



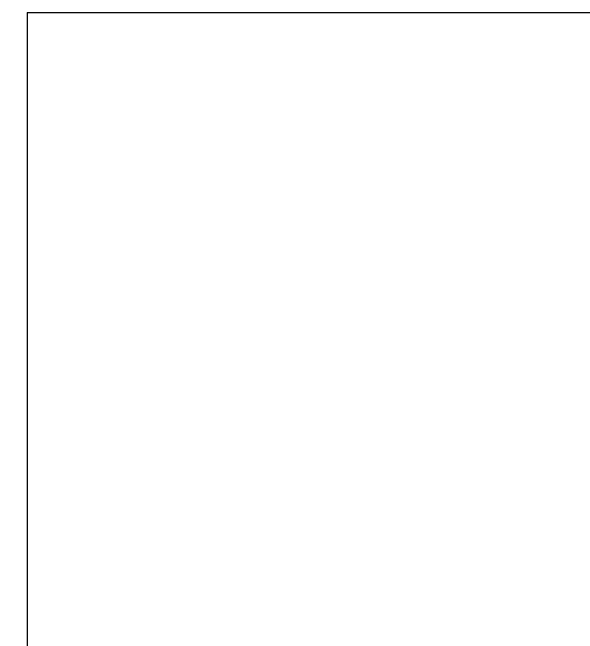
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**RESIDENCE
REMODEL**

1260 PAYNE DRIVE, LOS ALTOS
NATARAJAN & THYAGARAJAN
RESIDENCE

No.	Date	Revision
1	08-03-21	PLAN CHECK COMMENTS
2	01-14-22	PLAN CHECK COMMENTS-2
3	02-02-22	OWNER REV.
4	03-01-22	DRC REVIEW
5	03-23-22	OWNER REV.



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Title

COVER SHEET

Date
06.14.22

Scale
AS SHOWN

Drawing No.

A1.0

APPLICABLE CODES:

2019 California Building Code (Volume 1)
2019 California Building Code (Volume 2)
2019 California Residential Code
2019 California Green Building Standards Code
2019 California Electrical Code
2019 California Mechanical Code
2019 California Plumbing Code
2019 California Fire Code
2019 California Building Energy Efficiency Standards Code
The Applicable Codes Are as Amended by the State of California and the City of Los Altos

CONTACT

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OPEN REMODEL
19925 STEVENS CREEK BLVD.,
SUITE 100, CUPERTINO, CA 95014
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EMAIL: SHWETA@OPENREMODEL.COM

STRUCTURAL ENGINEERING:

TITLE 24:

SHEET INDEX:

- A1.0 COVER SHEET
- 1 EXISTING SITE SURVEY
- A1.1 EXISTING & PROPOSED SITE PLAN
- A1.2 NEIGHBORHOOD COMPATIBILITY SHEET
- A1.3 PROPOSED STREETScape ELEVATION & PHOTOGRAPHS
- A1.4 SITE PLAN DETAILS
- A1.5 EXISTING & DEMOLITION HOUSE FLOOR PLAN
- A1.6 PROPOSED HOUSE FIRST & SECOND FLOOR PLAN
- A1.7 PROPOSED FLOOR AREA DIAGRAM
- A1.8 EXISTING & PROPOSED HOUSE ROOF PLAN
- A1.9 EXISTING HOUSE ELEVATIONS
- A1.10 PROPOSED HOUSE ELEVATIONS
- A1.11 PROPOSED HOUSE ELEVATIONS
- A1.12 PROPOSED HOUSE SECTIONS
- A1.13 EXISTING GARAGE DRAWINGS
- A1.14 PROPOSED HOUSE 3D VIEWS

- L0 LANDSCAPE COVER SHEET
- L1 LANDSCAPE FRONT PLANTING PLAN
- L2 LANDSCAPE BACK & SIDEYARD PLANTING PLAN
- L3 LANDSCAPE HYDROZONES PLANTING PLAN
- L4 LANDSCAPE PLANTING PLAN

PROJECT INFO:

Assessors Parcel No.: 19339028
Zoning: R1-10
Occupancy Group: (Residential 3-Single Family Small Lot)
Name of Owner: Bhargav Natarajan & Lakshmi Thyagarajan
Email id: bhargavnat@gmail.com
reachlakshmit@gmail.com

Project Address: 1260 Payne Dr,
Los Altos, CA 94024

Net Sqft of Lot: 8690 Sq.ft.
Existing House First Floor Area: 1322 Sq.ft.
Existing Garage Area: 491 Sq.ft. (Demolished)
Existing Deck Area:(Rear) 519 Sq.ft (Demolished)
Existing Covered Porch Area(Front): 20 Sq.ft. (Demolished)
Existing Shed-1(Rear): 26 Sq.ft. (Demolished)
Existing Shed-2 (Rear): 26 Sq.ft. (Demolished)
Existing Fireplace-1 10 Sq.ft. (Demolished)
Existing Fireplace-2 32 Sq.ft. (No change)
Existing House Height: 14'-5.5"
(N)Addition First Floor Area: 721 SQ.FT. (Part Garage + Part House)
(N)Addition Second Floor Area: 987 SQ.FT. (House)
Proposed House First Floor 1594 SQ.FT.
Proposed House Second Floor 987 SQ.FT.
Total Proposed House Area 2576 SQ.FT.
Proposed Garage Area 454 SQ. FT.
Proposed Encl. Porch: 32 SQ. FT.
Proposed Rear Deck: 376 SQ.FT.
Proposed House Height: 23'-3"
(E)No of Floors: 1
(P)No of Floors: 2
(E)Bed/Bath: 3Bed/2Bath
(P)Bed/Bath: 5Bed/3.5Bath

Existing Lot Coverage: $\frac{1322+491+10+20+26+26+32}{8690} = 0.22$ (22%)

Proposed Lot Coverage: $\frac{1594+454+32+32}{8690} = 0.24$ (24.30%)

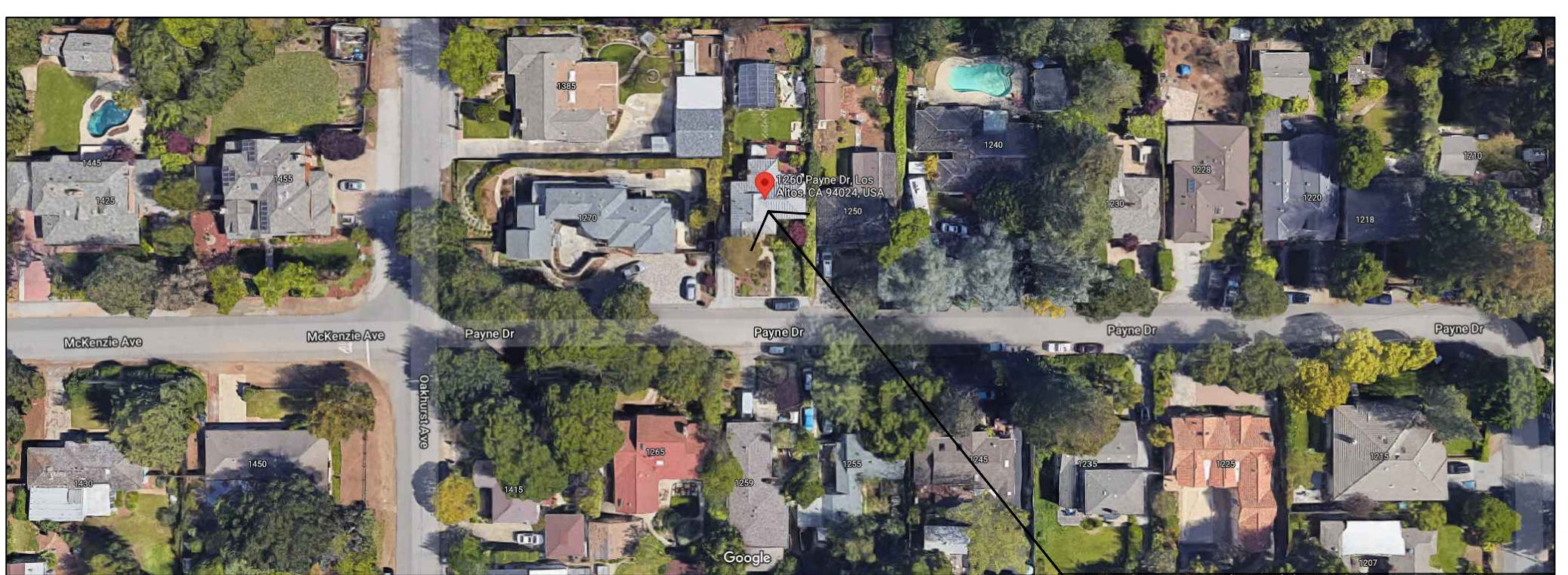
Existing FAR: $\frac{1322+491+ 26 + 26}{8690} = 0.21$ (21.46%)

Proposed FAR: $\frac{1594+987+454}{8690} = 0.34$ (34.92%)

Type of construction: V-B
House is Fire Sprinklered: NO
Flood Zone: X
Seismic Hazard: -

SCOPE OF WORK:

- Remodel of Existing First Floor House
- New Addition of Second Floor
- Demolishing Existing Garage & Existing 2 Sheds
- Shifting Existing Solar Panels above Garage to roof of Remodeled Main House.
- (N) Landscaping for Front Yard.
- New Driveway & curb cutout
- Relocation of EV-C to Garage
- Addition of Half Bath on First Floor and 2 new Sola Tubes
- Front Elevation Design Changes
- (E)Concrete Driveway resurfaced to pavers and (E)Concrete Walkway resurfaced to pavers.
- (E)Entrance pathway resurfaced to Red tiled pathway.



LOCATION MAP Site

GENERAL CONDITIONS/NOTES

1. All material stored on the site shall be properly stacked and protected to prevent damage and deterioration until use. Failure to protect materials may be cause for rejection of work.
2. All construction and materials shall be as specified and/or as required by the adopted edition of the California Building Code and all local and national codes and authorities which are applicable.
3. All products, materials and finishes to be installed per manufacturers specifications - no exceptions.
4. All required Exit doors shall be operable from the inside without the use of a key or special knowledge or effort.
5. The General Contractor shall verify all dimensions and site conditions prior to commencing any work. The General Contractor shall notify the Owner of any discrepancy of these plans and specifications.
6. The General Contractor shall maintain the job site in a clean, orderly condition free of debris and litter. Each subcontractor immediately upon completion of each phase of his work shall remove all trash and debris as a result of his operation. The job site shall be left clean and swept each day by the end of work that day.
7. No portion of the work requiring a shop drawing or sample submission shall be commenced until the submission has been reviewed and acted upon by the Owner.
8. All such portions of work shall be in accordance with the reviewed shop drawings and samples.
9. The contractor shall confine operations at the site to areas permitted by law, ordinances, permits and the contract documents, and shall not unreasonably encumber the site with any material or equipment.
10. Should an error appear in specifications or drawings, or in work done by others, affecting this work, notify the designer at once for instructions as to procedure. If contractor proceeds with work affected without instructions from the designer, the contractor shall make good any resulting damage or defect.
11. Should conflict occur in or between drawings and specifications or where detail references on contract drawings have been omitted, contractor is deemed to have estimated the most expensive materials and construction involved unless he shall have asked for and obtained written decision from designer as to which method or materials will be required.
12. All patching, repairing and replacing of materials and surfaces cut or damaged in execution of work shall be done with applicable materials so that surfaces replaced will, upon completion, match surrounding similar surfaces See documents prepared by the Civil Engineering, if applicable, for all finish grades, drainage and site details. Review all site utility documents, landscape and irrigation documents prior or commencement of any under grounding or trenching. Notify the designer immediately of any discrepancies of the contract documents.
13. Construction contractor and his subcontractors agree that in accordance with generally accepted construction practices, construction contractor and his subcontractors will be required to assume sole and complete responsibility for job site conditions during the course of construction of the project,including safety of all persons and property, that this requirement shall be made to apply continuously and not limited to normal working hours, and construction contractor and his subcontractors further agree to defend, indemnify and hold design professional harmless from any and all liability, real or alleged, in connection with the performance of work on this project, except liability arising from the sole negligence of design professional as identified in item # 14 of these general conditions.
14. General Contractors, Sub-contractors, Builders, and Owner are to check all drawings for errors and omissions prior to commencement of construction. Any errors and/or omissions must be reported immediately to the designer in writing prior to commencement of construction. The designer will not take liability for any errors and/or omissions not reported immediately in writing prior to commencement of construction. The designer's liability for the total project shall not exceed one thousand dollars.
15. All screws/nails in finish woodwork to be countersunk and filled smooth with putty to match finish.
16. If the manufacturer's specifications and applicable codes are not consistent with each other, notify the designer immediately prior to commencement of any work and await direction or contractor accepts full responsibility of work
17. All gypsum board to be a minimum of 5/8" TYPE "X" sheetrock, smooth finish or as otherwise indicated on drawings. Install as needed to meet applicable codes. Use radiused corners.
18. Electrical, Mechanical, Plumbing, Fire Extinguishing System and Fire Alarm System to be Design/Build.
19. A delta ("A") symbol located at the top right hand corner of any drawing indicates that drawing has been significantly revised and should be treated as an entirely new drawing.
20. Contractor to protect all interior spaces (as required) from any weather, theft, or vandalism.
21. All walls floors and ceilings are to be finished to match existing adjacent surfaces. All new finishes and fixtures are to be approved by owner or designer, prior to installation.
22. Relocate or install new plumbing, gas, and electrical lines (as required) for the new construction.
23. Contractor to dispose of all debris at an approved dump site per all Town, County, State and Federal regulations.
24. Contractor to notify owner and designer if he suspects that any asbestos is on site and stop work immediately until authorities have proved the work to be safe.
25. Smoke detectors shall be installed in all bedrooms and halls.
26. All roof flashings to be primed and painted with rust proof paint.

Please bid for max. of 10 colors in a bid, not exceeding 4 colors in any given room at a time.

27. Bidding - The contractor needs to examine all the drawings and the site conditions if they are different from the drawings, verify all the existing conditions on site and notify the designer prior to any construction
28. All wood coming in contact with concrete must be pressure treated, typical.
29. Contractor & sub-contractor's responsibility to make sure that all materials installation & craftsmanship for this project meets all applicable codes.
30. Incorporate best management practice (cbmp's) into construction plans & incorporate post construction water run-off measures into project plans in accordance with the city's urban run-off pollution prevention program.
31. All exterior plaster finish shall be 7/8" smooth cement plaster finish unless otherwise noted.
32. Plaster expansion joints should meet the following criteria or as shown on the drawings.
 - a. no length should be greater than 18 ft. in either direction.
 - b. no panel should exceed 144 sq. ft. for vertical applications
 - c. no panel should exceed 100 sq. ft. for horizontal, curved, or angular sections
 - d. no Length-to-width ratio should exceed 2 1/2 to 1 in any given panel.
33. Flashing provider to prime and paint with rust proof paint all flashings.
34. Emergency escape and rescue openings shall open directly into a public way; or to a yard or court that opens to a public way. Minimum opening is 24 inches in height and 20 inches in width with a minimum net clear opening of not less than 5.7 square feet. The net clear opening dimension shall be the result of normal operation of the opening.

ZONING COMPLIANCE						
	EXISTING		PROPOSED		ALLOWED/REQUIRED	
	VALUE	UNIT	VALUE	UNIT	VALUE	UNIT
LOT COVERAGE (Land area covered by all structures that are over 6 feet in height.)	1927	SF	2112	SF	2607	SF
	22	%	24.30%	%	30	%
FLOOR AREA: (Measured to the outside surfaces of exterior walls)	1865	SF	3035	SF	3042	SF
	20.80%	%	34.92%	%	35	%
FRONT SETBACK (1ST/2ND)	30'-4"	FT	25'-3" 1/2"/33'-10"	FT	25	FT
REAR SETBACK (1ST/2ND)	24'-3 1/2"	FT	70'-9 1/2"/77'-7"	FT	25	FT
RIGHT SIDE (1ST/2ND)	5'-5"	FT	5'-5"/14'-3"	FT	5'-3" / 12'-9"	FT
LEFT SIDE (1ST/2ND)	9'-11"	FT	9'-11"/14'-3"	FT	5'-3" / 12'-9"	FT

SQUARE FOOTAGE BREAKDOWN						
	EXISTING		CHANGE IN		TOTAL PROPOSED	
	VALUE	UNIT	VALUE	UNIT	VALUE	UNIT
HABITABLE LIVING AREA (Includes Habitable Basement areas)	1322	SF	1322	SF	2576	SF
NON-HABITABLE AREA: (Does not include covered porches or open structures)	491	SF	-	SF	454	SF

LOT CALCULATIONS						
	EXISTING		PROPOSED		ALLOWED/PERMITTED	
	VALUE	UNIT	VALUE	UNIT	VALUE	UNIT
NET LOT AREA	8690	SF				
FRONT YARD HARDSCAPE AREA: (Hardscape area in the front yard setback shall not exceed 50%)	548	SF	462	SF	718.75	SF
	31.41	%	31.27	%	50	%
LANDSCAPING BREAKDOWN			VALUE		UNIT	
TOTAL HARDSCAPE AREA			4310		SF	
EXISTING SOFTSCAPE (UNDISTURBED) AREA			3465		SF	
NEW SOFTSCAPE (NEW OR REPLACED LANDSCAPING) AREA:			915		SF	
SUM OF ALL THREE SHOULD BE EQUAL TO SITE'S NET LOT AREA			8690		SF	

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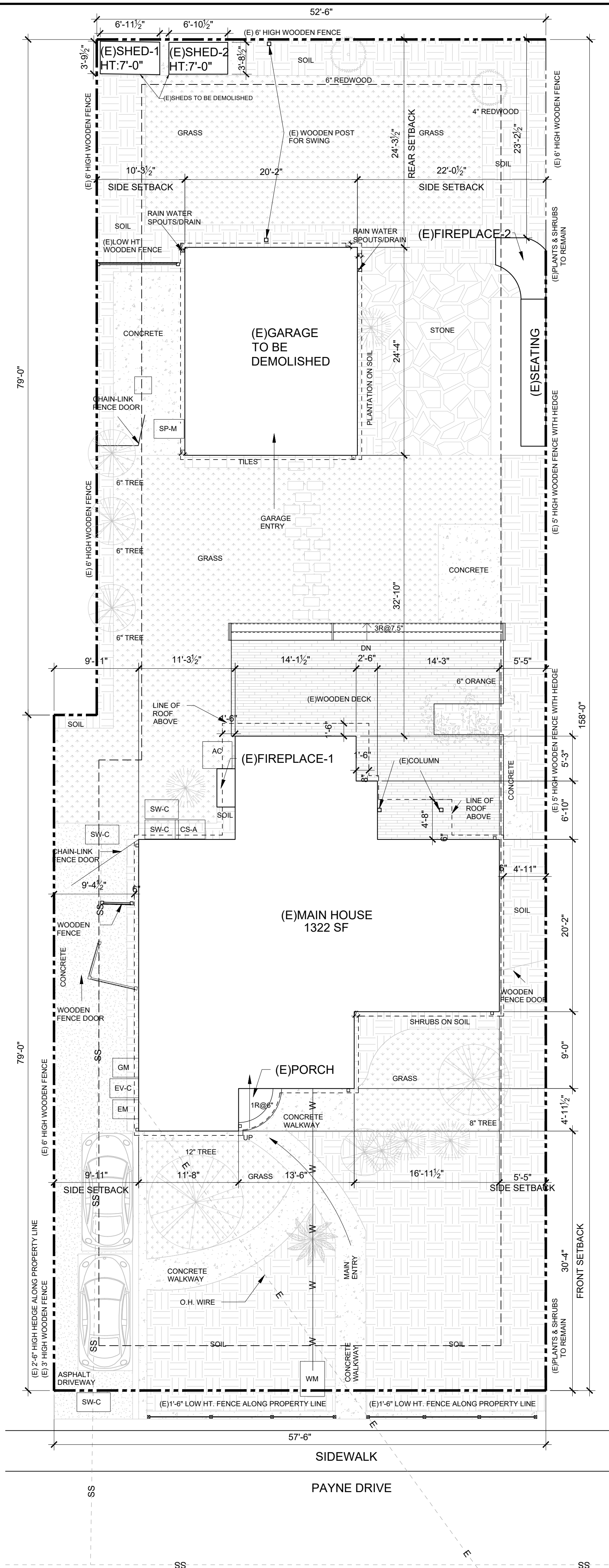


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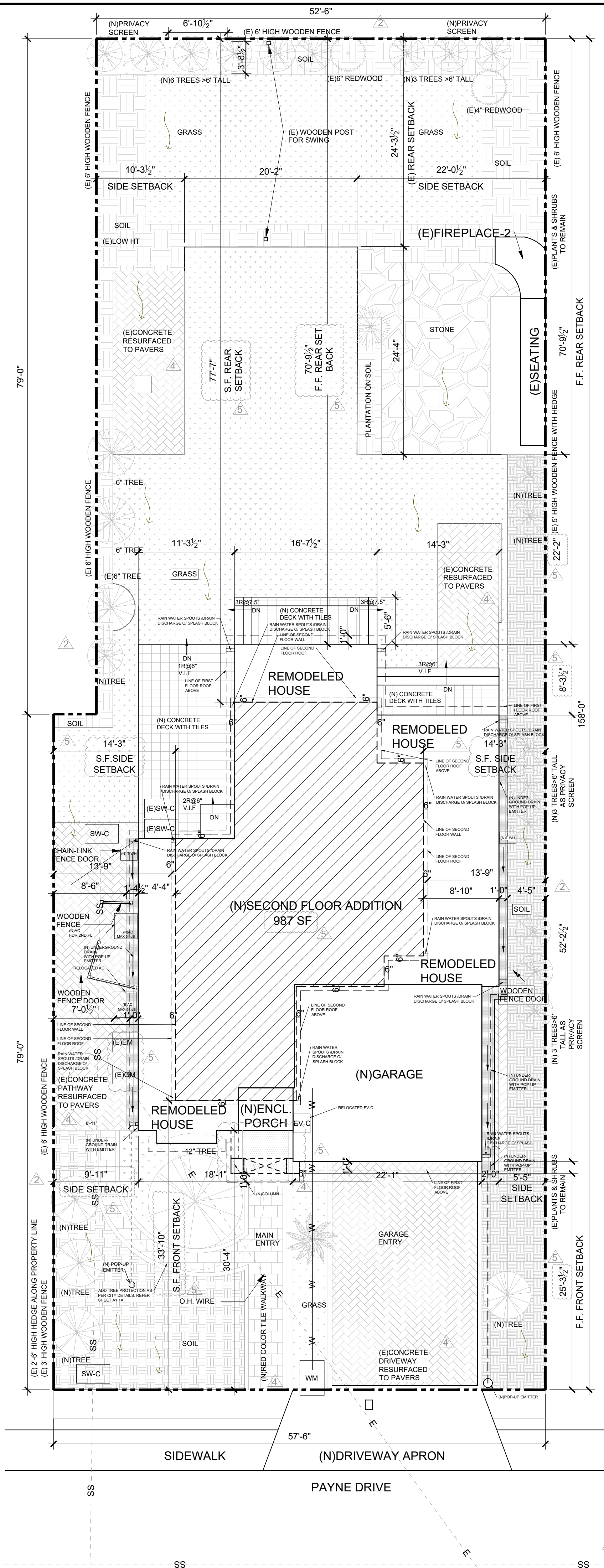
1260 PAYNE DRIVE, LOS ALTOS
NATARAJAN & THYAGARAJAN
RESIDENCE



NARROW LOT WIDTH SITE PLAN
 SCALE: 1/16" = 1'-0"
 S.F. - SECOND FLOOR
 F.F. - FIRST FLOOR

EXISTING SITE PLAN
 SCALE: 1/8" = 1'-0"
 LOT AREA: 8690 SQFT.

- FT FAUCET
- AC AC EXTERNAL UNIT
- WM WATER METER
- SW-C SEWER CLEAOUT
- GM GAS METER
- EM ELECTRIC METER
- SP-M SOLAR PANEL METER
- TWH TANKLESS WATER HEATER
- FIBER ROLL PROTECTION
- GENERAL DRAINAGE



PROPOSED SITE PLAN
 SCALE: 1/8" = 1'-0"
 LOT AREA: 8690 SQFT.
 PROPOSED FIRST FLOOR HOUSE AREA : 1594 SF.
 PROPOSED SECOND FLOOR HOUSE AREA: 987 SF.
 (N)GARAGE: 454 SQ. FT.
 (N)ENCL. PORCH: 32 SQ. FT.
 (N)DECK: 376 SF.

- FT FAUCET
- AC AC EXTERNAL UNIT
- WM WATER METER
- SW-C SEWER CLEAOUT
- GM GAS METER
- EM ELECTRIC METER
- SP-M SOLAR PANEL METER
- TWH TANKLESS WATER HEATER
- FIBER ROLL PROTECTION
- GENERAL DRAINAGE

EROSION CONTROL NOTES

ALL EROSION CONTROL MEASURES SHALL BE ONSITE AND READILY ACCESSIBLE PRIOR TO CONSTRUCTION.
 SWEEP OR SCRAPE UP SOILS TRACKED ONTO THE ROAD AT THE END OF EACH DAY. DO NOT HOSE INTO STREET, GUTTER, OR STORM.
 REVEGETATE DISTURBED AREAS. EXPOSED BARE DIRT SHALL BE COVERED WITH MULCH, JUT NETTING OR OTHER EROSION CONTROL BLANKET.
 ALL TEMPORARY STOCKPILES SHALL BE COVERED WITH 6MIL PLASTIC SHEETS, SUITABLY ANCHORED.
 THE SITE SHALL BE MONITORED BY THE CONTRACTOR/OWNER AFTER RAIN EVENT TO VERIFY EROSION CONTROL MEASURES ARE FUNCTIONING.
 PROTECT (E) CATCH BASIN WITH GRAVEL BAGS

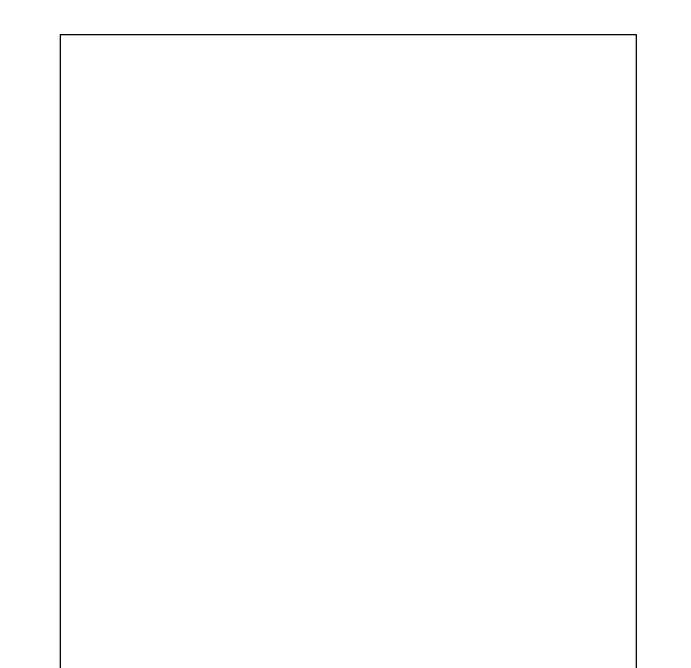
NOTES:

- STORM WATER SURFACE OR ROOF DRAINS AND OTHER GENERAL SURFACE WATER RUNOFF, SHALL NOT BE DISCHARGED TO THE SANITARY SEWER.
- CONTRACTOR SHALL PROTECT EXISTING TREE AND TREE ROOTS FROM ANY DAMAGE. TREE PROTECTION SHALL BE INSTALLED PER CITY STANDARD DETAIL 6-4.
- REMOVE AND REPLACE BROKEN AND UPLIFTED SIDEWALK, DRIVEWAY AND CURB AND GUTTER AS DIRECTED BY THE PUBLIC WORKS INSPECTOR.
- FOR SOLAR PANEL RELOCATION: HOME OWNER TO WORK WITH SOLAR COMPANY TO RELOCATE PANELS

PUBLIC WORKS NOTES

1. APPROVAL OF THESE PLANS DOES NOT RELEASE THE OWNER AND/OR CONTRACTOR OF THE RESPONSIBILITY FOR THE CORRECTIONS OF MISTAKES, ERRORS, OR OMISSIONS CONTAINED THEREIN. IF DURING THE COURSE OF CONSTRUCTING IMPROVEMENTS, PUBLIC INTEREST REQUIRES A MODIFICATION OF/OR A DEPARTURE FROM THE CITY OF CUPERTINO SPECIFICATION OR THESE IMPROVEMENT PLANS, THE CITY ENGINEER SHALL HAVE THE AUTHORITY TO REQUIRE SUCH MODIFICATION OR DEPARTURE AND TO SPECIFY THE MANNER IN WHICH THE SAME IS TO BE COMPLETED, AT THE SOLE EXPENSE OF THE OWNER AND/OR CONTRACTOR.
2. CONTACT PUBLIC WORKS, (408) 777-3104, FOR INSPECTION OF GRADING, STORM DRAINAGE, AND PUBLIC IMPROVEMENTS.
3. ALL PUBLIC IMPROVEMENTS MUST BE COMPLETED PRIOR TO OCCUPANCY.
4. CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL AND ENSURING THE AREA ADJACENT TO THE WORK IS LEFT IN A CLEAN CONDITION.
5. CONTRACTOR SHALL REVIEW CITY DETAIL 6-4 ON TREE PROTECTION PRIOR TO ACCOMPLISHING ANY WORK OR REMOVING ANY TREES.
6. UTILIZE BEST MANAGEMENT PRACTICES (BMP'S), AS REQUIRED BY THE STATE WATER RESOURCES CONTROL BOARD, FOR ANY ACTIVITY, WHICH DISTURBS THE SOIL.
7. A WORK SCHEDULE OF GRADING AND EROSION & SEDIMENT CONTROL PLAN SHALL BE PROVIDED TO THE CITY ENGINEER BY OCTOBER 1 AND APRIL 15.
8. ALL NEW ELECTRICAL SERVICE (POWER, PHONE, AND/OR CABLE) SHALL BE UNDERGROUND IF CONNECTING TO THE UTILITY POLE IN THE STREET.
9. TO INITIATE RELEASE OF BONDS, CONTACT THE PUBLIC WORKS INSPECTOR FOR FINAL INSPECTION.
10. ALL DOWNSPOUTS TO BE RELEASED TO THE GROUND SURFACE, DIRECTED AWAY FROM BUILDING FOUNDATIONS AND DIRECTED TO LANDSCAPED AREAS.
11. PRIOR TO BEGINNING ANY WORK WITHIN THE PUBLIC RIGHT OF WAY, THE CONTRACTOR WILL BE RESPONSIBLE FOR PULLING AN ENCROACHMENT PERMIT FROM THE PUBLIC WORKS DEPARTMENT.

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Title
**EXISTING & PROPOSED
 SITE PLAN**

Date
 06.14.22

Scale
 AS SHOWN

Drawing No.

A1.1

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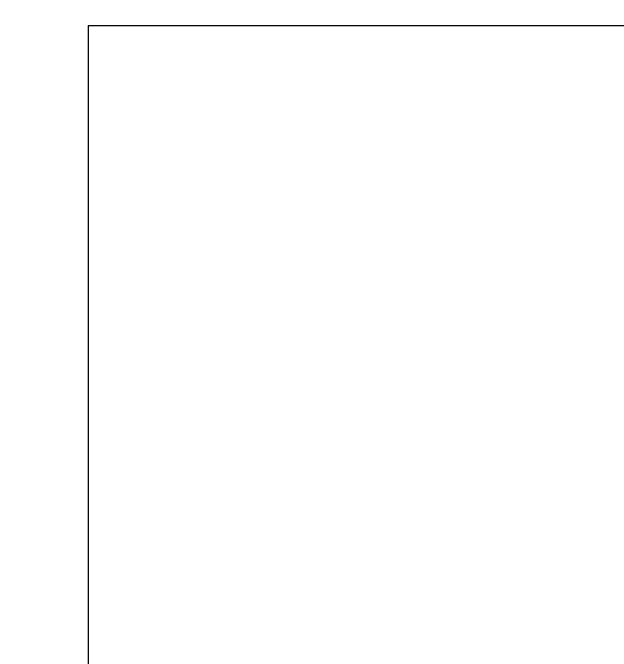
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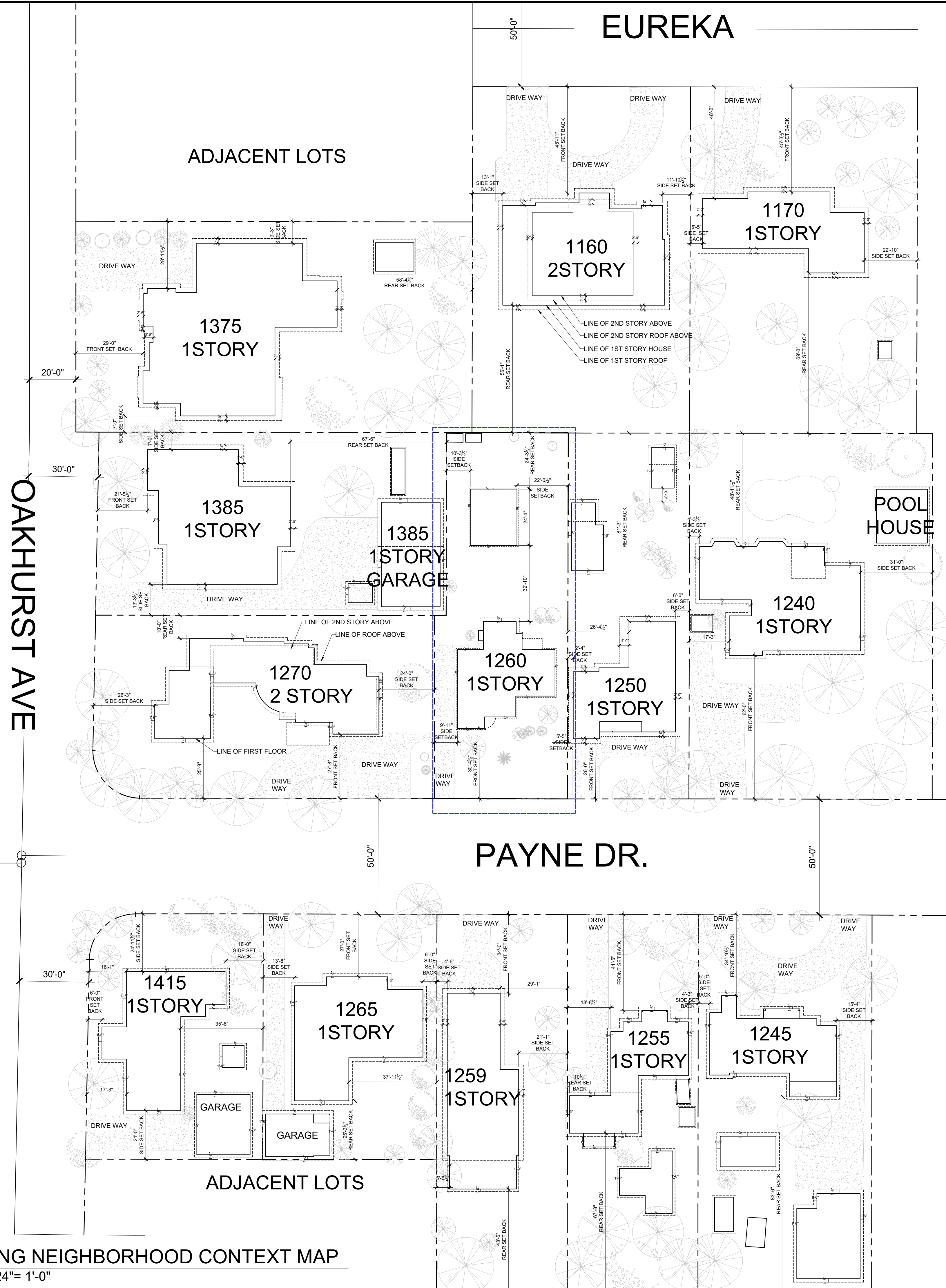
Title
**NEIGHBORHOOD
 COMPATIBILITY SHEET**

Date
 06.14.22

Scale
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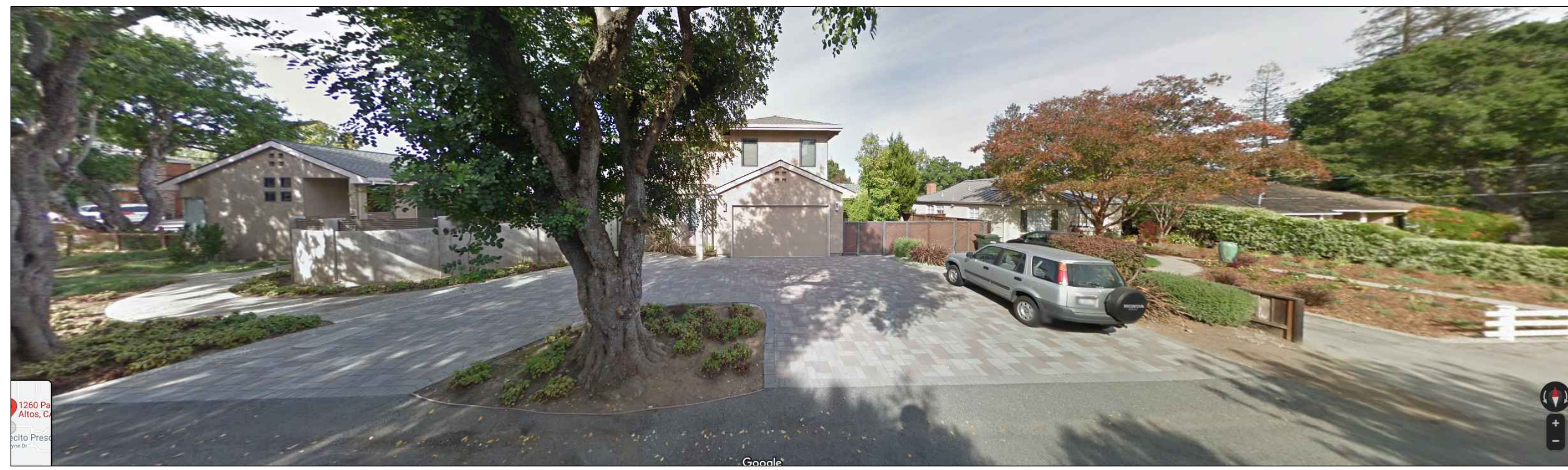
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EXISTING NEIGHBORHOOD CONTEXT MAP
 SCALE: 1/24"= 1'-0"

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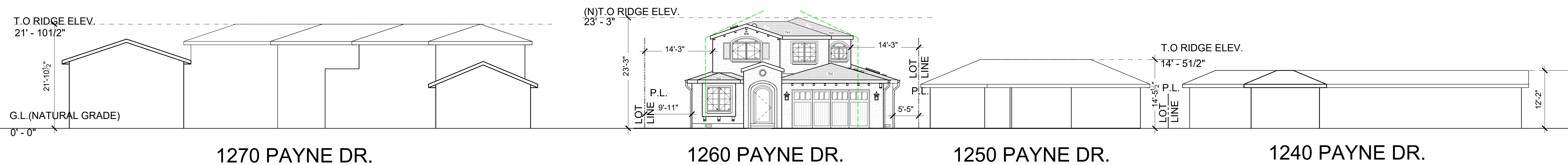
1270 PAYNE DRIVE



1270 PAYNE DRIVE

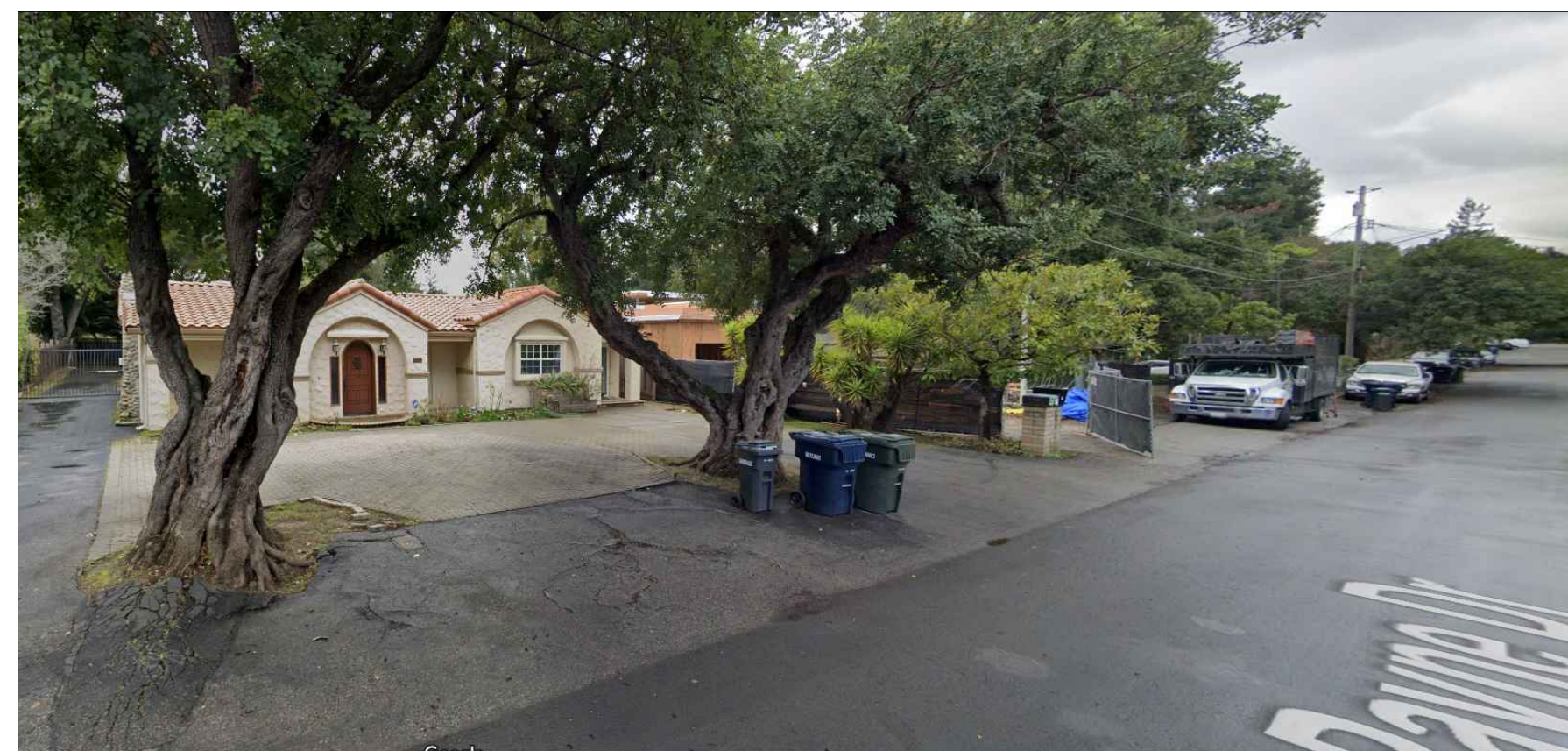


1385 OAKHURST AVE & 1270 PAYNE DRIVE

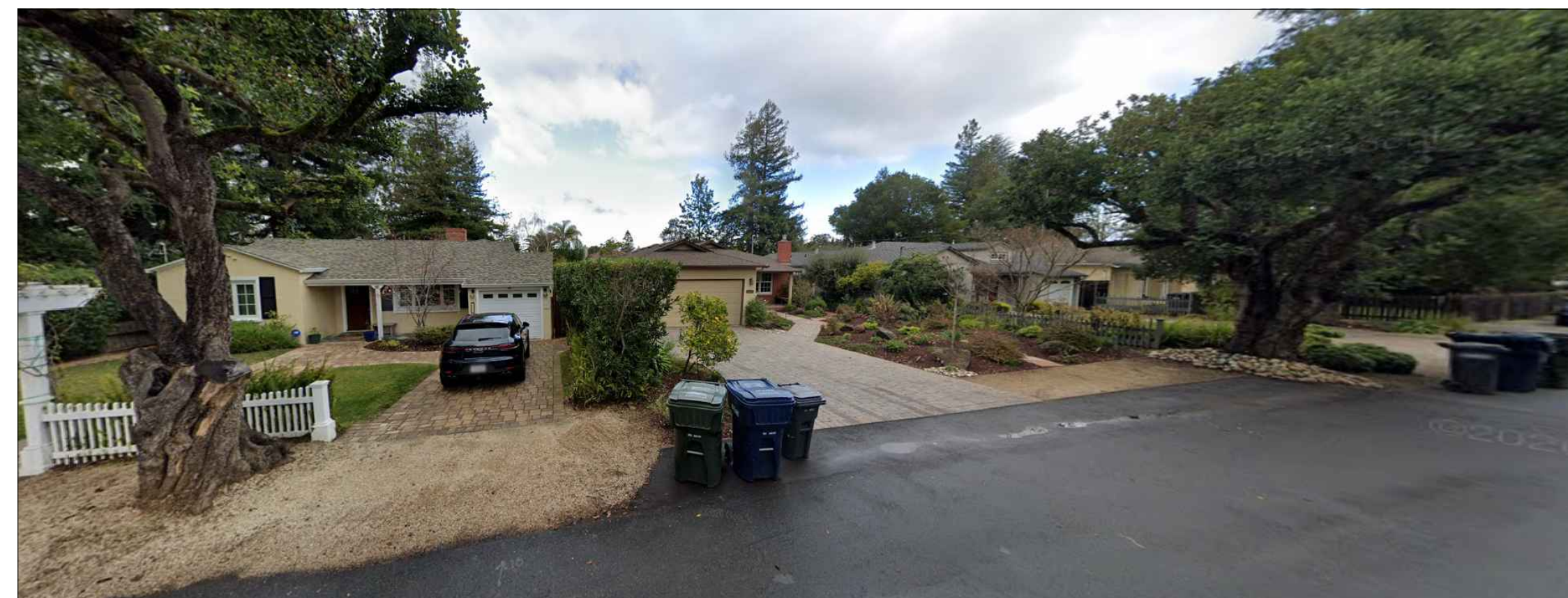


PROPOSED STREETSCAPE ELEVATION

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



1225 PAYNE DRIVE



1230 & 1228 PAYNE DRIVE



1245 PAYNE DRIVE

Firm Name and Contact :



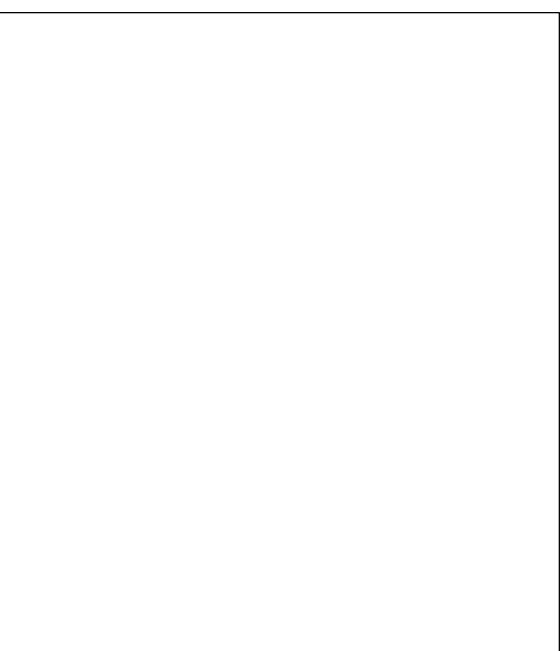
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 PROPOSED STREETSCAPE
 ELEVATION &
 PHOTOGRAPHS**

Date
 06.14.22

Scale
 AS SHOWN

Drawing No.

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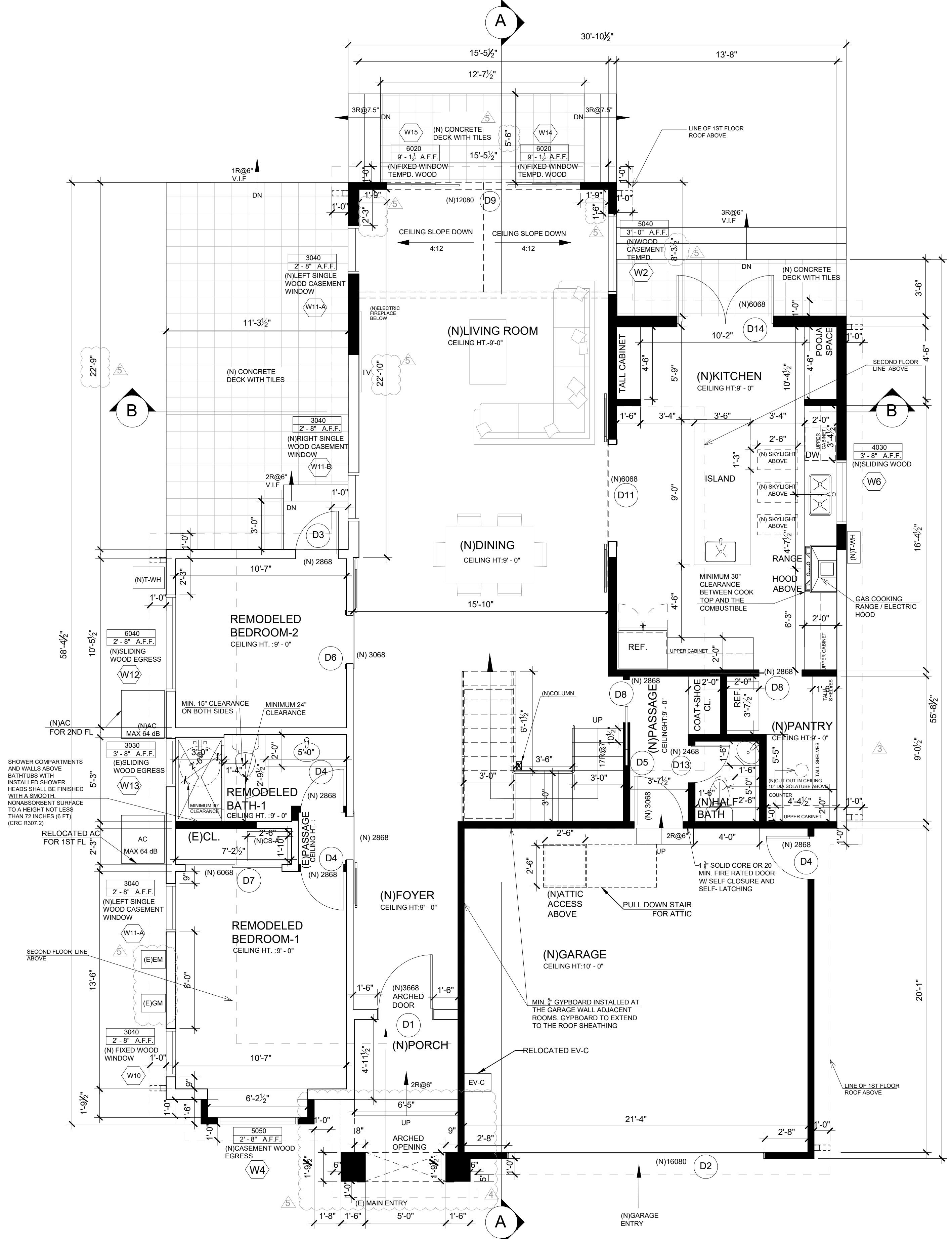
Title
**PROPOSED HOUSE
FIRST & SECOND FLOOR
PLAN**

Date
06.14.22

Scale
AS SHOWN

Drawing No.

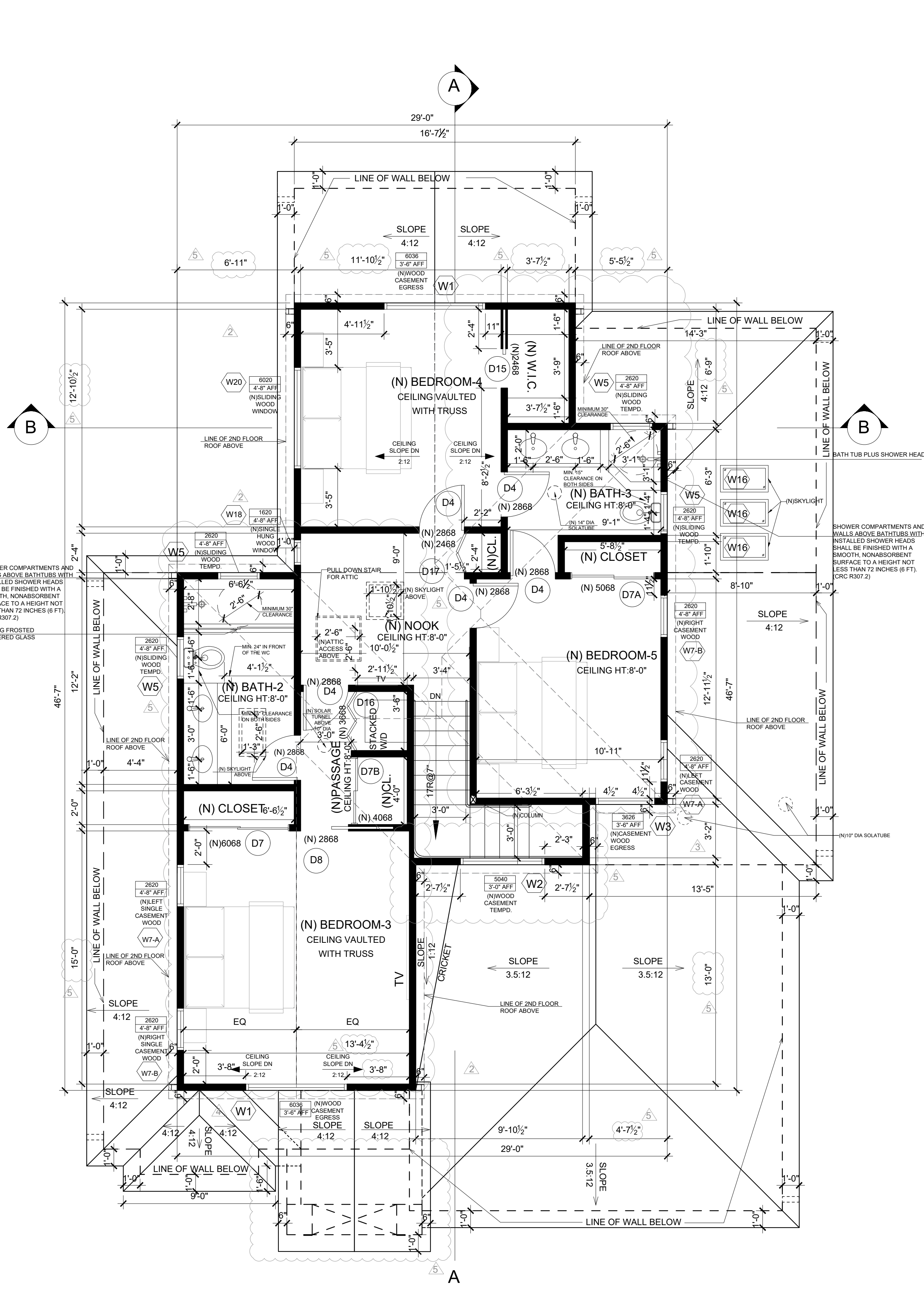
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PROPOSED HOUSE FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

PROPOSED FIRST FLOOR HOUSE AREA : 1594 SQ. FT.
(N)GARAGE: 454 SQ. FT.
(N)ENCL.PORCH: 32 SQ. FT.
(N)CONCRETE DECK: 376 SQ.FT.

- FT FAUCET
- AC A/C EXTERNAL UNIT
- WM WATER METER
- SW-C SEWER CLEANOUT
- GM GAS METER
- EM ELECTRIC METER
- CS-A CRAWL SPACE ACCESS
- WH WATER HEATER
- EXISTING WALLS
- NEW WALLS



PROPOSED HOUSE SECOND FLOOR PLAN

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

(N)HOUSE SECOND FLOOR: 987 SQ. FT.

PERMITTED FAR: 35% OF NET LOT AREA I.E. 8690 = 3042

PROPOSED FAR: 1594 + 987 + 454 = 3035/8690 = 0.34 (34.92%)

- FT FAUCET
- AC A/C EXTERNAL UNIT
- WM WATER METER
- SW-C SEWER CLEANOUT
- GM GAS METER
- EM ELECTRIC METER
- CS-A CRAWL SPACE ACCESS
- WH WATER HEATER
- EXISTING WALLS
- NEW WALLS



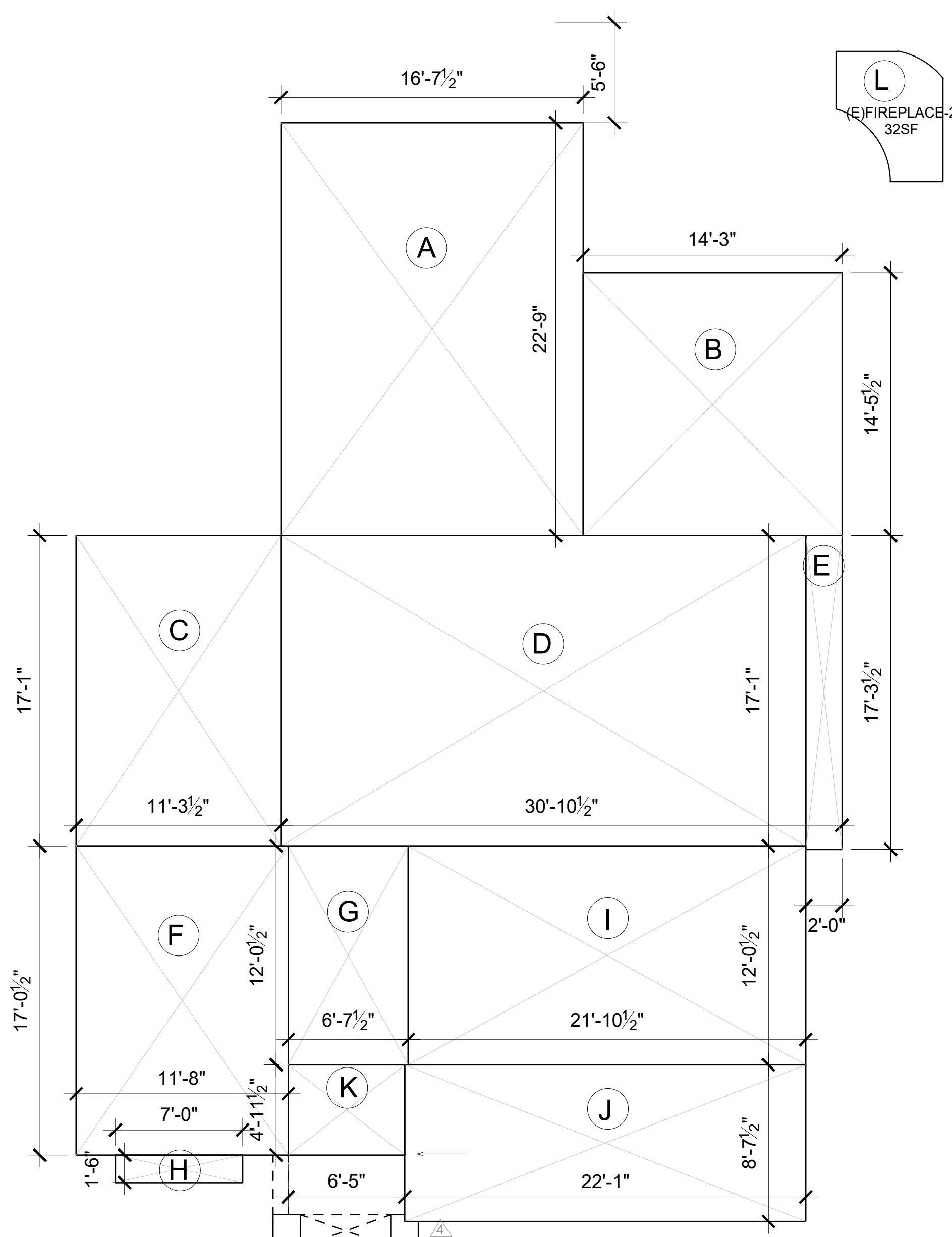
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 REMODEL**

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 RESIDENCE**

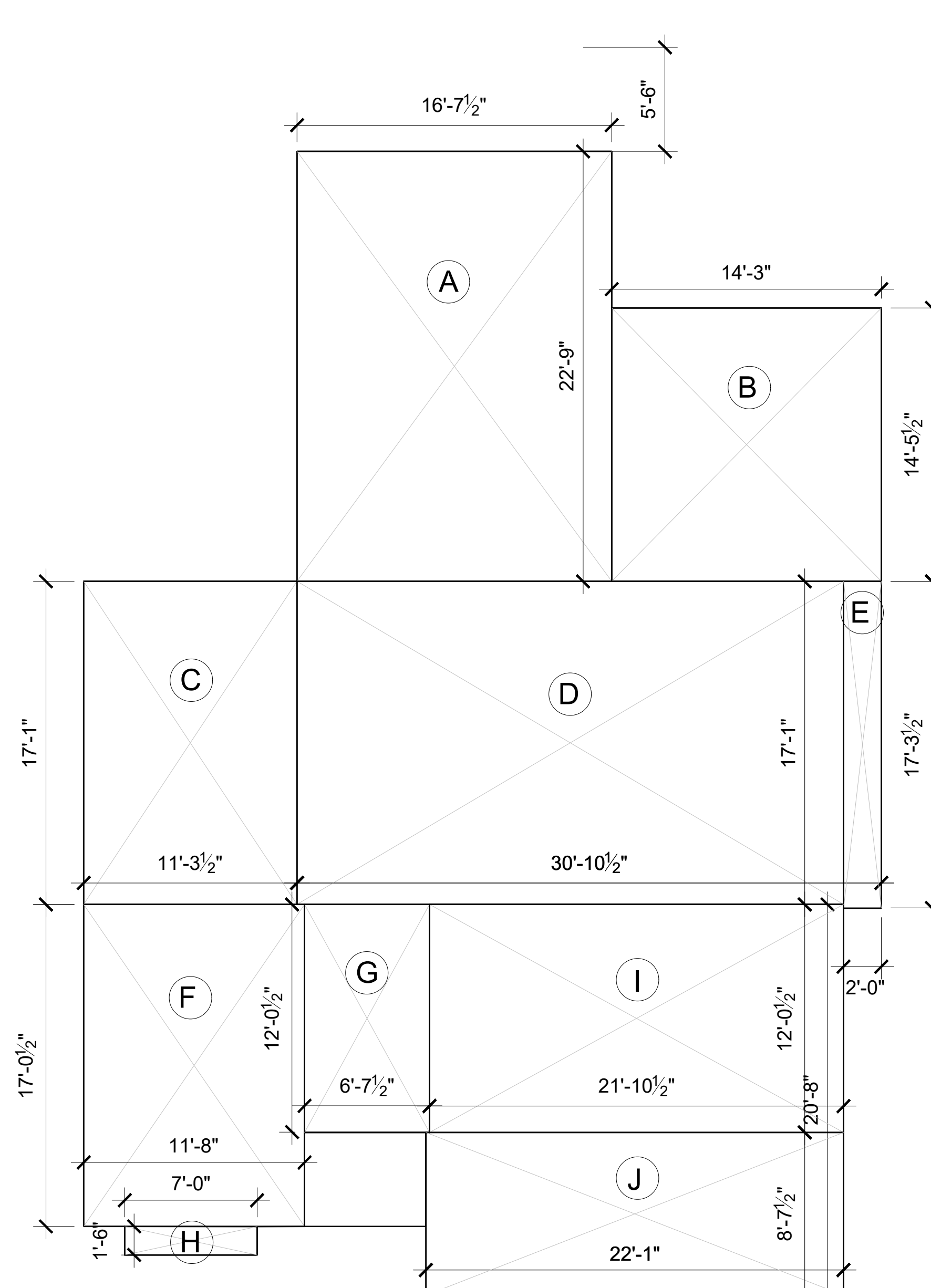
No.	Date	Revision
1	08-03-21	PLAN CHECK COMMENTS
2	01-14-22	PLAN CHECK COMMENTS-2
3	02-02-22	OWNER REV.
4	03-01-22	DRC REVIEW
5	03-23-22	OWNER REV.



LOT COVERAGE

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

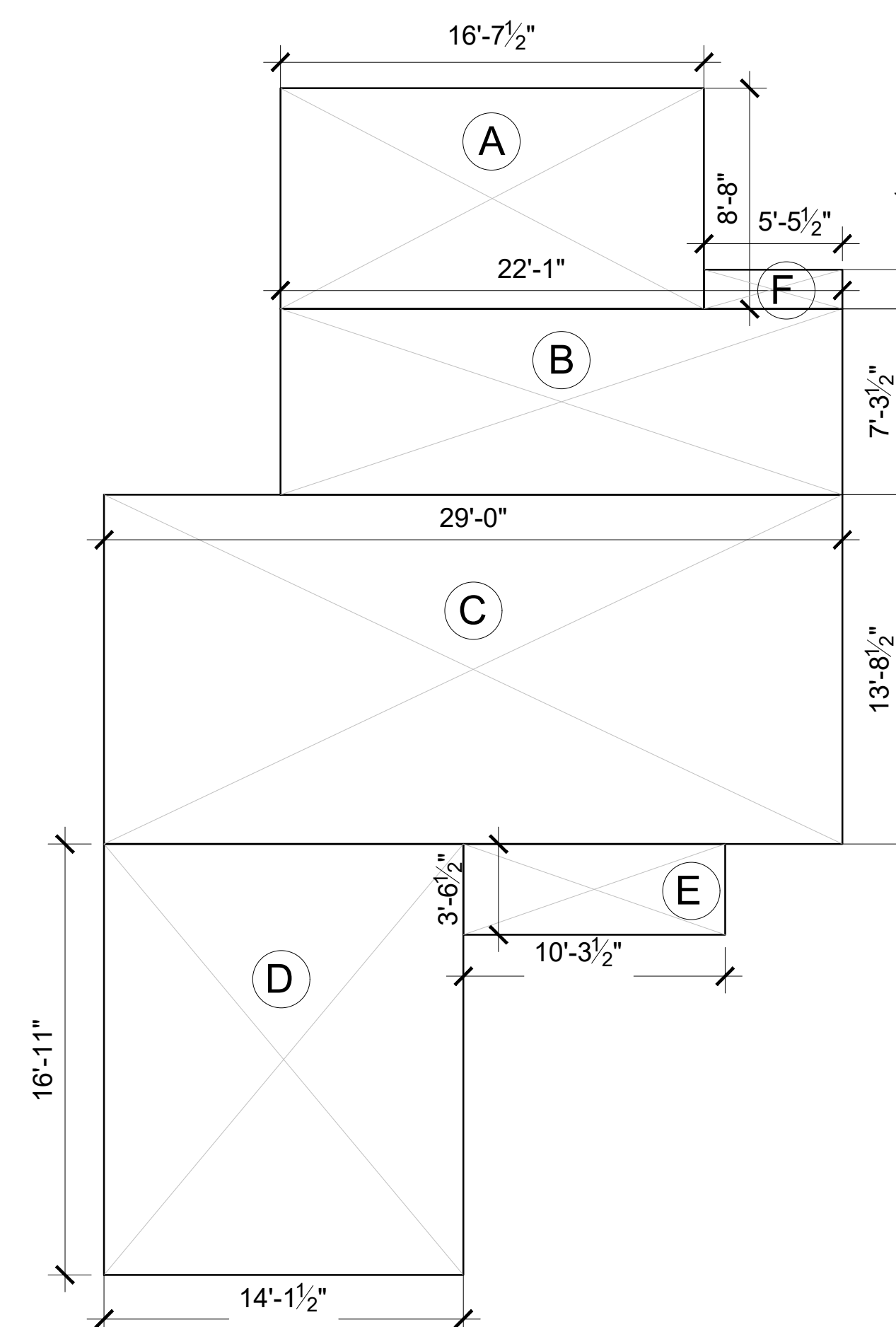
AREA	DIMENSIONS	FF (Sqft)
A	16'-7.5" X 22'-9"	378
B	14'-3" X 14'-5.5"	206
C	11'-3.5" X 17'-1"	193
D	30'-10.5" X 17'-1"	494
E	2'-0" X 17'-3.5"	34
F	11'-8" X 17'-0.5"	199
G	6'-7.5" X 12'-0.5"	80
H	7'-0" X 1'-6"	10
I	21'-10.5" X 12'-0.5"	264 (N)GARAGE
J	21'-1" X 8'-7.5"	190 (N)GARAGE
K	6'-5" X 4'-11.5"	32 (N)PORCH
L	(E)FIREPLACE-2	32
TOTAL LOT COVERAGE		2112
TOTAL LOT COVERAGE % =		2112 / 8690 = 24.30%



FAR FIRST FLOOR

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

AREA	DIMENSIONS	FF (Sqft)
A	16'-7.5" X 22'-9"	378
B	14'-3" X 14'-5.5"	206
C	11'-3.5" X 17'-1"	193
D	30'-10.5" X 17'-1"	494
E	2'-0" X 17'-3.5"	34
F	11'-8" X 17'-0.5"	199
G	6'-7.5" X 12'-0.5"	80
H	7'-0" X 1'-6"	10
FIRST FLOOR HOUSE FAR -		1594
I	21'-10.5" X 12'-0.5"	264 (N)GARAGE
J	21'-1" X 8'-7.5"	190 (N)GARAGE
TOTAL FAR FIRST FLOOR -		2048 SF



FAR-2ND FLOOR

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

AREA	DIMENSIONS	FF (Sqft)
A	16'-7.5" X 8'-8"	144
B	22'-1" X 7'-3.5"	161
C	29'-0" X 13'-8.5"	398
D	16'-11" X 14'-1.5"	239
E	10'-3.5" X 3'-6.5"	37
F	5'-5.5" X 1'-6.5"	8
TOTAL FAR -2ND FLOOR		987 SF
TOTAL FAR % -		2048+987=3035/8690=34.92

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Title
**PROPOSED FLOOR
 AREA DIAGRAM**

Date
 06.14.22

Scale
 AS SHOWN

Drawing No.

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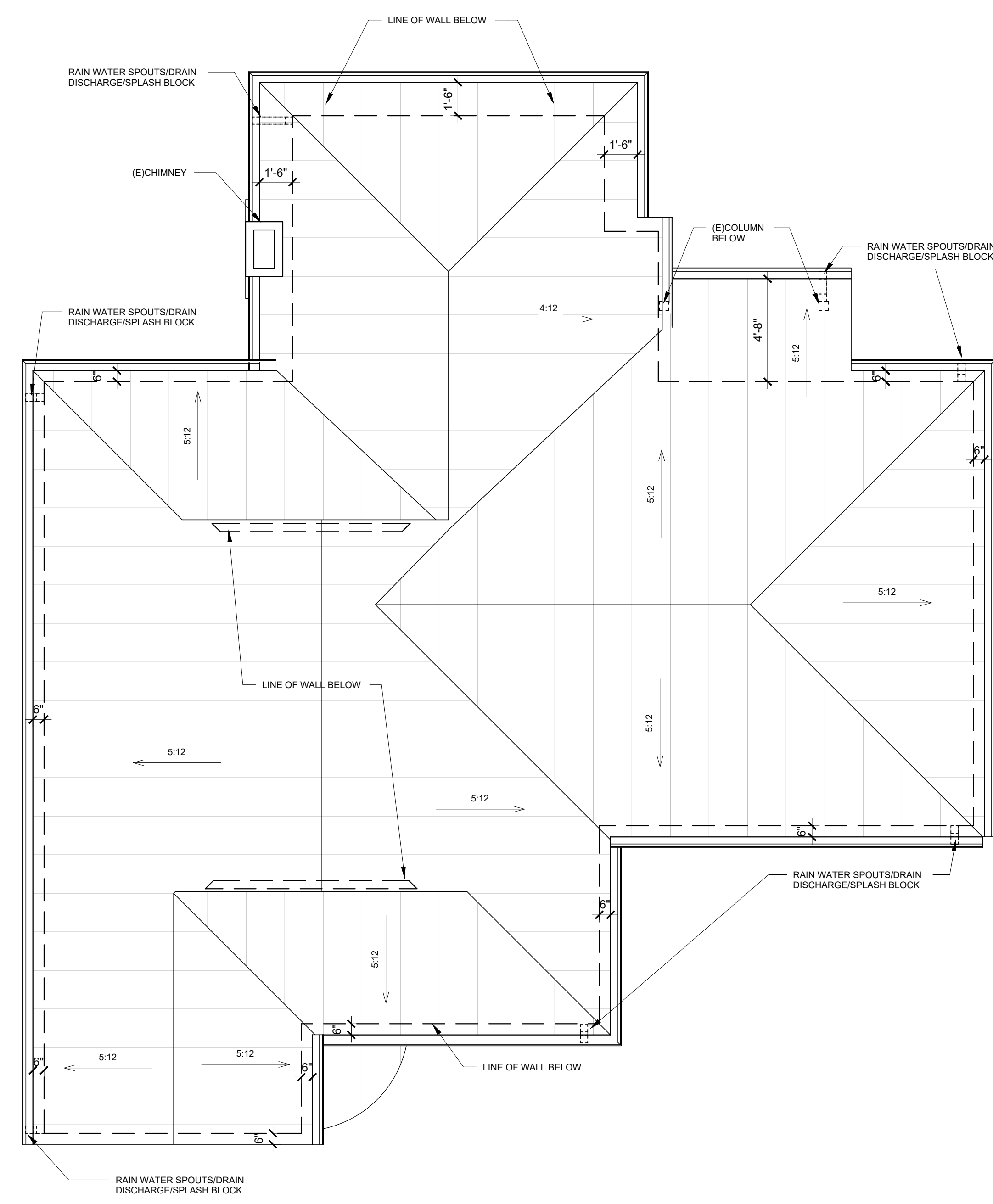
Title
**EXISTING & PROPOSED
 ROOF PLAN**

Date
 06.14.22

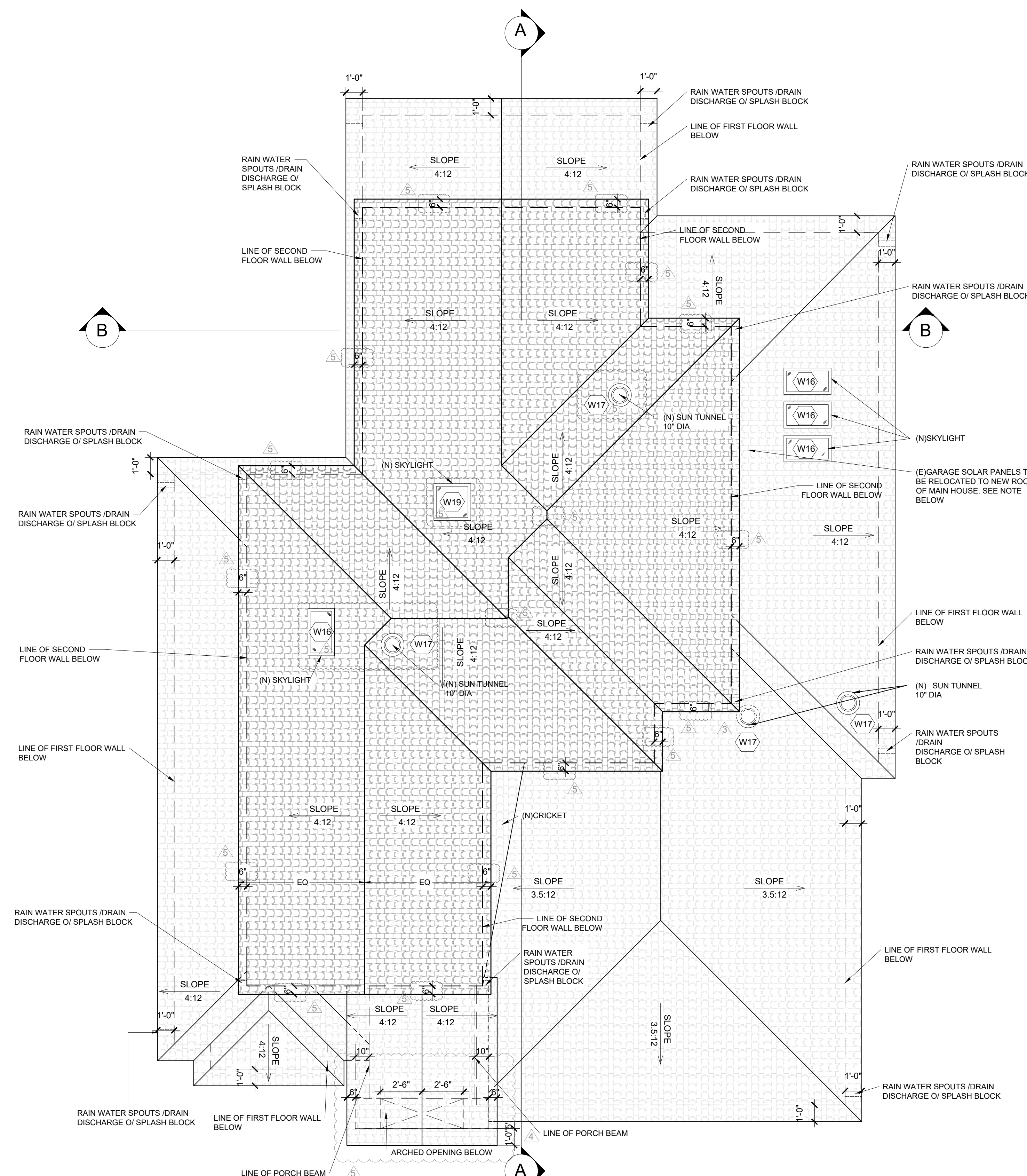
Scale
 AS SHOWN

Drawing No.

A1.8



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



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

NOTE: FOR SOLAR PANEL RELOCATION:
 HOME OWNER TO WORK WITH SOLAR
 COMPANY TO RELOCATE PANELS

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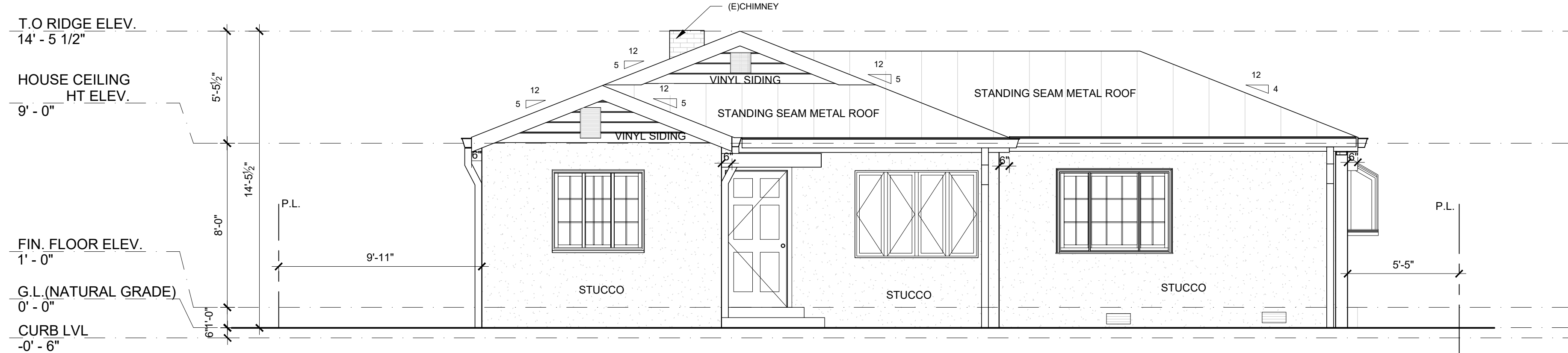


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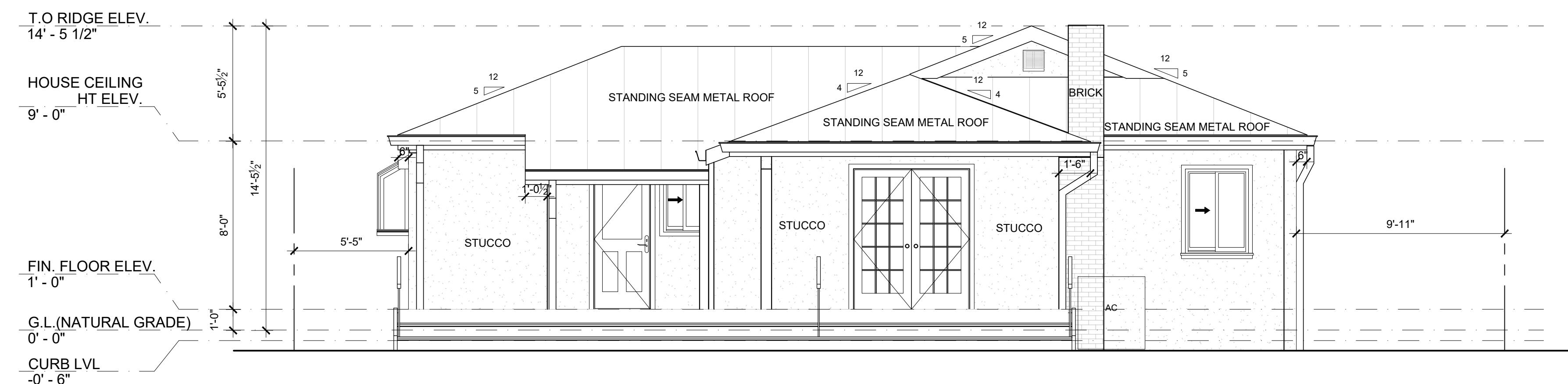
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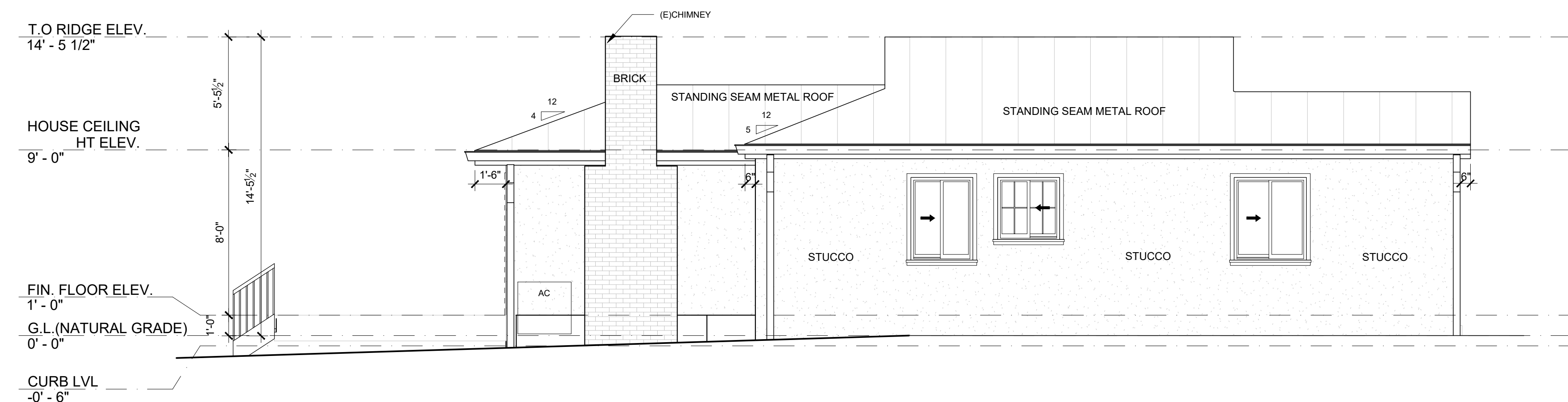
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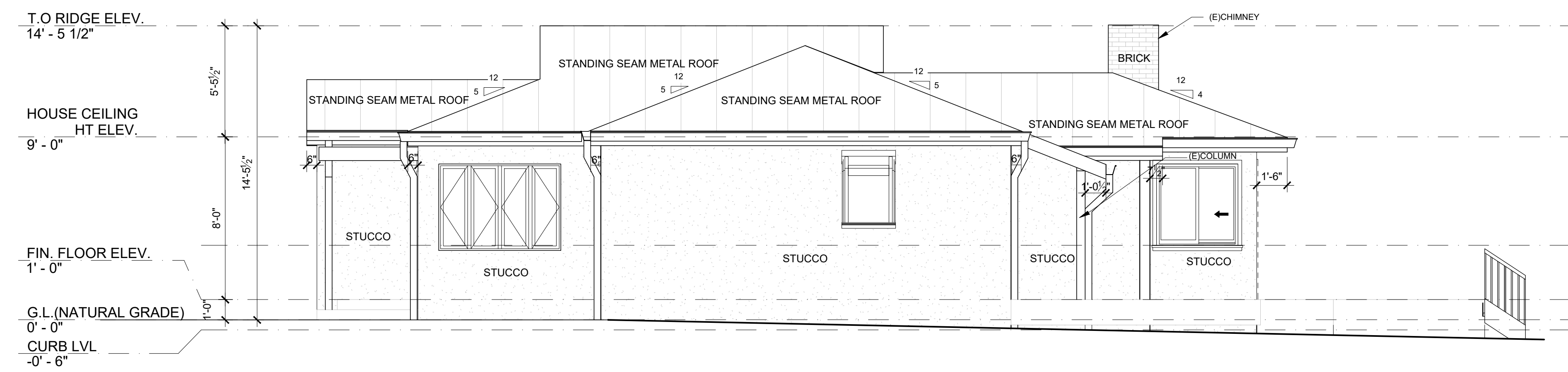
EXISTING SOUTH ELEVATION
 SCALE: 1/4" = 1'-0"



EXISTING NORTH ELEVATION
 SCALE: 1/4" = 1'-0"

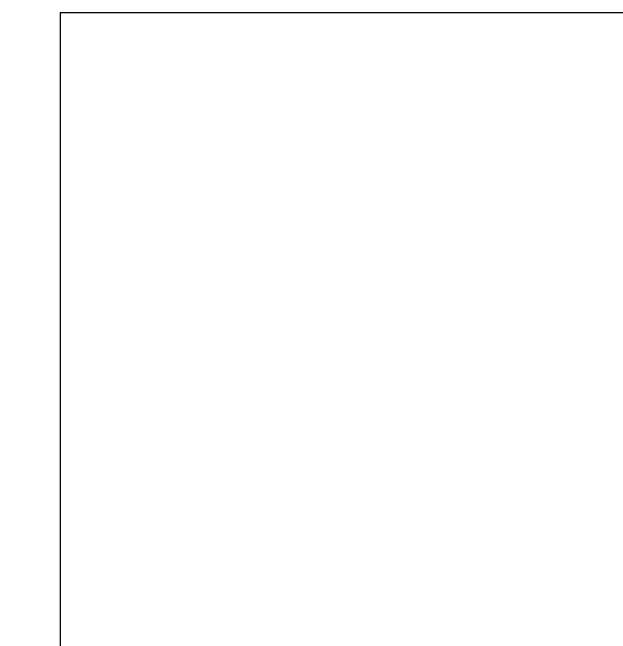


EXISTING WEST ELEVATION
 SCALE: 1/4" = 1'-0"



EXISTING EAST ELEVATION
 SCALE: 1/4" = 1'-0"

No.	Date	Revision
1	08-03-21	PLAN CHECK COMMENTS
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5	03-23-22	OWNER REV.



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Title
EXISTING ELEVATIONS

Date
 06.14.22

Scale
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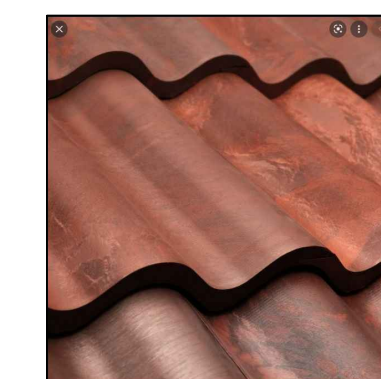
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No.	Date	Revision
1	08-03-21	PLAN CHECK COMMENTS
2	01-14-22	PLAN CHECK COMMENTS-2
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MATERIAL BOARD



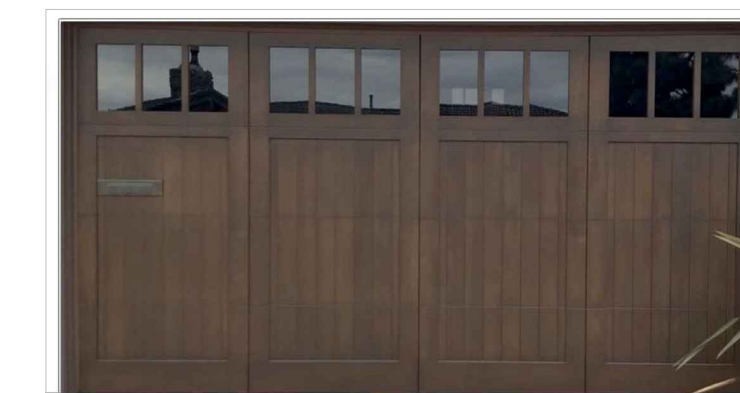
- 1 BRAVA BARREL TILE-COMPOSITE SPANISH ROOF TILE. COLOR: DARK BROWN



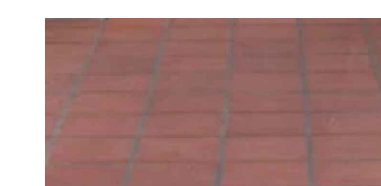
- 2 STUCCO WALL FINISH FINE SAND FLOAT COLOR: CRYSTAL WHITE X-50 (79) BASE 100



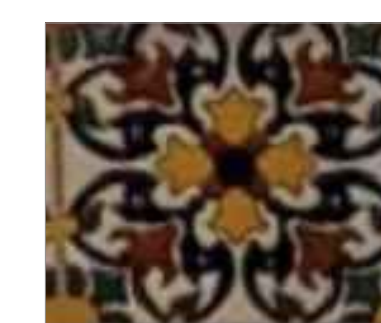
- 3 VANTAGE 2 PACK LOUVERED WOOD EXTERIOR DECORATIVE SHUTTERS COLOR: BLUE



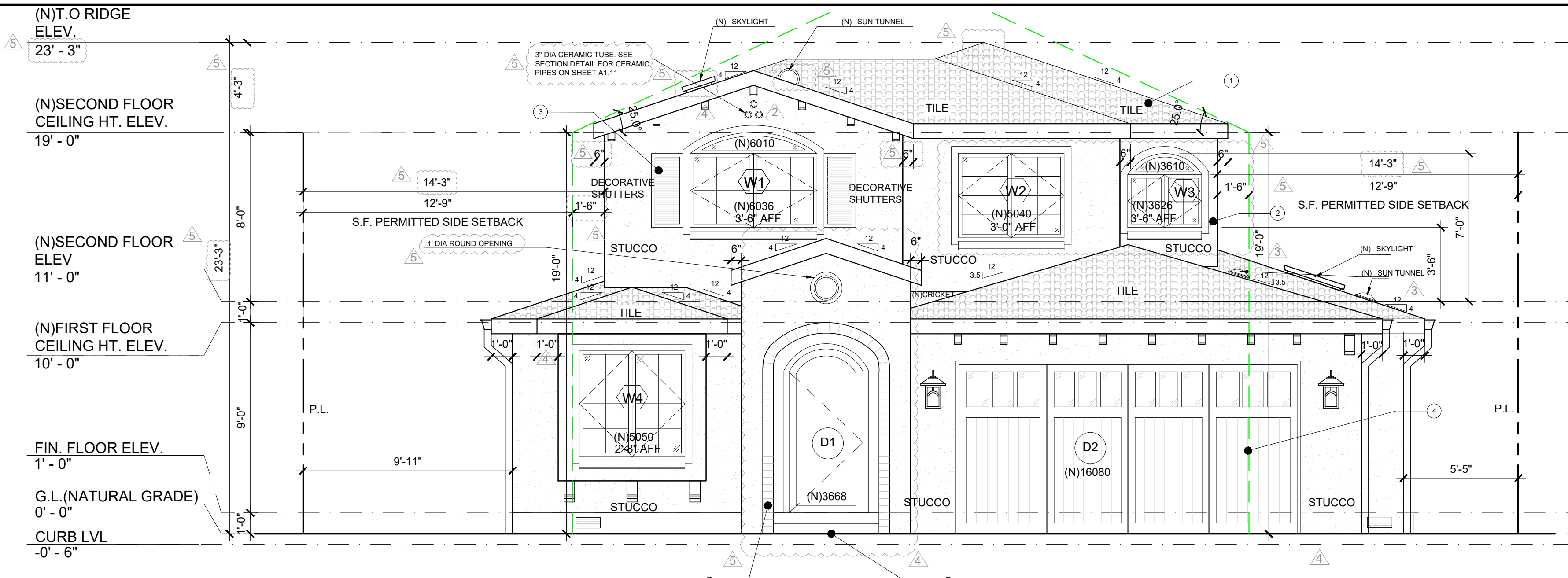
- 4 GARAGE ENTRY DOOR



- 5 TILED ENTRY WALKWAY COLOR: RED

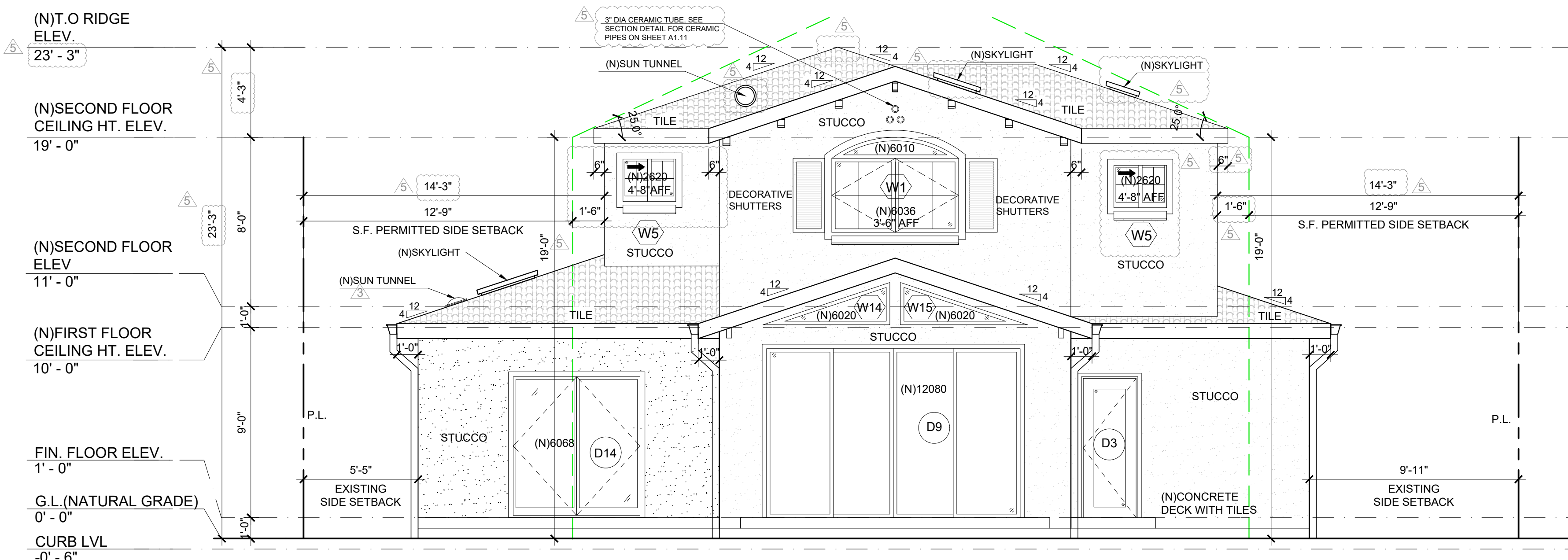


- 6 TILES AROUND ENTRANCE ARCHED OPENING.



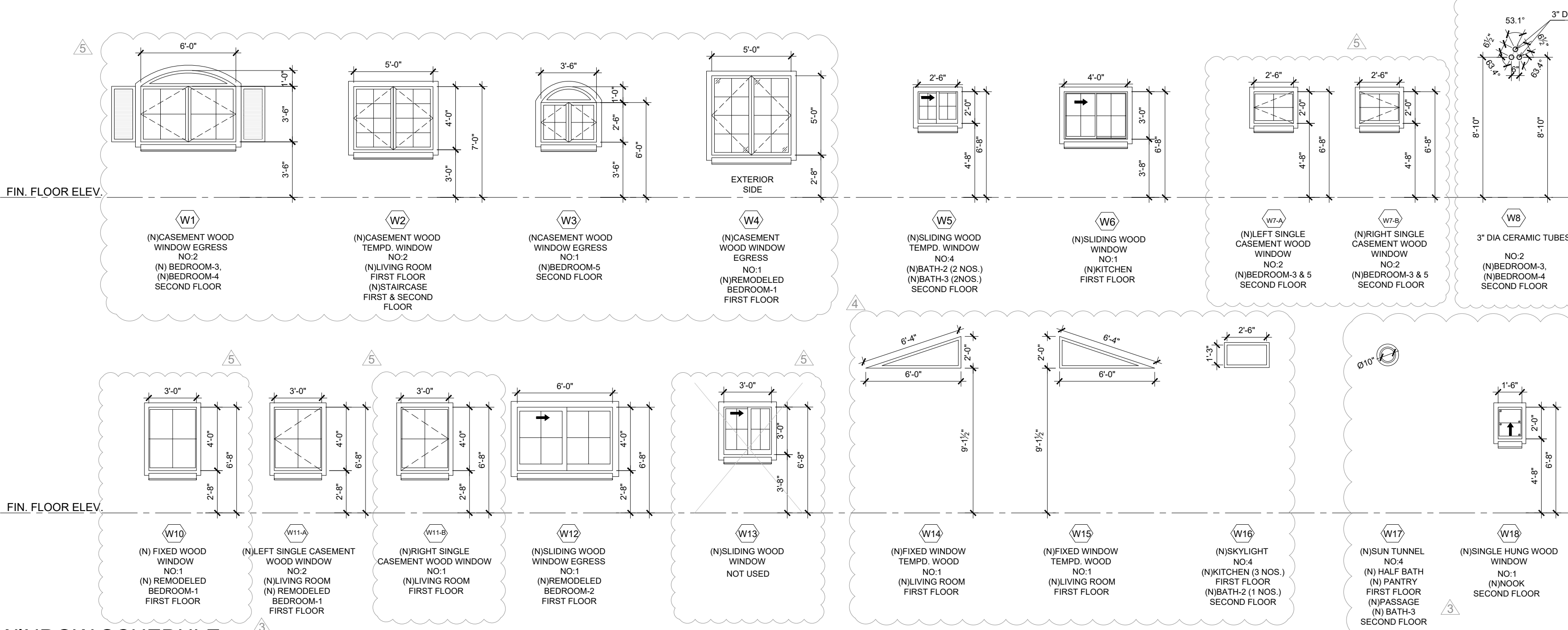
PROPOSED SOUTH ELEVATION (FRONT)

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



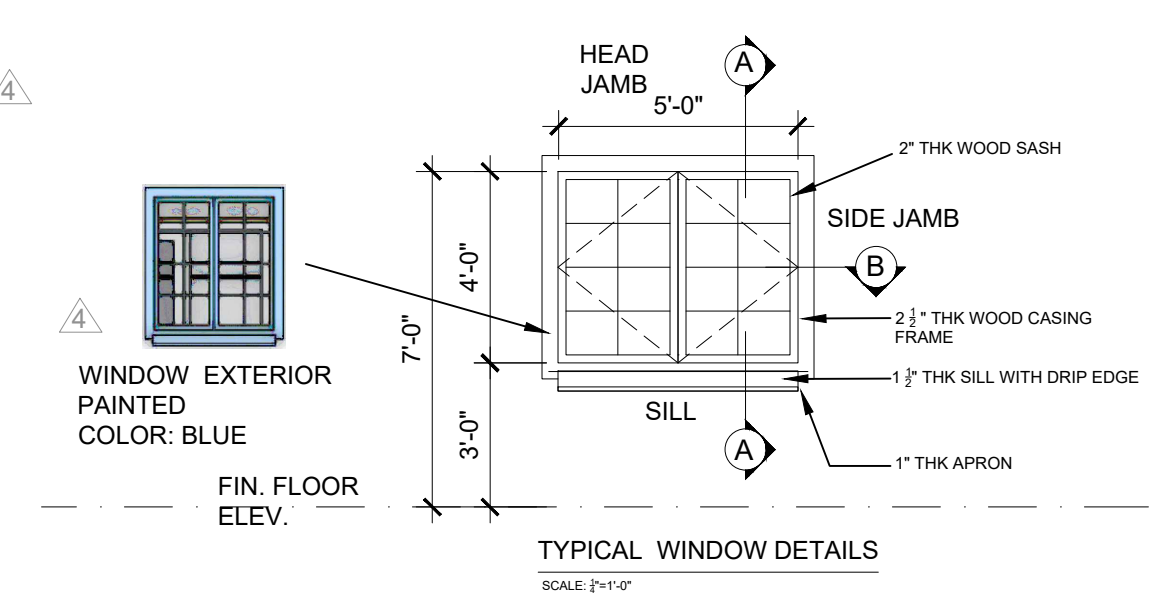
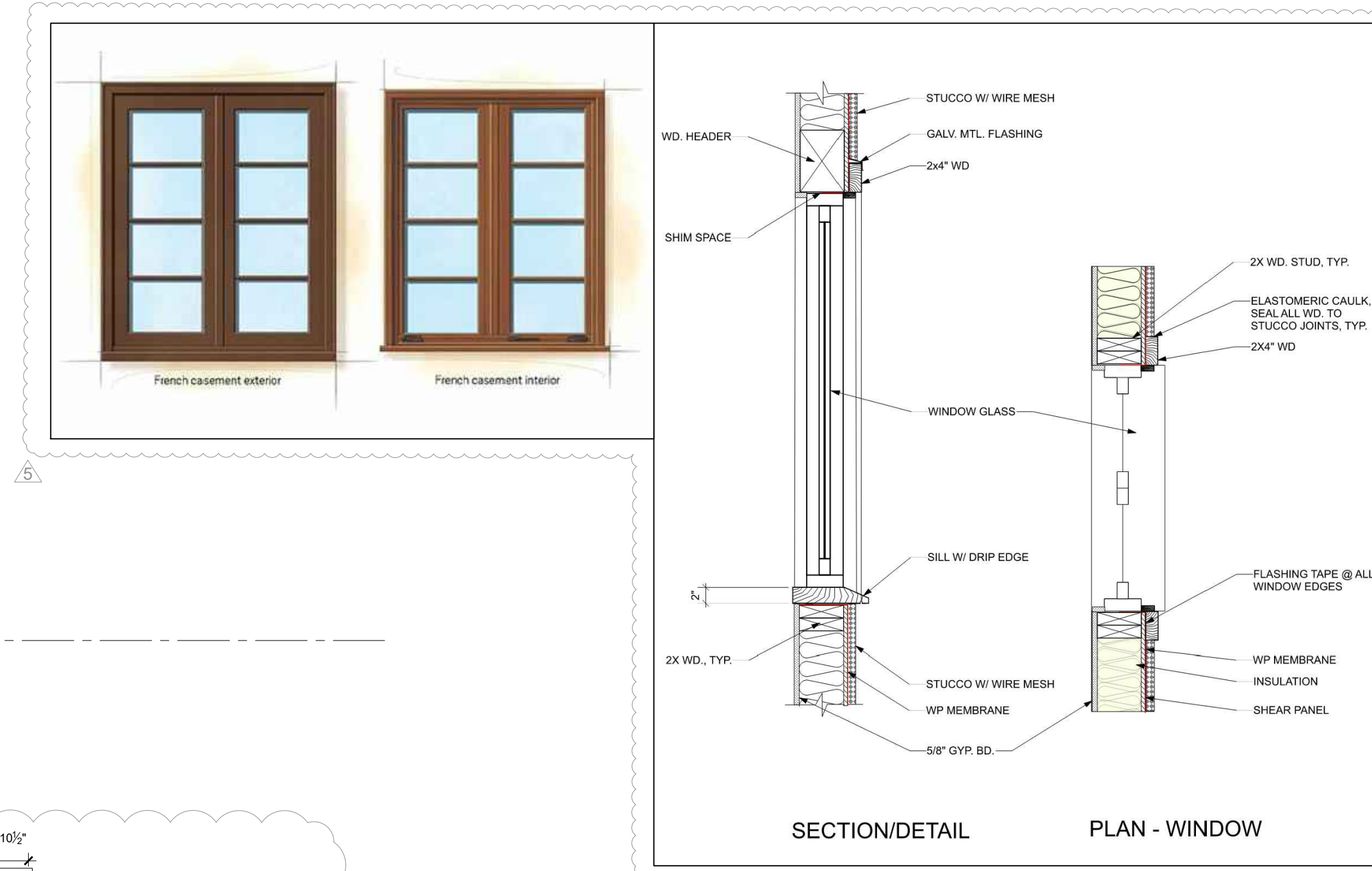
PROPOSED NORTH ELEVATION (REAR)

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



WINDOW SCHEDULE

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



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**Title
PROPOSED
ELEVATIONS**

Date
06.14.22

Scale
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Drawing No.

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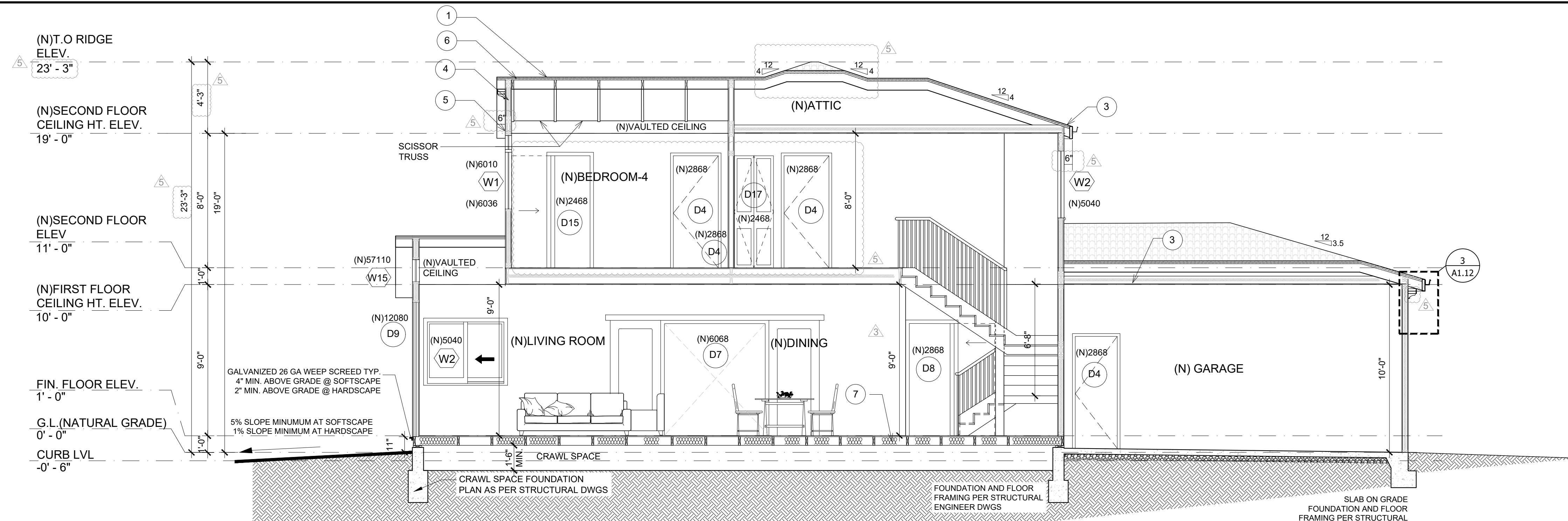


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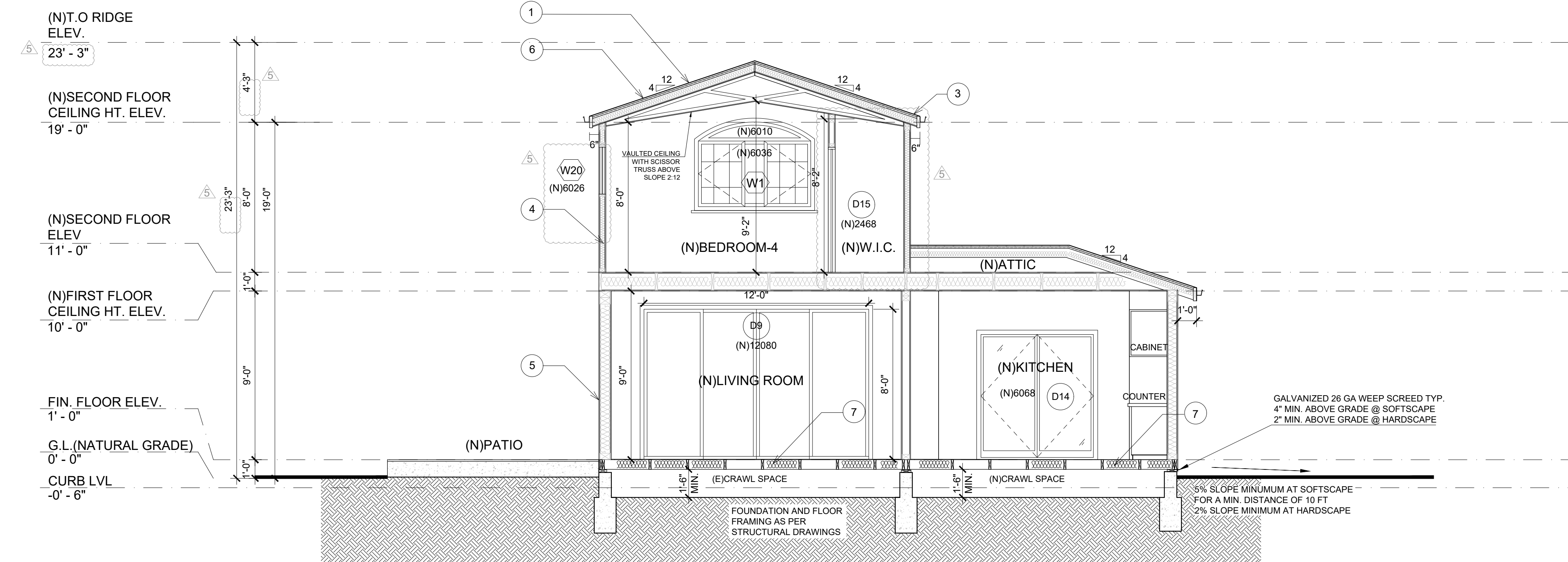
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SECTION AA

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



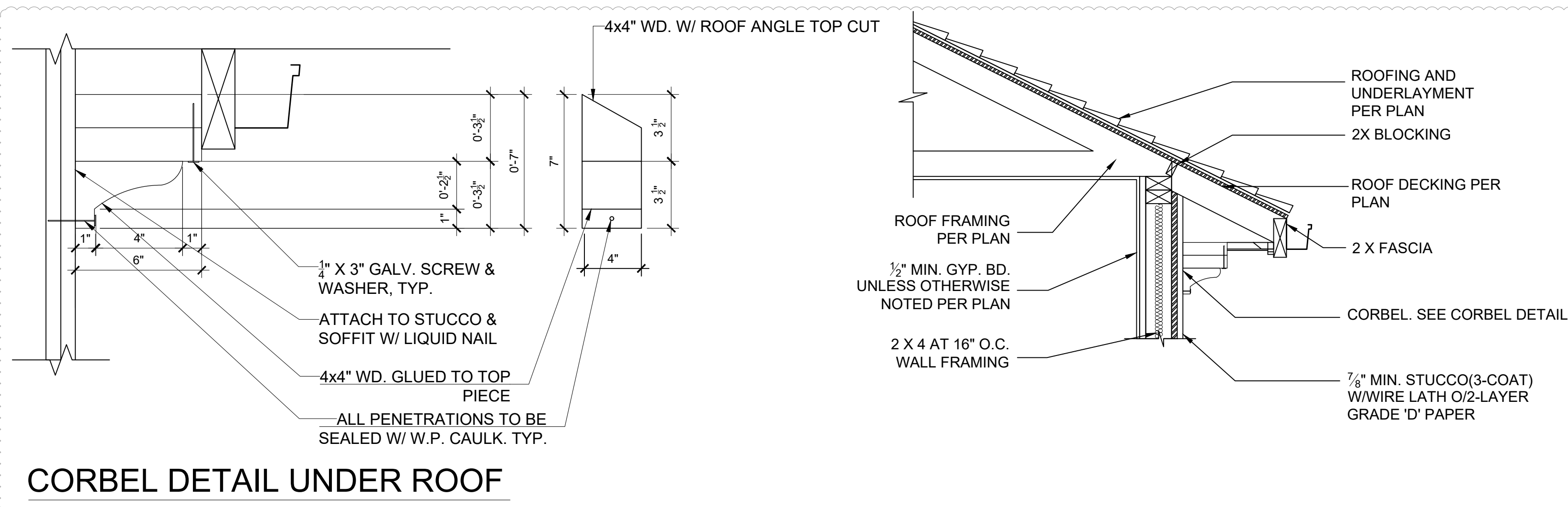
SECTION BB

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

1. ROOF COVERING OVER PLYWOOD SHEATHING.
2. EAVE VENTS (NET VENT AREA = 1/150 X ATTIC AREA.)
3. CEILING INSULATION R30 TYPICAL
4. EXTERIOR WALL INSULATION R15
5. WALL COVERING OVER PLYWOOD SHEATHING.
6. RADIANT BARRIER
7. FLOORING INSULATION R-

GENERAL NOTES:

1. CLEARANCE BETWEEN WOOD SIDING AND EARTH ON THE EXTERIOR OF THE BUILDING SHALL NOT BE LESS THAN 8" EXCEPT WHERE USING PRESERVATIVE-TREATED WOOD- CRC R317.1
2. THE CHIMNEY WILL TERMINATE A MINIMUM OF 2 FEET ABOVE ANY PART OF THE STRUCTURE WITHIN 10 FEET OF CHIMNEY TERMINATION AND SHALL BE EQUIPPED WITH AN APPROVED SPARK ARRESTER. 2010 CRC R1003.9
3. ALL FLASHINGS TO BE GA GI U.O.N
4. ALL GUTTERS TO BE GA GI U.O.N
5. ROOF IS CLASS "A"
6. ALL RAINWATER LEADERS IN THE WALLS AND POSTS TO BE OF CAST IRON
7. ALL VALLEY FLASHINGS TO BE 26 GA GI INSTALLED OVER A MIN. OF 36"W UNDERLAYMENT
8. ALL GUTTERS TO HAVE SCREENS
9. ALL WOOD FRAMING MEMBERS THAT REST ON THE EXTERIOR FOUNDATION WALLS AND ARE LESS THAN 8" FROM EXPOSED EARTH SHALL BE OF NATURALLY DURABLE OR PRESERVATIVE-TREATED WOOD. CRC R317.1
10. WOOD IN CONTACT WITH THE EARTH OR EMBEDDED IN CONCRETE MASONRY SHOULD BE PRESSURE TREATED.



CORBEL DETAIL UNDER ROOF

No.	Date	Revision
1	08-03-21	PLAN CHECK COMMENTS
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Title

PROPOSED SECTIONS

Date

06.14.22

Scale

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Drawing No.

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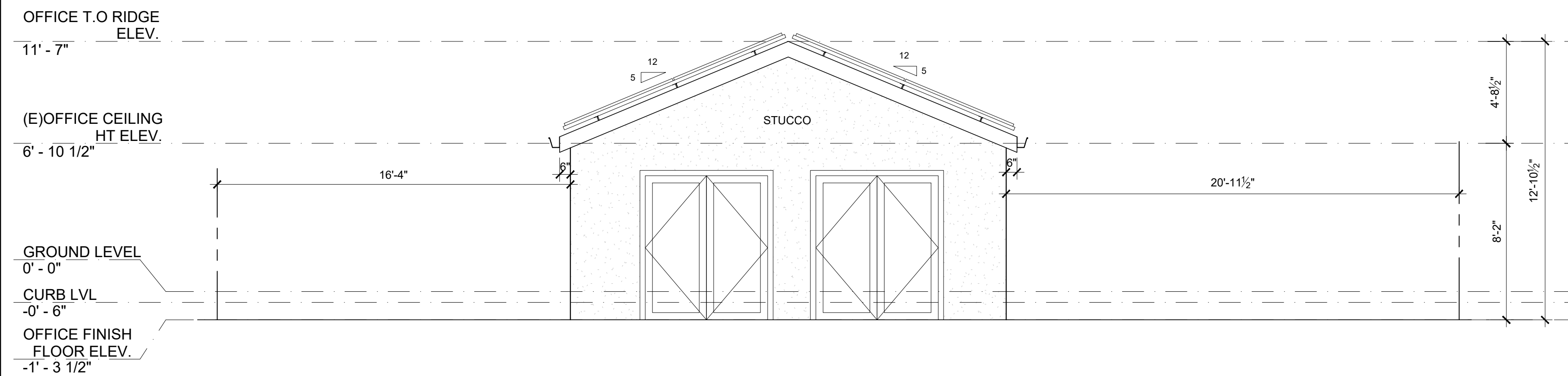


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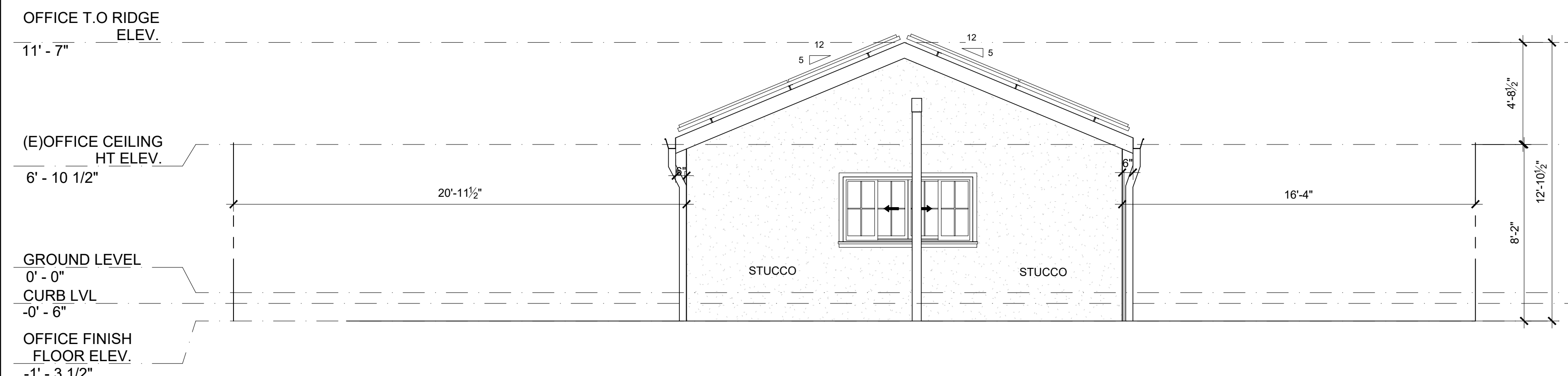
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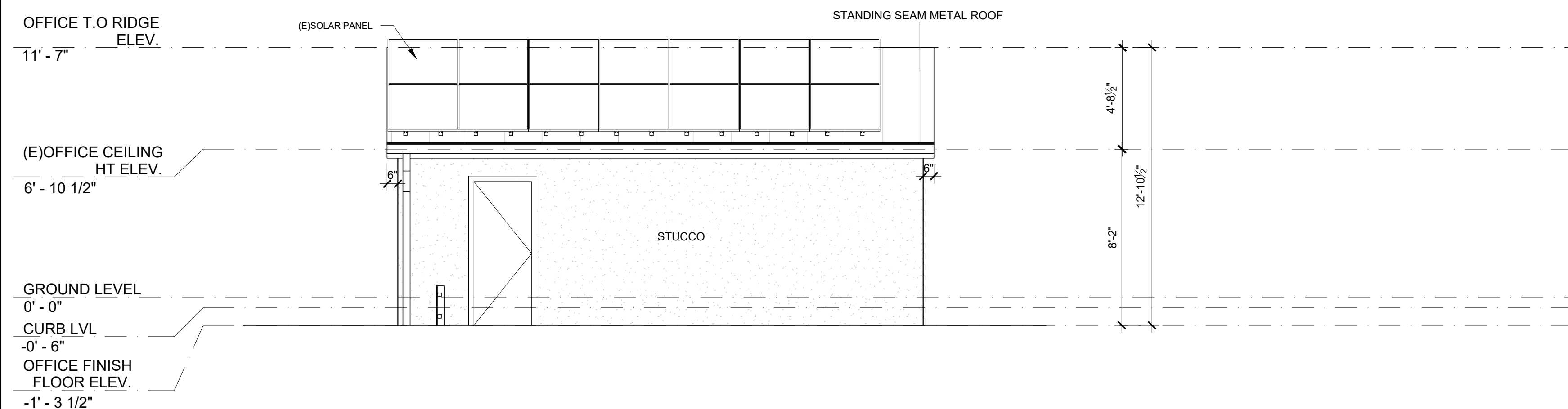
EXISTING SOUTH ELEVATION

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



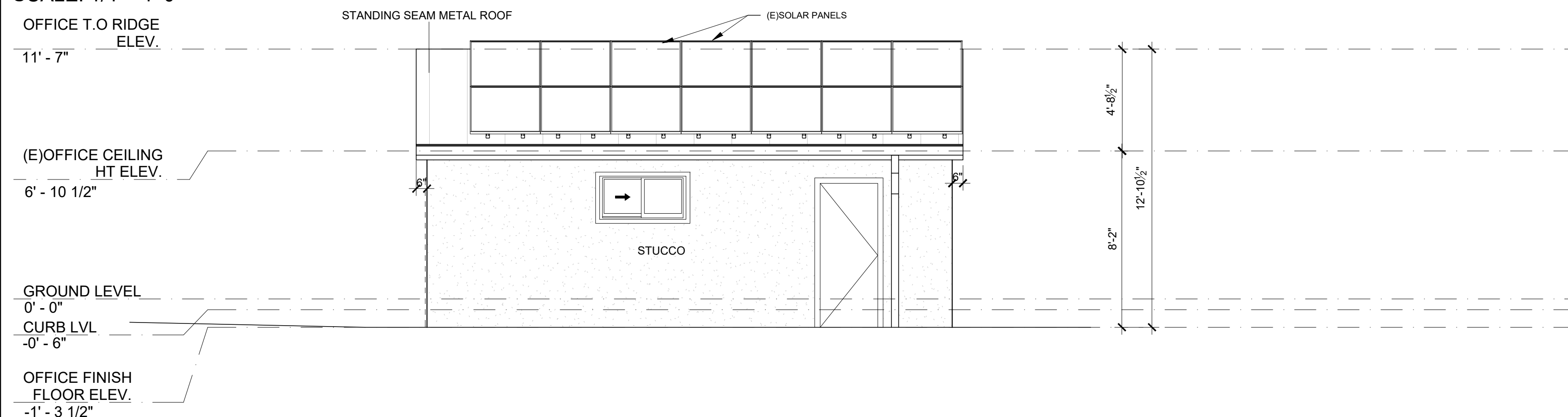
EXISTING NORTH ELEVATION

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



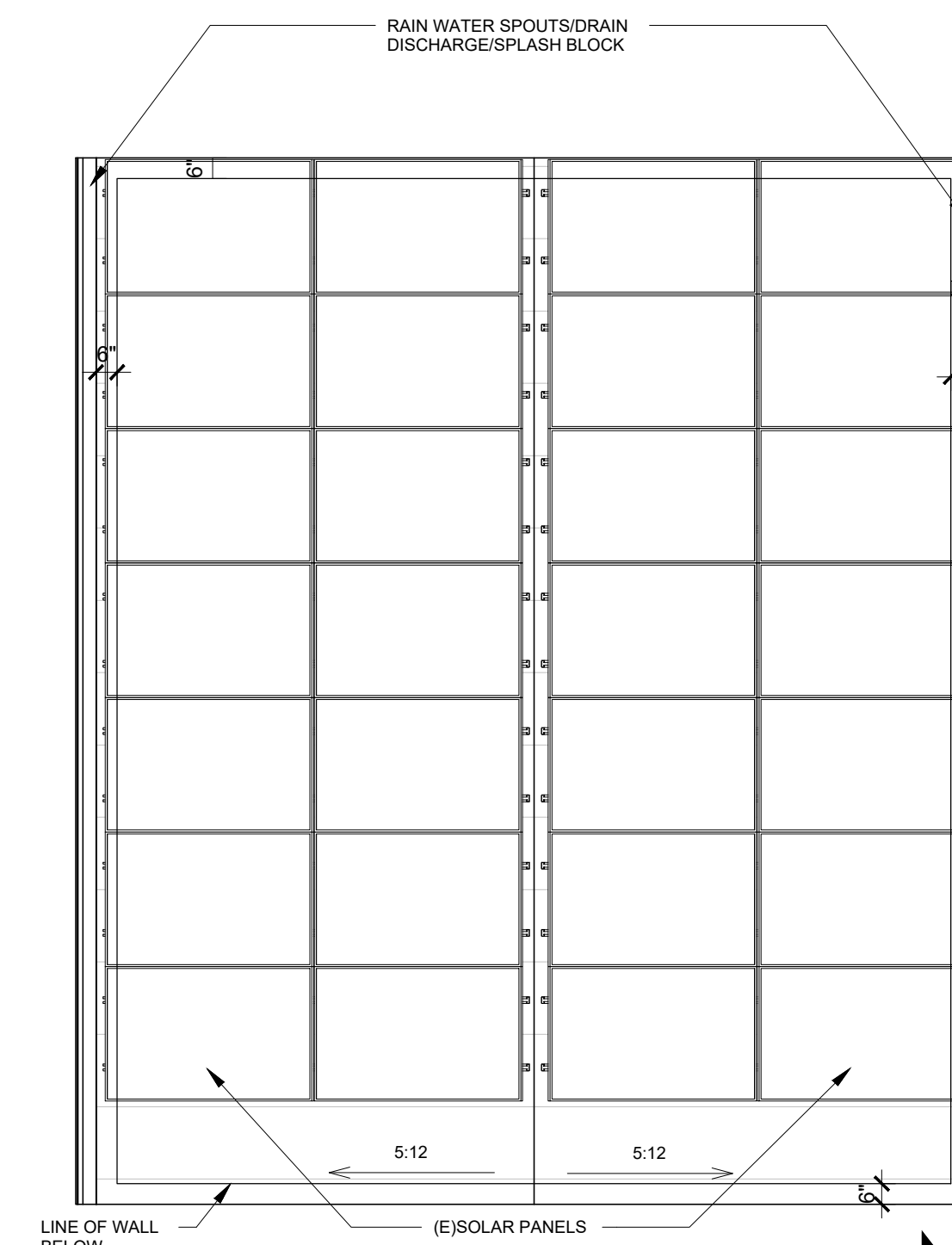
EXISTING WEST ELEVATION

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



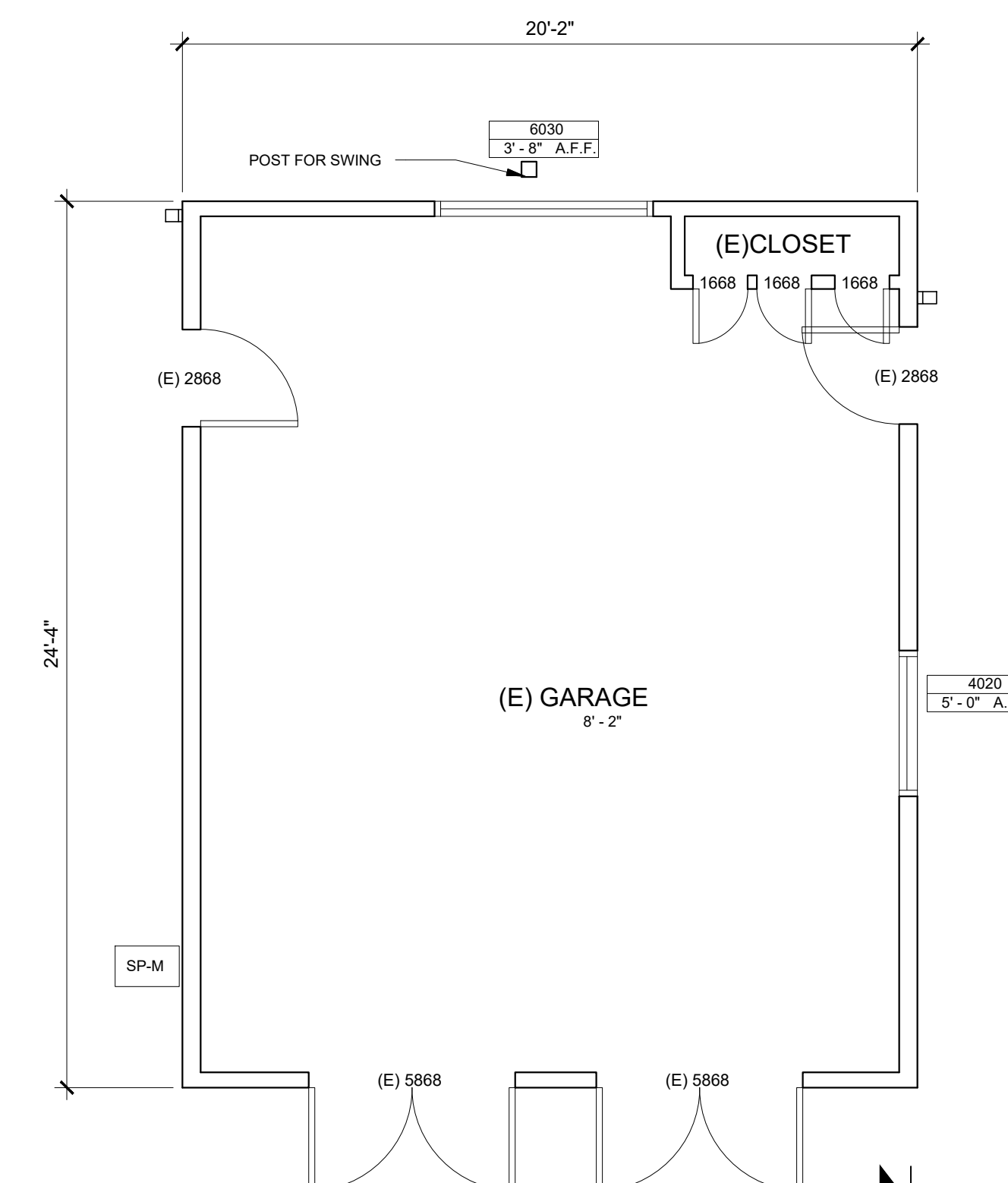
EXISTING EAST ELEVATION

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



EXISTING GARAGE ROOF PLAN

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



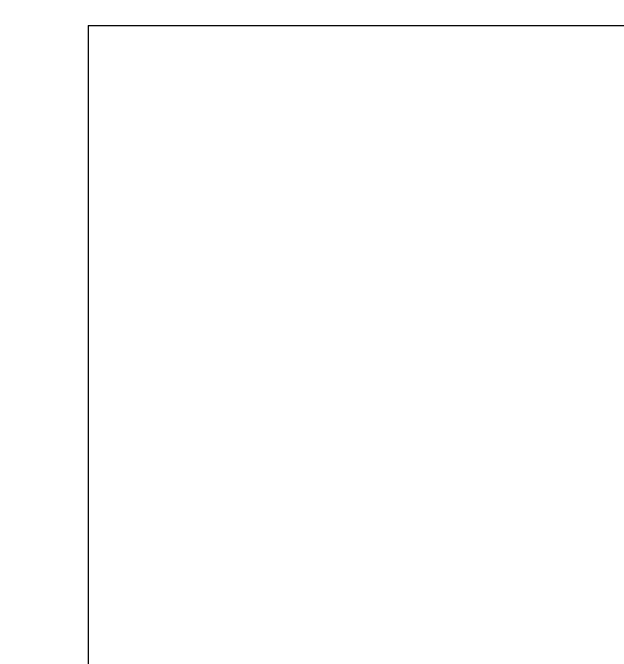
EXISTING GARAGE FLOOR PLAN

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

(E)GARAGE: 491 SQ. FT.

(COMPLETE DEMO)

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Title
**EXISTING GARAGE
DRAWINGS**

Date
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Scale
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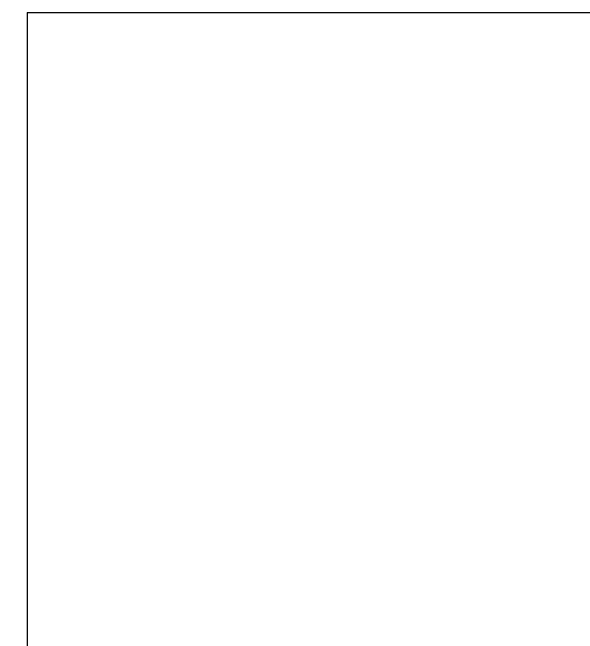
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Title
**PROPOSED HOUSE
 EXTERIOR AND
 INTERIOR 3D VIEWS**

Date
 06.14.22

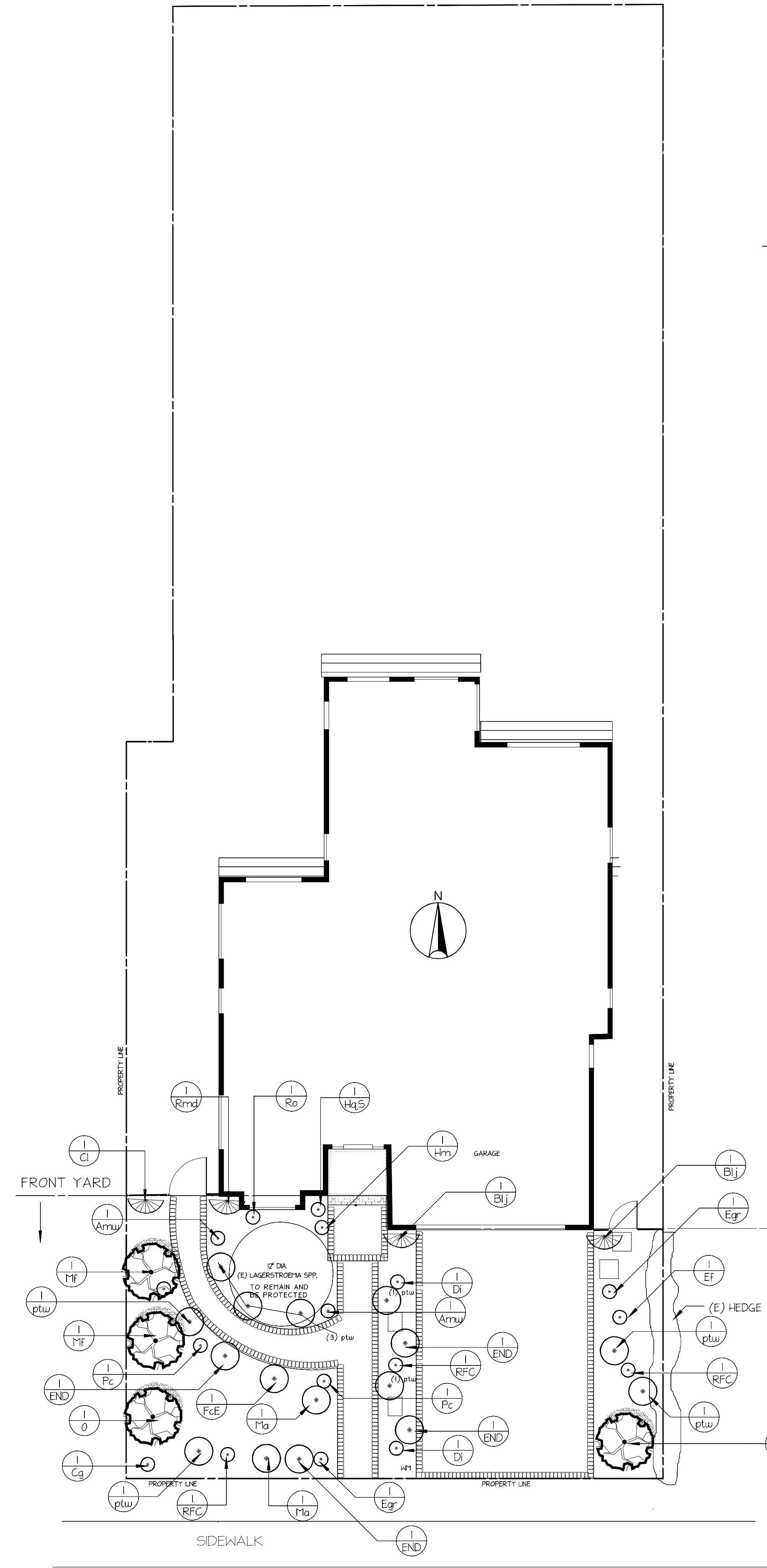
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Drawing No.

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TOTAL FRONT YARD AREA

TOTAL 1,620 SF

TOTAL HARDSCAPE AREAS (IMPERVIOUS SURFACES)

FRONT YARD 752 SF (46%)

TOTAL IRRIGATED LANDSCAPE AREAS

FRONT YARD 868 SF

GRADING & DRAINAGE NOTES:

1. ALL GRADING SHALL CONFORM WITH THE NATURAL SLOPE OF THE SITE
2. ALL GRADING TO ALLOW MAXIMUM WATER ABSORPTION INTO LANDSCAPE AREAS AND MINIMIZE WATER RUNOFF.
3. ALL HARDSCAPE SHALL MAINTAIN A MIN. 1% CROSS SLOPE AWAY FROM ALL STRUCTURES.
4. ALL PLANTING AREAS NEXT TO BUILDINGS ARE TO BE GRADED AWAY, MIN. 2% SLOPE.
5. ALL DOWN SPOUTS SHALL DISCHARGE DIRECTLY ON TO ADJACENT IMPERVIOUS SURFACES OR SPLASH BLOCKS

SOIL MANAGEMENT

IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO OBTAIN A SOILS FERTILITY REPORT AND AMEND ACCORDINGLY.
 ORGANIC COMPOST MUST BE INCORPORATED AT A MINIMUM RATE OF 4 CUBIC YARDS PER 1,000 SF. TO A DEPTH OF 6 INCHES.
 A MINIMUM 3 INCH LAYER OF MULCH MUST BE APPLIED ON ALL EXPOSED SOIL.

FRONT YARD PLANTING PLAN HAS BEEN REVISED 7/19/2022.

PLANT LEGEND

Key	Qty	Botanical Name	Size/Condition	Remarks	WUCOLS
Trees					
O	1	Prunus x yedoensis 'Akebono	15g		MEDIUM
Co	1	Cercis occidentalis 24" BOX	15 gallon	NATIVE	LOW
Mf	2	Malus floribunda	15 gal		MEDIUM
Shrubs					
END	4	Escallonia 'Newport Dwarf'	1g		MEDIUM
FcE	1	Frangula californica 'Eve Case'	1g	NATIVE	LOW
HqS	1	Hydrangea quercifolia 'Snowflake'	5g		MEDIUM
Ma	2	Myrsine africana	1g		LOW
RFC	3	Rosa 'Flower Carpet Pink'	5g		MEDIUM
Rmd	1	Ribes malvaceum 'dancing tassels'	5g	NATIVE	LOW
Ro	1	Rhododendron occidentale	5 gal	NATIVE	LOW
ptw	9	pittosporum tobira wheeler's dwarf	1g		LOW
Perennials and Annuals					
Amw	2	Achillea millefolium (white)	1g	NATIVE	LOW
Di	2	Dietes iridioides	1 Gal		LOW
Ef	1	Eriogonum fasciculatum	1g	NATIVE	LOW
Hm	1	Heuchera maxima	1g	NATIVE	LOW
Pc	2	Penstemon clevelandii	1g	NATIVE	MEDIUM
Succulents					
Cg	1	Calandrinia grandiflora	1g		LOW
Vines					
Blj	2	Bougainvillea la jolla red	5g		LOW
Cl	1	Clematis lasiantha	5g	NATIVE	LOW
Other Plants					
Egr	2	Eriogonum grande rubescens	1 Gal	NATIVE	LOW

NOTES

PLANTING NOTES

1. FINE GRADING, HEADERS, AND IRRIGATION COVERAGE SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO PLANTING OPERATIONS.
2. PLANT LOCATIONS ARE DIAGRAMMATIC AND MAY BE ADJUSTED IN THE FIELD AT THE OWNER'S REPRESENTATIVE REQUEST PRIOR TO INSTALLATION.

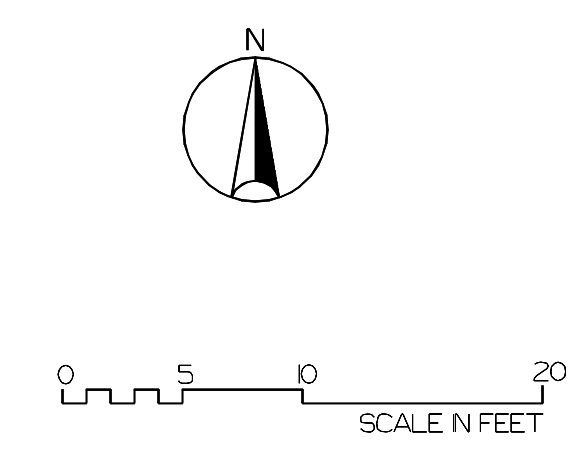
	REVISED 5/18/2021	
	REVISED 7/19/2022	
No.	Date	Description
REVISIONS		

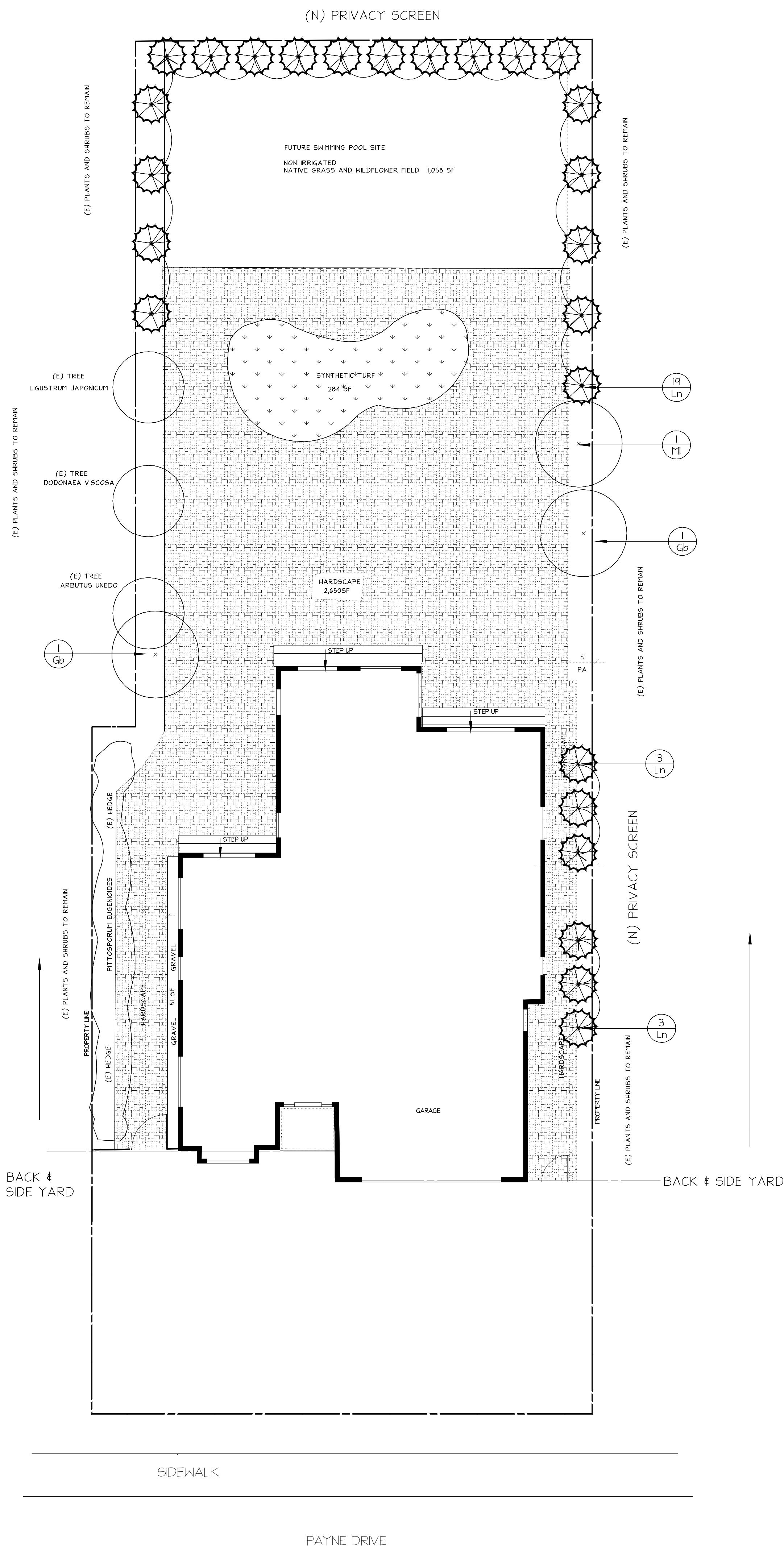
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FRONT PLANTING PLAN

BHARGAV NATARJAN ASHISI
 1260 PAYNE DRIVE
 LOS ALTOS, CA 94024

SCALE	1/8"=1'-0"	PROJECT NO.	
DRAWN BY		SHEET NO.	L-1
CHECKED BY		DATE	5/5/2021
DATE OF PRINT			





SOIL MANAGEMENT

IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO OBTAIN A SOILS FERTILITY REPORT AND AMEND ACCORDINGLY.
 ORGANIC COMPOST MUST BE INCORPORATED AT A MINIMUM RATE OF 4 CUBIC YARDS PER 1,000. SF. TO A DEPTH OF 6 INCHES.
 A MINIMUM 3 INCH LAYER OF MULCH MUST BE APPLIED ON ALL EXPOSED SOIL.

PLANT LEGEND

Key	Qty	Botanical Name	Size/Condition	Remarks	WUCOLS
Trees					
Gb	2	Ginkgo biloba	15g		MEDIUM
Ln	25	Laurus nobilis	15g	>6 TALL	LOW
Ml	1	Melalceuca linariifolia	15g		LOW

BACKYARD PLANTING PLAN HAS BEEN REVISED 12/12/2021.

BACKYARD PLANTING PLAN HAS BEEN REVISED 7/19/2022.

GRADING & DRAINAGE NOTES:

1. ALL GRADING SHALL CONFORM WITH THE NATURAL SLOPE OF THE SITE
2. ALL GRADING TO ALLOW MAXIMUM WATER ABSORPTION INTO LANDSCAPE AREAS AND MINIMIZE WATER RUNOFF.
3. ALL HARDSCAPE SHALL MAINTAIN A MIN. 1% CROSS SLOPE AWAY FROM ALL STRUCTURES.
4. ALL PLANTING AREAS NEXT TO BUILDINGS ARE TO BE GRADED AWAY, MIN. 2% SLOPE.
5. ALL DOWN SPOUTS SHALL DISCHARGE DIRECTLY ON TO ADJACENT IMPERVIOUS SURFACES OR SPLASH BLOCKS

NOTES

PLANTING NOTES

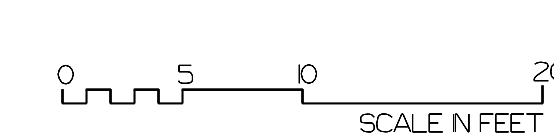
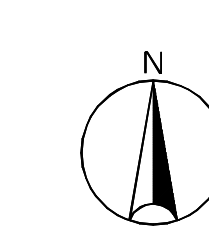
1. FINE GRADING, HEADERS, AND IRRIGATION COVERAGE SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO PLANTING OPERATIONS.
2. PLANT LOCATIONS ARE DIAGRAMMATIC AND MAY BE ADJUSTED IN THE FIELD AT THE OWNER'S REPRESENTATIVE REQUEST PRIOR TO INSTALLATION.

	REVISED 5/18/2021	
	REVISED 8/17/2021	
	REVISED 8/23/2021	
	REVISED 9/2/2021	
	REVISED 12/12/2021	
	REVISED 7/19/2022	
No.	Date	Description
REVISIONS		

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BACK & SIDE YARD
 PLANTING PLAN

BHARGAV NATARJAN
 1260 PAYNE DRIVE
 LOS ALTOS, CA 94024



1/8"=1'.0

SCALE	1/8"=1'.0	PROJECT NO.	
DRAWN BY		SHEET NO.	L-2
CHECKED BY		DATE	5/5/2021
DATE OF PRINT			