AREA CALCULATIONS

EXISTING LIVABLE AREA

A	21.50	x	17.00	366
B	10.33	x	2.00	21
C	34.00	x	26.67	907
D	25.00	x	23.67	592
E	14.50	x	12.00	174
F	17.00	x	15.00	255
G	7.50	x	2.50	19
			TOTAL	2,332

NEW LIVABLE AREA

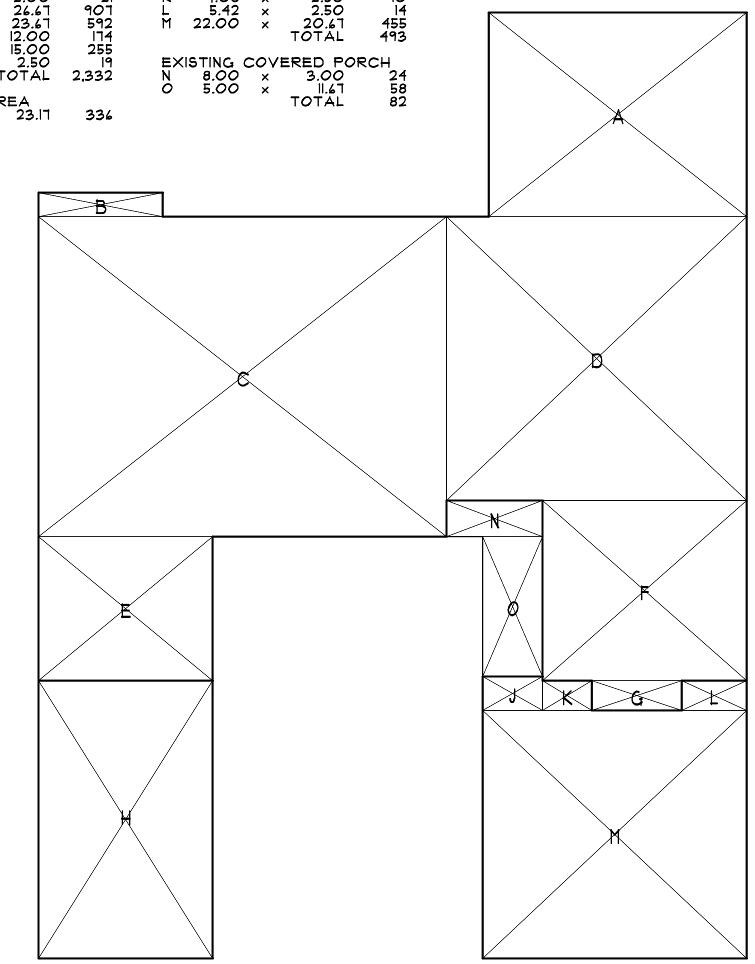
H	14.50	x	23.17	336

EXISTING GARAGE

J	5.00	x	2.83	14
K	4.08	x	2.50	10
L	5.42	x	2.50	14
M	22.00	x	20.67	455
			TOTAL	493

EXISTING COVERED PORCH

N	8.00	x	3.00	24
O	5.00	x	11.67	58
			TOTAL	82

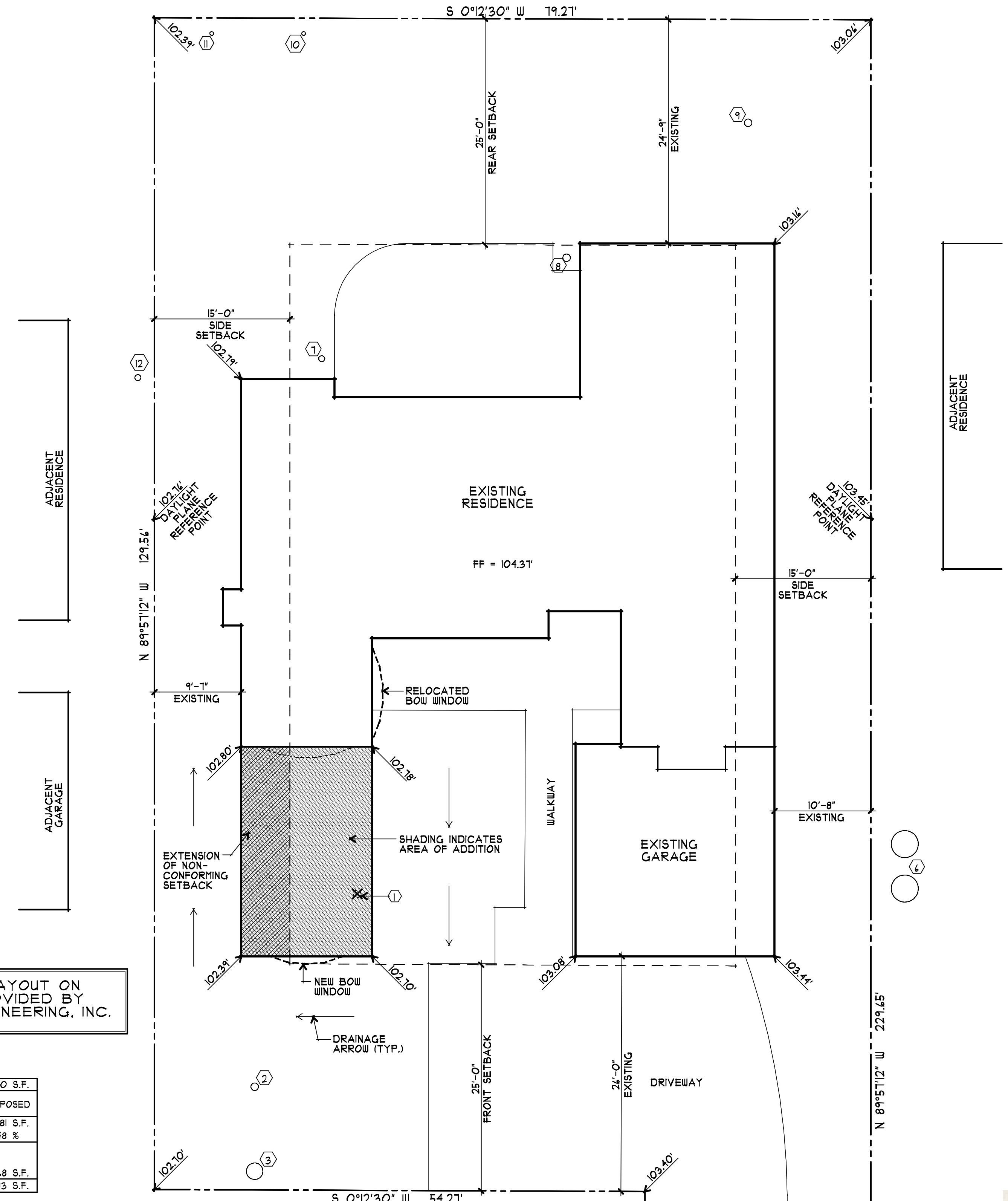


3 / A1 AREA DIAGRAM
1/8" = 1'-0"
NORTH

HOUSE LAYOUT ON SITE PROVIDED BY NNR ENGINEERING, INC.

NET LOT AREA			10,270 S.F.
	EXISTING	CHANGE IN	TOTAL PROPOSED
% OF FRONT YARD PAVING	N/A	N/A	1,981 S.F. 48 %
HABITABLE LIVING AREA (INCLUDING HABITABLE BASEMENT)	2,332 S.F.	336 S.F.	2,668 S.F.
NON-HABITABLE LIVING AREA	493 S.F.	0 S.F.	493 S.F.

	EXISTING	PROPOSED	ALLOWED/ REQUIRED
LOT COVERAGE: (Land area covered by all structures that are over 6 ft. high)	2,907 S.F. 28 %	3,243 S.F. 32 %	3,595 S.F. 35 %
FLOOR AREA:	2,825 S.F. 28 %	3,161 S.F. 31 %	3,595 S.F. 35 %
SETBACKS:			
FRONT	26 FT.	26 FT.	25 FT.
REAR	24.75 FT.	24.75 FT.	25 FT.
RIGHT SIDE	10.67 FT.	10.67 FT.	15 FT.
LEFT SIDE	9.58 FT.	9.58 FT.	15 FT.
HEIGHT:	14.83 FT.	14.83 FT.	20 FT.



LANDSCAPE INVENTORY			
ITEM #	SIZE DBH	DESCRIPTION	REMOVE
1	10"	ASH (DYING)	YES
2	8"	CHINESE PISTACHE	NO
3	22"	OAK	NIO
4	36"	OAK	NO
5	36"	OAK	NO
6	2-36"	REDWOOD	NO
7	8"	MAPLE	NO
8	3"	MAPLE	NO
9	10"	CHINESE PISTACHE	NO
10	3"	ORANGE	NO
11	3"	ORANGE	NO
12	10"	OAK	NO

1 / A1 SITE PLAN
1/8" = 1'-0"
NORTH

INDEX OF DRAWINGS

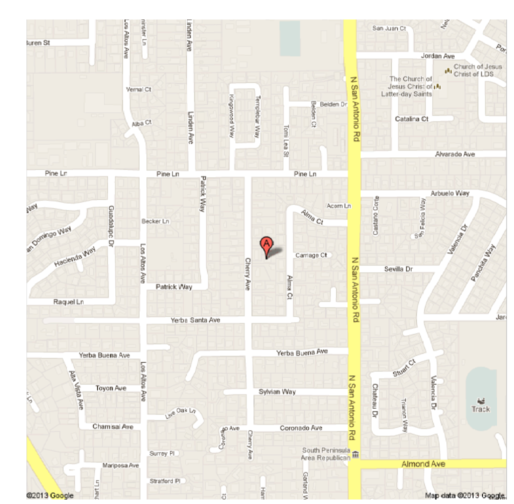
A1 SITE PLAN
AREA DIAGRAM
VICINITY MAP
A2 EXISTING FLOOR PLAN
A3 NEW FLOOR PLAN
A4 ROOF PLAN
A5 EXTERIOR ELEVATIONS
BUILDING SECTION

PROJECT INFO

OWNER:	MR. & MRS. PARAG BOPARDIKAR 481 CHERRY AVENUE LOS ALTOS, CA 94022
JOB ADDRESS:	481 CHERRY AVENUE LOS ALTOS, CA
BUILDING OCCUPANCY GROUPS:	R-3/U
TYPES OF CONSTRUCTION:	V-B
OCCUPANCY CATEGORY:	II
A.P.N.:	167-28-080
CIVIL ENGINEER:	NNR ENGINEERING 535 WEYBRIDGE DRIVE SAN JOSE, CA 95123 408-348-7813

AREA SCHEDULE

LOT AREA	
NET	10,270 S.F.
GROSS	12,722 S.F.
LIVABLE AREA	
EXISTING	2,332 S.F.
NEW	336 S.F.
TOTAL	2,668 S.F.
GARAGE	493 S.F.
COVERED PORCH	82 S.F.
HARDSCAPE	
DRIVEWAY	2,560 S.F.
FRONT WALK & PORCH	380 S.F.
REAR PORCH	448 S.F.
TOTAL	3,388 S.F.
LOT COVERAGE (35%)	
ALLOWED	3,595 S.F.
PROPOSED	3,243 S.F.
EXISTING	2,907 S.F.
FLOOR AREA (35%)	
ALLOWED	3,595 S.F.
PROPOSED	3,161 S.F.
EXISTING	2,825 S.F.



2 / A1 VICINITY MAP
NO SCALE
NORTH

RH ASSOCIATES ARCHITECTS
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LICENSED ARCHITECT DARYL V. HARRIS No. C 25631 Exp. 11-13 STATE OF CALIFORNIA

A PROPOSED REMODEL & ADDITION FOR: MR. & MRS. BOPARDIKAR
481 CHERRY AVENUE LOS ALTOS, CALIFORNIA

drawings
SITE PLAN

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date
JULY 2013

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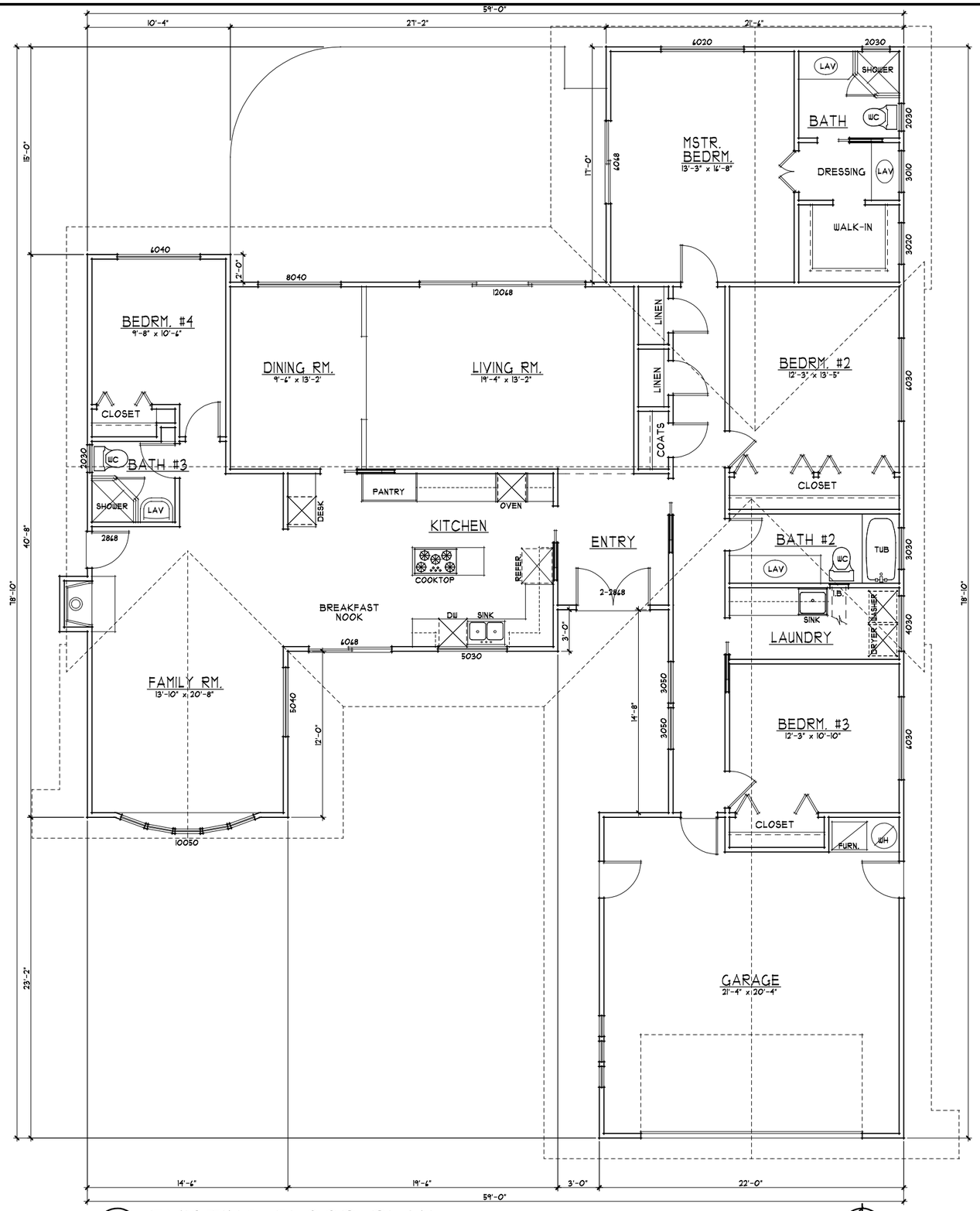

1 A2 EXISTING FLOOR PLAN

1/4" = 1'-0"

NORTH

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STATE OF CALIFORNIA

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481 CHERRY AVENUE
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EXISTING FLOOR PLAN

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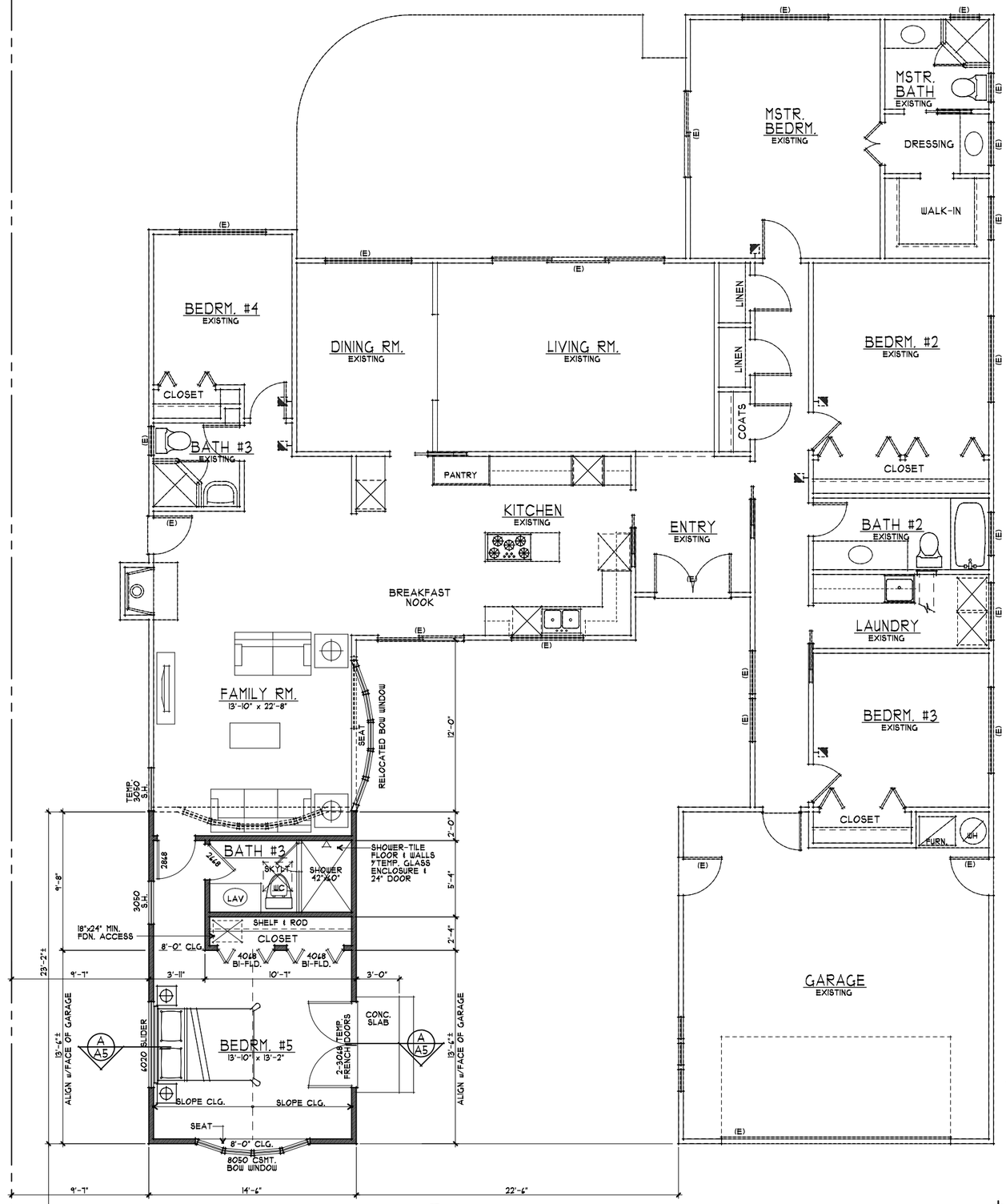

1 / A3 NEW MAIN FLOOR PLAN

1/4" = 1'-0"

NORTH

WALL SCHEDULE

- EXISTING WALL
- NEW WALL
- EXISTING WALL (TO BE REMOVED)

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A PROPOSED REMODEL & ADDITION FOR: MR. & MRS. BOPARDIKAR

481 CHERRY AVENUE
LOS ALTOS, CALIFORNIA

drawings
NEW FLOOR PLANS

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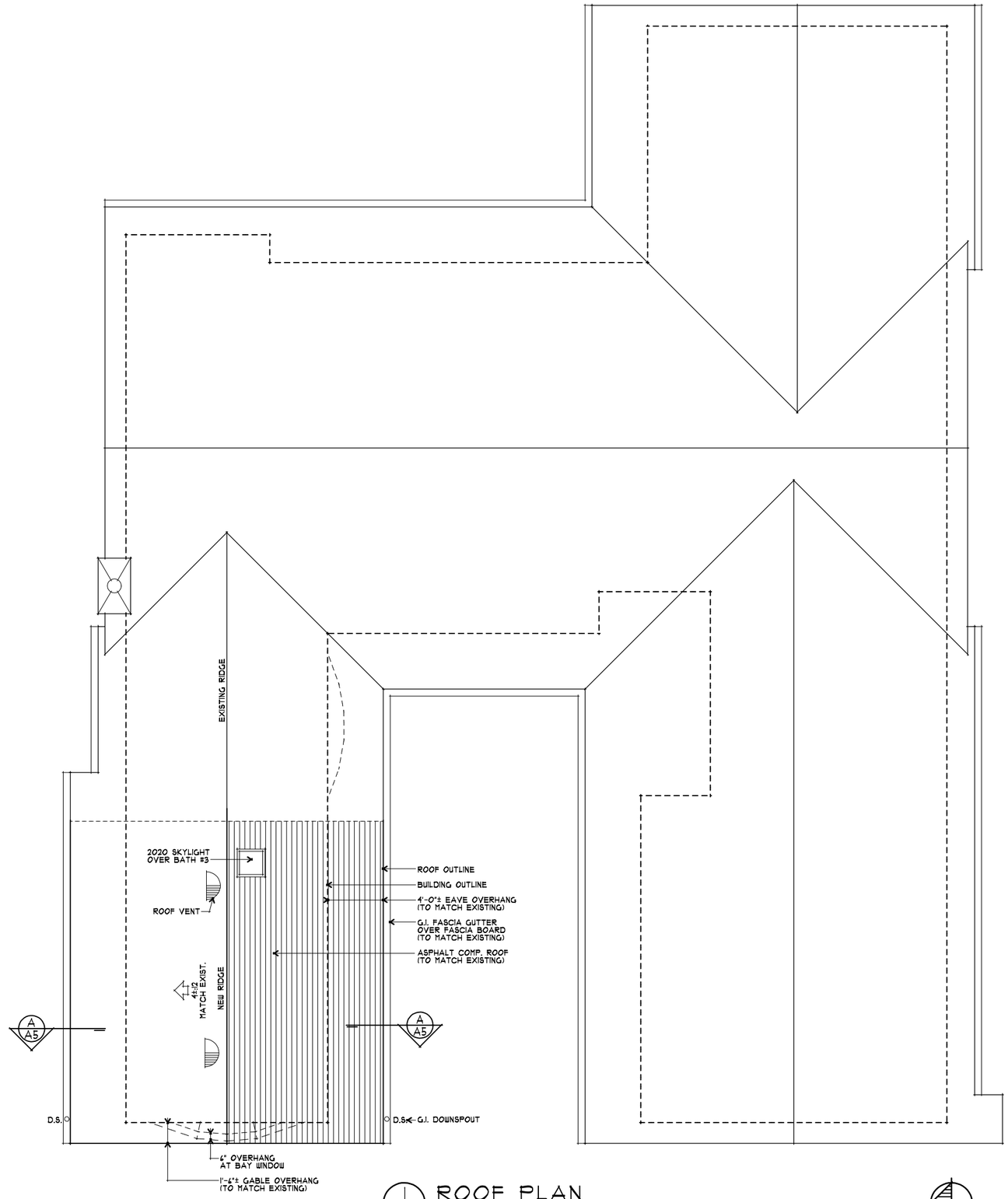

1 A4 ROOF PLAN
1/4" = 1'-0"

NORTH

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LOS ALTOS, CALIFORNIA

drawings
ROOF PLAN
ARCHITECTURAL DETAILS

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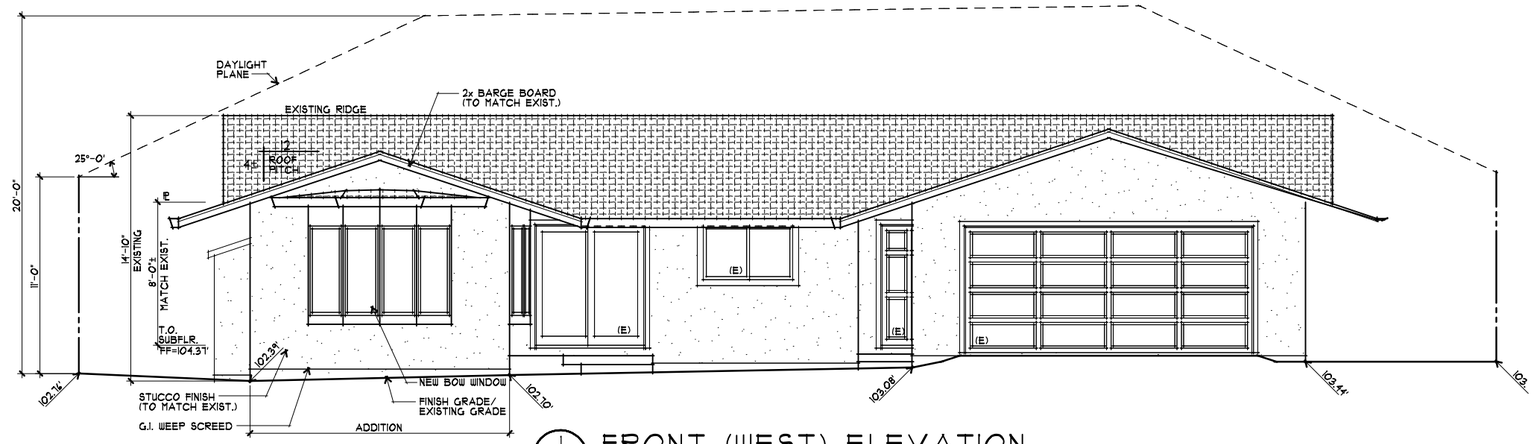
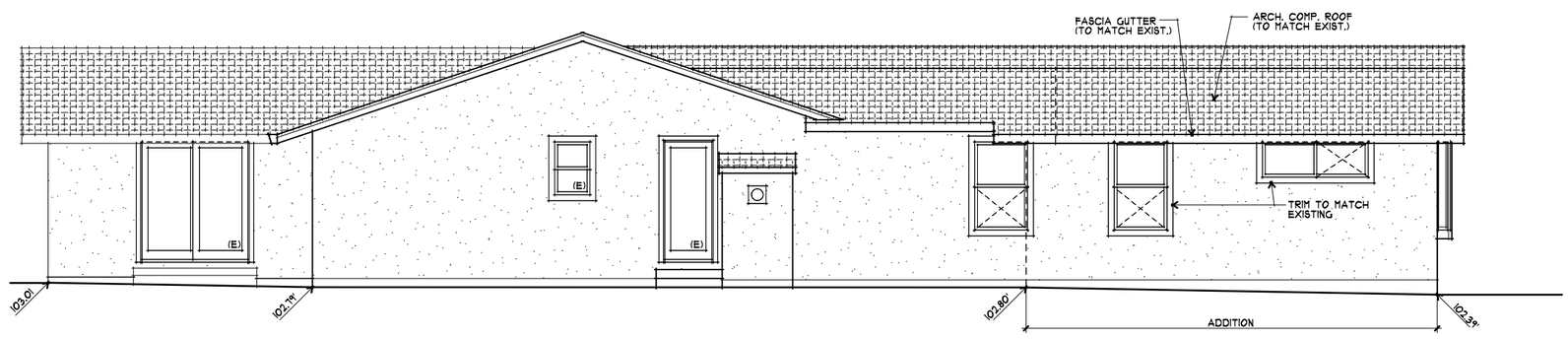


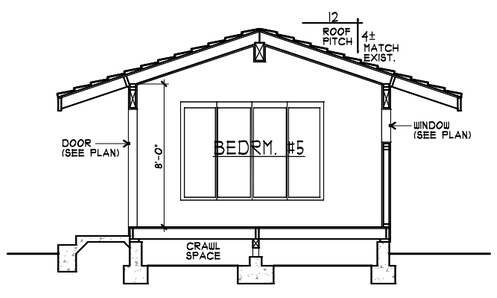
1 A5 FRONT (WEST) ELEVATION
1/4" = 1'-0"

TYPICAL STUCCO FINISH

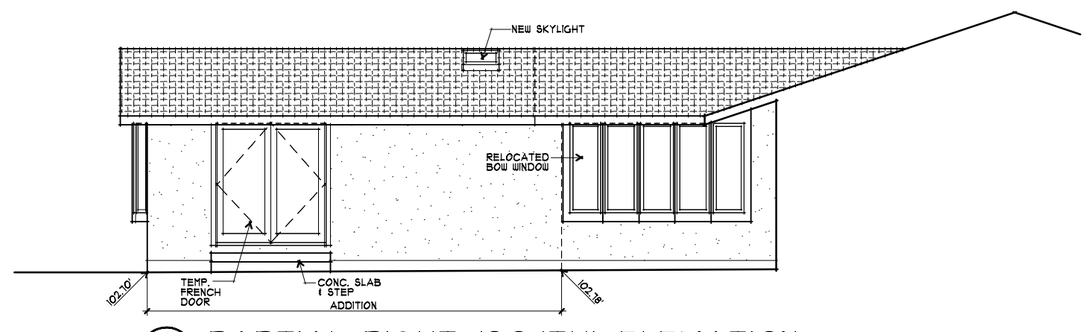
PROVIDE 3 COATS OF STUCCO (7/8" MIN.) ON METAL LATH OVER 2 LAYERS OF GRADE "D" PAPER ON EXT. SHEATHING. PROVIDE 26 GA. WEEP SCREED AT FDN. PLATE LINE 4" MIN. ABOVE FINISH GRADE PER CBC SEC. 2512 & 2510.6 & CRC R703.6



2 A5 LEFT (NORTH) ELEVATION
1/4" = 1'-0"



A A5 BUILDING SECTION
1/4" = 1'-0"



3 A5 PARTIAL RIGHT (SOUTH) ELEVATION
1/4" = 1'-0"

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EXTERIOR ELEVATIONS
BUILDING SECTION

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