

DATE: May 14, 2014

AGENDA ITEM # 3

TO: Design Review Commission
FROM: Sean K. Gallegos, Assistant Planner
SUBJECT: 14-SC-07 – 827 Campbell Avenue

RECOMMENDATION:

Approve the revised design review application 14-SC-07 subject to the listed findings and conditions

BACKGROUND

On April 16, 2014, the Design Review Commission held a public meeting to consider the proposed project. The Commission voted unanimously to continue the application and directed the applicant to address the following issues:

- Reduce the bulk and mass of the structure subject to staff's direction;
- Provide landscaping screening along the left side, right side and rear property line to mitigate master bedroom privacy impacts;
- Revise the site plan and grading and drainage plan to determine whether inconsistencies correlate with a minimal practical grade change for the site;
- Provide landscaping and street shoulder in the landscape plan consistent with the City's Shoulder Paving policy SU-22; and
- Provide a color rendering of the house and streetscape.

No public input was received during the Design Review Commission meeting.

The prior memorandum to the Commission and meeting minutes are attached for reference. For reference and comparison, the plans that were originally reviewed by the Commission on April 16, 2014 are also included with this report (Attachment A and B).

DISCUSSION

The applicant offered an analysis of the neighborhood during the presentation at the April 16, 2014 Design Review Commission meeting that differed from staff's evaluation that it is a Diverse Character neighborhood. The applicant's analysis was that the immediate neighborhood context is a Diverse Neighborhood because of the design of the three, two-story houses across the street and one home along Harrington Avenue, which differs from the character of the houses adjacent to the subject site. After re-evaluating the neighborhood context, staff continues to support its determination that it is a Transitional Character Neighborhood. Transitional Character Neighborhoods are in the process of changing their character and identity. Major changes include two-story additions in a one-story neighborhood, large homes in a neighborhood of small homes, and many upgraded homes in a neighborhood of older, smaller designs (Residential Guidelines, pg.

10). According to the Design Guidelines, in Transitional Character Neighborhoods good neighbor design should seek to reduce abrupt changes and avoid setting the extreme.

In the previous staff report, dated April 16, 2014, staff raised concerns that the proposed 12-foot tall eave line of the living room and dining room was substantially higher (approximately three feet) than the eaves of adjacent structure and the greater neighborhood. However, staff's analysis did not acknowledge the variation of eave height in the greater neighborhood, which varies from eight foot to 14-foot eaves. Although the design proposes greater walls heights than adjacent houses, the structure's increased eave heights do not set the extreme for the neighborhood. Staff also notes that there is a greater distance between the subject structure and the structure to the north, lessening the change between the eave heights.

In response to the Commission's action, the applicant revised the design of the project. The design changes include lowering the first-floor plate height of the living room and dining room from 11 feet to 10 feet. Additionally, the second story eave height was reduced from 10 feet to nine feet, six inches. In addition, the applicant has removed the stone veneer material from the facade, except for the entry alcove. The reduction of the eave heights and modification of building material helps to reduce the general bulk of the house and the taller living room element.

As previously proposed, there are five trees (trees Nos. 1-3 and 6-7) on the property to be retained by the applicant. As indicated in the landscape plan, medium to fast growing evergreen screening trees will be planted along the left (north) side yard, right (south) and rear (east) yard property lines to mitigate privacy impacts. Therefore, as designed and with the recommended conditions, staff finds that the project maintains a reasonable degree of privacy. A condition has been placed on the project to provide tree protective fencing for the retained trees on the site.

The revised plans ensure that grade changes will be minimized and will be in keeping with the general appearance of neighboring developed area. The applicant is proposing to re-contour the rear yard to add approximately six inches to the rear along the north side. The grading and drainage plan have been revised to be consistent with the architectural site plan.

A streetscape and color rendering has been completed by the applicant, and it is available to the Design Review Commission.

CORRESPONDENCE

Staff received an email from a resident behind (east) the subject site that expressed privacy concerns. However, the correspondence supported project, and it believed the proposed screening would sufficiently respond to their privacy concerns.

In addition, a letter was received indicating there were "...no objections to the proposed design in terms of style, mass, or landscape screening" by ten neighboring properties.

Finally, staff received a letter from the applicant, which acknowledged the design would not be an abrupt change to the neighborhood. The letter discussed the proposed structure's relationship to the adjacent houses and immediate neighborhood.

Cc: Walter Chapman, Applicant and Designer
Seema Sachin, Owner

Attachments:

- A. Memorandum to Design Review Commission from the April 16, 2014 Meeting
- B. Original Site Plan, Floor Plans and Elevations, April 1, 2014
- C. Letter from 538 Harrington Avenue, dated April 27, 2014
- D. Letter with neighbor signatures, received May 7, 2014
- E. Letter from applicant, dated May 6, 2014

FINDINGS

14-SC-07—827 Campbell Avenue

1. With regard to design review for the two-story structure, the Design Review Commission finds the following in accordance with Section 14.76.050 of the Municipal Code:
 - a. The proposed structure 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;
 - 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

14-SC-07—827 Campbell Avenue

1. The approval is based on the plans received on April 30, 2014 and the written application materials provided by the applicant, except as may be modified by these conditions. The maintenance of the non-conforming setback is contingent upon not exceeding the scope of work of the plans herein.
2. An encroachment permit shall be obtained from the Engineering Division prior to doing any work within the public street right-of-way.
3. 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.
4. All existing (proposed to remain) and proposed privacy screening trees along the east, north and south property lines, as shown on the site plan are protected under this application and cannot be removed without a tree removal permit from the Community Development Director.
5. **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. 1-3 and 6-7) 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.
6. **Prior to submittal for building permits, 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. Verification that the house will comply with the City's Green Building Standards (Section 12.66 of the Municipal Code) from a Qualified Green building Professional.
 - d. Fire sprinklers to be installed pursuant to Section 12.10 of the Municipal Code.
 - e. 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.
 - f. The location of any air conditioning units on the site plan and the manufacturer's sound rating for each unit.
 - g. 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.).

7. **Prior to final inspection:**

- a. All front yard landscaping 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 City's Green Building Ordinance (Section 12.26 of the Municipal Code).

ATTACHMENT A



DATE: April 16, 2014

AGENDA ITEM # 2

TO: Design Review Commission
FROM: Sean K. Gallegos, Assistant Planner
SUBJECT: 14-SC-07 – 827 Campbell Avenue

RECOMMENDATION:

Continue design review application 14-SC-07 subject to recommended direction

PROJECT DESCRIPTION

This is a design review application for a new two-story, single-family house. The following table summarizes the project:

GENERAL PLAN DESIGNATION:	Single-family, Residential
ZONING:	R1-10
PARCEL SIZE:	10,400 square feet
MATERIALS:	Redwood siding and trim, seam metal roof, light sand stucco finish, cast stone veneer, and aluminum wood clad windows

	Existing	Proposed	Allowed/Required
LOT COVERAGE:	2,546 square feet	2,791 square feet	3,120 square feet
FLOOR AREA:			
First floor	2,422 square feet	2,394 square feet	
Second floor		1,245 square feet	
Total	2,422 square feet	3,639 square feet	3,640 square feet
SETBACKS:			
Front	31 feet	25 feet	25 feet
Rear	48 feet	53 feet	25 feet
Right side	6 feet	10 feet/21 feet	10 feet/17.5 feet
Left side	6 feet	10 feet/25 feet	10 feet/17.5 feet
HEIGHT:	17	26 feet	27 feet

BACKGROUND

Neighborhood Context

The subject property is located on Campbell Avenue, between Harington Avenue and Covington Road, in a Transitional Character Neighborhood as defined in the City's Residential Design Guidelines. The neighborhood has a mixture of smaller, original structures and larger, newer structures. The neighborhood has some common characteristics such as mature evergreen trees along the frontage.

DISCUSSION

Design Review

In Transitional Character Neighborhoods, a good neighbor design reduces abrupt changes from placing different designs or sizes of structures next to original structures; in this transitional context, projects should not set the extreme and should be designed to soften the transition.

The proposed project uses more contemporary architectural style and materials than those found in the surrounding neighborhood, but is designed in a way to be compatible with the area. The project incorporates design elements that are found in the area such as low-sloped, hipped roofs, a two-car garage, and recessed porch. The detailing and material of the structure reflects a high level of quality and appropriate relationship to the rustic qualities of the area. The proposed building materials include smooth stucco with redwood siding and trim, light sand stucco finish, cast stone veneer, and aluminum wood clad windows are integral to the design. The proposal introduces a new material with a standing-seam, metal roof, which is compatible, low profile and rustic material with the neighborhood character. Overall, the design incorporates a contemporary style with simple elements and compatible materials that produce a thoughtful and integrated appearance.

The project minimizes its bulk along the second story by setting the second story within the first-story footprint and by articulating the wall and roof forms. Some of the second story walls are partially hidden by the first story roof; other walls have changes in plane and material (horizontal siding). The first story eaves are set relatively low, approximately 10 feet from the grade, along the center and right side of the structure. A recessed second story orients the massing toward the front and right side of the property to reduce the prominence of the second story.

Staff is concerned that the proposed 12-foot tall eave line of the living room and dining room is substantially higher (approximately three feet) than the eave of the house to the left of the property may be an abrupt change for the neighborhood. Also, this element has a stone veneer, which contributes to its bulky appearance. Although the house meets the daylight plane, the eave heights appear as tall first story elements and contribute to the appearance of bulky and out-of-scale design elements. This contrasts with the lower walls of the adjacent structures and the neighborhood.

In general, the basic form of the structure has design integrity and incorporates high quality materials that meet specific Design Findings. However, the project is required to meet all Design Findings for approval including making the finding that the proposed orientation of the structure will be compatible within the immediate context and reduce the perception of excessive bulk and

mass. Since staff is unable to recommend that the project meets the Design Findings, it should be continued to address the bulk and mass concern. Staff recommends that the Design Review Commission provide the following direction:

- Reduce prominence and height of single-story walls areas at the side and front elevation for the living room and dining room area of the structure.

Privacy and Landscaping

On the left side elevation of the second story, there are four windows: two located in the master bedroom with four-foot sill heights, one located in the stairwell with a six-foot sill height and one located in a bedroom No. 3 with a four-foot sill height. Due to their placement and sill heights, the proposed second story left side elevation windows do not create unreasonable privacy impacts.

On the right side elevation of the second story, there are four windows: two windows in the master bathroom with four-foot, six-inch, sill heights, one window in bedroom No. 3 with a two-foot, eight-inch sill height, and one window in bathroom No. 2 with a four-foot, six-inch sill height. Bedroom No. 2 window may create a privacy impact due to direct views into the adjacent residence and yards. The applicant has worked with staff to incorporate fast growing evergreen screening along the right property line. In order to mitigate unreasonable privacy impacts, a condition is required ensure a faster growing evergreen screening will be planted along the right side property lines.

The rear part of the second story elevation includes four windows: one window in bedroom No. 2 with a three-foot sill height, one window in the master bathroom with a six-foot sill height, one in the master bathroom with a three-foot sill height, and one window in the master bedroom with a three-foot sill height. The landscape plan provides partial landscaping screening along the left and right side, but it lacks landscaping along the rear property line. In order to mitigate unreasonable privacy impacts, staff recommends that the Design Review commission provide the following direction:

- Provide landscaping screening along the left side, right side and rear property line to mitigate master bedroom privacy impacts.

The Design Findings require that grade changes shall be minimized and will be in keeping with the general appearance of neighboring developed area. The applicant is proposing to re-contour the rear yard to add approximately six inches to the rear along the north side. Since the grading and drainage plan differs from the architectural site plan, these plans should be correlated to maintain a practical grade. In order to ensure that grade changes shall be minimized, staff recommends that the Design Review commission provide the following direction:

- Revise the site plan and grading and drainage plan to determine whether inconsistencies correlate with a minimal practical grade change for the site.

The applicant is maintaining trees No. 1-3 and 6-7 located in the front, side and rear yard. The trees are under 48-inches in circumference; therefore, the applicant is proposing to maintain the trees for privacy and vegetation. Tree protection guidelines will be followed to maintain the trees during

construction. The proposal removes the non-conforming fence in the front yard and replacing it with a new low stucco wall. However, the landscape plan should include the paving and landscaping in the right-of-way, and the driveway should be shown connected to the street. In order to ensure that there is minimum impervious cover and maximum erosion protection, staff recommends that the Design Review commission provide the following direction:

- Provide landscaping and street shoulder in the landscape plan consistent with the City's Shoulder Paving policy SU-22.

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 land use.

ALTERNATIVES

Overall, without changes to the proposed design to address the above concerns, staff is unable make positive findings for approval (Section 14.76.050 of the Municipal Code).

Although we communicated our design concerns discussed in the staff report, the applicant requested to have the original design considered. Staff recommends continuance of the project because the project has merit; however, specific design elements need to be addressed in order to make the findings for approval.

Should the commission support the design, the commission should make positive findings to approve with the standard conditions of approval, and include a landscape condition for evergreen screening, landscape plan for the street shoulder, and correlate and resolve the grade differences between the site plan and grading and drainage plan, as specified in the staff report.

Cc: Walter Chapman, Applicant and Designer
Seema Sachin, Owner

Attachments:

- A. Application
- B. Neighborhood Compatibility Worksheet
- C. Area Map and Vicinity Map

REQUIRED FINDINGS

14-SC-07—827 Campbell Avenue

1. With regard to design review for the two-story structure, the Design Review Commission finds the following in accordance with Section 14.76.050 of the Municipal Code:
 - a. The proposed structure 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;
 - 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.

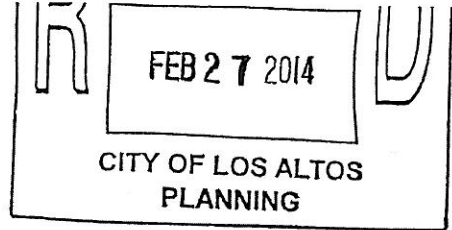
RECOMMENDED DIRECTION

14-SC-07—827 Campbell Avenue

2. With regard to minimizing bulk and promoting an appropriate relationship to the adjacent structure:
 - a. Reduce the prominence and height of the single-story walls areas at the side and front elevation for the living room and dining room area of the structure;
3. With regard to ensuring that 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:
 - a. Provide landscaping screening along the left side, right side and rear property line to mitigate master bedroom privacy impacts; and
4. With regarding to ensuring that 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; and the proposed structure has been designed to follow the natural contours of the site with minimal grading, minimum impervious cover , and maximum erosion protection:
 - a. Revise the site plan and grading and drainage plan to determine whether inconsistencies correlate with a minimal practical grade change for the site.
 - b. Provide landscaping and street shoulder in the landscape plan consistent with the City's Shoulder Paving policy SU-22.



ATTACHMENT A



CITY OF LOS ALTOS GENERAL APPLICATION

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

Permit # 1106022

Table with 3 columns and 6 rows listing review types: One-Story Design Review, Two-Story Design Review, Variant(s), Lot Line Adjustment, Tentative Map/Division of Land, Subdivision Map Review, Sign Review, Sidewalk Display Permit, Use Permit, Tenant Improvement, Preliminary Project Review, Commercial Design Review, Multiple-Family Review, Rezoning, RL-S Overlay, General Plan/Code Amendment, Appeal, Other.

Project Address/Location: 827 CAMPBELL
Project Proposal/Use: SINGLE FAMILY
Current Use of Property: SINGLE FAMILY
Assessor Parcel Number(s): 189 41 053 Site Area: 10,4000
New Sq. Ft.: 3638.8125 Remodeled Sq. Ft.: Existing Sq. Ft. to Remain:
Total Existing Sq. Ft.: Total Proposed Sq. Ft. (including basement):

Applicant's Name: CHAPMAN DESIGN ASSOC.
Home Telephone #: Business Telephone #: (650) 941 6890
Mailing Address: 620 S. EL MONTE
City/State/Zip Code: LOS ALTOS 94022

Property Owner's Name: SACHIN, SEEMA GUPTA
Home Telephone #: Business Telephone #: (408) 921.1432
Mailing Address: 827 CAMPBELL
City/State/Zip Code: LOS ALTOS, CA.

Architect/Designer's Name: Telephone #: (650) 941-6890

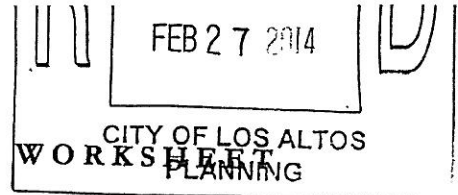
*** If your project includes complete or partial demolition of an existing residence or commercial building, a demolition permit must be issued and finalized prior to obtaining your building permit. Please contact the Building Division for a demolition package. ***

(continued on back)





ATTACHMENT B



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 327 CAMPBELL AV., 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? N/A

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

NO

Address: 827 CAMPBELL

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: DIFFERENT SIZES square feet

Lot dimensions: Length _____ feet

Width _____ feet

If your lot is significantly different than those in your neighborhood, then note its: area 10400.0 S.F., length 130.0 FT., and width 80.0 FT.

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

Existing front setback if home is a remodel? N/A

What % of the front facing walls of the neighborhood homes are at the front setback _____ %

Existing front setback for house on left 25 FT. ft./on right 25 FT. ft.

Do the front setbacks of adjacent houses line up? YES (RIGHT)

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 1

Garage facing front-recessed from front of house face 2 (IN LINE)

Garage in back yard 3

Garage facing the side 1

Number of 1-car garages 2; 2-car garages 11; 3-car garages 1

Address: B27 CAMPBELL

Date: _____

4. Single or Two-Story Homes:

What % of the homes in your neighborhood* are:

One-story 67%

Two-story 33%

5. Roof heights and shapes:

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

Are there mostly hip 50%, gable style 50%, 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) SIDING/BRICK COMBINATION

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

COMPOSITION 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? ✓ Ranch ✓ Shingle _____ Tudor ✓ Mediterranean/Spanish
✓ Contemporary ✓ Colonial _____ Bungalow _____ Other

Address: 421 CAMPBELL

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.)?

FRONT LAWNS

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

VISIBLE

Are there any major existing landscaping features ^{NO} on your property and how is the unimproved public right-of-way developed in front of your property (gravel, dirt, asphalt, landscape)?

GRAVEL

10. Width of Street:

What is the width of the roadway paving on your street in feet? 26'

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? UNPAVED/GRAVEL

Address: 6027 CAMPBELL

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.:

N/A

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: 827 CAMPBELL AV.
 Date: 2.5.2014

827 Campbell Av.

Front

1 story

13'

Stucco
 SIDING/BARK

Summary Table

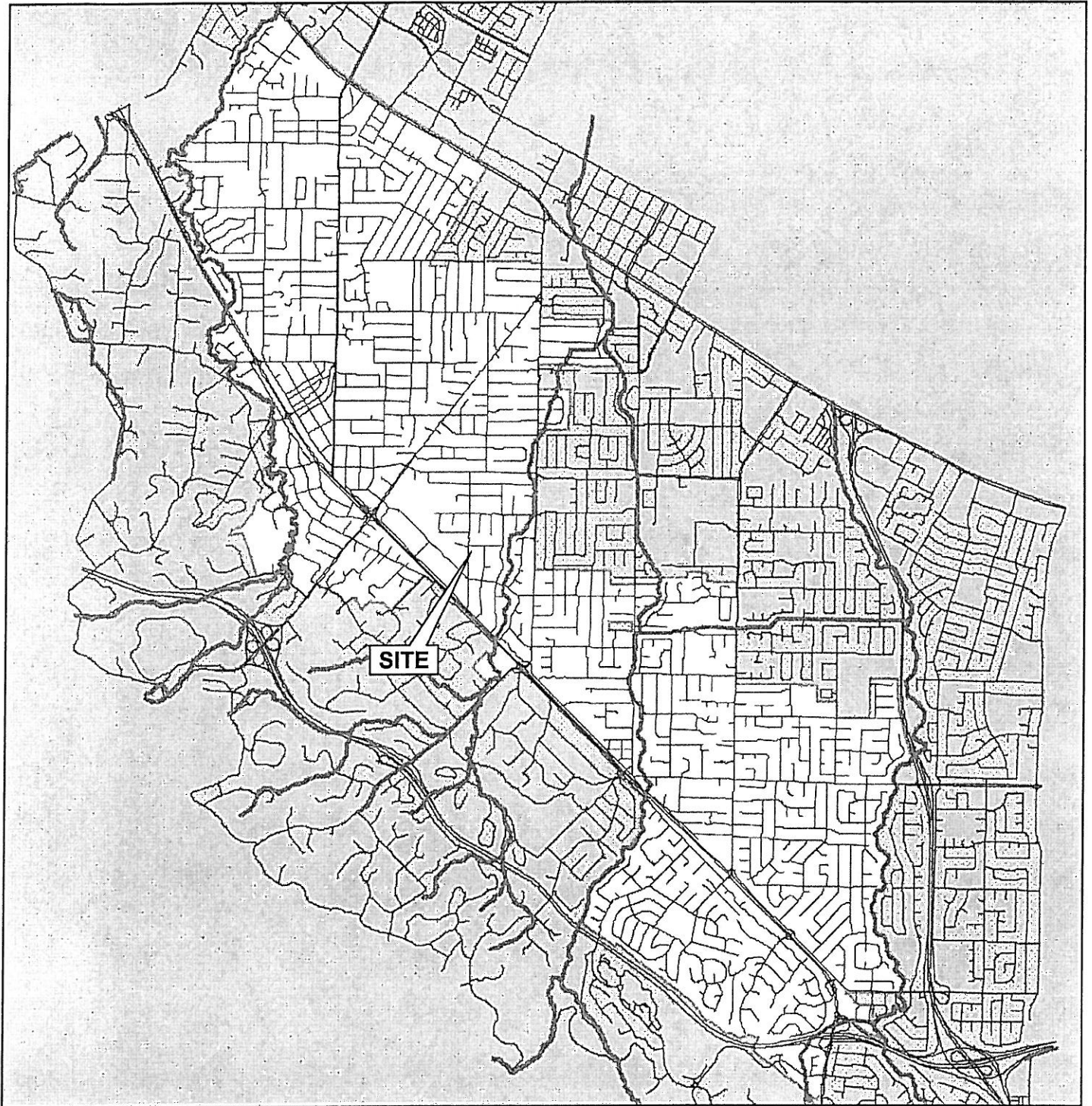
Please use this table to summarize the characteristics of the houses in your immediate neighborhood (two homes on either side, directly behind and the five to six homes directly across the street).

Address	Front setback	Rear setback	Garage location	One or two stories	Height	Materials	Architecture (simple or complex)
841 CAMPBELL AV.	25'	51'	② REAR YARD	1-STORY	10'	STUCCO, SHINGLES	SIMPLE RANCH
853 CAMPBELL AV.	25'	25'	② REAR YARD	1-STORY	14'	COMP. SHINGLES, STUCCO	SIMPLE RANCH
524 HARRINGTON AV.	25'	20'	④ IN-LINE SIDE	1-STORY	12'	CAMP. SHINGLES, STUCCO	SIMPLE RANCH
793 CAMPBELL AV.	25'	32'	② FRONT YARD	1-STORY	14'	STUCCO, SHINGLES	SIMPLE RANCH
(485 HARRINGTON CT.) 796 CAMPBELL AV.	35'	83'	② FRONT YARD	1-STORY	12'	COMP. SHINGLES, STUCCO	SIMPLE RANCH
786 CAMPBELL AV.	30'	35'	REAR YARD	1-STORY	12'	WOOD SHINGLES, STUCCO	SIMPLE RANCH
480 HARRINGTON CT.	69'	25'	FRONT DET.	2-STORY	12-14'	WOOD SHINGLES, STUCCO	COLONIAL TRAD.
834 CAMPBELL AV.	45'	43'	① FRONT PROTECTING	2-STORY	22-23'	COMP SHINGLES, WOOD SHINGLES	COMP. SHINGLES
846 CAMPBELL AV.	27'	33'	③ FRONT IN-LINE	2-STORY	25'	COMP. SHINGLES, STUCCO	COMP. SHINGLES
538 HARRINGTON AVE.	25'	90'	① FRONT PROT	2-STORY	25'	COMP SH, STUCCO	COMP. MEDITERRANEAN
826 ECHO DR	25'	25'	② FRONT PROT	1-STORY	12'	WOOD SH, WOOD SHINGLES	SIMPLE RANCH
840 ECHO DR	25'	95'	① REAR YARD	1-STORY	10'	WOOD SHINGLES, STUCCO	SIMPLE RANCH

ER

AREA MAP

ATTACHMENT C



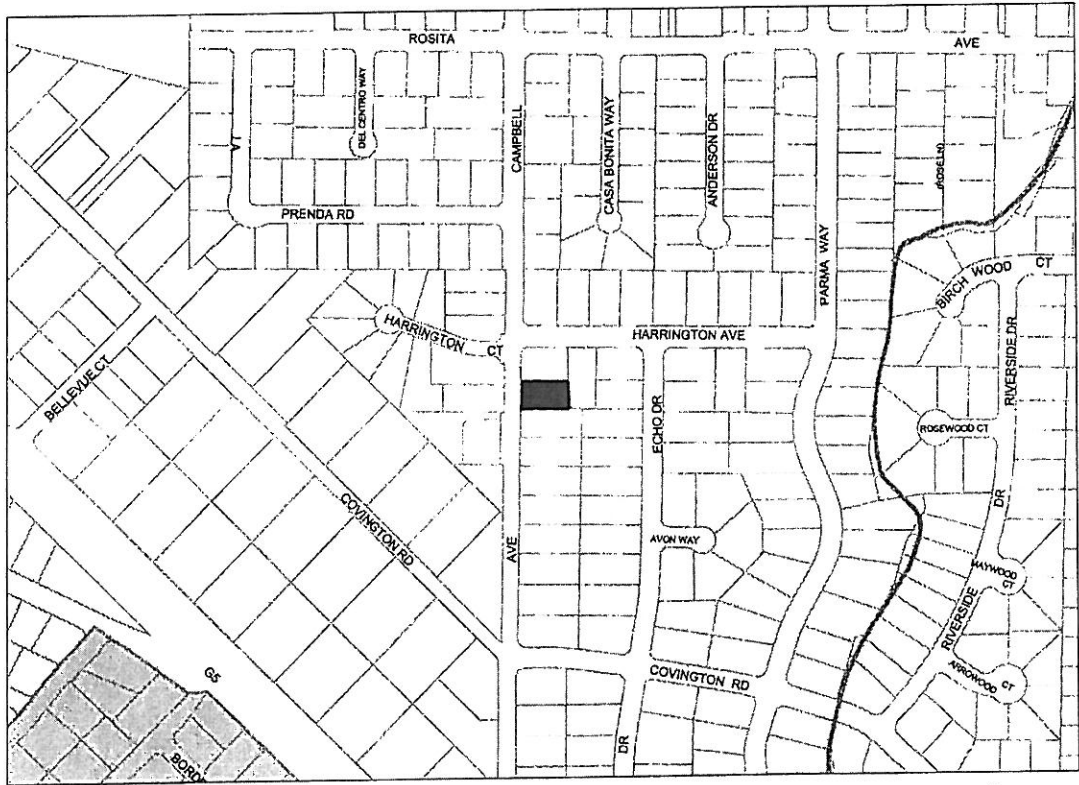
CITY OF LOS ALTOS

APPLICATION: 14-SC-07
APPLICANT: Chapman Design Associates/S. and S. Gupta
SITE ADDRESS: 827 Campbell Avenue

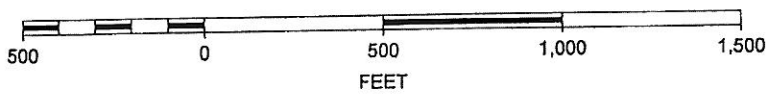


Not to Scale

VICINITY MAP



SCALE 1 : 6,000



CITY OF LOS ALTOS

APPLICATION: 14-SC-07
APPLICANT: Chapman Design Associates/S. and S. Gupta
SITE ADDRESS: 827 Campbell Avenue

ATTACHMENT B

GENERAL NOTES

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

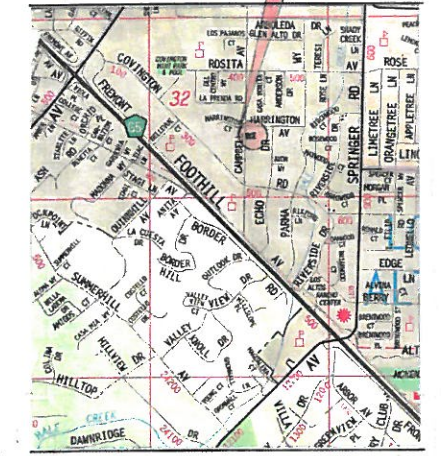
OWNER: CHAPMAN DESIGN ASSOCIATES
 ADDRESS: 827 CAMPBELL AVE., LOS ALTOS, CA 94024
 PARCEL: 187-41-053
 ACREAGE: 0.25
 ZONING: R1-10
 PROJECT DESCRIPTION: NEW STORY RESIDENCE

SHEETS: 24 X 36
 JOB NO. 21330
 DRAWN BY:
 CHECKED BY:

SITE PLAN NOTES

- 1 DRIVEWAY: ETAMPED CONCRETE
- 2 FLATWORK: TILE OVER CONCRETE
- 3 GRADING: SEE DRAWINGS BY OTHERS
- 4 DRAINAGE: SEE DRAWINGS BY OTHERS
- 5 STORM DRAINAGE: SEE DRAWINGS BY OTHERS
- 6 SEWER LATERAL: (H) LATERAL TO (E) @ STREET
- 7 GAS & ELEC SERVICE: (H) UNDERGROUND FROM POWER POLE UPGRADE GAS LINE TO 1"
- 8 SETBACKS: SEE DRAWINGS
- 9 TREES: NO MATURE OR HERITAGE TREES ON SITE PROTECT FRUIT TREES (F) FENCE TO REMAIN DURING CONSTRUCTION
- 10 FENCES: TO BE REPLACED AFTER CONSTRUCTION
- 11 LANDSCAPE: TO BE REPLACED AFTER CONSTRUCTION

VICINITY MAP



CONSULTANT DIRECTORY

SURVEYOR: DORGE ASSOCIATES SURVEYING
 20092 CHAMBERLAIN CIRCLE
 PENN VALLEY, CA 95946
 (530) 932-3212
 T.B.D.

SOILS ENGINEER: T.B.D.

CIVIL ENGINEER: JOHN BERRY & ASSOCIATES
 1733 WOODSIDE RD, SUITE 203
 REDWOOD CITY, CA 94061
 (650) 368-0750

STRUCTURAL ENGINEER: T.B.D.

ENERGY CONSULTANT: T.B.D.

LANDSCAPE ARCHITECT: T.B.D.

SHEET INDEX

- A1 SITE PLAN
- A1-A FLOOR AREA DIAGRAM & CALCULATION
- A1-B SITE VICINITY MAP
- A1-C EXISTING FLOOR PLAN & ELEVATIONS
- A2 MAIN FLOOR PLAN
- A3 UPPER FLOOR PLAN
- A4 EXTERIOR ELEVATIONS
- A5 EXTERIOR ELEVATIONS
- A6 ROOF PLAN
- A7 CROSS SECTIONS
- T-1 TOPOGRAPHIC SURVEY
- C-1 GRADING, DRAINAGE & UTILITY PLAN

TABULATIONS

UPPER FLOOR	1242.75	S.F.
MAIN FLOOR	1921.00	S.F.
GARAGE	473.0625	S.F.
	3638.8125	S.F.

COVERAGE & F.A.R.

SITE PLAN	10,400.00	SQ. FT. = 0.25
COV: ALLOWABLE	3,120.00	SQ. FT. = 30.0 %
EXISTING	2,456.0	SQ. FT. = 23.61 %
PROPOSED	2,711.9	SQ. FT. = 26.04 %
FAR: ALLOWABLE	3,640.00	SQ. FT. = 35.0 %
EXISTING	2,284.00	SQ. FT. = 21.96 %
PROPOSED	3,638.8125	SQ. FT. = 34.95 %

APPLICABLE CODES

THIS PROJECT SHALL COMPLY (AS REQUIRED) WITH THE:
 2010 CALIFORNIA BUILDING CODE
 2010 CALIFORNIA RESIDENTIAL CODE
 2010 CALIFORNIA MECHANICAL CODE
 2010 CALIFORNIA ELECTRICAL CODE
 2010 CALIFORNIA PLUMBING CODE
 2010 CALIFORNIA FIRE CODE
 2010 CALIFORNIA ENERGY CODE

REVISIONS

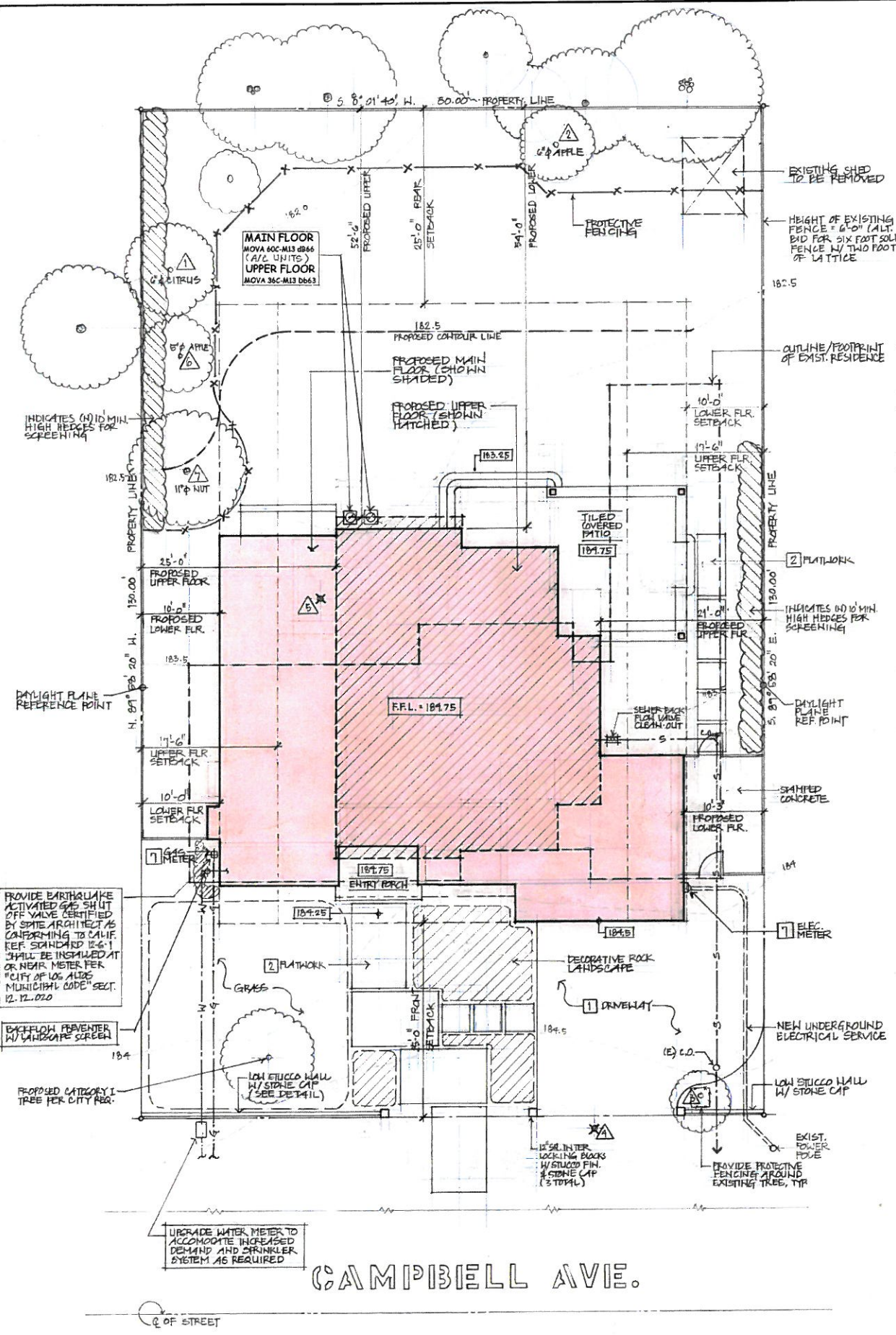
CITY PLAN CHECK

CLIENT

GUPTA RESIDENCE
 827 CAMPBELL AVE., LOS ALTOS, CA 94024
 PHONE NO. (650) 209-5806

CHAPMAN DESIGN ASSOCIATES

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



TREE SCHEDULE

NO	TYPE	REMOVE	
		YES	NO
1	6" CITRUS TREE		✓
2	6" APPLE TREE		✓
3	7" TREE		✓
4	8" TREE	✓	
5	10" FRUIT TREE	✓	
6	8" APPLE TREE		✓
7	11" NUT TREE		✓

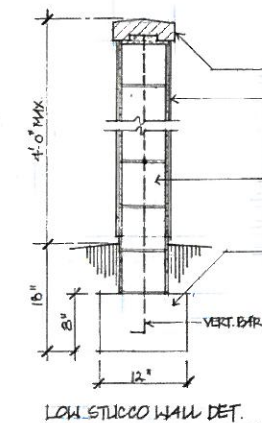
NET LOT AREA

Category	Existing	Change In	Total Proposed
NET LOT AREA:	10,400.0 square feet		
% OF FRONT YARD PAVING:	TO BE REMOVED	N/A	213.0 sq ft (2.0%)
HABITABLE LIVING AREA:	1738.0 square feet	444 square feet	2182.75 square feet
NON-HABITABLE AREA:	546.0 square feet	134 square feet	680.0 square feet

LOT COVERAGE

Category	Existing	Proposed	Allowed/Required
LOT COVERAGE:	25.16% square feet (26.2%)	27.19% square feet (26.2%)	21.0% square feet (20.2%)
FLOOR AREA:	1st Flr: 245.0 sq ft 2nd Flr: 114.0 sq ft Total: 359.0 sq ft (3.4%)	1st Flr: 127.9 sq ft 2nd Flr: 173.1 sq ft Total: 301.0 sq ft (2.9%)	36.0% square feet (35.0%)
SETBACKS:	Front: 20.5 feet Rear: 21.5 feet Right side (1"/2"): 9 feet/11.5 feet Left side (1"/2"): 12 feet/12.5 feet	Front: 25.0 feet Rear: 22.5 feet Right side (1"/2"): 10.75 feet/21.5 feet Left side (1"/2"): 10.2 feet/12.5 feet	15.0 feet 2.5 feet 10.0 feet/11.5 feet 10.0 feet/12.5 feet
HEIGHT:	11.0 feet	15.75 feet	17.0 feet

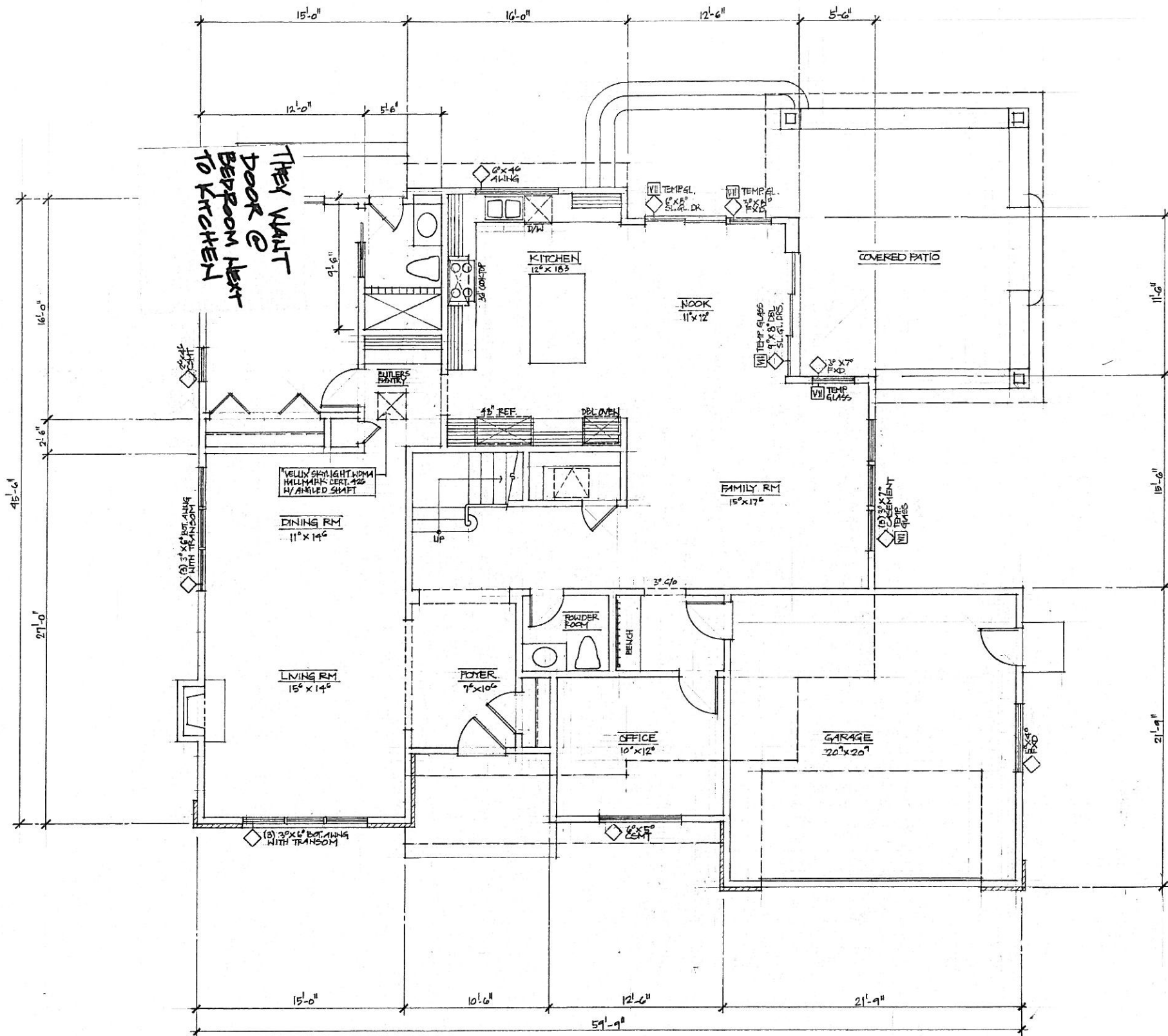
PROVIDE AUTOMATIC RESIDENTIAL SPRINKLER SYSTEM PER 2010 CALIF. SEC. R313



SITE PLAN

1/8" = 1'-0"

CAMPBELL AVE.



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

GENERAL NOTES

- I EGRESS ALL BEDROOMS TO HAVE WINDOWS MEETING EGRESS REQUIREMENTS PER SEC. 310 & 311 CRC 2010
 - MIN. NET CLEAR OPENABLE AREA 5.7 S.F.
 - MIN. NET CLEAR OPENABLE WIDTH = 20"
 - MIN. NET CLEAR OPENABLE HEIGHT = 24"
- II GARAGE COMMON WALL GARAGE SHALL BE SEPARATED FROM THE DWELLING UNIT AND ITS ATTIC AREA BY MEANS OF MIN. 5/8" GYPSUM BOARD (5/8" MIN. @ ATTIC) APPLIED TO THE GARAGE SIDE PER CRC SEC. R302.5&6. DOOR OPENINGS BETWEEN A PRIVATE GARAGE AND DWELLING UNIT SHALL BE EQUIPPED WITH EITHER SOLID WOOD DOORS OR SOLID / HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1 3/4" THICK & SHALL BE SELF-CLOSING & SELF-LATCHING
- III STAIRWAYS DESIGN SHALL CONFORM TO SEC. R311.7 CRC 2010. USABLE SPACE UNDER STAIR TO BE 1 HR. RATED CONSTRUCTION, 6"-8" MIN. HEADROOM CLEARANCE FROM TREAD NOSING TO SOFFIT ABOVE. STYLE AND FINISH PER OWNER SPECIFICATIONS.
- IV GUARDRAILS DESIGN SHALL CONFORM TO SEC. R312.2 CRC 2010. GUARDRAIL IS REQUIRED ON THE OPEN SIDE OF THE STAIR LANDINGS AT 42" HIGH, WITH INTERMEDIATE RAILS AT 34"-38" HIGH
- V STAIR & HANDRAILS DESIGN SHALL CONFORM TO SEC. R311.7.7 & R311.8.3 CRC 2010. STYLE AND FINISH PER OWNER SPECIFICATIONS
- VI FIREPLACE DESIGN SHALL CONFORM TO CH. 10 CRC 2010, WITH NON-COMBUSTIBLE FACE & HEARTH. SEE SEC. R1001.9 CRC 2010 FOR FURTHER INFORMATION REGARDING THE HEARTH. SEE INTERIOR ELEVATIONS FOR SPECIFICATIONS
- VII TEMPERED GLASS PROVIDE TEMPERED SAFETY GLASS AT HAZARDOUS LOCATIONS PER SEC. R308.4 CRC 2010
- VIII FIRE BLOCKS PROVIDE FIRE BLOCKING IN ALL AREAS AS DESCRIBED, OUTLINED & DEFINED IN SEC. R302.11, R302.8 & R1001.12 CRC 2010
- IX WATER CLOSETS PROVIDE 24" MIN. CLEARANCE IN FRONT OF WATER CLOSET BOWL AND 30" MIN. CLEAR WIDTH FOR WATER CLOSET SPACE (SEC. 407.6 2010 CPC)
- X SHOWERS ALL SHOWERS SHALL CONFORM TO SECTION R307 2010 CRC
- XI WATER CONSERVING SEC. 402, 2010 CPC) SHALL CONFORM TO SEC. 402, 2010 CPC

ROOM FINISH SCHEDULE

SEE ARCHITECTURAL SPECIFICATIONS SHEET FOR ABBREVIATIONS

ROOM NAME	FLOOR	BASEBOARD	WALLS	CEILING	RE-MARKS

LEGEND

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

REVISIONS

- - CITY PLAN CHECK

CLIENT

GUPTA RESIDENCE
 827 CAMPBELL AV., LOS ALTOS, CA 94024
 PHONE NO. (650) 209-5808

CHAPMAN DESIGN ASSOCIATES

620 S. EL MONTE AVENUE
 LOS ALTOS, CA 94022 (650) 941-6880

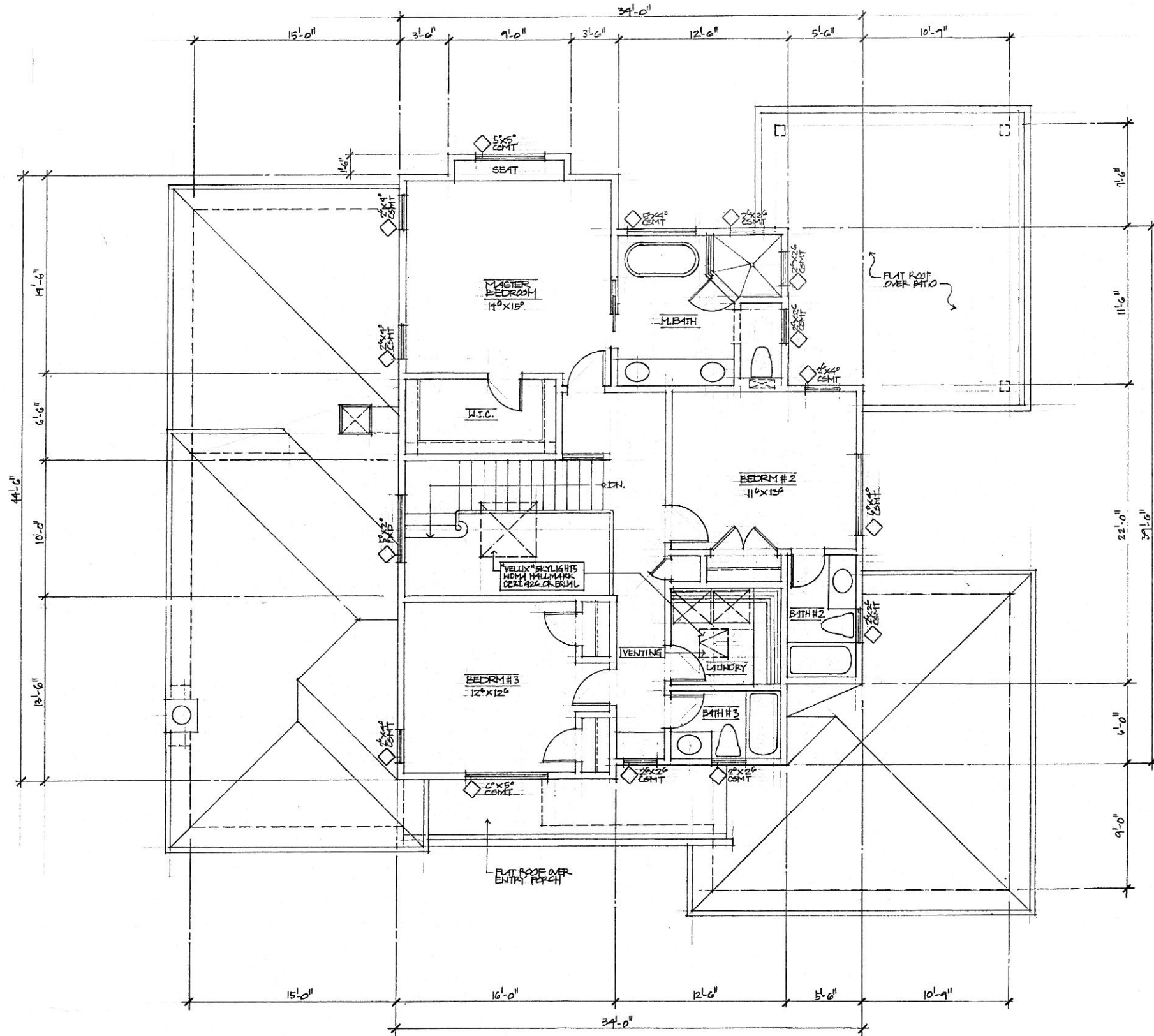
NOTE

* THE DRAWING HAS BEEN REVISED. ALL CHANGES ARE SHOWN WITH DIMENSIONS AND NOTATION FOR THE WORK. THE WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY PLAN CHECK. THE OWNER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY AND OTHER AGENCIES PRIOR TO CONSTRUCTION.

SHEET

PHASE DATA
 JOB NO. 21330
 DRAWN BY:
 CHECKED BY:

A - 2
 OF SHEETS
 SIZE: 24 X 36



UPPER FLOOR PLAN

1/4" = 1'-0"

GENERAL NOTES

- I EGRESS** ALL BEDROOMS TO HAVE WINDOWS MEETING EGRESS REQUIREMENTS PER SEC. 310 & 311 CRC 2010
 - MIN. NET CLEAR OPENABLE AREA 5.7 S.F.
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- X SHOWERS** ALL SHOWERS SHALL CONFORM TO SECTION R307 2010 CRC
- XI WATER CONSERVING** ALL (N) PLUMBING FIXTURES (AS OUTLINED IN SEC. 402, 2010 CPC) SHALL CONFORM TO SEC. 402, 2010 CPC

ROOM FINISH SCHEDULE

SEE ARCHITECTURAL SPECIFICATIONS SHEET FOR ABBREVIATIONS

ROOM NAME	FLOOR	BASEBOARD	WALLS	CEILING	RE-MARKS

LEGEND

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

REVISIONS

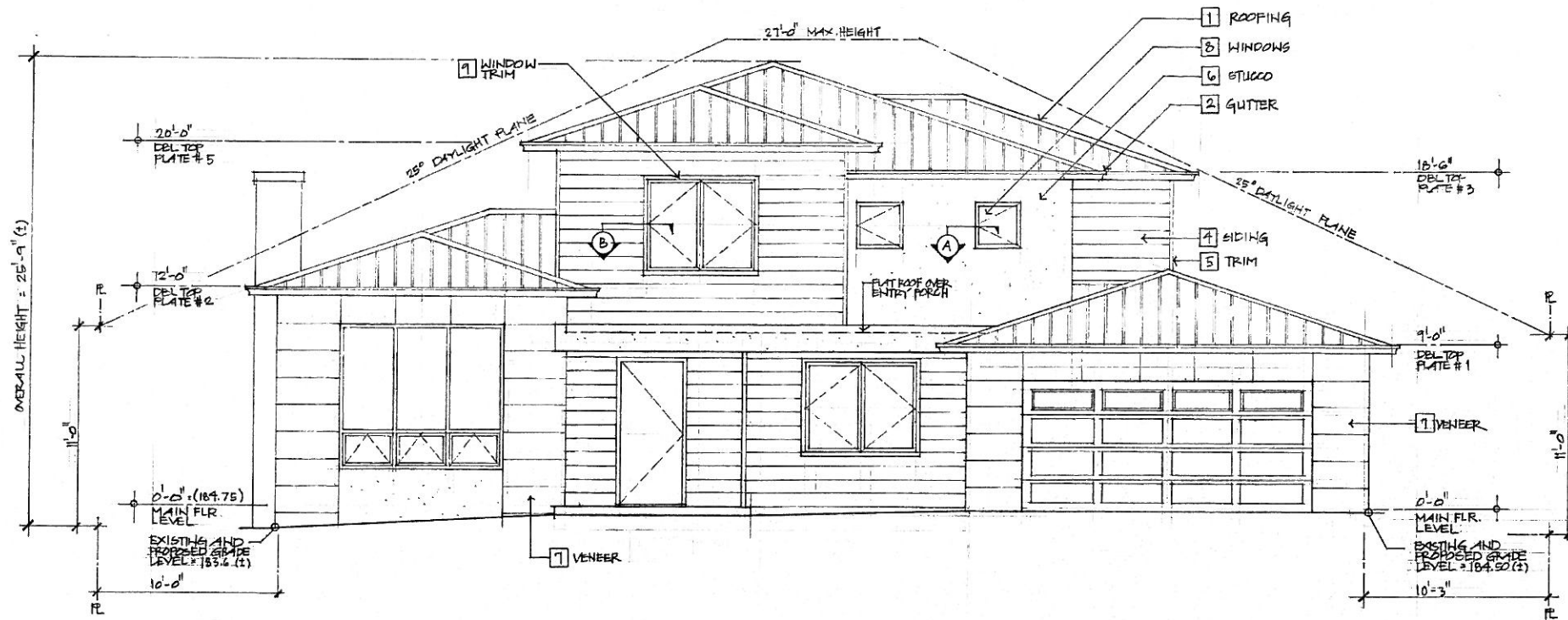
- - CITY PLAN CHECK

CLIENT
GUPTA RESIDENCE
827 CAMPBELL AV., LOS ALTOS, CA 94024
PHONE NO. (650) 209-5806

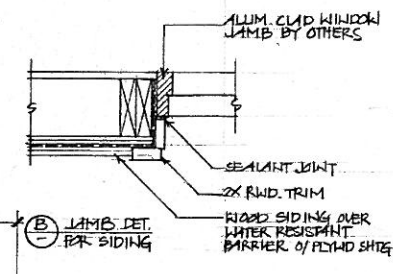
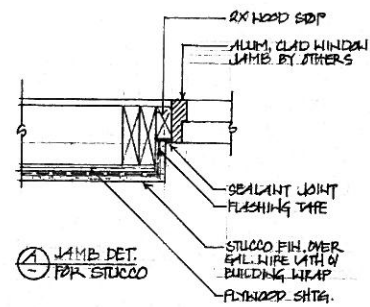
DATE
PHASE
JOB NO. 21330
DRAWN BY:
CHECKED BY:

CLIENT
CHAPMAN DESIGN ASSOCIATES
620 S. EL MONTE AVENUE
LOS ALTOS, CA 94022 (650) 841-6880

NOTE *
ALL DIMENSIONS AND SPECIFICATIONS CONTAINED HEREIN ARE BASED ON THE INFORMATION PROVIDED AND DEVELOPED FOR THE PROJECT. THE ARCHITECT ASSUMES NO LIABILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED OR FOR THE RESULTS OF THE WORK. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED AND THE RESULTS OF THE WORK. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED AND THE RESULTS OF THE WORK.



FRONT ELEVATION
1/4" = 1'-0"



REAR ELEVATION
1/4" = 1'-0"

GENERAL NOTES

- I STUCCO REQUIREMENTS: 1) 3-COAT & 1/8" MIN. THICK 2) HAS 2 LAYERS OF GRADE D BUILDING PAPER 3) 26 GA. GALVANIZED WEEP SCREED AT FOUNDATION PLATE LINE AT LEAST 4" ABOVE GRADE OR 2" ABOVE CONCRETE OR PAVING (SEC. 2512.11, 2510.6 & 2512.1.2 CBC 2010)
- II FLUE CLEARANCE AS PER SECTION R1003.18 CRC 2010. 2'-0" ABOVE COMBUSTIBLE CONSTRUCTION @ 10'-0" AWAY
- III CHIMNEY BRACING AS PER CH. 10 CRC 2010
- IV SPARK ARRESTOR PROVIDE AS PER SEC. R1003.4.1 CRC 2010
- V TEMPERED GLASS PROVIDE TEMPERED SAFETY GLASS @ HAZARDOUS LOCATIONS PER SEC. R308.4 CRC 2010

EXTERIOR MATERIAL NOTES

- 1 ROOFING STANDING METAL SEAM DARK GRAY
- 2 GUTTER RECTANGULAR
- 3 DOWN SPOUTS RECTANGULAR
- 4 SIDING V-RUSTIC CHANNEL
- 5 TRIM 2X REDWOOD CORNER
- 6 STUCCO LIGHT SAND FINISH
- 7 VENEER CAST STONE CORNER BLACK
- 8 WINDOWS "MARVIN" - ALUMINUM CLAD DUAL GLAZED. HOOD CASEMENT 4-PANING
- 9 WINDOW TRIM MFG. TRIM @ STUCCO, 2X REDWOOD TRIM @ SIDING LOCATIONS
- 10 SKYLIGHTS "VELUX" RDM4 HALLMARK CERTIFICATION #426 OR EQUAL
- 11 CHIMNEY STUCCO OVER WOOD FRAME

LEGEND

- ◇ WINDOW. SEE "WINDOW SCHEDULE" ON SHEET () FOR FURTHER SPECIFICATIONS
- ⬠ DOOR. SEE "DOOR SCHEDULE" ON SHEET () FOR FURTHER SPECIFICATIONS

REVISIONS

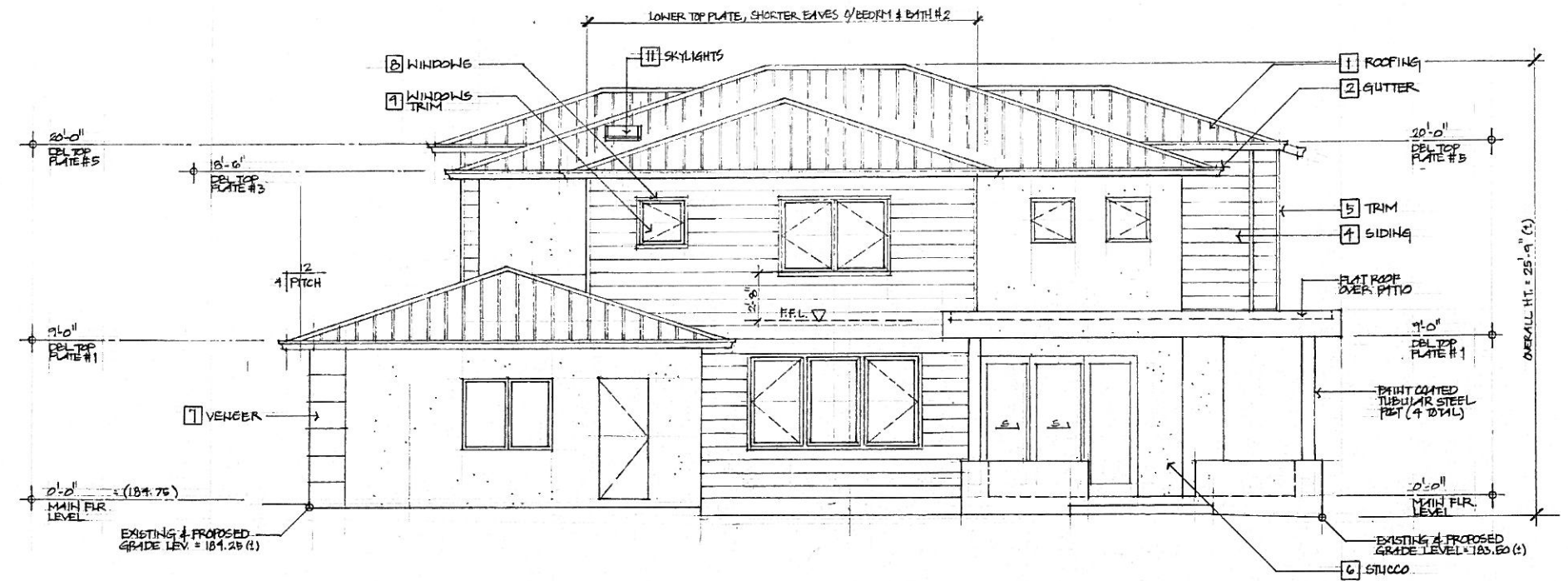
- - CITY PLAN CHECK

CLIENT
GUPTA RESIDENCE
827 CAMPBELL AV., LOS ALTOS, CA 94024
PHONE NO. (650) 208-5806

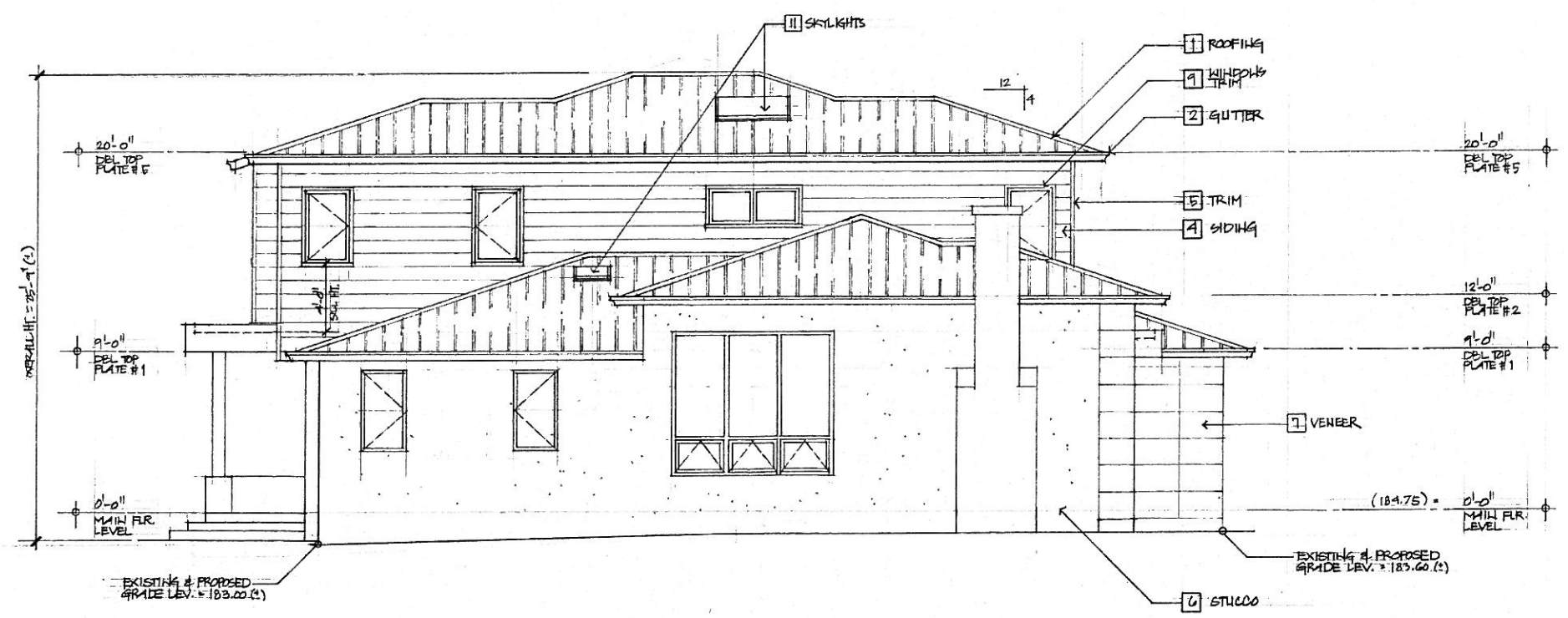
DATA
PHASE
JOB NO. 21330
DRAWN BY: [Signature]
CHECKED BY:

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

NOTE
* THE DRAWING AND THE SEAL, EXCEPT AS NOTED, REPRESENTS THE DESIGN AND PROFESSIONAL OPINION OF THE ARCHITECT AND IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.
DATE: 10/20/11
SCALE: AS SHOWN
SHEETS: 24 X 36



RIGHT ELEVATION
1/4" = 1'-0"



LEFT ELEVATION
1/4" = 1'-0"

GENERAL NOTES

- 1 STUCCO REQUIREMENTS: 1) 3-COAT & 7/8" MIN. THICK 2) HAS 2 LAYERS OF GRADE D BUILDING PAPER 3) 26 GA. GALVANIZED WEEP SCREED AT FOUNDATION PLATE LINE AT LEAST 4" ABOVE GRADE OR 2" ABOVE CONCRETE OR PAVING (SEC. 2512.11, 2510.6 & 2512.1.2 CBC 2010)
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EXTERIOR MATERIAL NOTES

- 1 ROOFING STANDING METAL SEAM DARK GRAY
- 2 GUTTER RECTANGULAR
- 3 DOWN SPOUTS RECTANGULAR
- 4 SIDING V-RUSTIC CHANNEL
- 5 TRIM 2X REDWOOD CORNER
- 6 STUCCO LIGHT SAND FINISH
- 7 VENEER CAST STONE CORNER BLOCK
- 8 WINDOWS "MERVIN" ALUMINUM CLAD DUAL GLAZED WOOD CASEMENT AND AWNING
- 9 WINDOW TRIM MFG TRIM @ STUCCO, 2X REDWOOD TRIM @ SIDING LOCATIONS
- 10 SKYLIGHTS "VELUX" WDMA HALLMARK CERTIFICATION 420 OR EQUIVALENT
- 11 CHIMNEY STUCCO OVER WOOD FRAME

LEGEND

- ⬇ WINDOW. SEE "WINDOW SCHEDULE" ON SHEET () FOR FURTHER SPECIFICATIONS
- ⬇ DOOR. SEE "DOOR SCHEDULE" ON SHEET () FOR FURTHER SPECIFICATIONS

REVISIONS

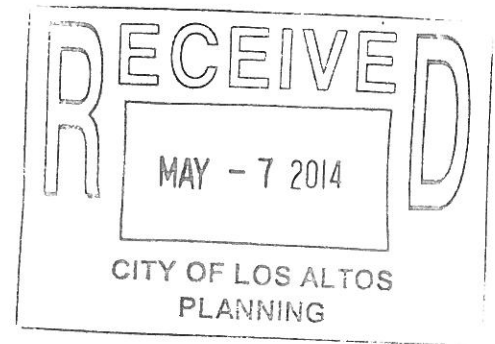
CITY PLAN CHECK

CLIENT	PHASE <input type="checkbox"/> DATA <input type="checkbox"/> SHEET <input type="checkbox"/>	JOB NO. 21330	A-5
	GUPTA RESIDENCE		
NOTE	THIS DRAWING AND THE DATA CONTAINED HEREIN ARE THE PROPERTY OF CHAPMAN DESIGN ASSOCIATES AND ARE TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REUSE OR REPRODUCTION OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF CHAPMAN DESIGN ASSOCIATES IS STRICTLY PROHIBITED.		
	CHAPMAN DESIGN ASSOCIATES 620 S. EL MONTE AVENUE LOS ALTOS, CA 94022 · (650) 941-6890		
DRAWN BY:	CHECKED BY:	SHEETS: 24 X 36 OF: SIZE: 24 X 36	

ATTACHMENT C

27 April 2014

538 Harrington Avenue
Los Altos, CA 94024



To whom it may concern:

As a resident of Los Altos for the last decade, I first wanted to thank you for all of the work you do as a committee to protect the feel and atmosphere of our community and the vision you have for future generations. I particularly appreciate your careful and detailed considerations on all changes to the homes as this community necessarily ages and old homes wear out and are torn down to make room for new ones. My husband and I read every word of your recent report on our neighbor's new home design and were very impressed with the level of detail and care that goes into this. It is not easy work and the decisions you make, I can imagine, are not able to be readily seen by those who are necessarily focused on the improvements. So the balance is necessary, and I believe ultimately extremely fruitful.

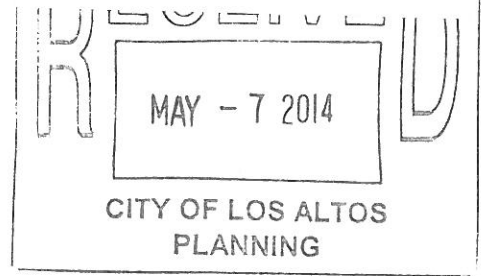
So, I just wanted to offer our experiences with our neighbors, the Guptas, on Campbell Avenue who are in the process of designing the next new house that will grace our neighborhood, no doubt keeping and raising the value and aesthetics of this very special neighborhood. We share a backyard fence and were mostly concerned with maintaining visual screening. I have found the Guptas to be even more concerned and accommodating about our welfare and preferences than we ourselves are (which is substantial). And we have had several meetings both in our yard and theirs to put our heads together to come up with a plan that I believe will meet and exceed our expectations and, I imagine, your very appropriate thresholds, too. I have had several inspiring conversations with their architects as well.

I have no doubt that as we learn more about screening preferences as the project is completed that improvements will be happily made to meet all desires. And, in fact, the Guptas are interested in planting two trees in the very near future so that they will be of appropriate height once their new lovely home is completed. We are also very willing to do what we can as well. And we look forward to welcoming them back as soon as possible in their new home to become longtime neighbors.

Thank you once again to all involved.

Sincerely,

Jeannie Kahwajy, PhD, MBA



April 22, 2014

To City of Los Altos Planning Staff and Design Review Commissioners:

We have reviewed the plans and renderings that our neighbors Sachin and Seema Gupta have shared with us and have no objections to the proposed design in terms of style, mass, or landscape screening.

ADDRESS	HOME OWNER	SIGNATURE / DATE
480 Harrington Court	TOM CHELI	[Signature] 5/5/14
524 Harrington Ave.	SOBERRY HEARN	[Signature] 4/24/14
538 Harrington Ave.	JENNIE KAHWAGY	[Signature]
793 Campbell Ave.	MARGARET JOHNSON	[Signature]
796 Campbell Ave.	Hal Brown	
834 Campbell Ave.	R. MORRIS	[Signature] 4/29/14
841 Campbell Ave.	R. Burridge	
846 Campbell Ave.	Kollene Hays	[Signature]
853 Campbell Ave.	[Signature]	
872 Campbell Ave.	Nanette Wobber	[Signature] 4/25/14

ATTACHMENT E

May 6, 2014

City of Los Altos
Design Review Commission
Subject: 14-SC-07 827 Campbell



Dear Commissioners,

Since the previous Design Review Commission hearing we have met with staff to discuss and resolve the items that staff and the Commissioners have asked us to address. First I would like to thank staff for acknowledging that the approval of the proposed design will not be an abrupt change to this neighborhood, in fact this neighborhoods transition began many years ago. This being said we also recognize staffs concern regarding the proposed residence relationship relative to the adjacent homes.

Although not deemed a diverse character neighborhood, the northern side of Campbell Ave., with four two story houses of distinctly different architectural styles, provides a wide range of differing plate and eave heights. The scale and massing of the proposed residence at 827 Campbell is consistent with these homes and the development pattern on Campbell Ave.

Staffs primary concern with this application was in regard to the mass of the living room dining room portion of the proposed residence, in particular the wall or eave heights relative to the home on the adjoining property at the corner of Campbell Ave and Harrington Ave.

The application has been revised to address this concern by lowering the height of the living room dining room portion of the residence 1 foot. This makes the height of the structure relative to the home at 524 Harrington consistent with the height relationship between of the two story home at 538 Harrington which also adjoins the corner property. This is demonstrated by the street profile diagrams submitted with this application.

To further reduce the perception of mass the upper floor wall height closest to the adjoining property has been lowered 6" so as to avoid an abrupt change in scale between the lower and upper floor eaves. Exterior materials have also been softened by removing the cast concrete veneer from both the living room and the garage. This has been replaced with stucco to provide a more uniform appearance with the upper floor. This change is reflected on the exterior elevations and the color rendering provided with this resubmittal.

The other items of concern regarding, rear yard grading, front yard landscaping and additional privacy screening have been addressed to staff's satisfaction.

Along with the changes referenced above we have submitted the following documents: Pictures of neighboring homes with wall and eave heights ranging from 11'-14' a petition of support from all neighbors in the "Neighborhood" as defined by the city's Design Guidelines and letters of support from the neighbor's most directly affected by this application.

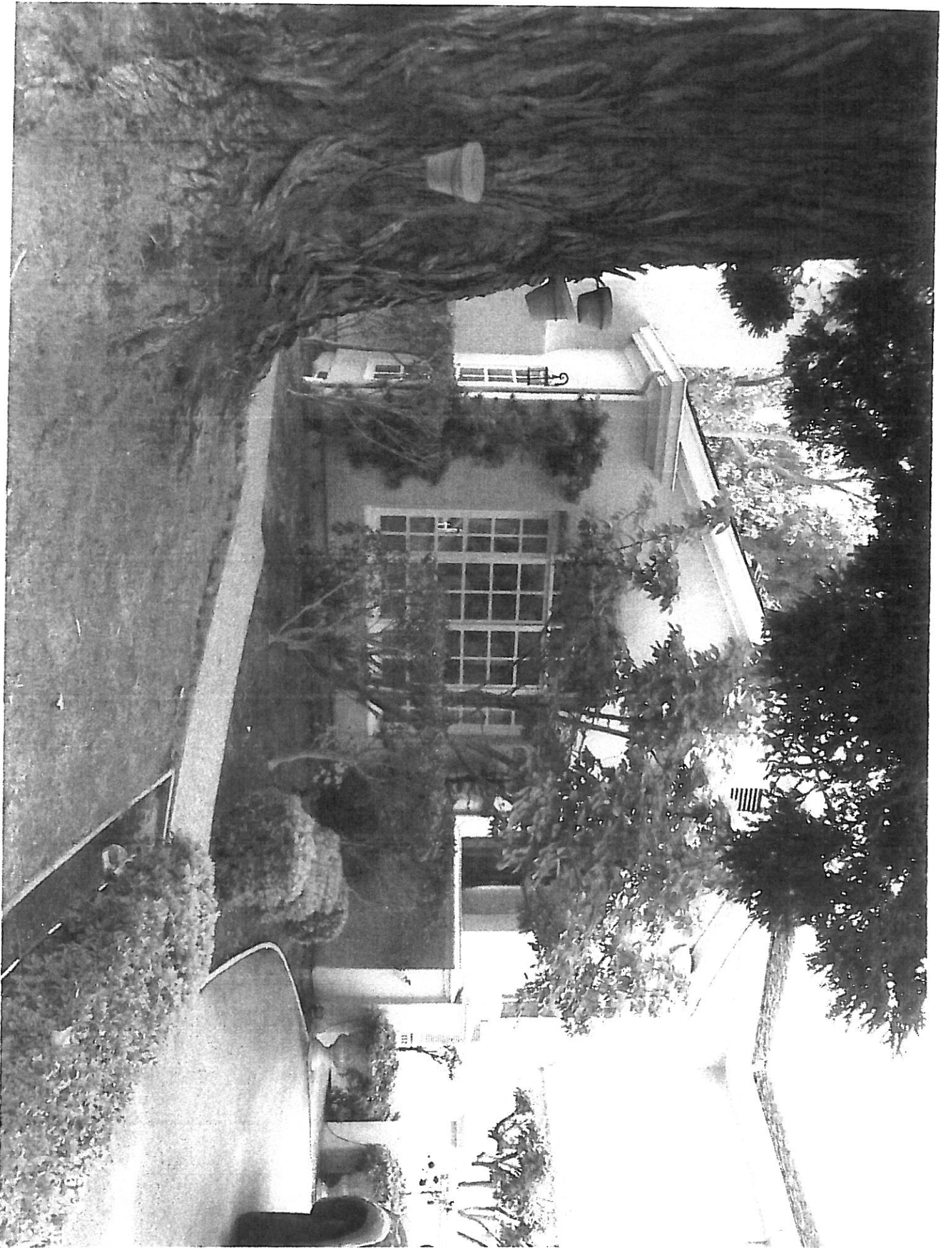
We hope the Commissioner recognize the effort that has been taken with this application and support the project.

Sincerely,

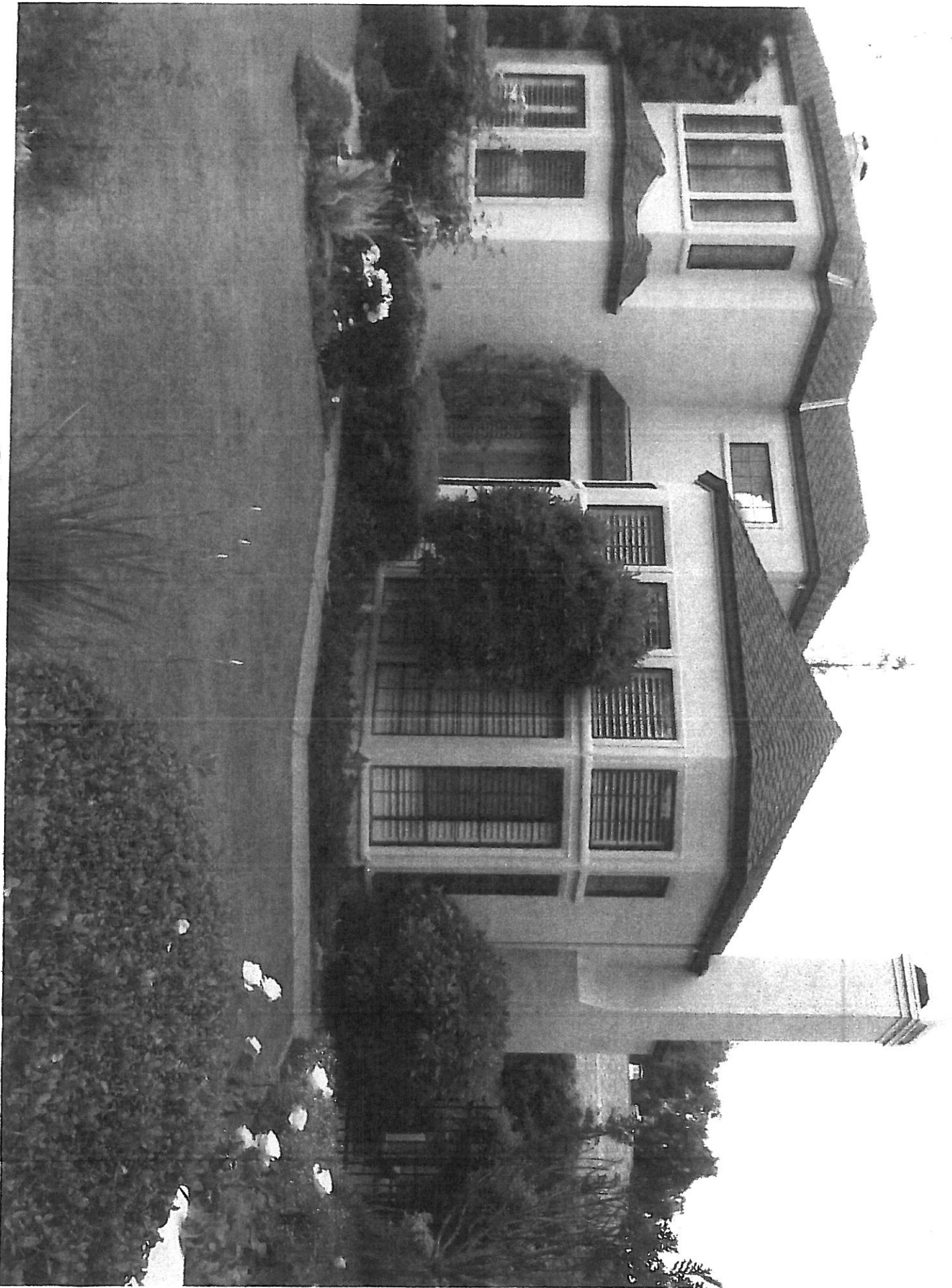
Walter Chapman

Sachin Gupta

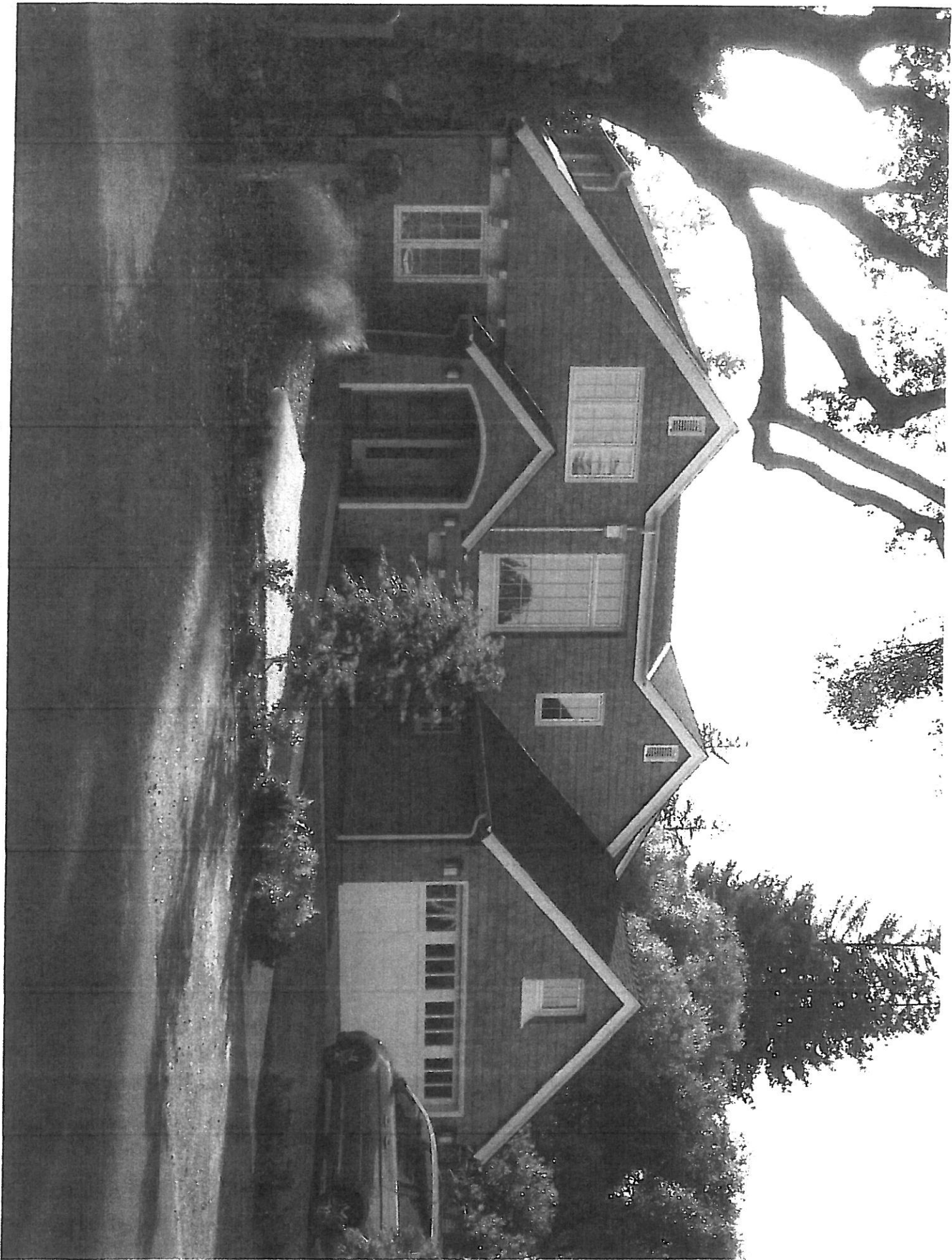
Seema Gupta



879. CAMPBELL AVE



846 CAMPBELL AVE.



234 CAMPBELL AVE.



480 HARRINGTON COURT



538 HARRINGTON AVE.