

2022-7198 691 Toyon Ave

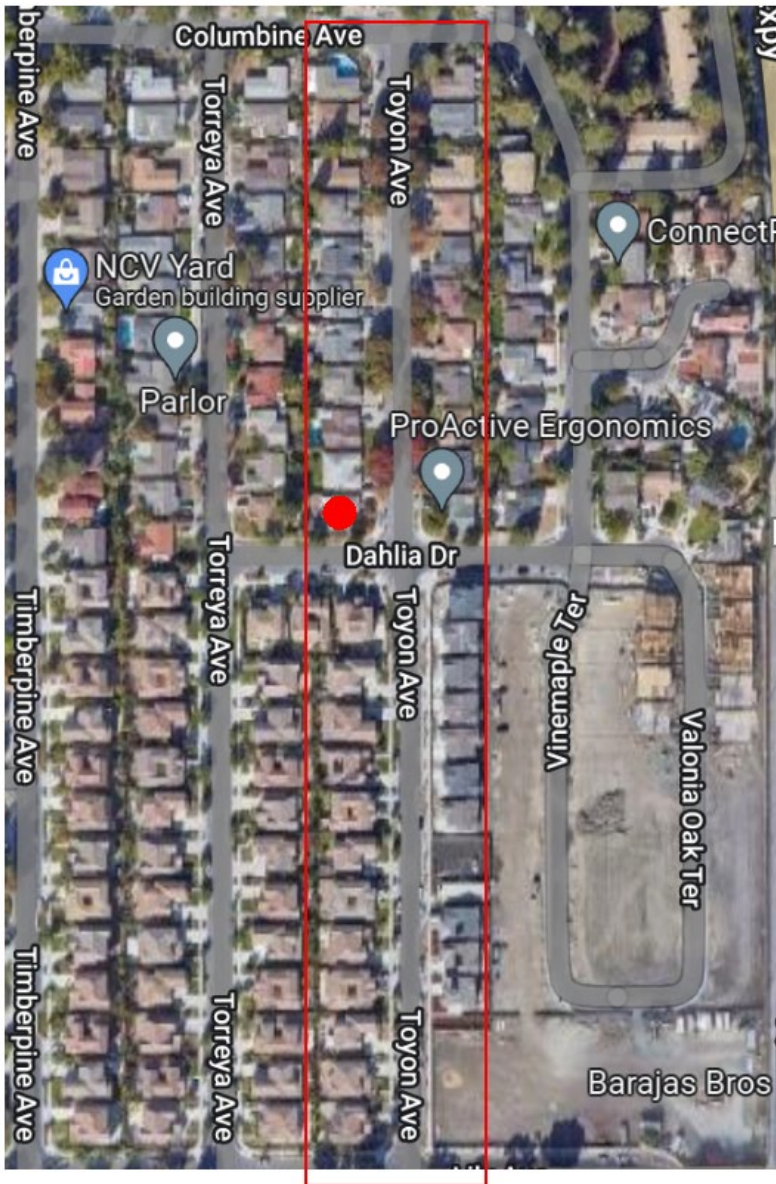
691 Toyon Avenue, Sunnyvale

On behalf of Ankush Gupta and his family, Michelle Miner design is proposing an addition to their single-family home. We will do a small addition out front to the lower floor, enlarge the existing garage to bring it up to city standards since it was substandard and add a new second story.

The style of the home will be European, and I will discuss those design elements below. We feel this style will be a very nice fit in the neighborhood and blend well with the existing traditional homes. There are new European and Mediterranean style homes to the south and there are 58 brand new Harmony homes that are craftsman style to semi modern homes that are also to the south.

Our home sits on the corner of Toyon and Dalia. Since we are on a corner, we feel that for the purposes of designing our home and fitting into the “neighborhood”, that our neighborhood consists of both sides of the street each way from the intersection that we live on. I have shown our neighborhood below by the red square, our house having the red dot.

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All of the homes in this defined neighborhood are single family homes and while we do know that the newer homes to the south of us are planned developments, there is no separation, defining wall or any delineation that would make you feel that they are not a part of our neighborhood. This is the street we drive down to get to our house and these are the friends we associate with and the kids that our children play with. It is our “neighborhood”.

Below is our proposed home and an example of homes in our neighborhood.

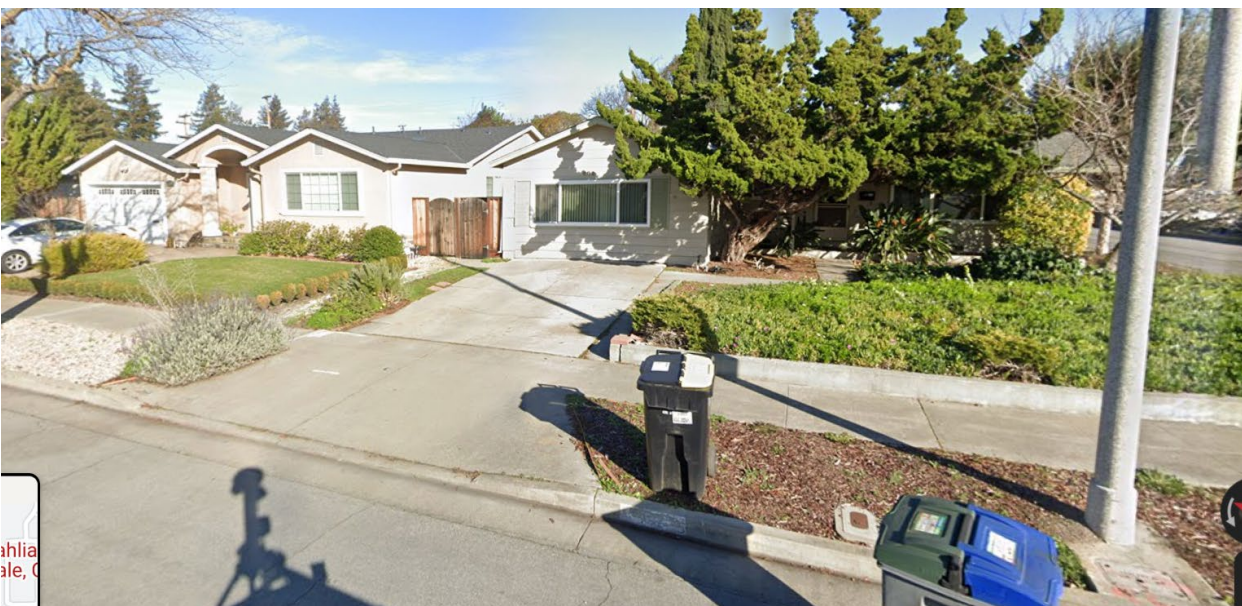
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Our proposed home on the northwest corner of the intersection



Homes on the southwest corner from us



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Homes on the northeast corner of intersection



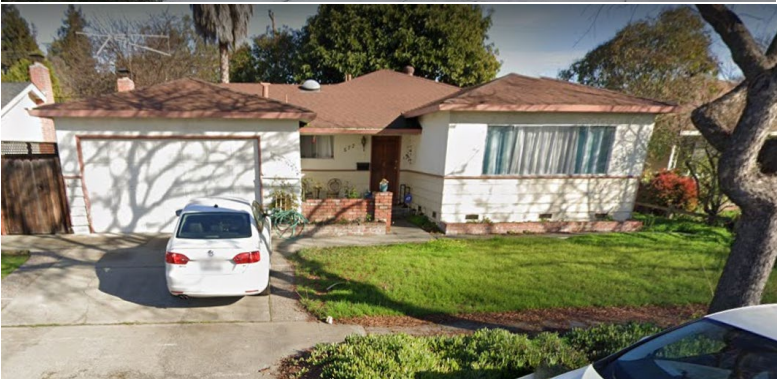
New homes on southeast corner of intersection

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Here are more examples of homes in our neighborhood we used in considering style



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As mentioned above these are characteristics of a European home that we have in our design:

1. Natural exterior materials used were stone, brick, and stucco, mostly a combination of two of the materials.
2. They often have symmetrical hip or gable roof forms with lower roof concealing upper levels within the structure. Roofs are complex and interesting.
3. Roof materials were usually clay tile or slate with decorative vents.
4. Exteriors frequently used clad with stone and stone accent details. Stucco tends to be lighter colors.
5. Elaborate exterior detailing, trim, arched or rounded windows, shutters, simple brackets.
6. Garages, if present, attached or detached, were most often at the front of the house with very ample paved or washed stone surface of a courtyard entrance and often have arched garage doors.
7. They will often have a heavy front door with a detailed portico that is a welcoming element greeting you to create a warm and cozy home.

We took into consideration not only the design criteria for a European style home but also considered the current designs in the neighborhood so we would not create something completely out of the context for this neighborhood.

We believe this proposed home to be in alignment with the stated purpose in the City of Sunnyvale's guidelines for single family homes. Some of the stated purposes and principles that this house satisfies are as follows:

*This house will increase property values with the expansion and remodel.

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*The house is by no means out of scale when compared to the surrounding homes.

*The city encourages new development that is compatible in scale and character with existing housing, which this house will do.

*We took privacy of the neighbors seriously from a design perspective.

*We will use high quality materials and craftsmanship, using green building techniques as much as possible that are compatible with the neighborhood.

* This house will not overwhelm the neighboring homes as they have mostly two-story homes surrounding it.

The city of Sunnyvale states that they “believe that larger homes are a natural transition that can be accommodated”. The general scale that surrounds this home is of new two-story homes.

With increasing housing density in California, the responsible way to build more density is to go up, thus minimizing the building footprint. We will be able to retain more of the previous landscaping by building a second story.

These are some of the design elements that we took into consideration to fit into the neighborhood

Hip and gable roofs- similar to surrounding homes

Similar roof pitch – this does vary but we are about in the middle

Front entry arch similar to neighbors

Simulated divided light windows,

Used similar materials and material combinations

Matched use of shutters

We hope that you will be able to understand the attention we have given to the Sunnyvale principles’ in designing a home that will fit into this transitional neighborhood.