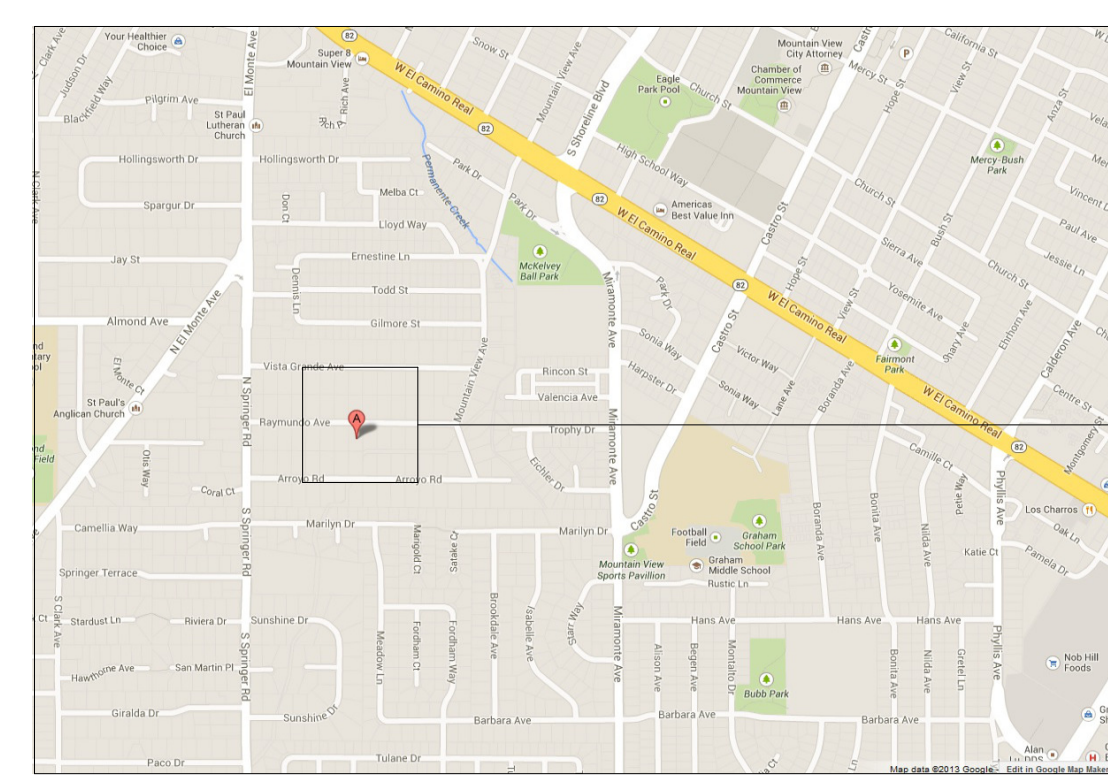


VICINITY MAP:



PROPERTY LOCATION / NTS

SCOPE OF WORK:

NEW 2 STORY COSTUME HOME
4496 SQ BUILDING AREA INCLUDING 6 BEDS, 5.5 BATHS, 1 LAUNDRY AND A 2 CAR GARAGE

GENERAL NOTES:

1. The project shall incorporate green building aspects to the maximum extent possible.

PROJECT DATA:

ASSESSOR'S PARCEL NUMBER: 189 - 29 - 042
PROJECT TYPE: NEW COSTUME HOUSE
PROJECT LOCATION: 766 RAYMUNDO AVE., Los Altos, CA 94024
ZONING: R - 1 - 10
OCCUPANCY GROUP: R - 3 / U
CONSTRUCTION TYPE: V - B
NUMBER OF FLOORS: TWO (2) STORY
FIRE PROTECTION: SPRINKLERED

CODE EDITIONS:

- A. CALIFORNIA RESIDENTIAL 2010 EDITION
B. CALIFORNIA BUILDING 2010 EDITION
C. CALIFORNIA MECHANICAL 2010 EDITION
D. CALIFORNIA PLUMBING 2010 EDITION
E. CALIFORNIA ELECTRICAL 2010 EDITION
F. CALIFORNIA ENERGY: 2008 EDITION
G. CALIFORNIA FIRE: 2010 EDITION
H. ANY OTHER APPLICABLE LOCAL AND STATE LAWS AND REGULATIONS.

AREA CALCULATION:

Table with 3 columns: Description, Value, Unit. Includes rows for 'E' BLDG TO BE REMOVED, 'N' 1st FLOOR LIVING AREA, 'N' 2nd FLOOR LIVING AREA, etc.

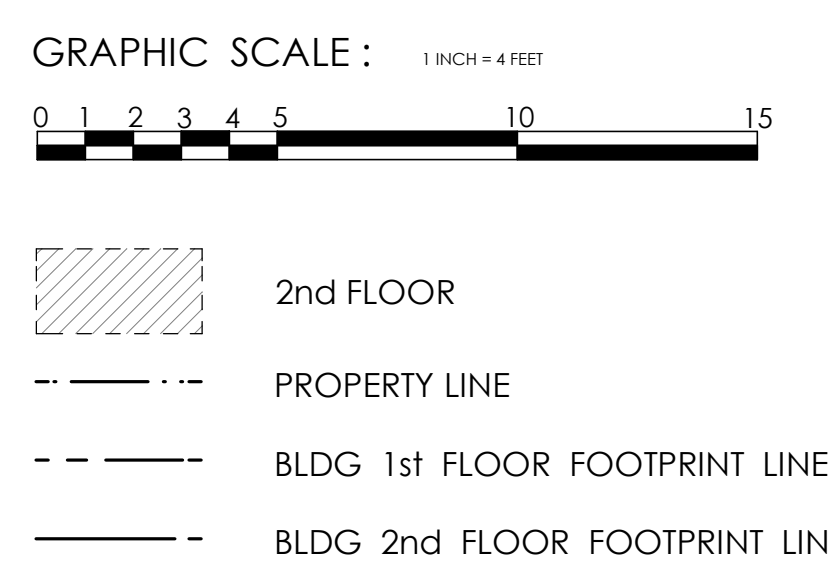
EAVE AREA = 250 X 1.5 = 375
FLOOR AREA RATIO (FAR) = 3850 + (10% (17500 - 11000)) = 4500
LOT COVERAGE: 1st FLOOR BLDG AREA 2937 SQF, COVERED AREA 14 SQF, TOTAL % 2951/17500 = 16.8%

% OF FRONT YARD PAVING: 524 / 2500 = 21 %
FRONT YARD: 25 X 100 = 2500 sqf.
PROPOSED PAVING : 524 Drive Way

PROJECT CONTACT:

OWNER: NICK STAVRAKOS & MONICA TELLADO
DESIGNER: BOD esign
STRUCTURAL: ---
MECHANICAL: ---
T24 & ENERGY: ---
SOIL ENGINEER: ---

LEGEND:



TREE TABLE:

Table with 4 columns: Number, Species, Size, To Be Removed. Lists 13 trees with their DBH, Height, Crown Sp., LCR, and removal status.

DRAWING INDEX:

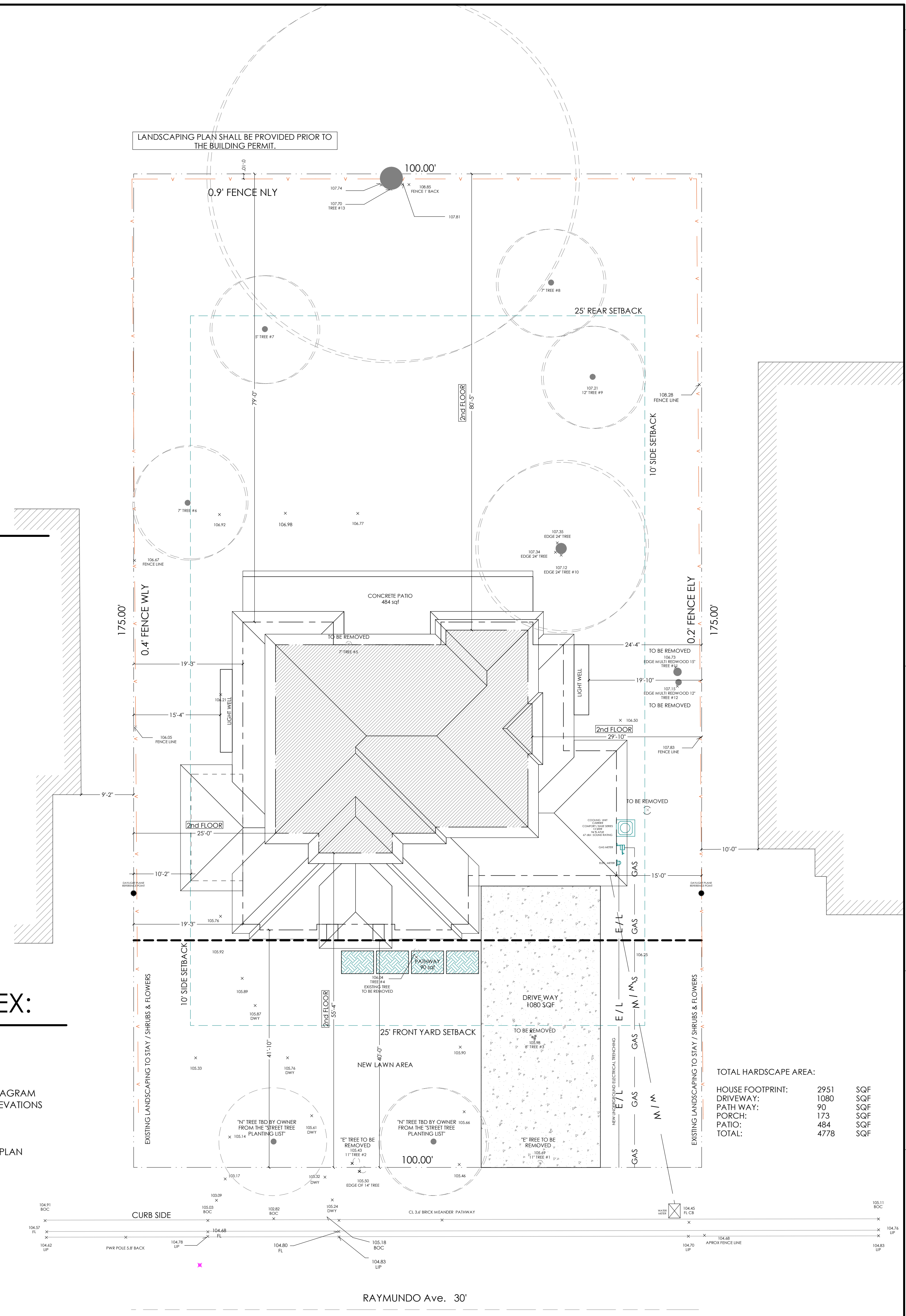
- A0: COVER SHEET & SITE PLAN BOUNDARY AND TOPO. MAP
C1: GRADING AND DRAINAGE
A0.1: GRADING AND DRAINAGE
A1: ROOF PLAN & FLOOR AREA DIAGRAM
A2: PROPOSED 1st FLOOR PLAN
A2.1: PROPOSED 2nd FLOOR PLAN
A2.2: PROPOSED BASEMENT FLOOR PLAN
A3: PROPOSED ELEVATIONS
A3.1: PROPOSED ELEVATIONS
A4: PROPOSED SECTIONS

PROJECT SUMMARY:

Table with 4 columns: Description, Existing, Change in, Total Proposed. Includes rows for NET LOT AREA, % OF FRONT YARD PAVING, HABITABLE LIVING AREA, and NON-HABITABLE AREA.

Table with 4 columns: Description, Existing, Proposed, Allowed Required. Includes rows for LOT COVERAGE, FLOOR AREA, SETBACKS, and HEIGHT.

LANDSCAPING PLAN SHALL BE PROVIDED PRIOR TO THE BUILDING PERMIT.



PROPOSED SITE PLAN
SC: 3/32" = 1'-0"

Table with 3 columns: Description, Value, Unit. Includes rows for TOTAL HARDSCAPE AREA, HOUSE FOOTPRINT, DRIVEWAY, PATHWAY, PORCH, PATIO, and TOTAL.



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SHEET TITLE:

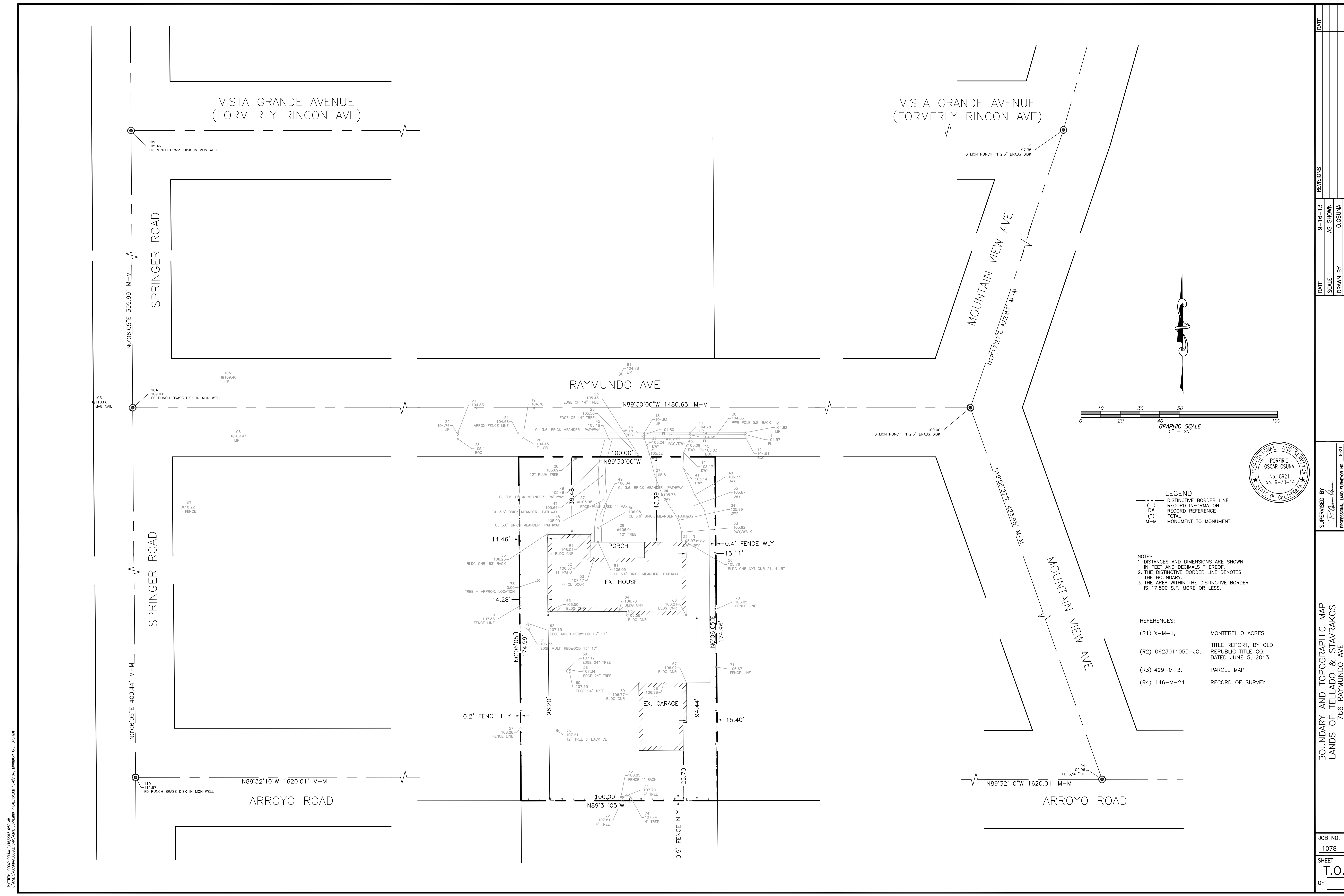
COVER SHEET
SITE / ROOF PLAN

NEW CONSRTUCTION FOR:

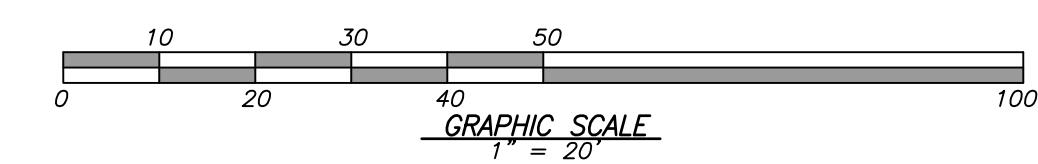
Nick & Monica

766 Raymundo Ave.
Los Altos ,CA 94024

DATE: 03.27.14
SCALE: 3/32" = 1'
DRAWN BY: HBZ
JOB NO: D - 1306 - 06
SHEET:



DATE	9-16-13
SCALE	AS SHOWN
DRAWN BY	O.OSUNA
CHECKED BY	O.O.
REVISIONS	
DATE	
SCALE	
DRAWN BY	
CHECKED BY	
SUPERVISED BY <i>P. Osuna</i> PROFESSIONAL LAND SURVEYOR NO. 8921 EXPIRES 9/30/14	
BOUNDARY AND TOPOGRAPHIC MAP LANDS OF TELLADO & STAVRAKOS 766 RAYMUNDO AVE LOS ALTOS, CALIFORNIA	
JOB NO.	1078
SHEET	T.O.
OF	



- LEGEND**
- DISTINCTIVE BORDER LINE
 - () RECORD INFORMATION
 - R# RECORD REFERENCE
 - (T) TOTAL
 - M-M MONUMENT TO MONUMENT

- NOTES:**
1. DISTANCES AND DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
 2. THE DISTINCTIVE BORDER LINE DENOTES THE BOUNDARY.
 3. THE AREA WITHIN THE DISTINCTIVE BORDER IS 17,500 S.F. MORE OR LESS.

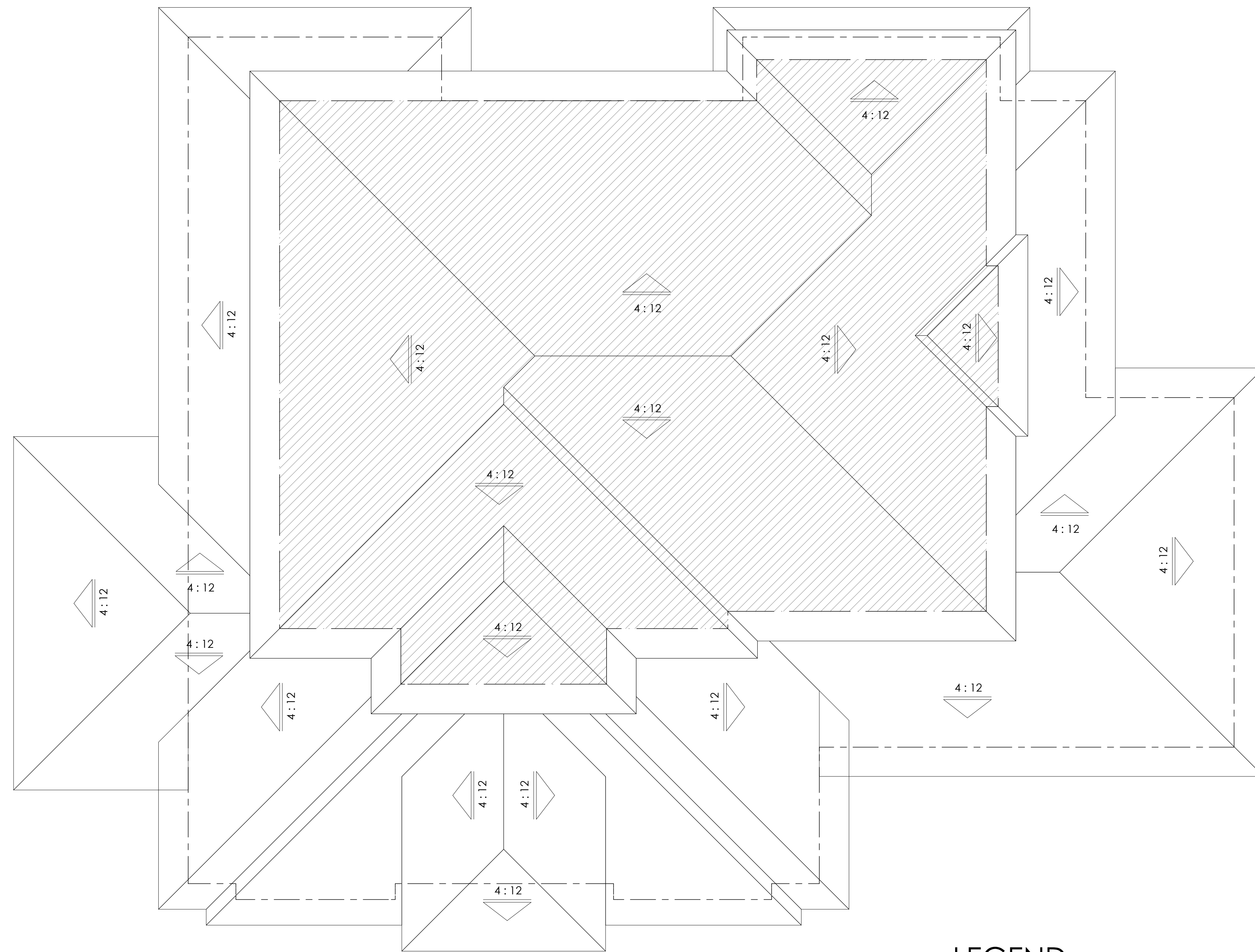
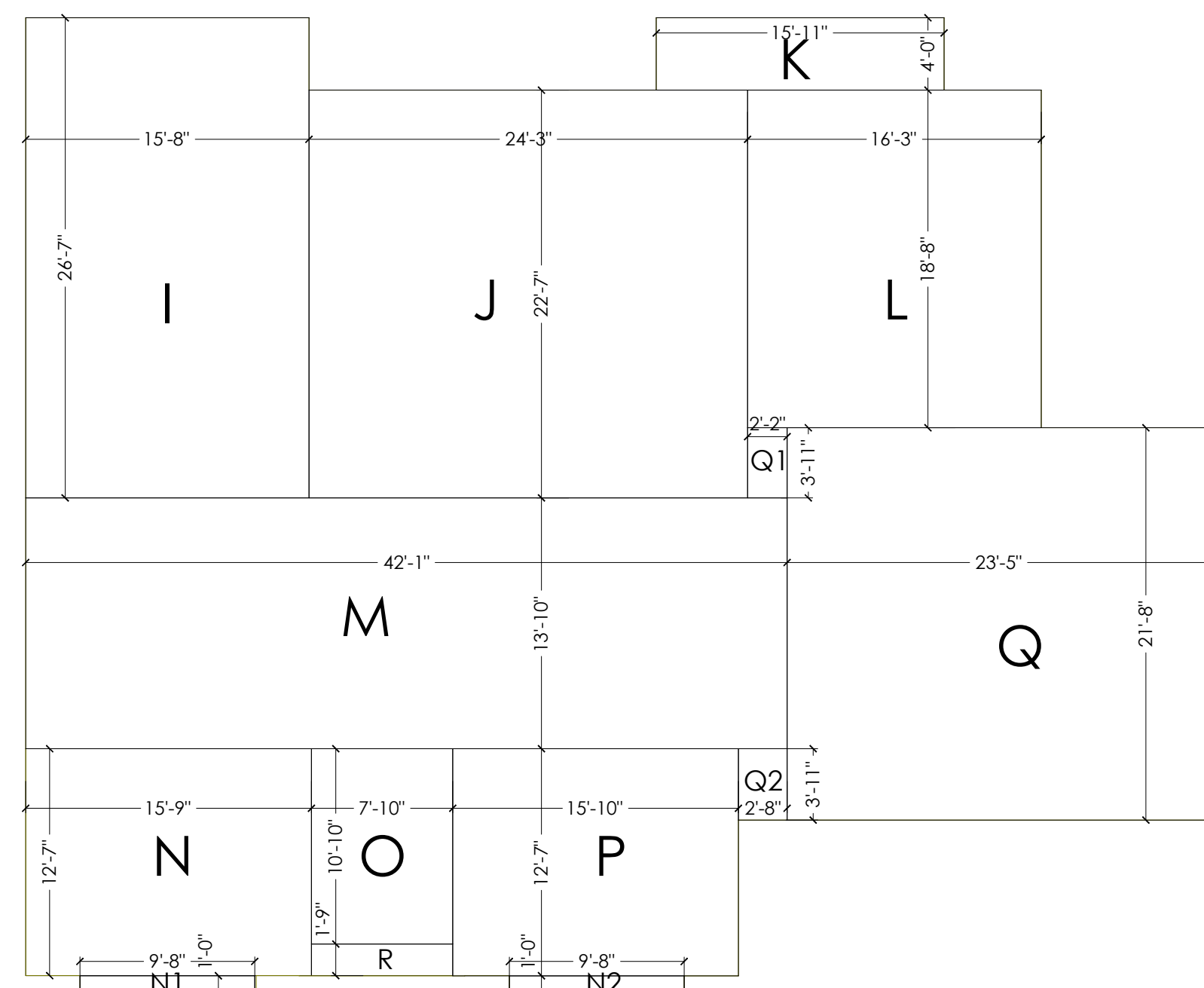
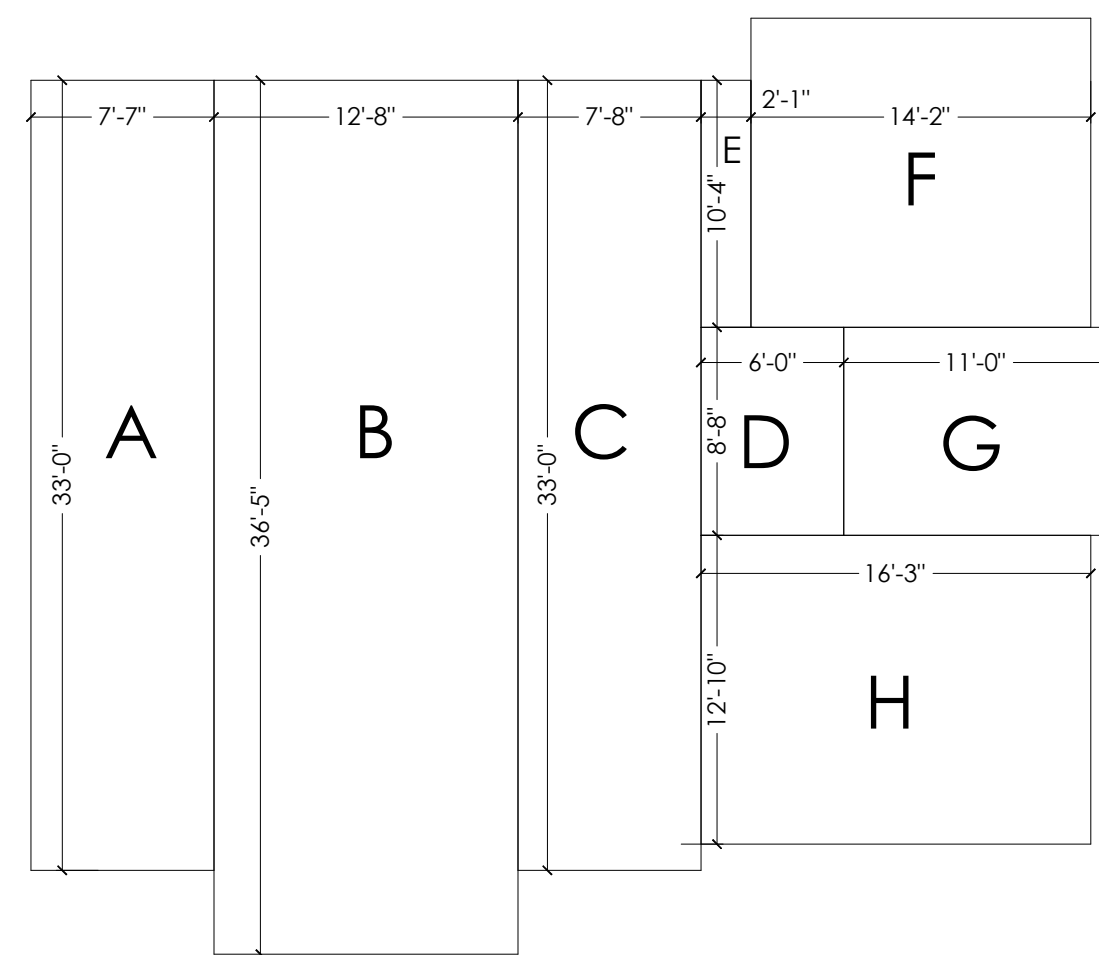
- REFERENCES:**
- (R1) X-M-1, MONTEBELLO ACRES
 - (R2) 0623011055-JC, TITLE REPORT, BY OLD REPUBLIC TITLE CO., DATED JUNE 5, 2013
 - (R3) 499-M-3, PARCEL MAP
 - (R4) 146-M-24, RECORD OF SURVEY

PLOTED: OSCAR OSUNA 9/16/2013 4:50 PM
 C:\USER\OSUNA\OSUNA\DRAWING\1078\1078 BOUNDARY AND TOPO MAP

FLOOR AREA DIAGRAM:

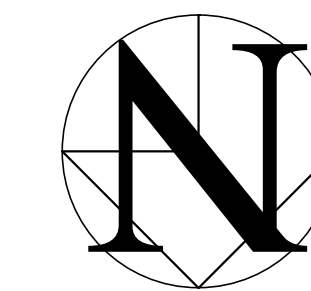
SCALE : 1/8" : 1'

FLOORS	SPACES	SIZE	AREAS (SQF)	TOTAL
2nd FLOOR	A	7'-8" X 32'-11"	252	1523
	B	12'-8" X 36'-5"	461	
	C	7'-7" X 32'-11"	250	
	D	6'-0" X 8'-8"	52	
	E	2'-1" X 10'-4"	21	
	F	14'-2" X 12'-11"	183	
	G	11'-0" X 8'-8"	95	
	H	16'-3" X 12'-10"	209	
1st FLOOR	I	15'-8" X 26'-6"	415	2414
	J	24'-3" X 22'-6"	546	
	K	15'-11" X 4'-0"	64	
	L	16'-3" X 18'-8"	303	
	M	42'-2" X 13'-11"	587	
	N	15'-10" X 12'-6"	198	
	N1	9'-8" X 1'-0"	10	
	N2	9'-8" X 1'-0"	10	
	O	7'-10" X 10'-9"	84	
	P	15'-9" X 12'-6"	197	
GARAGE	Q	23'-4" X 21'-8"	505	523
	Q1	2'-2" X 3'-10"	8	
	Q2	2'-8" X 3'-11"	10	
FRONT PORCH	R	7'-10" X 1'-9"	14	14
TOTAL LIVING				4474



PROPOSED ROOF PLAN
SC : 1/4" = 1'-0"

LEGEND:



GRAPHIC SCALE : 1 INCH = 4 FEET



- 2nd FLOOR
- BLDG 1st FLOOR FOOTPRINT LINE
- BLDG 2nd FLOOR FOOTPRINT LINE

REVISIONS BY

BOD esign

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SHEET TITLE:

PROPOSED ROOF PLAN
AND
FLOOR AREA DIAGRAM

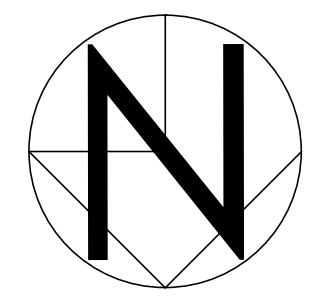
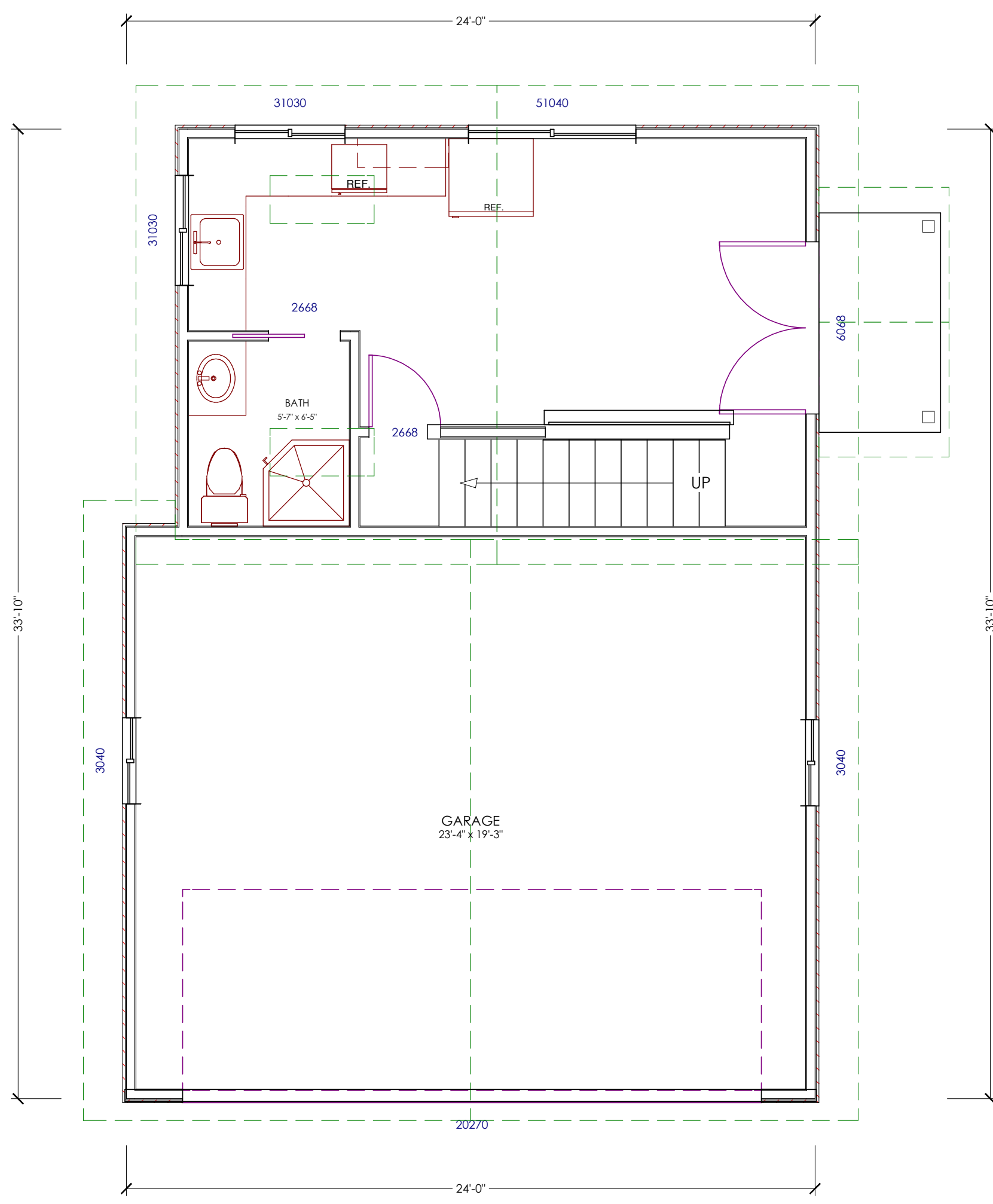
NEW CONSTRUCTION FOR:

Nick & Monica

766 Raymundo Ave.
Los Altos, CA 94024

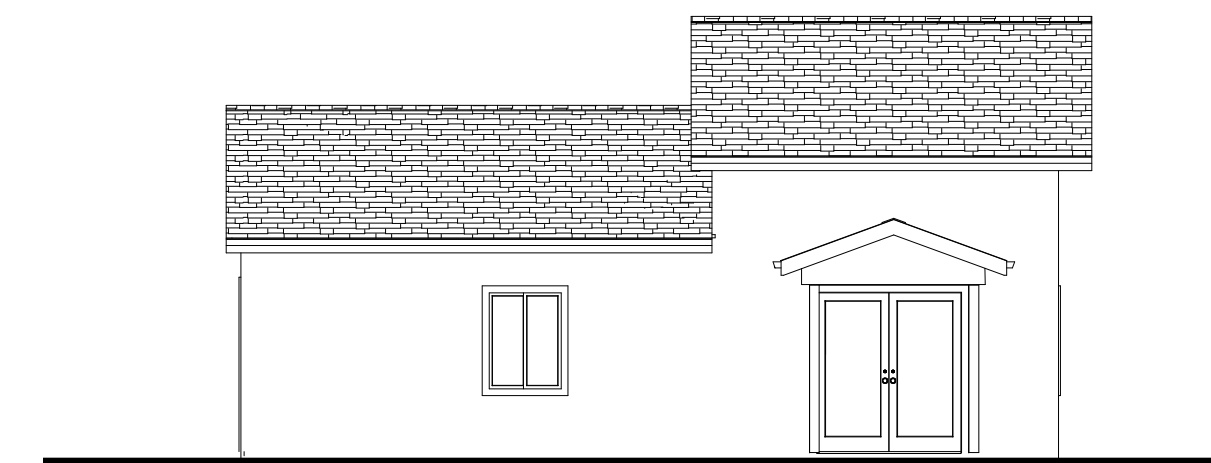
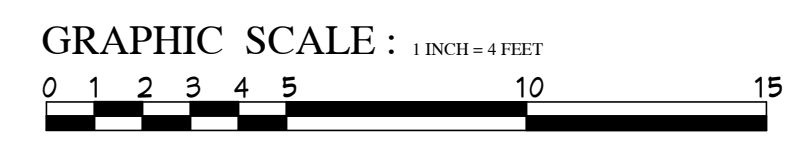
DATE : 03.27.14
SCALE : 1/4" = 1"
DRAWN BY : HBZ
JOB NO : D - 1306 - 06
SHEET :

A0.1

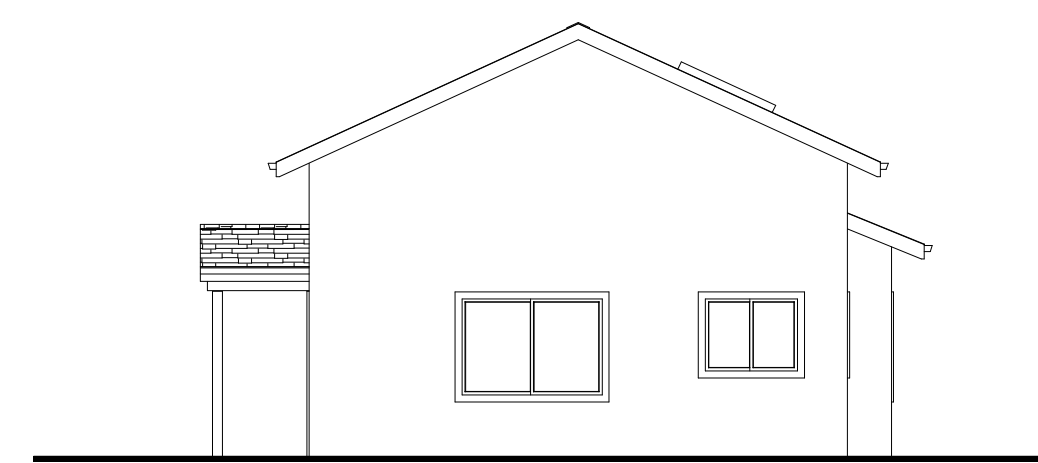


LEGEND:

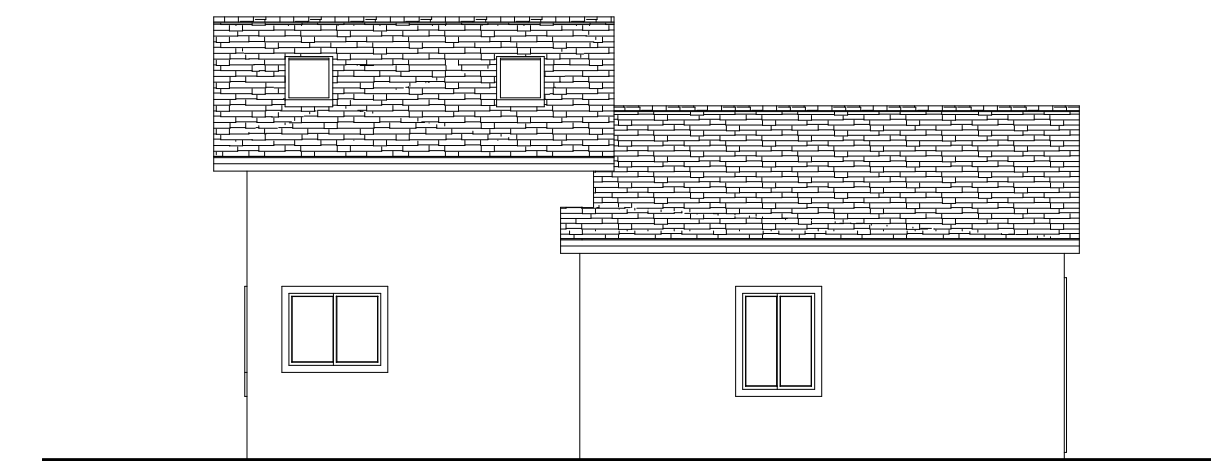
EXISTING WALL TO BE REMOVED



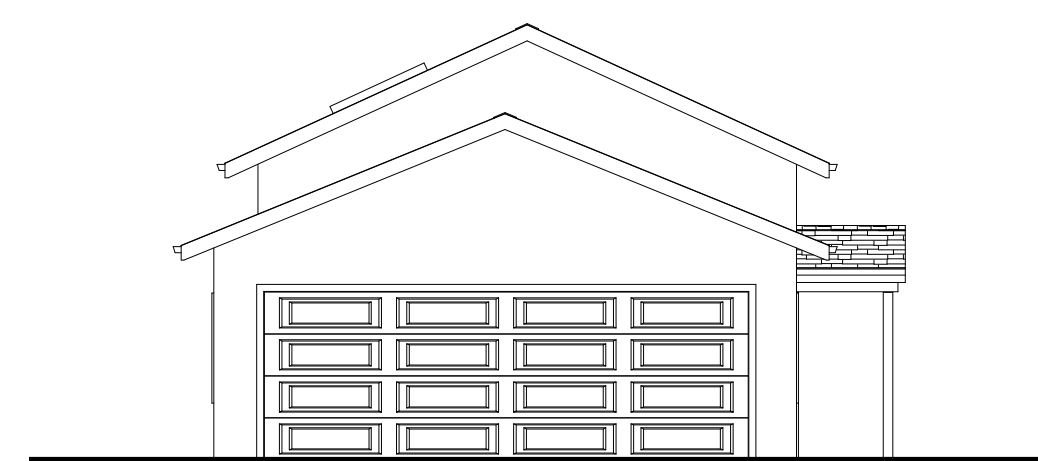
EXISTING FRONT ELEVATION
SC: 1/8" = 1'-0"



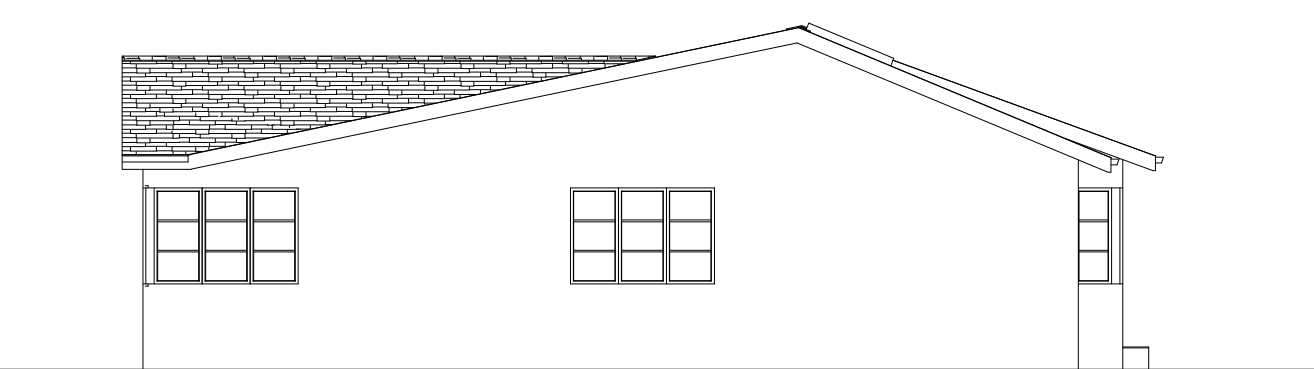
EXISTING RIGHT ELEVATION
SC: 1/8" = 1'-0"



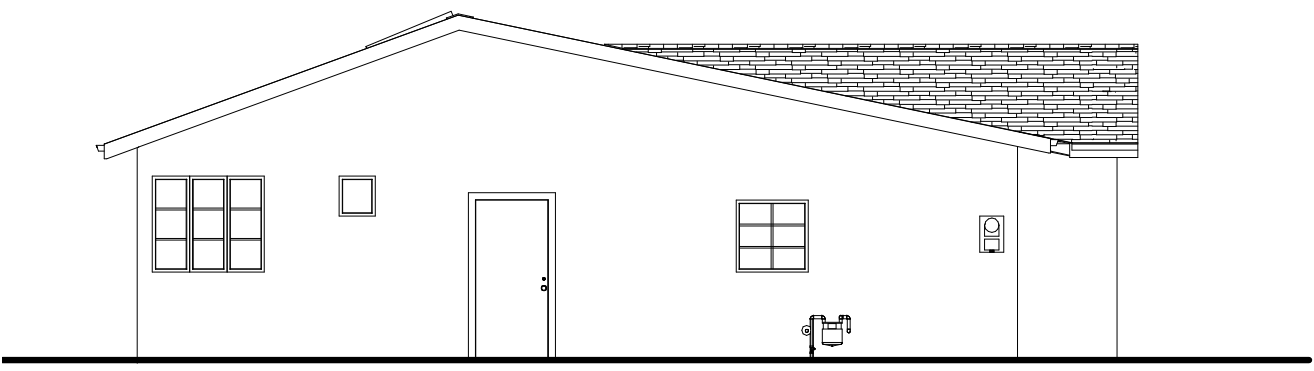
EXISTING REAR ELEVATION
SC: 1/8" = 1'-0"



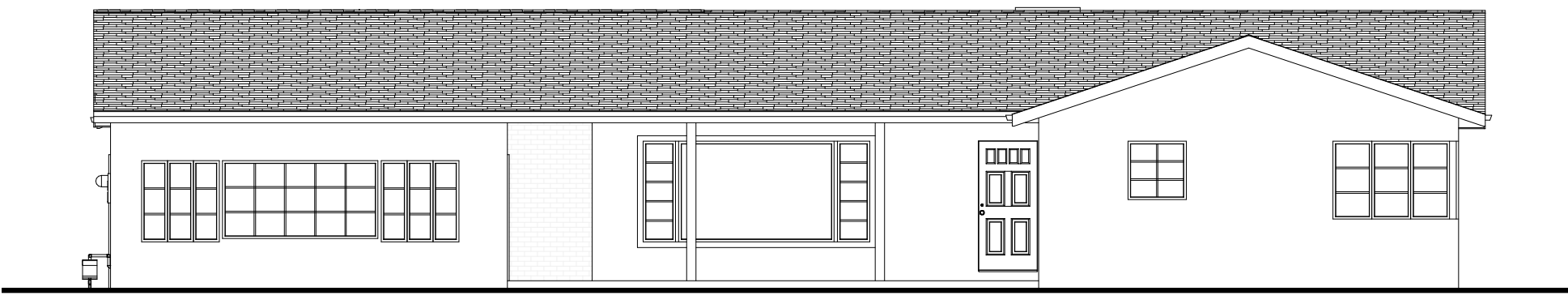
EXISTING LEFT ELEVATION
SC: 1/8" = 1'-0"



EXISTING RIGHT ELEVATION
SC: 1/8" = 1'-0"



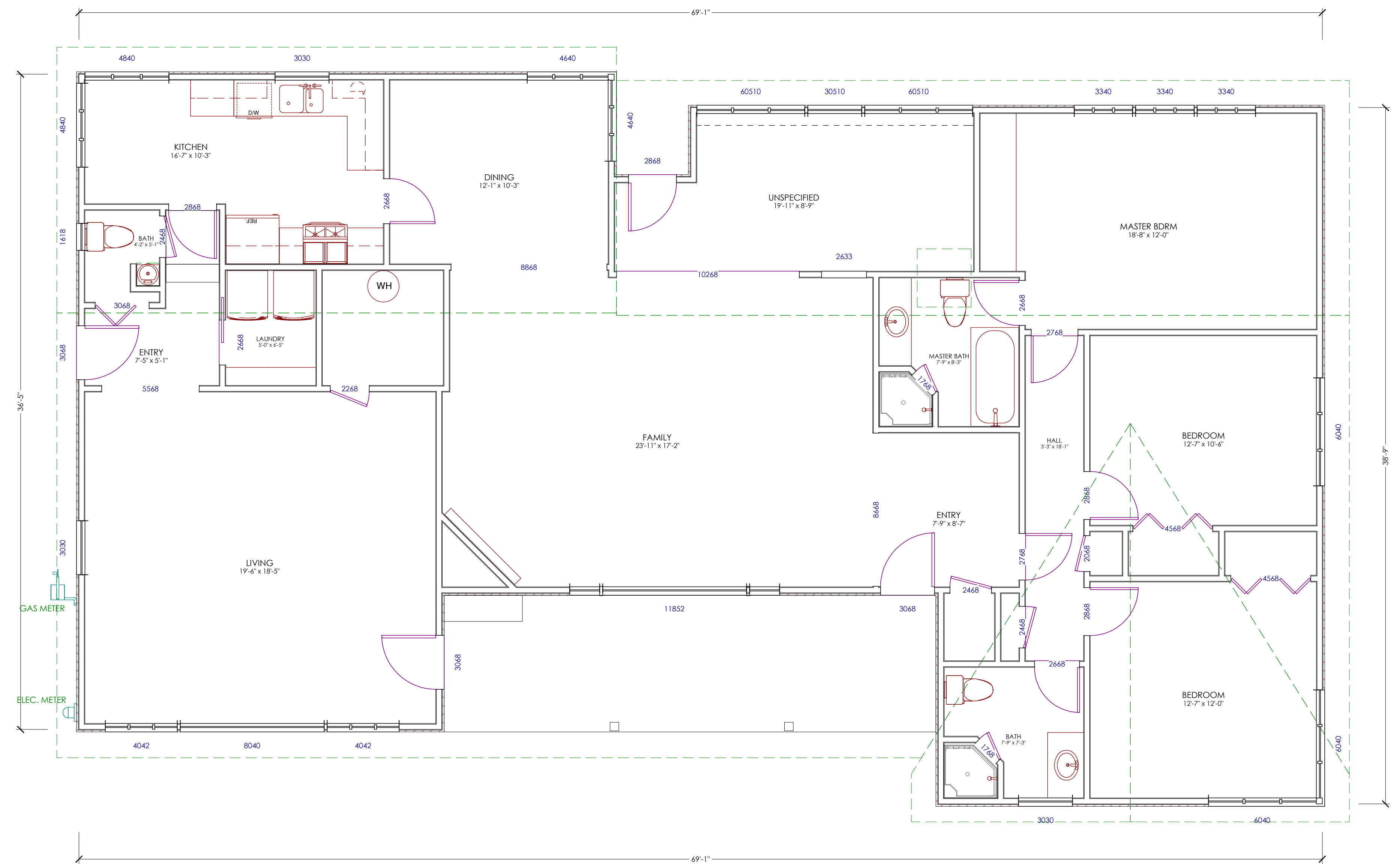
EXISTING LEFT ELEVATION
SC: 1/8" = 1'-0"



EXISTING FRONT ELEVATION
SC: 1/8" = 1'-0"



EXISTING REAR ELEVATION
SC: 1/8" = 1'-0"



SHEET TITLE:

EXISTING FLOOR PLAN & ELEVATIONS

NEW CONSTRUCTION FOR:

Nick & Monica

766 Raymundo Ave.
Los Altos, CA 94024

DATE: 03.27.14
SCALE: 1/4" = 1"
DRAWN BY: HBZ
JOB NO: D - 1306 - 06
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SHEET TITLE:

PROPOSED 1st FLOOR PLAN

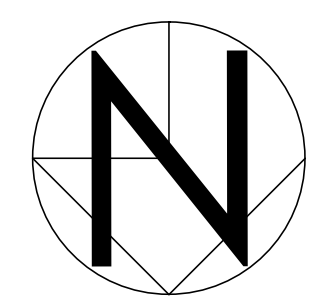
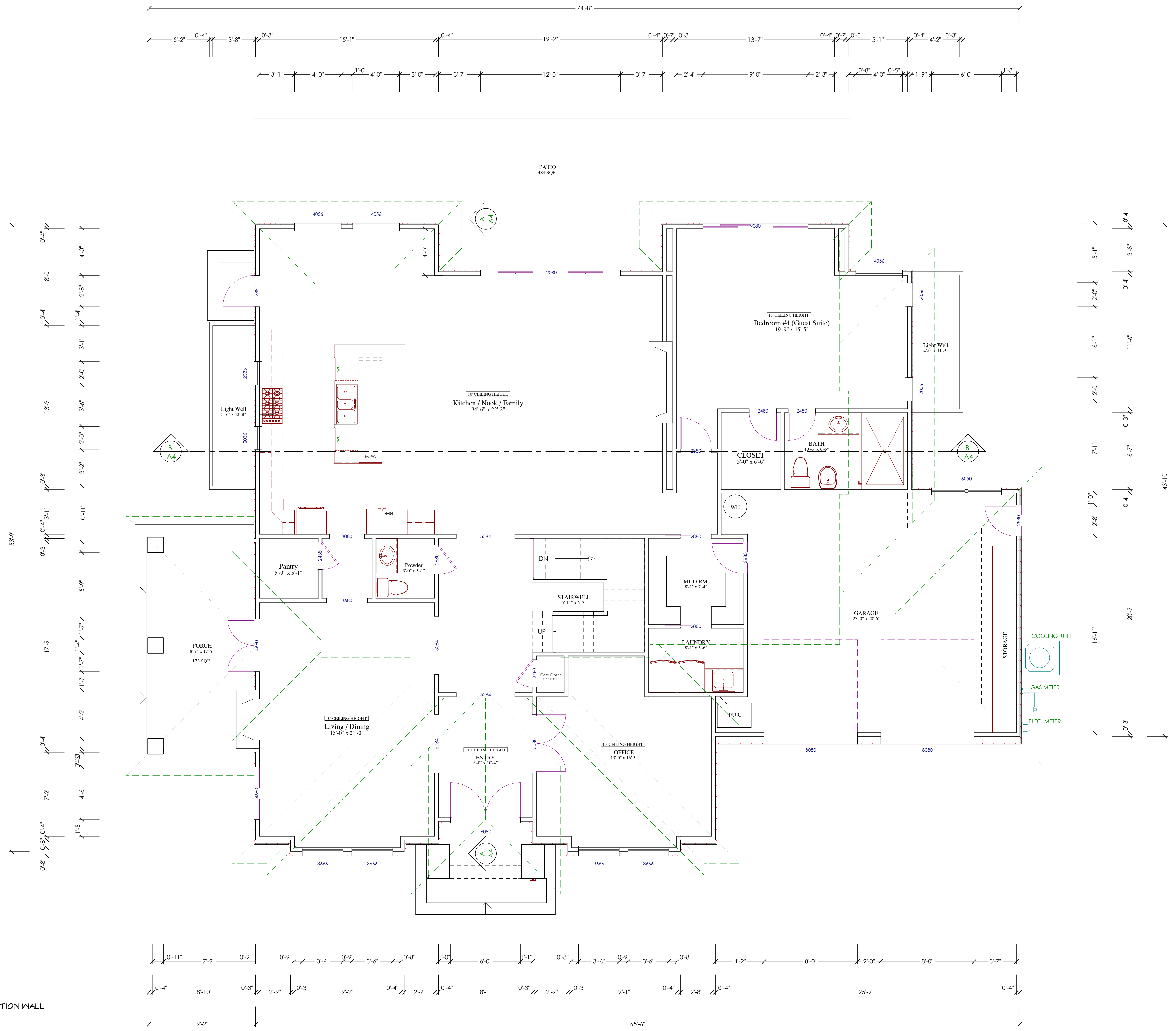
NEW CONSTRUCTION FOR:

Nick & Monica

766 Raymundo Ave.
 Los Altos, CA 94024

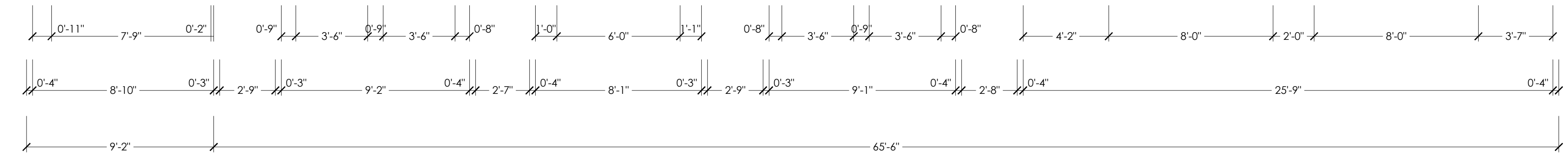
DATE: 03.27.14
 SCALE: 1/4" = 1"
 DRAWN BY: HBZ
 JOB NO: D - 1306 - 06
 SHEET:

A-2



LEGEND:

— NEW CONSTRUCTION WALL





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SHEET TITLE:

PROPOSED 2nd FLOOR PLAN

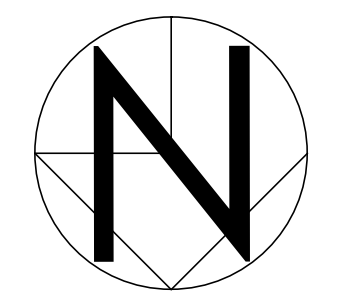
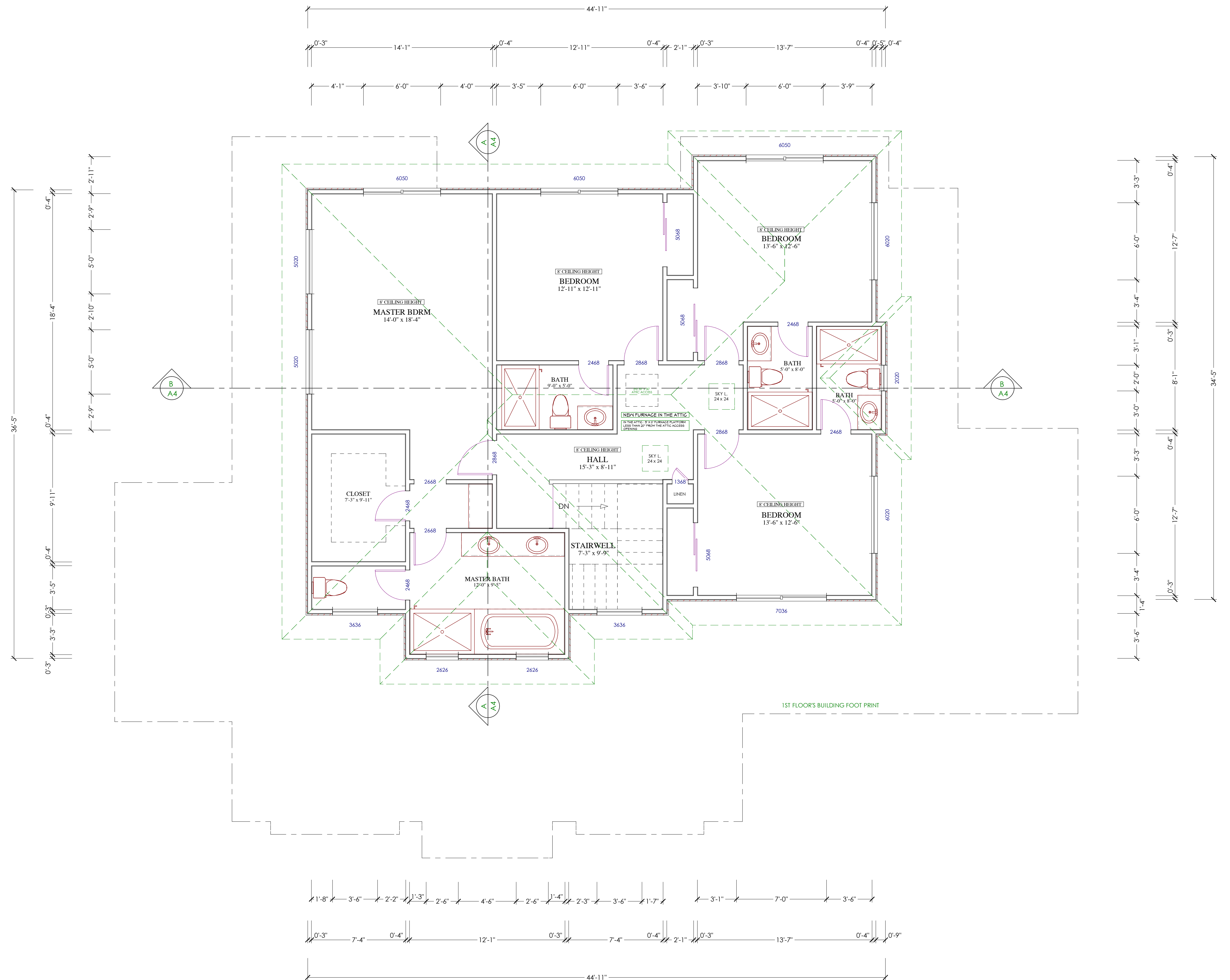
NEW CONSTRUCTION FOR:

Nick & Monica

766 Raymundo Ave.
 Los Altos, CA 94024

DATE: 03.27.14
 SCALE: 1/4" = 1"
 DRAWN BY: HBZ
 JOB NO: D-1306-06
 SHEET:

A-2.1



LEGEND:

— NEW CONSTRUCTION WALL



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SHEET TITLE:

PROPOSED BASEMENT FLOOR PLAN

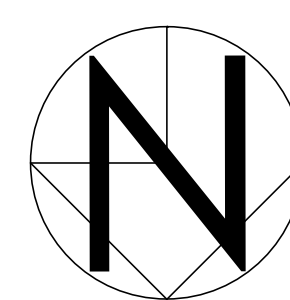
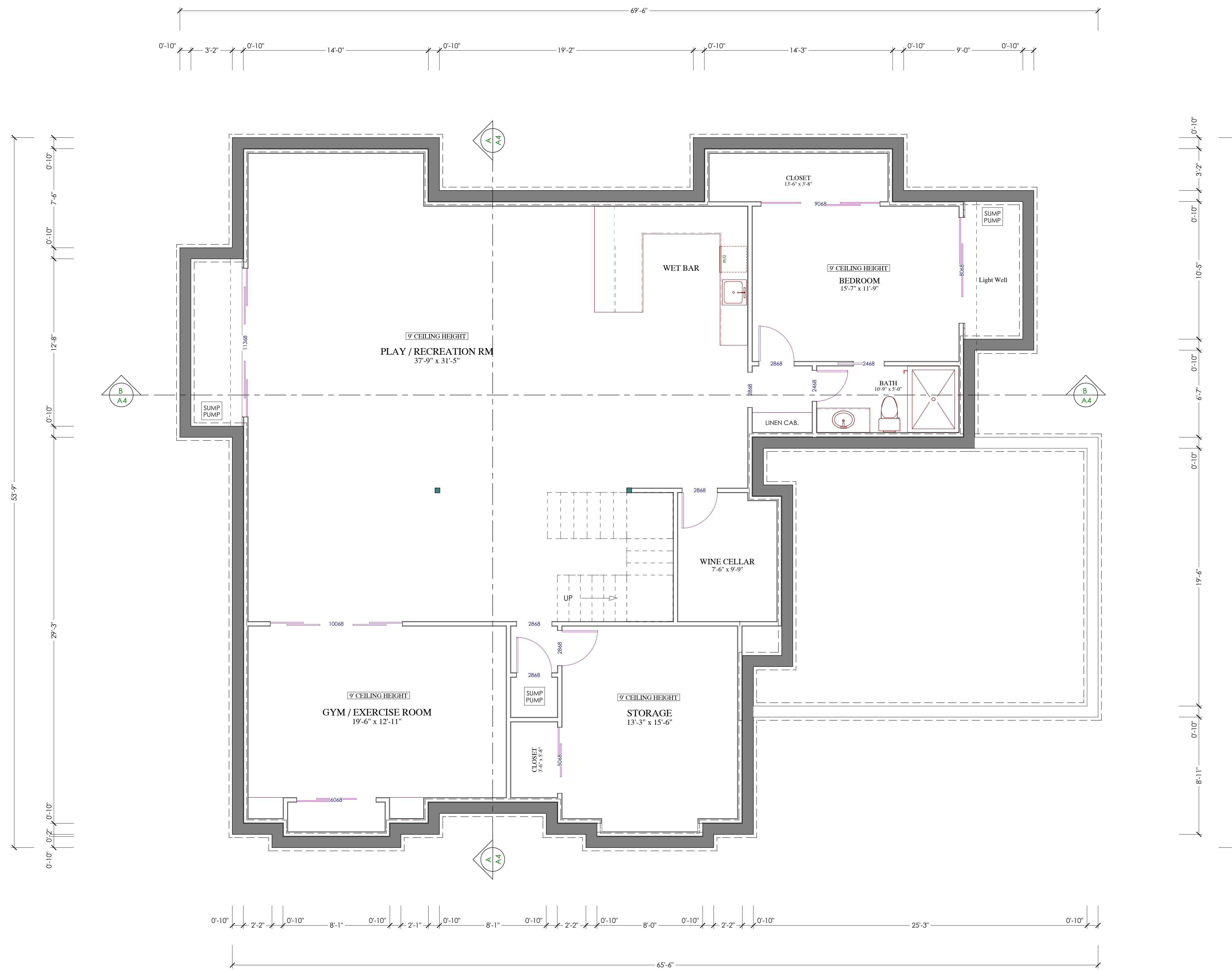
NEW CONSTRUCTION FOR:

Nick & Monica

766 Raymundo Ave.
 Los Altos, CA 94024

DATE: 03.27.14
 SCALE: 1/4" = 1"
 DRAWN BY: HBZ
 JOB NO: D - 1306 - 06
 SHEET:

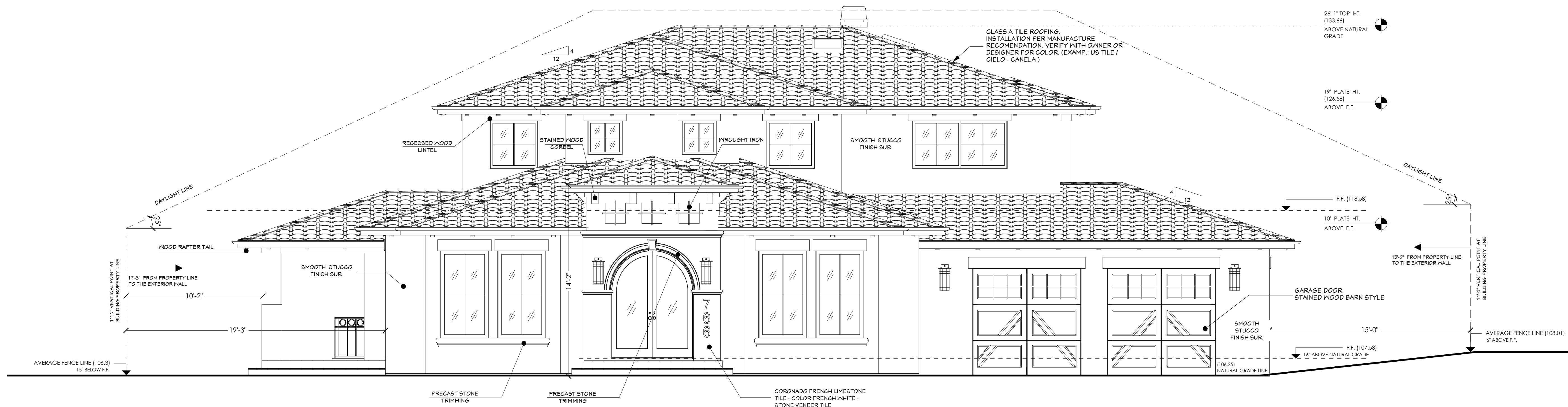
A-2.2



LEGEND:

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PROPOSED FRONT ELEVATION
SC : 1/4" = 1'-0"



PROPOSED REAR ELEVATION
SC : 1/4" = 1'-0"

SHEET TITLE:

PROPOSED ELEVATIONS

NEW CONSTRUCTION FOR:

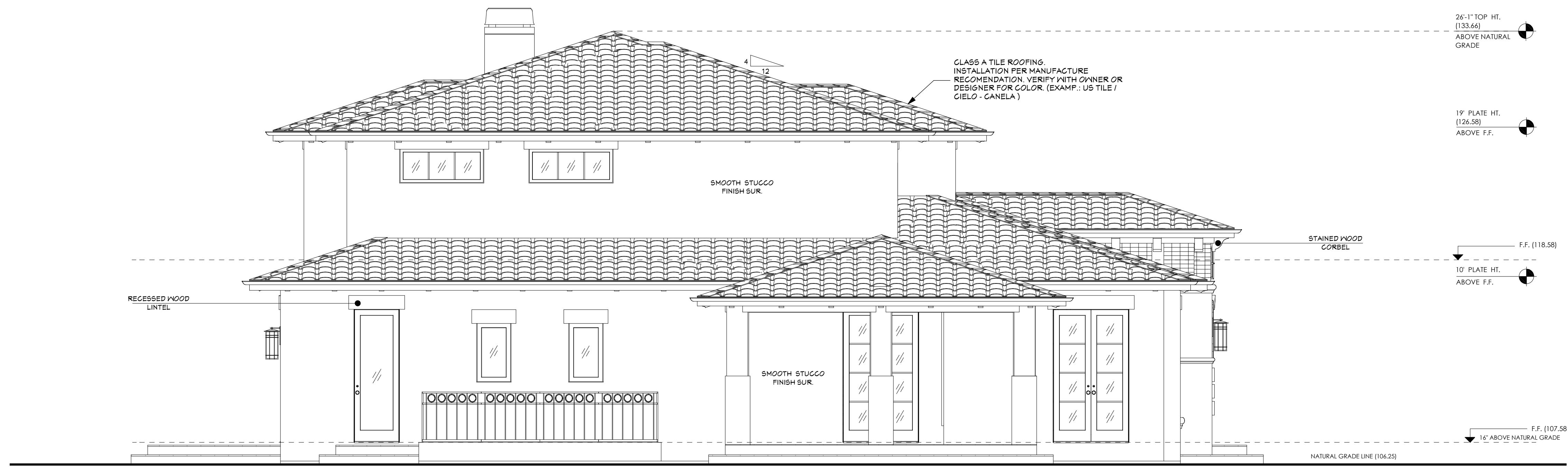
Nick & Monica

766 Raymundo Ave.
Los Altos, CA 94024

DATE : 03.27.14
SCALE : 1/4" = 1'
DRAWN BY : HBZ
JOB NO : D - 1306 - 06
SHEET :



PROPOSED RIGHT ELEVATION
 SC : 1/4" = 1'-0"



PROPOSED LEFT ELEVATION
 SC : 1/4" = 1'-0"



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SHEET TITLE:

PROPOSED ELEVATIONS

NEW CONSRTUCTION FOR:

Nick & Monica

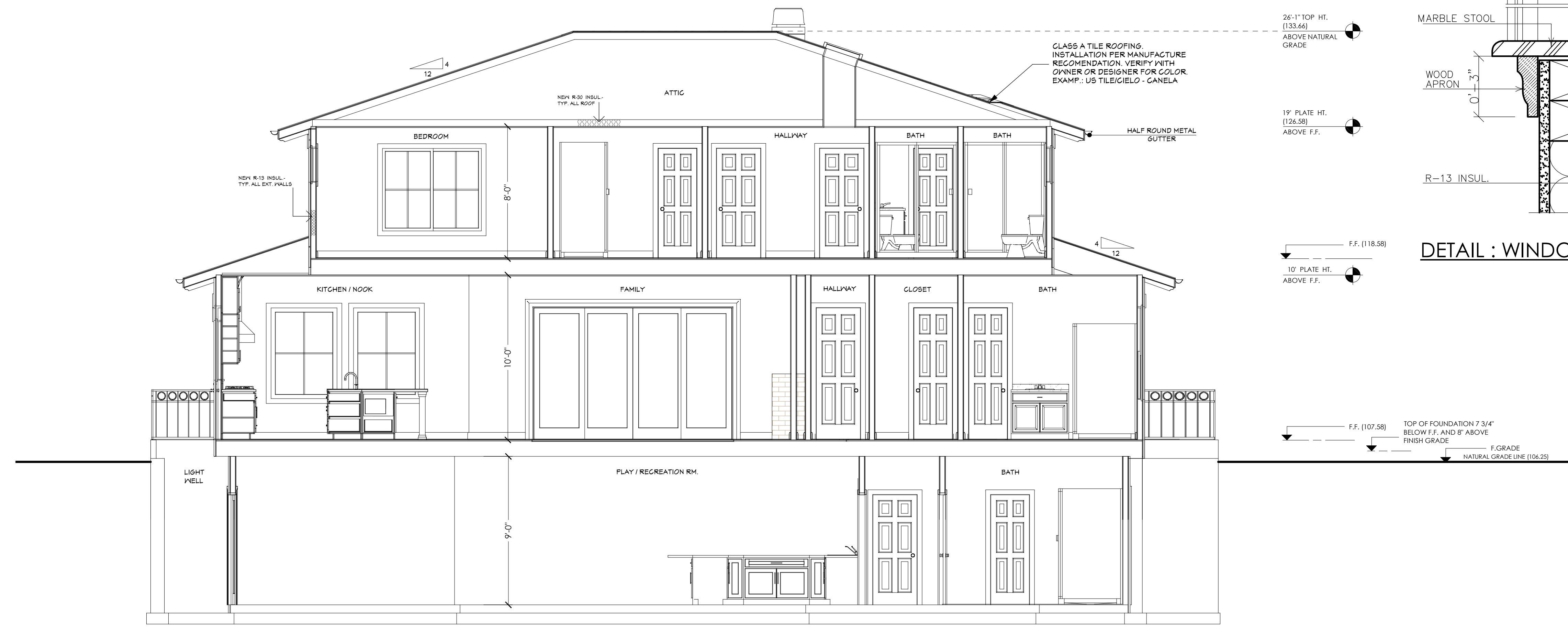
766 Raymundo Ave.
 Los Altos ,CA 94024

DATE :	03.27.14
SCALE :	1/4" = 1"
DRAWN BY :	HBZ
JOB NO :	D - 1306 - 06
SHEET :	

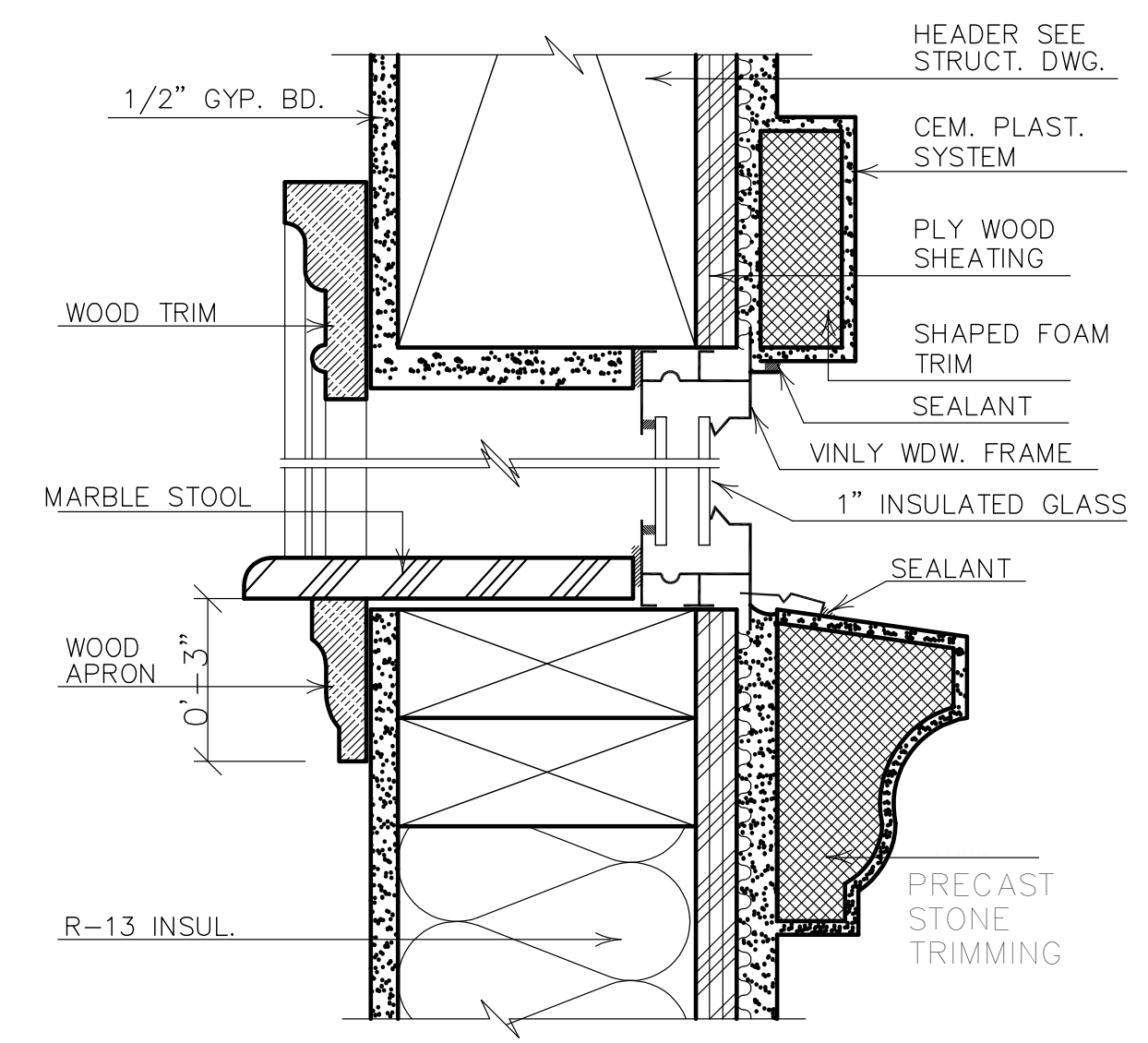
A-3.1



A - A CROSS SECTION
 SC : 1/4" = 1'-0"



B - B CROSS SECTION
 SC : 1/4" = 1'-0"



DETAIL : WINDOW TRIM & SILL



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SHEET TITLE:

PROPOSED SECTIONS

NEW CONSTRUCTION FOR:

Nick & Monica

766 Raymundo Ave.
 Los Altos, CA 94024

DATE : 03.27.14
 SCALE : 1/4" = 1"
 DRAWN BY : HBZ
 JOB NO : D - 1306 - 06
 SHEET :

A-4