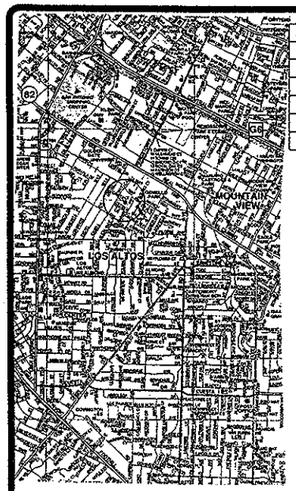
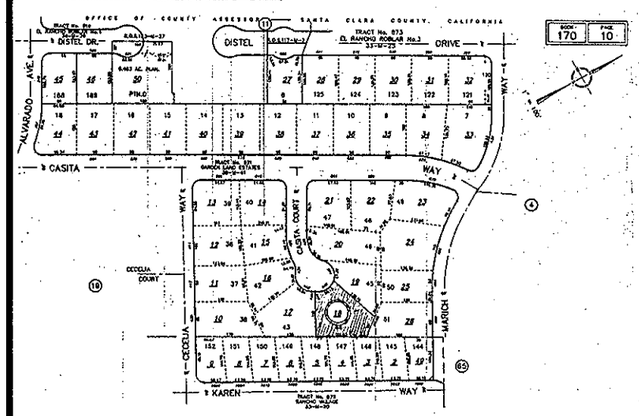


AC Sound Rating (Decibels)	AC Distance to Property Line
64	6 feet
66	8 feet
68	11 feet
70	14 feet
72	18 feet
74	22 feet

INDEX OF PLANS

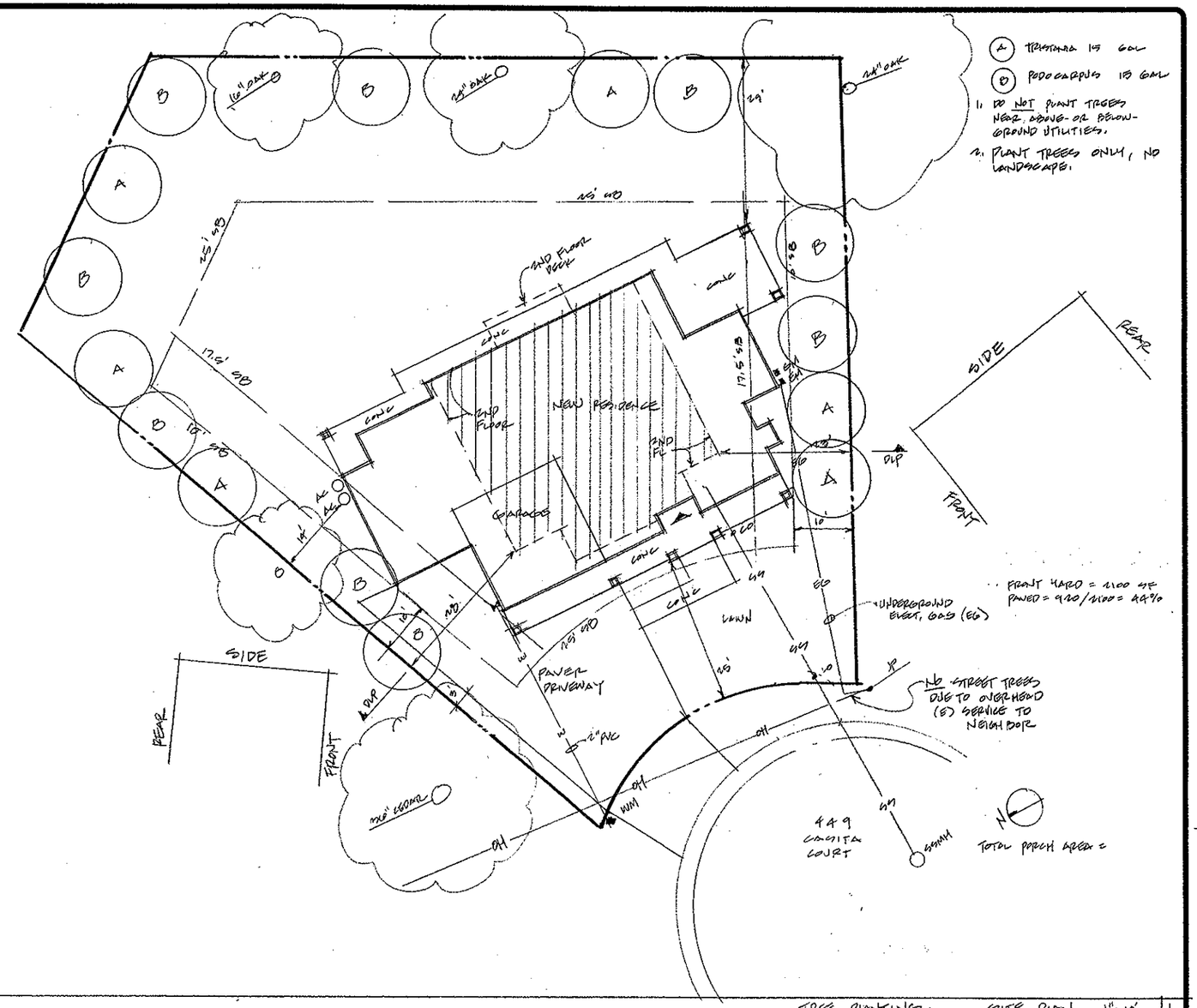
A1	SITE, TREES
A2	GROUND
A3	FIRST FLOOR
A4	SECOND FLOOR
A5	ELEVATIONS
A6	ELEVATIONS
A7	ROOF
A8	SECTIONS
A9	TOPO



NET LOT AREA:	14236 square feet		
	Existing	Change in	Total Proposed
% OF FRONT YARD PAVING	N/A	N/A	920 sq ft (49%)
HABITABLE LIVING AREA: (includes habitable basement area)	1909 square feet	1857 square feet	3766 square feet
NON-HABITABLE AREA:	504 square feet	(91) square feet	413 square feet

PORCH = GAB

	Existing	Proposed	Allowed/Required
LOT COVERAGE: (land area covered by all structures that are over 6 feet in height)	2517 square feet (18 %)	3445 square feet (24 %)	4268 square feet (30 %)
FLOOR AREA:	1st Flr 2517 sq ft 2nd Flr 1 sq ft Total 2517 sq ft (17 %)	1st Flr 2517 sq ft 2nd Flr 1662 sq ft Total 4179 sq ft (29 %)	4179 square feet (29 %)
SETBACKS: Front Rear Right side (1st/2nd) Left side (1st/2nd)	 40 feet 38 feet 10 feet/ feet 10 feet/ feet	 15 feet 24 feet 10 feet/13 feet 10 feet/13 feet	 20 feet 20 feet 10 feet/18 feet 10 feet/18 feet
HEIGHT:	15 feet	16 feet	30 feet



TREE PLANTING, SITE PLAN 1" = 10'

A TRISTANIA 15 GAL

B PODOCARPUS 15 GAL

1. DO NOT PLANT TREES NEAR AERIAL OR BELOW-GROUND UTILITIES.

2. PLANT TREES ONLY, NO LANDSCAPE.

FRONT YARD = 1100 SF
PAVED = 920/1100 = 49%

REVISIONS	BY
4.7.13	

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408 395 9400

SHAHIAR
449
CASITA CT
NEW
RESIDENCE

SITE PLAN

DRAWN	
CHECKED	
DATE	4.7.13
SCALE	1" = 10'
JOB NO.	449 CASITA
SHEET	A1
OF	SHEETS

C:\LAYOUTS\DWG (650) 262-1300

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S29° 20' 46"W 122.63'

S35° 51' 05"E 55.00'

N70° 04' 58"E 135.17'

N61° 49' 22"W 112.20'

N31° 18' 40"E 6.64'

16' P.G.E. EASEMENT

10' P.U.E.

1 STORY WOOD & STUCCO HOUSE

1 STORY WOOD & STUCCO HOUSE

FF 101.15
PAD 99.4

GARAGE
FLR 100.5
PAD 99.5

SSMH
RIM=100.32'
INV=93.52'

CASITA COURT
(R/W 50' WIDE)

TREE DRIP LINE (TYPICAL)

CONCRETE ROLLED CURB

CONCRETE ROLLED CURB

DRAINROCK PIT 4'x4'x4'

DRAINROCK PIT

SCALE 1"= 10'

GRAPHIC SCALE

(IN FEET)
1 inch = 10 ft.

LEGEND:

	PROPERTY LINE
	EXISTING LOTS
	CENTERLINE
	EASEMENT LINE
SS	SANITARY SEWER LINE
SD	STORM DRAIN LINE
OH	OVERHEAD POWER LINE
	WOOD FENCE
	TBM (ELEVATION =)
	JOINT POLE
	SURVEY MONUMENT FOUND
	WATER VALVE
	FIRE HYDRANT
	LAMP

ABBREVIATIONS:

AC	ASPHALT
AD	AREA DRAIN
CB	CATCH BASIN
CO	CLEAN OUT
DW	DRIVEWAY
EB	ELECTRIC BOX
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CONC	CONCRETE
GM	GAS METER
GA	GUY ANCHOR
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SSMH	SANITARY SEWER MANHOLE
IV	IRRIGATION VALVE
MB	MAILBOX
WM	WATER METER
P.U.E.	PUBLIC UTILITY EASEMENT
D.E.	STORM DRAIN EASEMENT

NOTES:

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BASIS OF BEARINGS:
FOUND SURVEY MONUMENTS. RECORD DATA WAS TAKEN FROM THE CENTERLINE OF CASITA COURT. PER MAP, BOOK: 36 PAGE 43, WHICH MAP IS FILED IN THE COUNTY OF SANTA RECORDERS OFFICE.

SITE BENCHMARK:
SURVEY CONTROL SET MAG NAIL ELEVATION=100.00' (ASSUMED DATUM)

LICENSED ARCHITECT
DARYL FAZEKAS
NO. C-14506
REN. 12-31-2013
STATE OF CALIFORNIA

449 CASITA CT.
LOS ALTOS, CA
APN: 170-10-018

SMP ENGINEERS
CIVIL ENGINEERS-LAND SURVEYORS
1534 Carob Lane, Los Altos, CA 94024
Tel. (650) 941-8055 Fax (650) 941-8755

Scale: 1" = 10'
Prepared by: J.N.
Checked by: S.R.
Date: DECEMBER 10, 2012
Project No: 212152

Sheet No: T-1

REVISIONS	DESIGN BY	DESIGN DATE	APPR BY	APPR DATE

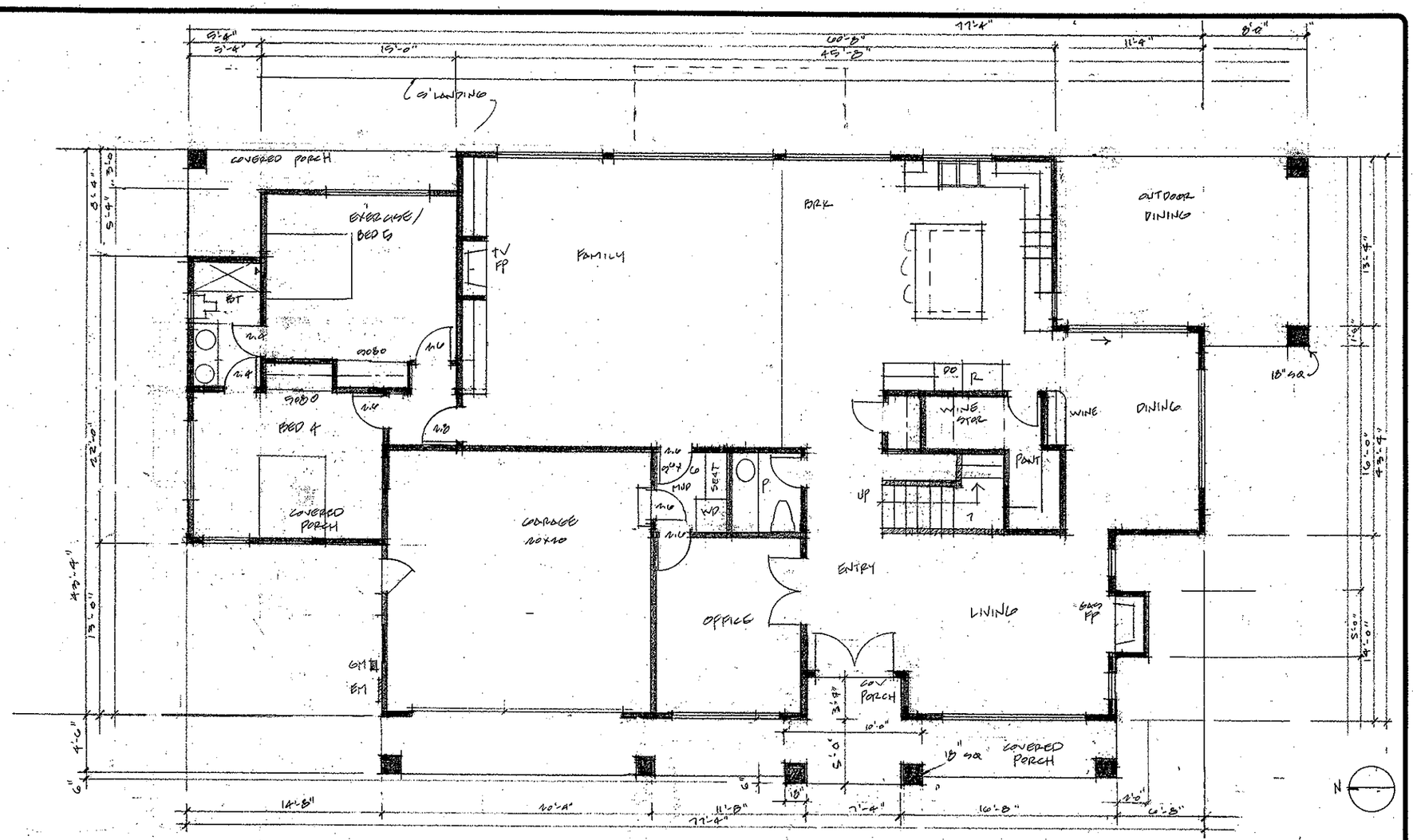
CITY OF LOS ALTOS

SHAHIAR

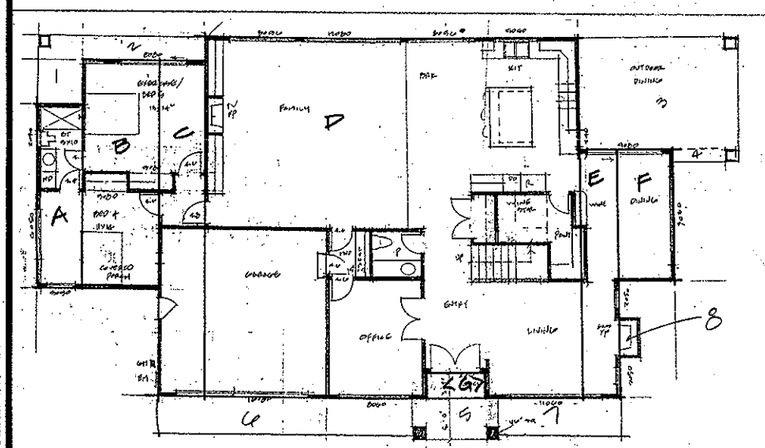
GRADING PLAN

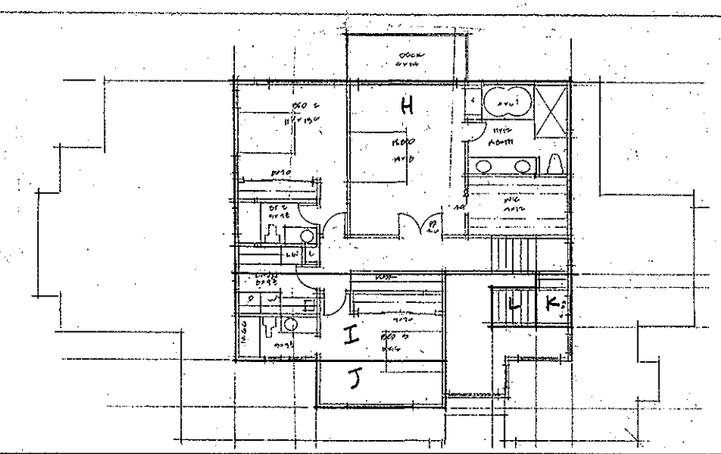
4.01.13

A2



FIRST FLOOR PLAN | 1





1	9.33 x 8.33	78	
2	15 x 3	45	
3	19.33 x 19.33	258	
4	1.5 x 8	12	
5	8 x 10	80	
6	3.33 x 7.33	24	
1ST A	5.33 x 22	117	
B	21.33 x 9.33	255	
C	5.66 x 40.33	228	
D	47.66 x 49.66	1998	
E	4.66 x 30	140	
F	6.66 x 16	107	
<G>	<3.33 x 7.33>	<24>	
		2817	
2ND H	41 x 23	943	
I	10.66 x 25.66	274	
J	15.66 x 6	94	
K	6.33 x 4.33	27	
L	9 x 4.66	42	
		1382	
		2817	
		4198	
		4179 MAX	

6	30.5 x 4.5	137
7	15.16 x 4.5	68
8	4 x 5	20
TOTAL PORCH		648

FLOOR AREAS | 2

REVISIONS	BY
4.1.13	
4.12.13	

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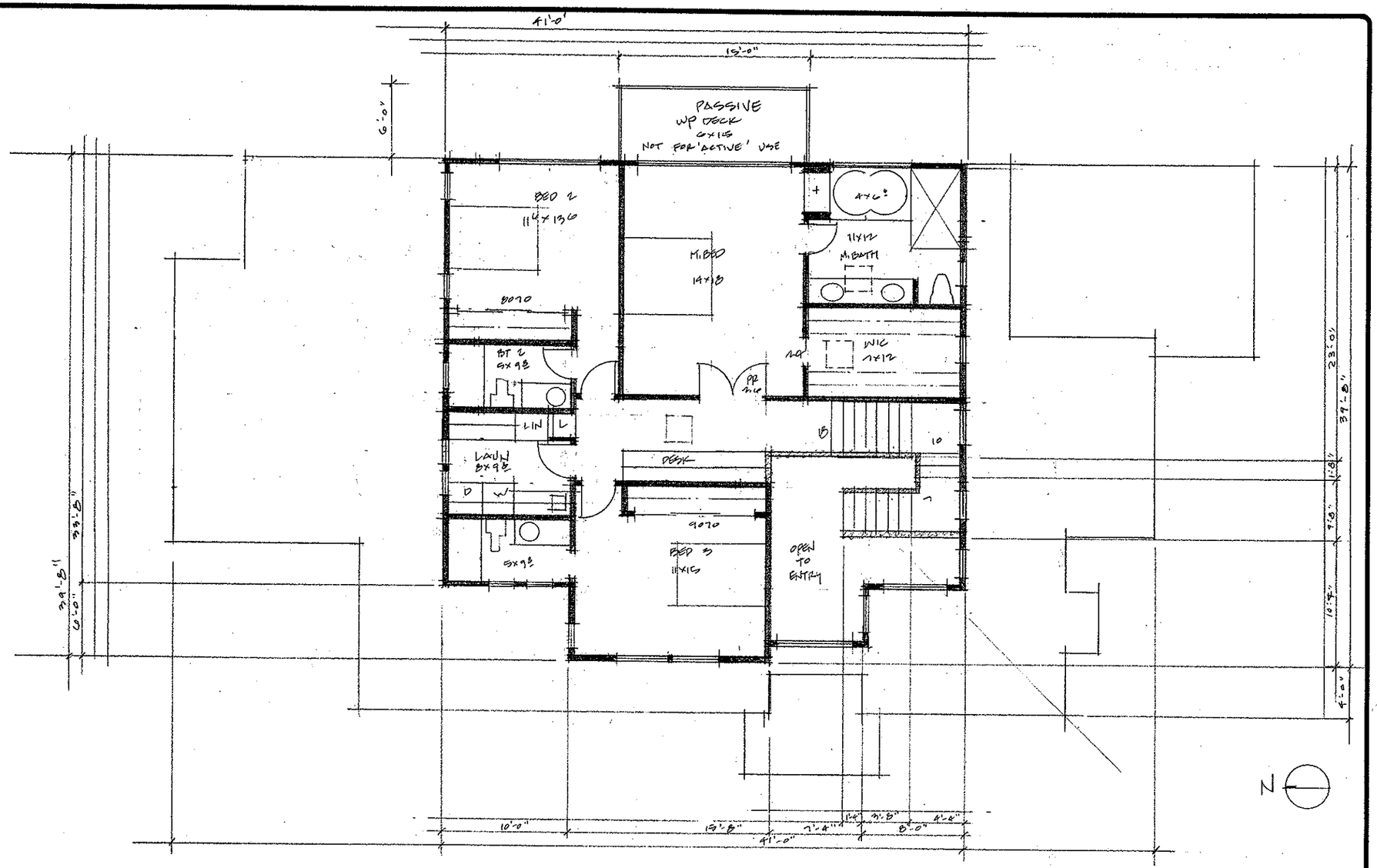
SHAHIAR RESIDENCE
449 CASITA CT

FIRST FLOOR PLAN

DRAWN	
CHECKED	
DATE	12.12.12
SCALE	1/4"
JOB NO.	SHAHIAR 449
SHEET	A2
OF	SHEETS

C2LA/NALBEC 800-250-1300



SECOND FLOOR PLAN

REVISIONS	BY
4.12.13	

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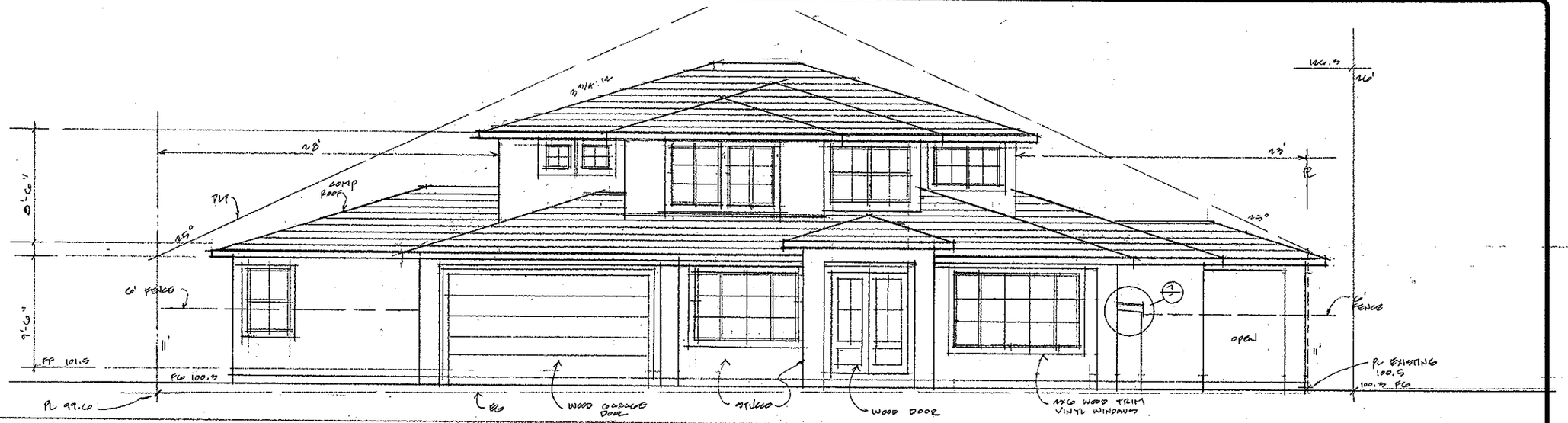
SHAHIAR

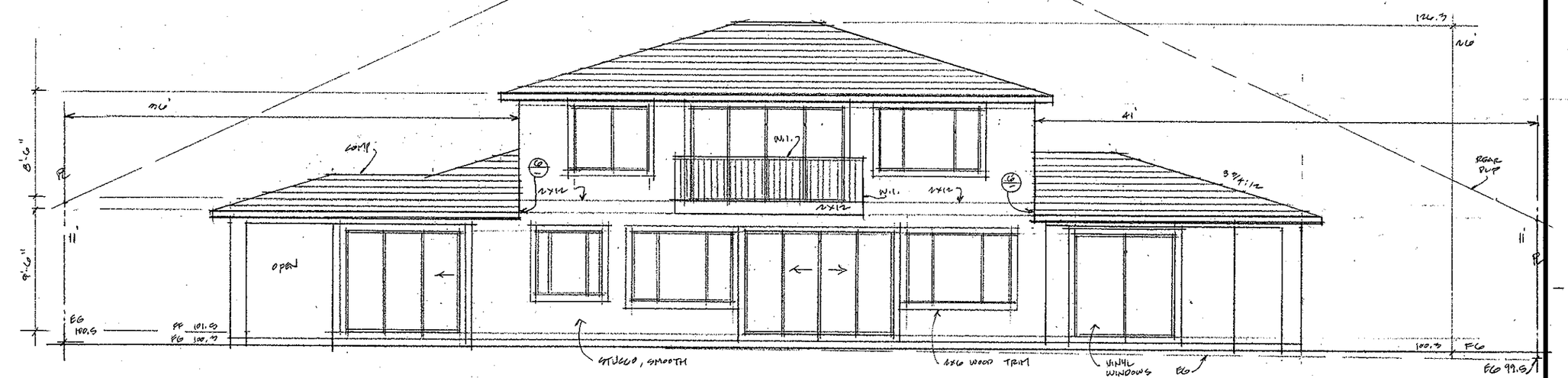
SECOND FLOOR PLAN

DRAWN	
CHECKED	
DATE	3.13.13
SCALE	1/4"
JOB NO.	449 SHAHIAR
SHEET	A4
OF	SHEETS

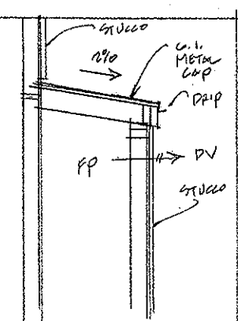


FRONT ELEVATION 1

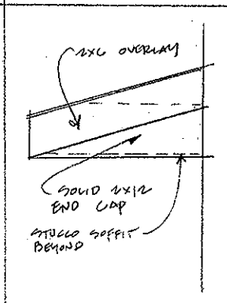
DO NOT SCALE DRAWINGS, USE DIMENSIONS AS SHOWN.



REAR ELEVATION 2



3 SIDE ELEVATION OF END CAP



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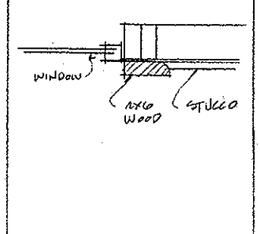
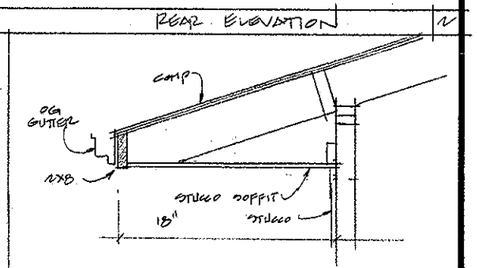


TRIM @ WINDOW/DOOR 4



EAVE 5

REVISIONS	BY
4.1.13	
4.12.13	

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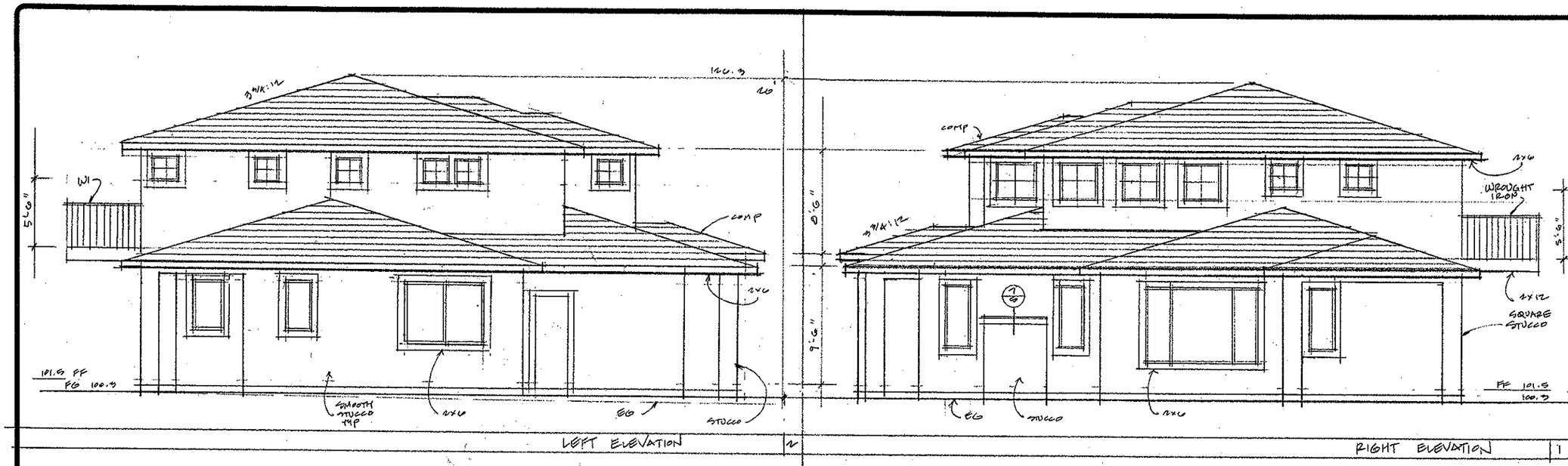
DarylFazekas@gmail.com
408 395 9400

SHAHIAR

ELEVATIONS

DRAWN	
CHECKED	
DATE	4.1.13
SCALE	1/4"
JOB NO.	449
SHEET	A5
OF	SHEETS

C:\LAYOUT\JOB 1 (800) 742-1000



REVISIONS	BY
4.1.13	
4.12.13	

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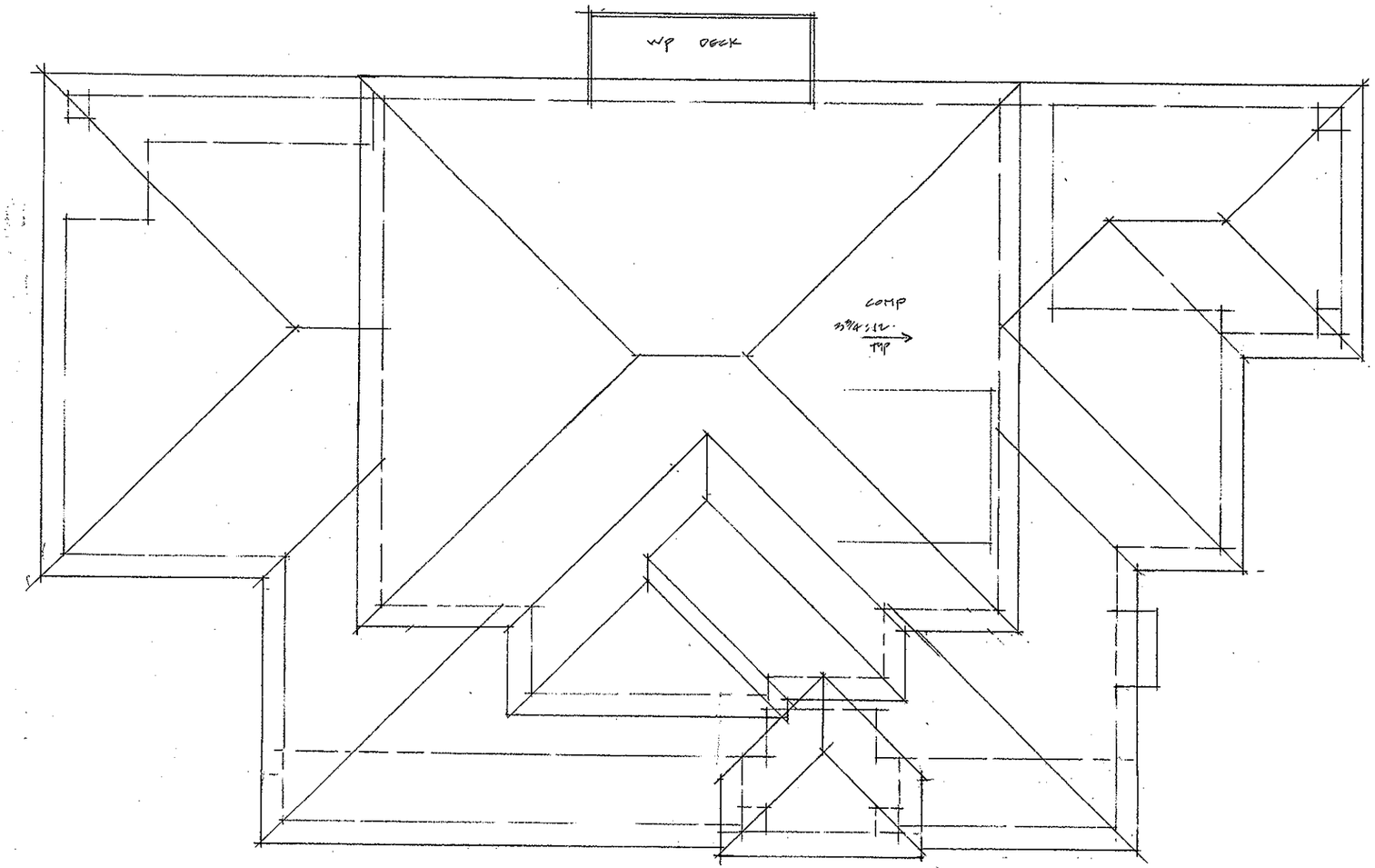
Los Gatos, CA 95032
DarylFazekas@gmail.co
408 395 9400

SHAHIAR

ELEVATIONS

DRAWN	
CHECKED	
DATE	4.1.13
SCALE	1/4
JOB NO.	499
SHEET	A6
OF	SHEETS

C.T.A./VALUELINE (800) 262-3300



ROOF PLAN

REVISIONS	BY
4.1.13	

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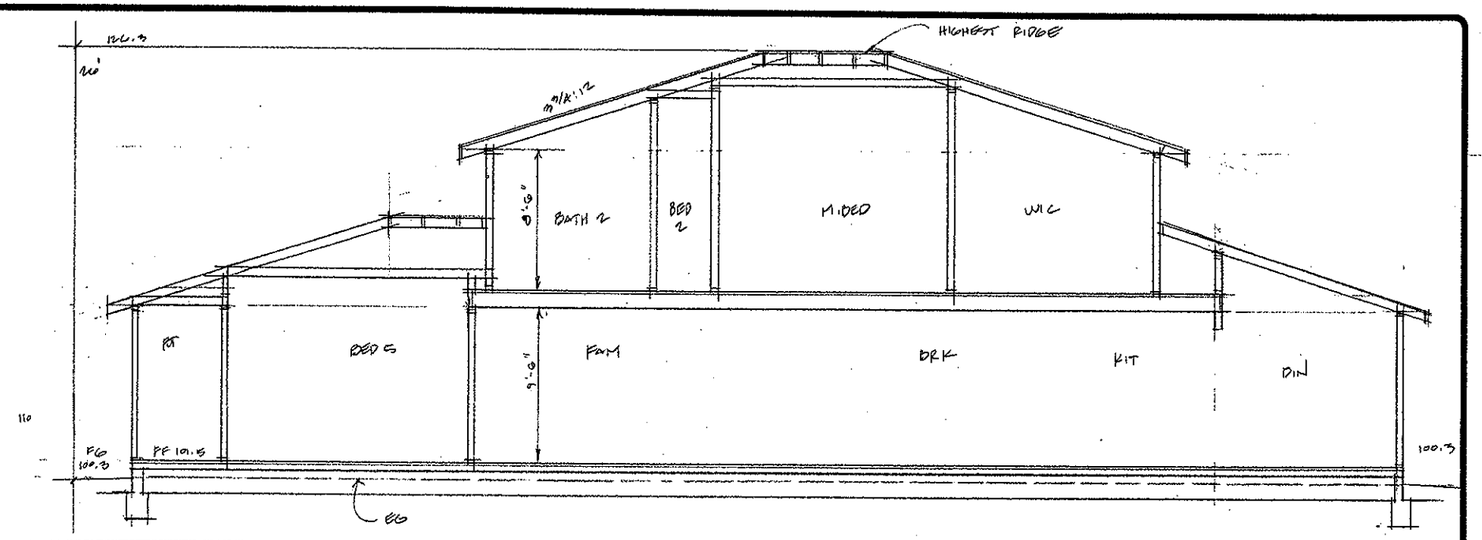
Los Gatos, CA 95032
DarylFazekas@gmail.com
408 395 9400

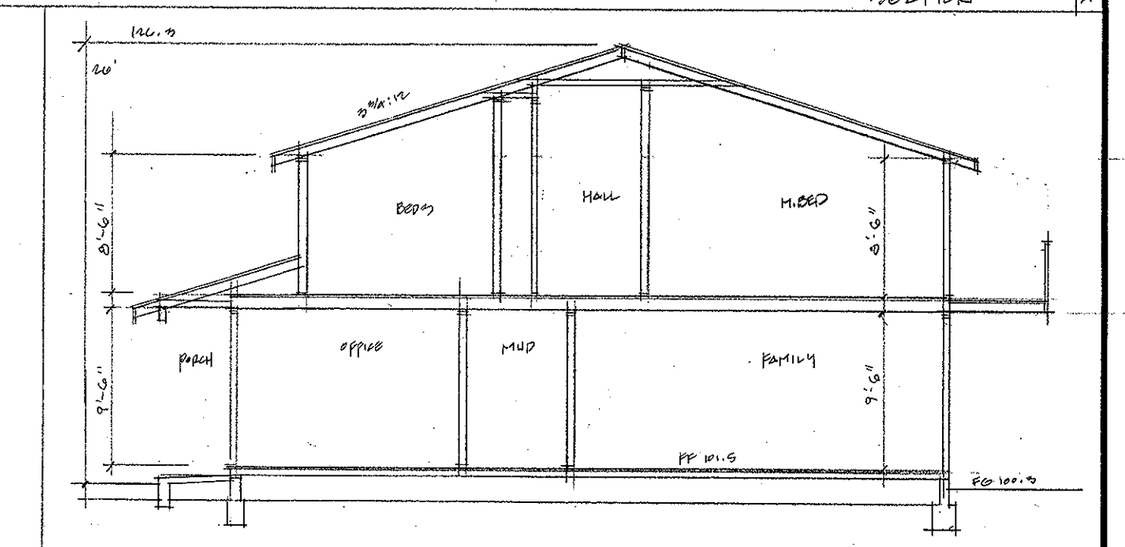
SHAHIAR
449 CASITA

ROOF PLAN

DRAWN	
CHECKED	
DATE	3.13.13
SCALE	1/4"
JOB NO.	SHAHIAR 449
SHEET	A7
OF	SHEETS



SECTION A



SECTION B

REVISIONS	BY

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DarylFazekas@gmail.com
408 395 9400

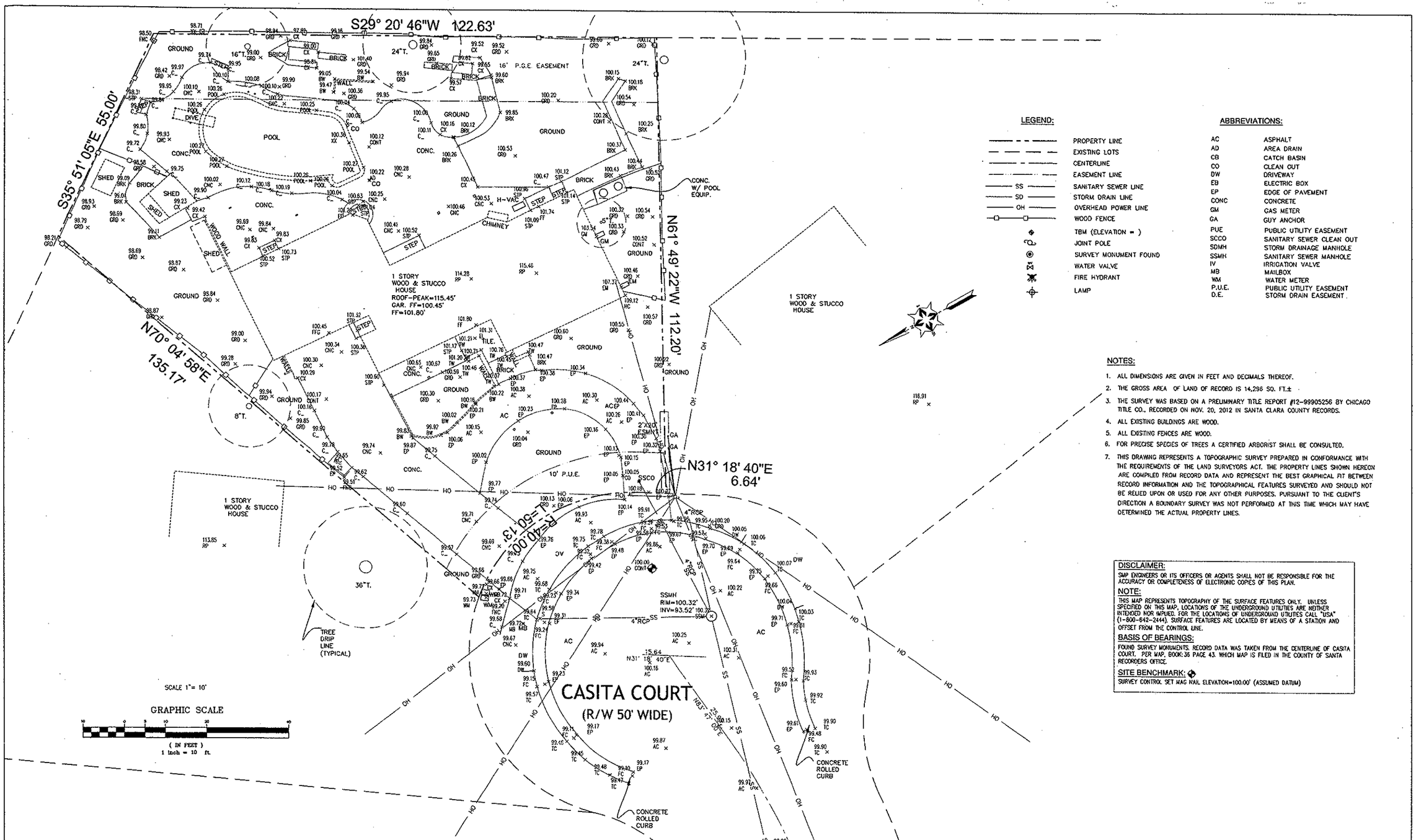
SHAHIAR

449 CARRITA CT

SECTIONS

DRAWN	
CHECKED	
DATE	4.1.19
SCALE	1/4"
JOB NO.	449
SHEET	A8
OF	SHEETS

C.T.S./VALUELINE (800) 245-1500



LEGEND:

- PROPERTY LINE
- EXISTING LOTS
- CENTERLINE
- EASEMENT LINE
- SS — SANITARY SEWER LINE
- SD — STORM DRAIN LINE
- OH — OVERHEAD POWER LINE
- WOOD FENCE
- TBM (ELEVATION =)
- JOINT POLE
- SURVEY MONUMENT FOUND
- WATER VALVE
- FIRE HYDRANT
- LAMP

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D.E.	STORM DRAIN EASEMENT

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SURVEY CONTROL SET MAG NAIL ELEVATION=100.00' (ASSUMED DATUM)

449 CASITA CT.
LOS ALTOS, CA
APN: 170-10-018

SMP ENGINEERS
CIVIL ENGINEERS-LAND SURVEYORS
1534 Carob Lane Los Altos, CA 94024
Tel. (650) 941-8055 Fax (650) 941-8755

Scale: 1" = 10'
Prepared by: J.N.
Checked by: S.R.
Date: DECEMBER 10, 2012
Project No: 212152

TOPOGRAPHIC MAP

Sheet No: T-1

REVISIONS	DESIGN BY	DESIGN DATE	CITY APPR.	APPR. DATE

CITY OF LOS ALTOS

A9