

VINYL WALL COVERING

WELDED WIRE MESH

WATER CLOSET

WATER HEATER WATERPROOF

WITH WITHOUT

WOOD

W.H.

W.W.M..

INSULATION

INTERIOR

INVERT

JOINT

PROJECT TEAM			LOCATION MAP
OWN	IER	ENERGY COMPLIANCE	
VISHAL & RAASHINA GAURI 1060 LAURELES DRIVE LOS ALTOS, CA 94022		YARMILA VERA KENNETT 15231 PERRY LANE MORGAN HILL, CA 95037	Bol Park Labuna Ave Conne St
T: (408) 420-7990 STRUCTURAL ENGINEER		T: (408) 621-3740	Consulting Americana La
		SURVEYOR	14 14 14 14 14 14 14 14 14 14 14 14 14 1
SEZEN & MOON STRUCTURAL INC. KENT SEZEN 274 E. HAMILTON AVE SUITE C CAMPBELL, CA 95008		WEC AND ASSOCIATES, INC. ED Y.R. WU 2625 MIDDLEFIELD ROAD #658 PALO ALTO, CA 94306 T: (650) 823-6466	Henry M. Gunn High School Hubbartt Dr Gorgia Ave
T: (408)-871-7273		1. (030) 623-0400	FOOTHING GREATER MIRANDA
DRAW	/INGS INDEX		ESTHER CLARKS PARK
	ARCHITECTURAL		Old Ad Manuela Ct
A-1.0	PROJECT INFORMATION		Old Adobe Pdd Manuela Cr May
A-1.1	SITE PLAN-DRAINAGE PLAN		Co Robert Ed Work
A-1.2	AREA DIAGRAM		
A-2.1	EXISTING-DEMO FLOOR PLAN		Esther Clark Park
A-2.4	FIRST FLOOR PLAN		
A-2.4.1	SECOND FLOOR PLAN		
A-2.9	ROOF PLAN		$_ $ SCOPE OF WOF
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Gauri Residence

Addition and Remodel

1060 Laureles Dr. Los Altos CA APN 167 10 049

PROJECT SUMMARY TABLE

EXTERIOR ELEVATIONS

GRADING AND DRAINAGE PLAN

BUILDING SECTIONS

SURVEY

NET LOT AREA	17,516 sq.ft.		
	Existing	Change in	Total Proposed
% OF FRONT YARD PAVING:	N/A	N/A	27%
HABITABLE LIVING AREA:	2,276 sq.ft.	+1,774 sq.ft.	4.050 sq.ft.
NON HABITABLE AREA:	470 sq.ft. (garage)	-19 sq.ft.	451 sq.ft.
	Existing	Proposed	Allowed/Required
LOT COVERAGE:	2,843 sq.ft. (16%)	4.195 sq.ft. (23%)	5,254 sq.ft. (30%)
	1st Floor 2,746 sq.ft.	1st Floor 3.688 sq.ft.	
FLOOR AREA	2nd Floor 0 sq.ft.	2nd Floor 813 sq.ft.	4,501 sq.ft.
	(15%)	(25%)	(25%)
SETBACKS			
Front	30'6"	27'6"	25'0"
Rear	131'0"	122'0"	25'0"
Right side (1st/2nd)	9'4"/ N/A	7'4"/ 16'	6'11"/ 14'5"
Left side (1st/2nd)	3'6"/ N/A	3'6"/ 14'5"	6'11"/ 14'5"
HEIGHT:	+/- 15'	26'	27'0"

PROJECT INFORMATION

FIRST FLOOR REMODEL AND ADDITION. SECOND STORY ADDITION.

FACING TERRACE. TWO CARS GARAGE TO REMAIN.

THIS PROJECT COMPRISES STRUCTURAL,

MECHANICAL, AND ELECTRICAL WORK.

APPLICABLE CODES

2010 California Residential Building Code

Appendix Chapters A2, A3, A4 and A5 of the 2010

International Existing Building Code adopted.

2010 Green Building Standards Code

2010 California Historical Building Code

2010 California Mechanical Code

2010 California Plumbing Code

2010 California Electrical Code

2010 California Energy Code

FIVE BEDROOMS HOUSE WITH OFFICE AND PLAY ROOM, REAR AND SIDE

APN	167 10 049		
COUNTY	SANTA CLARA		
ZONING DISTRICT	R1-10		
FLOOD ZONE	PORTION IN FLOOD ZONE A		
HISTORIC DISTRICT	N		
OCCUPANCY	R-3+ U		
BUILDING TYPE	V-N		
AVERAGE SLOPE	1%		
LOT SIZE	17,516 +/-		
NET LOT SIZE	17,516 +/-		
ALLOWED FLOOR AREA	4,501		
MAX COVERAGE	5,254 (30% of site)	Proposed: (4,195) 24%	
MIN. SETBACK	F:25' R:25' S: 6'11" **2ND Floor S: 14'5"		
MAXIMUM HEIGHT	Allowed	Proposed	
	27'0"	+- 25'2"	
FIRST FLOOR ADDITION (sq.ft.)	942		
SECOND FLOOR ADDITION (sq.ft.)	813		
FLOOR AREA (sq.ft.)	Existing	Proposed	
	2,746 +/-	4,501	
*FAR calculation: 17,516 -11,000=6,516	** First Floor Side Setback: 10% of lot width		
10%= 651 3,850+651=4,501	Second Floor Side Setback: 10% of lo	Second Floor Side Setback: 10% of lot width + 7.5'	



Altos RESIDENCE Los Laureles GAURI 090 Davide Giannella A.I.A.



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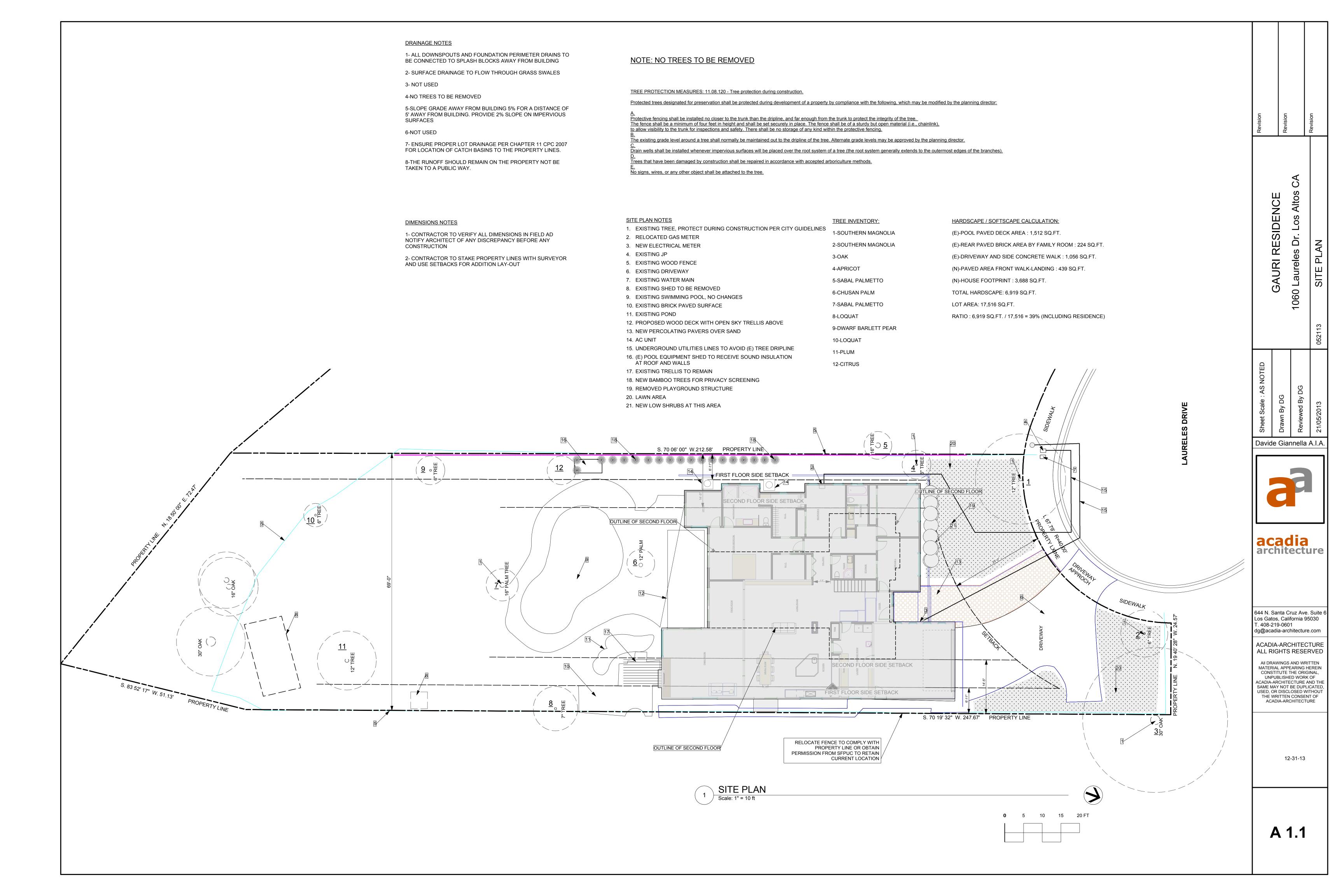
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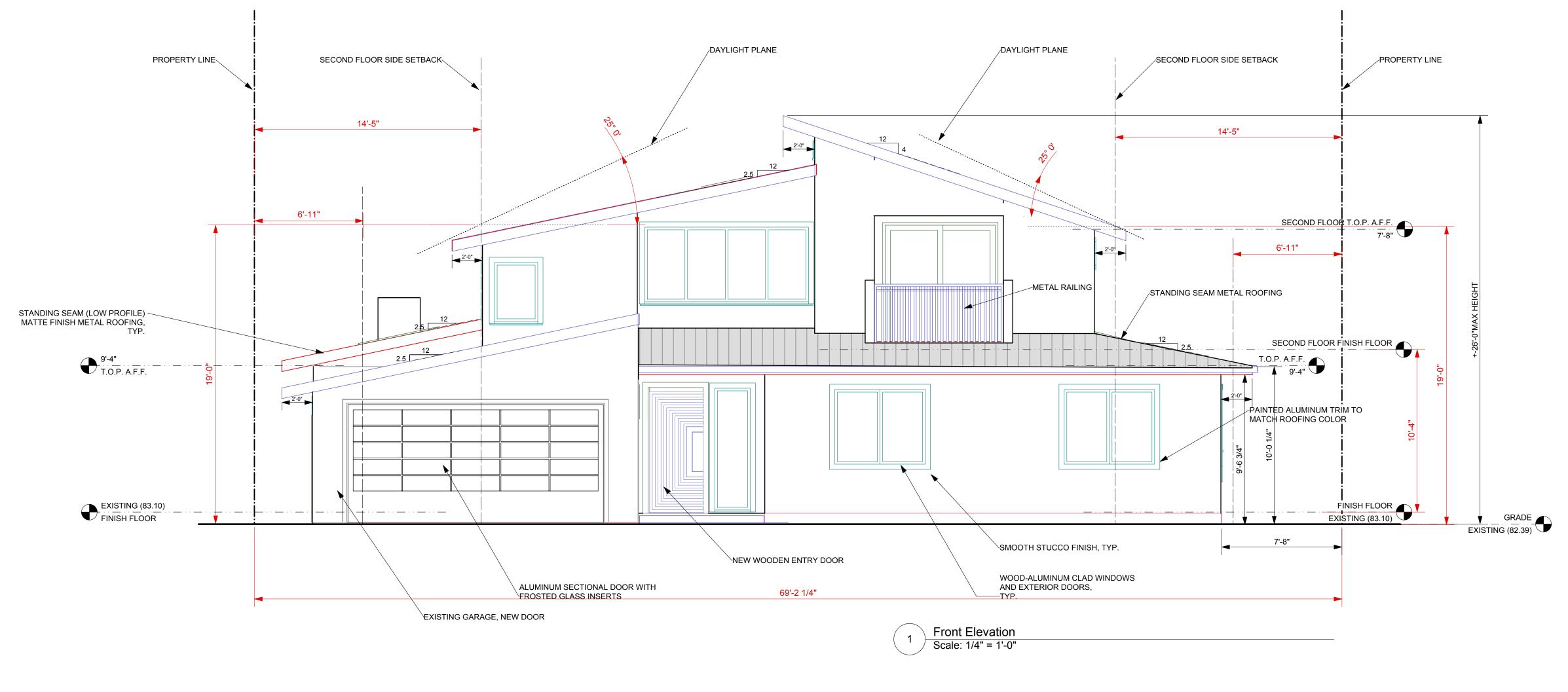
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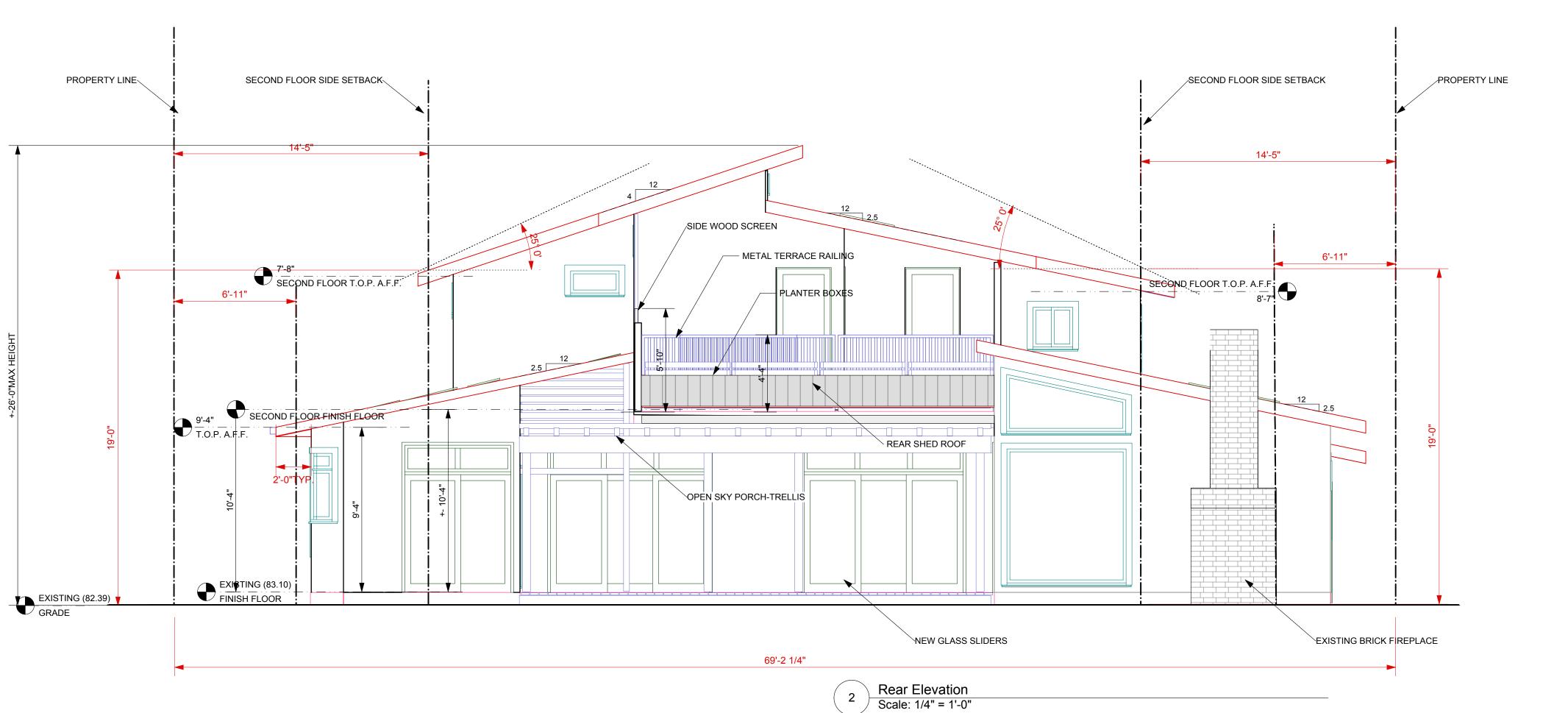
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Laureles Dr. Los Altos CA EXTERIOR ELEVATIONS GAURI RESIDENCE

Davide Giannella A.I.A.



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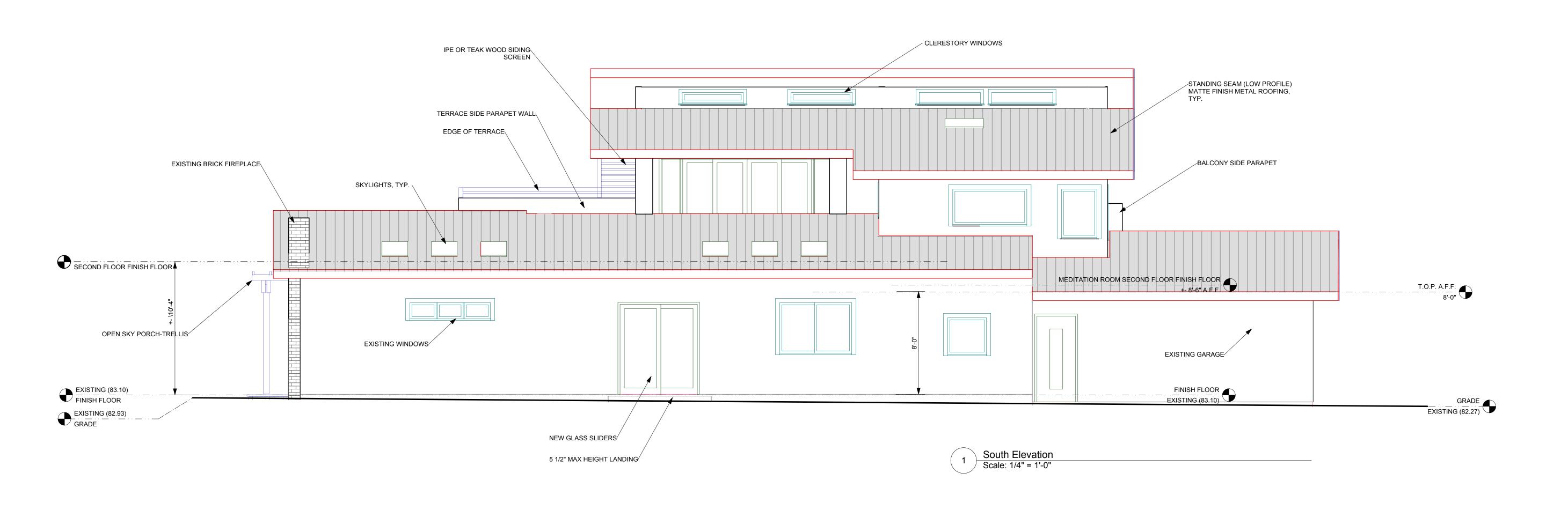
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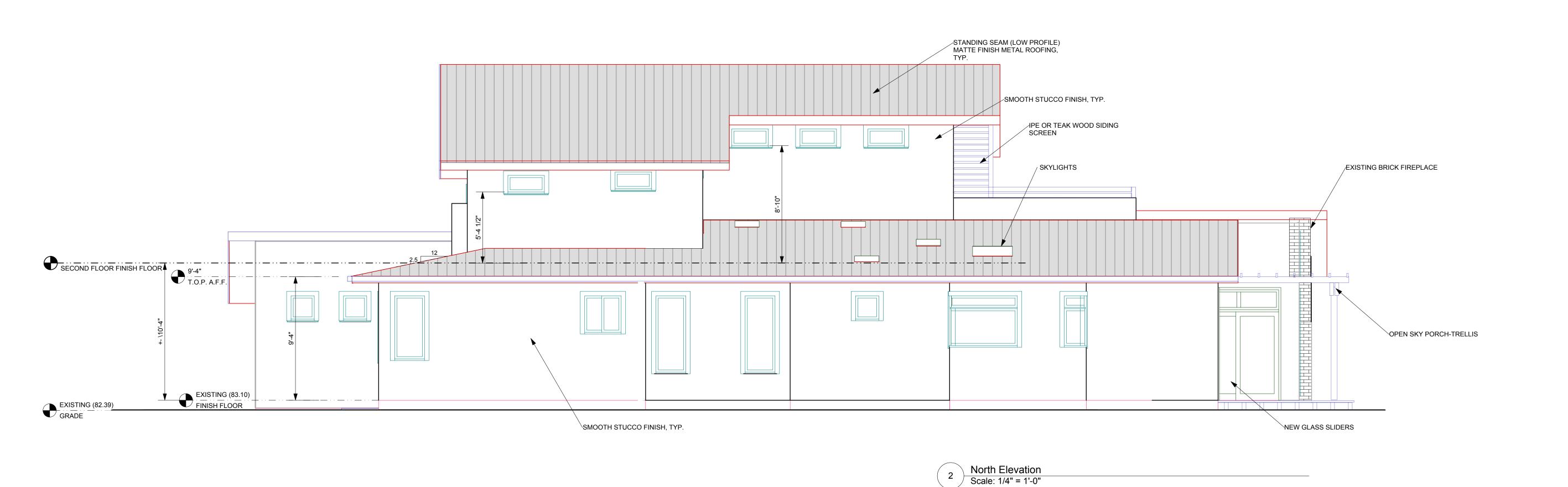
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