



SUBMITTAL REQUIREMENTS ONE-STORY RESIDENTIAL DESIGN REVIEW

- NEW HOUSES OR ADDITIONS/REBUILDS OVER 500 SQUARE FEET -

APPLICATION, FEE & REQUIRED MATERIALS

All applicable items, as determined by staff, are required at time of submittal.

1. **General Application**

2. **Application Fee: \$825**

Make checks payable to the City of Los Altos. Fees are not refundable.

3. **Neighborhood Compatibility Worksheet**

Requirement may be waived for additions to existing one-story houses.

4. **Materials Board**

Provide color photos on an 8.5" x 11" sheet showing roofing material, siding, applied materials (e.g. stone, brick), trim, etc., and identify manufacturer and product specifications

5. **Architectural Design Plans** *(see checklist below)*

Three (3) full-size sets (24" x 36")

ARCHITECTURAL DESIGN PLANS

1. **Cover Sheet**

- Vicinity Map (clear and legible)
- Project Summary Tables (see no. 3 below)
- Table of Contents
- General Project Information (including project description, general plan, zoning, property owner, design professionals)

2. **Site Plan** (1/8" = 1' scale)

- North arrow
- Footprint of proposed structures (including an outlined of the second story), existing structures to remain and existing structures to be removed
- Required building setbacks per the zone district and proposed building setbacks
- Location, size, type and dripline of all existing trees greater than four-inches in diameter at 48-inches above the existing grade, and all existing landscape screening
- Location and type of all easements
- Location and type of all utilities (e.g. electric panel, sewer connection, water meter)
 - For water service upgrades, show location of new backflow preventer

- All property lines and edge of street paving
- Relative locations of structures on adjacent properties
- Hardscape (e.g. driveway, walkways, patios)
- Daylight plane reference points.
- Air conditioning unit(s) and any other outdoor mechanical equipment.

3. **Project Summary Table** (use format below and print on first page of plans)

ZONING COMPLIANCE

	Existing	Proposed	Allowed/Required
LOT COVERAGE: <i>Land area covered by all structures that are over 6 feet in height</i>	_____square feet (____%)	_____square feet (____%)	_____square feet (____%)
FLOOR AREA: <i>Measured to the outside surfaces of exterior walls</i>	_____square feet (____%)	_____square feet (____%)	_____square feet (____%)
SETBACKS: Front Rear Right side (1 st /2 nd) Left side (1 st /2 nd)	____feet ____feet ____feet/____feet ____feet/____feet	____feet ____feet ____feet/____feet ____feet/____feet	____feet ____feet ____feet/____feet ____feet/____feet
HEIGHT:	____feet	____feet	____feet

SQUARE FOOTAGE BREAKDOWN

	Existing	Change in	Total Proposed
HABITABLE LIVING AREA: <i>Includes habitable basement areas</i>	_____square feet	_____square feet	_____square feet
NON- HABITABLE AREA: <i>Does not include covered porches or open structures</i>	_____square feet	_____square feet	_____square feet

LOT CALCULATIONS

NET LOT AREA:	_____square feet
FRONT YARD HARDSCAPE AREA: <i>Hardscape area in the front yard setback shall not exceed 50%</i>	_____square feet (____%)
LANDSCAPING BREAKDOWN:	Total hardscape area (existing and proposed): _____sq ft Existing softscape (undisturbed) area: _____sq ft New softscape (new or replaced landscaping) area: _____sq ft <i>Sum of all three should equal the site's net lot area</i>

4. **Floor Plan** (1/4" = 1' scale) showing existing and proposed development, dimensions and use of rooms.

5. **Roof Plan** (1/4" = 1' scale)

- Roof pitch
- For additions/remodels, show existing roof structure to remain, existing roof structure to be removed/rebuilt, and new roof structure, and provide a roof area calculation

6. **Building Elevations** ($\frac{1}{4}'' = 1'$ scale)

- Existing building elevations
NOTE: For a new house, only front and exterior side elevations are required
- Proposed building elevations, including:
 - Roof height, plate height, and finished floor height from existing and finished grade on each side (call out height and topographic elevation)
 - Overall height measured from natural grade to highest point of the roof
 - Daylight plane from existing grade at the side property lines adjacent to the front and rear of the house
 - Roof pitch
 - Exterior building materials, including architectural details (trim, siding, windows, etc.)

7. **Building Cross-Sections** ($\frac{1}{4}'' = 1'$ scale)

- Provide at least two (2) cross-sections (one perpendicular from the other) taken from the highest ridge, showing existing and proposed grades, finished floor heights, wall plates, and building height to existing or proposed grade (whichever is lower)

8. **Grading and Drainage Plan** ($\frac{1}{8}'' = 1'$ scale)

NOTE: For additions over 750 square feet, the Grading and Drainage Plan shall be prepared by a registered civil engineer or a licensed architect.

- Location and elevation of benchmarks
- Elevation at street and neighboring property lines
- Pad and finished floor elevations
- Existing and proposed contours, and drainage pattern
- Location of all trees proposed to remain (as identified in the Tree Protection Plan)
- Stormwater management measures to retain stormwater on site in accordance with the City's Best Management Practices
- Underground utilities – existing and proposed
 - For water service upgrades, show location of new backflow preventer
- Top and toe of creek bank, and 100-year flood elevation, if applicable

9. **Floor Area and Coverage Calculation Diagram** (*see example on back page*)

- Floor area is measured to outside edge of wall and includes all space enclosed by four walls (habitable space, non-habitable space, attached carports, accessory structures)
- Lot coverage includes footprint of structure and covered porches, chimney footprints outside the main wall, gazebos, trellises and any structures over six feet in height
- Identify square footage of additions, converted space and any structures to be removed

10. **Landscape Plan**

NOTE: the project may be subject to the City's Water Efficient Landscape Ordinance. See separate handout for additional information.

- Show all proposed front yard (and exterior side yard) landscaping, street trees and hardscape improvements
- Show landscaping and trees required for privacy and/or visual screening
- Identify any existing landscaping and trees to remain
- If project includes a new backflow preventer for the water service, show how unit will be visually screened

11. **Tree Protection Plan**

Identify all trees over four inches in diameter measured at 48 inches above natural grade and provide the following details:

- Number all trees on the site plan
- Provide a table identifying the size and species of trees, and whether they are to be removed or retained
- A certified arborist report may be required if the house or proposed addition falls within the inner 2/3rds of the dripline of any tree(s) that are to be retained
- List any protective measures recommended by the certified arborist (distances to be maintained from trees, pruning instructions, protective fencing, etc.) on the plan

CITY ACTION

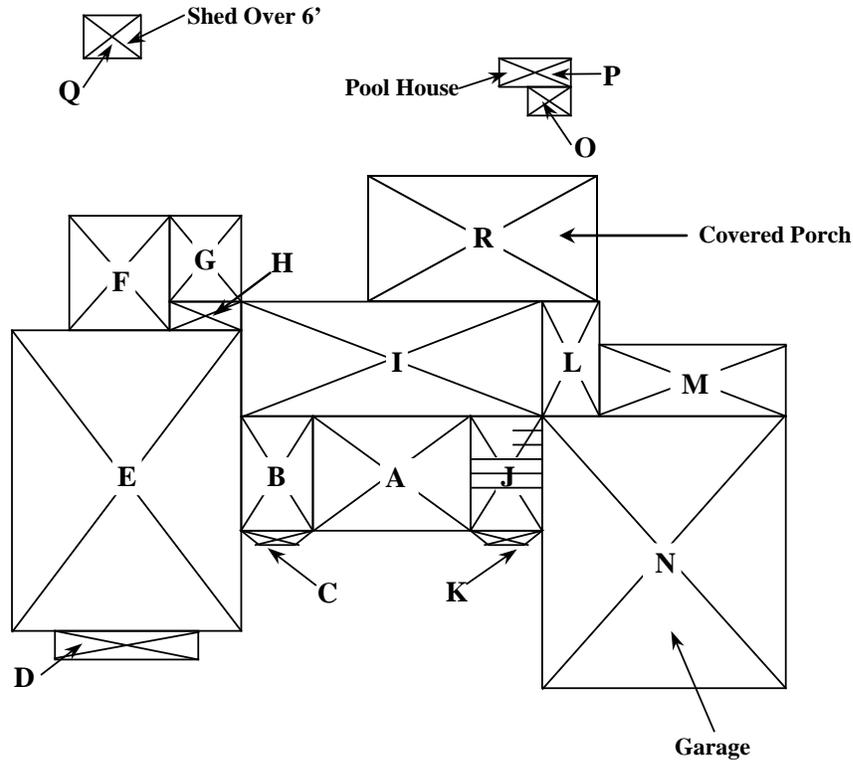
In order to approve the application, staff must make six findings per Zoning Code Section 14.76.050:

1. The proposed structure or alteration complies with all provisions of the Zoning Ordinance.
2. The height, elevations and placement on the site of the proposed main or accessory structure or addition, when considered with reference to the nature and location of residential structures on adjacent lots, will avoid unreasonable interference with views and privacy, and will consider the topographic and geologic constraints imposed by particular building site conditions.
3. 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.
4. The orientation of the proposed main or accessory structure or addition in relation to the immediate neighborhood will minimize the perception of excessive bulk.
5. 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.
6. The proposed structures have been designed to follow the natural contours of the site with minimal grading, minimal impervious cover and maximum erosion protection. A stepped foundation shall generally be required where the average slope beneath the proposed structure is ten (10) percent or greater.

Following approval or denial of an application by staff, there is a 14-day appeal period. During this time period, the applicant can appeal the decision to the Design Review Commission. The appeal would require public notification and would be scheduled for the next available Design Review Commission meeting, which are generally held on the first and third Wednesdays of each month.

Example Floor Area and Coverage Calculations Diagram

The minimum acceptable scale is 1/8"=1' (this Example is not to scale).



FIRST STORY

FLOOR AREA AND COVERAGE CALCULATIONS

<u>Section</u>	<u>Dimensions</u>	<u>Area</u>	<u>Section</u>	<u>Dimensions</u>	<u>Area</u>
A	(10' x 10')	100 sq. ft.	J	6' x 10'	60 sq. ft.
B	6' x 10'	60 sq. ft.	K	[(6' + 4')/2] x 2'	10 sq. ft.
C	[(6' + 4')/2] x 2'	10 sq. ft.	L	5' x 10'	50 sq. ft.
D	18' x 2' 6"	45 sq. ft.	M	15' x 8'	120 sq. ft.
E	26' x 34'	884 sq. ft.	N	22' x 26'	572 sq. ft.
F	11' x 14' 4"	158 sq. ft.	O	7' x 8'	56 sq. ft.
G	9' x 12'	108 sq. ft.	P	10' x 4' 2"	42 sq. ft.
H	9' x 2' 4"	21 sq. ft.	Q	8' x 6'	48 sq. ft.
I	22' x 14'	308 sq. ft.	TOTAL FLOOR AREA =		2,652 sq. ft.
			R	20' x 15'	300 sq. ft.
			TOTAL COVERAGE =		2,952 sq. ft.