



HISTORICAL COMMISSION MEETING AGENDA

6:00 PM - Monday, August 26, 2024

*Sequoia Room, Los Altos Community Center, 97
Hillview Avenue, Los Altos, CA*

PARTICIPATION: Members of the public may participate by being present in the Sequoia Room at the Los Altos Community Center located at 97 Hillview Avenue, Los Altos, CA during the meeting. Public comment is accepted in person at the physical meeting location, or via email to **HCPublicComment@losaltosca.gov**.

REMOTE MEETING OBSERVATION: Members of the public may view the meeting via the link below, but will not be permitted to provide public comment via Zoom or telephone. Public comment will be taken in-person, and members of the public may provide written public comment by following the instructions below.

<https://shorturl.at/yLBfn>

Telephone: 1-253-215-8782 / Webinar ID: 832 3061 9838 / Passcode: 780715

SUBMIT WRITTEN COMMENTS: Verbal comments can be made in-person at the public hearing or submitted in writing prior to the meeting. Written comments can be mailed or delivered in person to the Development Services Department or emailed to **HCPublicComment@losaltosca.gov**.

Correspondence must be received by 2:00 p.m. on the day of the meeting to ensure distribution prior to the meeting. Comments provided after 2:00 p.m. will be distributed the following day and included with public comment in the Historical Commission packet.

AGENDA

ESTABLISH QUORUM

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

Members of the audience may bring to the Commission's attention any item that is not on the agenda. The Commission Chair will announce the time speakers will be granted before comments begin. Please be advised that, by law, the Planning Commission is unable to discuss or take action on issues presented during the Public Comment Period. According to State Law (also known as "The Brown Act") items must first be noted on the agenda before any discussion or action.

1. Alice Mansell - Public Comment received after 2 pm on 8.26.24

2. Catherine Nunes - Public Comment Received after 2 pm on 8.26.24

ITEMS FOR CONSIDERATION/ACTION

CONSENT CALENDAR

These items will be considered by one motion unless any member of the Commission or audience wishes to remove an item for discussion. Any item removed from the Consent Calendar for discussion will be handled at the discretion of the Chair.

Historical Commission Minutes

Approve the minutes of the regular meeting of January 22, 2024.

Historical Commission Minutes

Approve the minutes of the regular meeting of April 15, 2024

PUBLIC HEARING

3. H24-0004 – Walter Chapman – 762 Edgewood Lane

Historic Alteration review for exterior alterations to modify and add new windows and doors and incorporate two new dormers to a historic landmark property. This project is categorically exempt from environmental review under Section 15303 of the California Environmental Quality Act. *Project Planner: Gallegos*

4. Robert Pierce - Public Comment Received after 2 pm on 8.26.24

COMMISSIONERS' REPORTS AND COMMENTS

POTENTIAL FUTURE AGENDA ITEMS

ADJOURNMENT

SPECIAL NOTICES TO PUBLIC

In compliance with the Americans with Disabilities Act and California Law, it is the policy of the City of Los Altos to offer its programs, services and meetings in a manner that is readily accessible to everyone, including individuals with disabilities. If you are a person with a disability and require information or materials in an appropriate alternative format; or if you require any other accommodation, please contact department staff. Advance notification within this guideline will enable the City to make reasonable arrangements to ensure accessibility.

Agendas, Staff Reports and some associated documents for the Planning Commission items may be viewed on the Internet at <http://losaltosca.gov/meetings>.

Decisions of the Historical Commission are final unless appealed by filing an appeal with the City Clerk within 14 calendar days of the decision. No building permits shall be issued during this 14-day period.

[External Sender]Public Comment 8/26/24 Historical Commission meeting at 6:00PM

Alice Mansell <alice@mansell.com>

Mon 8/26/2024 3:57 PM

To:Public Comment - HC <HCpubliccomment@losaltosca.gov>

To: Public Comment, Historic Commission for 6PM [sic] meeting 8/26/24

The Los Altos Historical Commission's 2024/25 Work Plan goals include:

- "3. Review Ongoing Efforts to preserve the Historic Landmark Apricot Orchard
- "4. Provide a venue for public engagement regarding the city's heritage by safeguarding historic resources"

Attached are City plans and documents for active construction projects on Civic Center land that directly, indirectly, and cumulatively impact the historic resource of the Heritage Orchard resource. And as such, are changing, altering and damaging the integrity of this historic resource.

In June 2024, when I requested a copy of the approved \$4.5 M plans for the LACY to City Office conversion and the EOC plans, City staff informed me the plans were both exempt from administrative review including any reviews with any commissioners or Council, or the public, and were "copyrighted" and thus not available for any public review.

Staff also stated the City decisions for these plans were all "exempt" from all public-facing environmental and City design review, not even needing one public discussion for the "best use" of public facility buildings and public lands. Then, with plans complete, the City staff determined that the site improvements (interior and exterior) were not larger than 1000 square feet, and thus did not require any expanded design review required by City ordinance 14.078 for public facilities. This is inconceivable as the LACY project is gutting a 6,000-square-foot building, tearing out the back patio, and adding fencing and walkways over the orchard. The City then filed a CEQA exemption notice (March 2024, NOE) to keep the plans from environmental review, including historical resource impact study which would have involved the Historical Commission (even in an oversight capacity to outside historian landscape experts) as well as the Planning Commission, as the plans clearly extended into Heritage Orchard lands and operations, cutting down trees and paving over unirrigated tree sites to build fenced private patios for City staff and concrete walkways.

The claim was the LACY project and its construction were outside of "boundaries" of the historic resource this time, all at the same time the City started questioning all or any boundaries to the Heritage Orchard, and continued shrinking the Orchard acreage and altering the integrity of the resource.

By exemption of CEQA review and unqualified exemption of a City design review process using staff discretion on what square footage was considered "site improvements", the City Council in March 2024 issued a blank check for \$4.5 million for the LAYC office project without any plans review at all and damaged the Orchard as well as skirted municipal code and historical preservation ordinances. In May 2024, demolition and construction began without public permits or review, including cutting down healthy orchard trees and with planned paving over two rows of "unirrigated" tree sites to build private patios and walkways, utility yard, with extensions 20 feet into the orchard lands.

I obtained these LACY plans through a public records request in July 2024. None of those plans were presented by staff to Council or any commissioners—Planning, Historic, Park & Rec, Environmental— for review before rows of trees were removed or left unirrigated in 2023 to die by neglect in the apricot orchard.

Although City projects specific to the Heritage Orchard are noted below, today I'd like to highlight three active City projects that help clarify the need for your involvement. The January 2023 building plans for the LACY (\$4.5M) and EOC (\$800K) projects, and the Library Patio Project.

Among the documents for the EOC, is the newly found February 2023 negative CEQA document stating "no trees would be removed" for the EOC project despite the two scenic, mature heritage oaks next to the Bus Barn, both larger 50" diameter were removed claiming a sudden "emergency", with a contradictory arborist report and no permit, all noted in the documentation as the placement for new EOC generator and its drainage field, and later the June 2024 proposed Dog Park (\$1M). There was no public discussion of the historic nature of these trees, which at one time were part of the now stripped Historic Tree inventory. Is this something the Historic Commission is looking into, as it appears management of this historic inventory asset and list has been overlooked in your immediate work plans?

In August 2024, a new potentially damaging project for the Heritage Orchard of undergrounding new utility lines across the Civic site started on the east side LACY, without public plans or review. After two public requests, it was confirmed that this was "an add-on project" and includes the boring of many underground utility lines to LAYC, the Police Station, and the Library underneath the Heritage Orchard. Signs and handouts in the orchard from the Museum say "nothing will be harmed", but the visual piles of dirt say something different. Boring holes are not deep enough to avoid roots and thick root pieces appeared from apricot orchard trees on the dirt next to the digging. The add-on LAYC plans also reveal the addition of a newly paved parking area, once again paving over unirrigated tree sites in the historic Orchard lands despite no study of the impacts of that new pavement on growing conditions on the area by the playground and lawn sculpture.

The digging, damaging construction, and tear out/cut down of the Heritage Orchard space is out of control, from all sides and air and underground, forever changing, altering, and damaging the Heritage Orchard historic resource you have been tasked to protect and preserve.

Please look closely at the LACY plans to see new fence heights, new hardscape, and new above-ground utility fenced yard planned 6-foot fenced, private patios for the new staff private office. All those exterior LACY additions and all underground staff to be "flat" work which staff relies upon to claim the projects fall within for the City ordinances for what projects must have proper study, as well as environmental, commission/administrative review and public transparency and opportunity for input, and for which the Council has allowed its staff to have 100% discretion and operate by a arbitrary and manipulative use of "exemptions" to remove the need for following ordinances, involving commission review and properly handling environmental study.

Nevertheless, for historical resources the State of California CEQA laws for environmental review, City "shall not" use an exemption for review if a project "may" cause an impact a historical resource like the Heritage Orchard. And as a Certified Local Government, our city has a set of obligations and commitments to our historic resources that your commission is named in oversight of the preserving the integrity of historical resources.

There are at least 9 major City projects or administrative actions that are impacting the Heritage Orchard that need your immediate review.

1. LAYC to Private City Office Conversion with new Private Patios
2. Review of LALE Courtyard Project currently in review by internal City staff
3. Tree Removal Permit of Northeast Grove Near Police Station
4. Compliance on the Museum's Maintenance Contract which has not produced one report such as the required maintenance plan since its signing last summer. The Maintenance Plan due January 2024 is still not a public document available for public review after two drafting rounds between the Museum and City Hall nor the Annual Report due this month. Nor any public discussions of changing of the heritage orchard historic context and character-defining elements except one pay-to-participate Museum meeting last month.
5. "Add-On" Underground Utility Wiring Project for LACY
6. City Hall Private Patio and new ornamental flower bed extensions
7. Lack of Maintenance for other orchard areas and trees on Civic Center site, including Northeast Grove Police Station and next to J.Gilbert Smith House as well as the continued placement of Friends of the Library book sheds
8. Removal and replacement of historic signage and interpretative signage
9. Dog Park parking mitigation proposal for lost library parking spaces to remove apricot trees by the Friend's sheds and other orchard lands to have more paved parking spaces

What needs to be done? And what can you as Historic Commissioners do? The public, local preservationists and regional historic experts (like Preservation Action Council San Jose) continue to **call on the Council to fund and perform a foundational Historic Resource Evaluation (HRE)** on the Heritage Orchard resource, with an "intensive study and survey" as defined by the CA State Office of Historic Preservation with outside, qualified landscape historians and experts. Not the David J. Powers' administrative review firm called upon to justify CEQA exemptions.

As you know this survey and foundational evaluation goes way beyond clarifying the boundaries --it also includes in this space the elements that make up the resource including the acreage, trees, tree sites, restrictions, protections, character-defining features of a productive working orchard, AND make clear the context of the historic period it keeps with the design and function in tandem with the J.Gilbert Smith House. Our heritage orchard needs your help and preservation--this is NOT an orchard memorial, community garden or science project, ideas being floated now by the History Museum/Orchard Commons Committee. The Heritage Orchard is as the City Council in resolution 2021-477 codified it:

"a working historic orchard and city historic resource demonstrating and showcasing the City's and the region's historic agricultural roots and heritage that is maintained and kept productive."
2021 City of Los Altos Ordinance 2021-477

By all accounts, the Los Altos Historic Commission is the right governing group according to the City's Certified Local Government status to be responsible for the oversight and to request this foundational Historical Resource Evaluation (HRE) and study to ensure this City properly manages the integrity of this valuable historic asset-the Heritage (Civic Center) Orchard. The Commission also needs to get engaged in the review and oversight of the list of 9 projects endangering this historic resource identified in this letter. It's in your Work Plan.

Time is of the essence, this work for the Heritage Orchard needs your immediate attention, activates your goals on the work plan, and requires a special session. Then, collectively recommend to the City Council that this work should be done in haste.

Thank you for your immediate attention to this matter.

Alice Mansell
Los Altos

CEQA Exempt Los Altos for Emergency Ops Center ...

Commission Hillview Dog Park PPT 24.06.18 reduce...

EOC 50"+ trees Screenshot 2024-08-02 at 9.10.47 P...

EOC Approved Plan Set (1).pdf

LAYC Approved Plan set.pdf

Agenda Item 1.

August 19, 2024

Subject: Heritage (Civic Center) Orchard: Requests and Clarification

- a. City Request for LALE Patio Project Historian and CEQA Review Information
- b. Council Request for Full Historic Resource Evaluation (HRE) and Study

Dear Mayor, Councilmembers, and City Staff,

“A historical resource evaluation and intensive historic resource survey for the heritage orchard by a qualified professional in public view would be a welcome and long-requested record update by the city.”

(Catherine Nunes, Aug 6, 2024, Town Crier, “Should heritage orchard be preserved forever? City to investigate.”)

As noted in my response to the recent *Town Crier* article, although encouraged by the City’s move to hire a historian to review the possible *direct indirect and cumulative impacts* required by CEQA of the proposed LALE patio project on the Heritage (Civic Center) Orchard, the scope of work, the historian’s qualifications, and the cost/source of funds for this historian remain unclear.

Article comments from City Staff about the historian and the role in conducting a “full” CEQA process were inadequate and vague, leading many people to believe the historic study being specific *only* to the LALE patio project, versus needed foundational work for official historical resource study of the Heritage Orchard across the City Center site. [Full article link.](#)

The lack of Council oversight as well as public review needs correction as “a full CEQA process” committed to by Gabe England for the LALE patio application review requires a CEQA review with public transparency by definition, even for “private development.” This is particularly relevant for projects involving historic resources on public lands bound by city ordinances and commitments to historic preservation.

The need is real and the time is now for a full, qualified and intensive **Historic Resource Evaluation (HRE), a foundational study** for the Heritage (Civic Center) Orchard across the entire Civic Center site and all its identified elements of this historical resource.

A growing group of residents urge the Council and City staff to act upon the public and expert recommendations from organizations like the Preservation Action Council (See March 2024 public comment letters clarifying this recommendation, attached), and take immediate steps to conduct a thorough, foundational historic resource evaluation study and survey critical for the future of the Heritage Orchard.

The City of Los Altos would find a HRE is considered a best practice, and also in line with the State of CA commitments made to historic preservation and management of the integrity of its historic resources as a Certified Local Government.

Intensive HRE evaluations are more than a project-specific impact study or a land boundary survey, they would identify all elements that make up this historic resource—in this case, study

would include acreage, trees, tree sites and restrictions, as well as character-defining features (agriculture and working orchard operations) and context-defining connections to historic time period, the region, environmentally-sensitive features and other structures like the J Gilbert Smith House. Meetings and conversations with both the State Office of Historic Preservation (OHP) and the California Preservation organization reveal a number of technical resources on how to conduct an intensive HRE, and the unique needs of CEQA without exemptions for historic property evaluations. These are available for City staff, commissioners and particularly for Certified Local Governments, and may be helpful guides.

For example, as noted in the Preservation Action Council recommendation letter #1, a foundational, part of an intensive HRE would specifically study and identify a map with **APOE's (Areas of Potential Effects)** that could inform construction and projects simultaneously impacting the Heritage Orchard–Library, LAYC, City Hall Patios, Library, Smith House/FOLA area for dog parking, Tree Removal permit of Northeast Grove, underground utility upgrades across the site. This mapped part of the evaluation can also better inform the Maintenance and funding needs for agricultural operations and restoration of this public land.

We urge participation of the Historic Commission, Environmental Commission, Parks and Recreation and Planning Commission with outside qualified historian experts and qualified agricultural land use experts, and even consideration of cross-discipline community and commission Task Force to oversee the foundational HRE work. With over 15 years of preservation work, research and knowledge of historic orchards and the region, I'd be happy to participate and look forward to speaking with you further.

To City Staff: Please provide public release of the name of the contracted historian, the scope of the review for the LALE project and Orchard, the oversight and source materials used, and details on the entire CEQA review process (what is being studied) for this LALE patio project, and if what costs (\$ and resources) are being funded by the City. If this is something requiring a public records request, please advise.

To City Council: Residents urge you take direct action to review reinstitute oversight for the review of the Library Patio Project, and all projects on the Civic Center site that sit in or adjacent to the Heritage Orchard, immediately fund a full, qualified Historic Resource Evaluation, and meet the City's commitments to historic preservation as a Certified Local Government.

Sincerely,

Catherine Nunes

35 year resident, and representative for the working group, Preservation Action League-Los Altos

Attachments: March 8, Public Comment and Recommendation, Preservation Action Council
March 11, Public Comment and Response to City Letter, Preservation Action Council



PAC* SJ

**PRESERVATION ACTION
COUNCIL OF SAN JOSE**

**PRESERVATION ACTION
COUNCIL OF SAN JOSE**

42A South First Street
San Jose, CA 95113

Phone: 408-998-8105

www.preservation.org

March 8, 2024

Los Altos City Council
1 N San Antonio Road
Los Altos, CA 94022

VIA EMAIL (council@losaltosca.gov, PublicComment@losaltosca.gov)

Public Comment for Item Not on City Council Agenda 3/12/2024

Dear Councilmembers,

The Preservation Action Council of San Jose (PAC* SJ) is a membership-driven non-profit organization dedicated to preserving San Jose and the Santa Clara Valley region’s unique and diverse architectural and cultural heritage through advocacy, education, and civic engagement. We write today concerning an issue in Los Altos that a number of our members have recently brought to our attention: a proposed library expansion project within or adjacent to the Los Altos Heritage Orchard, a certified historic resource and a significant cultural landscape positioned both literally and figuratively within the civic heart of the City of Los Altos.

We understand that the project has been initially determined exempt from CEQA (California Environmental Quality Act) review and is proceeding without a proper analysis of its potential impacts to the environment, which include, per CEQA standards and definitions, historic and cultural resources like the Los Altos Heritage Orchard. With our organization’s 30+ years of experience monitoring and participating in environmental reviews and project entitlements in San Jose and the surrounding region, we strongly encourage the City of Los Altos to initiate a more robust, transparent, and legally defensible determination of findings relative to this project’s potential impacts to the historic integrity, physical configuration, and operational viability of the Orchard. At a minimum, this analysis should include a Historic Resources Evaluation (HRE) by a qualified cultural resources professional meeting the SOI (Secretary of the Interior) Standards for preservation planning. Such an HRE would include a clearly delineated boundary of the historic resource, as well as a defined Area of Potential Effect (APE), recognizing the potential impacts of adjacent undertakings. It would also define the resource’s character-defining features and identify both tangible and intangible elements of its unique historic, agricultural, and cultural significance.

PAC* SJ BOARD

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PRESERVATION ACTION
COUNCIL OF SAN JOSE

42A South First Street
San Jose, CA 95113

Phone: 408-998-8105

www.preservation.org

Not only would this analysis better inform and guide you as decision-makers, but would also provide the general public a better opportunity to understand both the benefits and potential impacts not only of this current library expansion project, but of any future projects or decisions that could impact, either negatively *or* positively, the integrity and stewardship of the Los Altos Heritage Orchard, one of Los Altos's most important historic and cultural resources.

Sincerely,

Ben Leech
Executive Director
Preservation Action Council of San Jose

cc: Gabriel Engeland, Los Altos City Manager (gengeland@losaltosca.gov)

*PAC*SJ Public Exchange and Response with City of Los Altos Following Inquiry re: Heritage Orchard and Proposed Encroachment of Library Patio Project*

Re: Los Altos Heritage Orchard environmental review

Ben Leech <ben@preservation.org>
To: jolie.houston@berliner.com, publiccomment@losaltosca.gov
Cc: gengeland@losaltosca.gov, nzornes@losaltosca.gov

Mon, Mar 11, 2024 at 10:18 PM

My apologies for not cc'ing all to my earlier response to Mr. Engeland's email below. Resending to all recipients. Thank you.

Begin forwarded message:

From: Ben Leech <ben@preservation.org>
Subject: Re: Los Altos Heritage Orchard environmental review
Date: March 11, 2024 at 7:53:57 PM PDT
To: Gabriel Engeland <gengeland@losaltosca.gov>
Cc: nzornes@losaltosca.gov

Mr. Engeland,

Thank you for your reply and for your additional background on the Heritage Orchard issue. I hope it was clear (and apologize if it was not) that our comments were in no way meant to be adversarial or express a position for or against the LALE proposal at this point in time, for as you rightly point out, we have not seen the proposal and do not know how (or even if) it would impact the Orchard as a historic resource. We are also aware that this is a private project, not a City-led project. But as you know, the City will play the role of Lead Agency in any environmental review, so I believe our comments were appropriately directed.

You are correct that we were not aware that the City Council had explicitly directed Staff to undertake all proper environmental review at the appropriate time in the planning application process. This is encouraging and appreciated. Our initial position, while perhaps not fully informed, was in response to the attached and excerpted Notice of Exemption, which I would still assert is not entirely clear in scope and could conceivably be interpreted as an exemption for the entire project through final design review.

Shortly after my email, I also received a call from Nick Zornes, who clarified that the NOE was only intended to exempt the decision to authorize acceptance of a development proposal from LALE. This is an entirely reasonable determination if that is indeed the limit of the NOE project scope.

Whether or not the project as submitted will ultimately merit a full CEQA review, PAC*SJ still strongly encourages the City of Los Altos as Lead Agency to require a full Historic Resource Evaluation as part of the project applicant's submission. This is both a best practice in California and a requirement in most Certified Local Government jurisdictions that we are familiar with.

I'm happy to discuss this further with you at your convenience.

Sincerely, **Ben Leech**
Executive Director
Preservation Action Council of San Jose 408-998-8105 (office)

On Fri, Mar 8, 2024 at 4:28 PM Gabriel Engeland <gengeland@losaltosca.gov> wrote:

Thank you for the email, Mr. Leech. It appears that your membership has misinformed you with regards to this project.

The project you are referring to is being brought forward by the Los Altos Library Endowment (LALE), which is a private organization and is not associated with the City. No project has been approved as no application has been submitted or received by the City.

The City Council has received two presentations from LALE on the concept of a library patio project. The City Council did not approve a project, but they did provide feedback to LALE that should be incorporated into any application that may be submitted. Because the proposed project would take place on City property it was important for the Council and the public to receive and discuss potential concepts. As you know, the City is required by State law to complete a CEQA analysis, but the City Council also explicitly included that a full, transparent CEQA process would take place as part of their direction to Staff in analyzing any potential application that may come forward.

As I am sure you understand, the City cannot make an analysis of any potential impacts to the environment, including CEQA standards and definitions, until a project application is received. The project location, size, scope, etc. have changed from the initial proposal to the last concept discussed in public and presented to the City Council. It is my understanding that LALE does intend to submit an application for a project, but the project will look different than the last one discussed in public at the City Council meeting. In order to complete a CEQA analysis the City needs to see a complete and final proposed project as part of an application. And as I have stated, this has not taken place.

The City has ensured the process has been both public and transparent to date and will continue to do so. Once an application is submitted by the applicant the City will be able to complete a full analysis, including CEQA review, as you request in your letter. The application will be processed in accordance with the City Code and all applicable State laws. I am sorry that your membership did not provide you with accurate information.

If you would like to discuss further, please let me know.

Thanks,

Gabe

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Gabriel Engeland

**City Manager, City of
Los Altos**

(650) 947-
2740 | www.losaltosca.gov
1 N. San Antonio Road |
Los Altos, CA 94022

From: Ben Leech <ben@preservation.org>
Sent: Friday, March 8, 2024 3:32 PM
To: City Council <council@losaltosca.gov>; Public Comment
<publiccomment@losaltosca.gov>
Cc: Gabriel Engeland <gengeland@losaltosca.gov>
Subject: Re: Los Altos Heritage Orchard environmental review

To the Los Altos City Council:

I am submitting the attached letter for public comment on an item not on the agenda for the Los Altos City Council meeting of 3/12/2024. Please enter and comment into the public record for the City Council meeting packet.

Thank you,

**MINUTES OF THE MEETING OF THE HISTORICAL COMMISSION OF THE CITY
OF LOS ALTOS, HELD ON MONDAY, JANUARY 22, 2024, AT 7:00 P.M. HELD VIA
VIDEO/TELECONFERENCE PER EXECUTIVE ORDER N-29-20.**

Please Note: Per California Executive Order N-29-20, the Commissions will meet via teleconference only. Members of the Public may call (650) 242-4929 to participate in the conference call (Meeting ID: 148 403 6004 or via the web at: [Historical Commission Meeting](#)).

ESTABLISH QUORUM

PRESENT: Commissioners Adams, Coe, and Lang

ABSENT: Commissioners Bartlett and Paige

PUBLIC COMMENTS

The following members of the public spoke: Jon Baer

ITEMS FOR CONSIDERATION/ACTION

1. Historical Commission Minutes
Approve minutes of the regular meeting of December 11, 2023.

Action: Upon a motion by Commissioner Lang, seconded by Commissioner Coe, the Commission moved to approve the minutes for December 11, 2023.

AYES: Adams, Coe, and Lang; NOES: None; ABSENT: Bartlett and Paige

DISCUSSION

2. Preparation for Work Plan and Joint Meeting
Review the work plan and discuss possible topics for the joint meeting with the Council
Public

Comment: No public comments.
No Commission Comments.

Action: Upon a motion by Commissioner Coe, seconded by Commissioner Bartlett, the Commission moved to approve the work plan and topics for the joint meeting with Council.

AYES: Adams, Coe, and Lang; NOES: None; ABSENT: Bartlett and Paige

3. H23-0002 – Heather Youngquist – 41 Hawthorne Avenue
Request for Historic Advisory Review for a new 400 square-foot detached accessory structure (garage).

Public Comment: No public comments.

The owner, Sreenivas Tallam made a presentation regarding the project.

The Commission discussed the project.

Action: Upon a motion by Commissioner Lang, seconded by Commissioner Coe, the Commission moved to approve the historic advisory review for a new 400 square-foot detached accessory structure (garage).

AYES: Adams, Coe, and Lang; NOES: None; ABSENT: Bartlett and Paige

INFORMATIONAL ITEMS

4. Certified Local Government Annual Report

Public Comment: No public comments.

Staff provided a report.

5. Margaret Thompson Essay Contest

Public Comment: No public comments.

Staff provided an update on the Margaret Thompson Essay Contest.

COMMISSIONERS' REPORTS AND COMMENTS

Chair Coe requested status of the Haley House.

POTENTIAL FUTURE AGENDA ITEMS

None.

ADJOURNMENT

Chair Adams adjourned the meeting at 7:58 p.m.

Sean Gallegos
Staff Liaison

**MINUTES OF THE MEETING OF THE HISTORICAL COMMISSION OF THE CITY
OF LOS ALTOS, HELD ON MONDAY, APRIL 15, 2024, AT 7:08 P.M. HELD VIA
VIDEO/TELECONFERENCE PER EXECUTIVE ORDER N-29-20.**

Please Note: Per California Executive Order N-29-20, the Commissions will meet via teleconference only. Members of the Public may call (650) 242-4929 to participate in the conference call (Meeting ID: 148 403 6004 or via the web at: [Historical Commission Meeting](#)).

ESTABLISH QUORUM

PRESENT: Commissioners Bartlett, Coe, and Lang

ABSENT: Adams and Paige

PUBLIC COMMENTS NOT ON THE AGENDA

The following members of the public spoke: No public comments.

ITEMS FOR CONSIDERATION

PUBLIC HEARING

1. Historic Preservation Award
Consider nominations for the 2024 Los Altos Historical Preservation Award.

Public Comment: Gary Hedden provided a presentation on the Historic Preservation Award Nominee, Liz Nyberg.

The Commission discussed the Historic Preservation Award.

Action: Upon a motion by Commissioner Lang, seconded by Commissioner Bartlett, the Commission moved to approve Liz Nyberg as the recipient of the Historic Preservation Award.

AYES: Bartlet, Coe, and Lang; NOES: None; ABSENT: Adams and Paige

DISCUSSION

2. Meeting Time Discussion
Discussion of Altering the Historical Commission Meeting Time

Public Comment: No public comments.

Staff presented a proposal to change the start time of Commission meetings to 6:00 p.m.

The Commission discussed the proposal.

Action: Upon a motion by Commissioner Bartlett, seconded by Commissioner Lang, the Commission moved to approve the work plan and topics.

AYES: Bartlet, Coe, and Lang; NOES: None; ABSENT: Adams and Paige

INFORMATIONAL ITEMS

3. Certified Local Government Annual Report

Public Comment: No public comments.

Staff made a presentation of the Certified Local Government Report.

The commission recommended the report reference that “the Commission stands ready to advise the City Council upon any future action related to the Halsey house.”

4. Margaret Thompson Essay Contest

Receive an update on the Margaret Thompson Essay Contest

Public Comment: Gary Hedden spoke on the item.

Staff provided an update on the Margaret Thompson Essay Contest.

COMMISSIONERS' REPORTS AND COMMENTS

Chair Coe requested status of the Haley House.

POTENTIAL FUTURE AGENDA ITEMS

None.

ADJOURNMENT

Vice-Chair Coe adjourned the meeting at 7:45 p.m.

Sean Gallegos
Staff Liaison



HISTORICAL COMMISSION AGENDA REPORT

Meeting Date: August 26, 2024

Subject: Historic Alteration Review for exterior alterations to modify and add new windows and doors and incorporate two new dormers at 762 Edgewood Lane

Prepared by: Sean Gallegos, Senior Planner

Initiated by: Walter Chapman, Applicant

Attachments:

- A. Secretary of the Interior Standards for the Treatment of Historic Properties Review, Urban Programmers
- B. Project Plans

Recommendations

Approve the requested Historic Alteration Review (H24-0004) application based on the recommended findings and conditions of approval. The project is exempt under CEQA Guidelines Section 15331 (Historical Resource Restoration/Rehabilitation) as it is consistent with the Secretary of the Interior’s Standards for the Treatment of Historic Properties, including the Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings. Additionally, the project qualifies for exemption under CEQA Guidelines Section 15301 (“Existing Facilities”) as it involves alterations to an existing single-family dwelling in a residential zone.

Summary

The application requests approval for exterior modifications to an existing two-story historic landmark, including the addition and alteration of windows and doors, along with the incorporation of two new dormers. The property is designated as a Historic Landmark. Therefore, any exterior alterations proposed for this historic building must undergo review and receive approval from the Historical Commission. The project qualifies for a categorical exemption from further environmental review under Section 15331 and 153011 of the California Environmental Quality Act.

Background

The house, constructed between 1866 and 1876, exemplifies the Queen Anne architectural style, which was prominent in the U.S. from 1870 to 1910. It features key character defining features of the Queen Anne style, including a two-story form, steeply pitched roof, horizontal wood siding, a recessed porch with heavy Redwood entrance doors, a covered balcony with turned posts and decorative lattice work, original wood windows with both double-hung and multi-paned designs, a

two-story squared bay, coursed and decorative wood shingles, and intricate wood trims, brackets, and panels. The house is a noteworthy example of Queen Anne architecture and maintains a high degree of integrity in terms of location, workmanship, feeling, design, and materials.

Analysis

As discussed previously, the historic character of the Queen Anne architecture style building is found in its two-story form; horizontal wood siding; steeply pitched roof; recessed porch with heavy Redwood entrance doors; covered balcony above porch with turned porch posts and decorative lattice work; original wood windows including double-hung wood windows on both levels and decorative multi-paned windows; two-story squared bay; coursed and decorative wood shingles; decorative wood trims, brackets, and panel.

According to the Historic Resource Evaluation and Secretary of the Interior's Standards for the Treatment of Historic Properties Review prepared by Bonnie Bamburg of Urban Programmers (Attachment A), the Historic Evaluation Report confirms that the proposed rehabilitation project adheres to the Secretary of the Interior's Standards for Rehabilitation. Therefore, the integrity of the historic landmark will remain intact and unaffected by the proposed work.

Secretary of the Interior's Standards for the Treatment of Historic Structures Evaluation

Historical professional Bonnie Bamburg with Urban Programmers reviewed the project to ensure consistency with the Secretary of the Interior's Standards for the Treatment of Historic Structures, with the report included as Attachment A. The historical professional's evaluation found the plan to alter the exterior of the existing home will not degrade the character of the original design. The historical professional's evaluation based on the Secretary of the Interior's Standards for the Treatment of Historic Structures found the following:

Standard 1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

The historic house will maintain its residential use, with the proposed changes supporting its ongoing function as a single-family residence.

Standard 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

The proposed plan preserves the historic character of the house. The repair and reuse of the exterior wood system windows retains the materials and craftsmanship of the house. The addition and the new dormers are in character with the building's design style.

Standard 3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

The new bedroom dormers are thoughtfully designed to enhance contemporary living while remaining consistent with the home's architectural style. Additionally, the design avoids creating a false sense of historical development by clearly distinguishing the dormers as sensitive, modern additions rather than inaccurately replicating or mimicking original historical features.

Standard 4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

There is evidence that the house has undergone significant changes over the years. However, the existing home, while eclectic, reflects the Queen Anne architectural style. The proposed modifications do not affect any character-defining elements and do not alter features that have acquired historic significance.

Standard 5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

The project proposes to preserve the original Queen Anne features and finishes that are examples of craftsmanship that characterize the house, including two-story form; horizontal wood siding; steeply pitched roof; recessed porch with heavy Redwood entrance doors; covered balcony above the porch with turned porch posts and decorative lattice work; original wood windows including double-hung wood windows on both levels and decorative multi-paned windows; two-story squared bay; coursed and decorative wood shingles; decorative wood trims, brackets, and panel.

Standard 6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

The existing house appears to have been well-maintained over the years. The proposed work does not address any deterioration but involves the relocation of existing windows and doors, which will be reused as needed.

Standard 7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

There are no proposed chemical or physical treatments to the historic resource.

Standard 8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

The project consists of exterior alterations to the existing house. The chance to affect significant archeological resources is unlikely; however, if such archeological resources were found during construction, as conditioned in the staff report, a professional and qualified archaeologist shall assess further and provide mitigation measures accordingly.

Standard 9. *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

The minor exterior alterations need not be differentiated as noted in the attached report.

Standard 10. *New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

There is no new construction that alters the historic building significantly. The proposed new construction will not result in significant alterations to the historic building.

The proposed exterior alterations do not adversely affect the physical integrity or the historic significance of the property and is consistent with the Secretary of the Interior's Standards. The proposed new windows and doors, and dormers will be compatible with the design of the historic house but not create a false sense of historical development. As referenced above by historical professional's, the project will comply with the Secretary of the Interior's Standards for the Treatment of Historic Structure.

In order for the Historical Commission to make the findings to approve the permit, the Commission must find that the work complies with the Historic Preservation Ordinance, does not adversely affect the physical integrity or the historic significance and is in compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties (Attachment A). Once the Commission provides a recommendation, the project will be forwarded to the Development Services Director for consideration of the Design Review application.

Environmental Review

The project is categorically exempt from environmental review under Section 15331 (Historical Resource Restoration/Rehabilitation) in that the project is consistent with the Secretary of the Interior's Standards for Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, or Reconstructing Historic Buildings (the "Secretary's Guidelines"), and Section 15301 ("Existing Facilities") of the California Environmental Quality Act (CEQA) Guidelines because it involves an alteration to an existing single-family dwelling in a residential zone.

Public Notification and Community Outreach

A public meeting notice was posted on the property, mailed to property owners within a 300' radius, and published in the Town Crier. The applicant also posted the public notice sign (24" x 36") in conformance with the Planning Division posting requirements.

FINDINGS

H24-0004 – 762 Edgewood Lane

With regard to the Alteration Review, the Historical Commission finds the following in accordance with Section 12.44.140 of the Municipal Code:

1. The project complies with all provisions of the Historic Preservation Ordinance (Chapter 12.44) due to the project not adversely affecting the physical integrity or the historic significance of the subject property, and the project being in compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties; and
2. The project does not adversely affect the physical integrity or the historic significance of the subject property. The 1866 to 1876 house is associated with the Queen Anne architecture style, and it still retains enough historic fabric to be considered as having integrity. The house is significant as a Queen Anne style, and it retains the aspects of location, design, setting, feeling, workmanship and association to convey the historical importance of the building. The new windows, doors and dormers do not create a false sense of history. In addition, if the new windows, doors and dormers are removed in the future, it will not adversely affect the integrity of the historic house.
3. The project is in compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties. The project meets Standards 1-4 by maintaining the historic house's single-family residential use with minimal changes to its defining characteristics. The proposed alterations respect the building's historic character, preserving the original wood windows and craftsmanship while introducing additions like dormers that complement the design style without creating a false sense of historical development. Though the house has undergone previous changes, these new modifications remain consistent with the Queen Anne style and do not impact any historically significant features.

The project meets Standards 5-10 by preserving key Queen Anne elements, such as the two-story form, wood siding, and decorative features. The house is well-maintained, with existing windows and doors being reused when relocated, and no harmful treatments are planned. While significant archaeological impacts are unlikely, appropriate measures will be in place if resources are uncovered. Minor exterior alterations are designed to blend seamlessly with the historic environment, and the new detached garage is compatible in design, ensuring the overall integrity of the property remains intact even if additions are removed in the future.

CONDITIONS

H24-0004 – 762 Edgewood Lane

GENERAL

1. Expiration

The Historical Commission Alteration Review approval will expire on August 26, 2026, unless prior to the date of expiration, a building permit is issued, or an extension is granted pursuant to Section 14.76.090 of the Zoning Code.

2. Approved Plans

The approval is based on the plans and materials received on June 14, 2024, except as may be modified by these conditions.

3. Indemnity and Hold Harmless

The applicant/owner agrees to indemnify, defend, protect, and hold the City harmless from all costs and expenses, including attorney's fees, incurred by the City or held to be the liability of the City in connection with the City's defense of its actions in any proceedings brought in any State or Federal Court, challenging any of the City's action with respect to the applicant's project. The City may withhold final maps and/or permits, including temporary or final occupancy permits, for failure to pay all costs and expenses, including attorney's fees, incurred by the City in connection with the City's defense of its actions.

INCLUDED WITH THE BUILDING PERMIT SUBMITTAL

4. Conditions of Approval

Incorporate the conditions of approval into the title page of the plans and provide a letter which explains how each condition of approval has been satisfied and/or which sheet of the plans the information can be found.

5. Archaeological Resources

In the event of any archaeological resources are encountered during excavation and/or grading of the site, all activity within a 50-foot radius of the find will be stopped, the Development Services Director will be notified, and a qualified archaeologist will examine the find and make appropriate recommendations.

PRIOR TO BUILDING PERMIT SUBMITTAL

6. Conditions of Approval

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

URBAN PROGRAMMERS

12 June 2024

Sean Gallegos, Liaison for the Historical Commission
 1 North San Antonio Road
 Los Altos CA 94022
 Email: Sgallegos@losaltosca.gov

Re: 762 Edgewood Way, Los Altos

Dear Mr. Gallegos,

The History Commission of the City of Los Altos, and City Council have determined that the referenced property, known as the **Sarah Winchester House**, is a historic landmark with architectural value to the community. As such, any rehabilitation or alteration must be consistent with the Secretary of the Interior's Standards for Rehabilitation. Urban programmers was contacted by Walter Chapman, Chapman Design Associates, the designer for the rehabilitation of the house, to provide a third party professional review of the rehabilitation plans for consistency with the "Standards."

The original redwood frame cottage of c.1840 was extensively enlarged in 1888 by Sarah Winchester for her sister Miriam. Since that time there have been alterations to the house that maintained a variation but appears very much like the original building.

We started by identifying the character-defining features of the buildings and then reviewing the proposed plans to determine if important features were being altered. We found that the proposed plans showed very little change to the primary facade but added compatible dormers to the west roof line. Other minor window and door modifications are in character with the architecture and are considered insignificant.



Bonnie Bamburg, owner
 10710 Ridgeview Avenue
 San Jose California
 95127
 USA

Phone: 408-254-7171
 Fax: 408-254-0969
 E-mail: bbamburg@USA.net

Sheet 5.0

The west side modifications include the two rooftop dormers, replacing the one existing dormer. The new windows in the new dormers are casement types rather than double-hung as currently exists. The existing multi-paned kitchen door has been relocated to the Family Room and a matching fixed door panel has been added bracketing two new double-hung sash. The existing pair of double-hung windows in the kitchen has been replaced with a connected bank of three narrower windows. Other modifications are all interior and do not affect the exterior.

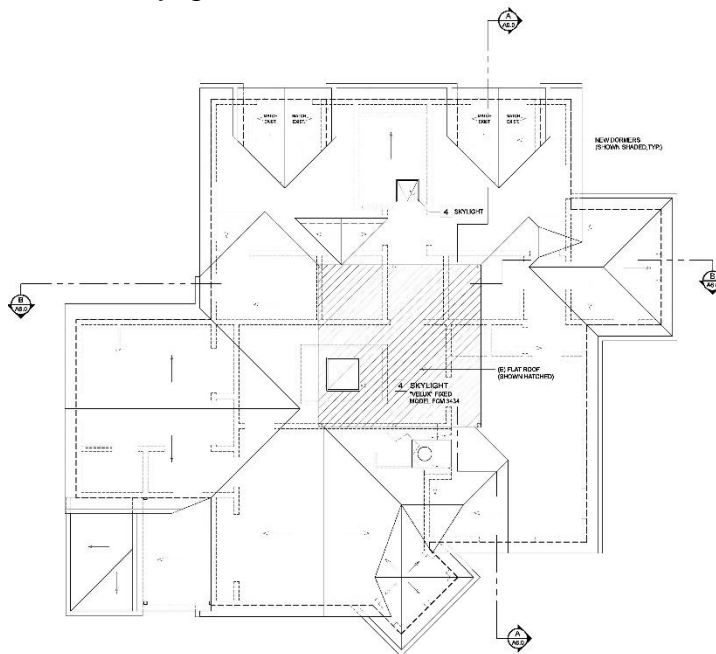


Existing west facade



Sheet A3.2

The roof plan shows the two new dormers on what Chapman labels as the rear side (the west side) of the house. A new skylight is added between the dormers to bring light into the laundry room.



Sheet A5.1

This is the north elevation, called "RIGHT SIDE" on the plans. It shows no changes to the first floor. At the second floor the window to Bedroom 3 has been enlarged and in Bedroom 2 one window has been relocated and a matching one added.



Sheet A5.2

This is the south side, called "LEFT SIDE" on the plans. It shows minor window and door relocations on the ground floor under the existing second floor deck.



Existing south facade



PROPOSED LEFT SIDE ELEVATION

1/4" = 1'-0"

Sheet A5.3

Existing front (east) elevation showing no changes.



Existing east facade

In all the proposed changes are minor and do not significantly affect the architecture of the house.

The Secretary of the Interior's Standards for Rehabilitation of Historic Buildings.

The Secretary of the Interior's Standards for Rehabilitating Historic Buildings were created by the National Park Service, Cultural Resources Division in 1978 to provide a framework to guide rehabilitation work for projects that were Certified Historic Structures and applied to use investment tax credits. Since that time the "Standards" have been expanded by introducing element specific guidance in the "Guidelines" and these have been adopted by many governmental agencies to promote the same level of guidance to projects that are determined to be local landmarks and/or historic resource properties.

The Secretary of the Interior's Standards for the Treatment of Historic Property state the importance of identifying the character of a property that contributes to its significance.

To evaluate the proposed change, it is necessary to identify the character defining elements of the historic resource (house). Character defining features are those elements that set the historic building apart from other resources and communicate the design, materials, period, and construction of the building. These include elements that define the Victorian variation of the Queen Anne style in the design, size and mass, multi-planer roof, materials and workmanship. Elements include the bulk and mass of the building, the shingle and board siding, window shape and style, porches and canted walls. The design is unique and thus the building's character is the total of the components.

"Rehabilitation" is defined as "the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values."¹

The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.¹

Standard 1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

The proposed changes encourage the continued historic use as a single-family residence.

Standard 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

The proposed plan preserves the historic character of the house. The repair and reuse of the exterior wood system windows retains the materials and craftsmanship of the house. The addition and the new dormers are in character with the building's design style.

Standard 3 Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

The new bedroom dormers are appropriate for contemporary living and are sensitively designed to blend with the house's architectural style. They will not create a false sense of historical development.

Standard 4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

It is not clear that the house has changed over the years. However the existing home, while eclectic, is symptomatic of the funky architecture that Sarah Winchester is noted for. The proposed changes are not character defining elements.

Standard 5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

All distinctive features will be preserved.

Standard 6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

The existing house appears to have been properly maintained over the years. None of the proposed work is to repair deterioration. Existing windows and doors shall be reused when relocation is necessary.

Standard 7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

The construction plans and specifications for this work shall contain such instructions.

Standard 8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

The rehabilitation does not involve excavation into the earth. It unlikely that archeological resources, important to our understanding of pre or recorded history, will be encountered. However, an archeological survey was not part of this review.

Standard 9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

The very minor exterior alterations need not be differentiated as noted in the report above.

Standard 10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

There is no new construction that alters the historic building significantly.

Finding: The proposed modifications and addition plans, prepared by CHAPMAN DESIGN ASSOCIATES, are consistent with the Secretary of the Interior's Standards for the Treatment of Historic Property and the Secretary of the Interior's Standards for Rehabilitating Historic Buildings.

- The new bedroom dormers and relocation of some windows is necessary to facilitate contemporary living in this historic house. While not individually significant they fit nicely into the significant Sarah Winchester design of the building.

We appreciate the opportunity to review and comment on the proposed alterations for the Sarah Winchester designed house at 762 Edgewood Way, Los Altos. We conclude that the modifications will not harm or destroy character-defining elements of the historic building and are not a substantial change to the building or the environment. We are available to discuss this review and the "Standards" with you.

Best regards,

Bonnie Bamburg



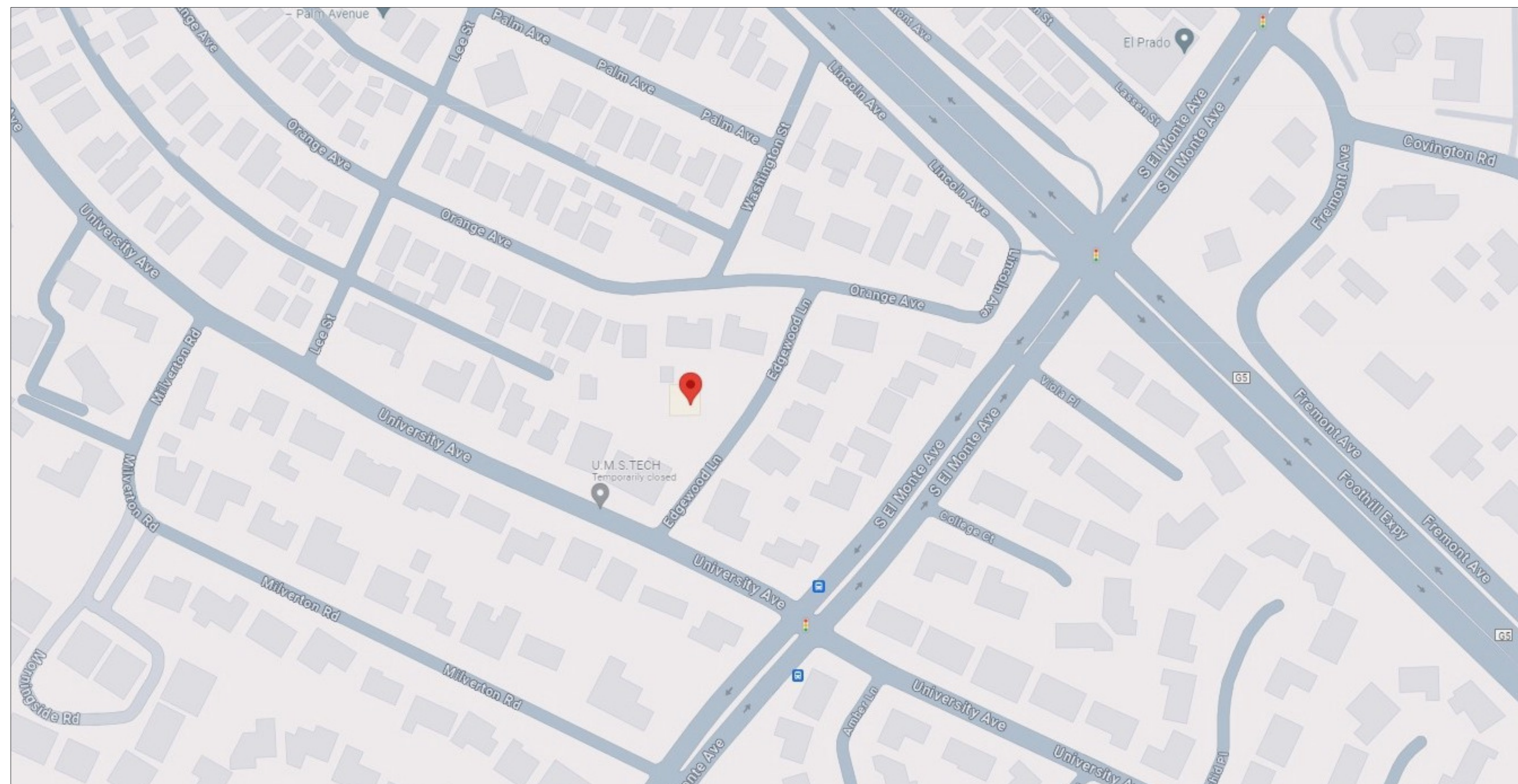
URBAN PROGRAMMERS
10710 Ridgeview Avenue
San Jose, CA 95127

408-254-7171
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EXISTING FRONT ELEVATION

1/4" = 1'-0"



VICINITY MAP

PROPERTY DESCRIPTION

OWNER JUNG YOON & WARREN YANG
 ADDRESS 762 EDGEWOOD LANE
 LOS ALTOS, CA 94022
 PARCEL 175-18-050
 ACREAGE 0.27
 ZONING R-1-10
 OCCUPANCY R - 3 / U
 CONSTR. TYPE V - B
 PROJECT DESCRIPTION INTERIOR REMODEL OF FAMILY ROOM & KITCHEN AT MAIN FLOOR, INTERIOR REMODEL OF BEDROOMS 3&4, BATHROOMS 2&3 AND NEW LAUNDRY

CONSULTANT DIRECTORY

SURVEYOR SAVIOR P. MICALLEF LAND SURVEYING
 421 WILLWOOD DRIVE
 422 SOUTH SAN FRANCISCO, CA 94080
 (805) 709-2423
 SOILS ENGINEER N/A
 CIVIL ENGINEER N/A
 STRUCTURAL ENGINEER T.B.D.
 ENERGY CONSULTANT T.B.D.
 LANDSCAPE ARCHITECT N/A

SHEET INDEX

ARCHITECTURAL SHEETS

- A0.0 COVER SHEET
- A1.0 SITE PLAN
- A1.1 FLOOR DIAGRAM & AREA CALCULATIONS
- A1.2 NEIGHBORHOOD CONTEXT MAP
- A2.0 BASEMENT & MAIN FLOOR DEMOLITION PLAN
- A2.1 UPPER FLOOR DEMOLITION PLAN
- A3.0 PROPOSED MAIN FLOOR PLAN
- A3.1 PROPOSED UPPER FLOOR PLAN
- A3.2 ROOF PLAN
- A5.0 EXISTING & PROPOSED REAR ELEVATIONS
- A5.1 EXISTING & PROPOSED RIGHT SIDE ELEVATIONS
- A5.2 EXISTING & PROPOSED LEFT SIDE ELEVATIONS
- A6.0 CROSS SECTIONS A-A & B-B

LAND SURVEY SHEET

- 1 of 2 TOPOGRAPHIC SURVEY
- 2 of 2 TOPOGRAPHIC SURVEY

APPLICABLE CODES

THIS PROJECT SHALL COMPLY (AS REQUIRED) WITH THE:
 2022 CALIFORNIA BUILDING CODE
 2022 CALIFORNIA RESIDENTIAL CODE
 2022 CALIFORNIA MECHANICAL CODE
 2022 CALIFORNIA ELECTRICAL CODE
 2022 CALIFORNIA PLUMBING CODE
 2022 CALIFORNIA FIRE CODE
 2022 CALIFORNIA ENERGY CODE
 2022 CALIFORNIA GREEN BUILDING

NOTE
 * THE DRAWING AND THE LEGAL DESCRIPTIONS, PLANS AND SPECIFICATIONS CONTAINED HEREIN ARE THE PROPERTY OF CHAPMAN DESIGN ASSOCIATES AND DEVELOPED FOR THE EXCLUSIVE AND SOLE INTENDED USE OF THE CLIENT. CHAPMAN DESIGN ASSOCIATES SHALL NOT BE RESPONSIBLE FOR ANY REUSE OR MISUSE OF THIS DRAWING OR FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF CHAPMAN DESIGN ASSOCIATES.

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 MAILING ADDRESS
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 PHONE No. (408) 203-3773

JOB SITE ADDRESS
 762 EDGEWOOD LANE
 LOS ALTOS, CA 94022

CHAPMAN DESIGN ASSOCIATES
 620 S. EL MONTE AVENUE
 LOS ALTOS, CA 94022 (650) 941-8890

SHEET
A0.0

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SHEET
 A1.0

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

SITE PLAN NOTES

- 1** DRIVEWAY EXISTING TO REMAIN
- 2** FLATWORK
- 3** GRADING
- 4** DRAINAGE
- 5** STORM DRAINAGE
- 6** SEWER LATERAL
- 7** GAS & ELEC SERVICE
- 8** SETBACKS
- 9** TREES
- 10** FENCES
- 11** LANDSCAPE

TABULATIONS

EXISTING HABITABLE AREA

MAIN FLOOR	1,689.44 SQ.FT.
UPPER FLOOR	1,701.09 SQ.FT.
TOTAL	3,390.53 SQ.FT.

EXISTING NON-HABITABLE AREA

ATTIC SPACE (HT. OVER 5 FT.)	441.00 SQ.FT.
DETACHED GARAGE	384.82 SQ.FT.
SHED	96.80 SQ.FT.
TOTAL	922.62 SQ.FT.
TOTAL EXISTING	4,313.15 SQ.FT.

EXISTING ENTRY PORCH	116.21 SQ.FT.
EXISTING COVERED PATIO	238.09 SQ.FT.
TOTAL	354.30 SQ.FT.
TOTAL COVERAGE	2,525.36 SQ.FT.

COVERAGE & F.A.R.

SITE PLAN	17,015.71	SQ. FT. = 0.39 ac
COV. ALLOWABLE	5,104.71	SQ. FT. = 30.00 %
EXISTING	2,525.36	SQ. FT. = 14.84 %
PROPOSED	N/A	SQ. FT. =
FAR. ALLOWABLE	4,451.57	SQ. FT. = 26.16 %
EXISTING	4,313.15	SQ. FT. = 25.34 %
PROPOSED	N/A	SQ. FT. =

	EXISTING	PROPOSED	ALLOWED / REQUIRED
LOT COVERAGE: (land area covered by all structures that are over 6 feet in height)	2,525.36 s.f. (14.84 %)	N/A	5,104.71 (30.00%)
FLOOR AREA	4,313.15 s.f. (25.34 %)	N/A	4,451.57 s.f. (26.16%)
SETBACKS:			
Front (1st / 2nd)	45.75 feet / 49.25 feet	N/A	25.00 feet
Rear (1st / 2nd)	27.83 feet / 27.83 feet	N/A	25.00 feet
Right Side (1st / 2nd)	29.75 feet / 29.75 feet	N/A	15.00 feet / 17.50 feet
Left Side (1st / 2nd)	20.33 feet / 29.16 feet	N/A	15.00 feet / 20.00 feet
HEIGHT:	(±) 33'-0"	(±) 33.00"	27'-0"

SQUARE FOOTAGE BREAKDOWN

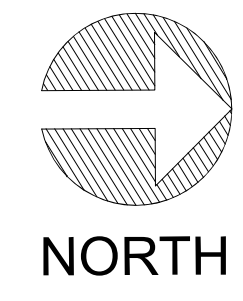
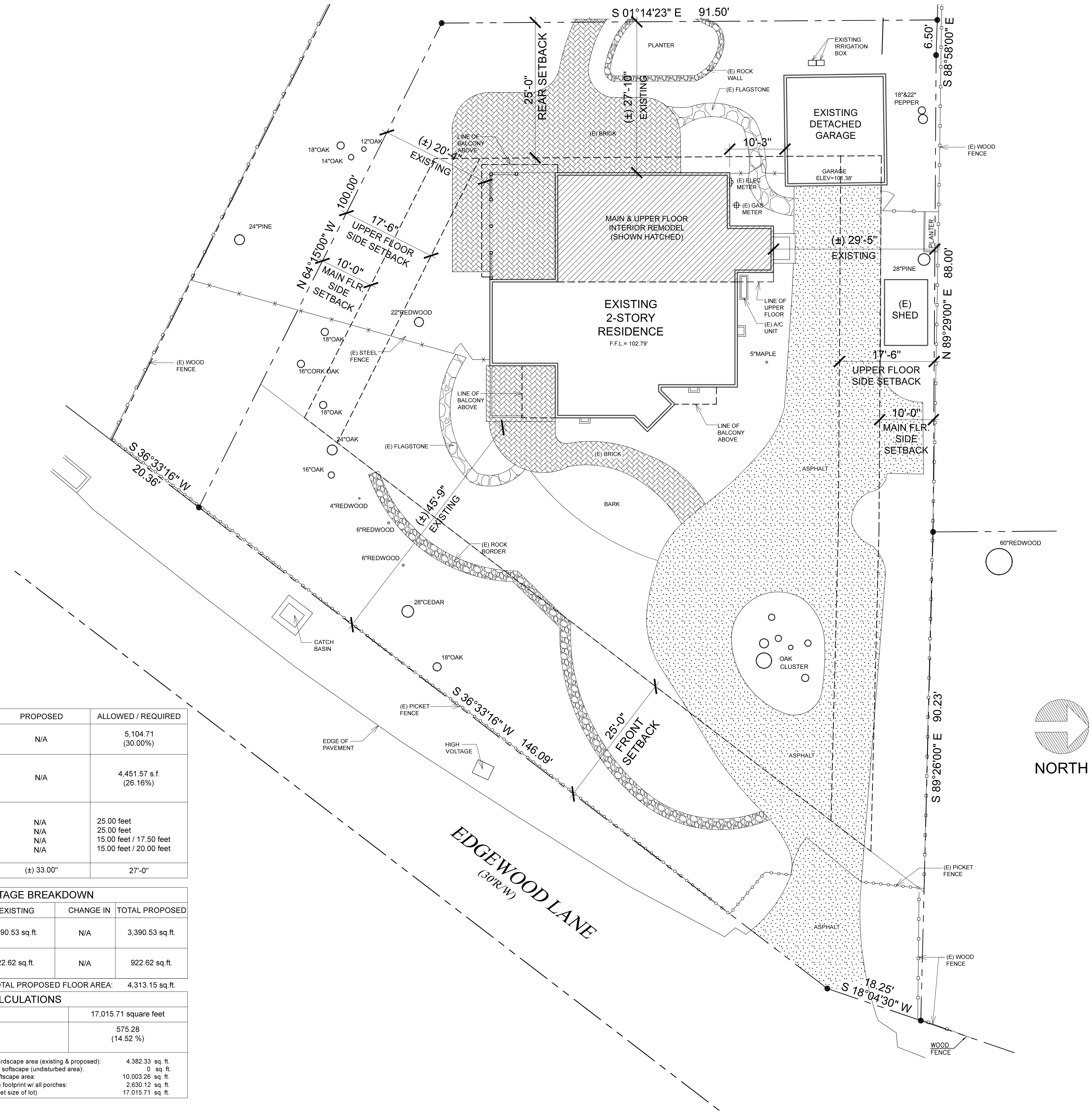
	EXISTING	CHANGE IN	TOTAL PROPOSED
HABITABLE LIVING AREA: Includes habitable basement areas	3,390.53 sq.ft.	N/A	3,390.53 sq.ft.
NON-HABITABLE AREA: Does not include covered porches or open structures	922.62 sq.ft.	N/A	922.62 sq.ft.
TOTAL PROPOSED FLOOR AREA:			4,313.15 sq.ft.

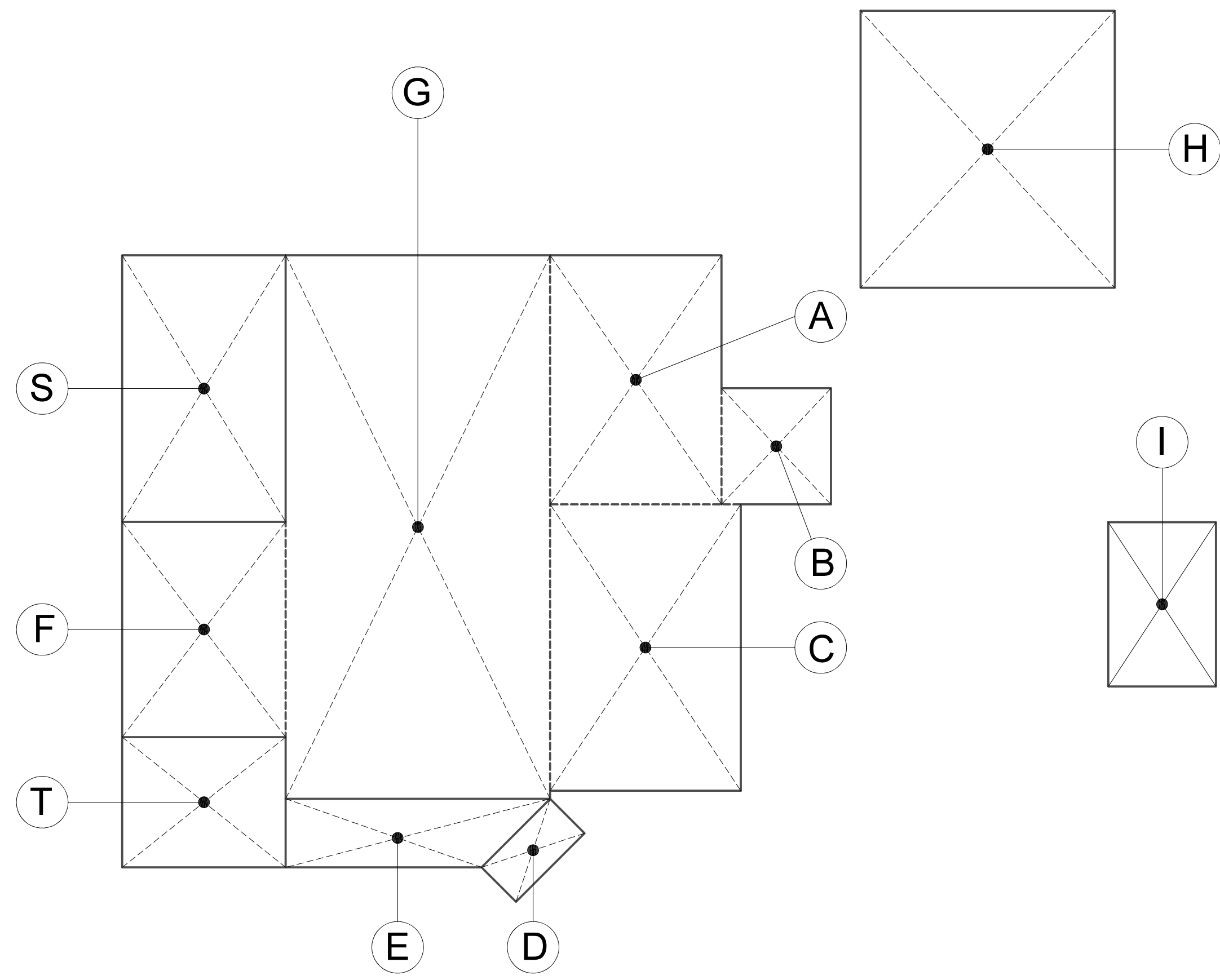
LOT CALCULATIONS

NET LOT AREA:	17,015.71 square feet
FRONT YARD HARDSCAPE AREA: Hardscape area in the front yard setback shall not exceed 50%	575.28 (14.52 %)
LANDSCAPING BREAKDOWN:	Total hardscape area (existing & proposed): 4,382.33 sq. ft. Existing softscape (undisturbed area): 0 sq. ft. New softscape area: 10,003.26 sq. ft. Building footprint w/ all porches: 2,630.12 sq. ft. Total (Net size of lot): 17,015.71 sq. ft.

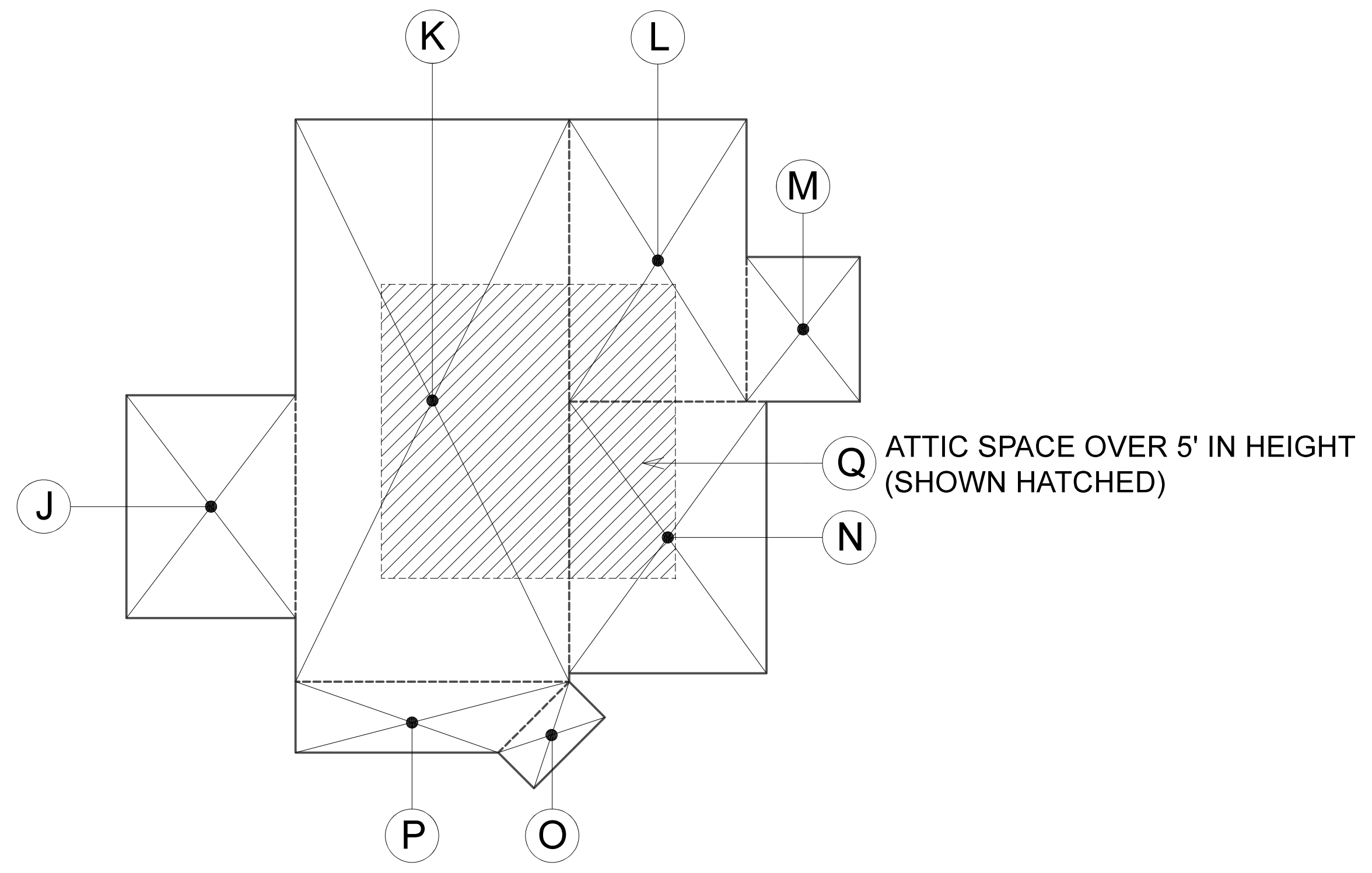
SITE PLAN

1" = 10'-0"





MAIN FLOOR AREA DIAGRAM



MAIN FLOOR AREA DIAGRAM

(E) MAIN FLOOR HABITABLE AREA CAL'CS

A	12.66' X 18.41'	233.07 S.F.
B	8.08' X 8.58'	69.32 S.F.
C	14.08' X 21.16'	297.93 S.F.
D	3.60' X 7.16'	25.77 S.F.
E	$\frac{14.47' + 19.54'}{2} \times 5.06$	86.04 S.F.
F	12.08' X 15.91'	192.19 S.F.
G	19.54' X 40.18'	785.12 S.F.
		1,689.44 S.F.

(E) MAIN FLOOR NON-HABITABLE AREA CAL'CS

H	18.79' X 20.48' (GARAGE)	384.82 S.F.
I	8.00' X 12.10' (SHED)	96.80 S.F.
TOTAL (E) HABITABLE SPACE		481.62 S.F.

(E) UPPER FLOOR HABITABLE AREA CAL'CS

J	12.08' X 15.91'	192.19 S.F.
K	19.54' X 40.18'	785.12 S.F.
L	12.66' X 20.16'	255.22 S.F.
M	8.08' X 10.33'	83.46 S.F.
N	14.08' X 19.41'	273.29 S.F.
O	3.60' X 7.16'	25.77 S.F.
P	$\frac{14.47' + 19.54'}{2} \times 5.06$	86.04 S.F.
		1,701.09 S.F.

(E) ATTIC SPACE OVER 5' IN HEIGHT AREA CAL'CS

Q	21.00' X 21.00'	441.00 S.F.
TOTAL EXISTING		4,313.15 S.F.

COVERAGE

HOUSE FOOTPRINT	1,689.44 S.F.	
EXISTING DETACHED GARAGE	384.82 S.F.	
EXISTING SHED	96.80 S.F.	
S	12.08' X 19.71' (E) COV. PATO	238.09 S.F.
T	9.62' X 12.08' (E) COV. PORCH	116.21 S.F.
TOTAL COVERAGE		2,525.36 S.F.

FLOOR DIAGRAM & AREA CALCULATIONS

1/8" = 1'-0"

Agenda Item 3.
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1	1

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SHEET

A1.1



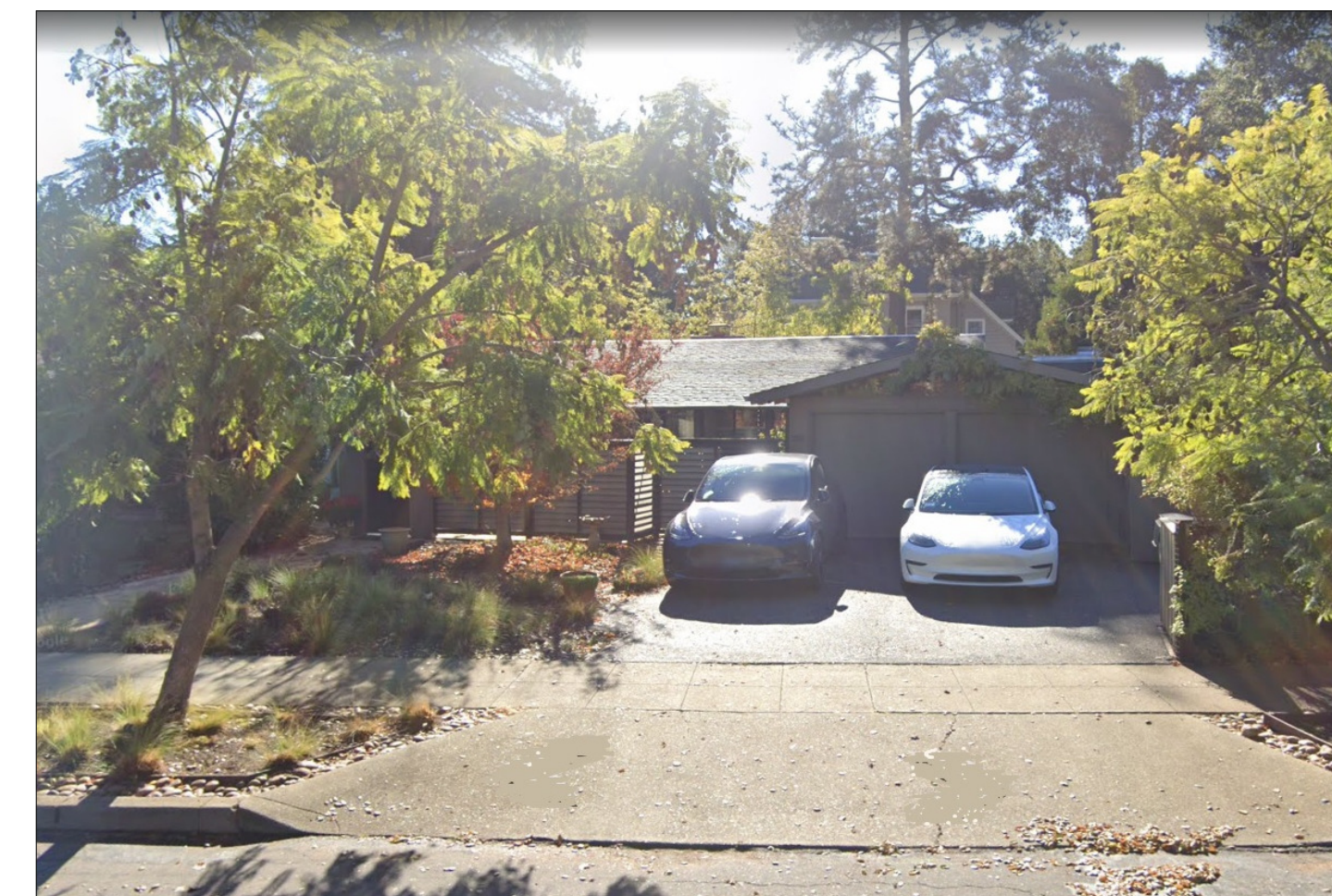
751 UNIVERSITY AVENUE



736 ORANGE AVENUE



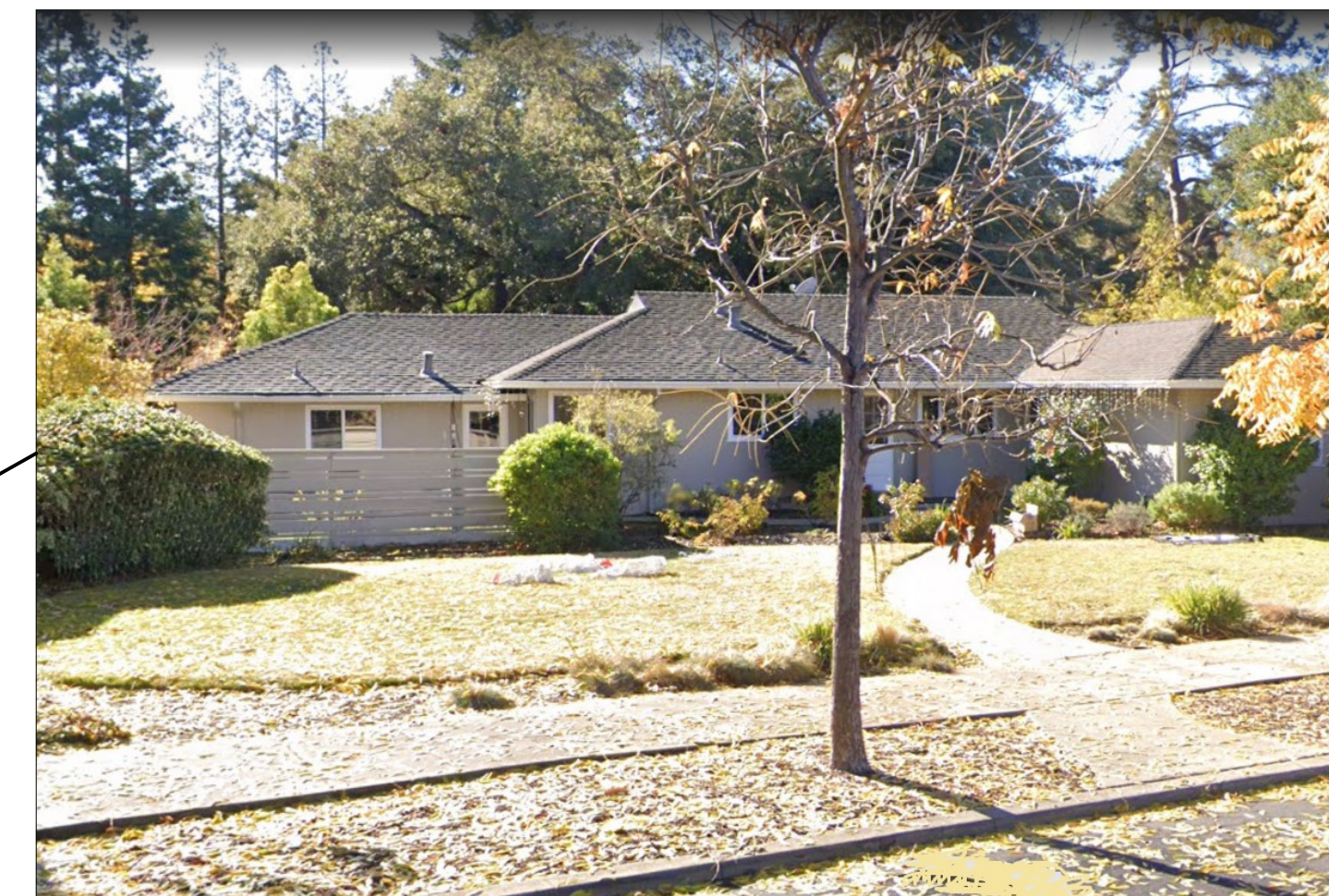
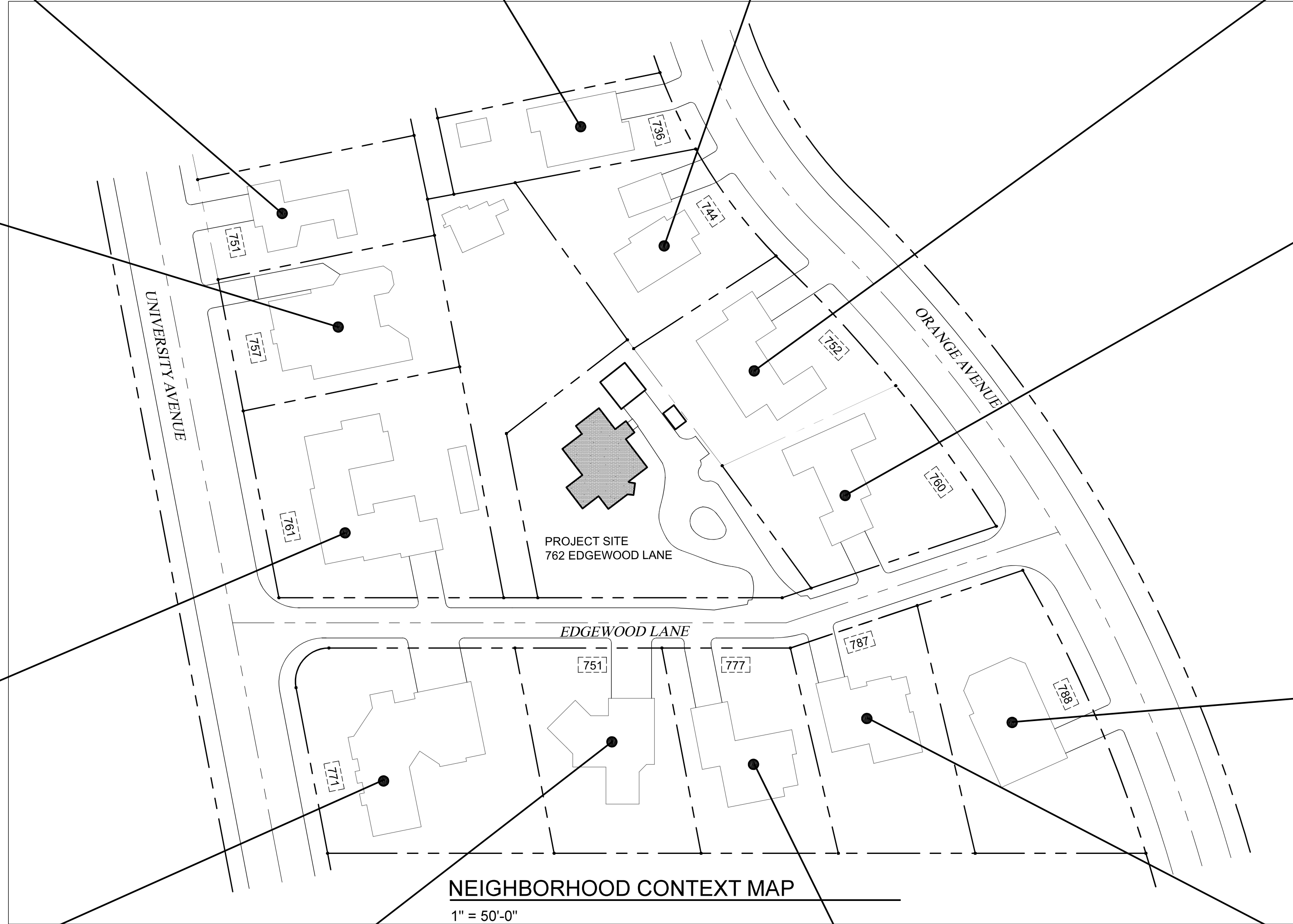
744 ORANGE AVENUE



752 ORANGE AVENUE



757 UNIVERSITY AVENUE



760 ORANGE AVENUE



761 UNIVERSITY AVENUE



788 ORANGE AVENUE



771 UNIVERSITY AVENUE



761 EDGEWOOD LANE



777 EDGEWOOD LANE



787 EDGEWOOD LANE

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GENERAL NOTES

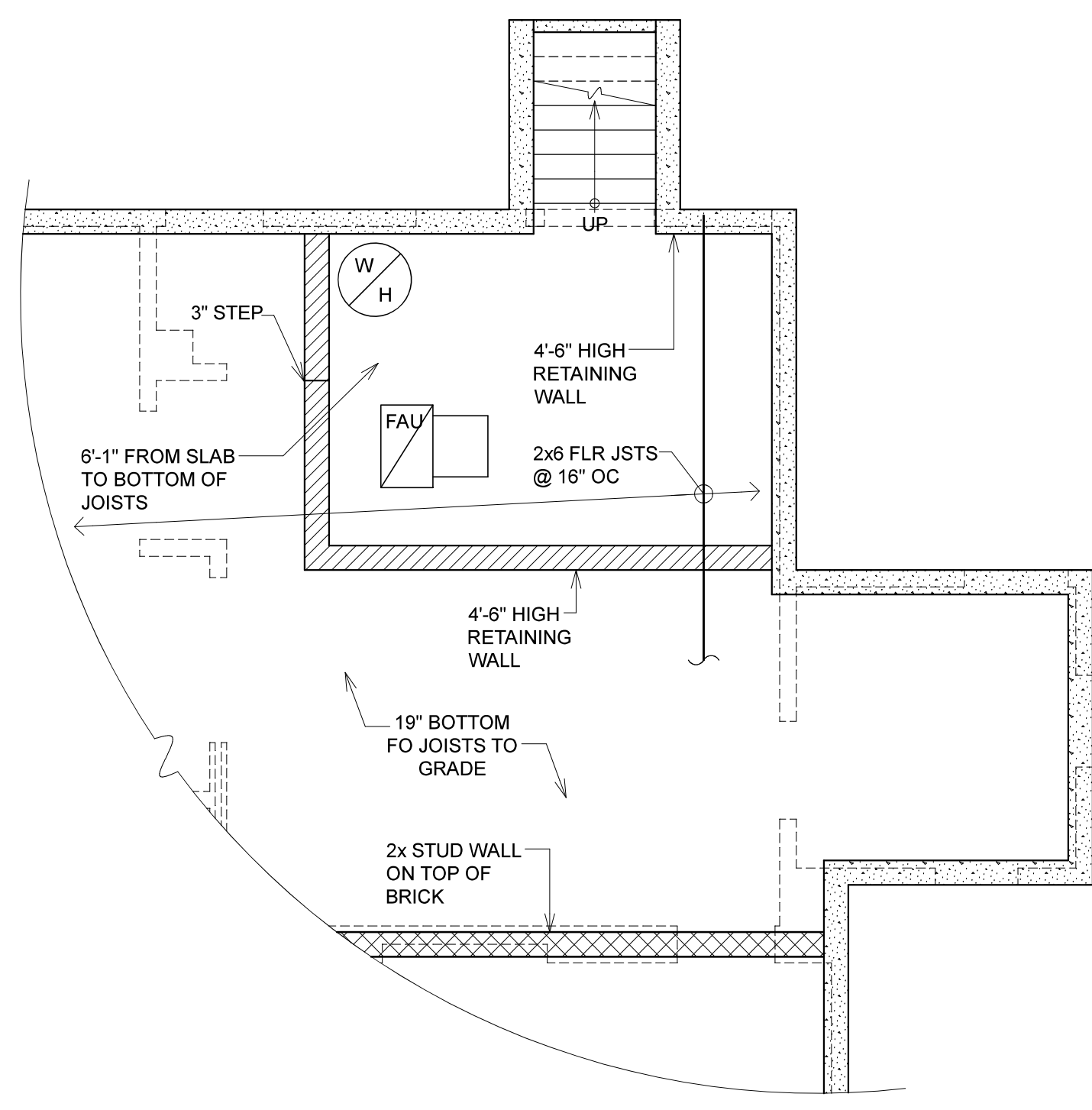
- I PLUMBING** CAP OFF, EXTEND OR RELOCATE AFFECTED WATER SUPPLY, DRAIN AND WASTE LINES AS REQUIRED
- II ELECTRICAL** REPLACE (OR RELOCATE AS REQUIRED) ALL EXISTING WIRING DAMAGED OR REMOVED DURING CONSTRUCTION
- III DUCTWORK** REPLACE, RELOCATE OR EXTEND (AS REQUIRED) ALL EXISTING DUCTWORK DAMAGED OR REMOVED DURING CONSTRUCTION
- IV BRACING** CONTRACTOR TO PROVIDE BRACING (WHEN REQUIRED) FOR AREAS WHERE WALLS ARE REMOVED AND WHERE TEMPORARY SUPPORT IS REQUIRED
- V DISPOSAL** ALL DEBRIS IS TO BE DISPOSED OF AT AN APPROVED DUMPING LOCATION
- VI HAZARDOUS MATERIALS** IF LEAD PAINT, ASBESTOS, ETC., ARE FOUND AT THE JOB SITE, STOP WORK IMMEDIATELY AND CONTACT OWNER AND C. D. A. FOR INSTRUCTIONS

DEMOLITION NOTES

- 1 DOORS** REMOVE, SALVAGE OR DISCARD PER OWNER
- 2 WINDOWS & SKYLIGHTS** REMOVE, SALVAGE OR DISCARD PER OWNER
- 3 CABINETRY** REMOVE, SALVAGE OR DISCARD PER OWNER
- 4 FLOOR COVERINGS** PROTECT EXISTING HARDWOOD FLOORS DURING CONSTRUCTION
- 5 LIGHT FIXTURES** REMOVE, SALVAGE OR DISCARD PER OWNER
- 6 APPLIANCES** REMOVE, SALVAGE OR DISCARD PER OWNER
- 7 LANDSCAPE** PROTECT WHERE POSSIBLE
- 8 FLATWORK** REMOVE AND DISCARD AS NEEDED
- 9 VENEER** N/A
- 10 ELECTRICAL METER** EXISTING TO REMAIN
- 11 GAS METER** EXISTING TO REMAIN

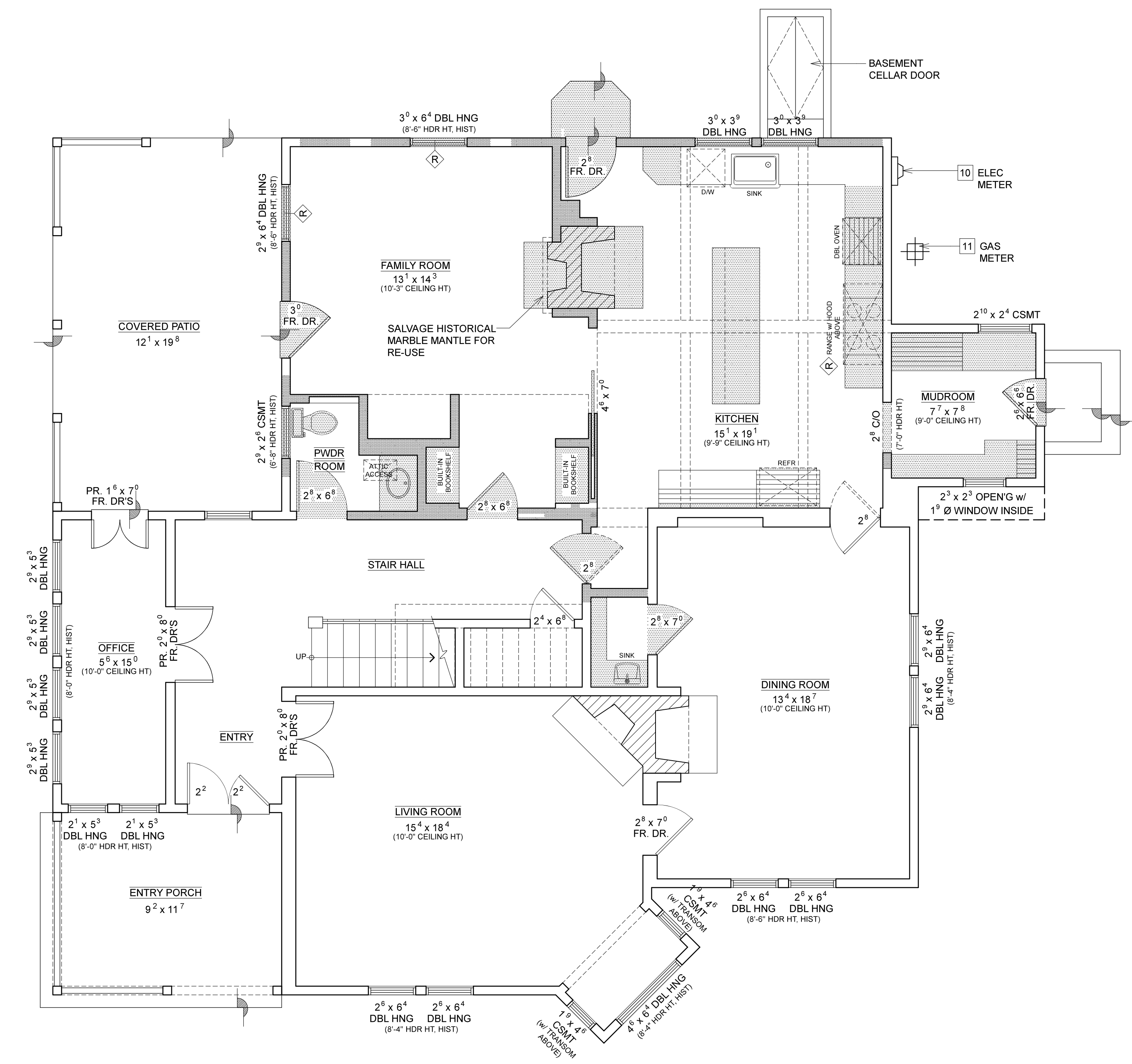
LEGEND

- EXISTING WALLS TO REMAIN
- EXISTING WALLS, CASEWORK, FIXTURES, ETC. TO BE REMOVED
- (E)** EXISTING TO REMAIN
- (R)** EXISTING TO BE REMOVED
- EXISTING TO BE RELOCATED



BASEMENT PLAN

1/4" = 1'-0"



MAIN FLOOR DEMOLITION PLAN

1/4" = 1'-0"

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GENERAL NOTES

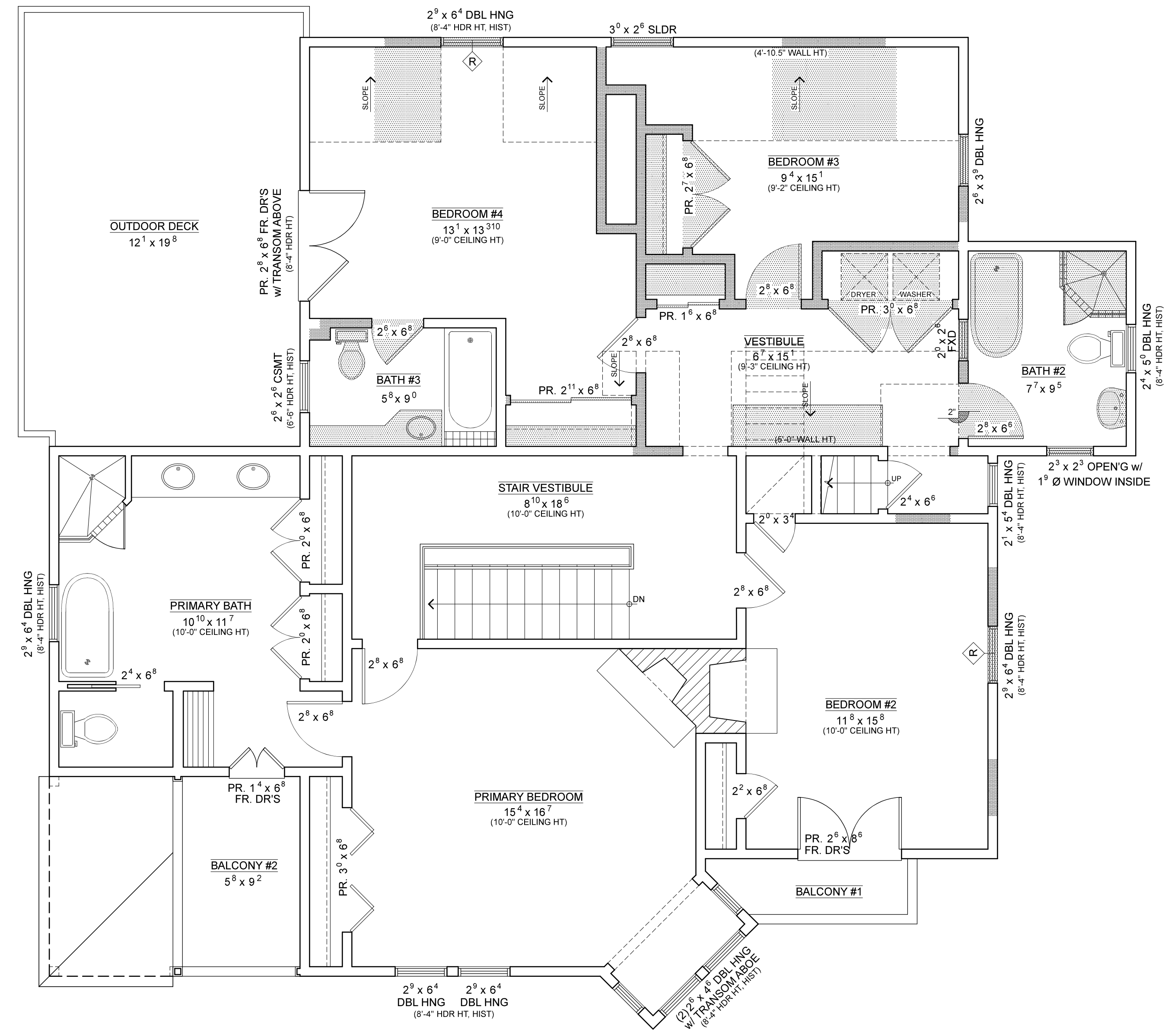
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- 9 VENEER N/A
- 10 ELECTRICAL METER EXISTING TO REMAIN
- 11 GAS METER EXISTING TO REMAIN

LEGEND

- EXISTING WALLS TO REMAIN
- EXISTING WALLS, CASEWORK, FIXTURES, ETC. TO BE REMOVED
- (E) EXISTING TO REMAIN
- (R) EXISTING TO BE REMOVED
- EXISTING TO BE RELOCATED



UPPER FLOOR DEMOLITION PLAN

1/4" = 1'-0"

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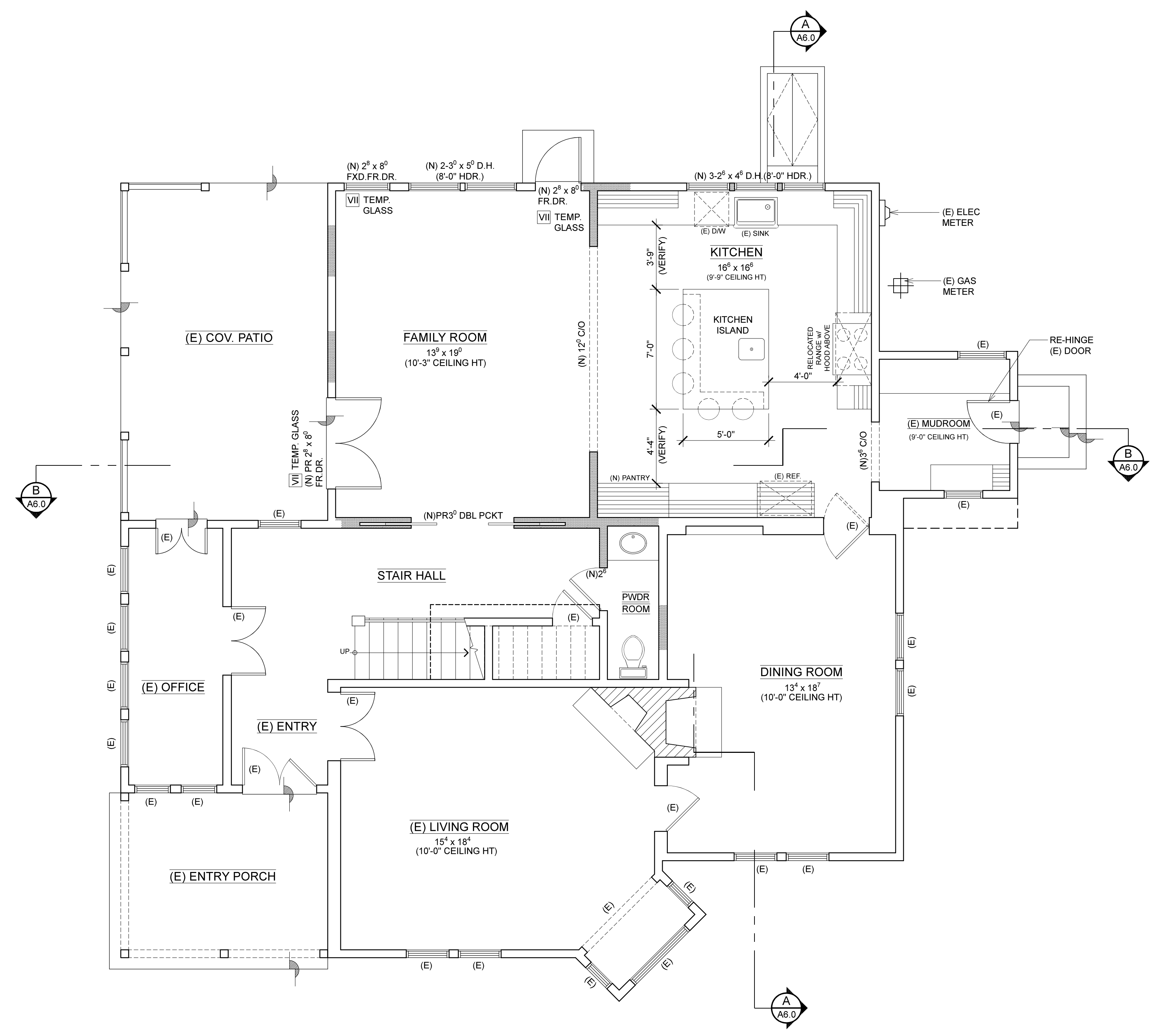
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SHEET

A2.1



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

GENERAL NOTES

- I EGRESS** ALL BEDROOMS TO HAVE WINDOWS MEETING EGRESS REQUIREMENTS PER SEC. 310 & 311 CRC 2022.
- 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. 1/2" GYPSUM BOARD (5/8" MIN. @ ATTIC) APPLIED TO THE GARAGE SIDE PER CRC SEC. R302.588. 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 1/2" THICK & SHALL BE SELF-CLOSING & SELF-LATCHING
- III STAIRWAYS** DESIGN SHALL CONFORM TO SEC. R311.7 CRC 2022. USABLE SPACE UNDER STAIR TO BE 1 HR. RATED CONSTRUCTION. 6'-8" MIN. HEADROOM CLEARANCE FROM TREAD NOSING TO SOFFIT ABOVE. STYLE & FINISH PER OWNER'S SPECIFICATIONS.
- 36" MINIMUM CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT (PROJECTION OF HANDRAIL INTO STAIRWAY TO BE 4.5" MAXIMUM ON EITHER SIDE)
- IV GUARDRAILS** DESIGN SHALL CONFORM TO SEC. R312.2 CRC 2022. 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 2022. STYLE AND FINISH PER OWNER SPECIFICATIONS
- VI FIREPLACE** DESIGN SHALL CONFORM TO CH. 10 CRC 2022, WITH NON-COMBUSTIBLE FACE & HEARTH. SEE SEC. R1001.9 CRC 2022 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 2022
- VIII FIRE BLOCKS** PROVIDE FIRE BLOCKING IN ALL AREAS AS DESCRIBED, OUTLINED & DEFINED IN SEC. R302.11, R302.8 & R1001.12 CRC 2022
- 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 2022 CPC)
- X SHOWERS** ALL SHOWERS SHALL CONFORM TO SECTION R307 2022 CRC
- ALL GLASS SHOWER ENCLOSURE TO BE OF TEMPERED GLASS
- ALL SHOWER DOORS SHALL OPEN SO AS TO MAINTAIN NOT LESS THAN 22 INCHES UNOBSTRUCTED OPENING FOR EGRESS (2022 CPC 408.5)
- XI WATER CONSERVING FIXTURES** ALL (N) PLUMBING FIXTURES (AS OUTLINED IN SEC. 402, 2022 CPC) SHALL CONFORM TO SEC. 402, 2019 CPC
- WATER CLOSETS TO HAVE A MAXIMUM WATER FLOW USE OF 1.2 GPF
- USE OF 1.28 GPF
- SHOWERHEADS TO HAVE A MAXIMUM FLOW USE OF 1.8 GPM @ 80 psi
- BATHROOM FAUCETS TO HAVE A MAXIMUM FLOW USE OF 1.2 GPM @ 80 psi
- KITCHEN SINK FAUCETS TO HAVE A MAXIMUM FLOW USE OF 1.8 GPM @ 80 psi

ROOM FINISH SCHEDULE

SEE ARCHITECTURAL SPECIFICATIONS SHEET FOR ABBREVIATIONS

ROOM NAME	FLOOR	BASEBOARD	WALLS	CEILING	RE-MARKS

LEGEND

- # WINDOW - SEE "WINDOW SCHEDULE" ON SHEET A - FOR FURTHER SPECIFICATIONS
- # DOOR - SEE "DOOR SCHEDULE" ON SHEET A - FOR FURTHER SPECIFICATIONS
- EXISTING WALLS TO REMAIN
- NEW WALLS
- E EXISTING
- N NEW
- R RELOCATED

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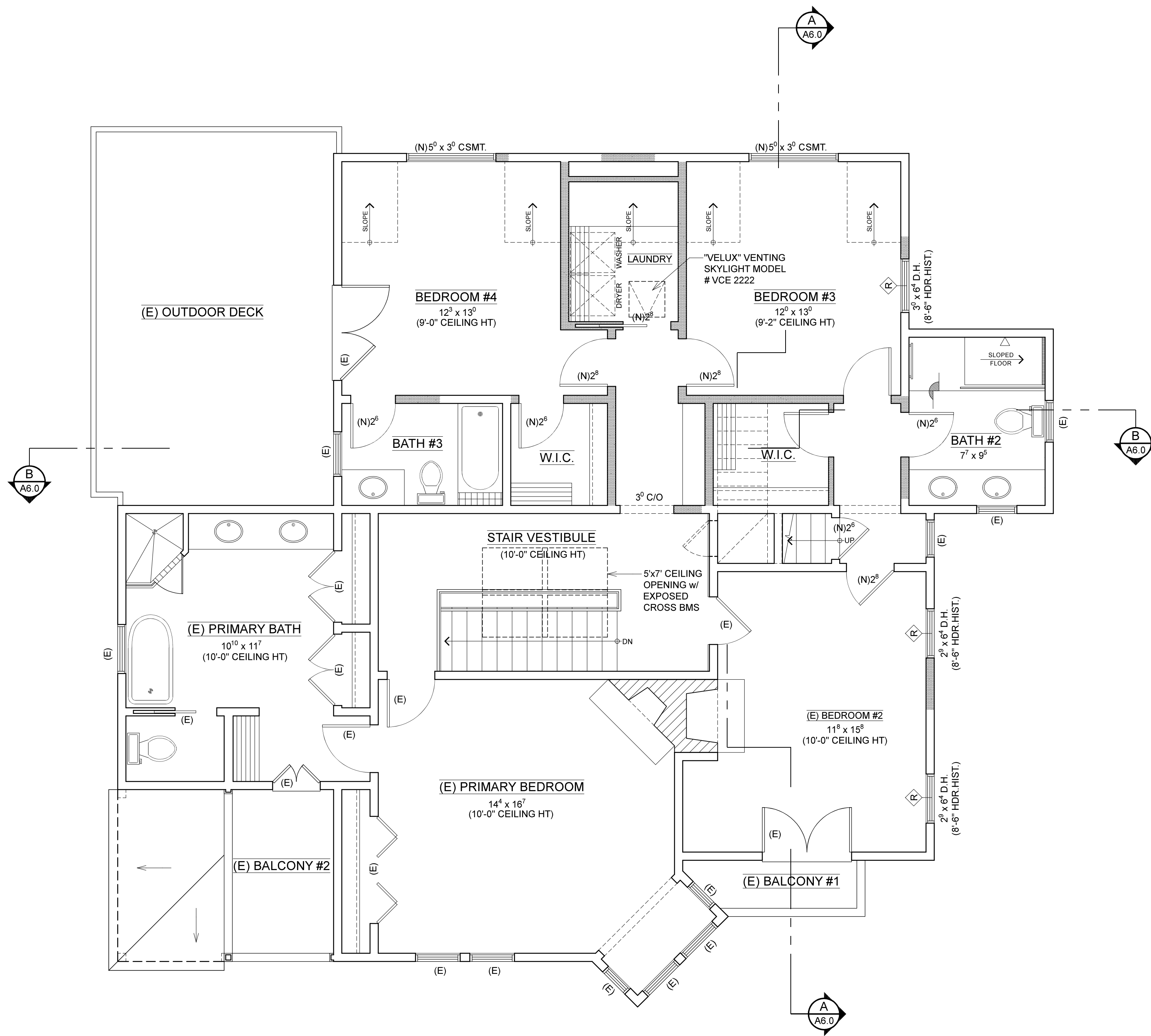
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SHEET

A3.0



PROPOSED UPPER FLOOR PLAN

1/4" = 1'-0"

GENERAL NOTES

- I EGRESS** ALL BEDROOMS TO HAVE WINDOWS MEETING EGRESS REQUIREMENTS PER SEC. 310 & 311 CRC 2022.
 - MIN. NET CLEAR OPENABLE AREA 5.7 S.F.
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ROOM FINISH SCHEDULE

SEE ARCHITECTURAL SPECIFICATIONS SHEET FOR ABBREVIATIONS

ROOM NAME	FLOOR	BASEBOARD	WALLS	CEILING	RE-MARKS

LEGEND

- WINDOW - SEE "WINDOW SCHEDULE" ON SHEET A - FOR FURTHER SPECIFICATIONS
- DOOR - SEE "DOOR SCHEDULE" ON SHEET A - FOR FURTHER SPECIFICATIONS
- EXISTING WALLS TO REMAIN
- NEW WALLS
- EXISTING
- NEW
- RELOCATED

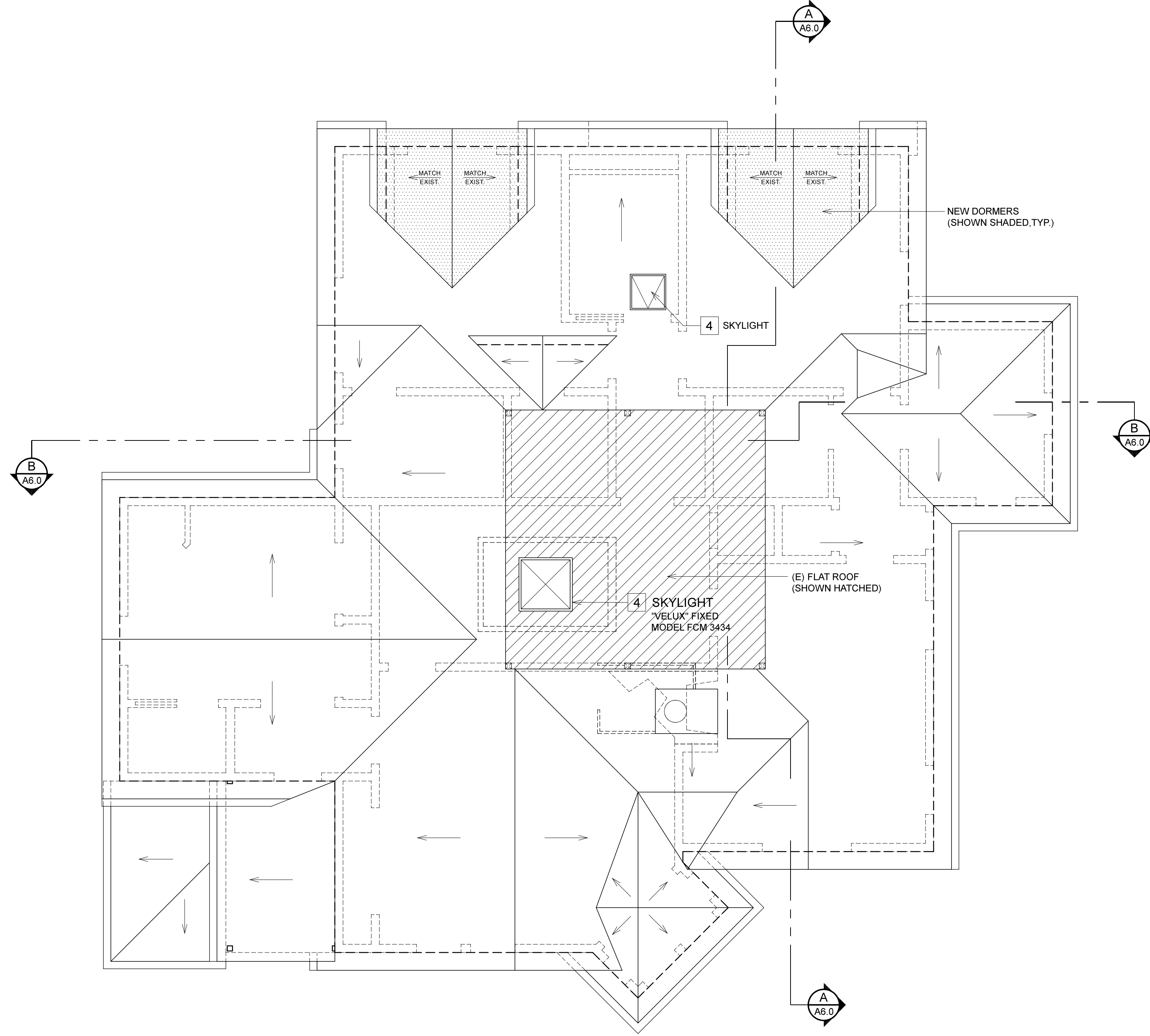
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SHEET
A3.1



ROOF PLAN

1/4" = 1'-0"

GENERAL NOTES

- I ROOF JACKS WHENEVER POSSIBLE, LOCATE ROOF JACKS WHERE THEY ARE NOT VISIBLE
- II VALLEY FLASHING 24 GA. G.I. "L" FLASHING @ ALL VALLEYS
- III CRICKET FLASHING 24 GA. G.I. OVER 1/2" D.F. CDX PLYWOOD (OR BETTER) - 1/2" MIN. SLOPE
- IV ATTIC VENTILATION PROVIDE ATTIC VENTILATION AS OUTLINED IN SEC. R806.2, 2022 CRC
- V FIREPLACE & CHIMNEY DESIGN AND CONSTRUCTION TO FOLLOW PARAMETERS AS OUTLINED IN CHAPTER 10 OF THE 2022 CRC

ROOF PLAN NOTES

- 1 ROOFING MATCH EXISTING FISHSCALE TYPE COMPOSITION SHINGLE
- 2 GUTTERS MATCH EXISTING OGEE GUTTER
- 3 DOWN SPOUTS MATCH EXISTING RECTANGULAR DOWNSPOUTS
- 4 SKYLIGHTS N/A

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SHEET

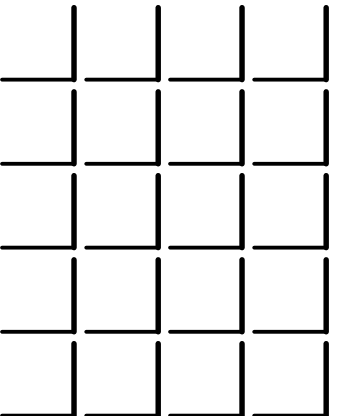
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SHEET
 A5.0

GENERAL NOTES

- I STUCCO REQUIREMENTS: 1) 3-COAT & 1/2" 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 2022)
- II FLUE CLEARANCE AS PER SECTION R1003.18 CRC 2022. 2'-0" ABOVE COMBUSTIBLE CONSTRUCTION @ 10'-0" AWAY
- III CHIMNEY BRACING AS PER CH. 10 CRC 2022
- IV SPARK ARRESTOR PROVIDE AS PER SEC. R1003.4.1 CRC 2022
- V TEMPERED GLASS PROVIDE TEMPERED SAFETY GLASS @ HAZARDOUS LOCATIONS PER SEC. R308.4 CRC 2022

EXT. MATERIAL NOTES

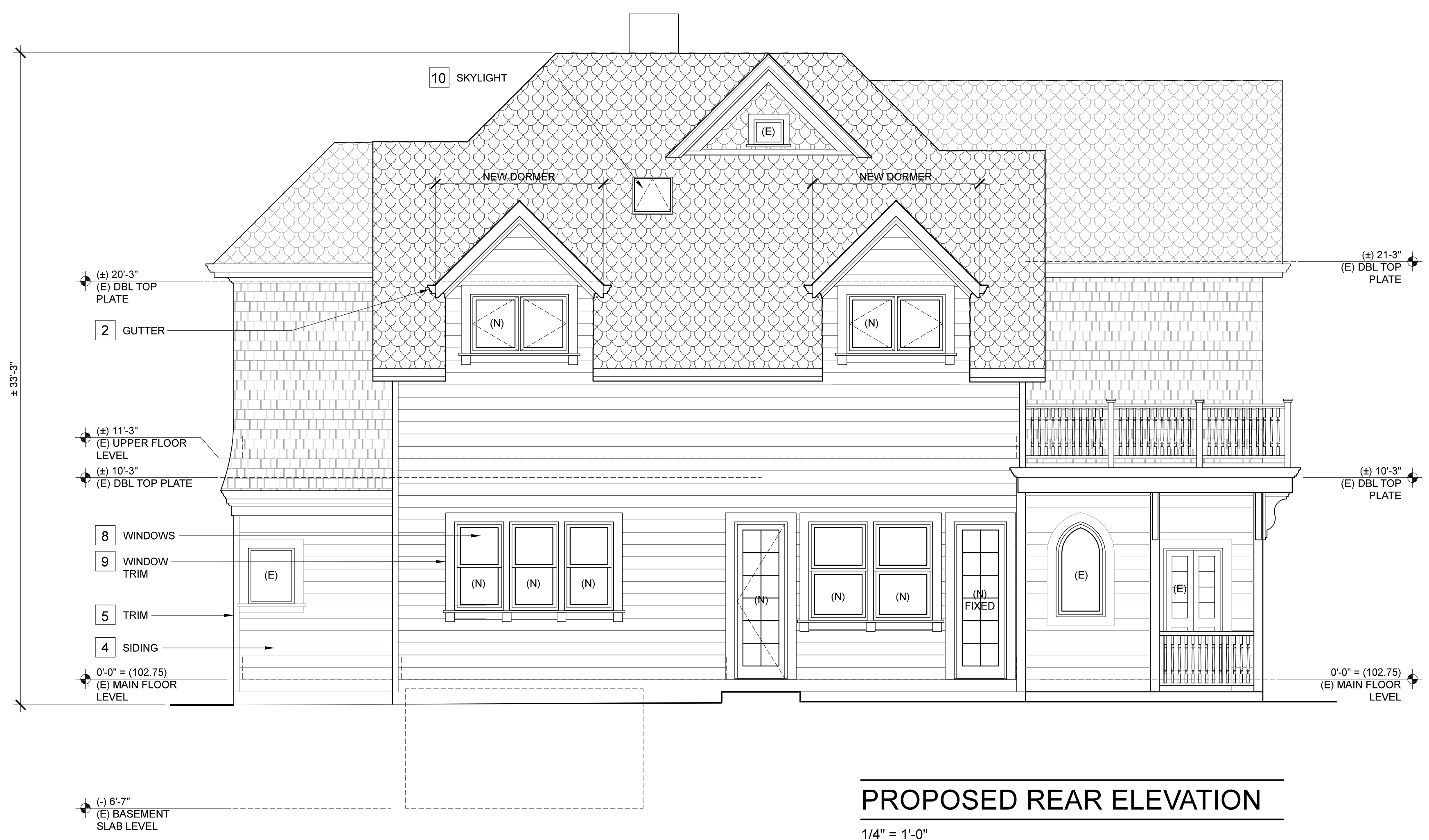
- 1 ROOFING MATCH EXISTING FISHSCALE TYPE COMPOSITION SHINGLE
- 2 GUTTER MATCH EXISTING OGEE GUTTER
- 3 DOWN SPOUTS MATCH EXISTING RECTANGULAR DOWNSPOUTS
- 4 SIDING MATCH EXISTING HORIZONTAL WOOD SIDINGS
- 5 TRIM MATCH EXISTING 2x WOOD TRIM
- 6 STUCCO N/A
- 7 VENEER N/A
- 8 WINDOWS DOUBLE GLAZED DOUBLE HANG WOOD WINDOWS
- 9 WINDOW TRIM MATCH EXISTING 2x WOOD TRIM AND APRON
- 10 SKYLIGHTS N/A
- 11 CHIMNEY EXISTING TO REMAIN

LEGEND

- # WINDOW - SEE "WINDOW SCHEDULE" ON SHEET A - FOR FURTHER SPECIFICATIONS
- # DOOR - SEE "DOOR SCHEDULE" ON SHEET A - FOR FURTHER SPECIFICATIONS



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



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

NOTE
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JOB SITE ADDRESS
 762 EDGEWOOD LANE
 LOS ALTOS, CA 94022

CLIENT (JOB No. 22320)
YANG - YOON RESIDENCE
 MAILING ADDRESS
 762 EDGEWOOD LANE, LOS ALTOS, CA 94022
 PHONE No. (408) 203-3773

CHAPMAN DESIGN ASSOCIATES
 620 S. EL MONTE AVENUE
 LOS ALTOS, CA 94022 (650) 941-8890

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SHEET

A5.1

GENERAL NOTES

- I STUCCO REQUIREMENTS: 1) 3-COAT & 1/2" 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 2022)
- II FLUE CLEARANCE AS PER SECTION R1003.18 CRC 2022. 2'-0" ABOVE COMBUSTIBLE CONSTRUCTION @ 10'-0" AWAY
- III CHIMNEY BRACING AS PER CH. 10 CRC 2022
- IV SPARK ARRESTOR PROVIDE AS PER SEC. R1003.4.1 CRC 2022
- V TEMPERED GLASS PROVIDE TEMPERED SAFETY GLASS @ HAZARDOUS LOCATIONS PER SEC. R308.4 CRC 2022

EXT. MATERIAL NOTES

- 1 ROOFING MATCH EXISTING FISHSCALE TYPE COMPOSITION SHINGLE
- 2 GUTTER MATCH EXISTING OGEE GUTTER
- 3 DOWN SPOUTS MATCH EXISTING RECTANGULAR DOWNSPOUTS
- 4 SIDING MATCH EXISTING HORIZONTAL WOOD SIDINGS
- 5 TRIM MATCH EXISTING 2x WOOD TRIM
- 6 STUCCO N/A
- 7 VENEER N/A
- 8 WINDOWS DOUBLE GLAZED DOUBLE HANG WOOD WINDOWS
- 9 WINDOW TRIM MATCH EXISTING 2x WOOD TRIM AND APRON
- 10 SKYLIGHTS N/A
- 11 CHIMNEY EXISTING TO REMAIN

LEGEND

- # WINDOW - SEE "WINDOW SCHEDULE" ON SHEET A - FOR FURTHER SPECIFICATIONS
- # DOOR - SEE "DOOR SCHEDULE" ON SHEET A - FOR FURTHER SPECIFICATIONS



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



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

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SHEET

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GENERAL NOTES

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- 10 SKYLIGHTS N/A
- 11 CHIMNEY EXISTING TO REMAIN

LEGEND

- # WINDOW - SEE "WINDOW SCHEDULE" ON SHEET A - FOR FURTHER SPECIFICATIONS
- # DOOR - SEE "DOOR SCHEDULE" ON SHEET A - FOR FURTHER SPECIFICATIONS



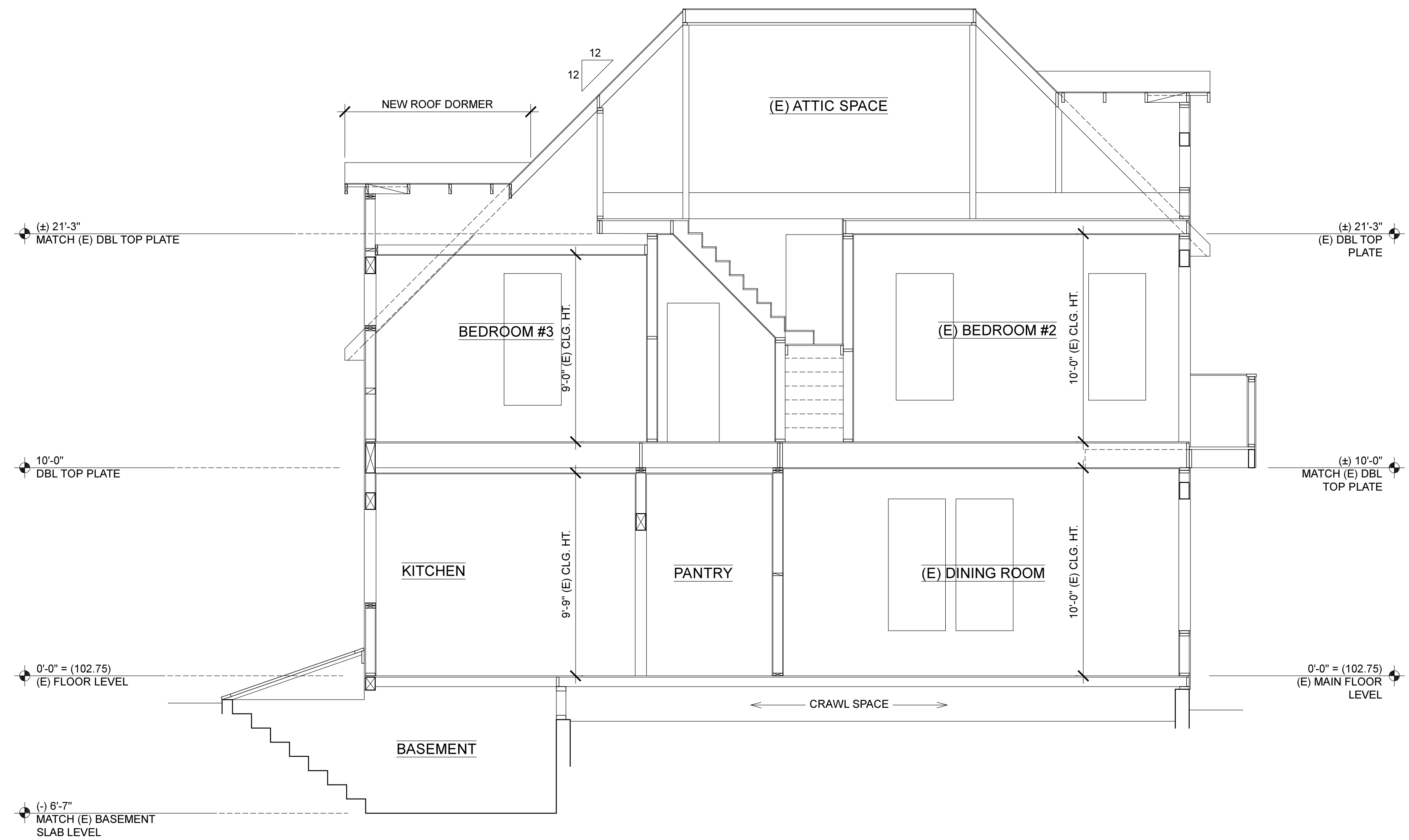
EXISTING LEFT SIDE ELEVATION

1/4" = 1'-0"



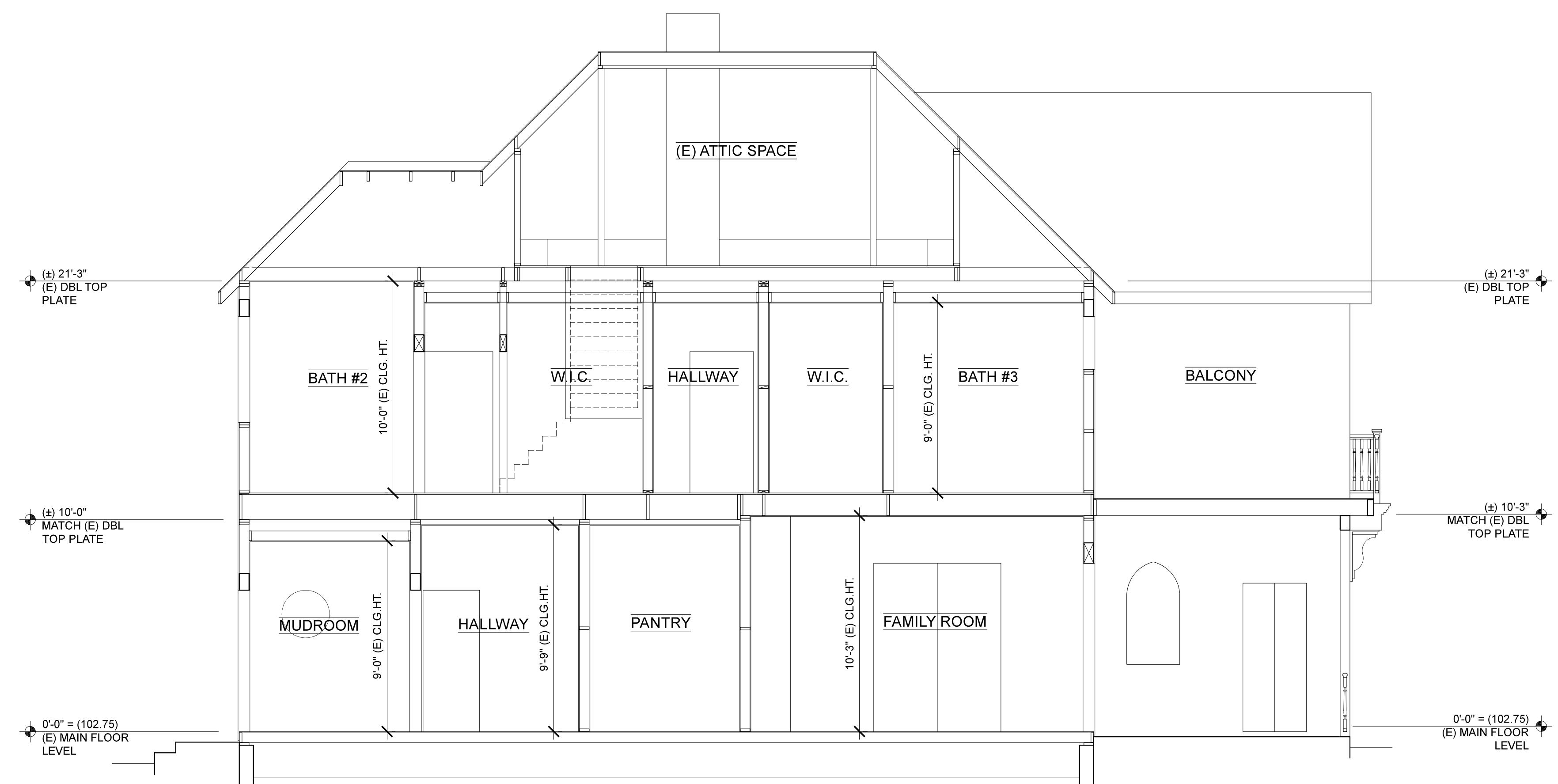
PROPOSED LEFT SIDE ELEVATION

1/4" = 1'-0"



CROSS SECTION A - A

1/4" = 1'-0"



CROSS SECTION B - B

1/4" = 1'-0"

SECTION NOTES

- 1 ROOF ROOF MATERIAL (SEE ROOF PLAN FOR TYPE) O/ 30# UNDERLAYMENT O/ SHEATHING (SEE SHEATHING SCHEDULE FOR TYPE) O/ RAFTERS (SEE ROOF PLAN AND/OR ROOF FRAMING SCHEDULE FOR TYPE/SIZE & SPACING). TYPICAL U.O.N.
- 2 CEILING @ ATTIC CEILING JOISTS (SEE FRAMING PLAN AND/OR FLOOR/CEILING FRAMING SCHEDULE FOR TYPE/SIZE & SPACING) w/ 1/2" SHEETROCK. TYPICAL U.O.N.
- 3 EXTERIOR WALL EXTERIOR FINISH (SEE EXTERIOR ELEVATIONS FOR TYPE) O/ 2 LAYERS CLASS "D" BUILDING PAPER O/ SHEATHING (SEE SHEATHING SCHEDULE FOR TYPE) O/ 2x4 STUDS @ 16"o.c. (2x6 STUDS @ MAIN PLUMBING WALLS) W/ DOUBLE 2x4 TOP PLATE & 2x4 SOLE PLATE W/ 1/2" SHEET ROCK @ INSIDE FACE. TYPICAL U.O.N.
- 4 INTERIOR WALL 2x4 STUDS @ 16"o.c. (2x6 STUDS @ MAIN PLUMBING WALLS) W/ DOUBLE 2x4 TOP PLATE & 2x4 SOLE PLATE W/ 1/2" SHEET ROCK BOTH SIDES. TYPICAL U.O.N.
- 5 FLOOR FLOOR SHEATHING (SEE SHEATHING SCHEDULE FOR TYPE) O/ FLOOR JOISTS (SEE FRAMING PLAN AND/OR FLOOR/CEILING FRAMING SCHEDULE FOR TYPE/SIZE & SPACING). TYPICAL U.O.N.
- 6 FLOOR w/ CEILING FLOOR SHEATHING (SEE SHEATHING SCHEDULE FOR TYPE) O/ FLOOR JOISTS (SEE FRAMING PLAN AND/OR FLOOR/CEILING FRAMING SCHEDULE FOR TYPE/SIZE & SPACING) W/ 1/2" SHEET ROCK. TYPICAL U.O.N.
- 7 CRAWL SPACE SLAB 16" CONCRETE SLAB w/ #5 @ 6" O.C. EA. WAY @ BOTTOM & #5 @ 10" O.C. @ TOP of APPROVED WATER PROOF MEMBRANE of 4" CRUSHED ROCK
- 8 CONCRETE SLAB 5" CONCRETE SLAB w/ #4 BARS @ 18" O.C. of 8" CLASS II CLEAN CRUSHED ROCK
- 9 GARAGE SLAB 5" CONCRETE SLAB w/ #4 BARS @ 18" O.C. of 15 mil VISQ of 8" CLASS II CLEAN CRUSHED ROCK
- 10 INSULATION ATTIC INSULATION R -
EXTERIOR WALL INSULATION R -
RAISED FLOOR INSULATION R -

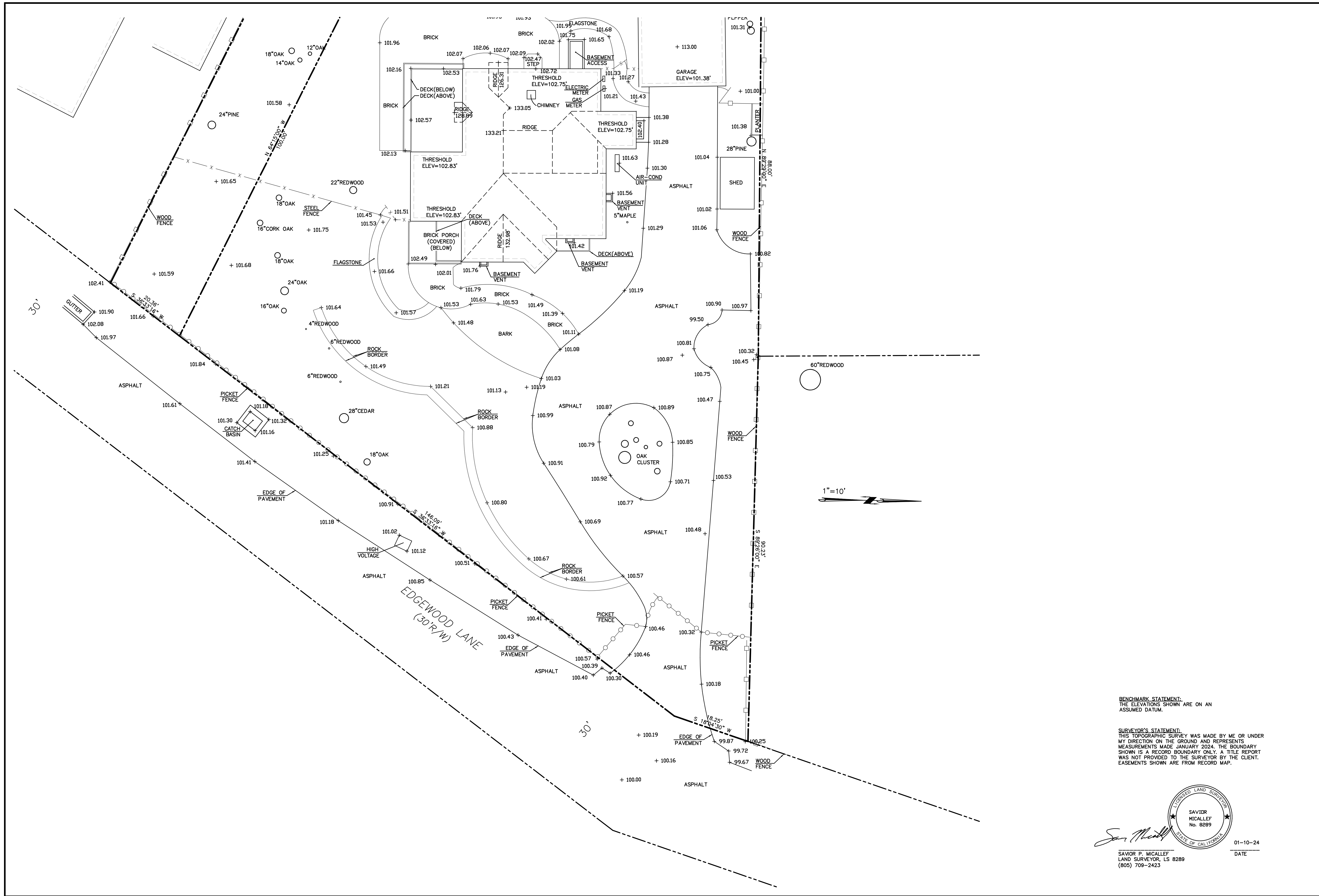
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 LOS ALTOS, CA 94022

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 LOS ALTOS, CA 94022 (650) 941-8890

SHEET
A6.0



BENCHMARK STATEMENT:
THE ELEVATIONS SHOWN ARE ON AN ASSUMED DATUM.

SURVEYOR'S STATEMENT:
THIS TOPOGRAPHIC SURVEY WAS MADE BY ME OR UNDER MY DIRECTION ON THE GROUND AND REPRESENTS MEASUREMENTS MADE JANUARY 2024. THE BOUNDARY SHOWN IS A RECORD BOUNDARY ONLY. A TITLE REPORT WAS NOT PROVIDED TO THE SURVEYOR BY THE CLIENT. EASEMENTS SHOWN ARE FROM RECORD MAP.



SAVOR P. MICALLEF
LAND SURVEYOR, LS 8289
(865) 708-2423

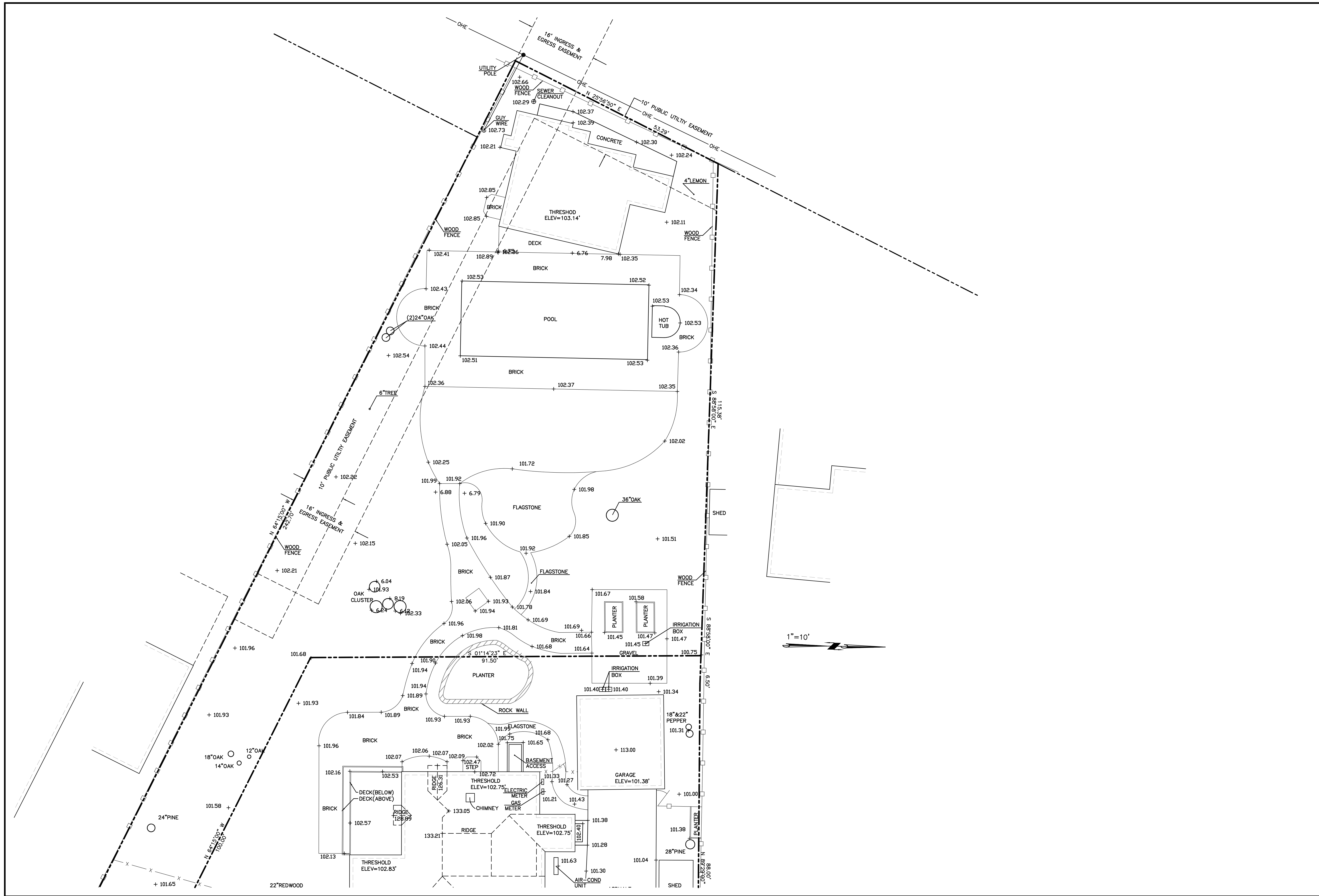
01-10-24
DATE

SAVOR P. MICALLEF LAND SURVEYING
521 WOODBINE DRIVE
SAN MATEO, CALIFORNIA, CA 94080
865 708-2423

TOPOGRAPHIC SURVEY OF
762 EDGEWOOD LANE
TOWN OF LOS ALTOS SAN MATEO COUNTY CALIFORNIA

Revisions	No.	Date	Scale	Design	Drawn	Approved	App. No.
		01-10-24	1"=10'	SPM	SPM		

Drawing Number: 1 OF 2



SAVIOR P. MICHALLEF LAND SURVEYING
 3211 WOOD DRIVE
 SAN FRANCISCO, CA 94080
 805/708-2423

TOWN OF LOS ALTOS SAN MATEO COUNTY CALIFORNIA

TOPOGRAPHIC SURVEY OF
 762 EDGEWOOD LANE

Revisions	No.	Date	Scale	Design	Drawn	Approved	App. No.
		01-10-24	1"=10'	SPM	SPM	SPM	

Drawing Number: 2 OF 2

762 Edgewood

Bob Pierce <drbobpierce@gmail.com>

Mon 8/26/2024 4:50 PM

To:Public Comment - HC <HCpubliccomment@losaltosca.gov>

Committee:

As an 84-year old 3rd generation Californian please allow me a comment on the proposal to make alterations to the home at 762 Edgewood Lane--it occurs to me that altering the windows to make the house more energy efficient is a gift to all of us in Los Altos. Old buildings take a lot of upkeep, which persuades me we should give Chapman his variance. And wish him well. Improving propoerty should not be held hostage by a structure being designated 'historic.'

Sincerely,

Robert Pierce

PhD History

731 Orange Avenue

Los Altos