

SECOND STORY ADDITION

1833 HILLVIEW DRIVE
SAN LEANDRO, CA 94577

PLANNING SUBMITTAL PACKAGE

MAJOR VIEW PRESERVATION FOR HEIGHT EXCEPTION

EXHIBIT A
BZA December 2nd, 2012
PLN21-0019

DESIGN EVEREST, INC.



365 FLOWER LANE
MOUNTAIN VIEW, CA 94043

FOR SALES:

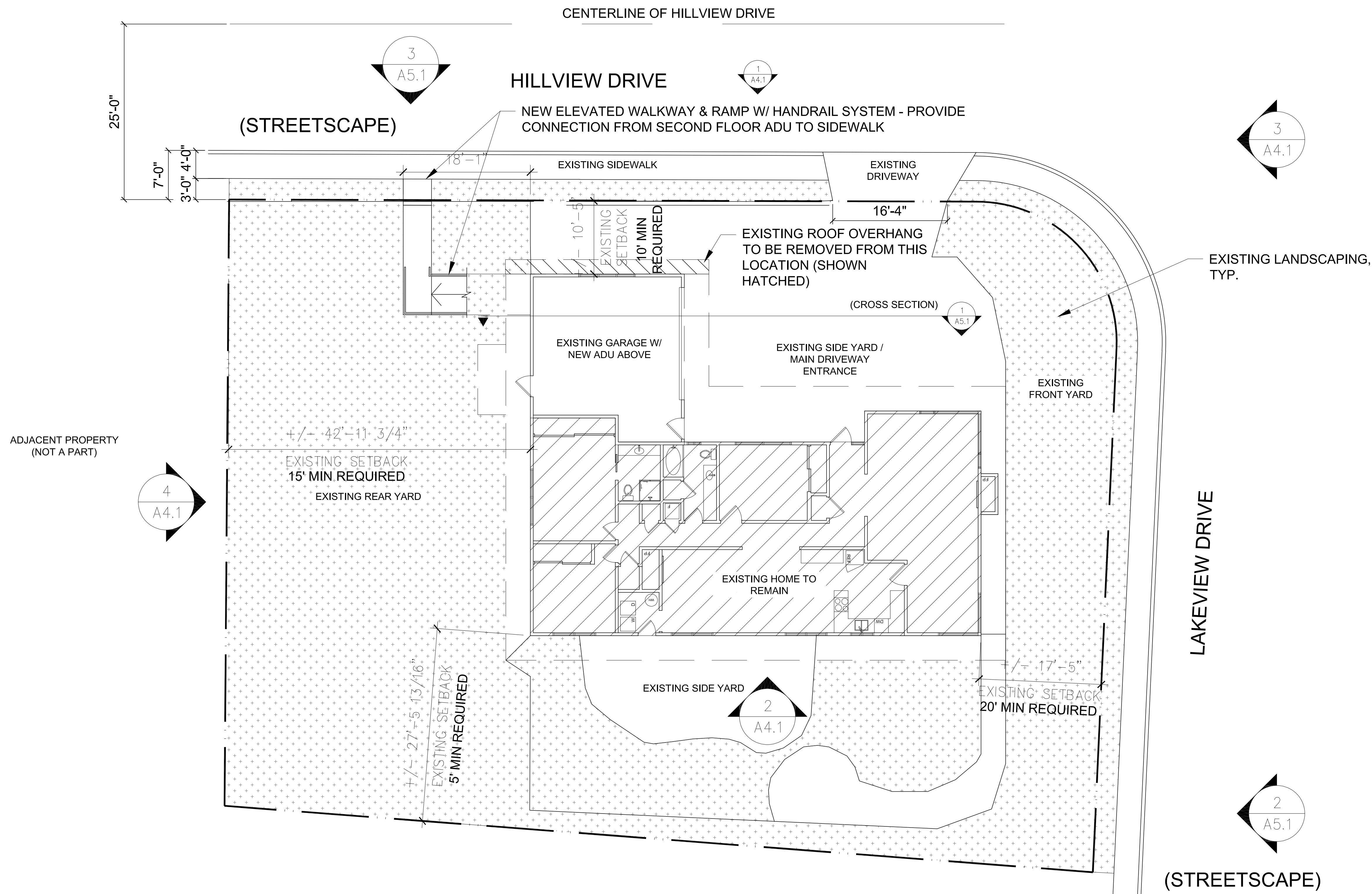
PHONE: (888) 311-3015

FOR CONSTRUCTION SUPPORT:

PHONE: (888) 512-3152

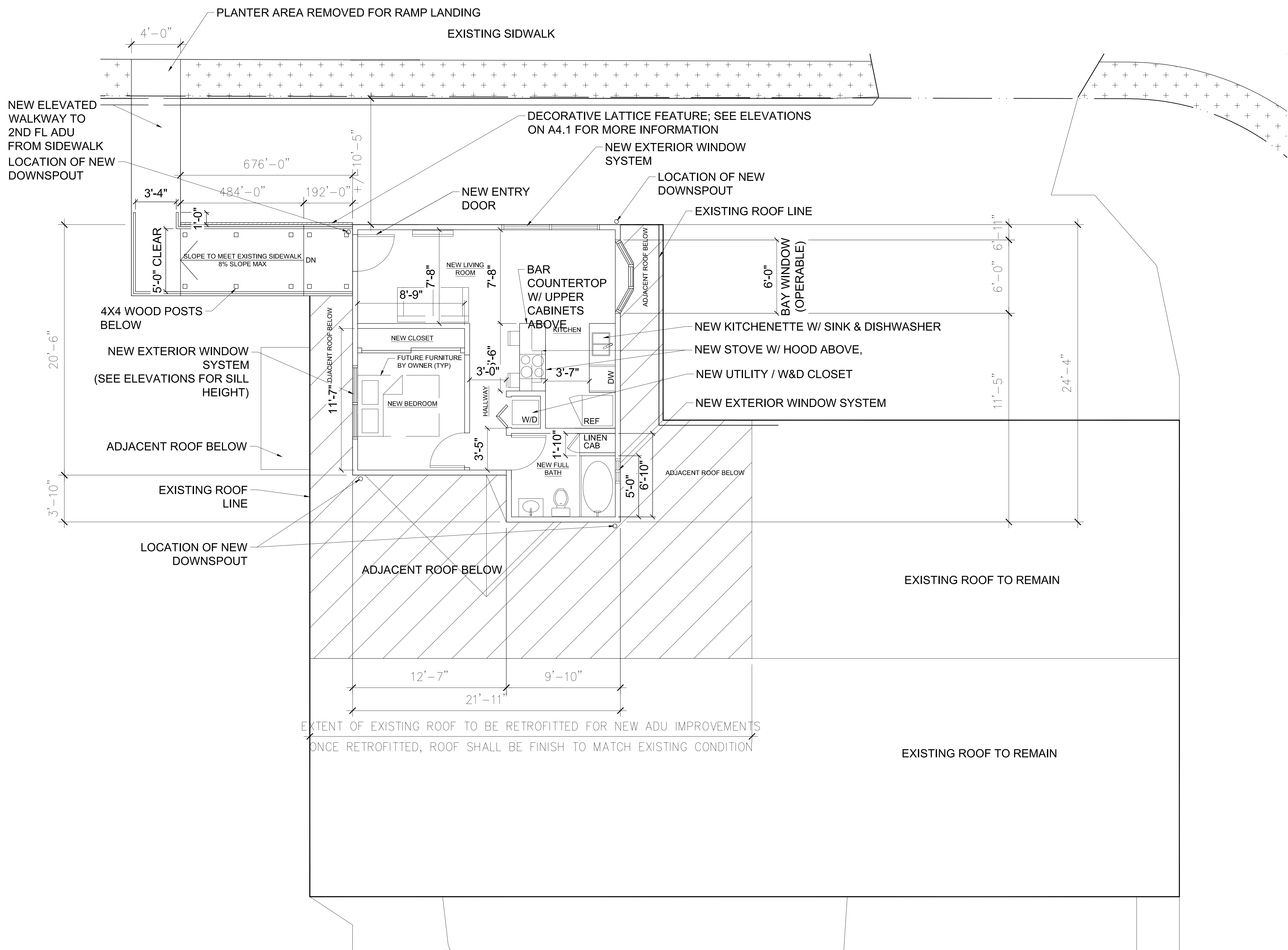
EMAIL: constructionsupport@designeverest.com

SYMBOLS		OWNER	SITE DATA	SHEET INDEX	
OFFICE OFFICE 0000 ROOM NAME ROOM NUMBER NEW DOOR EXISTING DOOR X XX DETAIL REFERENCE SHEET NUMBER X XX DETAIL SECTION REFERENCE SHEET NUMBER X XX DETAIL SECTION REFERENCE SHEET NUMBER X XX EXTERIOR ELEVATION REFERENCE SHEET NUMBER A X XX B C INTERIOR ELEVATION VIEW INTERIOR ELEVATION REFERENCE SHEET NUMBER REVISION ELECTRICAL DUPLEX OUTLET ELECTRICAL QUADPLEX OUTLET \$ LIGHT SWITCH PHONE/DATA OUTLET XX WALL TYPE - SEE SECTIONS ON A5.2 XX NEW WINDOW MARK - SEE A3.1 XXX NEW DOOR MARK - SEE A3.1 X'-X" CEILING HEIGHT, SEE RCP TOP OF FLOOR SLAB ELEV. +0'-0" ELEVATION MARKER		GLENN BROWN 1833 HILLVIEW DRIVE SAN LEANDRO, CA 94577 P: (925) 984-7137 E: GLENNRBROWN@YAHOO.COM	PROJECT DATA ZONING (EXISTING) RS-VP / RESIDENTIAL SINGLE FAMILY GENERAL PLAN RL GP DESCRIPTION LOW DENSITY RESIDENTIAL SPECIAL FLOOD HAZARD AREA N FLOOD ZONE 2018 NONE PARCEL NUMBER 79-26-86 OCCUPANCY TYPE RS CONSTRUCTION TYPE VB TOTAL SITE AREA 10,614 SF (0.243 AC.) BUILDING AREA (EXISTING) EXISTING HOUSE AREA TO REMAIN 1,894 SF EXIST. GARAGE AREA 477 SF EXIST. DRIVEWAY AREA 1399 SF (1/2) COVERED PORCH AREA (ZR 2.04.328) 330 / 2 = 165 SF EXISTING FLOOR AREA 1,894 SF < 4000 SF EXIST. LOT COVERAGE (1,894 +477 + 165) = 2,536 / 10,614 =23.8% NEW ADU IMPROVEMENTS 2ND STORY ADU 490 SF NEW EXTERIOR RAMP 345 SF TOTAL BUILDING AREA EXISTING HOUSE AREA TO REMAIN 1,894 SF MAX FLOOR AREA 2500 + 1500 + 61 = 4061 SF (4000 MAX) MAX LOT COVERAGE 10,614 X 50% = 5,307 SF TOTAL PROPOSED FLOOR AREA 1,894 + 490 = 2,384 SF TOTAL PROPOSED LOT COVERAGE: (2,384 +477 + 165 + 345) = 3,371 / 10,614 = 31.7%	A0.1 COVER SHEET / PROJECT INFORMATION A1.1 EXISTING SITE PLAN/ FLOOR PLAN A1.2 PROPOSED SITE PLAN A2.1 PROPOSED 2ND FLOOR PLAN/ ADU PLAN A4.1 EXTERIOR ELEVATIONS – EXIST. AND PROPOSED A4.1a PROPOSED ELEVATION FINISHES A5.1 CROSS SECTION AND STREETSCAPE ELEVATIONS SD.1 ELEVATION RENDERINGS	COVER SHEET / PROJECT INFORMATION SECOND STORY ADDITION MAJOR VIEW PRESERVATION FOR HEIGHT EXCPETION 1833 HILLVIEW DRIVE SAN LEANDRO, CA. 94577
				DESCRIPTION MAJOR VIEW PRESERV. - PLANNING SBMTL. MIR VIEW PRESERV. - PLANNING RESUBMTL MIR VIEW PRESERV - PLANNING RESUBMTL MIR VIEW PRESERV - PLANNING RESUBMTL	
				DATE 01/15/21 04/09/21 07/30/21 09/27/21	
				REV	
				DATE: AS NOTED SCALE: AS NOTED DRAWN BY: MF CKD BY: ND PROJECT #: 202009027	
				A0.1	



PROPOSED SITE PLAN
1/8" = 1'-0"

 DESIGN EVEREST, INC. 365 FLOWER LANE MOUNTAIN VIEW, CA 94043 FOR SALES: PHONE: (888) 311-3015 FOR CONSTRUCTION SUPPORT: PHONE: (888) 512-3152 EMAIL: constructionsupport@designeverest.com		PROPOSED SITE PLAN	
SECOND STORY ADDITION MAJOR VIEW PRESERVATION FOR HEIGHT EXCPETION		DESCRIPTION	
REV	DATE	MAJOR VIEW PRESERV. - PLANNING SBMTL.	
	01/15/21	MIR VIEW PRESERV. - PLANNING RESUBMTL	
	04/09/21	MUR VIEW PRESERV. - PLANNING RESUBMTL	
	07/30/21	MUR VIEW PRESERV. - PLANNING RESUBMTL	
	09/27/21	MUR VIEW PRESERV. - PLANNING RESUBMTL	
DATE:		AS NOTED	
SCALE:		AS NOTED	
DRAWN BY:		MF	
CKD BY:		ND	
PROJECT #:		202009027	
A1.2			



PROPOSED 2ND FLOOR/ ADU PLAN

1/4" = 1'-0"

DESIGN EVEREST, INC.
365 FLOWER LANE
MOUNTAIN VIEW, CA 94043
FOR SALES:
PHONE: (888) 311-3015
FOR CONSTRUCTION SUPPORT:
PHONE: (888) 512-3152
EMAIL: construction@designeverest.com

PROPOSED 2ND FLOOR/ ADU PLAN
SECOND STORY ADDITION
MAJOR VIEW PRESERVATION FOR HEIGHT EXCPTION
1833 HILLVIEW DRIVE
SAN LEANDRO, CA. 94577

REV	DATE	DESCRIPTION
	01/15/21	MAJOR VIEW PRESERV. - PLANNING SBMTL.
	04/09/21	MIR VIEW PRESERV. - PLANNING RESUBMTL
	07/30/21	MIR VIEW PRESERV. - PLANNING RESUBMTL
	09/27/21	MIR VIEW PRESERV. - PLANNING RESUBMTL

DATE: AS NOTED
SCALE: AS NOTED
DRAWN BY: MF
CKD BY: ND
PROJECT #: 202009027

A2.1

SECOND STORY ADDITION
MAJOR VIEW PRESERVATION FOR HEIGHT EXCPECTION
100% FULL VIEW DRIVE

REV	DATE	DESCRIPTION
	01/15/21	MAJOR VIEW PRESERV. - PLANNING SBMTL
	04/09/21	MJR VIEW PRESERV. - PLANNING RESUBMTL
	07/30/21	MJR VIEW PRESERV. - PLANNING RESUBMTL
	09/27/21	MJR VIEW PRESERV. - PLANNING RESUBMTL

DATE:	AS NOTED
SCALE:	AS NOTED
DRAWN BY:	MF
CKD BY:	ND
PROJECT #:	202009027

A4.1

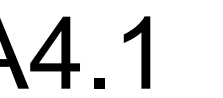
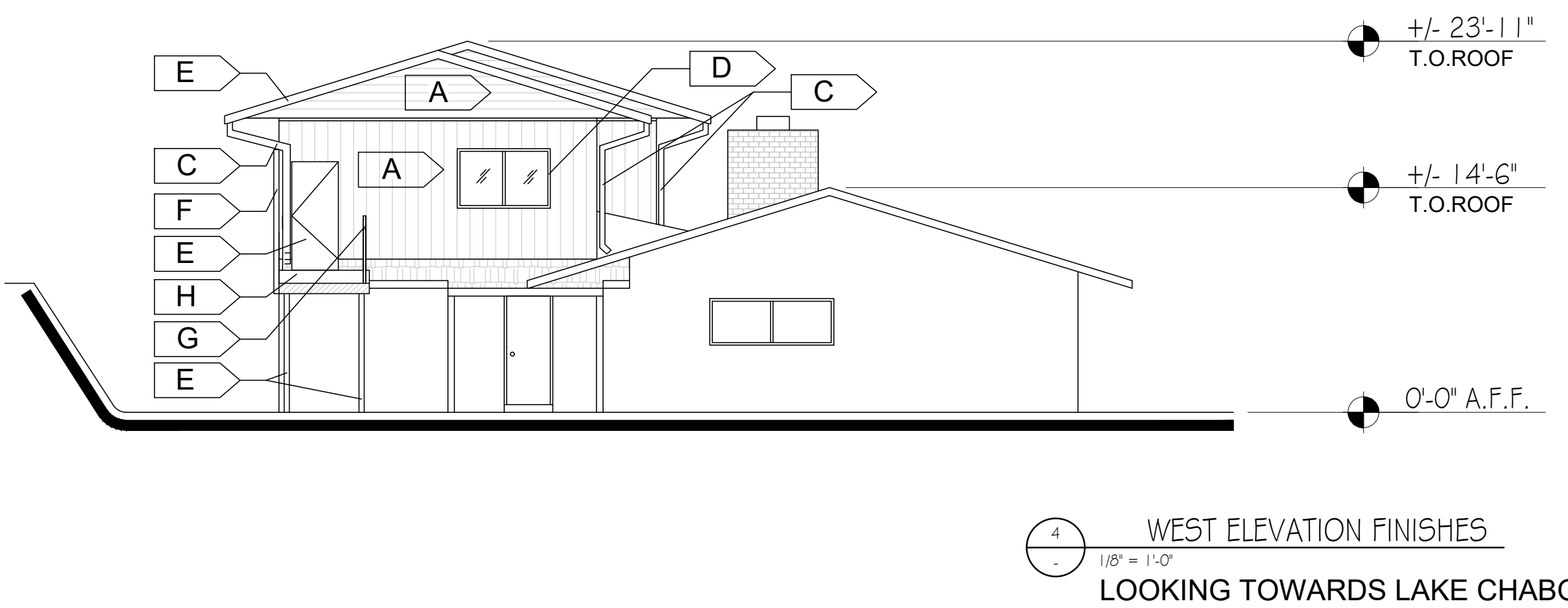
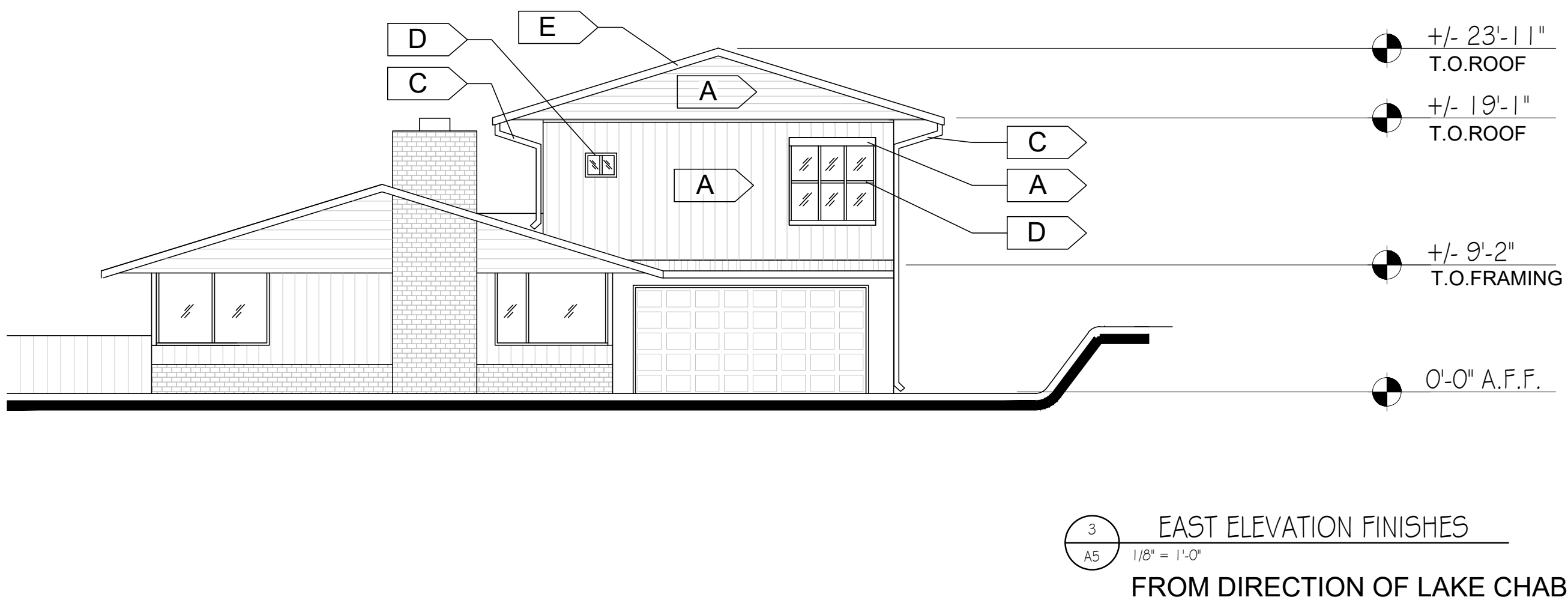
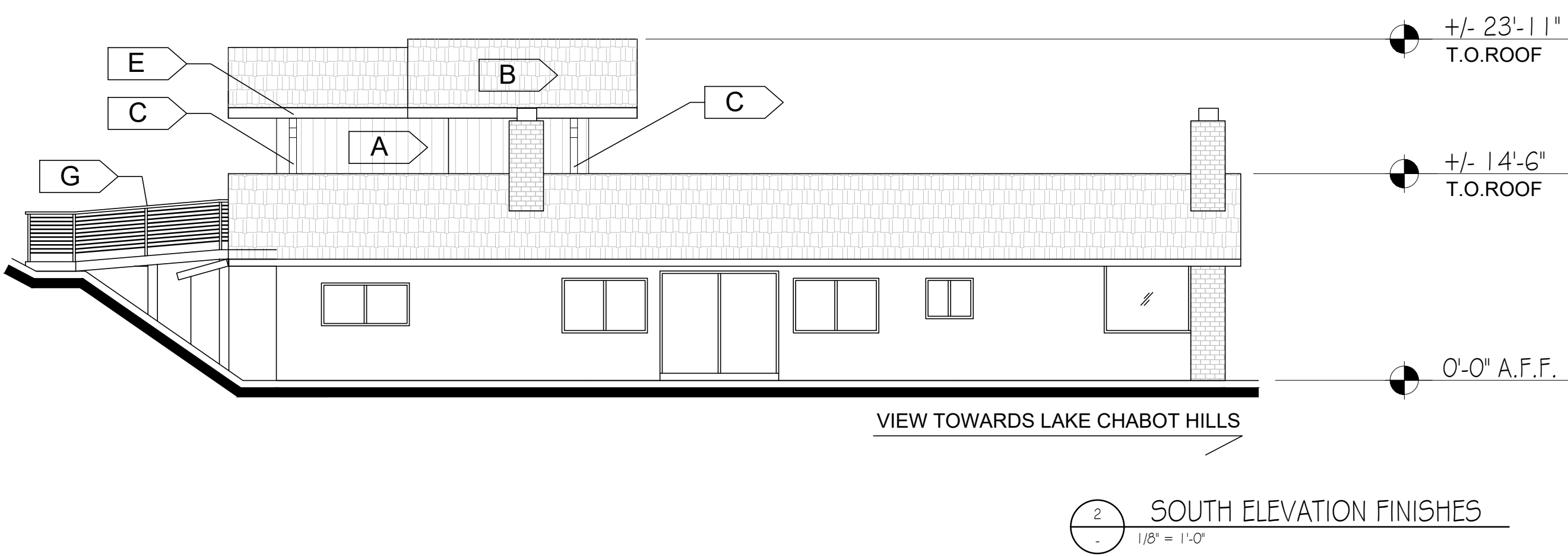
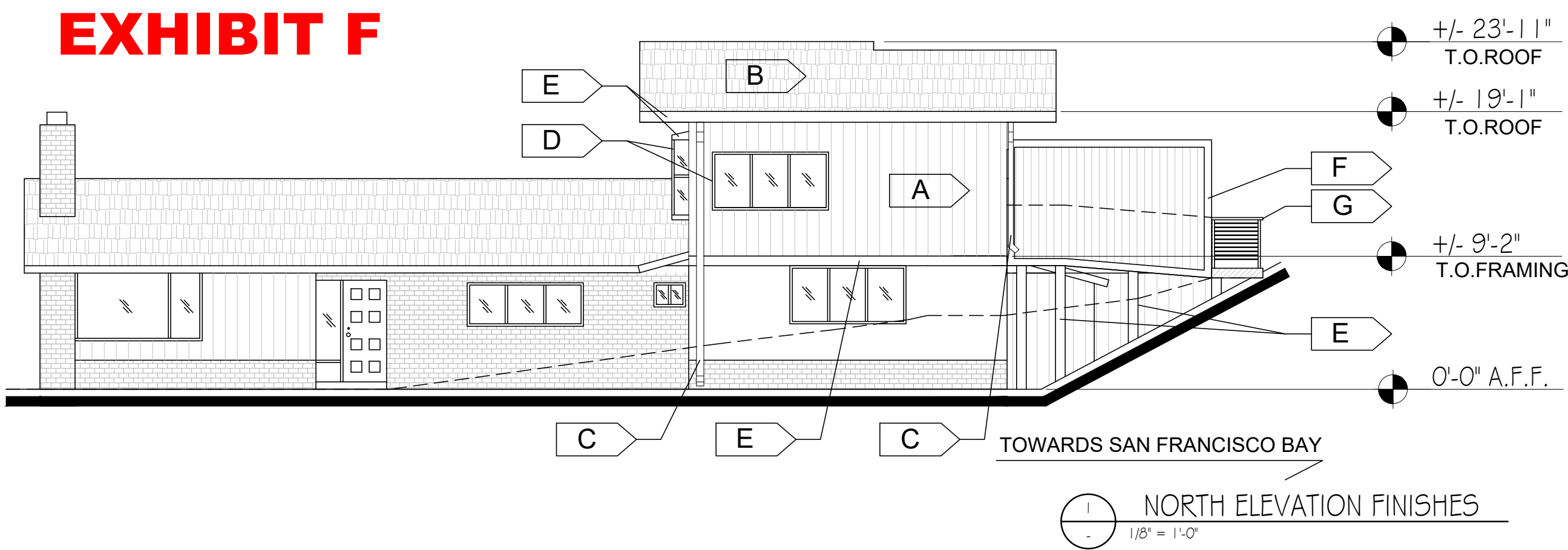


EXHIBIT F



FINISH LEGEND

- A BEIGE WOOD SIDING TO MATCH EXISTING
- B RED ROOF SHINGLES TO MATCH EXISTING
- C BEIGE SHEET METAL FINISH
- D ALUMINUM WINDOW FRAME TO MATCH EXISTING
- E BEIGE PAINT TO MATCH EXISTING
- F PINE LATTICE W/ FRAME
- G OAK GUARDRAIL ON STEEL PIPE/CABLE RAILING
- H BEIGE WOOD PANEL FLOORING

DESIGN EVEREST, INC.



365 FLOWER LANE
MOUNTAIN VIEW, CA 94043

FOR SALES:

PHONE: (888) 311-3015

FOR CONSTRUCTION SUPPORT:

PHONE: (888) 512-3152

EMAIL: constructionsupport@designeverest.com

PROPOSED ELEVATION FINISHES

SECOND STORY ADDITION

MAJOR VIEW PRESERVATION FOR HEIGHT EXCEPTION

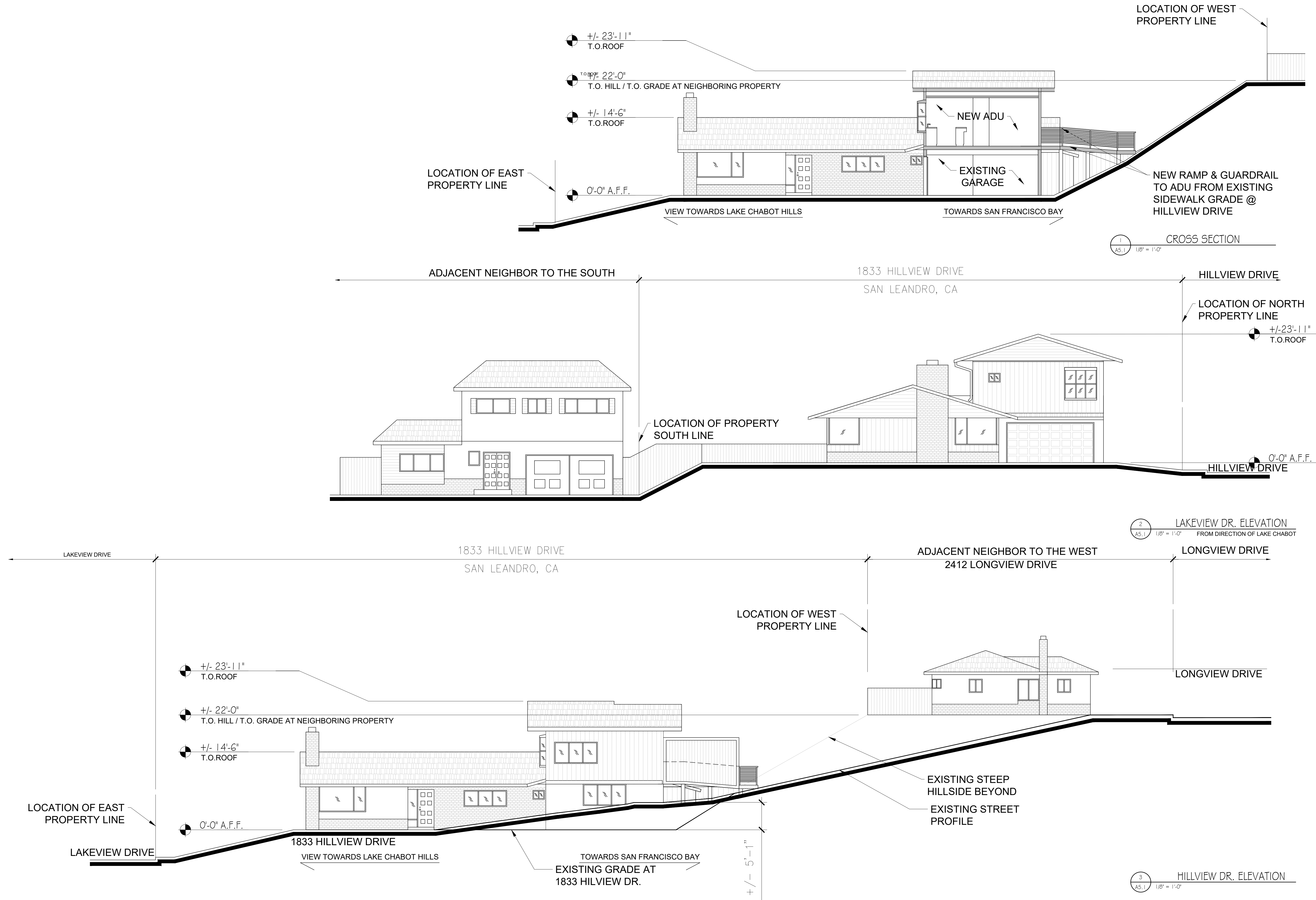
1833 HILLVIEW DRIVE
SAN LEANDRO, CA. 94577

REV	DATE	DESCRIPTION
	01/15/21	MAJOR VIEW PRESERV. - PLANNING SBMTL.
	04/09/21	MIR VIEW PRESERV. - PLANNING RESUBMTL
	07/30/21	MIR VIEW PRESERV. - PLANNING RESUBMTL
	09/27/21	MIR VIEW PRESERV. - PLANNING RESUBMTL

DATE:	AS NOTED
SCALE:	AS NOTED
DRAWN BY:	MF
CKD BY:	ND
PROJECT #:	202009027

A4.1a

EXHIBIT G



DESIGN EVEREST, INC.
365 FLOWER LANE
MOUNTAIN VIEW, CA 94043
FOR SALES:
PHONE: (888) 311-3015
FOR CONSTRUCTION SUPPORT:
PHONE: (888) 512-3152
EMAIL: constructionsupport@designeverest.com

STREETSCAPE ELEVATIONS
& CROSS SECTION
SECOND STORY ADDITION
MAJOR VIEW PRESERVATION FOR HEIGHT EXCPETION
1833 HILLVIEW DRIVE
SAN LEANDRO, CA 94577

REV	DATE	DESCRIPTION
	01/15/21	MAJOR VIEW PRESERV. - PLANNING SBMTL
	04/09/21	MJR VIEW PRESERV. - PLANNING RESUBMTL
	07/30/21	MJR VIEW PRESERV. - PLANNING RESUBMTL
	09/27/21	MJR VIEW PRESERV. - PLANNING RESUBMTL

DATE: AS NOTED
SCALE: AS NOTED
DRAWN BY: MF
CKD BY: ND
PROJECT #: 202009027

A5.1



EXHIBIT H

1 VIEW FROM HILLVIEW DRIVE



2 VIEW FROM LAKEVIEW DRIVE

DESIGN EVEREST, INC.
365 FLOWER LANE
MOUNTAIN VIEW, CA 94043
FOR SALES:
PHONE: (888) 311-3015
FOR CONSTRUCTION SUPPORT:
PHONE: (888) 512-3152
EMAIL: constructionsupport@designeverest.com

PROPOSED ADDITION RENDERS
2ND STORY ADU IMPROVEMENTS
1833 HILLVIEW DRIVE
SAN LEANDRO, CA 94577

REV	DATE	DESCRIPTION
1	-	-
2	-	-
3	-	-
4	-	-
5	-	-

SIGN DATE:
DATE: 12-18-2020
SCALE: N/A
DRAWN BY: MF
CKD BY: ND
PROJECT #: 202009027

SD-1