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# OLGAARD RESIDENCE

Existing Site Conditions & Visibility / Tree Screening Analysis

ATTACHMENT 12

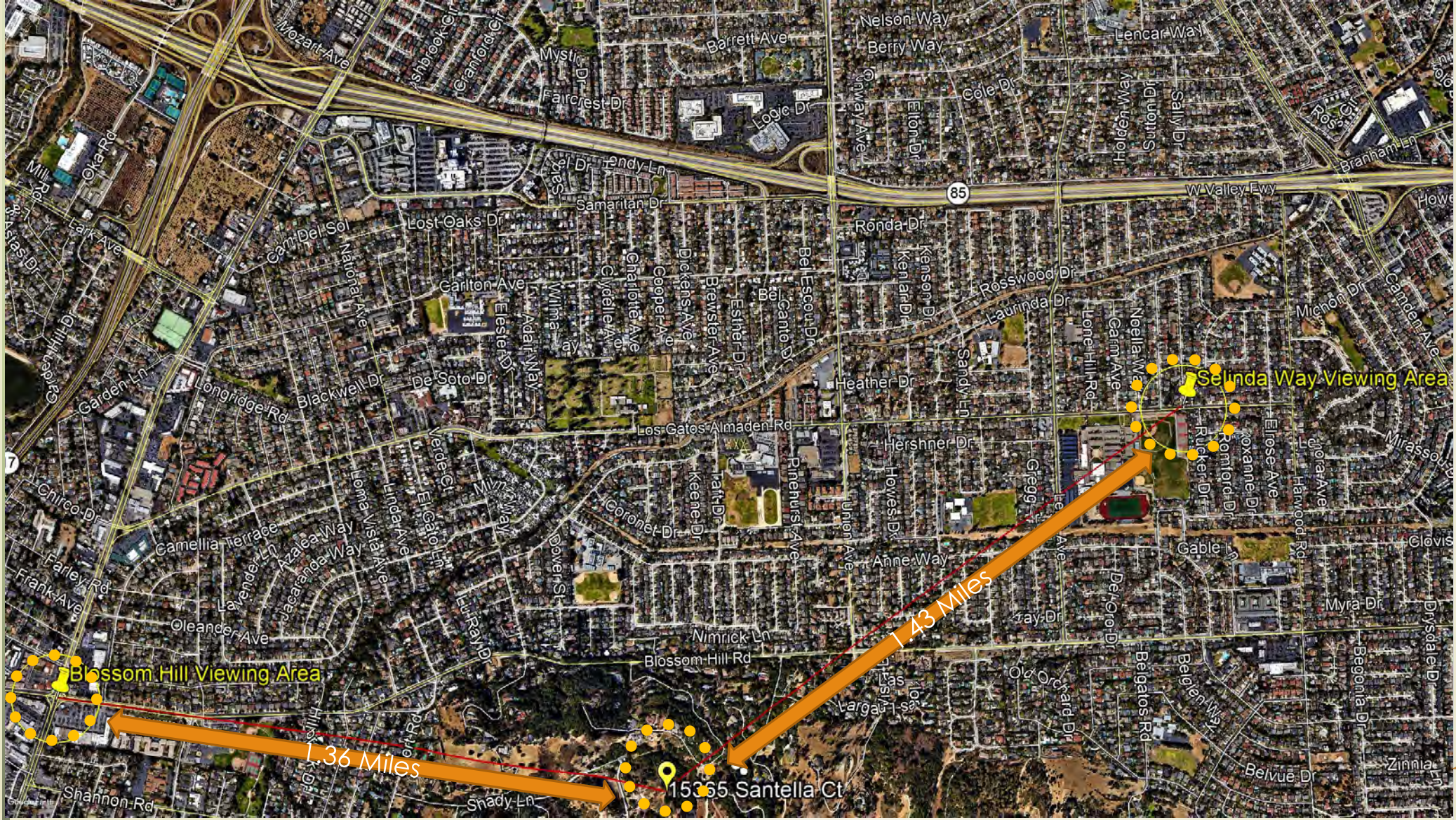


Visibility Analysis Study- approved by Planning Commission on 01/08/20- with notes corrected on 02/12/20



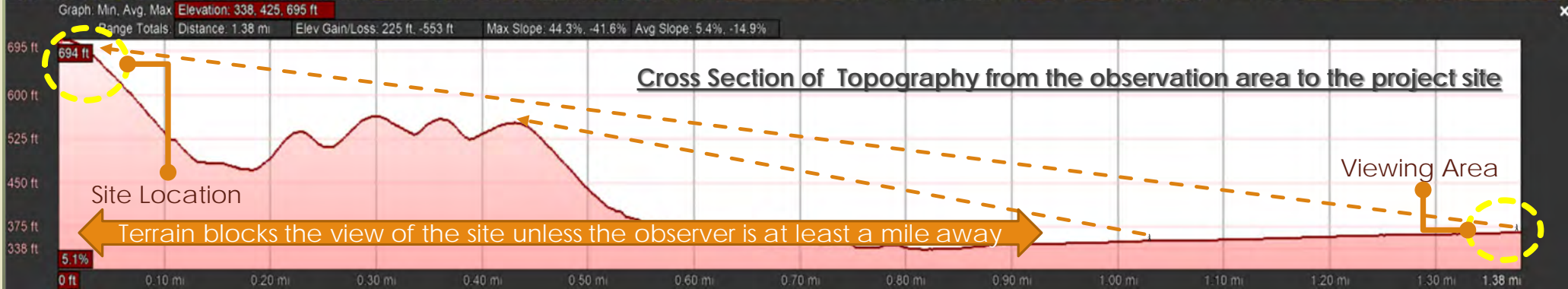
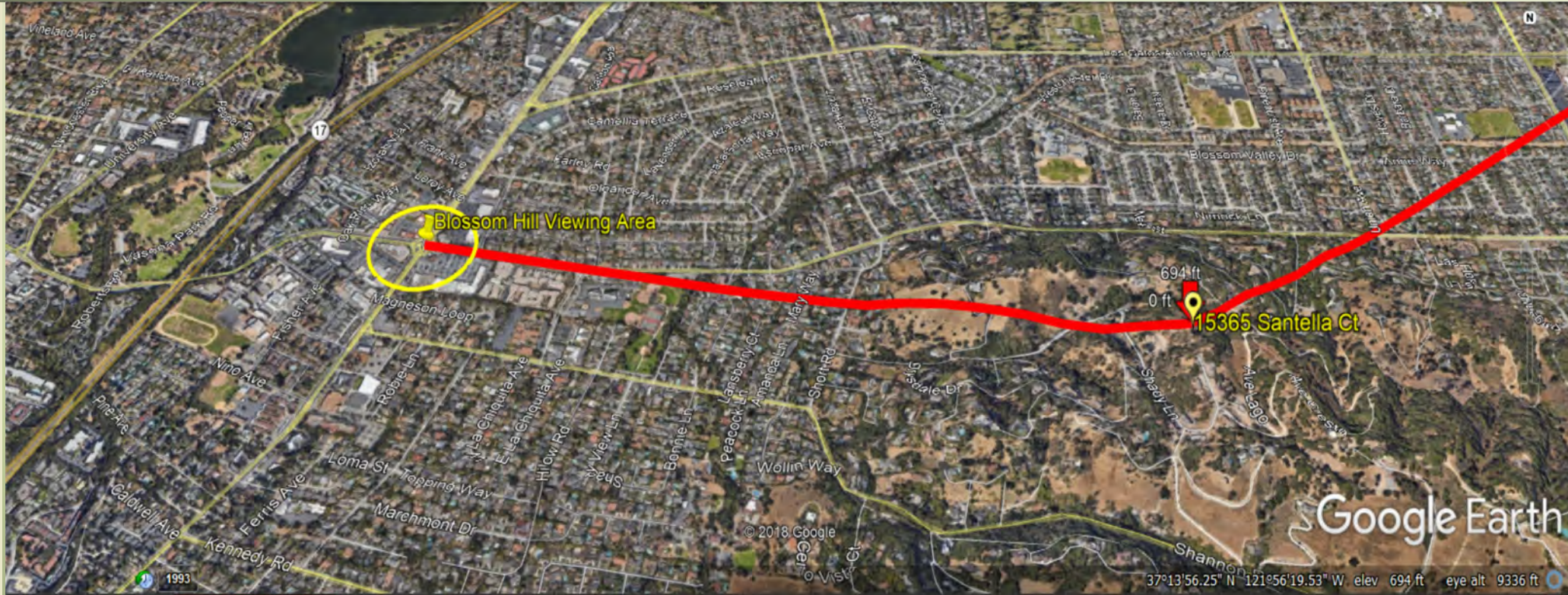
➤ Blossom Hill/LG Blvd. and Selinda Way/LG Almaden Rd. viewing areas were identified as the nearest to the project from where the home could be potentially seen.

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➤ Blossom Hill/LG Blvd. viewing Area is about 1.36 miles away & 316 feet lower than project site

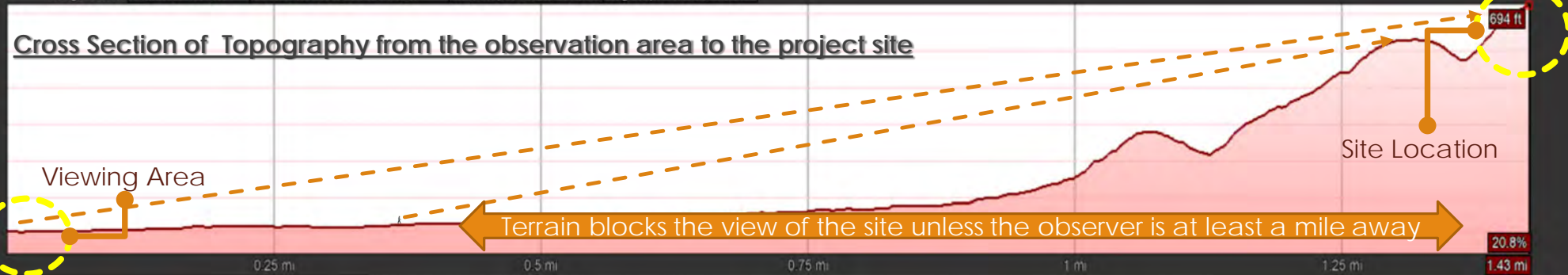




- Selinda Wy/LG Almaden Rd. viewing Area is about 1.43 miles away & 462 feet lower than project site

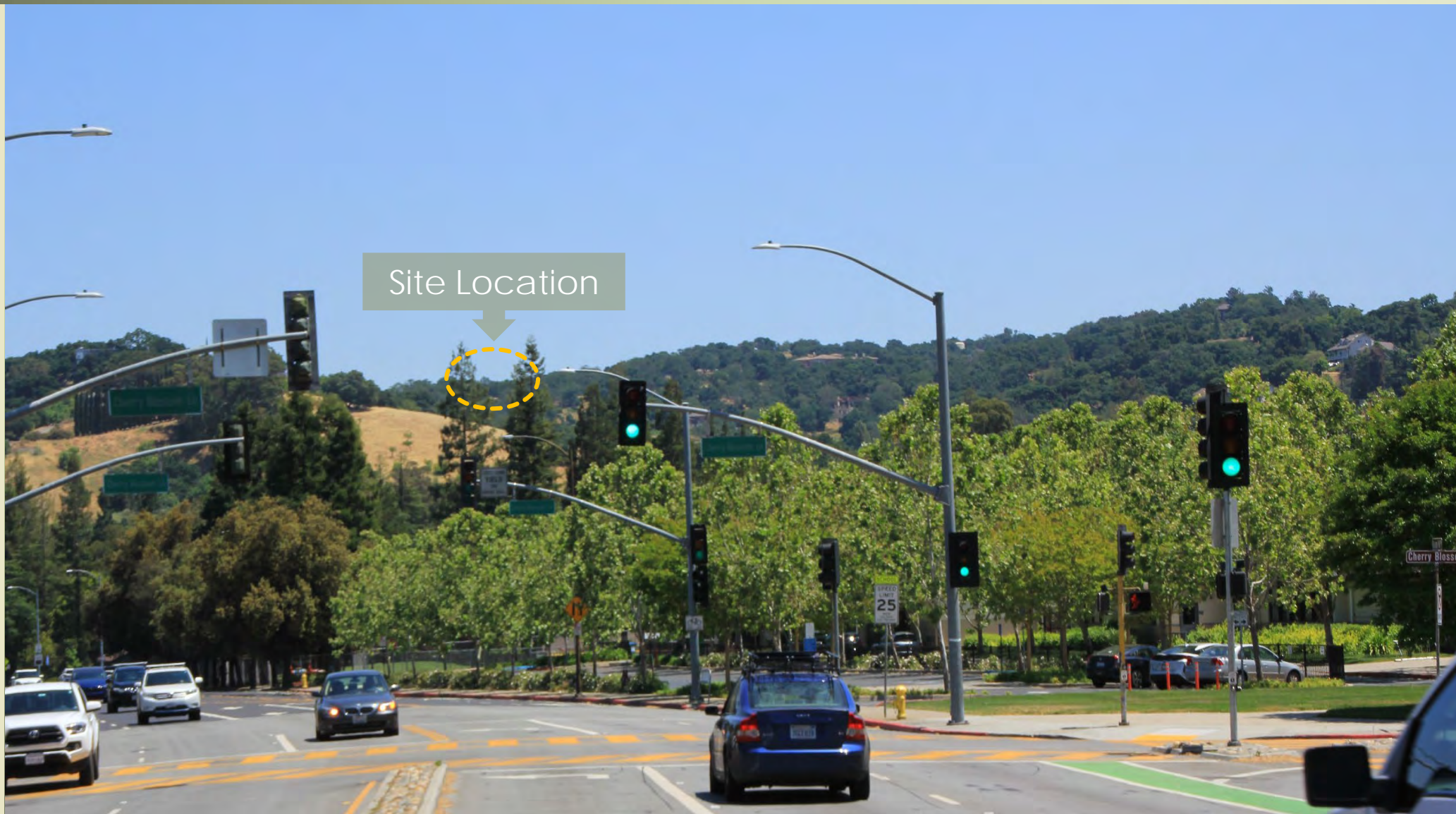


Graph: Min, Avg, Max Elevation: 233, 336, 696 ft  
 Range Totals: Distance: 1.43 mi Elev Gain/Loss: 577 ft, -115 ft Max Slope: 50.7%, -32.3% Avg Slope: 10.2%, -4.8%





- Project site seen with a naked eye (50 mm lens), 500 feet closer from Blossom Hill /LG Blvd intersection.





- ▶ Project site seen with a telephoto (300 mm) lens, 500 feet closer from Blossom Hill /Los Gatos Blvd intersection, when story poles were installed.





➤ Project site seen with a naked eye (50 mm lens) at Blossom Hill /LG Blvd intersection.





- ▶ Project site seen with a telephoto (300 mm) lens from Blossom Hill /Los Gatos Blvd intersection, when story poles were installed.





- ▶ Project site seen with a naked eye (50 mm lens), 500 feet away from Blossom Hill /LG Blvd intersection.





- ▶ Project site seen with a telephoto (300 mm) lens, 500 feet away from Blossom Hill /Los Gatos Blvd intersection, when story poles were installed.





- ▶ Project site seen with a naked eye (50 mm lens), 500 feet closer from Selinda Way/LG Almaden Rd. intersection.





- ▶ Project site seen with a telephoto (300 mm) lens, 500 feet closer from Selinda Way/LG Almaden Rd. intersection.

Site Location





► Project site seen with a naked eye (50 mm lens) at Selinda Way/LG Almaden Rd. intersection. This picture was taken at Lee Highschool fence (near the observation area) to get a clear view of the site





- Project site seen with a telephoto (300 mm) lens, from Selinda Way/LG Almaden Rd. intersection. This picture was taken at Lee Highschool fence (near the observation area) to get a clear view of the site.





- ▶ Project site seen with a naked eye (50 mm lens) 500 feet away from Selinda Way/LG Almaden Rd. intersection.



Site Location

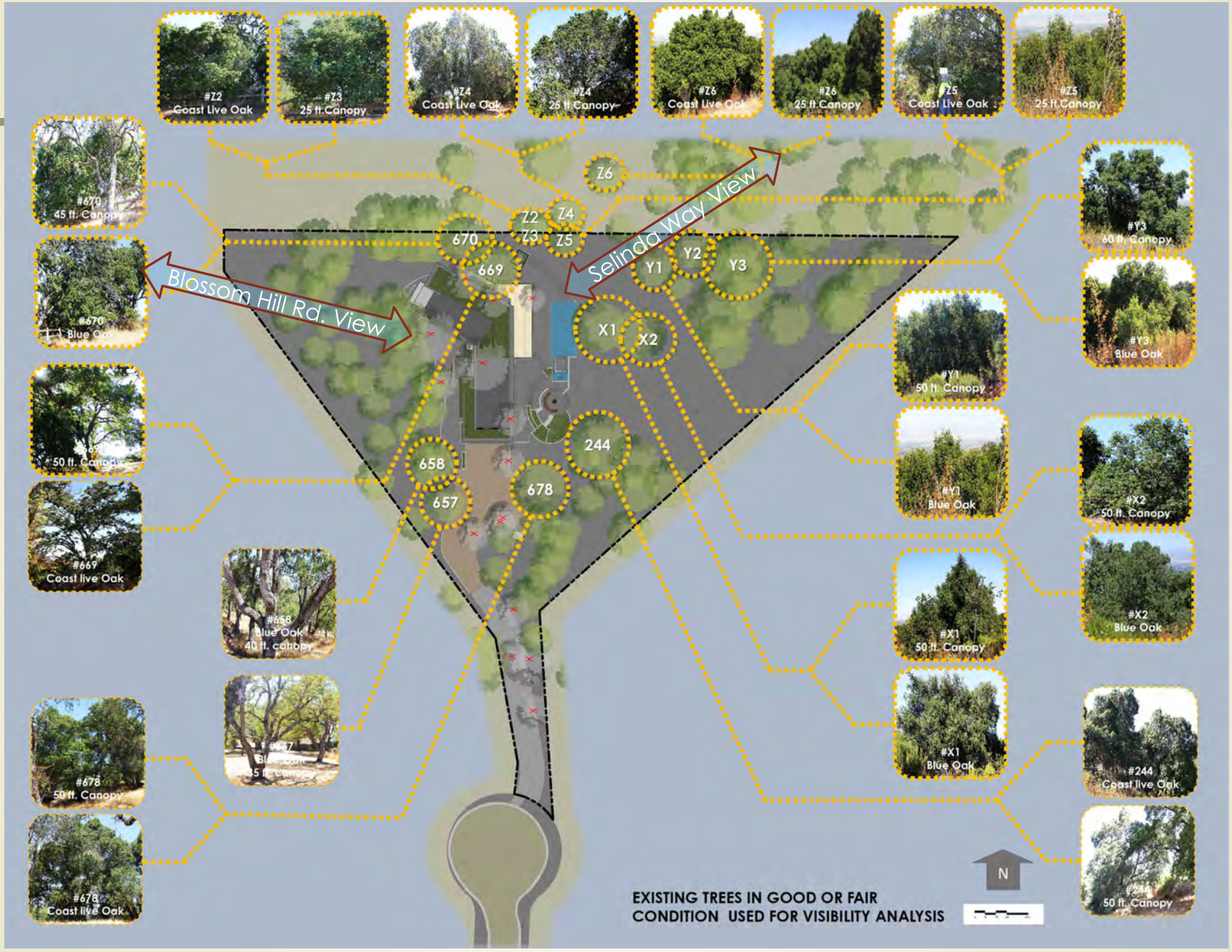




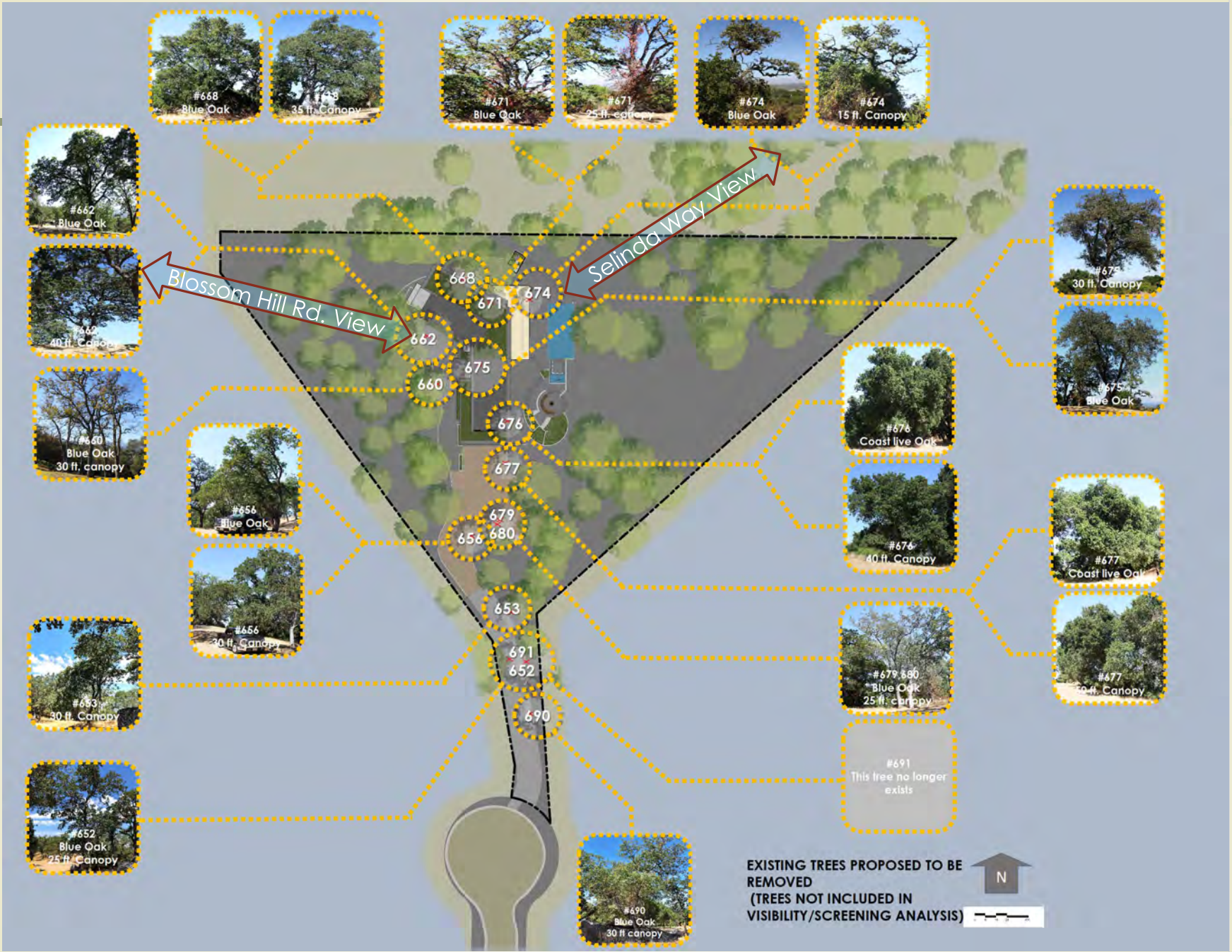
- ▶ Project site seen with a telephoto (300 mm) lens, 500 feet away from Selinda Way/LG Almaden Rd. intersection.









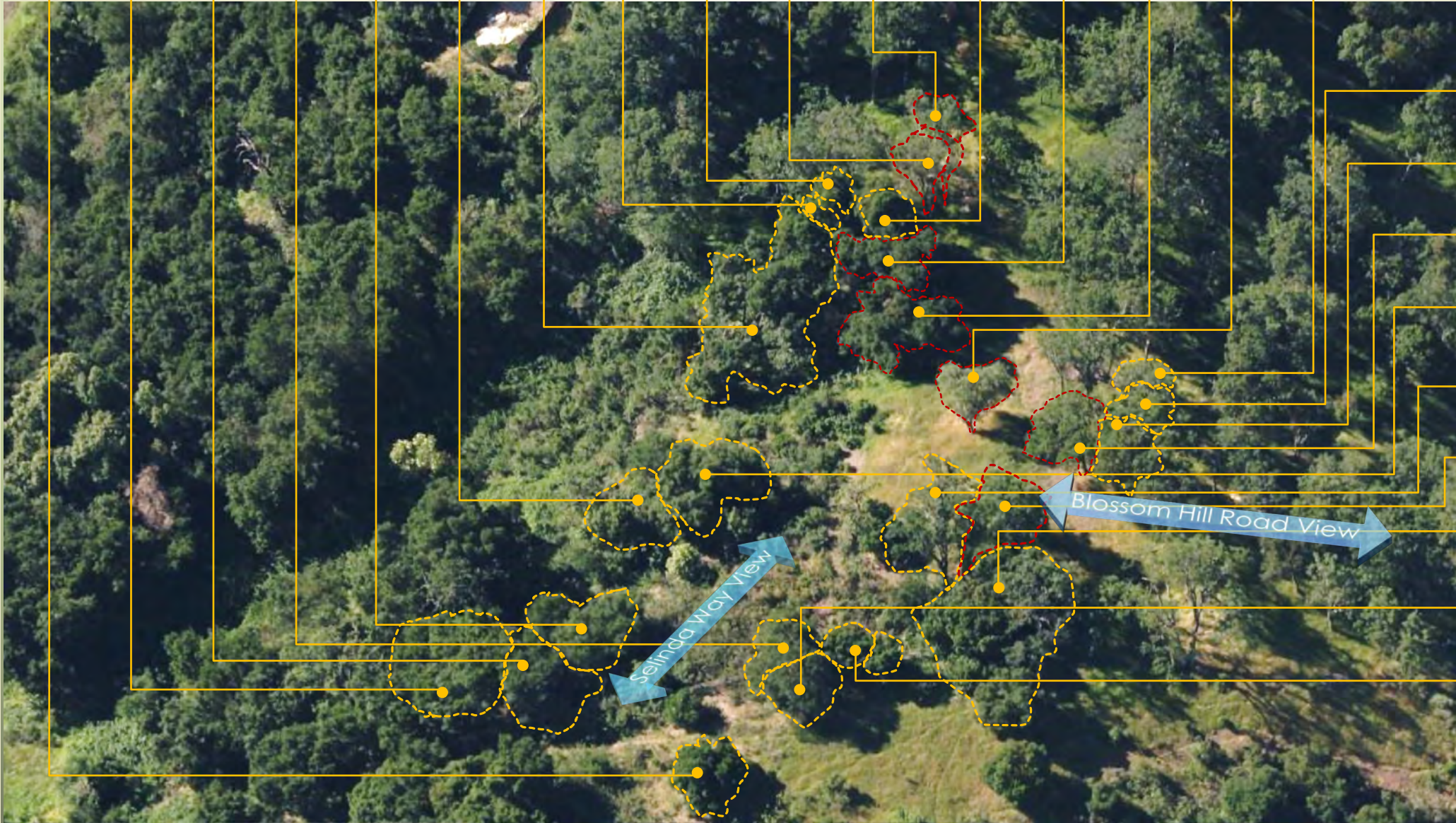




Trees used for screening are identified with an orange outline. Trees proposed to be removed are identified by red outline

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- Z6
- Y3
- Y2
- Z5
- Y1
- X2
- 244
- 685
- 684
- 679  
680
- 656
- 678
- 677
- 676
- 675
- 661



- 663
- 664
- 662
- X1
- 669
- 668
- 670
- Z4
- Z2  
Z3





Trees used for screening are identified with an orange outline. Trees proposed to be removed are identified by red outline

- 658
- 677
- 622
- 675
- 674
- 671
- 668
- 670
- 669
- Z2  
Z3
- Z4
- Z6
- Z5
- Y1
- Y2
- X1
- X2



Y3

676

244

678

679

680

656

657



Red border is removed per PD review

Aerial view from South

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Building Outline

Existing Grade +694'0"

Roofline +710'0"





Due to dense healthy tree cover & only a few trees proposed to be removed, 0% of the home surface would be seen from Blossom Hill Observation Area

**Area of Visible Home = 0 sf = 0%**

- 670
- 669
- 668  
671
- 661  
663  
664
- 662
- 675  
660
- 624  
623  
659
- 676  
677
- 626

Tree numbers are revised per PD review





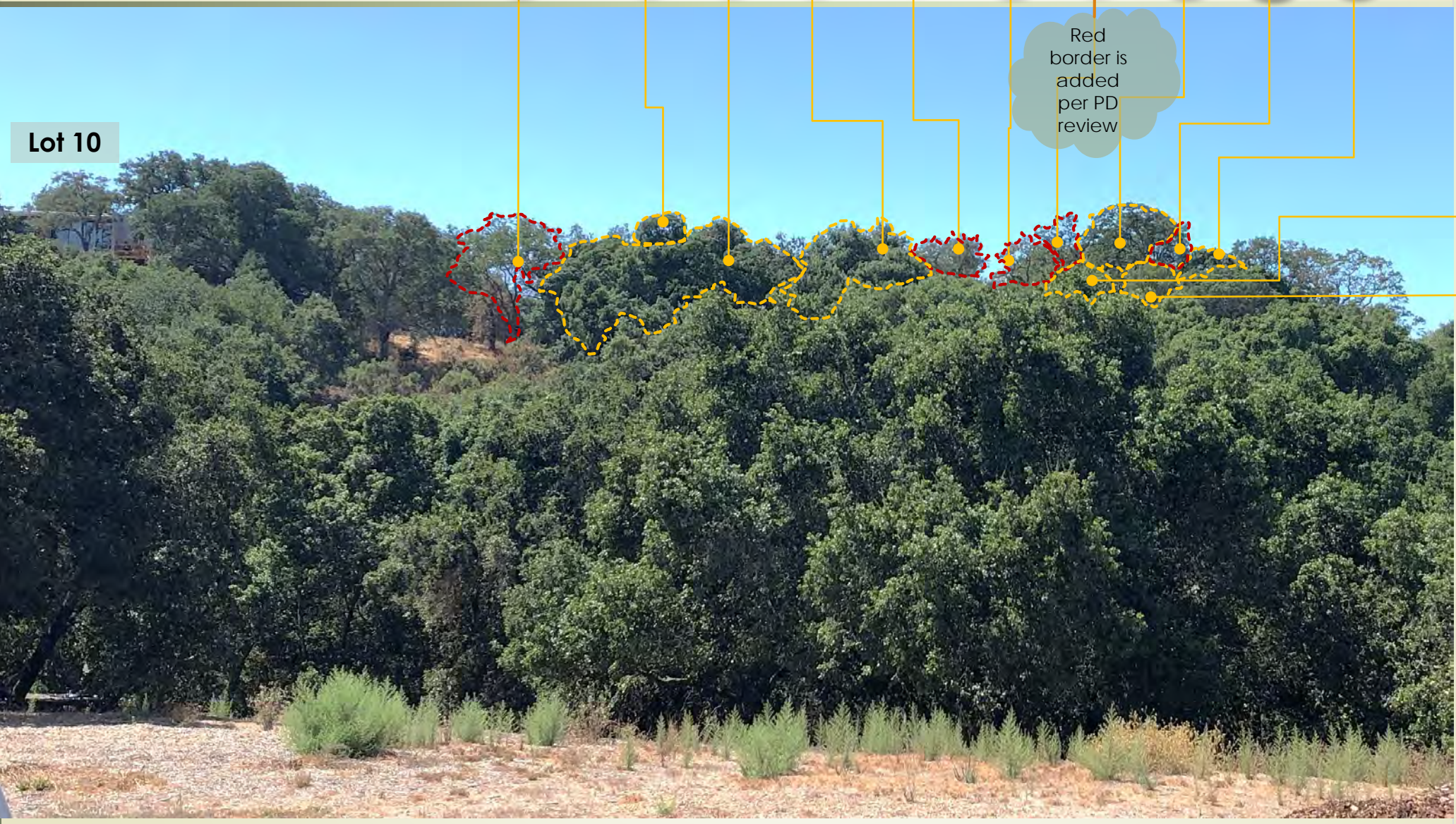
► Trees used for screening are identified with an orange outline. Trees proposed to be removed are identified by red outline

- 679  
680
- 678
- 244
- X1
- 675
- 674
- 671
- 669
- 668
- 670

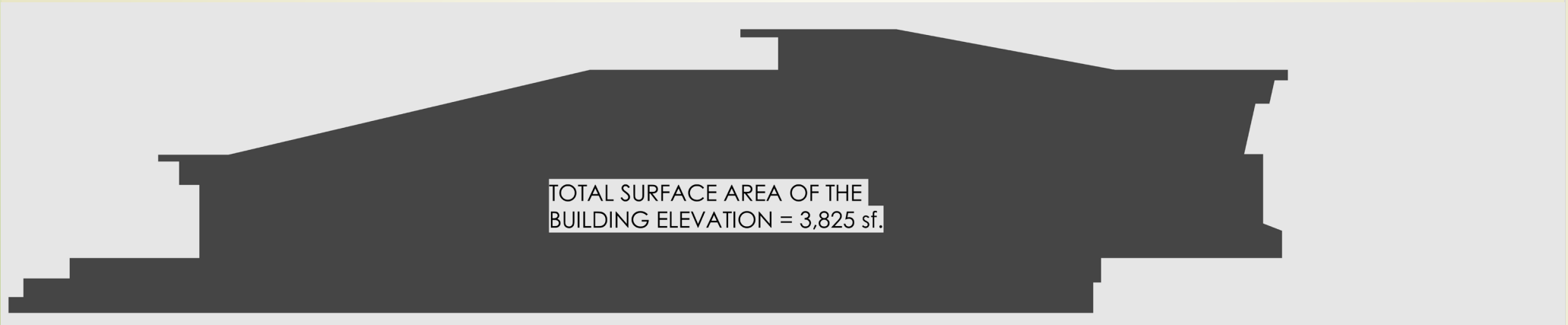
Lot 10

Red border is added per PD review

- Z6
- Z4











Existing Grade  
+694'0"

Roofline  
+710'0"







**Building Area**  
3,825 sf.

**Building Area seen**  
917 sf. < 24%

**Existing Grade**  
+694'0"

**Roofline**  
+710'0"



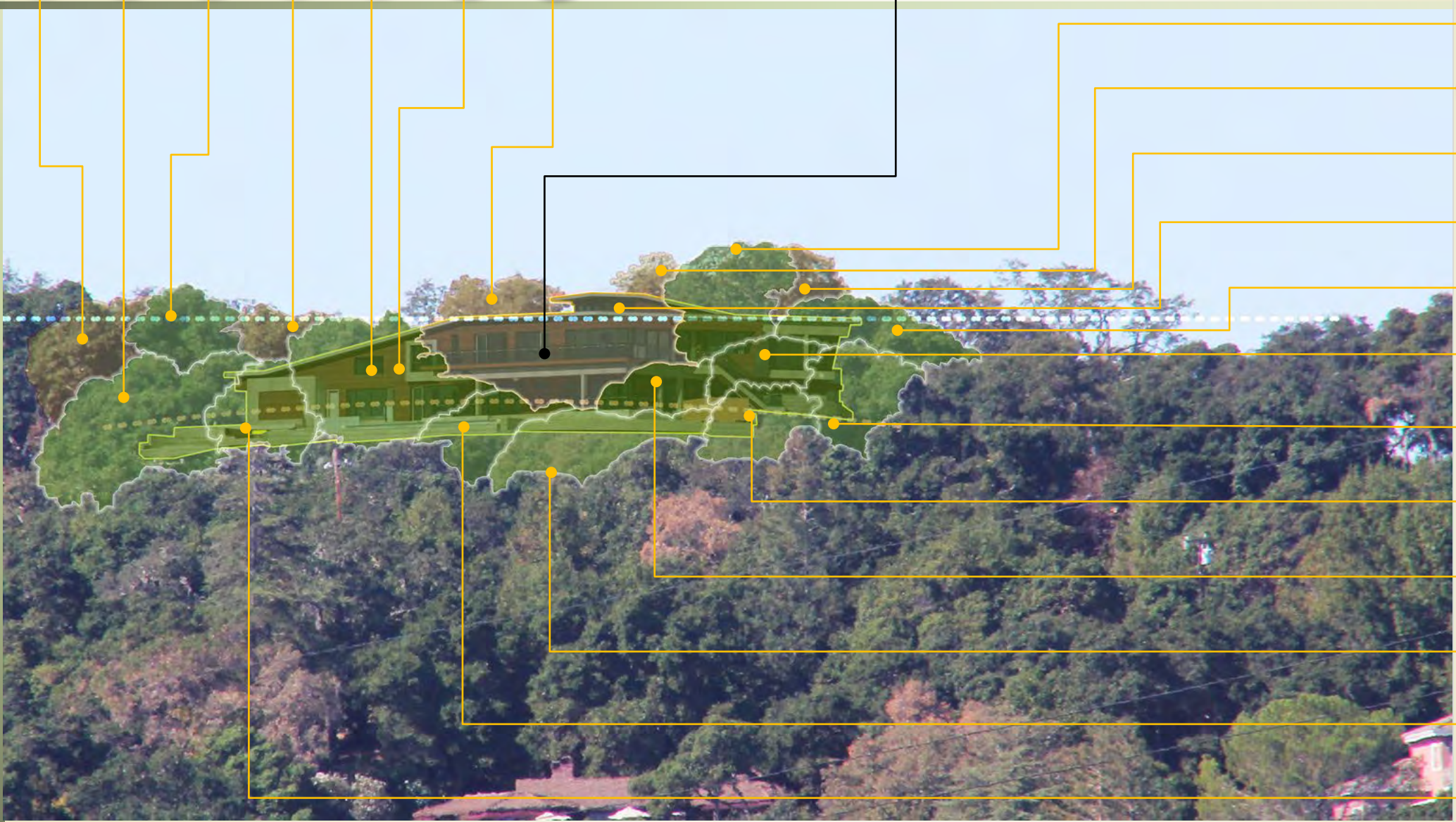


Total surface area of the building elevation = 3,825 sf.

Area of Visible Home = 917 sf = 24%

- 679  
680
- 244
- 678
- 677
- X2
- X1
- 675

Building area seen after tree removal  
917 sf. < 24%



- 669
- 671
- 668
- 674
- 670
- Z2  
Z3
- Trees below 670
- Z6
- Z4  
Z5
- Trees below 674
- Y1  
Y2
- Y3

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Enlarged Selinda Way Telephoto Lens View



➤ Unless the observer is at least a mile away from the site, it cannot be seen. Given that distance one cannot distinguish the home with a naked eye. This home with low LRV surface material values, even when seen with 300 mm telephoto lens, it will have very little impact to the hillside views, from Selinda Way viewing area.

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