

NEIGHBORHOOD CONTEXTUAL MAP



PROJECT DATA

PROJECT ADDRESS:
1720 PARKHILLS AVE, LOS ALTOS, CA 94024

PROJECT OWNER: GAUTAM & SHILPA NARWADE

PROJECT SCOPE OF WORK:
- INTERIOR REMODEL (918 SQ.FT.) + ADDITION OF [E] 2-STORY HOUSE
- 1ST STORY ADDITION: 188 SQ.FT.
- 2ND STORY ADDITION: 619 SQ.FT.
- NO TREE WILL BE REMOVED

APN: 318-09-047

ZONING: R-1-10

CONSTRUCTION TYPE: V-B, NON-SPRINKLERED

OCCUPANCY GROUP: R-3 / U

LOT SLOPE: FLAT

GROSS & NET LOT SIZE: 9,717.1 ± SQ. FT.
0.35 x 9,717.1 = 3,401 SQ.FT.

DRAWINGS PREPARED BY

CHRIS SPAULDING
ARCHITECT

801 CAMELIA STREET SUITE E
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(510) 527-5997 FAX (510) 527-5999

REVISIONS

REVISIONS	BY
9-2-20	
11-3-20	
3-9-21	
5-17-21	

PRELIMINARY SET

DESIGN REVIEW SET

PLAN CHECK SET

PERMIT SET

CONSTRUCTION SET



TREE TABLE

NUMBER	SPECIES	SIZE	CONDITION	STATUS
1	MAGNOLIA	24" DIA.	GOOD	TO BE RETAINED
2	BIRCH	7", 8", 9"	GOOD	TO BE RETAINED
3	VINE MAPLE	5"	GOOD	TO BE RETAINED
4	CREPE MYRTLE	5"	GOOD	TO BE RETAINED
5	RIVER BIRCH	14"	GOOD	TO BE RETAINED
6	PLUM	5"	GOOD	TO BE RETAINED

ZONING COMPLIANCE

	EXISTING	PROPOSED	ALLOWED / REQ'D
LOT COVERAGE	2,021 SF (20.8%)	2,325 SF (23.9%)	30% MAX. = 2,915.13 SF
FLOOR AREA			
HABITABLE LIVING AREA			
1ST FLOOR	1,583 SF ±	1,771 ±5F	
2ND FLOOR	638 SF ±	1,257 ±5F	
GARAGE	358 SF ±	358 SF	3,401 SF
SUBTOTAL	2,579 SF ± (26.54%)	3,386 SF (34.84%)	
PORCHES	80 SF ±	80 SF ±	
SHEDS	NA SF ±	NA SF ±	
SETBACKS			
FRONT	28'-8"	25'-0"	25'-0"
REAR	49'-2"	NO CHANGE	25'-0"
LEFT SIDE	9'-8"	NO CHANGE	7'-0"
1ST FLOOR	37'-1 1/2"	17'-6"	15'-0"
2ND FLOOR	10'-1/2"	NO CHANGE	7'-0"
RIGHT SIDE	14'-6"	NO CHANGE	15'-0"
1ST FLOOR			
2ND FLOOR			
HEIGHT	22'-0" ±	22'-3" ±	30'-0"

TREE PLANTING SCHEDULE

LABEL	SPECIES	SIZE	QUANTITY
A	PITTIOSPORUM UNDULATUM	24" BOX	SIX

SQUARE FOOTAGE BREAKDOWN

	EXISTING	CHANGE IN	TOTAL PROPOSED
HABITABLE LIVING AREA			
FIRST FLOOR	1,583 SF ±	188 SF	1,771 SF
SECOND FLOOR	638 SF ±	619 SF	1,257 SF
NON-HABITABLE AREA	358 SF ±	0 SF	358 SF

LOT CALCULATIONS

	EXISTING	PROPOSED
NET LOT AREA	9,717 SF	9,717 SF
FRONT YARD HARDSCAPE AREA	± 696 SF	696 SF (36.67%)
LANDSCAPING BREAKDOWN		
EXISTING HARDSCAPE AREA (INCLUDING STRUCTURES)	± 3,600 SF	
(E) SOFTSCAPE TO BE ALTERED TO HARDSCAPE	± 209 SF	
PROPOSED NEW HARDSCAPE		3,809 SF
SOFTSCAPE AREA:		
EXISTING (UNALTERED)	± 5,458 SF	
NEW / ALTERED	450	
PROPOSED HARDSCAPE (3,809 SF) + PROPOSED SOFTSCAPE (598 SF) = 9,717		

NOTE: Proposed Total Hardscape Area includes the new front Covered Porch

DRAWING INDEX

ARCHITECTURAL

SHEET A1 SITE PLAN, PROJECT DATA, VICINITY MAP, PROJECT SUMMARY TABLES, NEIGHBORHOOD CONTEXT PLAN, 3-D RENDERING

SHEET A2 PROPOSED FLOOR PLANS

SHEET A3 (E) FLOOR PLANS

SHEET A3.1 ROOF PLAN, FLOOR AREA CALCULATION DIAGRAM

SHEET A4 ELEVATIONS AND SECTIONS

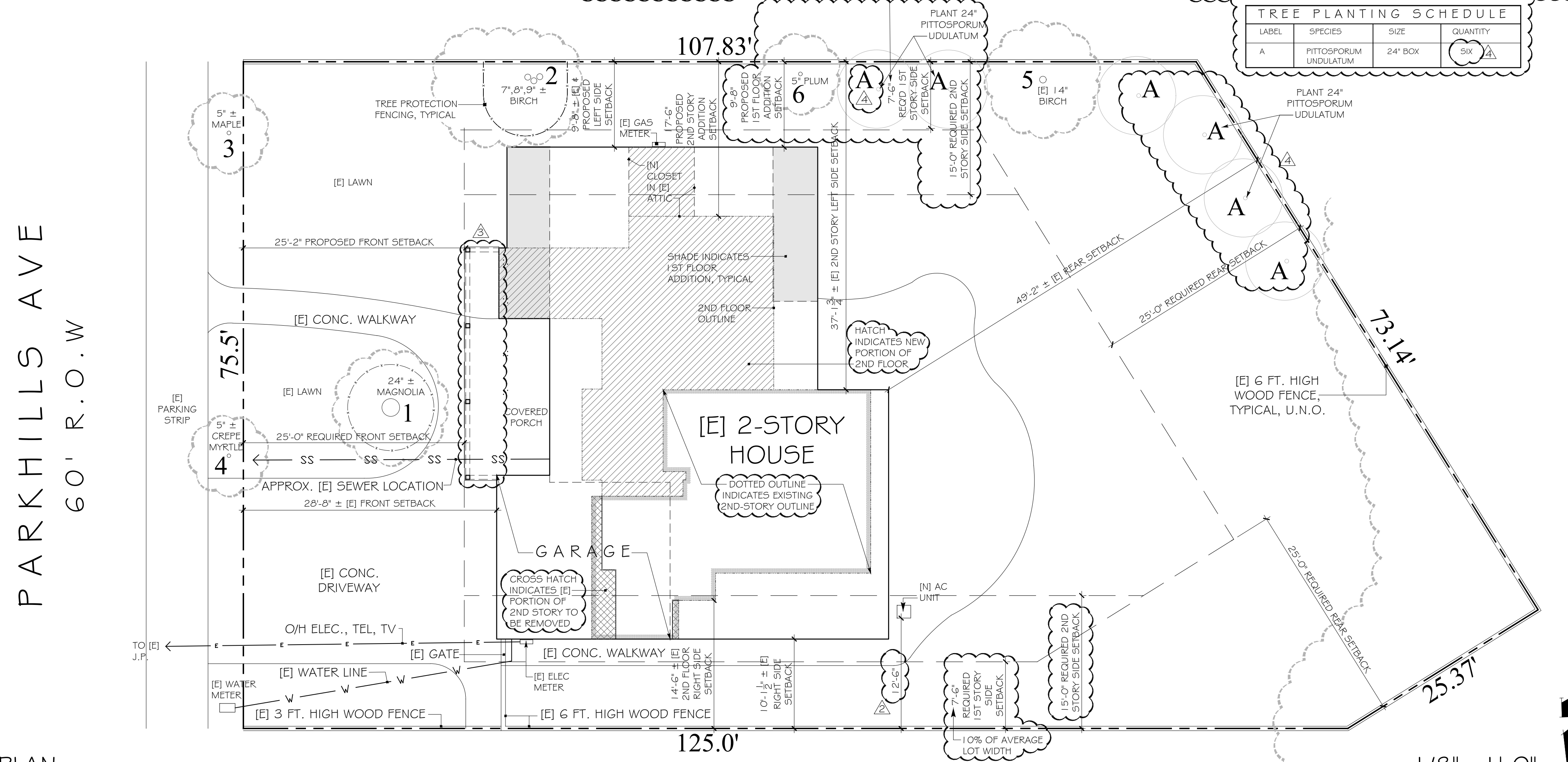
SHEET A5 ELEVATIONS, STREETSCAPE

SHEET A6 DEMOLITION DIAGRAMS

A PROPOSED REMODEL & ADDITION FOR
NARWADE RESIDENCE
1720 PARKHILLS AVE
LOS ALTOS CALIFORNIA

DATE: 6-22-2020
SCALE: AS NOTED
DRAWN: CS/DB
JOB: NARWADE
SHEET

A1
SHEETS



SITE PLAN

THIS IS NOT A SURVEY. SURVEYOR TO VERIFY ALL THE BUILDING SETBACKS BEFORE THE START OF CONSTRUCTION WORK.

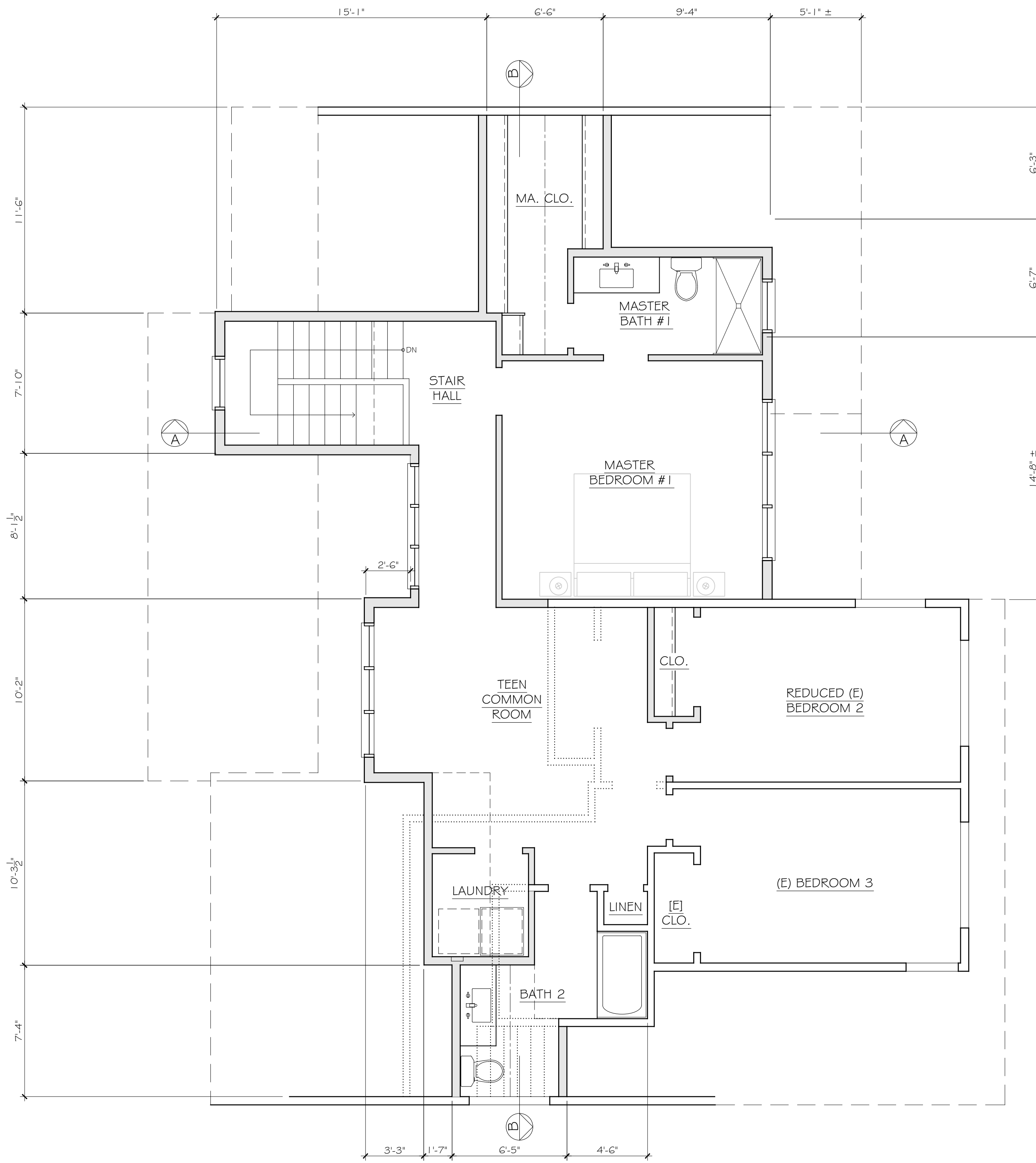
1/8" = 1'-0"

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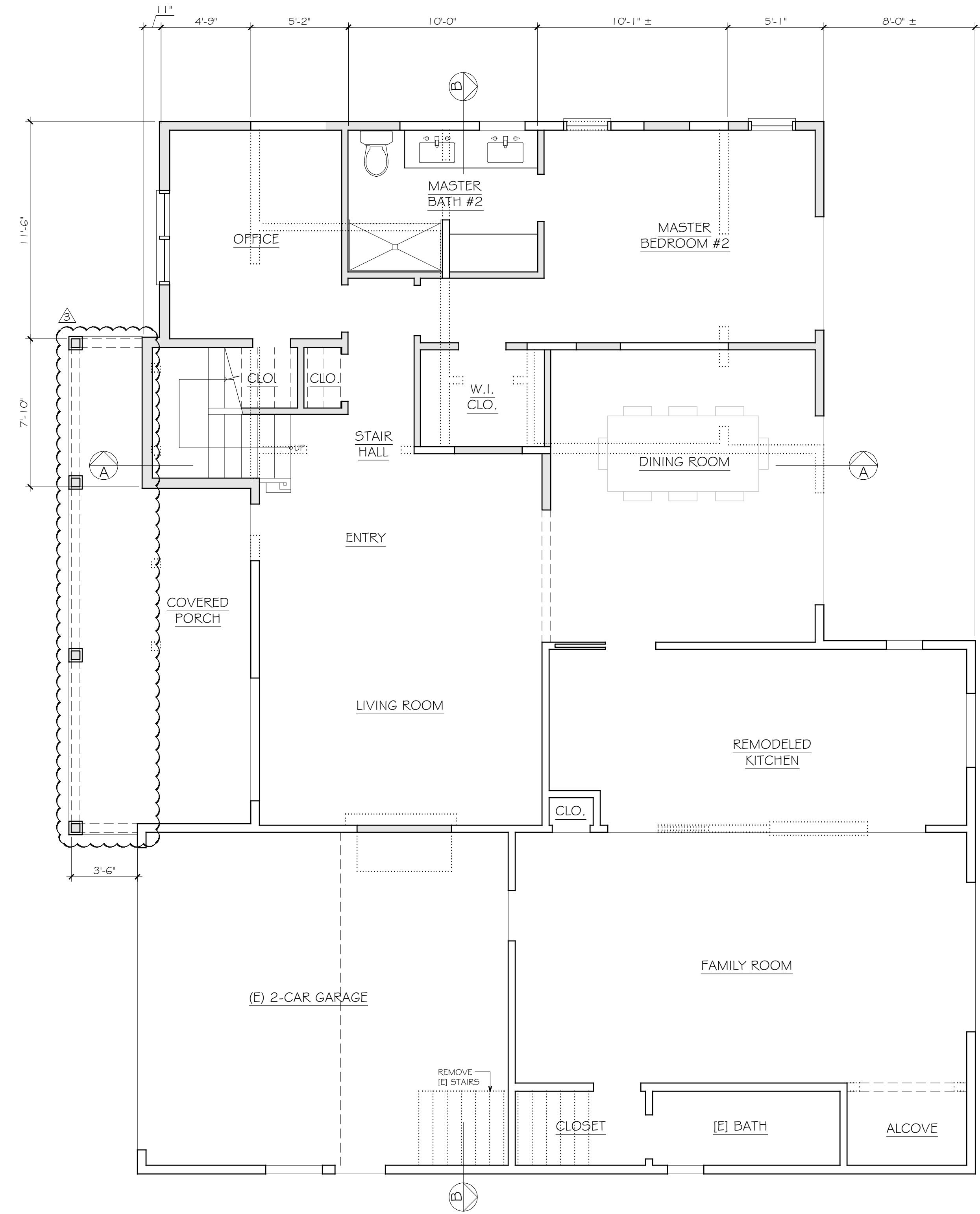
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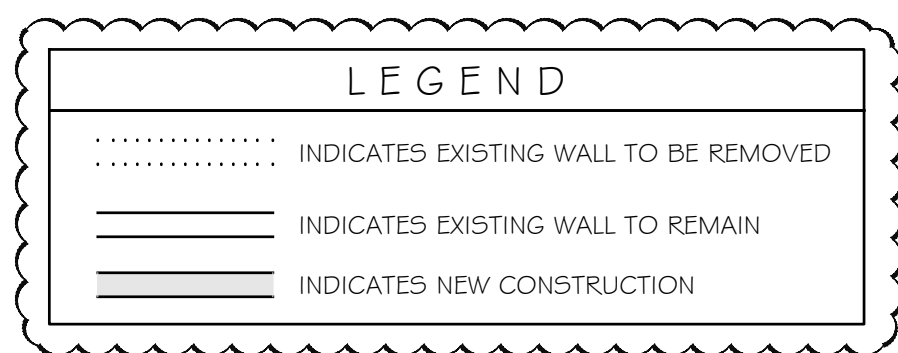
PROPOSED 2ND FLOOR PLAN

1/4" = 1'-0"



PROPOSED 1ST FLOOR PLAN

1/4" = 1'-0"

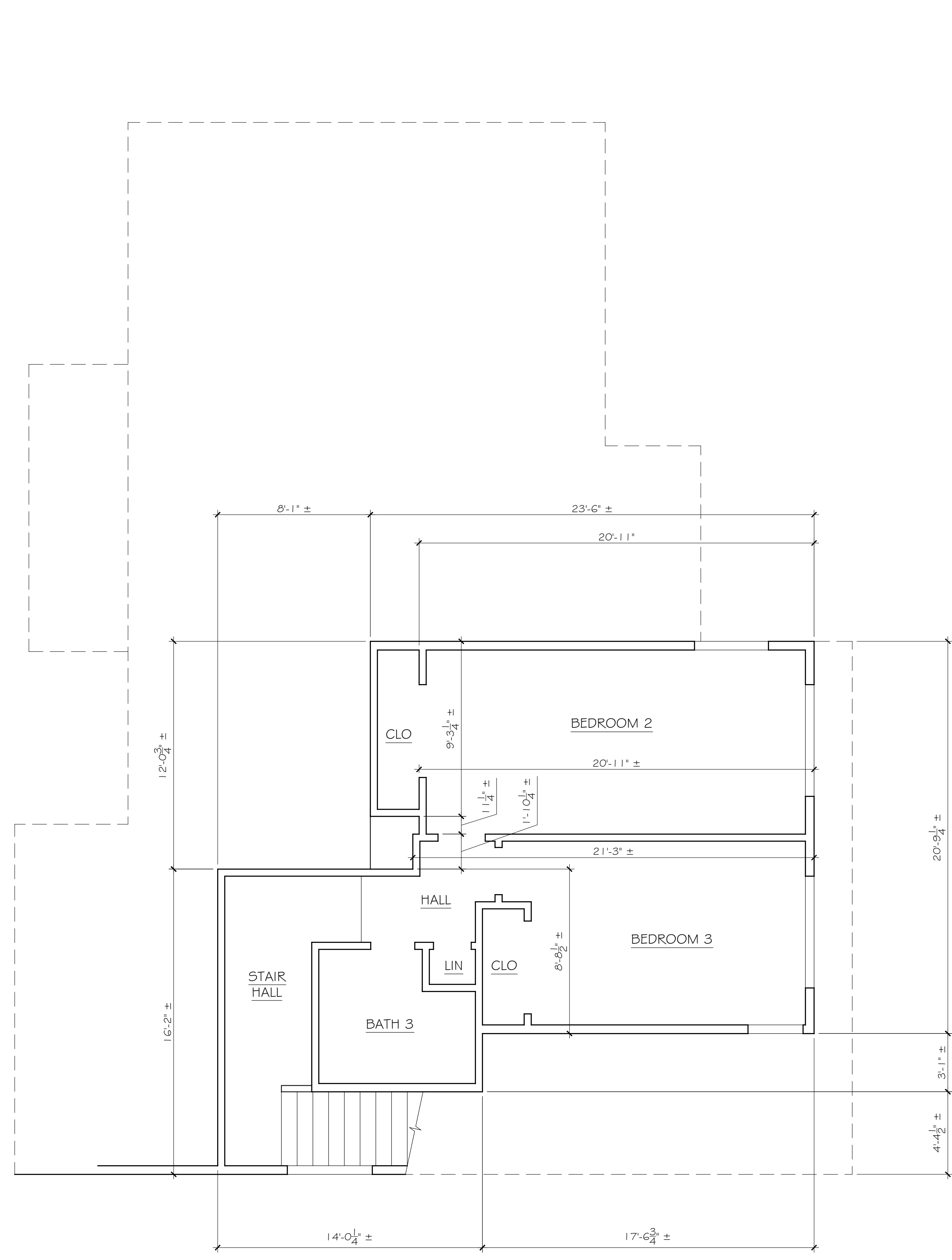


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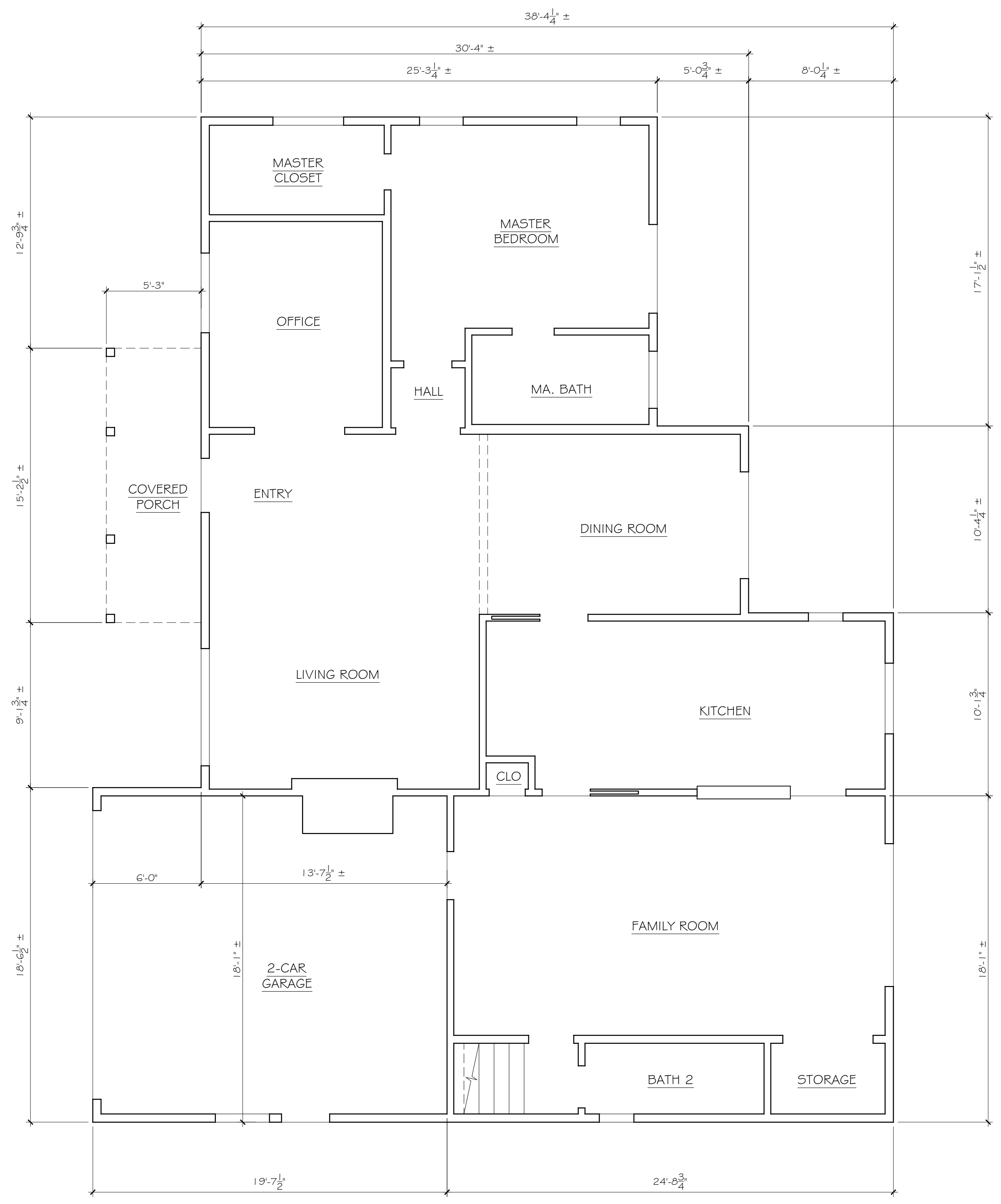
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1/4" = 1'-0"



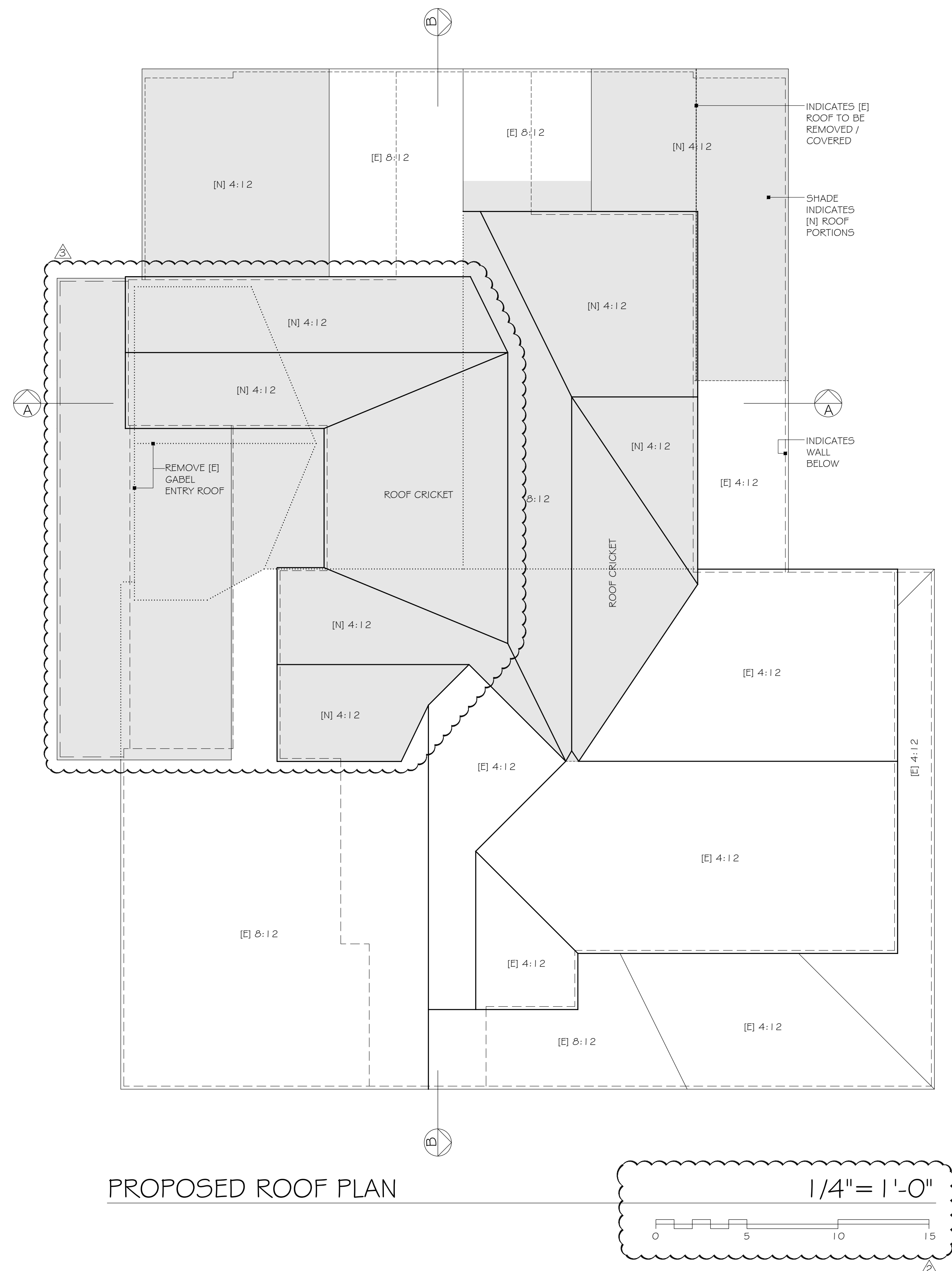
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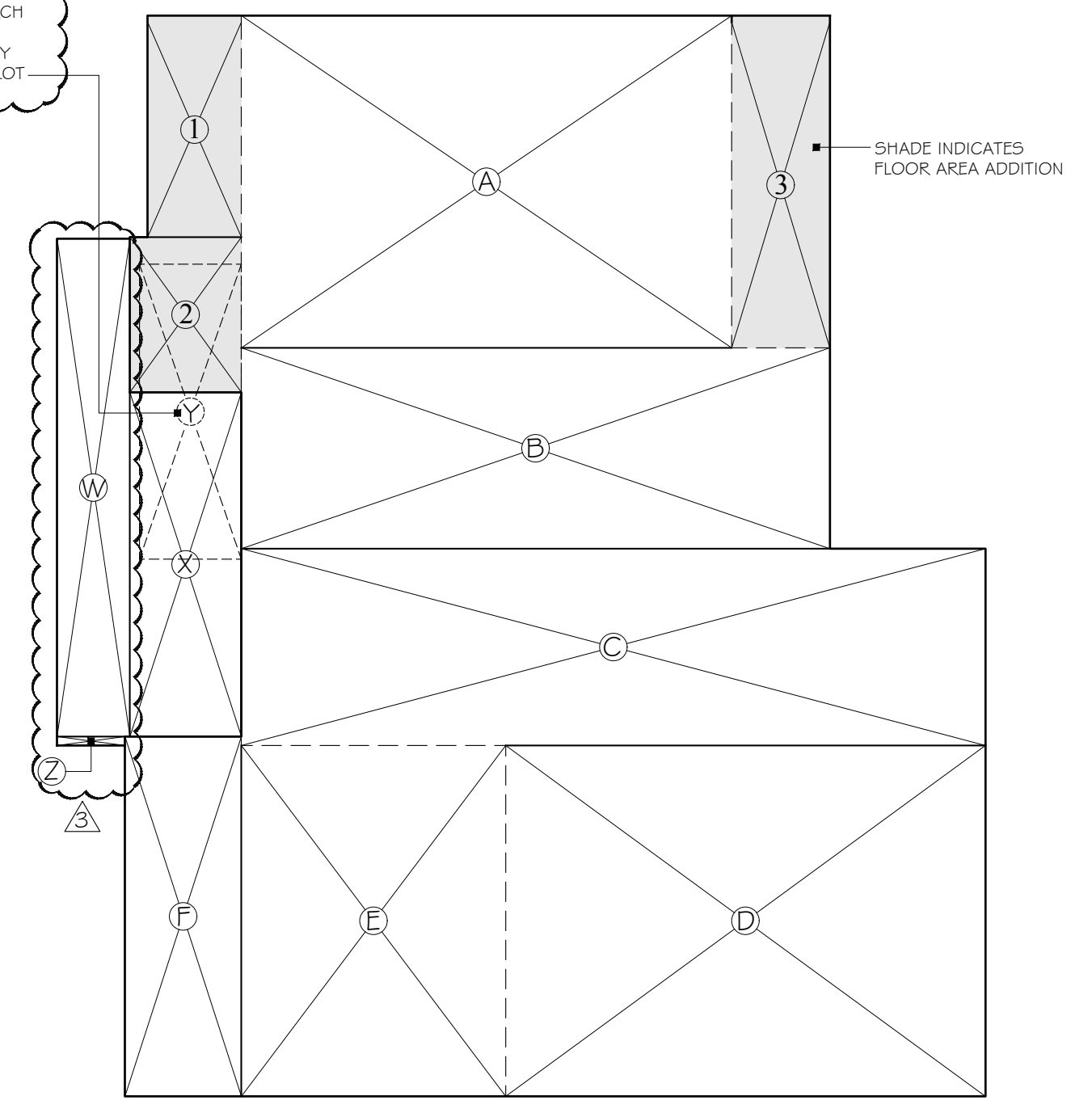
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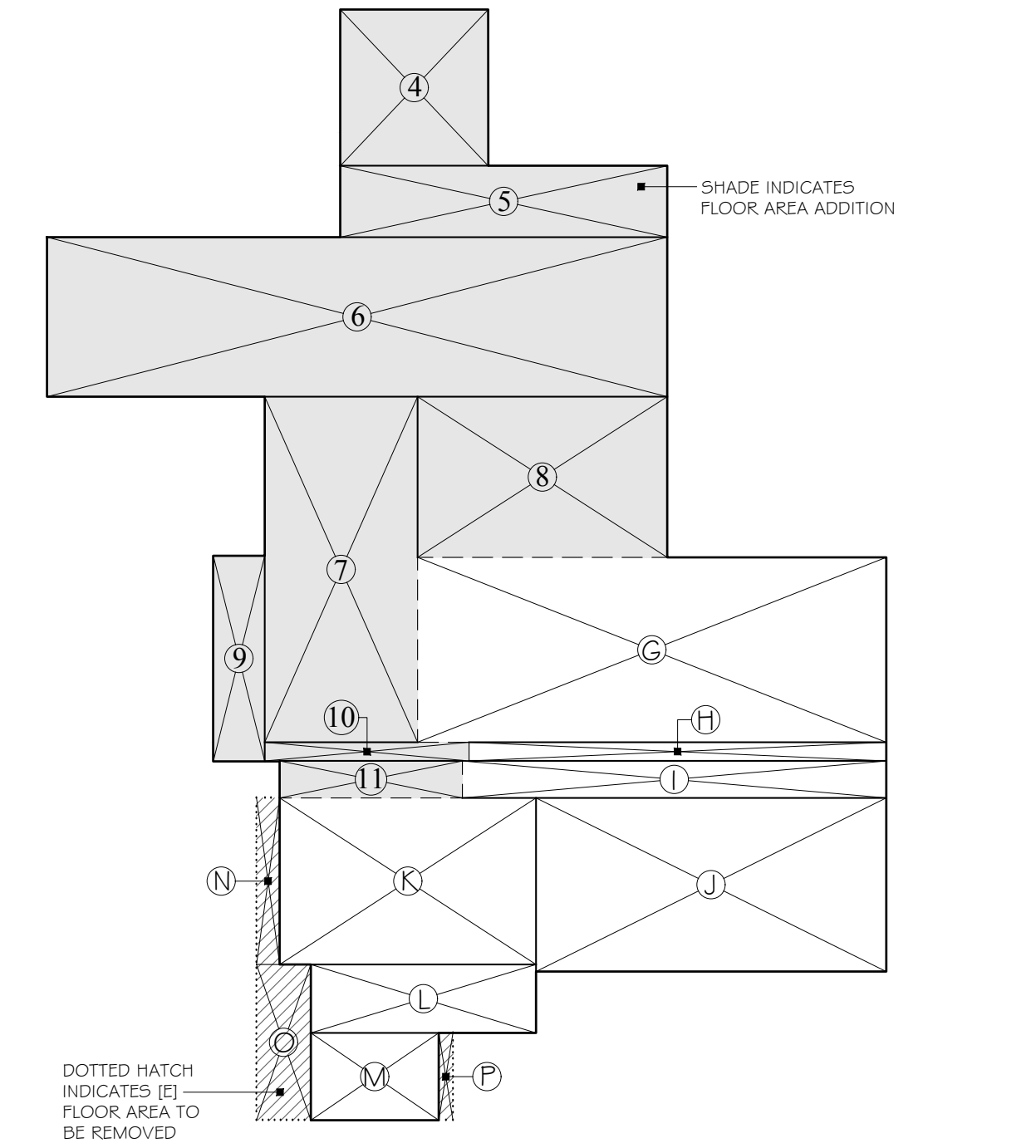
FLOOR AREA DIAGRAM

NOTE: AREA 'Y' INDICATES [E] COVERED PORCH TO BE COMPLETELY REMOVED. IT IS ADDED FOR THE PURPOSE OF CLARITY FOR THE CALCULATION OF EXISTING LOT COVERAGE

FIRST FLOOR				
EXISTING HABITABLE AREA		HEIGHT		AREA
FT	INCHES	FT	INCHES	
A	25 - 3.25	x	17 - 1.5	= 432.76
B	30 - 4	x	10 - 4.25	= 314.08
C	38 - 4.25	x	10 - 1.75	= 389.13
D	24 - 8.75	x	18 - 1	= 447.19
TOTAL EXISTING FIRST FLOOR HABITABLE AREA				1,583.16 ≈ 1,583
ADDITION HABITABLE AREA		HEIGHT		AREA
FT	INCHES	FT	INCHES	
1	4 - 10	x	11 - 6	= 55.58
2	5 - 9	x	8 - 0	= 46.00
3	5 - 0.75	x	17 - 1.5	= 86.70
TOTAL FIRST FLOOR HABITABLE AREA ADDITION				188.28 ≈ 188
EXISTING NON HABITABLE AREA (GARAGE)		HEIGHT		AREA
FT	INCHES	FT	INCHES	
E	13 - 7.5	x	18 - 1	= 246.39
F	6 - 0	x	18 - 6.5	= 111.25
TOTAL EXISTING FIRST FLOOR NON HABITABLE AREA				357.64 ≈ 358
TOTAL FIRST FLOOR				≈ 2,129
FRONT COVERED PORCH		HEIGHT		AREA
W	X	Y	Z	
3 - 9	x	25 - 8	= 96.25	
5 - 9	x	17 - 9	= 102.06	
3 - 6	x	0 - 5.5	= 1.60	
TOTAL FRONT COVERED PORCH				199.92
TOTAL PROPOSED LOT COVERAGE = 2,129 + 199.92				≈ 2,329
EXISTING FRONT COVERED PORCH TO BE COMPLETELY REMOVED		HEIGHT		AREA
Y	X	Y	X	
5 - 3	x	15 - 2.5	= 79.84	
TOTAL EXISTING LOT COVERAGE = 1,583.16 + 357.64 + 79.84 = 2,020.64				≈ 2,021



SECOND FLOOR				
EXISTING HABITABLE AREA		HEIGHT		AREA
FT	INCHES	FT	INCHES	
G	23 - 6	x	9 - 3.25	= 217.86
H	20 - 11	x	0 - 11.25	= 19.61
I	21 - 3	x	1 - 10.25	= 39.40
J	17 - 6.75	x	8 - 8.5	= 152.94
K	12 - 10.25	x	8 - 4.25	= 107.39
L	11 - 3.5	x	3 - 5.25	= 38.82
M	6 - 5	x	4 - 4.5	= 28.07
N	1 - 2	x	8 - 4.25	= 9.75
O	2 - 8.75	x	7 - 9.75	= 21.32
P	0 - 8.5	x	4 - 4.5	= 3.10
TOTAL EXISTING SECOND FLOOR HABITABLE AREA				638.26
ADDITION HABITABLE AREA		HEIGHT		AREA
FT	INCHES	FT	INCHES	
4	7 - 5	x	7 - 10	= 58.10
5	16 - 4.75	x	3 - 7	= 58.75
6	31 - 1.25	x	8 - 0	= 248.83
7	7 - 8	x	17 - 4	= 132.89
8	12 - 6.25	x	8 - 0.75	= 100.95
9	2 - 7	x	10 - 3.75	= 26.64
10	10 - 3	x	0 - 11.25	= 9.61
11	9 - 2	x	1 - 10	= 16.81
TOTAL SECOND FLOOR HABITABLE AREA ADDITION				652.58
EXISTING 2ND FLOOR HABITABLE AREA = AREA N + O + P				= -34.17
TOTAL SECOND FLOOR				1,256.66 ≈ 1,257



DOTTED HATCH INDICATES [E] FLOOR AREA TO BE REMOVED

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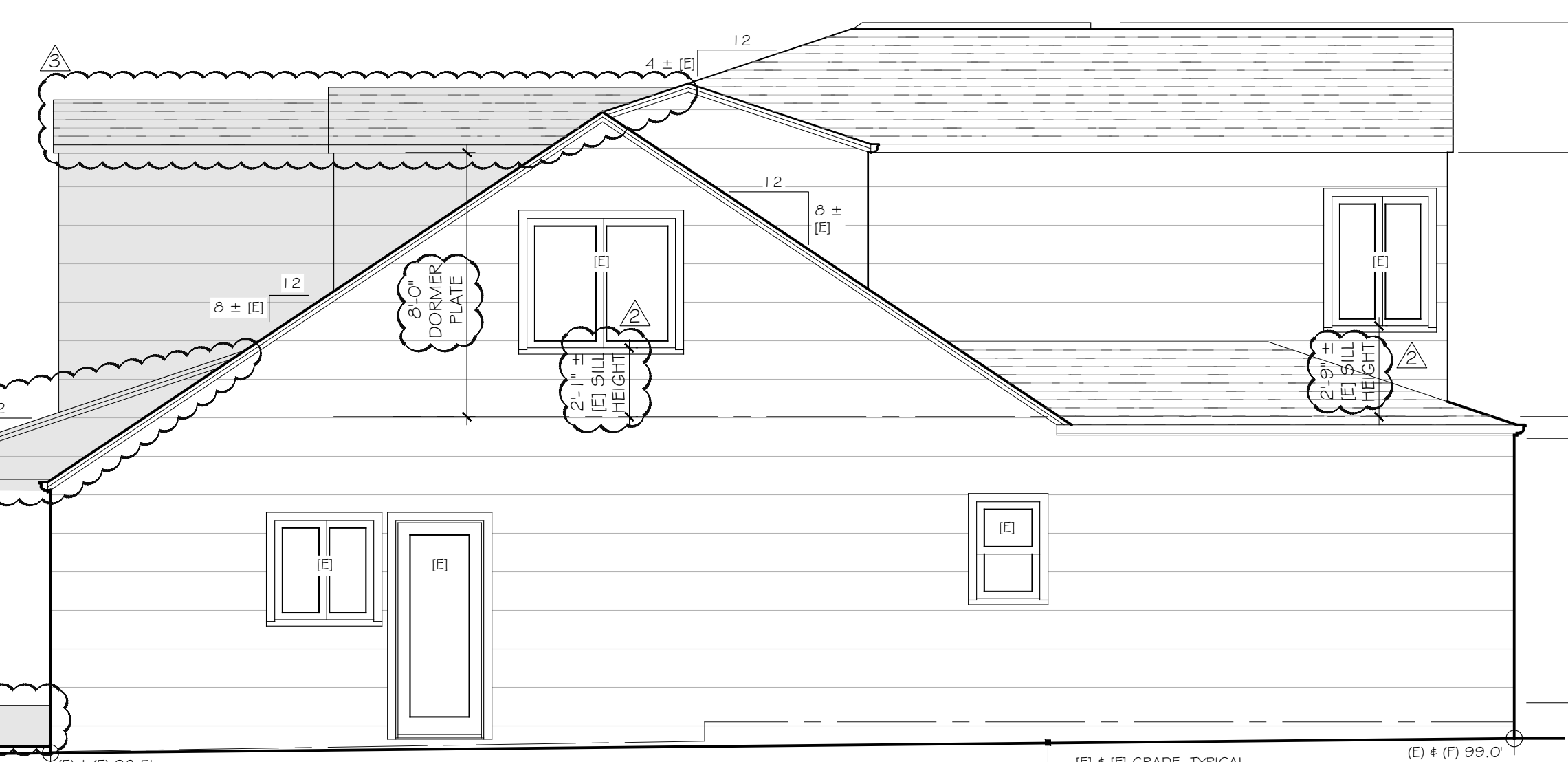
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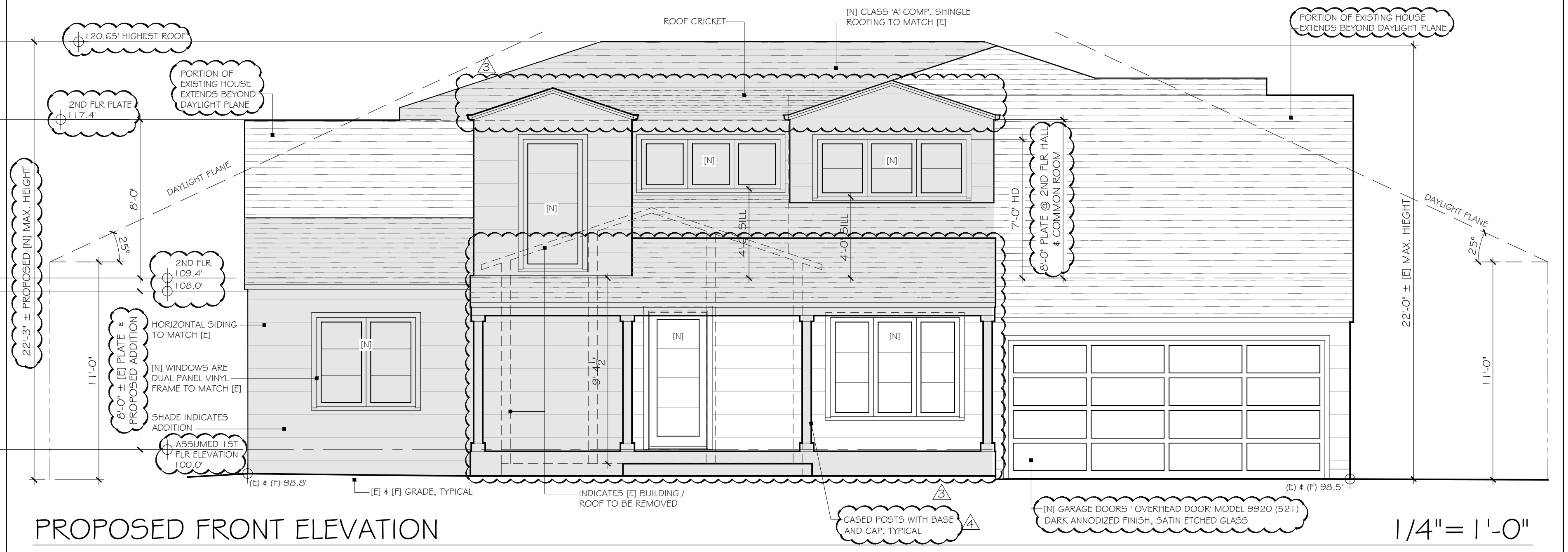
EXISTING RIGHT SIDE ELEVATION 1/4" = 1'-0"



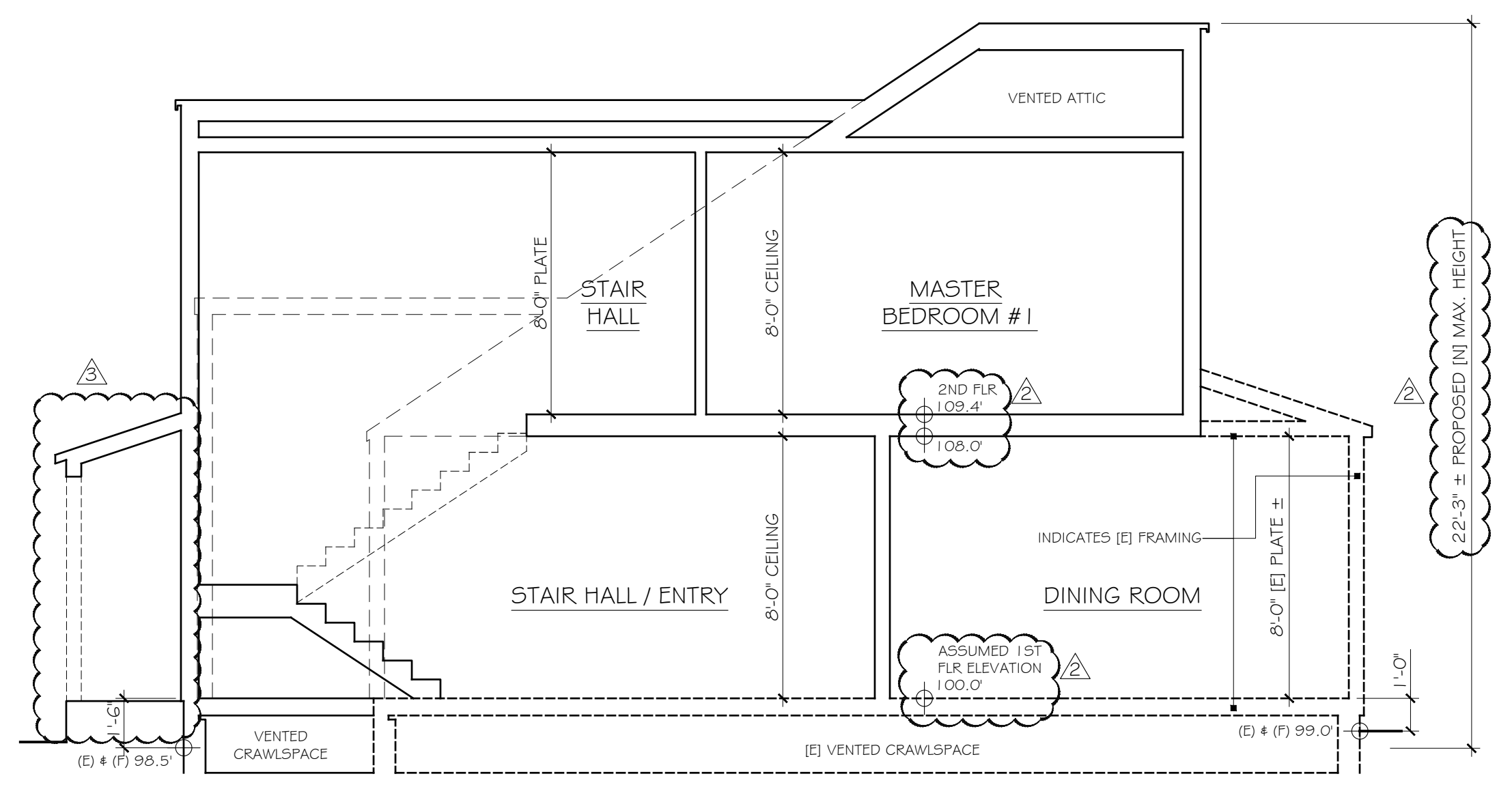
EXISTING FRONT ELEVATION 1/4" = 1'-0"



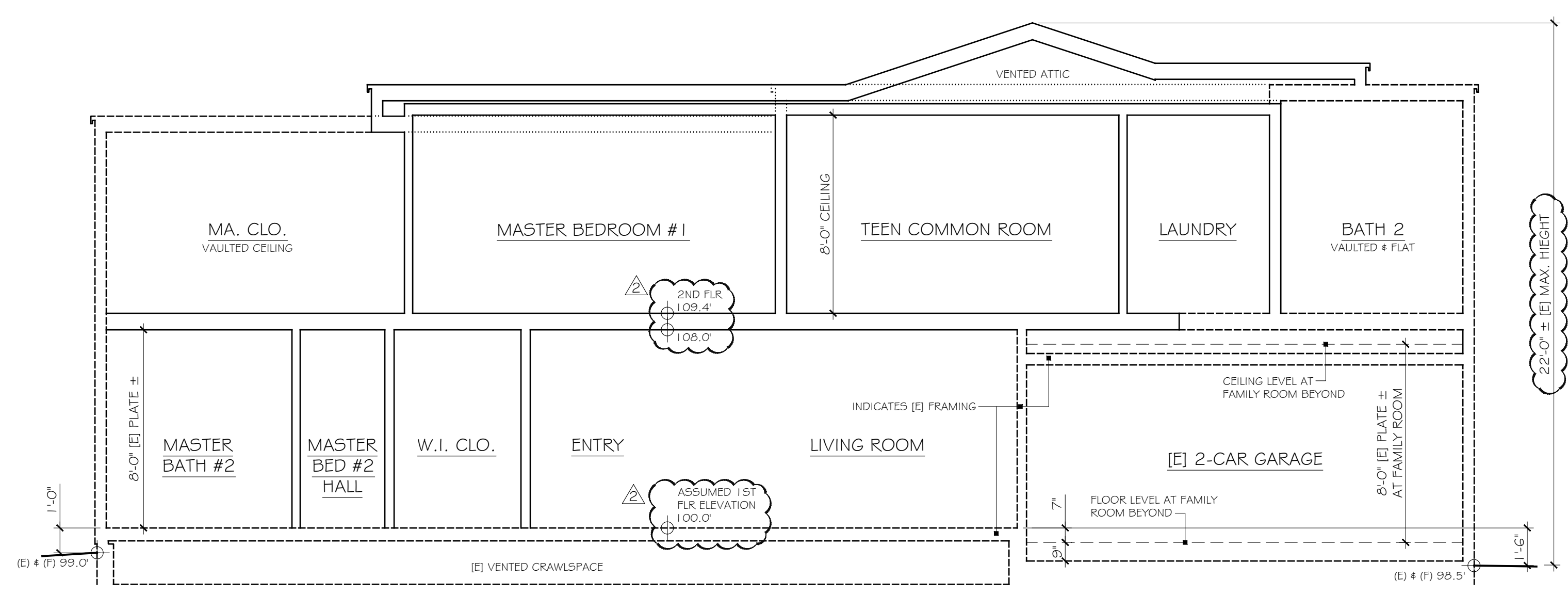
PROPOSED RIGHT SIDE ELEVATION 1/4" = 1'-0"



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



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



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

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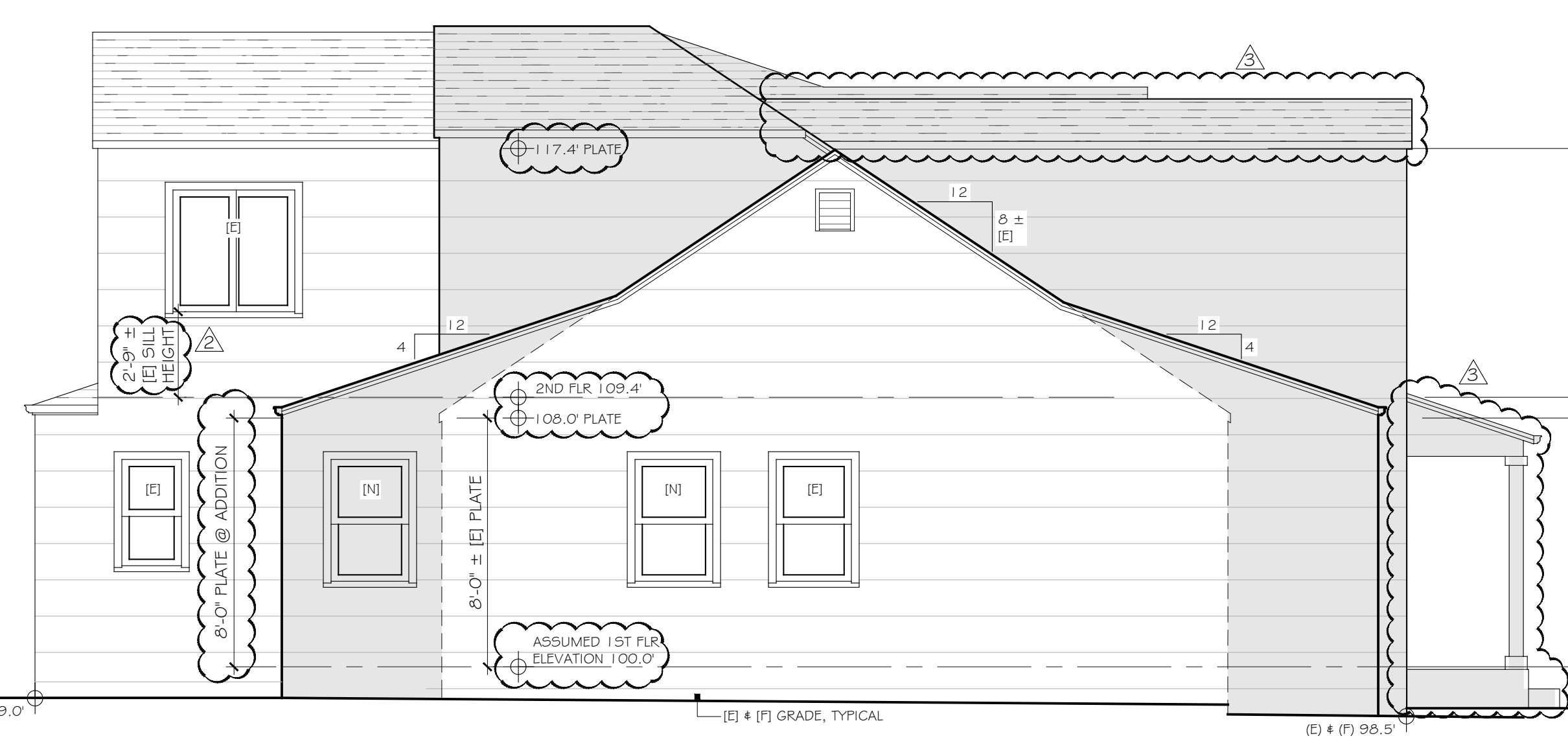
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EXISTING LEFT SIDE ELEVATION 1/4" = 1'-0"



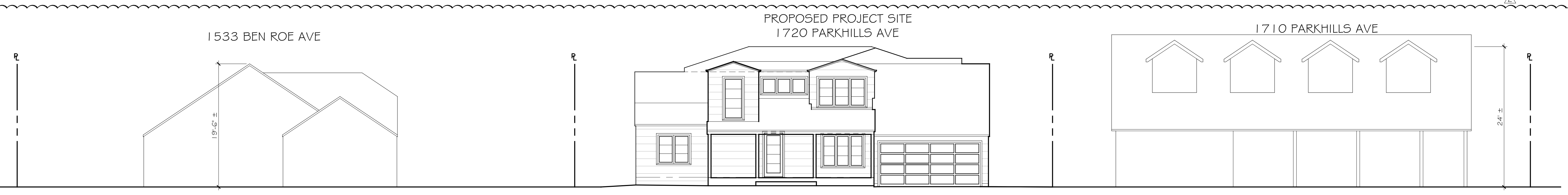
PROPOSED LEFT SIDE ELEVATION 1/4" = 1'-0"



EXISTING REAR ELEVATION 1/4" = 1'-0"



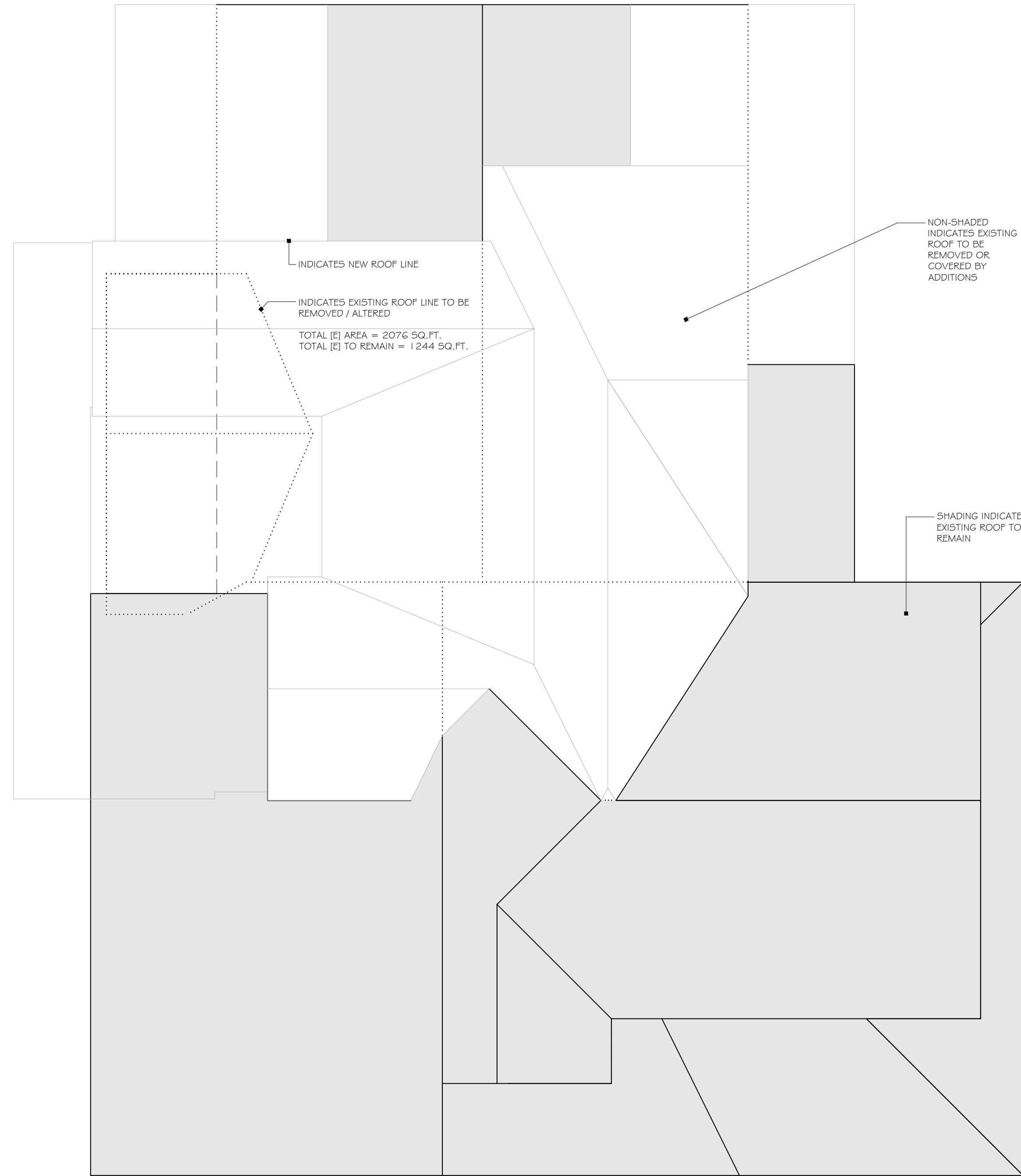
PROPOSED REAR ELEVATION 1/4" = 1'-0"



STREETSCAPE 1/8" = 1'-0"

DEMOLITION DIAGRAMS

1/4" = 1' - 0"

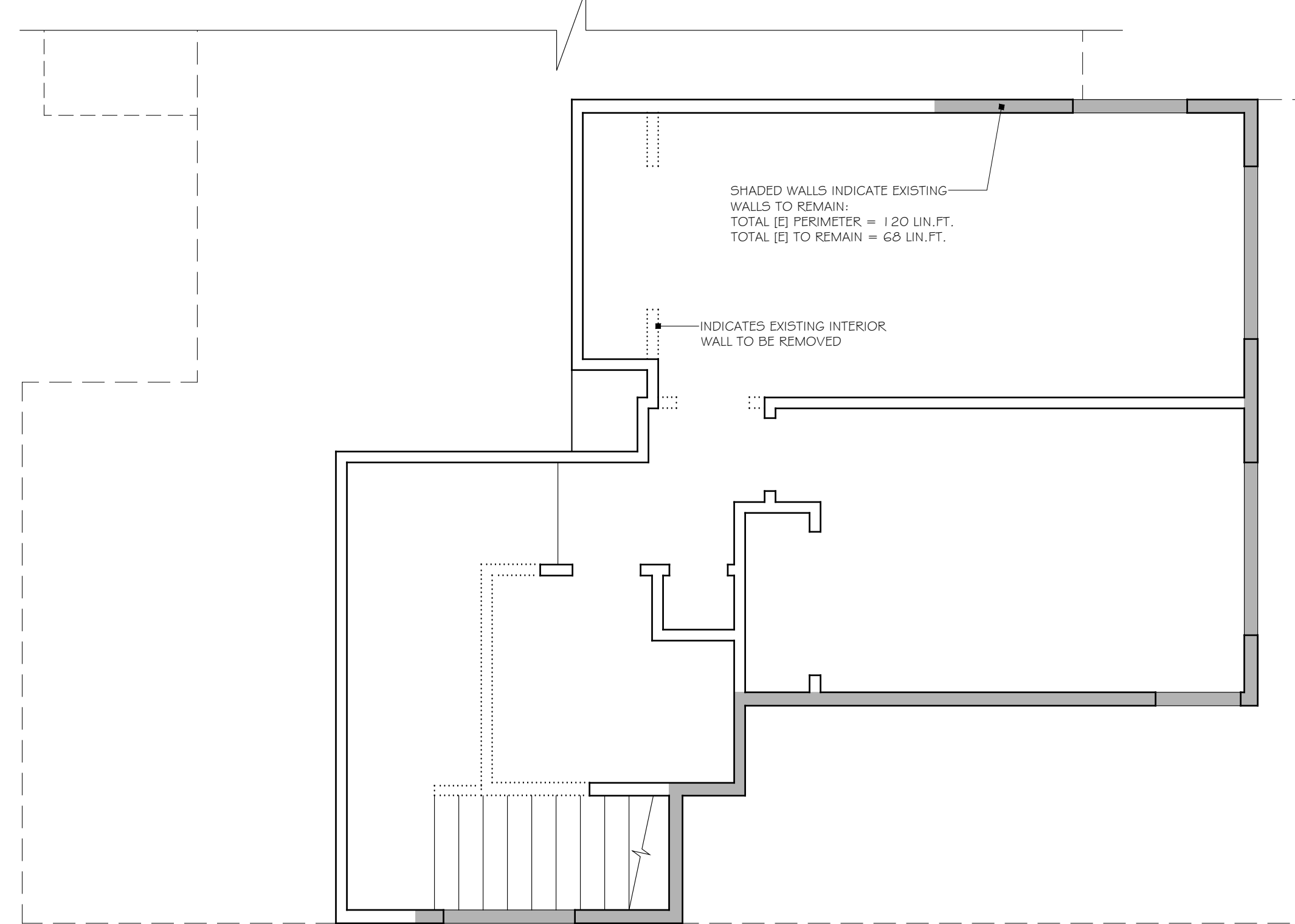


DEMOLITION ROOF PLAN

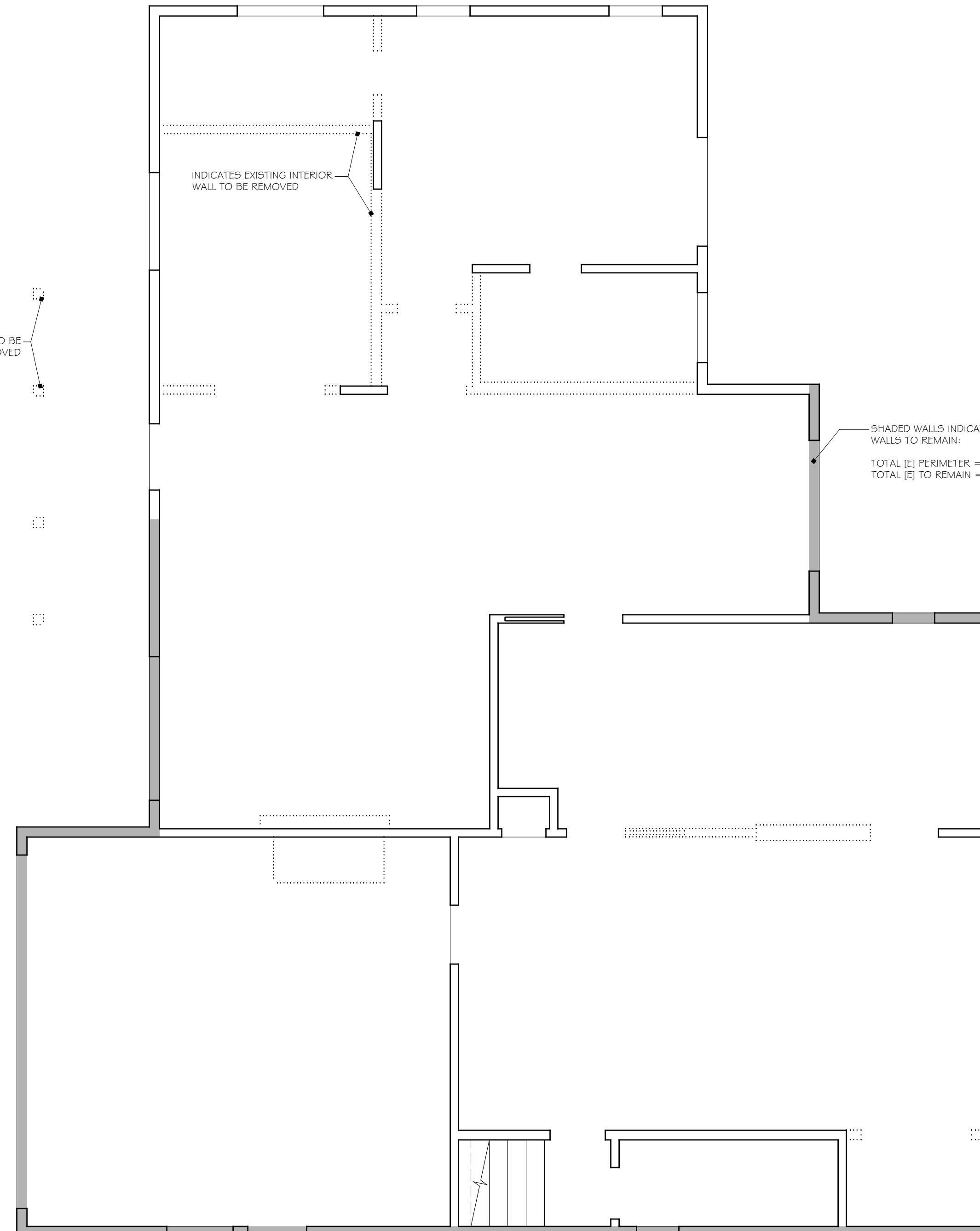
1/4" = 1' - 0"

ROOF AREAS:
TOTAL [E] AREA = 2076 SQ.FT.
TOTAL [E] TO REMAIN = 1244 SQ.FT. = 59.9%

EXISTING WALLS:
TOTAL [E] PERIMETER = 120 + 200 = 320 LIN.FT.
TOTAL [E] TO REMAIN = 68 + 129 = 197 LIN.FT. = 61.5%



SECOND FLOOR PLAN



FIRST FLOOR PLAN

FIRST FLOOR PLAN

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A6
OF 7 SHEETS