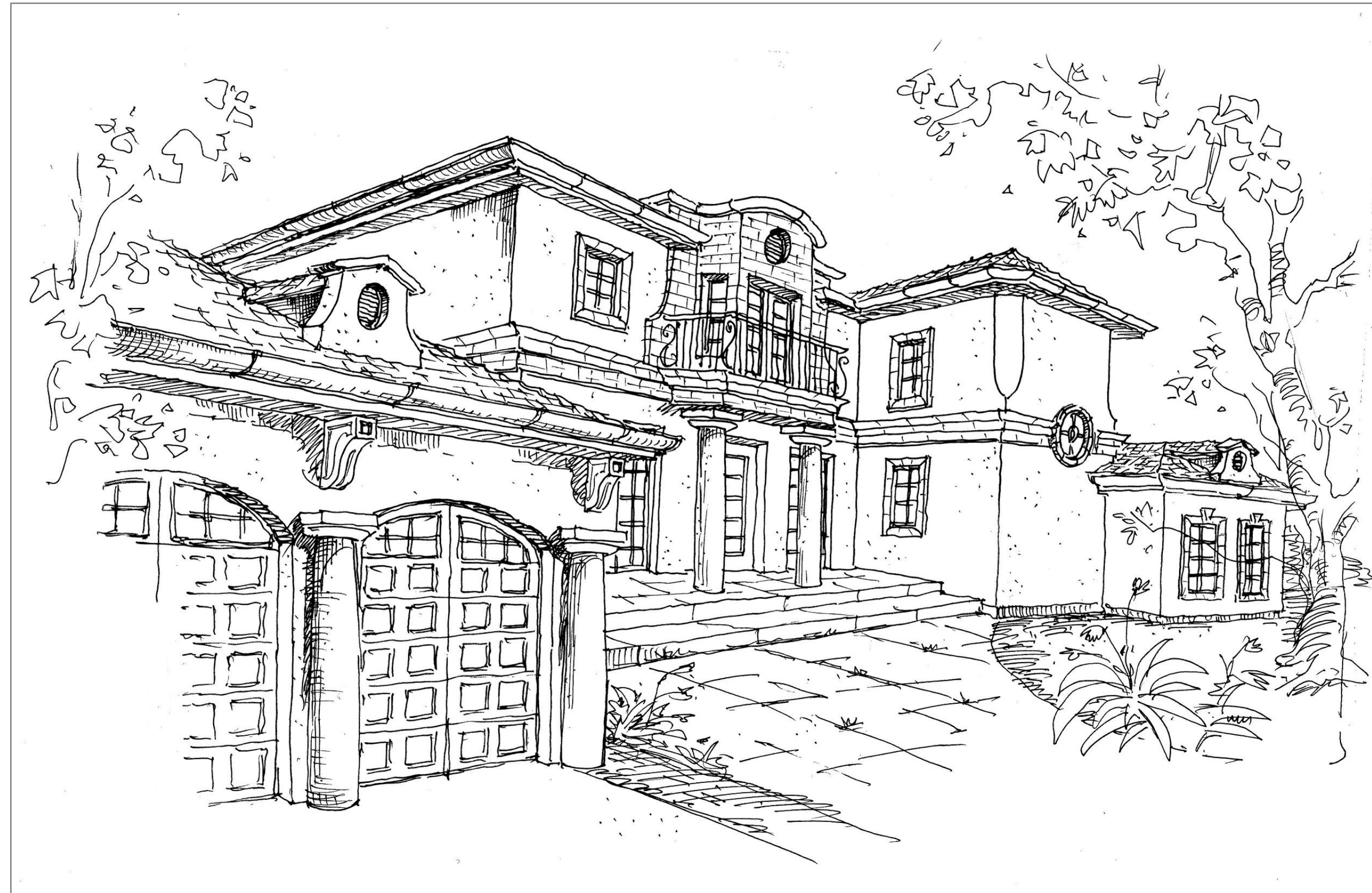


Remodel and 2nd Story Addition at 852 Parma Way Los Altos, CA 94024

PROJECT NAME:
**REMODEL
AND
2nd STORY ADDITION
AT
852 PARMA WAY
LOS ALTOS, CA 94024**

CLIENT NAME:
**ALLA PETRASHEN
852 PARMA WAY
LOS ALTOS, CA 94024**

SHEET NAME:



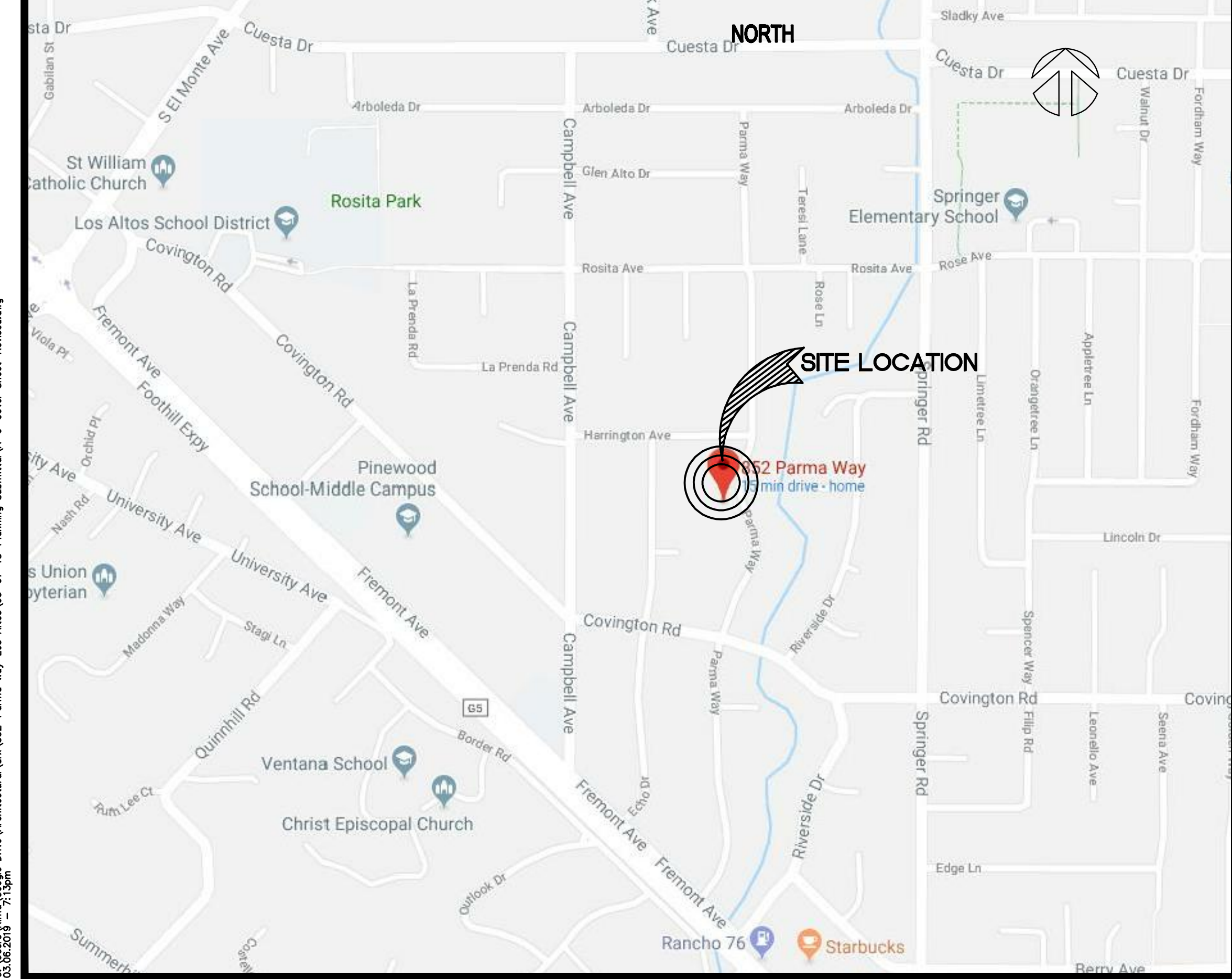
COVER SHEET

Project Location

Symbols

Job Directory

Project Data



- 1** 1st FLOOR PLAN
1/4" = 1'-0" Drawing Title
- ±0'-0"
±0'-0" Elevation Reference
- 1**
A-3 Elevation Mark
- 1**
A-2 Building Section
- 3**
A-5 Detail Callout

OWNER
Alla Petrashen
852 Parma Way
Los Altos, CA 94024
email: apetrashen@comcast.net

DESIGNER
Julius Leonov
611 Arcadia Terrace, Suite 201
Sunnyvale, Ca 94085
Phone: (408) 204-6325
email: julius.leonov@gmail.com

PROPERTY ADDRESS: 852 Parma Way
Los Altos, CA 94024

BUILDING CODES: 2016 CALIFORNIA BUILDING CODE
2016 CALGREEN

ZONING DISTRICT: R1-10

APN: 189-41-059

CONSTRUCTION TYPE: V-B

PROJECT DESCRIPTION: 1st FLOOR REMODEL AND ADDITION AND 2nd FLOOR ADDITION TO AN EXISTING ONE STORY HOUSE. REMOVAL OF EXISTING GUEST HOUSE AND SWIMMING POOL.

ZONING COMPLIANCE

	EXISTING	PROPOSED	ALLOWED/REQUIRED
LOT COVERAGE:	3,236.47sf 19.6%	3,760.50sf 22.8%	4,953.9sf 30%
FLOOR AREA:			
Main house:	1st Flr: 2,607.10sf	1st Flr: 3,389.00sf	
Guest house: (to remove)	1st Flr: 644.25sf	2nd Flr: 959.45sf	
	Total: 3,236.47sf	Total: 4,348.45sf	Total: 4,401.30sf
	73.5%	98.8%	100%
SETBACKS:			
Front:	38'	25'-9"	25'
Rear:	103'-6"	99'-11"	25'
Right side(1st/2nd):	10'	10'/24'-11"	10'/17.5'
Left side(1st/2nd):	10'	10'/26'-7"	10'/17.5'
HEIGHT:	18'	26'-11"	27'-0"

Index of drawings

- A-0 COVER SHEET
- T-1 TOPOGRAPHIC SURVEY
- C1 GRADING AND DRAINAGE PLAN
- ARCHITECTURAL**
- A-0.1 NEIGHBORHOOD CONTEXT MAP
- A-1 EXISTING SITE PLAN
- A-1.1 PROPOSED SITE PLAN
- A-1.2 SITE DIAGRAM
- A-1.3 TREE PROTECTION PLAN
- A-1.4 LANDSCAPING PLAN
- A-2.1 FLOOR AREA CALCULATIONS
- A-2.2 PROPOSED 1st FLOOR PLAN
- A-2.3 PROPOSED 2nd FLOOR PLAN
- A-2.4 ROOF PLAN
- A-3.1 EXTERIOR ELEVATIONS
- A-3.2 EXTERIOR ELEVATIONS
- A-4 BUILDING SECTIONS
- A-4.1 BUILDING SECTIONS
- A-5 EXTERIOR MATERIAL BOARD

SQUARE FOOTAGE BREAKDOWN

	EXISTING	CHANGE-IN	TOTAL PROPOSED
HABITABLE LIVING AREA:	2,074.10sf	1,735.56sf	3,809.66sf
NON-HABITABLE AREA:	533.0sf	5.86sf	538.89sf

LOT CALCULATIONS

NET LOT AREA:	16,513.85sf
FRONT YARD AREA:	2,852.70sf
FRONT YARD HARDSCAPE AREA:	1,026.30sf (36%)
LANDSCAPING BREAKDOWN:	TOTAL HARDSCAPE AREA (EXIST. AND PROPOSED): 5,299.75sf
	EXISTING SOFTSCAPE (UNDISTURBED) AREA: 8,303.46sf
	NEW SOFTSCAPE(NEW OR REPLACED LANDSCAPING AREA): 2,910.64sf

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REVISIONS:

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DESIGN REVIEW	10/23/18	J. LEONOV
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RESPONSE TO DESIGN REVIEW COMMENTS	02/22/19	J. LEONOV

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DRAWN BY: JL

DATE: 10/07/18

PROJECT: 852 PARMA WAY, LOS ALTOS

SHEET **A-0**

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PROJECT NAME:
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 AND
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 AT
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CLIENT NAME:
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 852 PARMA WAY
 LOS ALTOS, CA 94024**

SHEET NAME:



EXISTING HOUSE AT 868 PARMA WAY



EXISTING HOUSE AT 882 PARMA WAY



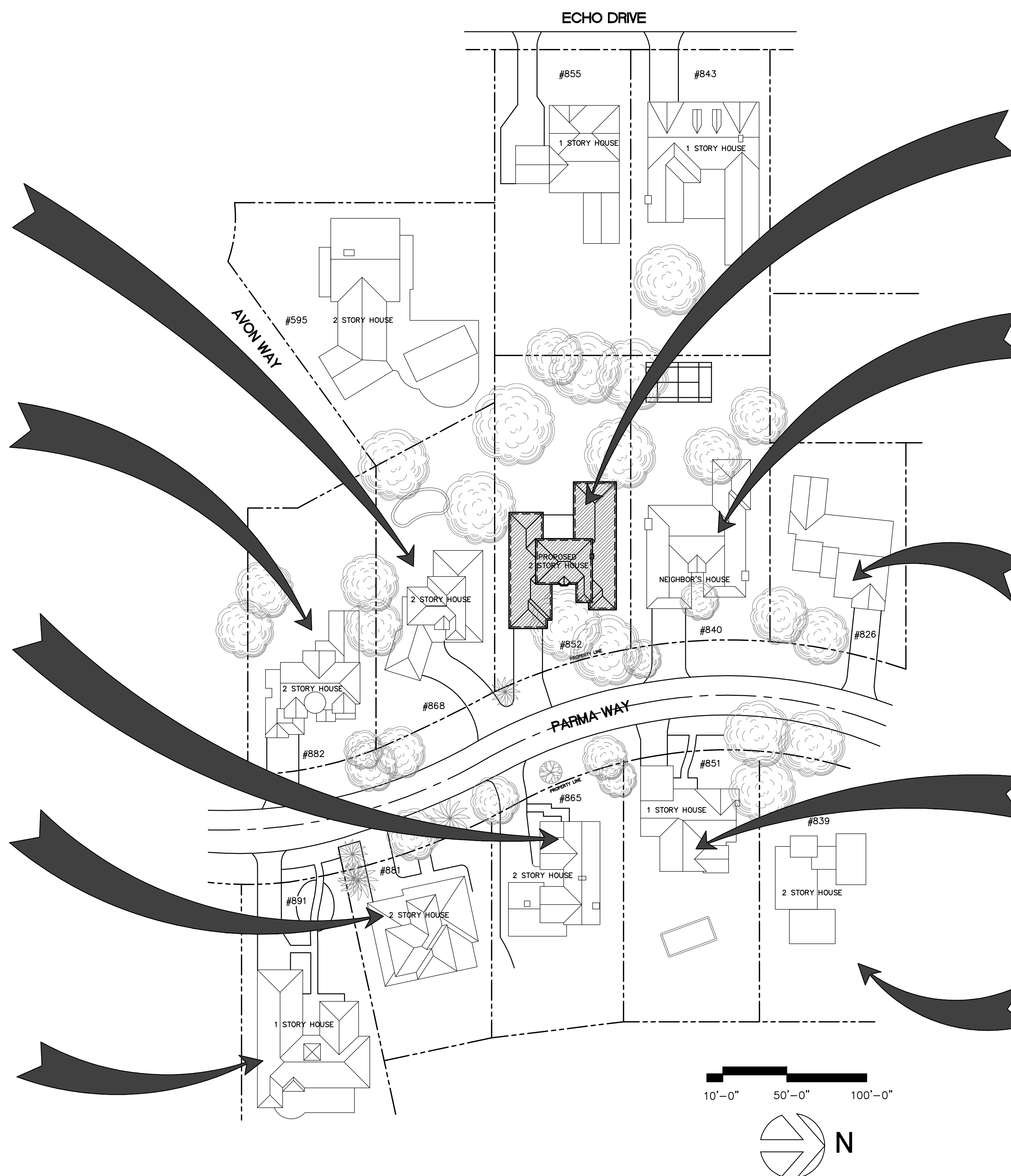
EXISTING HOUSE AT 865 PARMA WAY



EXISTING HOUSE AT 881 PARMA WAY



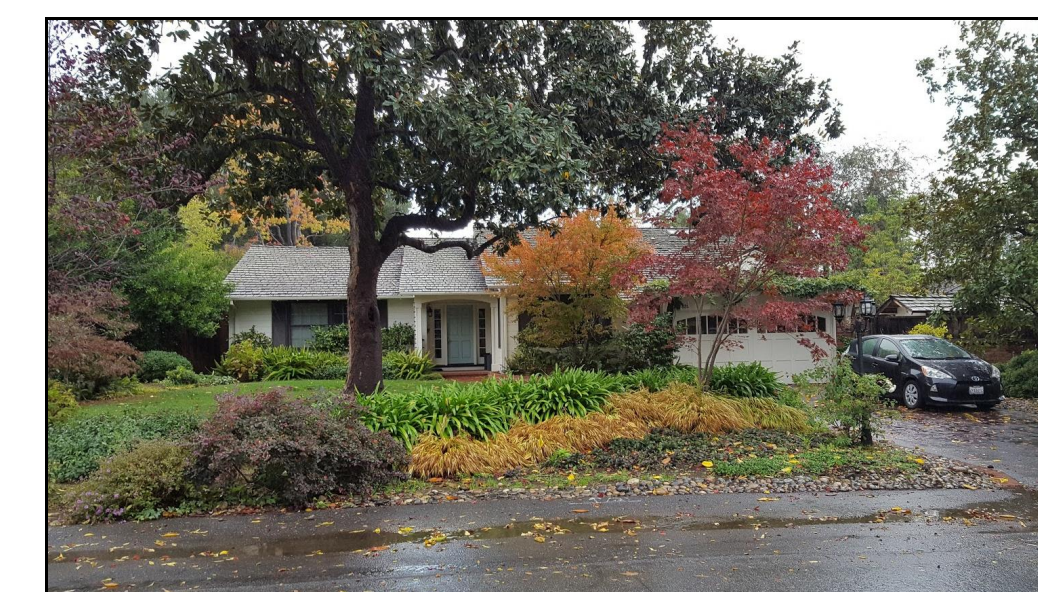
EXISTING HOUSE AT 891 PARMA WAY



EXISTING HOUSE AT 852 PARMA WAY



EXISTING HOUSE AT 840 PARMA WAY



EXISTING HOUSE AT 826 PARMA WAY



EXISTING HOUSE AT 851 PARMA WAY



EXISTING HOUSE AT 839 PARMA WAY

**NEIGHBORHOOD
 CONTEXT MAP**

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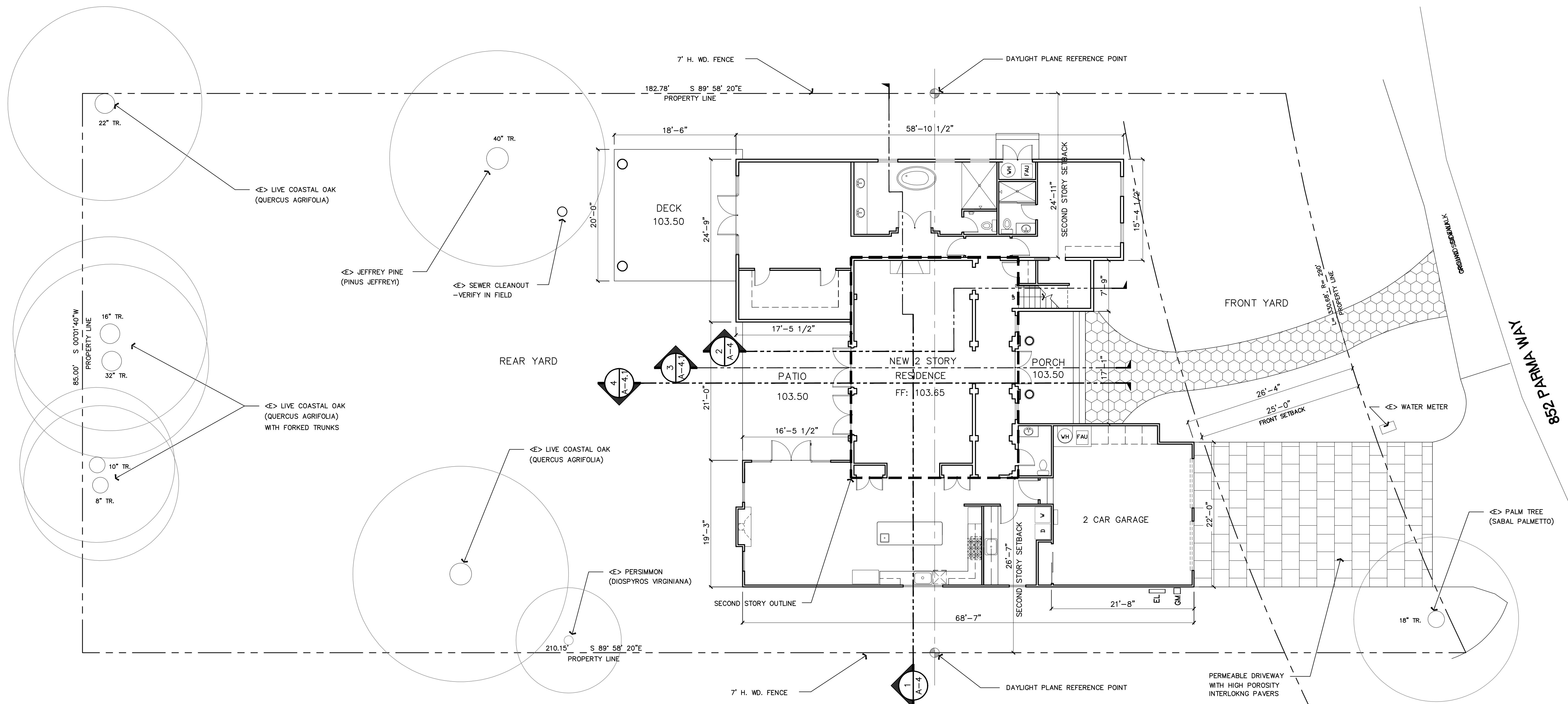
SHEET
A-0.1

1 NEIGHBORHOOD CONTEXT MAP
 1"=40'-0"

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SHEET NAME:



PROPOSED SITE PLAN

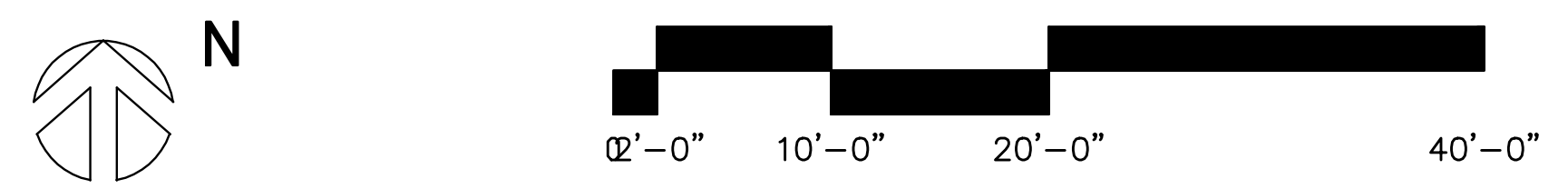
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1 PROPOSED SITE PLAN
 1/8"=1'-0"



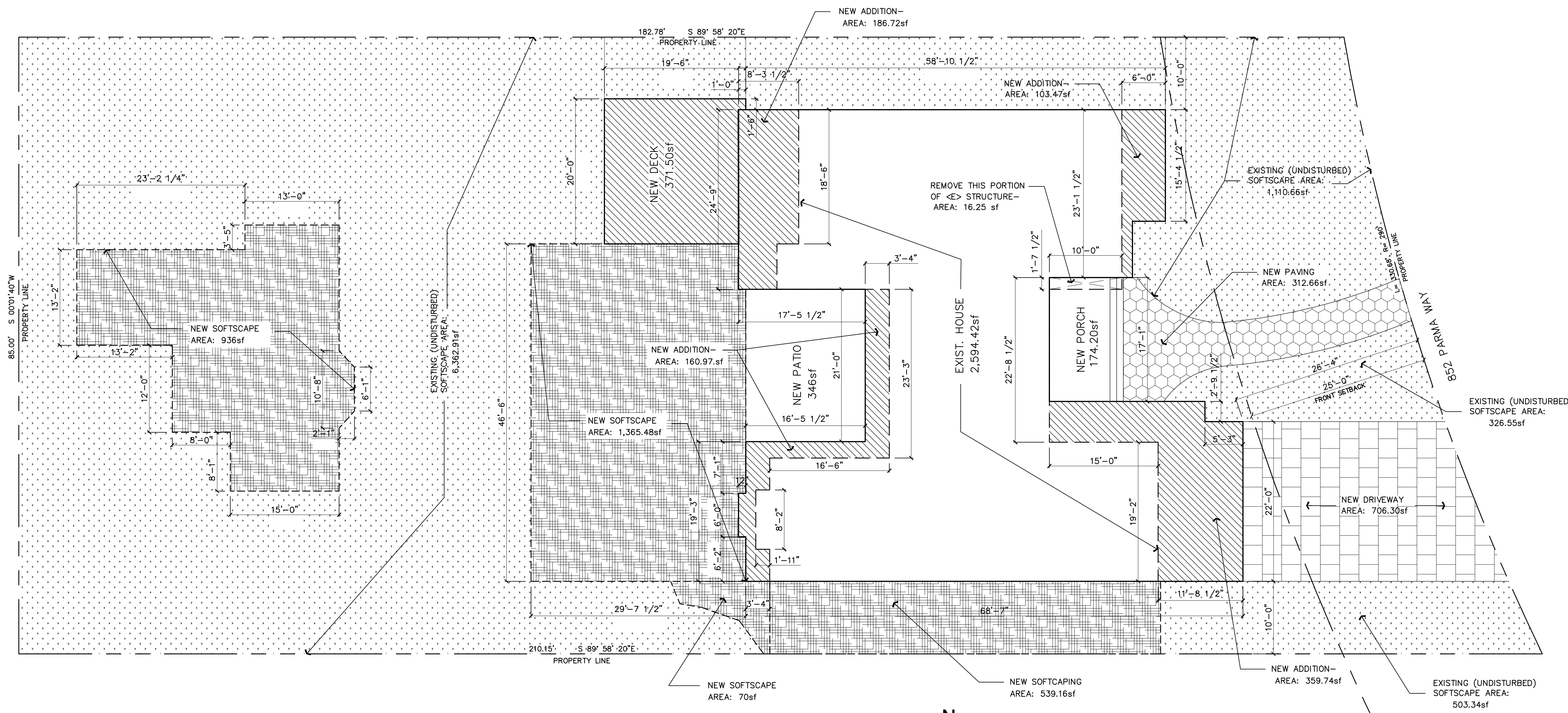
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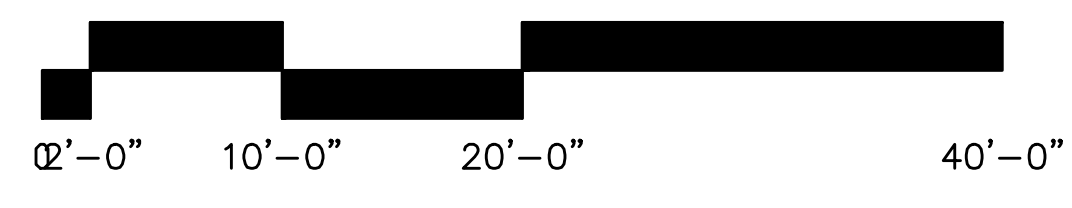
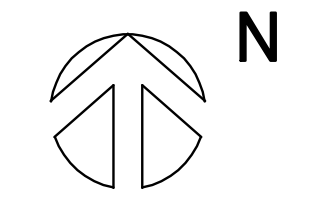
PROJECT: 852 PARMA WAY, LOS ALTOS


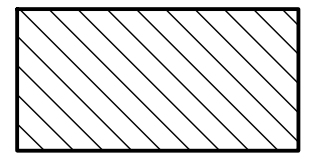

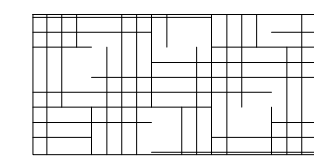
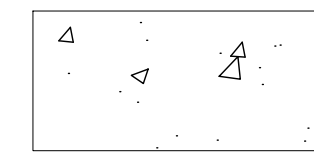
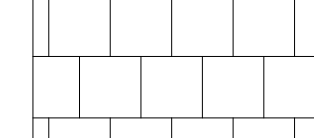
SHEET
A-11

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1 SITE DIAGRAM
 1/8"=1'-0"



-  EXISTING HOUSE FOOTPRINT
-  ADDED AREA
-  EXISTING UNDISTURBED SOFTSCAPE
-  NEW (REPLACED) SOFTSCAPE
-  EXISTING CONCRETE PAVING
-  NEW DRIVEWAY PAVING

SITE DIAGRAM

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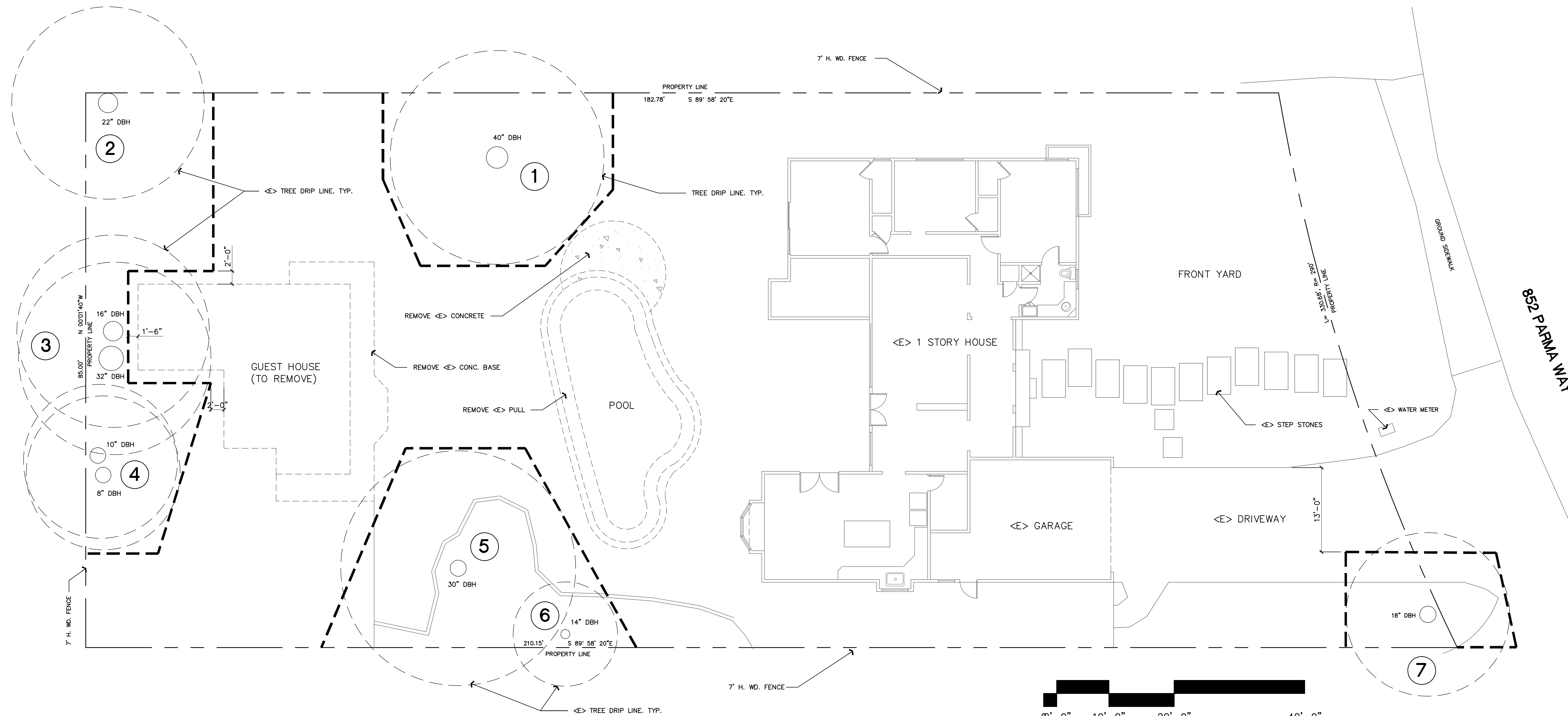
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PROJECT:	852 PARMA WAY, LOS ALTOS

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TREE PROTECTION PLAN

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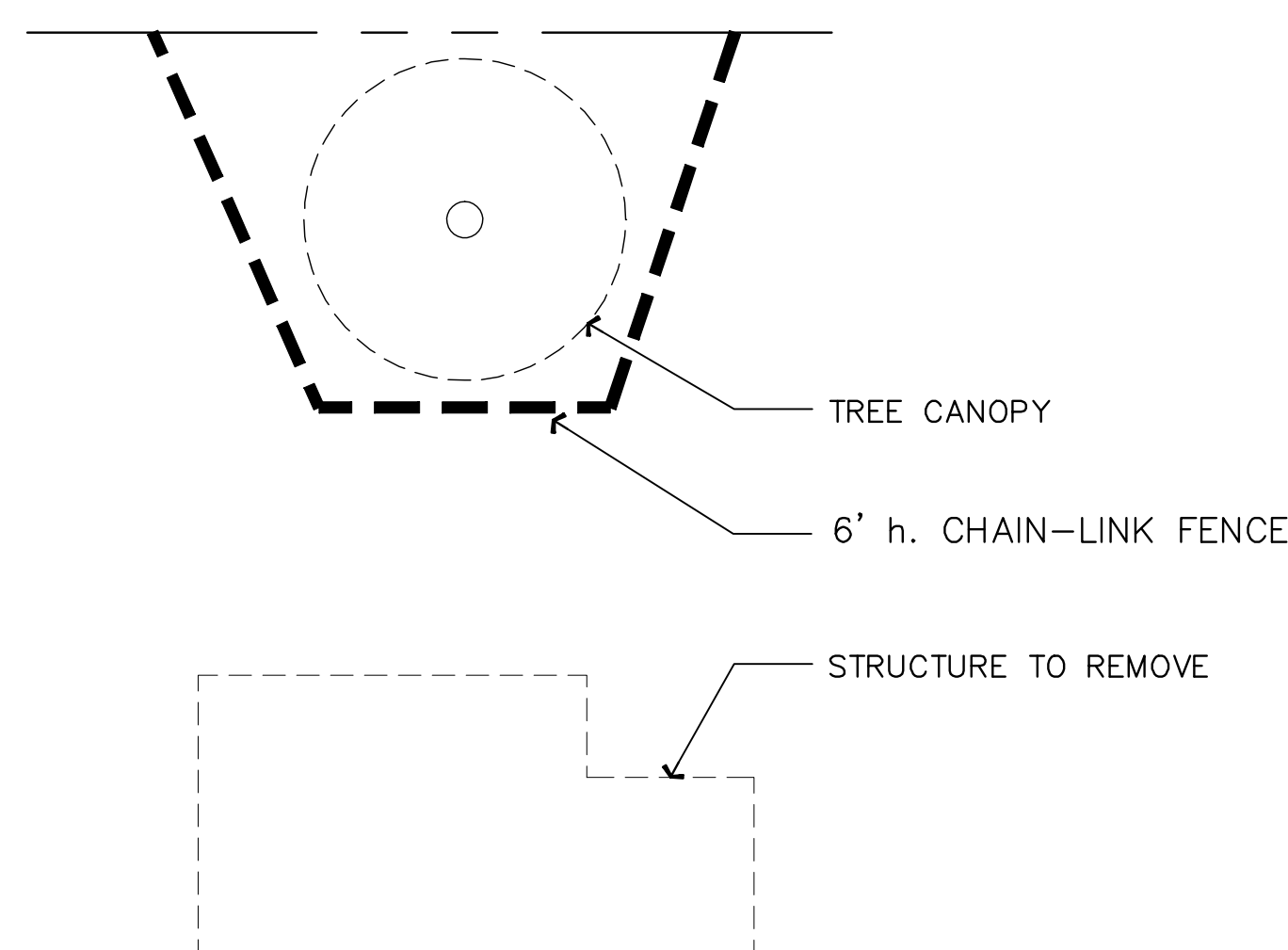
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PROJECT: 852 PARMA WAY, LOS ALTOS

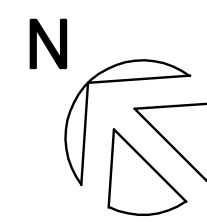
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A-13

LEGEND



1 TREES PROTECTION PLAN
1/8"=1'-0"



EXISTING TREE INVENTORY TABLE

#	TREE NAME	BOTANICAL NAME	DBH	Condition	STATUS	COMMENTS
1	GEFFREY PINE	PINUS GEFFREYI	xxx"	GOOD	PROTECTED	
2	COASTAL LIVE OAK	QUERCUS AGRIFOLIA		"	PROTECTED	
3	COASTAL LIVE OAK	QUERCUS AGRIFOLIA		"	PROTECTED	FORKED TRUNK
4	COASTAL LIVE OAK	QUERCUS AGRIFOLIA		"	PROTECTED	FORKED TRUNK
5	COASTAL LIVE OAK	QUERCUS AGRIFOLIA		"	PROTECTED	
6	PERSIMMON TREE	DIOSPYROS VIRGINIANA		"	PROTECTED	
7	PALM TREE	SABAL PALMETTO		"	PROTECTED	

TREE PROTECTION REQUIREMENTS

- PRIOR TO BEGINNING ANY CONSTRUCTION OPERATIONS ALL SIGNIFICANT TREES ARE TO BE FENCED AT THE TREES DRIP LINES WITH CHAIN-LINK FENCES WITH A MINIMUM HEIGHT OF 6' ABOVE THE GRADE.
- THE FENCING MUST REMAIN THROUGHOUT THE COURSE OF DEMOLITION, CONSTRUCTION AND GRADING.
- FENCES ARE TO BE MOUNTED ON TWO-INCH DIAMETER GALVANIZED STEEL POSTS WITH A MINIMUM OF TWO FEET (2') EMBEDMENT INTO THE GROUND AT 6' SPACING O.C.
- FENCING SHALL BE RIGIDLY SUPPORTED AND MAINTAINED DURING ALL CONSTRUCTION PERIOD.
- NO STORAGE OF EQUIPMENT, VEHICLES OR DEBRIS SHALL BE ALLOWED WITHIN OF DRIP LINES OF THESE TREES AT ANY TIME.
- NO TRENCHING SHALL OCCUR BENEATH THE DRIP LINES OF ANY TREES TO BE SAVED.
- A WEATHERPROOF WARNING SIGN SHALL BE PROMINENTLY DISPLAYED ON EACH FENCE. THE SIGN SHALL BE MIN. 8-1/2" X 11" AND CLEARLY AND CLEARLY STATE IN 1/2" h. LETTERS:

"WARNING - TREE PROTECTION ZONE- THIS FENCE SHALL NOT TO BE REMOVED AND IS A SUBJECT TO A FINE ACCORDING TO PAMC SECTION 8.10.110"

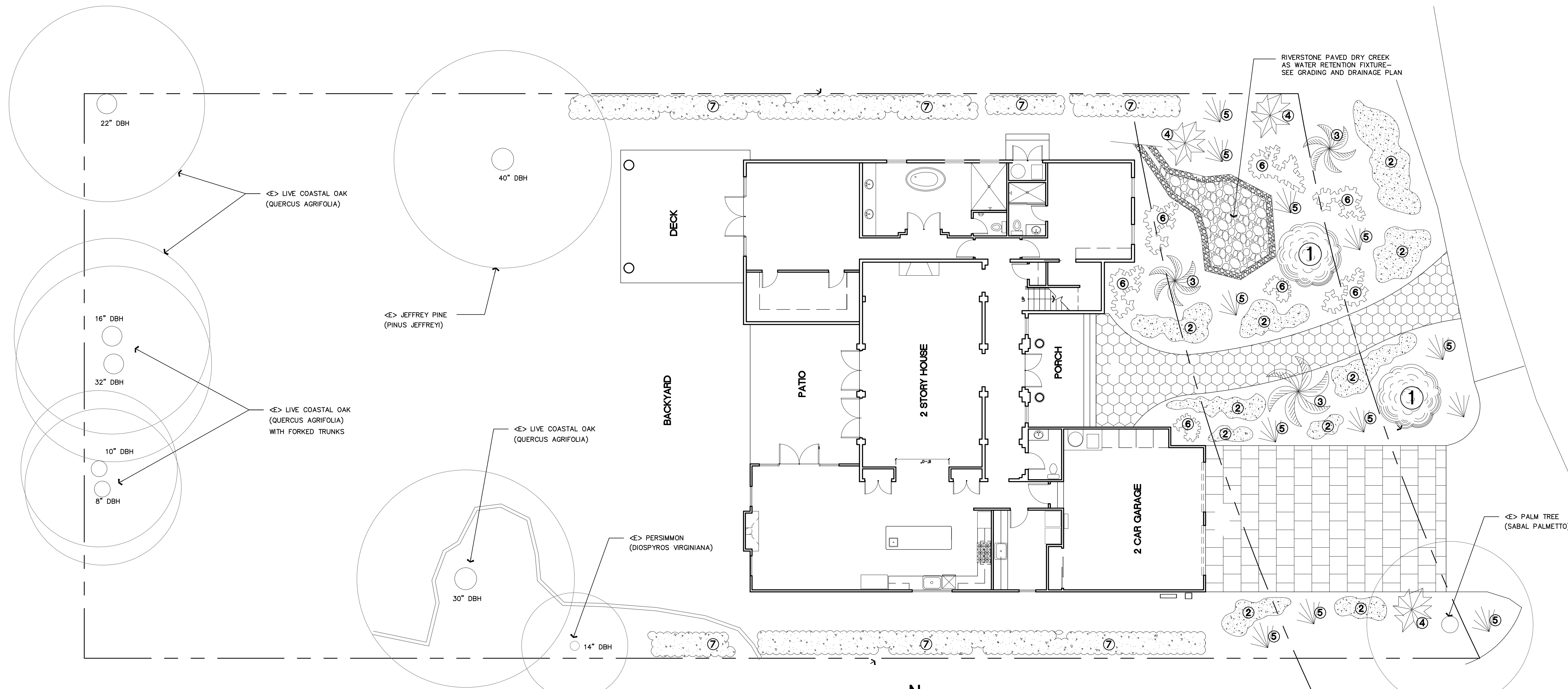
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AT
852 PARMA WAY
LOS ALTOS, CA 94024

CLIENT NAME:

ALLA PETRASHEN
852 PARMA WAY
LOS ALTOS, CA 94024

SHEET NAME:



LANDSCAPING PLAN

1 LANDSCAPING PLAN
1/8"=1'-0"

PROPOSED PLANT LIST

#	TREE NAME	BOTANICAL NAME	MATURE HEIGHT	GROWTH RATE	SIZE
1	CHINESE PISTACHE	PISTACIA CHINESIS	20' - 40'	MODERATE	15-gal., 24"-box
2	YELLOW ROCK ROSE	CISTUS SALVIFOLIUS	1' - 3' h., 6' w.	MODERATE	5-gal.
3	PYGMY DATE PALM	PHOENIX ROEBELNII	8' - 10'	SLOW	5-gal.
4	CALIFORNIA SAGEBRUSH	ARTEMISIA CALIFORNICA	5' - 7'	FAST	5-gal.
5	NEW ZEALAND FLAX	PHORMIUM TENAX	2' - 5'	FAST	5-gal.
6	ENGLISH LAVENDER	LAVANDULA ANGSTIFOLIA	2' - 3'	MODERATE	5-gal.
7	FLORIDA HOPBUSH HEDGE	DODONAEA VISCOSA	20'	FAST	5-gal.

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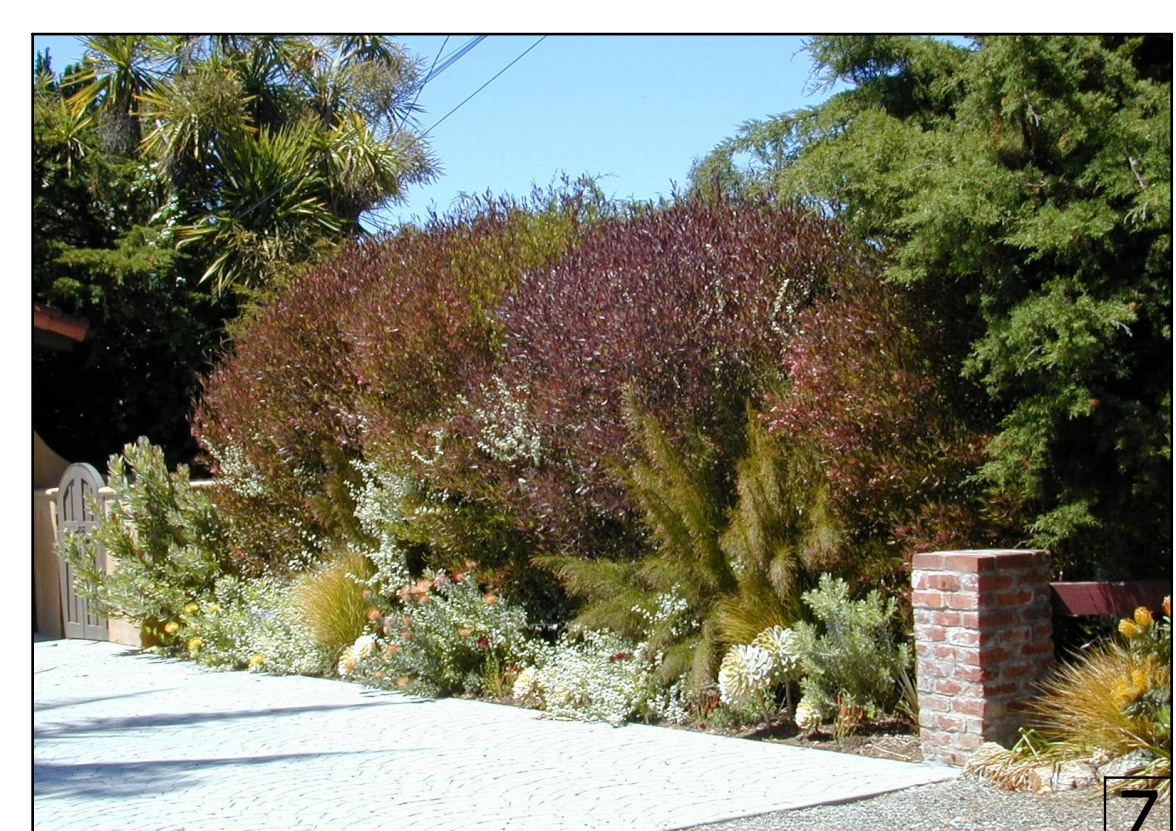
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PROJECT: 852 PARMA WAY, LOS ALTOS

SHEET
A-14

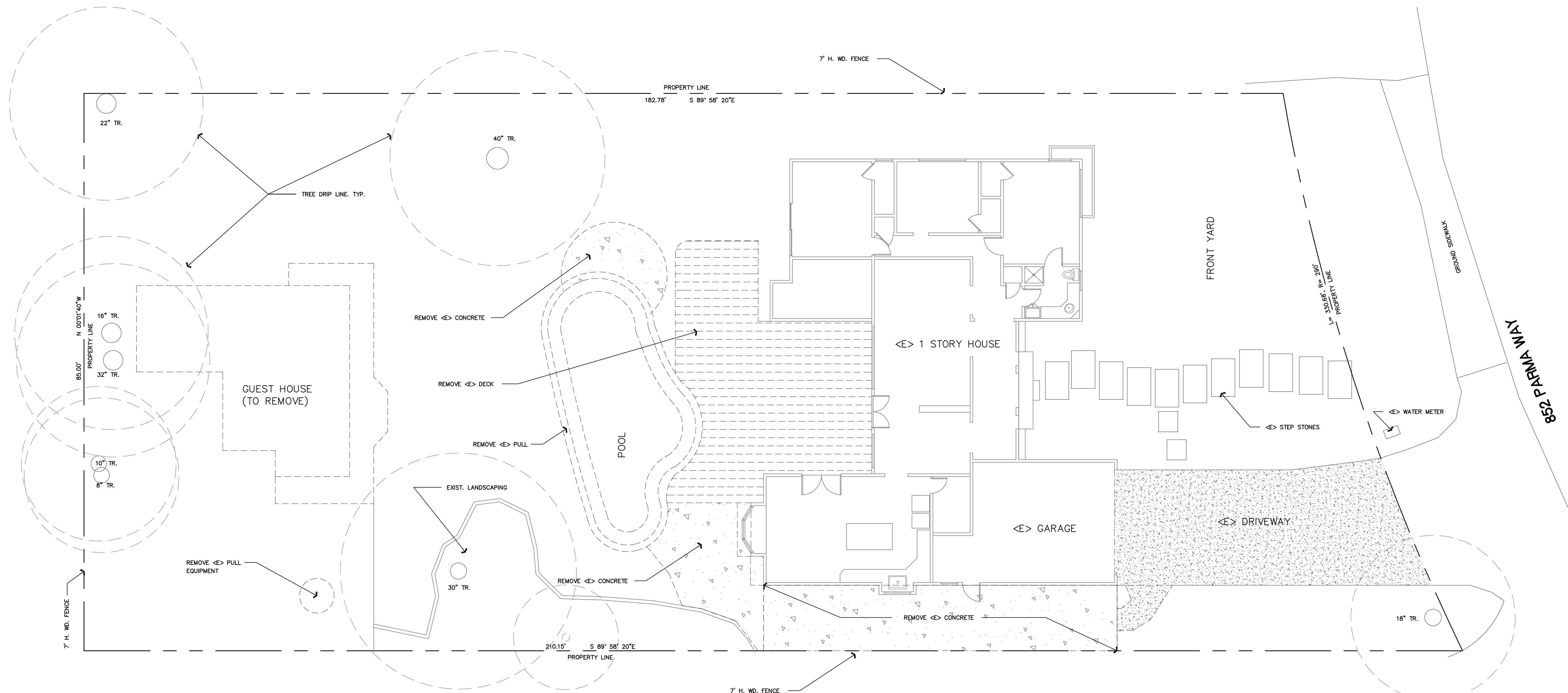


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 AT
 852 PARMA WAY
 LOS ALTOS, CA 94024

CLIENT NAME:
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 852 PARMA WAY
 LOS ALTOS, CA 94024

SHEET NAME:



EXISTING SITE PLAN

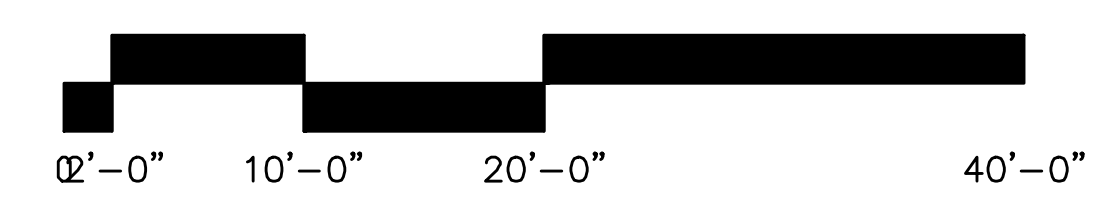
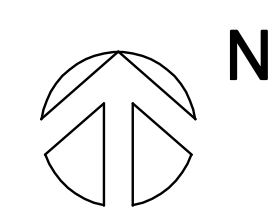
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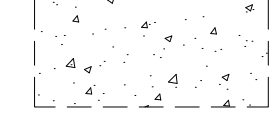
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STAMP(S):

1 EXISTING SITE PLAN
 1/8"=1'-0"



-  <E> STRUCTURE TO REMOVE
-  TREE CANOPY DRIP LINE
-  EXIST. CONCRETE PAVING TO REMOVE

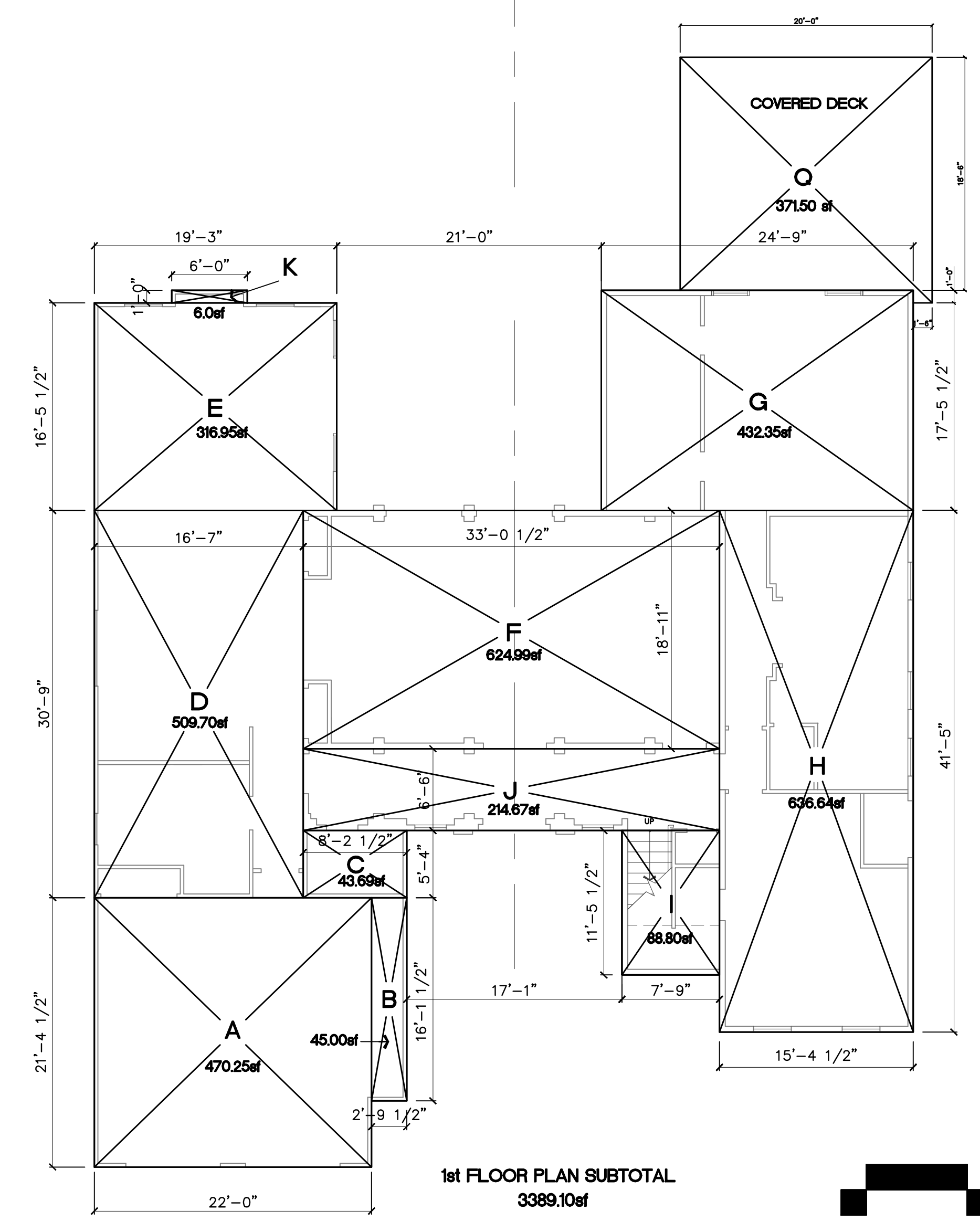
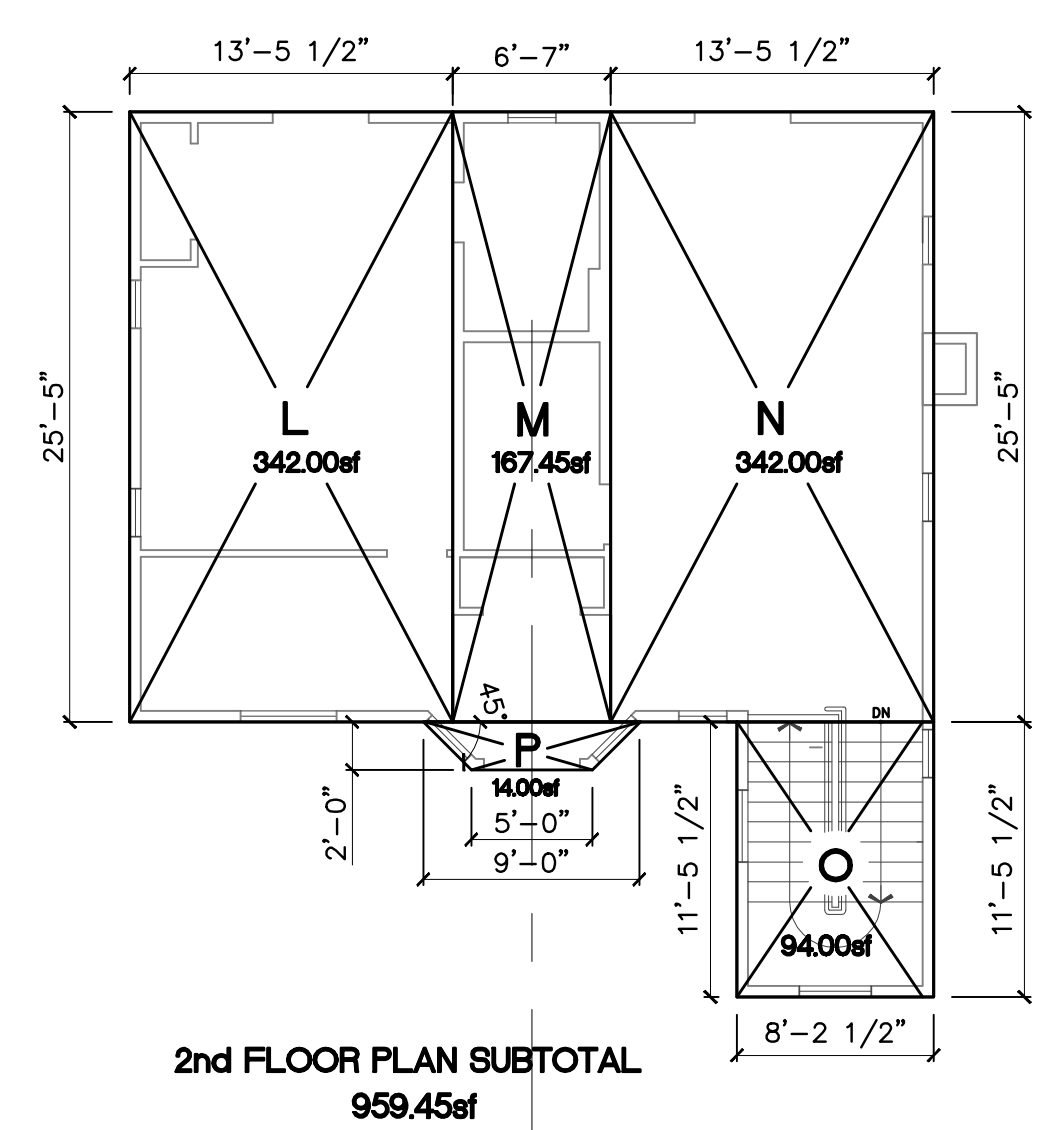
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SHEET NAME:



SECTION	DIMENSIONS	AREA
A	22' x 21'-4 1/2"	470.25 sq. ft.
B	2'-9 1/2" x 16'-1 1/2"	45.00 sq. ft.
C	8'-2 1/2" x 5'-4"	43.69 sq. ft.
D	16'-7" x 30'-9"	509.70 sq. ft.
E	19'-3" x 16'-5 1/2"	316.95 sq. ft.
F	33'-0 1/2 x 18'-11"	624.99 sq. ft.
G	24'-9" x 17'-5 1/2"	432.35 sq. ft.
H	15'-4 1/2" x 41'-5"	636.64 sq. ft.
I	7'-9" x 11'-5 1/2"	88.80 sq. ft.
J	33'-0 1/2 x 6'-6"	214.67 sq. ft.
K	6'-0" x 1'-0"	6 sq. ft.
1st STORY SUBTOTAL =		3,389.00 sq. ft.
L	13'-5 1/2" x 25'-5"	342.00 sq. ft.
M	6'-7" x 25'-5"	167.45 sq. ft.
N	13'-5 1/2" x 25'-5"	342.00 sq. ft.
O	22' x 21'-4 1/2"	94.00 sq. ft.
P	SEE PLAN	14.00 sq. ft.
2nd STORY SUBTOTAL =		959.45 sq. ft.
TOTAL FLOOR AREA =		4,348.45 sq. ft.

Q	(20' x 18'-6") + (1'-6" x 1'-0")	371.50 sq. ft.
1st STORY SUBTOTAL =		3,389.00 sq. ft.
TOTAL LOT COVERAGE =		3,760.50 sq. ft.

FLOOR AREA DIAGRAM

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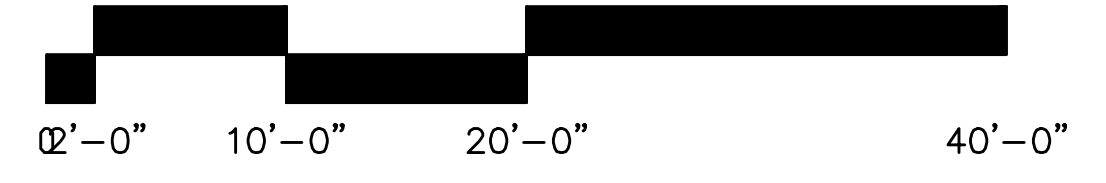
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PROJECT: 852 PARMA WAY, LOS ALTOS

SHEET
A-2.1

1 FLOOR AREA DIAGRAM
1/8"=1'-0"



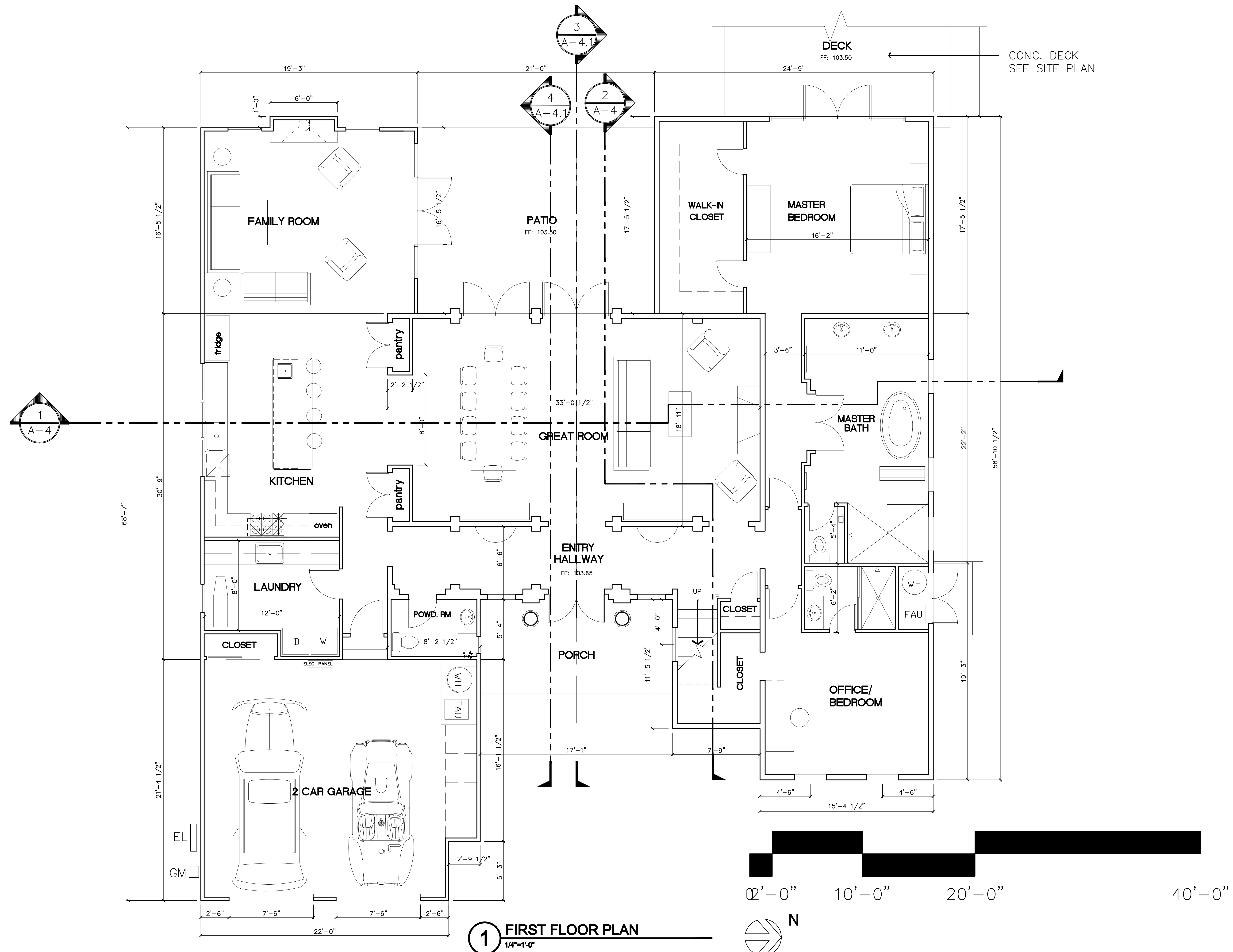
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FIRST FLOOR PLAN

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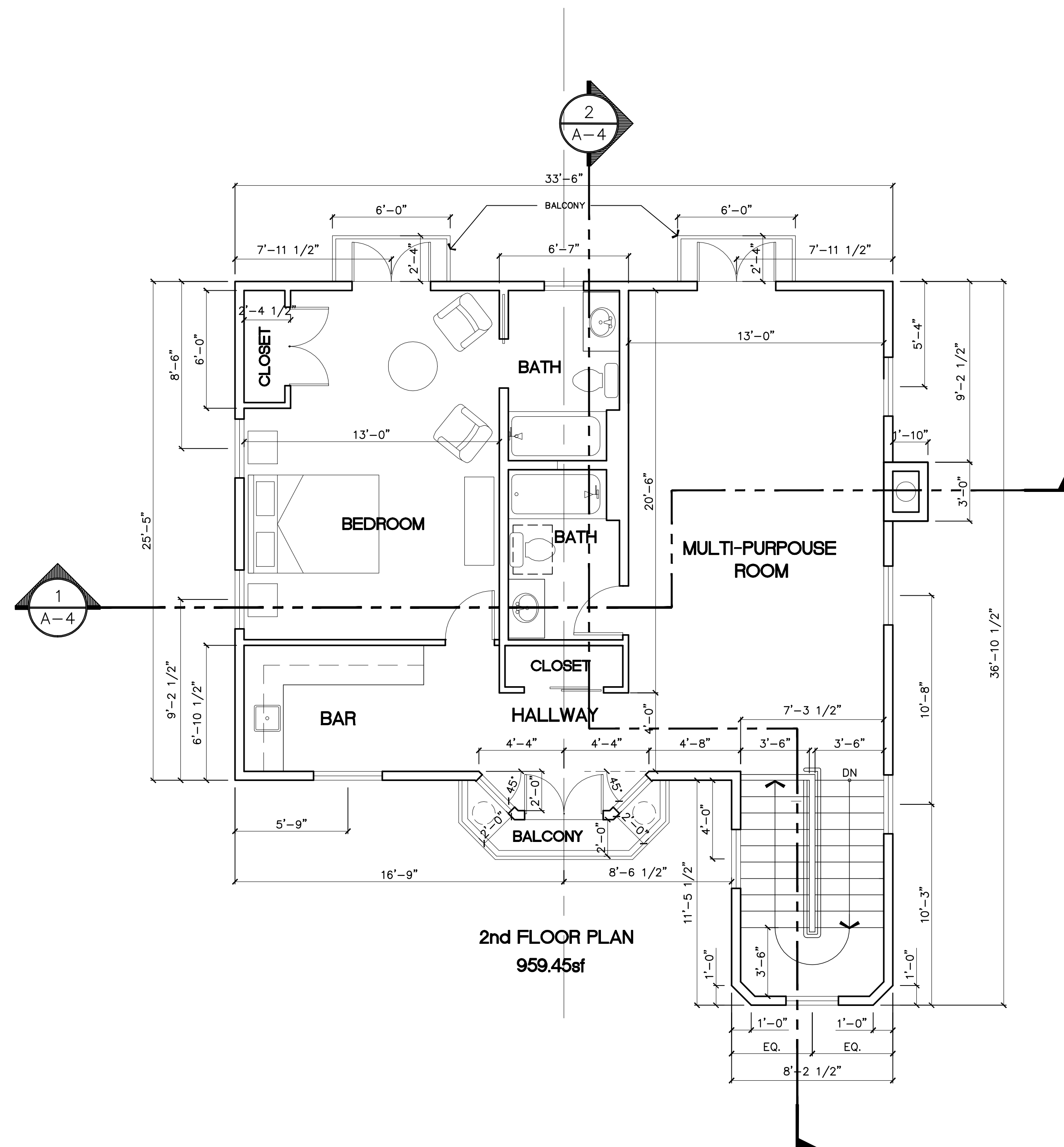
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 852 PARMA WAY
 LOS ALTOS, CA 94024

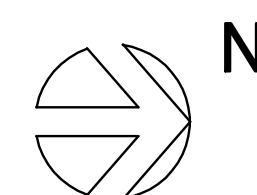
CLIENT NAME:
ALLA PETRASHEN
 852 PARMA WAY
 LOS ALTOS, CA 94024

SHEET NAME:



2nd FLOOR PLAN
 959.45sf

1 2nd FLOOR PLAN
 1/4"=1'-0"



SECOND FLOOR PLAN

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REVISIONS:

DESIGN REVIEW	10/23/18	J. LEONOV
RESPONSE TO DESIGN REVIEW COMMENTS	01/23/19	J. LEONOV
RESPONSE TO DESIGN REVIEW COMMENTS	02/22/19	J. LEONOV

STAMP(S):

DRAWN BY: JL

DATE: 10/07/18

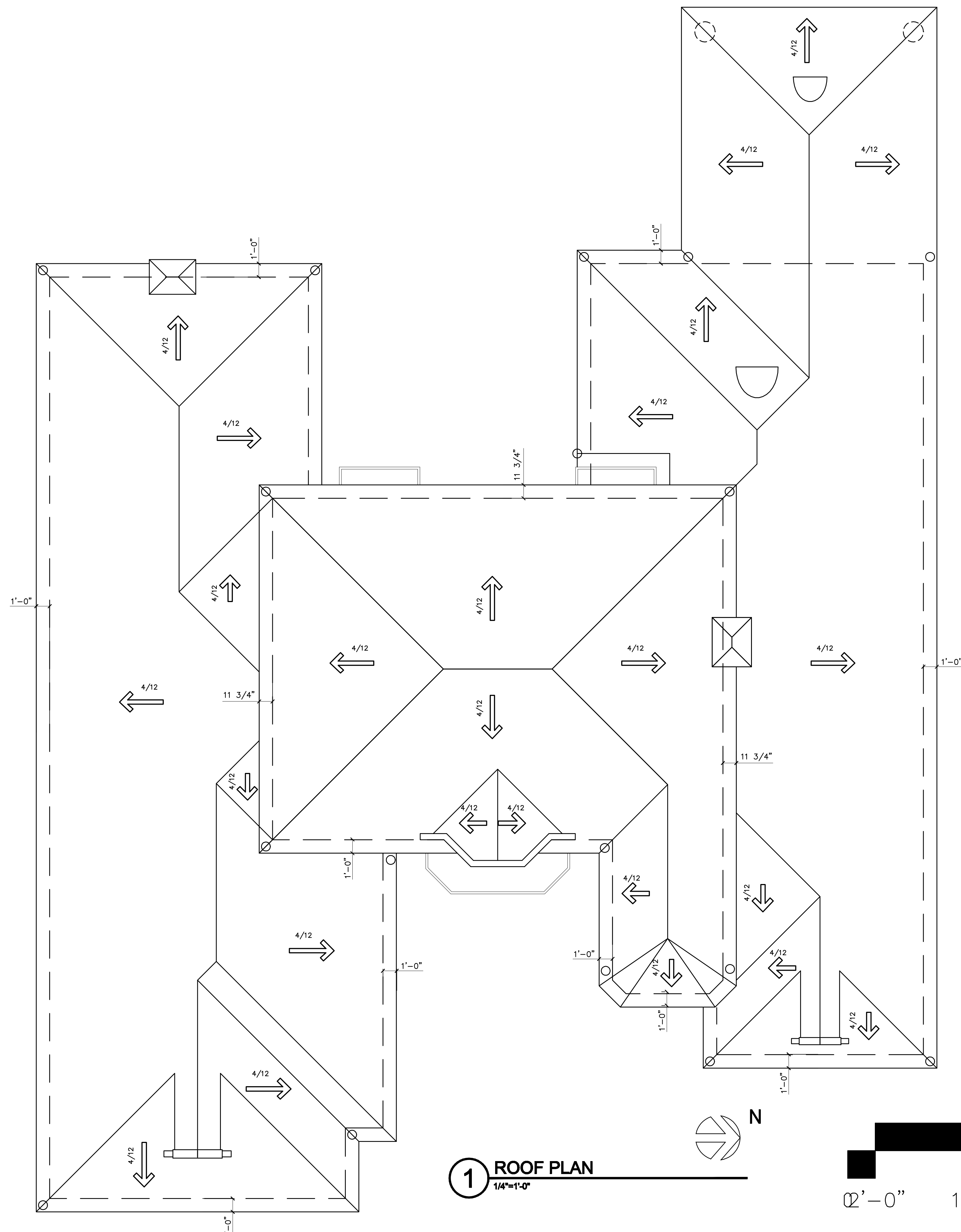
PROJECT: 852 PARMA WAY, LOS ALTOS

SHEET
A-2.3

PROJECT NAME:
**REMODEL
 AND
 2nd STORY ADDITION**
 AT
 852 PARMA WAY
 LOS ALTOS, CA 94024

CLIENT NAME:
ALLA PETRASHEN
 852 PARMA WAY
 LOS ALTOS, CA 94024

SHEET NAME:



ROOF PLAN

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REVISIONS:

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RESPONSE TO DESIGN		
REVIEW COMMENTS	01/23/19	J. LEONOV
RESPONSE TO DESIGN		
REVIEW COMMENTS	02/22/19	J. LEONOV

STAMP(S):

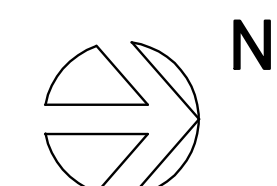
DRAWN BY: JL

DATE: 10/07/18

PROJECT: 852 PARMA WAY, LOS ALTOS

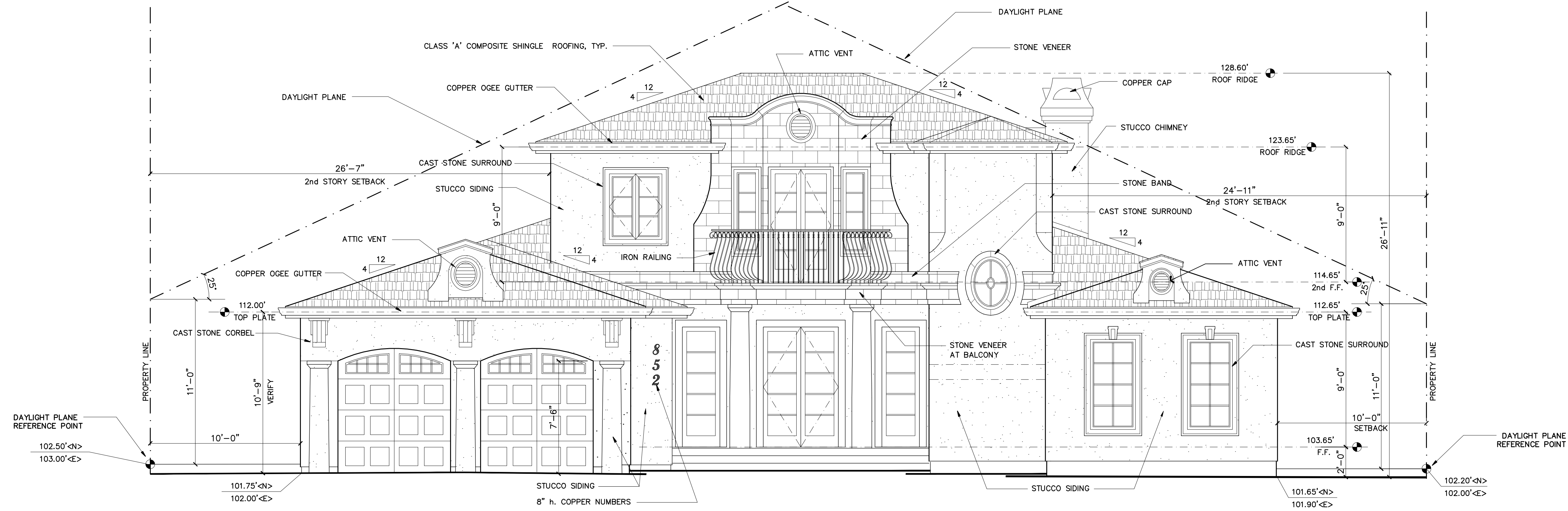
SHEET
A-24

1 ROOF PLAN
 1/4"=1'-0"

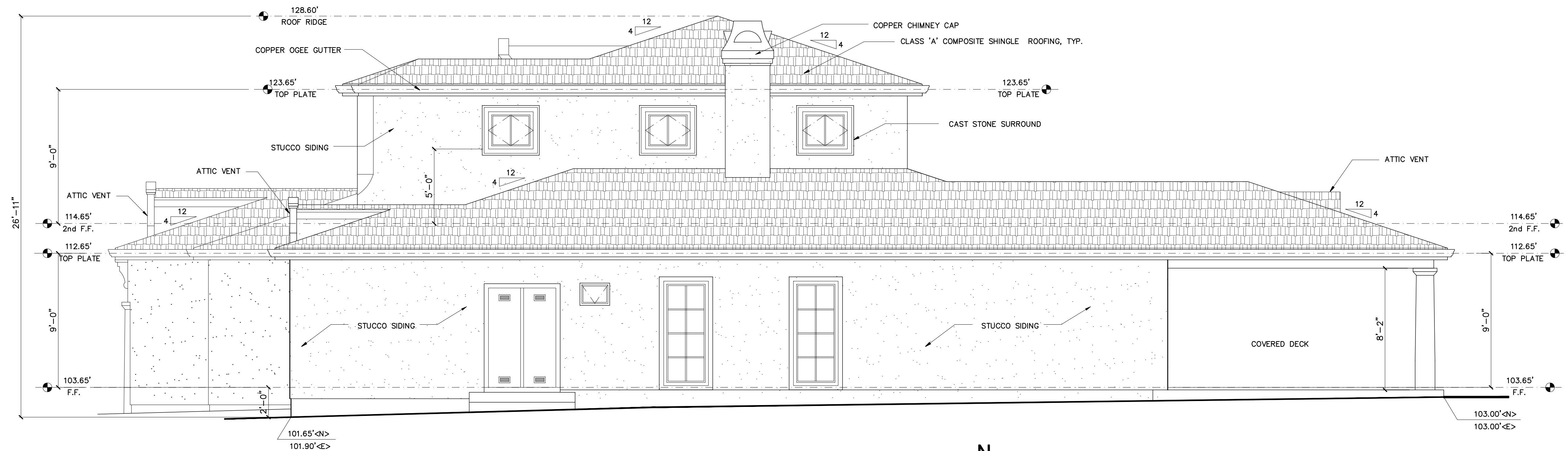


PROJECT NAME:
**REMODEL
 AND
 2nd STORY ADDITION**
 AT
 852 PARMA WAY
 LOS ALTOS, CA 94024

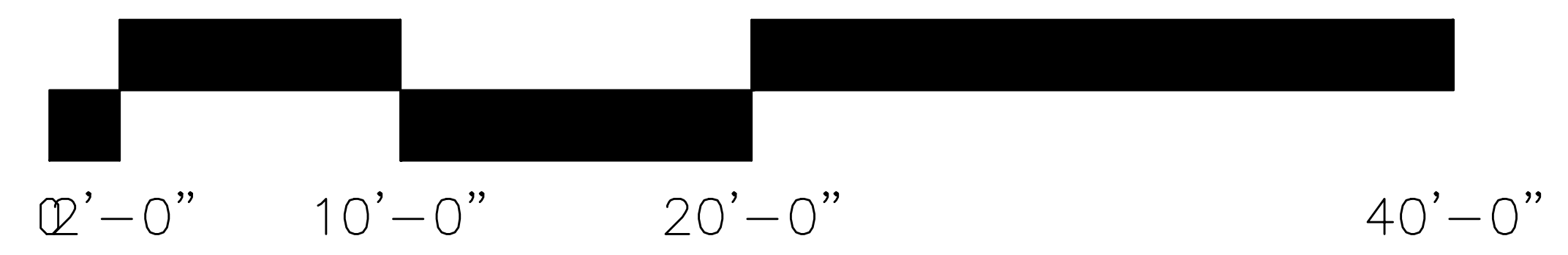
CLIENT NAME:
ALLA PETRASHEN
 852 PARMA WAY
 LOS ALTOS, CA 94024
 SHEET NAME:



1 FRONT/EAST ELEVATION
 1/4"=1'-0" N



2 NORTH ELEVATION
 1/4"=1'-0" N



EXTERIOR ELEVATIONS

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REVISION	DATE	BY
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DRAWN BY: JL
 DATE: 10/07/18

PROJECT: 852 PARMA WAY, LOS ALTOS

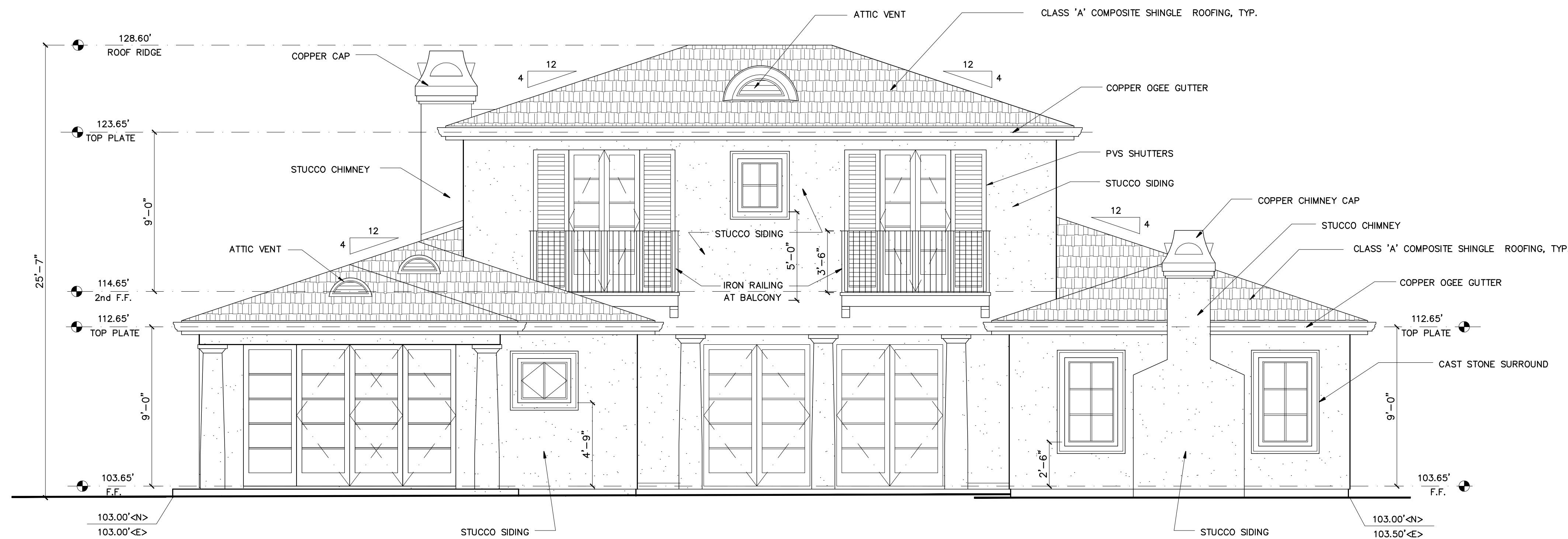
SHEET **A-31**

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 10/23/2018 11:25:00

PROJECT NAME:
**REMODEL
 AND
 2nd STORY ADDITION**
 AT
**852 PARMA WAY
 LOS ALTOS, CA 94024**

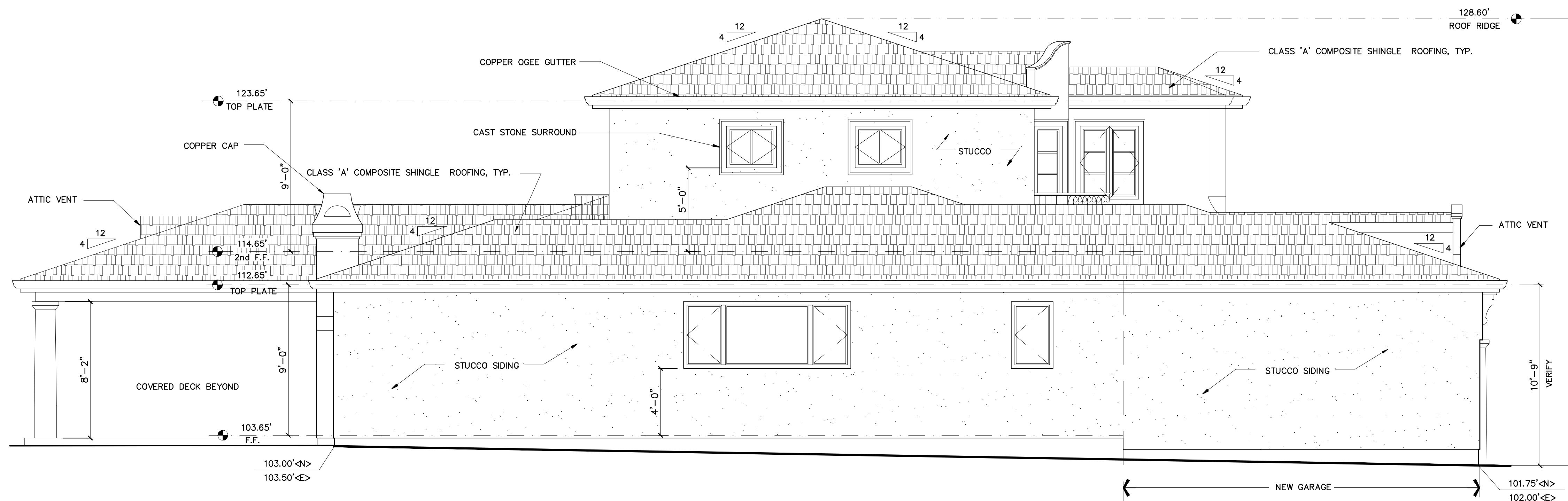
CLIENT NAME:
ALLA PETRASHEN
**852 PARMA WAY
 LOS ALTOS, CA 94024**

SHEET NAME:



1 REAR/WEST ELEVATION
 1/4"=1'-0" N

EXTERIOR ELEVATION



2 SOUTH ELEVATION
 1/4"=1'-0" N

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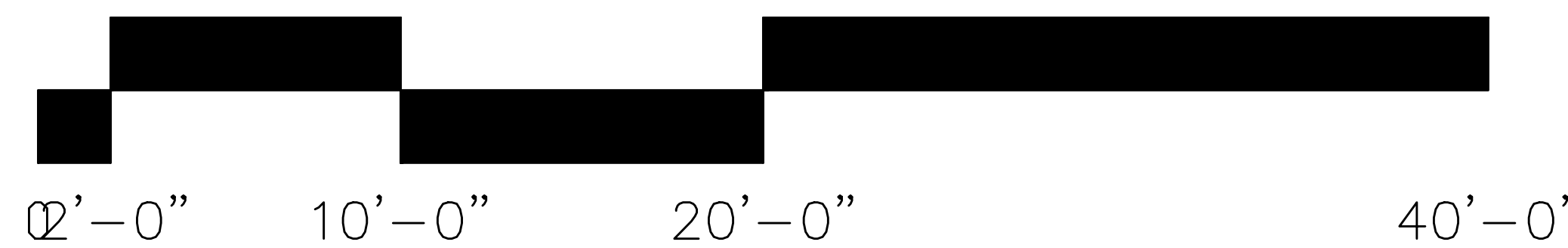
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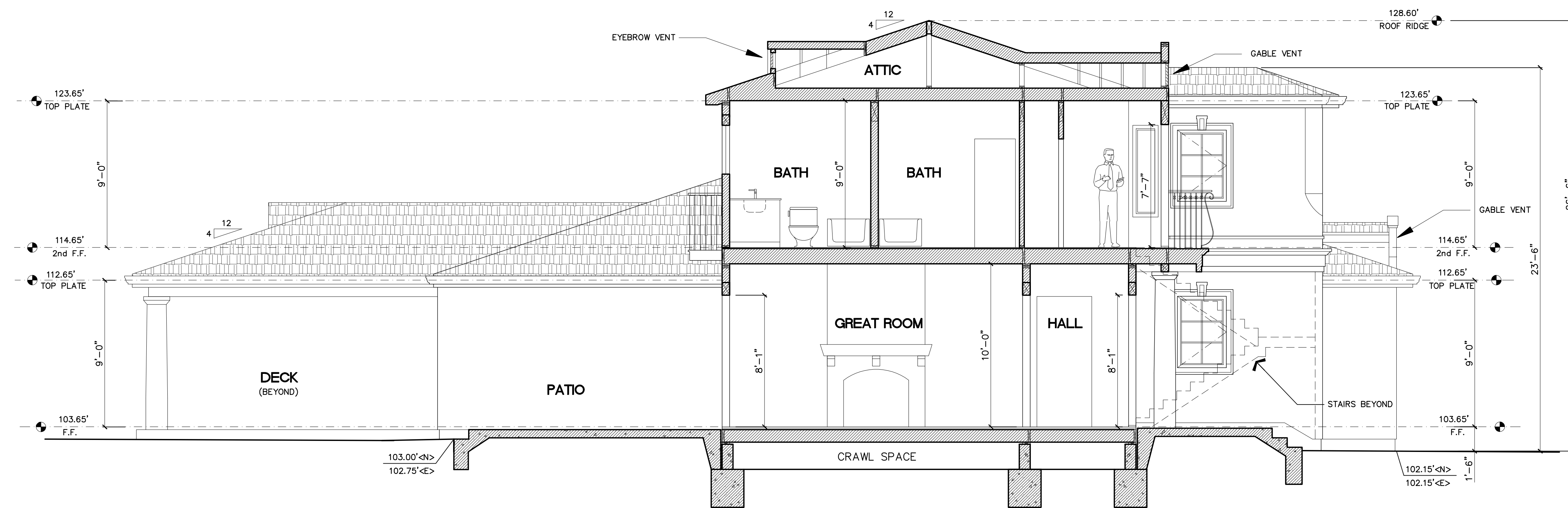
DRAWN BY: JL

DATE: 10/07/18

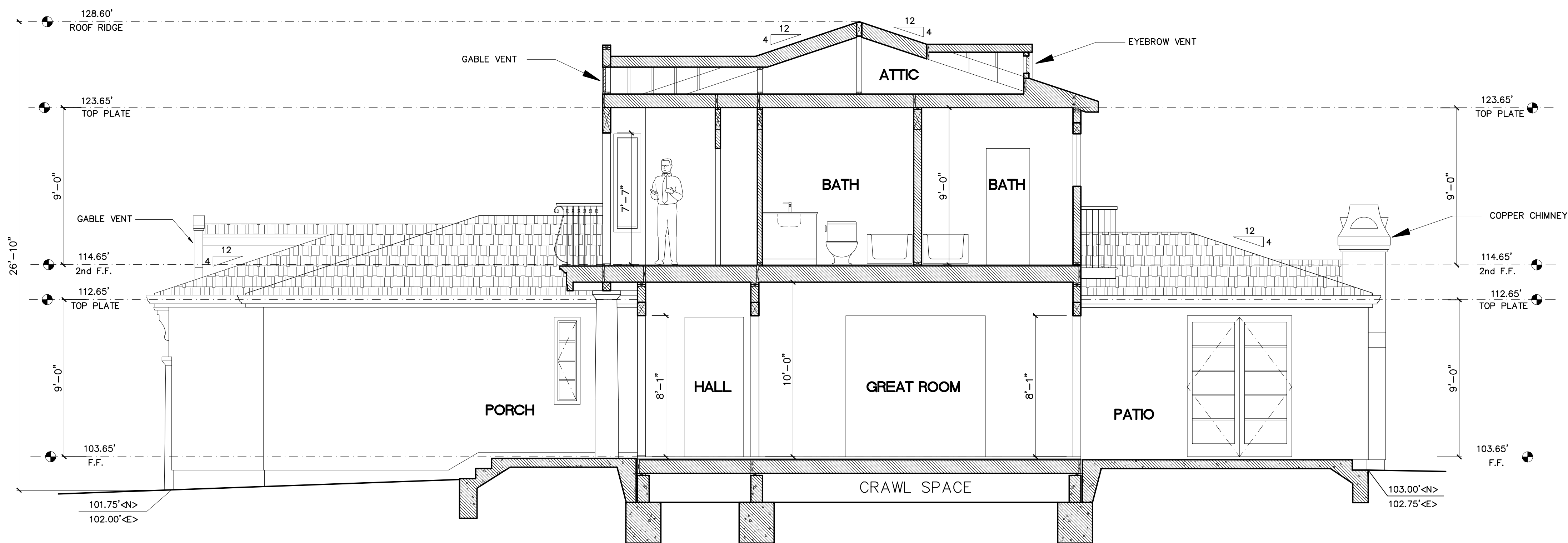
PROJECT: 852 PARMA WAY, LOS ALTOS

SHEET
A-3.2

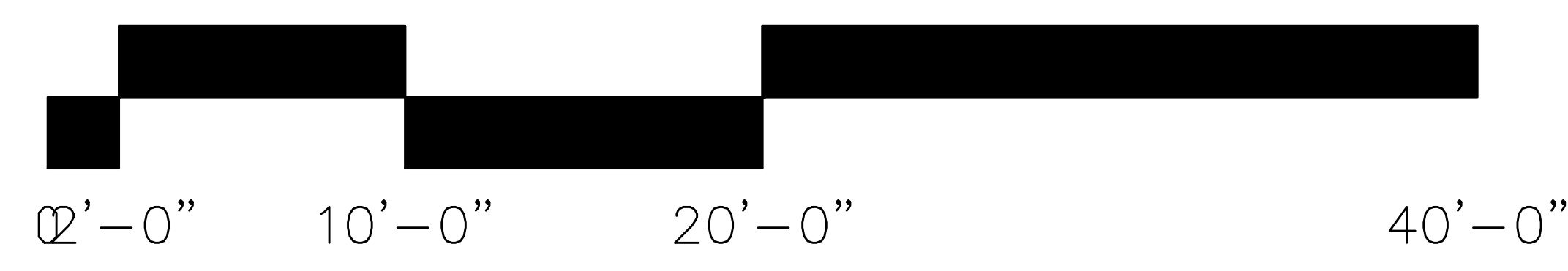




3 BUILDING SECTION
1/4"=1'-0"



4 BUILDING SECTION
1/4"=1'-0"



BUILDING SECTIONS

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RESPONSE TO DESIGN REVIEW COMMENTS	02/22/19	J. LEONOV

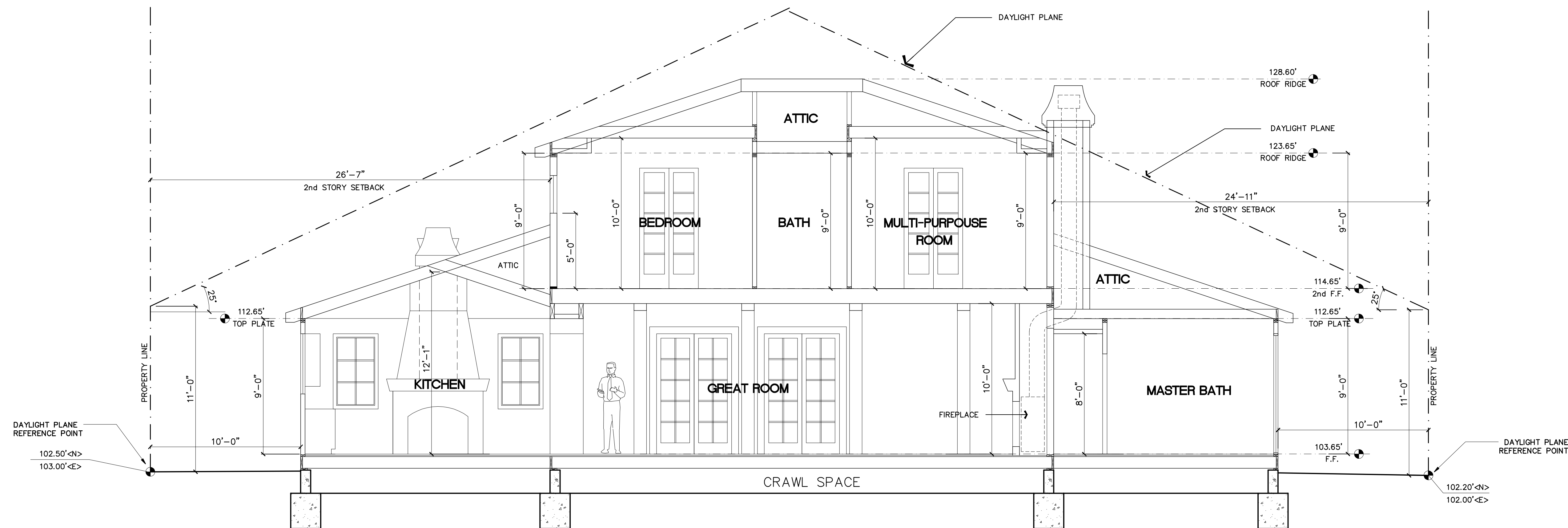
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DRAWN BY: JL

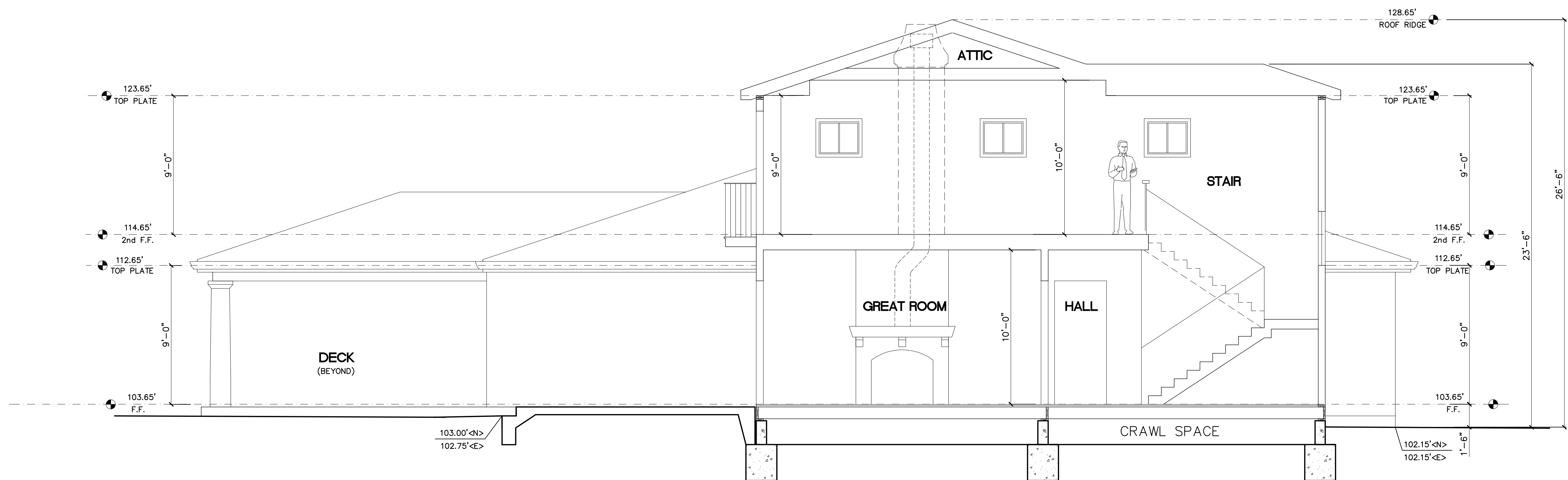
DATE: 10/07/18

PROJECT: 852 PARMA WAY, LOS ALTOS

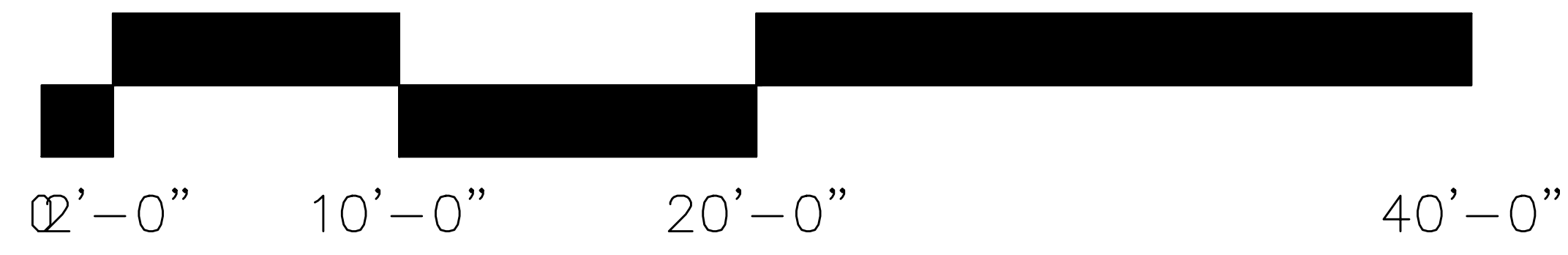
SHEET **A-41**



1 BUILDING SECTION
1/4"=1'-0"



2 BUILDING SECTION
1/4"=1'-0"



BUILDING SECTIONS

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STAMP(S):

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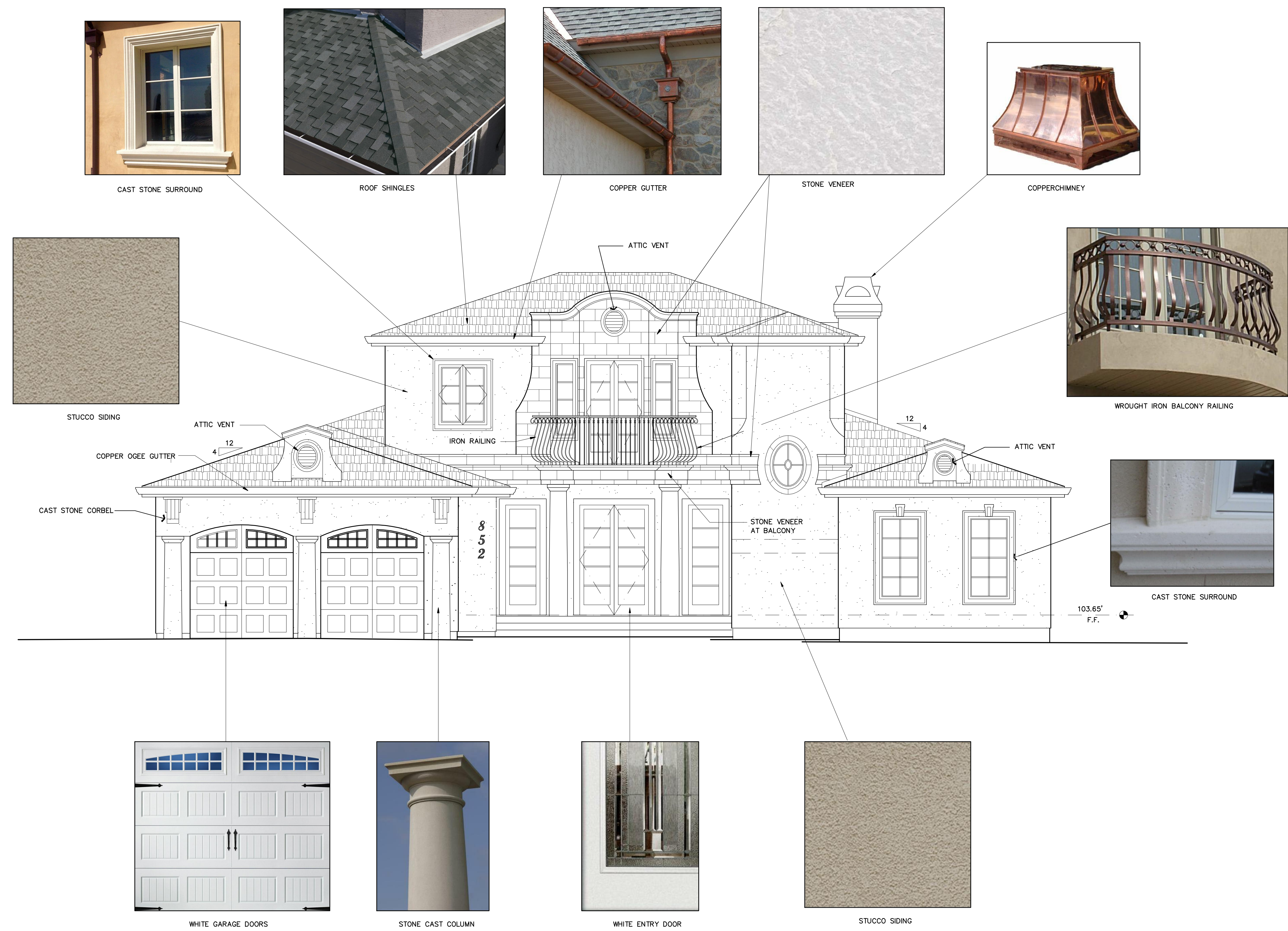
DATE: 10/07/18

PROJECT: 852 PARMA WAY, LOS ALTOS

SHEET
A-4

PROJECT NAME:
**REMODEL
 AND
 2nd STORY ADDITION**
 AT
 852 PARMA WAY
 LOS ALTOS, CA 94024

CLIENT NAME:
ALLA PETRASHEN
 852 PARMA WAY
 LOS ALTOS, CA 94024
 SHEET NAME:



MATERIAL BOARD

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RESPONSE TO DESIGN		
REVIEW COMMENTS	02/22/19	J. LEONOV

STAMP(S):

DRAWN BY: JL

DATE: 10/07/18

PROJECT: 852 PARMA WAY, LOS ALTOS

SHEET
A-5

LEGEND:

- PROPERTY LINE
- - - EXISTING LOTS
- CENTERLINE
- - - EASEMENT LINE
- - - SS SANITARY SEWER LINE
- - - SD STORM DRAIN LINE
- - - OH OVERHEAD POWER LINE
- WOOD FENCE
- WV WATER VALVE
- PP POWER POLE
- FIRE HYDRANT
- SURVEY MONUMENT


ABBREVIATIONS:

- AC ASPHALT
- AD AREA DRAIN
- ANC ANCHOR
- C&G CURB AND GUTTER
- CB CATCH BASIN
- DW DRIVEWAY
- EB ELECTRIC BOX
- EP EDGE OF PAVEMENT
- FH FIRE HYDRANT
- GM GAS METER
- GA GUY ANCHOR
- P.U.E. PUBLIC UTILITY EASEMENT
- PP POWER POLE
- S.D.E. STORM DRAINAGE EASEMENT
- SDMH STORM DRAINAGE MANHOLE
- SSMH SANITARY SEWER MANHOLE
- CO CLEAN OUT
- MB MAILBOX
- WM WATER METER

DISCLAIMER:
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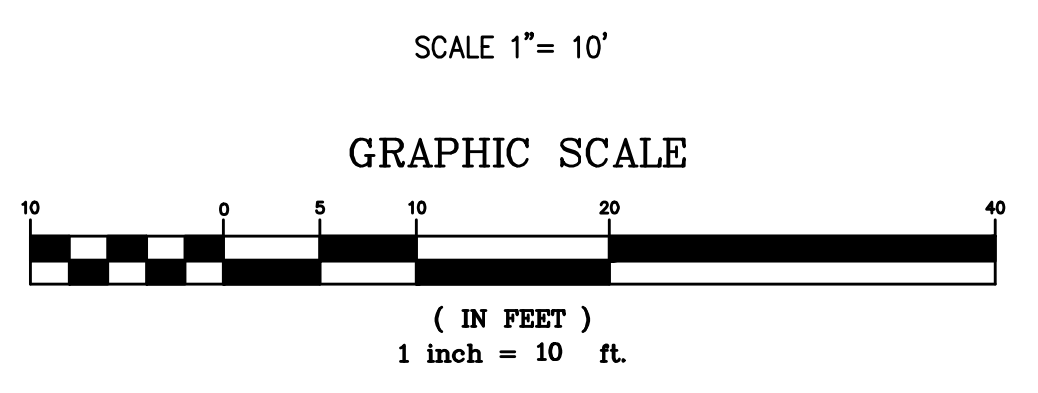
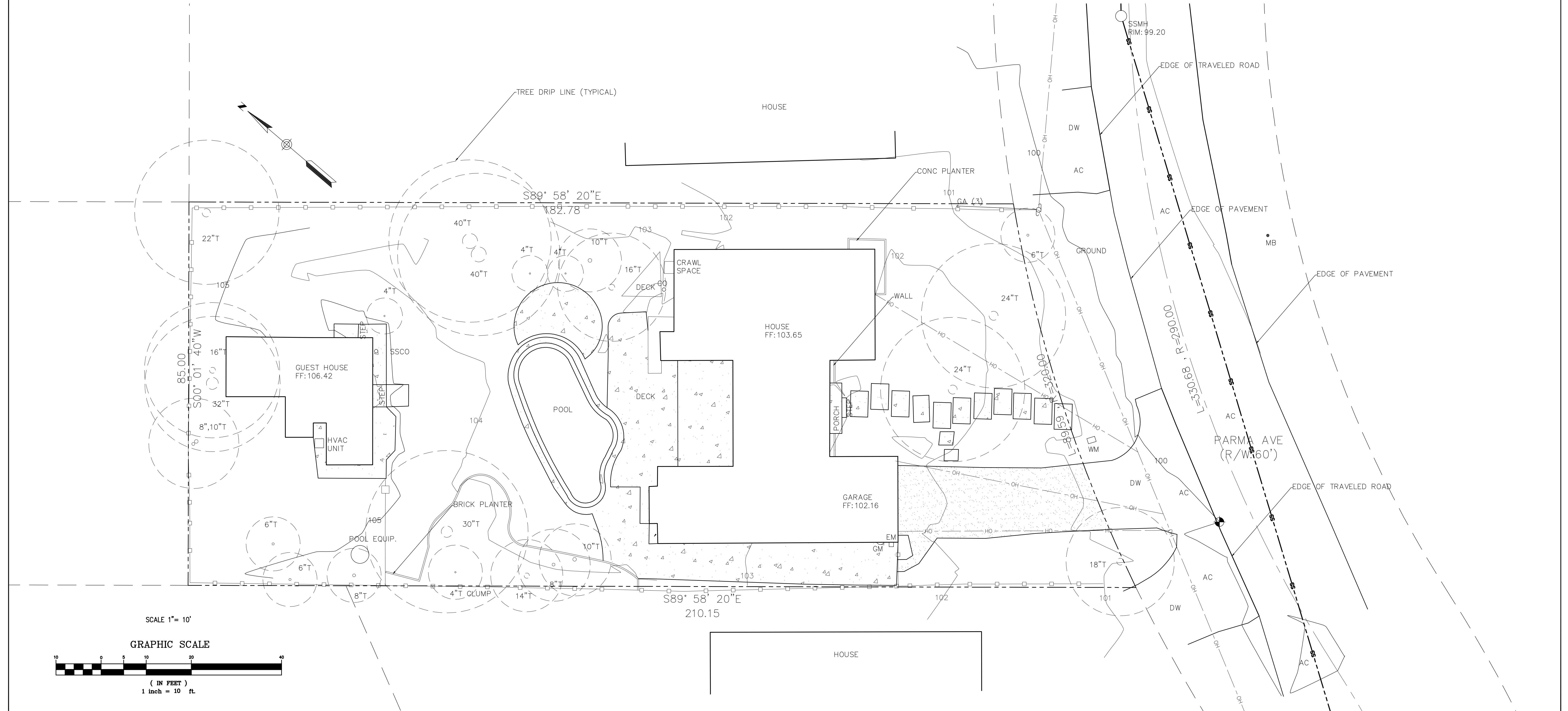
NOTE:
THIS MAP REPRESENTS TOPOGRAPHY OF THE SURFACE FEATURES ONLY. UNLESS SPECIFIED ON THIS MAP, LOCATIONS OF THE UNDERGROUND UTILITIES ARE NEITHER INTENDED NOR IMPLIED. FOR THE LOCATIONS OF UNDERGROUND UTILITIES CALL "USA" (1-800-642-2444). SURFACE FEATURES ARE LOCATED BY MEANS OF A STATION AND OFFSET FROM THE CONTROL LINE.

BASIS OF BEARINGS:
RECORD INFORMATION WAS USED. PER RECORD MAP, BOOK:254 PAGE:4 WHICH IS FILED IN THE COUNTY OF SANTA CLARA RECORDER'S OFFICE.

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

NOTES:

1. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMALS THEREOF.
2. THE GROSS AREA OF LAND OF RECORD IS XXXXX SQ. FT. ±.
3. THE SURVEY WAS BASED ON A GRANT DEED DOC.# 23861199 BY CHICAGO TITLE CO. DATED 2/2/2018, RECORDED IN SANTA CLARA COUNTY.
4. ALL EXISTING BUILDINGS ARE WOOD.
5. FOR PRECISE SPECIES OF TREES A CERTIFIED ARBORIST SHALL BE CONSULTED.
6. THIS DRAWING REPRESENTS A TOPOGRAPHIC SURVEY PREPARED IN CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYORS ACT. THE PROPERTY LINES SHOWN HEREON ARE COMPILED FROM RECORD DATA AND REPRESENT THE BEST GRAPHICAL FIT BETWEEN RECORD INFORMATION AND THE TOPOGRAPHICAL FEATURES SURVEYED AND SHOULD NOT BE RELIED UPON OR USED FOR ANY OTHER PURPOSES. PURSUANT TO THE CLIENT'S DIRECTION A BOUNDARY SURVEY WAS NOT PERFORMED AT THIS TIME WHICH MAY HAVE DETERMINED THE ACTUAL PROPERTY LINES.



852 PARMA WAY
LOS ALTOS, CA
APN: 189-41-059



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.
Da.e: 8/16/2018
Projec. No: 218092

BOUNDARY AND TOPOGRAPHIC SURVEY MAP

Shee. No:

T-1

REVISIONS	DESIGN BY	DESIGN DATE	CITY APPR.	APPR. DATE

CITY OF LOS ALTOS