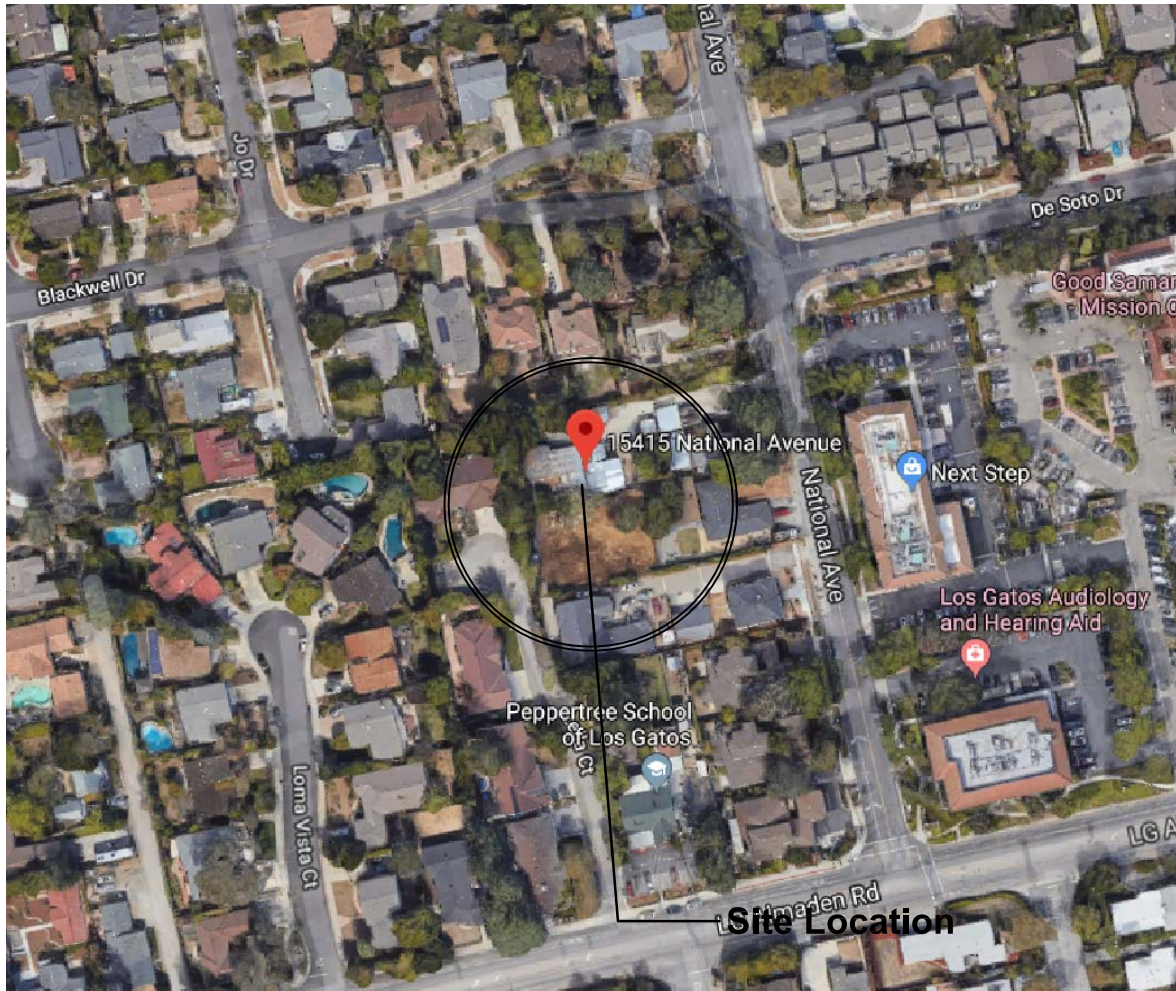


PROPOSED LOT SUBDIVISION

15415 NATIONAL AVENUE , LOS GATOS CA. 95030



VICINITY MAP

AndersonArchitects INC

kanderson@andarchinc.comCell 408.202.5462

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

Kurt B. Anderson, AIA
Principal

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:

MUDDADA 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	PROJECT DATA	PROJECT DESCRIPTION	SHEET INDEX
<p>OWNER : RAMYA MUDADDA 15415 National Avenue Los Gatos Almaden Road San Jose CA. 95030 Contact: Ramya Mudadda</p> <p>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</p> <p>CIVIL: NTERRA GROUP 1295 E. DUNNE AVENUE #230 MORGAN HILL ,CA 95037 P: 408.472.5222 Contact: DAVE VOORHIES</p>	<p>A.P.N. : 424-12-006 LOT SIZE : PARCEL 1 8,060 S.F. PARCEL 2 13,209 S.F.</p> <p>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.</p> <p>EXISTING LOT SIZE: 22,119 SQ. FT. DEDICATION: 850 SQ. FT.</p> <p>PROPOSED PARCEL 1: GROSS: 8,060 SQ. FT.</p> <p>PROPOSED PARCEL 2: GROSS: 13,209 SQ. FT. CORRIDOR: 2,480 SQ. FT. NET AFTER CORRIDOR: 10,729 SQ. FT.</p>	<p>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.</p>	<p>ARCHITECTURAL</p> <p>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</p> <p>CIVIL</p> <p>TM1 COVER SHEET TM2 CIVIL SITE LAYOUT</p>

Stamp:

Issued For

No.	Description	Date
0		
1	PLAN REVIEW COMMENTS	7-1-2019
2	PLAN REVIEW COMMENTS	9-13-2019
3	PLAN REVIEW COMMENTS	2-14-2020
4	CITY COMMENTS	7-27-2020
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Initial Submittal Date:

8-19-2019

Scale:

NTS

Drawn By:

CDR

Checked By:

KBA

Sheet Title:

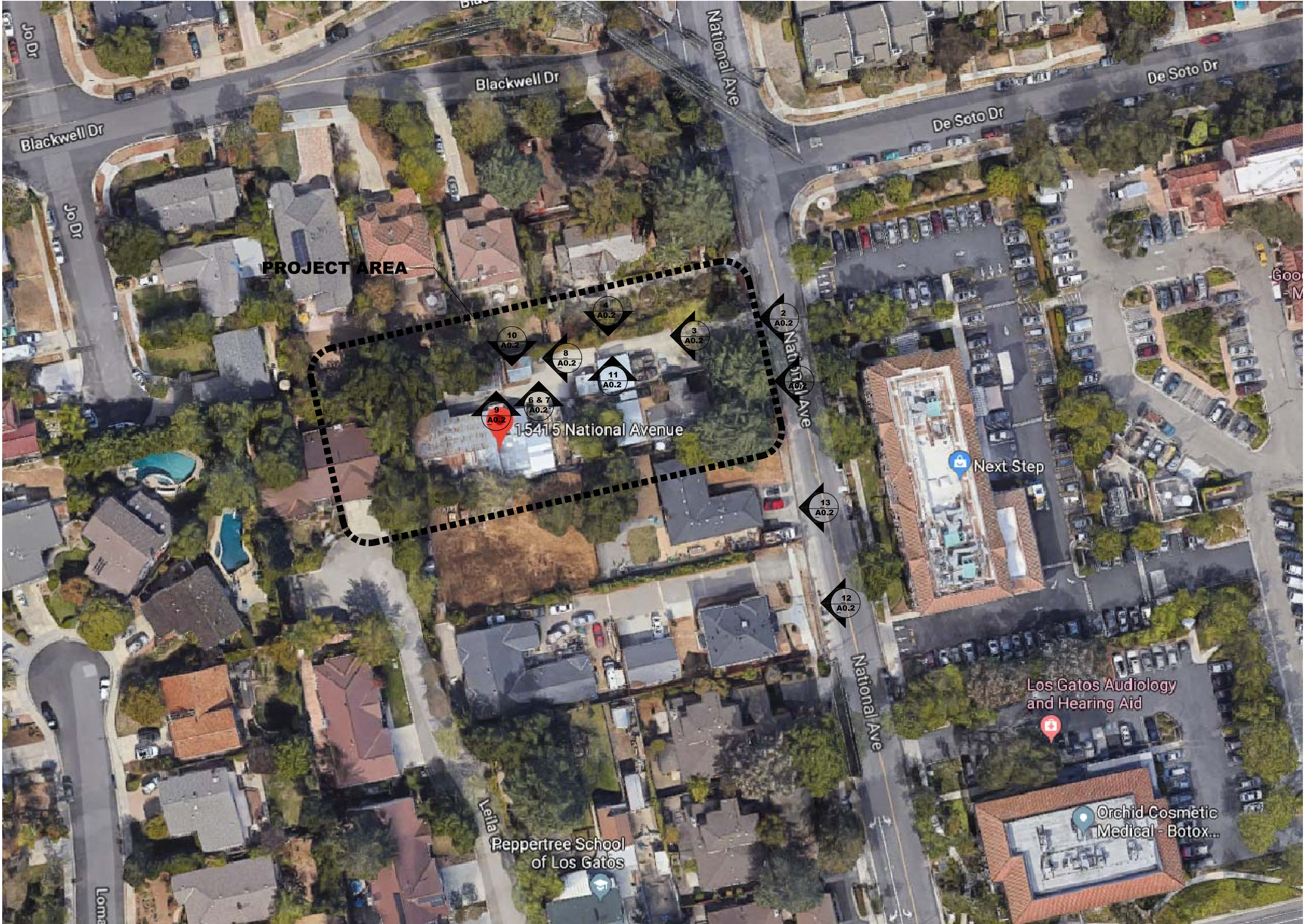
COVER SHEET

Sheet No.:

A0.0

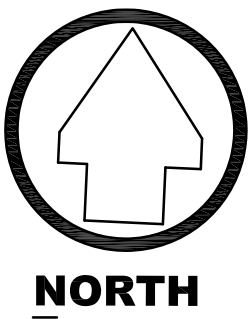
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Job: National Ave.



1 **CONTEXT SITE PLAN**
NTS

NOTE: REFER STREET PICS ON SHEET A0.2



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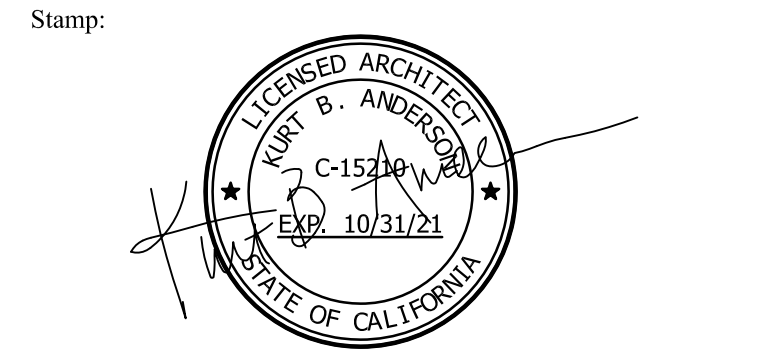
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Project:
MUDADDA RESIDENCE

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Initial Submittal Date: 8-19-2019

Scale: NTS

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Checked By: KBA

Sheet Title:

Context Site Plan

Sheet No.:

A0.1



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Issued For		
No.	Description	Date
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Initial Submittal Date: 8-19-2019

Scale: NTS

Drawn By: CDR

Checked By: KBA

Sheet Title:

Context Elevations

Sheet No.:

A0.2

File: P:/Projects/National Ave. Job: National Ave.



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Project:

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15415 NATIONAL AVENUE
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SAN JOSE , CA. 95030

Stamp:



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No.	Description	Date
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2	PLAN REVIEW COMMENTS	9-13-201
3	PLAN REVIEW COMMENTS	2-14-202
4	CITY COMMENTS	7-27-202
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Initial Submittal Date: 8-19-20

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Drawn By: _____ CD _____

Checked By: KB

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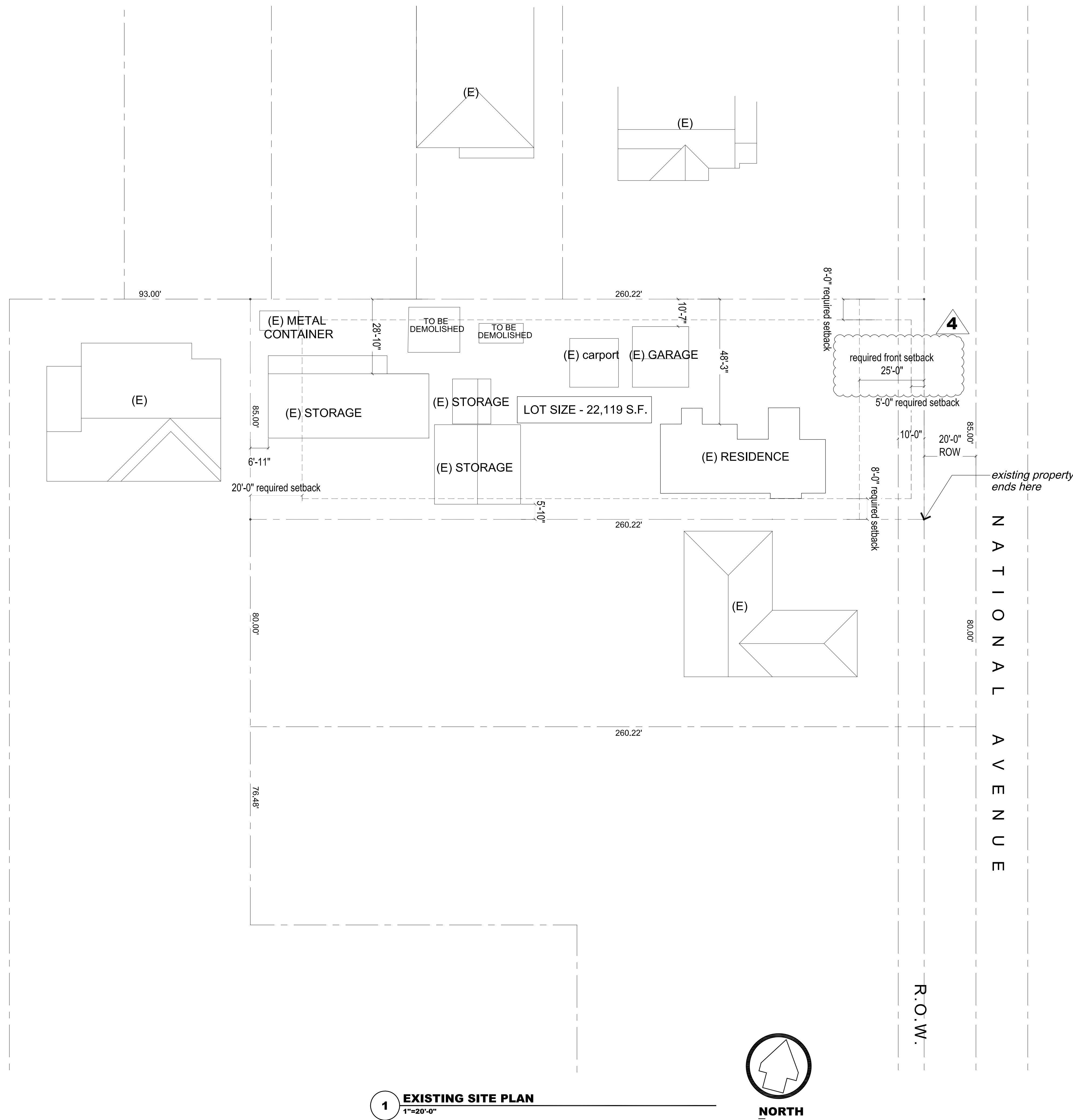
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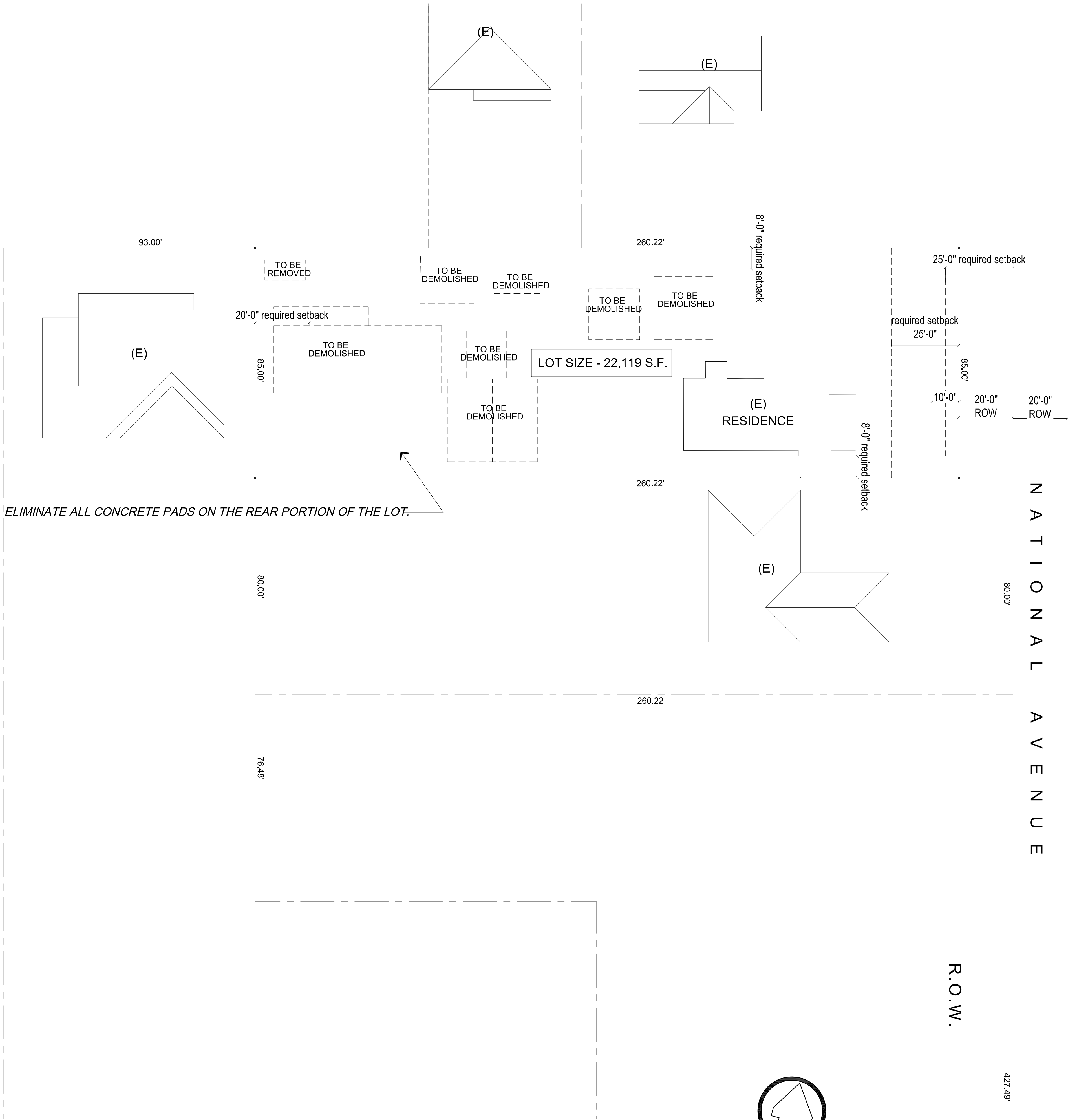
Sheet No.:

A1.0

File: P:/Projects/National Ave.

Job: National Ave.





1 DEMOLITION PLAN
1"=20'-0"



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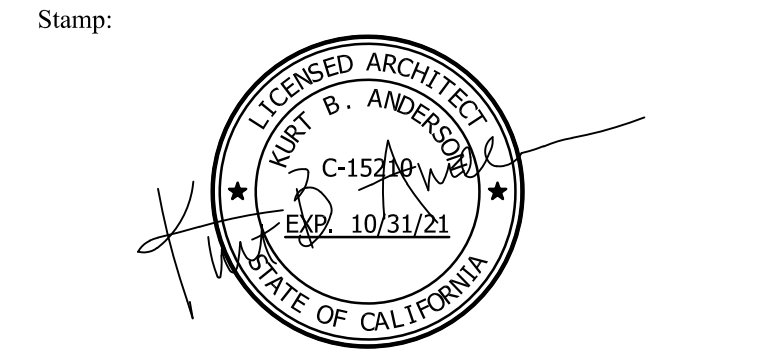
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Drawn By: CDR

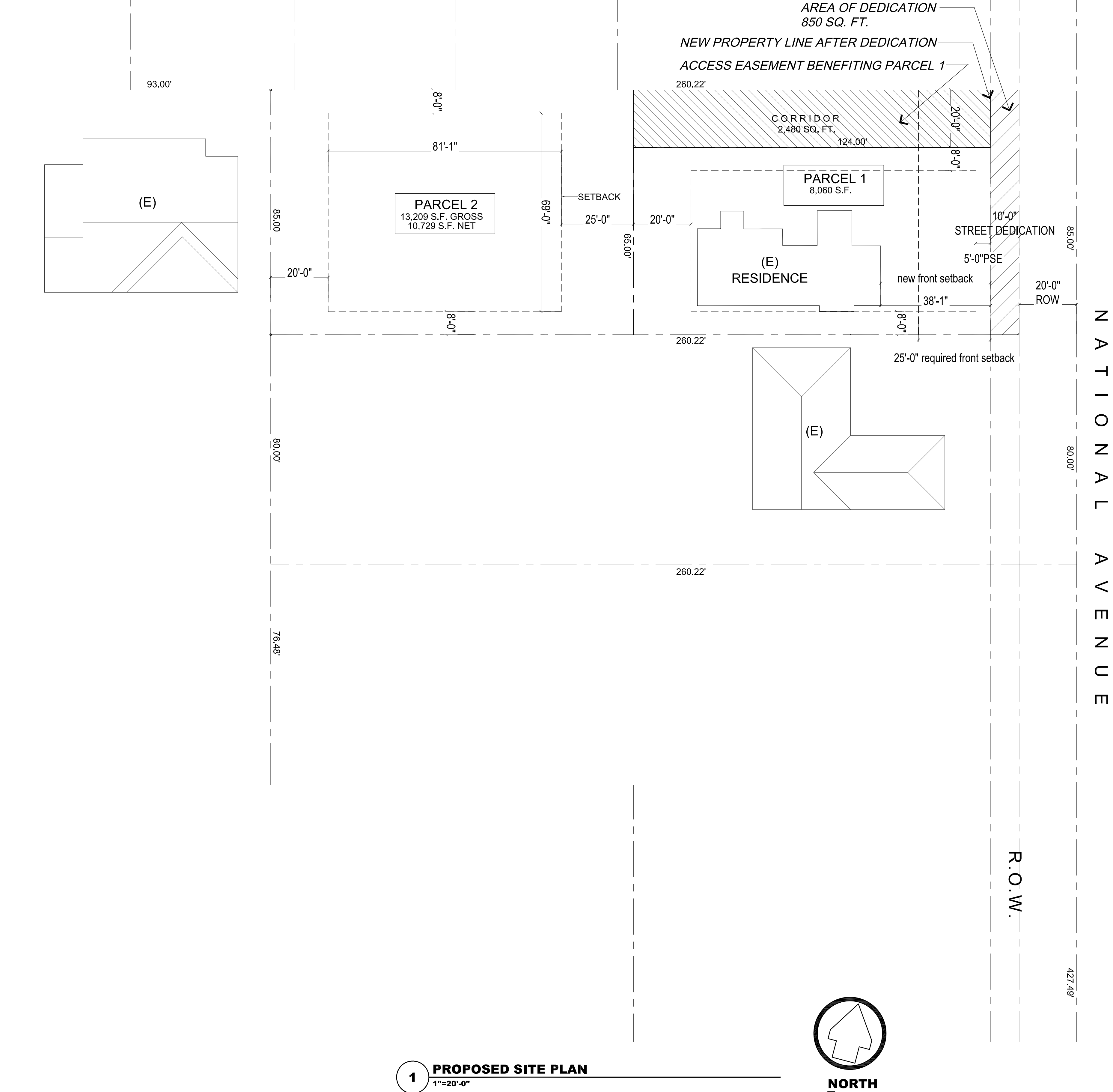
Checked By: KBA

Sheet Title:

Demolition Plan

Sheet No.:

A2.0



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



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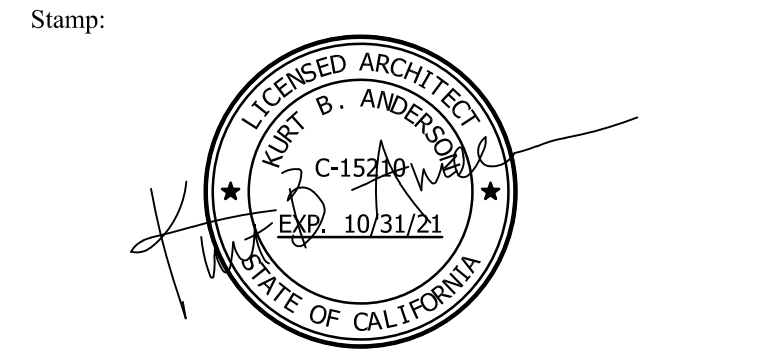
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Initial Submittal Date: 8-19-2019
Scale: AS SHOWN
Drawn By: CDR
Checked By: KBA
Sheet Title:

Proposed Site Plan

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)

250.22'

CORRIDOR PARCEL 2
ACCESS EASEMENT FOR PARCEL 1
2,480.0 SF

N77°24'07"E

124.00'

APN 424-12-006

0.508± AC
22,118.7± SF

PARCEL 2

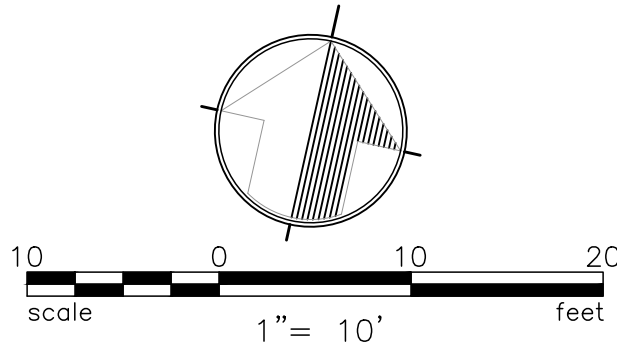
GROSS: 13,208.7± SF (INCLUDING CORRIDOR)
NET: 10,728.7± SF (EXCLUDING CORRIDOR)

SIDE SETBACK 8'

126.22'

S77°24'07"W 260.22' (TOTAL)
(S78°00'00"W 260.22' R1)

APN 424-12-007
ETHA PALMES, WILLIAM PALMES
& VERNON PATTON
CURRENT USE: RESIDENTIAL



ABBREVIATION

PSE PUBLIC SERVICE EASEMENT

LEGEND

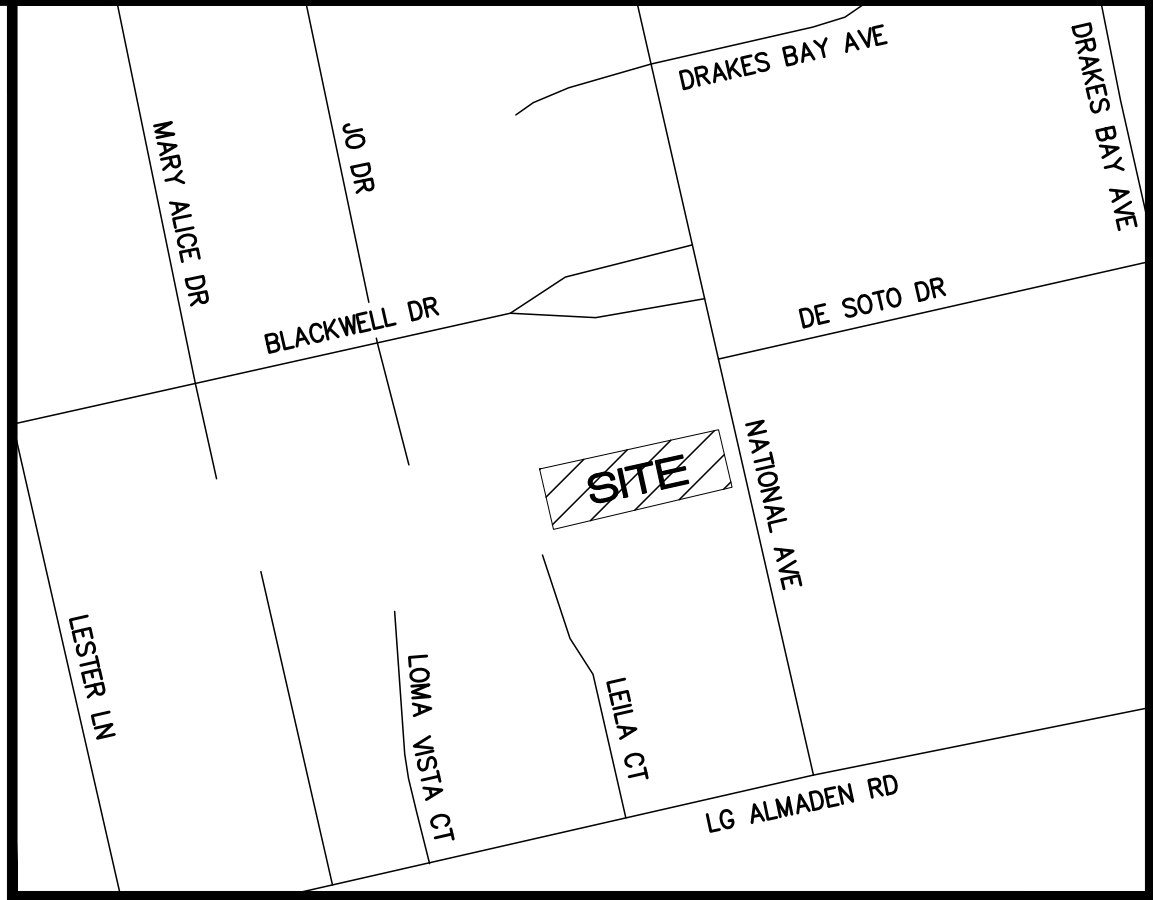
--- DISTINCTIVE BORDER LINE
--- PROPOSED LOT LINE
--- PROPOSED EASEMENT

STREET DEDICATION (850 SF)

--- SET BACK LINE
--- CENTER LINE OR MONUMENT
LINE AS INDICATED

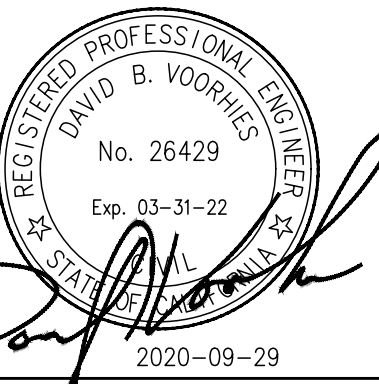
R1
GRANT DEED FROM LORRAINE C. BLACKBURN, TRUSTEE
OF THE BLACKBURN BYPASS TRUST TO VYANKATESH
PIRAYAYA BJATTULIA AND RAMYA MUDDADA, RECORDED
NOVEMBER 13, 2017 AS DOCUMENT 23799158, RECORDS
OF SANTA CLARA COUNTY, CALIFORNIA.

CORRIDOR FOR PARCEL 2 ALSO
ACCESS EASEMENT FOR PARCEL 1



VICINITY MAP

NTS



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 | Designed: DJV | Checked: DJV | Date: 10/01/20

NOTES:

1. DEVELOPER SHALL CONSTRUCT IMPROVEMENTS INCLUDING AND MAY NOT BE LIMITED TO SIGNAGE, STRIPING, SIDEWALK, CURB, GUTTER AND STREET LIGHTS, AT PROJECT FRONTAGE AS DIRECTED B THE TOWN ENGINEER.
2. 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.
3. 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.

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%	

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 MAXIMUM ALLOWABLE LIVING AREA	0.326 2624 SF	ALLOWABLE FAR MINUS GARAGE MAXIMUM ALLOWABLE LIVING AREA	0.304 3263 SF
EXISTING HOUSE ON LOT 1	1719 SF	EXISTING HOUSE ON LOT 2	0 SF
ALLOWABLE FAR FOR GARAGE MAXIMUM ALLOWABLE GARAGE AREA	0.091 737 SF	ALLOWABLE FAR FOR GARAGE MAXIMUM ALLOWABLE GARAGE AREA	0.084 901 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

