ADDITION / INTERIOR RENOVATION OF EXISTING 1-STORY RESIDENCE AT

370 CHAMISAL AVE, LOS ALTOS, CALIFORNIA 94022

DRAWN BY
RAJLAXMI GUHAGARKAR
6825 EDEN STREET
DUBLIN, CA, 94568
(510) 292-7568

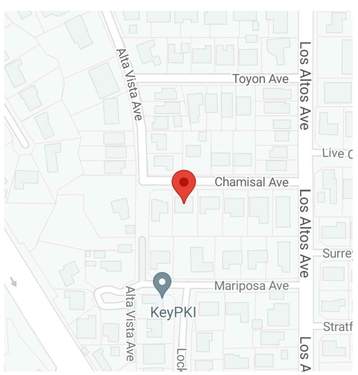
STRUCTURAL ENGINEER:
ARATHI GOPAKUMAR
2504 LINCOLN AVENUE
BELMONT, CALIFORNIA
94002

TITLE 24:
NRG COMPLIANCE,
INC ENERGY
CONSULTING AT
730 2ND ST,SANTA ROSA,
CALIFORNIA 95402

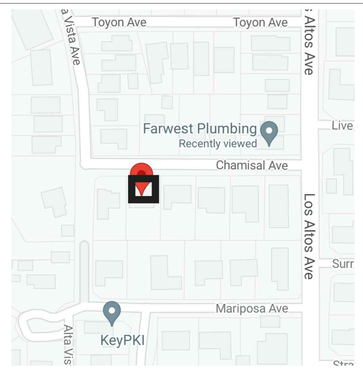
SHEET INDEX:

ARCHITECTURAL DRAWING
A-0 COVER SHEET
A-1 EXISTING SITE PLAN
A-1.2 PROPOSED SITE PLAN
A-1.3 TREE PROTECTION PLAN
A-2 EXISTING FIRST FLOOR PLAN
A-3 PROPOSED FIRST FLOOR PLAN
A-4 EXISTING FIRST FLOOR DEMOLITION PLAN
A-5 PROPOSED SECOND FLOOR PLAN
A-6 EXISTING ROOF PLAN
A-7 PROPOSED ROOF PLAN
A-8 EXISTING ROOF STRUCTURE TO BE REMOVED AND TO BE REMAIN AND PROPOSED ROOF PLAN
A-9 EXISTING AND PROPOSED ELEVATIONS
A-10 EXISTING AND PROPOSED ELEVATIONS
A-11 EXISTING AND PROPOSED ELEVATIONS
A-12 EXISTING AND PROPOSED ELEVATIONS
A-12.1 2D RENDERING OF ELEVATIONS
A-12.2 2D RENDERING OF ELEVATIONS
A-13 EXISTING SECTIONS
A-14 PROPOSED SECTIONS
A-15 EXISTING FIRST FLOOR AREA CALCULATION
A-16 PROPOSED FIRST FLOOR AREA CALCULATION
A-17 PROPOSED SECOND FLOOR AREA CALCULATION
A-18 PROPOSED FIRST FLOOR ELECTRICAL LAYOUT
A-19 PROPOSED SECOND FLOOR ELECTRICAL LAYOUT
A-20 PROPOSED FLOOR AND ROOF CALCULATIONS DIAGRAM
A-21 3D RENDERINGS
A-22 3D RENDERINGS
A-23

LOCATION MAP



VICINITY MAP



SITE INFORMATION

ASSESORS PARCEL NO.:	543-401-20
SITE AREA:	12,632.40 SF APPROX. 0.45 ACRE
ZONING:	SINGLE FAMILY RESIDENTIAL R-1-10
EXISTING COVERAGE :	23.3 %
PROPOSED COVERAGE :	25.2 %

BUILDING INFORMATION

EXISTING FIRST FLOOR AREA:	APPROX. 2,473 SQ.FT
EXISTING GARAGE AREA:	APPROX. 403 SF
ENTRANCE POARCH AREA:	APPROX. 63 SF
TOTAL EXISTING RES AREA:	APPROX. 2,939 SQ.FT.
EXISTING NO. OF STORIES:	1
PROPOSED NO. OF STORIES:	2
PROPOSED FIRST FLOOR ADDITION:	APPROX. 246. SQ.FT
PROPOSED SECOND FLOOR ADDITION:	APPROX. 792 SQ.FT.
PROPOSED TOTAL ADDITION:	APPROX. 1,038 SQ.FT.

PROPOSED NEW RESIDENTIAL AREA:

APPROX. 2,473+1038+403(GARAGE) = 3,914 SQ.FT.

Project Summary Table Template

ZONING COMPLIANCE	Existing	Proposed	Allowed/Required
LOT COVERAGE: *Land area covered by all structures that are over 6 feet in height*	2939 square feet (23.3%)	3185 square feet (25.2 %)	____ square feet (30 %)
FLOOR AREA: *Measured to the outside surfaces of exterior walls*	1st Flr: 2876 sq ft 2nd Flr: ____ sq ft **Total: 2876 sq ft** (____%)	1st Flr: 246 sq ft 2nd Flr: 891 sq ft **Total: 1137 sq ft** (____%)	4013 square feet (____%)
SETBACKS:			
Front	25 feet	25 feet	25 feet
Rear	25 feet	25 feet	25 feet
Right side (1st/2nd)	10 feet/____ feet	10 feet/17.5feet	10 feet/17.5feet
Left side (1st/2nd)	10 feet/____ feet	10 feet/17.5feet	10 feet/17.5feet
HEIGHT:	17.7 feet	25'4" feet	27 feet

SQUARE FOOTAGE BREAKDOWN	Existing	Change in	Total Proposed
HABITABLE LIVING AREA: *Includes habitable basement areas*	2876 square feet	1038 square feet	3914 square feet
NON- HABITABLE AREA: *Does not include covered porches or open structures*	0 square feet	0 square feet	0 square feet

LOT CALCULATIONS	
NET LOT AREA:	12632.32 square feet
FRONT YARD HARDSCAPE AREA: *Hardscape area in the front yard setback shall not exceed 50%*	904 square feet (14 %)
LANDSCAPING BREAKDOWN:	Total hardscape area (existing and proposed): 2667 sq ft Existing softscape (undisturbed) area: 5705 sq ft New softscape (new or replaced landscaping) area: 0 sq ft *Sum of all three should equal the site's net lot area*

SCOPE OF WORK

THE OWNER OF 370 CHAMISAL WAY WANTS TO SECURE PLANNING PERMIT APPROVAL FOR AN ADDITION ON THE FIRST AND SECOND LEVEL APPROXIMATELY 1038 SQ.FT. TO AN EXISTING 3 BEDROOM 3 BATH, 2473 SQ.FT. ONE-STORY HOUSE.

THE FOLLOWING ARE THE SPECIFIC CHANGES:

1) TO RELOCATE THE KITCHEN AND ENCLOSE THE OPEN PATIO TO FORM A GREAT ROOM APPROXIMATELY 246 SQ.FT.

2) TO ADD A MASTER BEDROOM SUITE WITH A MASTER BATHROOM AND A GUEST BEDROOM WITH AN ATTACHED BATHROOM ON THE SECOND FLOOR, APPROXIMATELY 792 SQ.FT.

CODES AND STANDARDS

APPLICABLE CODES INCLUDES, BUT NOT LIMITED TO THE FOLLOWING:

2022 CALIFORNIA BUILDING CODE WITH CITY OF LOS ALTOS CODE AMENDMENTS
LOS ALTOS GREEN BUILDING CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA FIRE CODE WITH CITY AMENDMENTS
TITLE 24, PART 6, CALIFORNIA ENERGY CODE

2022 CALIFORNIA RESIDENTIAL CODE

DRAWN BY:
RAJLAXMI GUHAGARKAR
6825 EDEN STREET
DUBLIN, CALIFORNIA 94568
T: (510) 292-7568
EMAIL: aai002000@yahoo.com

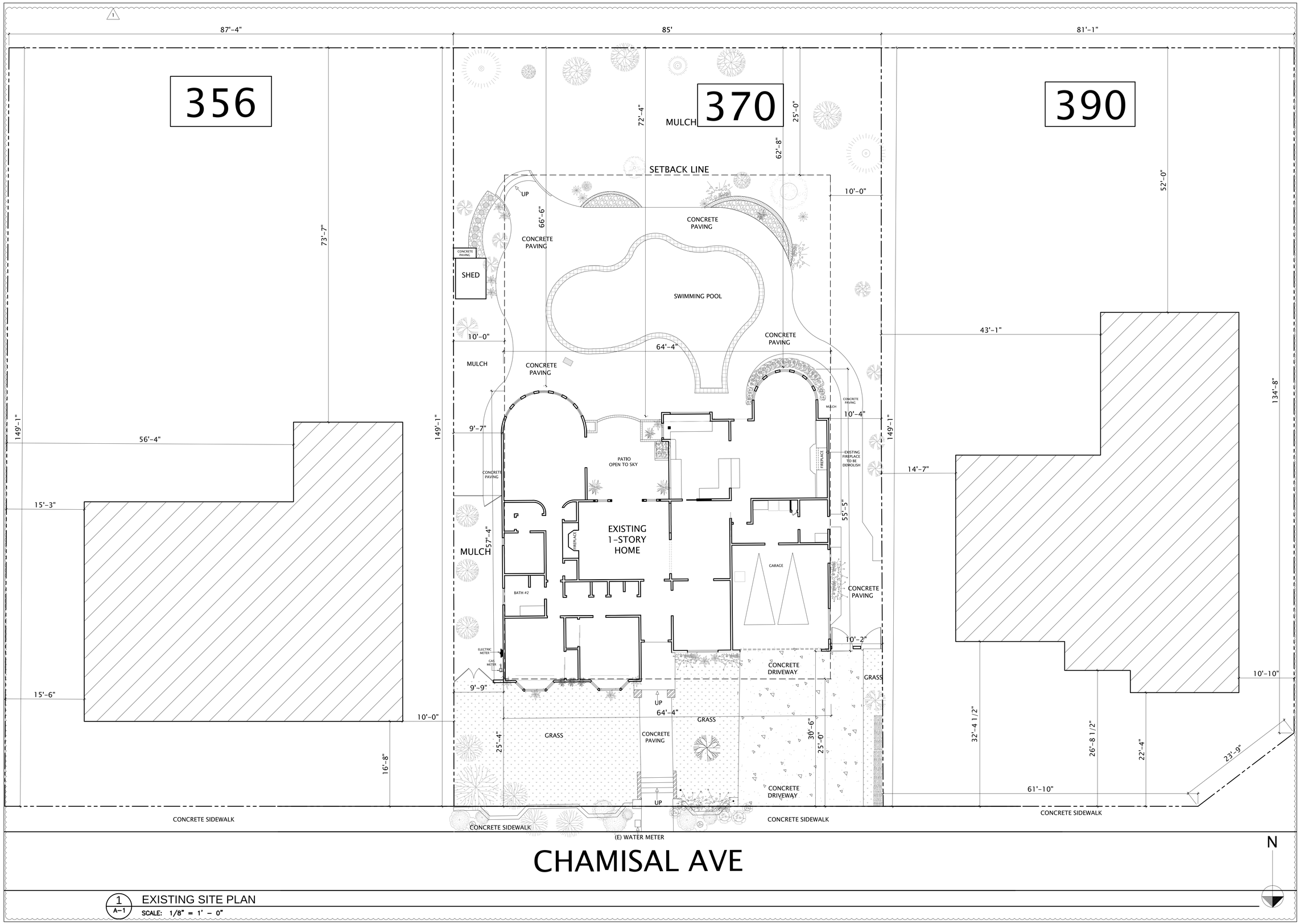
OWNER DESIGNER
SAHIL SAHNI AND SONIA JOHNSON
370 CHAMISAL AVE,
LOS ALTOS,CALIFORNIA 94022

DATE	ISSUE
07-23-2023	PLANNING SUBMITTAL
10-06-2023	△1 PLANNING RESUBMITTAL
10-27-2023	△2 PLANNING RESUBMITTAL

COVER SHEET

DATE: 10-27-2023

A-0



1 A-1 EXISTING SITE PLAN

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

DRAWN BY:
RAJLAXMI GUHAGARKAR
6825 EDEN STREET
DUBLIN, CALIFORNIA 94568
T: (510) 292-7568
EMAIL: aai002000@yahoo.com

OWNER DESIGNER

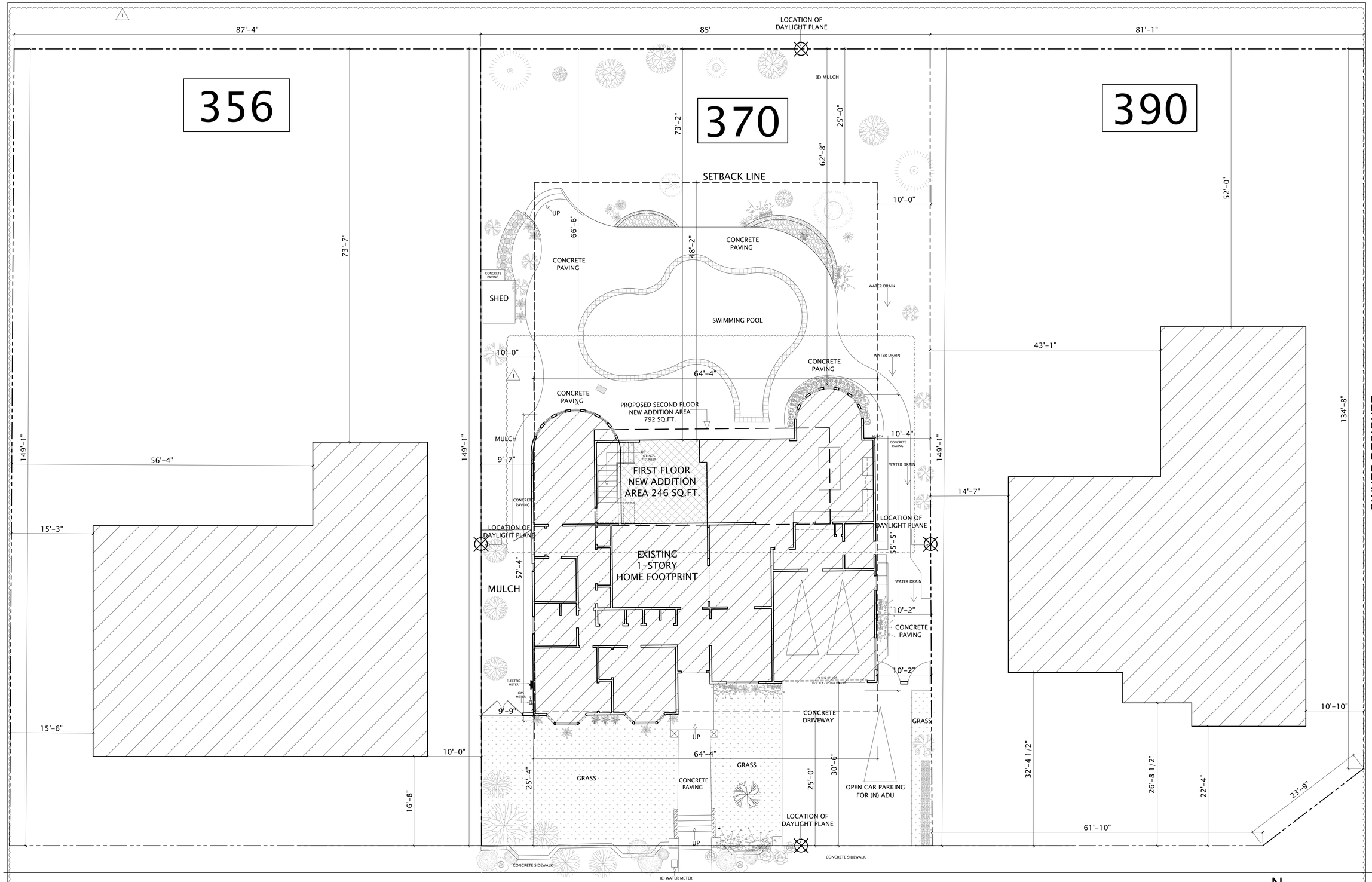
SAHIL SAHNI AND SONIA JOHNSON
370 CHAMISAL AVE,
LOS ALTOS,CALIFORNIA 94022

DATE	ISSUE
07-23-2023	PLANNING SUBMITTAL
10-06-2023	1 PLANNING RESUBMITTAL
10-27-2023	2 PLANNING RESUBMITTAL

EXISTING SITE PLAN

DATE: 10-27-2023

A-1



2 A-1.2 PROPOSED SITE PLAN

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

DRAWN BY:
RAJLAXMI GUHAGARKAR
6825 EDEN STREET
DUBLIN, CALIFORNIA 94568
T: (510) 292-7568
EMAIL: aai002000@yahoo.com

OWNER DESIGNER

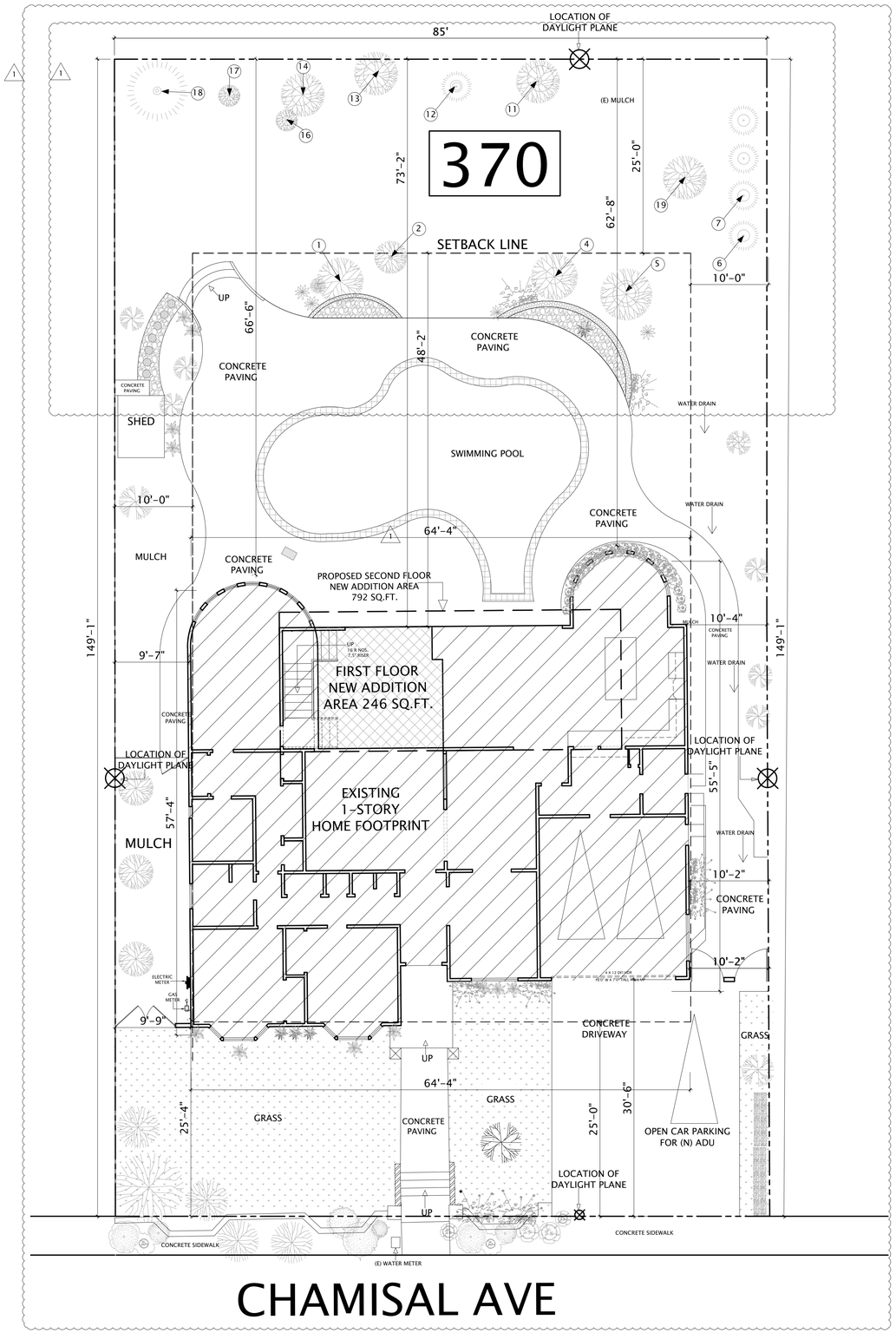
SAHIL SAHNI AND SONIA JOHNSON
370 CHAMISAL AVE,
LOS ALTOS,CALIFORNIA 94022

DATE	ISSUE
07-23-2023	PLANNING SUBMITTAL
10-06-2023	PLANNING RESUBMITTAL
10-27-2023	PLANNING RESUBMITTAL

PROPOSED SITE PLAN

DATE: 10-27-2023

A-1.2



1 A-1.3 TREE PROTECTION PLAN

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

ID	Species	Height	DBH (inches)	Circumference (inches)	Protected?	Health	Remove or Retain
1	Spruce, Blue	30'	9	28.26	No	60% - Fair	Retain
2	Maple, Japanese	15'	6	18.84	No	60% - Fair	Retain
4	Douglas Fir	40'	16	50.24	Yes	80% - Good	Retain
5	Maple, Japanese	20'	7	21.98	No	60% - Fair	Retain
6	Crape Myrtle	15'	8	25.12	No	40% - Poor	Retain
7	Crape Myrtle	12'	6	18.84	No	40% - Poor	Retain
11	Oak, Coast Live	40'	23	72.22	Yes	80% - Good	Retain
12	Oak, Coast Live	30'	8	25.12	No	60% - Fair	Retain
13	Oak, Coast Live	45'	25	78.5	Yes	80% - Good	Retain
14	Oak, Coast Live	35'	18	56.52	Yes	80% - Good	Retain
16	Bay Laurel	11'	5	15.7	No	80% - Good	Remove
17	Redwood, Coast	25'	9	28.26	No	80% - Good	Retain
18	Redwood, Coast	25'	7	21.98	No	80% - Good	Retain
19	Palm, Queen	1'-15'	12	37.68	No	40% - Poor	Remove

N

DRAWN BY:
RAJLAXMI GUHAGARKAR
6825 EDEN STREET
DUBLIN, CALIFORNIA 94568
T: (510) 292-7568
EMAIL: aai002000@yahoo.com

OWNER DESIGNER

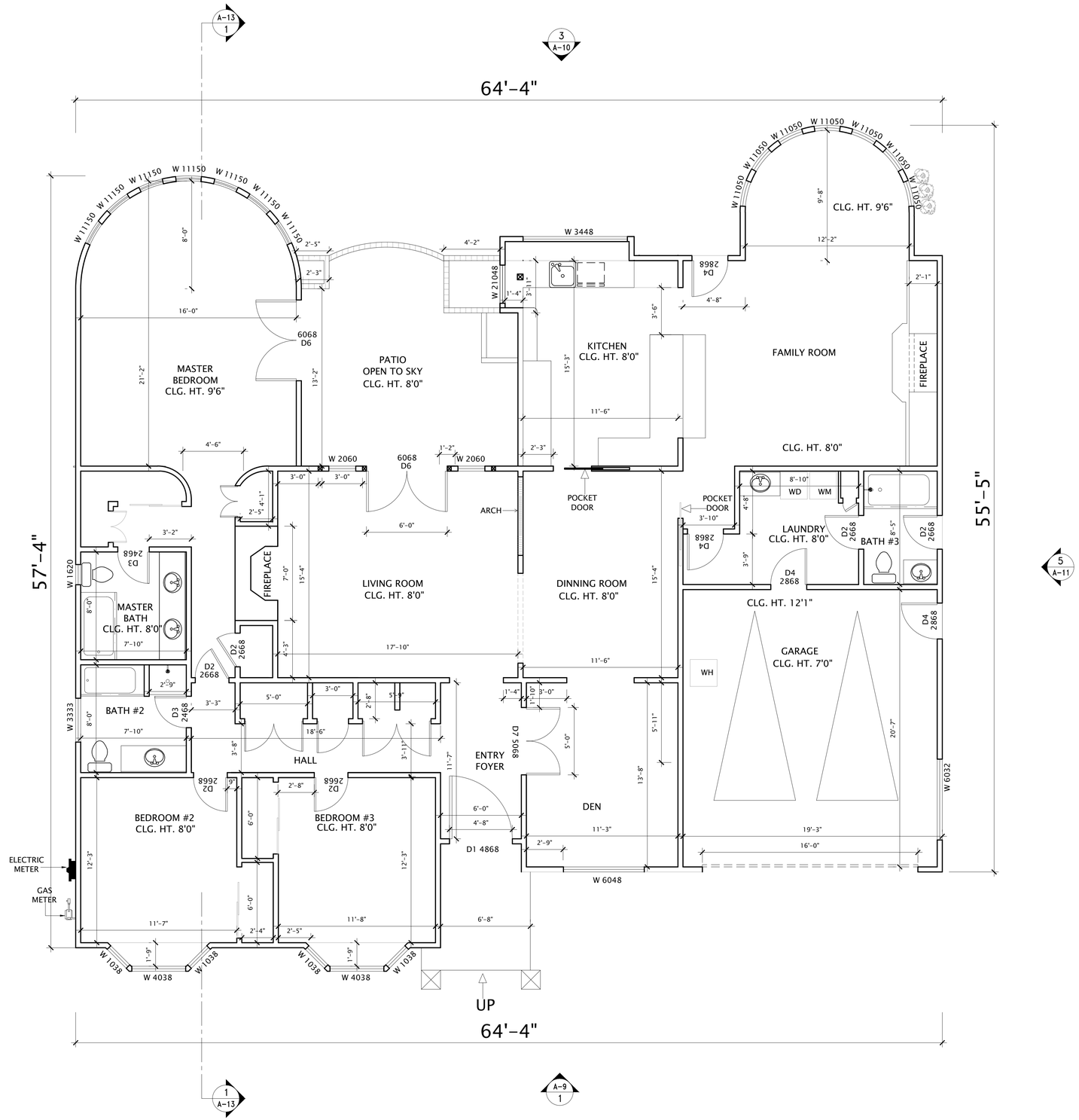
SAHIL SAHNI AND SONIA JOHNSON
370 CHAMISAL AVE,
LOS ALTOS,CALIFORNIA 94022

DATE	ISSUE
07-23-2023	PLANNING SUBMITTAL
10-06-2023	1 PLANNING RESUBMITTAL
10-27-2023	2 PLANNING RESUBMITTAL

TREE PROTECTION PLAN

DATE: 10-27-2023

A-1.3



1 A-2 EXISTING FIRST FLOOR PLAN

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

N

DRAWN BY:
RAJLAXMI GUHAGARKAR
6825 EDEN STREET
DUBLIN, CALIFORNIA 94568
T: (510) 292-7568
EMAIL: aai002000@yahoo.com

OWNER DESIGNER

SAHIL SAHNI AND SONIA JOHNSON
370 CHAMISAL AVE,
LOS ALTOS,CALIFORNIA 94022

DATE	ISSUE
07-23-2023	PLANNING SUBMITTAL
10-06-2023	1 PLANNING RESUBMITTAL
10-27-2023	1 PLANNING RESUBMITTAL

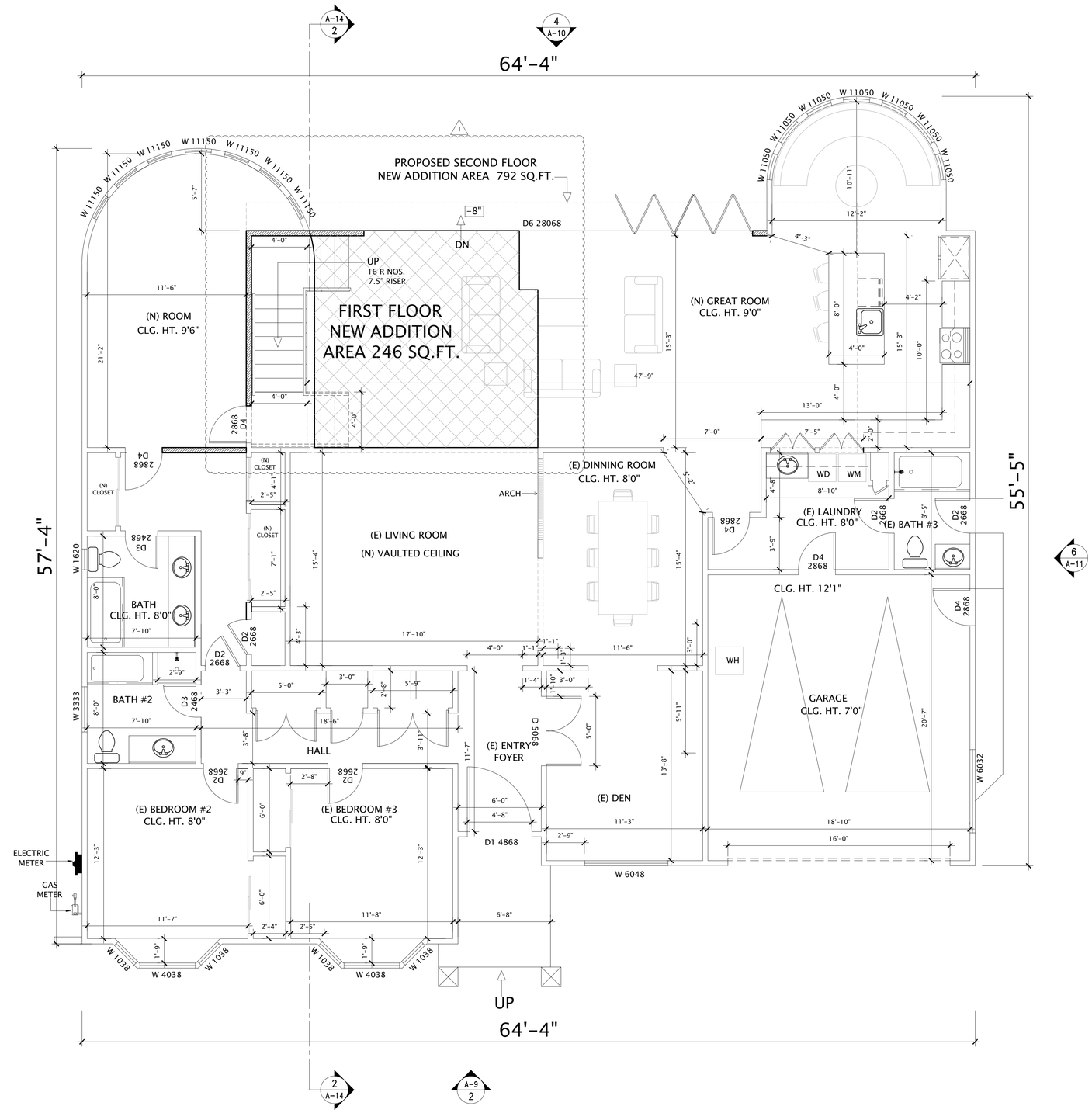
EXISTING FIRST FLOOR PLAN

DATE: 10-27-2023

A-2

DOOR SCHEDULE									
DOOR (LETTER X2 = PAIR; F = FLUSH;FL=FOLDING)							FRAME		
NO.	WIDTH	HEIGHT	THICKNESS	TYPE	GLASS	MATERIAL	GLASS	MATERIAL	REMARKS
D3	2'-4"	6'-8"	1 3/4"	F	-	WOOD	-	WOOD	TOILET DOOR
D4	2'-8"	6'-8"	1 3/4"	F	-	WOOD	-	WOOD	BEDROOM DOOR
D2	3'-0"	6'8"	1 3/4"	F		WOOD	-	WOOD	MASTER BEDROOM DOOR
D6	28'-0"	6'8"	1 3/4"	FL	GLASS	WOOD	-	WOOD	GREAT ROOM DOOR
D7	5'-6"	6'-8"	1 3/4"	FL	GLASS	WOOD	-	WOOD	M.BEDROOM ROOM PATIO DOOR

T = TEMPERED GLASS			WINDOW SCHEDULE					E = EGRESS
NO.	WIDTH	HEIGHT	THICKNESS	TYPE	CILL	GLASS	MATERIAL	REMARKS
W1	8'-0"	4'-8"	1 3/4"	FIXED GLASS WINDOW	1'-8"	1/4"T	VINYL	MASTER BEDROOM #4
W2	6'-0"	4'-8"	1 3/4"	S , E	1'-8"	1/4" T	VINYL	BEDROOM #5
W3	3'-0"	2'-0"	1 3/4"	S	4'-6"	1/4" T	VINYL	BATH #5
W4	3'-0"	4'-8"	1 3/4"	FIXED GLASS WINDOW	1'-8"	1/4" T	VINYL	STAIRCASE LANDING
W5	2'-6"	3'-0"	1 3/4"	FIXED GLASS WINDOW	14'-8"	1/4" T	VINYL	LIVING ROOM
W6	5'-0"	2'-0"	1 3/4"	FIXED GLASS WINDOW	14'-8"	1/4" T	VINYL	LIVING ROOM
W7	2'-0"	2'-0"	1 3/4"	S	4'-6"	1/4" T	VINYL	MASTER BATH #4



1 A-4 PROPOSED FIRST FLOOR PLAN

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

N

DRAWN BY:
RAJLAXMI GUHAGARKAR
6825 EDEN STREET
DUBLIN, CALIFORNIA 94568
T: (510) 292-7568
EMAIL: aai002000@yahoo.com

OWNER DESIGNER

SAHIL SAHNI AND SONIA JOHNSON
370 CHAMISAL AVE,
LOS ALTOS,CALIFORNIA 94022

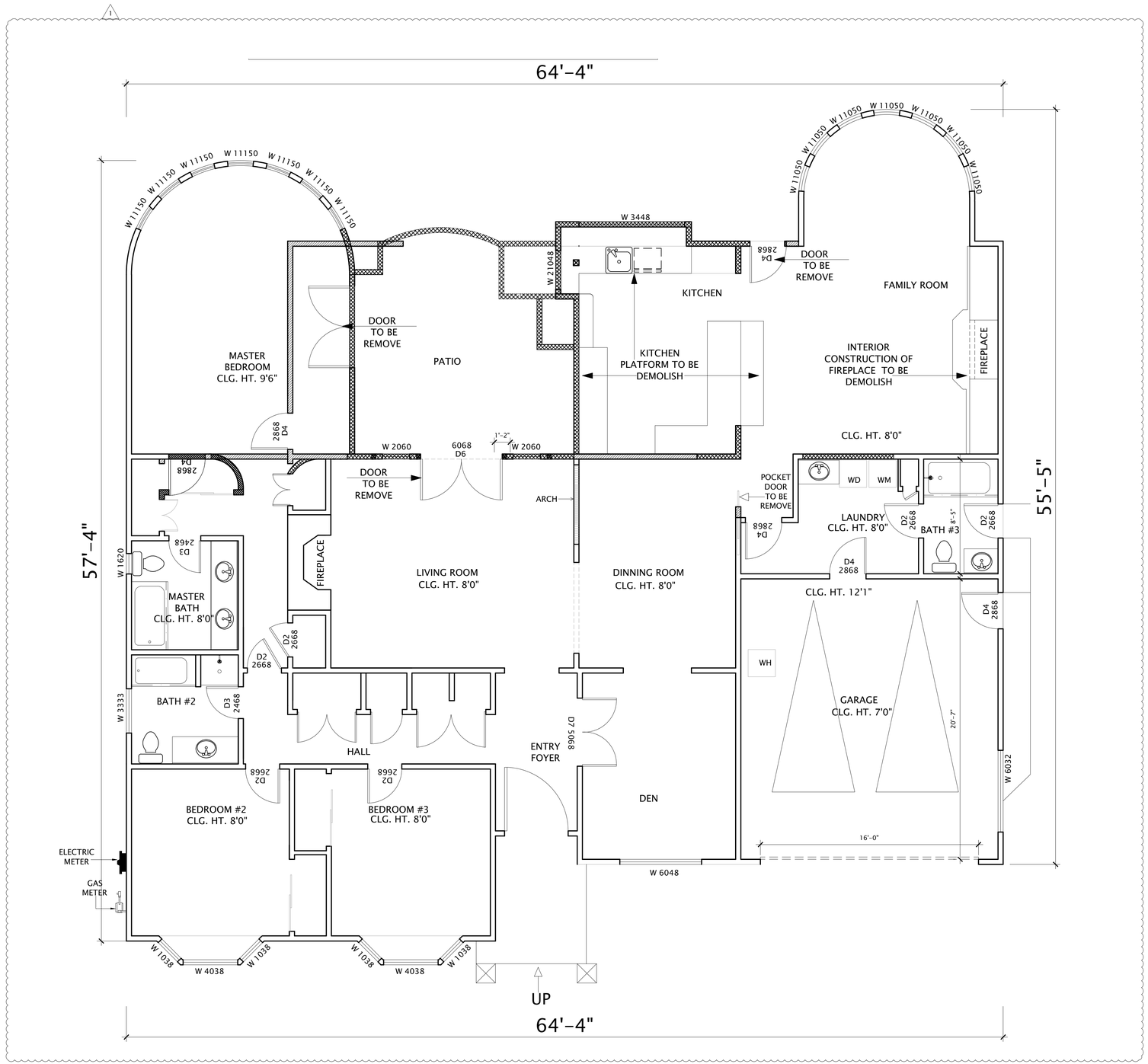
DATE	ISSUE
07-23-2023	PLANNING SUBMITTAL
10-06-2023	1 PLANNING RESUBMITTAL
10-27-2023	1 PLANNING RESUBMITTAL

ROPOSED FIRST FLOOR PLAN

DATE: 10-27-2023

A-3

1. EXISTING WALL TO BE DEMOLISHED	
2. EXISTING WALL TO BE RETAIN	
3. NEW WALL	



1 A-4.1 EXISTING FIRST FLOOR DEMOLITION PLAN

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

N

DRAWN BY:
RAJLAXMI GUHAGARKAR
6825 EDEN STREET
DUBLIN, CALIFORNIA 94568
T: (510) 292-7568
EMAIL: aai002000@yahoo.com

OWNER DESIGNER

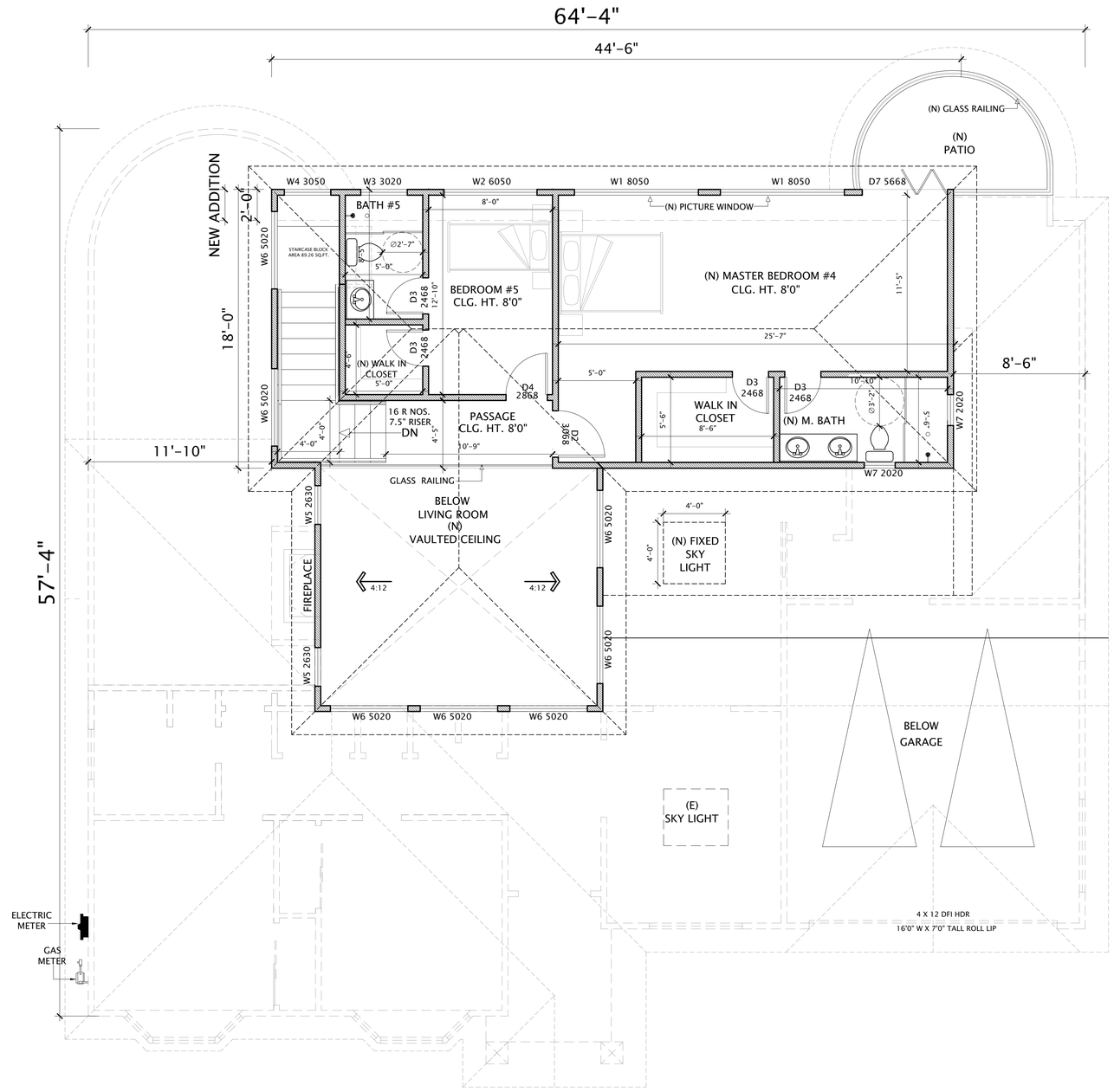
SAHIL SAHNI AND SONIA JOHNSON
370 CHAMISAL AVE,
LOS ALTOS,CALIFORNIA 94022

DATE	ISSUE
07-23-2023	PLANNING SUBMITTAL
10-06-2023	PLANNING RESUBMITTAL
10-27-2023	PLANNING RESUBMITTAL

EXISTING FIRST FLOOR DEMOLITION PLAN

DATE: 10-27-2023

A-4



1
A-5
PROPOSED SECOND FLOOR PLAN
SCALE: 1/4" = 1' - 0"

DRAWN BY:
RAJLAXMI GUHAGARKAR
6825 EDEN STREET
DUBLIN, CALIFORNIA 94568
T: (510) 292-7568
EMAIL: aai002000@yahoo.com

OWNER DESIGNER

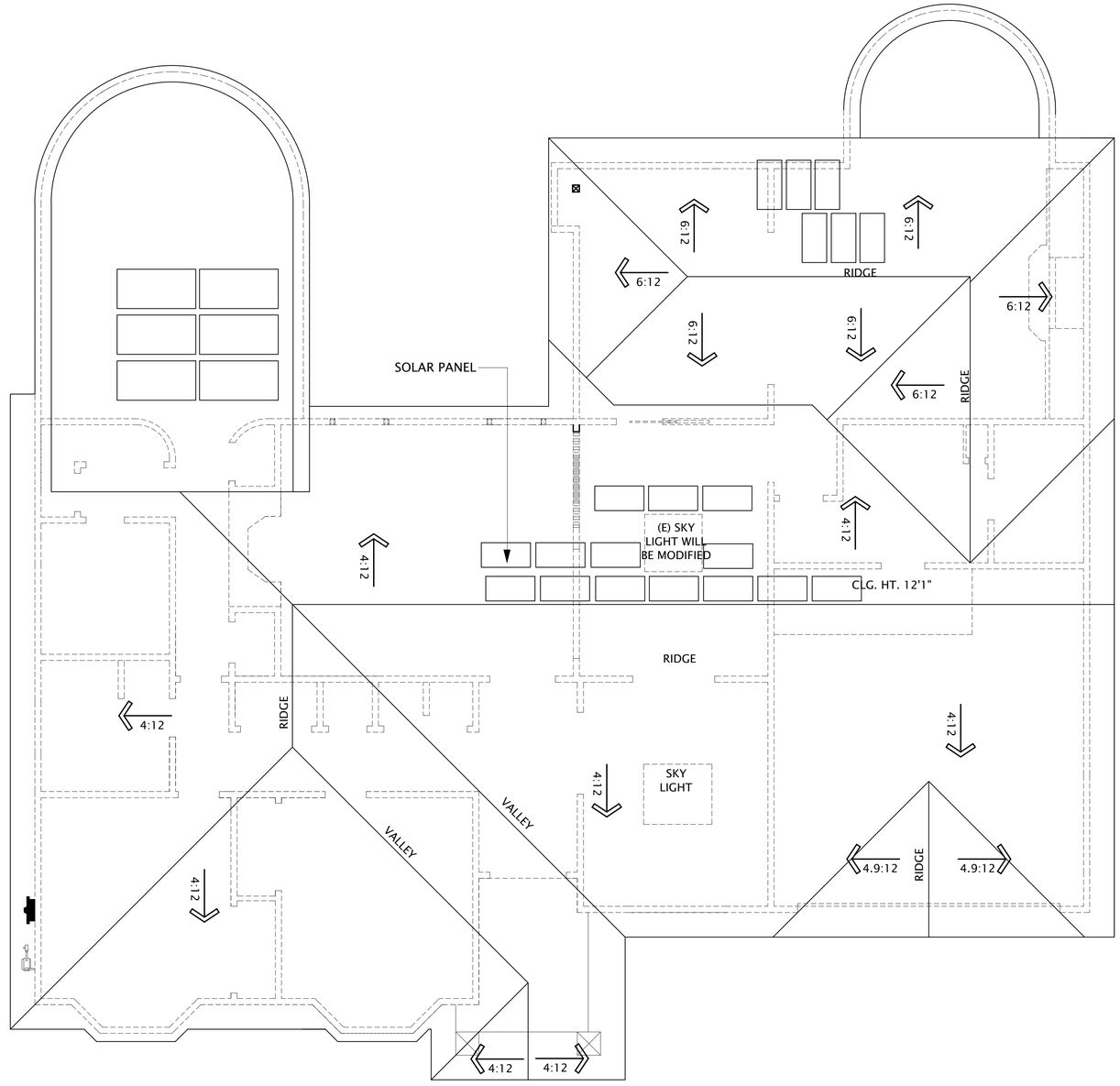
SAHIL SAHNI AND SONIA JOHNSON
370 CHAMISAL AVE,
LOS ALTOS,CALIFORNIA 94022

DATE	ISSUE
07-23-2023	PLANNING SUBMITTAL
10-06-2023	1 PLANNING RESUBMITTAL
10-27-2023	2 PLANNING RESUBMITTAL

PROPOSED SECOND FLOOR PLAN

DATE: 10-27-2023

A-5



N

1 A-6 EXISTING ROOF PLAN

SCALE: 1/4" = 1' – 0"

DRAWN BY:
RAJLAXMI GUHAGARKAR
6825 EDEN STREET
DUBLIN, CALIFORNIA 94568
T: (510) 292-7568
EMAIL: aai002000@yahoo.com

OWNER DESIGNER

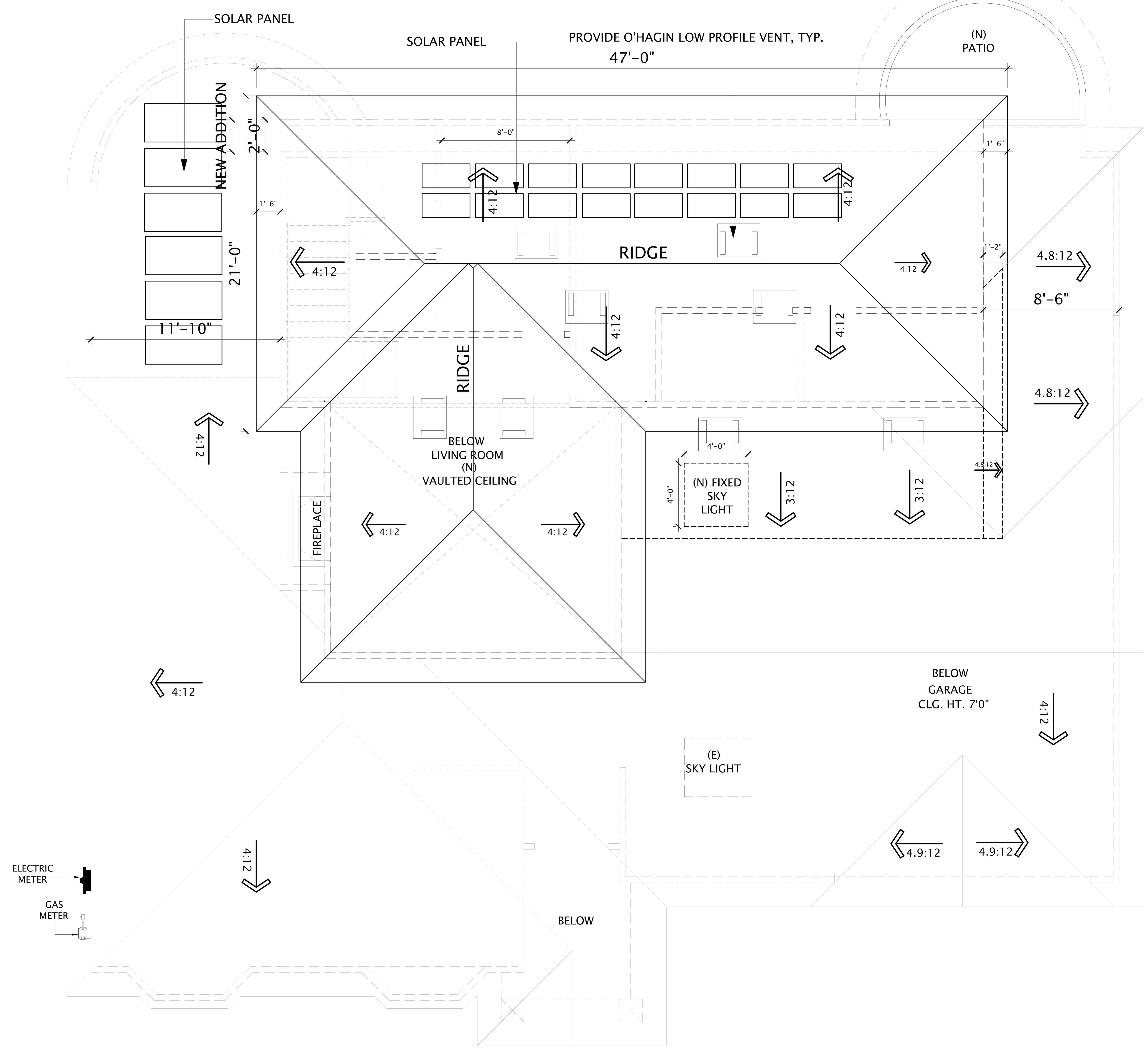
SAHIL SAHNI AND SONIA JOHNSON
370 CHAMISAL AVE,
LOS ALTOS,CALIFORNIA 94022

DATE	ISSUE
07-23-2023	PLANNING SUBMITTAL
10-06-2023	1 PLANNING RESUBMITTAL
10-27-2023	2 PLANNING RESUBMITTAL

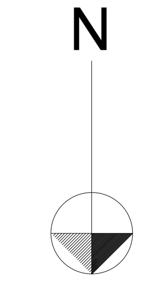
EXISTING ROOF PLAN

DATE: 10–27–2023

A–6



1
A-7
PROPOSED ROOF PLAN
SCALE: 1/4" = 1' - 0"



DRAWN BY:
RAJLAXMI GUHAGARKAR
6825 EDEN STREET
DUBLIN, CALIFORNIA 94568
T: (510) 292-7568
EMAIL: aai002000@yahoo.com

OWNER DESIGNER

SAHIL SAHNI AND SONIA JOHNSON
370 CHAMISAL AVE,
LOS ALTOS,CALIFORNIA 94022

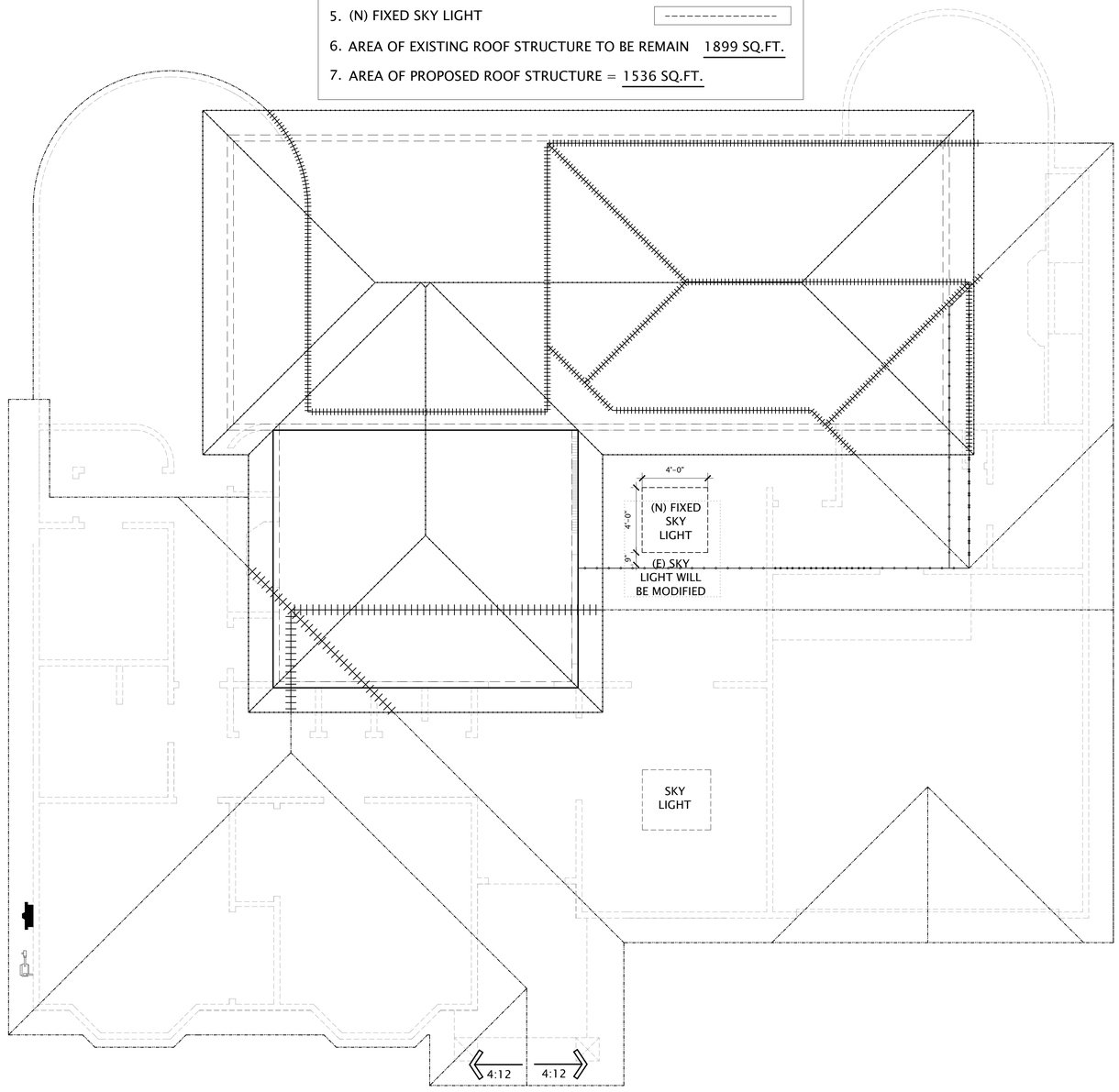
DATE	ISSUE
07-23-2023	PLANNING SUBMITTAL
10-06-2023	1 PLANNING RESUBMITTAL
10-27-2023	1 PLANNING RESUBMITTAL

PROPOSED ROOF PLAN

DATE: 10–27–2023

A–7

1. EXISTING ROOF STRUCTURE TO BE REMAIN
2. EXISTING ROOF STRUCTURE TO BE REMOVED
3. PROPOSED NEW ROOF STRUCTURE
4. EXISTING SKY LIGHT TO BE MODIFIED
5. (N) FIXED SKY LIGHT
6. AREA OF EXISTING ROOF STRUCTURE TO BE REMAIN 1899 SQ.FT.
7. AREA OF PROPOSED ROOF STRUCTURE = 1536 SQ.FT.



1 A-8 EXISTING ROOF STRUCTURE TO BE REMOVED AND TO BE REMAIN AND NEW ROOF PLAN

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

N

DRAWN BY:
RAJLAXMI GUHAGARKAR
6825 EDEN STREET
DUBLIN, CALIFORNIA 94568
T: (510) 292-7568
EMAIL: aai002000@yahoo.com

OWNER DESIGNER

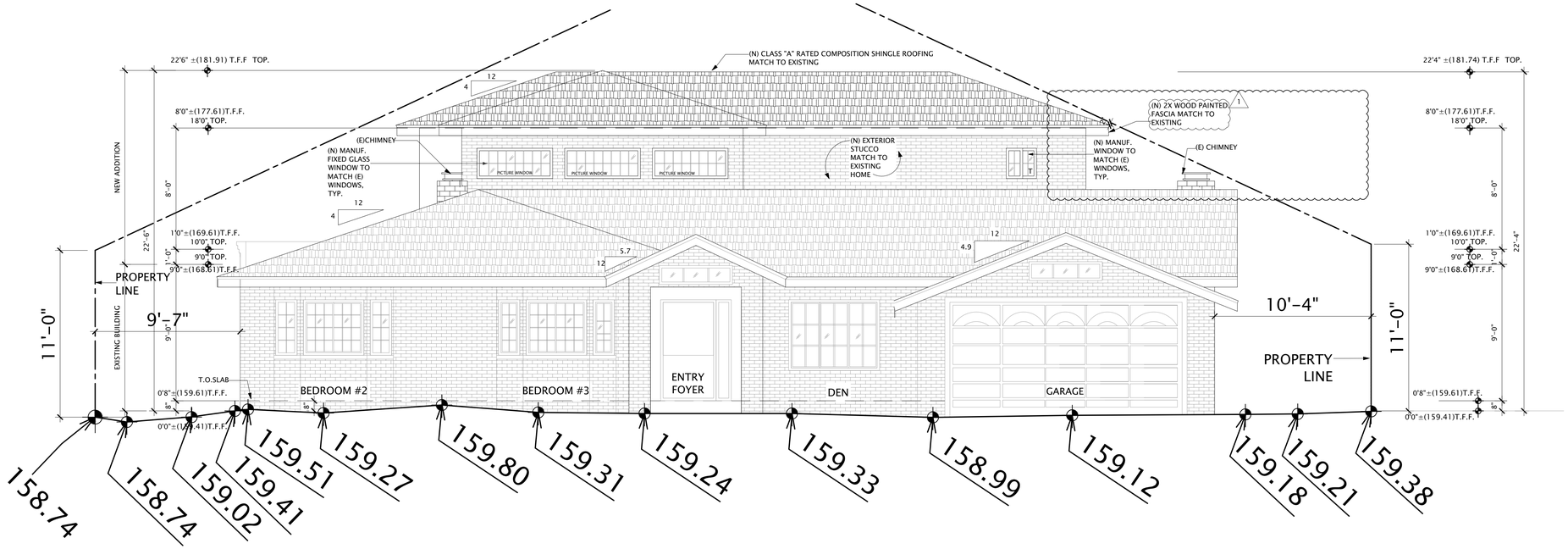
SAHIL SAHNI AND SONIA JOHNSON
370 CHAMISAL AVE,
LOS ALTOS,CALIFORNIA 94022

DATE	ISSUE
07-23-2023	PLANNING SUBMITTAL
10-06-2023	PLANNING RESUBMITTAL
10-27-2023	PLANNING RESUBMITTAL

EXISTING ROOF STRUCTURE TO BE REMOVED AND TO BE REMAIN AND NEW ROOF PLAN

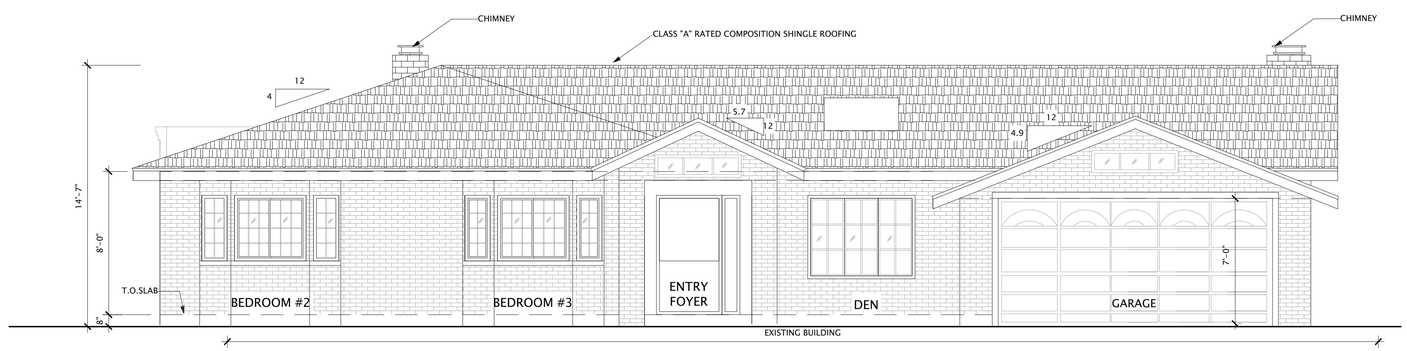
DATE: 10-27-2023

A-8



2 A-9 PROPOSED FRONT SIDE ELEVATION

SCALE: 1/4" = 1' – 0"



1 A-9 EXISTING FRONT SIDE ELEVATION

SCALE: 1/4" = 1' – 0"

DRAWN BY:
RAJLAXMI GUHAGARKAR
6825 EDEN STREET
DUBLIN, CALIFORNIA 94568
T: (510) 292-7568
EMAIL: aai002000@yahoo.com

OWNER DESIGNER

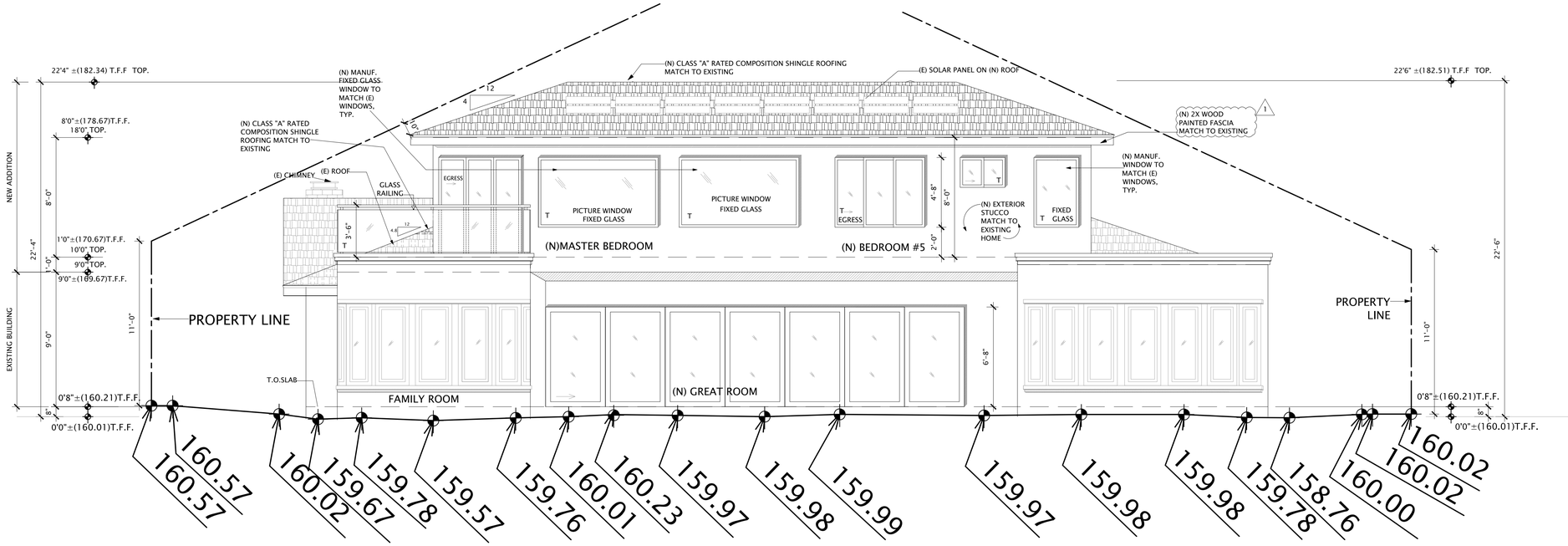
SAHIL SAHNI AND SONIA JOHNSON
370 CHAMISAL AVE,
LOS ALTOS,CALIFORNIA 94022

DATE	ISSUE
07-23-2023	PLANNING SUBMITTAL
10-06-2023	1 PLANNING RESUBMITTAL
10-27-2023	2 PLANNING RESUBMITTAL

EXISTING AND PROPOSED ELEVATIONS

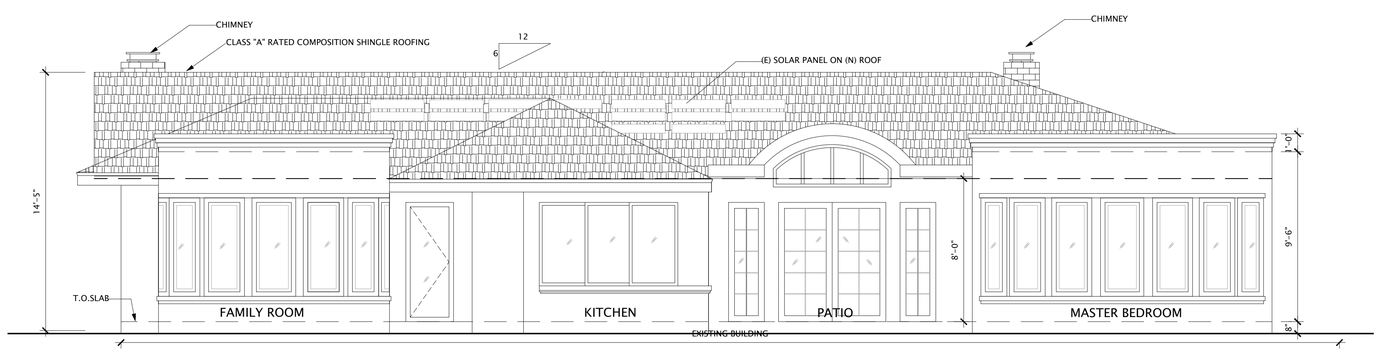
DATE: 10–27–2023

A–9



4 A-10 PROPOSED REAR SIDE ELEVATION

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



3 A-10 EXISTING REAR SIDE ELEVATION

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

DRAWN BY:
RAJLAXMI GUHAGARKAR
6825 EDEN STREET
DUBLIN, CALIFORNIA 94568
T: (510) 292-7568
EMAIL: aai002000@yahoo.com

OWNER DESIGNER

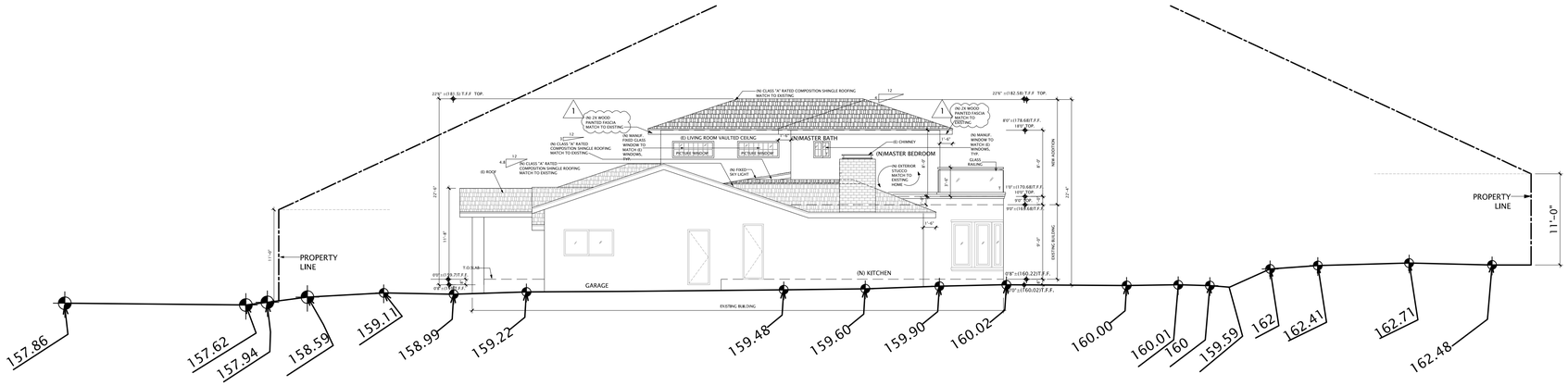
SAHIL SAHNI AND SONIA JOHNSON
370 CHAMISAL AVE,
LOS ALTOS,CALIFORNIA 94022

DATE	ISSUE
07-23-2023	PLANNING SUBMITTAL
10-06-2023	1 PLANNING RESUBMITTAL
10-27-2023	2 PLANNING RESUBMITTAL

EXISTING AND PROPOSED ELEVATIONS

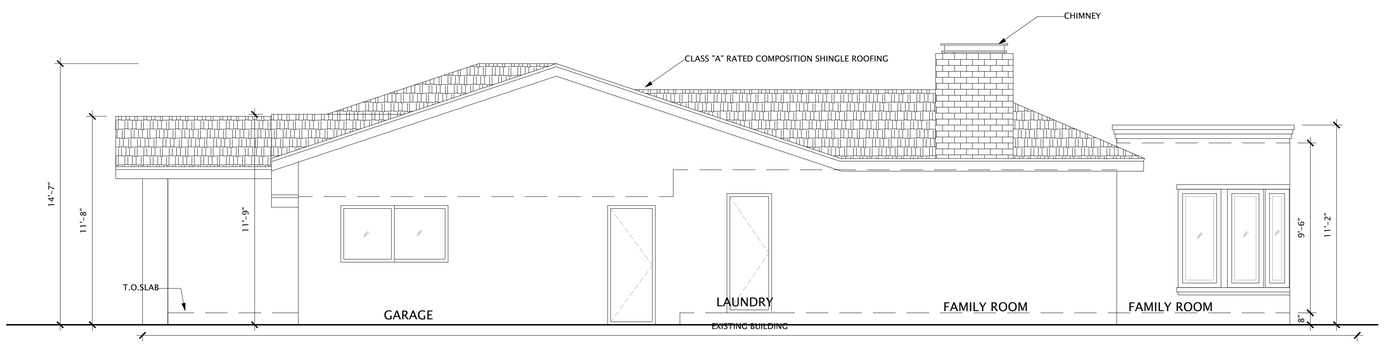
DATE: 10-27-2023

A-10



6 A-11 PROPOSED LEFT SIDE ELEVATION

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



5 A-11 EXISTING LEFT SIDE ELEVATION

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

DRAWN BY:
RAJLAXMI GUHAGARKAR
6825 EDEN STREET
DUBLIN, CALIFORNIA 94568
T: (510) 292-7568
EMAIL: aai002000@yahoo.com

OWNER DESIGNER

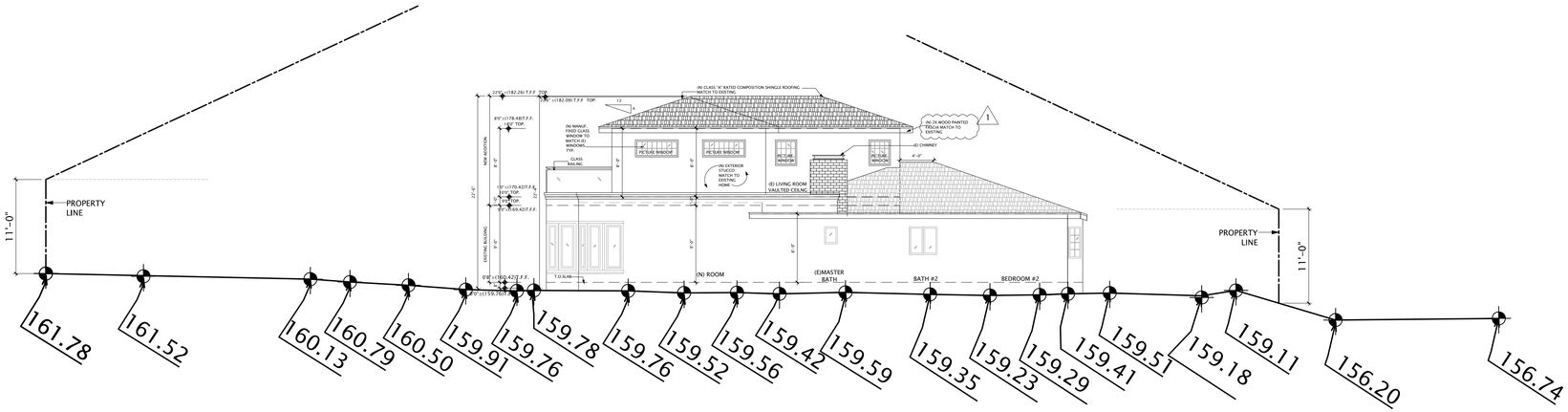
SAHIL SAHNI AND SONIA JOHNSON
370 CHAMISAL AVE,
LOS ALTOS,CALIFORNIA 94022

DATE	ISSUE
07-23-2023	PLANNING SUBMITTAL
10-06-2023	1 PLANNING RESUBMITTAL
10-27-2023	2 PLANNING RESUBMITTAL

EXISTING AND PROPOSED ELEVATIONS

DATE: 10-27-2023

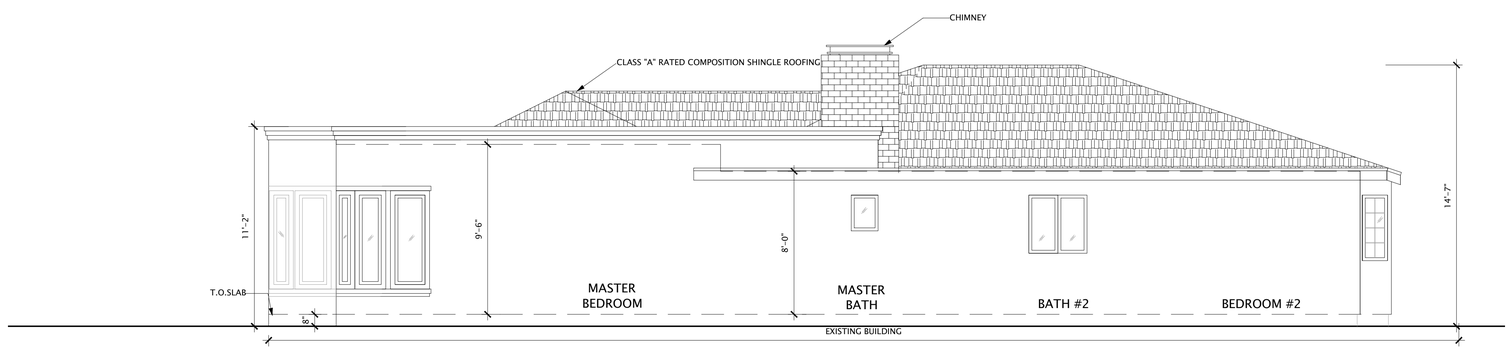
A-11



8
A-12

PROPOSED RIGHT SIDE ELEVATION

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



7
A-12

EXISTING RIGHT SIDE ELEVATION

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

DRAWN BY:
RAJLAXMI GUHAGARKAR
6825 EDEN STREET
DUBLIN, CALIFORNIA 94568
T: (510) 292-7568
EMAIL: aai002000@yahoo.com

OWNER DESIGNER

SAHIL SAHNI AND SONIA JOHNSON
370 CHAMISAL AVE,
LOS ALTOS,CALIFORNIA 94022

DATE	ISSUE
07-23-2023	PLANNING SUBMITTAL
10-06-2023	1 PLANNING RESUBMITTAL
10-27-2023	2 PLANNING RESUBMITTAL

EXISTING AND PROPOSED ELEVATIONS

DATE: 10-27-2023

A-12

(N) 2X WOOD PAINTED FASCIA MATCH TO EXISTING

(N) MANUF. FIXED GLASS WINDOW TO MATCH (E) WINDOWS, TYP.

(N) MANUF. FIXED GLASS WINDOW AND SL GLASS WINDOW MATCH TO (E) WINDOWS, TYP.

1 A-21 PROPOSED REAR SIDE ELEVATION

1 A-21 PROPOSED FRONT ELEVATION

LEGEND :

(N) EXTERIOR STUCCO MATCH TO EXISTING HOME

(N) BRICK CLADDING MATCH TO EXISTING HOME

(N) CLASS "A" RATED COMPOSITION SHINGLE ROOFING MATCH TO EXISTING

DRAWN BY:
RAJLAXMI GUHAGARKAR
6825 EDEN STREET
DUBLIN, CALIFORNIA 94568
T: (510) 292-7568
EMAIL: aai002000@yahoo.com

OWNER DESIGNER

SAHIL SAHNI AND SONIA JOHNSON
370 CHAMISAL AVE,
LOS ALTOS,CALIFORNIA 94022

DATE	ISSUE
07-23-2023	PLANNING SUBMITTAL
10-06-2023	1 PLANNING RESUBMITTAL
10-27-2023	1 PLANNING RESUBMITTAL

2D RENDERING OF ELEVATIONS

DATE: 10-27-2023

A-12.1

1 A-21 PROPOSED RIGHT SIDE ELEVATION

LEGEND :

(N) EXTERIOR STUCCO MATCH TO EXISTING HOME

(N) BRICK CLADDING MATCH TO EXISTING HOME

(N) CLASS "A" RATED COMPOSITION SHINGLE ROOFING MATCH TO EXISTING

1 A-21 PROPOSED LEFT SIDE ELEVATION

(N) 2X WOOD PAINTED FASCIA MATCH TO EXISTING

(N) MANUF. FIXED GLASS WINDOW AND SL GLASS WINDOW MATCH TO (E) WINDOWS, TYP.

DRAWN BY:
RAJLAXMI GUHAGARKAR
6825 EDEN STREET
DUBLIN, CALIFORNIA 94568
T: (510) 292-7568
EMAIL: aai002000@yahoo.com

OWNER DESIGNER

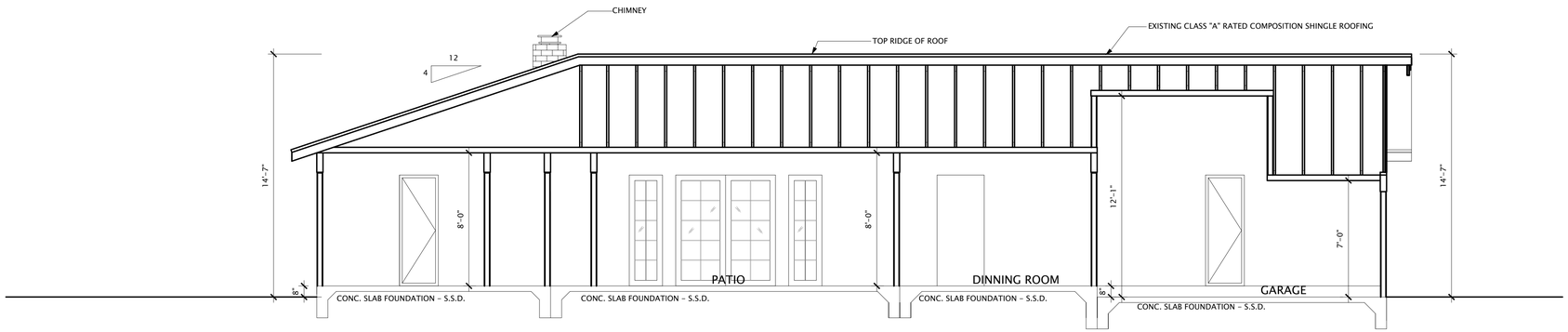
SAHIL SAHNI AND SONIA JOHNSON
370 CHAMISAL AVE,
LOS ALTOS,CALIFORNIA 94022

DATE	ISSUE
07-23-2023	PLANNING SUBMITTAL
10-06-2023	1 PLANNING RESUBMITTAL
10-27-2023	2 PLANNING RESUBMITTAL

2D RENDERING OF ELEVATIONS

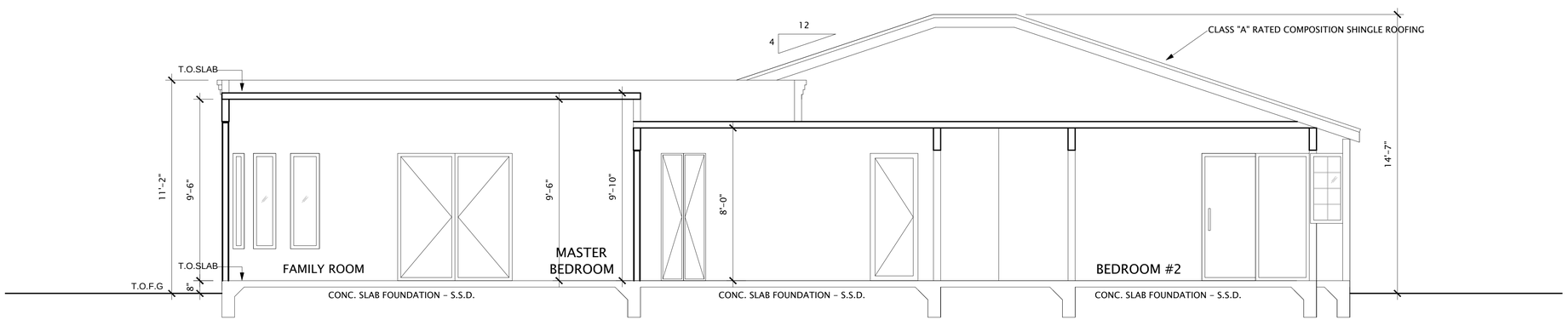
DATE: 10-27-2023

A-12.2



2 / A-13 EXISTING SECTION B - B

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



1 / A-13 EXISTING SECTION A - A

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

1.2 / A-13 EXISTING SECTION A - A

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

DRAWN BY:
RAJLAXMI GUHAGARKAR
6825 EDEN STREET
DUBLIN, CALIFORNIA 94568
T: (510) 292-7568
EMAIL: aai002000@yahoo.com

OWNER DESIGNER

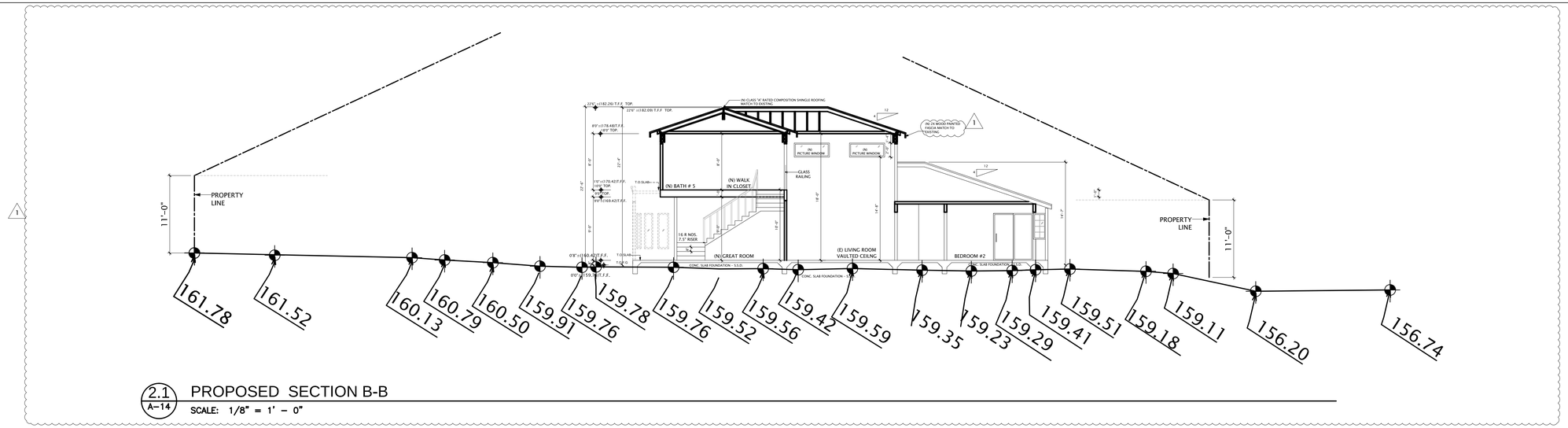
SAHIL SAHNI AND SONIA JOHNSON
370 CHAMISAL AVE,
LOS ALTOS,CALIFORNIA 94022

DATE	ISSUE
07-23-2023	PLANNING SUBMITTAL
10-06-2023	1 PLANNING RESUBMITTAL
10-27-2023	2 PLANNING RESUBMITTAL

EXISTING SECTIONS

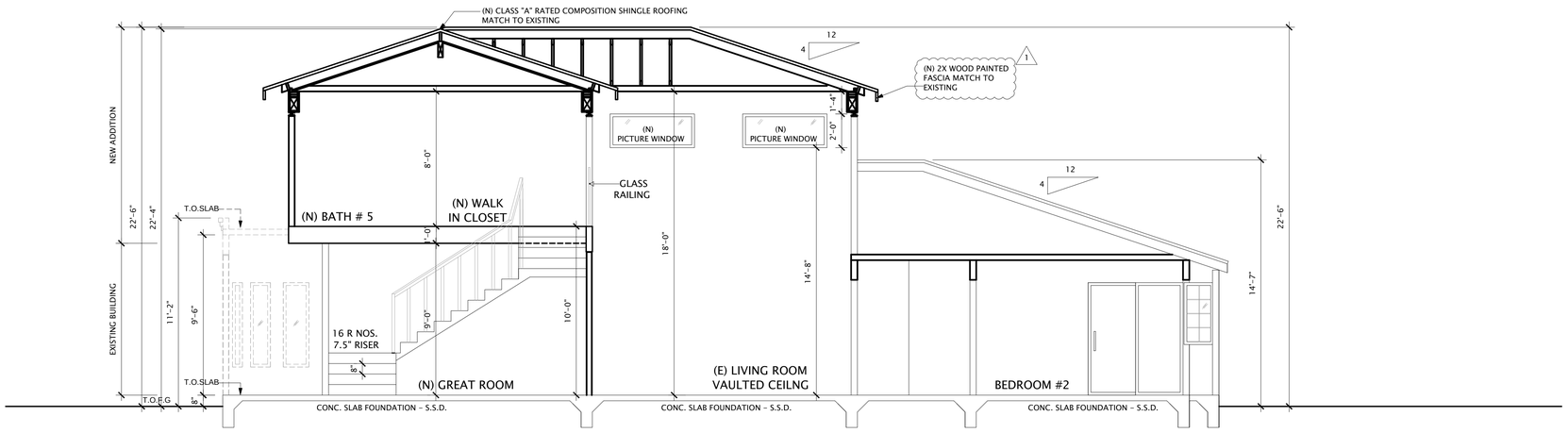
DATE: 10-27-2023

A-13



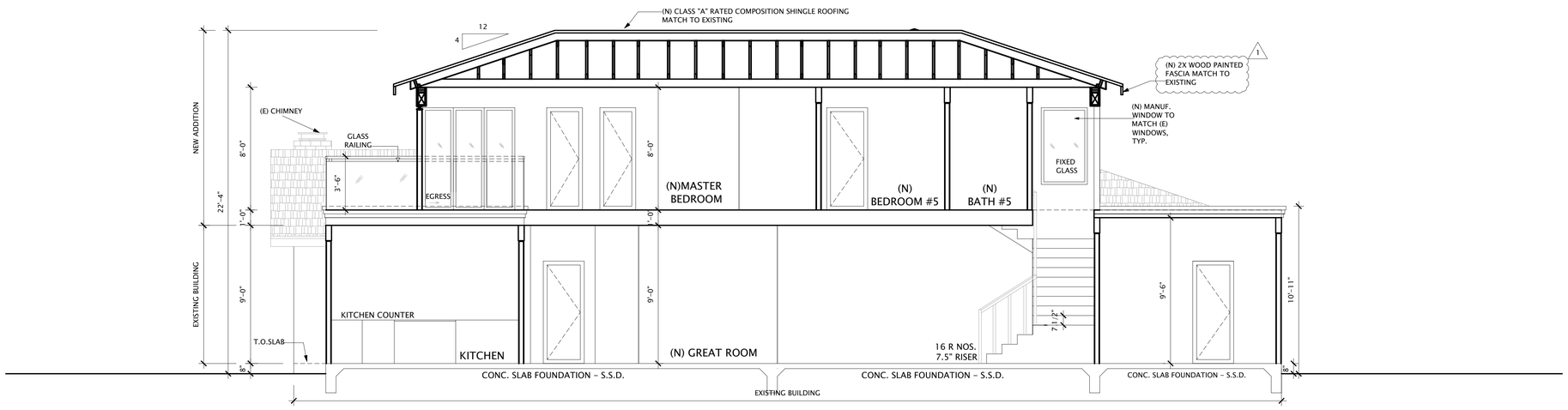
2.1 / A-14 PROPOSED SECTION B-B

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



2 / A-14 PROPOSED SECTION B-B

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



1 / A-14 PROPOSED SECTION A - A

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

DRAWN BY:
RAJLAXMI GUHAGARKAR
6825 EDEN STREET
DUBLIN, CALIFORNIA 94568
T: (510) 292-7568
EMAIL: aai002000@yahoo.com

OWNER DESIGNER

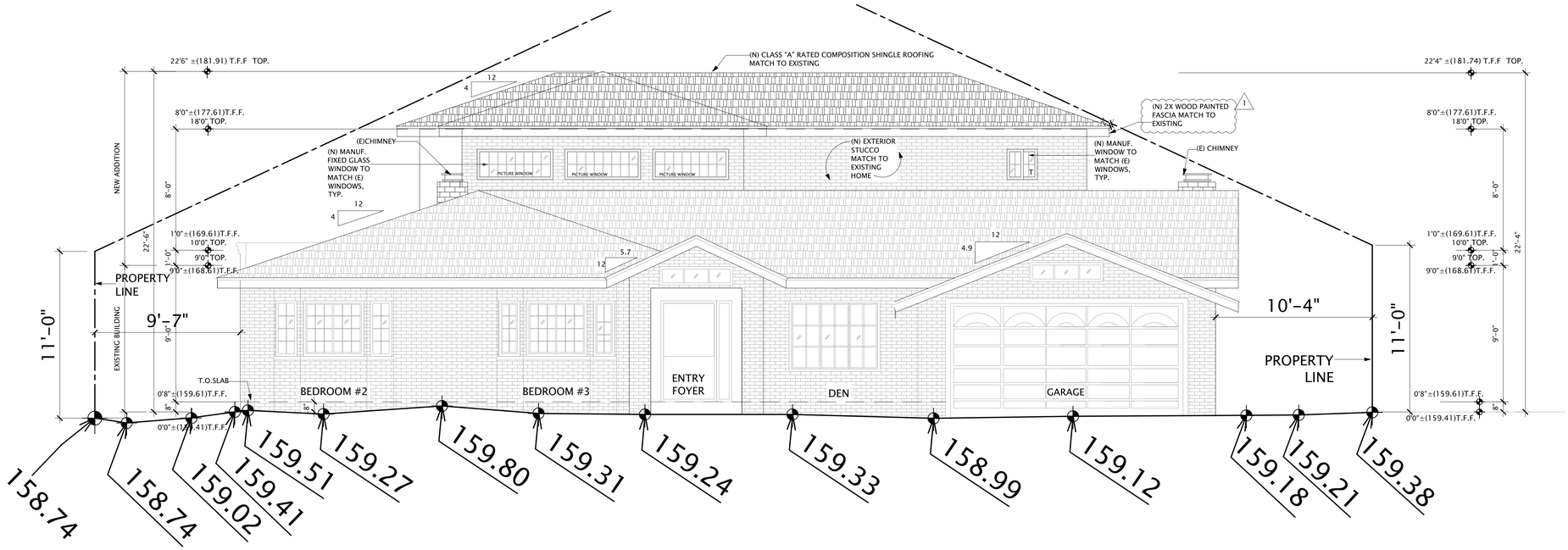
SAHIL SAHNI AND SONIA JOHNSON
370 CHAMISAL AVE,
LOS ALTOS,CALIFORNIA 94022

DATE	ISSUE
07-23-2023	PLANNING SUBMITTAL
10-06-2023	△1 PLANNING RESUBMITTAL
10-27-2023	△2 PLANNING RESUBMITTAL

PROPOSED SECTIONS

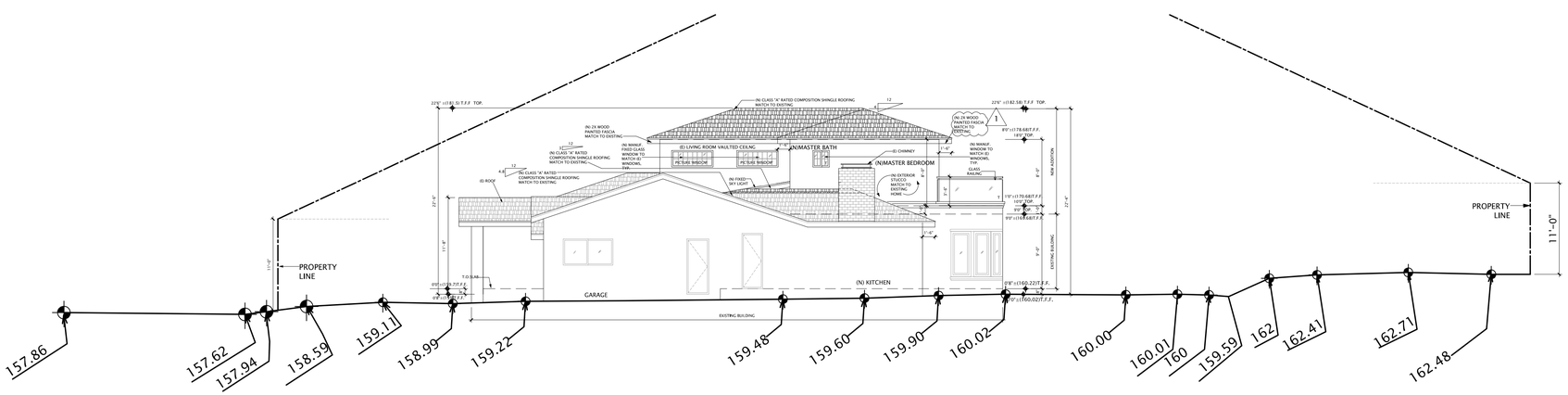
DATE: 10-27-2023

A-14



1 A-15 DAY LIGHT PLANE - 1

SCALE: 1/4" = 1' – 0"



2 A-15 DAY LIGHT PLANE - 2

SCALE: 1/8" = 1' – 0"

DRAWN BY:
RAJLAXMI GUHAGARKAR
6825 EDEN STREET
DUBLIN, CALIFORNIA 94568
T: (510) 292-7568
EMAIL: aai002000@yahoo.com

OWNER DESIGNER

SAHIL SAHNI AND SONIA JOHNSON
370 CHAMISAL AVE,
LOS ALTOS,CALIFORNIA 94022

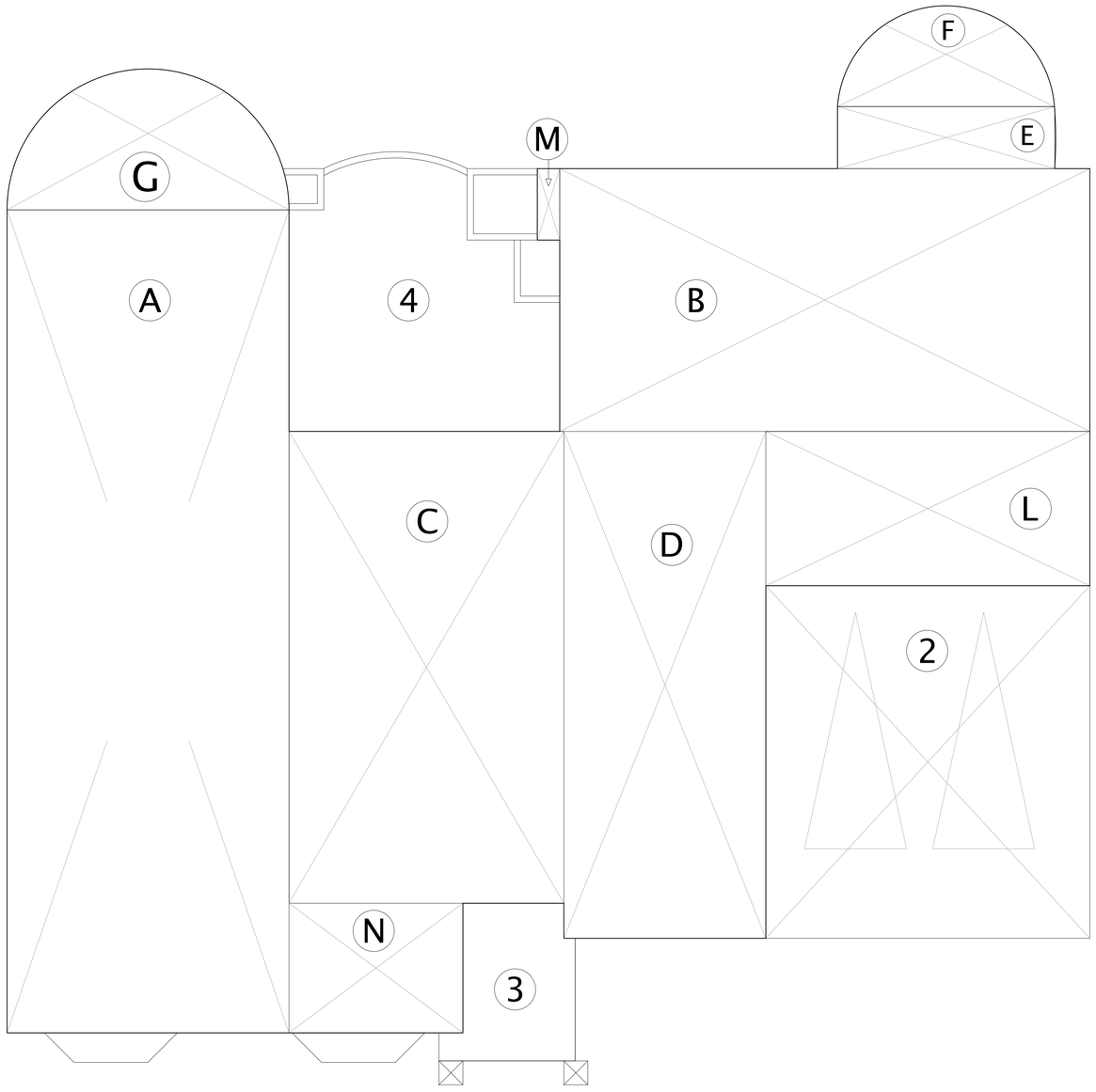
DATE	ISSUE
07-23-2023	PLANNING SUBMITTAL
10-06-2023	1 PLANNING RESUBMITTAL
10-27-2023	2 PLANNING RESUBMITTAL

DAYLIGHT PLANE

DATE: 10–27–2023

A–15

EXISTING FLOOR AREA AND LOT COVERAGE CALCULATION DIAGRAM



1 / A-16 EXISTING FIRST FLOOR AREA CALCULATION

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

EXISTING FLOOR AREA AND COVERAGE CALCULATIONS

SECTION	DIMENSIONS	AREA
A.	16'9" X 48' 11"	819.35 SQ. FT.
B.	31'6" X 15' 8"	492.18 SQ. FT.
C.	16'4" X 28' 1"	458 SQ. FT.
D.	12'0" X 30' 2"	361.50 SQ. FT.
E.	12'11" X 3' 8"	47.50 SQ. FT.
F.	(3.14 X 195.6 X 195.6)/2	60.03 SQ. FT.
G.	(3.14 X 259.08 X 259.08)/2	110.17 SQ. FT.
L.	19'3" X 9'2"	176.45 SQ. FT.
M.	1'4" X 4'3"	5.66 SQ. FT.
N.	10'4" X 7'9"	79.65 SQ. FT.

EXISTING FIRST FLOOR AREA = 2,473 SQ.FT.

GARAGE AREA = 403 SQ.FT.

EXISTING FIRST STORY SUBTOTAL AREA = 2,876 SQ.FT.

EXISTING LOT COVERAGE CALCULATIONS

1. LIVING SPACE AREA = 2,473 SQ.FT.
2. GARAGE AREA = 403 SQ.FT.
3. ENTRANCE PORCH AREA = 63 SQ.FT.

TOTAL EXISTING LOT COVERAGE AREA = 2,939 SQ.FT.

DRAWN BY:
RAJLAXMI GUHAGARKAR
6825 EDEN STREET
DUBLIN, CALIFORNIA 94568
T: (510) 292-7568
EMAIL: aai002000@yahoo.com

OWNER DESIGNER

SAHIL SAHNI AND SONIA JOHNSON
370 CHAMISAL AVE,
LOS ALTOS,CALIFORNIA 94022

DATE	ISSUE
07-23-2023	PLANNING SUBMITTAL
10-06-2023	1 PLANNING RESUBMITTAL
10-27-2023	2 PLANNING RESUBMITTAL

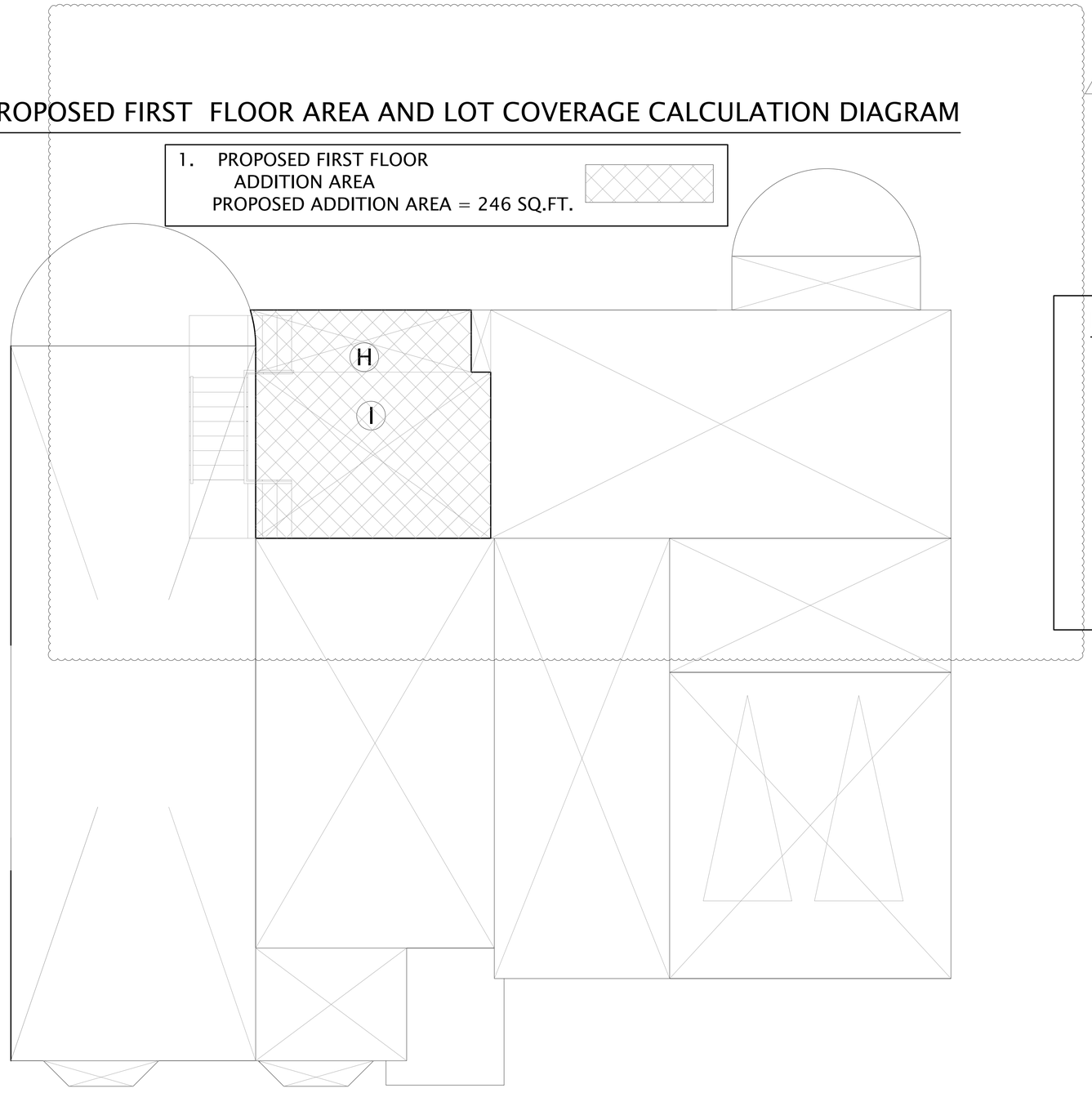
EXISTING FIRST FLOOR AREA CALCULATION

DATE: 10-27-2023

A-16

PROPOSED FIRST FLOOR AREA AND LOT COVERAGE CALCULATION DIAGRAM

1. PROPOSED FIRST FLOOR ADDITION AREA
   PROPOSED ADDITION AREA = 246 SQ.FT.



PROPOSED FIRST FLOOR AREA AND COVERAGE CALCULATIONS

SECTION	DIMENSIONS	AREA
H.	14'9" X 4' 3"	62.68 SQ. FT.
I.	16'1" X 11' 5"	182.94 SQ. FT.

PROPOSED FIRST STORY SUBTOTAL = 246 SQ.FT.

PROPOSED SECOND STORY SUBTOTAL AREA = 792 SQ.FT.

PROPOSED SUBTOTAL AREA = 1,038 SQ.FT.

1 / A-17 PROPOSED FIRST FLOOR AREA CALCULATION

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

DRAWN BY:
RAJLAXMI GUHAGARKAR
6825 EDEN STREET
DUBLIN, CALIFORNIA 94568
T: (510) 292-7568
EMAIL: aai002000@yahoo.com

OWNER DESIGNER

SAHIL SAHNI AND SONIA JOHNSON
370 CHAMISAL AVE,
LOS ALTOS,CALIFORNIA 94022

DATE	ISSUE
07-23-2023	PLANNING SUBMITTAL
10-06-2023	1 PLANNING RESUBMITTAL
10-27-2023	2 PLANNING RESUBMITTAL

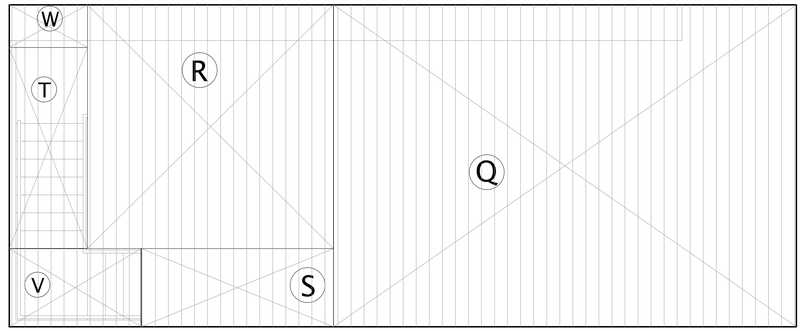
PROPOSED FIRST FLOOR AREA CALCULATION

DATE: 10-27-2023

A-17

PROPOSED SECOND FLOOR AREA AND LOT COVERAGE CALCULATION DIAGRAM

1. PROPOSED SECOND FLOOR ADDITION AREA
   PROPOSED ADDITION AREA = 792 SQ.FT.



PROPOSED SECOND FLOOR AREA AND COVERAGE CALCULATIONS

SECTION	DIMENSIONS	AREA
Q.	25'10" X 18' 0"	465.74 SQ. FT.
R.	13'9" X 13' 7"	187.34 SQ. FT.
S.	10'9" X 4'4"	47.00 SQ. FT.
T.	4'5" X 11'3"	49.17 SQ. FT.
V.	7'4" X 4'5"	32.26 SQ. FT.
W.	4'5" X 2'5"	10.43 SQ. FT.

TOTAL PROPOSED SECOND FLOOR AREA = 792 SQ.FT.

PROPOSED LOT COVERAGE CALCULATIONS

1. LIVING SPACE AREA = 2,473 SQ.FT.
2. GARAGE AREA = 403 SQ.FT.
3. ENTRANCE PORCH AREA = 63 SQ.FT.
4. PROPOSED FIRST FLOOR AREA = 246 SQ.FT.
5. PROPOSED SECOND FLOOR AREA = 75.21 SQ.FT.

TOTAL PROPOSED LOT COVERAGE AREA = 3,260 SQ.FT.

TOTAL EXISTING LOT COVERAGE AREA = 2,939 SQ.FT.

1 A-18 PROPOSED SECOND FLOOR AREA CALCULATION
SCALE: 1/4" = 1' - 0"

DRAWN BY:
RAJLAXMI GUHAGARKAR
6825 EDEN STREET
DUBLIN, CALIFORNIA 94568
T: (510) 292-7568
EMAIL: aai002000@yahoo.com

OWNER DESIGNER

SAHIL SAHNI AND SONIA JOHNSON
370 CHAMISAL AVE,
LOS ALTOS,CALIFORNIA 94022

DATE	ISSUE
07-23-2023	PLANNING SUBMITTAL
10-06-2023	1 PLANNING RESUBMITTAL
10-27-2023	1 PLANNING RESUBMITTAL

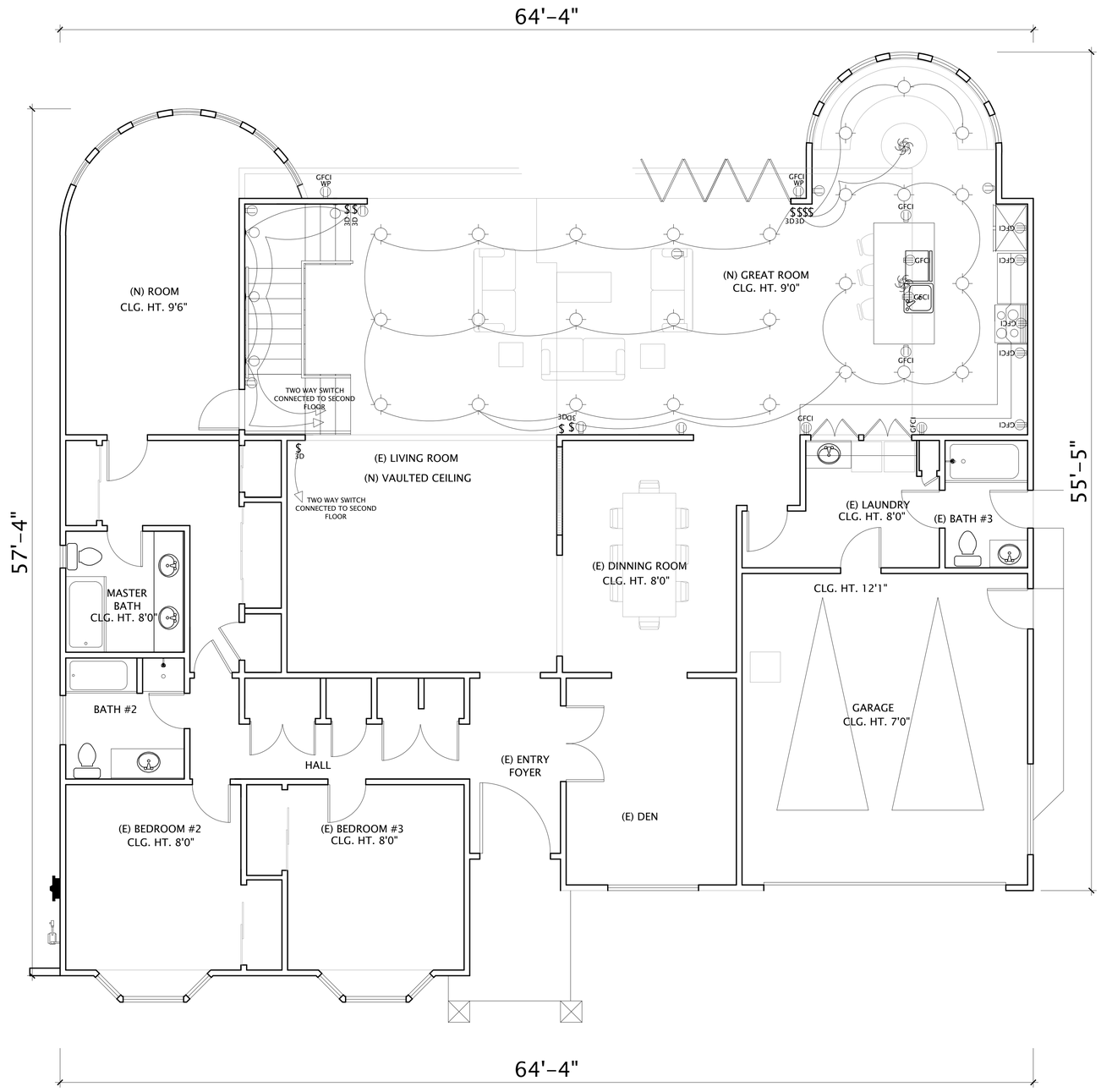
PROPOSED SECOND FLOOR AREA CALCULATION

DATE: 10-27-2023

A-18

$	WALL SWITCH
$3D	THREE WAY SWITCH
SD	SMOKE DETECTOR - 110 V w/ BATTERY BACK-UP
	RECESSED LIGHT
	WALL MOUNTED LED LIGHT
	DOORBELL, MOUNT BETWEEN 42" & 48" A.F.F.
	110 VOLT DUPLEX RECEPTACLE
O	110 VOLT DUPLEX RECEPTACLE (OVERHEAD)
	220 VOLT DUPLEX RECEPTACLE
WP	WATERPROOF RECEPTACLE
GFCI	GROUND FAULT CIRCUIT INTERRUPT RECEPTACLE
	EXHAUST FAN
	CEILING FAN
	CHANDELIER

ARC-FAULT CIRCUIT INTERRUPTER FOR BRANCH CIRCUITS SERVING OUTLETS AND DEVICES INSTALLED IN LIVING, DINING, BEDROOMS, CLOSET, HALLWAY, KITCHEN AND SIMILAR ROOMS OR AREAS



1 / A-19 PROPOSED FIRST FLOOR ELECTRICAL LAYOUT

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

DRAWN BY:
RAJLAXMI GUHAGARKAR
6825 EDEN STREET
DUBLIN, CALIFORNIA 94568
T: (510) 292-7568
EMAIL: aai002000@yahoo.com

OWNER DESIGNER

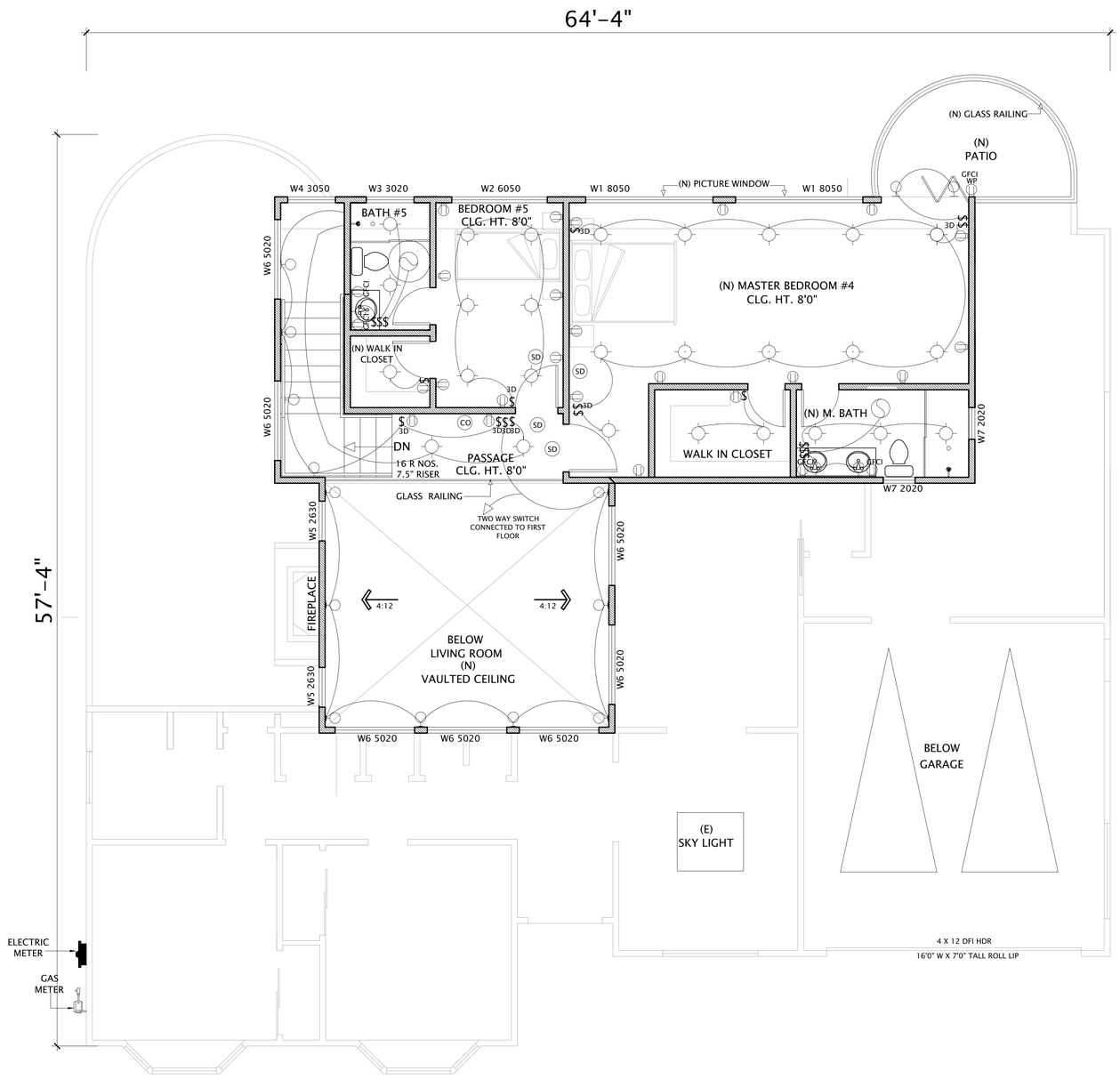
SAHIL SAHNI AND SONIA JOHNSON
370 CHAMISAL AVE,
LOS ALTOS,CALIFORNIA 94022

DATE	ISSUE
07-23-2023	PLANNING SUBMITTAL
10-06-2023	1 PLANNING RESUBMITTAL
10-27-2023	2 PLANNING RESUBMITTAL

PROPOSED FIRST FLOOR ELECTRICAL LAYOUT

DATE: 10-27-2023

A-19



$	WALL SWITCH
$ 3D	THREE WAY SWITCH
SD	SMOKE DETECTOR - 110 V w/ BATTERY BACK-UP
	RECESSED LIGHT
	WALL MOUNTED LED LIGHT
	DOORBELL, MOUNT BETWEEN 42" & 48" A.F.F.
	110 VOLT DUPLEX RECEPTACLE
O	110 VOLT DUPLEX RECEPTACLE (OVERHEAD)
	220 VOLT DUPLEX RECEPTACLE
WP	WATERPROOF RECEPTACLE
GFCI	GROUND FAULT CIRCUIT INTERRUPT RECEPTACLE
	EXHAUST FAN
	CEILING FAN
	CHANDELIER

ARC-FAULT CIRCUIT INTERRUPTER FOR BRANCH CIRCUITS SERVING OUTLETS AND DEVICES INSTALLED IN LIVING, DINING, BEDROOMS, CLOSET, HALLWAY, KITCHEN AND SIMILAR ROOMS OR AREAS

1 / A-20 PROPOSED SECOND FLOOR ELECTRICAL LAYOUT

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

DRAWN BY:
RAJLAXMI GUHAGARKAR
6825 EDEN STREET
DUBLIN, CALIFORNIA 94568
T: (510) 292-7568
EMAIL: aai002000@yahoo.com

OWNER DESIGNER

SAHIL SAHNI AND SONIA JOHNSON
370 CHAMISAL AVE,
LOS ALTOS,CALIFORNIA 94022

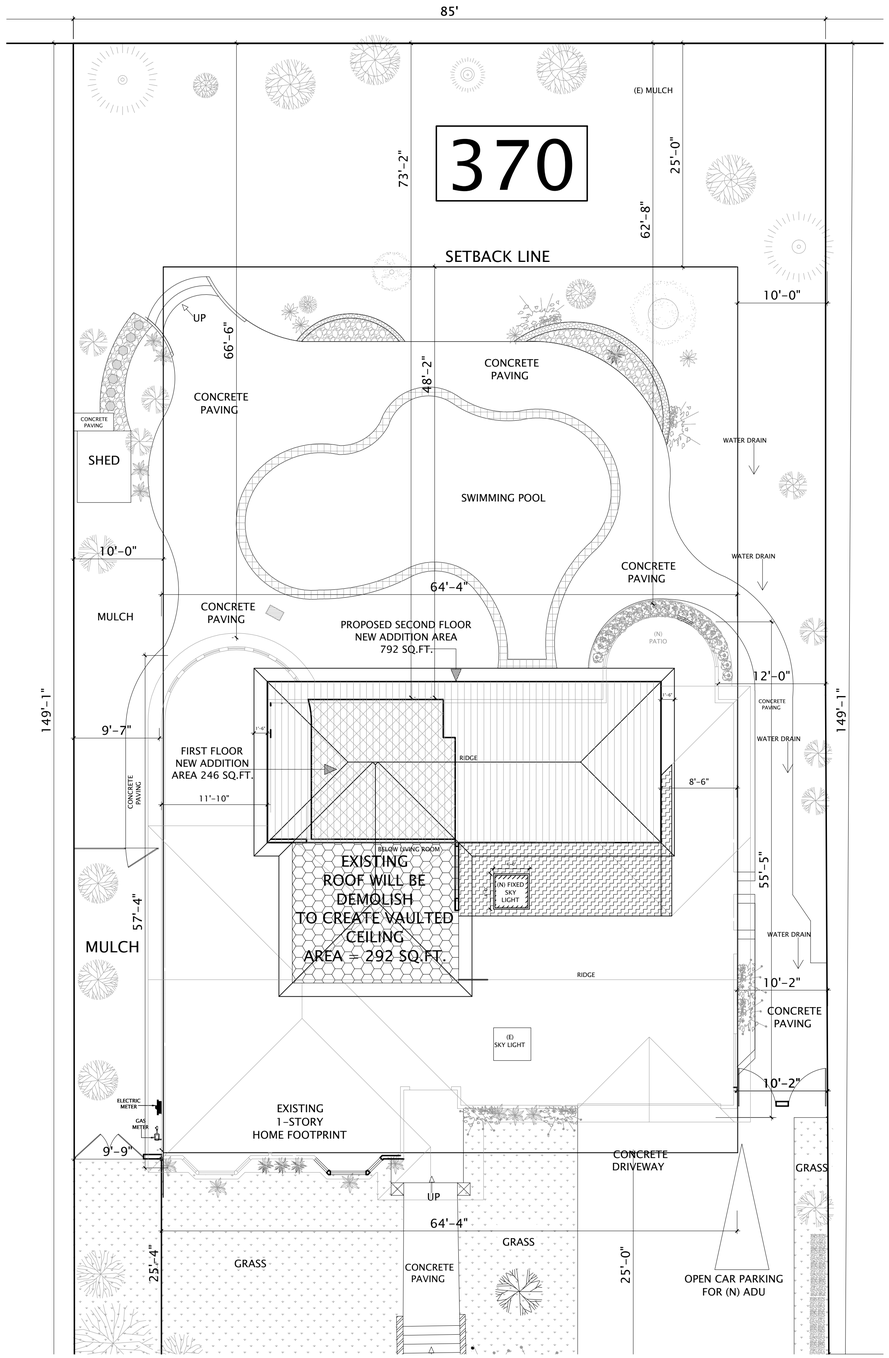
DATE	ISSUE
07-23-2023	PLANNING SUBMITTAL
10-06-2023	1 PLANNING RESUBMITTAL
10-27-2023	1 PLANNING RESUBMITTAL

PROPOSED SECOND FLOOR ELECTRICAL LAYOUT

DATE: 10-27-2023

A-20

1.	EXISTING ROOF OVER LIVING ROOM WILL BE DEMOLISH TO CREATE (N) VAULTED CEILING. AREA = 292 SQ.FT.	
2.	NEW ROOF OVER THE EXISTING ROOF. EXISTING ROOF WILL NOT DEMOLISH. NEW ROOF AREA = 205 SQ.FT.	
3.	PROPOSED FIRST FLOOR ADDITION AREA PROPOSED ADDITION AREA = 246 SQ.FT.	
4.	PROPOSED SECOND FLOOR ADDITION AREA PROPOSED ADDITION AREA = 792 SQ.FT.	

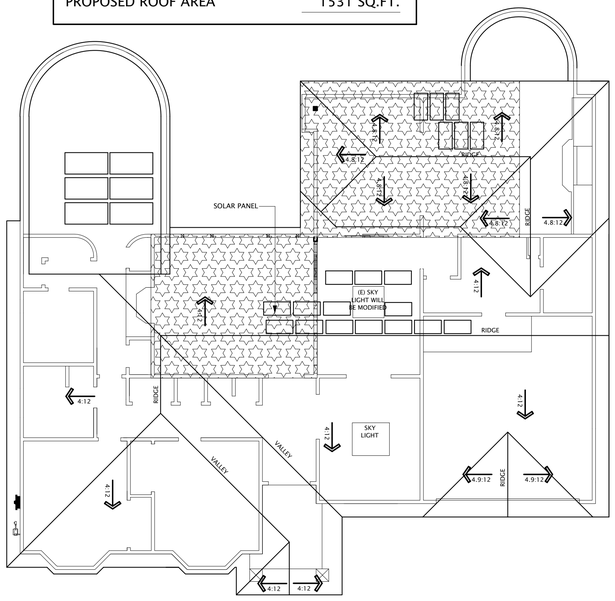


1 A-21 PROPOSED FLOOR AND ROOF CALCULATION

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

LEGEND

EXISTING ROOF AREA	2920 SQ.FT.
EXISTING ROOF TO BE DEMOLISH ROOF AREA	720 SQ.FT.
REMAINING EXISTING ROOF AREA	2200 SQ.FT.
PROPOSED ROOF AREA	1531 SQ.FT.

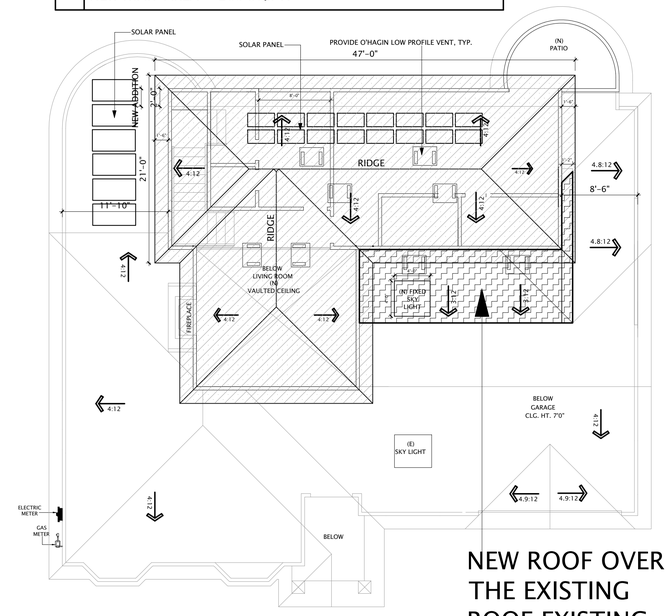


2 A-21 EXISTING ROOF PLAN TO BE DEMOLISH

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

LEGEND

1.	EXISTING ROOF TO BE DEMOLISH
2.	PROPOSED ROOF NEW ROOF AREA = 1326 SQ.FT.
3.	NEW ROOF OVER THE EXISTING ROOF. EXISTING ROOF WILL NOT DEMOLISH. NEW ROOF AREA = 205 SQ.FT.



NEW ROOF OVER THE EXISTING ROOF.EXISTING ROOF WILL NOT DEMOLISH.

3 A-21 PROPOSED ROOF PLAN

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

DRAWN BY:
RAJLAXMI GUHAGARKAR
6825 EDEN STREET
DUBLIN, CALIFORNIA 94568
T: (510) 292-7568
EMAIL: aai002000@yahoo.com

OWNER DESIGNER

SAHIL SAHNI AND SONIA JOHNSON
370 CHAMISAL AVE,
LOS ALTOS,CALIFORNIA 94022

DATE	ISSUE
07-23-2023	PLANNING SUBMITTAL
10-06-2023	1 PLANNING RESUBMITTAL
10-27-2023	1 PLANNING RESUBMITTAL

PROPOSED FLOOR AND ROOF CALCULATIONS DIAGRAM

DATE: 10-27-2023

A-21

2 A-22 REAR VIEW 2

1 A-22 FRONT VIEW 1

DRAWN BY:
RAJLAXMI GUHAGARKAR
6825 EDEN STREET
DUBLIN, CALIFORNIA 94568
T: (510) 292-7568
EMAIL: aai002000@yahoo.com

OWNER DESIGNER

SAHIL SAHNI AND SONIA JOHNSON
370 CHAMISAL AVE,
LOS ALTOS,CALIFORNIA 94022

DATE	ISSUE
07-23-2023	PLANNING SUBMITTAL
10-06-2023	1 PLANNING RESUBMITTAL
10-27-2023	2 PLANNING RESUBMITTAL

3D RENDERINGS

DATE: 10-27-2023

A-22

1 A-23 REAR VIEW 1

1 A-23 FRONT VIEW 1

DRAWN BY:
RAJLAXMI GUHAGARKAR
6825 EDEN STREET
DUBLIN, CALIFORNIA 94568
T: (510) 292-7568
EMAIL: aai002000@yahoo.com

OWNER DESIGNER

SAHIL SAHNI AND SONIA JOHNSON
370 CHAMISAL AVE,
LOS ALTOS,CALIFORNIA 94022

DATE	ISSUE
07-23-2023	PLANNING SUBMITTAL
10-06-2023	1 PLANNING RESUBMITTAL
10-27-2023	2 PLANNING RESUBMITTAL

3D RENDERINGS

DATE: 10-27-2023

A-23

PROJECT NARRATIVE

PROJECT OWNER & ADDRESS:
SAHIL SAHNI AND SONIA JOHNSON
370 CHAMISAL AVE,
LOS ALTOS, CA 94022

SCOPE OF WORK:

To secure planning permit approval for an addition on the first and second level, approximately 1038 sq ft. to an existing 3 bedroom 3 bath, 2473 sq ft. one-story house.

The following are the specific changes:
1) To relocate the kitchen and enclose the open patio to form a great room approximately 246 sqft.
2) To add a master bedroom suite with a master bathroom and a guest bedroom with an attached bathroom on the second floor, approximately 792 sq ft.

370 Chamisal Ave, Los Altos CA

Lot Area =	0.29	Acres	12,632.40	SF
Existing Home				
Living Space	2,473	SF		
Garage	403	SF		
Entrance Porch	63	SF		**Existing**
Total Footprint =	**2,939**	SF	**23.3%**	**Coverage**
1st Floor Addition	246	SF		**New**
New Footprint =	**3,185**		**25.2%**	**Coverage**
30% Max. Coverage for 2-Story home				

Allowed Max. Floor Area		
Base	3,850	SF
10%	163	SF of Lot Area above 11,000 SF x 10%
Max Area =	**4,013**	**SF**
Existing Livable Area for FAR=		
Living Space	2,473	SF
Garage	403	SF
	2,876	
New Allowable Area= 1137 SF Total (4013-2873)		
New added area on the first floor =		
1st Floor	246 SF	
2nd Floor	891 SF	Including the staicase area to be calculated double on the top floor.

ASSESORS PARCEL NO: 543-401-20

SITE AREA : 12,632.40 SQ. FT. APPROX 0.29 ACRE

EXISTING COVERAGE: 23.3 %

PROPOSED COVERAGE: 25.2 % (ALLOWABLE MAX. 45%)

ZONING: SINGLE FAMILY RESIDENTIAL R-1-10

MATERIALS:

EXTERIOR STUCCO: New Stucco to match the existing Stucco with the same paint color, Beige.

The new extension on the upper level in the front will have same brick cladding as the existing.

NEW WINDOWS: New windows and the patio door to match the existing windows in material and color.

NEW ROOF: New Roof to match existing shingle roofing in material and color and slope as well.