



DATE: April 16, 2014

AGENDA ITEM # 5

TO: Design Review Commission
FROM: Sierra Davis, Assistant Planner
SUBJECT: 14-SC-08 – 766 Raymundo Avenue

RECOMMENDATION:

Approve design review application 14-SC-08 subject to the listed findings and conditions

PROJECT DESCRIPTION

This is a design review application for construction of a two-story residence with a basement. The following table summarizes the project:

GENERAL PLAN DESIGNATION: Single-family, Residential
ZONING: R1-10
PARCEL SIZE: 17,500 square feet
MATERIALS: Stucco, tile roof, pre-cast stone sills, limestone tile wainscot, wood lintels, wood corbels, and wrought iron details.

	Existing	Proposed	Allowed/Required
LOT COVERAGE:	3,056 square feet	3,124 square feet	5,250 square feet
FLOOR AREA:			
First floor	3,056 square feet	2,937 square feet	
Second floor		1,523 square feet	
Total	3,056 square feet	4,460 square feet	4,500 square feet
SETBACKS:			
Front	39 feet	40 feet	25 feet
Rear	27 feet	79 feet	25 feet
Right side	16 feet	15 feet/30 feet	10 feet/17.5 feet
Left side	14 feet	10 feet/25 feet	10 feet/17.5 feet
HEIGHT:	19 feet	26 feet	27 feet

BACKGROUND

The subject property is located in a Consistent Character Neighborhood as defined in the City's Residential Design Guidelines. The homes in the neighborhood are single-story, Ranch style homes with low horizontal eave lines with gable accents, consistent setbacks, simple forms and rustic materials. Many of the structures are set back 40 feet from the front property line. The street has improved shoulders with curb and gutters and does not have a consistent street tree pattern.

The owners previously submitted an application for two-story design review; however, the application was denied because of bulk, scale and setback concerns. The neighborhood also had concerns regarding the original subdivision Conditions, Covenants and Restrictions (CC&Rs) that require a 40-foot front yard setback. The applicant has submitted a new application that contrasts with the previous design in the following ways:

1. The front yard setback was recessed to 40 feet from 38 feet from the front property line;
2. The house plan was reversed on the lot;
3. Set the garage back approximately nine and one-half (9.5) feet from the front facade;
4. Increased the thickness of the garage walls to give more depth to the garage doors;
5. Reduced the second story width by approximately 12 feet;
6. Set back the second story approximately 14 feet from first story, where approximately nine feet was previously proposed; and
7. Revised the roof plan from gables to hip roofs.

The prior site plan and building elevations are attached for reference.

DISCUSSION

In Consistent Character Neighborhoods projects should be compatible with the existing neighborhood with regard to setbacks, scale, massing and materials. The neighborhood context has a greater front yard setback at approximately 40 feet. The proposed structure maintains this pattern with the front entry element set back 40 feet from the front property line and steps back with the garage set back an additional nine and one half feet from the front facade.

The second story massing is centered over the first story and recessed toward the rear of the structure to minimize the bulk and scale of the structure. The massing has also been consolidated from a rectangular form to a more narrow form with approximately the same depth. The second story has a setback of 55 feet from the front property line for an offset of 14 feet from the first story. The second story side facing walls have a uniform wall plane which could result in a bulk issue; however the second story has a greater than required setback at 25 feet on the left side and 30 feet on the right side. The greater than required setbacks from the front and side property lines help to reduce the bulk and scale of the two-story design on the surrounding properties. The finished floor is relatively low at 16-inches from grade. The structure has a 10-foot plate height at first story and eight foot plates at the second story. The plate heights are reduced to nine feet at the sides of the house at the side patio and garage in order to relate to the adjacent houses. The scale of the house is further reduced with the use of hip roofs that have a continuous horizontal eave line versus one that is interrupted with gables and helps to reduce the roof mass.

The design of the house incorporates fairly simple forms that relate to the forms found in the neighborhood. The project uses harder materials such as stucco walls, a tile roof, pre-cast stone sills and limestone tile wainscot that increases the bulk of the house; however the project also includes more compatible rustic materials such as wood lintels, wood corbels, and wrought iron details.

Privacy and Landscaping

The right (west) side elevation at the second story has two windows in the master bedroom. The windows have a sill height of four-feet, six inches to help preserve privacy to the adjacent property.

The left (east) side elevation at the second story has three windows that include one in the bedroom at the front of the structure, one in the bathroom and one in the bedroom to the rear. The windows have a sill height of four-feet, six inches to help preserve privacy to the adjacent property.

There are large windows at the rear of the structure; however, the house is setback 79 feet from the rear property line and there are existing trees at the rear to screen views into the adjacent property. Therefore, the windows are not an unreasonable privacy concern because of the distance from the property line make it difficult to view the adjacent property to the rear.

ENVIRONMENTAL REVIEW

This project is categorically exempt from environmental review under Section 15303 of the Environmental Quality Act because it involves the construction of a single-family home.

CC: Nick Stavrakos and Monica Tellado, Applicant and Owners
BODesign, Designer

Attachments:

- A. Application
- B. Neighborhood Compatibility Worksheet
- C. Area Map and Vicinity Map
- D. Arborist Report, dated July 17, 2013
- E. Prior project site plan and building elevations, dated February 6, 2014

FINDINGS

13-SC-25—766 Raymundo Avenue

With regard to the construction of a single-family structure, the Design Review Commission finds the following in accordance with Section 14.76.050 of the Municipal Code:

- A. The proposed project complies with all provision of this chapter;
- B. 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;
- 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 structure 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 structure has been designed to follow the natural contours of the site with minimal grading, minimum impervious cover, and maximum erosion protection.

CONDITIONS

13-SC-25—766 Raymundo Avenue

1. The approval is based on the plans received on April 2, 2014 and the written application materials provided by the applicant, except as may be modified by these conditions.
2. The following trees (nos. 6-10) shall be protected under this application and cannot be removed without a tree removal permit from the Community Development Director.
3. Obtain an encroach permit issued from the Engineering Division prior to doing any work within the public street right-of-way.
4. Only gas fireplaces, pellet fueled wood heaters or EPA certified wood-burning appliances may be installed in all new construction pursuant to Chapter 12.64 of the Municipal Code.
5. The project has more than 5,000 square feet of new landscape area and is subject to the City's Water Efficient Landscape Regulations (LAMC Chapter 12.36).
6. **Prior to the issuance of a demolition permit**, install tree protection fencing around the dripline, or as required by the project arborist, of the following trees (nos. 7 and 10) 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.
7. **Prior to zoning clearance, the project plans shall contain/show:**
 - a. The conditions of approval shall be incorporated into the title page of the plans.
 - b. 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." The tree protection fencing shall be installed prior to issuance of the demolition permit and shall not be removed until all building construction has been completed.
 - c. Provide a landscape plan prepared by a licensed landscape professional showing how the plans comply with the City's Water Efficient Landscape Regulations (LAMC Chapter 12.36).
 - d. Verification that the house will comply with the California Green Building Standards pursuant to Section 12.26 of the Municipal Code from a Qualified Green building Professional.
 - e. Fire sprinklers to be installed pursuant to Section 12.10 of the Municipal Code.
 - f. The location of underground utilities pursuant to Section 12.68 of the Municipal Code. Underground utility trenches should avoid the drip-lines of all protected trees.

- g. The location of any air conditioning units on the site plan and the manufacturer's sound rating for each unit.
 - h. 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.).
8. **Prior to final inspection:**
- a. All front yard, interior side, and rear yard landscaping, street trees and privacy screening shall be maintained and/or installed as required by the Planning Division.
 - b. Submit verification that the house was built in compliance with the California Green Building Standards pursuant to Section 12.26 of the Municipal Code.
 - c. Provide a landscape installation assessment by a certified landscape professional certifying that the landscaping and irrigation system were installed per the approved landscape plan and are compliant with LAMC Chapter 12.36.



ATTACHMENT A

CITY OF LOS ALTOS GENERAL APPLICATION

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

Permit # 1106061

<input type="checkbox"/> One-Story Design Review	<input type="checkbox"/> Sign Review	<input type="checkbox"/> Multiple-Family Review
<input type="checkbox"/> Two-Story Design Review	<input type="checkbox"/> Sidewalk Display Permit	<input type="checkbox"/> Rezoning
<input type="checkbox"/> Variance(s)	<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"/> Preliminary Project Review	<input type="checkbox"/> Appeal
<input type="checkbox"/> Subdivision Map Review	<input type="checkbox"/> Commercial Design Review	<input type="checkbox"/> Other:

Project Address/Location: 766 RAYMONDO AVE.
 Project Proposal/Use: Single Family Residential
 Current Use of Property: Single Family Residential
 Assessor Parcel Number(s) 189-29-042 Site Area: 17500 sf.
 New Sq. Ft.: ~~18888~~ NA Remodeled Sq. Ft.: NA Existing Sq. Ft. to Remain: NA
 Total Existing Sq. Ft.: 3056 Total Proposed Sq. Ft. (including basement): 6888

Applicant's Name: ~~HHH~~ Nick Stavracos <STAVRAKOS>
 Home Telephone #: 408-499-2646 Business Telephone #: _____
 Mailing Address: 2048 Louise Ln.
 City/State/Zip Code: Los Altos, CA 94024

Property Owner's Name: MONICA TELLAIDO
 Home Telephone #: 408-499-2646 Business Telephone #: 650-219-3882
 Mailing Address: 2048 LOUISE LN
 City/State/Zip Code: LOS ALTOS, CA 94024

Architect/Designer's Name: BODesign (Hamed Balazadeh) Telephone #: 408-771-5935

*** 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. ***



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 766 Raymundo Ave.
Scope of Project: Addition or Remodel — or New Home Yes
Age of existing home if this project is to be an addition or remodel? —
Is the existing house listed on the City's Historic Resources Inventory? NO

Address: 160 Raymond Ave.
Date: 4/13/13

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: 17500 square feet
Lot dimensions: Length 175 feet
Width 100 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? —
What % of the front facing walls of the neighborhood homes are at the front setback — %
Existing front setback for house on left 39.75 ft./on right 40 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 13
Garage facing front recessed from front of house face 1
Garage in back yard 1
Garage facing the side 1
Number of 1-car garages —; 2-car garages 16; 3-car garages —

Address: 766 Kaymundo Ave

Date: 9/13/13

4. **Single or Two-Story Homes:**

What % of the homes in your neighborhood* are:

One-story 96%

Two-story 4%

5. **Roof heights and shapes:**

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

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

Do the roof forms appear simple yes 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 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?

If no consistency then explain: Some wood shake, some shingle, some rounded tile

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: 166 XAYMUNDO HVE.
Date: _____

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

Does your property have a noticeable slope? NO

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

Landscape to street edge, including front lawns and trees.

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

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)?

Trees on the property will be staying as they are
But gardening and lawn areas will be improved - landscape.

10. **Width of Street:**

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

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? _____

Defined with a roll curb & Gutter.

Address: 1007 HYMUNDO HVE.
Date: _____

11. What characteristics make this neighborhood* cohesive?

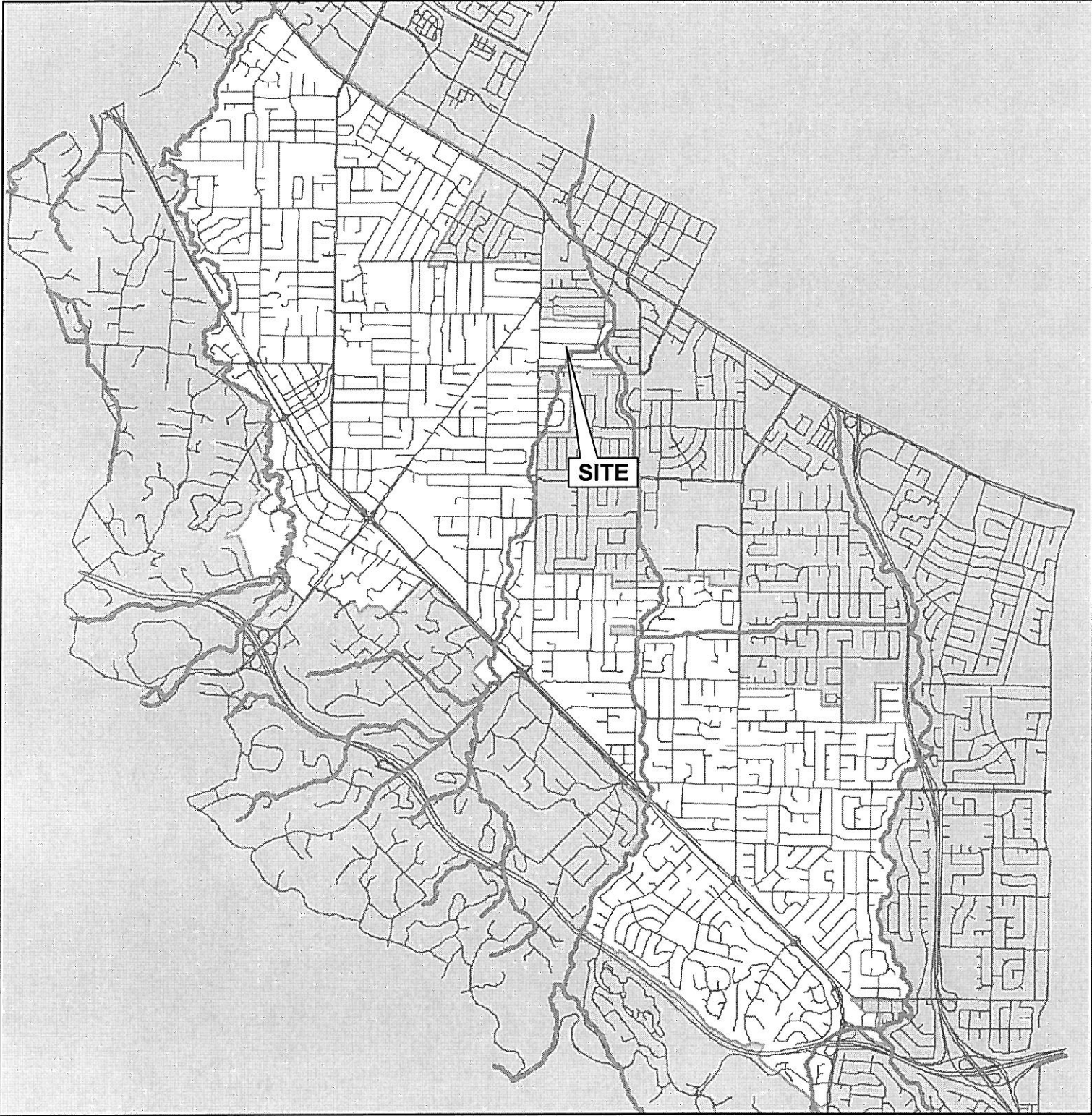
Such as roof material and type (hip, gable, flat), siding (board and batten, cement plaster, horizontal wood, brick), deep front yard setbacks, horizontal feel, landscape approach etc.:

Hip Gable Roofing / Front setback and Landscape /

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

AREA MAP



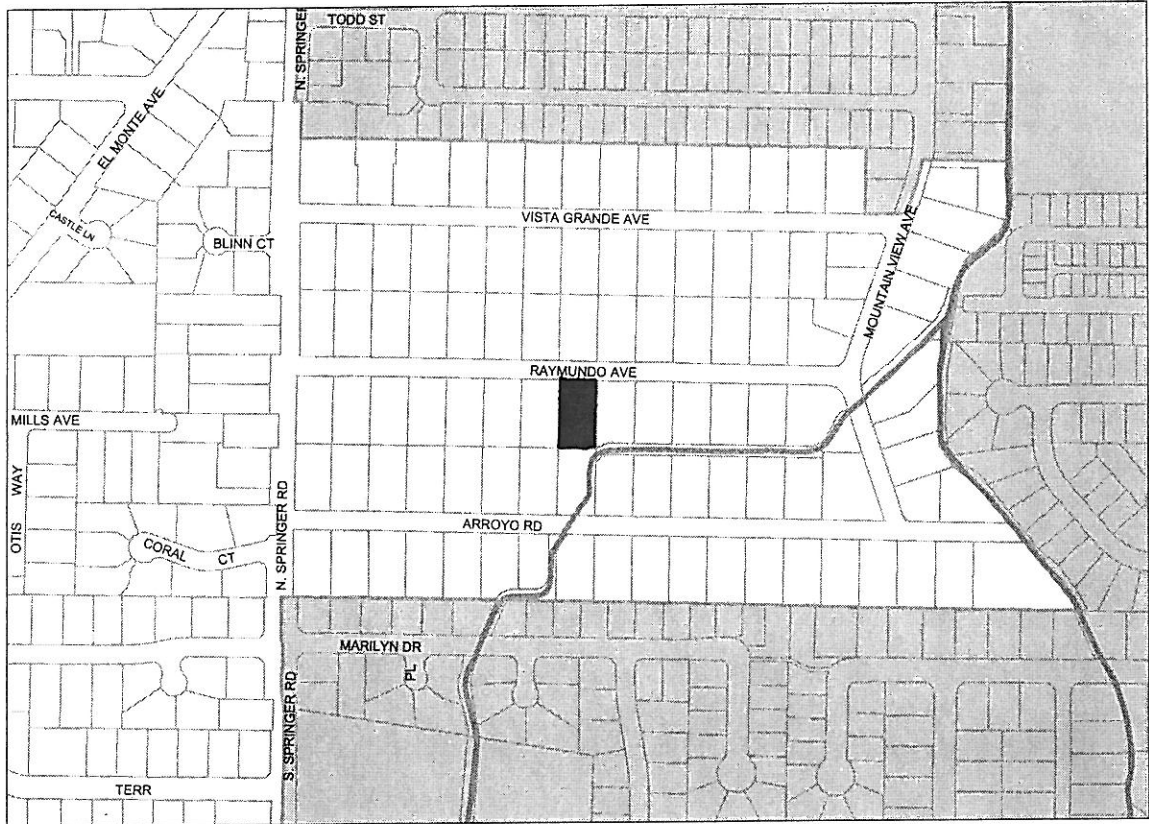
CITY OF LOS ALTOS

APPLICATION: 14-SC-08
APPLICANT: N. Stavrakos/M. Tellado
SITE ADDRESS: 766 Raymundo Avenue

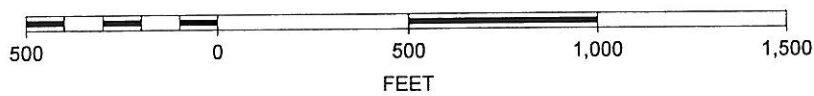


Not to Scale

VICINITY MAP



SCALE 1 : 6,000



CITY OF LOS ALTOS

APPLICATION: 14-SC-08
APPLICANT: N. Stavrakos/M. Tellado
SITE ADDRESS: 766 Raymundo Avenue

ARBORIST REP

DATE: July 17, 2013

SITE: 766 Raymundo Ave, Los Altos, CA 94022

BY: Richard Smith, Arborist ISA WE8745A
Bay Area Tree Specialists

CONTACT: (408) 836-9147 (408) 466-3469
Fax: (408) 728-7598
Web Site: www.bayareatreespecialists.com

MAILING ADDRESS: 541 W. Capitol Expwy, #287, San Jose CA 95136

TREES OBSERVED:

Tree #1: *Prunus cerasifera*: DBH 11", height 30', crown spread 21', LCR 90%
Condition: Tree is in good health and structure

Tree #2: *Prunus cerasifera*: DBH 11", height 20', crown spread 16', LCR 80%
Condition: Tree is in poor health and branch dieback.

Tree #3: *Lagerstroemia indica*: DBH multi-trunk 8", height 25', crown spread 18', LCR 90%
Condition: Tree is in good health and structure

Tree #4: *Arbutus unedo*: DBH 10", height 12', crown spread 14', LCR 80%
Condition: Tree is in good health and structure.

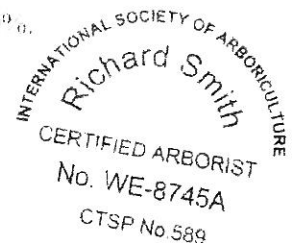
Tree #5: *Quercus agrifolia*: DBH 7", height 26', crown spread 16', LCR 90%
Condition: Tree is in good health and structure.

Tree #6: *Citrus x sinensis*: DBH 7", height 18', crown spread 20', LCR 80%
Condition: Tree is in good health and structure.

Tree #7: *Prunus americana*: DBH multi-trunk 5", height 20', crown spread 19', LCR 70%
Condition: Tree is in good health and structure.

Tree #8: *Prunus americana*: DBH 7", height 16', crown spread 20', LCR 70%
Condition: Tree is in good health and structure.

Richard Smith, Arborist ISA WE8745A



ARBORIST REPORT

DATE: July 17, 2013

SITE: 766 Raymundo Ave. Los Altos, CA 94022

BY: Richard Smith, Arborist ISA WE8745A
Bay Area Tree Specialists

CONTACT: (408) 836-9147 (408) 466-3469
Fax: (408) 728-7598
Web Site: www.bayareatreespecialists.com

MAILING ADDRESS: 541 W. Capitol Expwy, #287, San Jose CA 95136

TREES OBSERVED:

Tree #9: *Prunus serotina*: DBH 15", height 22", crown spread 18', LCR 80%.
Condition: Tree is in fair health and good structure. There are dead branches in the crown.

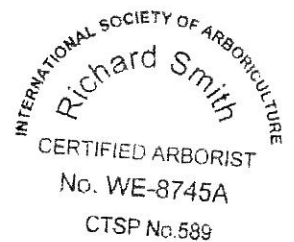
Tree #10: *Platanus racemosa*: DBH 28", height 63", crown spread 60', LCR 70%.
Condition: Tree is in good health and structure.

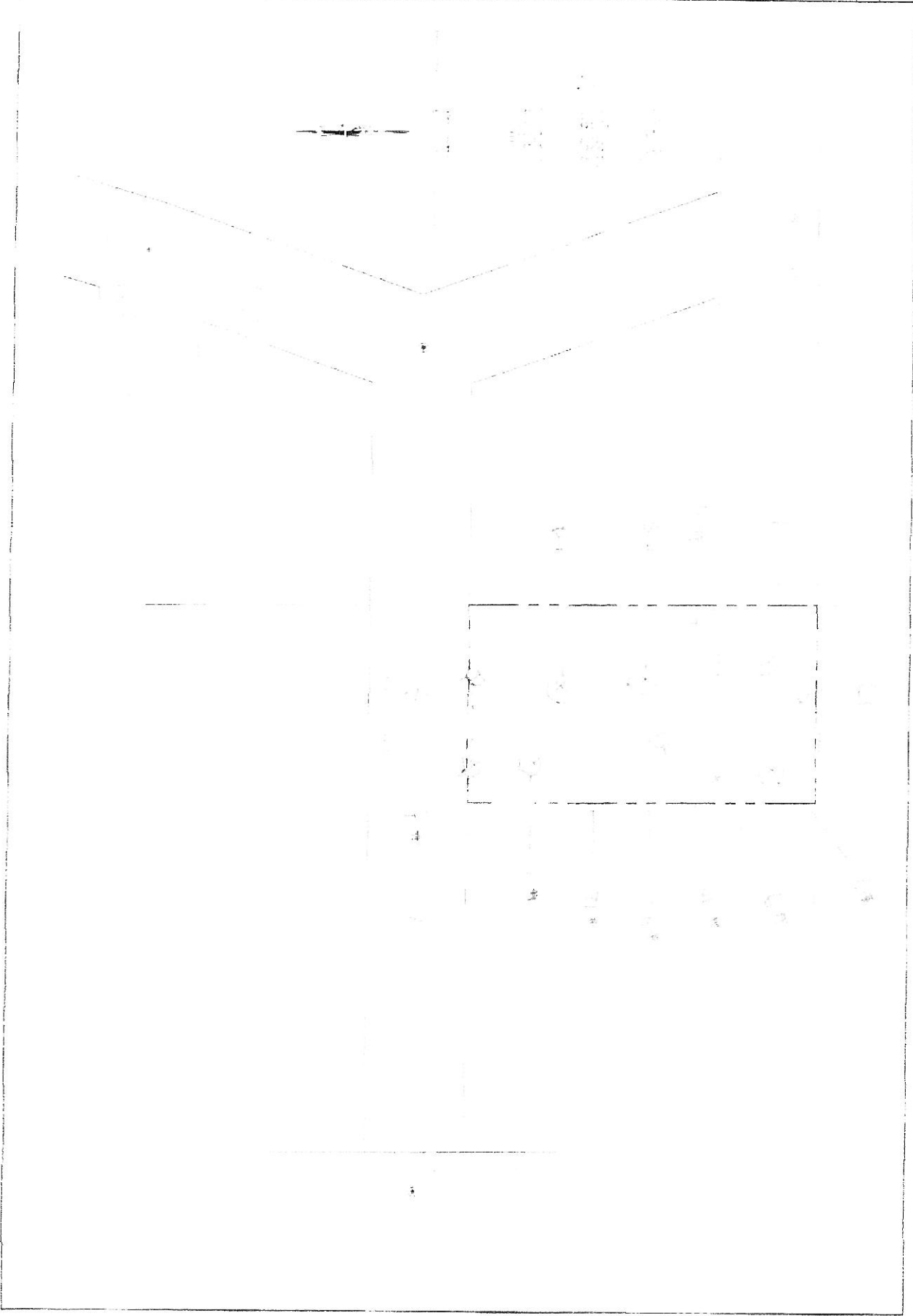
Tree #11: *Sequoia sempervirens*: DBH multi-trunk 15", height 80', crown spread 25',
LCR 80%.
Condition: Tree is in good health and poor structure. There are included attachments at
mainstem junction.
Recommend: Removal

Tree #12: *Laurus nobilis*: DBH multi-trunk 12", height 30', crown spread 20', LCR 70%.
Condition: Tree is in fair health due to chlorosis. The structure is poor. The tree is
growing 2' away from foundation with degree of lean away from the house.
Recommend: Removal

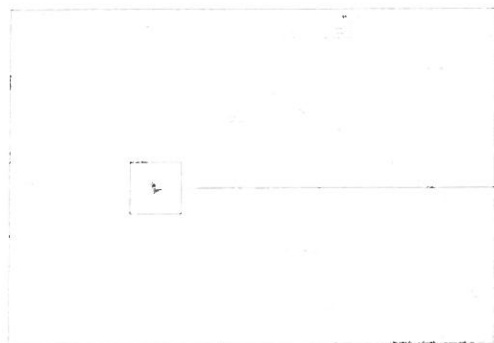
Tree #13: *Schinus molle*: DBH 49", height 57', crown spread 65', LCR 70%.
Condition: Tree is in good health and fair structure.

Richard Smith, Arborist ISA WE8745A





VICINITY MAP:



PROPERTY LOCATION / NTS

SCOPE OF WORK:

NEW 2 STORY COSTUME HOME
4496 SQ BUILDING AREA INCLUDING 6 BEDS, 5.5 BATHS, 1 LAUNDRY AND A 2 CAR GARAGE

GENERAL NOTES:

1. The project shall incorporate green building aspects to the maximum extent possible.

PROJECT DATA:

ASSESSOR'S PARCEL NUMBER: 189 - 29 - 042
PROJECT TYPE: NEW COSTUME HOUSE
PROJECT LOCATION: 766 RAYMUNDO AVE., Los Altos, CA 94024
ZONING: R - 1 - 10
OCCUPANCY GROUP: R - 3 / U
CONSTRUCTION TYPE: V - B
NUMBER OF FLOORS: TWO (2) STORY
FIRE PROTECTION: SPRINKLERED

CODE EDITIONS:

A. CALIFORNIA RESIDENTIAL 2010 EDITION
B. CALIFORNIA BUILDING 2010 EDITION
C. CALIFORNIA MECHANICAL 2010 EDITION
D. CALIFORNIA PLUMBING 2010 EDITION
E. CALIFORNIA ELECTRICAL 2010 EDITION
F. CALIFORNIA ENERGY: 2008 EDITION
G. CALIFORNIA FIRE: 2010 EDITION
H. ANY OTHER APPLICABLE LOCAL AND STATE LAWS AND REGULATIONS.

AREA CALCULATION:

TOTAL "E" BLDG TO BE REMOVED: 3056 SQF
"N" 1st FLOOR LIVING AREA: 2312 SQF
"N" 2nd FLOOR LIVING AREA: 1646 SQF
"N" TOTAL LIVING: 3958 SQF
"N" FRONT PORCH: 16 SQF
"N" GARAGE: 507 SQF
"N" TOTAL BUILDING: 4481 SQF
"N" BASEMENT AREA: 2312 SQF
LOT AREA: 17500 SQF

EAVE AREA = 240 X 1.5 = 360
FLOOR AREA RATIO (FAR) = 3850 + (10% (17500 - 11000)) = 4500
LOT COVERAGE: 1st FLOOR BLDG AREA 2819 SQF
COVERED AREA 16 SQF
TOTAL % 2835 / 17500 = 16.2 %

% OF FRONT YARD PAVING: 560 / 2500 = 22.4 %
FRONT YARD: 25 X 100 = 2500 sqf.
PROPOSED PAVING : {60 Walk Way} + {500 Drive Way} = 560

PROJECT CONTACT:

OWNER: NICK STAVRAKOS & MONICA TELLADO
(650) 219-3882
2048 LOUISE LN., LOS ALTOS, CA 94024

DESIGNER: BOD esign
(408) 771-5935
21060 HOMESTEAD RD., CUPERTINO, CA 95014
SUITE 130
CONTACT@BOD-E.COM

STRUCTURAL: ---

MECHANICAL: ---

T24 & ENERGY: ---

SOIL ENGINEER: ---

LEGEND:



- - - - - 2nd FLOOR
- - - - - PROPERTY LINE
- - - - - BLDG 1st FLOOR FOOTPRINT LINE
- - - - - BLDG 2nd FLOOR FOOTPRINT LINE

PROJECT SUMMARY:

NET LOT AREA:	17500 SQF		
	Existing	Change in	Total Proposed
% OF FRONT YARD PAVING	492 SQF	68 SQF	560 (22.4%)
HABITABLE LIVING AREA (INCLUDING HABITABLE BASEMENT AREA)	2581 SQF	1392 SQF	6270 SQF
NON-HABITABLE AREA	475 SQF	32 SQF	507 SQF

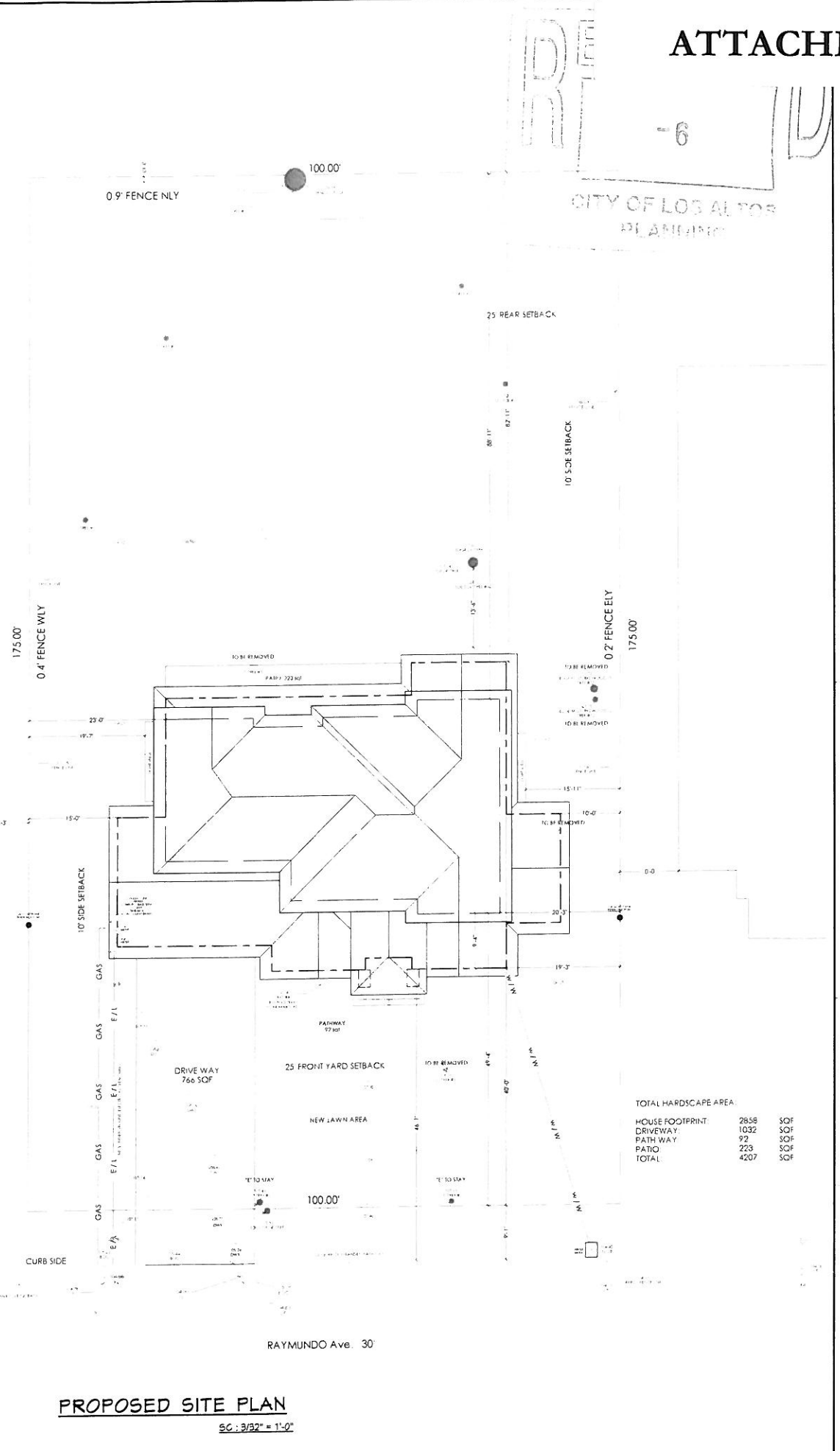
	Existing	Proposed	Allowed Required
LOT COVERAGE: (Land area covered by all structures that are over 4' height)	3056 17.4%	2835 SQF 16.2%	5250 SQF 30%
FLOOR AREA	3056	4496	4500
SETBACKS:	1ST	1ST./2ND.	1ST./2ND.
Front	38'-4"	40'-0"/49'-4"	25'/25'
Rear	27'-4"	82'-11"/88'-11"	25'/25'
Right side	16'-4"	10'-00"/20'-3"	10'/17.5'
Left side	14'-3"	15'-0"/23'-0"	10'/17.5'
HEIGHT	18'-10"	25'-8"	27'

TREE TABLE:

Number	Species	Size	To Be Removed
1	Pinus caroliniana	DBH: 11" Height: 30' Crown Sp: 24' L.C.E.: 30%	NO
2	Pinus caroliniana	DBH: 11" Height: 30' Crown Sp: 24' L.C.E.: 30%	NO
3	Logania indica	DBH: 8" Height: 25' Crown Sp: 18' L.C.E.: 30%	YES
4	Arbutus menziesii	DBH: 10" Height: 17' Crown Sp: 14' L.C.E.: 30%	YES
5	Quercus agrifolia	DBH: 24" Height: 24' Crown Sp: 14' L.C.E.: 30%	YES
6	C. Plus x utensis	DBH: 18" Height: 20' Crown Sp: 18' L.C.E.: 30%	NO
7	Pinus americana	DBH: 20" Height: 20' Crown Sp: 18' L.C.E.: 30%	NO
8	Pinus americana	DBH: 16" Height: 20' Crown Sp: 18' L.C.E.: 30%	YES
9	Pinus jeffersonii	DBH: 22" Height: 20' Crown Sp: 18' L.C.E.: 30%	NO
10	Platanus racemosa	DBH: 40" Height: 40' Crown Sp: 40' L.C.E.: 30%	NO
11	Sequoia sempervirens	DBH: 12" Height: 80' Crown Sp: 11' L.C.E.: 30%	YES
12	Laurus nobilis	DBH: 12" Height: 30' Crown Sp: 30' L.C.E.: 30%	YES
13	Schinus molle	DBH: 4" Height: 14' Crown Sp: 13' L.C.E.: 30%	NO

DRAWING INDEX:

- A0: COVER SHEET & SITE PLAN
- T0: BOUNDARY AND TOPO MAP
- C1: GRADING AND DRAINAGE
- C2: GRADING AND FLOOR AREA DIAGRAM
- A0 1: ROOF PLAN & FLOOR AREA DIAGRAM
- A1: EXISTING FLOOR PLAN AND ELEVATIONS
- A2: PROPOSED 1st FLOOR PLAN
- A2.1: PROPOSED 2nd FLOOR PLAN
- A2.2: PROPOSED BASEMENT FLOOR PLAN
- A3: PROPOSED ELEVATIONS
- A3.1: PROPOSED ELEVATIONS & STREETSCAPE ELEVATION
- A4: PROPOSED SECTIONS



PROPOSED SITE PLAN
S.C. : 3/32" = 1'-0"

ATTACHMENT E

BOD esign

21060 HOMESTEAD RD., SUITE 130
CUPERTINO, CA 95014
Tel: (408) 771-5935
EMAIL: contact@bod-e.com

THESE PLANS ARE INTENDED ONLY FOR THE ORIGINAL SITE FOR WHICH THEY WERE DESIGNED AND ARE THE PROPERTY OF BOD DESIGN. THESE PLANS ARE PROTECTED UNDER COPYRIGHT LAWS AND MAY NOT BE REVISED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESSED WRITTEN CONSENT OF BOD DESIGN. ANY USE OF THESE PLANS ON OTHER SITES IS PROHIBITED WITHOUT THE CONSENT OF BOD DESIGN. ANY DISCREPANCY DISCOVERED ON THESE PLANS SHALL PRIOR TO COMMENCEMENT OF THE WORK IN QUESTION. ALL WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.

SHEET TITLE:

COVER SHEET
SITE / ROOF PLAN

NEW CONSTRUCTION FOR:

Nick & Monica

766 Raymundo Ave.
Los Altos, CA 94024

DATE: 02.04.14
SCALE: 3/32" = 1'
DRAWN BY: HBZ
JOB NO: D - 1306 - 06
SHEET:

A-0

BOD esign

21060 HOMESTEAD RD., SUITE 130
CUPERTINO, CA 95014
Tel: (408) 771-5935
EMAIL: contact@bod-e.com

THESE PLANS ARE INTENDED ONLY FOR THE ORIGINAL SITE FOR WHICH THEY WERE DESIGNED AND ARE THE PROPERTY OF B O DESIGN. THESE PLANS ARE PROTECTED UNDER COPYRIGHT LAWS AND MAY NOT BE REPRODUCED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESSED WRITTEN CONSENT OF B O DESIGN. ANY USE OF THESE PLANS ON OTHER SITES IS PROHIBITED WITHOUT THE CONSENT OF B O DESIGN. ANY DISCREPANCY DISCOVERED ON THESE PLANS SHALL PRIOR TO COMMENCEMENT OF THE WORK IN QUESTION. ALL WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.

SHEET TITLE:

PROPOSED ELEVATIONS

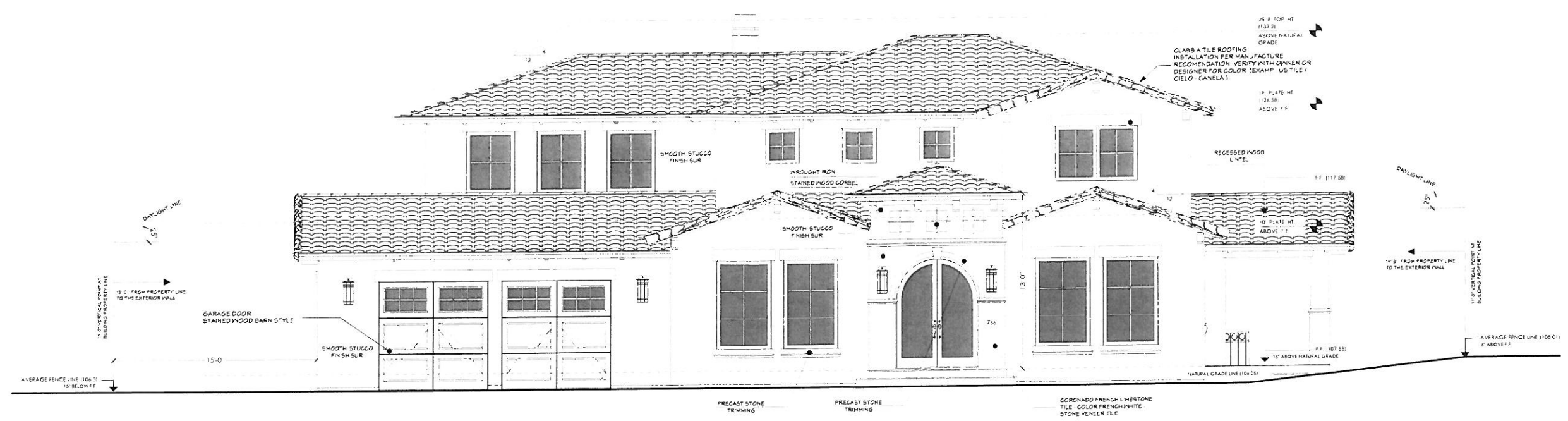
NEW CONSTRUCTION FOR:

Nick & Monica

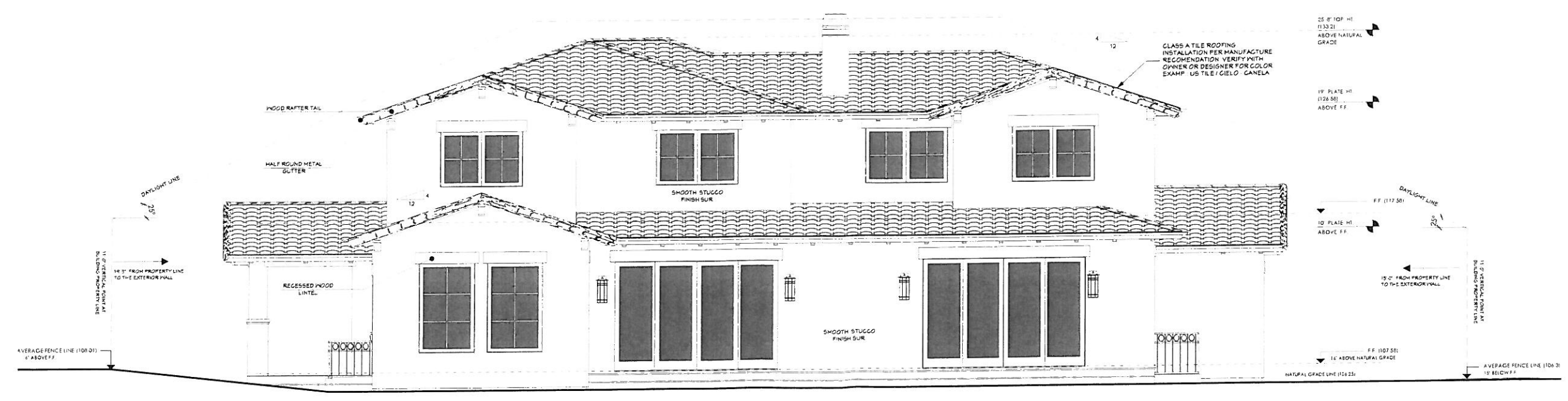
766 Raymundo Ave.
Los Altos, CA 94024

DATE: 02.04.14
SCALE: 1/4" = 1'-0"
DRAWN BY: HBZ
JOB NO: D-1306-06
SHEET:

A-3



PROPOSED FRONT ELEVATION
SC: 1/4" = 1'-0"



PROPOSED REAR ELEVATION
SC: 1/4" = 1'-0"



PROPOSED RIGHT ELEVATION
S.C. 1/4" = 1'-0"



PROPOSED LEFT ELEVATION
S.C. 1/4" = 1'-0"



STREETSCAPE ELEVATION
S.C. 1/16" = 1'-0"

BOD esign

21060 HOMESTEAD RD., SUITE 130
CUPERTINO, CA 95014
Tel: (408) 771-5935
EMAIL: contact@bod-e.com

THESE PLANS ARE INTENDED ONLY FOR THE ORIGINAL SITE FOR WHICH THEY WERE DESIGNED AND ARE THE PROPERTY OF B O DESIGN. THESE PLANS ARE PROTECTED UNDER COPYRIGHT LAWS AND MAY NOT BE REVISED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESSED WRITTEN CONSENT OF B O DESIGN. ANY USE OF THESE PLANS ON OTHER SITES IS PROHIBITED WITHOUT THE CONSENT OF B O DESIGN. ANY DISCREPANCY DISCOVERED ON THESE PLANS SHALL PRIOR TO COMMENCEMENT OF THE WORK IN QUESTION. ALL WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.

SHEET TITLE:

PROPOSED ELEVATIONS
&
STREETSCAPE ELEVATION

NEW CONSTRUCTION FOR:

Nick & Monica

766 Raymundo Ave.
Los Altos, CA 94024

DATE: 02.04.14
SCALE: 1/4" = 1"
DRAWN BY: HBZ
JOB NO: D-1306-06
SHEET:

A-3.1