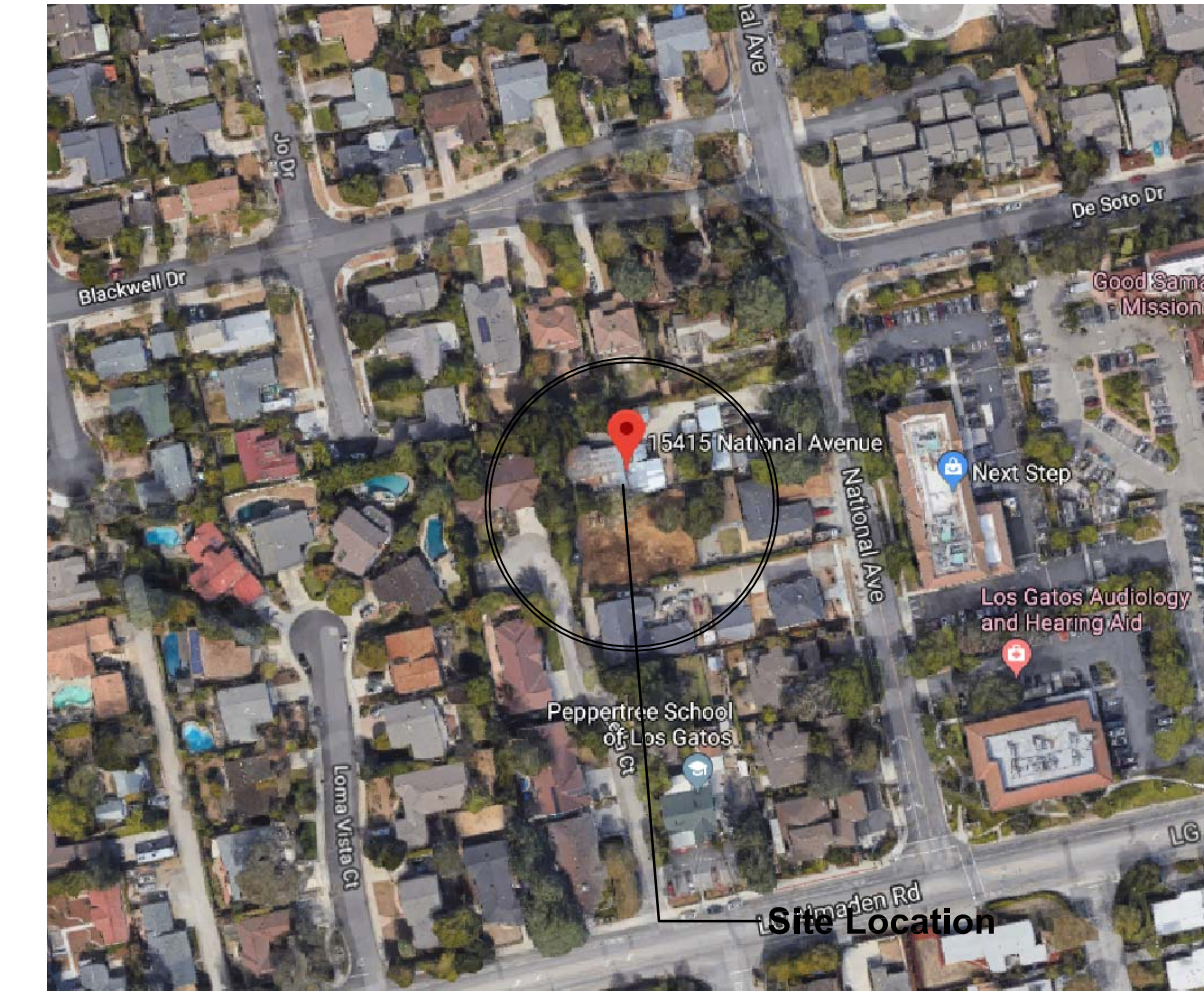


PROPOSED LOT SUBDIVISION

15415 NATIONAL AVENUE , LOS GATOS CA. 95030



VICINITY MAP

Anderson Architects INC

kanderson@andarchinc.com
Cell 408.202.5462

Kurt B. Anderson, AIA
Principal

120 W. Campbell Ave, Suite D
Campbell, CA 95008

Tel. 408.371.1269
Fax. 408.371.1276

www.andarchinc.com

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Client:
RAMYA MUDADDA
15415 NATIONAL AVENUE
LOS GATOS ALAMDEN ROAD
SAN JOSE, CA. 95030

Project:
MUDADDA RESIDENCE

15415 NATIONAL AVENUE
LOS GATOS ALAMDEN ROAD
SAN JOSE, CA. 95030

PLANNING DEPARTMENT PRELIMINARY DESIGN REVIEW SUBMITTAL BUILDING DEPARTMENT PLAN CHECK SUBMITTAL APPROVED FOR CONSTRUCTION

CONSULTANTS

OWNER :
RAMYA MUDADDA
15415 National Avenue
Los Gatos Almaden Road
San Jose CA. 95030
Contact: Ramya Mudadda

ARCHITECT
Anderson Architects, Inc.
120 W. Campbell Ave., Suite D
Campbell, CA 95008
P: 408.371.1269 x1
C: 408.202.5462
Contact: Kurt Anderson, AIA, Principal

CIVIL:
NTERRA GROUP
1295 E. DUNNE AVENUE #230
MORGAN HILL ,CA 95037
P: 408.472.5222
Contact: DAVE VOORHIES

PROJECT DATA

A.P.N. : 424-12-006
LOT SIZE : PARCEL 1 8,060 S.F.
PARCEL 2 13,209 S.F.

ZONING : R1: 8 SINGLE FAMILY
OCCUPANCY: R3
EXISTING USE : RESIDENTIAL
PROPOSED USE : RESIDENTIAL
TYPE OF CONSTRUCTION : TYPE V-A
GENERAL PLAN : LOW DENSITY RESIDENTIAL 0 TO 5 DWELLING UNITS PER ACRE.

EXISTING LOT SIZE: 22,119 SQ. FT.
DEDICATION: 850 SQ. FT.

PROPOSED PARCEL 1:
GROSS: 8,060 SQ. FT.

PROPOSED PARCEL 2:
GROSS: 13,209 SQ. FT.
CORRIDOR: 2,480 SQ. FT.
NET AFTER CORRIDOR: 10,729 SQ. FT.

PROJECT DESCRIPTION

THE REQUEST IS TO SUBDIVIDE A 22,119 S.F. LOT INTO TWO PARCELS
ONE LOT FRONTING NATIONAL AVENUE AT A SIZE OF 8,060 S.F.
AND THE REAR CORRIDOR LOT TO BE 13,209 S.F. GROSS AND 10,729 S.F. NET.
A STREET DEDICATION OF 850 SQ. FT. WILL BE REQUIRED TO ACCOMMODATE
STREET IMPROVEMENTS.

SHEET INDEX

ARCHITECTURAL

- A0.0 COVER SHEET
- A0.1 CONTEXT SITE PLAN
- A0.2 CONTEXT ELEVATION STREET PICS
- A1.0 EXISTING SITE PLAN
- A2.0 DEMOLITION PLAN
- A3.0 PROPOSED SITE PLAN

CIVIL

- TM1 COVER SHEET
- TM2 CIVIL SITE LAYOUT

Stamp:



Issued For

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2	PLAN REVIEW COMMENTS	9-13-2019
3	PLAN REVIEW COMMENTS	2-14-2020
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Initial Submittal Date: 8-19-2019

Scale: NTS

Drawn By: CDR

Checked By: KBA

Sheet Title:

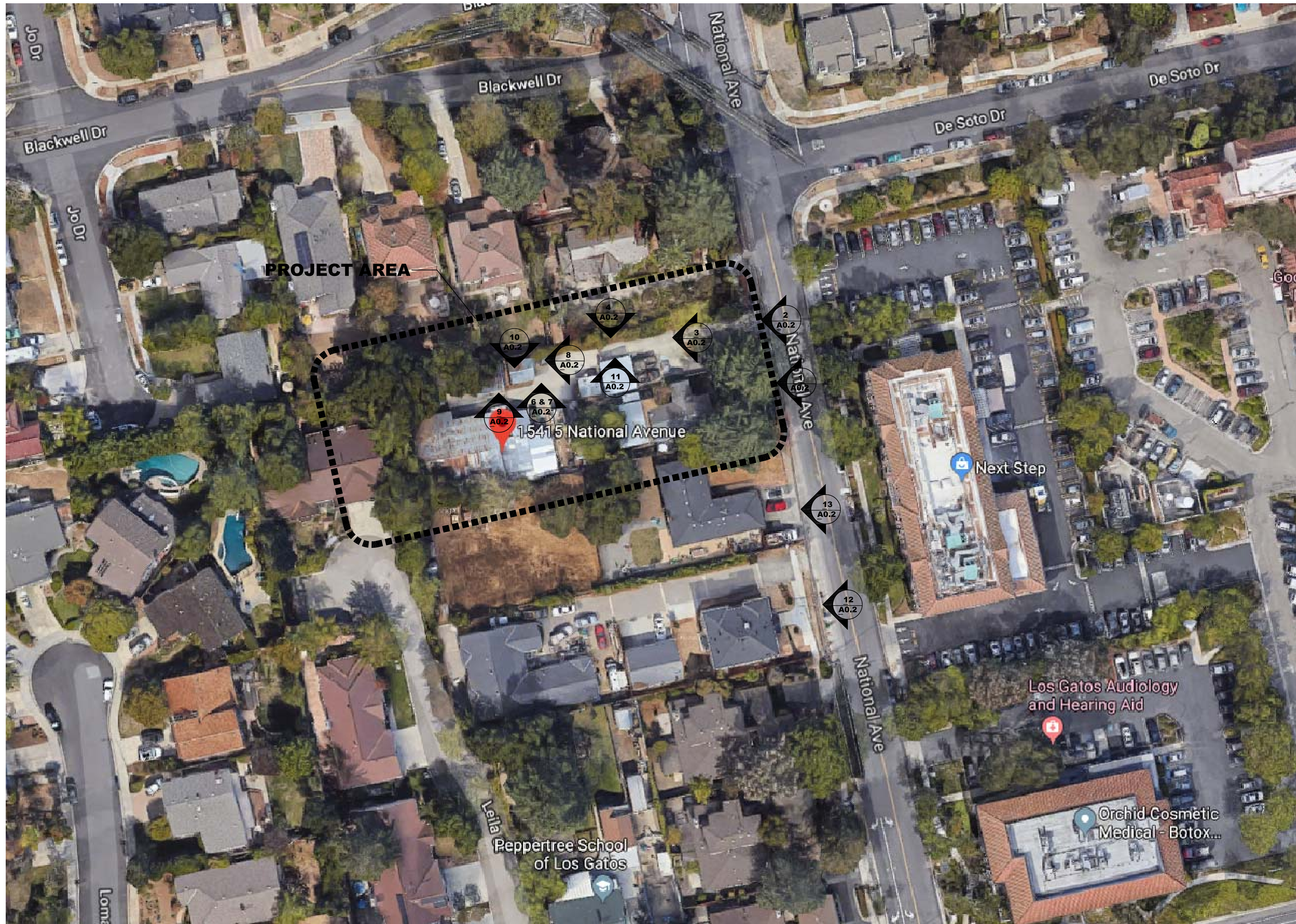
COVER SHEET

Sheet No.:

A0.0

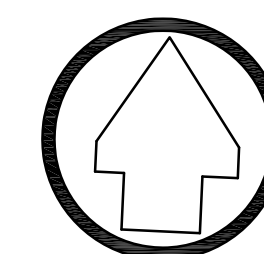
File: P:\Projects\National Ave.

Job: National Ave.



1 CONTEXT SITE PLAN
NTS

NOTE: REFER STREET PICS ON SHEET A0.2



NORTH

Anderson Architects INC

kanderson@andarchinc.com
Cell 408.202.5462

Kurt B. Anderson, AIA
Principal

120 W. Campbell Ave, Suite D
Campbell, CA 95008

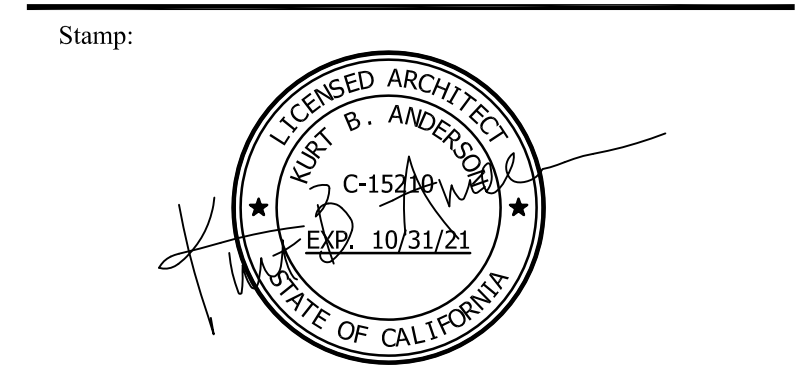
Tel. 408.371.1269
Fax. 408.371.1276

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SAN JOSE, CA. 95030

Project:
MUDADDA RESIDENCE
15415 NATIONAL AVENUE
LOS GATOS ALAMDEN ROAD
SAN JOSE, CA. 95030



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Initial Submittal Date: 8-19-2019

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Sheet Title:

Context Site Plan

Sheet No.:

A0.1

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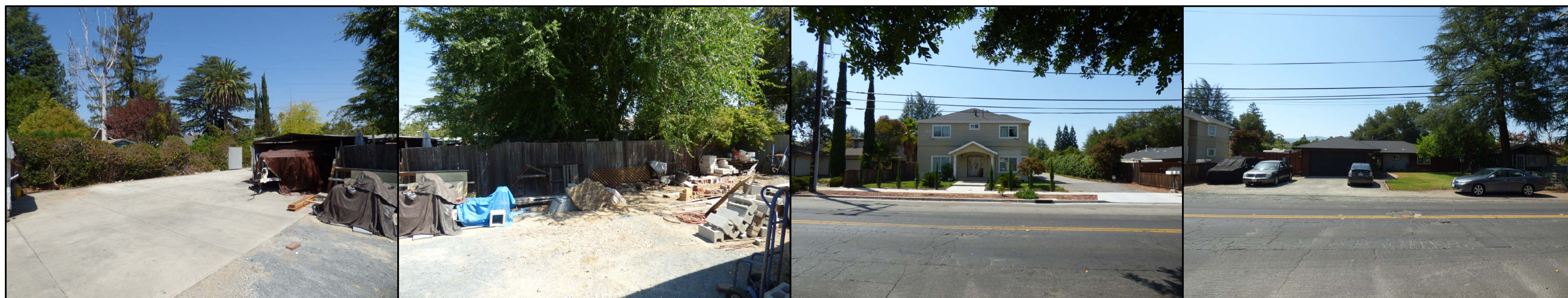
Project:
MUDADDA RESIDENCE
15415 NATIONAL AVENUE
LOS GATOS ALAMDEN ROAD
SAN JOSE, CA 95030



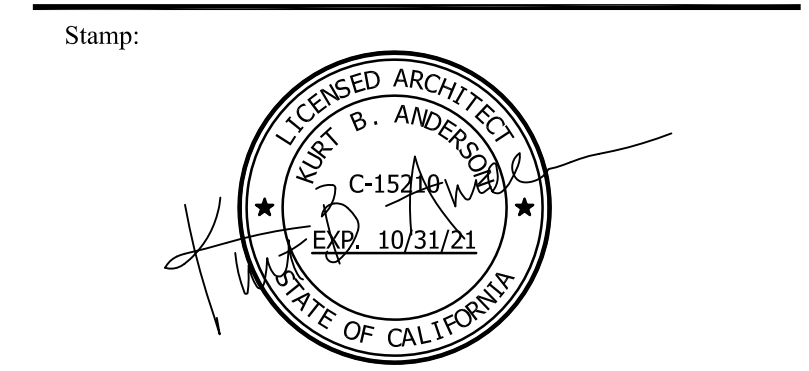
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Initial Submittal Date: 8-19-2019

Scale: NTS

Drawn By: CDR

Checked By: KBA

Sheet Title:

Context Elevations

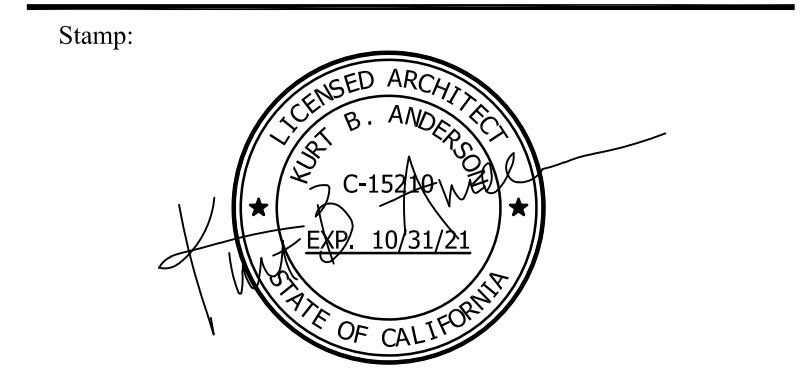
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A0.2

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Drawn By: CDR

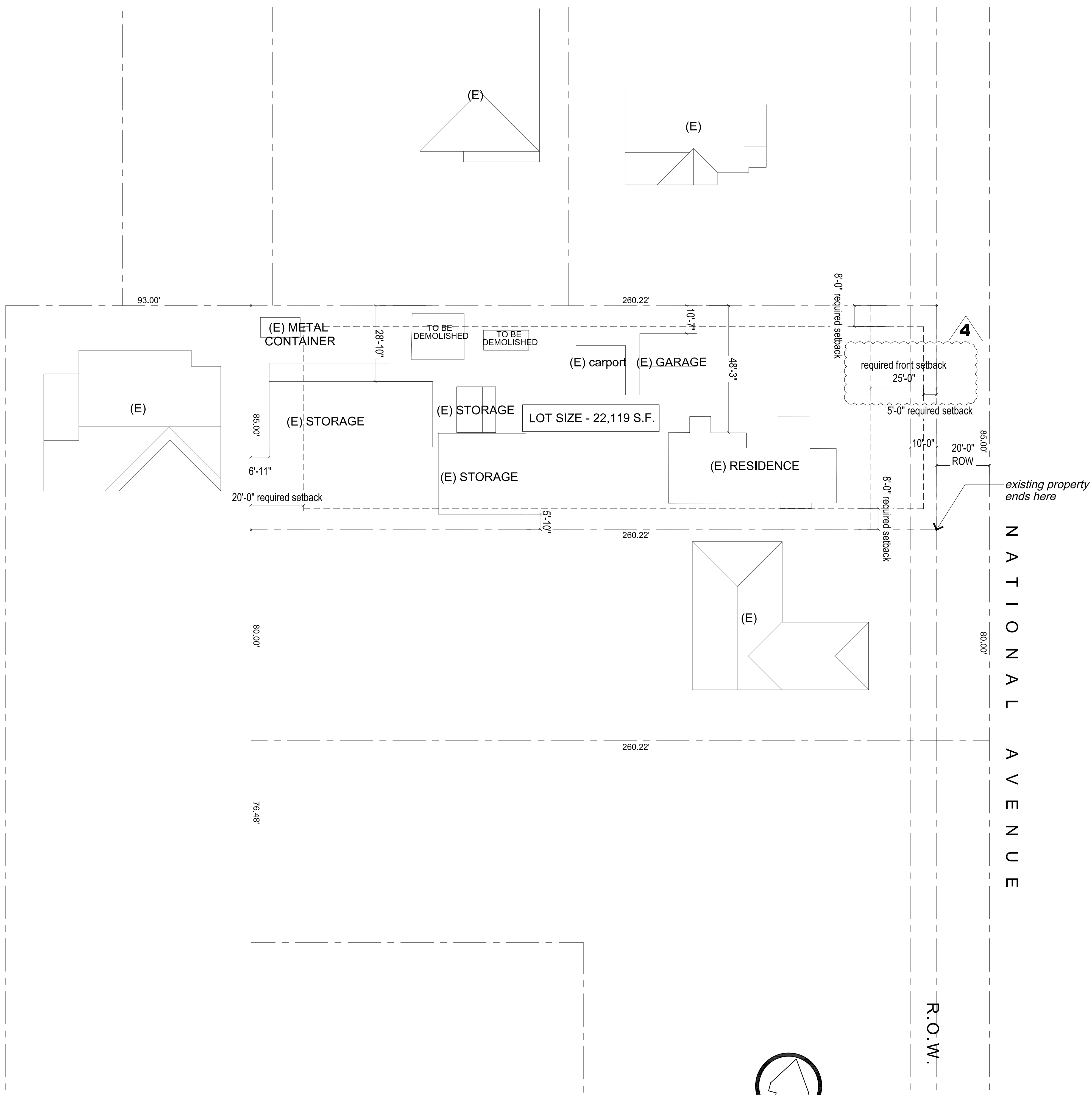
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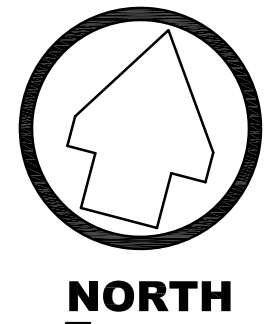
Existing Site Plan

Sheet No.:

A1.0



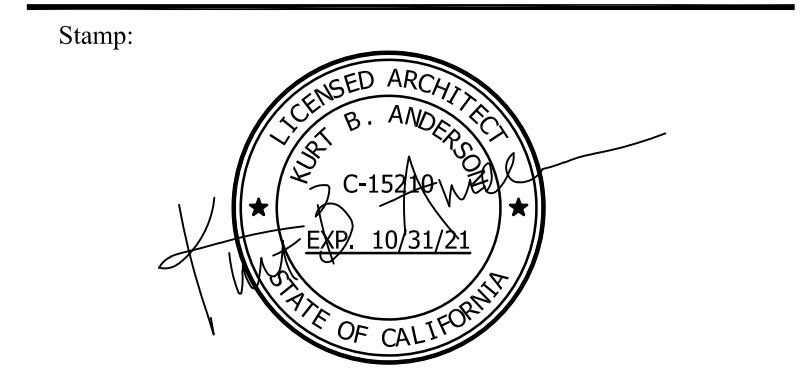
1 EXISTING SITE PLAN
1"=20'-0"



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 15415 NATIONAL AVENUE
 LOS GATOS ALAMDEN ROAD
 SAN JOSE, CA. 95030

Project:
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 15415 NATIONAL AVENUE
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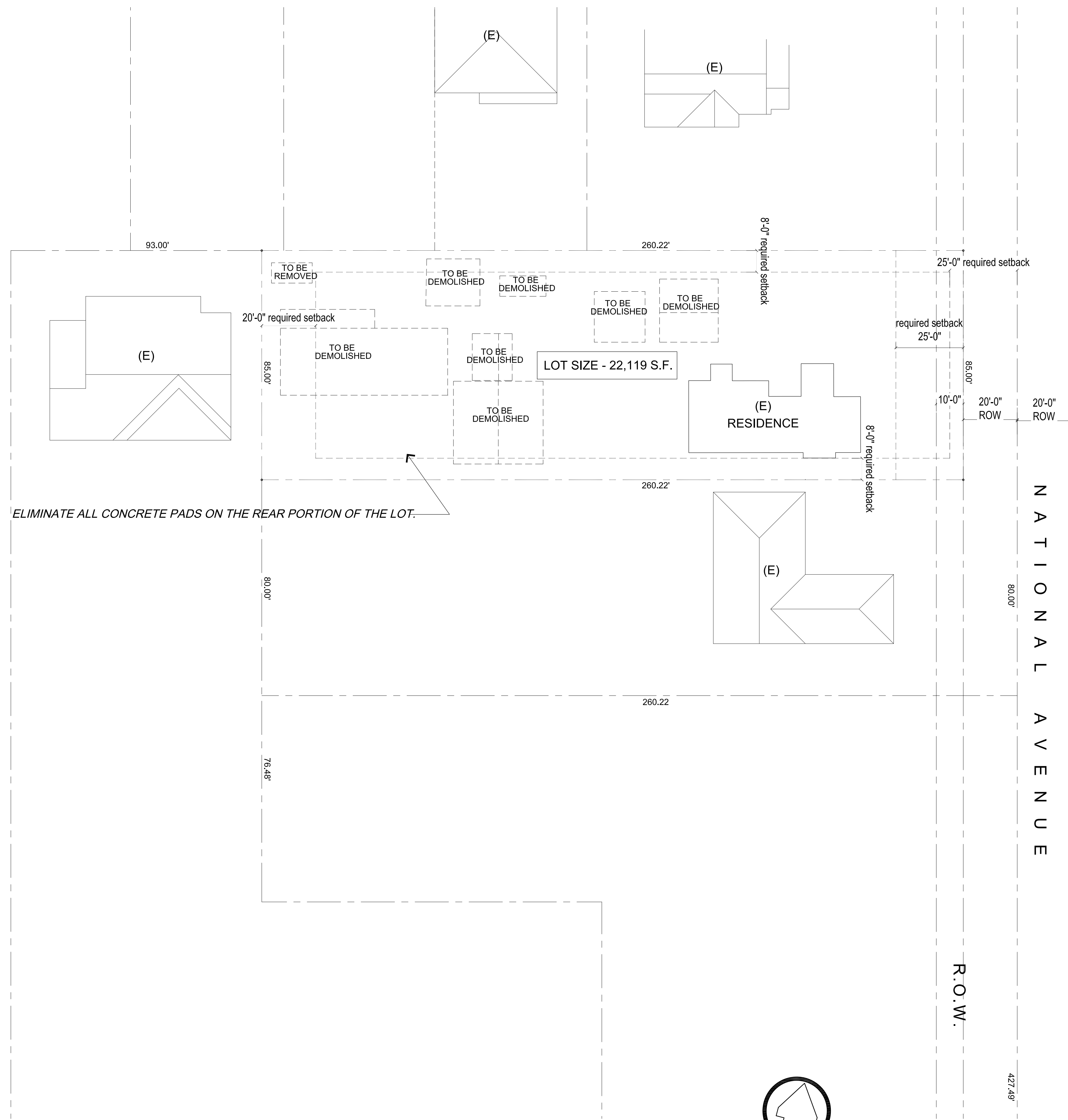
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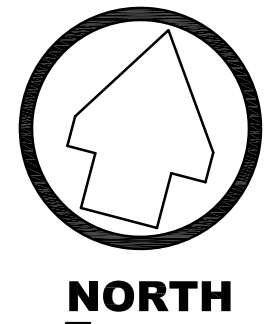
Demolition Plan

Sheet No.:

A2.0



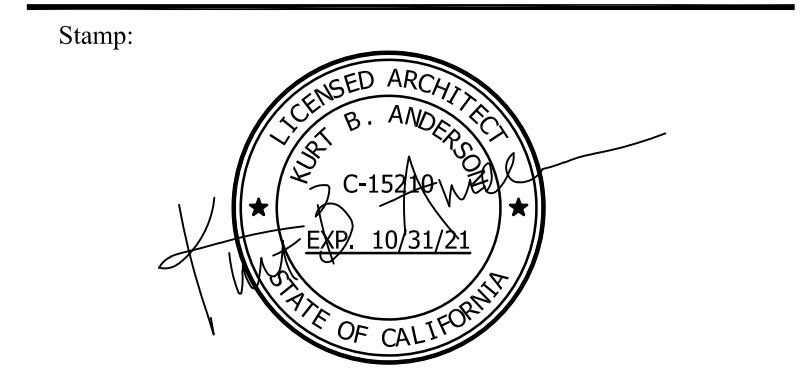
1 DEMOLITION PLAN
 1"=20'-0"



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Initial Submittal Date: 8-19-2019

Scale: AS SHOWN

Drawn By: CDR

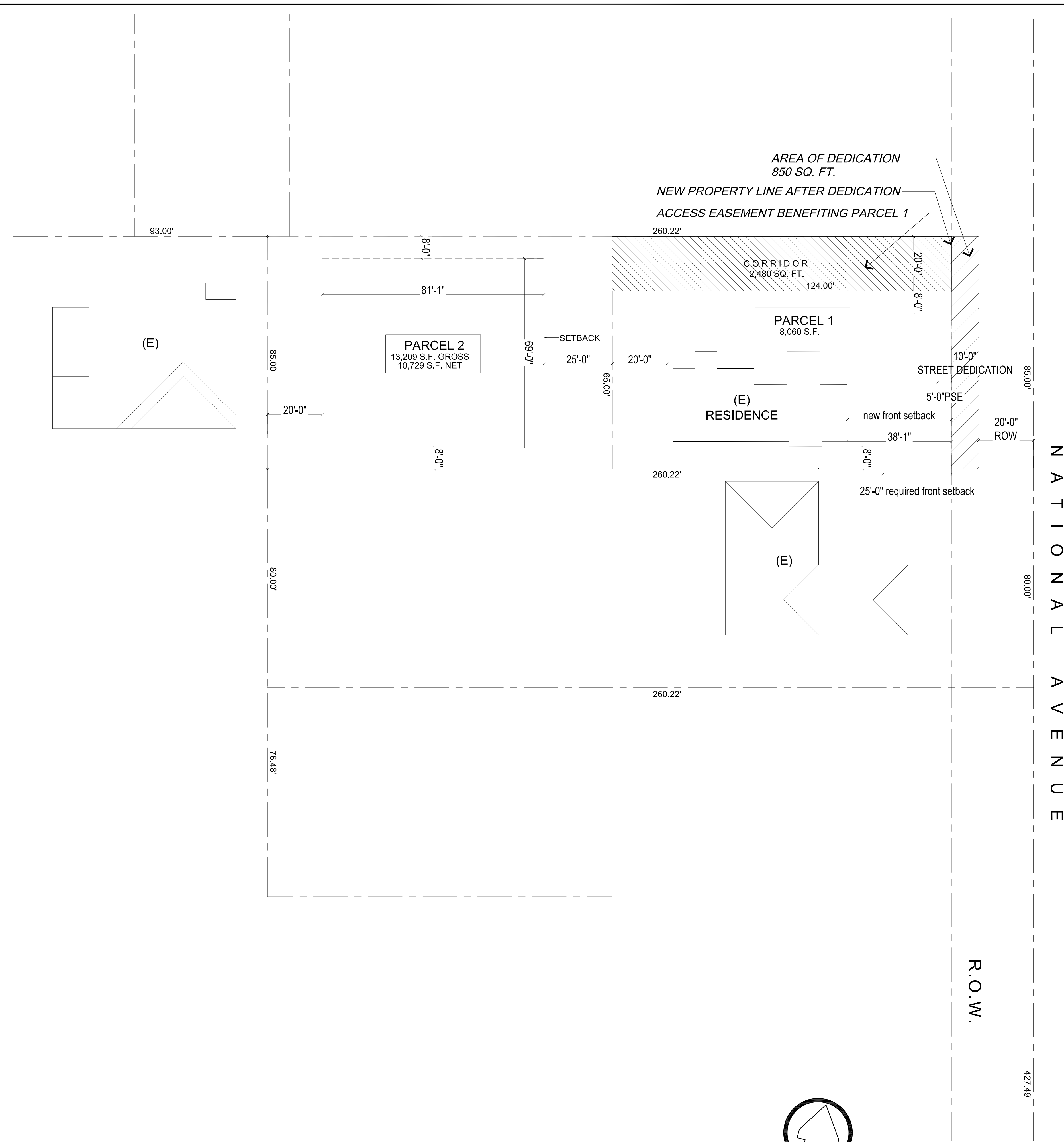
Checked By: KBA

Sheet Title:

Proposed Site Plan

Sheet No.:

A3.0



1 PROPOSED SITE PLAN
1"=20'-0"



BASIS OF BEARINGS:

THE BEARING OF S12°31'50"W ALONG THE CENTERLINE OF NATIONAL AVENUE AS SHOWN ON THE MAP FILED IN BOOK 621 OF MAPS AT PAGES 49-50, RECORDS OF SANTA CLARA COUNTY, CALIFORNIA AS SHOWN THEREON WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS TENTATIVE MAP.

FLOOD ZONE:

THIS PROJECT SITE IS NOT WITHIN A DESIGNED FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) 100-YEAR FLOODPLAIN. FLOOD ZONE D IS AN UNSTUDIED AREA PER FEMA MAP NO. 06085C0377H, DATED MAY 18, 2009 WHERE FLOOD HAZARDS ARE UNDETERMINED, BUT FLOODING IS POSSIBLE. THERE ARE NO CITY FLOODPLAIN REQUIREMENTS FOR ZONE D.

GENERAL NOTES

NAME:	15415 NATIONAL AVE LOS GATOS, CA 95032	EXISTING ZONING:	R1-8
OWNER:	BHATTULLA VYANKATESH PIRAYYA/ MUDDAD RAMYA 15415 NATIONAL AVE LOS GATOS, CA 95032	PROPOSED ZONING:	R1-8
SUBDIVIDER:	BHATTULLA VYANKATESH PIRAYYA/ MUDDAD RAMYA 15415 NATIONAL AVE LOS GATOS, CA 95032	GENERAL PLAN/LAND USE	R1-8
CIVIL ENGINEER:	NTERRA GROUP DAVID VOORHIES, P.E. 1295 E DUNNE AVE., SUITE 230 MORGAN HILL, CA 95037 RCE 26429 EXPIRES 3-31-20	WATER:	SAN JOSE WATER COMPANY
ASSESSORS PARCEL NUMBER:	APN 424-12-006	SANITARY SEWER:	WEST VALLEY SANITATION DISTRICT
BOOK AND PAGE:	E OF MAPS AT PAGE 67 PART OF LOT 9	STORM DRAIN:	CITY OF SAN JOSE
EXISTING USE:	RESIDENTIAL	GAS:	PG&E
PROPOSED USE:	RESIDENTIAL	ELECTRICAL:	PG&E
EXISTING WELLS:	NONE	TELEPHONE:	AT&T
		CABLE TV:	AT&T BROADBAND
		EXISTING NUMBER OF LOT:	1
		PROPOSED NUMBER OF LOTS:	2
		TOTAL SITE ACREAGE:	
		EXISTING:	22,118.7 SF 0.508± ACRES
		AFTER DEDICATION	21,268.7 SF 0.488± ACRES
		STREET DEDICATION:	850 SF

APN 424-12-123
HEPLER BRAD D
AND UMALI PAMELA
CURRENT USE: RESIDENTIAL

APN 424-12-124
VUPPUNUTULA VENKAT REDDY;
REDDY, SAHITHI VUPPUNUTULA
CURRENT USE: RESIDENTIAL

APN 424-12-125
URRICARIET CHRISTIAN M
AND MARTINEZ-VISBAL
CURRENT USE: RESIDENTIAL

APN 424-12-127
MORADI MOSTAFA
CURRENT USE: RESIDENTIAL

(N78°00'00"E 260.22' R1)
N77°24'07"E 260.22' (TOTAL)

VESTING TENTATIVE SUBDIVISION MAP

15415 NATIONAL SUBDIVISION

TWO LOTS SUBDIVISION FOR RESIDENTIAL PURPOSES

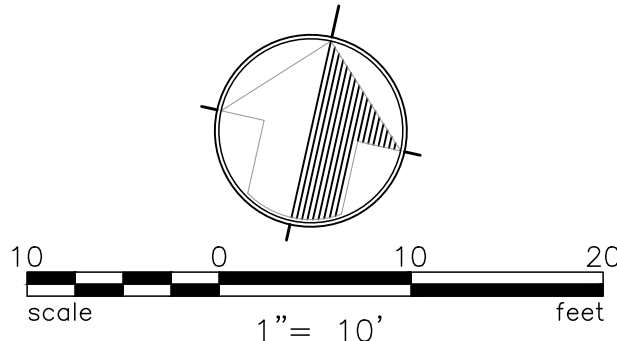
15415 NATIONAL AVENUE LOS GATOS CALIFORNIA

SHEET INDEXES

- 1 TM1 COVERSHEET
- 2 TM2 CIVIL SITE LAYOUT

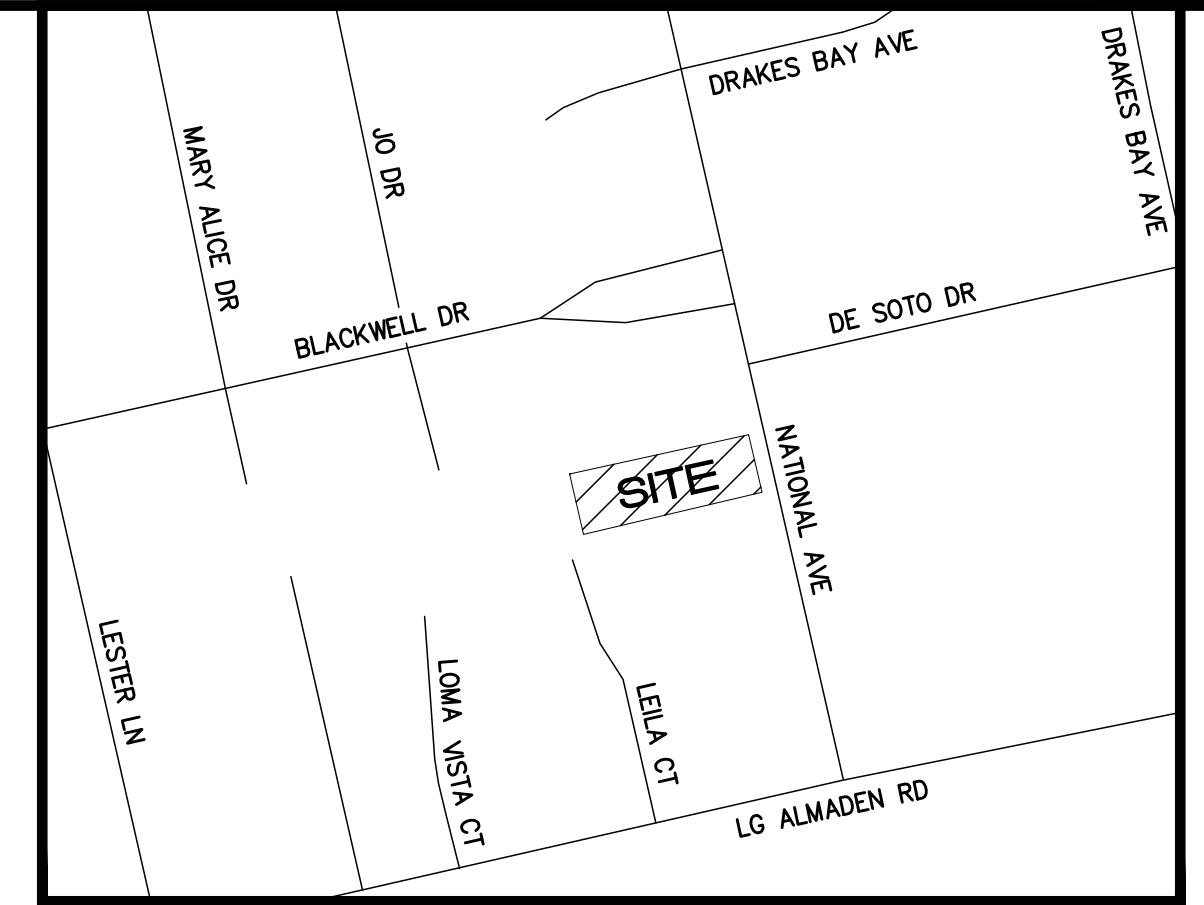
ABBREVIATION

PSE PUBLIC SERVICE EASEMENT



LEGEND

- DISTINCTIVE BORDER LINE
- PROPOSED LOT LINE
- PROPOSED EASEMENT
- ▨ STREET DEDICATION (850 SF)
- SET BACK LINE
- CENTER LINE OR MONUMENT LINE AS INDICATED
- R1 GRANT DEED FROM LORRAINE C. BLACKBURN, TRUSTEE OF THE BLACKBURN BYPASS TRUST TO VYANKATESH PIRAYAYA BJATTULLA AND RAMYA MUDDADA, RECORDED NOVEMBER 13, 2017 AS DOCUMENT 23799158, RECORDS OF SANTA CLARA COUNTY, CALIFORNIA.
- ▨ CORRIDOR FOR PARCEL 2 ALSO ACCESS EASEMENT FOR PARCEL 1



VICINITY MAP

NTS

NO.	DATE	BY	REVISIONS

TWO LOTS SUBDIVISION
15415 NATIONAL AVE
LOS GATOS CALIFORNIA

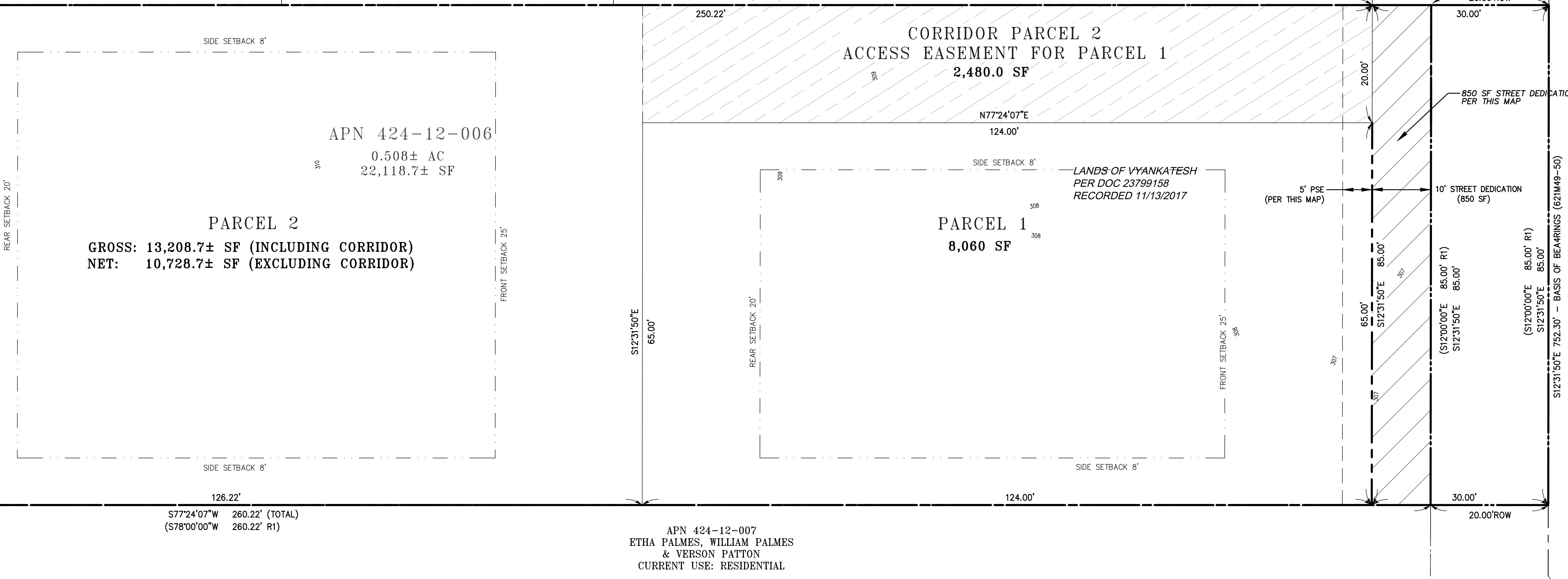
NTERRA GROUP
1295 E Dunne Avenue #230
Morgan Hill California 95037



VESTING TENTATIVE MAP
COVERSHEET

SHEET
TM1
1 OF 2 SHEETS
CITY PROJECT #
M-18-008

Project No.: PR18-001 | Designer: DJV | Checked: DJV | Date: 10/01/20



LG ALMADEN RD

NOTES:

- DEVELOPER SHALL CONSTRUCT IMPROVEMENTS INCLUDING AND MAY NOT BE LIMITED TO SIGNAGE, STRIPING, SIDEWALK, CURB, GUTTER AND STREET LIGHTS, AT PROJECT FRONTAGE AS DIRECTED BY THE TOWN ENGINEER.
- REMOVED AND REPLACE THE EXISTING PAVEMENT SECTION ALONG THE PROJECT FRONTAGE WITH TRAFFIC-APPROPRIATE ENGINEERED STRUCTURAL PAVEMENT SECTION FROM CENTERLINE TO THE EDGE OF PAVEMENT ON THE PROJECT (WEST) SIDE, OR ALTERNATE PAVEMENT REHABILITATION MEASURES AS APPROVED BY THE TOWN ENGINEER.
- EXISTING SANITARY SEWER SERVICE TO EXISTING HOUSE TO REMAIN. THE NEW PARCEL IN THE REAR WILL BE SERVED BY A NEW SANITARY SEWER LATERAL TO BE ADDED AS PART OF FUTURE DEVELOPMENT.

LEGAL DESCRIPTION PARCEL 1:

REAL LAND SITUATED IN THE TOWN OF LOS GATOS, COUNTY OF SANTA CLARA, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH EAST CORNER OF LOT 5, ALSO THE WEST RIGHT-OF-WAY OF NATIONAL AVENUE, TRACT NO. 8306, WHICH WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA ON DECEMBER 3, 1990, THENCE S12°31'50"E 20.00', TO THE TRUE POINT OF BEGINNING, THENCE S12°31'50"E 65.00', THENCE N77°24'07"E 124.00', THENCE N12°31'50"W 65.00', THENCE S77°24'07"W 124.00' TO THE TRUE POINT OF BEGINNING.

LEGAL DESCRIPTION PARCEL 2:

REAL LAND SITUATED IN THE TOWN OF LOS GATOS, COUNTY OF SANTA CLARA, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH EAST CORNER OF LOT 5, ALSO THE WEST RIGHT-OF-WAY OF NATIONAL AVENUE, TRACT NO. 8306, WHICH WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA ON DECEMBER 3, 1990, THENCE S12°31'50"E 20.00', THENCE N77°24'07"E 124.00', THENCE S12°31'50"E 65.00', THENCE S77°24'07"W 126.22', THENCE N12°31'50"W 85.00', THENCE N77°24'07"E 250.22' TO THE POINT OF BEGINNING.

15415 NATIONAL AVE FAR LOT COVERAGE CALCULATIONS			
	PARCEL 1	PARCEL 2	
TOTAL NET AREA	8060 SF	TOTAL NET AREA	10729 SF
MAXIMUM ALLOWED LOT COVERAGE 40%	3224 SF	MAXIMUM ALLOWED LOT COVERAGE 40%	4291.6 SF
ALLOWABLE FAR MINUS GARAGE	0.326	ALLOWABLE FAR MINUS GARAGE	0.304
MAXIMUM ALLOWABLE LIVING AREA	2624 SF	MAXIMUM ALLOWABLE LIVING AREA	3263 SF
EXISTING HOUSE ON LOT 1	1719 SF	EXISTING HOUSE ON LOT 2	0 SF
ALLOWABLE FAR FOR GARAGE	0.091	ALLOWABLE FAR FOR GARAGE	0.084
MAXIMUM ALLOWABLE GARAGE AREA	737 SF	MAXIMUM ALLOWABLE GARAGE AREA	901 SF
EXISTING GARAGE ON LOT 1	317 SF	EXISTING GARAGE ON LOT 2	0 SF

LEGEND

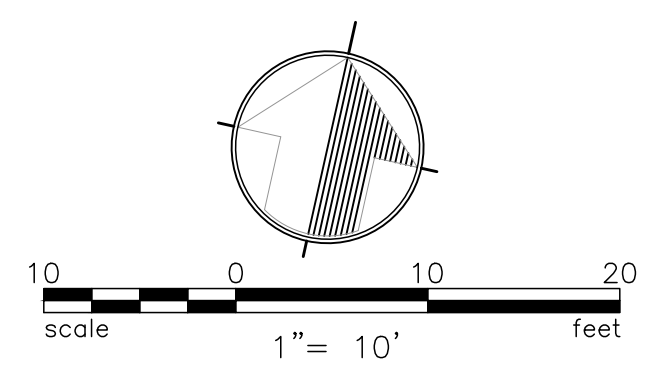
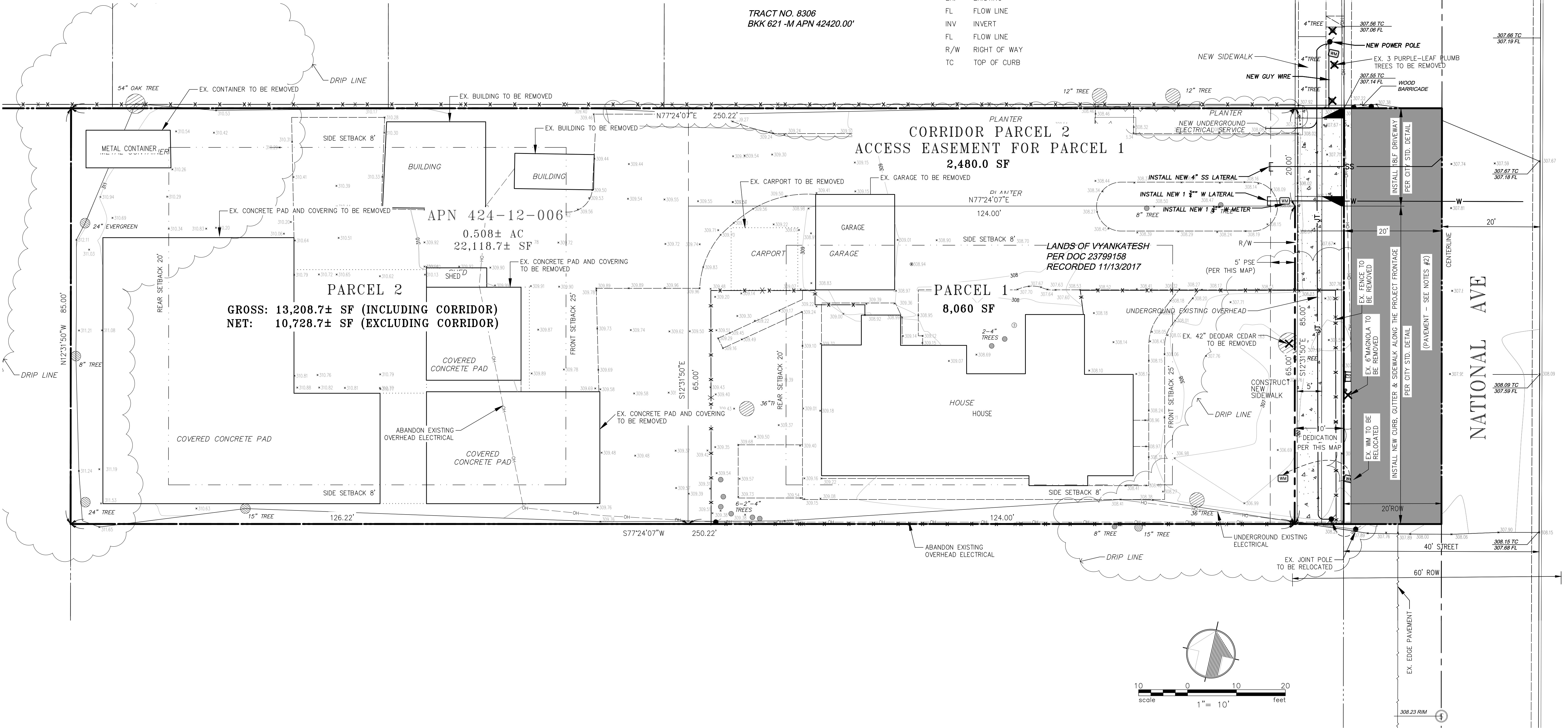
DESCRIPTION	TO BE CONST.	EXISTING
DISTINCTIVE BOUNDARY LINE	---	---
LOT LINE	---	---
EASEMENT	---	---
SET BACK LINE	---	---
CENTERLINE	---	---
CURB AND GUTTER	---	---
CONCRETE	▨	▨
AC PAVEMENT	▨	▨
OVERHEAD LINE	---	OH
SANITARY SEWER LINE	---	SS
SANITARY SEWER CLEANOUT	---	SSCO
JOINT POLE	---	○
TREE	---	○

ABBREVIATION

EX.	EXISTING
FL.	FLOW LINE
INV.	INVERT
FL.	FLOW LINE
R/W.	RIGHT OF WAY
TC.	TOP OF CURB

SETBACKS

ZONE: R-1:8	REQUIRED	PARCEL 1	PARCEL 2
LOT SIZE:	8,000 SF	8,060 SF	10,729 SF (NET)
FRONTAGE:	60 FT	65 FT	20 FT
DEPTH:	90 FT	124 FT	126.22 FT
SETBACKS-			
FRONT:	25 FT	33 FT	
REAR:	20 FT	20 FT	
SIDE:	8 FT	8 FT	
LOT COVERAGE	40% MAX.	21%	



VESTING TENTATIVE MAP
CIVIL SITE LAYOUT

TM2