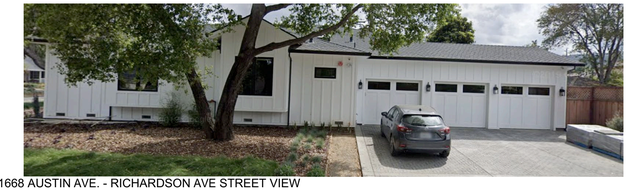
DESIGN REVIEW APPLICATION

NEW TWO STORY HOUSE

PIEKARZ RESIDENCE

1400 RICHARDSON AVE LOS ALTOS, CA 94024

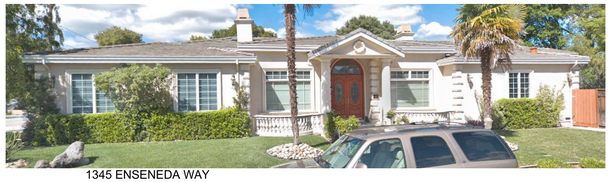

1668 AUSTIN AVE. - RICHARDSON AVE STREET VIEW

1695 JUAREZ AVE.

1668 AUSTIN AVE. - AUSTIN AVE STREET VIEW

1672 JUAREZ AVE.

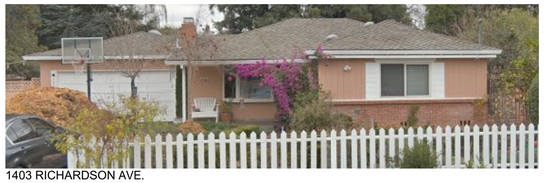
1675 JUAREZ AVE.

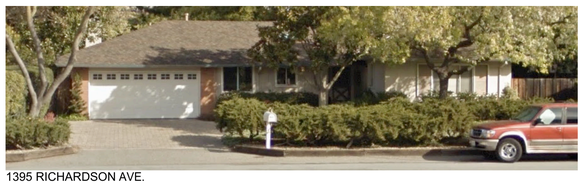

1345 ENSENEDA WAY

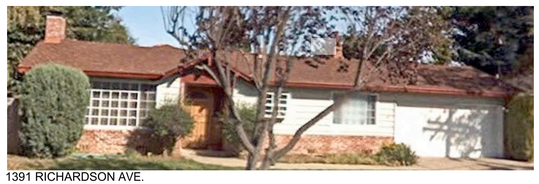
1336 RICHARDSON AVE.

1685 JUAREZ AVE.

1650 AUSTIN AVE.


1403 RICHARDSON AVE.

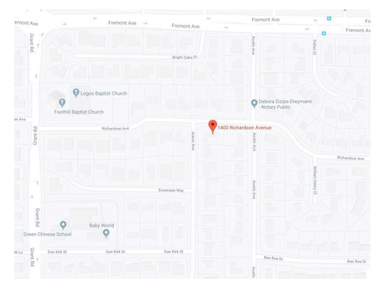

1395 RICHARDSON AVE.


1391 RICHARDSON AVE.

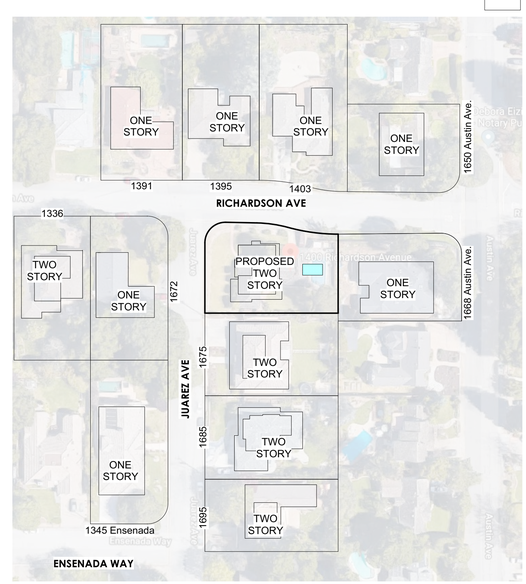
NEIGHBORHOOD PHOTOS 9

PROJECT CONSISTS OF A NEW TWO STORY HOME WITH A PARTIAL BASEMENT AND LIGHTWELL

PROJECT DESCRIPTION 1



VICINITY MAP 7



NEIGHBORHOOD CONTEXT MAP
NTS 8

OWNERS:
GUY & IFAT PIEKARZ
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LOS ALTOS CA 94024
ipiekarz@gmail.com
408-505-5860

ARCHITECT/ APPLICANT:
BAHI OREIZY
360 DESIGN STUDIO
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LOS ALTOS, CA 94024
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650-360-2905

CIVIL SURVEY:
TKM LAND SURVEYORS
2250 BOHANNON DR
SANTA CLARA, CA 95050
408-615-8855

CIVIL ENGINEERS:
KEMBCON ENGINEERS
1003 EDWARDS ROAD
BURLINGAME, CA 94010
650-343-8310

LANDSCAPE DESIGNER:
WILLOW GLEN DESIGNS
MICHALENE EDWARDS
408-803-0440

PROJECT DIRECTORY 2

A0	COVER SHEET
EC1	EXISTING CONDITIONS
A1.1	PROPOSED SITE PLAN
A1.2	AREA CALCULATION DIAGRAM
A2.1	PROPOSED GROUND FLOOR PLAN
A2.2	PROPOSED SECOND FLOOR PLAN
A2.3	PROPOSED BASEMENT FLOOR PLAN
A2.4	PROPOSED ROOF PLAN
A3.1	PROPOSED FRONT AND REAR ELEVATIONS
A3.2	PROPOSED SIDE ELEVATIONS
A3.3	NEIGHBORHOOD ELEVATIONS
A4	PROPOSED SECTIONS
A5.1	3D IMAGES
A5.2	3D IMAGES
L1	LANDSCAPE PLAN
L2	PLANT LIST
C1	GRADING AND DRAINAGE PLAN
T1	SITE SURVEY MAP

SHEET INDEX 3

1400 Richardson Ave.
Los Altos CA 94024

APN:
ZONE : **R1-10**
Lot size: **10,903 SF**

PROPOSED ADDITION:
GROUND FLOOR AREA: 1996 SF
SECOND FLOOR AREA: 1,290 SF
BASEMENT FLOOR AREA: 1,541 SF
GARAGE: 460 SF
COVERED PORCH: 430 SF
ACCESSORY STRUCTURE: 48 SF

GENERAL PROJECT INFORMATION 4

ZONING COMPLIANCE

	Existing	Proposed	Allowed/Required
Lot Coverage:	2,090 SF (19.2%)	2,934 SF (26.9%)	3,271 SF (30%)
Floor Area:	2,090 SF (19.2%)	3,794 SF (34.8%)	3,816 SF (35%)
Setbacks:			
Front (Juarez Ave.)	28'-6"	25'-0"	25'-0"
Rear	30'-5"	43'-0"	25'-0"
Ext. Side (Richardson Ave.) (1st / 2nd)	11'-5"	17'-5"	17'-5"
Interior Side (1st / 2nd)	9'-10"	11'-6" / 19'-6"	10'-0" / 17'-6"
Height:	+/- 13.9 FT	25'-1"	27'-0"

SQUARE FOOTAGE BREAKDOWN

	Existing	Change in	Total Proposed
Habitable Living Area	1,576 SF	+ 3,308 SF	4,875 SF
Non-Habitable Floor area	514 SF	-54 SF	460 SF

LOT CALCULATIONS

Net Lot Area:	10,903 SF		
Front Yard Area Total	2,175 SF		
Front Yard Hardscape area	875 SF (40%)		
Landscaping breakdown	Total Hardscape area (e. and proposed): 6,000 SF		
	Existing Softscape (undisturbed) area: 0 SF		
	New Softscape area: 4,903 SF		

*SEE 1/A1.2 AVERAGE LOT WIDTH CALCULATION FOR CORNER LOT

PROJECT SUMMARY TABLE 5

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COVER SHEET

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A0

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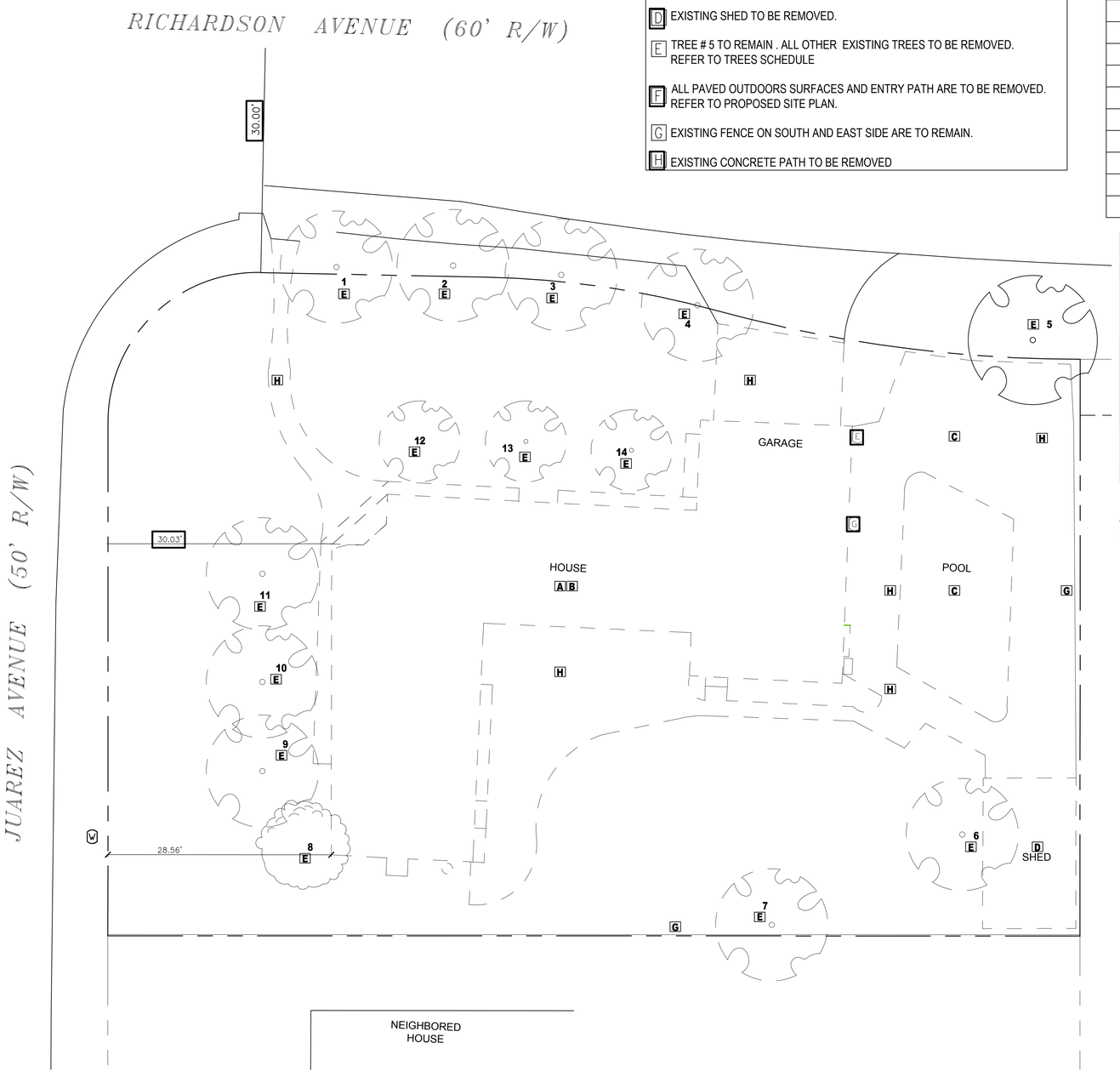
DEMO SHEET NOTES

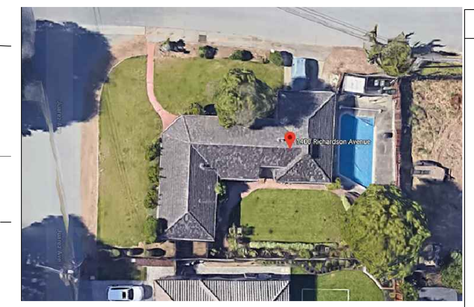
- [A] REMOVE ENTIRE EXISTING HOUSE, GARAGE AND ROOF.REFER TO PROPOSE FLOOR PLAN.
- [B] REMOVE ENTIRE EXISTING STRUCTURE AND CRAWL SPACE.REFER TO PROPOSED SITE PLAN AND FLOOR PLAN FOR NEW HOUSE LOCATION.
- [C] REMOVE EXISTING POOL AND INFILL REFER TO PROPOSED SITE AND GRADING PLAN.
- [D] EXISTING SHED TO BE REMOVED.
- [E] TREE # 5 TO REMAIN . ALL OTHER EXISTING TREES TO BE REMOVED. REFER TO TREES SCHEDULE
- [F] ALL PAVED OUTDOORS SURFACES AND ENTRY PATH ARE TO BE REMOVED. REFER TO PROPOSED SITE PLAN.
- [G] EXISTING FENCE ON SOUTH AND EAST SIDE ARE TO REMAIN.
- [H] EXISTING CONCRETE PATH TO BE REMOVED

TABLE OF EXISTING TREES SCHEDULE

TREE #	TREE SPECIES	DIA. (IN.)	HEIGHT	CONDITION	TO BE REMOVED
1	JUNIPER TREE	6"	APPROX. 5 FT TALL	FAIR	YES
2	JUNIPER TREE	6"	APPROX. 5 FT TALL	FAIR	YES
3	JUNIPER TREE	6"	APPROX. 5 FT TALL	FAIR	YES
4	JUNIPER TREE	6"	APPROX. 5 FT TALL	FAIR	YES
5	JUNIPER TREE	8"	APPROX. 20 FT TALL	GOOD	NO
6	LAWN TREE	6"	APPROX. 20 FT TALL	FAIR	YES
7	LAWN TREE	6"	APPROX. 10 FT TALL	FAIR	YES
8	ORANGE TREE	6"	APPROX. 120 FT TALL	FAIR	YES
9	JUNIPER TREE	6"	APPROX. 9 FT TALL	FAIR	YES
10	JUNIPER TREE	6"	APPROX. 9 FT TALL	FAIR	YES
11	JUNIPER TREE	6"	APPROX. 9 FT TALL	FAIR	YES
1 2	JUNIPER TREE	4"	APPROX. 9 FT TALL	FAIR	YES
1 3	LAWN TREE	4"	APPROX. 20 FT TALL	FAIR	YES
1 4	JUNIPER TREE	4"	APPROX. 7 FT TALL	FAIR	YES



EXISTING HOUSE AND DEMO PLAN
SCALE 1/16" = 1'-0"



AERIAL VIEW
NTS

GENERAL NOTES

1. CONTRACTOR SHALL COORDINATE DEMOLITION WORK WITH NEW CONSTRUCTION DRAWINGS TO DETERMINE DIMENSIONS AND TO ENSURE THAT NO SERVICES WHICH ARE TO REMAIN ARE DISTURBED.
2. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONSTRUCTION, CONDITIONS PRIOR T COMMENCEMENT OF DEMOLITION OPERATIONS.
3. THE SCOPE OF WORK SHALL INCLUDE ALL REMOVALS AS REQUIRED BY THE DRAWINGS AS WELL AS ALL REMOVALS NOT SPECIALLY INDICATED ON DRAWINGS BUT NECESSARY FOR THE COMPLETION OF THE WORK.
4. UPON COMPLETION OF THE DEMOLITION WORK, THE CONTRACTOR SHALL LEAVE AREAS BROOM CLEAN.
5. TREES #1-4, #6-7, TO BE REPLACED WITH LARGER SCALE TREES TO PROVIDE BETTER SCREENING & SHADE.
6. TREE #5 - CREATE TREE PROTECTIVE FENCE AROUND EXISTING TREE TO REMAIN AS REQUIRED
7. TREES #8-14 TO BE REMOVED DUE TO PROPOSED HOUSE LOCATION ON SITE.

VIEW OF EXISTING FROM JUAREZ AVE.

VIEW OF EXISTING FROM RICHARDSON AVE.

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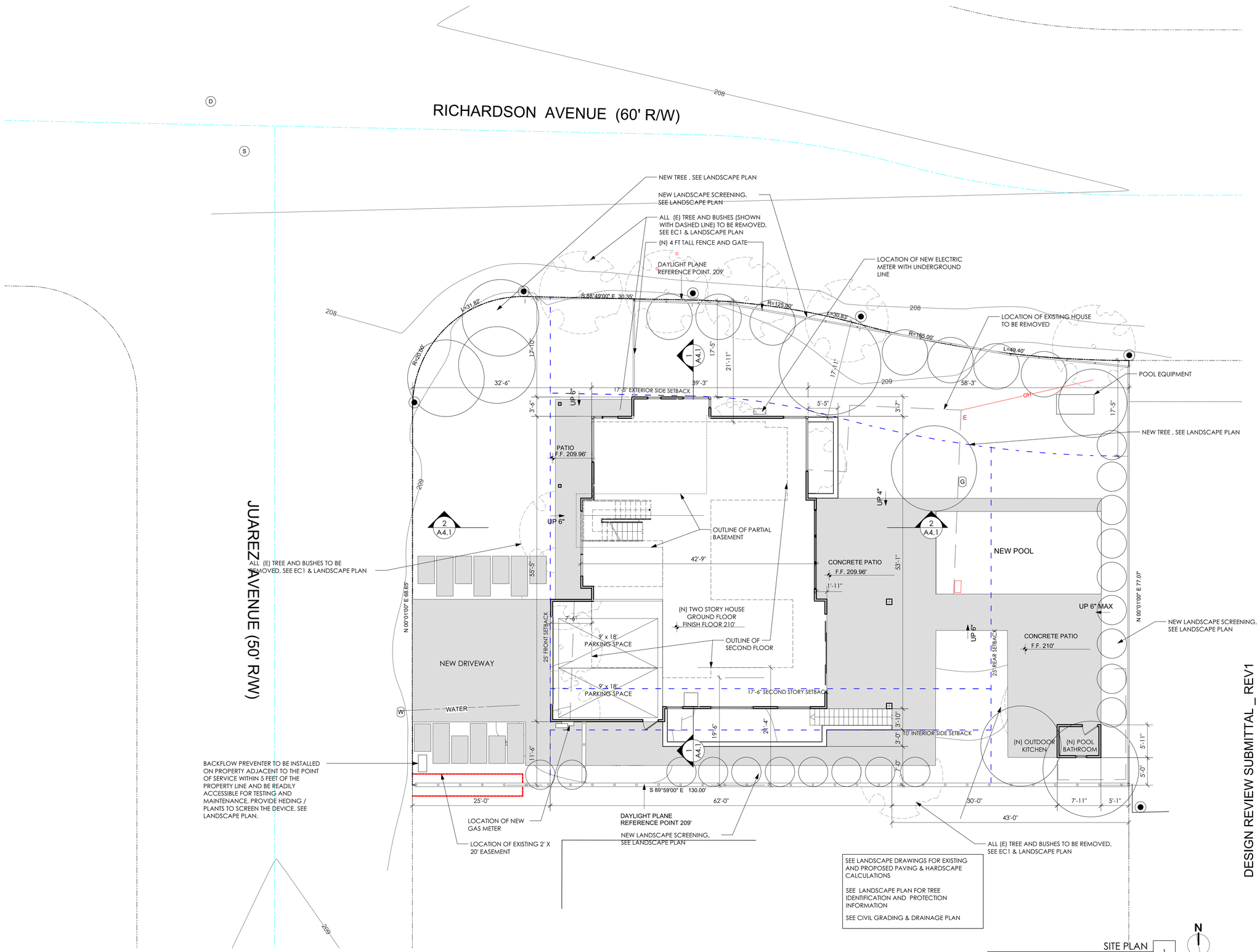
Sheet Title
EXISTING CONDITIONS

Sheet No.
EC1



SITE PLAN
Scale: 1/8" = 1'-0"

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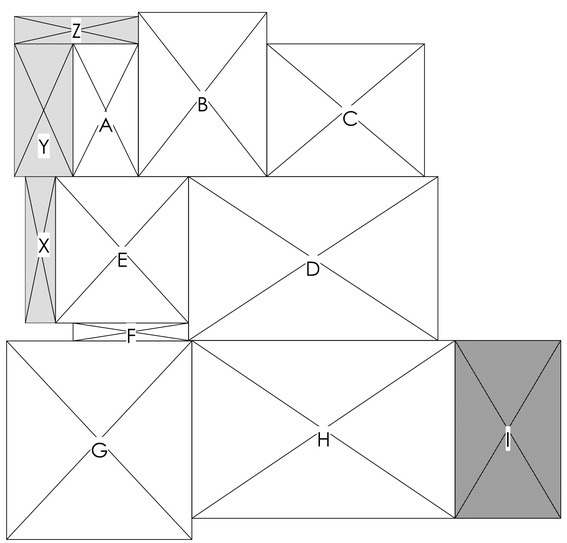
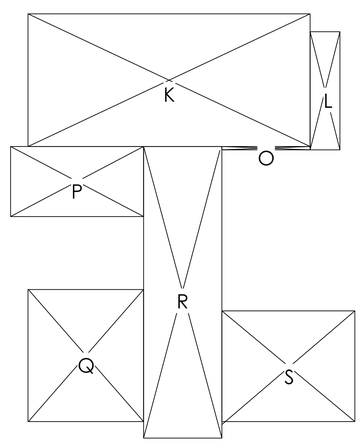
Sheet Title: SITE PLAN

Sheet No. A1

SUMMARY TABLE		
Section	*Dimensions*	*Area*
First Floor		
A	7'-4" X 14'-10"	108 SF
B	14'-4" X 18'-4"	260 SF
C	17'-8" X 14'-10"	262 SF
D	27'-11" X 18'-4"	512 SF
E	14'-10" X 16'-4"	242 SF
F	12'-11" X 2'-0"	26 SF
H	29'-5" X 19'-11"	586 SF
G - Garage	20'-9" X 22'-2"	460 SF
J - Outdoor Restroom	8'-0" X 6'-0"	48 SF
First Floor Area		**2,504 SF**
Second Floor		
K	31'-6" X 14'-10"	467 SF
L	3'-4" X 13'-3"	44 SF
O	9'-10" X 0'-4"	3 SF
P	14'-10" X 7'-10"	116 SF
Q	12'-11" X 14'-9"	191 SF
R	8'-9" X 32'-7"	285 SF
S	14'-10" X 12'-5"	184 SF
Second Floor Area		1,290 SF
TOTAL FLOOR AREA		**3,794 SF**
Covered Porch		
I	11'-10" X 19'-11"	235 SF
X	3'-4" X 16'-4"	53 SF
Y	6'-7" X 14'-10"	98 SF
Z	13'-10" X 3'-1"	44 SF
TOTAL LOT COVERAGE		**2,934 SF**
Basement		
T	18'-6" X 14'-1"	261 SF
U	15'-8" X 9'-9"	153 SF
V	27'-11" X 39'	1089 SF
W	1'-11" X 19'-11"	38 SF
TOTAL BASEMENT		**1,541 SF**



AREA CALCULATIONS GROUND FLOOR 5
Scale: 1/8" = 1'-0"



AREA CALCULATIONS SECOND FLOOR 4
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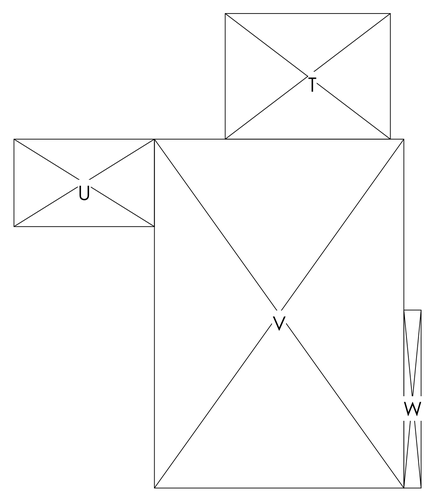

AREA CALCULATIONS BASEMENT 2
Scale: 1/8" = 1'-0"

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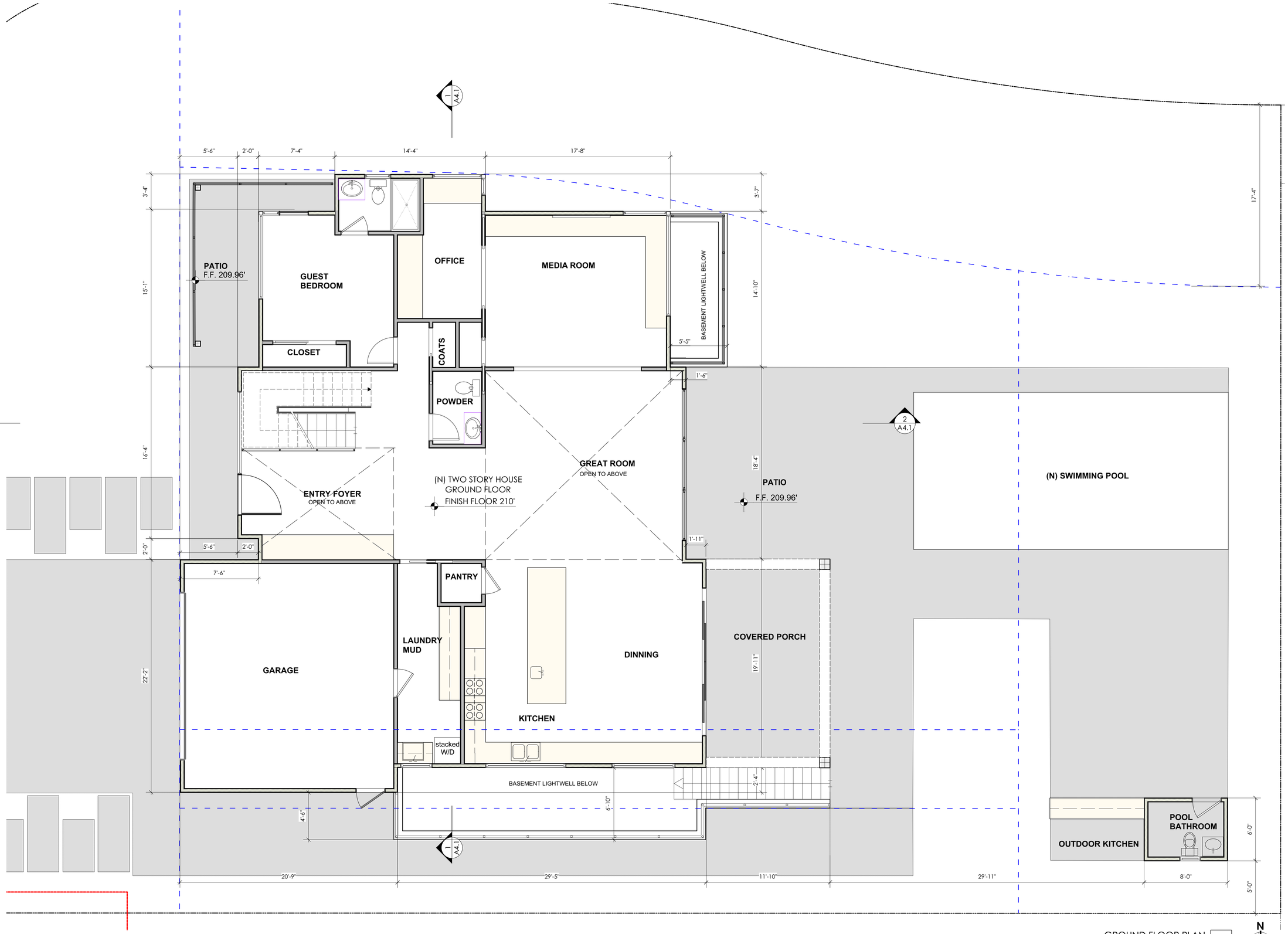
Sheet Title
AREA CALC'S

Sheet No.
A1.2



GROUND FLOOR PLAN 1
Scale: 1/4" = 1'-0"

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Sheet Title
Ground Floor plan

Sheet No.
A2.1

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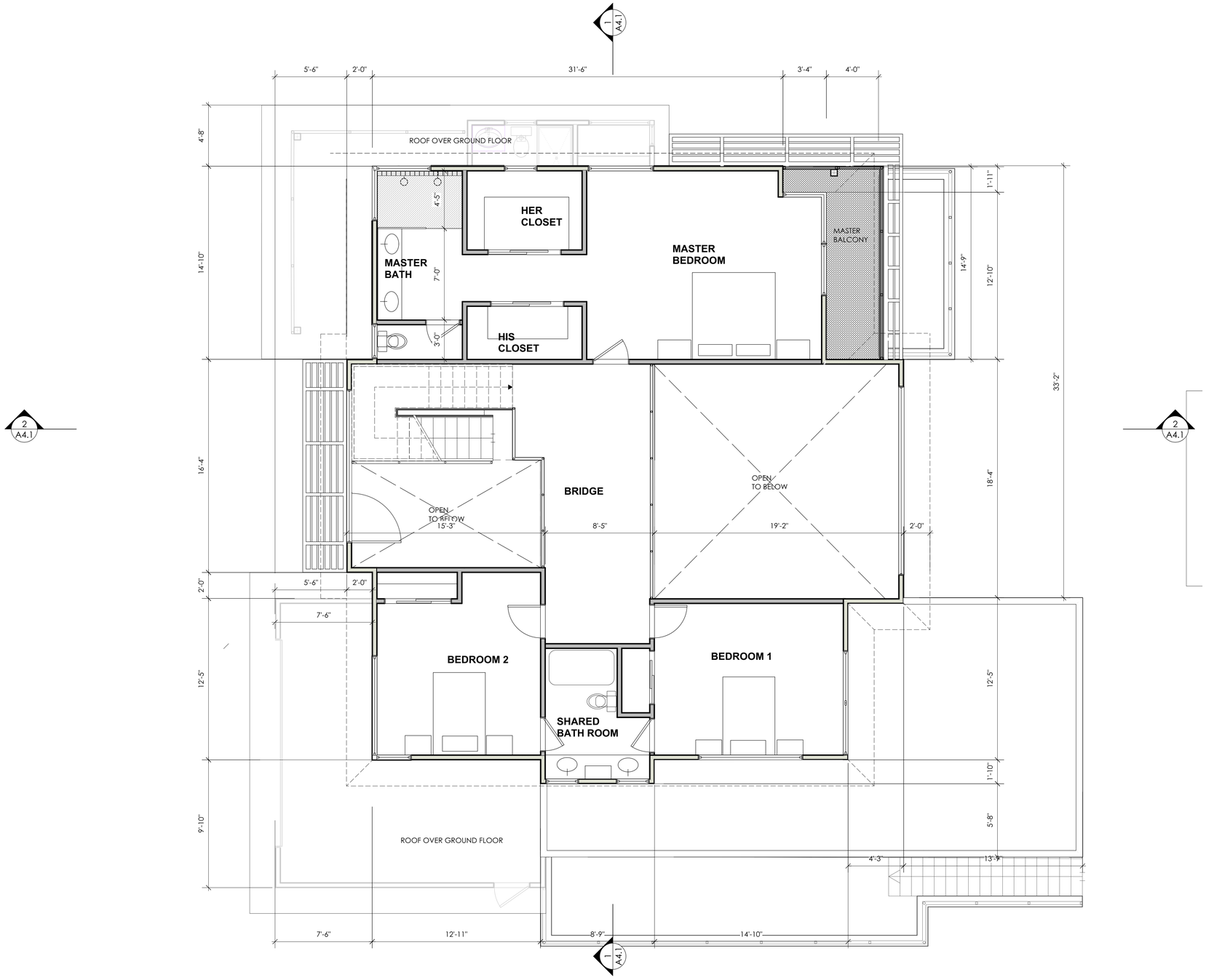

SECOND FLOOR PLAN
Scale: 1/4" = 1'-0"
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Sheet Title
Second Floor plan

Sheet No.
A2.2

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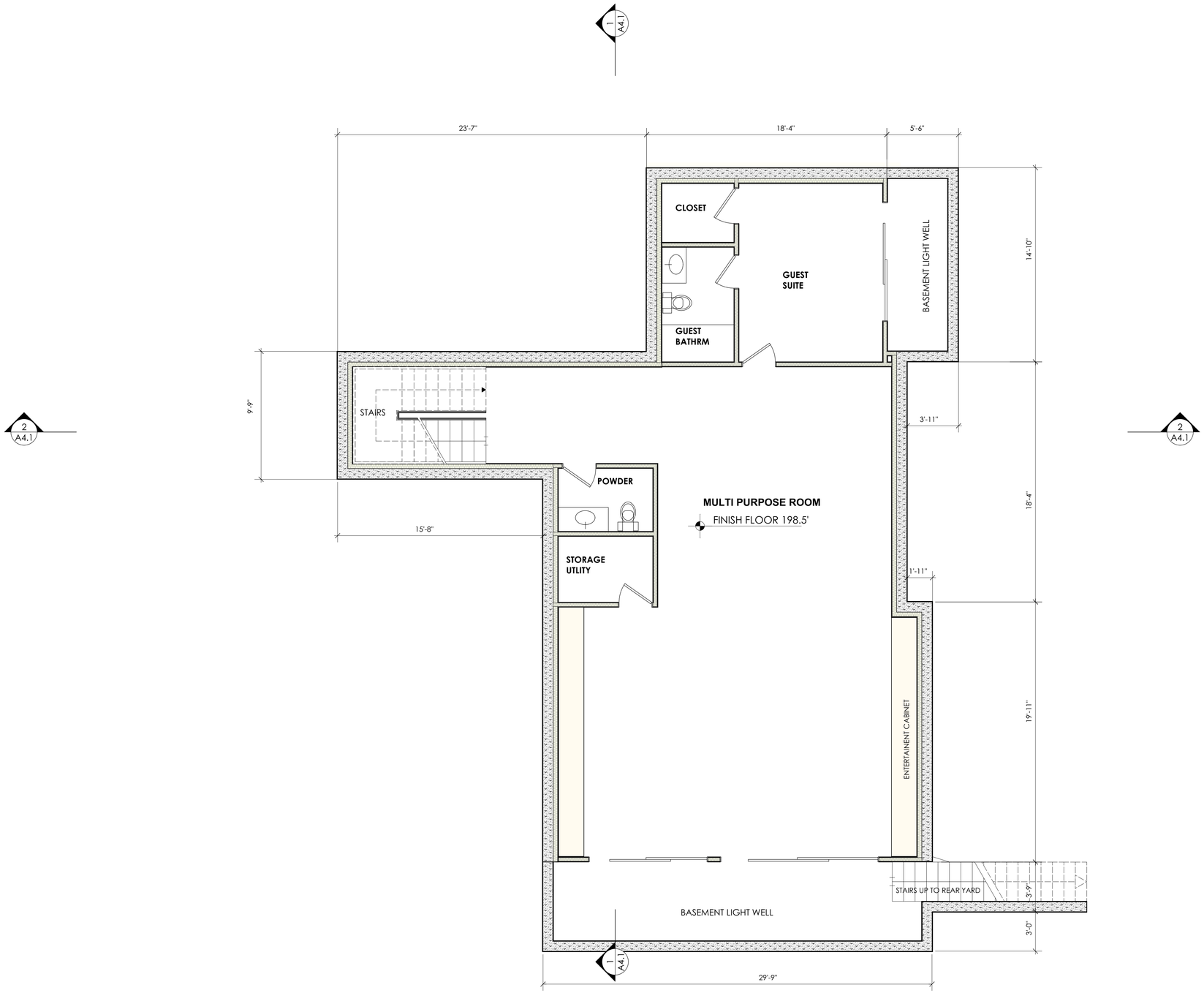

BASEMENT FLOOR PLAN 1
Scale: 1/4" = 1'-0"

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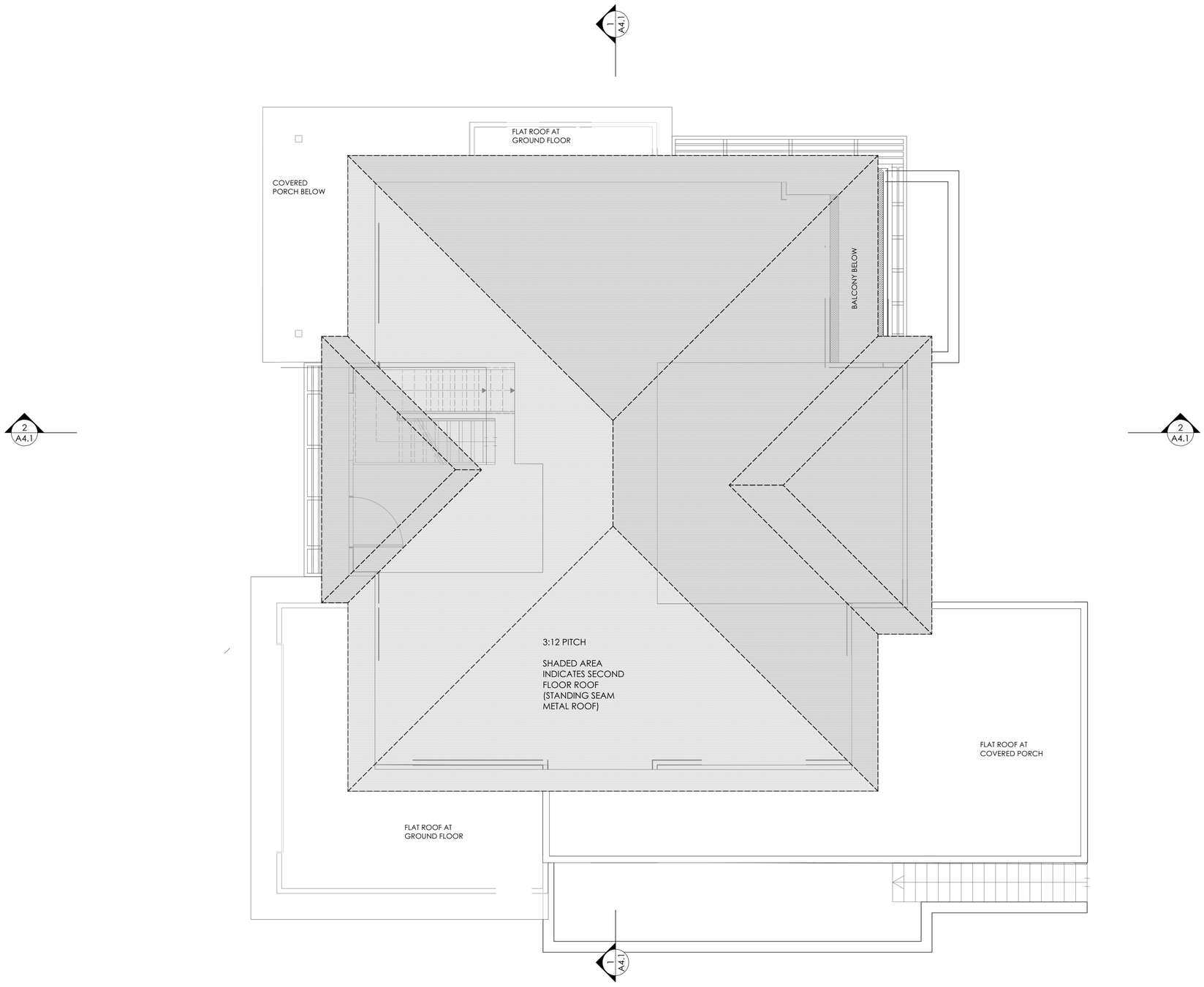
Sheet Title
Basement Level

Sheet No.
A2.3



PROPOSED ROOF PLAN 1
Scale: 1/4" = 1'-0"

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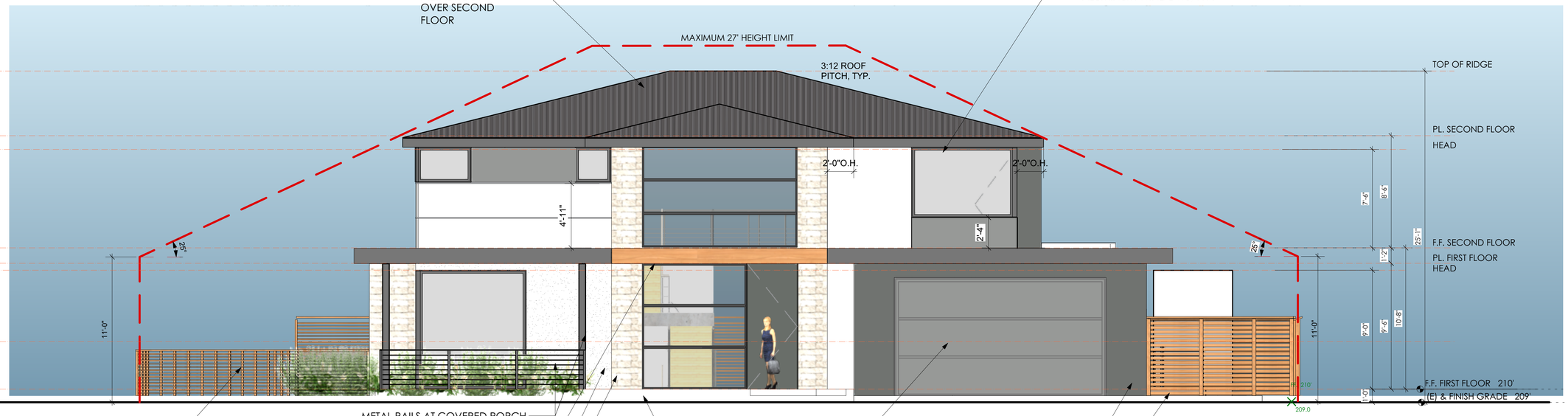
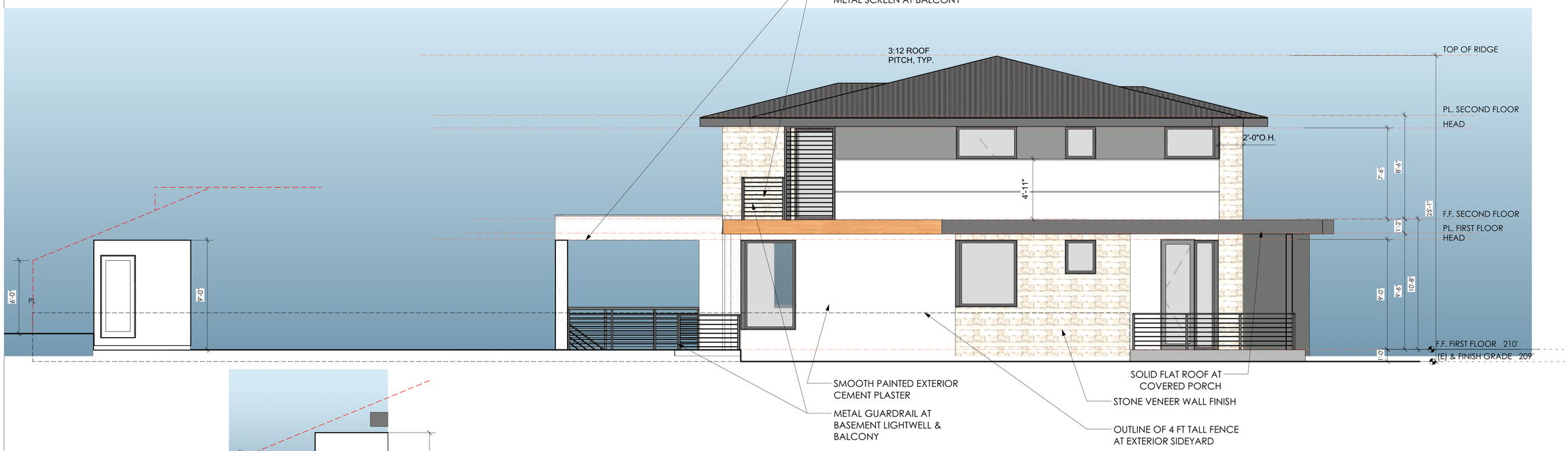
Sheet Title
Roof plan

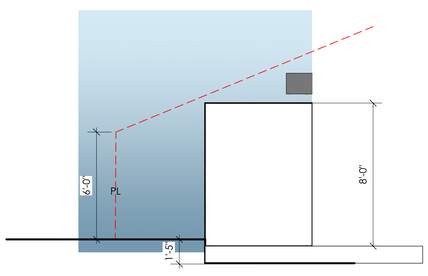
Sheet No.
A2.4



FRONT ELEVATION (WEST)–JUAREZ AVE 1
Scale: 1/4" = 1'-0"



EXTERIOR SIDE (North) ELEVATION–RICHARDSON AVE 2
Scale: 1/4" = 1'-0"



POOL BATHROOM SIDE ELEVATION 3
Scale: 1/4" = 1'-0"

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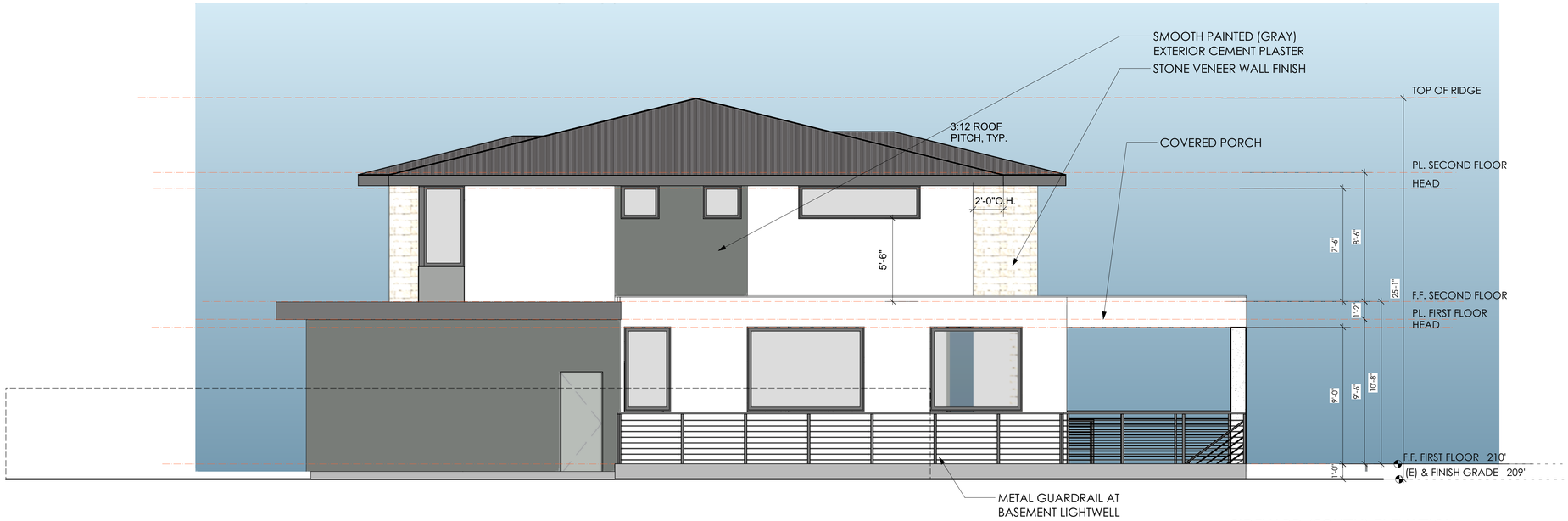
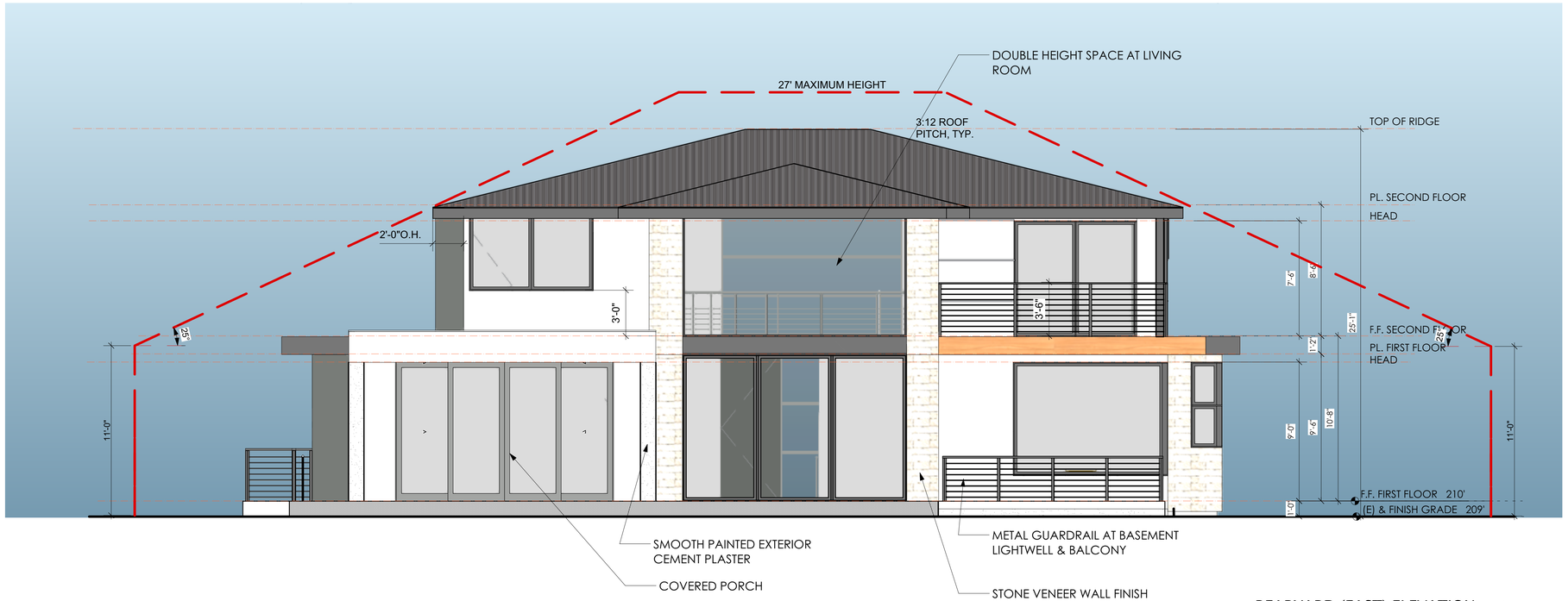
Sheet Title
Elevations

Sheet No.
A3.1



SIDEYARD (SOUTH) ELEVATION 1
Scale: 1/4" = 1'-0"



REARYARD (EAST) ELEVATION 2
Scale: 1/4" = 1'-0"

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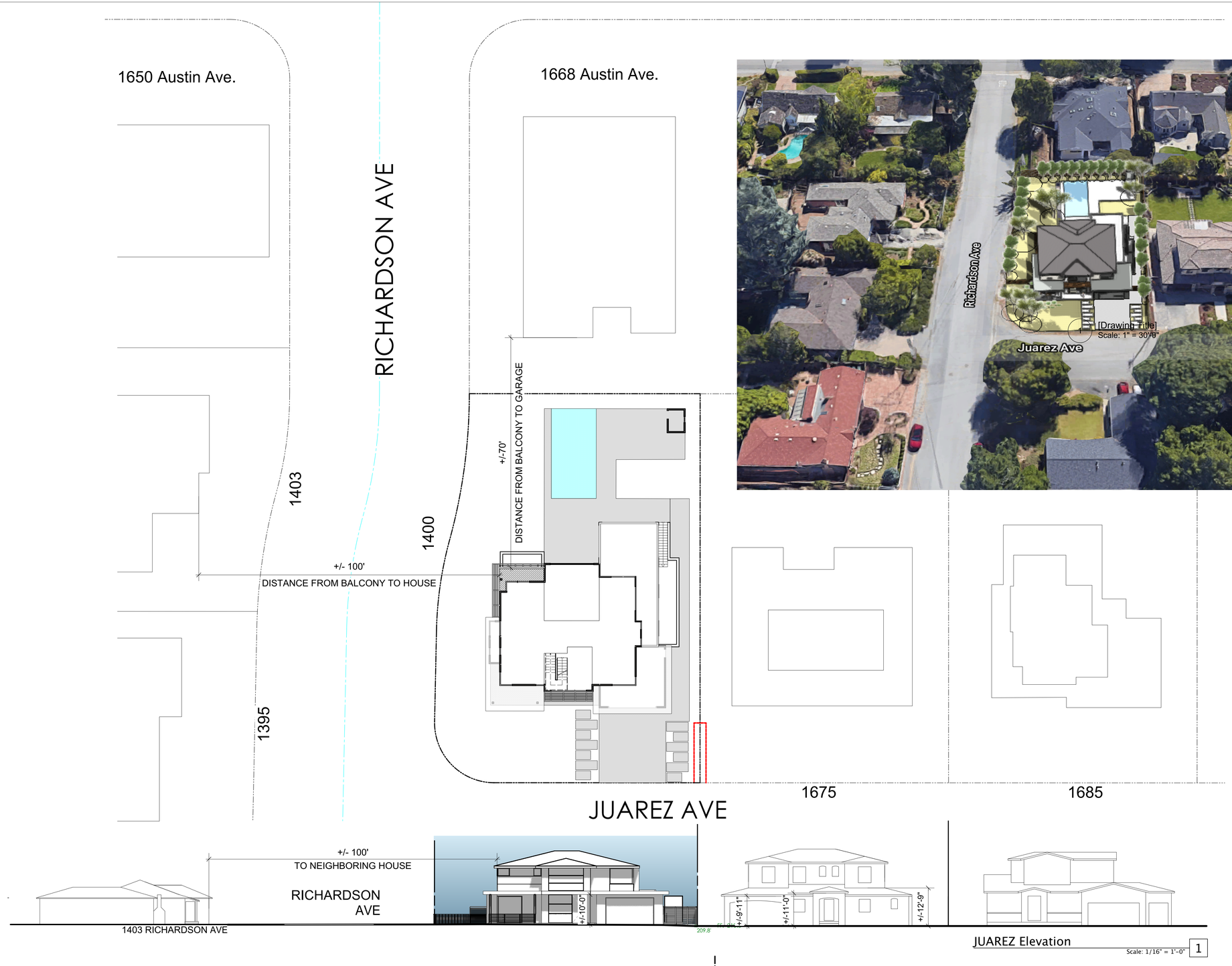
Sheet Title
Elevations

Sheet No.
A3.2



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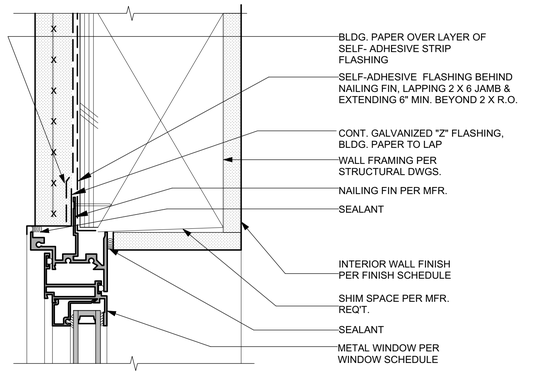
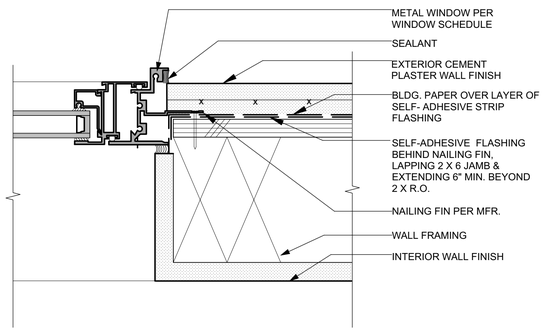
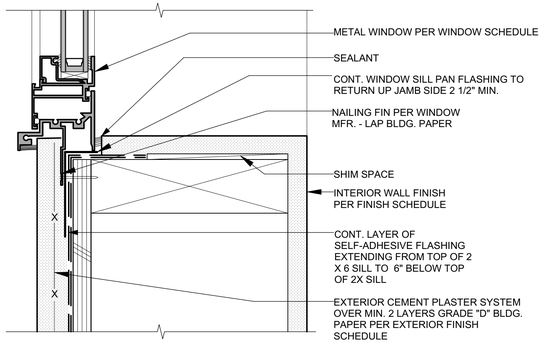
Sheet Title
Streetscape

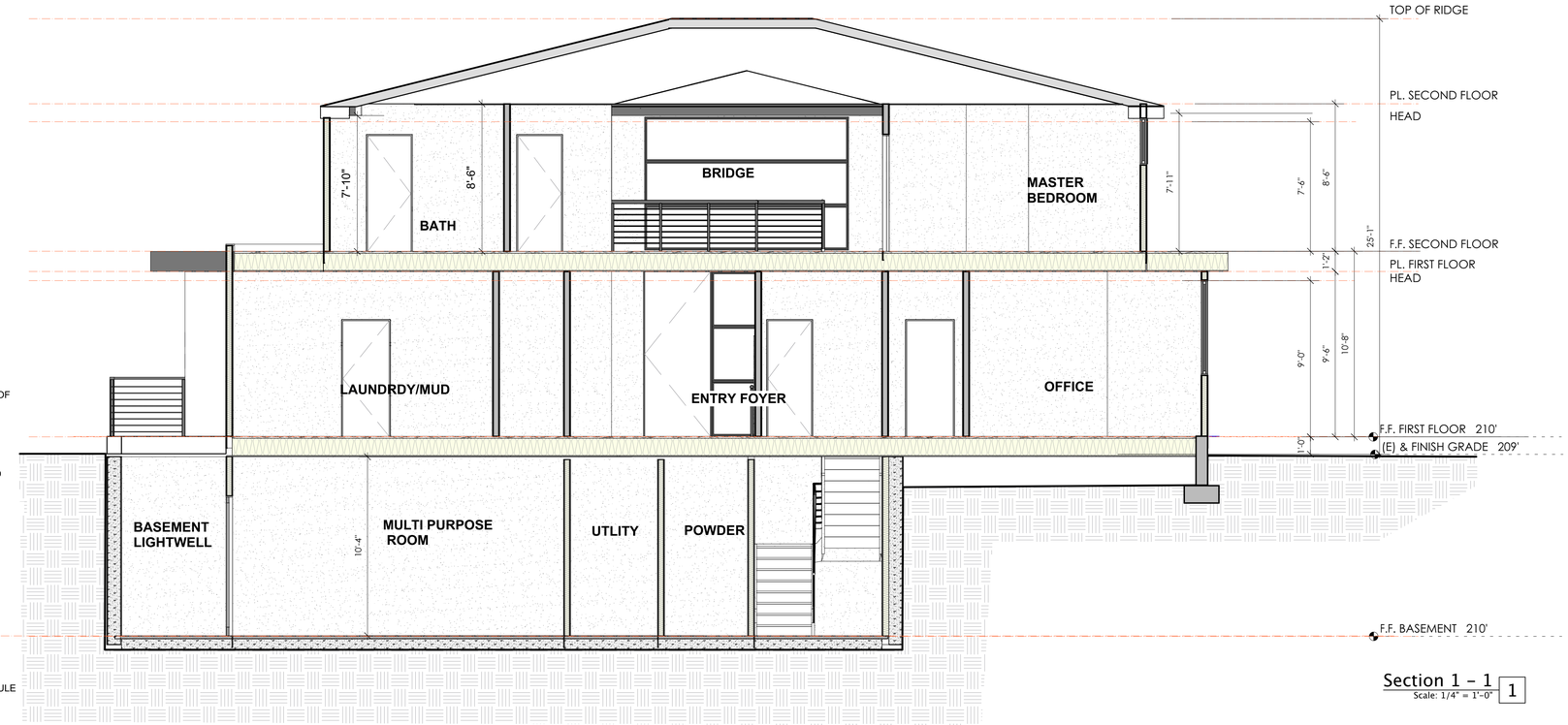
Sheet No.
A3.3



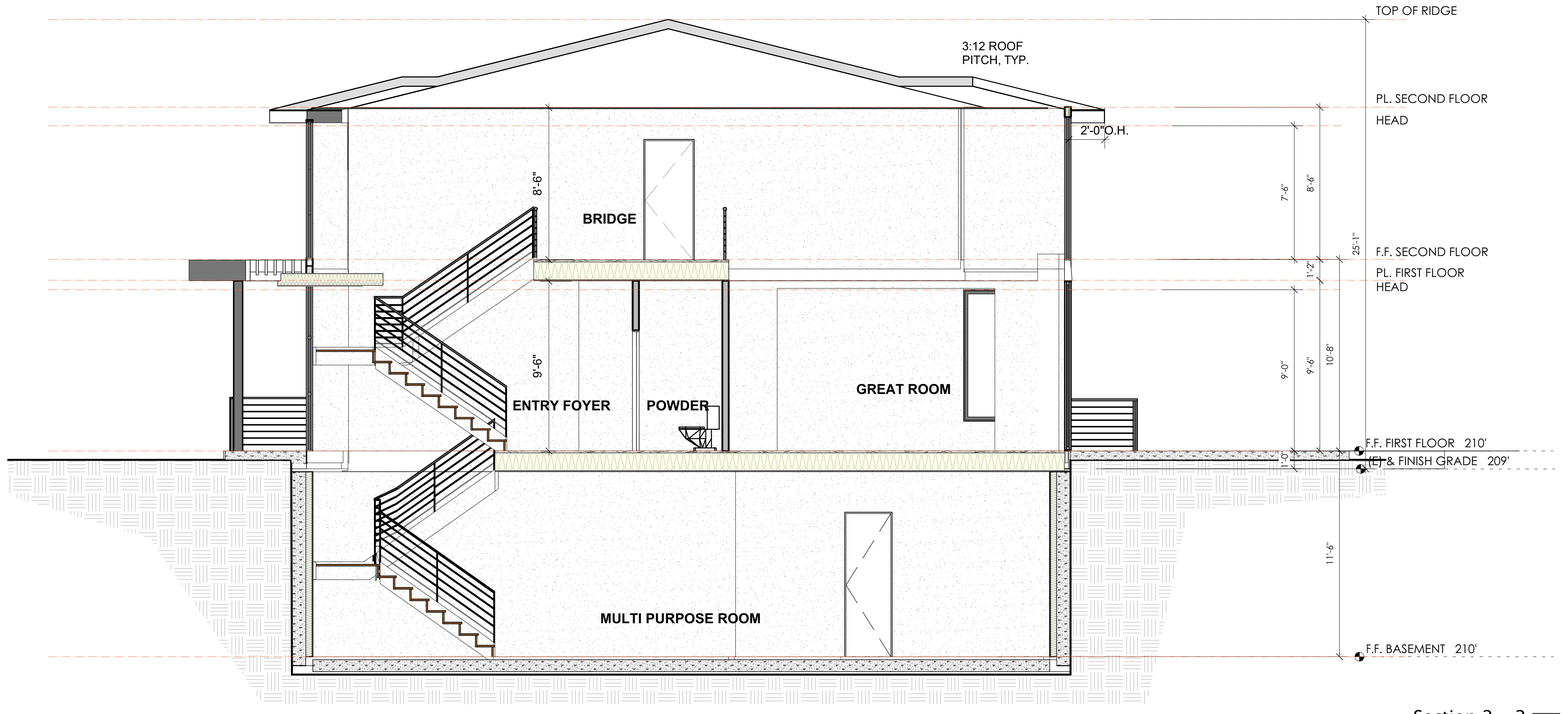




Winow Details 3



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



Section 2 - 2 2
Scale: 1/4" = 1'-0"

360 design studio
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Piekarz Residence

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LICENSED ARCHITECT
BAHAREH OREIZY
32375
11-30-2021
RENEWAL DATE
STATE OF CALIFORNIA

DESIGN REVIEW SUBMITTAL _ REV1

Date	
02/25/2020	
Rev	
1	04/10/20 Planning comments

Sheet Title
Building Sections

Sheet No.
A4.1

VIEW FROM JUAREZ
Scale: 3/4" = 1'-0"
1

VIEW FROM CORNER
Scale: 3/4" = 1'-0"
2

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RENEWAL DATE
STATE OF CALIFORNIA

DESIGN REVIEW SUBMITTAL _ REV1

Date
02/25/2020

Rev
1 04/29/20 Planning comments

Sheet Title
3D MODEL

Sheet No.
A5.1

INTERIOR SIDEYARD
Scale: 1" = 1'-0"
1

REAR YARD
2

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ARCHITECTURE

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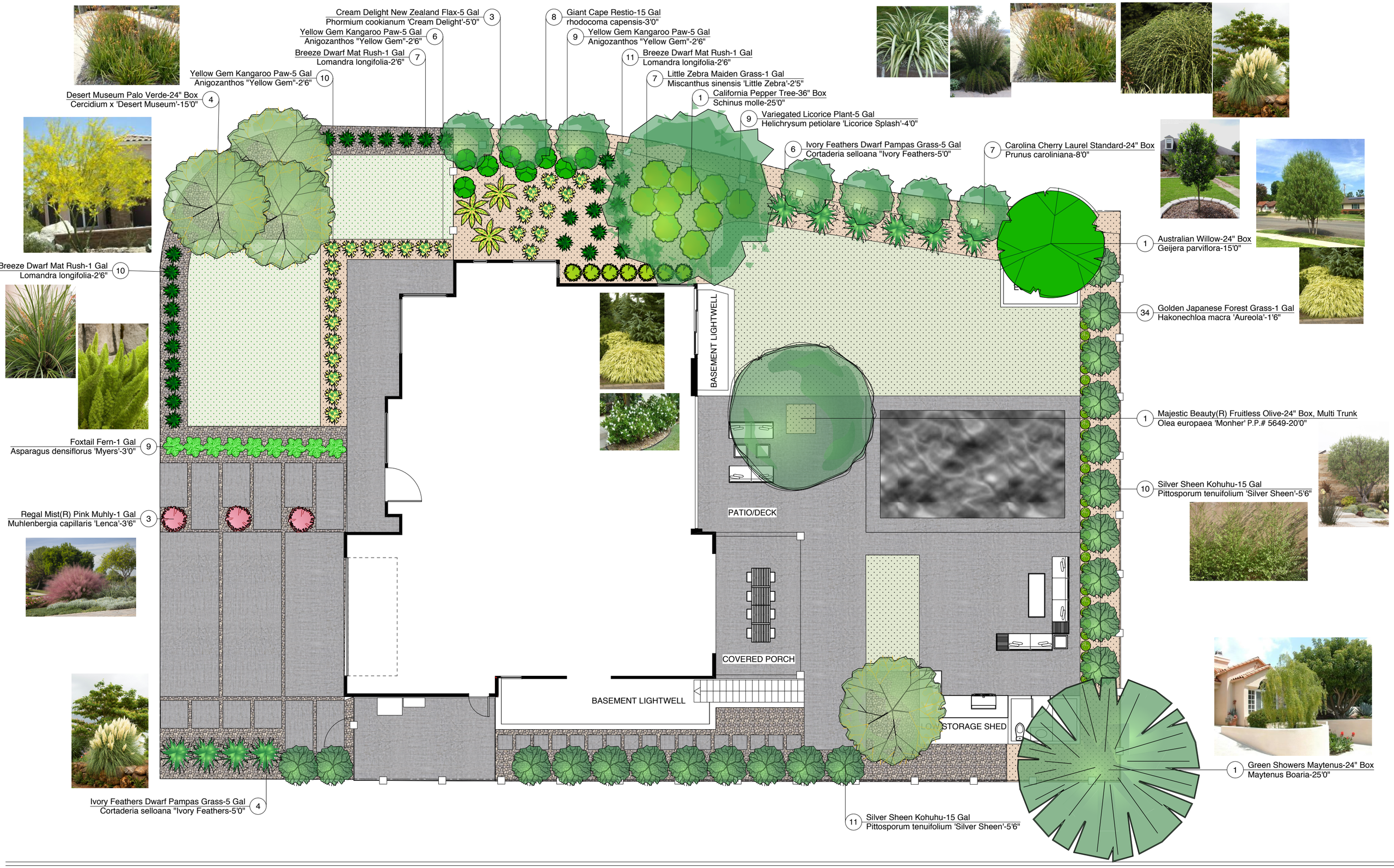
Date
02/25/2020

Rev
1 04/29/20 Planning comments

Sheet Title
3D MODEL

Sheet No.
A5.2



WILLOW GLEN DESIGN
MICHALENE EDWARDS
WILLOWGLENDESIGN.COM
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408.505.5859

N

DATE: 12/17/19
VERSION: 5
SCALE: 1" = 10'

Plant List - Piekarz

ID	Qty	Latin Name	Common Name	Scheduled Size
Afern	9	Asparagus densiflorus 'Myers'	Foxtail Fern	1 Gal
Aniyel	25	Anigozanthos "Yellow Gem"	Yellow Gem Kangaroo Paw	5 Gal
Cerdes	4	Cercidium x 'Desert Museum'	Desert Museum Palo Verde	24" Box
Cortivo	10	Cortaderia selloana "Ivory Feathers	Ivory Feathers Dwarf Pampas Grass	5 Gal
Geiaus	1	Geijera parviflora	Australian Willow	24" Box
Hakgol	34	Hakonechloa macra 'Aureola'	Golden Japanese Forest Grass	1 Gal
Helvar	9	Helichrysum petiolare 'Licorice Splash'	Variegated Licorice Plant	5 Gal
Lombre	28	Lomandra longifolia	Breeze Dwarf Mat Rush	1 Gal
Maygre	1	Maytenus Boaria	Green Showers Maytenus	24" Box
Mislit	7	Miscanthus sinensis 'Little Zebra'	Little Zebra Maiden Grass	1 Gal
Muhreg	3	Muhlenbergia capillaris 'Lenca'	Regal Mist(R) Pink Muhly	1 Gal
Olemaj	1	Olea europaea 'Monher' P.P.# 5649	Majestic Beauty(R) Fruitless Olive	24" Box, Multi Trunk
Phocre	3	Phormium cookianum 'Cream Delight'	Cream Delight New Zealand Flax	5 Gal
Pitsil	21	Pittosporum tenuifolium 'Silver Sheen'	Silver Sheen Kohuhu	15 Gal
Prycar	7	Prunus caroliniana	Carolina Cherry Laurel Standard	24" Box
Rhogia	8	rhodocoma capensis	Giant Cape Restio	15 Gal
Schcap	1	Schinus molle	California Pepper Tree	36" Box

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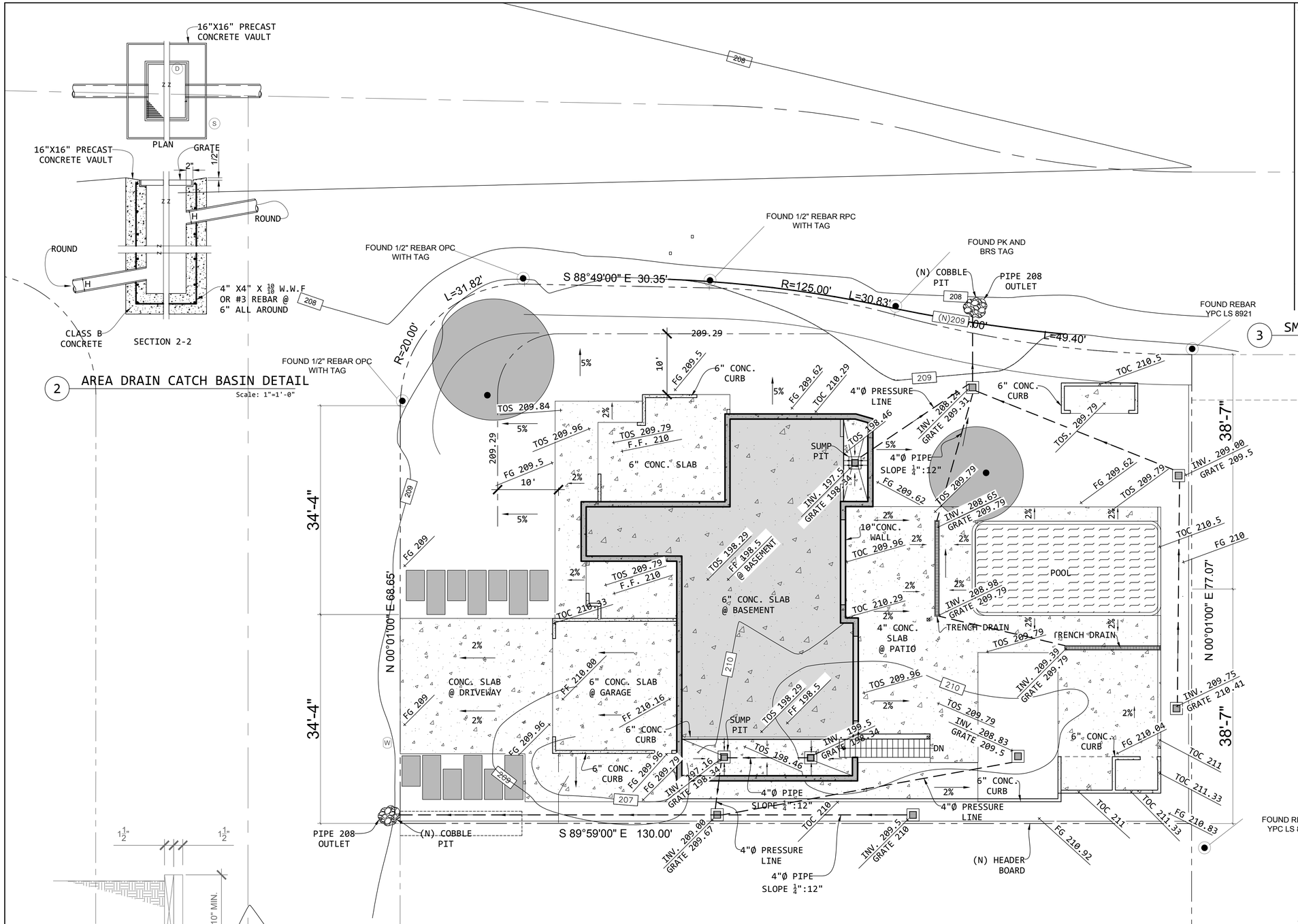
DATE: 12/17/19
VERSION: 5
SCALE: 1" = 10'

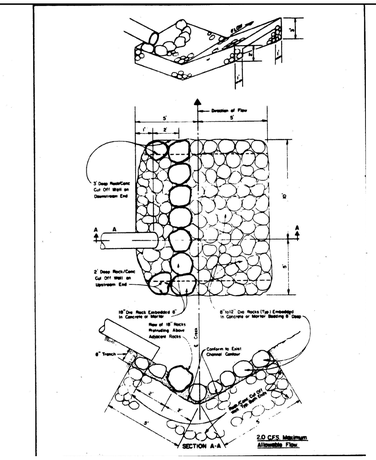


1 GRADING & DRAINAGE PLAN

Scale: 1/8" = 1'-0"

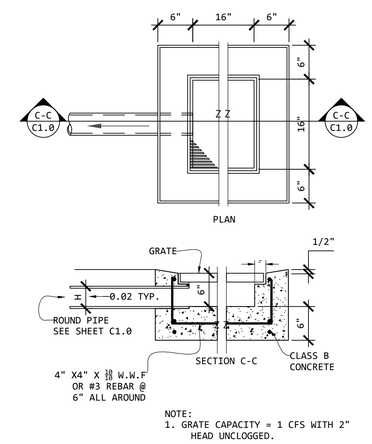
2 AREA DRAIN CATCH BASIN DETAIL

Scale: 1"=1'-0"



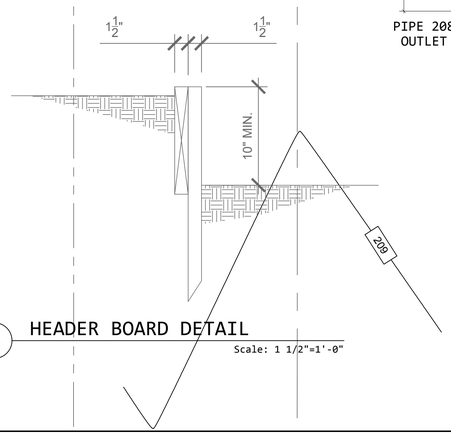
3 SMALL FLOWS ENERGY DISSIPATER DETAIL (COBBLE PIT)

Scale: NTS.



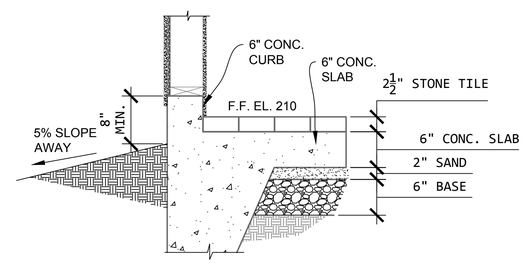
4 ON SITE AREA DRAIN

NOT TO SCALE



5 HEADER BOARD DETAIL

Scale: 1 1/2"=1'-0"



6 EDGE OF SLAB DETAIL

Scale: 1 1/2"=1'-0"

REVISIONS	BY

LAST SAVED BY: Donya

KEMBCON ENGINEERS
CIVIL AND STRUCTURAL ENGINEERS
P.O. BOX 389
MILLBRAE, CA 94030
650 343 8330
engineers@kembcon.com

REGISTERED PROFESSIONAL ENGINEER
No. C 24162
CIVIL
STATE OF CALIFORNIA

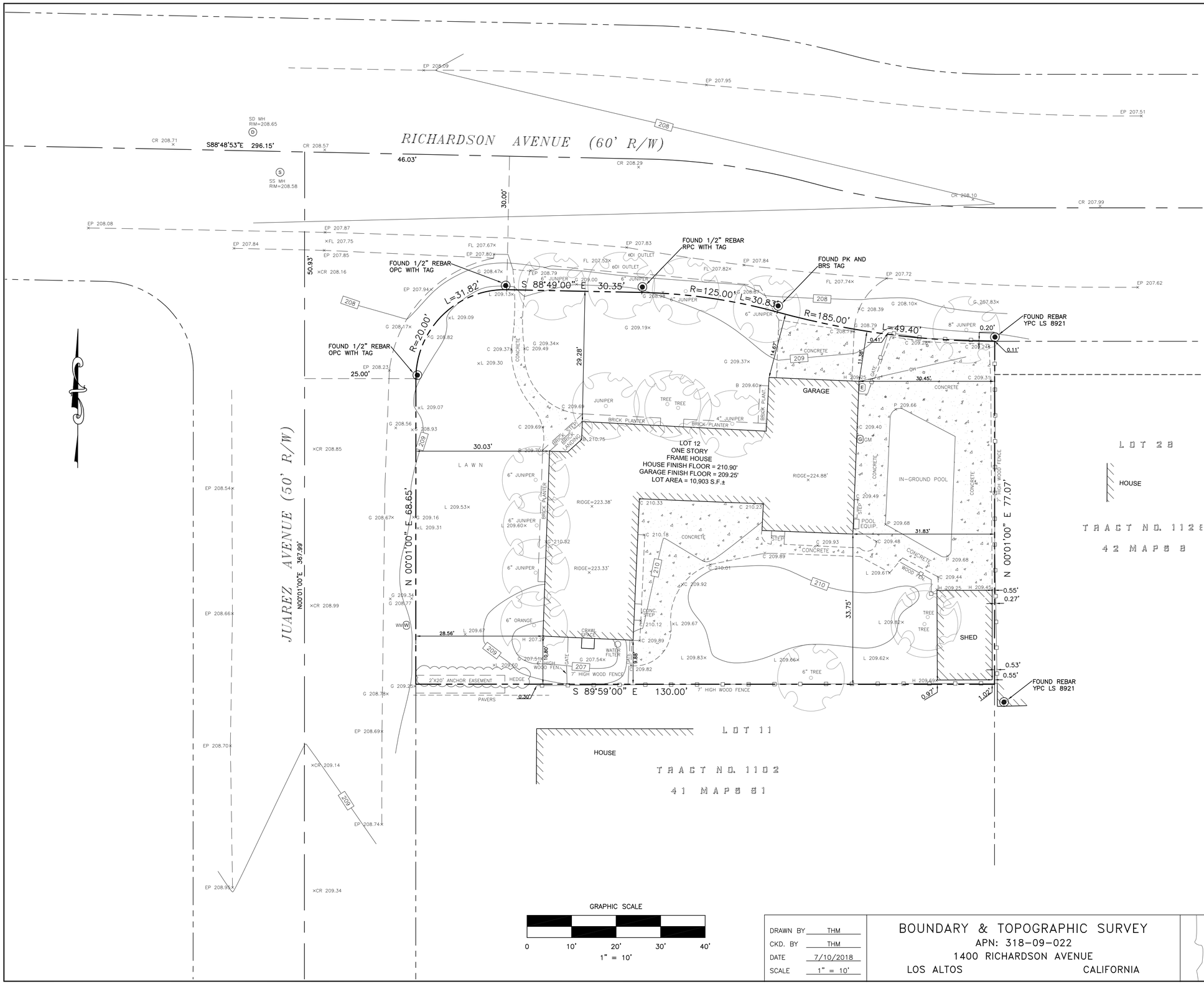
12/24/2019

ADD A PROJECT TITLE
1400 Richardson Ave
Los Altos, CA. 94024

FOUNDATION PLAN

\\Bruce\DOCUMENTS\1400 Richardson, Los Altos\CIVIL\1400 Richardson Ave, Los Alto Revised.dwg

DATE: *add date prop*
SCALE: AS SHOWN
DRAWN: *add drafter prop*
PAGE: C1.0



LEGEND

BOUNDARY	
PROPERTY LINE	
CENTER LINE	
SETBACK LINE	
EASEMENT LINE	
FACE OF BUILDING LINE	
WOODEN FENCE	
CHAINLINK FENCE	
BARBED WIRE FENCE	
EDGE OF CREEK	
GAS METER	G
WATER METER	W
LANDSCAPE LIGHT	
SANITARY SEWER CLEANOUT	S
SANITARY SEWER MANHOLE	S
STORMDRAIN MANHOLE	D
WATER VALVE	W
FIRE HYDRANT	
JOINT POLE	
CATCH BASIN	
FOUND IRON PIPE AS NOTED	●
FOUND MONUMENT AS NOTED	◉

ABBREVIATIONS

FL	FLOWLINE
TC	TOP OF CURB
C	CONCRETE
L	LIP OF GUTTER
G	GROUND
AC	ASPHALTIC CONCRETE
TS	TOP OF STEP
TW	TOP OF WALL
P.U.E.	PUBLIC UTILITY EASEMENT
P.S.E.	PUBLIC SERVICE EASEMENT
B.S.L.	BUILDING SETBACK LINE

NOTES

1. PHYSICAL ITEMS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SURFACE ITEMS VISIBLE AS OF THE DATE OF THIS SURVEY AND FROM AVAILABLE RECORD DATA. SUBSURFACE OBJECTS, IF ANY, MAY NOT BE SHOWN. SAID SUBSURFACE OBJECTS MAY INCLUDE, BUT ARE NOT LIMITED TO, UNDERGROUND UTILITY LINES, UTILITY VAULTS, CONCRETE FOOTINGS, SLABS, SHORING, STRUCTURAL PILES, PIPING, UNDERGROUND TANKS, AND ANY OTHER SUBSURFACE STRUCTURES NOT REVEALED BY A SURFACE INSPECTION.
2. DIMENSIONS SHOWN HEREON ARE GROUND DISTANCES IN FEET AND DECIMALS THEREOF.
3. NO PROPERTY CORNERS ARE PROPOSED TO BE SET BY THIS SURVEY.
4. ASSESSOR'S PARCEL NUMBER: 318-09-22
5. TREE TRUNK LOCATIONS ARE APPROXIMATE. TREES THAT CROSS A PROPERTY LINE AT GROUND LEVEL SHOULD BE CONSIDERED TO BE JOINTLY OWNED BY THE RESPECTIVE PROPERTY OWNERS. CONSULT AN ARBORIST FOR DETAILS.
6. DIMENSIONS FROM HOUSE TO PROPERTY LINE ARE MEASURED FROM THE BUILDING FACE OF THE STRUCTURE, PERPENDICULAR TO THE PROPERTY LINES
7. OWNER SHOULD CONSULT WITH CITY PLANNER TO CONFIRM CURRENT ZONING AND SETBACK REQUIREMENTS.
8. CITY OF LOS ALTOS DOES NOT HAVE A ZONING MAP ON-LINE FOR REVIEW. WE WERE UNABLE TO DETERMINE THE ZONING DISTRICT FOR THIS PROPERTY AND THE SETBACK LINE REQUIREMENTS.

BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE BASED ON TRACT MAP NO. 1102 RECORDED IN BOOK 41 OF MAPS, AT PAGE 51, SANTA CLARA COUNTY RECORDS.

PROJECT BENCHMARK

TOP OF REBAR WITH CAP, NEAR THE NORTH EAST PROPERTY CORNER. ASSUMED ELEVATION OF 208.84 FEET.

SURVEYOR'S STATEMENT

THIS TOPOGRAPHIC SURVEY WAS PERFORMED BY ME OR UNDER MY DIRECTION.

TOM H. MILO
L.S. 6438

DATE

GRAPHIC SCALE

0 10' 20' 30' 40'

1" = 10'

DRAWN BY	THM
CKD. BY	THM
DATE	7/10/2018
SCALE	1" = 10'

BOUNDARY & TOPOGRAPHIC SURVEY
APN: 318-09-022
1400 RICHARDSON AVENUE
LOS ALTOS CALIFORNIA

T·K·M Land Surveyors
2250 Bohannon Drive
Santa Clara, CA 95050
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JOB NO.
FILE NO.
SHEET 1 OF 1