




1035 Ray Ave
Design Review Committee
Presentation

July 15, 2020



Presentation Overview

- Guiding factors in project redesign
- AC unit placement
- Public Outreach
- Balcony & Architectural Discussion
 - By Steve Collum of RH Associates
- Landscape Discussion
 - By Pam Jones of Karen Aitken and Associates



Since the last presentation, we focused on addressing the key areas that the DRC raised concerns on. The changes to the plans specifically mitigate those concerns. We focused our efforts on ensuring:

- Compliance with the Los Altos Municipal Code
- Changes as recommended by the City Planning Staff
- Public outreach to the entire community



AC unit placement

- Existing location complies with Los Altos Municipal Code chapter 6.16
- Side yard neighbors have agreed to keep AC unit in current location
 - Agreed to provide units that generate the least amount of noise
 - Agreed to provide sound attenuation
 - The city recommended using Brimar sound blankets

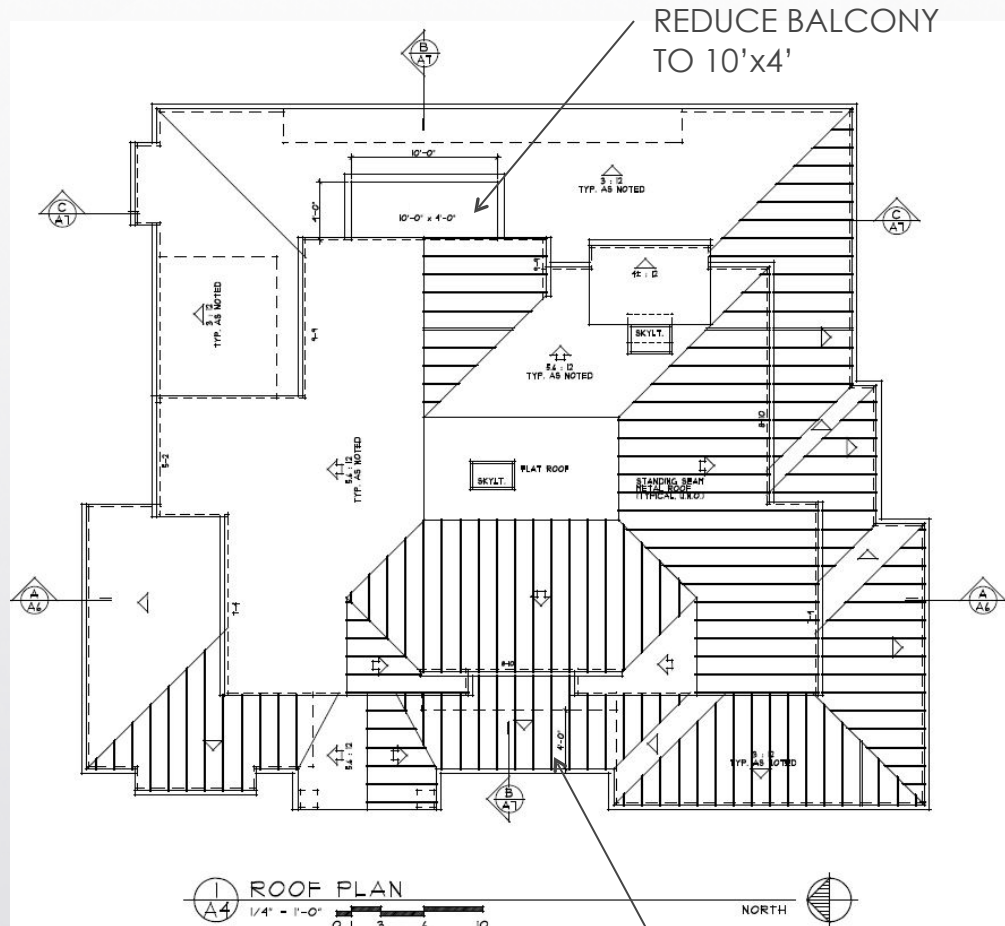
Public Outreach



Recent examples of second story balconies in Los Altos by RH Associates Architects

Job Name	Address	Second Story Balcony Depth	Distance from rear property line	Year
Vu Nguyen Residence	1050 Rosemont Ave	4'-0"	40'-0"	2019
Wang/Gu Residence	319 Lunada Ct.	4'-0"	38'-0"	2019
Dharan Residence	32 San Juan Ct.	12'-6"	36'-10"	2019
Bei-Yu Residence	1261 St. Joseph Ave	6'-0"	50'-0"	2019
Lui Residence	1035 Ray Ave	4'-0"	57'-4"	





REDUCE BALCONY
TO 10'x4'

INCREASE ROOF OVERHANG TO
ADD SHADOW AND RAISE ROOF TO
DECREASE SECOND STORY MASS



LUI RESIDENCE – ROOF PLAN



LUI RESIDENCE – 4 FOOT OVERHANG IN FRONT OF PARLOR





LUI RESIDENCE – 4 FOOT X 10 FOOT BALCONY





LUI RESIDENCE – 4 FOOT X 10 FOOT BALCONY





LUI RESIDENCE – 4 FOOT X 10 FOOT BALCONY





LUI RESIDENCE – 4 FOOT X 10 FOOT BALCONY





Acer palmatum
J. Maple Green Leaf 15 Gal.
4-5'3" x 3-4" (Height x Width)
c20' x c20' (At Maturity)
Growth Rate: Slow



Podocarpus gracilior
Fern Pine 36" Box
7-9' x 2-3" (Height x Width)
30-50' x 15-20' (At Maturity)
Growth Rate: Slow



Arbutus 'Marina'
Strawberry Tree 36" Box
8-9' x 2-3" (Height x Width)
25-40' x 20-30' (At Maturity)
Growth Rate: Moderate



Citrus 'Bears Lime'
Lime Tree 24" Box
4-5' x 2-3" (Height x Width)
15-20' x 12-15' (At Maturity)
Growth Rate: Moderate



Citrus Orange 'Valencia' Standard
Valencia Orange Tree 24" Box
4-5' x 2-3" (Height x Width)
15-20' x 12-15' (At Maturity)
Growth Rate: Moderate



Prunus salicina 'Santa Rosa'
Santa Rosa Plum Tree 24" Box
5-6' x 2-3" (Height x Width)
20-30' x 10-15' (At Maturity)
Growth Rate: Moderate



Pistacia chinensis
Chinese Pistache 36" Box
8-10' x 2-3" (Height x Width)
c30-60' x 30-40' (At Maturity)
Growth Rate: Moderate



Olea europaea 'Swan Hill'
Fruitless Olive 36" Box
4-5-6' x 3-4" (Height x Width)
c25' x c25' (At Maturity)
Growth Rate: Moderate



Eriobotrya japonica
Loquat 24" Box
7-9' x 3-4" (Height x Width)
20' x 20' (At Maturity)
Growth Rate: Fast



Prunus caroliniana
Carolina Laurel Cherry 15 Gal.
4-5' x 2-3" (Height x Width)
25-40' x 4-6' (At Maturity)
Growth Rate: Moderate to Fast



Thuja occidentalis 'Emerald Green'
Golden Pyramid Arborvitae 5 Gal.
4-5' x 1-2" (Height x Width)
10-15' x 3-4" (At Maturity)
Growth Rate: Moderate



Pittosporum tenuifolium
Blackstem Pittosporum 5 Gal.
7-9' x 1-2" (Height x Width)
16' x 6-8' (At Maturity)
Growth Rate: Moderate



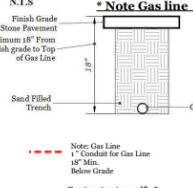
Dodonaea viscosa 'Purpurea'
Purple Hopsced Bush 5 Gal.
3-4' x 3-5" (Height x Width)
15' x 10-15' (At Maturity)
Growth Rate: Fast

Plant Legend

Botanical	Common	Quantity	Size	Water	Remarks
Tree					
Acer palmatum	Japanese Maple	1	15 Gallon	Medium, Extra in Summer	
Arbutus 'Marina'	Marina Strawberry Tree	1	36" Box	Low	
Citrus aurantifolia 'Bears Seedless'	Bears Seedless Lime	1	24" Box	Low	
Citrus sinensis 'Valencia'	Valencia Orange	1	24" Box	Medium	
Eriobotrya japonica	Loquat	1	24" Box	Very Low	
Olea europaea 'Swan Hill'	Swan Hill Fruitless Olive	1	36" Box	Very Low, Medium	
Pistacia chinensis	Chinese Pistache	1	36" Box	Low	
Prunus salicina 'Santa Rosa'	Santa Rosa Plum	1	24" Box	Medium, Extra in Summer	
Shrub					
Ceanothus 'Dark Star'	Dark Star Ceanothus	1	5 Gallon	Low	
Coleonema pulchellum 'Compacta'	Dwarf Breath of Heaven	3	1 Gallon	Medium	
Dodonaea viscosa 'Purpurea'	Purple Hop Bush	5	5 Gallon	Very Low, Extra in Summer	
Escallonia X exoniensis 'Frades'	Frades Compact Escallonia	2	1 Gallon	Low	
Lavandula angustifolia 'Hidcote'	Hidcote English Lavender	9	1 Gallon	Low	
Nandina domestica	Nandina, Heavenly Bamboo	1	5 Gallon	Low	
Pittosporum tenuifolium	Blackstem Pittosporum	12	5 Gallon	Medium	
Prunus caroliniana	Carolina Laurel Cherry	20	5 Gallon	Low	
Rhaphiolepis indica 'Clara'	White Indian Hawthorn	8	5 Gallon	Very Low	
Rhaphiolepis umbellata	Yeddo Hawthorn	3	5 Gallon	Low, Medium, Extra in Summer	
Salvia greggii 'Purple'	Purple Autumn Sage	13	1 Gallon	Medium, Extra in Summer	
Salvia leucantha	Mexican Sage	3	5 Gallon	Low	
Thuja occidentalis 'Emerald Green'	Green Pyramid Arborvitae	5	5 Gallon	Medium	
Ground Cover					
Dymondia margaritae	Dymondia, Rock Ditty	8	1 Gallon	Low	
Geranium X cantabrigense 'Blokovo'	Blokovo Geranium	10	1 Gallon	Low, Extra in Summer	
Trachelospermum jasminoides	Star Jasmine	3	1 Gallon	Low, Medium	Trained to Fence
Verbena 'Homestead Purple'	Homestead Purple Verbena	15	1 Gallon	Very Low, Low	
Vine					
Bougainvillea 'San Diego Red'	San Diego Red Bougainvillea	1	5 Gallon	Medium	
Perennial					
Salvia x sylvestris 'May Night'	May Night Meadow Sage	9	1 Gallon	Low	
Grass					
Chorodactylum elephantinum	Large Cape Rush	3	5 Gallon	Low	
Nassella tenuissima	Mexican Feather Grass	12	5 Gallon	Very Low	
Conifer					
Podocarpus gracilior	Fern Pine	2	36" Box	Low, Medium	

5 - 36" Trees Category 2

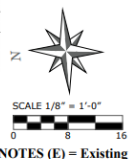
Gas Trench Detail



Low Voltage Lights- by FX Luminaire

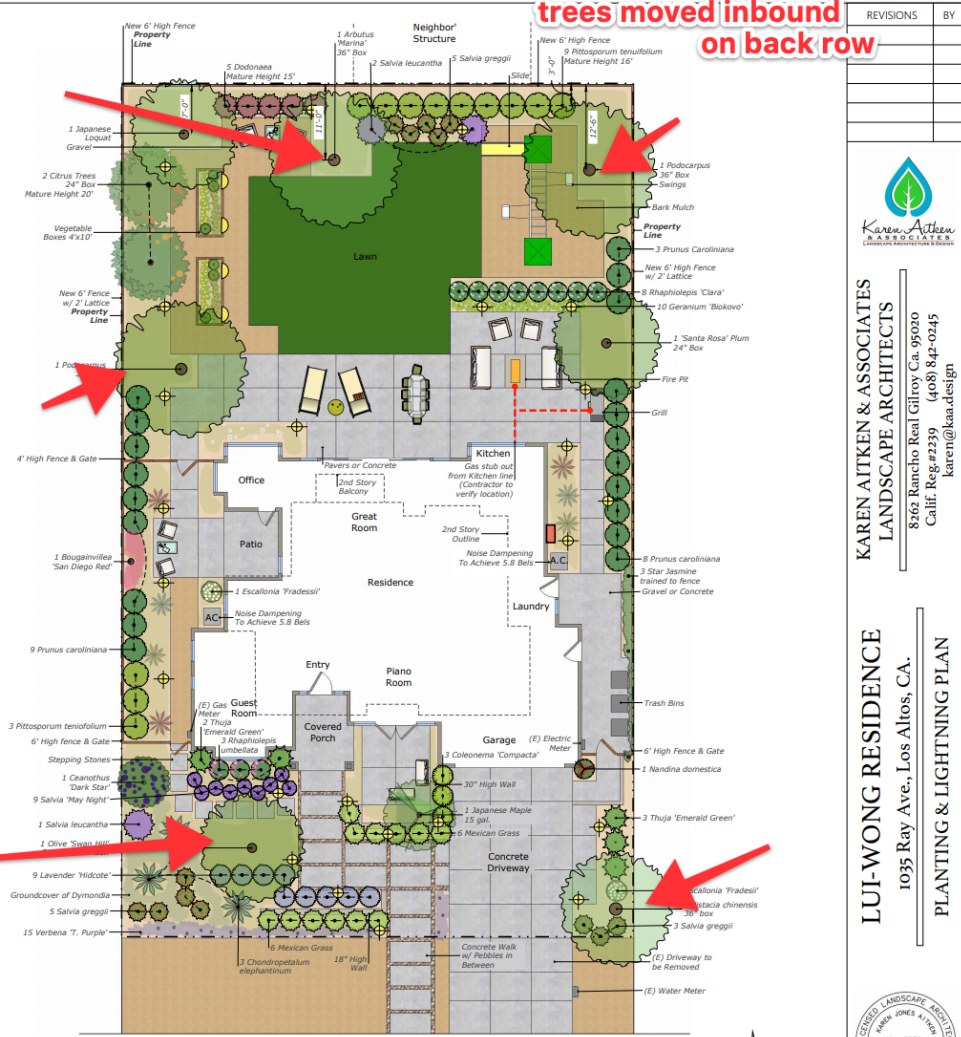
FIXTURE FINISHES: Prefer Copper . . . or . . . Antique Bronze as alternative

- Path Lights - FX -CB -3LED 4.2 WATT
- Tree Up-Lights- FX -CC-LED
- Lighting Transformer & Digital Controller FX - LX
- Wall Lights MS-1LED 2.0 WATT



* NOTES (E) = Existing

A minimum three inch (3") layer of mulch shall be applied on all exposed soil surfaces of planting areas.



REVISIONS | BY

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KAREN AITKEN & ASSOCIATES
LANDSCAPE ARCHITECTS

1035 Ray Ave., Los Altos, CA.

PLANTING & LIGHTING PLAN

DATE 07-15-20
SCALE 1/8" = 1'-0"
DRAWN SL & IN
JOB LUI-WONG

L-2

Thank you for your time in reviewing our project!

- END -



Acer palmatum
Japanese Maple
4-5' x 3'-4' (Height x Width)
<20' x <20' (At Maturity)
Growth Rate: Slow



Podocarpus gracilior
Fern Pine
36" Box
7'-9" x 2'-3" (Height x Width)
30-50' x 15-20' (At Maturity)
Growth Rate: Slow



Tristania laurina 'Elegant'
Elegant Water Gum
Tree 24"
8'-9" x 2'-3" (Height x Width)
25-40' x 10-20' (At Maturity)
Growth Rate: Slow



Olea europaea 'Majestic Beauty'
Majestic Beauty
Fruitless Olive
24" Box
4'-5" x 2'-4" (Height x Width)
<25' x <25' (At Maturity)
Growth Rate: Moderate



Citrus Orange 'Valencia' Standard
Valencia Orange Tree
24" Box
4'-5" x 2'-2'-5" (Height x Width)
15-20' x 12-15' (At Maturity)
Growth Rate: Moderate



Prunus salicina 'Santa Rosa'
Santa Rosa Plum
Tree 24"
3'-6" x 2'-3" (Height x Width)
20-30' x 10-15' (At Maturity)
Growth Rate: Moderate



Pistacia chinensis
Chinese Pistache
36" Box
8'-0" x 2'-3" (Height x Width)
<30'-60' x 20-40' (At Maturity)
Growth Rate: Moderate



Olea europaea 'Swan Hill'
Fruitless Olive
36" Box
4'-6" x 2'-4" (Height x Width)
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Growth Rate: Moderate



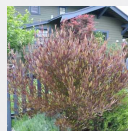
Prunus caroliniana
Carolina Laurel Cherry
15 Gal.
7'-9" x 1'-1" (Height x Width)
25-40' x 4'-6" (At Maturity)
Growth Rate: Moderate to Fast



Pittosporum tenuifolium
Blackstem Pittosporum
5 Gal.
12-16" x 10-14" (Height x Width)
16'-6" x 6'-8" (At Maturity)
Growth Rate: Moderate



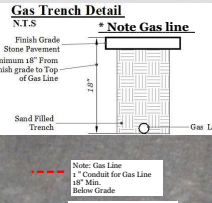
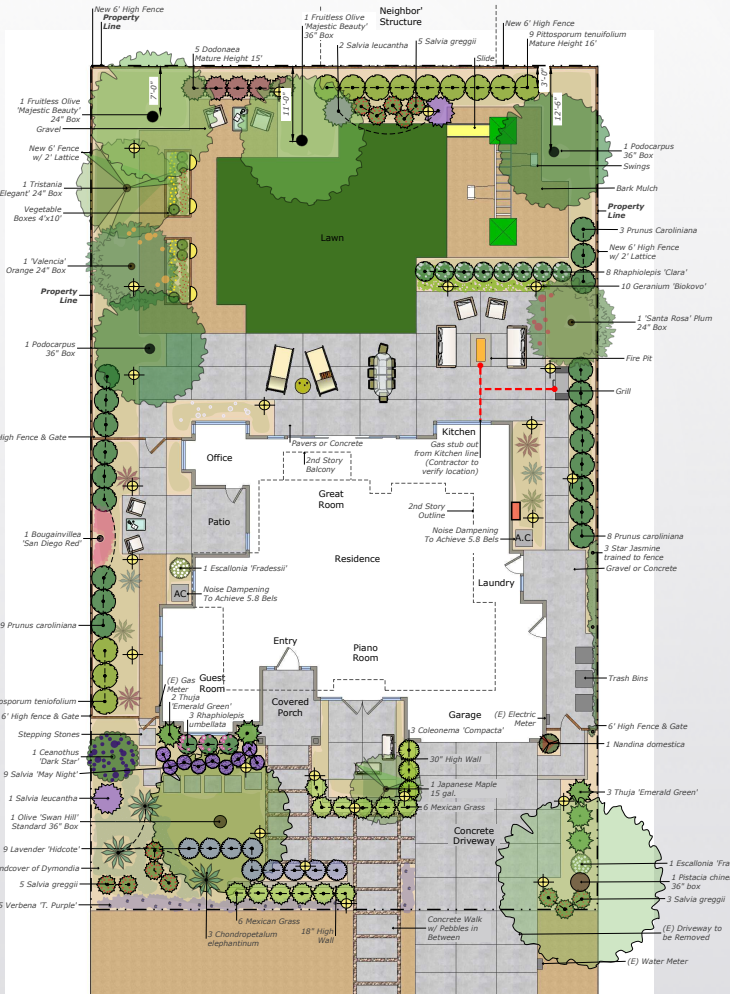
Thuja occidentalis 'Emerald Green'
Golden Pyramid Arborvitae
5 Gal.
4'-5" x 1'-2" (Height x Width)
10-15' x 2'-4" (At Maturity)
Growth Rate: Moderate



Dodonaea viscosa 'Purpurea'
Purple Hopsced Bush
5 Gal.
3'-4" x 1'-2" (Height x Width)
15' x 10'-15" (At Maturity)
Growth Rate: Fast

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Olea europaea 'Majestic Beauty'	Majestic Beauty Fruitless Olive	1	36" Box	Very Low, Medium	
Olea europaea 'Swan Hill'	Swan Hill Fruitless Olive	1	36" Box	Very Low, Medium	
Pistacia chinensis	Chinese Pistache	1	36" Box	Low	
Prunus salicina 'Santa Rosa'	Santa Rosa Plum	1	24" Box	Medium, Extra in Summer	
Tristania laurina 'Elegant'	Elegant Water Gum	1	24" Box	Very Low, Low, Medium	
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Ceanothus 'Dark Star'	Dark Star Ceanothus	1	5 Gallon	Low	
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Ground Cover					
Dymondia margaritae	Dymondia, Rock City	8	1 Gallon	Low	
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Grass					
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Conifer					
Podocarpus gracilior	Fern Pine	2	36" Box	Low, Medium	

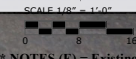
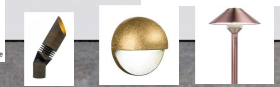


Ray Ave.

Low Voltage Lights- by FX Luminaire

EXTURE FINISHES: Prefer Copper . . . or . . . Antique Bronze as alternative

- ◆ Path Lights - FX-CB-3LED 4.2 WATT
- ▽ Tree Up-Lights- FX-CC-LED
- Lighting Transformer & Digital Controller FX-LX
- ▲ Wall Lights MS-ILED 2.0 WATT



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A minimum three inch (3") layer of mulch shall be applied on all exposed soil surfaces of planting areas.

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LUI-WONG RESIDENCE
 1035 Ray Ave., Los Altos, CA.
PLANTING & LIGHTNING PLAN

DATE	07-15-20
SCALE	1/8" = 1'-0"
DRAWN	SL & JN
JOB	LUI-WONG

L-2