

PROJECT INFORMATION

bhagava
 two story addition to an existing two story house with attached garage.
 Remodel approx 600 sf existing interior space.
 New exterior materials to match existing in type, style and color.

SITE ADDRESS 1438 Fremont Ave
 LOS ALTOS CA 94022

OWNER Suman and Shilpi Bhargava
 1438 Fremont Ave
 LOS ALTOS CA 94022
 shilpi7@gmail.com
 408 710 5379

APN 318 08 006
SITE AREA 12,772 SF
ZONE R1-10 DISTRICT
OCCUPANCY R3/U TWO STORY
CONSTRUCTION TYPE VB
FIRE SPRINKLERS No. Not required
TREES No trees to be removed/impacted

FAR: $3850 + (10\% \cdot 12,772) - 11,000 = 5873 SF$

ZONING COMPLIANCE

	Existing	Proposed	Allowed/Required
LOT COVERAGE: <i>Lands area covered by all structures that are over 6 feet in height</i>	2940 square feet (27%)	4020 square feet (32%)	4470 square feet (35%)
FLOOR AREA: <i>Measured to the outside surfaces of exterior walls</i>	2784 square feet (22%)	3858 square feet (31%)	5873 square feet (46%)
SETBACKS:			
Front	25' 2"	25' 2"	25' feet
Rear	37' feet	25' feet	25' feet
Right side (1 1/2 th)	40' feet/32' feet	27' feet/1' feet	10' feet/17.66'
Left side (1 1/2 th)	14' feet/24' feet	14' feet/24' feet	10' feet/17.66'
HEIGHT:	22 feet	20' feet	— feet

SQUARE FOOTAGE BREAKDOWN

	Existing	Change in	Total Proposed
HABITABLE LIVING AREA: <i>Includes habitable basement areas</i>	2111 square feet	1061 square feet	3172 square feet
NON-HABITABLE AREA: <i>Does not include covered porches or open structures</i>	673 square feet	0 square feet	673 square feet

LOT CALCULATIONS

NET LOT AREA:	12,772 square feet
FRONT YARD HARDSCAPE AREA: 2915 - 100	1,000 square feet (8%)
<i>Landscape area in the front yard setbacks shall not exceed 50%</i>	
LANDSCAPING BREAKDOWN:	Total hardscape area (existing and proposed): 5109 sq ft
	Existing softscape (undisturbed) area: 2111 sq ft
	New softscape (new or replaced landscaping) area: 2109 sq ft
	Sum of all three should equal the site's net lot area: 12,772

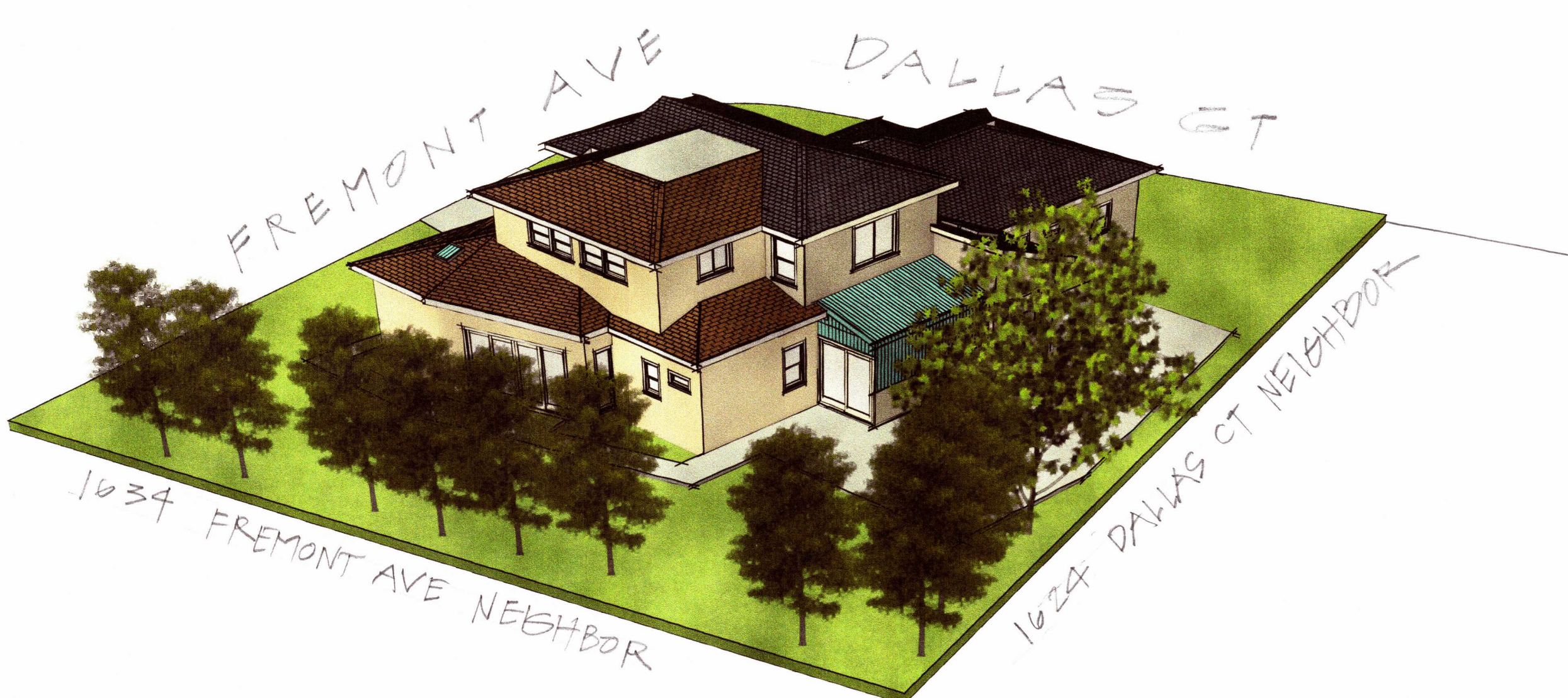
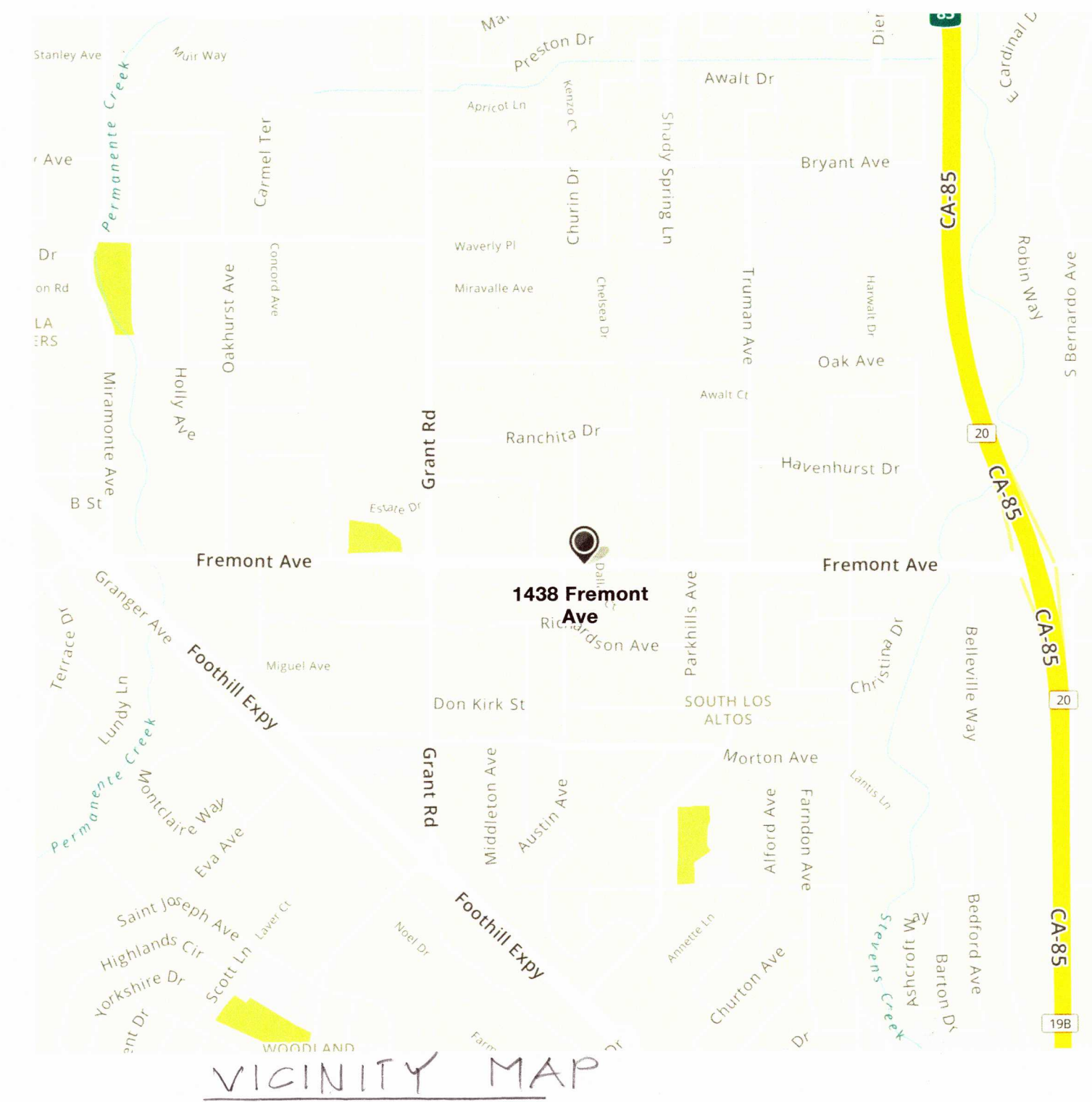


PRELIMINARY PLANS
TWO STORY ADDITION

PROJECT ADDRESS
1438 FREMONT AVE
LOS ALTOS CA 94024



DATE: 3/11/21 **SCALE:** _____
REVISIONS: _____ **SHEET:** _____

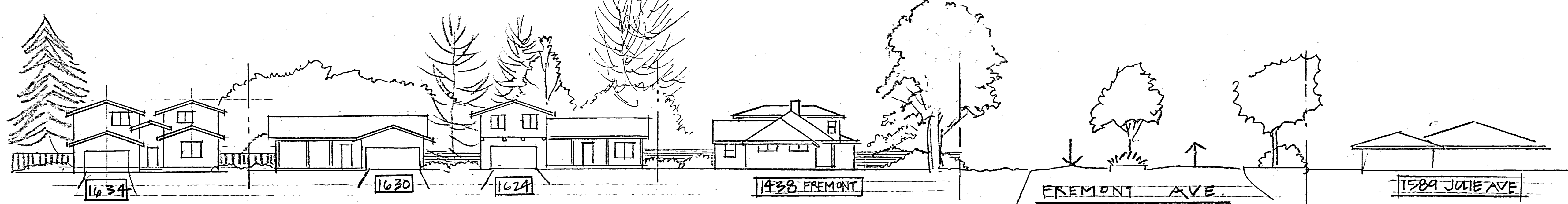


1438 FREMONT AVE
LOS ALTOS CA 94022

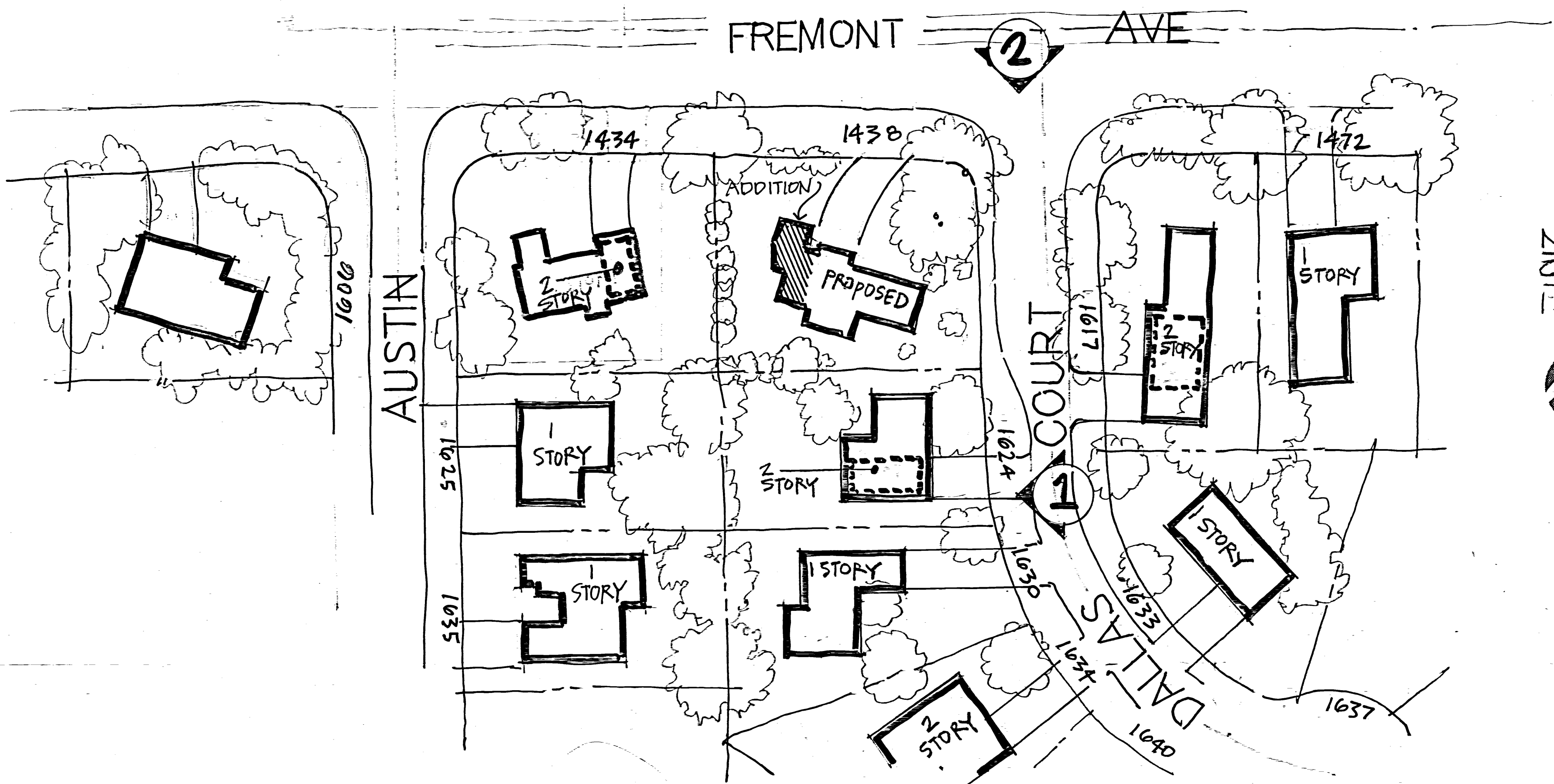
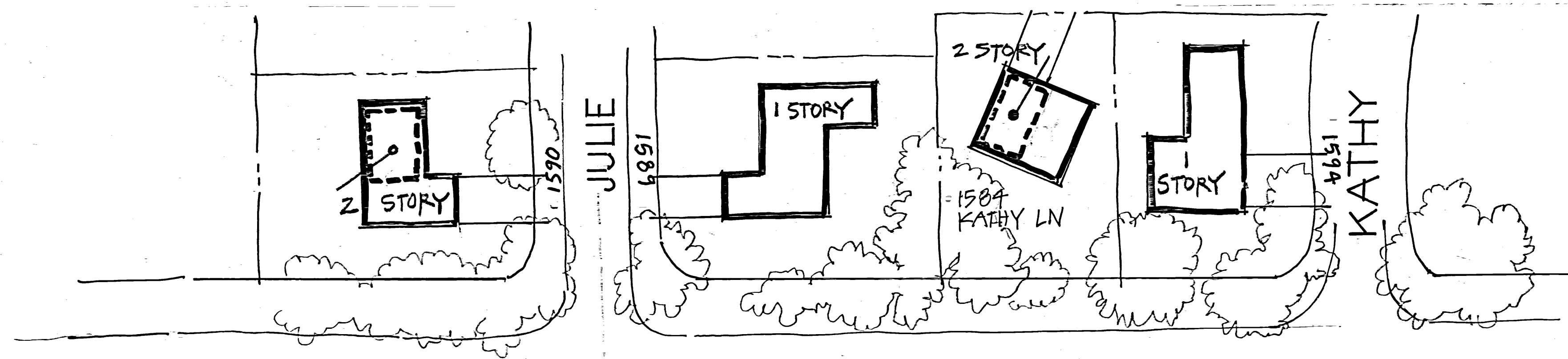
TWO STORY ADDITION TO AN
EXISTING TWO STORY HOUSE
WITH ATTACHED GARAGE

SHEET INDEX

sheet	content
0	COVER SHEET
0.1	CONTEXT MAP, STREETSCAPES
0.2	AREA DIAGRAM CALCULATION
	DAYLIGHT CLEARANCE DIAGRAM
1	SITE PLAN
1.2	SURVEY PLAN by R Dodge
1.3	DRAINAGE PLAN
1.4	LANDSCAPE PLAN by T Schere
2	EXISTING/DEMOLITION PLAN
3	EXISTING ELEVATIONS
4	ROOF PLAN
5	FIRST FLOOR PLAN
6	SECOND FLOOR PLAN
7	SECTIONS, DETAILS
8	EXTERIOR ELEVATIONS

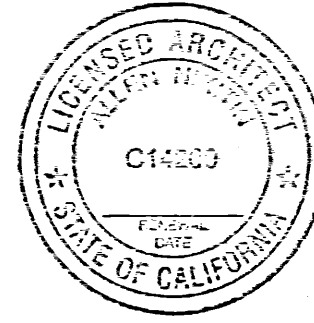


① DALLAS COURT
1" = 20'



NEIGHBORHOOD
CONTEXT MAP
1" = 40'

▲ INDICATES 2 STORY



PRELIMINARY PLANS
TWO STORY ADDITION

PROJECT ADDRESS
1438 FREMONT AVE
LOS ALTOS CA 94024

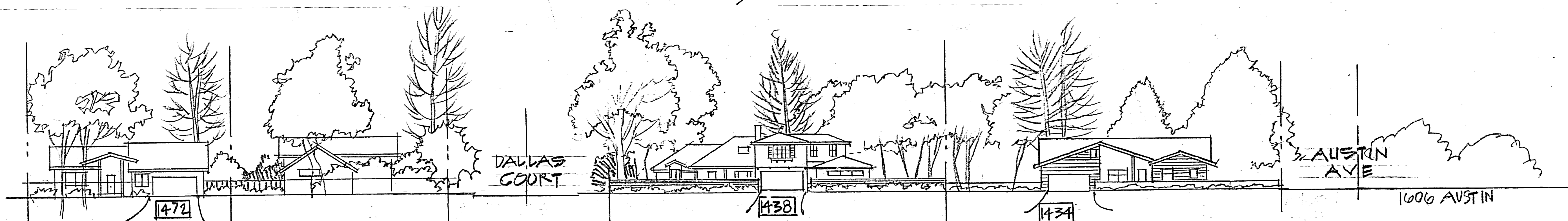


DATE: 31 AUG 21 SCALE: NOTED

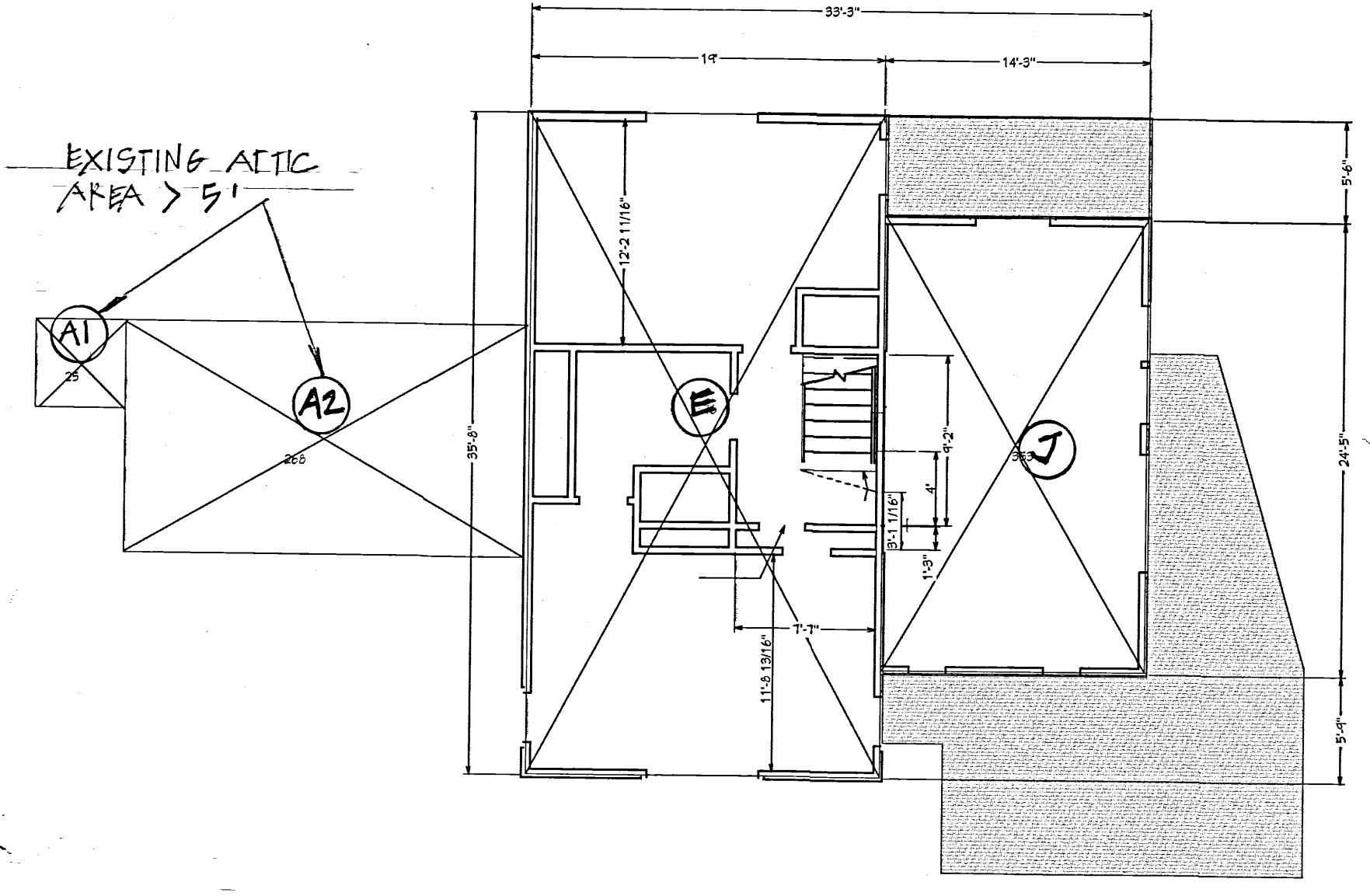
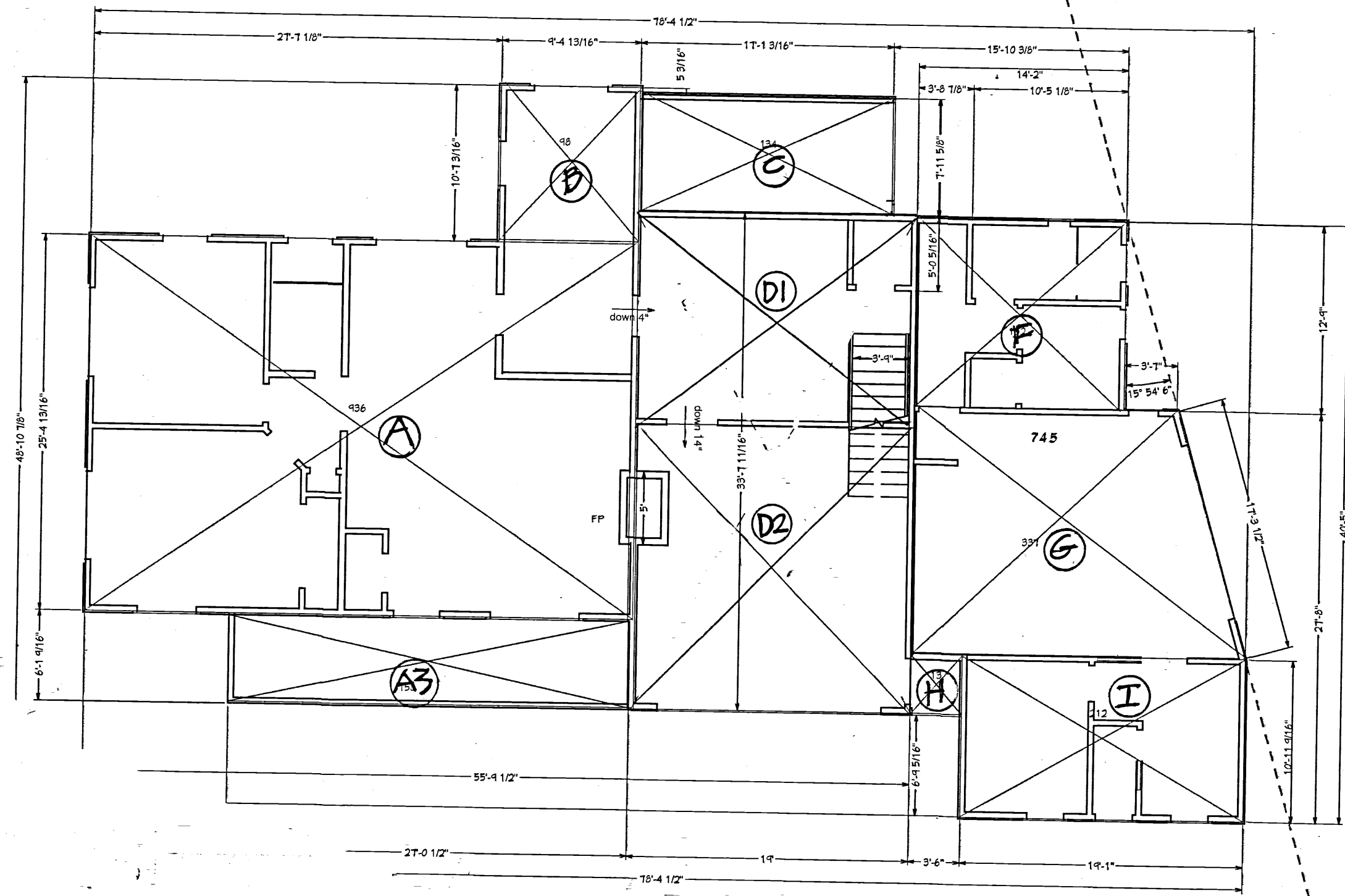
REVISIONS: SHEET:

Δ 22 OCT 21 DESIGN REV.

0.1



② FREMONT AVENUE
1" = 20'



AREA DIAGRAM CALCULATION revised 30nov21

EXISTING	1st floor	2nd floor	attic > 5'	porch
A	25'5" x 36'10"	936		
B	9'5" x 10'7"	100		
C	8' x 17'1"	137		
D1	19' x 13'8"	260		
D2	19' x 20' garage	380		
E	19' x 35'8"		678	

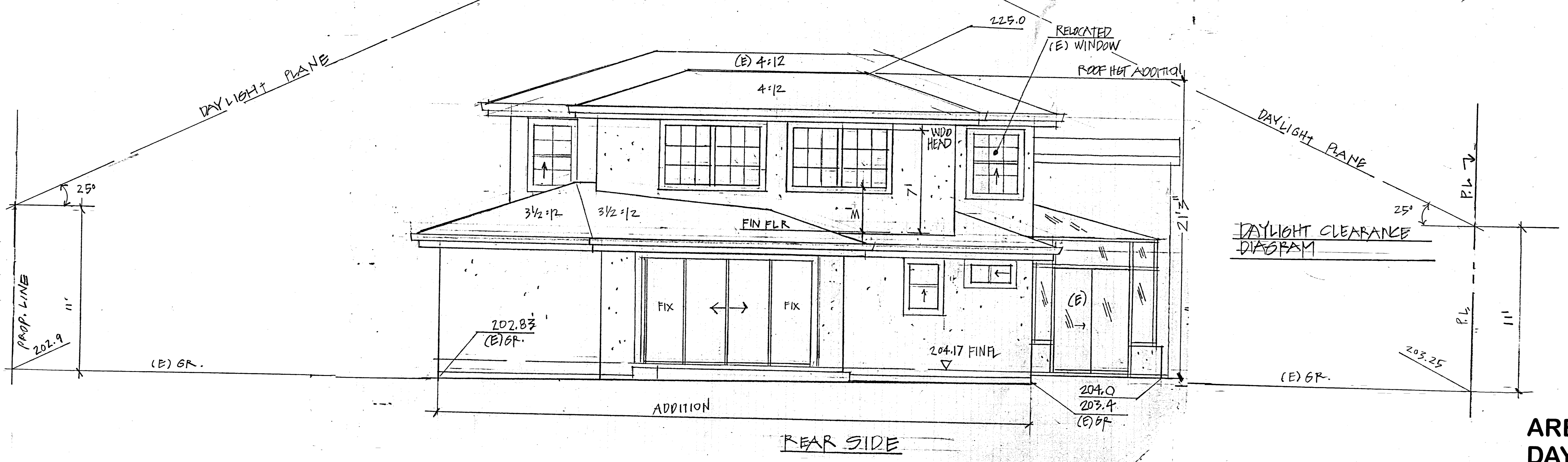
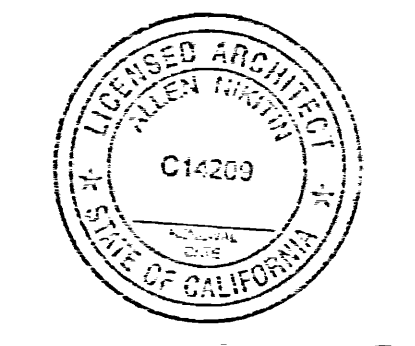
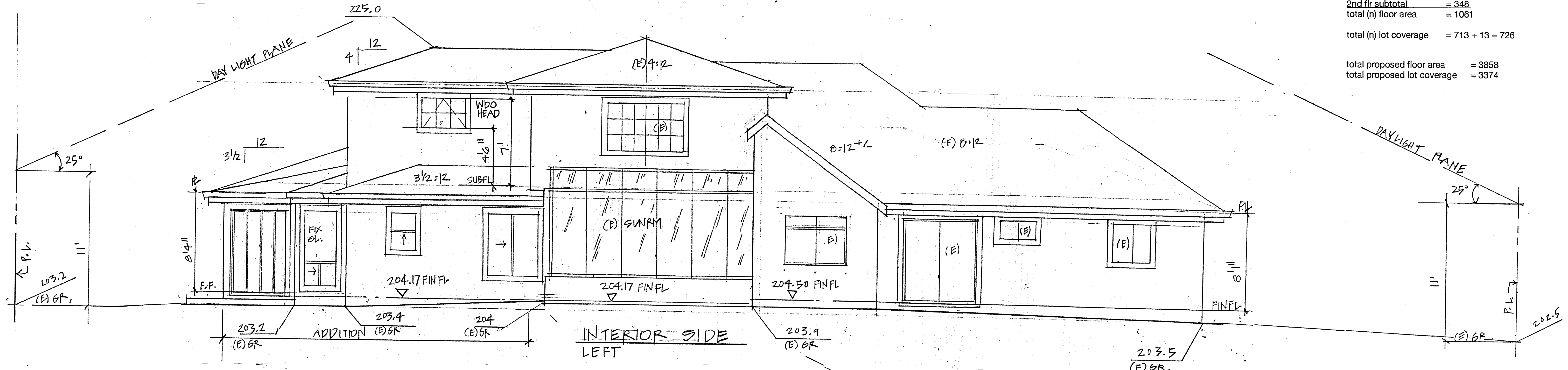
A1	5' x 5'		25	
A2	13'4" x 21'		281	
A3	6' x 27'			162

1st flr subtotal = 1813
 2nd flr subtotal = 678
 attic > 5' = 306
 total (e) floor area = 2797
 total (e) lot coverage = 1813 + A3 = 1975

NEW ADDITION				
F	12'9" x 13'2"	168		
G	17' x 20'	340		
H	3'6" x 3'9"			13
I	10'9" x 19'1"	205		
J	14'3" x 24'5"		348	

1st flr subtotal = 713
 2nd flr subtotal = 348
 total (n) floor area = 1061
 total (n) lot coverage = 713 + 13 = 726

total proposed floor area = 3858
 total proposed lot coverage = 3374



PRELIMINARY PLANS
TWO STORY ADDITION

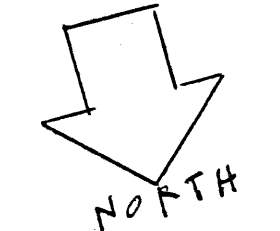
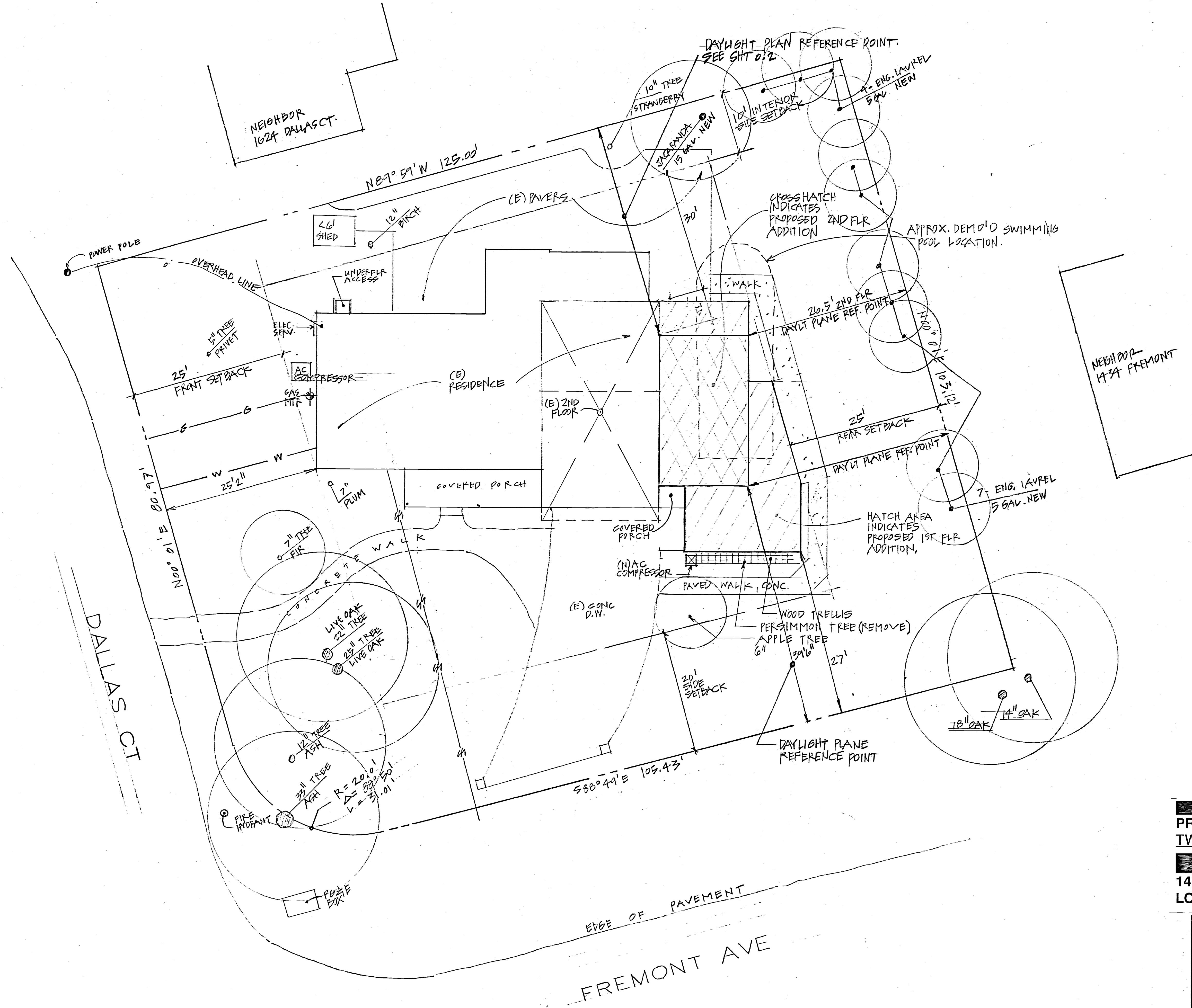
PROJECT ADDRESS
 1438 FREMONT AVE
 LOS ALTOS CA 94024



DATE: 15 APR 21 SCALE: _____
 REVISIONS: 31 AUG 21 SHEET: _____

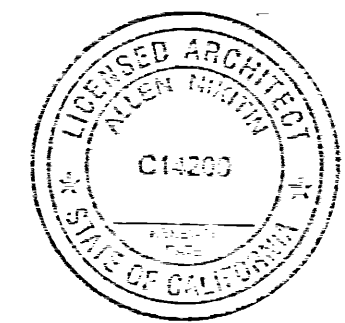
AREA CALCULATION
DAYLIGHT PLANE

0.2



SC: 1/8" = 1 FT
SITE PLAN

- PROPOSED 1ST FLR ADDITION
- PROPOSED 2ND FLR ADDITION
- GAS LINE
- WATER LINE
- SANITARY SEWER



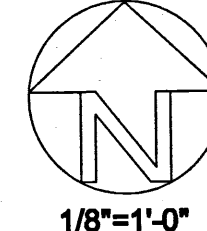
**PRELIMINARY PLANS
 TWO STORY ADDITION**

PROJECT ADDRESS
**1438 FREMONT AVE
 LOS ALTOS CA 94024**

ALLEN NIKITIN ARCHITECT INC.
 PO BOX 488
 Los Gatos, CA 95030
 anikitin@mindspring.com
 www.allennikitinarchitect.com
 408.354.3575

DATE: 15/08/21 SCALE: 1/8"
 REVISIONS: SHEET:

31 AUG 21



TOPOGRAPHY
OF LANDS OF
SHILPI BHARGAVE

1438 FREMONT AVE. - LOS ALTOS, CA. - 11-19-2020

ROGER E. DODGE, LS 3285
DODGE ASSOC. SURVEYING
20652 CHAPARRAL CIRCLE
PENN VALLEY, CA 95946
(530)432-5212

SITE DATA
- LOT 14, TRACT 1027
- A.P.N. 318-8-6
- GRANT DEED DOC. 24586295

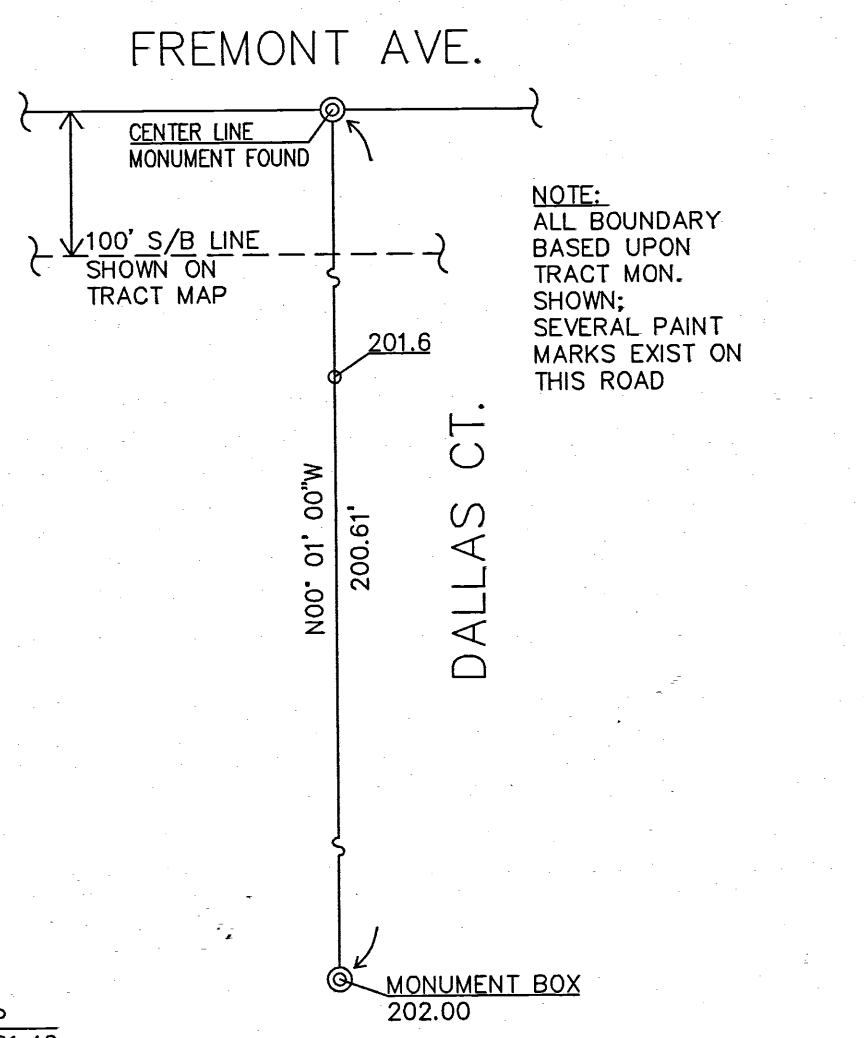
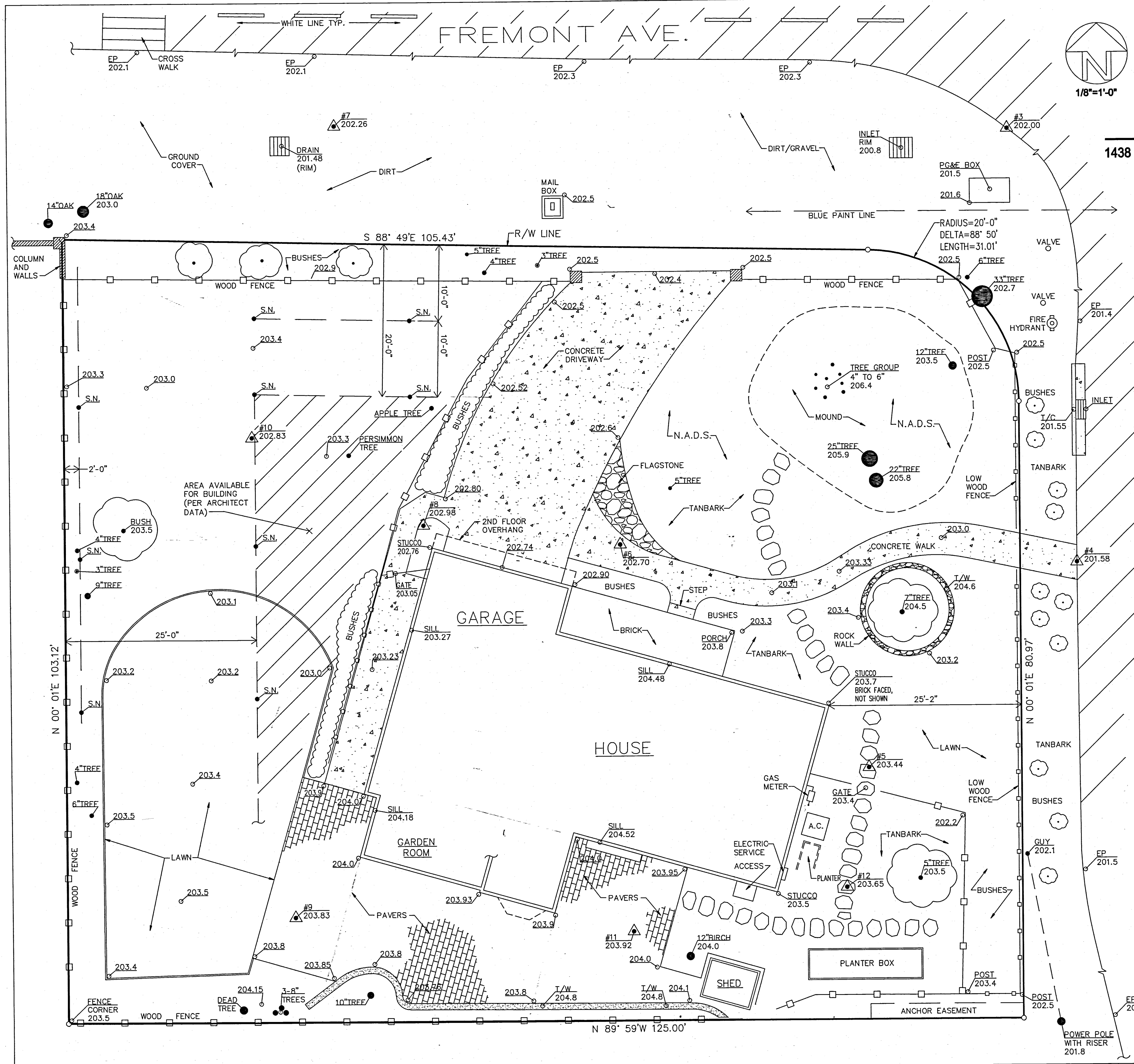
NOTE:
THIS IS A TOPOGRAPHIC MAP NOT A BOUNDARY SURVEY. LINES SHOWN ARE DERIVED FROM RECORD DATA, AND MAY VARY SOMEWHAT FROM ABSOLUTE BOUNDARY LOCATIONS.

NOTE:
EASEMENTS, PLAN LINES, SETBACK LINES AND GEOLOGIC CONDITIONS, IF ANY, AND UNLESS SHOWN, NOT SHOWN.

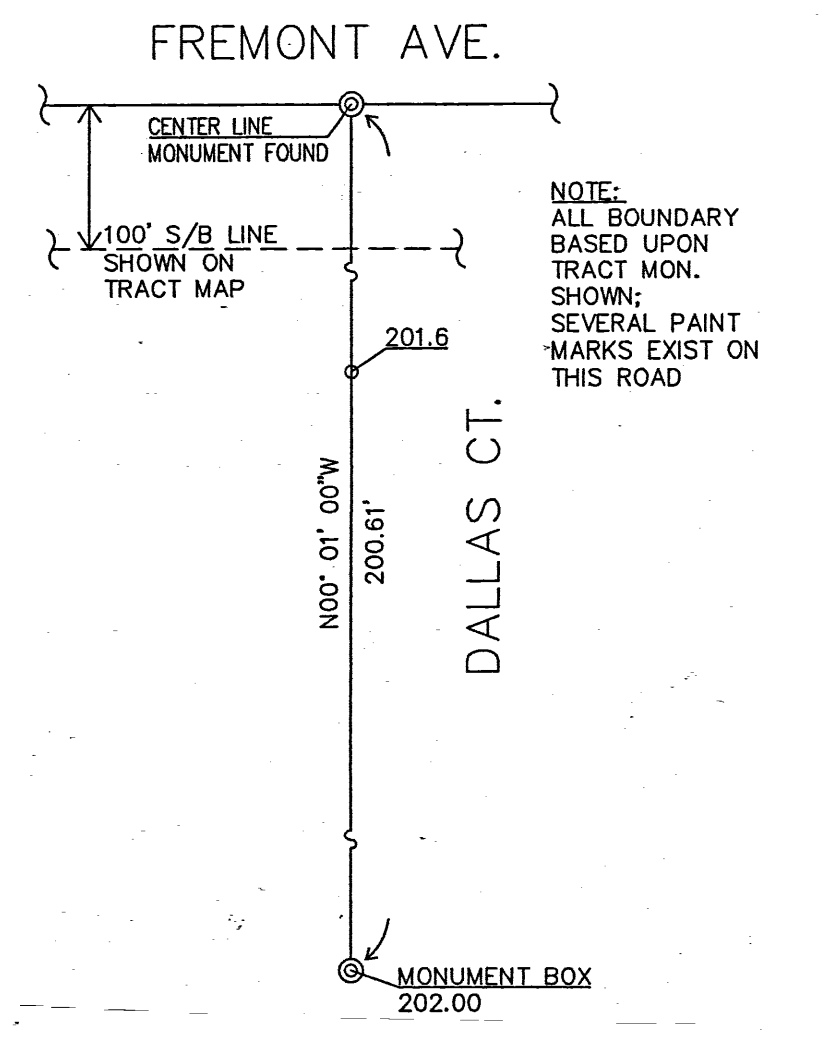
NOTE:
NOT ALL UNDERGROUND UTILITY LINES MAY BE SHOWN ON THIS MAP. U.S.A. MUST BE CONTACTED TO DETERMINE LOCATIONS OF ALL UTILITY LINES PRIOR TO ANY DIGGING.

LEGEND
EP = EDGE OF PAVEMENT
N.A.D.S. = NOT ALL DETAILS SHOWN
S.N. = SET LARGE NAIL
R/W = RIGHT-OF-WAY
#1 = SURVEY CONTROL POINT

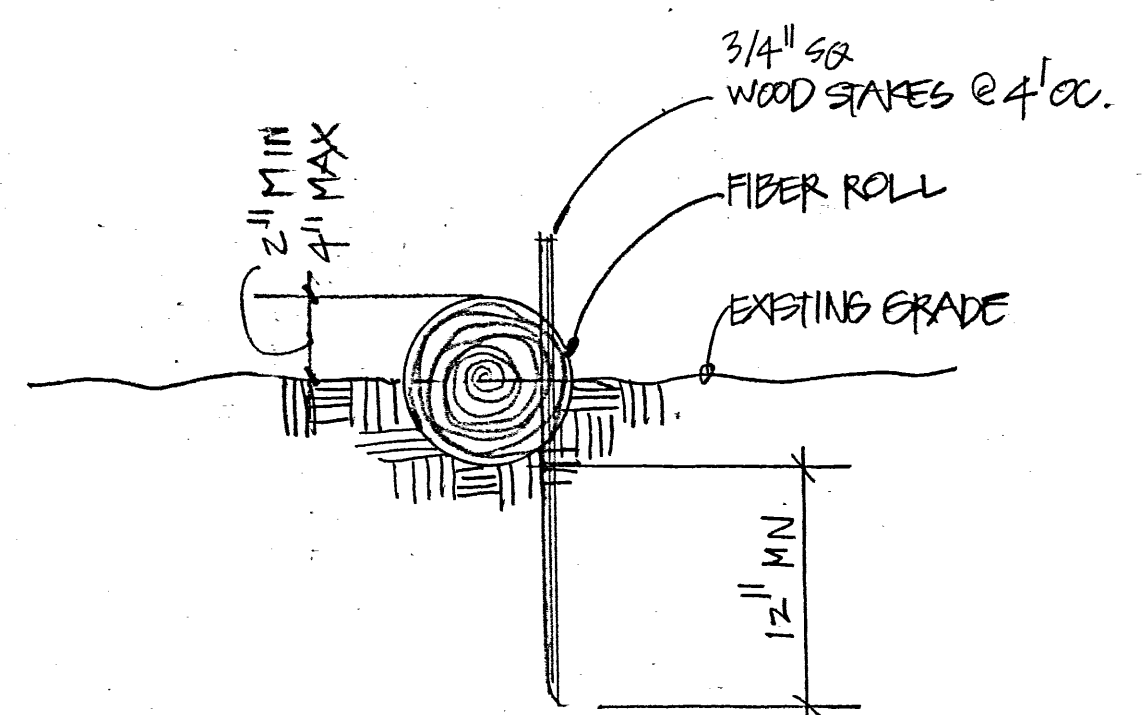
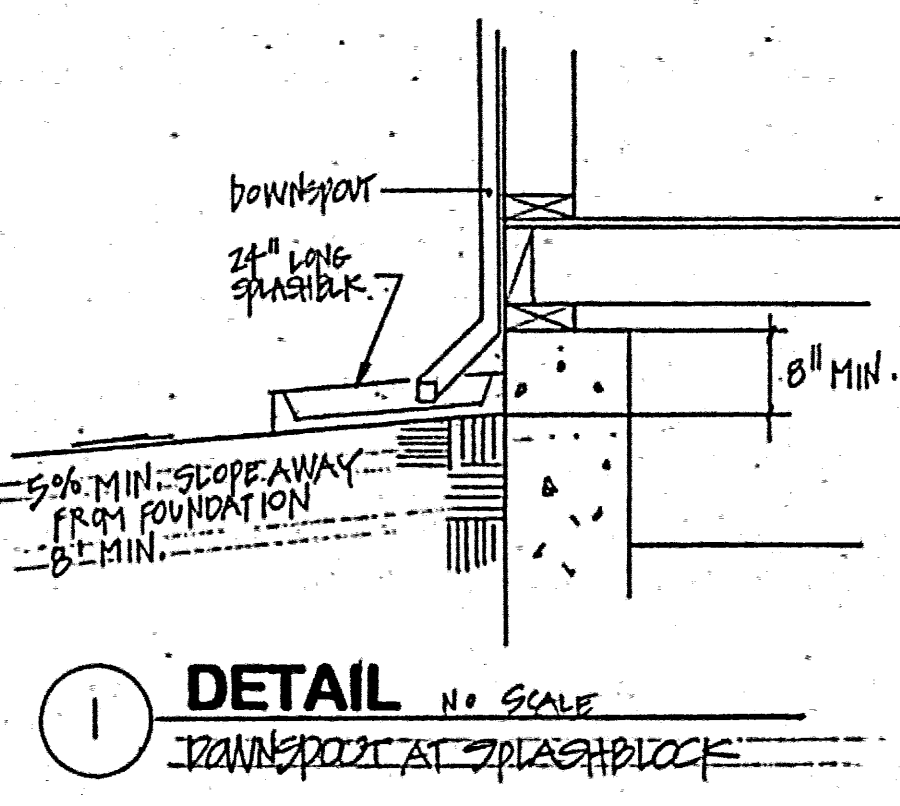
ELEVATION DATUM:
GOOGLE EARTH DATUM WAS USED TO DERIVE ALL ELEVATIONS SHOWN ON THIS MAP. THE MONUMENT LID (SHOWN) WAS TAKEN AS ELEVATION 202.00 - NAVD 88. NOT EXACT SEA LEVEL DATUM.



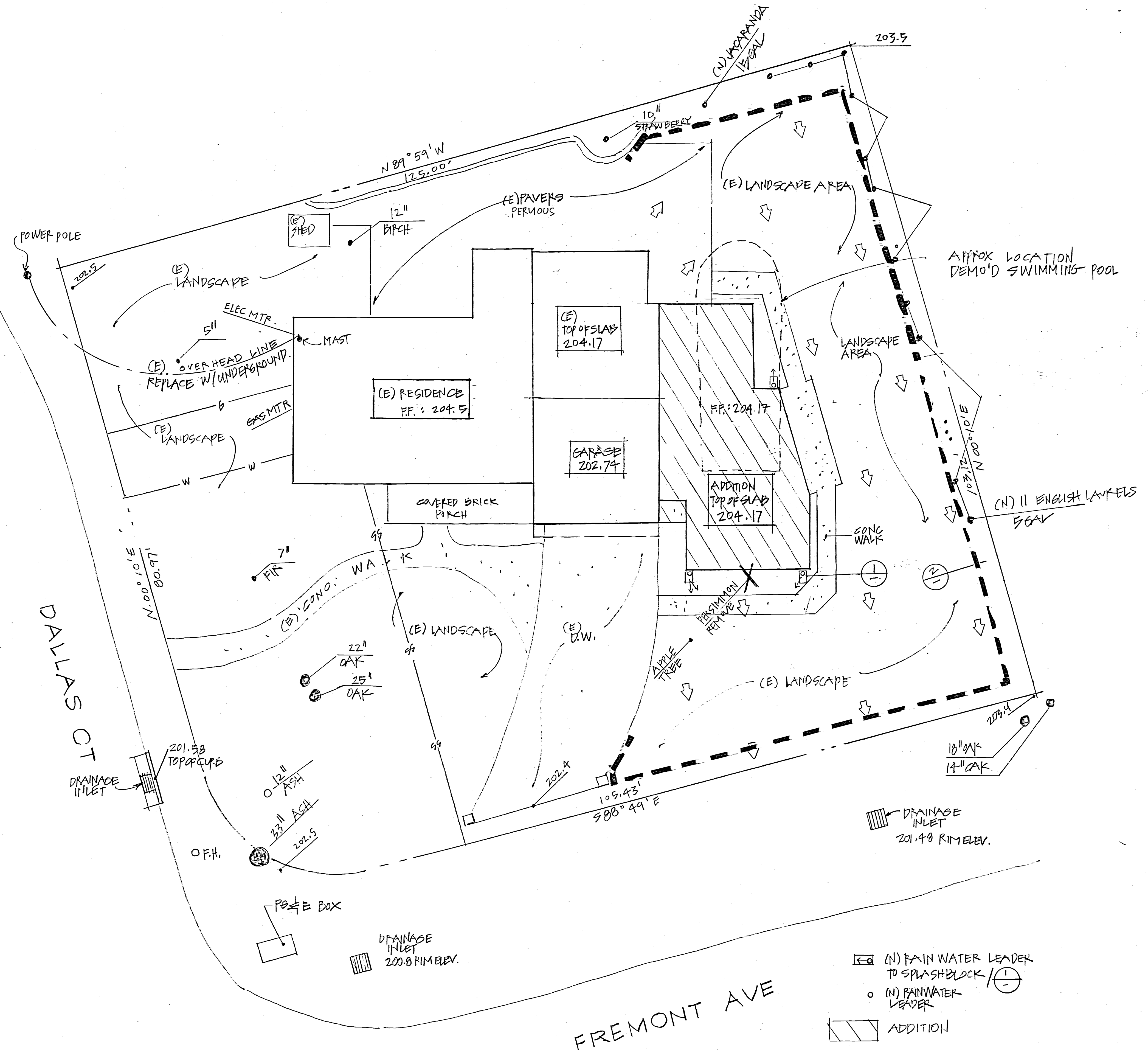
ELEVATION DATUM:
GOOGLE EARTH DATUM WAS USED TO
DERIVE ALL ELEVATIONS SHOWN ON THIS
MAP. THE MONUMENT I.D. (SHOWN) WAS
TAKEN AS ELEVATION 202.00 - NAVD 88.
NOT EXACT SEA LEVEL DATUM.



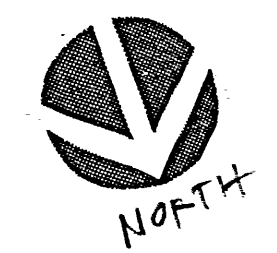
NOTE:
ALL BOUNDARY
BASED UPON
TRACT MON.
SHOWN ON
TRACT MAP.
SEVERAL PAINT
MARKS EXIST ON
THIS ROAD



2 FIBER ROLL ENTRENCHMENT
• INSPECT WEEKLY AFTER EACH RAIN
• REMOVE SEDIMENT BEHIND BARRIER



- (N) RAIN WATER LEADER TO SPLASHBLOCK / 1
- (N) RAIN WATER LEADER
- ADDITION
- GENERAL DIRECTION OF (E) ON-GRADE DRAINAGE
- FIBER ROLL / 2
- GAS LINE
- WATER LINE
- SANITARY SEWER



SCALE: 1/8" = 1 FOOT
DRAINAGE PLAN

PRELIMINARY PLANS
TWO STORY ADDITION
PROJECT ADDRESS
1438 FREMONT AVE
LOS ALTOS CA 94024

DATE: 3/18/21 SCALE: 1/8"
REVISIONS: SHEET:

PLANT SCHEDULE:

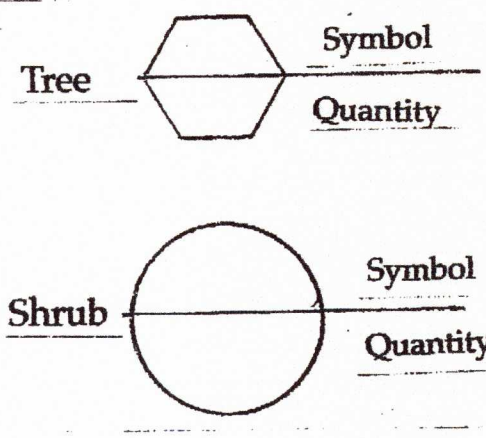
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	H2O QUANTITY	COMMENT	
TREES:						
A	Jacaranda mimosifolia	Jacaranda	15g.c.	M	1	Flowering Patio Tree
SHRUBS & VINES:						
1	Prunus laurocerasus	English Laurel	5 g.c.	M	11	Dense Privacy Screen
▲	Clytostoma callistegoides	Lavender Trumpet Vine	5 g.c.	M	2	Flowering Vine

GROUNDCOVERS:

	Cistus salvifolius	
	Sage Leaf Rock Rose	
	Plant 1 g.c. @ 48" o.c.	
	Retain Existing Lawn	
	For Children's Play	

KEY:

SYMBOL	WATER USE
VL	VERY LOW
L	LOW
M	MEDIUM
H	HIGH



TREE PROTECTION LEGEND:

Number	Botanical Name	Common Name	DBH	Disposition
1	Quercus agrifolia	Coast Live Oak	14"	Retain
2	Quercus agrifolia	Coast Live Oak	18"	Retain
3	Ligustrum japonicum	Texas Privet	12"	Retain
4	Ligustrum japonicum	Texas Privet	10"	Retain
5	Ligustrum japonicum	Texas Privet	10"	Retain
6	Ligustrum japonicum	Texas Privet	12"	Retain
7	Ligustrum japonicum	Texas Privet	8"	Retain
8	Fraxinus v. 'Modesto'	Modesto Ash	33"	Retain
9	Fraxinus v. 'Modesto'	Modesto Ash	12"	Retain
10	Quercus agrifolia	Coast Live Oak	25"	Retain
11	Quercus agrifolia	Coast Live Oak	22"	Retain
12	Abies species	Fir Tree	7"	Retain
13	Prunus cer. 'Thundercloud'	Purple-leaf Plum	7"	Retain
14	Ligustrum japonicum	Texas Privet	5"	Retain
15	Betula pendula	White Birch	12"	Retain
16	Arbutus undeo	Strawberry Tree	10"	Retain
17	Ligustrum japonicum	Texas Privet	15"	Remove
18	Ligustrum japonicum	Texas Privet	8"	Remove
19	Acer palmatum	Japanese Maple	6"	Retain
20	Feijoa sellowiana	Pineapple Guava	4"	Remove
21	Feijoa sellowiana	Pineapple Guava	12"	Retain
22	Hesperocyparis arizonica	Arizona Cypress	9"	Retain
23	Hesperocyparis arizonica	Arizona Cypress	3"	Retain
24	Hesperocyparis arizonica	Arizona Cypress	4"	Retain
25	Hesperocyparis arizonica	Arizona Cypress	3"	Retain
26	Callistemon citrinus	Bottlebrush	6"	Remove
27	Citrus- Limon	Lemon Tree	3"	Remove
28	Malus species	Apple Tree	6"	Retain
29	Diospyros kaki	Oriental Persimmon	10"	Remove



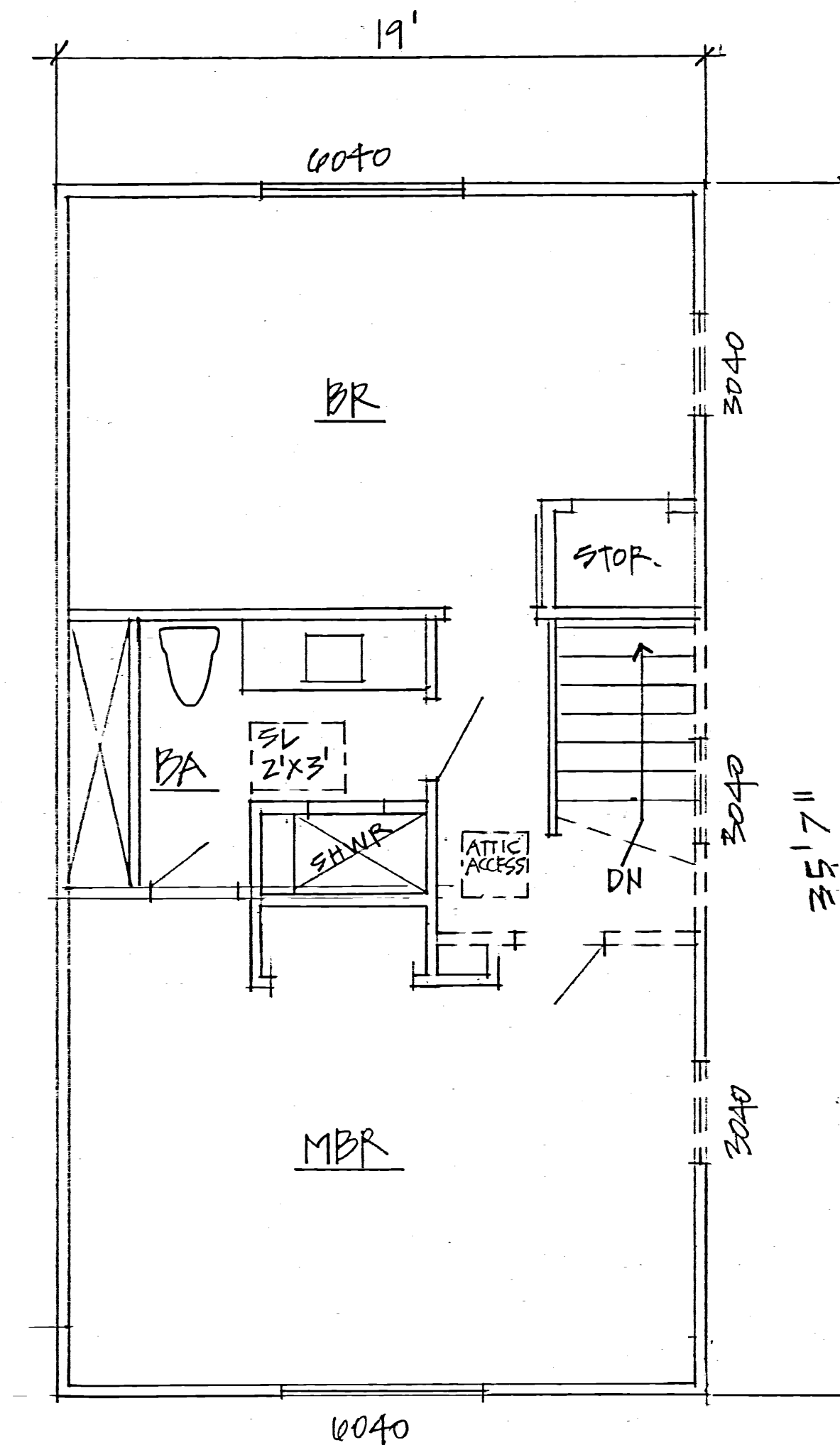
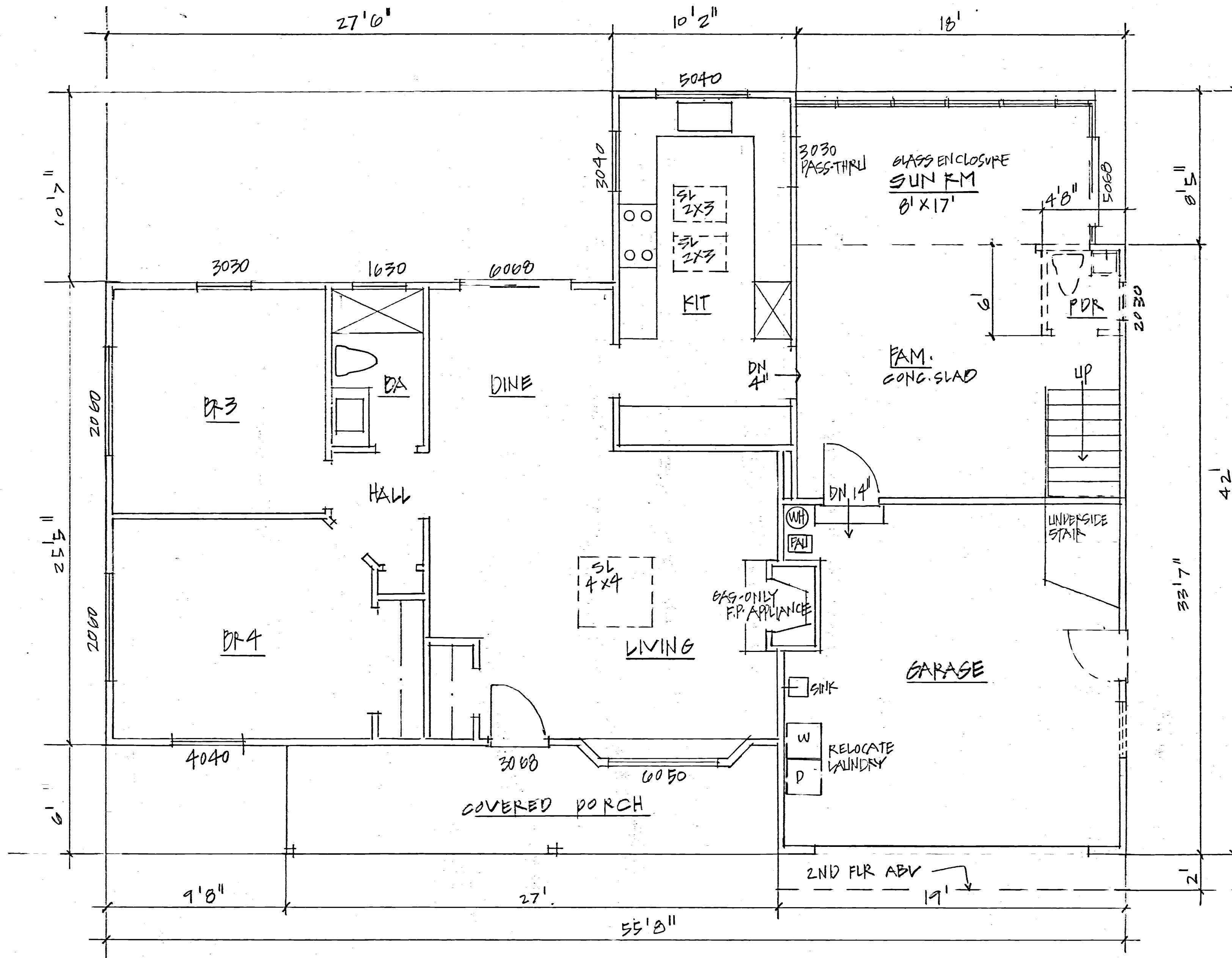
THOMAS SCHERER ASSOCIATES
 Landscape Architecture
 P.O. Box 68, Aptos, CA 95001
 Tel (831) 688-8913
 Fax (831) 688-3135

sheet title
Landscape Plan

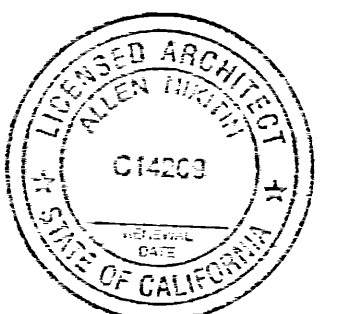
BHARGAVA RESIDENCE
 1438 FREMONT AVENUE
 LOS ALTOS, CA 94024
 APN 318-08-006

project
 revisions
 date 7-12-2021
 drawn TS
 sheet no

L-1
 of 1.4



- - - - - = INDICATES WALLS TO BE REMOVED.
 - - - - - = INDICATES WINDOWS DOORS, FIXTURES TO BE REMOVED.



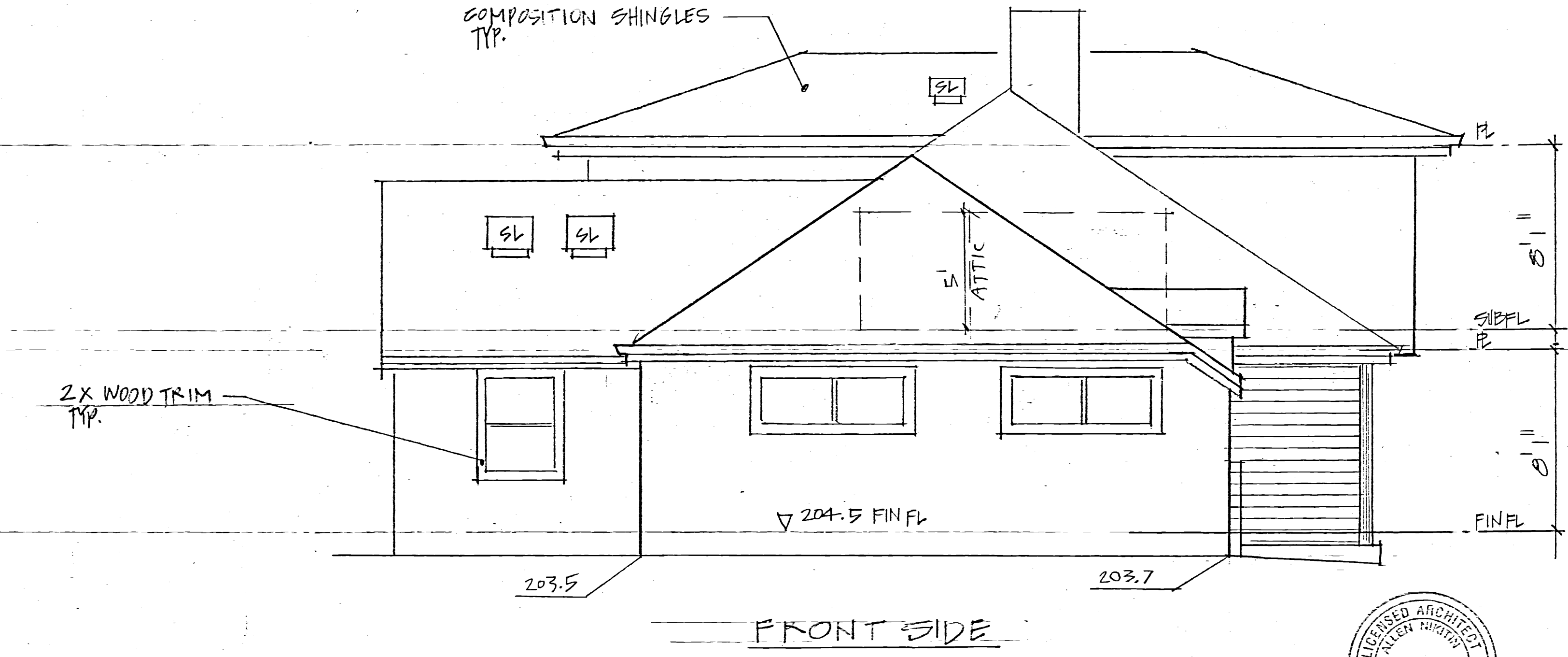
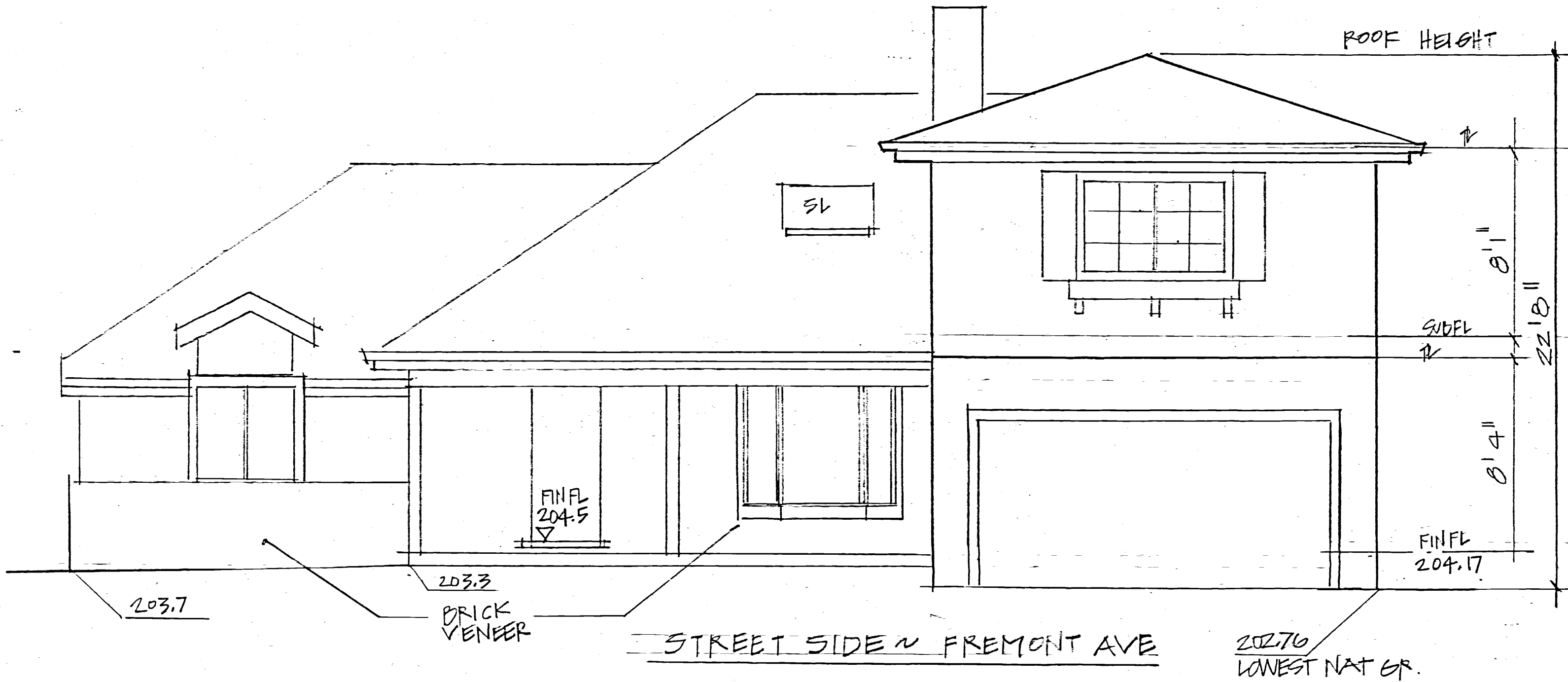
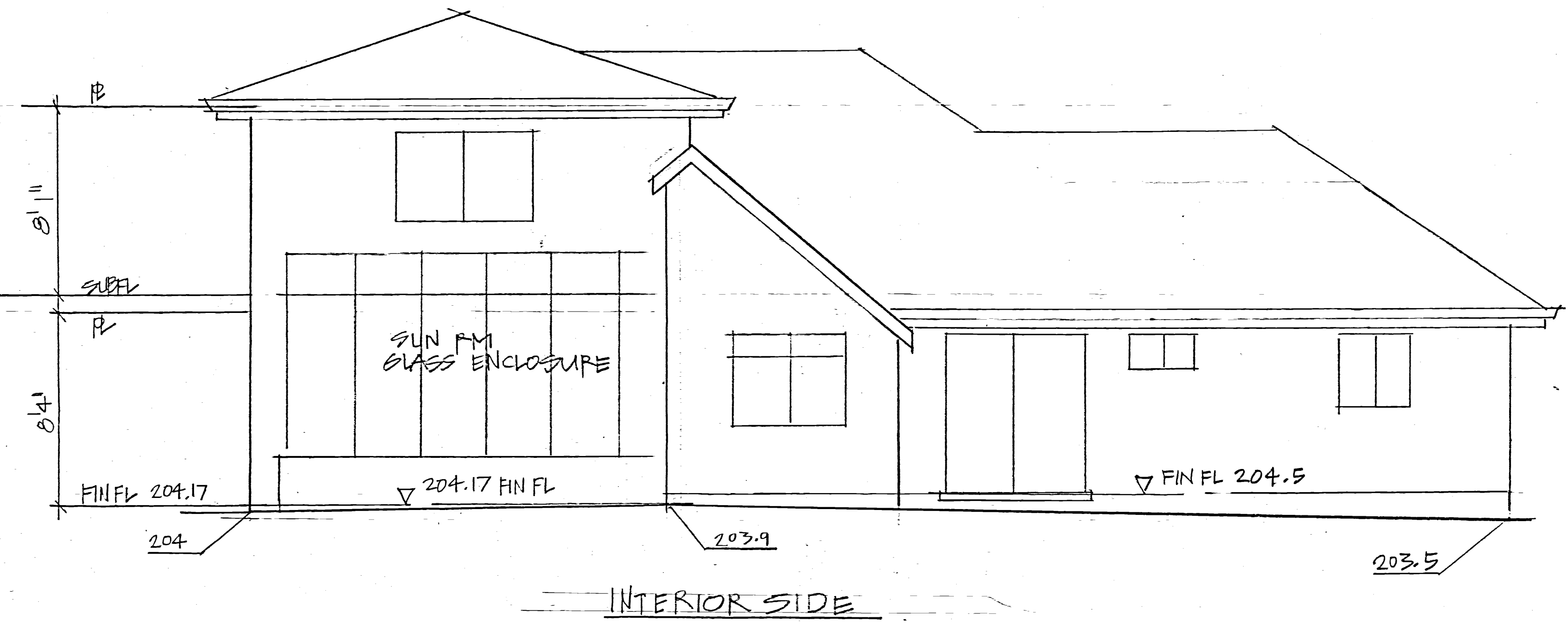
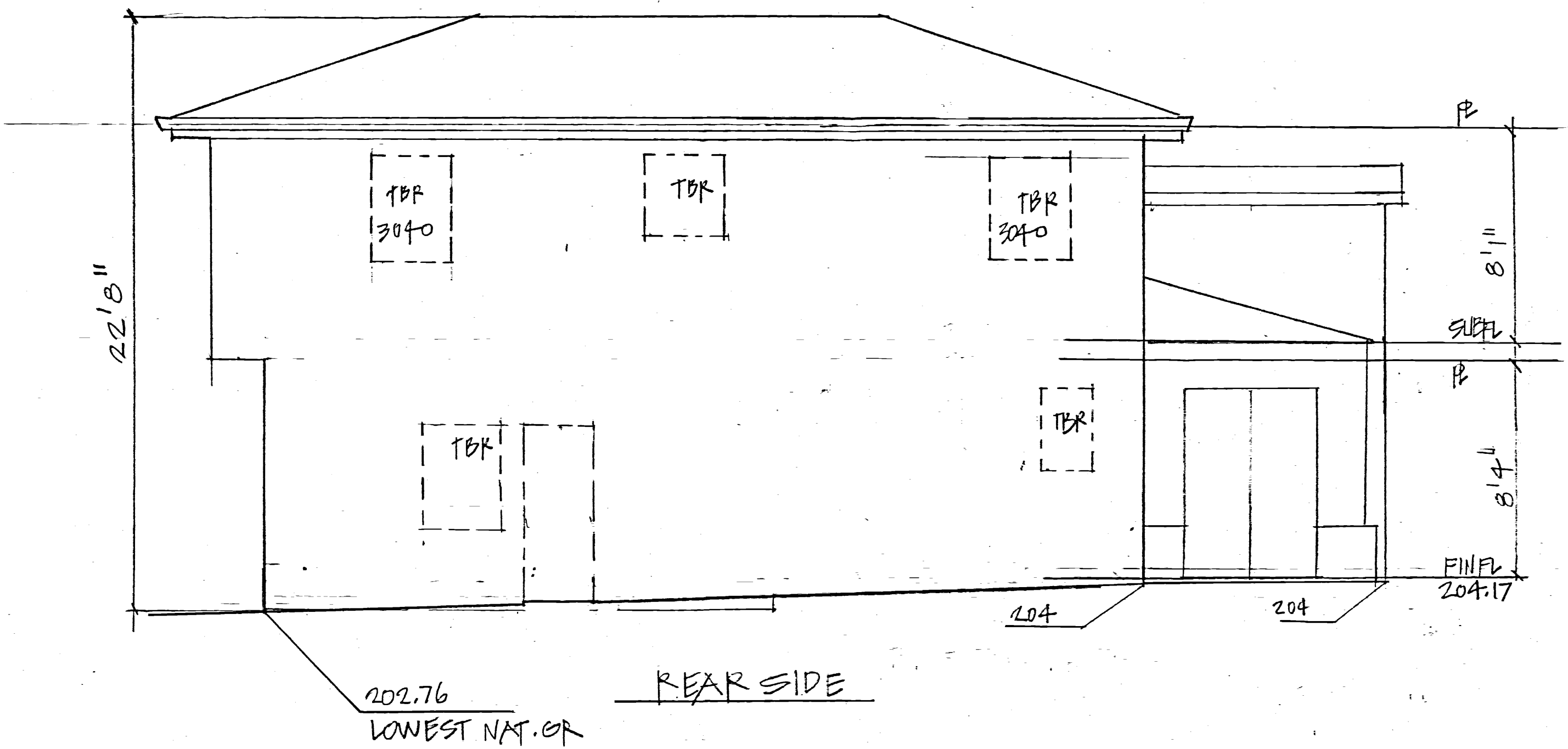
**PRELIMINARY PLANS
TWO STORY ADDITION**

PROJECT ADDRESS
 1438 FREMONT AVE
 LOS ALTOS CA 94024



DATE: 15 APR 21 SCALE: 1/4"
 REVISIONS: SHEET: 31AUG 21

**DEMOLITION PLAN
EXISTING PLAN**

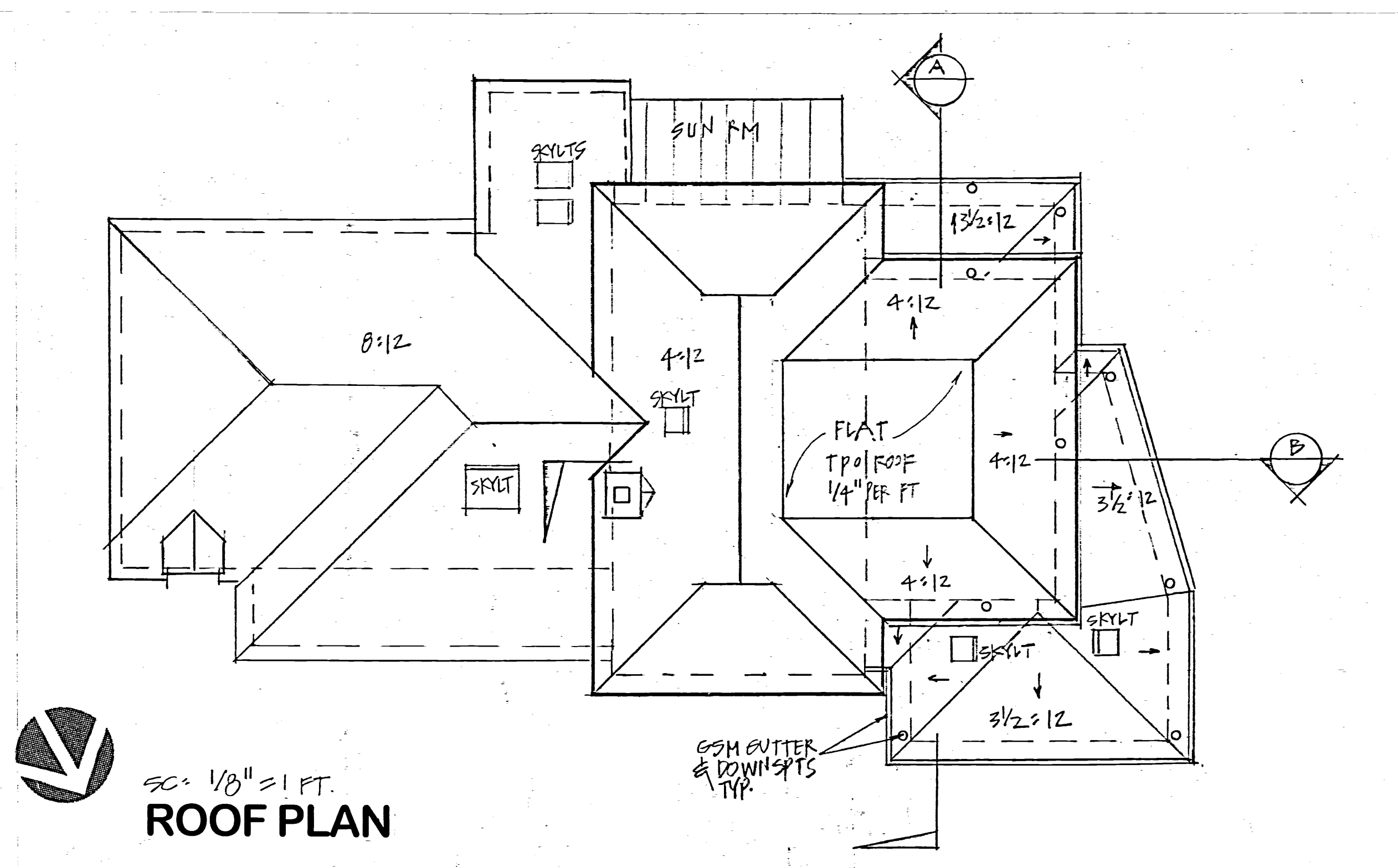


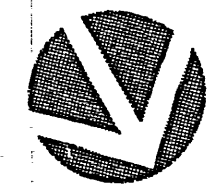
PRELIMINARY PLANS
TWO STORY ADDITION

PROJECT ADDRESS
1438 FREMONT AVE
LOS ALTOS CA 94024

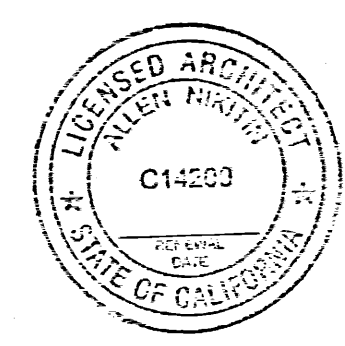
ALLEN NIKITIN ARCHITECT INC.
PO BOX 488
Los Gatos, CA 95030
anikitin@mindspring.com
www.allennikitinarchitect.com
408-354-3575

DATE: 15 APR 21 SCALE: 1/4"
REVISIONS: 31A/B 21 SHEET:




 SC = 1/8" = 1 FT.
ROOF PLAN

- (E) ROOF = COMPOSITION SHINGLES
- (N) ROOF = COMPOSITION SHINGLES, MATCH (E)
- TPO = THERMOPLASTIC POLYOLEFIN



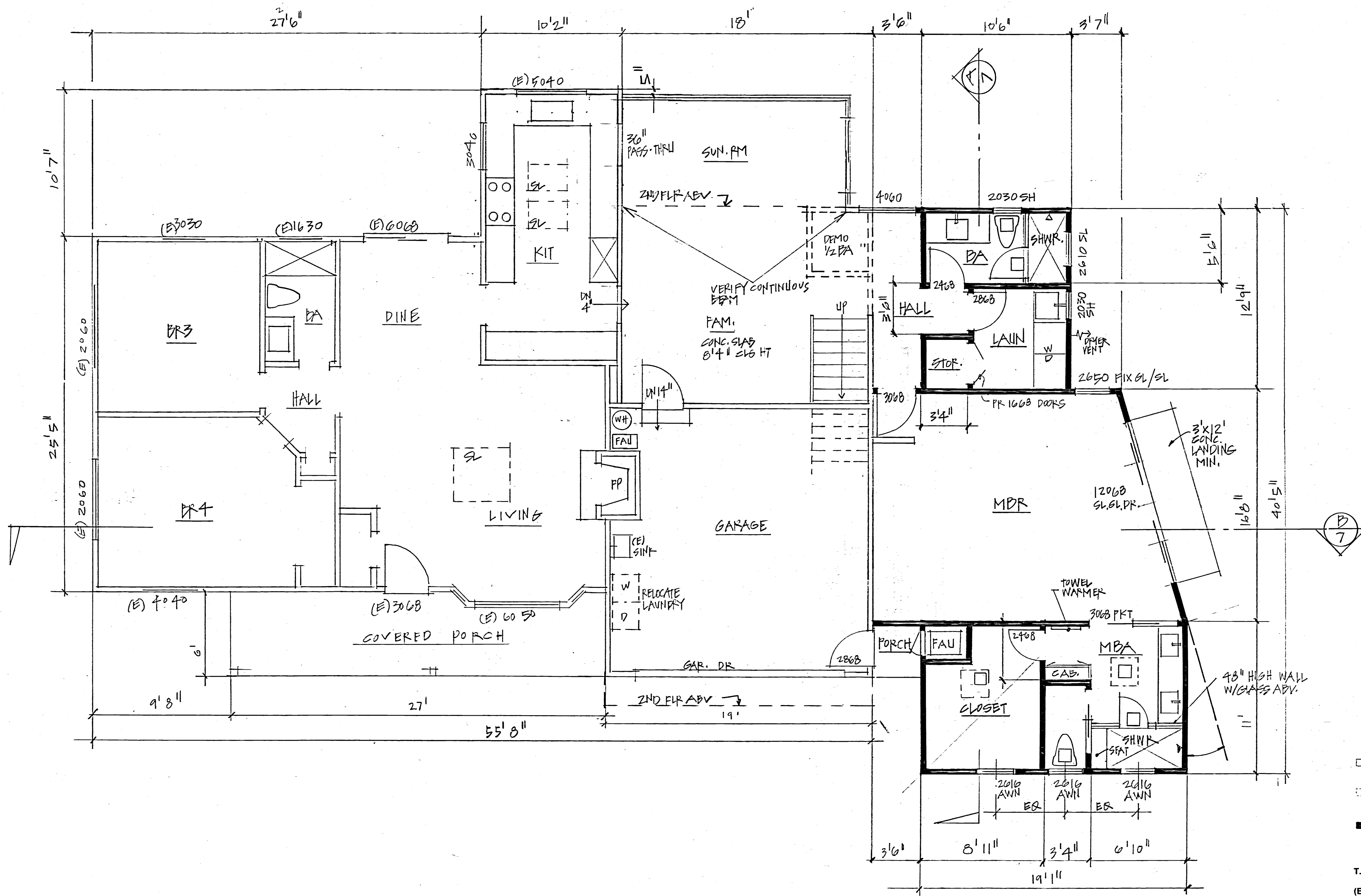
**PRELIMINARY PLANS
TWO STORY ADDITION**

PROJECT ADDRESS
**1438 FREMONT AVE
 LOS ALTOS CA 94024**



**ALLEN
 NIKITIN
 ARCHITECT
 INC.**
 PO BOX 488
 Los Gatos, CA 95030
 anikitin@mindspring.com
 www.allennikitinarchitect.com
 408-354-3575

DATE: 3/14/02 SCALE: NOTED
 REVISIONS: SHEET:



WALL LEGEND AND SYMBOLS

	EXISTING WALLS TO REMAIN
	EXISTING WALLS TO BE REMOVED
	NEW WALLS, 2X4 STUDS @ 16" O.C. TYPICAL, UNLESS NOTED OTHERWISE. INTERIOR WALL FINISH: GYPSUM BOARD TAPED AND FINISH COAT PER OWNER.
T.B.R.	TO BE REMOVED
(E)	EXISTING
(N)	NEW



PRELIMINARY PLANS
TWO STORY ADDITION

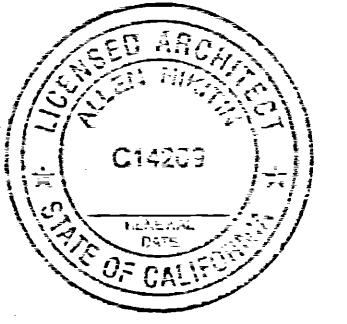
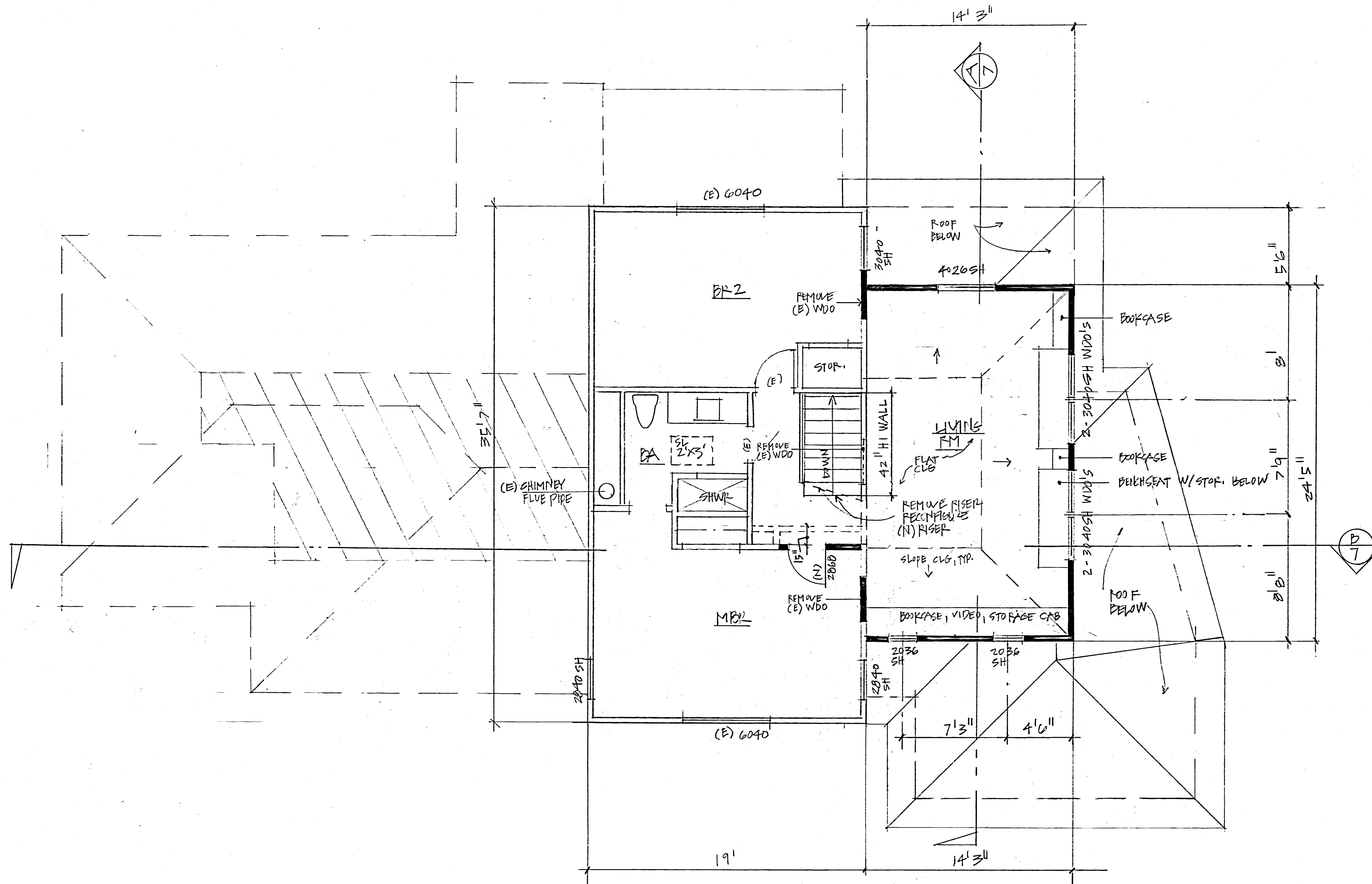
PROJECT ADDRESS
1438 FREMONT AVE
LOS ALTOS CA 94024

ALLEN NIKITIN ARCHITECT INC.

PO BOX 488
 Los Gatos, CA 95030
 anikitin@mindspring.com
 www.allennikitinarchitect.com
 408.354.3575

DATE: 15 APR 21 SCALE: 1/4"
 REVISIONS: SHEET:

31 AUG 21



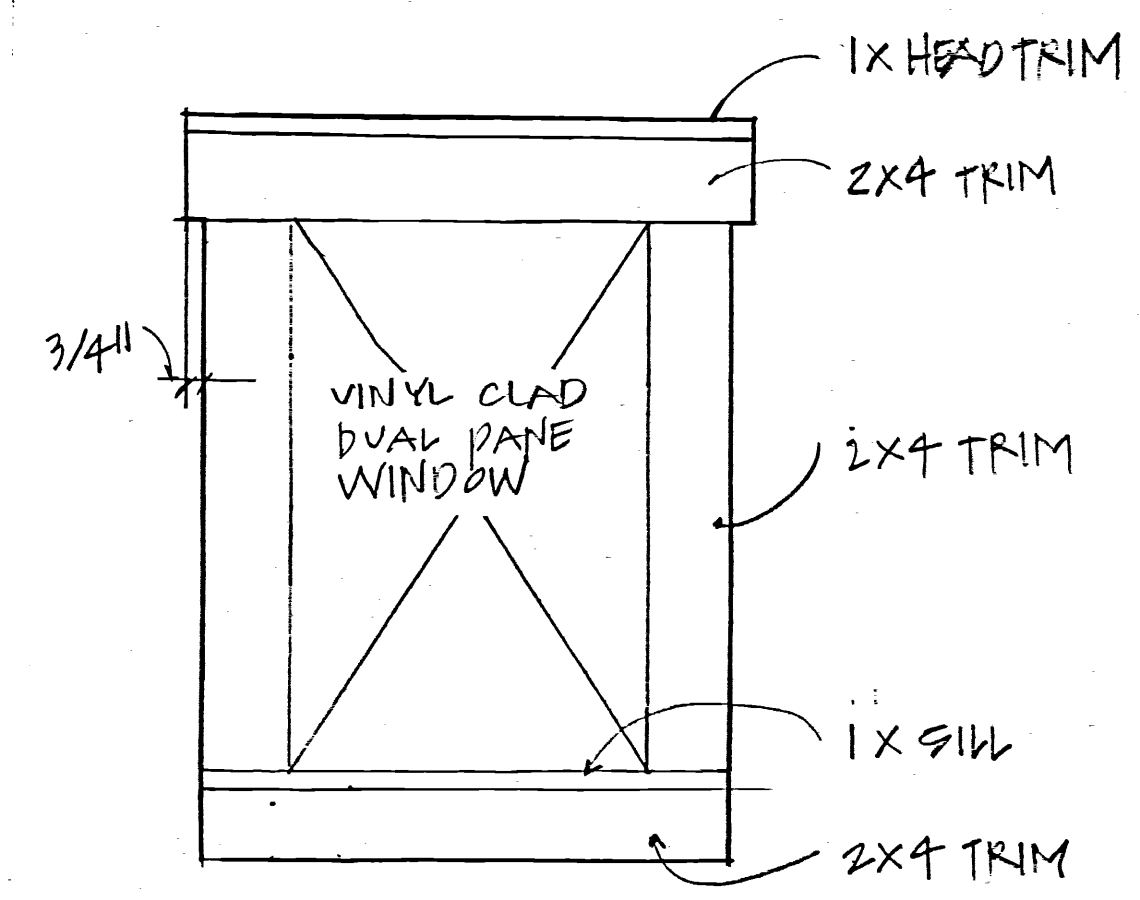
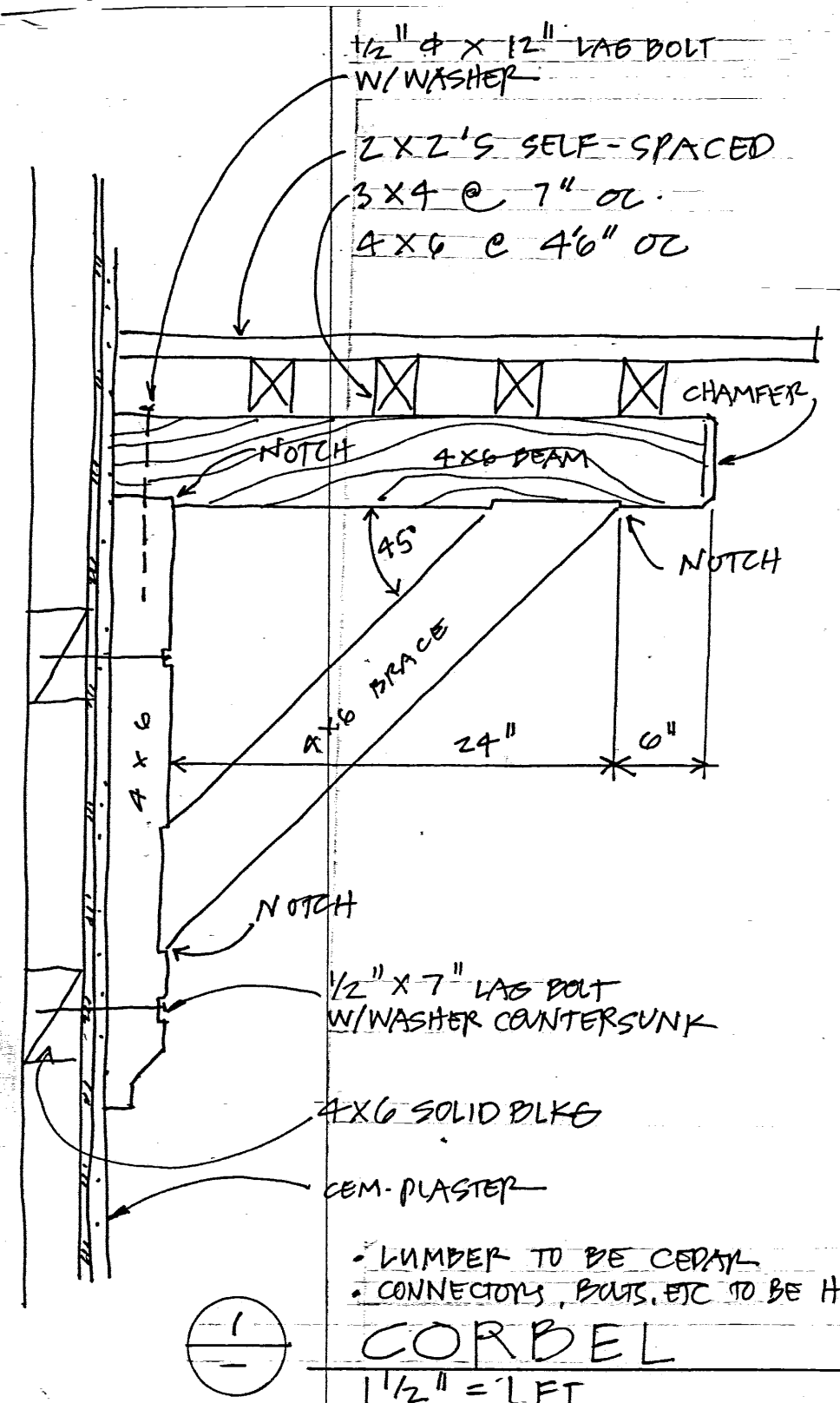
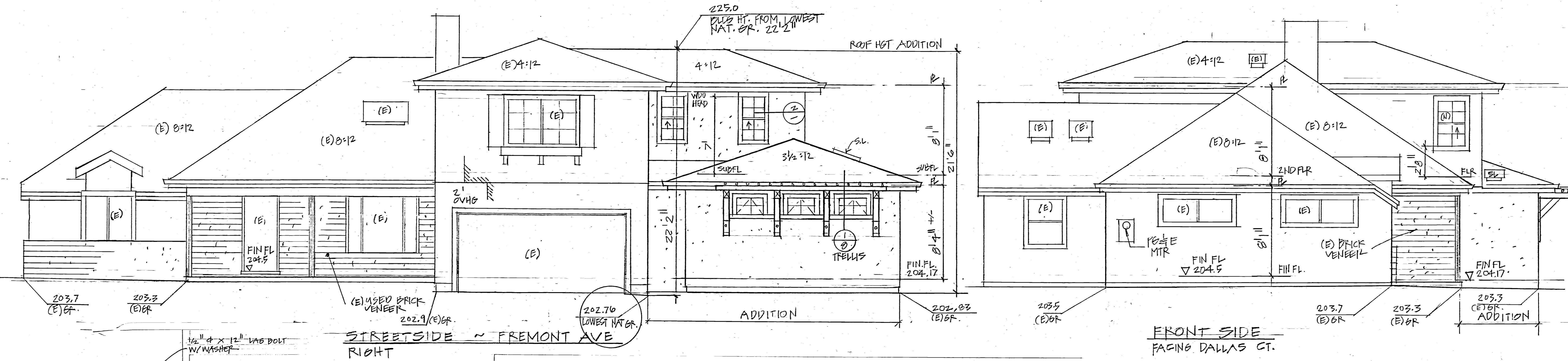
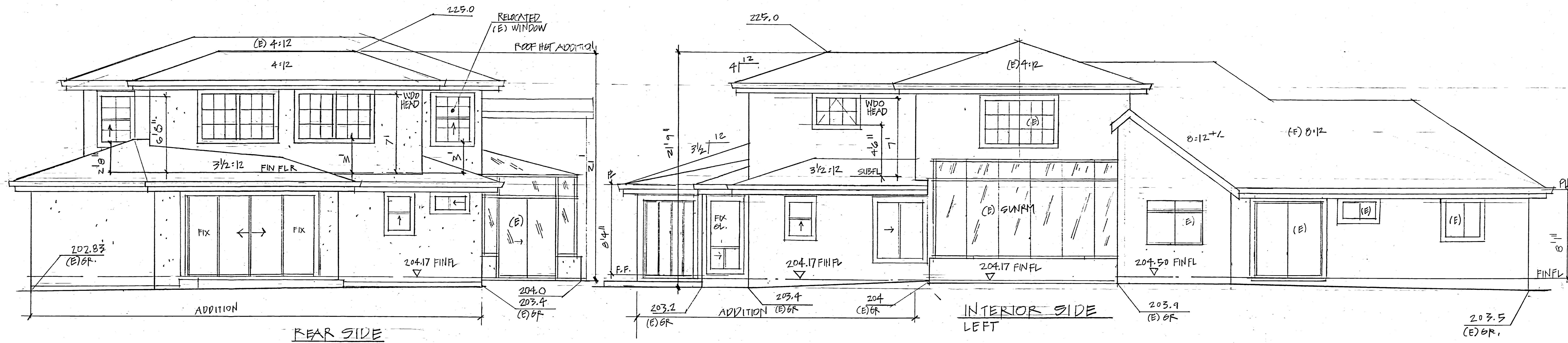
PRELIMINARY PLANS
TWO STORY ADDITION

PROJECT ADDRESS
1438 FREMONT AVE
LOS ALTOS CA 94024

ALLEN NIKITIN ARCHITECT INC.
 PO BOX 488
 Los Gatos, CA 95030
 ankitin@mindspring.com
 www.allennikitinarchitect.com
 408-354-3575

DATE: 15 APR 21 SCALE: 1/4" = 1'-0"

REVISIONS: SHEET: 3 | AUG 21

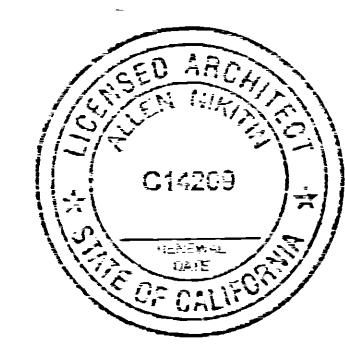


2 TYPICAL WINDOW TRIM
 - PAINTED WOOD TRIM
 - MATCH (E) TRIM IN SIZE, COLOR, TEXTURE.

EXTERIOR MATERIALS

ROOF	Composition shingles Flat TPO roof
WALLS	cement plaster MED. DASH FINISH
WINDOWS	Vinyl dual pane
TRIM	2x wood trim windows, doors, painted
TRELLIS	Wood, painted

All addition exterior materials to match existing in style, color and type

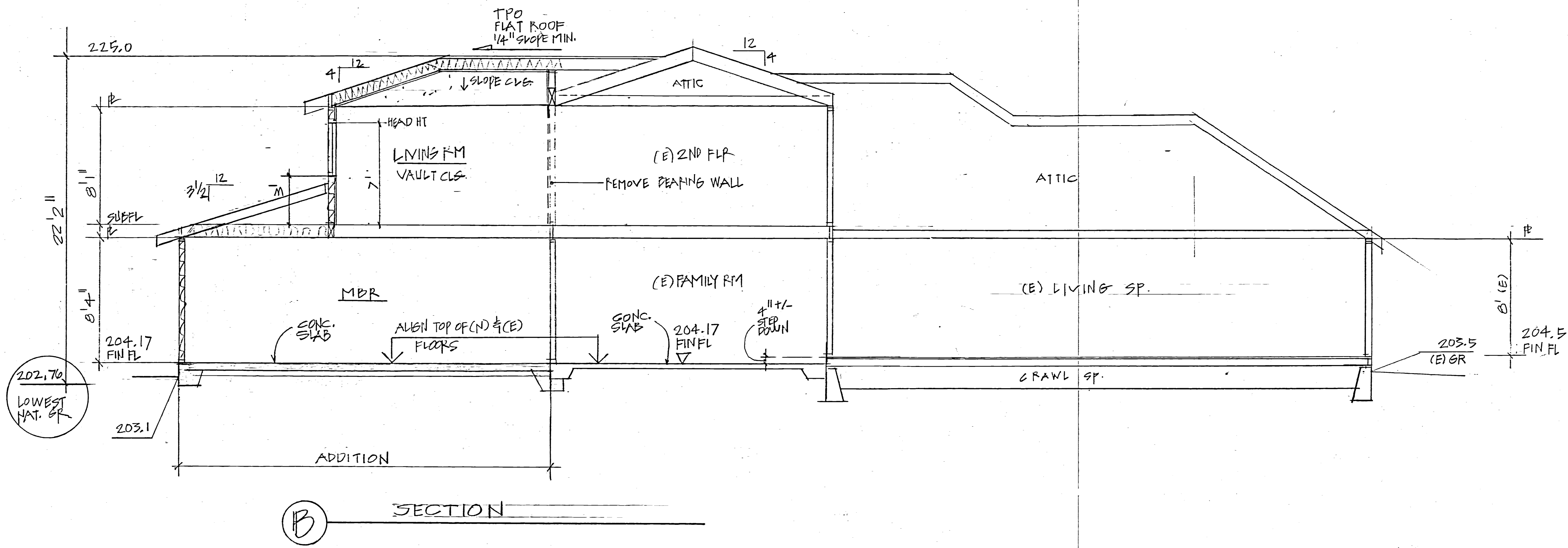
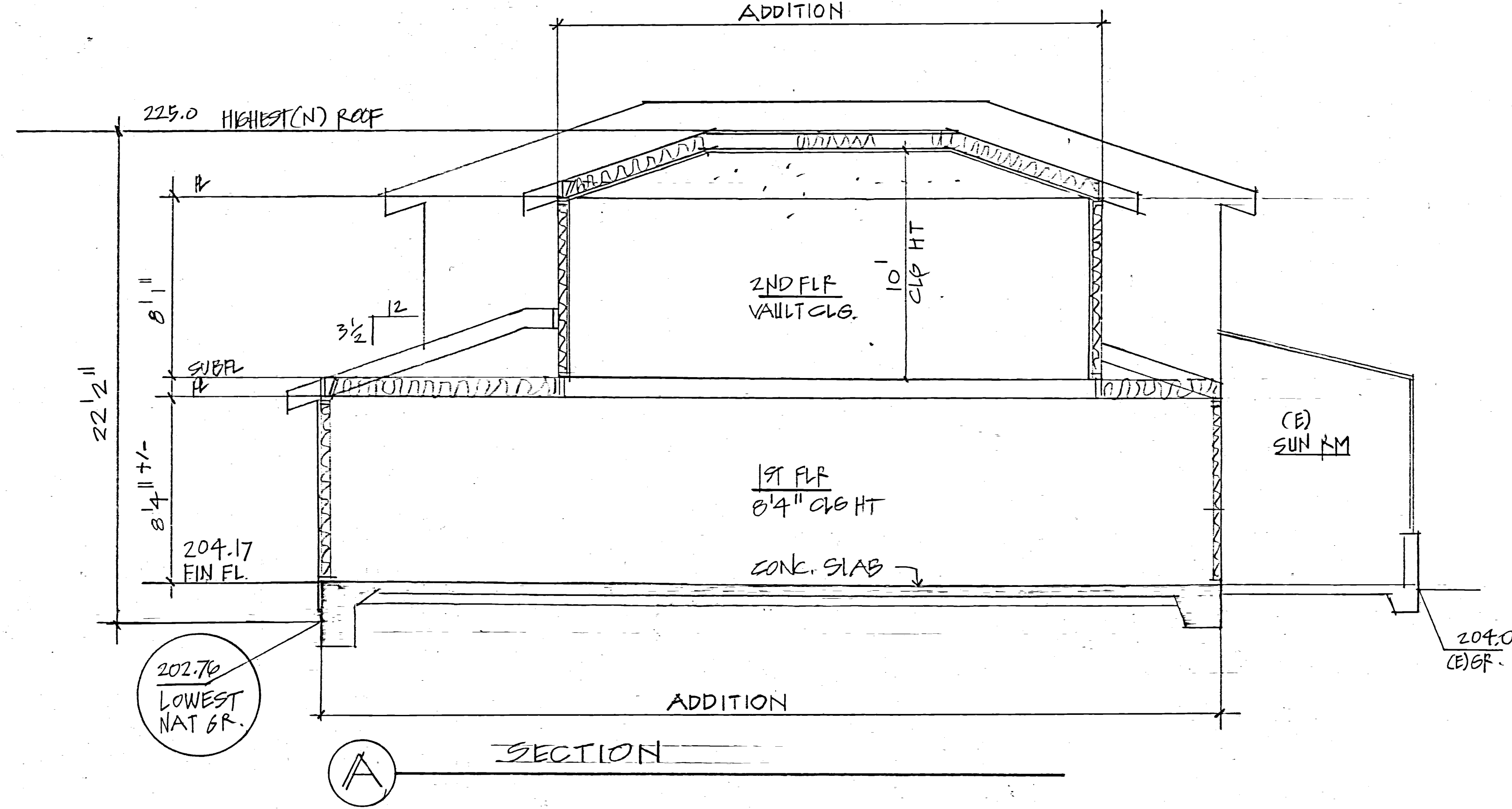


PRELIMINARY PLANS
TWO STORY ADDITION

PROJECT ADDRESS
1438 FREMONT AVE
LOS ALTOS CA 94024

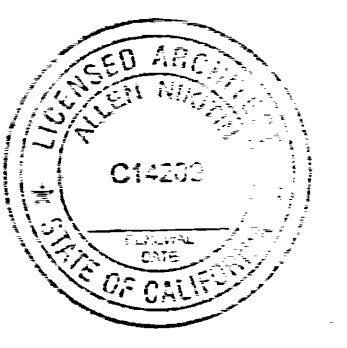
ALLEN NIKITIN ARCHITECT INC.
 PO BOX 488
 Los Gatos, CA 95030
 anikitin@mindspring.com
 www.allennikitinarchitect.com
 408-354-3575

DATE: 15 APR 21 SCALE: 1/4" = 1'-0"
 REVISIONS: SHEET:
 31 AUG 21



REAR PROP. LINE

SECTIONS
DETAILS



PRELIMINARY PLANS
TWO STORY ADDITION

PROJECT ADDRESS
1438 FREMONT AVE
LOS ALTOS CA 94024

ALLEN NIKITIN ARCHITECT INC.
 PO BOX 488
 Los Gatos, CA 95030
 anikitin@mindspring.com
 www.allennikitinarchitect.com
 408-354-3575

DATE: 15 APR 21 SCALE: 1/4" = 1'

REVISIONS: SHEET:
31AV021