

VITTAL-VAIDEESWARAN HOUSE

1129 LAS FLORES COURT LOS ALTOS, CA

NOTES:

Finish grade shall provide positive drainage away from building at a gradient of at least 2 percent.

Provide minimum 18" x 30" clear access from under floor access point to each drain line cleanout located in the under floor area.

All construction shall exceed the latest edition of codes adopted by the local jurisdiction. These shall include:

- 2016 Building Code
- 2016 Residential Code
- 2016 Mechanical Code
- 2016 Plumbing Code
- 2016 Electrical Code
- 2016 Fire Code
- 2016 Administrative Code
- 2016 Energy Code
- 2014 Green Building Standards Code
- 1997 Uniform Security Code

OWNER

MANOJ VITTAL
1129 LAS FLORES COURT
LOS ALTOS, CA 94022
P: 510.316.5123
F: 000.000.0000
E: manojvital1@gmail.com
CONTACT: MANOJ VITTAL

ARCHITECT

SKT ARCHITECTS
810 PORT WALK PLACE
REDWOOD SHORES, CA 94065
P: 650.740.1975
F: 000.000.0000
E: thrift@sktarchitect.com
CONTACT: SCOTT THRIFT



810 PORT WALK PLACE
REDWOOD SHORES, CA 94065

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PROJECT:
VITAL-VAIDEESWARAN HOUSE

LOS ALTOS, CA

DATE: 06/04/2020

PROJECT NO: 19247

REVISION DATE

1 08/17/2020

2 10/23/2020

3 11/06/2020

NOTES:

1. ALL DIMENSIONS SHOWN ARE TO F.O. STUD UNLESS OTHERWISE NOTED.
2. OTHERWISE NOTED, HOUSE DATUM: X.X' = 0'-0"

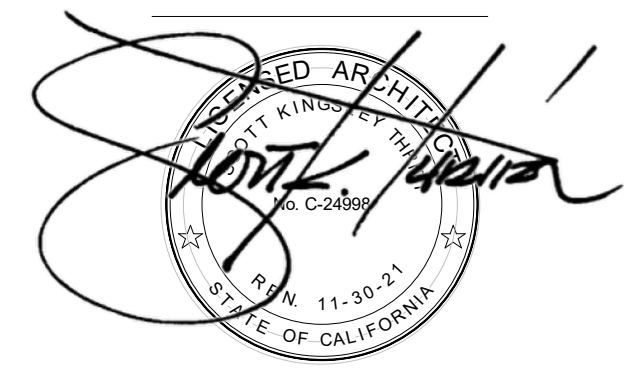
BUILDING DATA:

Zoning District: R1-10
A.P.N.: 167-10-072
Occupancy Group: R-1
Construction Type: V-B
Slope: 0%
Stories: 1
Net Parcel Size: 11,465 s.f.
Proposed F.A.R.: 25%
Minimum Allowable F.A.R.: 25%
Existing Floor Area: 2532 s.f.
Proposed Floor Area: 3274 s.f.
Height Max: 20 feet
Proposed Height: 17'-8 3/8" feet
Front Setback: 25 feet
Side Yard Setback: 10 feet
Rear Yard Setback: 25 feet

SCOPE OF WORK:

- A. ADDITION OF BEDROOM / OFFICE / BICYCLE STORAGE
- B. NEW FRONT ENTRY W/ VARIANCE REQUEST
- C. REMODEL EXISTING UTILITY TO NEW BATHROOM / LAUNDRY W/ VARIANCE REQUEST
- D. EXTEND GARAGE AND LIVING ROOM FORWARD

NOT FOR CONSTRUCTION



COVER SHEET

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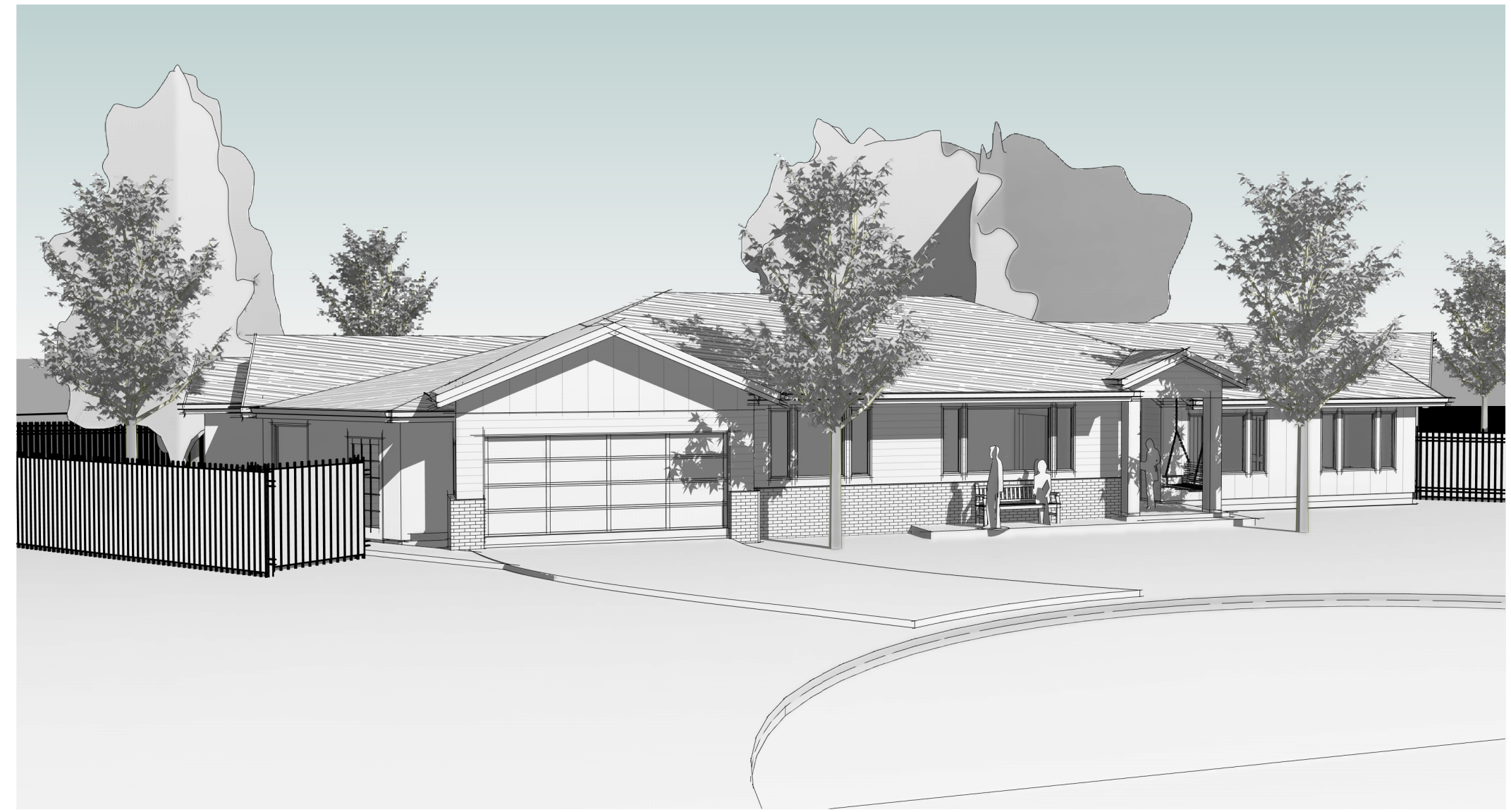
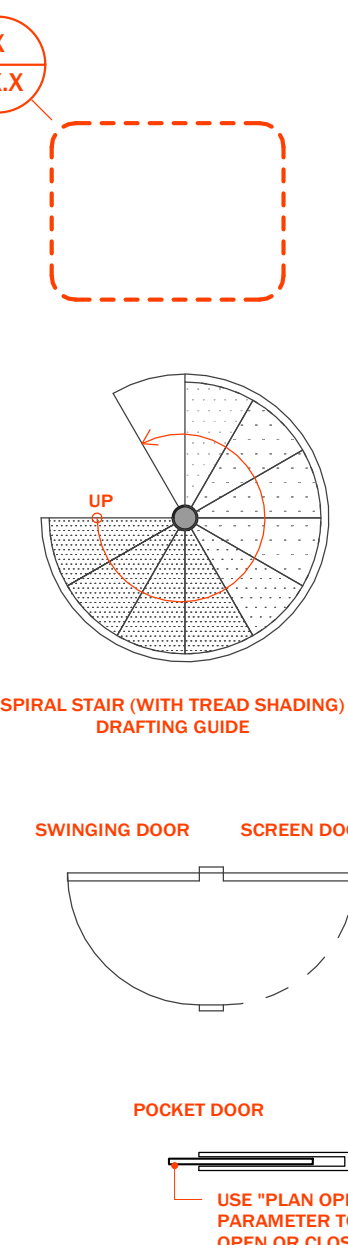
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SCALE: 1/4" = 1'-0"

A0.1

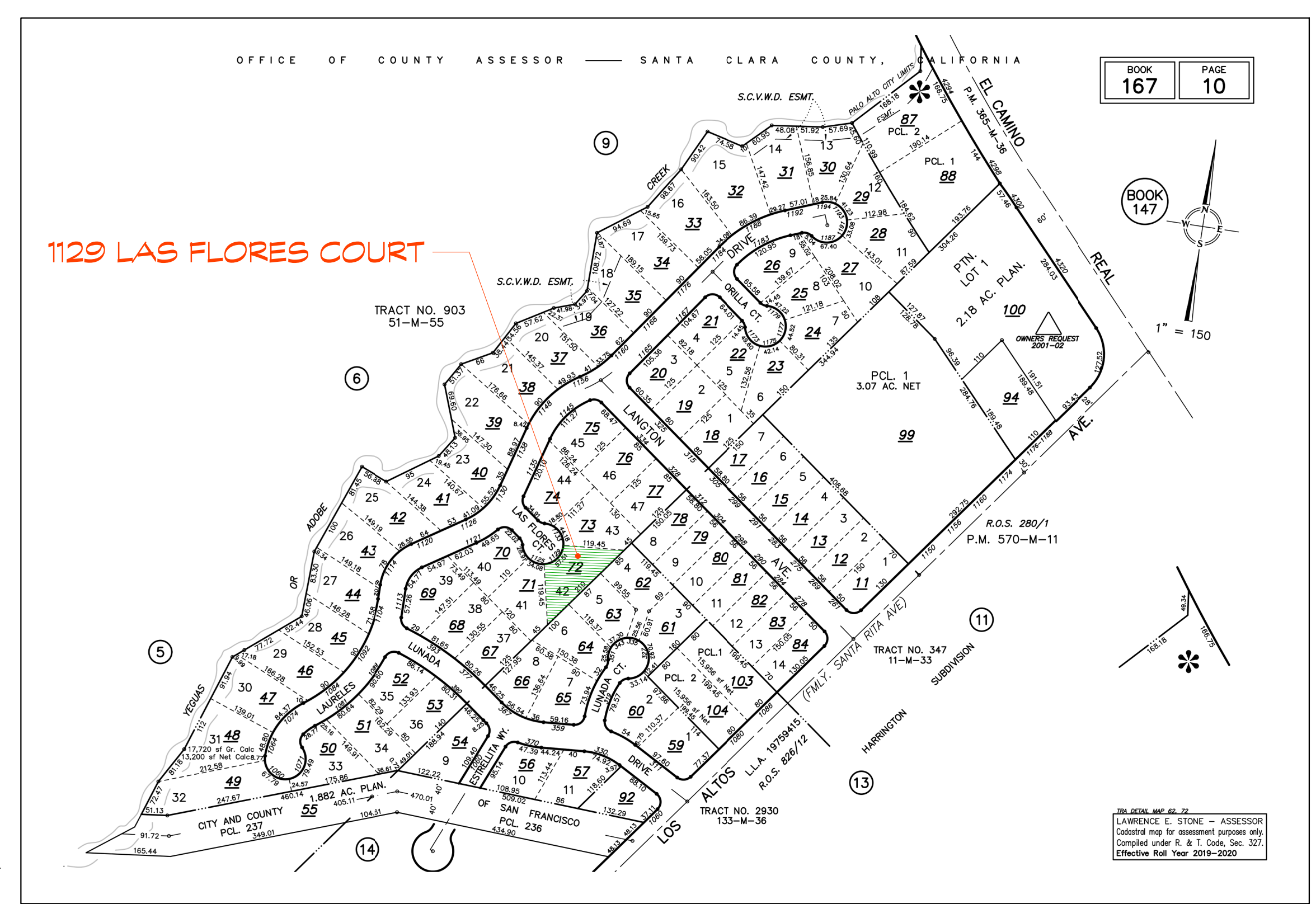
DRAWN BY: SKT

- COLUMN GRID: A
- INTERIOR ELEVATION: 4 A101 2
- REVISION TAG: 3
- ELEVATION: +2'-0"
- DETAIL/SECTION: 1 A101
- WINDOW TAG: W1
- WALL TAG: A
- ROOM TAG: ROOM 101
- DOOR TAG: 101B
- STAIRS: 20 R @ ±7 1/2"
- SINGLE STEP: STEP
- TOILET 2D: P1
- WINDOW: [Symbol]
- FLR GRILLE: [Symbol]



1 STREET VIEW
SCALE:

PARCEL MAP

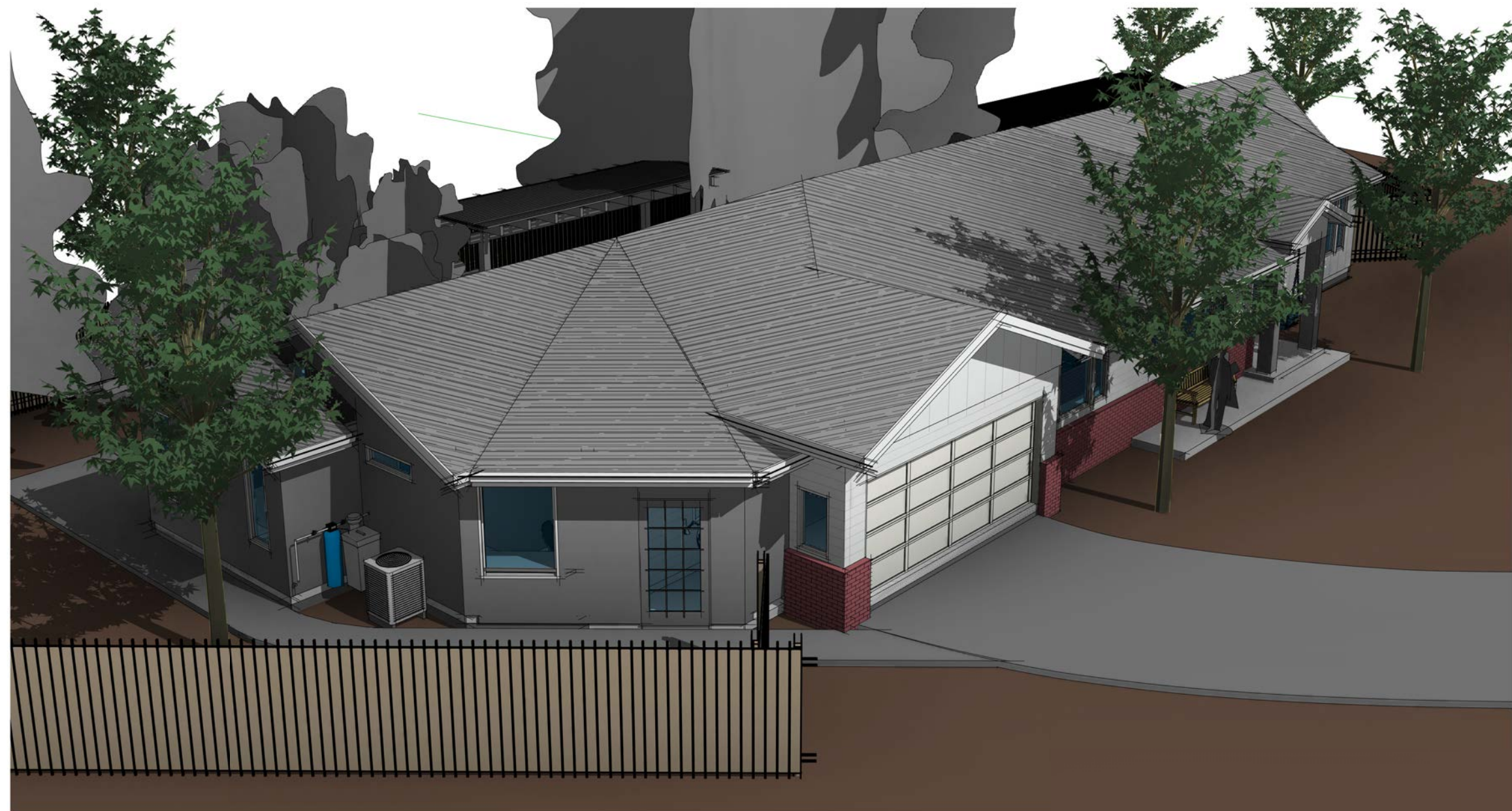


VICINITY MAP



NORTH

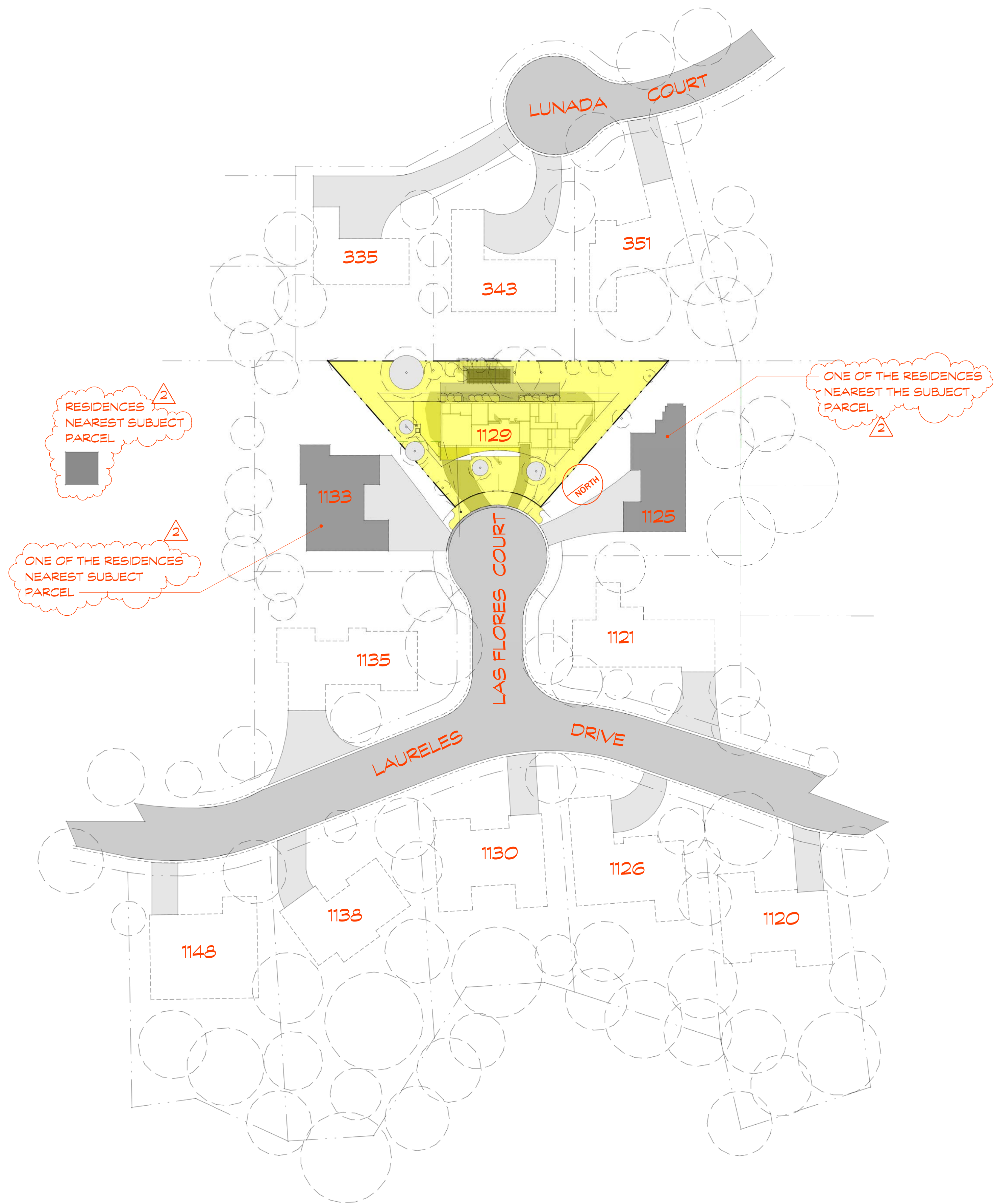
NORTH



2 PROPOSED PERSPECTIVE 1
SCALE:

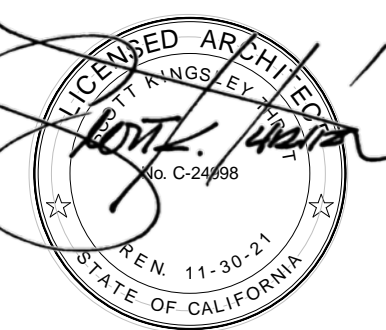


3 PROPOSED PERSPECTIVE 2
SCALE:



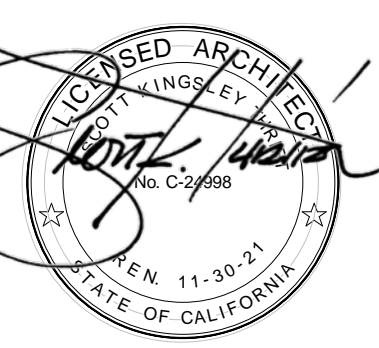
1 NEIGHBOR PLAN
SCALE: 1" = 40'-0"

NOT FOR CONSTRUCTION



NEIGHBOR
PLAN

NOT FOR CONSTRUCTION

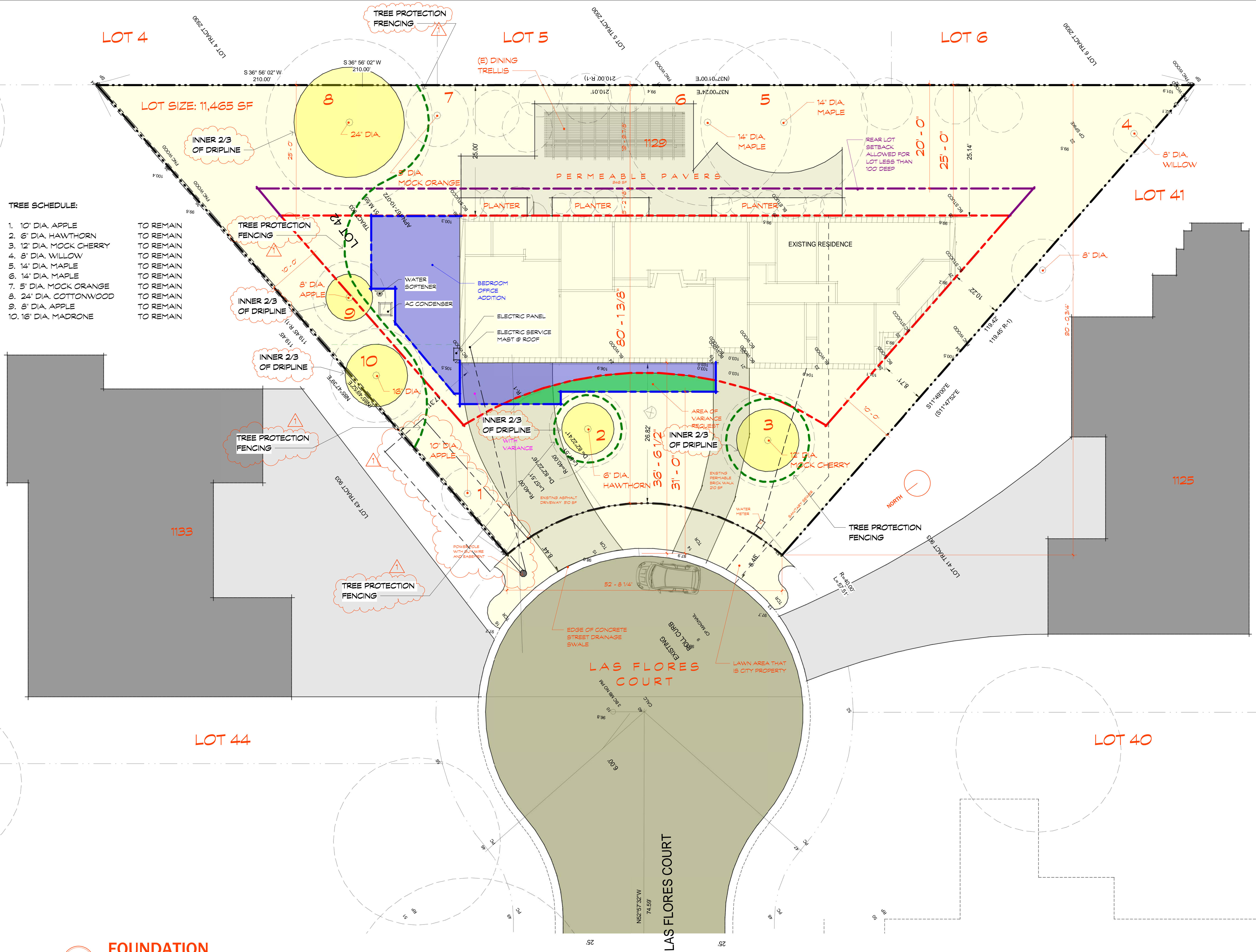


SITE

SCALE: 1/8" = 1'-0"

A0.3

DRAWN BY: Author



- TREE SCHEDULE:**
- | | |
|-------------------------|-----------|
| 1. 10' DIA. APPLE | TO REMAIN |
| 2. 6' DIA. HAWTHORN | TO REMAIN |
| 3. 12' DIA. MOCK CHERRY | TO REMAIN |
| 4. 8' DIA. WILLOW | TO REMAIN |
| 5. 14' DIA. MAPLE | TO REMAIN |
| 6. 14' DIA. MAPLE | TO REMAIN |
| 7. 5' DIA. MOCK ORANGE | TO REMAIN |
| 8. 24' DIA. COTTONWOOD | TO REMAIN |
| 9. 8' DIA. APPLE | TO REMAIN |
| 10. 16' DIA. MADRONE | TO REMAIN |

1 FOUNDATION
SCALE: 1/8" = 1'-0"

NOT FOR CONSTRUCTION

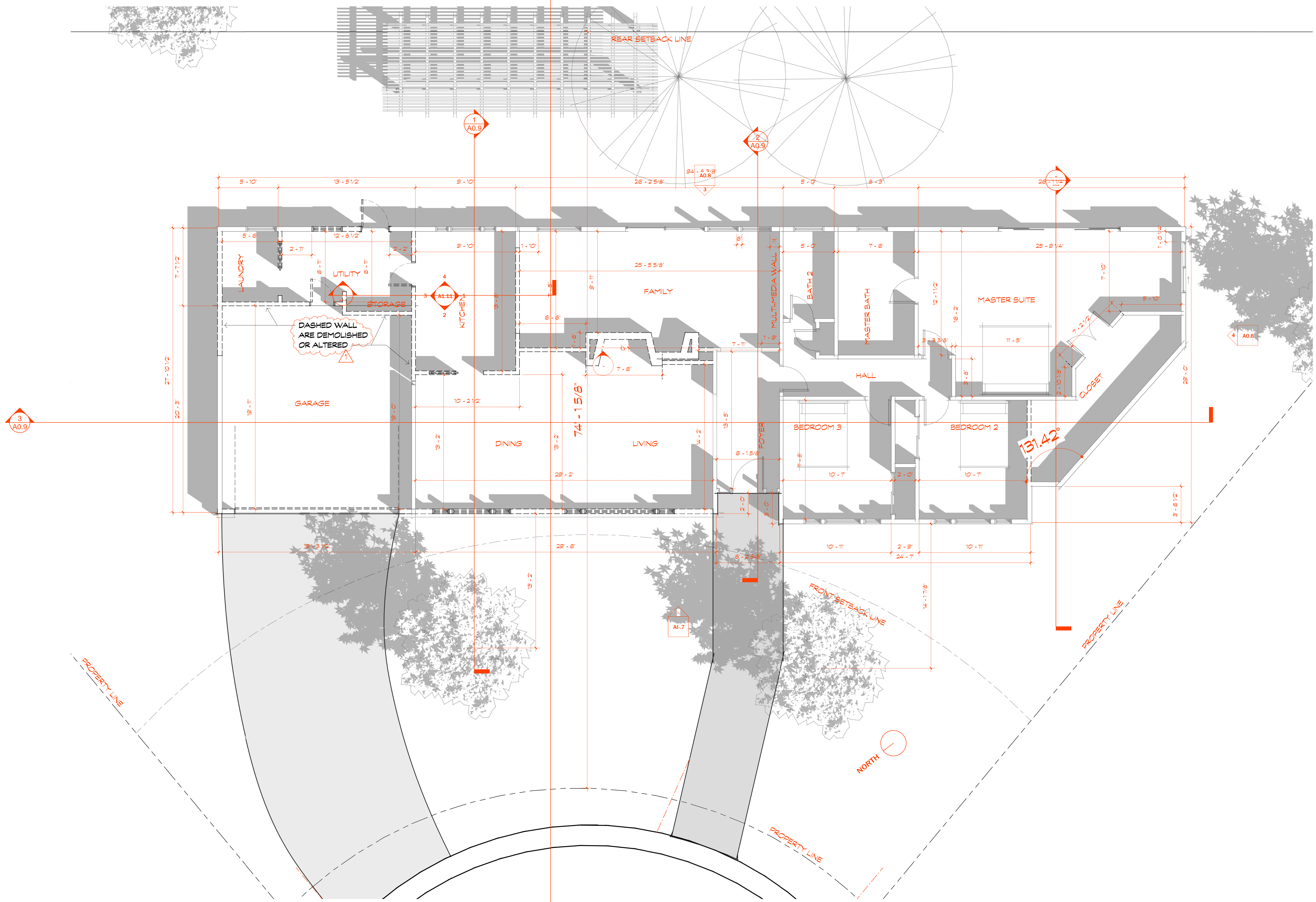


MAIN FLOOR
EXISTING

SCALE: 1/4" = 1'-0"

A0.4

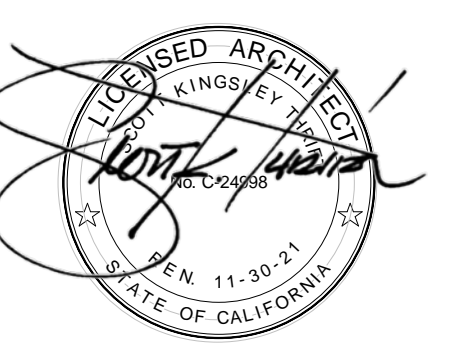
DRAWN BY: Author



1 MAIN FLOOR EXISTING
SCALE: 1/4" = 1'-0"

NOTES:

NOT FOR CONSTRUCTION

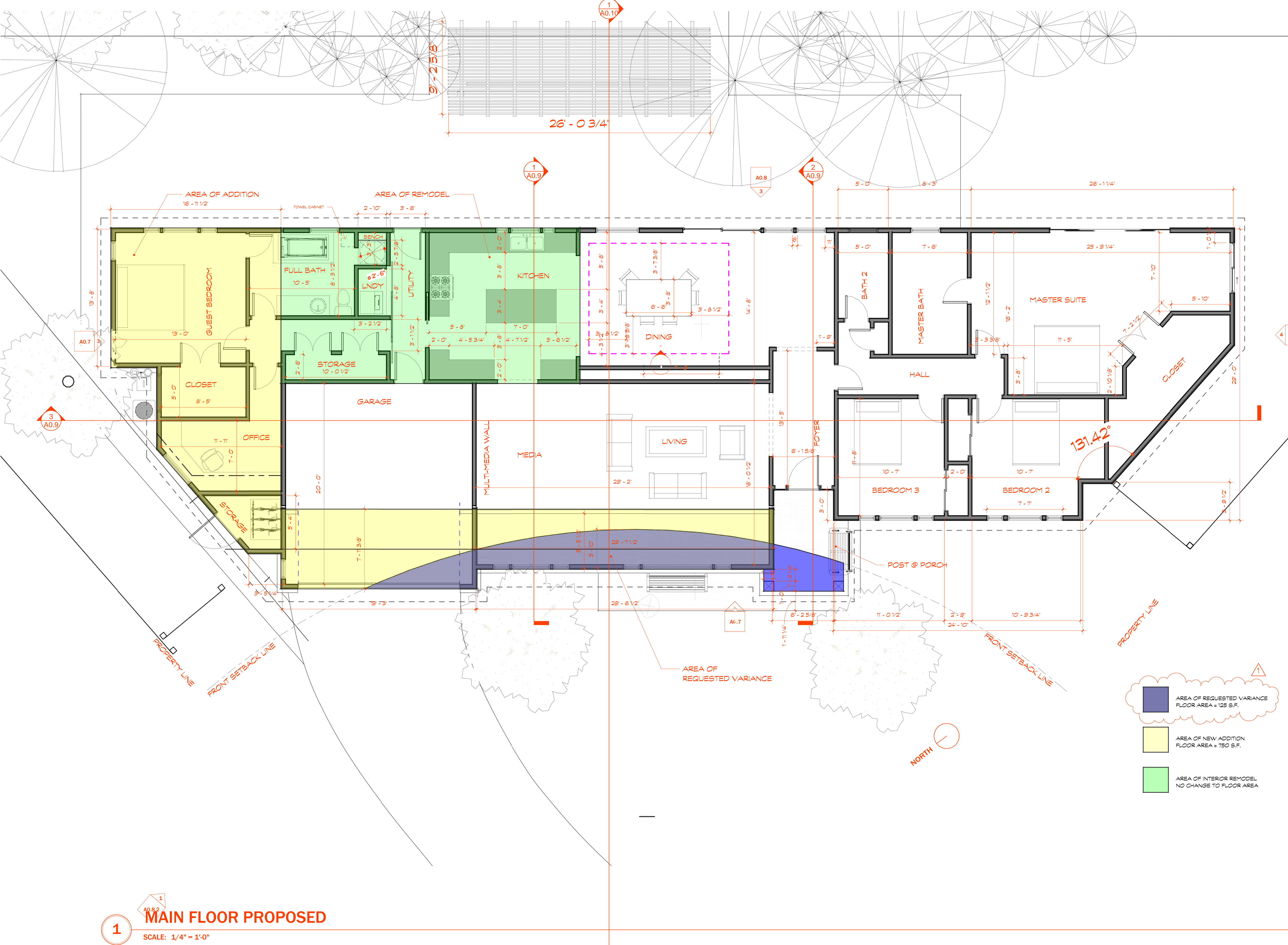


MAIN FLOOR PROPOSED

SCALE: 1/4" = 1'-0"

A0.5

DRAWN BY: Author



AREA OF REQUESTED VARIANCE
FLOOR AREA = 125 S.F.

AREA OF NEW ADDITION
FLOOR AREA = 750 S.F.

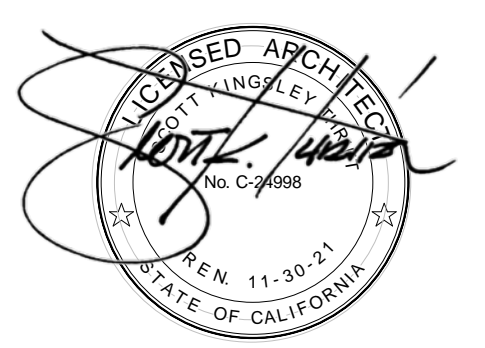
AREA OF INTERIOR REMODEL
NO CHANGE TO FLOOR AREA

1 MAIN FLOOR PROPOSED

SCALE: 1/4" = 1'-0"

1

NOT FOR CONSTRUCTION

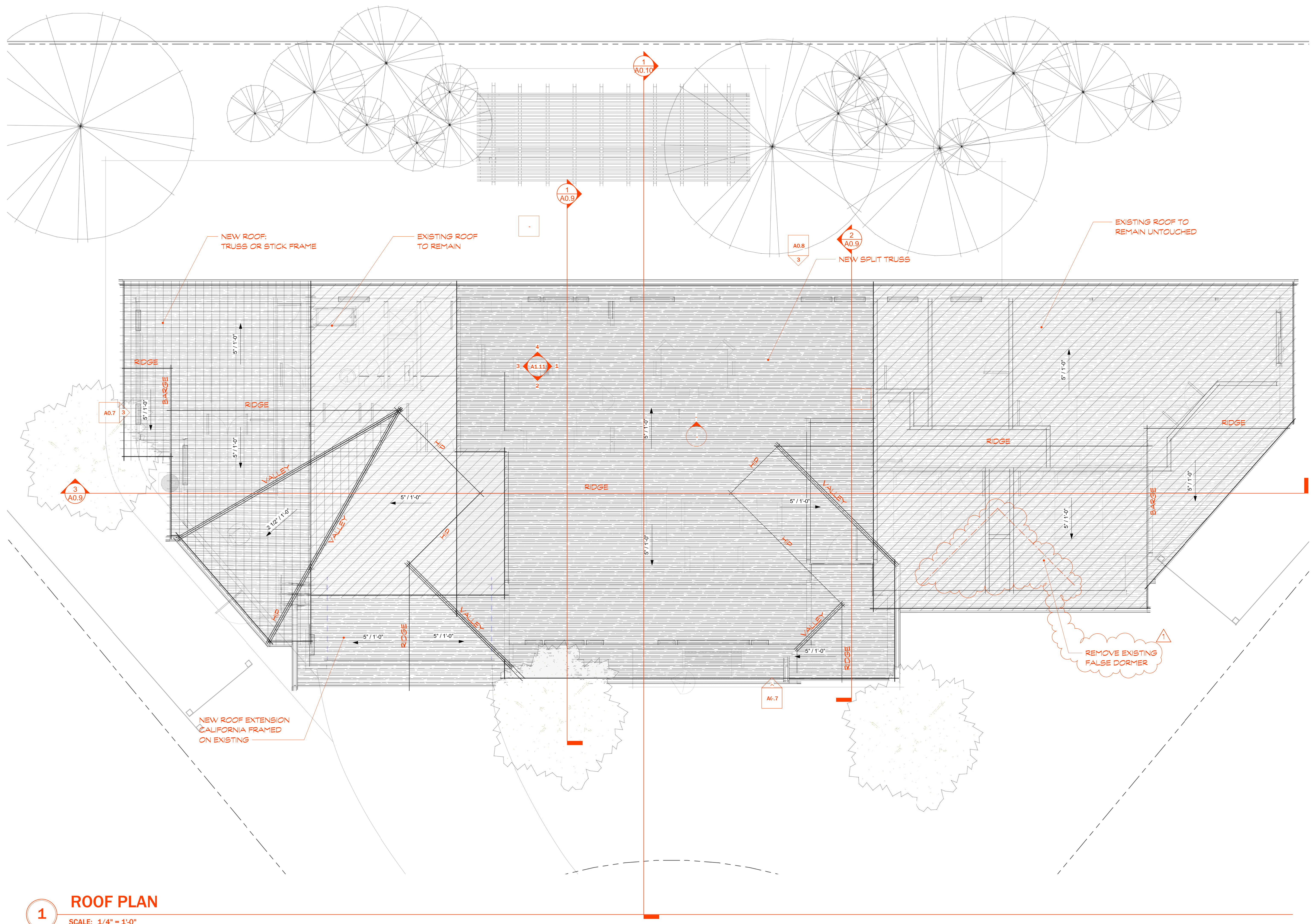


ROOF PLAN

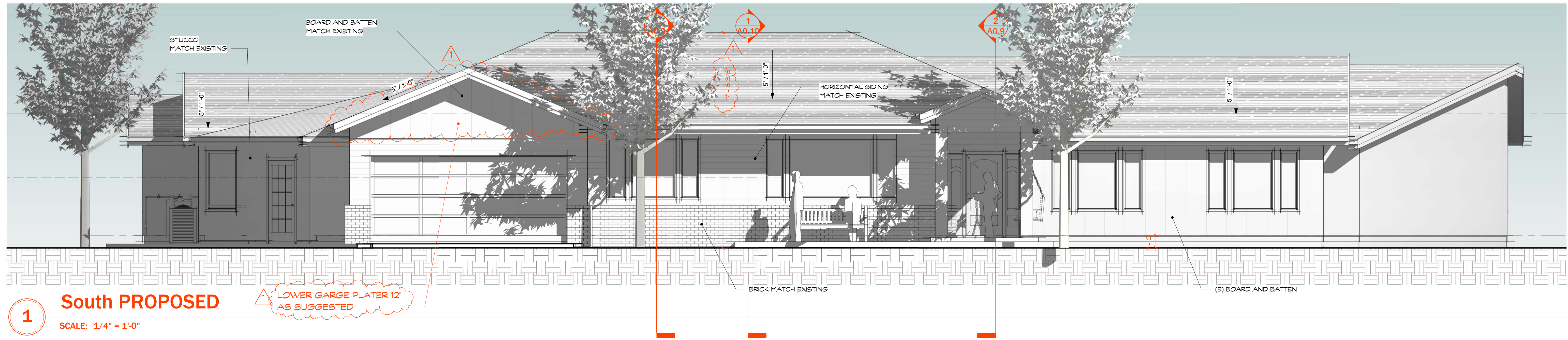
SCALE: 1/4" = 1'-0"

A0.6

DRAWN BY: Author



1 **ROOF PLAN**
SCALE: 1/4" = 1'-0"



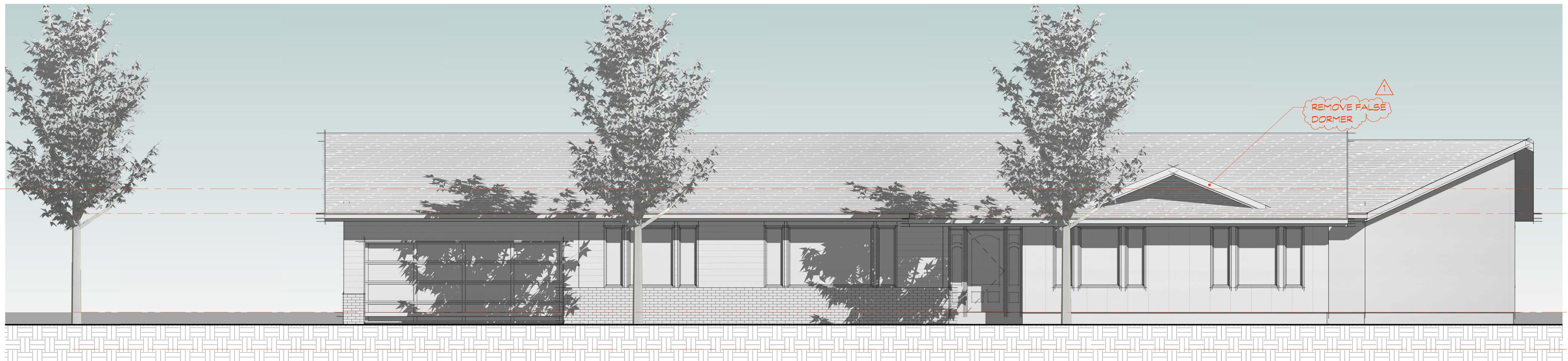
1 South PROPOSED
SCALE: 1/4" = 1'-0"

LOWER GARGE PLATER 12" AS SUGGESTED

LOS ALTOS, CA

DATE:	08/28/19
PROJECT NO:	19247
REVISION	DATE
1	08/17/2020

NOTES:

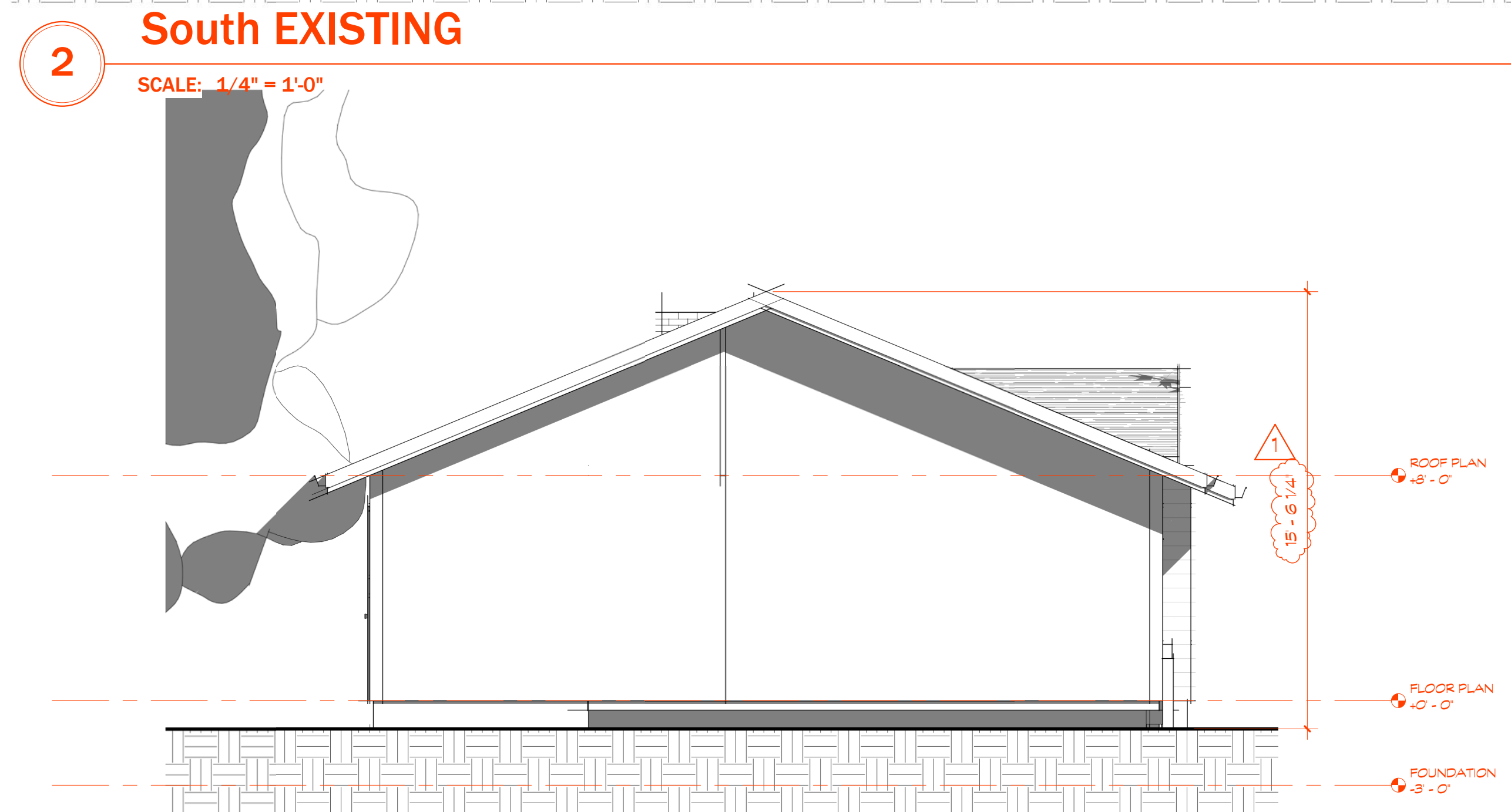


2 South EXISTING
SCALE: 1/4" = 1'-0"

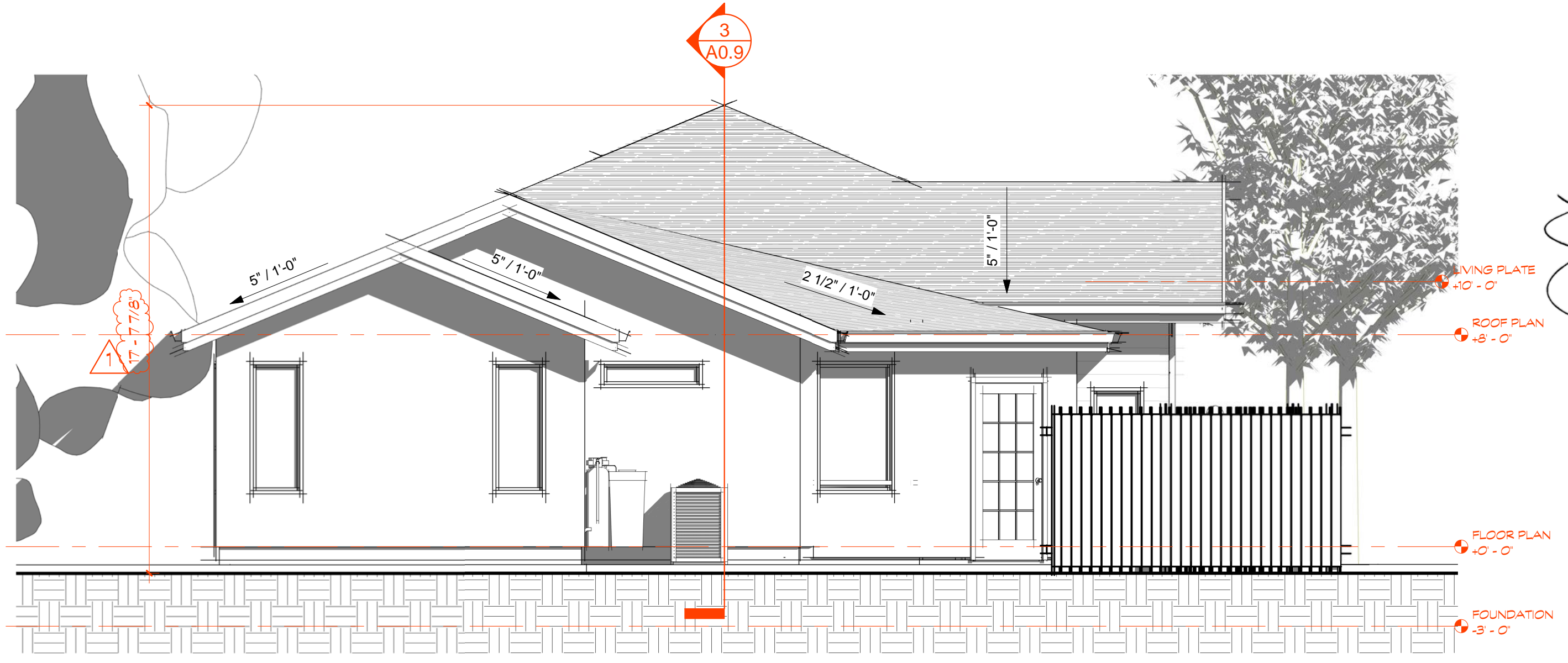
REMOVE FALSE DORMER

LIVING PLATE +10'-0"
ROOF PLAN +8'-0"
FLOOR PLAN +0'-0"
FOUNDATION -3'-0"

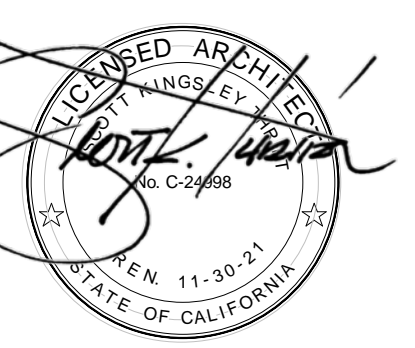
NOT FOR CONSTRUCTION



4 West EXISTING
SCALE: 1/4" = 1'-0"



3 West PROPOSED
SCALE: 1/4" = 1'-0"

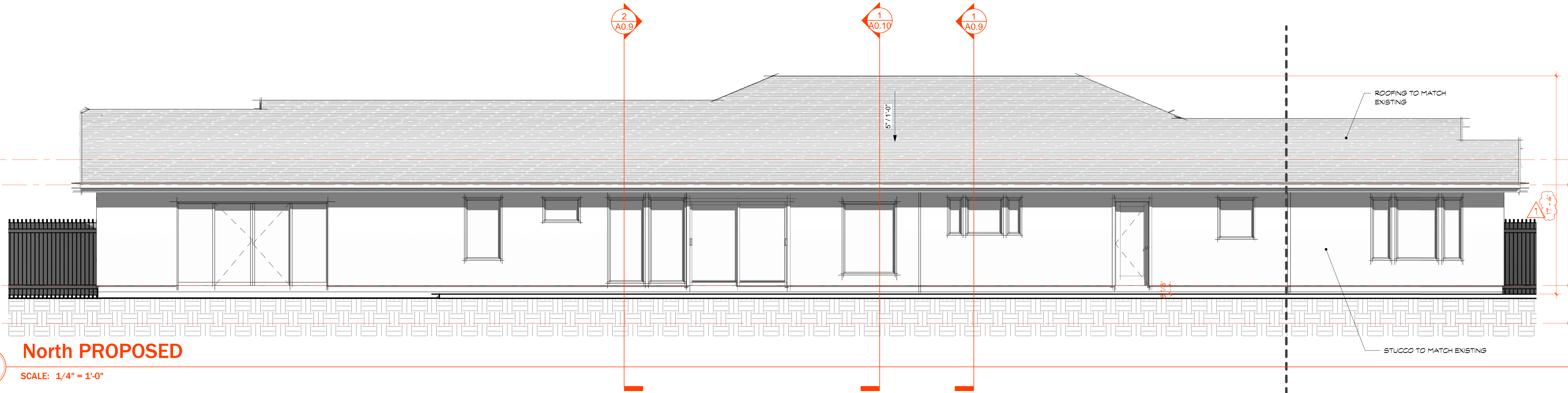


EXTERIOR ELEVATIONS

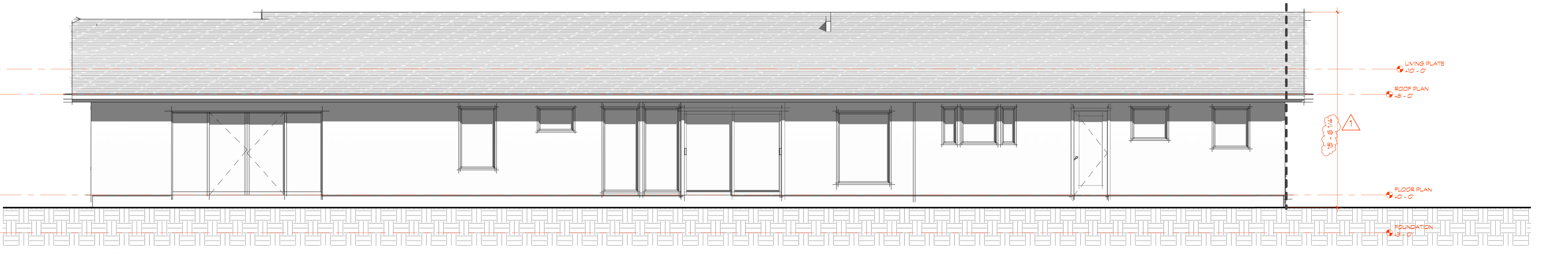
SCALE: 1/4" = 1'-0"

A0.7

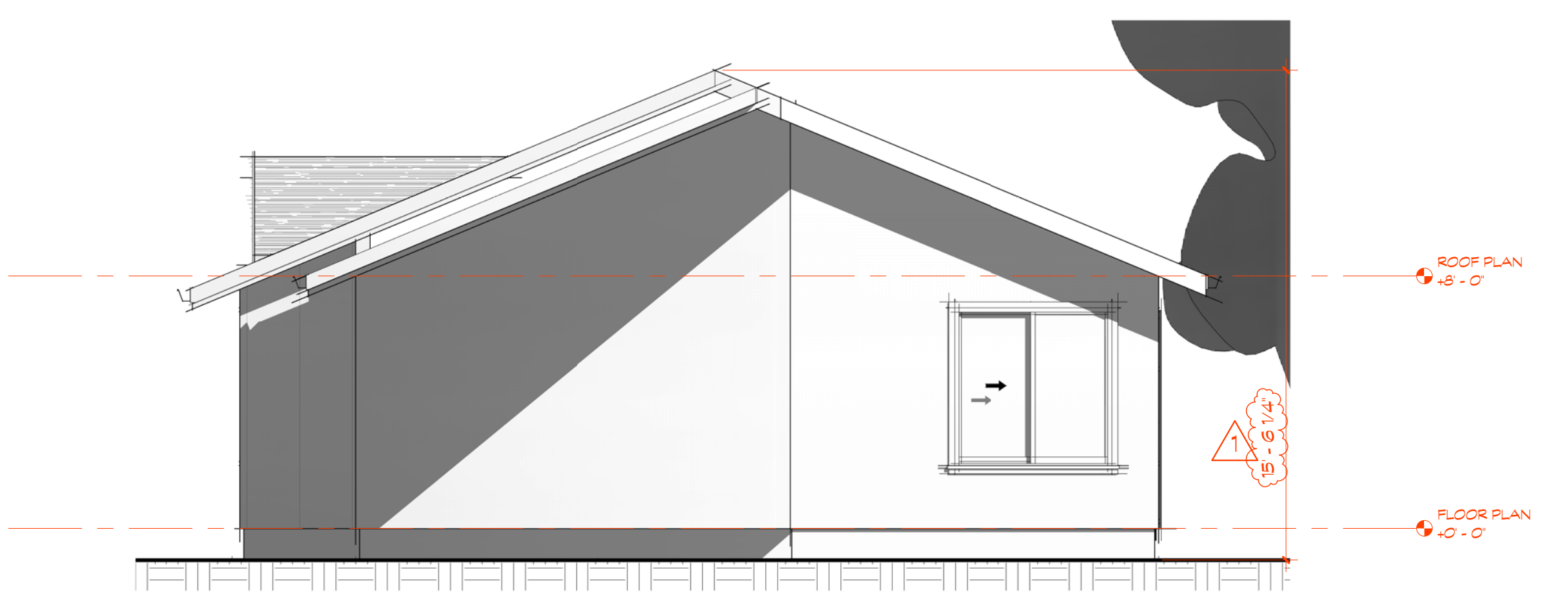
DRAWN BY: Author



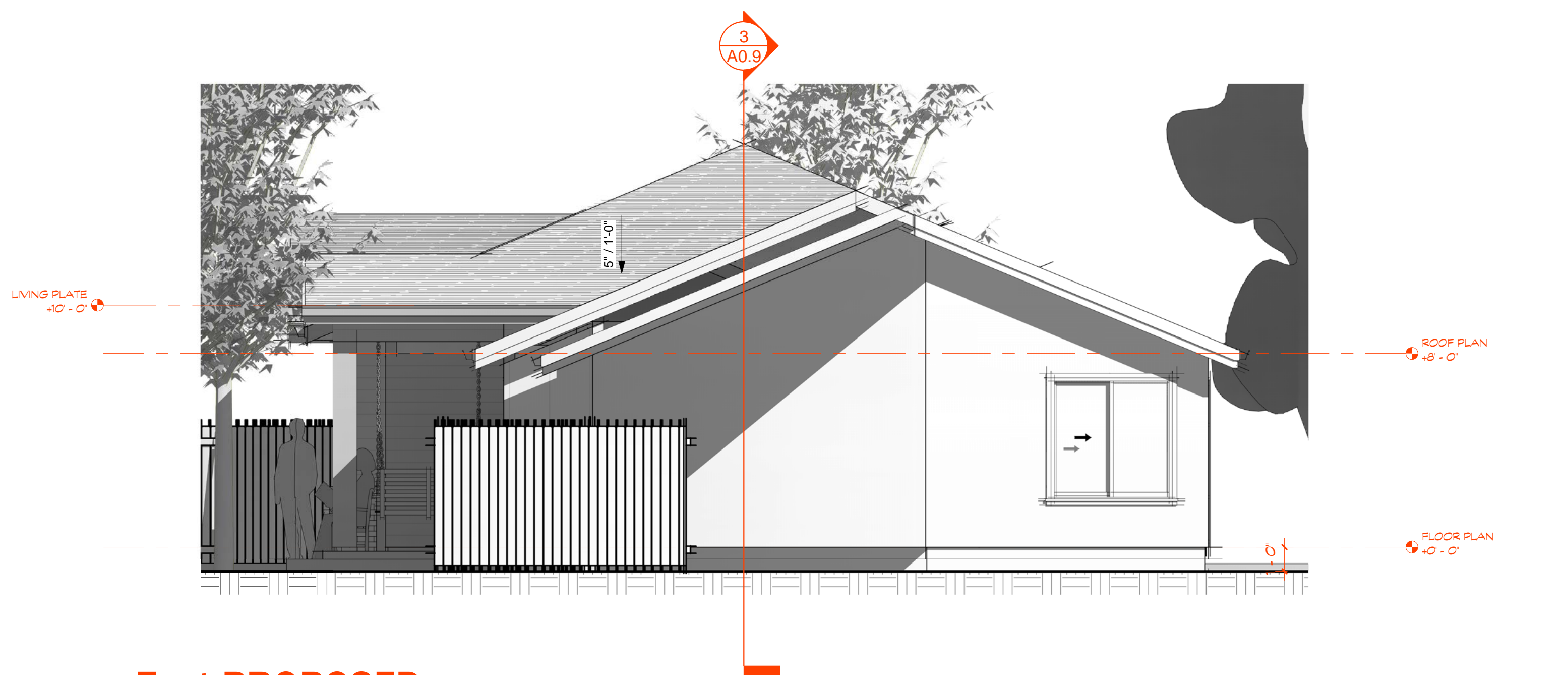
3 North PROPOSED
SCALE: 1/4" = 1'-0"



1 North EXISTING
SCALE: 1/4" = 1'-0"



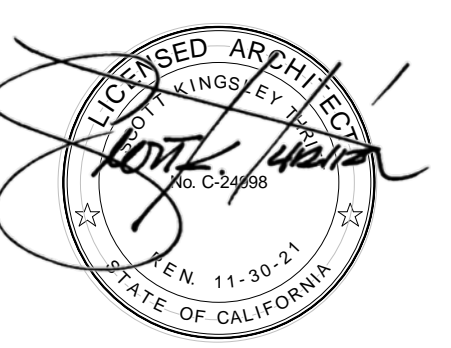
2 East EXISTING
SCALE: 1/4" = 1'-0"



4 East PROPOSED
SCALE: 1/4" = 1'-0"

LINE OF ADDITION

NOT FOR CONSTRUCTION



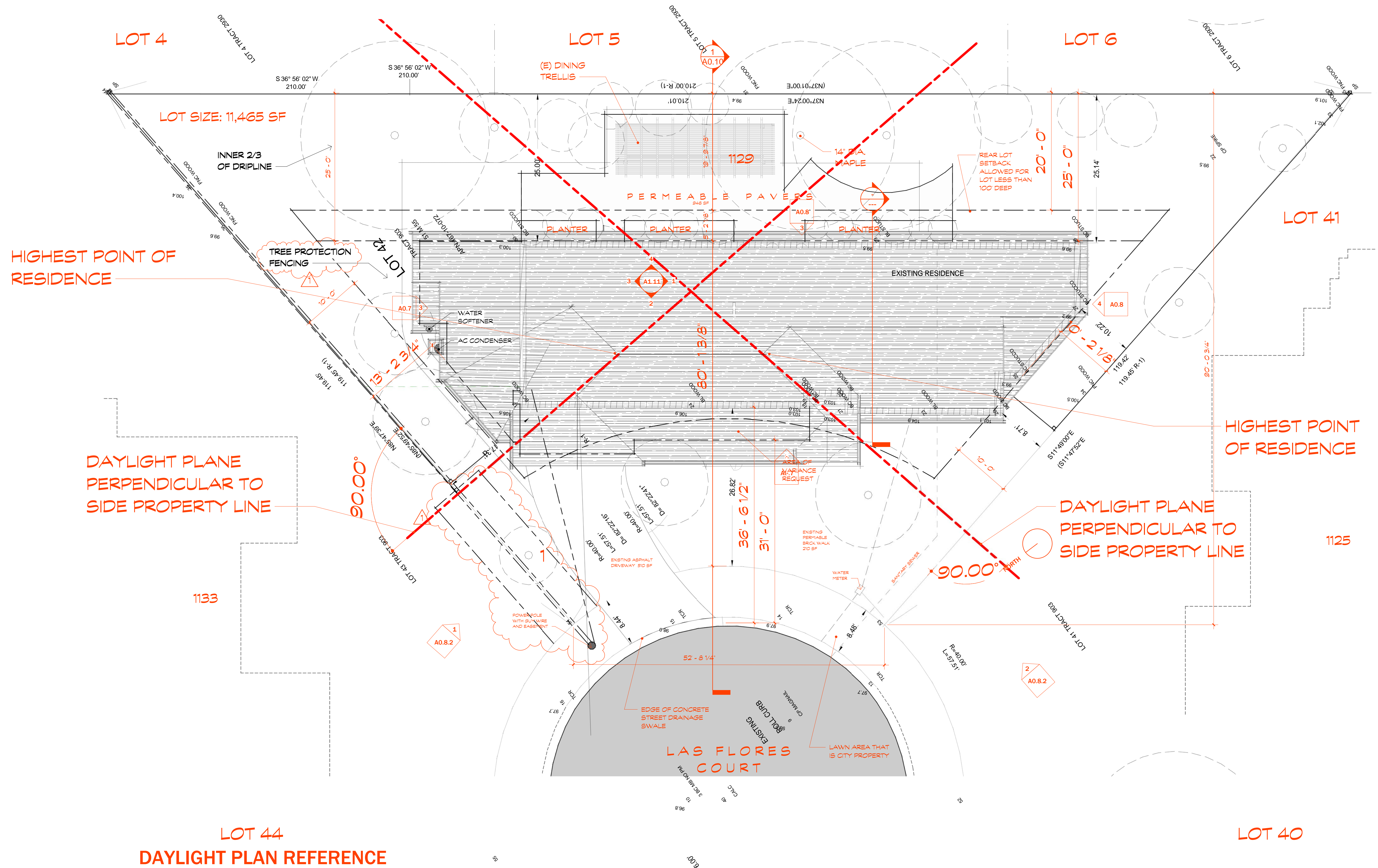
EXTERIOR
ELEVATIONS

SCALE: 1/4" = 1'-0"

A0.8

DRAWN BY: Author

DAYLIGHT PLANE REFERENCE POINTS ARE ESTABLISHED PERPENDICULAR FROM ADJACENT SIDE SETBACK THROUGH NEAREST HIGH POINT OF RESIDENCE BECAUSE SIDE PROPERTY LINES ARE NOT PARALLEL WE CREATED TWO PLANES

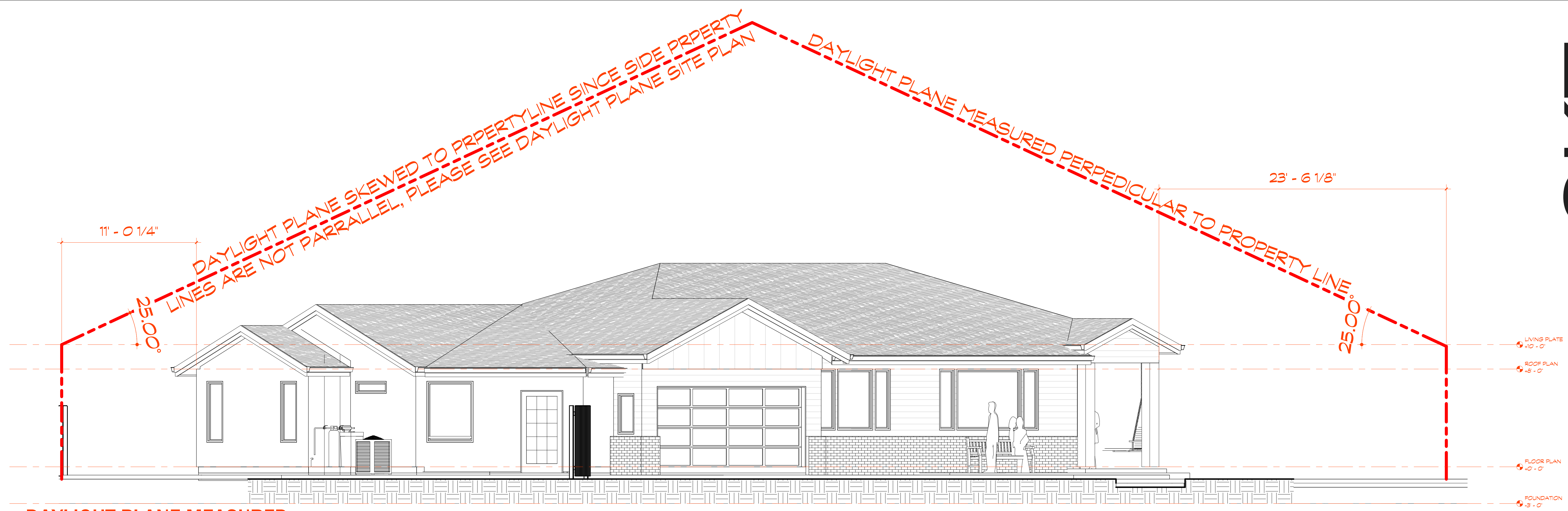


NOT FOR CONSTRUCTION



DAYLIGHT
 PLANE
 REFERENCE
 PLANE
 SITE
 PLAN
 SCALE: 1/8" = 1'-0"

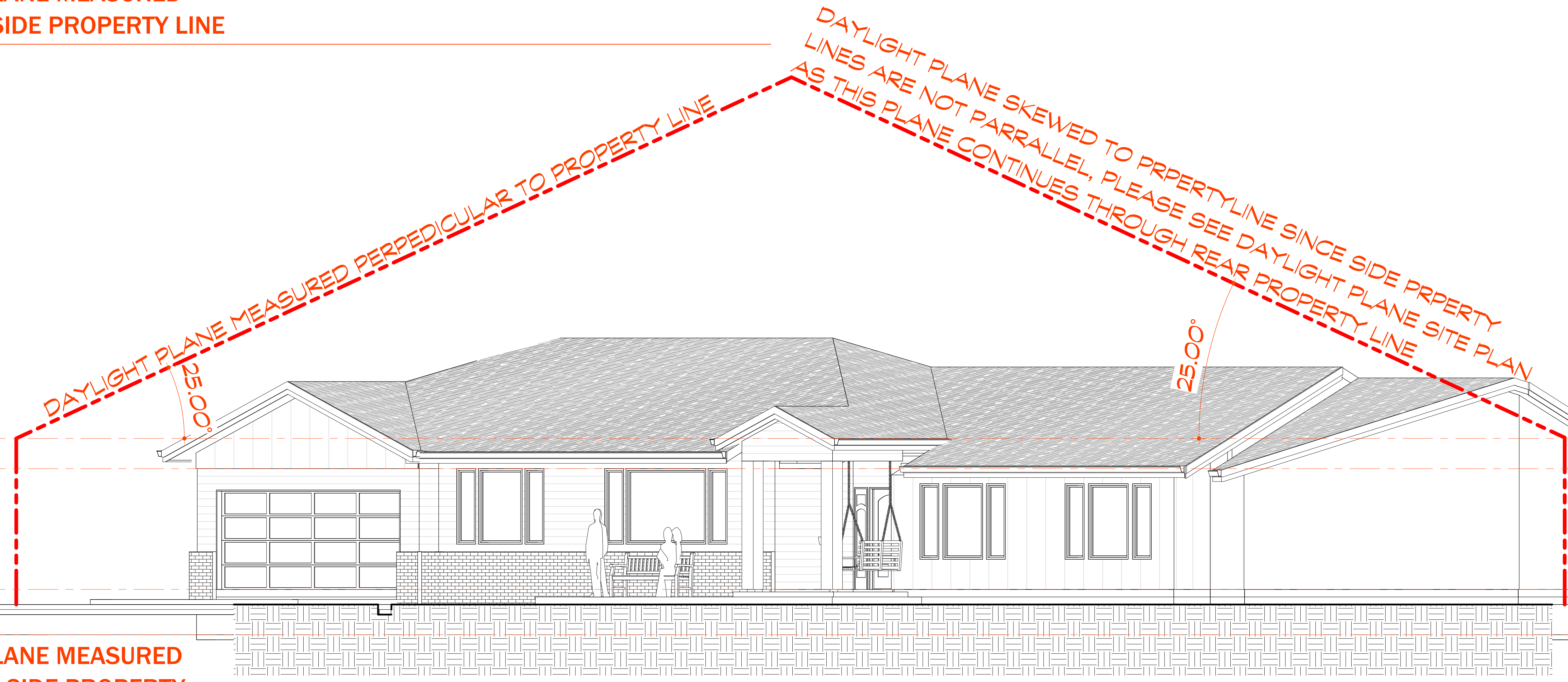
A0.8.1



DAYLIGHT PLANE MEASURED FROM LEFT SIDE PROPERTY LINE

1

SCALE: 1/4" = 1'-0"

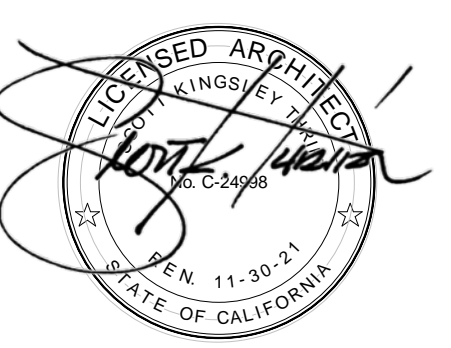


DAYLIGHT PLANE MEASURED FROM RIGHT SIDE PROPERTY LINE

2

SCALE: 1/4" = 1'-0"

NOT FOR CONSTRUCTION

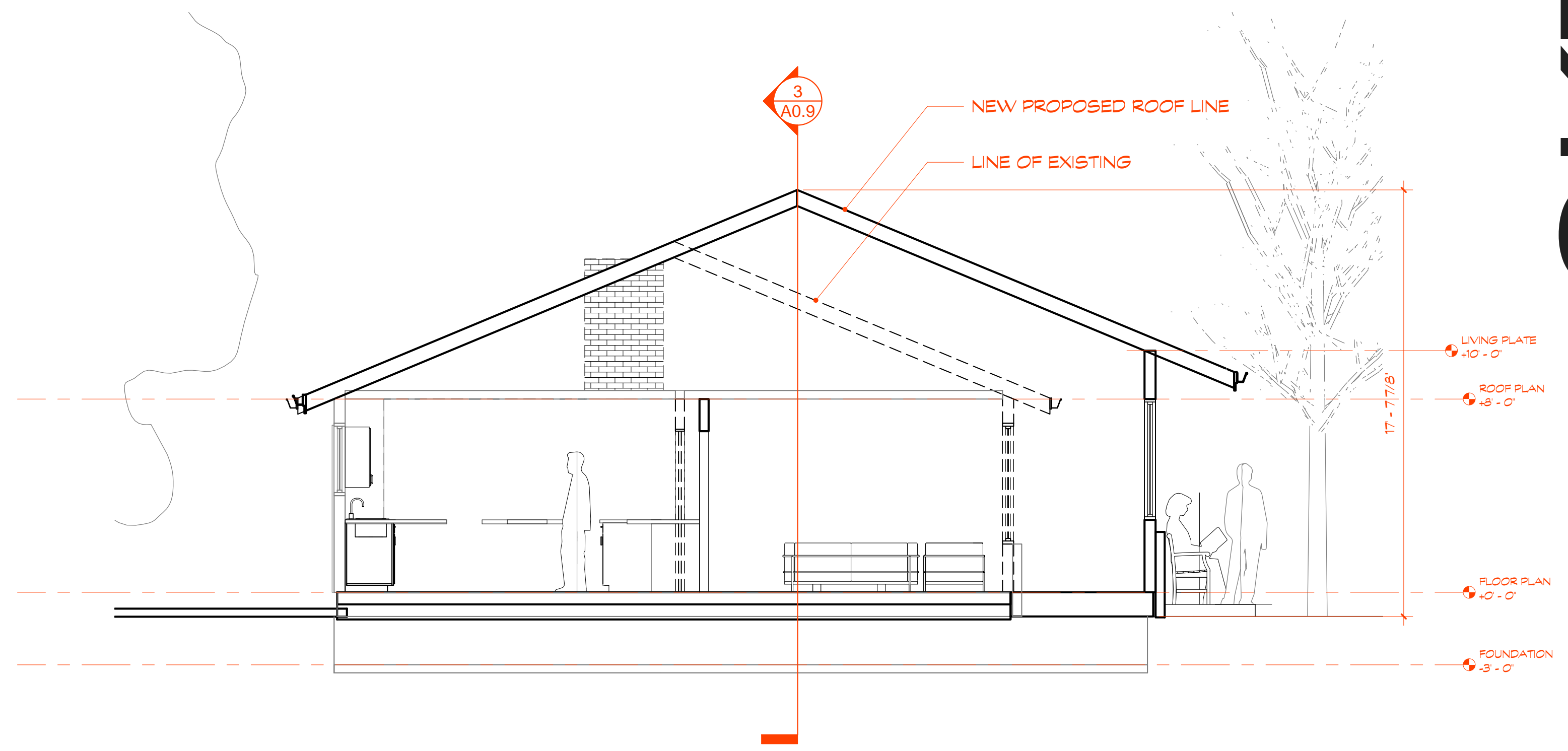
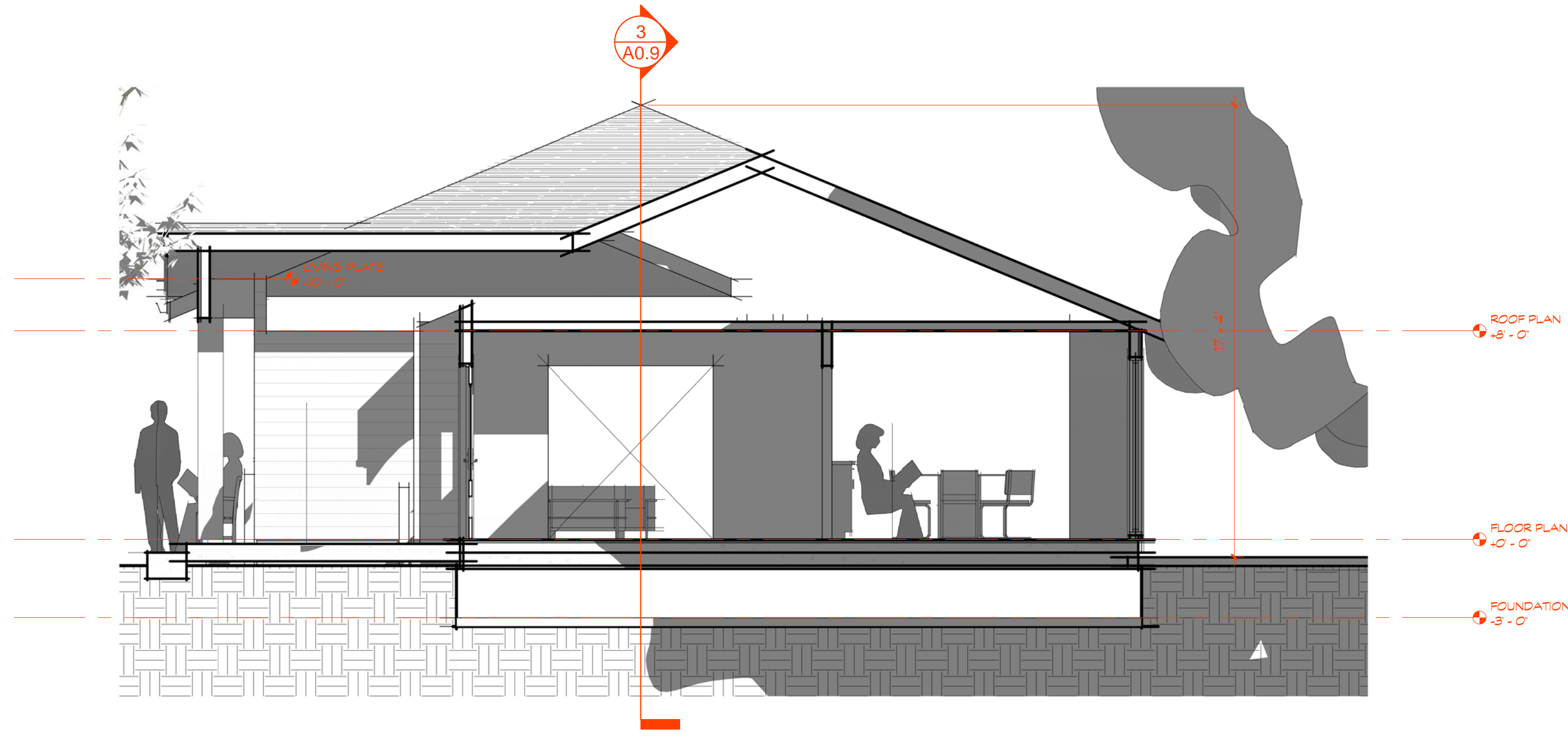


DAYLIGHT PLAN MEASURED FROM PERPENDICULAR SIDE PROPERTY LINES

SCALE: 1/4" = 1'-0"

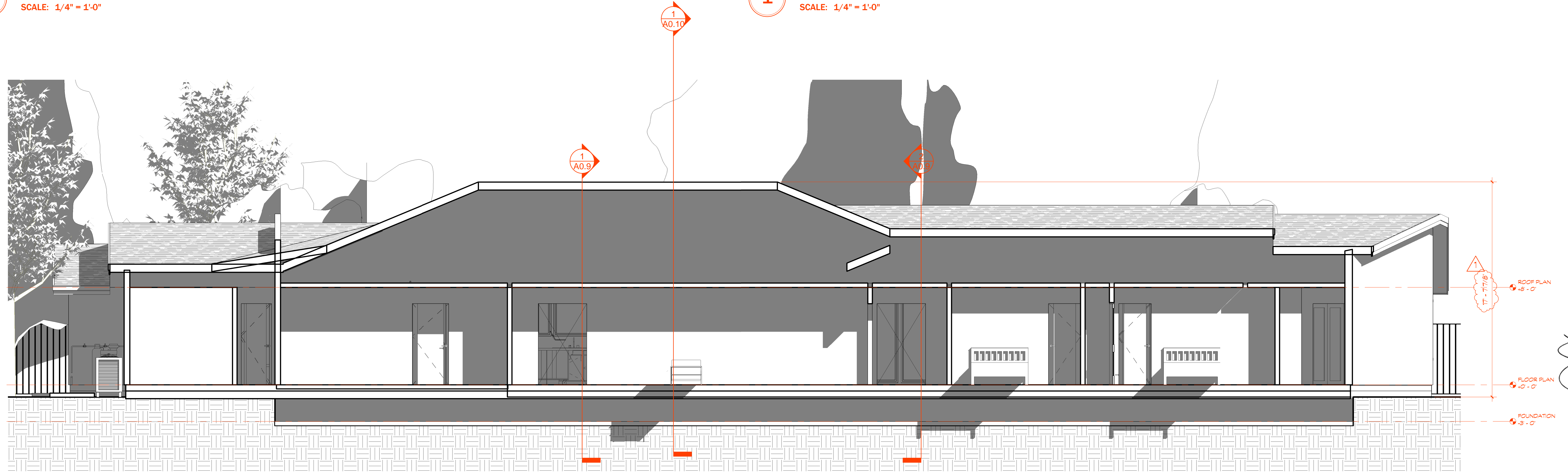
A0.8.2

DRAWN BY: Author



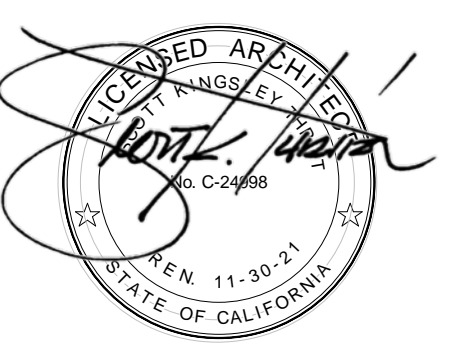
2 Section Two
SCALE: 1/4" = 1'-0"

1 Section One
SCALE: 1/4" = 1'-0"



3 Section Three
SCALE: 1/4" = 1'-0"

NOT FOR CONSTRUCTION

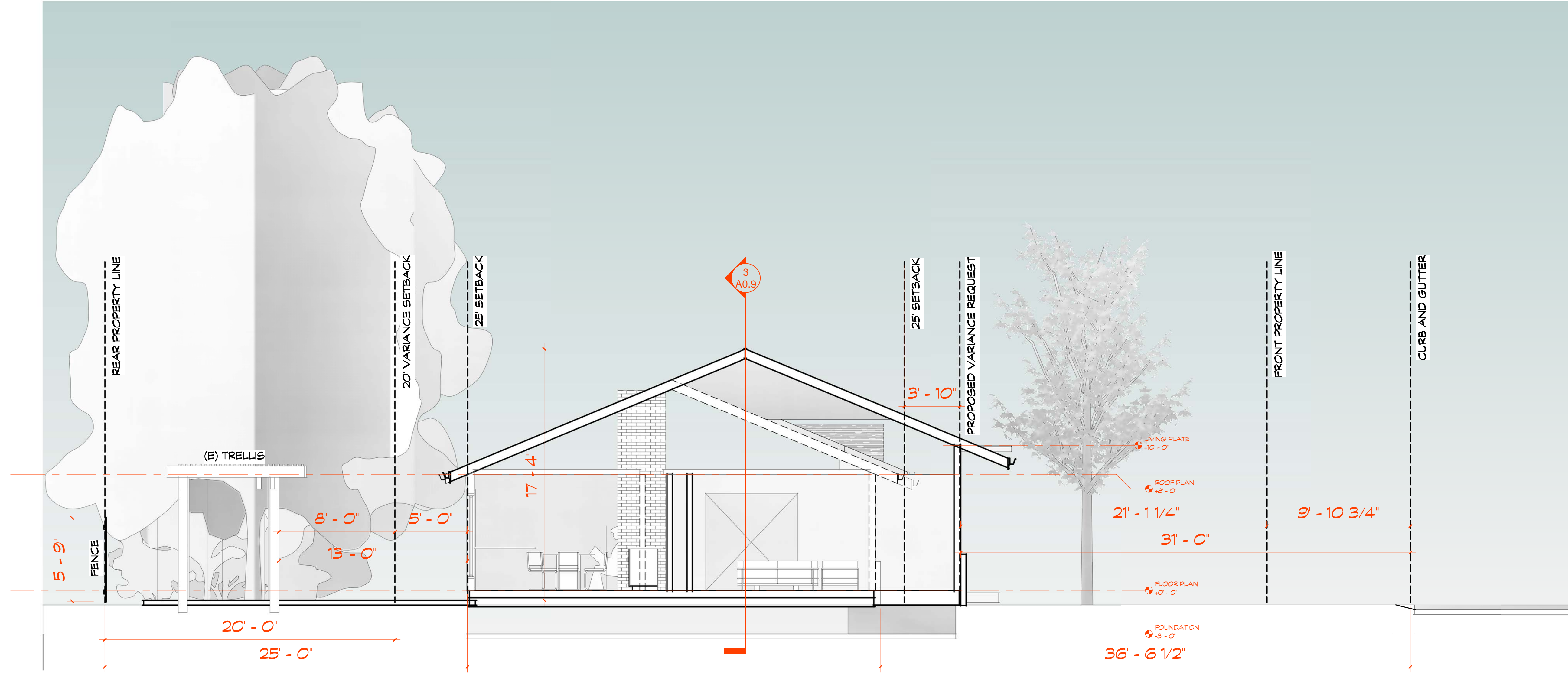


SECTIONS

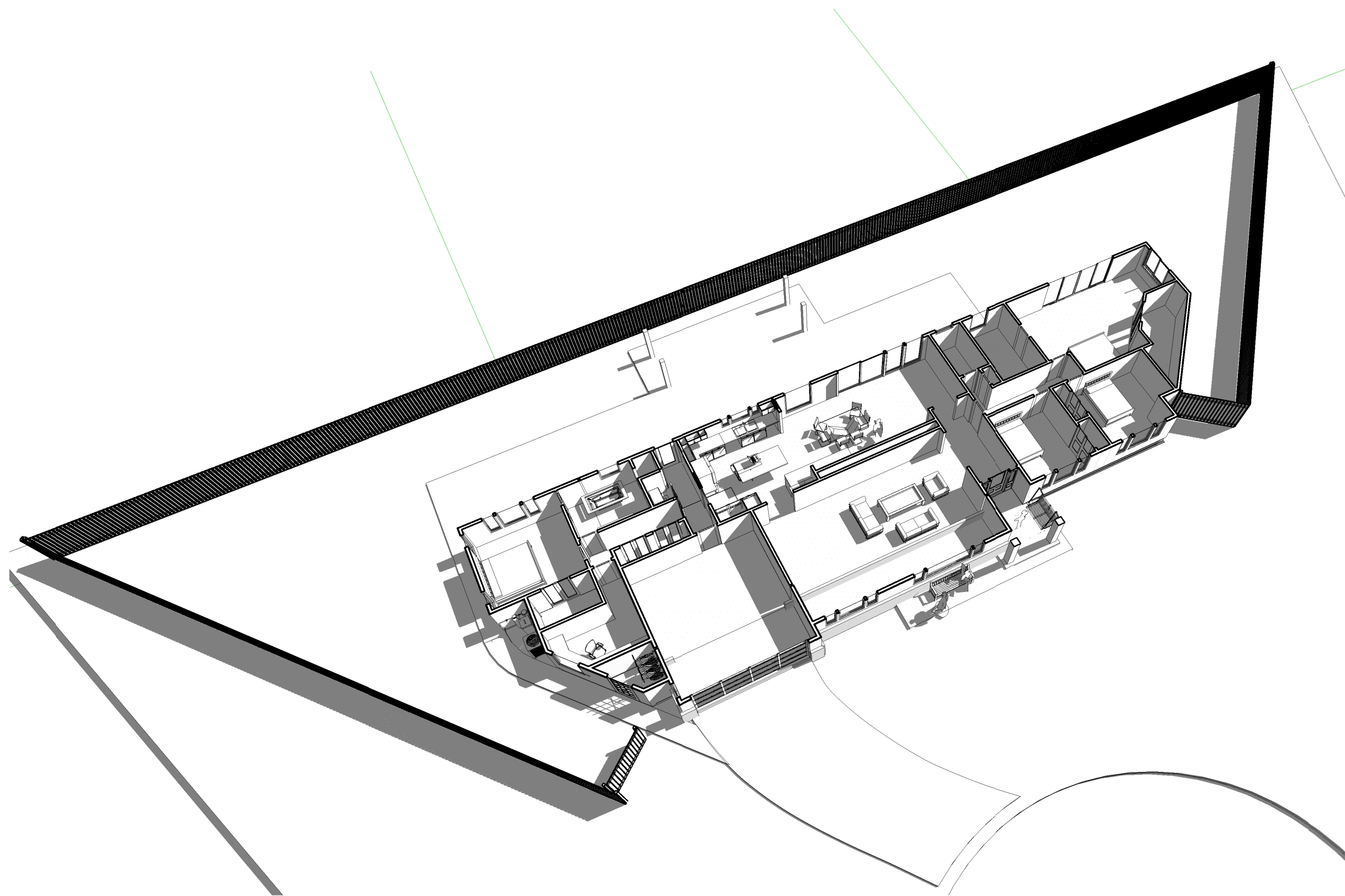
SCALE: 1/4" = 1'-0"

A0.9

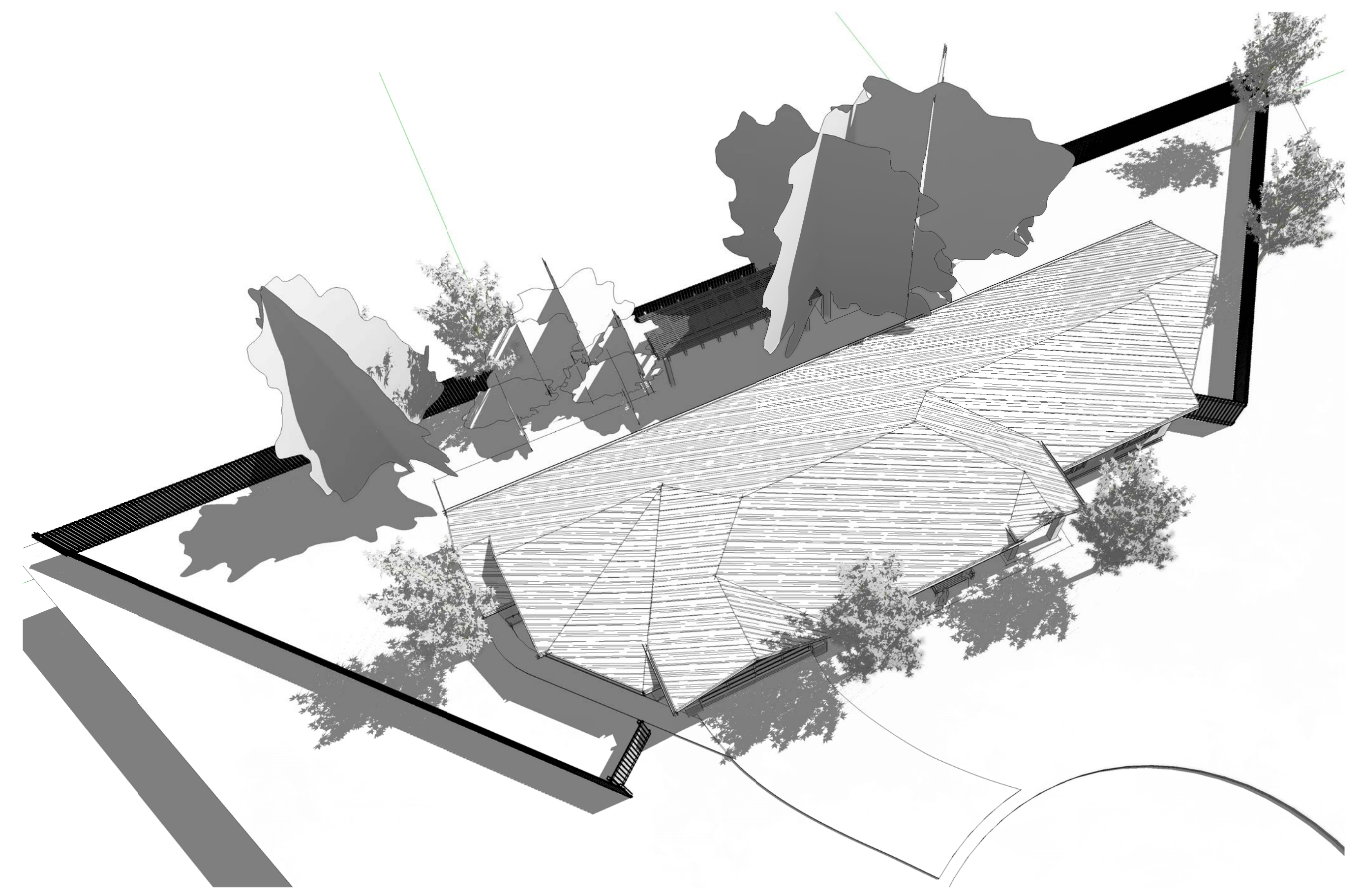
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1 SITE SECTION
SCALE: 1/4" = 1'-0"

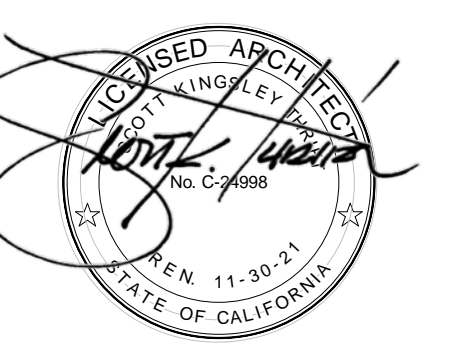


2 SITE PERSPECTIVE SECTION
SCALE:



3 SITE PERSPECTIVE
SCALE:

NOT FOR CONSTRUCTION

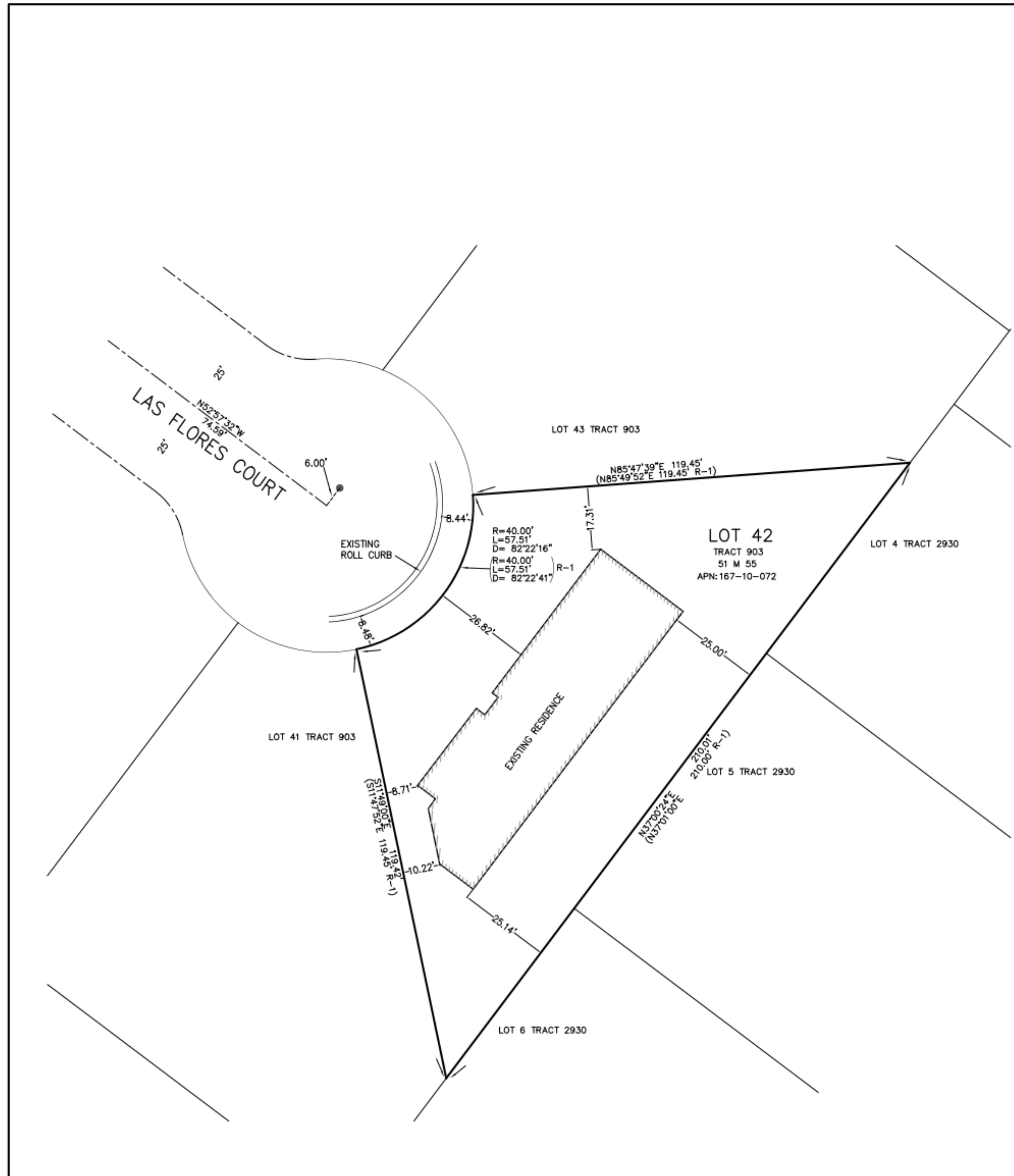


SITE SECTION

SCALE: 1/4" = 1'-0"

A0.10

DRAWN BY: Author



BASIS OF BEARINGS
FOR THIS SURVEY IS NORTH 52°59'00" WEST BEING THE CENTERLINE OF LANGSTON AVENUE PER 51 M 55 (R-1)

NOTE: ALL LOCATIONS ESTABLISHED MATHEMATICALLY ON THIS MAP ARE LOCATIONS WHERE A SEARCH FOR EXISTING MONUMENTS WAS DONE BUT NONE WERE FOUND.

LEGEND

- FOUND BRASS CAP IN MONUMENT BOX
- R-1 51 M 55
- SURVEYED PROPERTY LINE
- CENTERLINE
- TIE LINE/RADIAL LINE

Email: kdw@wilsonlandsurveys.com
www.wilsonlandsurveys.com



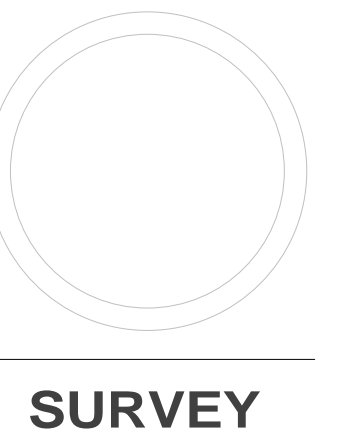
SURVEYOR'S STATEMENT
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS ACT AT THE REQUEST OF MANOJ VITTAL IN FEBRUARY 2020.

Kenneth D. Wilson 2-24-2020
KENNETH D. WILSON LS 5571



BUILDING LOCATION SURVEY				
AS REQUESTED BY: MANOJ VITTAL				
LEGAL DESCRIPTION: LOT 42 TRACT 903 IN THE CITY OF LOS ALTOS, COUNTY OF SANTA CLARA, CALIFORNIA				
APN: 167-10-072 DATE: FEBRUARY 2020				
DRAWN BY:	SCALE:	PROJECT:	JOB NUMBER:	SHEET:
KDW	1"=20'	L-018	L-018	1 OF 1

NOT FOR CONSTRUCTION

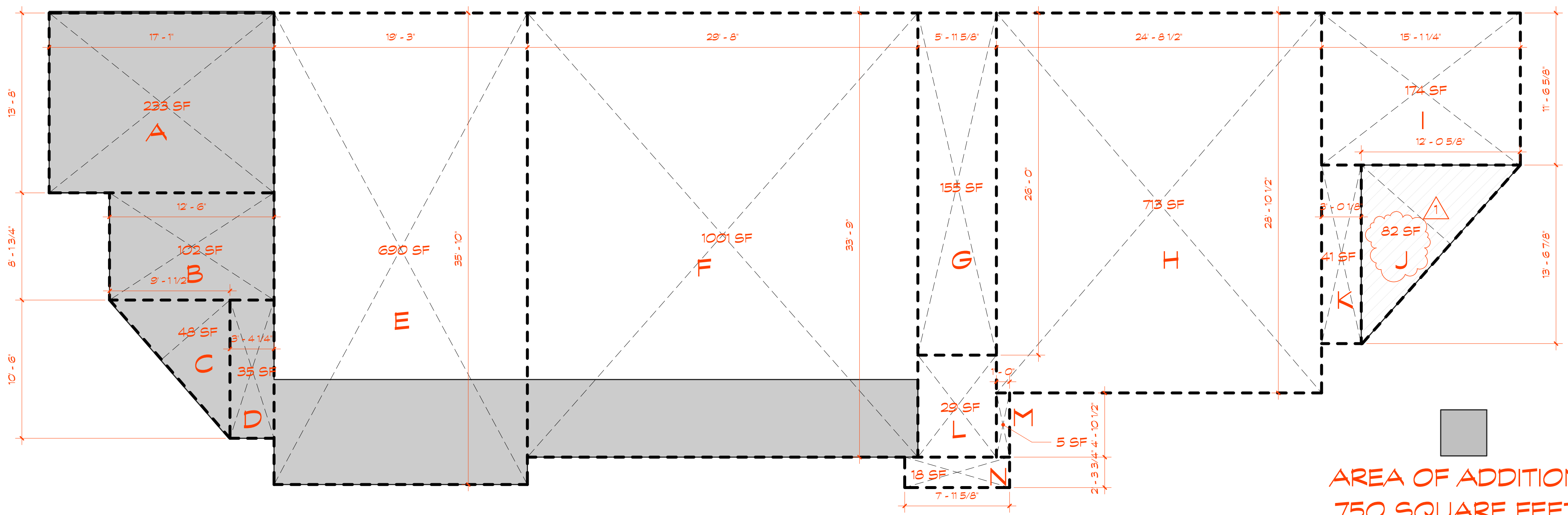


SCALE:

A0.11

DRAWN BY: Author

TRELLIS 260 SF / IT IS UNDER 500 SF
EXEMPT FOR LOT COVERAGE
UNDER 14.15.060
260 SF



AREA OF ADDITION
750 SQUARE FEET

**FLOOR AREA COVERAGE
CALCULATIONS**

1 SCALE: 3/16" = 1'-0"

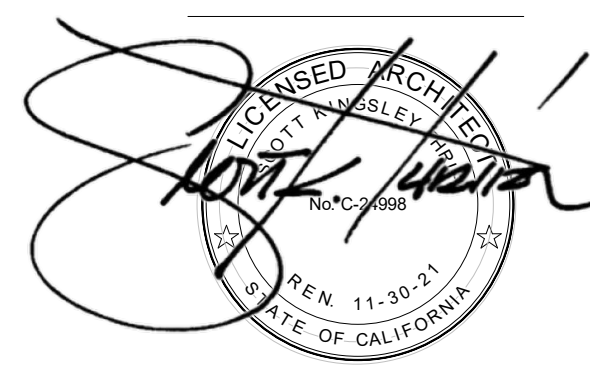
SECTION	DEMENSIONS	AREA
A	17'-1" x 13'-8"	233 S.F.
B	12'-6" x 8'-1 3/4"	102 S.F.
C	9'-1 1/2" x 10'-6" /2	48 S.F.
D	3'-4 1/4" x 10'-6"	35 S.F.
E	19'-3" x 35'-10"	690 S.F.
F	29'-8" x 33'-9"	1001 S.F.
G	5'-11 5/8" x 26'-0"	155 S.F.
H	24'-8 1/2" x 28'-10 1/2"	713 S.F.
I	15'-1 1/4" x 11'-6 5/8"	174 S.F.
J	12'-0 5/8" x 13'-6 7/8" /2	82 S.F.
K	3'-0 1/8" x 13'-6 7/8"	41 S.F.
TOTAL FLOOR AREA:		3274 S.F.
L	5'-11 5/8" x 4'-10 1/2"	29 S.F.
M	1'-0" x 4'-10 1/2"	5 S.F.
N	7'-11 5/8" x 2'-3 3/4"	18 S.F.
TOTAL LOT COVERAGE:		3329 S.F.



COLOR PERSPECTIVE

2 SCALE:

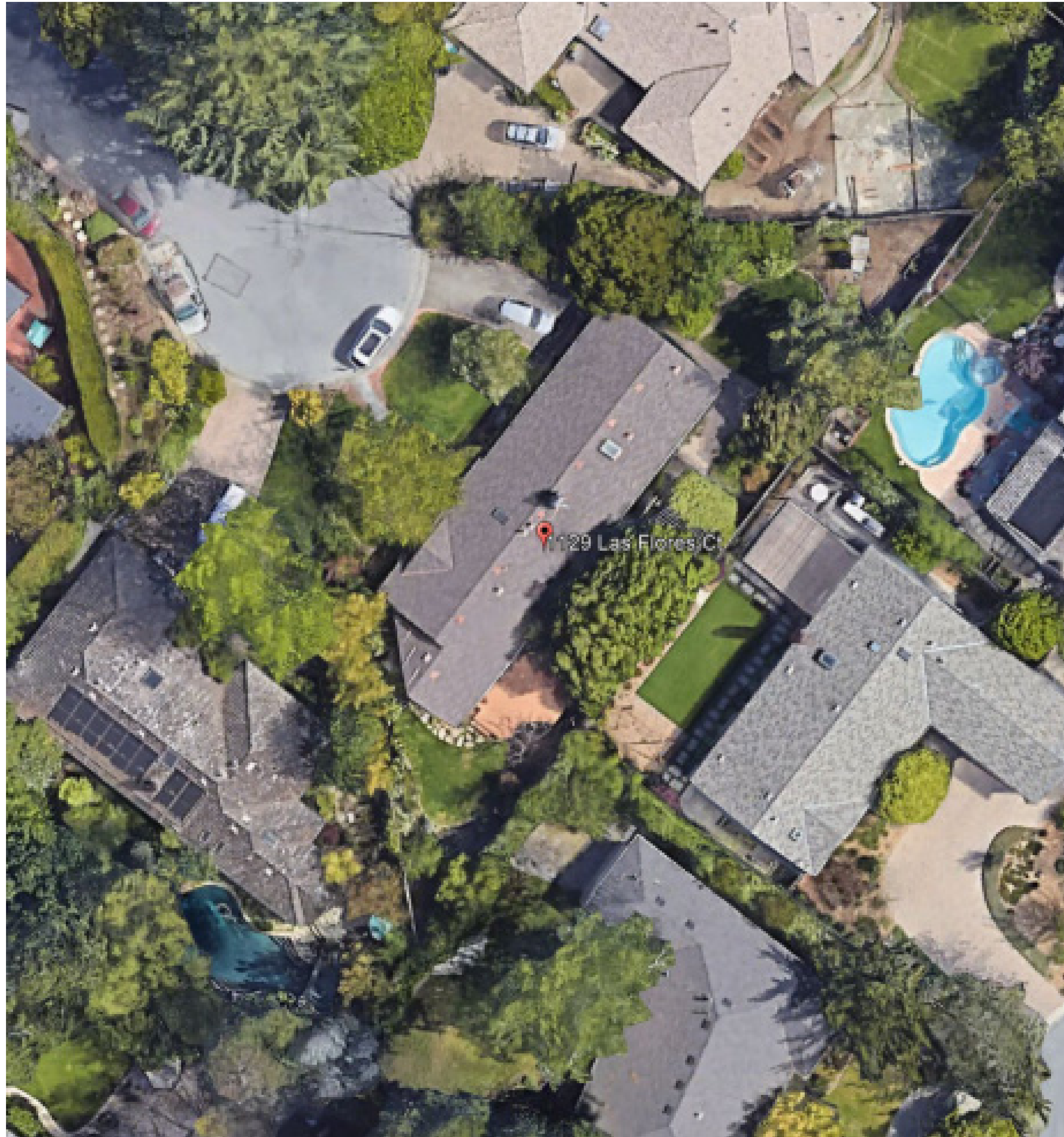
NOT FOR CONSTRUCTION



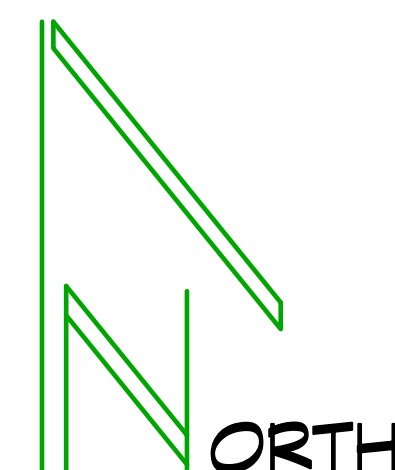
**FLOOR
AREA
COVERAGE
CALCULATIONS**

SCALE: 3/16" = 1'-0"

A0.12



AERIAL VIEW OF 1129 LAS FLORES COURT, LOS ALTOS, CA

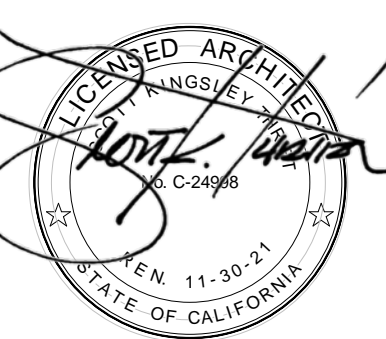


NORTHEAST VIEW OF REAR YARD



NORTHEAST VIEW OF REAR YARD

NOT FOR CONSTRUCTION



EXISTING
LANDSCAPE
PHOTOS

SCALE:

A0.13

DRAWN BY: Author