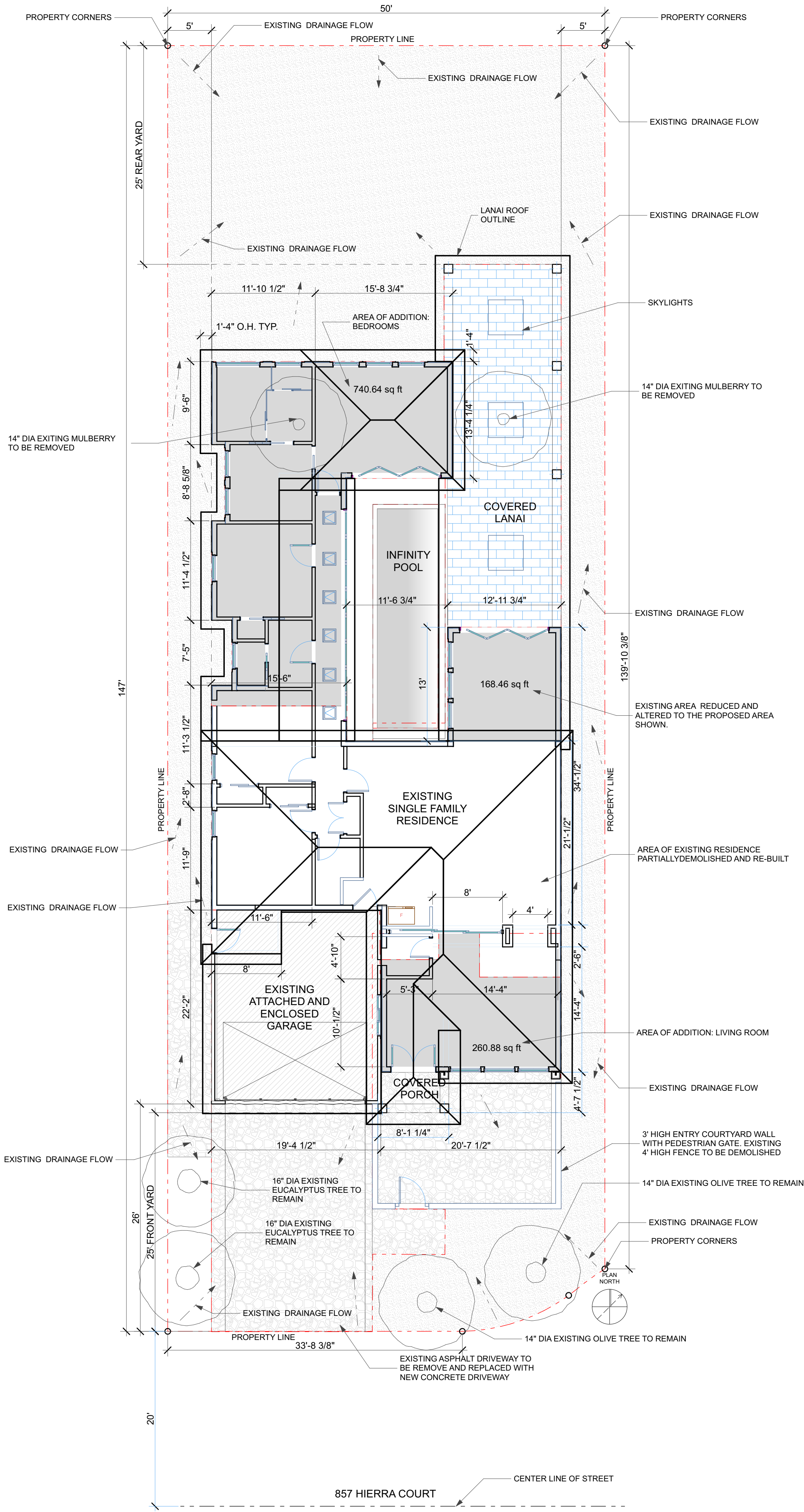


Users\DavidValenzuela\Documents\Chi residence - w. Christina Martinez - Los Alto Residence\CHI RESIDENCE - LOS ALTOS.dgn



1 SITE PLAN W/ SUPER-IMPOSED ROOF PLAN  
A2.01 SCALE: 1/8" = 1'-0"

Santa Clara County REBUILD Determination and Points Allocation <sup>1</sup>					
A. Existing Residence					
1a Footings <sup>3</sup>	Existing L.F. <sup>2</sup>	New/modified or Removed L.F.	Ratio	Maximum Points	Resulting Points
	198	104	0.53		
1b Slab - structural slabs and basement areas	Existing Area	Replaced/ Modified Area	Ratio		
	1666	280	0.17	25	17.33
Subtotal					
2 Walls - interior and exterior in linear feet <sup>4</sup>	Existing L.F. <sup>2</sup>	New/modified or Removed L.F.	Ratio	Maximum Points	Resulting Points
	282	441	1.56	50	50.00
3 Roof <sup>6</sup>	Existing S.F.	new, replaced, altered or removed Roof S.F.	Ratio	Maximum Points	Resulting Points
	1666	2557	1.53	25	25.00
Existing Residence Subtotal					92.33
B. Proposed Additions					
First floor and upper story additions <sup>6,7</sup>	Area in S.F.		Ratio 1 pt/ 40 S.F. <sup>8</sup>		Sub-Total Points
	1169		30.00		30
C. Cumulative rebuild points from permits issued within last 2 years:					
					0
TOTAL POINT ALLOCATION <sup>9</sup>					122.33

Footnotes  
1 See County Ordinance # NS-1100.113  
2 L.F. = Lineal Feet measured to outside face or end of wall or footing. Lengths of intersecting walls or footings at corners may not be double counted.  
3 Lineal feet of rectangular footings shall be taken on the longest length. Lineal feet shall also include thickened slab areas for bearing walls.  
4 All non-bearing & bearing walls (including framed openings) measured along the double top plate. Includes walls removed between house and addition. Modified walls are walls where the double top plates are altered; the greatest length of either new/modified or demolished walls shall be used.  
5 Includes all California framing, eaves, rakes, attached outdoor covered areas enclosed by more than 50% of the perimeter and substantial changes to roof framing (i.e. going from a flat ceiling to vaulted ceiling) that substantially changes the roof structural system.  
6 Points for additions and points for removal of existing roof structures both count, unless the existing roof framing is to remain in place as part of or under the second story addition.  
7 Additions greater than 2000 sq. ft. are automatically considered a rebuild, regardless of the points accumulated due to work on the existing structure.  
8 Any remaining fraction of points shall be considered one (1) whole point.  
9 The project will be classified as a "REBUILD" if the total points exceed 55.

Rebuild\_Spreadsheet CHI RESIDENCE.xls

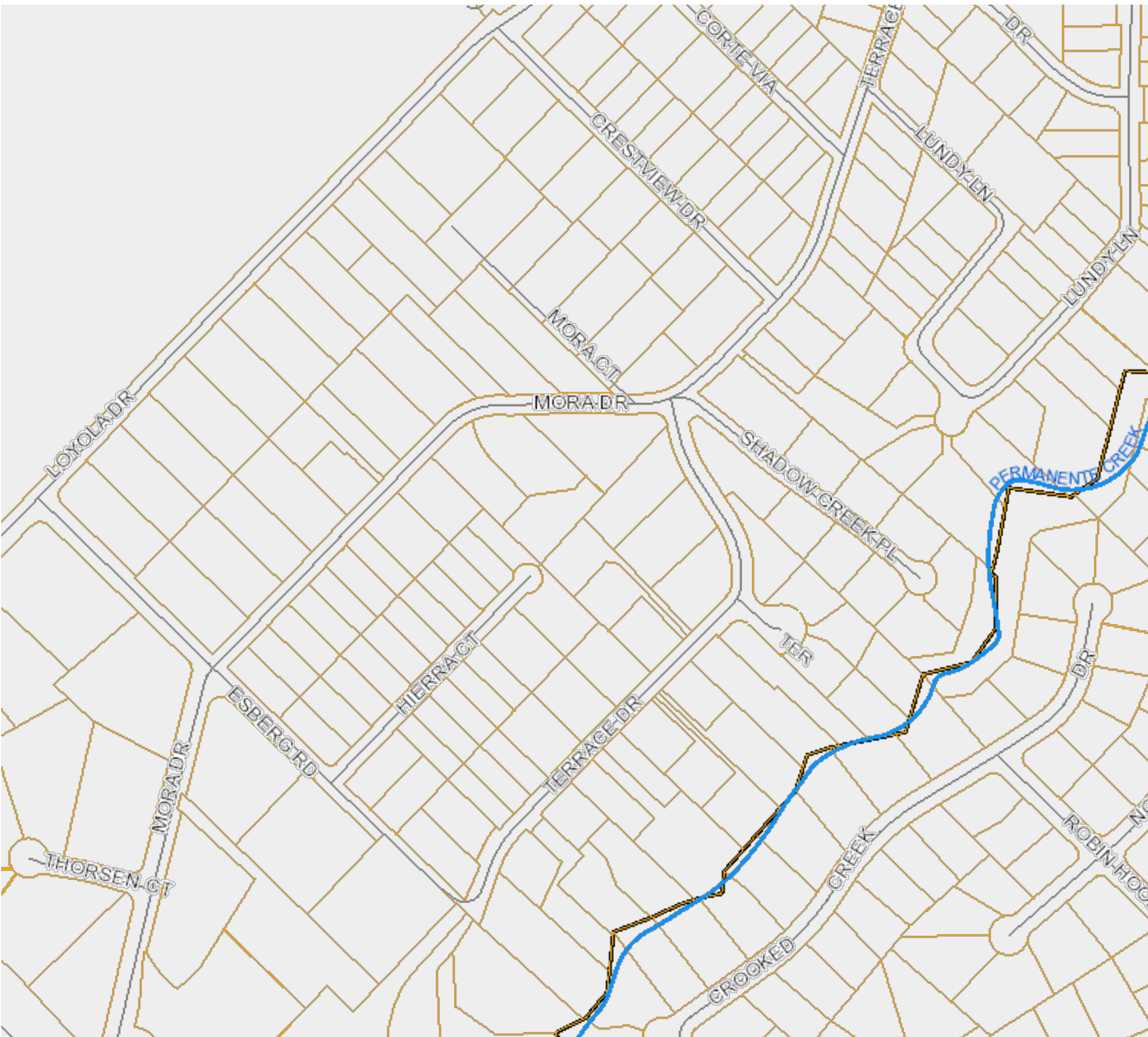
Date Modified: Jan 2019

2 Rebuild\_Spreadsheet CHI RESIDENCE  
A2.01 SCALE: 1' = 1'-0"

FLOOR AREA RATIO CALCULATION:	
LIVING: PRIMARY LIVING AREA	EXISTING = 1239 SF (958 S.F. after demo)
	PROPOSED ADDITION= 1169 S.F.
	TOTAL HABITABLE = 2127 S.F.
GARAGE:	EXISTING = 430 S.F.
COVERED PATIOS:	REAR <50% ENCLOSED N/A = 535 S.F.
	FRONT <50% ENCLOSED N/A = 43 S.F.
	TOTAL <50% ENCLOSED N/A = 578 S.F.
SITE AREA = 7310.70 S.F.	
FLOOR AREA RATIO ALLOWABLE = .35	7310.70 S.F. (.35) = 2558 S.F.
TOTAL PROPOSED FLOOR AREA =	EXISTING + NEW + GARAGE= 2557 S.F.
	2557 S.F. < 2558 S.F.
LANDSCAPE:	
SOFTSCAPE:	EXISTING = 2721 S.F.
HARDSCAPE:	PROPOSED = 1771 S.F.

NOTES:  
1. SEE SHEET A3.03 FLOOR AREA RATIO CALCULATION PLAN  
2. SEE SHEET A3.03 FOR THE PROPOSED FLOOR PLAN W/ SUPERIMPOSED ROOF PLAN  
3. SEE SHEET A3.01 FOR EXISTING FLOOR PLAN & DEMOLITION PLAN  
4. SEE SHEET A4.01 FOR EXTERIOR BUILDING ELEVATIONS

SYMBOL LEGEND:	
	proposed habitable floor area
	existing residence to remain
	existing landscape area to remain
	proposed stone hardscape
	proposed stone quartzite counters & millwork
	proposed stone hardscape
	proposed water feature
	existing walls proposed to be removed
	existing doors proposed to be removed
	existing windows proposed to be removed
	existing drainage flow / direction



3 VICINITY MAP  
A2.01 SCALE: 1' = 1'-0"

Project Site Information:

Project Address:  
857 Herra Ct.,  
Los Altos, CA 94024  
Jurisdiction(s):  
County of Santa Clara: zoning  
City of Los Altos: water & sewer  
Zone: R1E-20-n1 Santa Clara County  
Side yards = 5'-0"  
Rear yard = 25'-0"  
Front yard = 25'-0"  
APN: 331-12-137  
Building Height: 20' maximum proposed. 35'-0" maximum allowable  
Construction type: 5B – Fire Sprinklers Proposed  
Occupancy: R-3 Single Family Residential

Special Area Policies and Information:

Fire Responsibility Area: LRA (100%)  
Fire Protection District: Los Altos Hills County Fire District  
Historic Parcel: NO  
FEMA Flood Zone: D (100%)  
Watershed: San Francisco Bay  
Rain isohyet: 19 inches  
Nearest named creek: PERMANENTE CREEK (719 feet)  
Nearest named lake: Stevens Creek Reservoir (17865 feet)  
Near County Maintained Road(s): HERRA COURT

Grading Notes:  
1. No grading proposed

4 PROJECT INFORMATION - BSA  
A2.01 SCALE: 1' = 1'-0"

GENESIS LOCI, INC  
architecture + studio  
562 W. Celeste Avenue  
Fresno, CA 93704  
  
559.283.0999ph. 208.361.1614fax  
DLV@genesisioci.com  
David L. Valenzuela, A.I.A.  
www.genesisiociinc.com

architect consultant

MR. & MRS. CHI RESIDENCE : ADDITION & ALTERATION  
Project Address:  
CHI RESIDENCE  
857 HERRA COURT  
LOS ALTOS, CA 94024  
Tel 408-802-7072

jurisdiction  
BY REVISIONS DATE  
RFIT PLANNING REQUEST FOR ADDITIONAL INFORMATION 2/23/22  
Date: 2/23/22  
Scale: AS NOTED  
Drawn:  
Job:  
Sheet  
A2.01  
Plotted On: 2/23/22

SITE PLAN