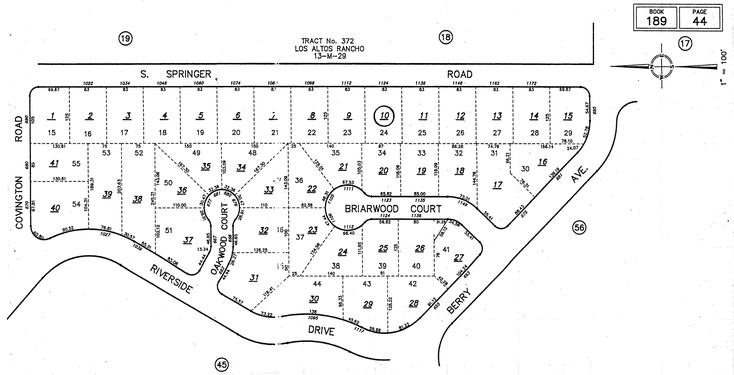
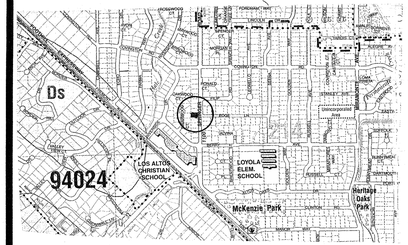


BOOK 189 PAGE 44

1" = 100'



PORCH = 85↓

ZONING COMPLIANCE

	Existing	Proposed	Allowed/Requirement
LOT COVERAGE: *Land area covered by all structures that are over 6 feet in height*	1656 square feet (16 %)	3041 square feet (29 %)	3112 square feet (30 %)
FLOOR AREA: *Measured to the outside surfaces of exterior walls*	1st Flr. 1656 sq ft 2nd Flr. ___ sq ft Total: 1656 sq ft (16 %)	1st Flr. 2190 sq ft 2nd Flr. 1441 sq ft Total: 3631 sq ft (35 %)	3631 square feet (35 %)
SETBACKS:			
Front	25 feet	25 feet	25 feet
Rear	67 feet	49 feet	25 feet
Right side (1st/2nd)	10 feet/___ feet	11.6 feet/21 feet	10 feet/17.5 feet
Left side (1st/2nd)	10 feet/___ feet	10.6 feet/20 feet	10 feet/17.5 feet
MAXIMUM BUILDING HEIGHT	16 feet	26 feet	27 feet

SQUARE FOOTAGE BREAKDOWN

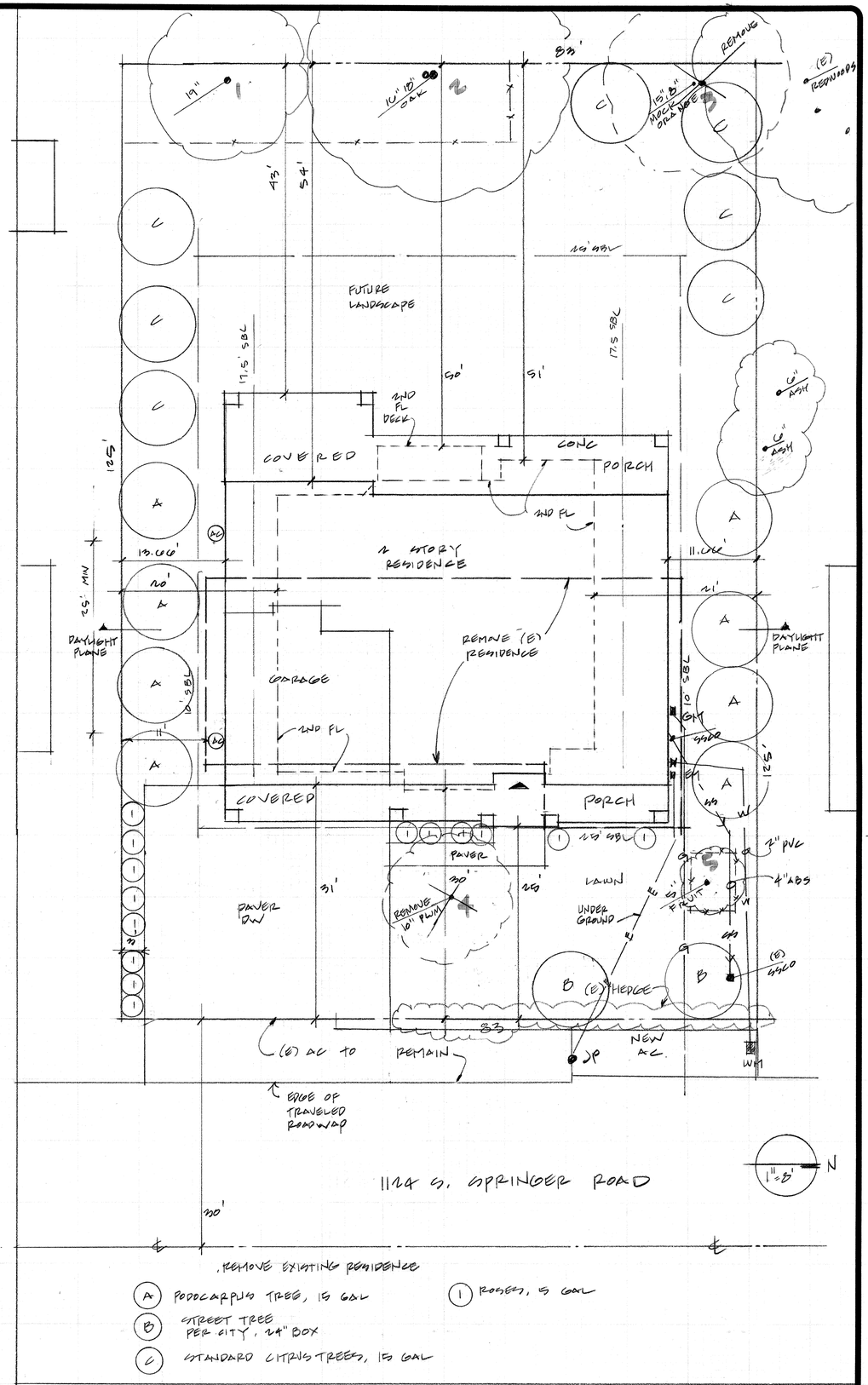
	Existing	Change in	Total Proposed
HABITABLE LIVING AREA: *Includes habitable basement areas*	1296 square feet	1864 square feet	3160 square feet
NON- HABITABLE AREA: *Does not include covered porches or open structures*	360 square feet	110 square feet	470 square feet

LOT CALCULATIONS

NET LOT AREA:	10375 square feet
FRONT YARD HARDSCAPE AREA: *Hardscape area in the front yard setback shall not exceed 50%*	871 square feet (42 %) FRONT YARD = 2075
LANDSCAPING BREAKDOWN:	Total hardscape area (existing and proposed): 3913 sq ft Existing softscape (undisturbed) area: 5800 sq ft New softscape (new or replaced landscaping) area: 662 sq ft *Sum of all three should equal the site's net lot area*

TREES

1	19" OAK	SAVE
2	16 & 18" OAK	SAVE
3	8" + 15" MOCK. ORANGE	REMOVE
4	10" PLUM	REMOVE
5	5" FRUIT	SAVE



SITE PLAN, LANDSCAPE | 1

REVISIONS	BY
11.23.16	

Daryl Fazekas
Architecture, Structural, Energy
15621 Loma Vista Ave.
Los Gatos, CA 95032
DarylFazekas@gmail.com
408 395 9400

APN 189-44-010

NICHOLS
1124 S. SPRINGER RD

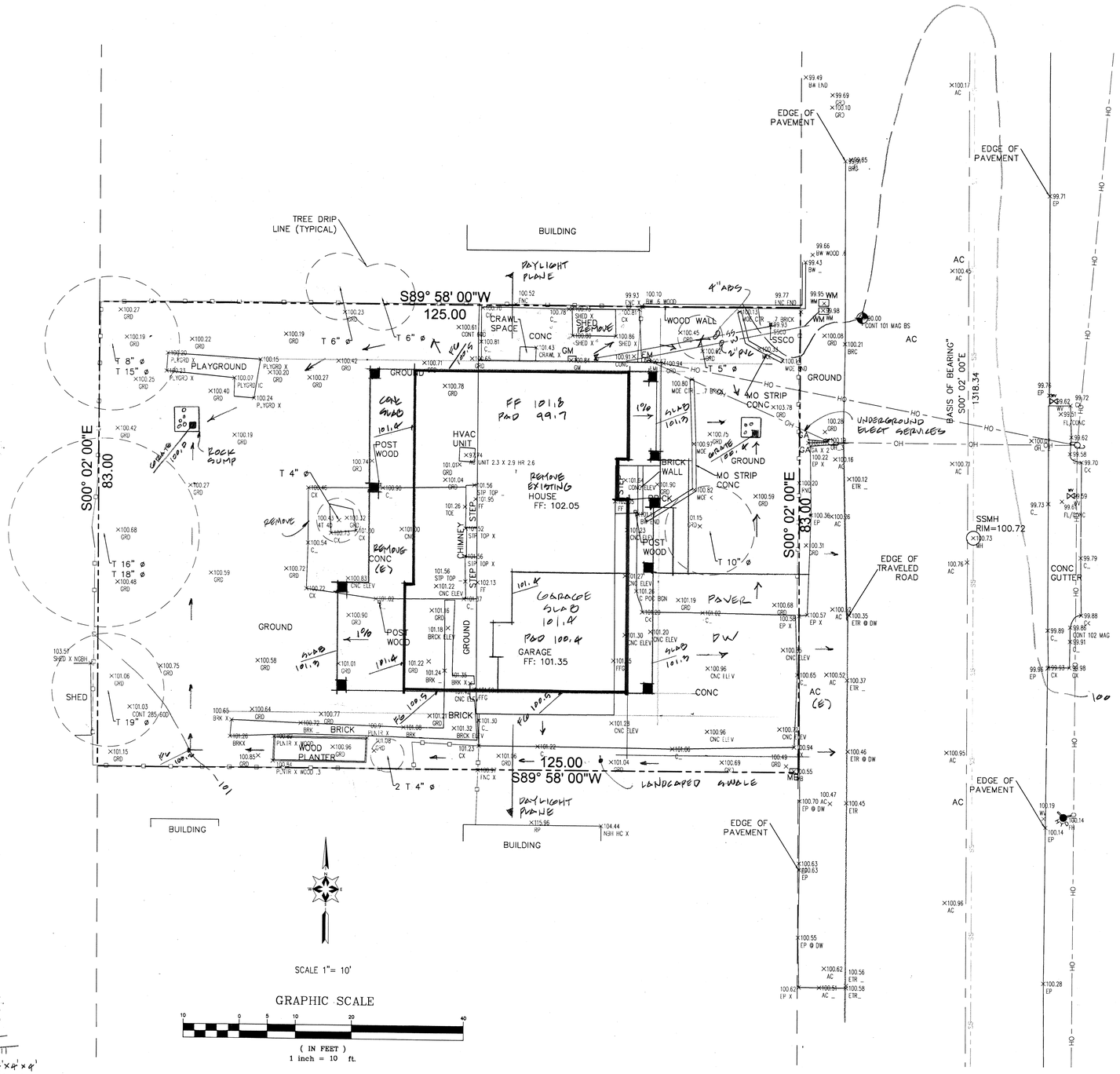
SITE PLAN LANDSCAPE

DRAWN	
CHECKED	
DATE	2.1.16
SCALE	1/8"=1'-0"
JOB NO.	SPRINGER
SHEET	A1
OF	SHEETS

C.T.I./VALUELINE (800) 262-1300

3.29.16

Daryl Fazekas
Architecture, Structural, Energy
15621 Loma Vista Ave.
Los Gatos, CA 95032
DarylFazekas@gmail.com
408 395 9400



LEGEND:

- PROPERTY LINE
- EXISTING LOTS
- CENTERLINE
- SANITARY SEWER LINE
- OVERHEAD POWER LINE
- WOOD FENCE
- WATER VALVE
- 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
VG	VALLEY GUTTER
WM	WATER METER

DISCLAIMER:

SMP ENGINEERS OR ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ELECTRONIC COPIES OF THIS PLAN.

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:

THE BEARING S 00°02'00" E OF CENTERLINE OF S. SPRINGER RD., AS SHOWN ON THAT CERTAIN PARCEL MAP, RECORDED IN BOOK 13 OF MAPS, AT PAGE 31, SANTA CLARA COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS SHOWN ON THIS MAP.

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 10,375 SQ. FT. ±.
3. THE SURVEY WAS BASED ON A PRELIMINARY TITLE REPORT# 0626025631-JG BY OLD REPUBLIC TITLE CO. DATED JUNE 16, 2014, 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.

1124 S. SPRINGER ROAD
LOS ALTOS, CA
APN: 189-44-010

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.
Date: 1/6/2015
Project No: 215130

TOPOGRAPHIC SURVEY MAP

Sheet No: T-1

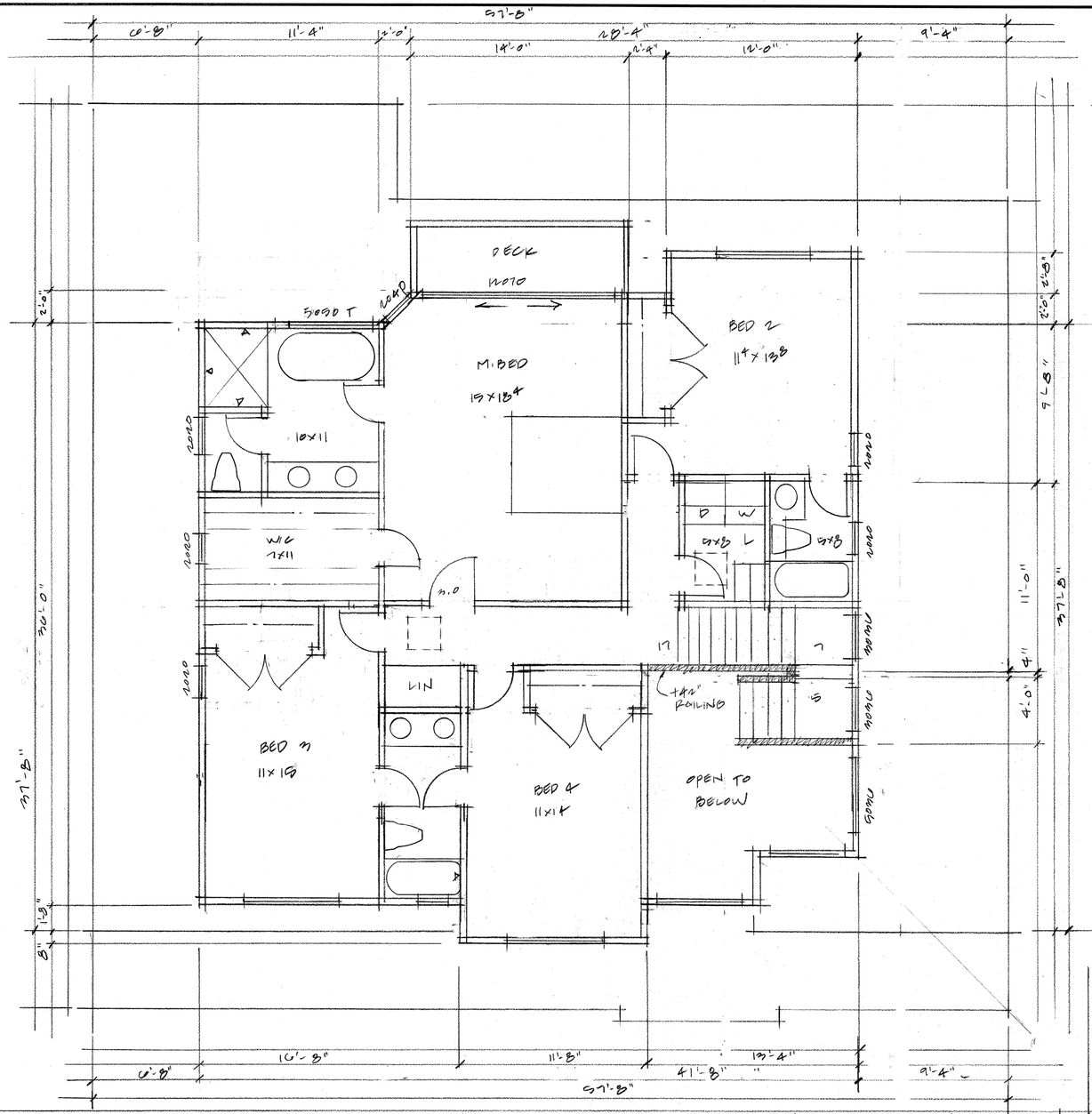
◇	REVISIONS	DESIGN BY	DESIGN DATE	CITY APPR.	APPR. DATE

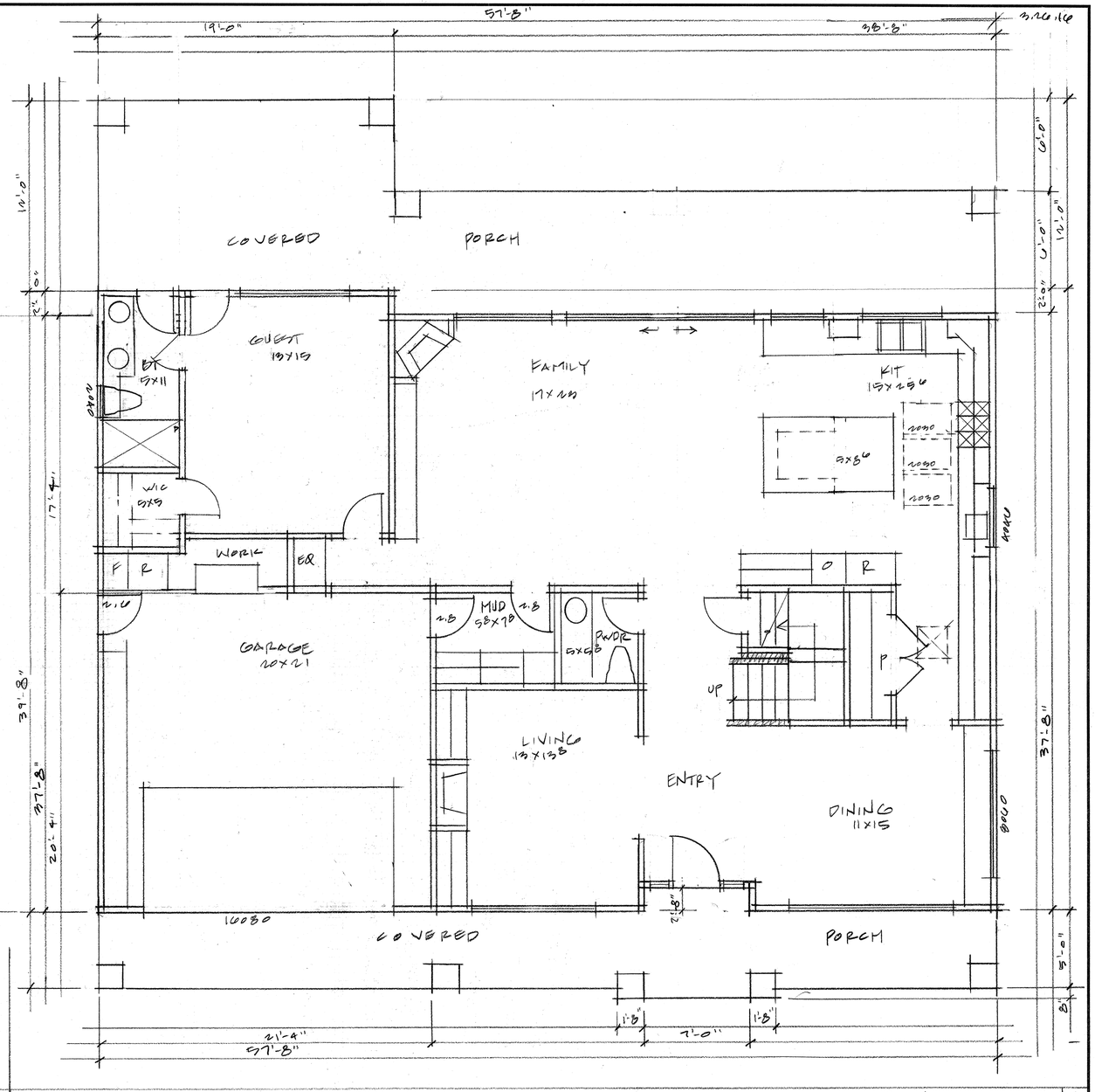
CITY OF LOS ALTOS

NICHOLS RESIDENCE
1124 S. SPRINGER RD

A2

SPRINGER





Daryl Fazekas
Architecture, Structural, Energy
15621 Loma Vista Ave.
Los Gatos, CA 95032
DarylFazekas@gmail.com
408 395 9400

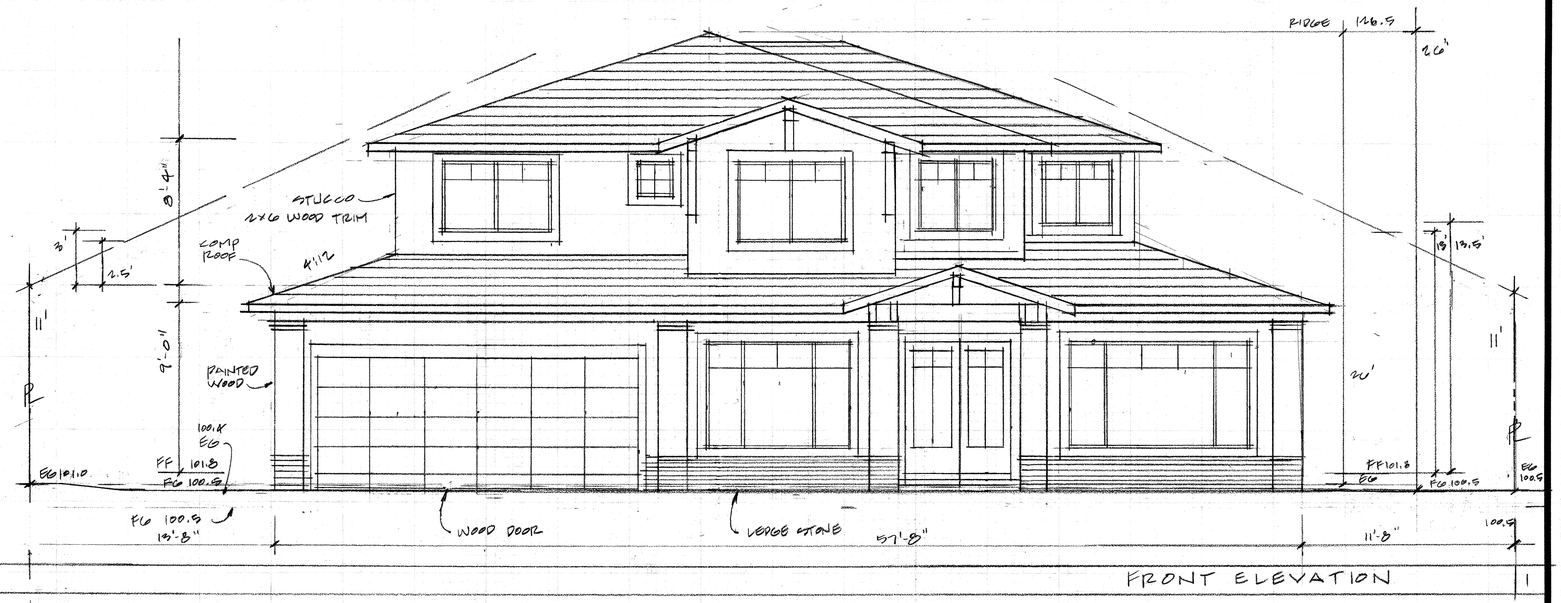
NICHOLS RESIDENCE

SCALE: 1/4"	APPROVED BY:	DRAWN BY
DATE: 2.1.16		REVISED

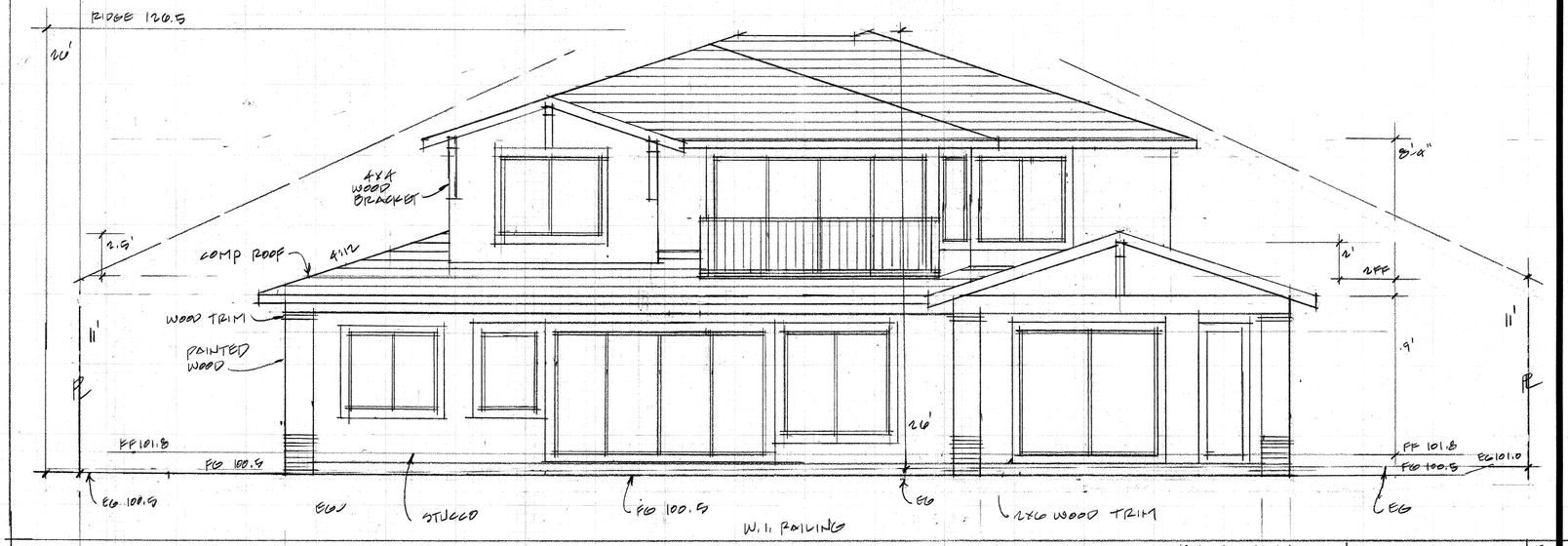
FLOOR PLANS

1124 S. SPRINGER — DRAWING NUMBER A3

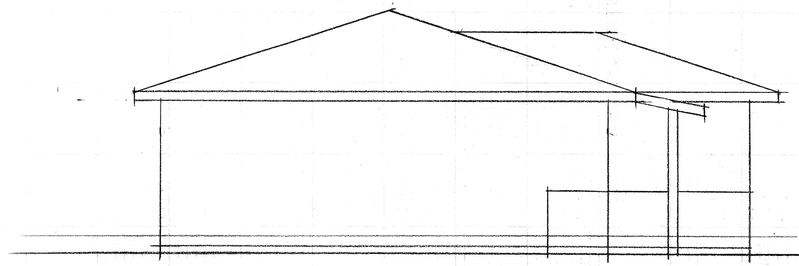
SPRINGER



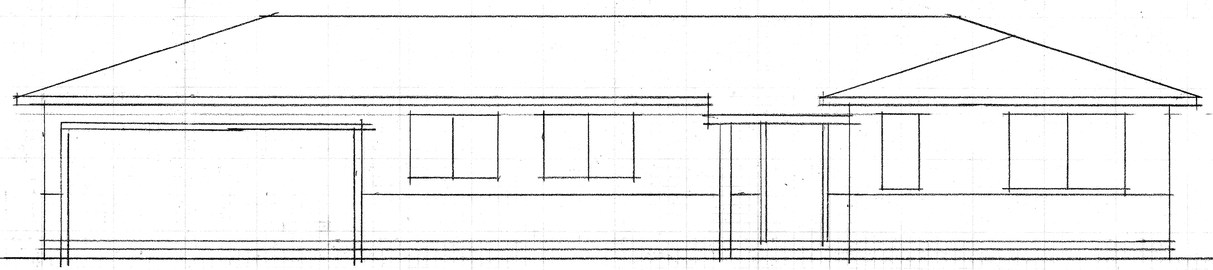
FRONT ELEVATION 1



REAR ELEVATION 2



EXISTING HOUSE - LEFT 4



EXISTING HOUSE - FRONT 3

REVISIONS	BY
3.20.16	

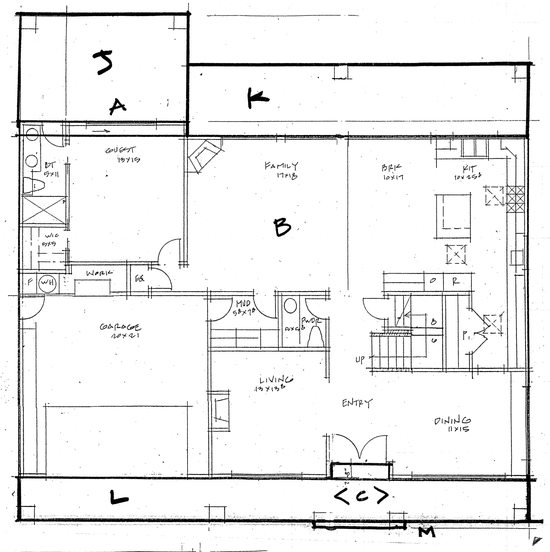
Daryl Fazekas
Architecture, Structural, Energy
15621 Loma Vista Ave.
Los Gatos, CA 95032
DarylFazekas@gmail.com
408 395 9400

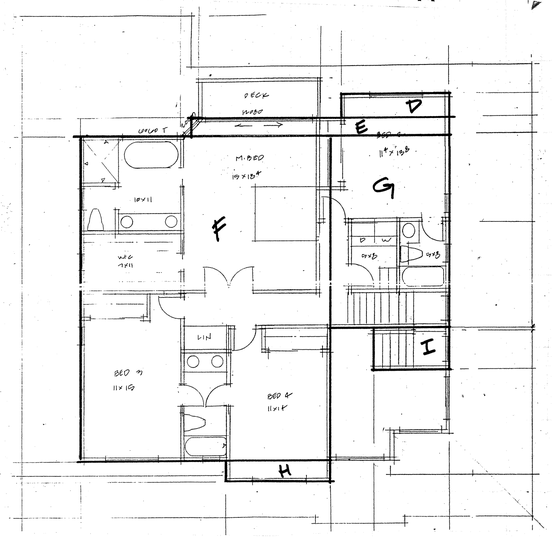
NICHOLS RESIDENCE

ELEVATIONS

DRAWN	
CHECKED	
DATE	2.1.16
SCALE	1/4"
JOB NO.	SPRINGER
SHEET	A4
OF SHEETS	

C.T.I./VALUELINE (800) 262-1300





SPRINGER

1ST

A	2X19	38	
B	57.66 X 37.66	2171	
<C>	<12.66 X 7>	<19>	2190

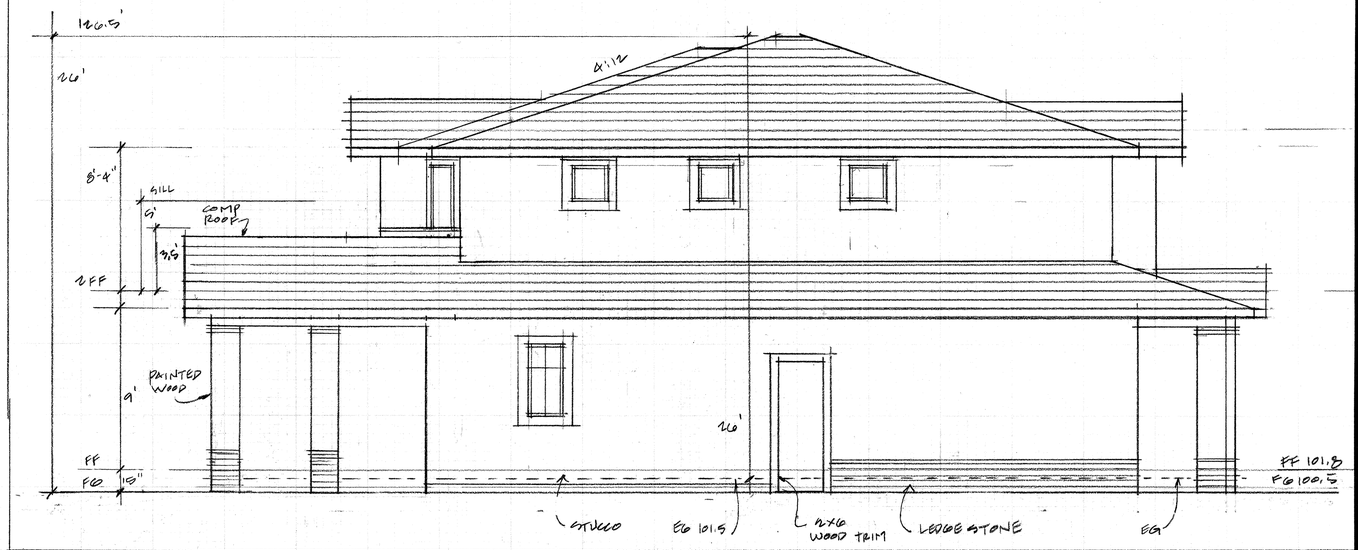
2ND

D	2.66 X 12	32	
E	29.33 X 2	59	
F	36 X 28.33	1020	
G	13.33 X 20.66	275	
H	2.33 X 11.66	27	
I	4 X 7	28	1441
			3631

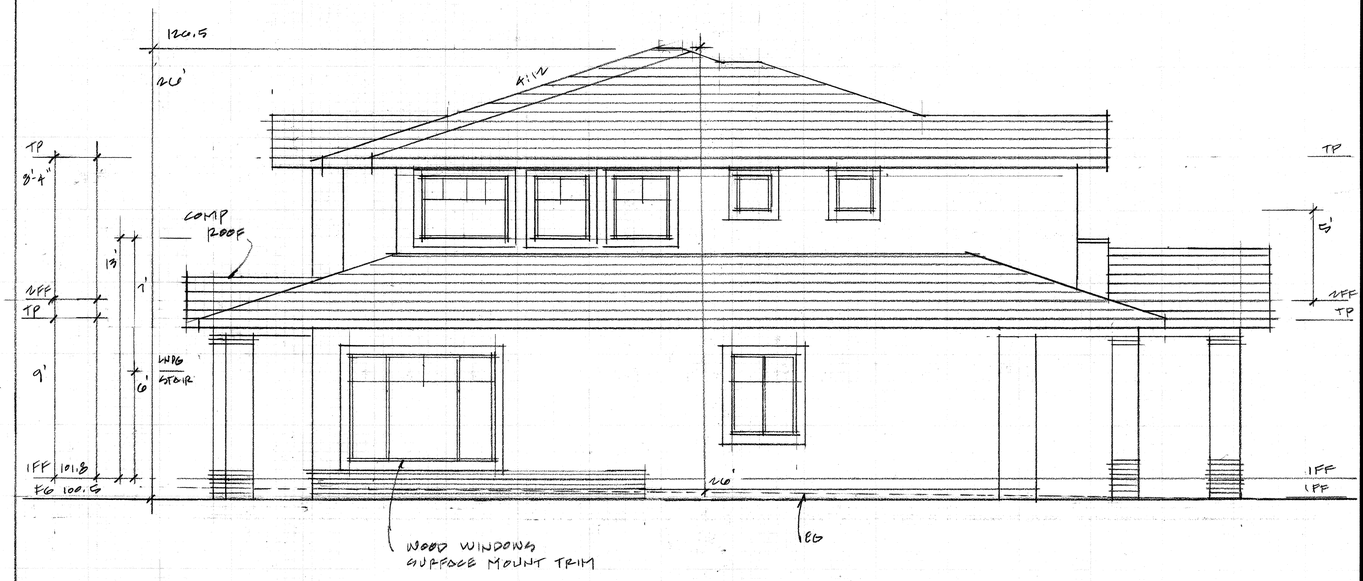
PORCH

J	19X12	228	
K	8X 38.66	309	
L	57.66 X 5	288	
M	1.66 X 10.33	7	
C	7 X 2.66	19	851

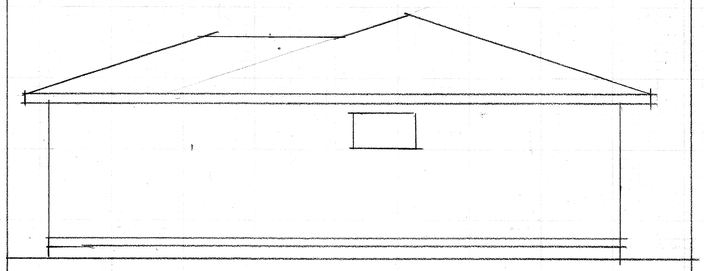
FLOOR AREA CALCS | 4



LEFT ELEVATION | 1



RIGHT ELEVATION | 2



EXISTING HOUSE - RIGHT | 3

REVISIONS	BY
11,23,16	

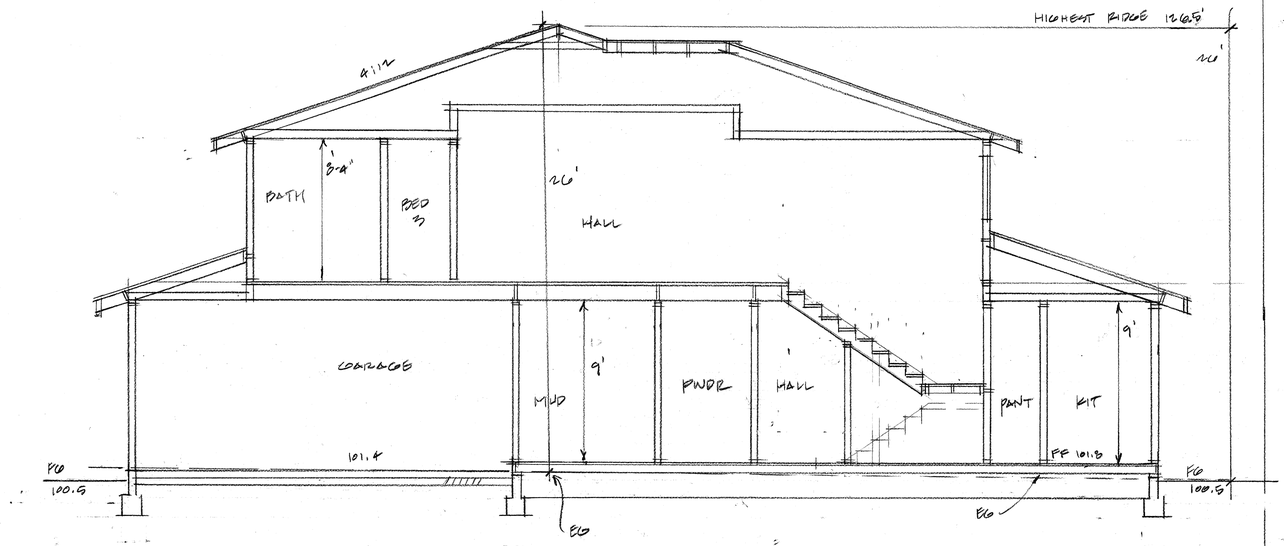
Daryl Fazekas
Architecture, Structural, Energy
15621 Loma Vista Ave.
Los Gatos, CA 95032
DarylFazekas@gmail.com
408 395 9400

NICHOLS RESIDENCE

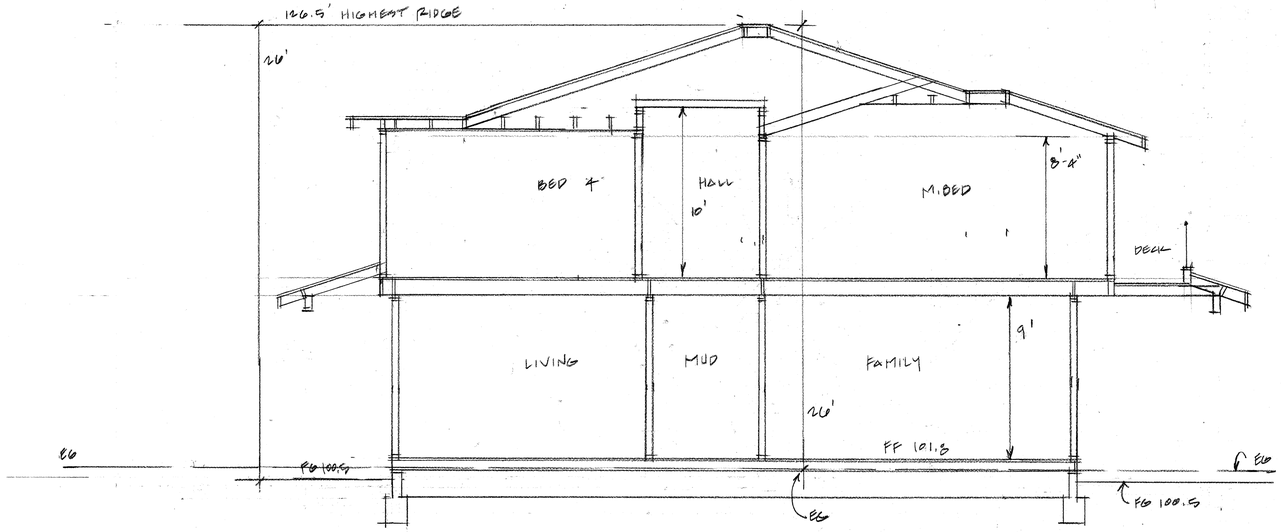
ELEVATIONS
FLOOR AREAS

DRAWN	
CHECKED	
DATE	2.1.16
SCALE	1/4"
JOB NO.	SPRINGER
SHEET	A5
OF	SHEETS

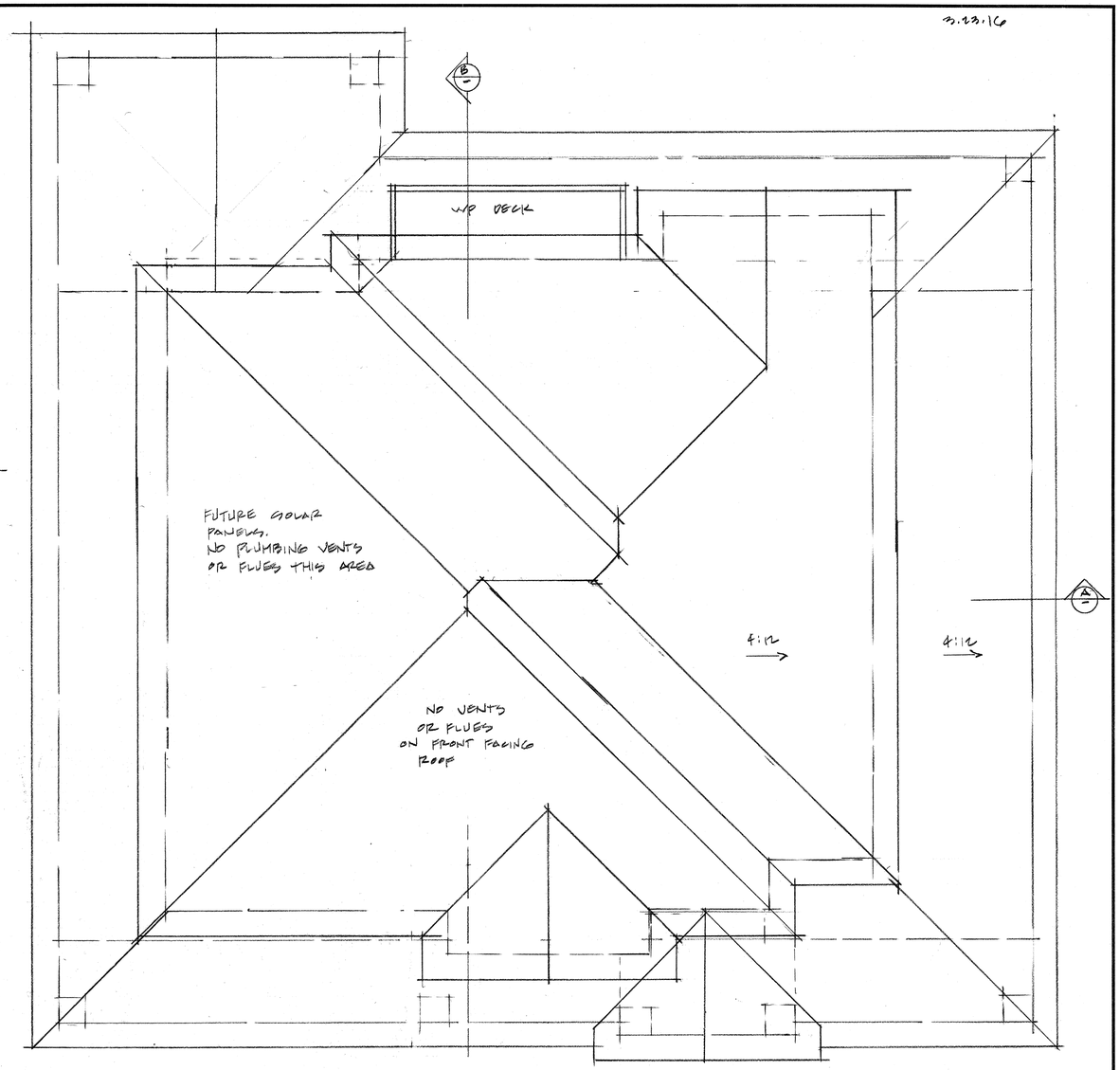
C.T.L./VALUELINE (800) 262-1300



SECTION A



SECTION B



ROOF PLAN 1

Daryl Fazekas
Architecture, Structural, Energy
15621 Loma Vista Ave.
Los Gatos, CA 95032
DarylFazekas@gmail.com
408 395 9400

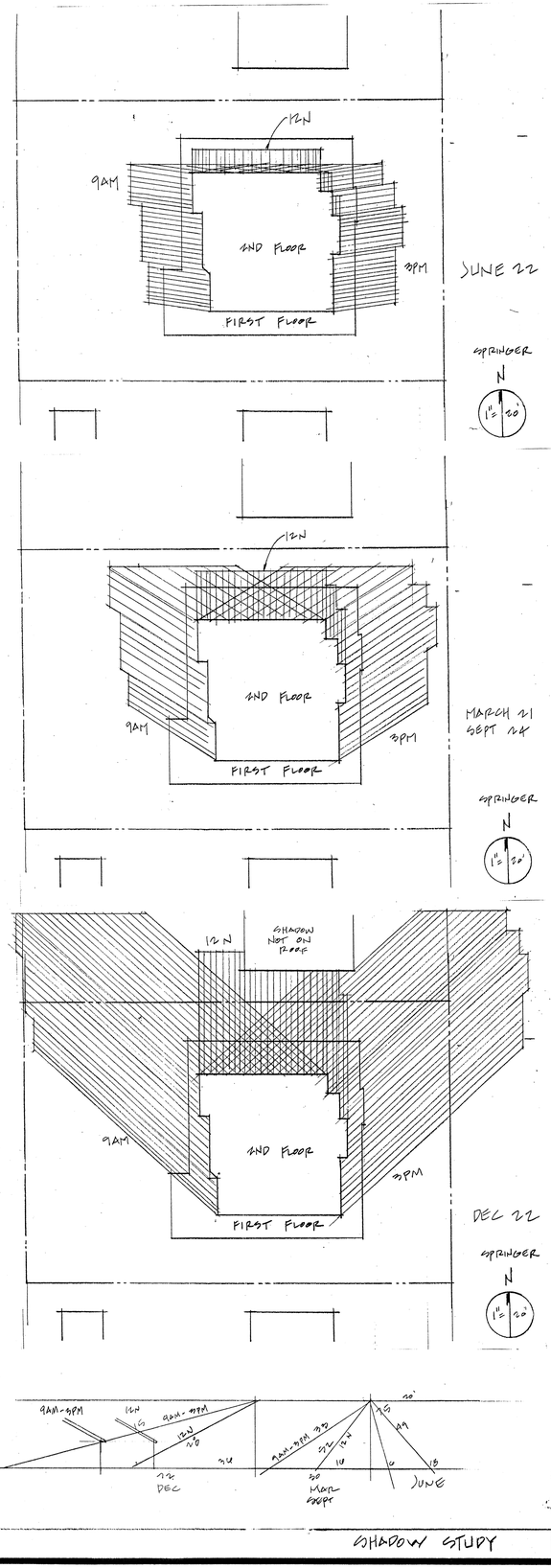
NICHOLS RESIDENCE

SCALE: 1/4"	APPROVED BY:	DRAWN BY
DATE: 2.1.16		REVISED

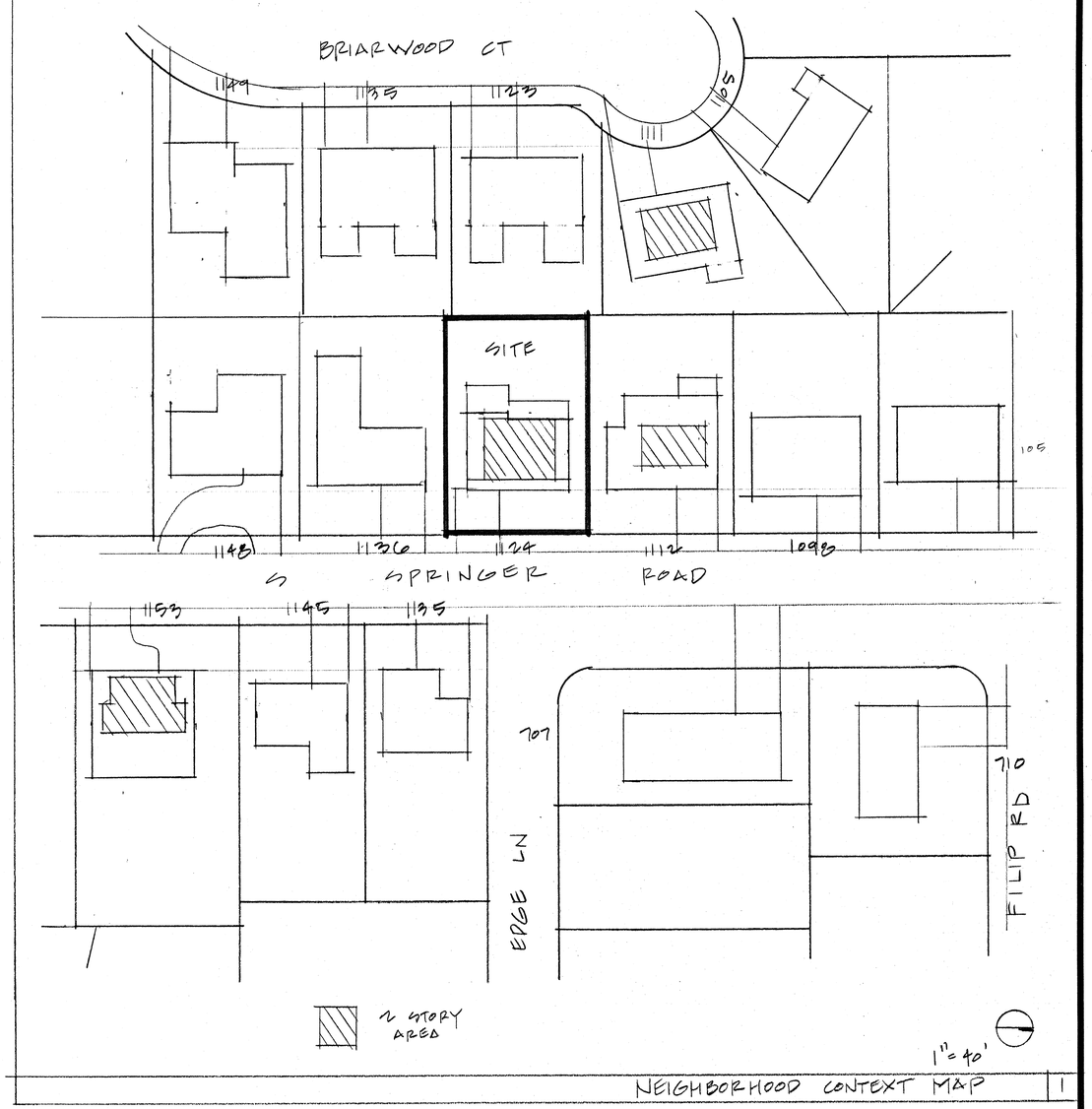
ROOF PLAN, SECTIONS

1124 S. SPRINGER

DRAWING NUMBER A6



SHADOW STUDY



NEIGHBORHOOD CONTEXT MAP

REVISIONS	BY
11.23.16	

Daryl Fazekas
Architecture, Structural, Energy
15621 Loma Vista Ave.
Los Gatos, CA 95032
DarylFazekas@gmail.com
408 395 9400

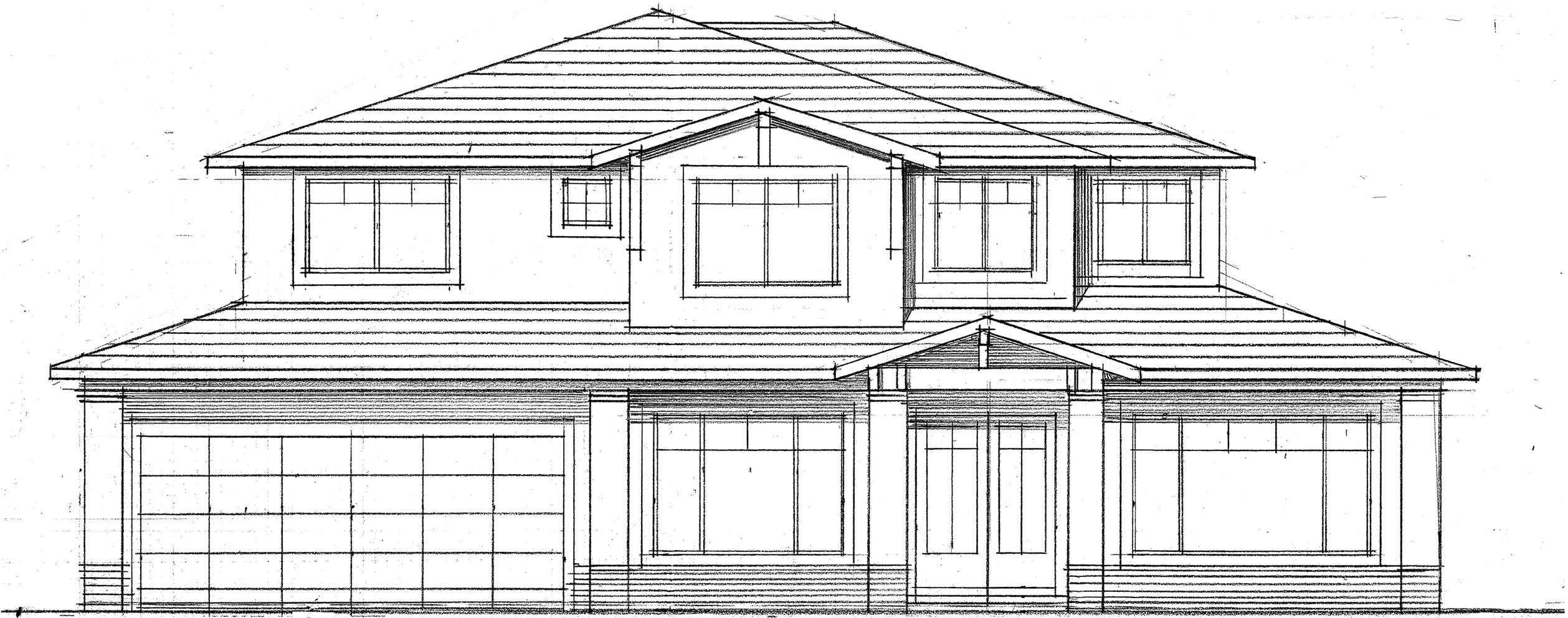
NICHOLS
1124
S. SPRINGER ROAD

NEIGHBORHOOD CONTEXT
SHADOW STUDY

DRAWN	
CHECKED	
DATE	2.1.16
SCALE	1" = 40'
JOB NO.	SPRINGER
SHEET	A7

OF SHEETS

C.T.I./VALUELINE (800) 262-1300



A8

FRONT ELEVATION