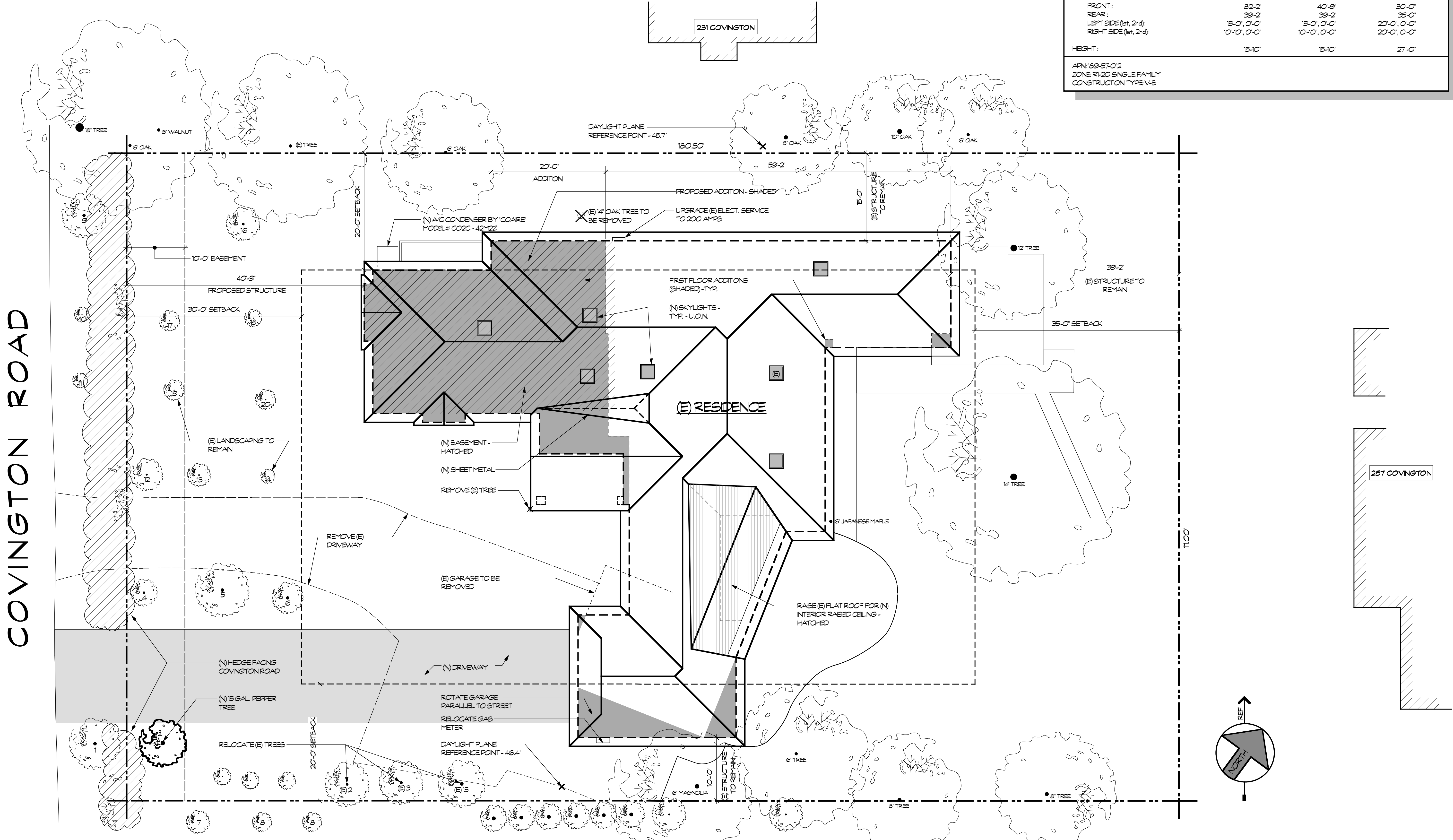


HARDSCAPE AND SOFTSCAPE CALCULATIONS

	EXISTING	CHANGE IN	TOTAL PROPOSED
RESIDENCE	3,036.8 SF	1,555.0 SF	4,591.8 SF
DRIVEWAY	1,956.5 SF	(-) 777.3 SF	1,239.2 SF
PERVIOUS PAVING	2,580.1 SF	(-) 217.6 SF	2,235.6 SF
PERVIOUS PAVING	498.5 SF	N/A	498.5 SF
SOFTSCAPE	11,923.1 SF	(-) 493.2 SF	11,469.9 SF

- ### SCOPE OF WORK
- ADDITIONS TO EXISTING 1-STORY
 - BASEMENT ADDITION
 - COMPLETE INTERIOR REMODEL
 - NEW EXTERIOR SIDING - SEE SHEET A5 FOR ALTERNATE
 - NEW WINDOWS, NEW DOORS, & NEW ROOFING
 - INTERIOR FINISHES - SEE SPECIFICATION FROM BROWN HOUSE DESIGN

	EXISTING	CHANGE IN	TOTAL PROPOSED
NET LOT AREA:	20,035 SF		
% OF FRONT YARD PAVING:	7%	2%	320.3 SF (9%)
HABITABLE LIVING AREA (INCLUDING HABITABLE BASEMENT AREA):	3,036.8 SF	1,896.1 SF	4,932.9 SF
NON-HABITABLE LIVING AREA:	563.5 SF	- 36.4 SF	528.1 SF
LOT COVERAGE:	3,194.4 SF (5%)	4,541.7 SF 22.7%	5,009.75 SF 24%
FLOOR AREA:			
FIRST FLOOR:	3,036.8 SF	4,339.9 SF	
SECOND FLOOR:	(N/A)	N/A	
TOTAL:	3,036.8 SF (5%)	4,339.9 SF	4,753.5 SF
SETBACKS:			
FRONT:	62'-2"	40'-8"	30'-0"
REAR:	39'-2"	39'-2"	35'-0"
LEFT SIDE (1st, 2nd):	15'-0", 0'-0"	15'-0", 0'-0"	20'-0", 0'-0"
RIGHT SIDE (1st, 2nd):	10'-0", 0'-0"	10'-0", 0'-0"	20'-0", 0'-0"
HEIGHT:	15'-0"	15'-0"	27'-0"
APN: 189-57-012 ZONE: R1-20 SINGLE FAMILY CONSTRUCTION TYPE: V-B			



1 PROPOSED SITE PLAN

1/8" = 1'-0"

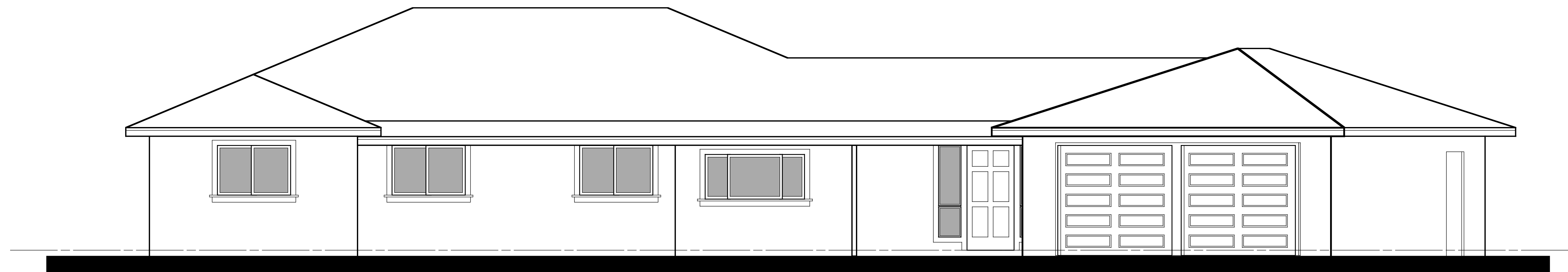


1 EXISTING FLOOR PLAN

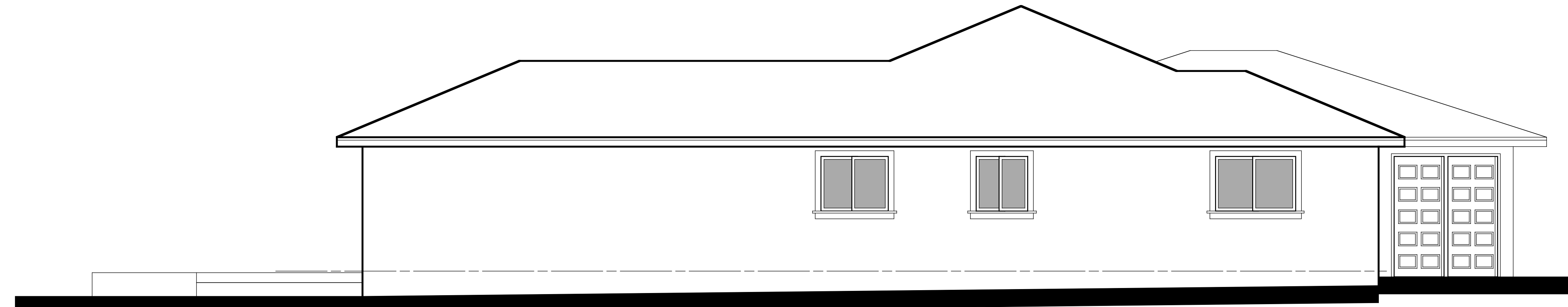


445 N. Whisman Road
Suite #300
Mountain View,
CA 94043
650-318-0211

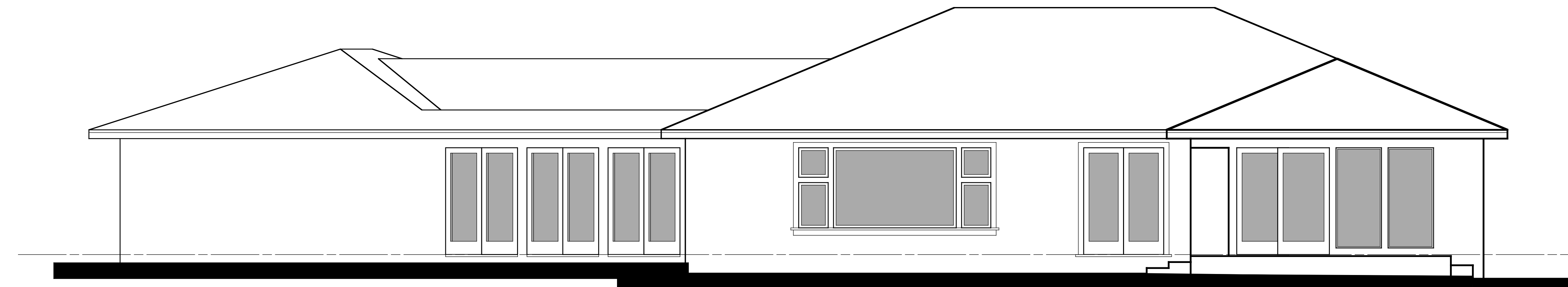
SPENCER RESIDENCE
245 COVINGTON ROAD
LOS ALTOS, CALIFORNIA



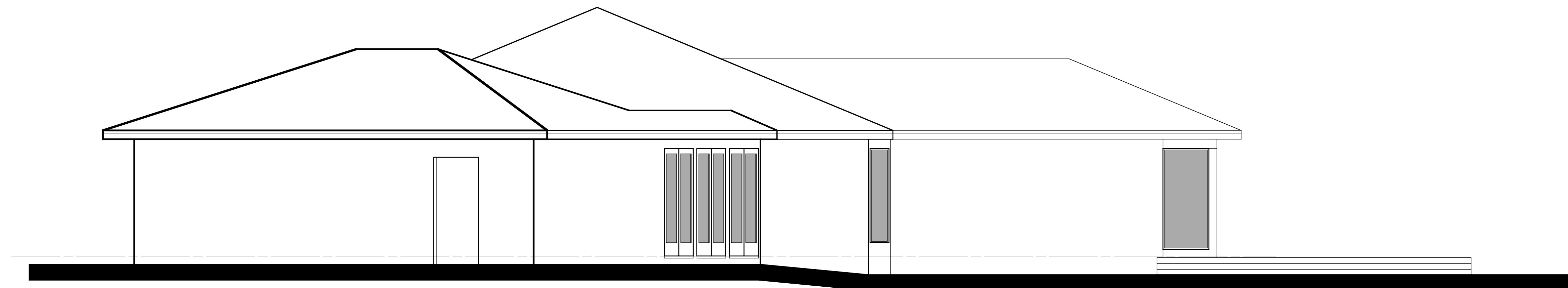
WEST



NORTH



EAST



SOUTH

1 EXISTING ELEVATIONS

1/4"=1'-0"

Date 3 OCT 2018

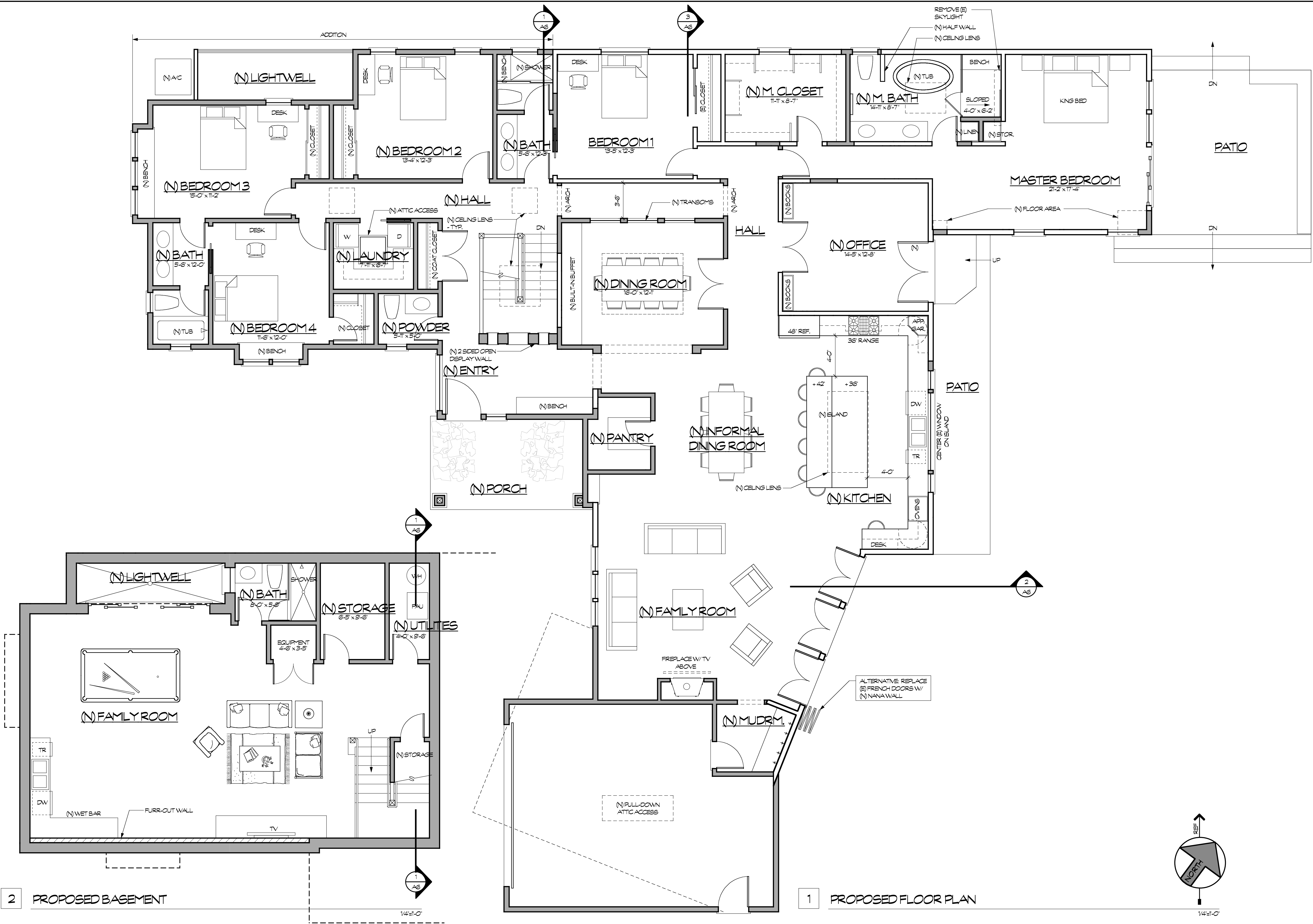
Scale NOTED

Drawn NR/SYK

Job SPENCER

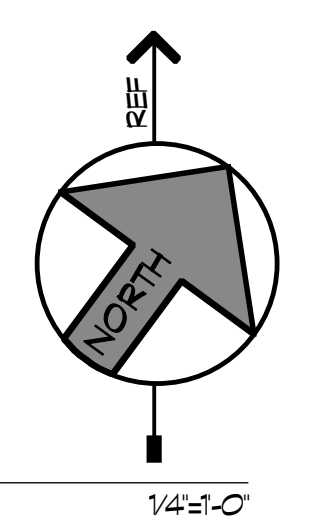
Sheet

AB



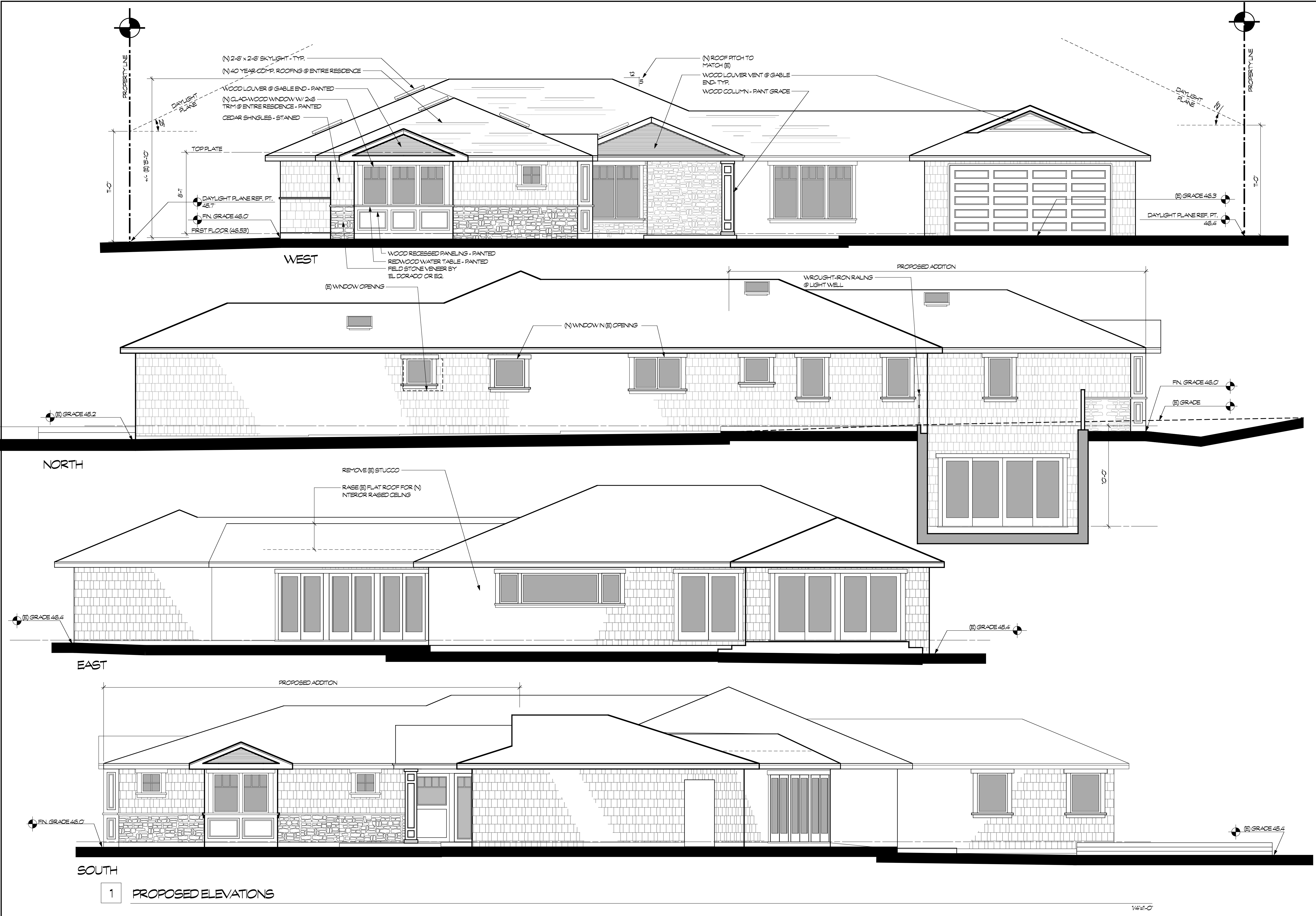
2 PROPOSED BASEMENT

1 PROPOSED FLOOR PLAN



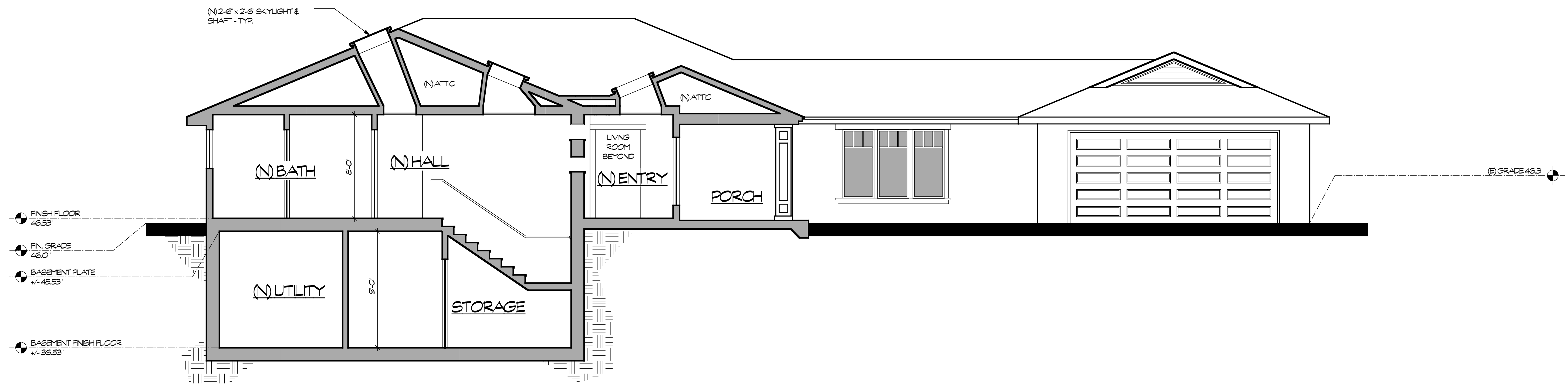
1/4"=1'-0"

1/4"=1'-0"



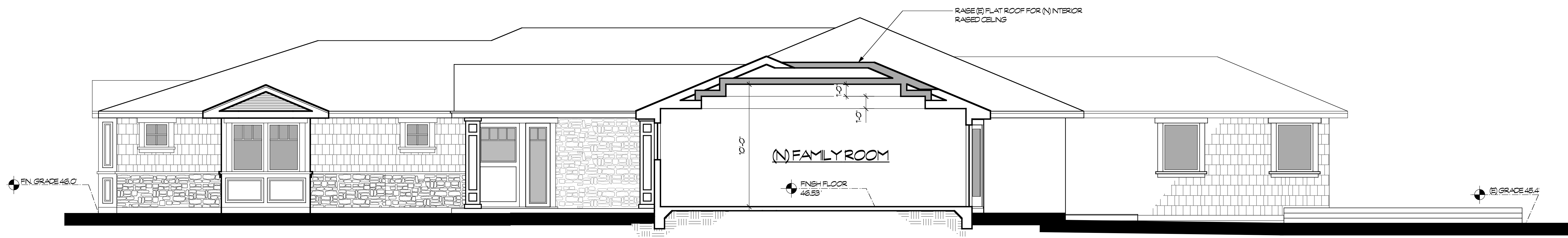
1 PROPOSED ELEVATIONS

1/4"=1'-0"



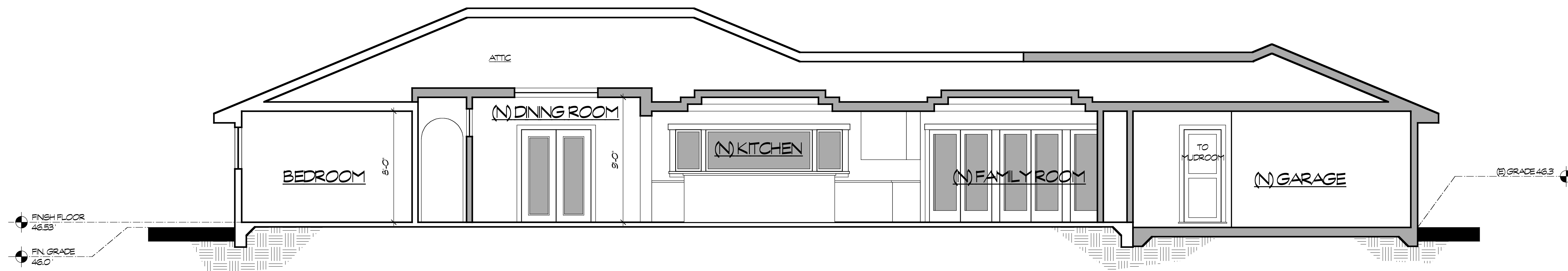
1 PROPOSED SECTION

1/4"=1'-0"



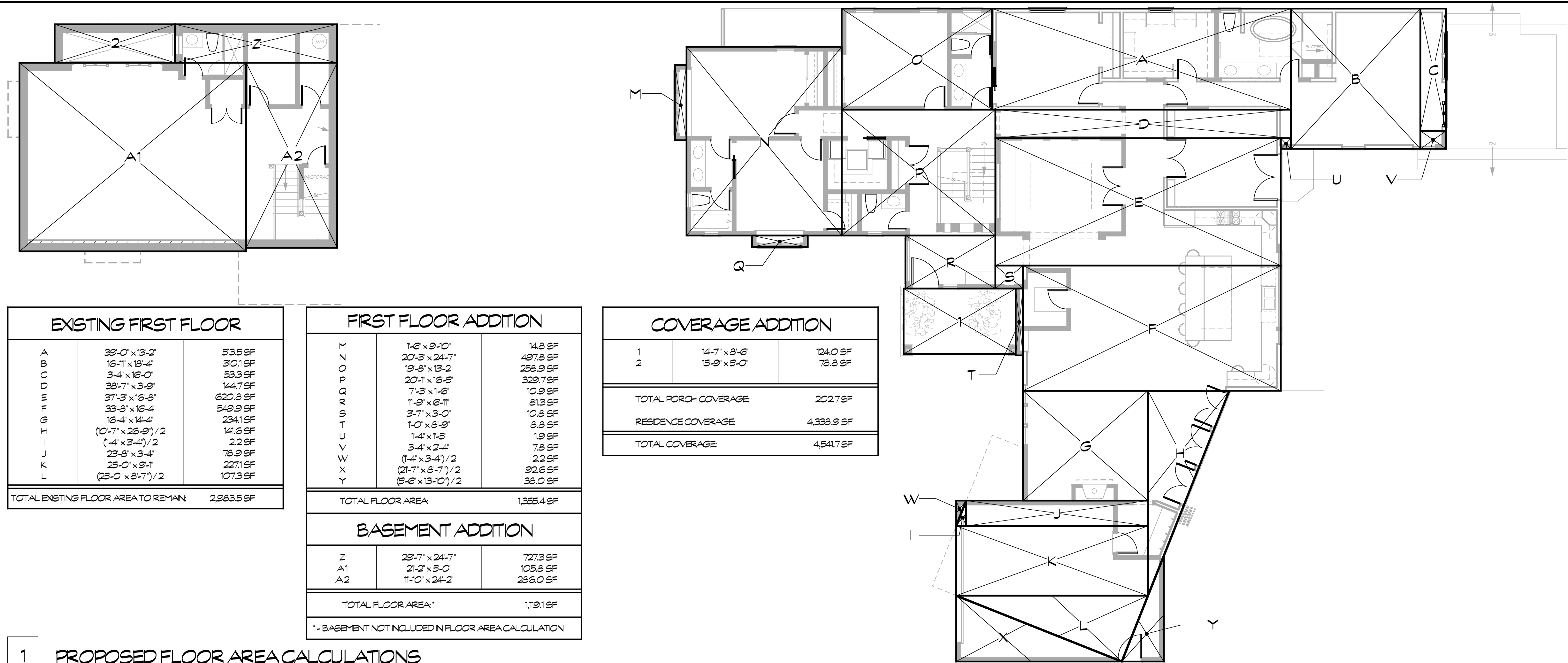
2 PROPOSED SECTION

1/4"=1'-0"



3 PROPOSED SECTION

1/4"=1'-0"



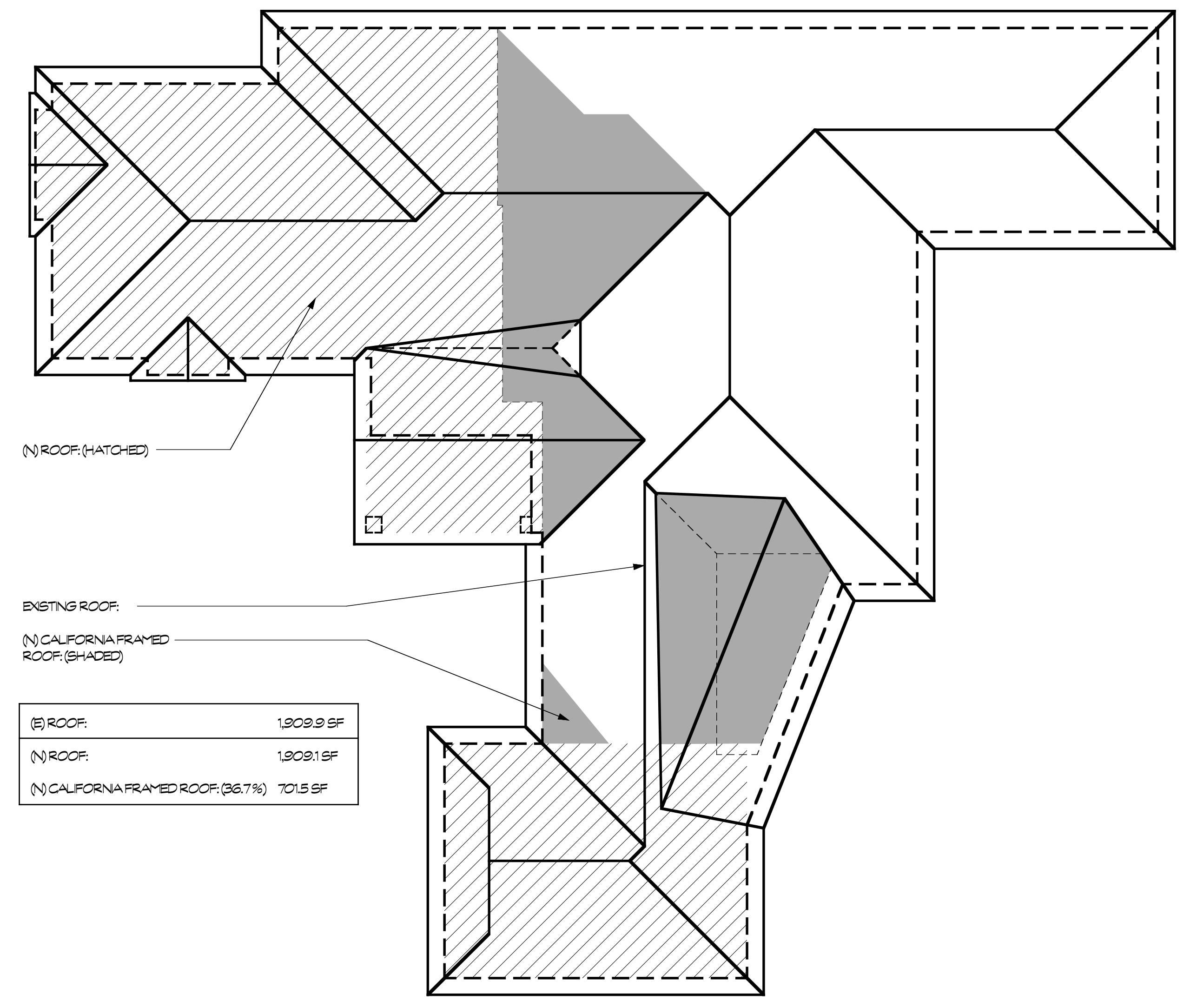
EXISTING FIRST FLOOR		
A	39'-0" x 13'-2"	513.5 SF
B	16'-11" x 18'-4"	310.1 SF
C	3'-4" x 16'-0"	53.9 SF
D	28'-7" x 16'-0"	444.7 SF
E	37'-3" x 16'-8"	620.8 SF
F	35'-8" x 16'-4"	549.9 SF
G	16'-4" x 14'-4"	234.1 SF
H	10'-7" x 28'-9" / 2	141.6 SF
I	1'-4" x 3'-4" / 2	2.2 SF
J	23'-8" x 3'-4"	78.9 SF
K	25'-0" x 9'-1"	227.1 SF
L	(25'-0" x 8'-7") / 2	107.3 SF
TOTAL EXISTING FLOOR AREA TO REMAIN		2,983.5 SF

FIRST FLOOR ADDITION		
M	1'-6" x 9'-10"	14.8 SF
N	20'-3" x 24'-7"	497.8 SF
O	19'-8" x 13'-2"	258.9 SF
P	20'-1" x 16'-5"	329.7 SF
Q	7'-3" x 1'-6"	10.9 SF
R	11'-9" x 6'-11"	81.3 SF
S	3'-7" x 3'-0"	10.8 SF
T	1'-0" x 8'-9"	8.8 SF
U	1'-4" x 1'-5"	1.9 SF
V	3'-4" x 2'-4"	7.8 SF
W	1'-4" x 3'-4" / 2	2.2 SF
X	(21'-7" x 8'-7") / 2	92.6 SF
Y	(5'-6" x 13'-10") / 2	38.0 SF
TOTAL FLOOR AREA		1,355.4 SF

COVERAGE ADDITION		
1	14'-7" x 8'-6"	124.0 SF
2	15'-8" x 5'-0"	78.8 SF
TOTAL PORCH COVERAGE		202.7 SF
RESIDENCE COVERAGE		4,338.9 SF
TOTAL COVERAGE		4,541.7 SF

BASEMENT ADDITION		
Z	28'-7" x 24'-7"	727.3 SF
A1	21'-2" x 5'-0"	105.8 SF
A2	11'-0" x 24'-2"	266.0 SF
TOTAL FLOOR AREA*		1,119.1 SF
* - BASEMENT NOT INCLUDED IN FLOOR AREA CALCULATION		

1 PROPOSED FLOOR AREA CALCULATIONS



(N) ROOF (HATCHED)

EXISTING ROOF:
(N) CALIFORNIA FRAMED ROOF (SHADED)

(E) ROOF:	1,909.9 SF
(N) ROOF:	1,909.1 SF
(N) CALIFORNIA FRAMED ROOF (36.7%)	701.5 SF

2 ROOF STRUCTURE ALTERATION



445 N. Whisman Road
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CA 94043
650-318-0211

SPENCER RESIDENCE
245 COVINGTON ROAD
LOS ALTOS, CALIFORNIA



COVINGTON ROAD

1 NEIGHBORHOOD STRUCTURES

1/8"=1'-0"

Date 3 OCT 2018

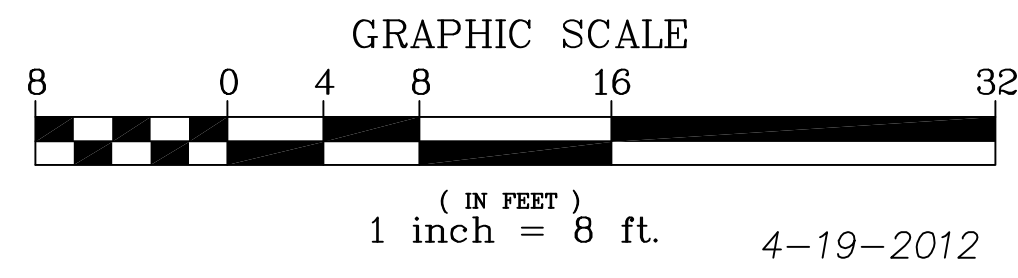
Scale NOTED

Drawn NR/SYK

Job SPENCER

Sheet





NOTES

ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS.

BOUNDARY CONTROL: 492 M 19

UNDERGROUND UTILITY - LOCATION IS BASED ON SURFACE EVIDENCE.

BUILDING LOCATION DIMENSIONS ARE MEASURED PERPENDICULAR TO THE PROPERTY LINES.

DIMENSIONS TO THE BUILDING ARE TAKEN AT THE EXTERIOR FINISHED SURFACE. (STUCCO/SIDING)

FINISH FLOOR ELEVATION TAKEN AT DOOR THRESHOLD (EXTERIOR).

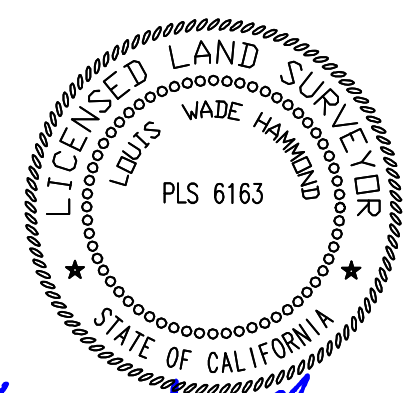
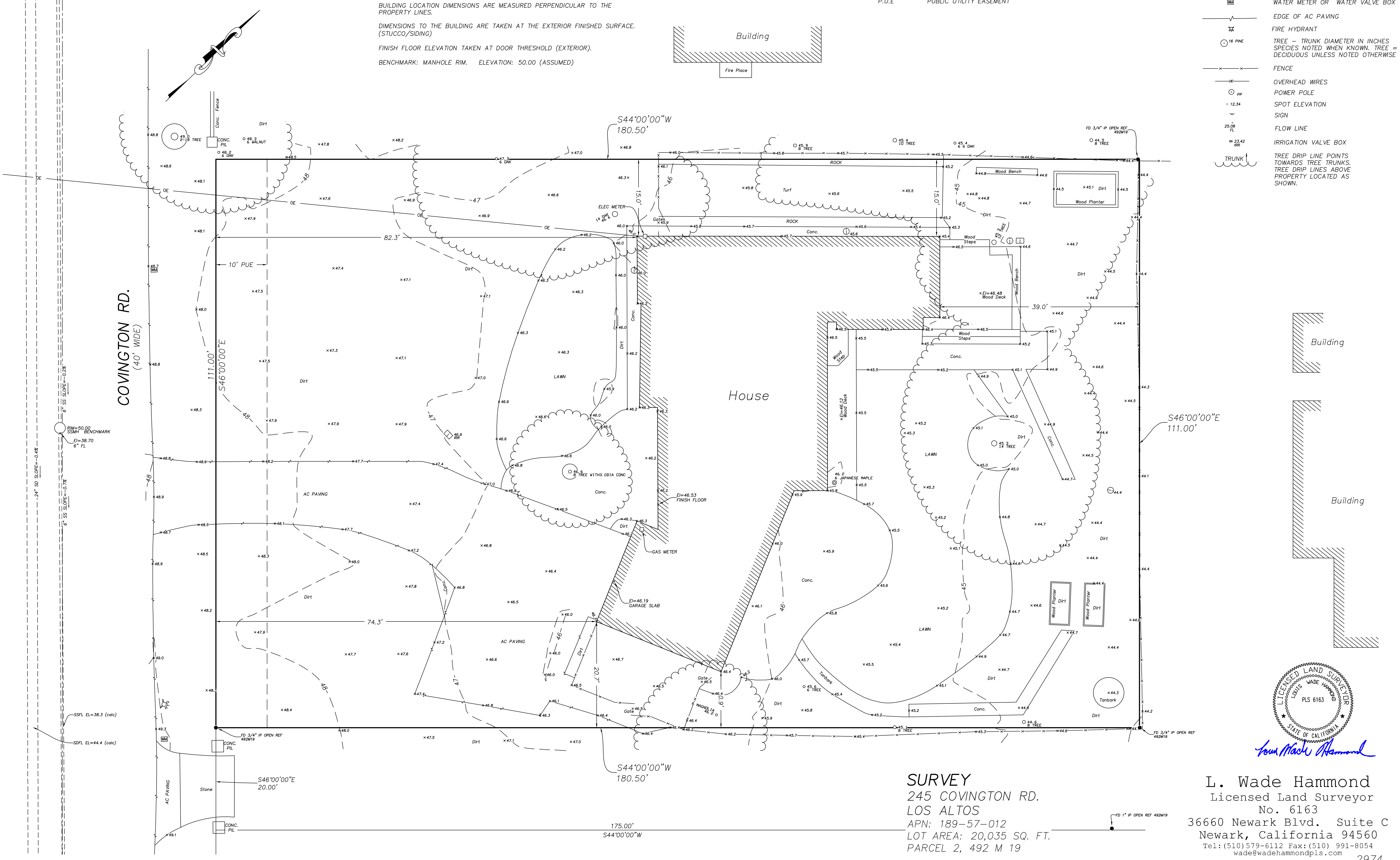
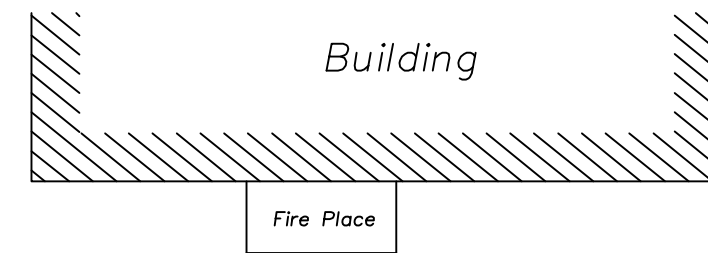
BENCHMARK: MANHOLE RIM. ELEVATION: 50.00 (ASSUMED)

ABBREVIATIONS

AC ASPHALT
 CONC. CONCRETE
 FL FLOW LINE
 SDMH STORM DRAIN MANHOLE
 SSMH SANITARY SEWER MANHOLE
 P.U.E PUBLIC UTILITY EASEMENT

LEGEND

- ⊙ FOUND POINT IN MONUMENT CASTING (AS NOTED)
- FOUND POINT AS NOTED
- () RECORD DATA
- ⊠ WATER METER OR WATER VALVE BOX
- |—|—| EDGE OF AC PAVING
- x—x—x— FIRE HYDRANT
- 16 PINE
- x—x—x— FENCE
- o—o—o— OVERHEAD WIRES
- pp POWER POLE
- + 12.34 SPOT ELEVATION
- SIGN
- |—|—| FLOW LINE
- ⊠ 25.00 IRRIGATION VALVE BOX
- TRUNK
- TREE TRIP LINE POINTS TOWARDS TREE TRUNKS. TREE TRIP LINES ABOVE PROPERTY LOCATED AS SHOWN.



Louis Wade Hammond

SURVEY
 245 COVINGTON RD.
 LOS ALTOS
 APN: 189-57-012
 LOT AREA: 20,035 SQ. FT.
 PARCEL 2, 492 M 19

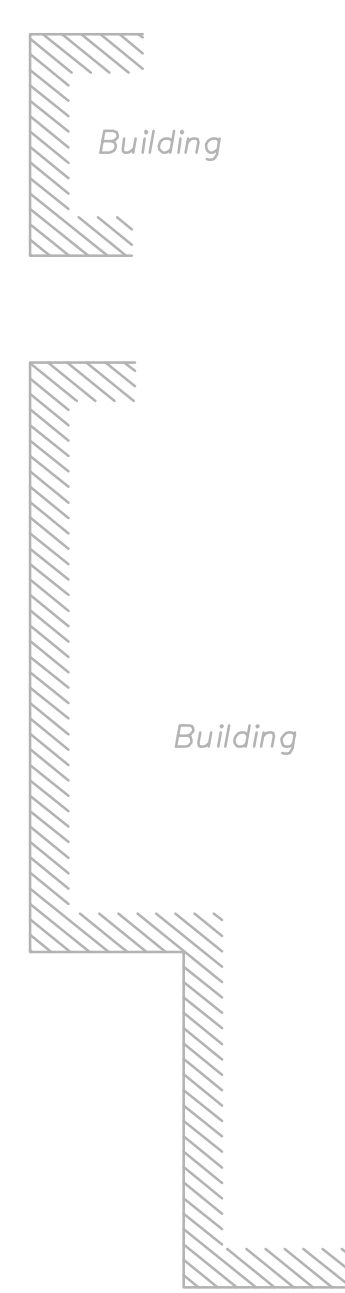
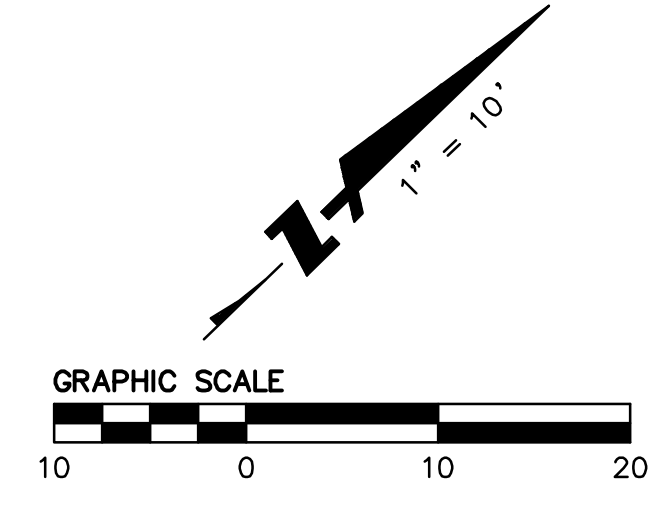
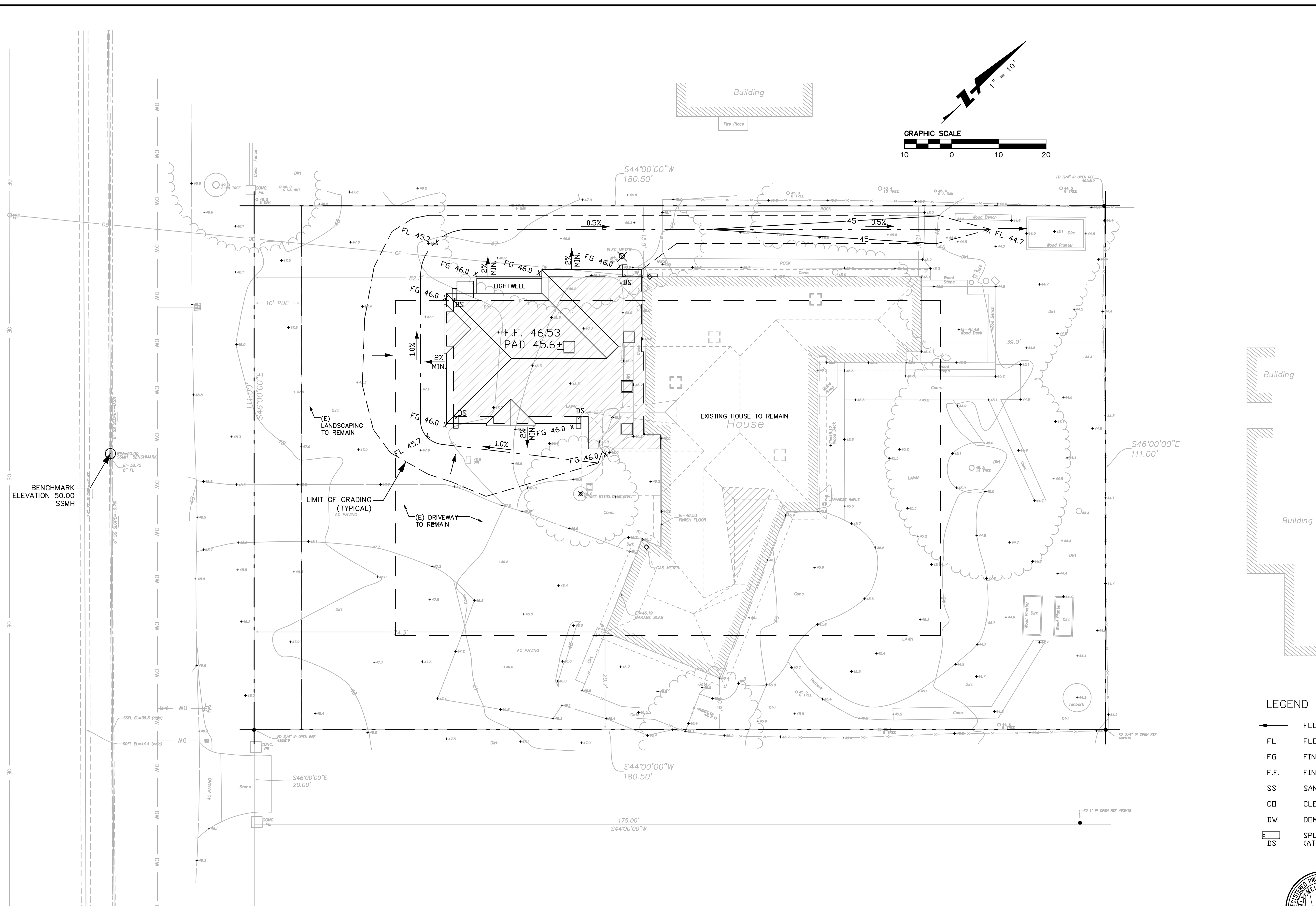
L. Wade Hammond
 Licensed Land Surveyor
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 Newark, California 94560
 Tel: (510) 579-6112 Fax: (510) 991-8054
 wade@wadehammondpls.com

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408-467-9199 (FAX)



CALIFORNIA

**SPENCER RESIDENCE
GRADING AND DRAINAGE PLAN
245 COVINGTON ROAD / APN 189-57-012**
SANTA CLARA COUNTY
LOS ALTOS



LEGEND

- FLOW DIRECTION
- FL FLOWLINE OF SWALE
- FG FINISHED GRADE
- F.F. FINISHED FLOOR
- SS SANITARY SEWER
- CO CLEANOUT
- DW DOMESTIC WATER
- ▭ SPLASH BLOCK (AT DOWNSPOUT)
- DS



IMPERVIOUS AREA
EXISTING = 7,524 SF
PROPOSED = 8,864 SF

BENCHMARK
ELEVATION 50.00
SSMH

Revisions	
No.	Description

Date: 7-25-13
Scale: 1" = 10'
Design: MWB
Drawn:
Approved:
Job No: 20136076

Drawing Number:
C-1
1 OF 1

Project: 20136076 - 245 Covington Road, Los Altos, CA
 Date: 7/25/13
 Scale: 1" = 10'
 Design: MWB
 Drawn:
 Approved:
 Job No: 20136076