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PROJECT INFORMATION

PROJECT SUMMARY:
OBTAIN BUILDING PERMITS FOR AN ADDITION AND REMODEL OF AN EXISTING R1-10 SINGLE FAMILY RESIDENCE, INCLUDING THE ADDITION OF A 1,041 SF SECOND STORY. PERMIT FOR THE KITCHEN REMODEL TO BE PULLED SEPERATELY.

	EXISTING	PROPOSED
SITE AREA:	17,500 SF	
OCCUPANCY:	SINGLE FAMILY (R3)	R3/U
CONSTRUCTION TYPE:	V-B	UNCHANGED
FIRE SPRINKLER:	NO	UNCHANGED
NUMBER OF STORIES:	ONE (1)	UNCHANGED
BLDG. HEIGHT:	13' - 9"	25' - 2"

AREA SUMMARY

EXISTING BUILDING AREA		PROPOSED BUILDING AREA	
MAIN RESIDENCE	3,042 SF	FIRST FLOOR	3,143 SF
TOTAL CONDITIONED	3,042 SF	SECOND FLOOR	936 SF
		TOTAL CONDITIONED	4,079 SF
			4,079 SF

GARAGE	405 SF	GARAGE	347 SF
POOL SHED	113 SF	POOL SHED	74 SF
TOTAL UNCONDITIONED	518 SF	TOTAL UNCONDITIONED	421 SF

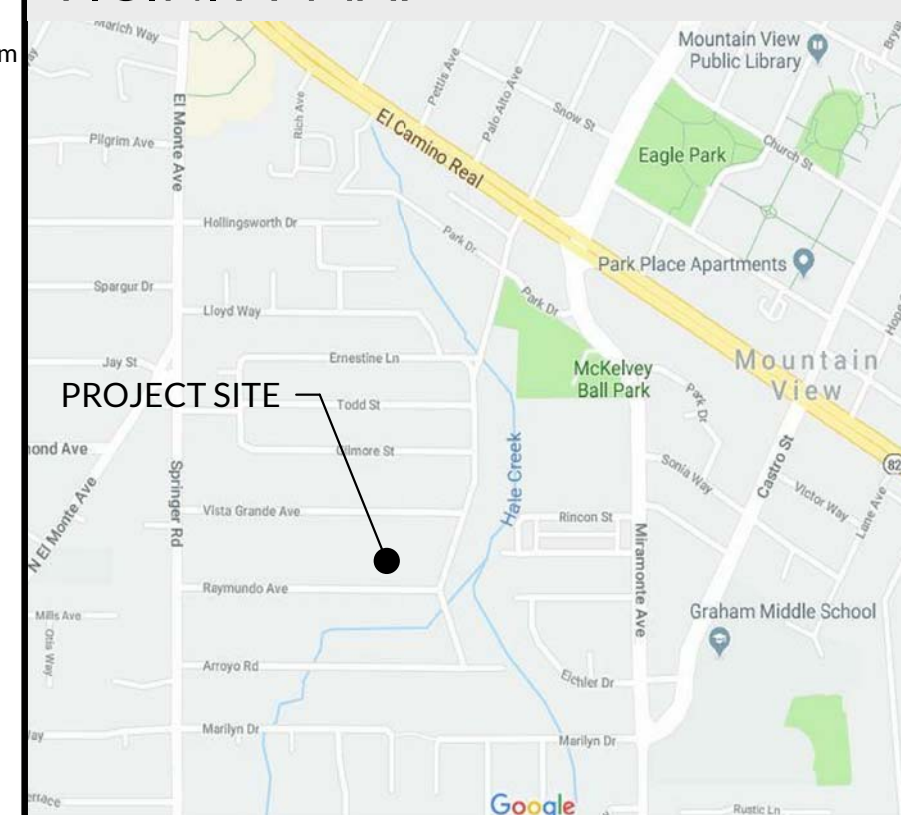
FRONT PORCH	102 SF	UPPER PORCH	137 SF
TOTAL LOT COVERAGE	102 SF	LOWER PORCH	201 SF
UNCONDITIONED & L.C.	620 SF	FRONT PORCH	110 SF
TOTAL AREA	3,662 SF	TOTAL LOT COVERAGE	448 SF
		UNCONDITIONED & L.C.	869 SF
		TOTAL AREA	4,948 SF

TOTAL NEW CONDITIONED	
MAIN HOUSE:	1,037 SF

F.A.R.	
ALLOWABLE	= 3,850 + (10%*(17,500-11,000)) = 4,500
EXISTING	= (3,042 + 405+113) = 3,560SF
PROPOSED	= (4,079+347+74) = 4,500SF

LOT COVERAGE	
ALLOWABLE	= (17,500*0.30) = 5,250 SF
EXISTING	= (3,662 / 17,500) = 21%
PROPOSED	= (3,143+347+74+137+201+110 / 17,500) = 23%

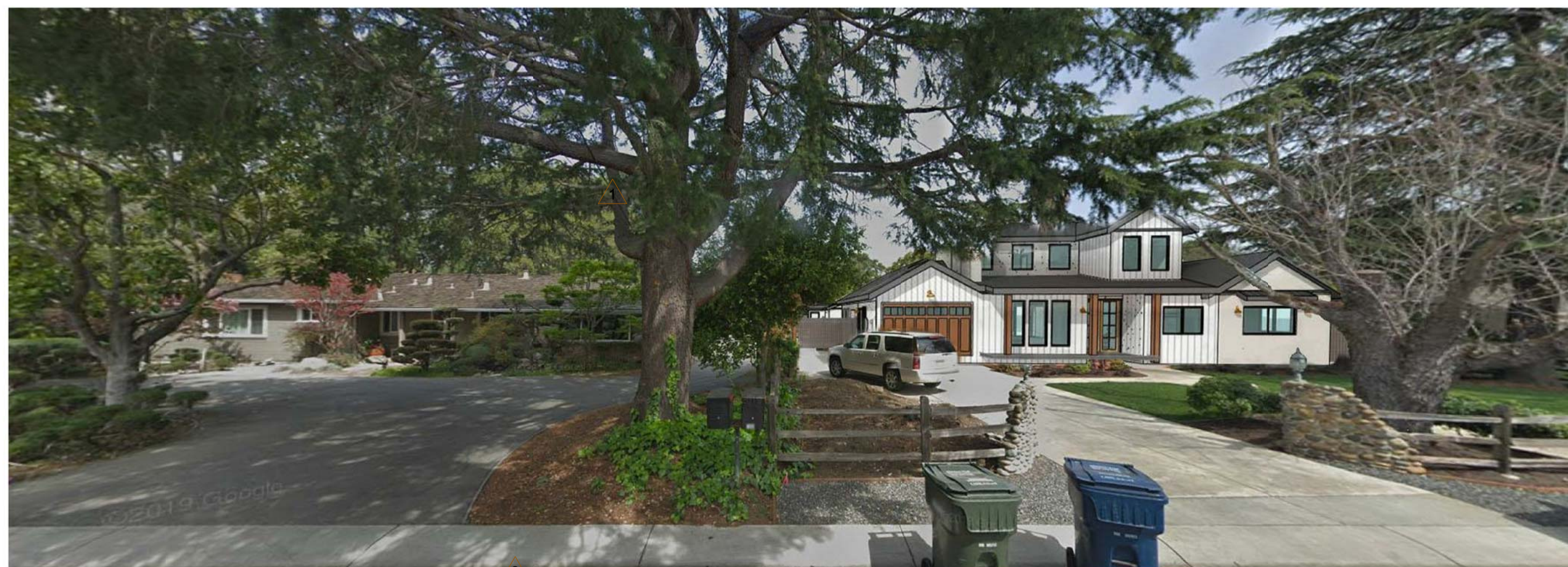
VICINITY MAP



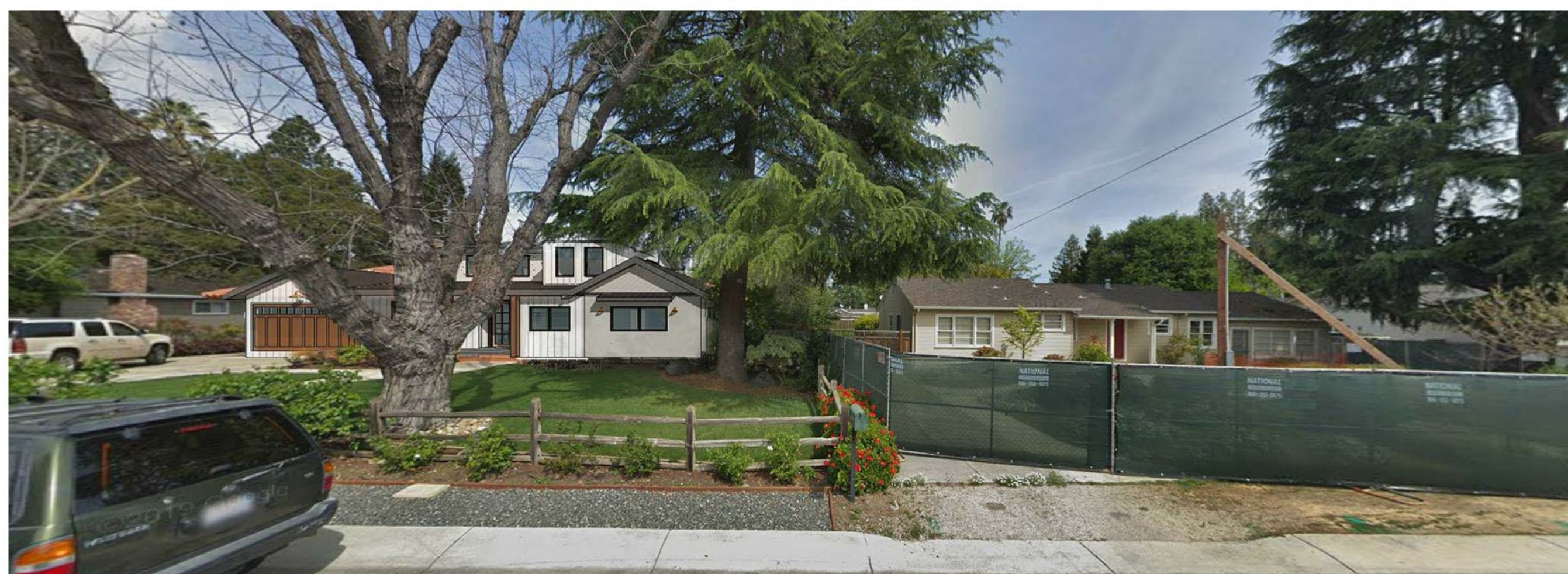
WEST VALLEY VENTURES

ADDITION AND REMODEL

789 RAYMUNDO AVE LOS ALTOS, CA 94024



SCHEMATIC STREET VIEW - LEFT PROPERTY LINE



SCHEMATIC STREET VIEW - RIGHT PROPERTY LINE

SQUARE FOOTAGE BREAKDOWN

	Existing	Change in	Total Proposed
HABITABLE LIVING AREA: <i>Includes habitable basement areas</i>	3,042 square feet	1,037 square feet	4,079 square feet
NON- HABITABLE AREA: <i>Does not include covered porches or open structures</i>	518 square feet	-97 square feet	421 square feet

LOT CALCULATIONS

NET LOT AREA:	17,500 square feet
FRONT YARD HARDSCAPE AREA: <i>Hardscape area in the front yard setback shall not exceed 50%</i>	3,165 square feet (27 %)
LANDSCAPING BREAKDOWN:	Total hardscape area (existing and proposed): 4,953 sq ft Existing softscape (undisturbed) area: 11,247 sq ft New softscape (new or replaced landscaping) area: 1,300 sq ft <i>Sum of all three should equal the site's net lot area</i>

PROJECT DIRECTORY

OWNER REPRESENTATIVE:
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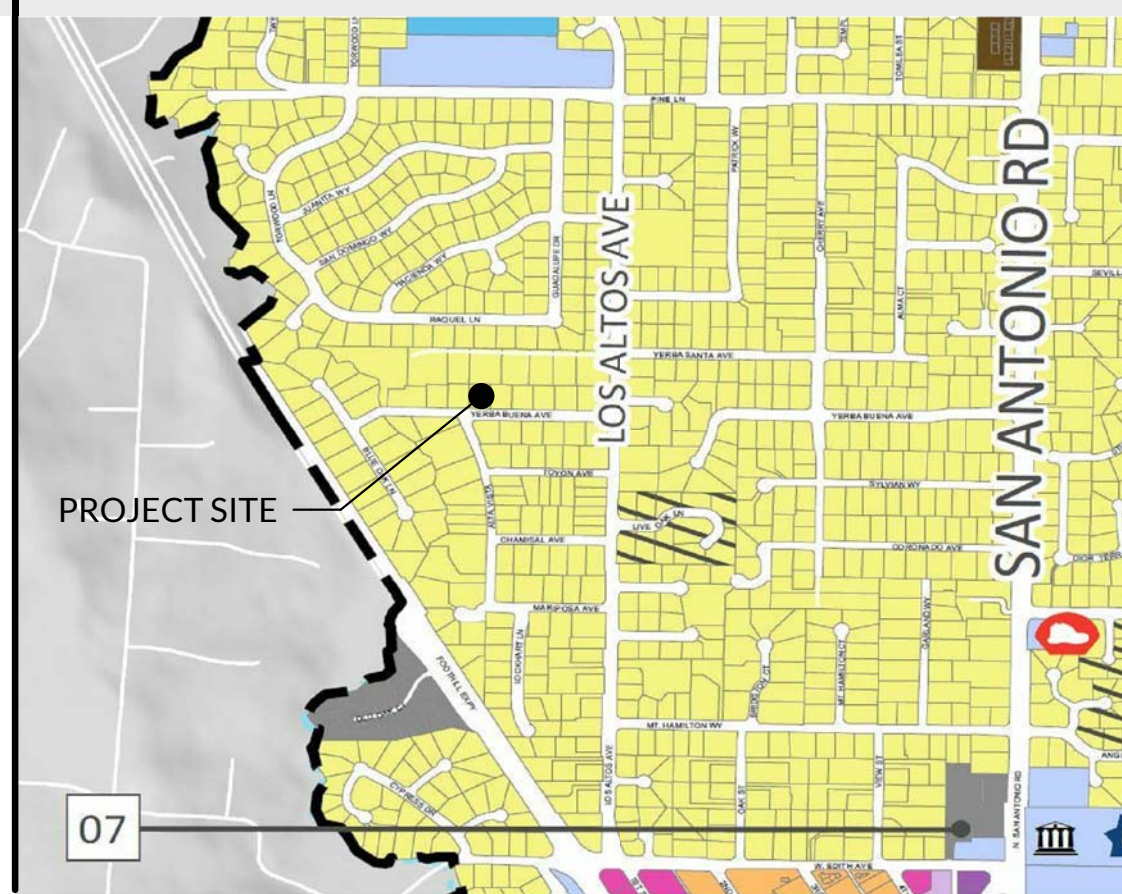
ZONING COMPLIANCE

	Existing	Proposed	Allowed/Required
LOT COVERAGE: <i>Land area covered by all structures that are over 6 feet in height</i>	3,662 square feet (21 %)	4,012 square feet (23 %)	5,250 square feet (30 %)
FLOOR AREA: <i>Measured to the outside surfaces of exterior walls</i>	1st Flr: 3,560 sq ft 2nd Flr: N/A sq ft Total: 3,560 sq ft (20 %)	1st Flr: 3,564 sq ft 2nd Flr: 936 sq ft Total: 4,500 sq ft (25.2 %)	4,500 square feet (25.7 %)
SETBACKS:			
Front	43'-6" feet	43'-6" feet	25 feet
Rear	61'-10" feet	61'-10" feet	25 feet
Right side (1 st /2 nd)	16'-3" feet/ N/A feet	16'-3" feet/27'-10" feet	10 feet/ 17'-5" feet
Left side (1 st /2 nd)	14'-7" feet/ N/A feet	14'-7" feet/32'-1" feet	20 feet/ 20 feet
HEIGHT:	13'-9" feet	25'-2" feet	27 feet

ZONING DESIGNATIONS

- Residential**
- Single-Family (R1-H)
 - Single-Family (R1-10)
 - Single-Family (R1-20)
 - Single-Family (R1-40)
 - Multiple-Family (R3-1)
 - Multiple Family (R3-1.8)
 - Multiple-Family (R3-3)
 - Multiple-Family (R3-4.5)
 - Multiple-Family (R3-5)

ZONING MAP



WEST VALLEY VENTURES ADDITION AND REMODEL

Proj. No: 2019.486
Drawn By: RND
Reviewed: TEA

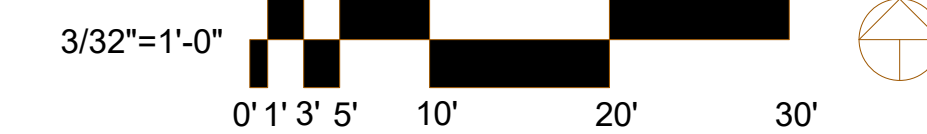
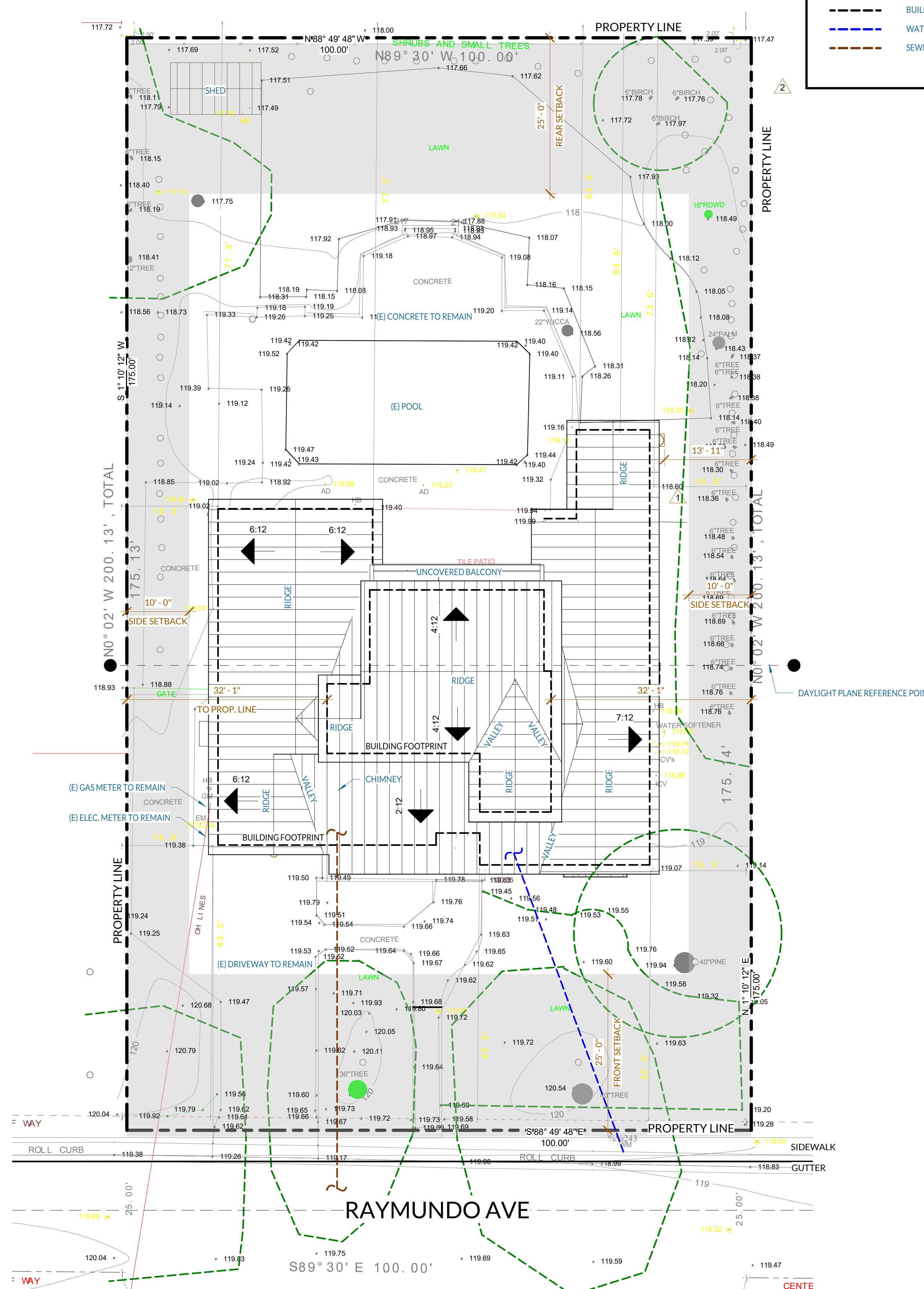
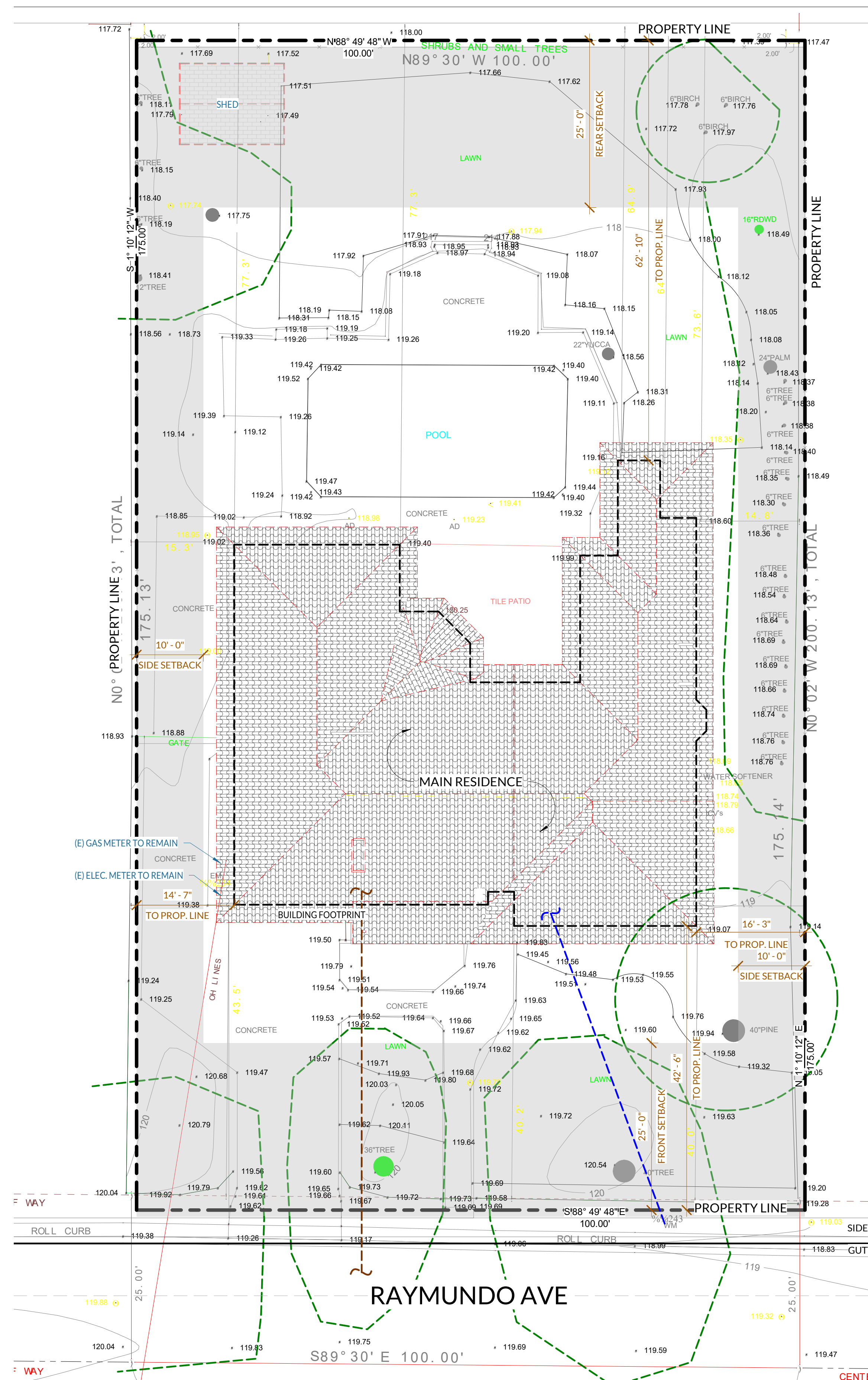
Issue/Revision Schedule:	No.	Date	Description
	1	7/10/2020	PLANNING
	2	10/30/2020	COMMENTS
			PLANNING
			COMMENTS

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SITE AND ROOF PLAN

LINE LEGEND

- OVERHEAD POWER LINES
- TREE DRILINES
- BUILDING FOOTPRINT
- WATER SUPPLY LINE
- SEWER CONNECTION



WEST VALLEY VENTURES ADDITION AND REMODEL

Proj. No: 2019.486
Drawn By: RND
Reviewed: TEA

Issue / Revision Schedule:	Description
No.	Date

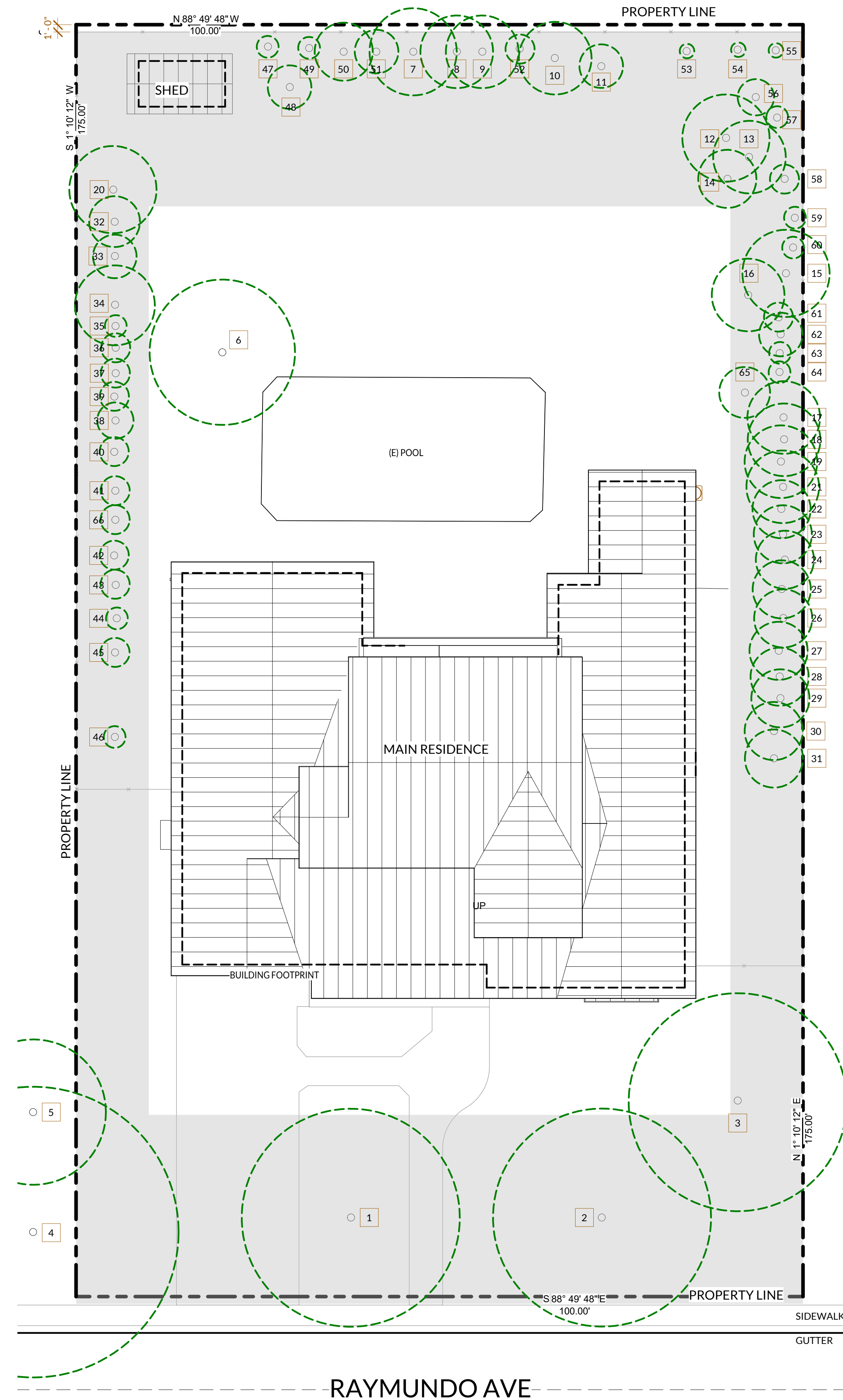
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TREE SURVEY

TREE TYPES AND SIZES

TREE NUMBER	TREE TYPE	HEIGHT	SPREAD	DBH
1	SILVER MAPLE	30'	30'	37.1
2	SILVER MAPLE	40'	30'	28.4
3	DEODAR CEDAR	50'	30'	35.7
4	DEODAR CEDAR	55'	40'	30
5	COAST LIVE OAK	20'	20'	12
6	AVOCADO	20'	20'	10.2-7.8
7	APPLE	12'	12'	8.0
8	PEACH	10'	10'	4.5
9	APPLE	15'	10'	5.9
10	CHERRY	18'	10'	8.3
11	CHERRY	15'	6'	5.2
12	BIRCH	35'	12'	7.2
13	BIRCH	35'	10'	5.2
14	BIRCH	25'	8'	4.3
15	PRIVET	20'	12'	8.2
16	REDWOOD	40'	10'	17.5
17	PITTOSPORUM	15'	10'	5.8-4.6
18	PITTOSPORUM	20'	10'	7.8-7.8
19	AVOCADO	12'	10'	5.4
20	ORANGE	12'	12'	4.0
21	ORANGE	10'	10'	9.0
22	PITTOSPORUM	12'	8'	6.0
23	PITTOSPORUM	12'	8'	6.0
24	PITTOSPORUM	12'	8'	6.0
25	PITTOSPORUM	12'	8'	6.0
26	PITTOSPORUM	12'	8'	6.0
27	PITTOSPORUM	12'	8'	6.0
28	PITTOSPORUM	12'	8'	6.0
29	PITTOSPORUM	12'	8'	6.0
30	PITTOSPORUM	12'	8'	6.0
31	PITTOSPORUM	12'	8'	6.0
32	LEMON	12'	7'	6.0
33	ORANGE	12'	6'	8.0
34	LEMON	12'	11'	8.0
35	CHERRY LAUREL	10'	3'	3.0
36	ORNAMENTAL PLUM	10'	4'	3.0
37	ORNAMENTAL PLUM	10'	4'	3.0
38	ORNAMENTAL PLUM	10'	5'	3.0
39	ORNAMENTAL PLUM	10'	4'	3.0
40	ORNAMENTAL PLUM	10'	4'	3.0
41	ORNAMENTAL PLUM	10'	4'	3.0
42	HOP BUSH	8'	4'	4.0
43	CHERRY LAUREL	8'	4'	4.0
44	HOP BUSH	6'	3'	2.0
45	CHERRY LAUREL	8'	4'	4.0
46	HOP BUSH	7'	3'	3.0
47	DODONEAS	8'	3'	
48	CHERRY PLUM	11'	6'	
49	DODONEAS	8'	3'	
50	PEAR TREE	8'	8'	
51	PEACH TREE	11'	6'	
52	CHERRY	18'	8'	
53	DODONEAS	5' 6"	2'	
54	DODONEAS	5' 6"	2'	
55	DODONEAS	5' 6"	2'	
56	CHERRY	10'	5'	
57	DODONEAS	13'	3'	
58	PRUNIS CAROLINA	13'	4'	
59	DODONEAS	7'	3'	
60	DODONEAS	7'	3'	
61	PRUNIS CAROLINA	9'	4'	
62	PRUNIS CAROLINA	15'	6'	
63	PRUNIS CAROLINA	9'	3'	
64	PRUNIS CAROLINA	8'	3'	
65	REDWOOD TREE	12'	5'	
66	PRUNIS CAROLINA	8'	4'	

TREES NOT ON ARBORIST REPORT SINCE SIZE IS SMALLER THAN WHAT THE SURVEY REQUIRES.



1 PROPERTY TREE SURVEY
SCALE: 1"=10'-0"

WEST VALLEY VENTURES ADDITION AND REMODEL

789 RAYMUNDO AVE
LOS ALTOS, CA 94024
APN: 189-29-052

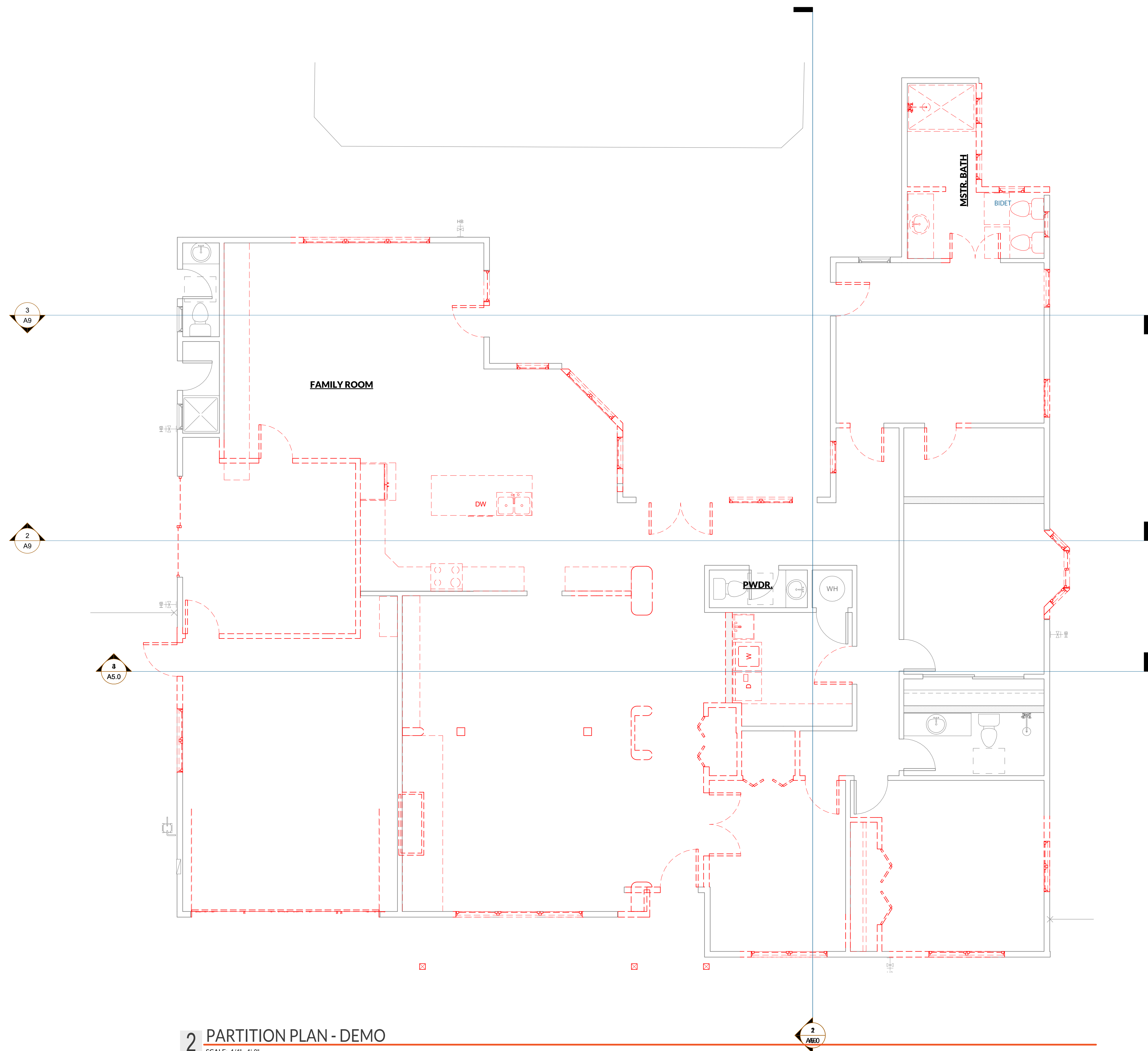
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Drawn By: RND
Reviewed: TEA

Issue / Revision Schedule:	Date	Description
No.		

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DEMOLITION PLAN

A4



2 PARTITION PLAN - DEMO
SCALE: 1/4" = 1'-0"

WALL LEGEND

- DEMOLISHED 2X FRAMED WALL
- NEW 2X4 FRAMED WALL
- NEW 2X6 FRAMED WALL
- EXISTING 2X FRAMED WALL TO REMAIN



**ADDITION AND
REMODEL**

Proj. No: 2019.486
Drawn By: RND
Reviewed: TEA

Issue / Revision Schedule:	No.	Date	Description
	1	7/10/2020	PLANNING
	2	10/30/2020	COMMENTS
	3	12/03/2020	COMMENTS
			DESIGN CHANGE

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**PROPOSED
PARTITION
PLAN**

A5



1 PROPOSED FIRST FLOOR PARTITION
SCALE: 1/4" = 1'-0"

2 SECOND FLOOR PARTITION
SCALE: 1/4" = 1'-0"



WALL LEGEND

- DEMOLISHED 2X FRAMED WALL
- NEW 2X4 FRAMED WALL
- NEW 2X6 FRAMED WALL
- EXISTING 2X FRAMED WALL TO REMAIN

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WEST VALLEY VENTURES ADDITION AND REMODEL

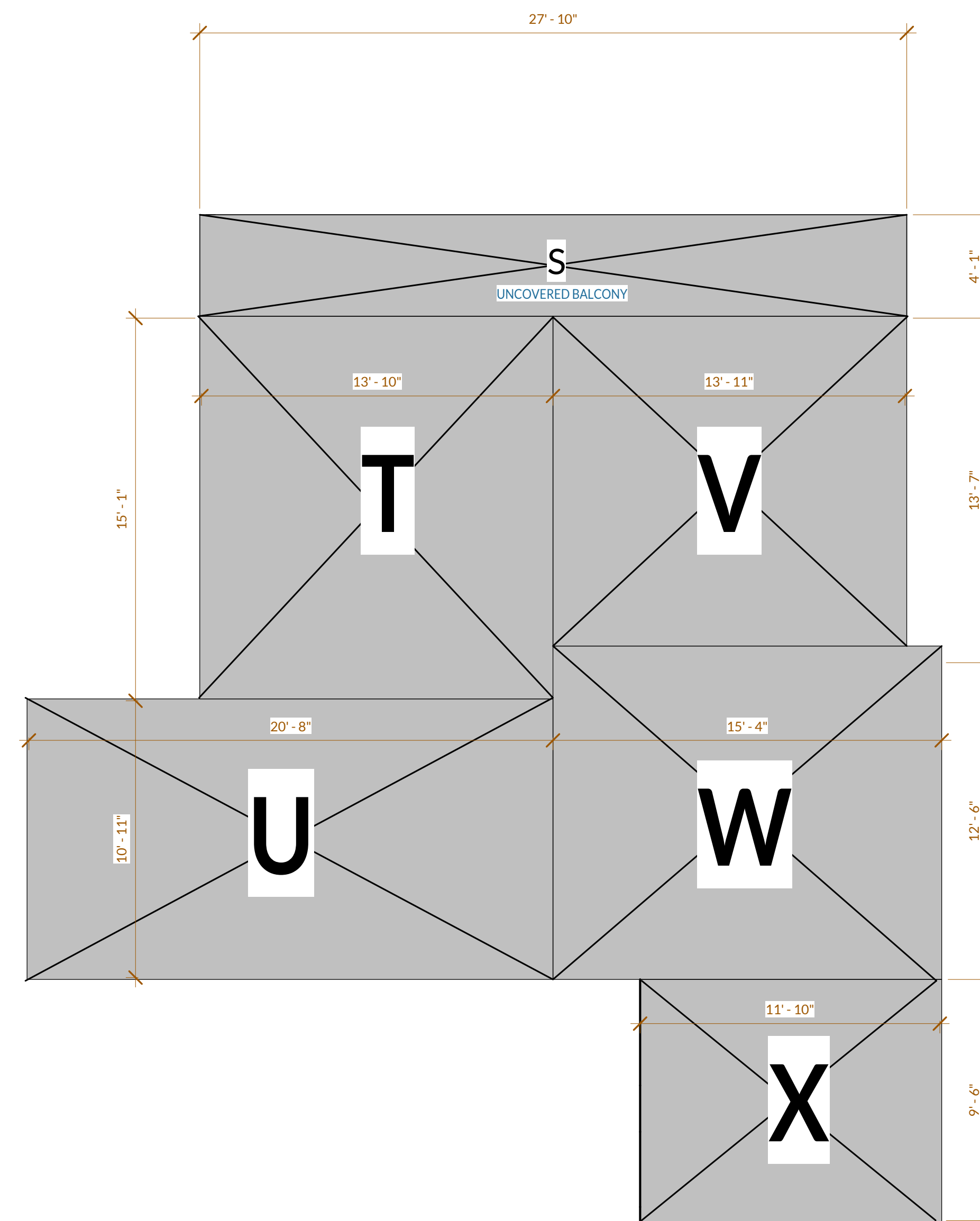
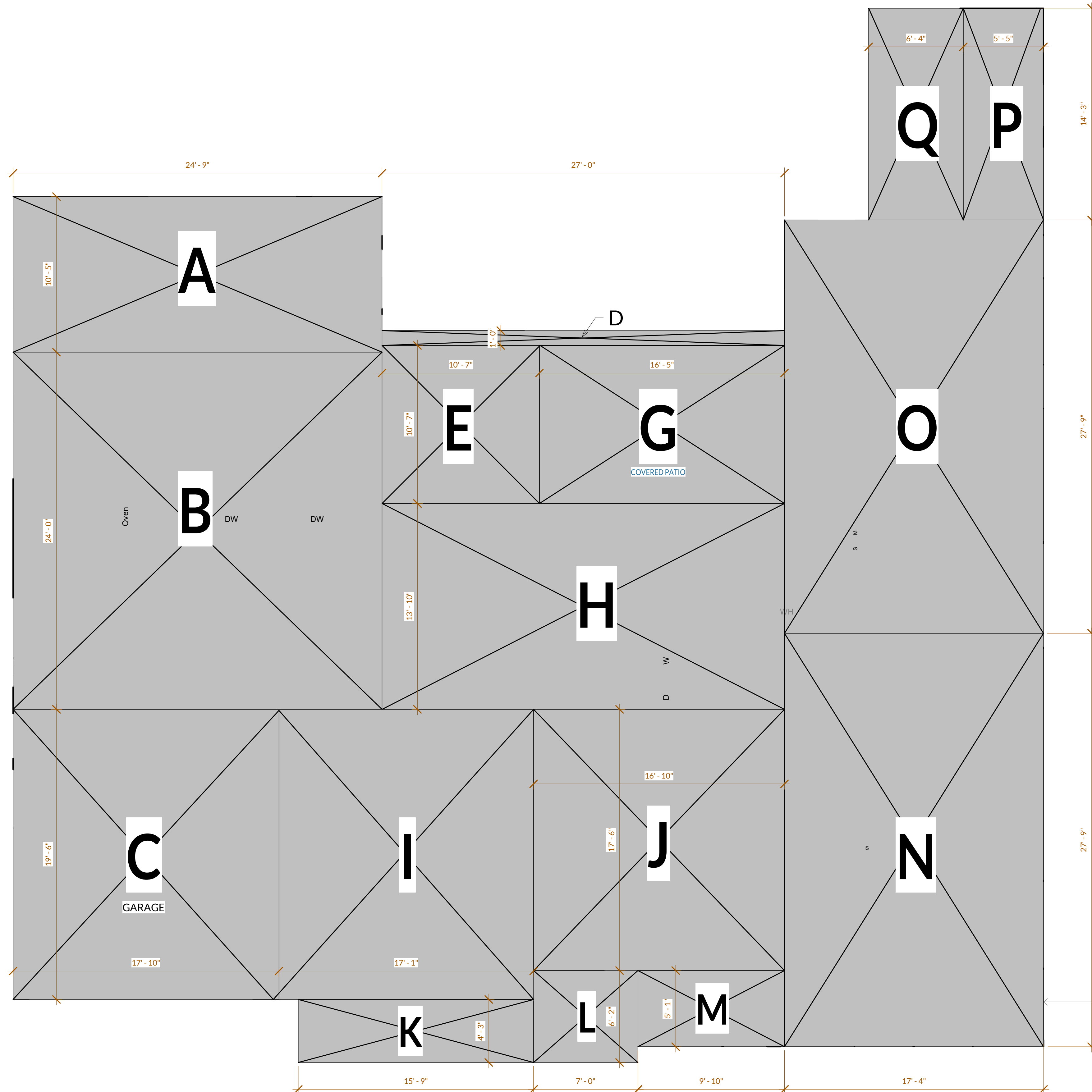
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Reviewed: TEA

Issue/Revision Schedule:
No. 2
Date 10/30/2020
Description PLANNING COMMENTS

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COVER
AGE
CALCS.

A6



AREA SUMMARY

PROPOSED BUILDING AREA	
FIRST FLOOR	3,143 SF
SECOND FLOOR	936 SF
TOTAL CONDITIONED	4,079 SF
GARAGE	347 SF
POOL SHED	74 SF
TOTAL UNCONDITIONED	421 SF
UPPER PORCH	137 SF
LOWER PORCH	201 SF
FRONT PORCH	110 SF
TOTAL LOT COVERAGE	448 SF
UNCONDITIONED & L.C.	869 SF
TOTAL AREA	4,948 SF

COVER AGE DIAGRAM CALCULATIONS

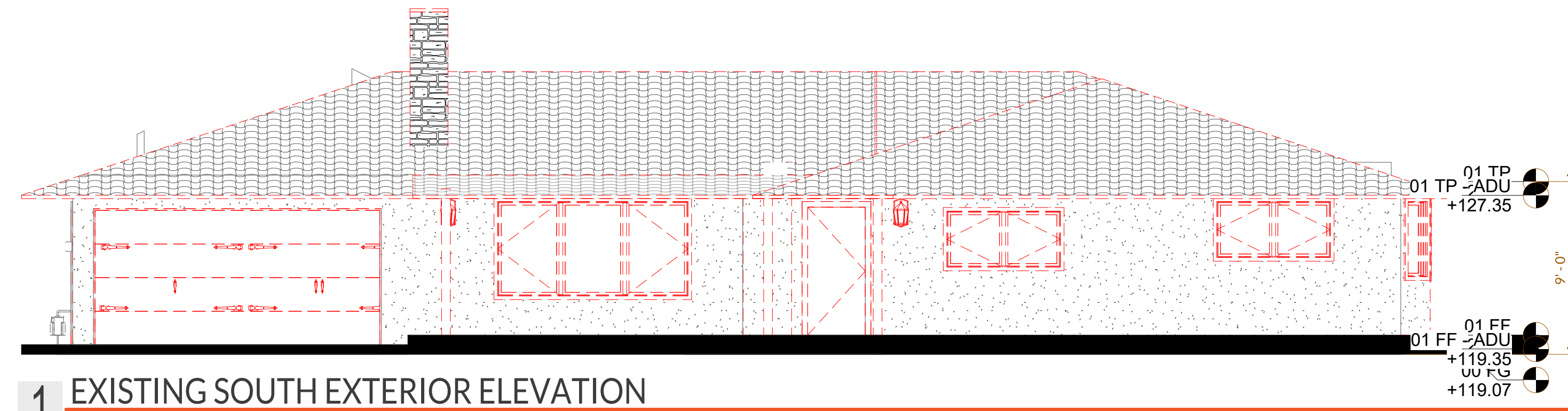
FIRST FLOOR		SECOND FLOOR	
A	258 SF 24'-9" x 10'-5"	T	210 SF 13'-11" x 15'-1"
B	593 SF 24'-9" x 24'-0"	U	229 SF 20'-9" x 11'-1"
E	112 SF 10'-7" x 10'-7"	V	181 SF 13'-11" x 13'-0"
H	373 SF 27'-0" x 13'-10"	W	201 SF 15'-4" x 13'-2"
I	333 SF 17'-1" x 19'-6"	X	114 SF 11'-11" x 9'-7"
J	295 SF 16'-10" x 17'-6"	TOTAL CONDITIONED	936 SF
M	50 SF 9'-10" x 5'-1"	S LOT COVERAGE	112 SF 27'-10" x 4'-0"
N	482 SF 17'-4" x 27'-9"	TOTAL L.C.	112 SF
O	482 SF 17'-4" x 27'-9"	TOTAL	1048 SF
P	76 SF 5'-5" x 14'-3"		
Q	90 SF 6'-4" x 14'-3"		
TOTAL UNCONDITIONED	3145 SF		
C UNCONDITIONED	347 SF 17'-10" x 19'-6"		
D LOT COVERAGE	27 SF 27'-0" x 1'-0"		
G LOT COVERAGE	174 SF 16'-5" x 10'-7"		
K LOT COVERAGE	67 SF 15'-9" x 4'-3"		
L LOT COVERAGE	43 SF 7'-0" x 6'-2"		
TOTAL UNCON & L.C.	658 SF		
TOTAL LOT COVERAGE	3803 SF		

2 01 COVERAGE DIAGRAM

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

1 02 COVERAGE DIAGRAM

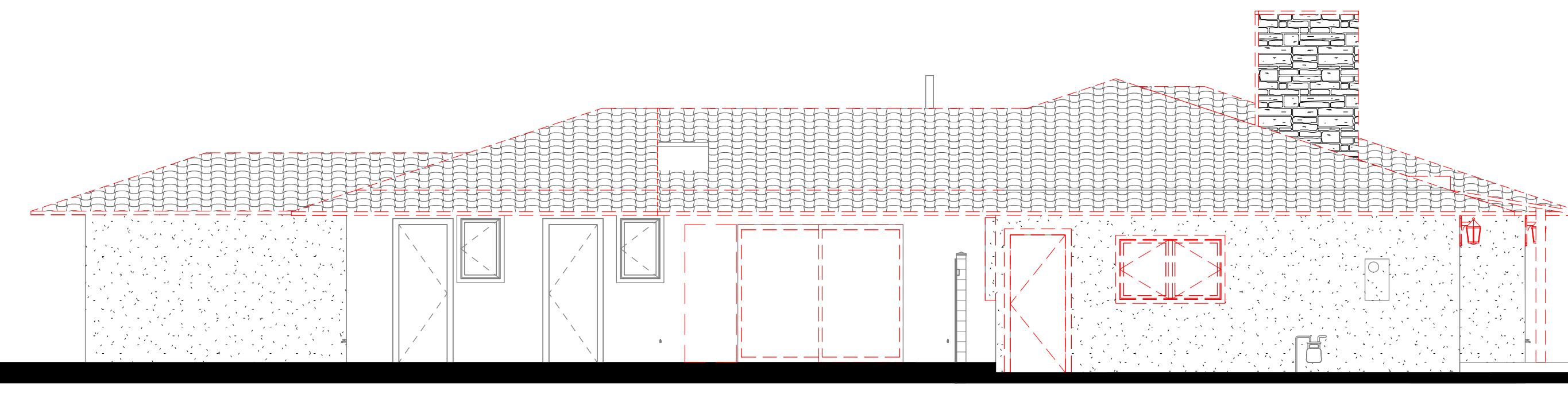
SCALE: 1/4" = 1'-0"



1 EXISTING SOUTH EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"



2 PROPOSED SOUTH EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"



3 EXISTING WEST EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"



4 PROPOSED WEST EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"

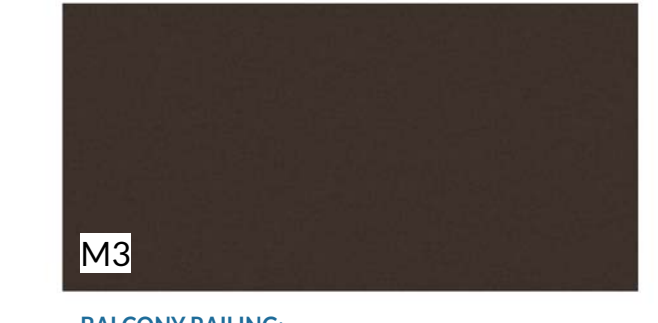
FINISH PALETTE



M1
BOARDS&BAT
JAMES HARDIE
HARDIPANEL VERTICAL SIDING - SMOOTH
COLOR: ARCTIC WHITE



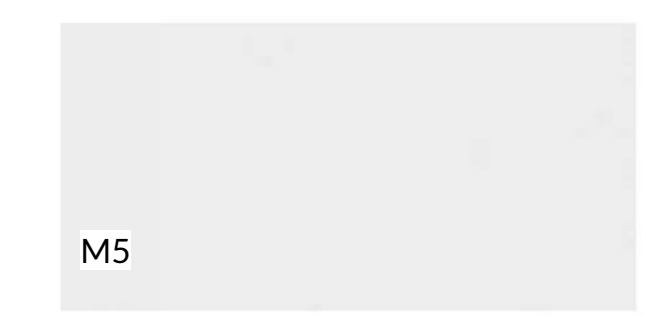
M2
ROOF MATERIAL
ABC METAL ROOFING
SV CRIMP
COLOR: CHARCOAL GREY



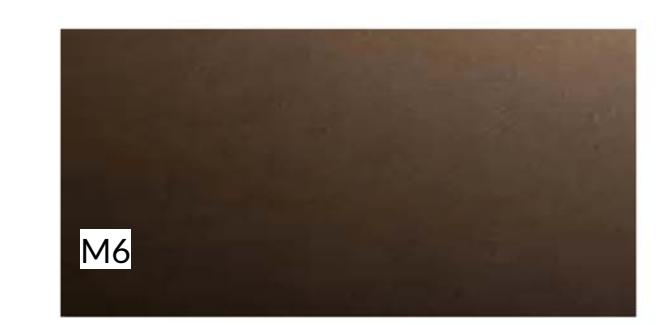
M3
BALCONY RAILING:
WROUGHT IRON



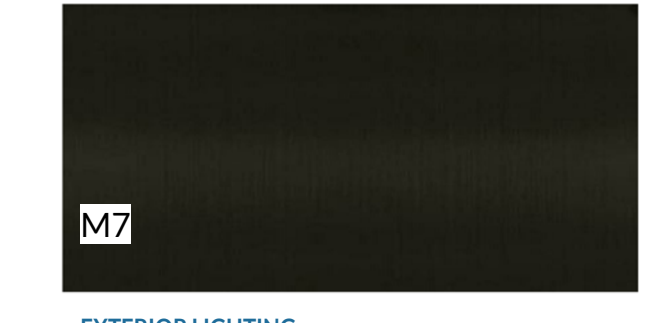
M4
WOOD POSTS AND BEAMS



M5
WHITE GARAGE DOOR



M6
WINDOW TRIM:
ALUMINUM WINDOWS
COLOR: BRONZE ANODIZED



M7
EXTERIOR LIGHTING:
REJUVENATION THORNBURN SCNCE
COLOR: DARK ALUMINUM



info@domum.design 888-352-ARC1
6532 Lonetree Blvd. Suite 102, Rocklin, CA 95765

**WEST VALLEY VENTURES
ADDITION AND
REMODEL**

Proj. No: 2019.486
Drawn By: RND
Reviewed: TEA

Issue / Revision Schedule:	Description
No. 1	PLANNING COMMENTS
Date 7/10/2020	

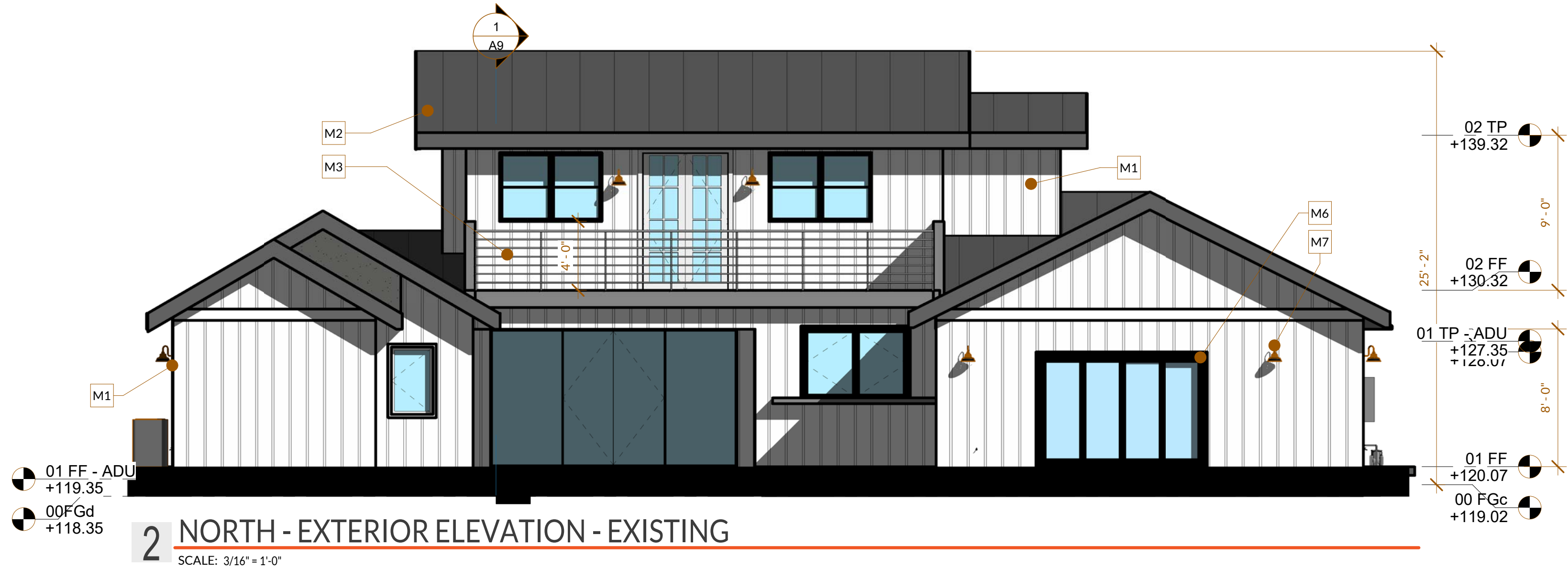
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**EXTERIOR
ELEVATIONS**

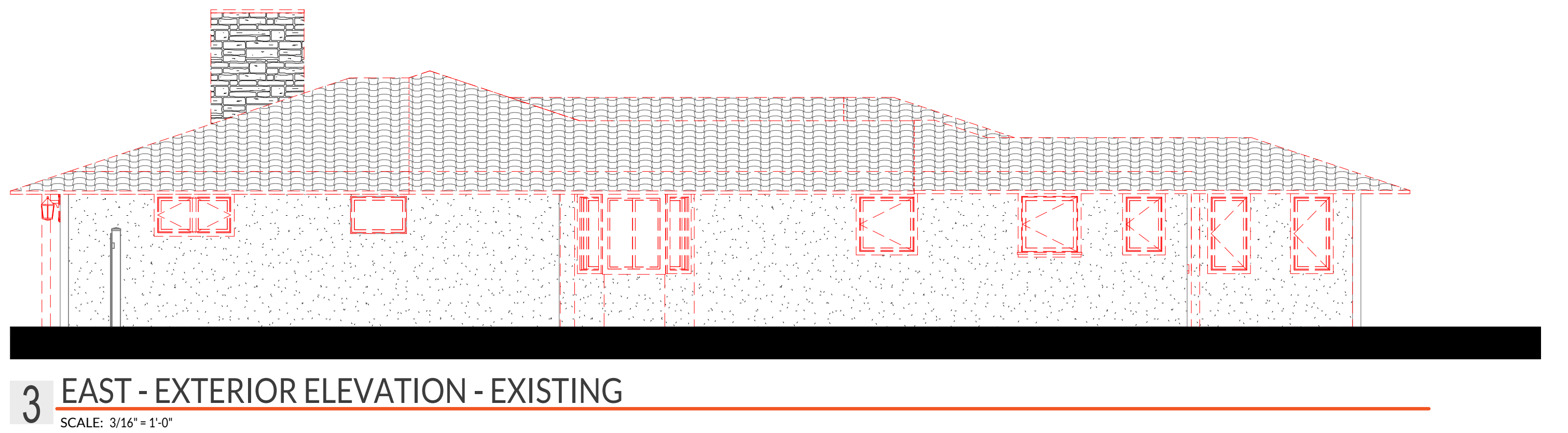
A7



1 NORTH - EXTERIOR ELEVATION - EXISTING
SCALE: 3/16" = 1'-0"



2 NORTH - EXTERIOR ELEVATION - EXISTING
SCALE: 3/16" = 1'-0"

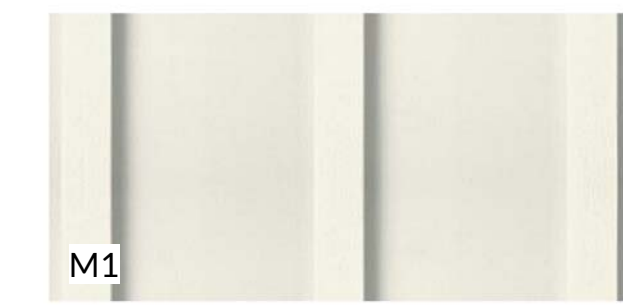


3 EAST - EXTERIOR ELEVATION - EXISTING
SCALE: 3/16" = 1'-0"



4 EAST - EXTERIOR ELEVATION - EXISTING
SCALE: 3/16" = 1'-0"

FINISH PALETTE



M1
BOARD&BAT
JAMES HARDIE
HARDIEPANEL VERTICAL SIDING - SMOOTH
COLOR: ARCTIC WHITE



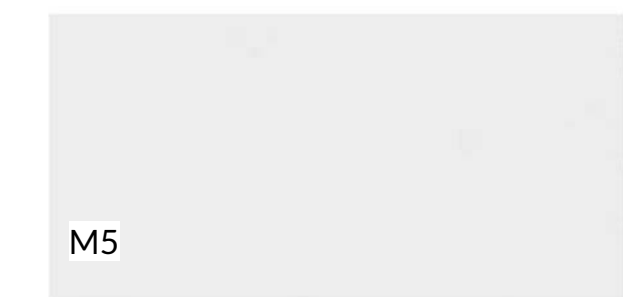
M2
ROOF MATERIAL
ABC METAL ROOFING
5V CRIMP
COLOR: CHARCOAL GREY



M3
BALCONY RAILING:
WROUGHT IRON



M4
WOOD POSTS AND BEAMS



M5
WHITE GARAGE DOOR



M6
WINDOW TRIM:
ALUMINUM WINDOWS
COLOR: BRONZE ANODIZED



M7
EXTERIOR LIGHTING:
REJUVENATION THORNBURN SCONCE
COLOR: DARK ALUMINUM



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**WEST VALLEY VENTURES
ADDITION AND
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**EXTERIOR
ELEVATIONS**

A8

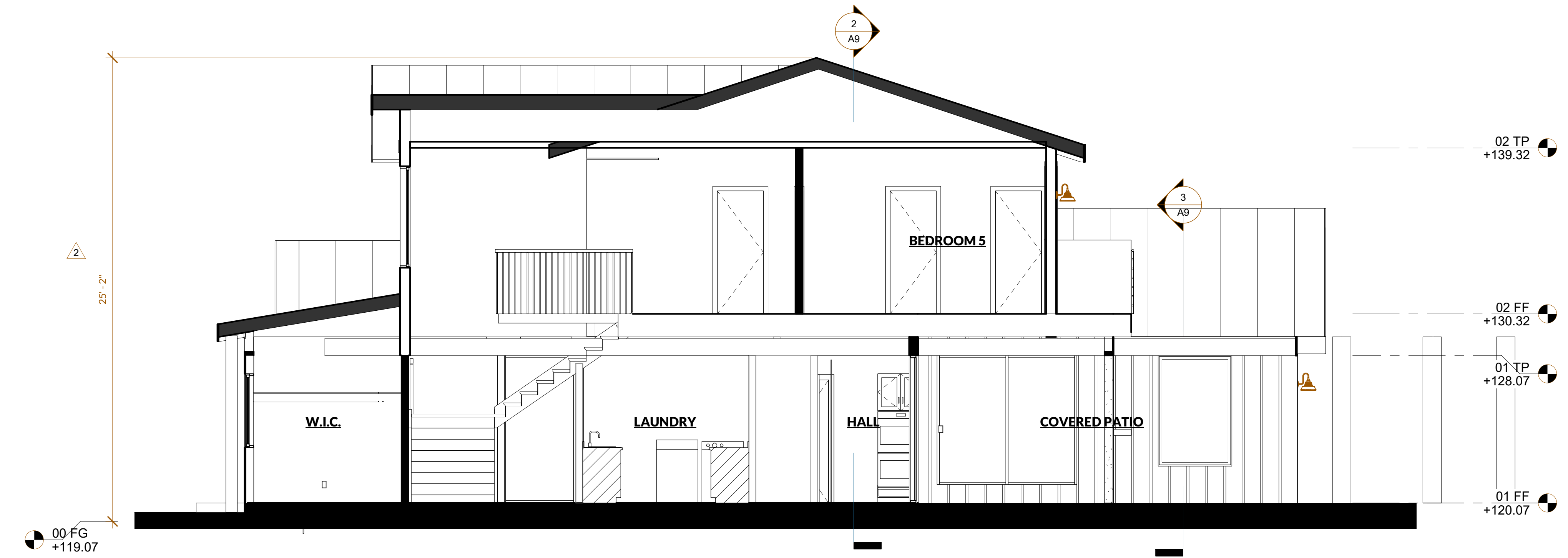
WEST VALLEY VENTURES
ADDITION AND
REMODEL

Proj. No: 2019.486
Drawn By: RND
Reviewed: TEA

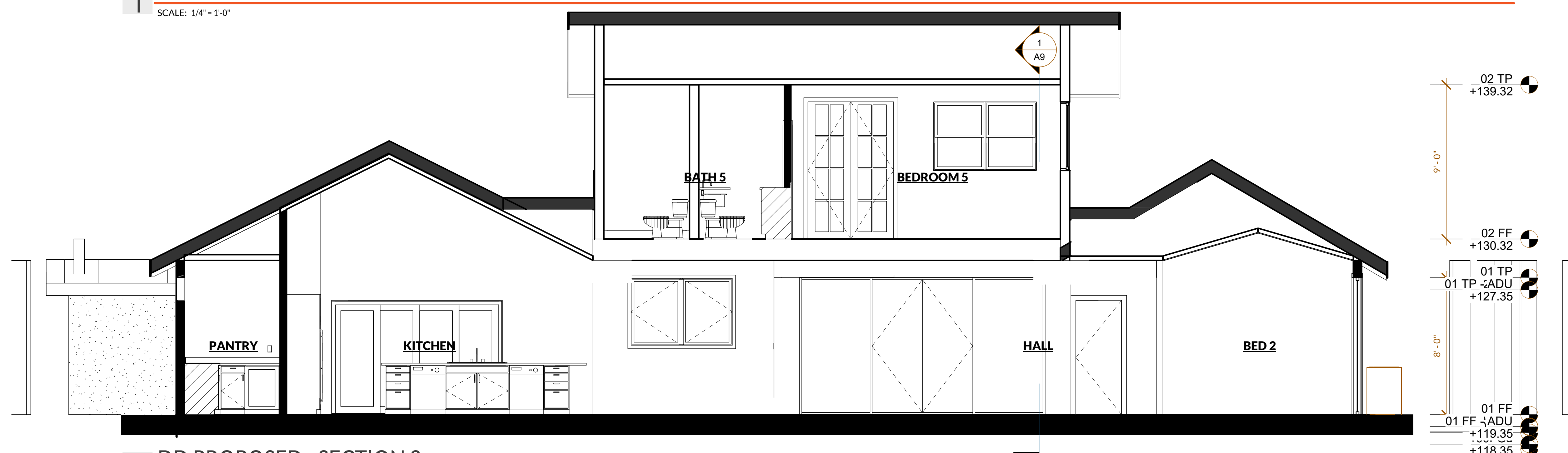
Issue / Revision Schedule:	No.	Date	Description
	1	7/10/2020	PLANNING
	2	10/30/2020	COMMENTS
			COMMENTS
			COMMENTS

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SECTIONS



1 DD PROPOSED - SECTION 1
SCALE: 1/4" = 1'-0"



2 DD PROPOSED - SECTION 2
SCALE: 1/4" = 1'-0"



3 DD - PROPOSED SECTION - THROUGH BALCONY
SCALE: 1/4" = 1'-0"

