

ADDITION & REMODELING FOR PAO'S RESIDENT 1030 COVINGTON RD. LOS ALTOS, CA 94024

PROJECT DATA

NUMBER OF FLOORS: ONE (2) STORY
FIRE PROTECTION: NO SPRINKLER
CONSTRUCTION TYPE: VB
OCCUPANCY CLASSIFICATION: R-3/U

ABBREVIATIONS

CRC CALIFORNIA RESIDENTIAL CODE 2013
CEC CALIFORNIA ELECTRICAL CODE 2013
CPC CALIFORNIA PLUMBING CODE 2013
CMC CALIFORNIA MECHANICAL CODE 2013
UL UNDERWRITERS LABORATORY
ICBO INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS

APPLICABLE CODES:

2013 CALIFORNIA BUILDING CODE
2013 CALIFORNIA RESIDENTIAL CODE
2013 CALIFORNIA ADMINISTRATIVE CODE
2013 CALIFORNIA MECHANICAL CODE
2013 CALIFORNIA PLUMBING CODE
2013 CALIFORNIA ELECTRICAL CODE
2013 CALIFORNIA FIRE CODE
2013 CALIFORNIA ENERGY CODE
ALSO:
2013 CALIFORNIA RESIDENTIAL CODE (BASED ON THE 2012 IRC) AND 2013 CALIFORNIA GREEN BUILDING STANDARD CODE, WHICH ARE ALSO APPLICABLE TO THIS PROJECT.

SCOPE OF WORK

ADD 590 SQ. FT. TO AN EXISTING TWO STORY SINGLE FAMILY HOME.

FIRST FLOOR:

- 1- RELOCATE STAIRS CASE TO THE RIGHT SIDE OF THE BUILDING.
- 2- CONVERT EXISTING BEDROOM NO. 2 TO THE NEW KITCHEN.
- 3- CONVERT EXISTING NOOK TO THE NEW MUD ROOM.
- 4- ADD TO THE FRONT ABOUT 160 SQ. FT. AS LIVING ROOM.
- 5- LOCATE NEW "AC" AT THE LEFT EXTERIOR WALL.

SECOND FLOOR:

- 1- REMODEL MASTER BATH.
- 2- ADD WALK IN CLOSET IN THE MASTER BEDROOM.
- 3- ADD TO THE RIGHT SIDE AND FRONT ABOUT 430 SQ. FT. AS NEW BEDROOM NO. FOUR, BATHROOM AND STAIRS CASE.

DRAWING INDEX

ARCHITECTURAL:

SHEET 1 A0 COVER SHEET AND EXISTING SITE PLAN
SHEET 2 A1 PROPOSED SITE PLAN AND AREA CALCULATIONS DIAGRAM
SHEET 3 A2 DEMOLISHING FIRST AND SECOND FLOOR PLANS
SHEET 4 A3 PROPOSED FIRST AND SECOND FLOOR PLANS
SHEET 5 A4 EXISTING AND PROPOSED ROOF PLANS
SHEET 6 A5 FRONT AND REAR ELEVATIONS
SHEET 7 A6 LEFT, RIGHT ELEVATIONS AND BUILDING SECTION

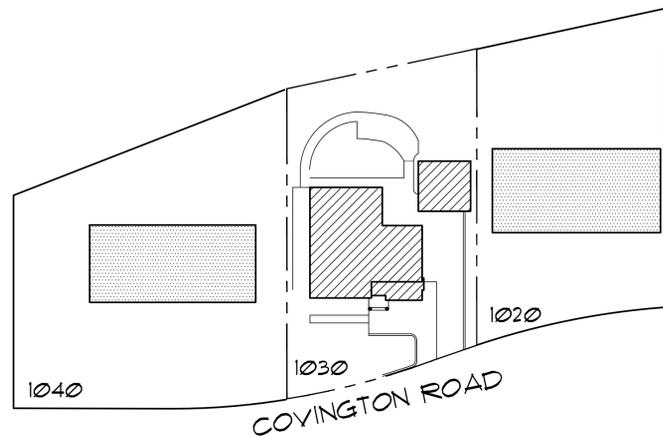
PROJECT DATA

HOUSE DATA:

NET LOT AREA:	10,275 SQUARE FEET	
EXISTING CHANGE IN TOTAL PROPOSED	EXISTING	PROPOSED
% OF FRONT YARD PAVING	N/A	7.4%
HABITABLE LIVING AREA INCLUDING HABITABLE BASEMENT AREA:	2,542.23 SQ. FT.	3,132.95 SQ. FT.
NON-HABITABLE AREA	574 SQ. FT.	574 SQ. FT.

	EXISTING	PROPOSED	ALLOWED/REQUIRED
LOT COVERAGE: (LAND AREA COVERED BY ALL STRUCTURES THAT ARE OVER 6 FEET IN HT.)	2,392.57 SQ. FT. 23.28%	2,443.57 SQ. FT. 23.78%	3,082.5 SQ. FT. 30%
FLOOR AREA:			
FIRST FLOOR	1,777.24 SQ. FT.	1,940.32 SQ. FT.	
SECOND FLOOR	764.99 SQ. FT.	1,169.30 SQ. FT.	3,596.25 SQ. FT.
GARAGE	574.00 SQ. FT.	462.00 SQ. FT.	35%
TOTAL	3,116.23 SQ. FT. (30.32%)	3,571.62 SQ. FT. (34.76%)	
SET BACKS:			
FRONT	33'-2"	25'-4"	25 FT.
REAR	34'-0"	41'-1"	25 FT.
RIGHT SIDE 1ST/2ND	23'-0"/39'-9"	22'-3"/23'-0"	10'-0" / 17'-6"
LEFT SIDE 1ST/2ND	9'-8" / 14'-8"	NO CHANGES	10'-0" / 17'-6"
HEIGHT:	23'-10"	23'-10"	27 FT.

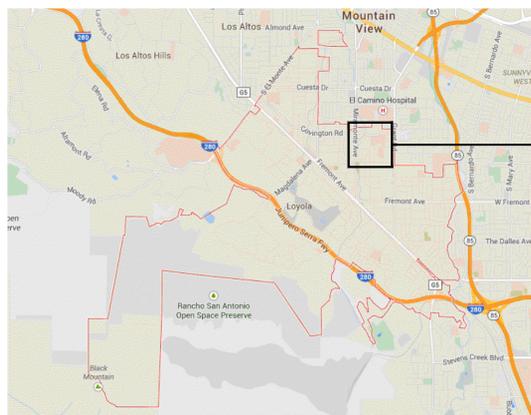
SEE CALCULATION DIAGRAMS ON SHEET "A1" FOR MORE DETAIL



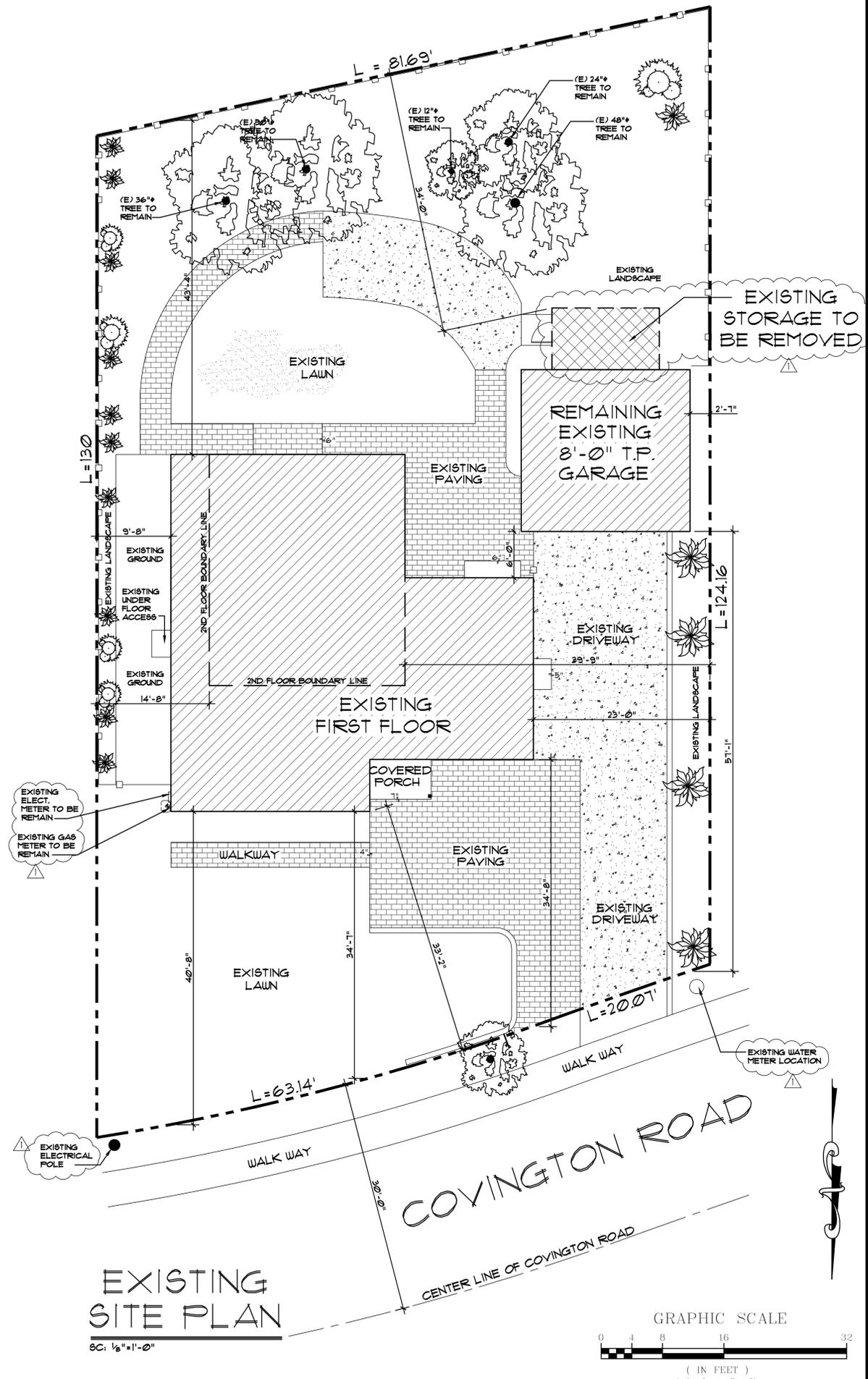
FOR MORE INFORMATION SEE NEIGHBORHOOD VICINITY MAP ON SHEET "A1".

ADJACENT PROPERTIES

PARCEL MAP

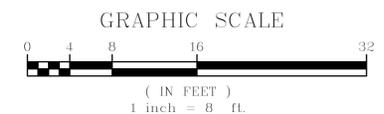


PROPERTY LOCATION



EXISTING SITE PLAN

SC: 1/8"=1'-0"



REVISIONS	BY
05/21/2015	BK

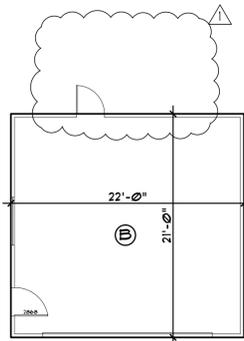
DESIGNER: FAST CAD DRAFTING
BARZIN KEYHANKHADIY
1610 BLOSSOM HILL RD., SUITE # 12
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COVER SHEET AND SITE PLAN

ADDITION FOR:
1030 COVINGTON RD.
LOS ALTOS, CA 94024
APN: 193-46-012

DATE	SCALE	DRAWN	JOB	SHEET
05/14/2014	1/8"=1'-0"	BK		A0

OF SHEETS

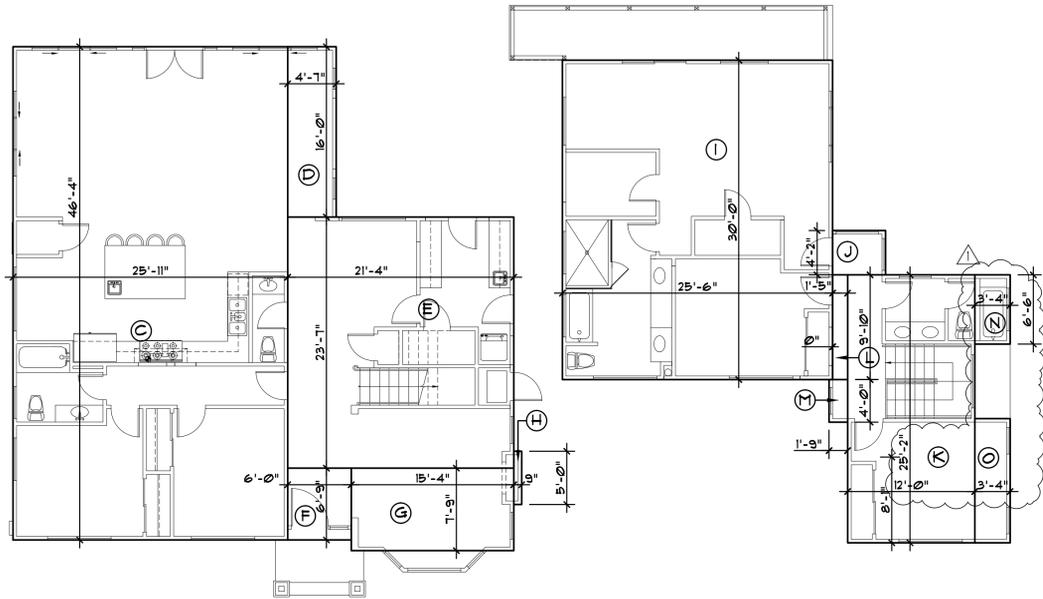


AREA CALCULATION

SPACES	SIZES	AREAS (SQ. FT.)	TOTAL (SQ. FT.)
EXISTING GARAGE	(A) NOT USED	---	462.00
	(B) 22'-0" x 21'-0"	462.00	

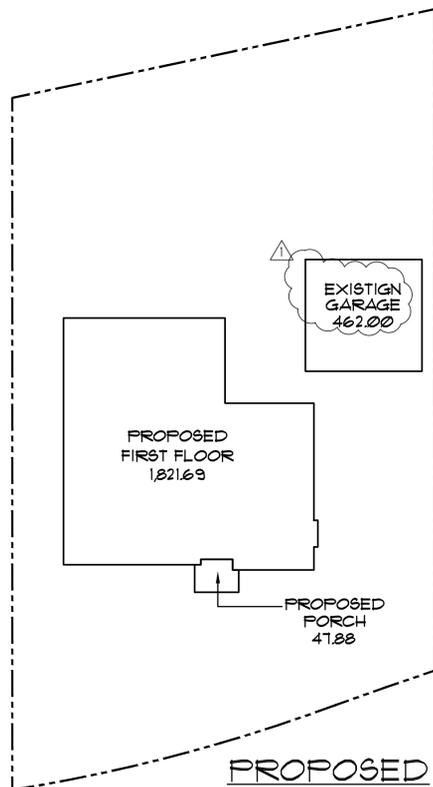
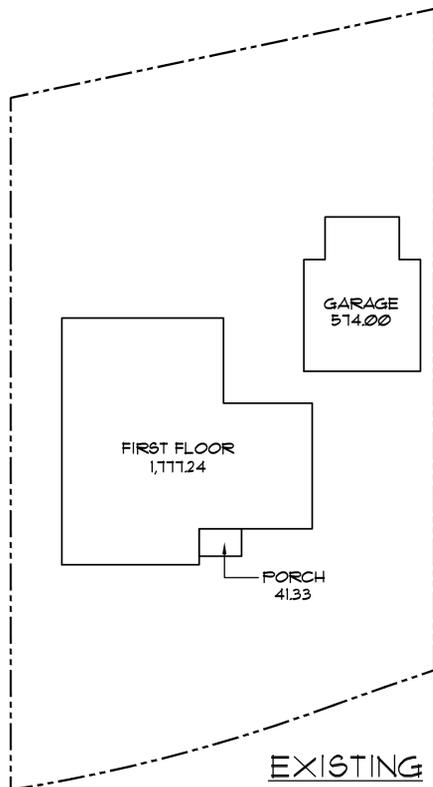
SPACES	SIZES	AREAS (SQ. FT.)	TOTAL (SQ. FT.)
FIRST FLOOR	EXISTING TO REMAIN	(C) 46'-4" x 25'-11"	1200.8
	ADDED	(D) 16'-0" x 4'-7"	13.33
	(E) 23'-1" x 21'-4"	903.11	1,111.24
	(F) 6'-0" x 6'-9"	40.50	
	(G) 15'-4" x 1'-9"	18.83	
	(H) 5'-0" x 0'-9"	3.75	1,340.32

SPACES	SIZES	AREAS (SQ. FT.)	TOTAL (SQ. FT.)
SECOND FLOOR	EXISTING TO REMAIN	(I) 30'-0" x 25'-6"	764.99
	ADDED	(J) 5'-0" x 4'-2"	20.83
	(K) 12'-0" x 25'-2"	302.00	1,169.32
	(L) 9'-10" x 1'-5"	13.33	
	(M) 4'-0" x 1'-9"	7.00	
	(N) 6'-6" x 3'-4"	21.66	
	(O) 11'-8" x 3'-4"	38.89	



AREA CALCULATION

SC: 1/8" = 1'-0"



EXISTING LOT COVERAGE 1,111.24 + 514 + 41.33 = 2,392.51
 PROPOSED LOT COVERAGE 1,821.69 + 514 + 47.88 = 2,443.51

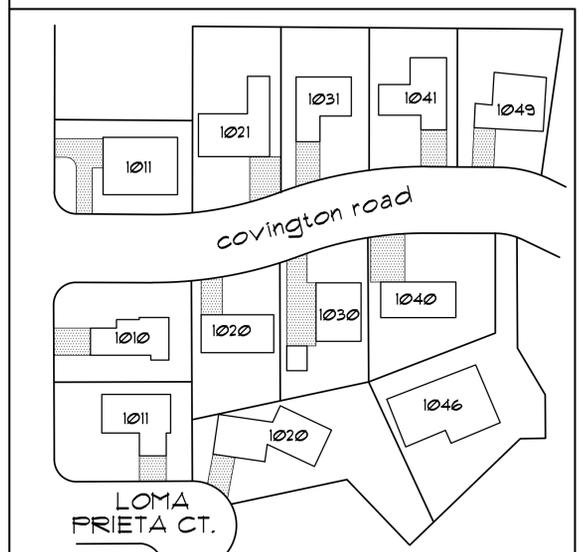
LOT COVERAGE CALCULATION

SC: 1/16" = 1'-0"

DAVE LENNOX SIGNATURE COLLECTION
 Home Comfort Systems
HSX15
 The quietest central air conditioner you can buy*

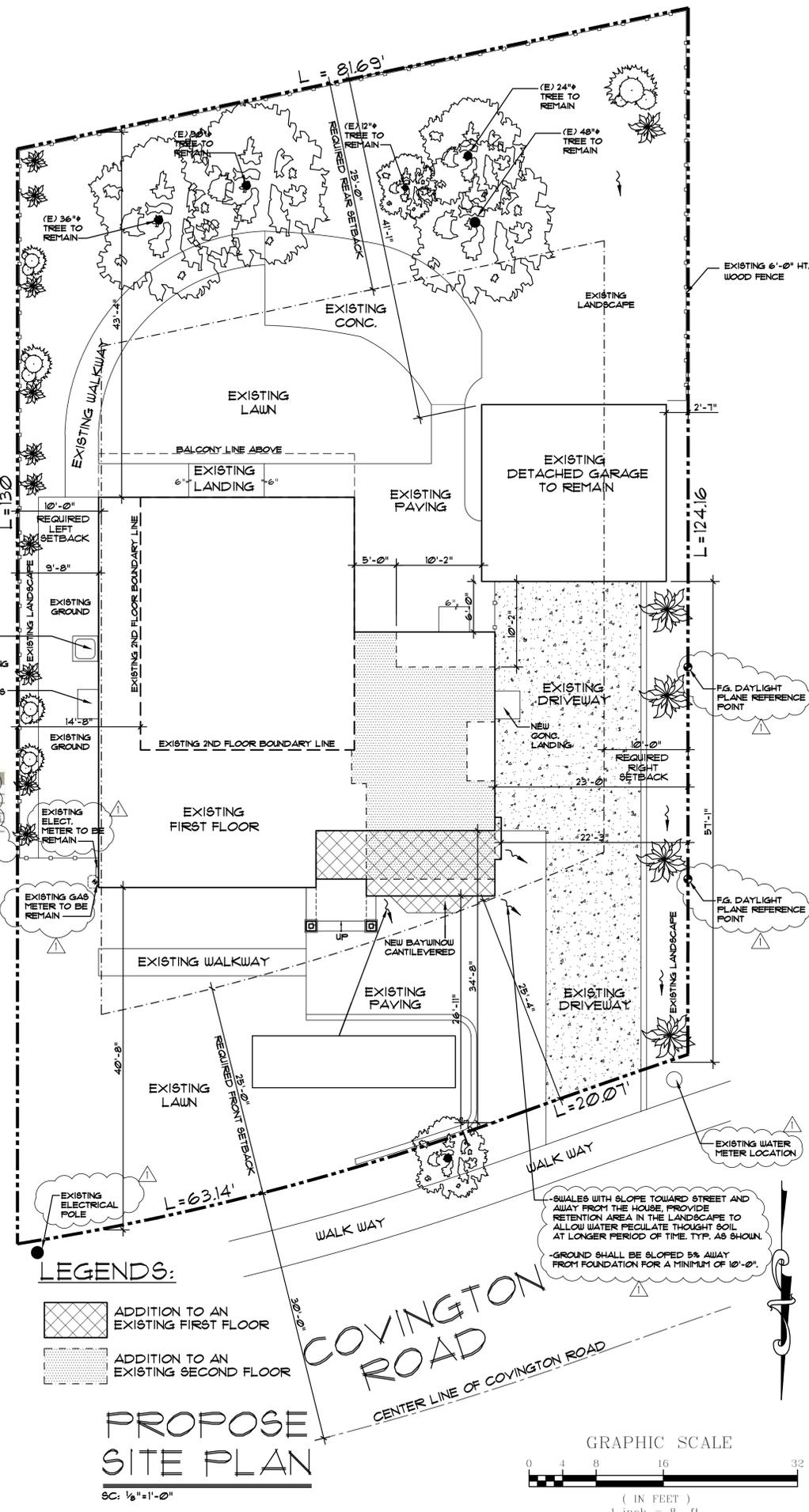
Model	024	030	036	042	048	060
SEER	14 to 15.15	14 to 15.00	14 to 15.35	14 to 14.25	14 to 14.65	14 to 14.65
Sound Rating - dB	67	67	71	71	71	71
Dimensions (mm)	22-7/8 x 25-7/8 x 23-7/8	30-7/8 x 32-1/8 x 34-1/16	30-7/8 x 32-1/8 x 34-1/16	30-7/8 x 32-1/8 x 34-1/16	34-7/8 x 32-1/8 x 34-1/16	40-7/8 x 32-1/8 x 34-1/16
Weight (lbs)	708 x 557 x 770	784 x 815 x 885	784 x 815 x 885	784 x 815 x 885	886 x 815 x 885	1038 x 815 x 885

Note: See Lennox website for details of all models. Ratings and dimensions are subject to change without notice. *Manufacturer's claim based on AHRI data only and are limited. Please see actual website for details.



NEIGHBORHOOD VICINITY MAP

N.T.S.

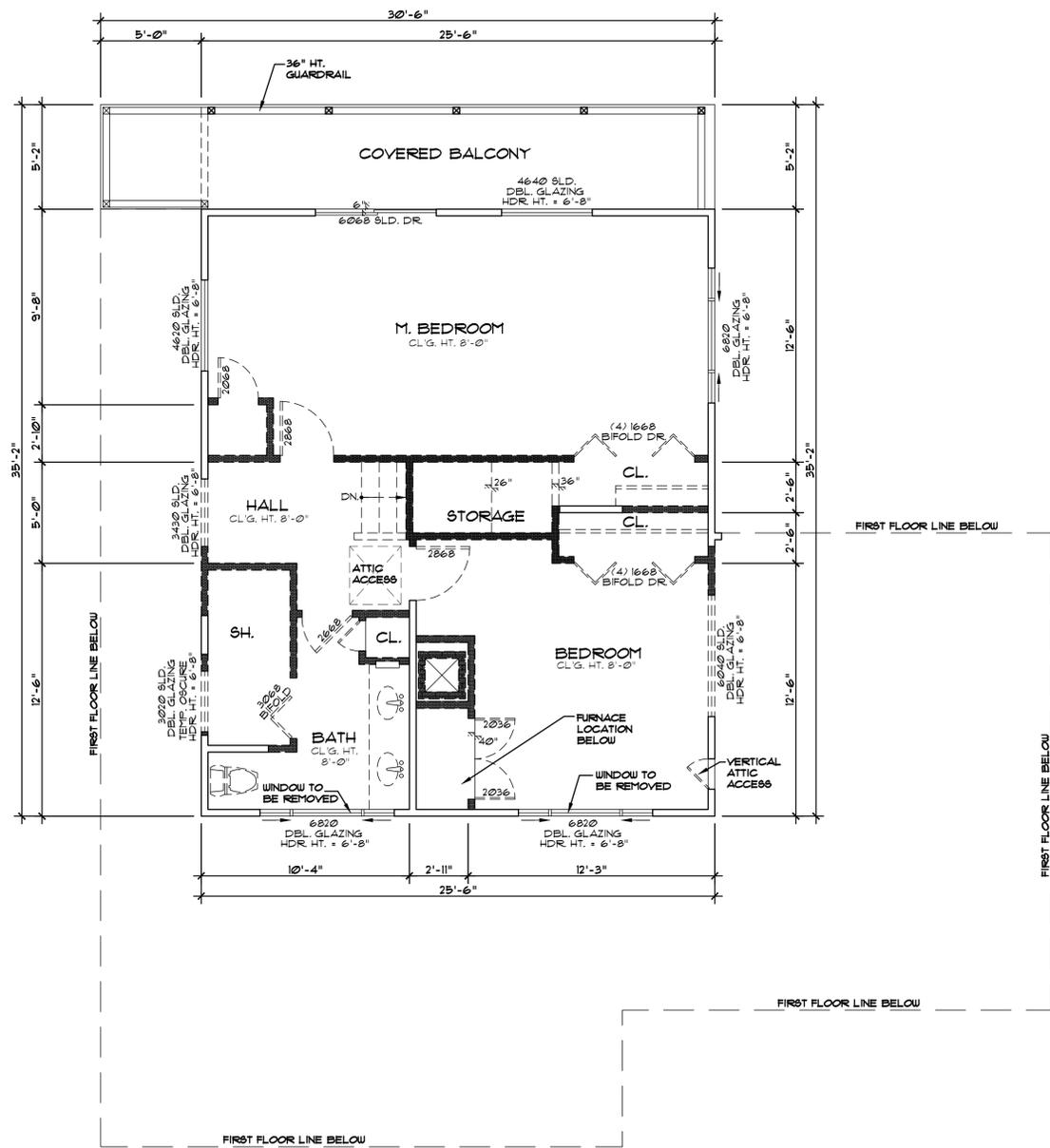


REVISIONS	BY
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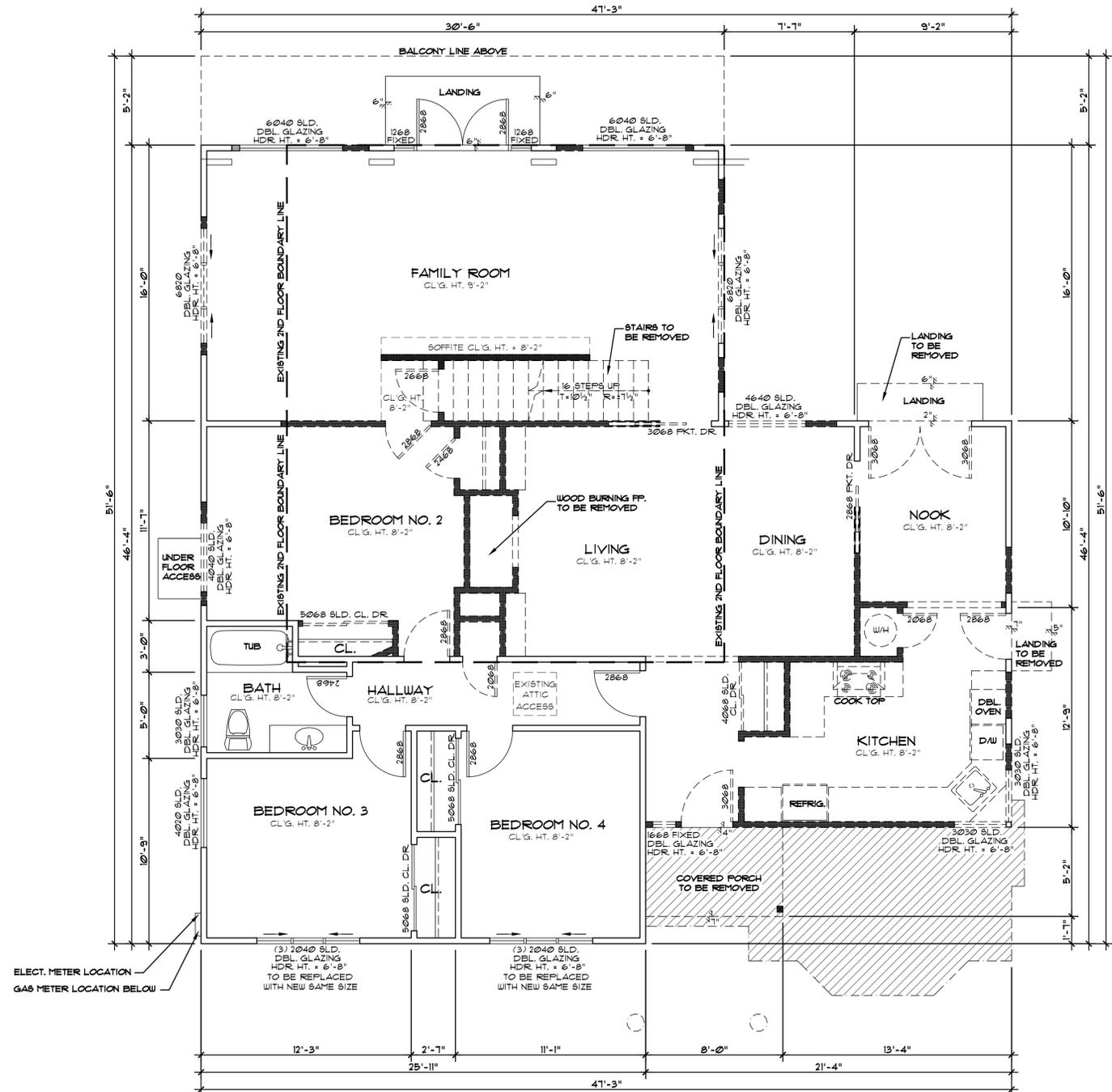
ADDITION FOR:
 1030 COVINGTON RD.
 LOS ALTOS, CA 94024
 APN: 193-46-012

DATE: 05/14/2014
 SCALE: AS SHOWN
 DRAWN: BK
 SHEET: **A1**
 OF SHEETS



DEMO. SECOND FLOOR PLAN

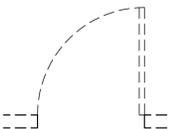
SC: 1/4" = 1'-0"

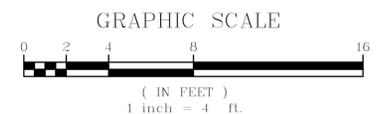


DEMO FIRST FLOOR PLAN

SC: 1/4" = 1'-0"

LEGENDS:

-  EXISTING WALLS TO REMAIN
-  EXISTING WALLS TO BE REMOVED
-  EXISTING WINDOW TO BE REMOVED
-  EXISTING DOOR TO BE REMOVED
-  ADDITION AREA
SEE SHEET "A2"
FOR AN ADDITION



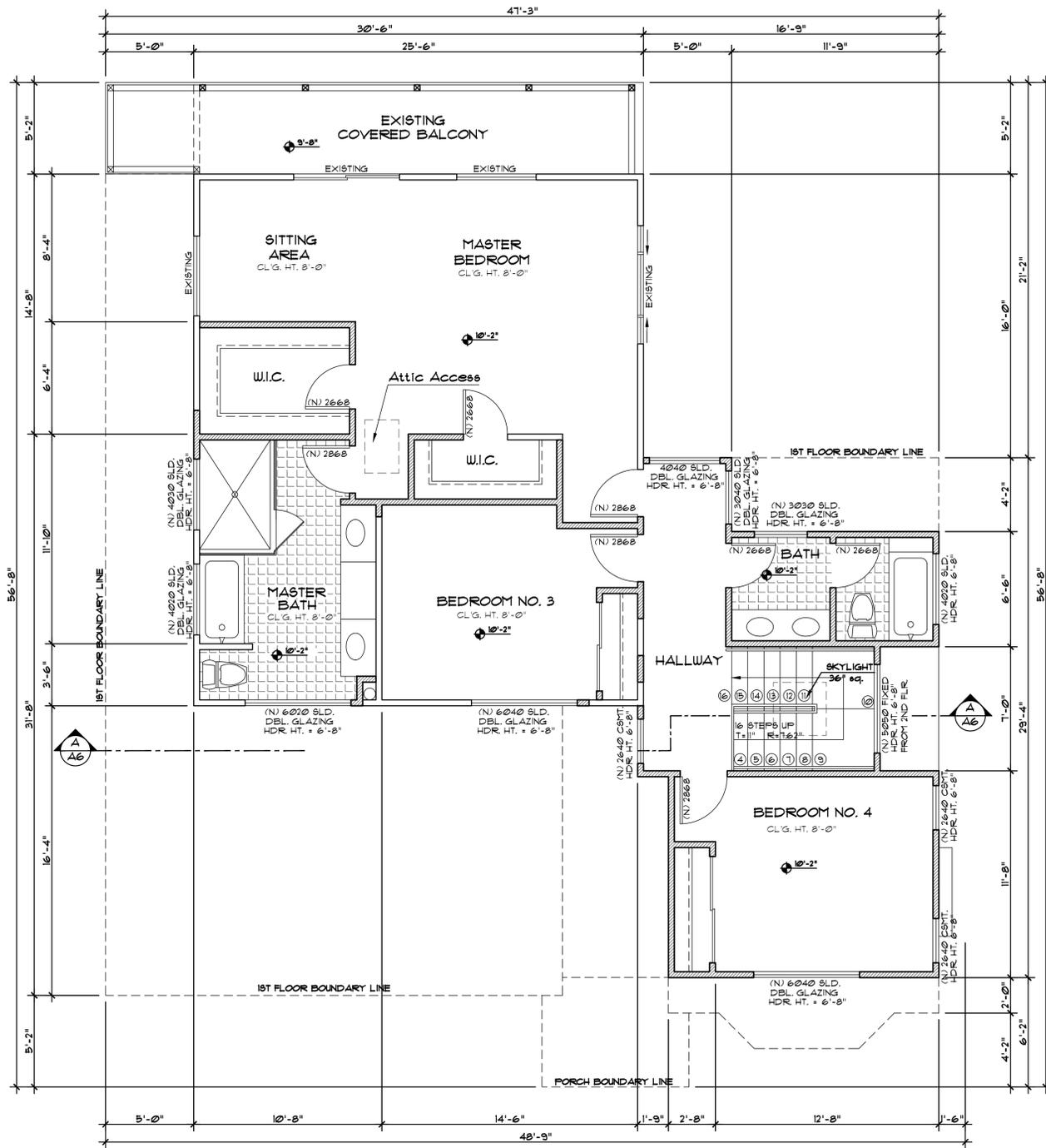
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05/21/2015	BK

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FIRST AND SECOND DEMOLISHING FLOOR PLANS

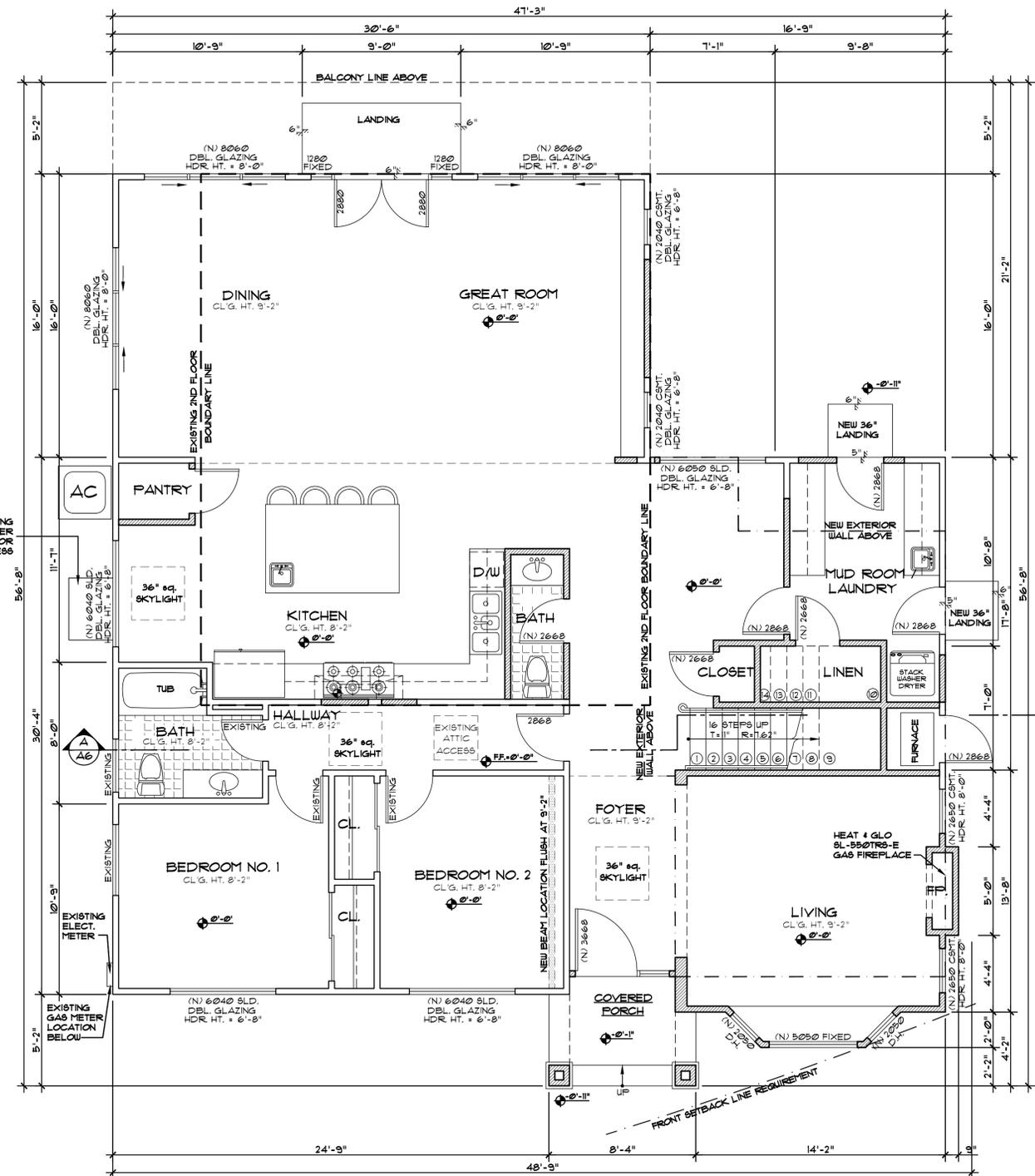
ADDITION FOR:
 1030 COVINGTON RD.
 LOS ALTOS, CA 94024
 APN: 193-46-012

DATE	04/13/2015
SCALE	1/4" = 1'-0"
DRAWN	BK
JOB	
SHEET	A2
OF	SHEETS



PROPOSE SECOND FLOOR

SC: 1/4" = 1'-0"

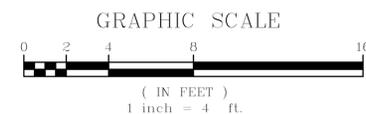


PROPOSE FIRST FLOOR

SC: 1/4" = 1'-0"

LEGENDS:

- EXISTING WALLS TO REMAIN
- NEW 2x STUD WALL PER STRUCTURAL PLAN



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PROPOSE FIRST AND SECOND FLOOR PLANS

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DATE	04/13/2015
SCALE	1/4" = 1'-0"
DRAWN	BK
JOB	
SHEET	A3
OF SHEETS	

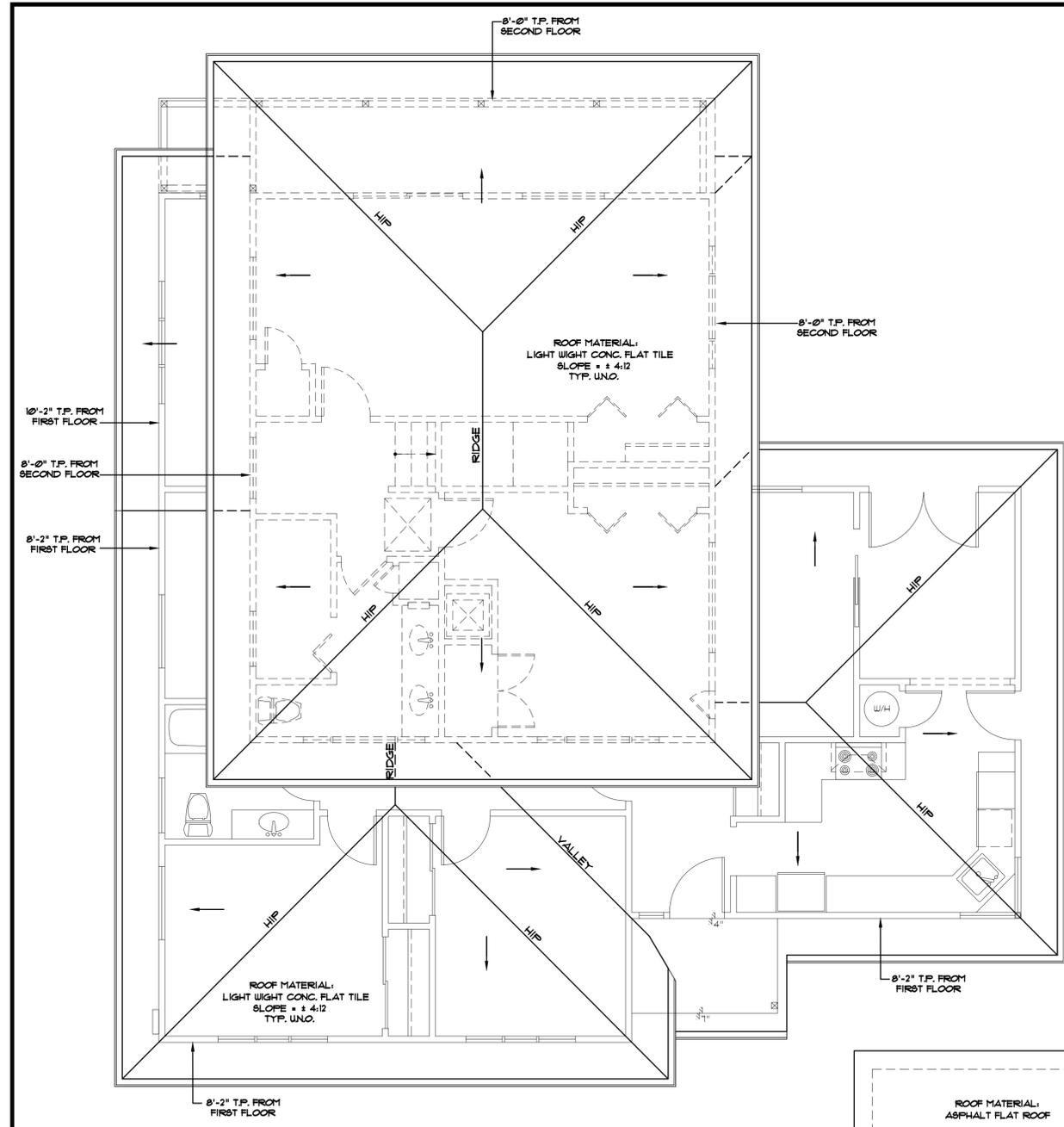
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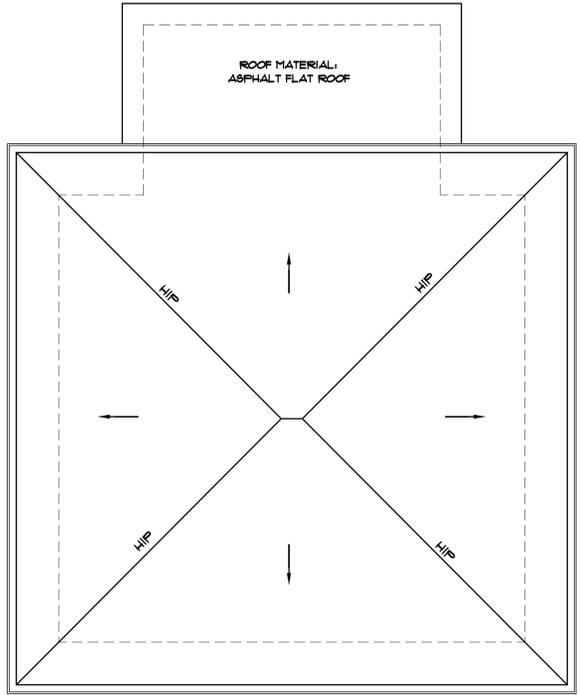
EXISTING AND
 PROPOSE ROOF PLANS

ADDITION FOR:
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 APN: 193-46-012

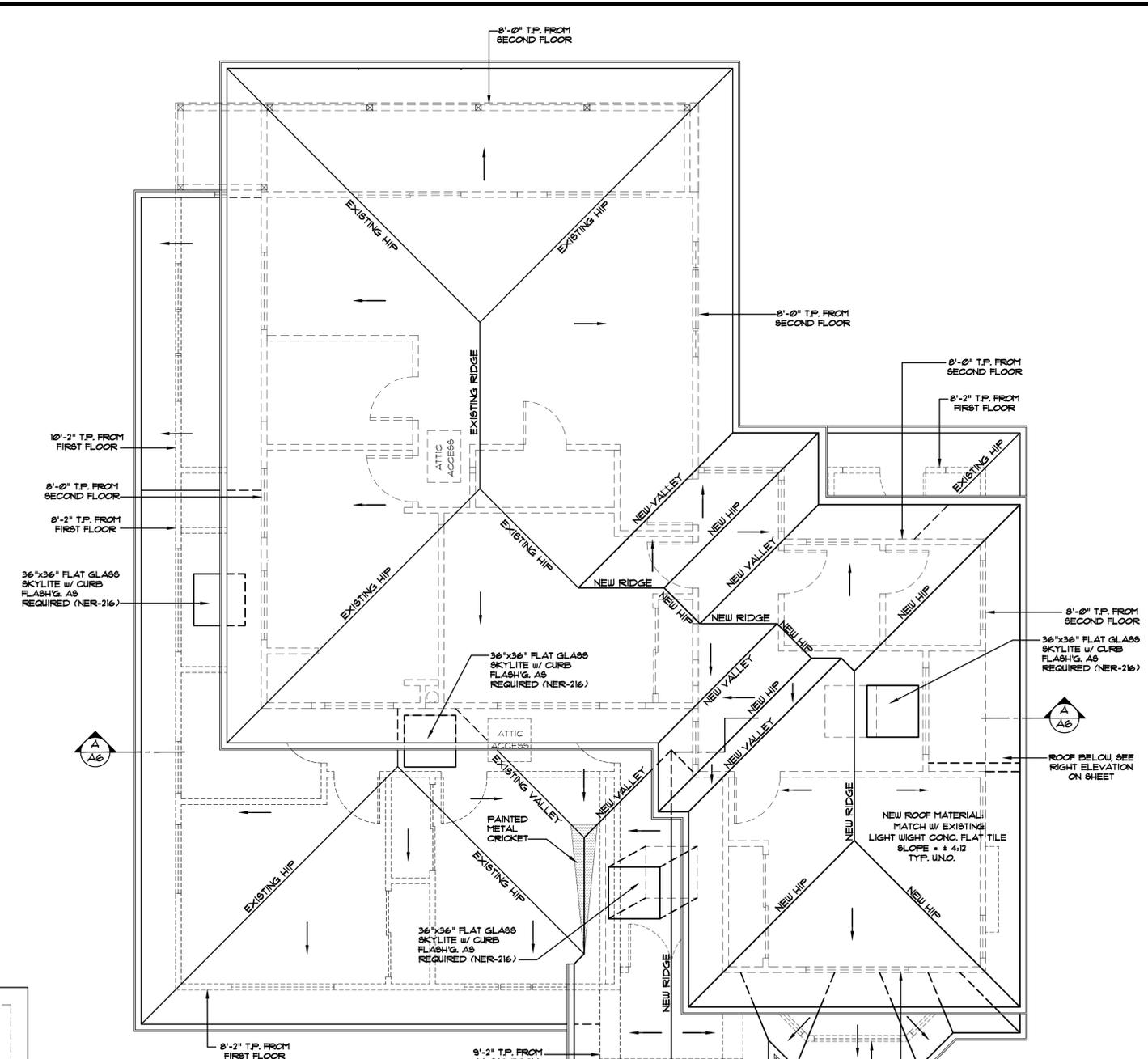
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DRAWN	BK
JOB	
SHEET	A4
OF	SHEETS



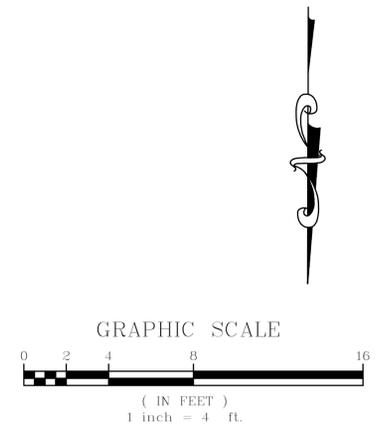
EXISTING ROOF PLAN
 SC: 1/4"=1'-0"



EXISTING GARAGE ROOF PLAN
 SC: 1/4"=1'-0"



PROPOSE ROOF PLAN
 SC: 1/4"=1'-0"



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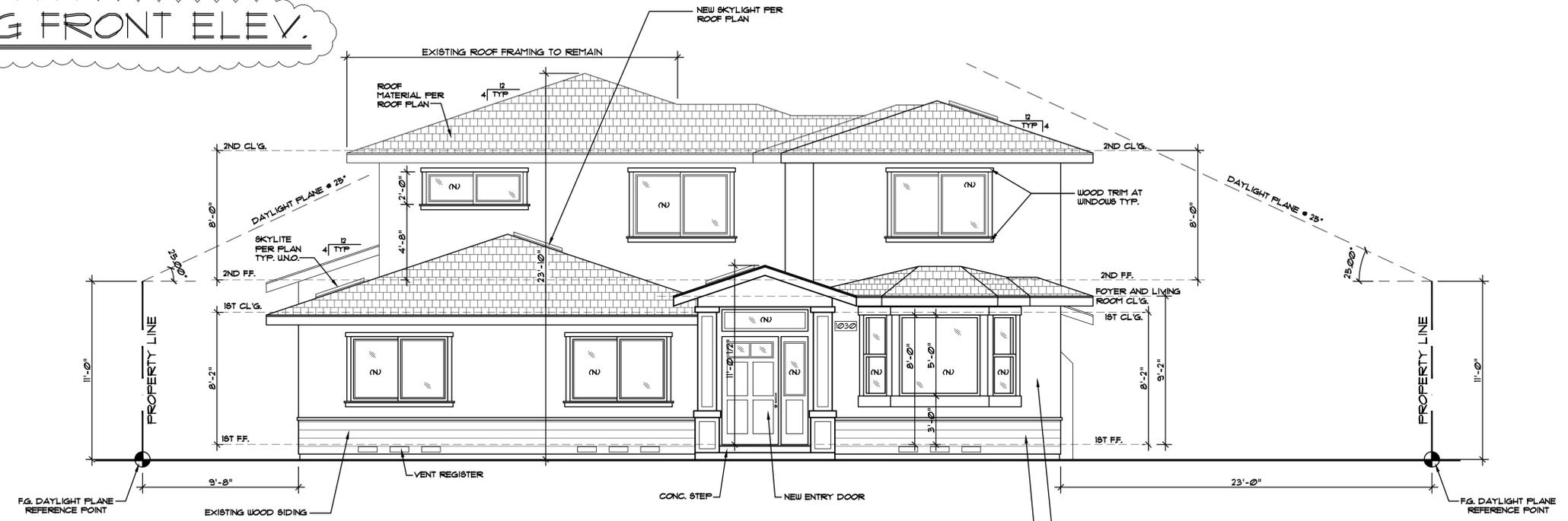
PROPOSE
 FRONT AND REAR
 ELEVATIONS

ADDITION FOR:
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 APN: 193-46-012

DATE	04/13/2015
SCALE	1/4" = 1'-0"
DRAWN	BK
JOB	
SHEET	A5
OF SHEETS	



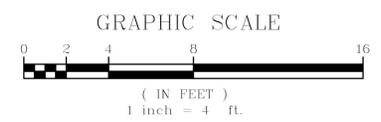
EXISTING FRONT ELEV.
 SC: 1/4" = 1'-0"



FRONT ELEV.
 SC: 1/4" = 1'-0"



REAR ELEV.
 SC: 1/4" = 1'-0"



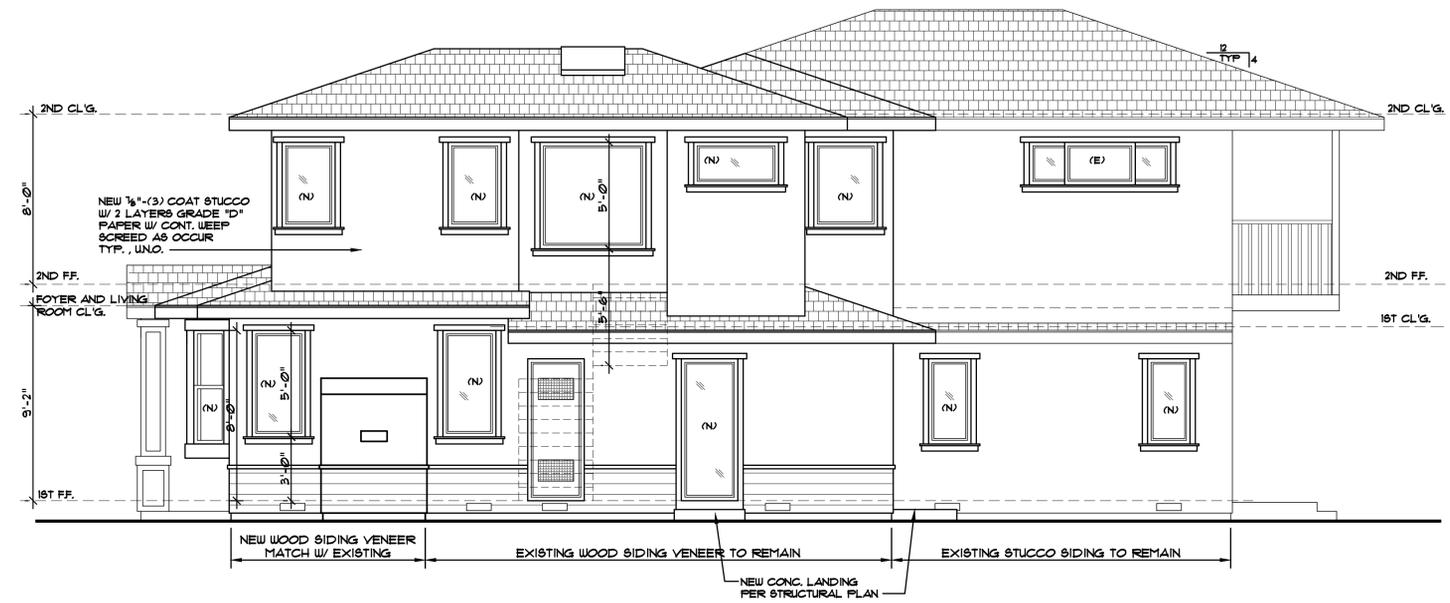
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PROPOSE RIGHT, LEFT
 ELEVATIONS AND
 BUILDING SECTION

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 APN: 193-46-012

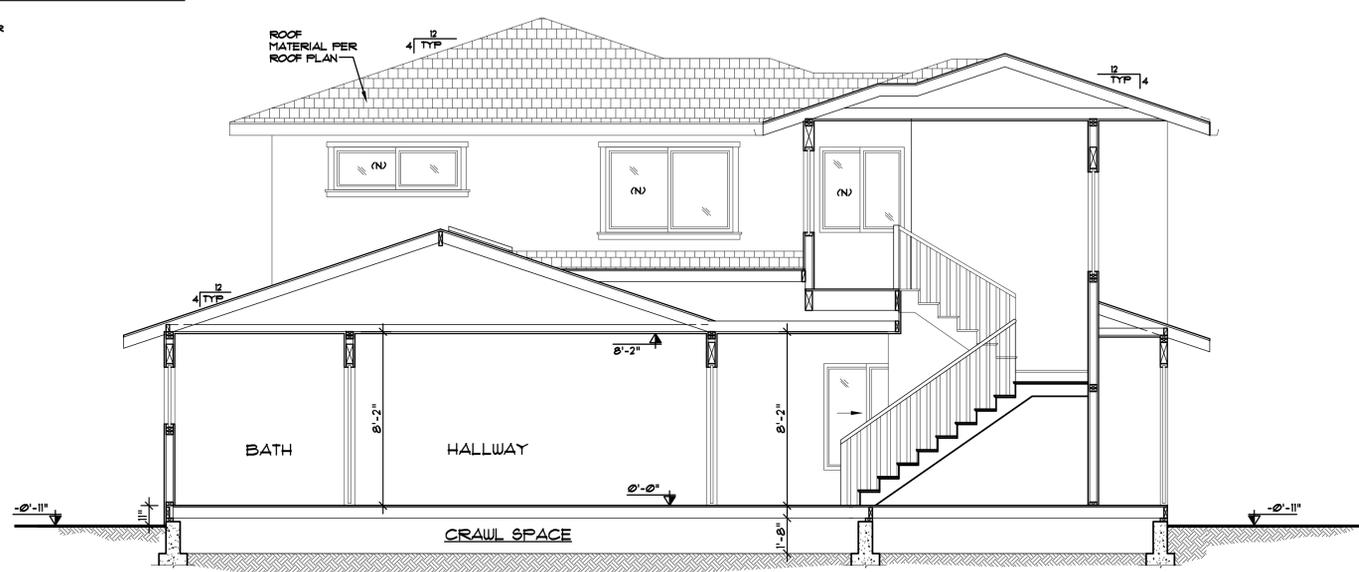
DATE	04/13/2015
SCALE	1/4"=1'-0"
DRAWN	BK
JOB	
SHEET	A6
OF SHEETS	



RIGHT ELEV.
 SC: 1/4"=1'-0"



LEFT ELEV.
 SC: 1/4"=1'-0"



SECTION A-A
 SC: 1/4"=1'-0"

