Total Existing Sq. Ft.: 3216 Total Proposed Sq. Ft. (including basement): ~~3216~~ 3457

Is the site fully accessible for City Staff inspection? yes (241 SF Addition)

Applicant's Name: Bahri Oreizy

Telephone No.: 650-360-2905 Email Address: bahri@360designstudio.net

Mailing Address: 1491 Ben Roe Dr.

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

Property Owner's Name: Yumin Gao

Telephone No.: 408-828-7467 Email Address: yumingao@yahoo.com

Mailing Address: 930 Regent Dr.

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

Architect/Designer's Name: Bahri Oreizy

Telephone No.: 650-360-2905 Email Address: bahri@360designstudio.net

Mailing Address: 1491 Ben Roe Dr.

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

* 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. *

ATTACHMENT B



City of Los Altos
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 930 Regent Drive, Los Altos, CA 94024

Scope of Project: Addition or Remodel or New Home

Age of existing home if this project is to be an addition or remodel? 1960 (50 years)

Is the existing house listed on the City's Historic Resources Inventory?

Address: 930 Regent Dr.
Date: _____

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: 10,010 square feet
Lot dimensions: Length 110 feet
Width 91 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? 30'
What % of the front facing walls of the neighborhood homes are at the front setback _____ %
Existing front setback for house on left 26' ft./on right 25' ft.
Do the front setbacks of adjacent houses line up? yes

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 8

Garage facing front recessed from front of house face _____

Garage in back yard 1

Garage facing the side 1

Number of 1-car garages _____; 2-car garages _____; 3-car garages _____

Address: 930 Regent Dr
Date: _____

4. Single or Two-Story Homes:

What % of the homes in your neighborhood* are:

One-story 40%

Two-story 60%

5. Roof heights and shapes:



Is the overall height of house ridgelines generally the same in your neighborhood*? _____

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

Do the roof forms appear simple X or complex _____?

Do the houses share generally the same eave height Yes?

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

What siding materials are frequently used in your neighborhood*?

__ wood shingle __ stucco X board & batten X clapboard
__ tile X stone X 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?

Asphalt shingle

If no consistency then explain: _____

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

Does your neighborhood* have a consistent identifiable architectural style?

YES NO

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

Address: 930 Regent Dr
Date: _____

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)

Slopes with the street - facing north slopes downward

Is your slope higher _____ lower _____ same X 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.)?

Majority of neighborhood has landscaping to street edge, all front lawns have shrubbery

How visible are your house and other houses from the street or back neighbor's property?

All houses visible from street - house in back is not visible

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)?

Retaining wall - unimproved public right-of-way in front of house is gravel and walking stones

10. Width of Street:

What is the width of the roadway paving on your street in feet? 30'

Is there a parking area on the street or in the shoulder area? Yes

Is the shoulder area (unimproved public right-of-way) paved, unpaved, gravel, landscaped, and/or defined with a curb/gutter? Paved

Address: 930 Regent Dr.
Date: _____

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.:

All roof type and material in the neighborhood is gabled asphalt shingle. 85% of neighborhood sits on a hill, the street sloping up (falling south) with garages in basement

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

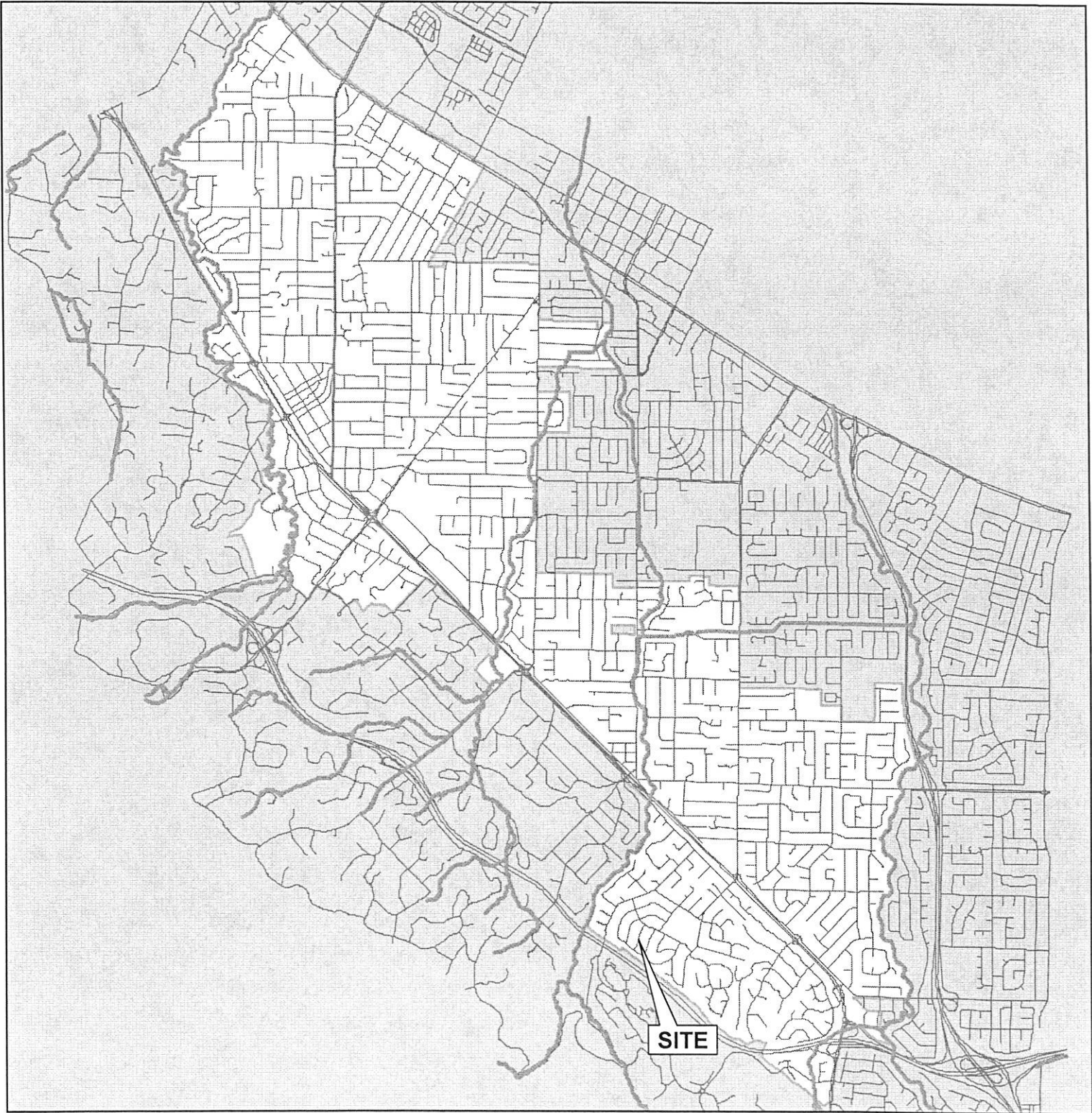
Address: 930 Regent Dr.
 Date: _____

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)
900 Regent Dr.	± 30'	± 25'	Facing front projected from front	two	± 22'	clapboard siding, brick	simple
901 Regent Dr.	± 30'	± 25'	Facing front from front	one	± 15'	board + batten, clapboard	simple
914 Regent Dr.	± 30'	± 25'	in back yard	one	± 15'	stucco, stone	simple
915 Regent Dr.	± 30'	± 25'	Facing front from front	one	± 15'	board + batten, stone	simple
931 Regent Dr.	± 30'	± 25'	Facing front from front	two	± 22'	clapboard, stucco	simple
944 Regent Dr.	± 30'	± 25'	Facing front from front	two	± 22'	stucco	simple
945 Regent Dr.	± 30'	± 25'	Facing front from front	two	± 22'	board + batten	simple
960 Regent Dr.	± 30'	± 25'	Facing front from front	two	± 22'	board + batten, clapboard	simple
961 Regent Dr.	± 30'	± 25'	Facing side from front	two	± 22'	stucco, brick	simple
931 Andover way	± 30'	± 25'	Facing front from front	one	± 15'	board + batten, stone	simple

AREA MAP



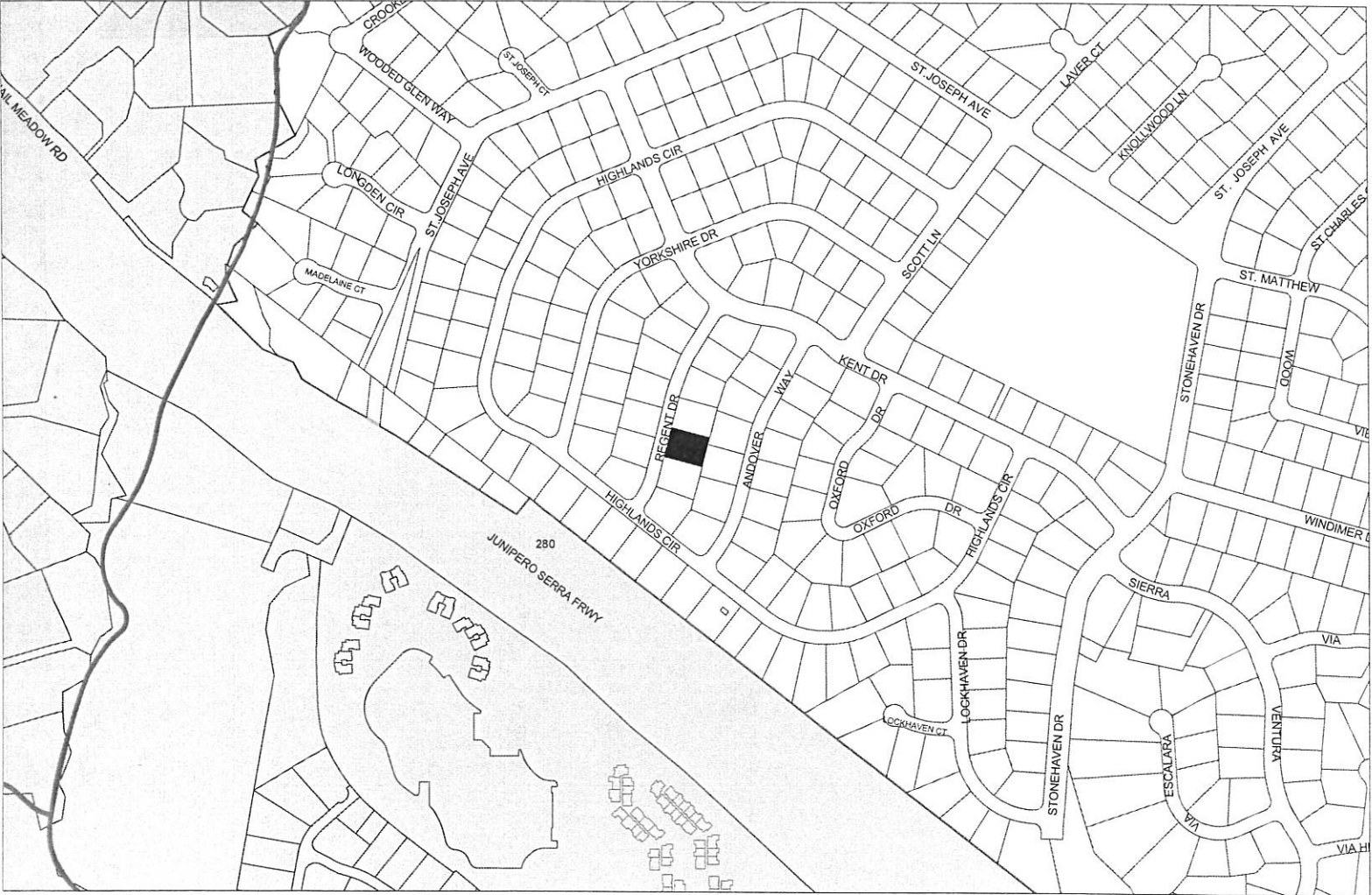
CITY OF LOS ALTOS

APPLICATION: 16-SC-26
APPLICANT: B. Oreizy/ Y. Gao
SITE ADDRESS: 930 Regent Drive



Not to Scale

VICINITY MAP



SCALE 1 : 6,000



N



CITY OF LOS ALTOS

APPLICATION: 16-SC-26
APPLICANT: B. Oreizy/ Y. Gao
SITE ADDRESS: 930 Regent Drive

RESIDENTIAL DESIGN REVIEW PACKAGE ADDITION FOR GAO RESIDENCE 930 REGENT DRIVE LOS ALTOS 94024

THIS PROJECT CONSISTS OF THE FOLLOWING:
-REMOVE (E) CARPORT, OFFICE AND ROOF DECK.
-ADD NEW GUEST SUITE WITH PARTIAL ROOF BALCONY+ DECK

PROJECT DESCRIPTION 1

OWNERS:
YUMIN GAO
930 REGENT DRIVE
LOS ALTOS, CA 94024
yumingao@yahoo.com
408-828-7467

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

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

PROJECT DIRECTORY 2

A0 COVER SHEET
EC1 EXISTING FLOOR PLANS (UPPER & LOWER LEVELS)
EC2 EXISTING EXTERIOR ELEVATIONS
A1 PROPOSED SITE PLAN & AREA CALCULATION DIAGRAM
A2.1 PROPOSED UPPER LEVEL FLOOR PLAN
A2.2 PROPOSED LOWER LEVEL FLOOR PLAN & BUILDING SECTIONS
A3 PROPOSED EXTERIOR ELEVATIONS
C0 CIVIL SURVEY

SHEET INDEX 3

930 Regent Drive
Los Altos CA 94024
APN: R1-10
Lot size: 10,010 SF

EXISTING HOUSE:
UPPER LEVEL: GROUND FLOOR: 2,292 SF
FRONT COVERED PORCH: 43 SF
GARAGE: 634 SF
OFFICE: 240 SF (to be removed)
SHED: 50 SF (to be removed)
CARPORT: 400 SF (to be removed)

LOWER LEVEL:
GARAGE AREA CONVERTED TO HABITABLE SPACE: 213 SF
PROPOSED ADDITION:
ON LOWER LEVEL AREA BELOW DECK (OVER 6' IN HEIGHT) 531 SF
32 SF

BRICK CHIMNEY
WOOD SHINGLE ROOFING
PAINTED WOOD SHINGLE SIDING
RED BRICK STEPS



FRONT OF EXISTING HOUSE AND MATERIAL CALLOUTS



NEIGHBORHOOD CONTEXT MAP 6

ZONING COMPLIANCE			
	Existing	Proposed	Allowed/Required
Lot Coverage:	3,130 SF	3,003	3,003 SF
Floor Area:	3,216 SF	3,457 SF	3,504 SF
Setbacks:			
FRONT	30 FT 8 INCHES	NO CHANGE	25 FT
REAR	20 FT 9 INCHES	26 FT 6 INCHES	25 FT
RIGHT SIDE	9 FT 11 INCHES	NO CHANGE	10 FT
LEFT SIDE	11 FT	10 FT	10 FT
LEFT SIDE TO SECOND FLR BALCONY	11 FT	17 FT 6 INCHES	17 FT 6 INCHES
Height:	NO CHANGE		

SQUARE FOOTAGE BREAKDOWN			
	Existing	Change in	Total Proposed
Habitable Living Area	2,532 SF	504	3,036
Non-Habitable Floor area	684 SF	-263 SF	421 SF

LOT CALCULATIONS	
	Existing
Net Lot Area:	10,010 SF
Front Yard Hardscape area	767 SF (34%) NO CHANGE
Landscaping breakdown	Total Hardscape area (existing and proposed): 6,275 SF Existing Softscape (undisturbed) area: 3,385 SF New Softscape area: 350 SF

PROJECT SUMMARY TABLE 4



ROOF DECK TO BE REMOVED



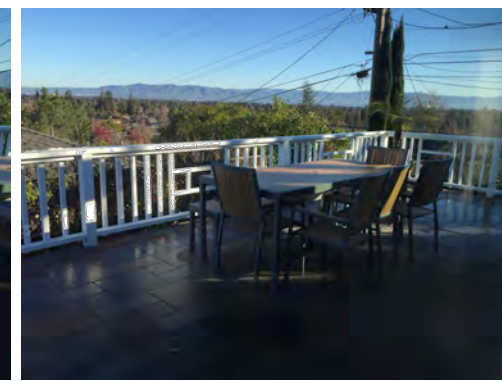
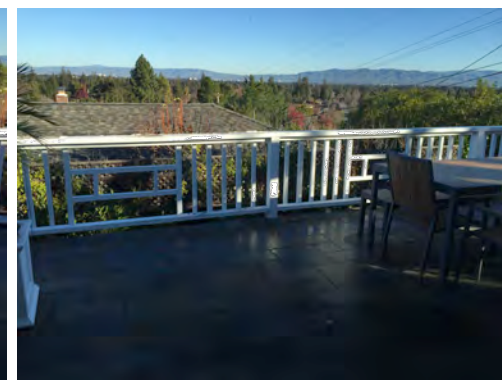
EXISTING CARPORT AND OFFICE TO BE REMOVED



ROOF DECK AND OFFICE TO BE REMOVED



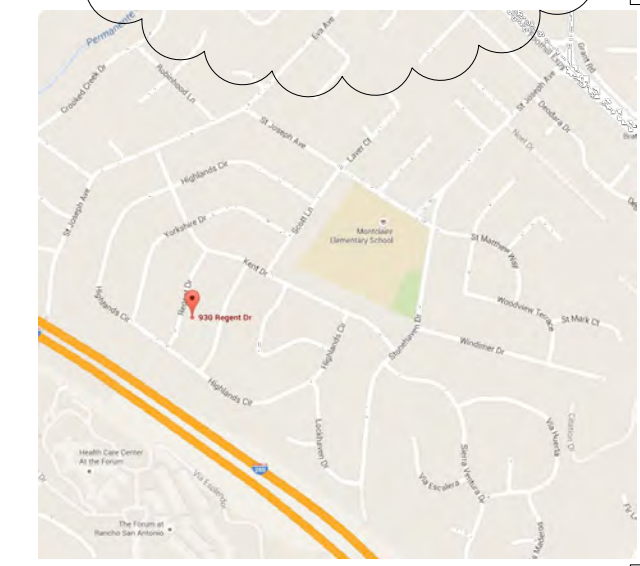
NEIGHBORHOOD VIEW TOWARDS SIDE AND REAR FROM EXISTING BALCONY



PHOTOS OF EXISTING HOUSE 8



AERIAL VIEW 7



VICINITY MAP 5

360 design studio

1491 BEN ROE DRIVE
LOS ALTOS, CA 94024
phone 650.360.2905
info@360designstudio.net

GAO RESIDENCE
930 REGENT DRIVE
LOS ALTOS, CA 94024



SHEET: COVERSHEET

REVISIONS:
RESPONSE TO COMMENTS 07-18-16

DATE: 05-17-16

FILE:

DESIGN REVIEW APPLICATION

A0

DESIGN REVIEW APPLICATION - REV 1



SHEET:
PROPOSED
SITE/ROOF PLAN &
AREA
CALCULATION
DIAGRAM

REVISIONS:
RESPONSE TO
COMMENTS 07-18-16

DATE: 05-17-16

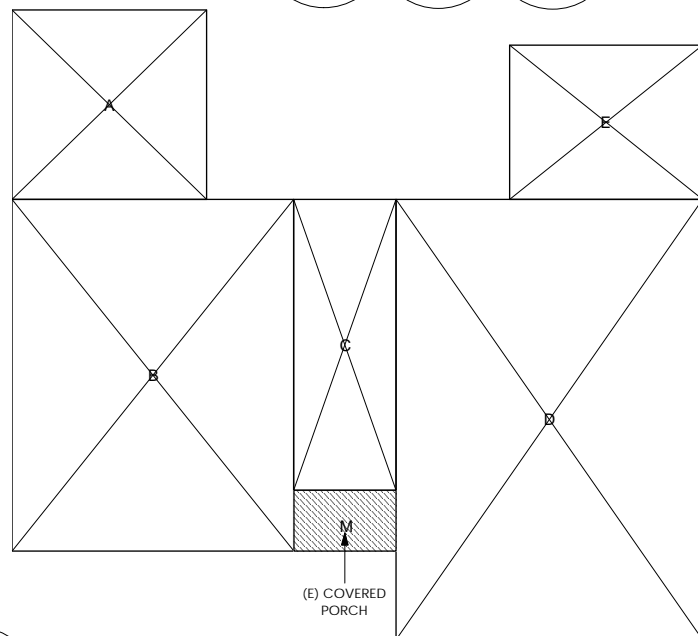
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DESIGN REVIEW
APPLICATION

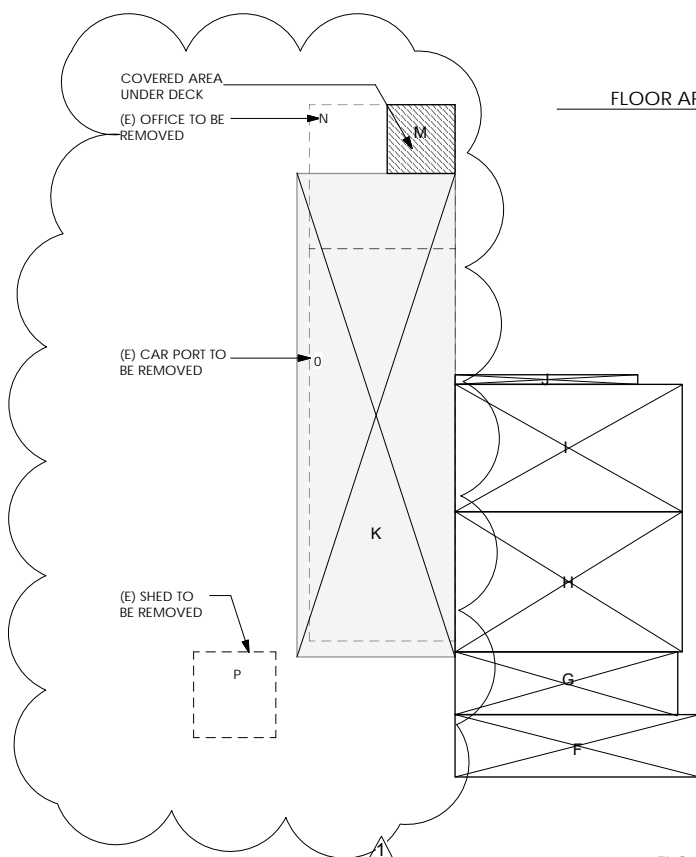
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Project Summary Table			
	Section	Dimensions	Area (SF)
(E) HOUSE - UPPER LEVEL	A	16'-3" X 15'-9"	256
	B	23'-6" X 29'-4"	689
	C	8'-6" X 24'-3"	206
	D	25'-6" X 36'-8"	935
	E	16'-1" X 12'-10"	206
SUBTOTAL			2,292 SF
(E) HOUSE - LOWER LEVEL	F	20'-4" X 5'-2"	105
	G	18'-6" X 5'-2"	95
	H	18'-11" X 11'-8"	221
	I	18'-11" X 10'-7"	200
	J	15'-3" X 10'	13
	SUBTOTAL		
TOTAL (E) HOUSE FLOOR AREA			2,926 SF
ADDITION			531
TOTAL ADDITION FLOOR AREA			531 SF
TOTAL FLOOR AREA			3,457 SF
FRONT COVERED PORCH			42 SF
REAR COVERED PORCH			33 SF
TOTAL LOT COVERAGE (A+B+C+D+E+F+K+L+M)			3,003 SF
(E) CARPORT TO BE REMOVED			400 SF
(E) OFFICE TO BE REMOVED			240 SF
(E) SHED TO BE REMOVED			50 SF

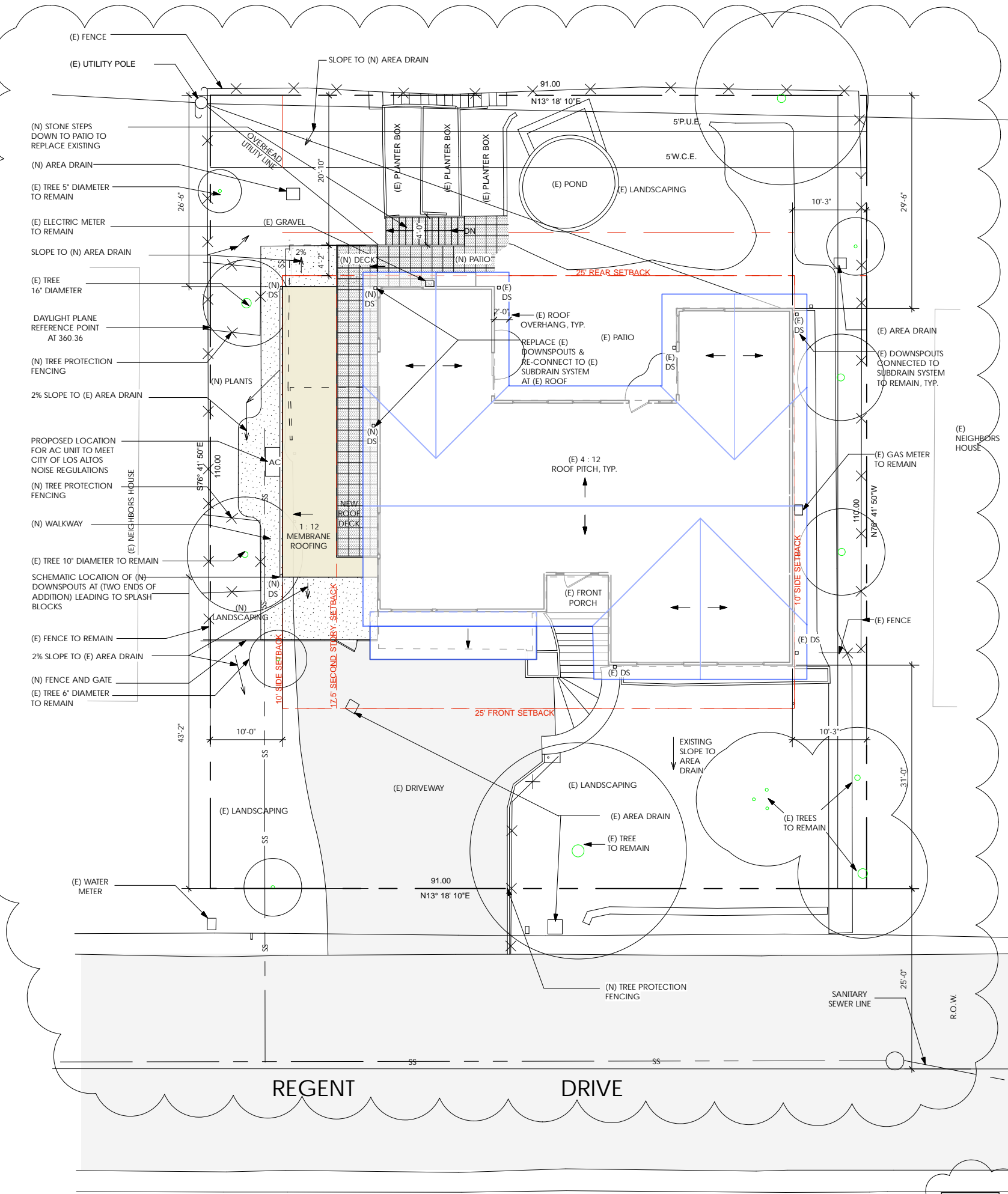
FLOOR AREA CALCULATIONS 2



FLOOR AREA DIAGRAM - UPPER LEVEL-NO CHANGE 3



FLOOR AREA DIAGRAM BASEMENT (ADDITION) 4



PROPOSED SITE/ROOF PLAN 1/8" = 1'-0" 1

DESIGN REVIEW APPLICATION - REV1



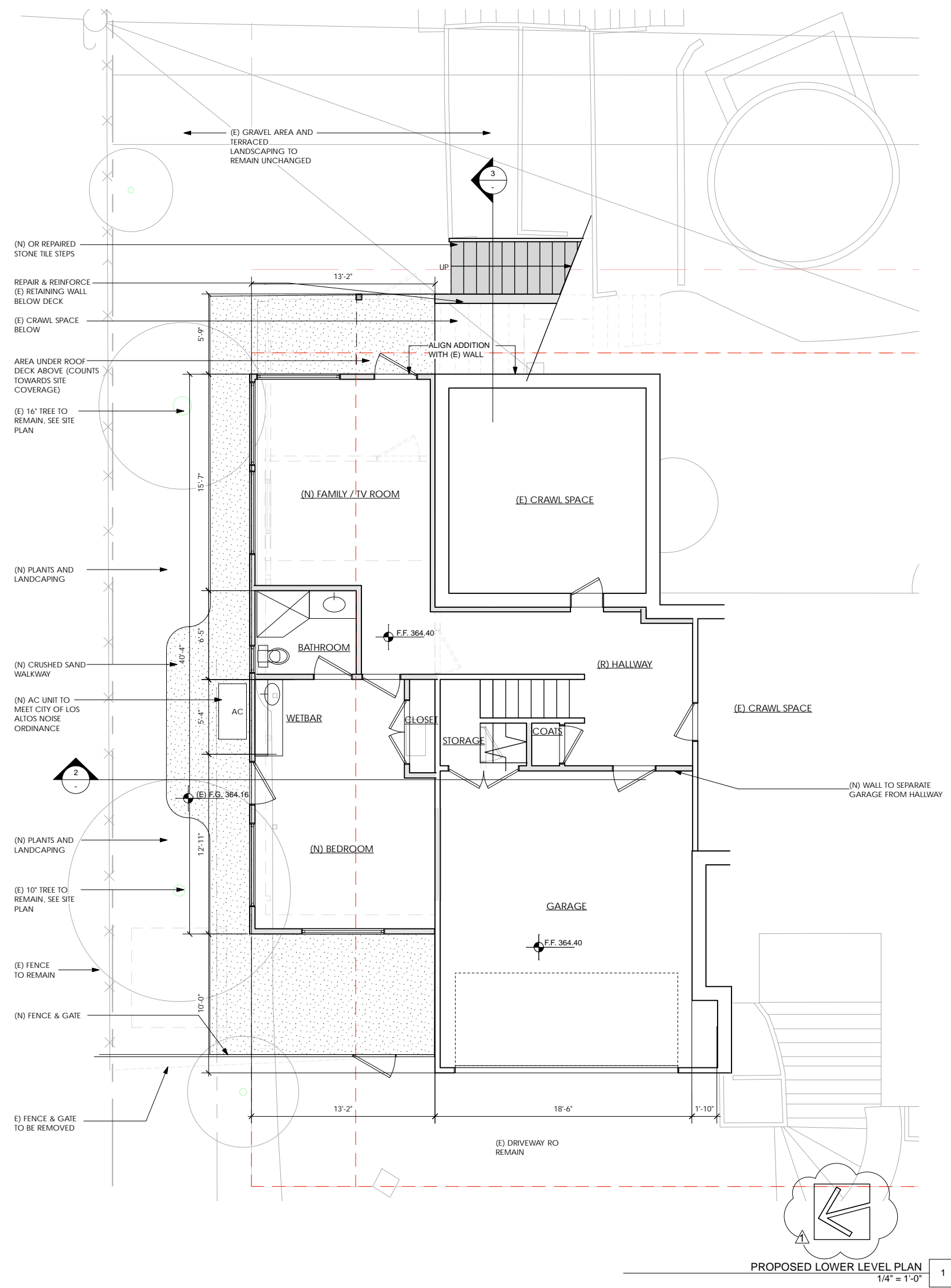
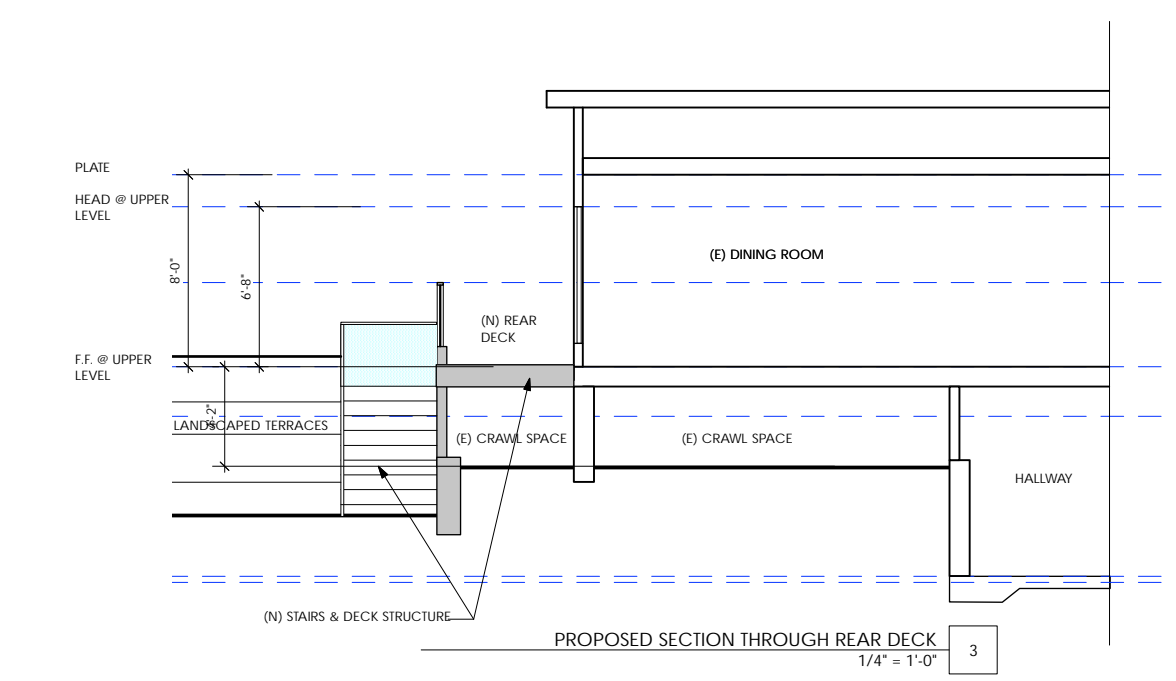
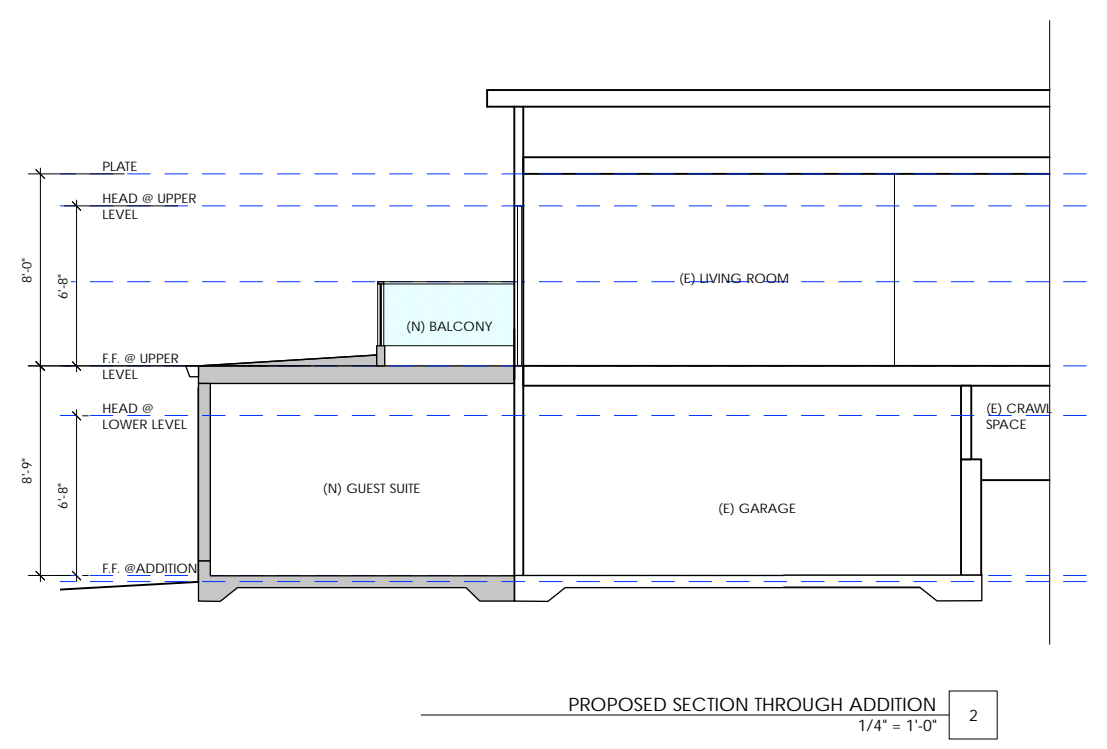
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PROPOSED FLOOR PLAN - LOWER LEVEL

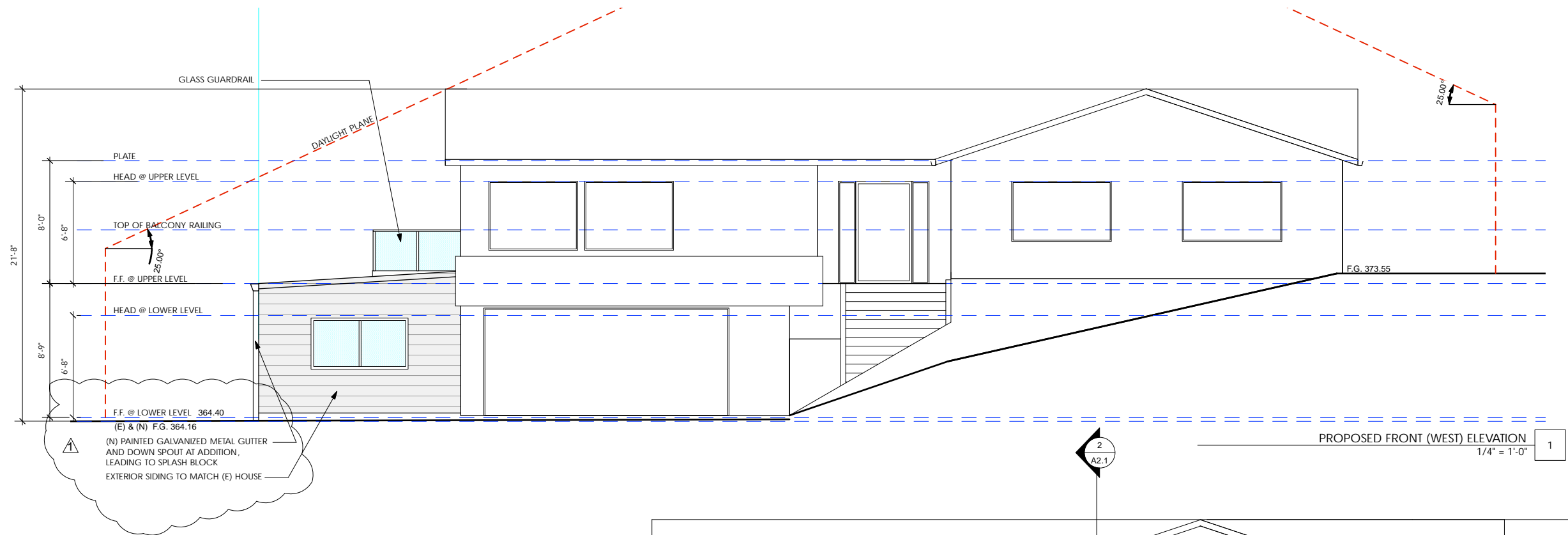
REVISIONS:
 RESPONSE TO COMMENTS 07-18-16

DATE: 05-17-16
 FILE:

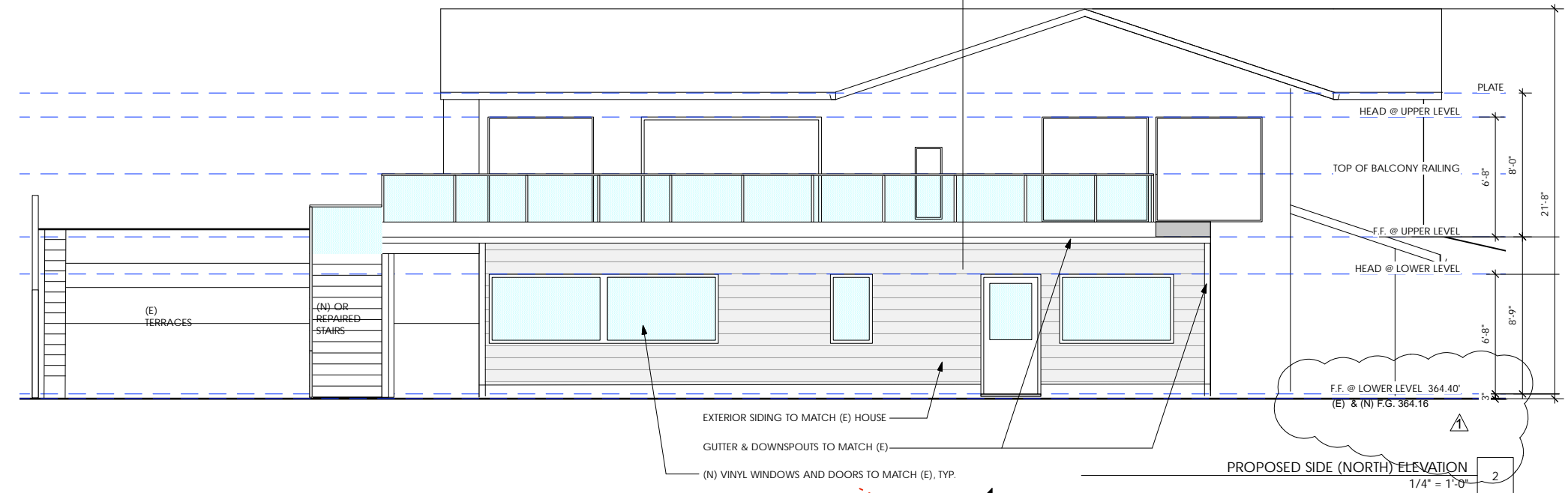
DESIGN REVIEW APPLICATION
A2.2

DESIGN REVIEW APPLICATION - REV1





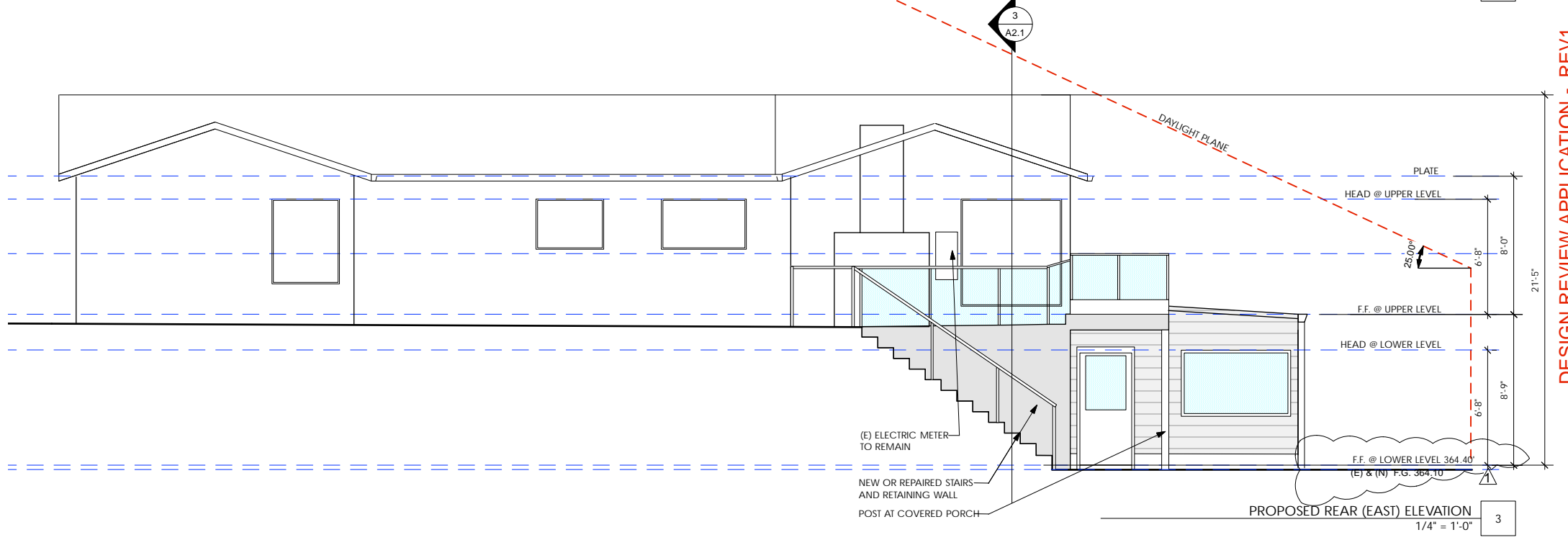
(N) PAINTED GALVANIZED METAL GUTTER AND DOWN SPOUT AT ADDITION, LEADING TO SPLASH BLOCK EXTERIOR SIDING TO MATCH (E) HOUSE



GAO RESIDENCE
930 REGENT DRIVE
LOS ALTOS, CA 94024



SHEET:
PROPOSED ELEVATIONS



REVISIONS:
RESPONSE TO COMMENTS 07-18-16

DATE: 05-17-16
FILE:

DESIGN REVIEW APPLICATION
A3

DESIGN REVIEW APPLICATION - REV1

GAO RESIDENCE
930 REGENT DRIVE
LOS ALTOS, CA 94024



SHEET:
EXISTING
FLOOR PLANS

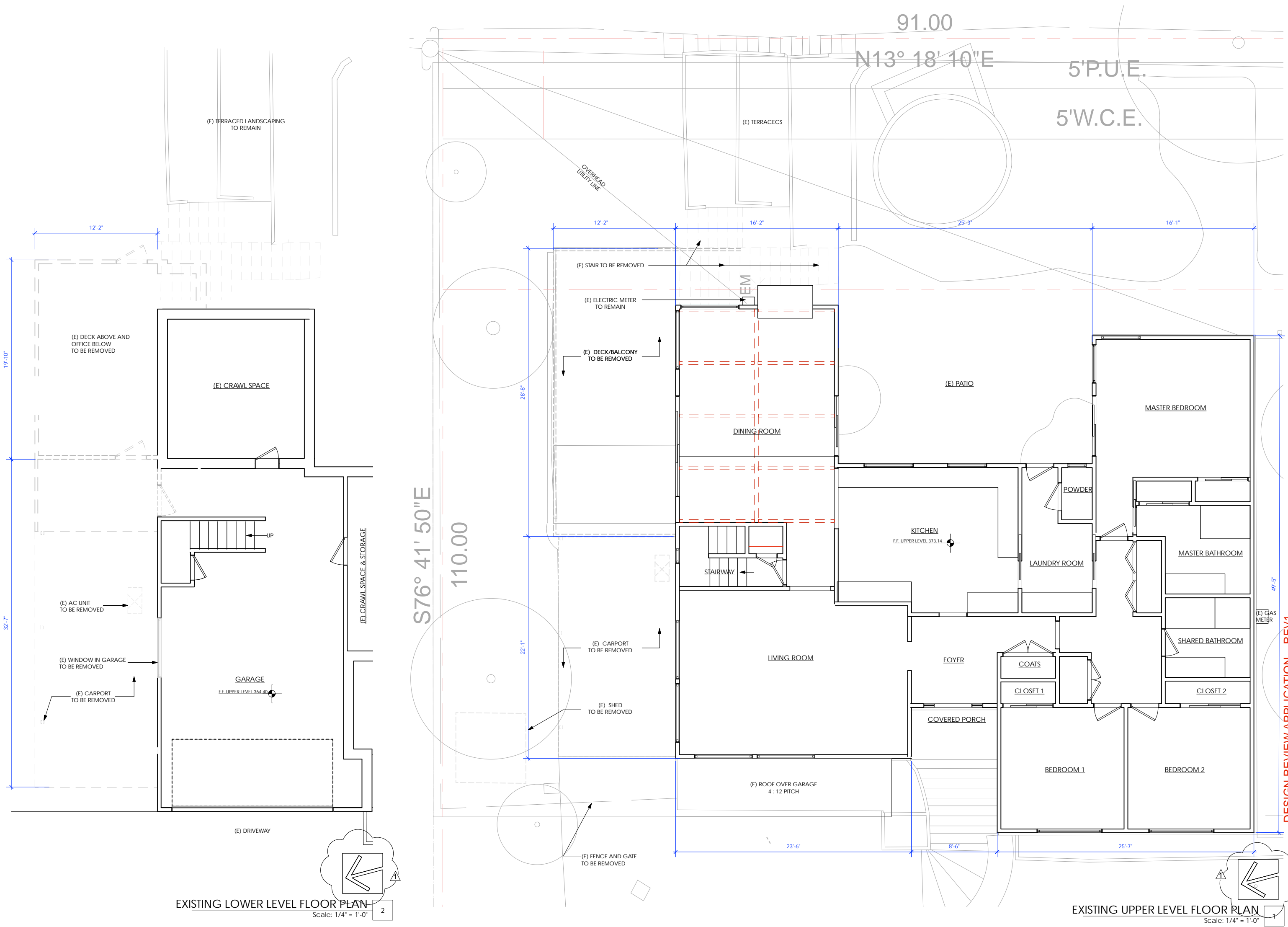
REVISIONS:
1 RESPONSE TO
COMMENTS 07-18-16

DATE: 05-17-16

FILE:

DESIGN REVIEW
APPLICATION

EC1



EXISTING LOWER LEVEL FLOOR PLAN

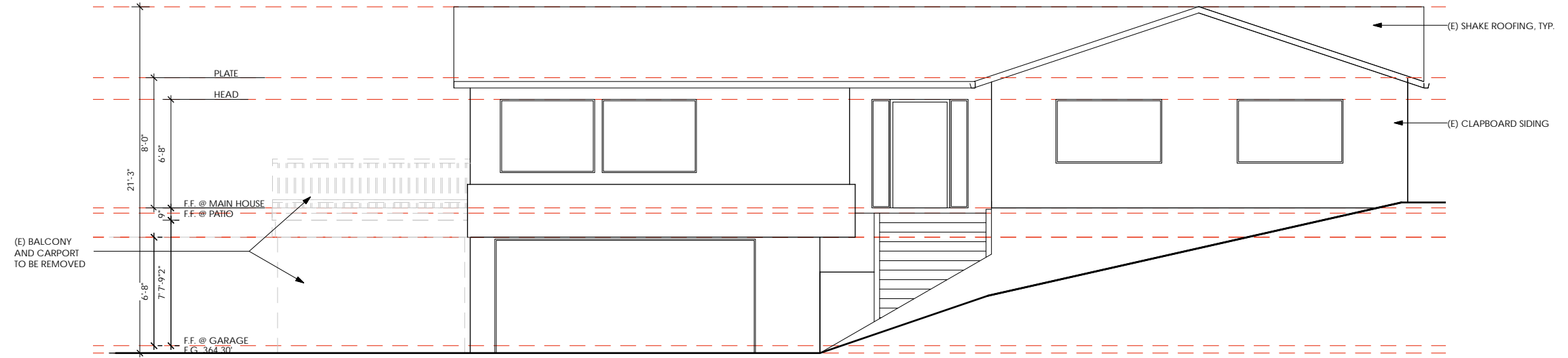
Scale: 1/4" = 1'-0"

2

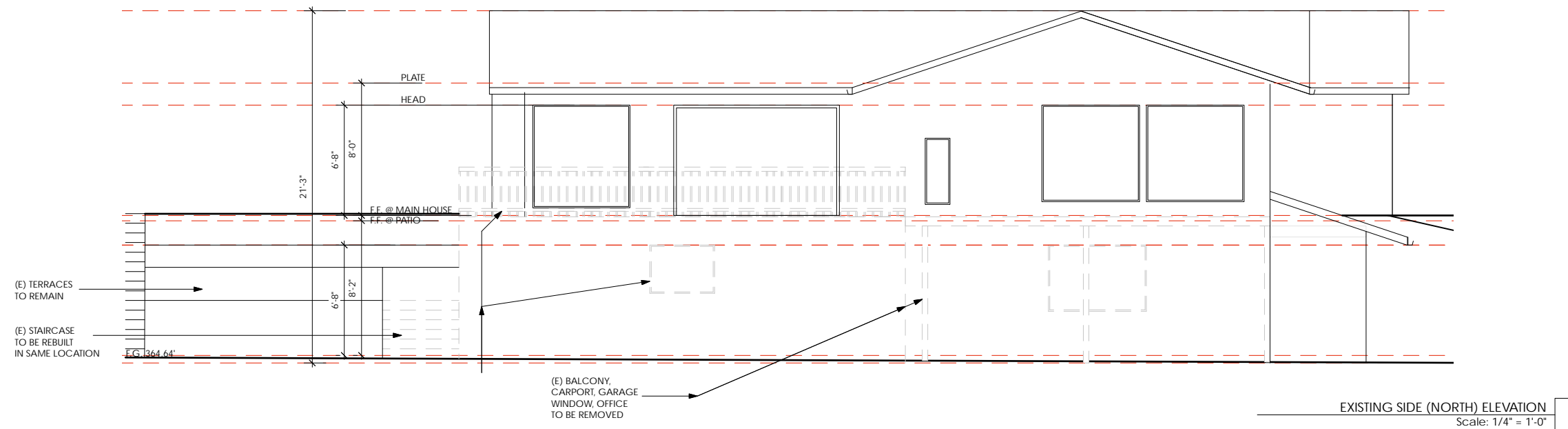
EXISTING UPPER LEVEL FLOOR PLAN

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

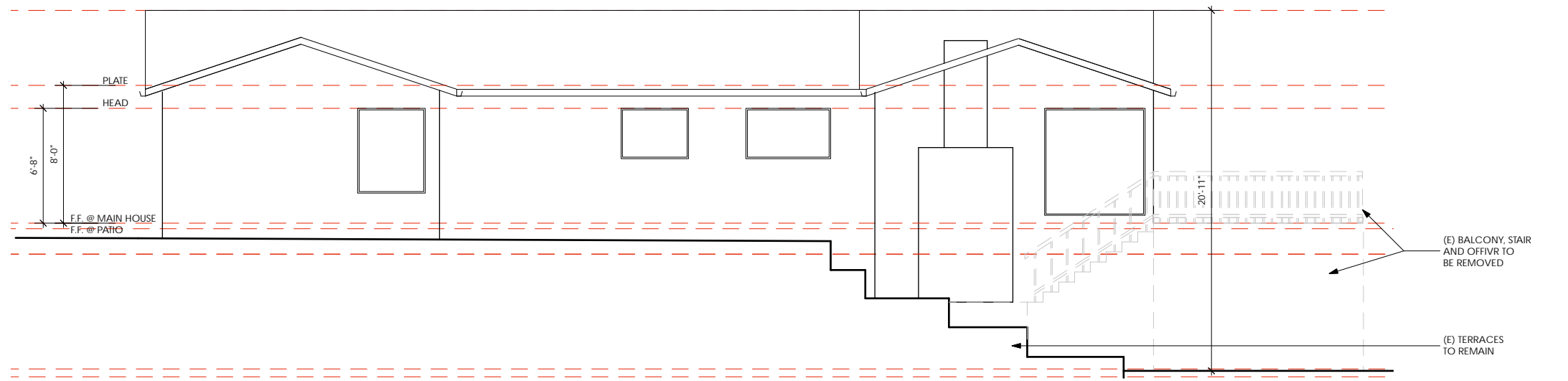
DESIGN REVIEW APPLICATION - REV1



EXISTING FRONT (WEST) ELEVATION
Scale: 1/4" = 1'-0" 1



EXISTING SIDE (NORTH) ELEVATION
Scale: 1/4" = 1'-0" 2



EXISTING REAR (EAST) ELEVATION
Scale: 1/4" = 1'-0" 3

GAO RESIDENCE
930 REGENT DRIVE
LOS ALTOS, CA 94024



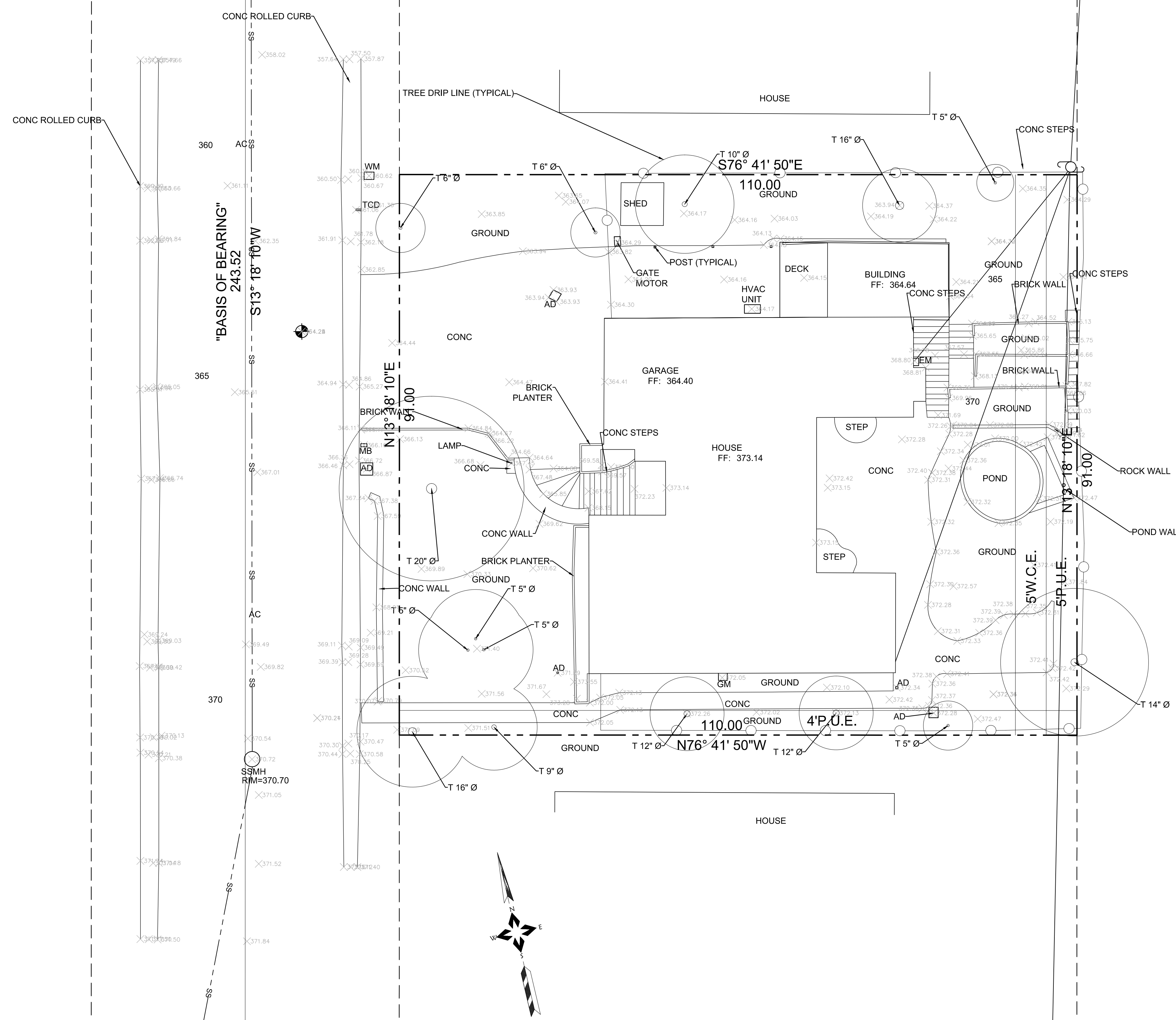
SHEET:
EXISTING
EXTERIOR
ELEVATIONS

REVISIONS:
RESPONSE TO
COMMENTS 07-18-16

DATE: 05-17-16
FILE:

DESIGN REVIEW
APPLICATION
EC2

DESIGN REVIEW APPLICATION - REV1



LEGEND:

- PROPERTY LINE
- - - EXISTING LOTS
- - - CENTERLINE
- - - EASEMENT LINE
- - - SS SANITARY SEWER LINE
- - - SD STORM DRAIN LINE
- - - OH OVERHEAD POWER LINE
- - - WOOD FENCE
- POWER POLE
- ⊕ FIRE HYDRANT
- ⊕ JOINT POLE
- ⊕ SURVEY MONUMENT FOUND
- ⊕ TBM (ELEVATION)
- ⊕ WATER VALVE

ABBREVIATIONS:

- AC ASPHALT
- AD AREA DRAIN
- ANC ANCHOR
- BSBL BUILDING SETBACK LINE
- C&G CURB AND GUTTER
- CB CATCH BASIN
- CO CLEAN OUT
- DW DRIVEWAY
- EB ELECTRIC BOX
- EM ELECTRIC METER
- EP EDGE OF PAVEMENT
- FH FIRE HYDRANT
- GA GUY ANCHOR
- GM GAS METER
- GV GAS VALVE
- IV IRRIGATION VALVE
- LP LIGHT POLE
- MB MAIL BOX
- MH UTILITY MANHOLE
- P.U.E. PUBLIC UTILITY EASEMENT
- P BRICK CONC PILLAR
- PP POWER POLE
- (R) RADIAL BEARING
- SL STREET LIGHT
- SDMH STORM DRAINAGE MANHOLE
- SSMH SANITARY SEWER MANHOLE
- SSCO SANITARY SEWER CLEAN OUT
- TOD THROUGH CURB DRAIN
- TS TRAFFIC SIGN
- VG VALLEY GUTTER
- WM WATER METER
- WV WATER VALVE

DISCLAIMER:
SMP ENGINEERS OR ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ELECTRONIC COPIES OF THIS PLAN.

NOTE:
THIS MAP REPRESENTS TOPOGRAPHY OF THE SURFACE FEATURES ONLY. UNLESS SPECIFIED ON THIS MAP, LOCATIONS OF THE UNDERGROUND UTILITIES ARE NEITHER INTENDED NOR IMPLIED. FOR THE LOCATIONS OF UNDERGROUND UTILITIES CALL "USA" (1-800-642-2444). SURFACE FEATURES ARE LOCATED BY MEANS OF A STATION AND OFFSET FROM THE CONTROL LINE.

BASIS OF BEARINGS:
FOUND SURVEY MONUMENTS ALONG THE RIGHT OF WAY OF REGEENT DRIVE. RECORD INFORMATION WAS USED. PER RECORD MAP, BOOK: 112 PAGE: 48 WHICH IS FILED IN THE COUNTY OF SANTA CLARA RECORDER'S OFFICE.

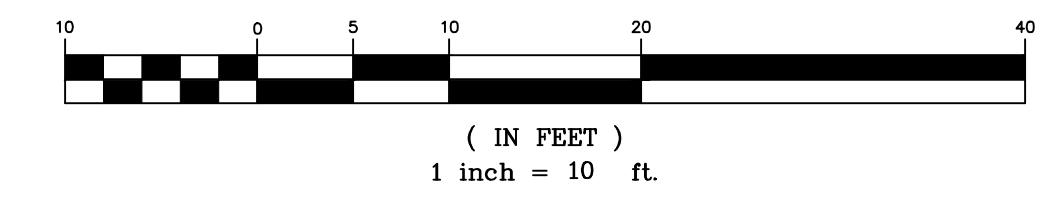
REFERENCED ASSUMED BENCHMARK:
S.C.V.W.D.
BM # 200
BRASS DISK FOUND
(NAVD 88 DATUM)

SITE BENCHMARK:
SURVEY CONTROL SET MAG NAIL ELEVATION=364.25' (NAVD 88 DATUM)

- NOTES:**
- ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMALS THEREOF.
 - THE GROSS AREA OF LAND OF RECORD IS 10,010 SQ. FT. ±.
 - THE MAP WAS BASED ON A GRANT DEED DOC.# 21670558 DATED 05/16/2012, RECORDED IN SANTA CLARA COUNTY.
 - ALL EXISTING BUILDINGS ARE WOOD.
 - FOR PRECISE SPECIES OF TREES A CERTIFIED ARBORIST SHALL BE CONSULTED.
 - THIS DRAWING REPRESENTS A TOPOGRAPHIC SURVEY PREPARED IN CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYORS ACT. THE PROPERTY LINES SHOWN HEREON ARE COMPILED FROM RECORD DATA AND REPRESENT THE BEST GRAPHICAL FIT BETWEEN RECORD INFORMATION AND THE TOPOGRAPHICAL FEATURES SURVEYED AND SHOULD NOT BE RELIED UPON OR USED FOR ANY OTHER PURPOSES. PURSUANT TO THE CLIENT'S DIRECTION A BOUNDARY SURVEY WAS NOT PERFORMED AT THIS TIME WHICH MAY HAVE DETERMINED THE ACTUAL PROPERTY LINES.

SCALE 1" = 10'

GRAPHIC SCALE



930 Regent Drive
LOS ALTOS
APN: 342-11-151



SMP ENGINEERS
CIVIL ENGINEERS—LAND SURVEYORS
1534 Carob Lane Los Altos, CA 94024
Tel. (650) 941-8055 Fax (650) 941-8755

Scale: 1" = 10'
Prepared by:
Checked by:
Date: 12/29/2015
Project No: 215123

TOPOGRAPHIC SURVEY MAP

Sheet No:

T-1

REVISIONS	DESIGN BY	DESIGN DATE	CITY APPR.	APPR. DATE

CITY OF LOS ALTOS