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OLGAARD RESIDENCE

Project Visibility Analysis for Los Gatos Planning Department Review

Srusti Architects



EXHIBIT 12

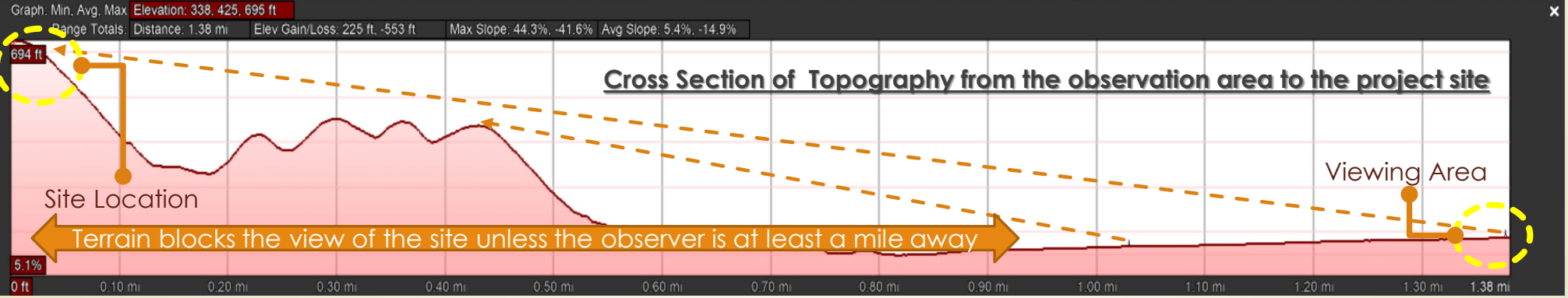
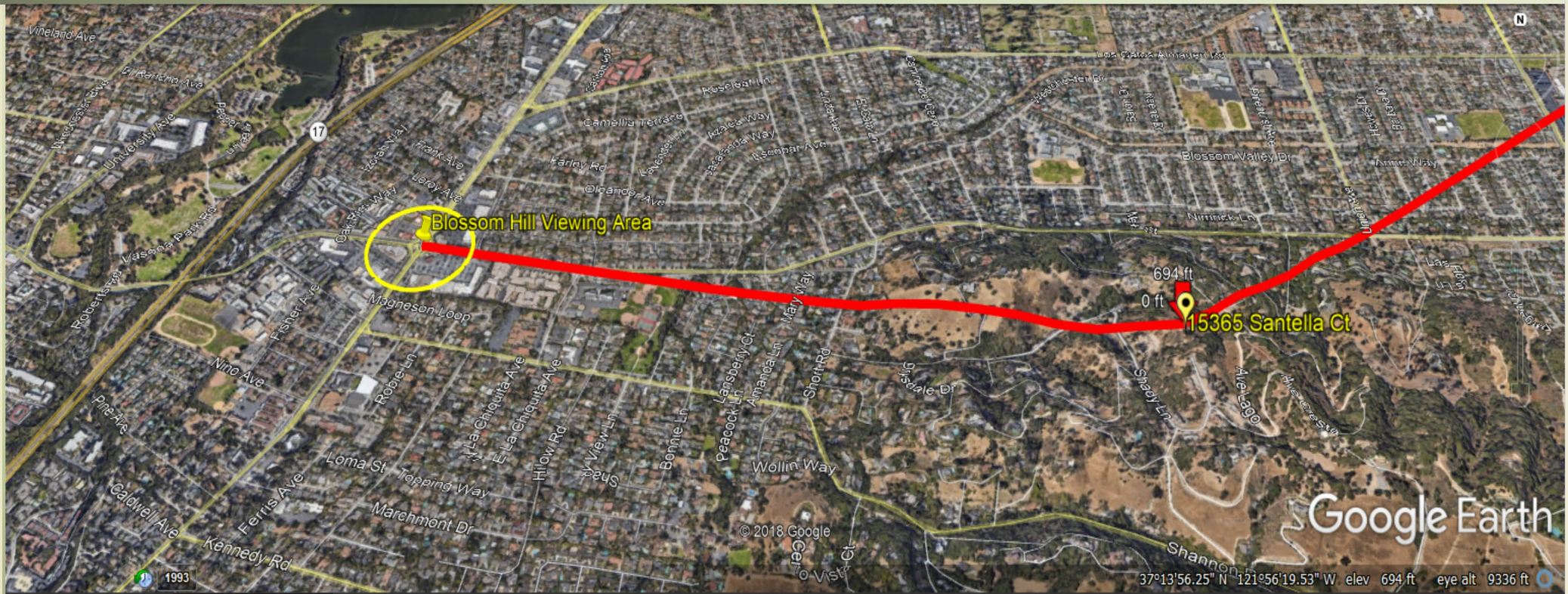
- Blossom Hill/LG Blvd. and Selinda Way/LG Almaden Rd. viewing areas were identified as the nearest to the project from where the home could be potentially seen.



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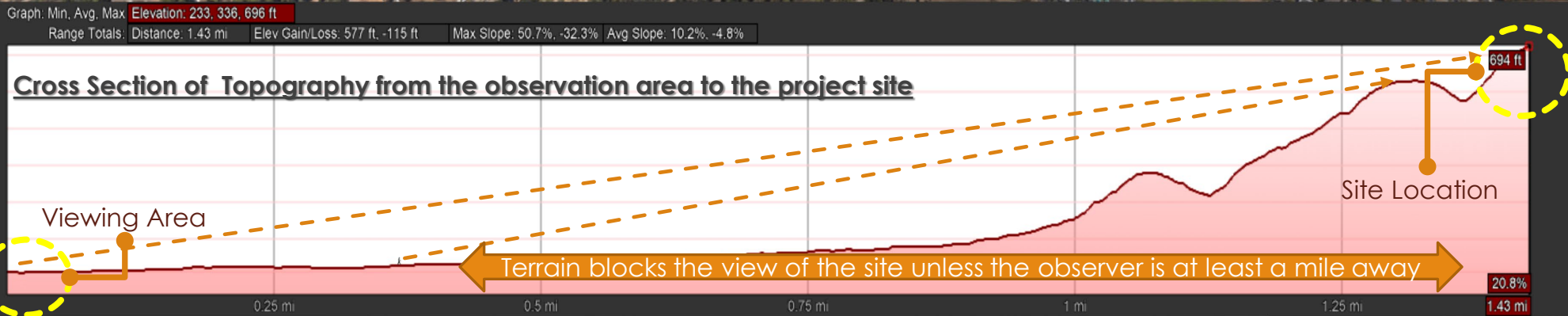
➤ Blossom Hill/LG Blvd. viewing Area is about 1.36 miles away & 316 feet lower than project site



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



- Story pole installation was done based on planning department approval of the installation drawings. These pictures are taken after certification of the story pole installation for its accuracy by a licensed surveyor.



- Project site seen with a naked eye (thru a 50 mm camera lens); 500 ft closer from Blossom Hill /LG Blvd intersection, after story poles were installed. Due to dense tree cover, even when 500 ft. closer, one cannot distinguish the home.



- ▶ Project site seen up close (thru 300 mm camera lens), 500 ft. closer from Blossom Hill /Los Gatos Blvd intersection, after story poles were installed. Due to dense tree cover, even when 500 ft. closer, and with a zoom lens, one cannot distinguish the home.



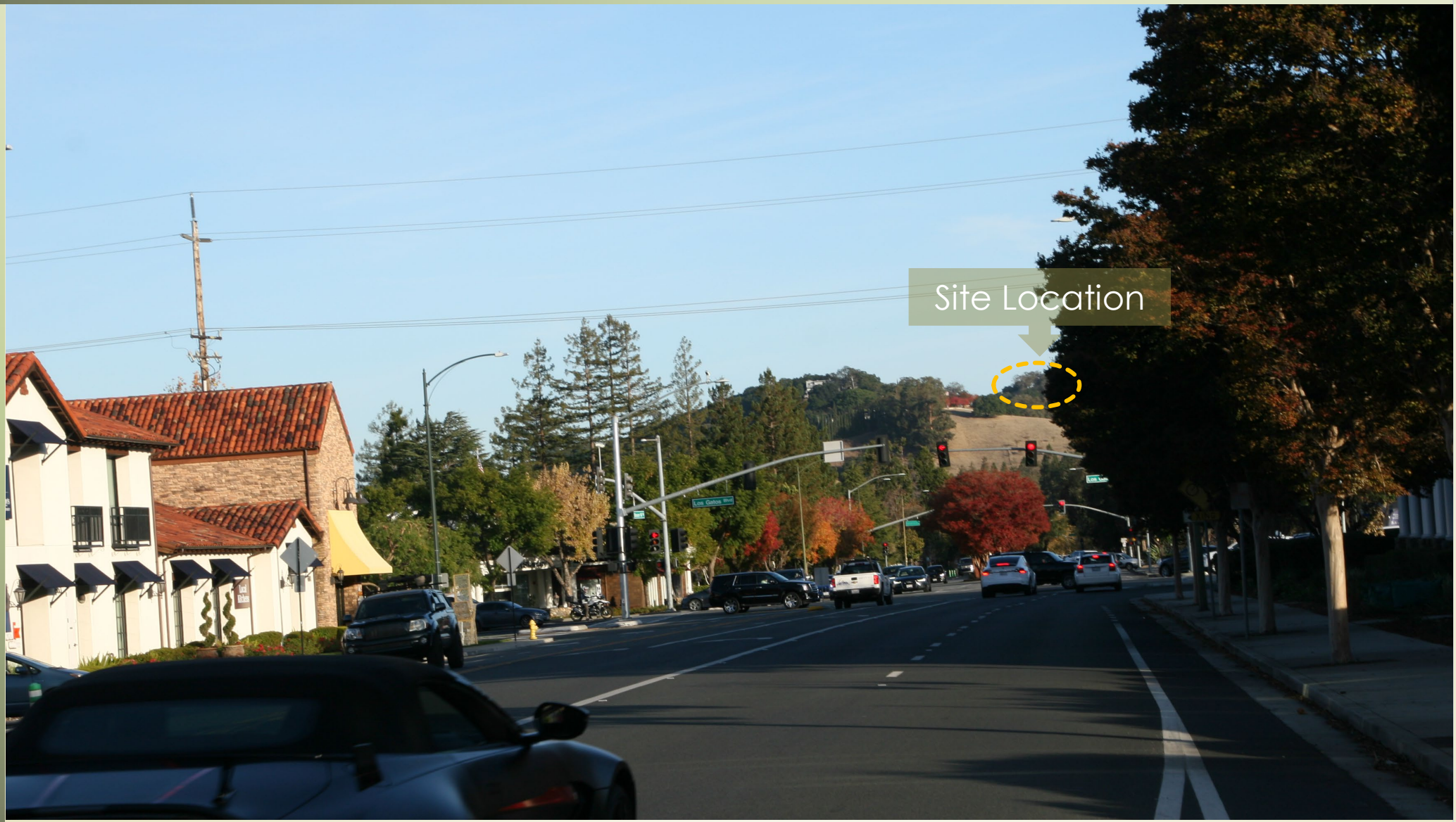
► Project site seen with a naked eye (thru a 50 mm camera lens); from Blossom Hill /LG Blvd intersection, after story poles were installed. Due to dense tree cover, and the distance, one cannot distinguish the home with a naked eye.



- ▶ Project site seen up close (thru 300 mm camera lens), from Blossom Hill /Los Gatos Blvd intersection, after story poles were installed. Due to dense tree cover, even with a zoom lens, one cannot distinguish the home.



- Project site seen with a naked eye (thru 50 mm camera lens), 500 ft. away from Blossom Hill /Los Gatos Blvd intersection, after story poles were installed. Due to dense tree cover, and the distance, one cannot distinguish the home with a naked eye.



- Project site seen up close (thru 300 mm camera lens), 500 feet away from Blossom Hill/Los Gatos Blvd. intersection, after story poles were installed. Due to dense tree cover, even with a zoom lens, one cannot distinguish the home.



- ▶ Project site seen with a naked eye (thru a 50 mm camera lens); 500 ft. closer from Selinda Way/LG Almaden Rd. intersection, after story poles were installed. Even when a person is 500 ft., given the distance, one cannot distinguish the home with a naked eye.



- ▶ Project site seen up close (thru 300 mm camera lens), 500 ft. closer from Selinda Way/LG Almaden Rd. intersection, after story poles were installed .



Site Location



- Project site seen with a naked eye (thru a 50 mm camera lens); from Selinda Way/LG Almaden Rd. intersection (thru school property fence). Given the distance, one cannot distinguish the home with a naked eye.

Site Location



- Project site seen up close (thru 300 mm camera lens) from Selinda Way/LG Almaden Rd. intersection, after story poles were installed.

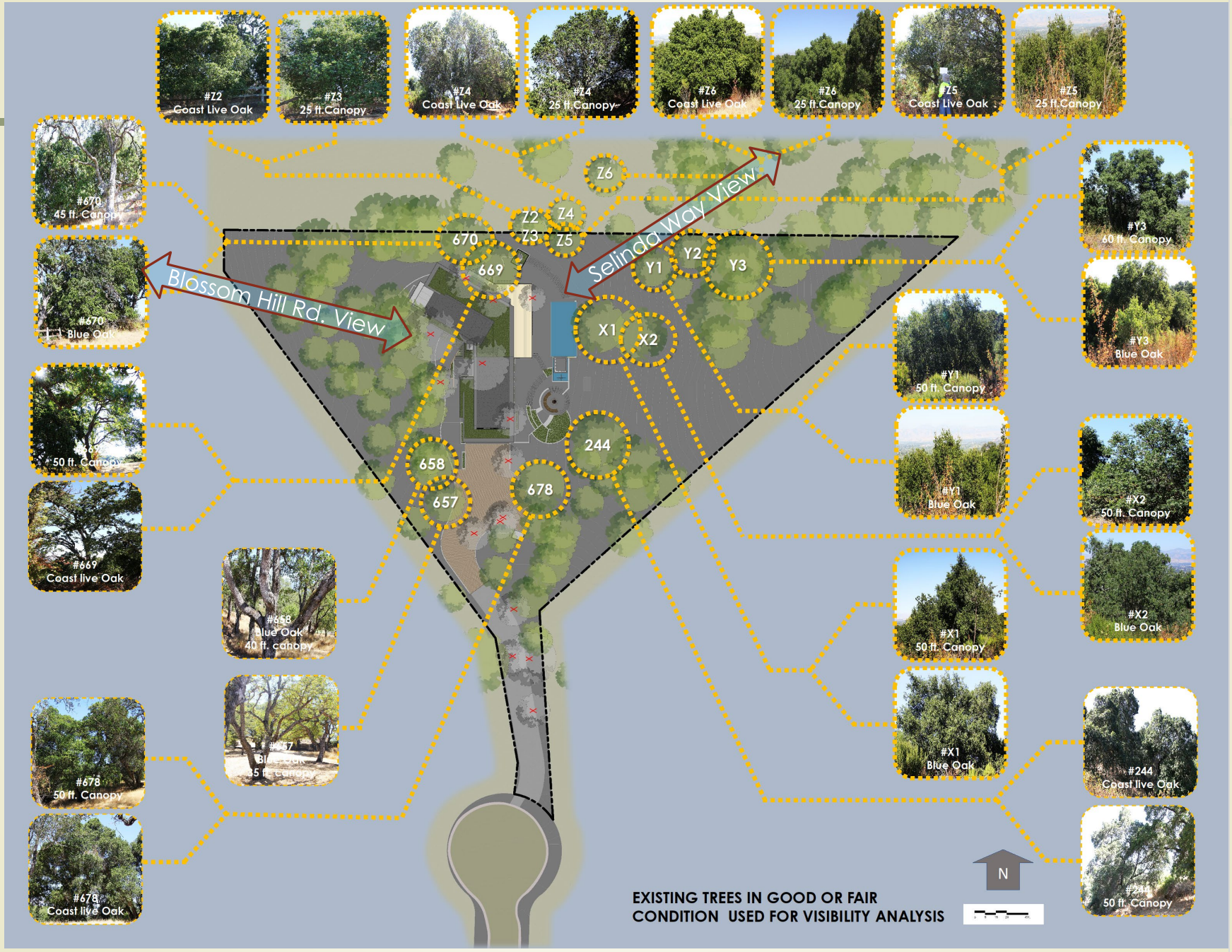


- ▶ Project site seen with a naked eye (thru 50 mm camera lens), 500 ft. away from Selinda Way/LG Almaden Rd. intersection. Given that distance, one cannot distinguish the home with a naked eye.

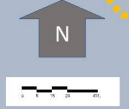


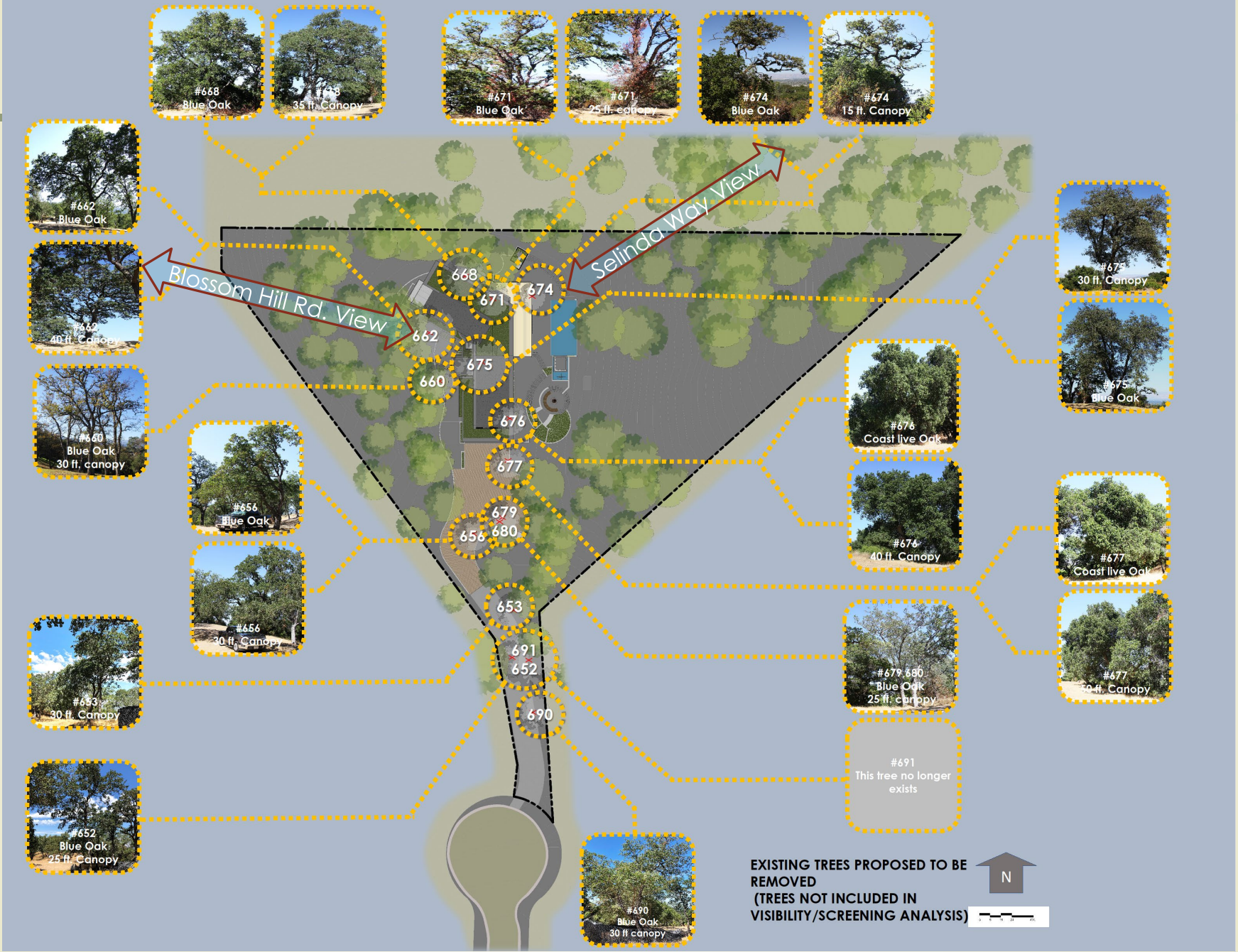
- ▶ Project site seen up close (thru 300 mm camera lens), 500 feet away from Selinda Way/LG Almaden Rd. intersection.





EXISTING TREES IN GOOD OR FAIR
CONDITION USED FOR VISIBILITY ANALYSIS

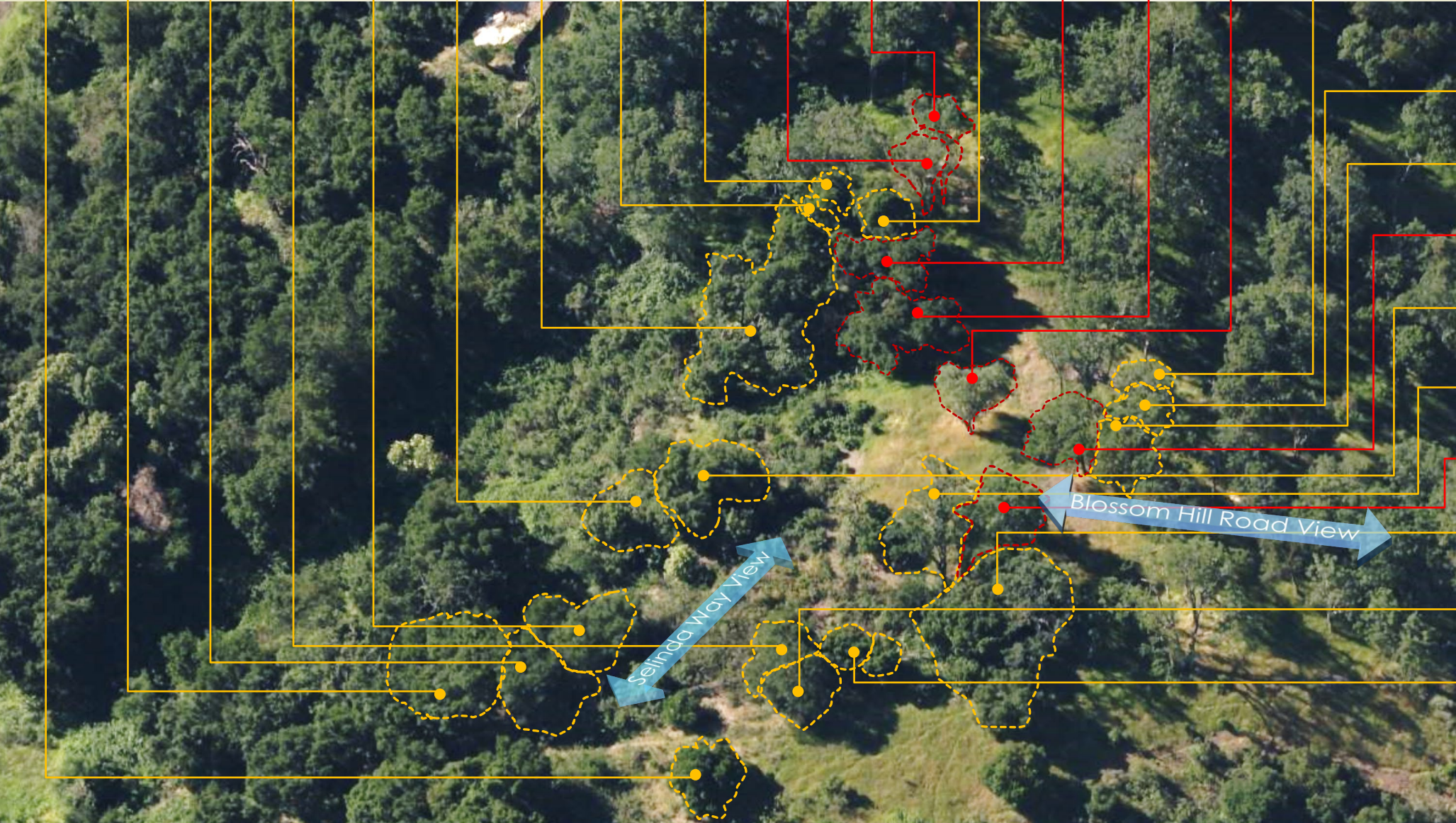




Trees used for screening are identified with an orange outline. Trees proposed to be removed are identified by red outline

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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



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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 Blossom Hill /Los Gatos Blvd intersection, even with a photo when taken 500 ft closer to the site, and with a 300 mm lens.

Roof Line
+710'0"

Existing Grade +694'0"

Building
Outline



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Area of Visible Home = 0 sf. < 24.5% from Blossom Hill /Los Gatos Blvd. intersection

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- 670
- 669
- 668
671
- 662
- 661
663
664
- 675
660
- 676
677
- 622
624
626



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

Lot 10

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



- Z6
- Z4



Total surface area of the building elevation = 2,971 sf.

Area of Visible Home = 586 sf. = 20% < 24.5%

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Lot 10

Existing Grade +694'0"

Roofline +710'0"



Selinda Way 300 mm telephoto lens View

Total surface area of the building elevation = 2,971 sf.

Area of Visible Home = 586 sf. = 20% < 24.5%

Building Area
2,971 sf.

<E> Trees to be removed
(shown in yellow)

Building Area seen
586 sf. = 20% < 24.5%

Existing Grade +694'0"

Roofline
+710'0"

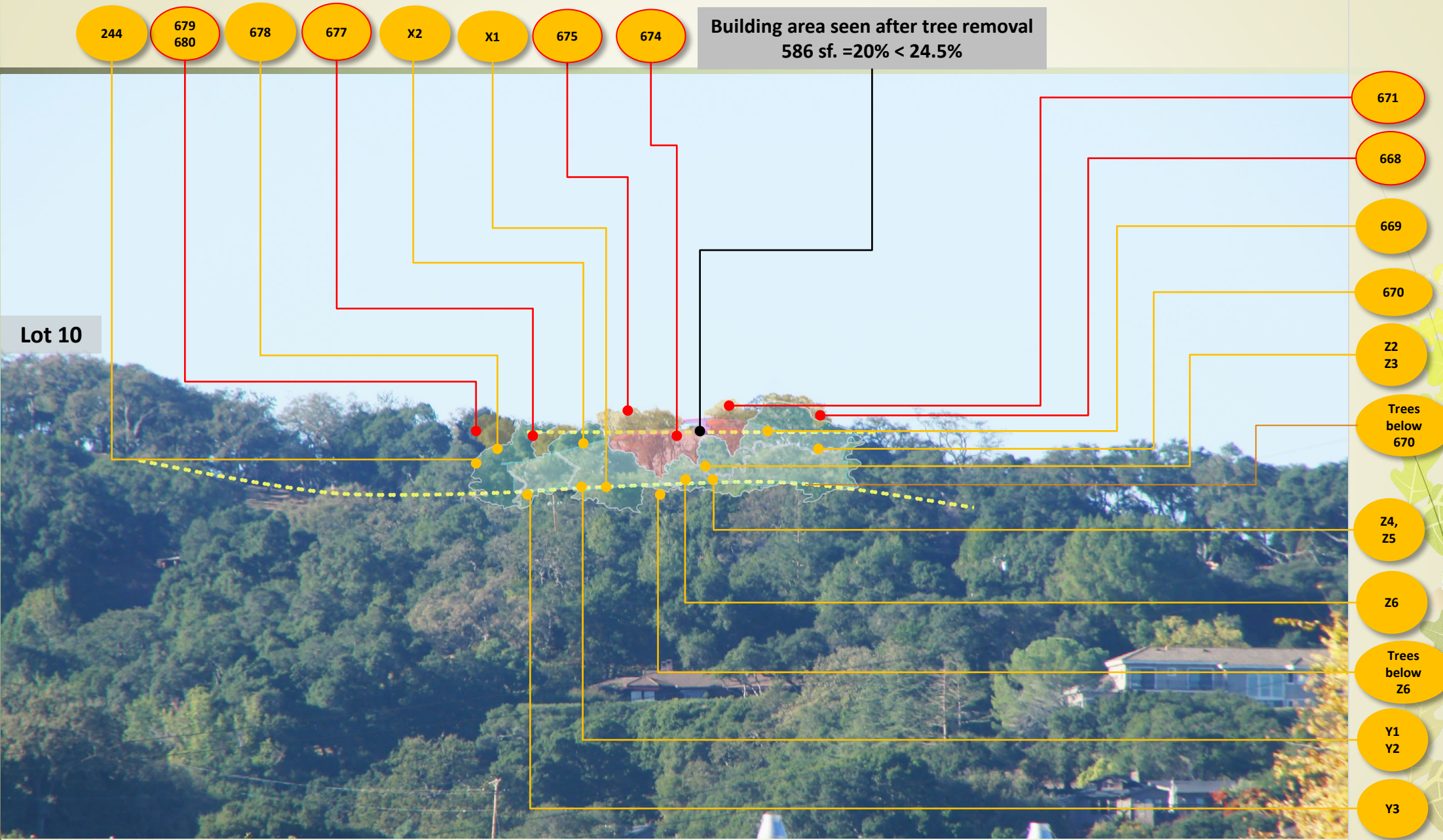
Lot 10



Total surface area of the building elevation = 2,971 sf.

Area of Visible Home = 586 sf. = 20% < 24.5%

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Lot 10

Building area seen after tree removal
586 sf. = 20% < 24.5%

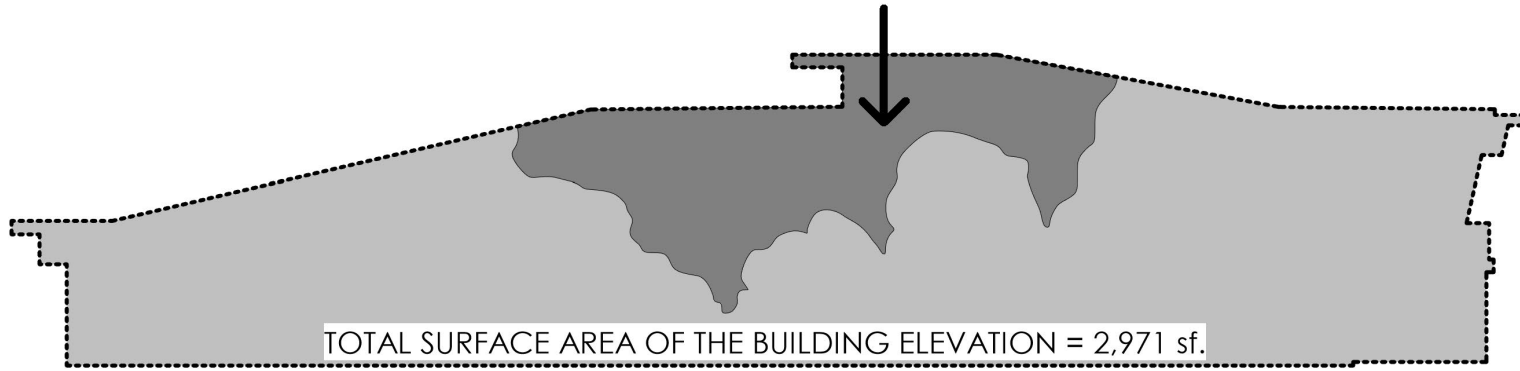
- 244
- 679
680
- 678
- 677
- X2
- X1
- 675
- 674

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

Total surface area of the building elevation = 2,971 sf.

Area of Visible Home = 586 sf. = 20% < 24.5%

VISIBLE AREA OF THE BUILDING ELEVATION = 586 sf. = 20% of the total building area



TOTAL SURFACE AREA OF THE BUILDING ELEVATION = 2,971 sf.



Roof
709' - 0"
Upper Level
699' - 0"
Lower Level
688' - 0"



- From this observation area, (± 500 ft.) given that distance, one cannot distinguish the home with a naked eye. Any closer, it cannot be seen due to obstructions from natural topography. This home with low LRV surface material values, **even when seen up-close (thru 300 mm telephoto lens)**, will have very little impact to the hillside views.



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