

ZONING COMPLIANCE			
	EXISTING	PROPOSED	ALLOWED/REQ'D
LOT COVERAGE: LAND AREA COVERED BY ALL STRUCTURES THAT ARE OVER 6' HIGH	1,614 S.F. 24.5%	2,286 S.F. 34.6%	1,980 S.F. 30.0%
FLOOR AREA: MEASURED TO THE OUTSIDE SURFACES OF EXTERIOR WALLS	1ST FLR. 1,614 S.F. 2ND FLR. 616 S.F. TOTAL 2,230 S.F. 33.8%	1,689 S.F. 616 S.F. TOTAL 2,305 S.F. 34.9%	2,310 S.F. 35.0%
SETBACKS:			
FRONT	20 FT.	20 FT.	25 FT.
REAR	63.17 FT.	63.17 FT.	25 FT.
RIGHT SIDE (1ST/2ND) ST.	8.25/8.25 FT.	8.25/8.25 FT.	5/10 FT.
LEFT SIDE (1ST/2ND)	11.58/11.58 FT.	5.08/11.58 FT.	5/10 FT.
HEIGHT:	21.0 FT.	21.0 FT.	27 FT.
SQUARE FOOTAGE BREAKDOWN			
	EXISTING	CHANGE IN	TOTAL PROPOSED
HABITABLE LIVING AREA: INCLUDES HABITABLE BASEMENT AREAS	2,326 S.F.	75 S.F.	2,401 S.F.
NON-HABITABLE AREA DOES NOT INCLUDE COVERED PORCHES OR OPEN STRUCTURES	484 S.F.	0 S.F.	484 S.F.
LOT CALCULATIONS			
NET LOT AREA:			6,600 S.F.
FRONT YARD HARDSCAPE AREA: HARDSCAPE AREA IN THE FRONT YARD SETBACK SHALL NOT EXCEED 50%		355 S.F.	28.4%
LANDSCAPE BREAKDOWN:			
TOTAL HARDSCAPE AREA EXISTING & PROPOSED			3,533 S.F.
EXISTING SOFTSCAPE (UNDISTURBED) AREA:			3,067 S.F.
NEW SOFTSCAPE AREA:			0 S.F.
SUM OF ALL THREE SHOULD EQUAL THE SITE'S NET LOT AREA			

LANDSCAPE INVENTORY			
ITEM #	SIZE DBH	DESCRIPTION	REMOVE
1	6	TREE	NO
2	12	TREE	NO
3	4	TREE	NO
4	4	TREE	NO
5	40	OFF-SITE DEODORE	NO
6	12	OFF-SITE TREE	NO
7	6	TREE	NO
8	6	TREE	NO
9	30	OAK	NO

DBH = DIAMETER AT BREAST HEIGHT IN INCHES

INDEX OF DRAWINGS

- A1 SITE PLAN
VICINITY MAP
AREA DIAGRAMS
- A2 EXISTING FLOOR PLANS
EXISTING EXTERIOR ELEVATIONS
- A3 PROPOSED FLOOR PLANS
- A4 EXTERIOR ELEVATIONS
- A5 BUILDING SECTIONS

SCOPE OF WORK

THIS PROJECT CONSISTS OF A ONE STORY, 15 SQUARE FOOT ADDITION AND 85 SQUARE FOOT REMODEL TO AN EXISTING 2324 SQUARE FOOT HOME THAT IS ON THE HISTORIC RESOURCES INVENTORY WITH THE CITY OF LOS ALTOS. THE ADDITION WILL BE IN CHARACTER WITH THE EXISTING CONSTRUCTION, LOCATED IN THE SIDE YARD, BACK AWAY FROM THE FRONT YARD, AND WILL NOT DETRACT IN ANY WAY WITH THE HISTORICAL NATURE OF THE HOME. THE MATERIALS PROPOSED WILL MATCH THOSE OF THE EXISTING HOUSE.

PROJECT INFO

OWNER: JIM & JANE WASSON
718 ORANGE AVE.
LOS ALTOS, CA 94022

JOB ADDRESS: 718 ORANGE AVE.
LOS ALTOS, CA 94022

BUILDING OCCUPANCY GROUP(S): R-3/U

TYPE(S) OF CONSTRUCTION: V-B

OCCUPANCY CATEGORY: II

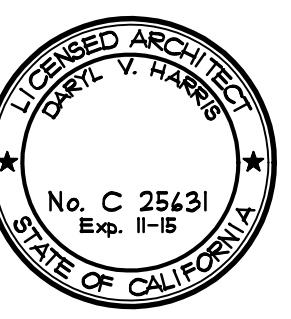
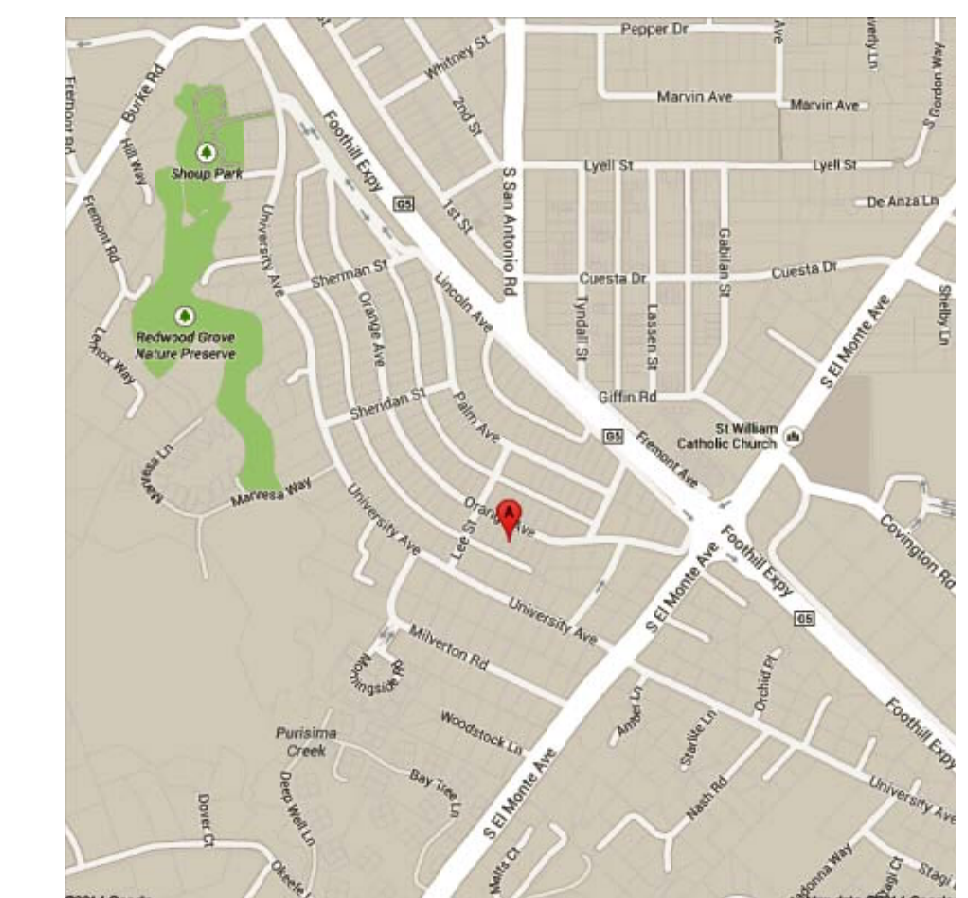
A.P.N. 175-18-033

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nnrengineering@ghoo.com

AREA SCHEDULE

LOT AREA	6,600 S.F.
LIVABLE AREA	EXISTING 580 S.F. BASEMENT 1,150 S.F. MAIN FLOOR 416 S.F. UPPER FLOOR 416 S.F. TOTAL 2,324 S.F.
GARAGE	484 S.F.
ADDITION	15 S.F.
COVERED PORCH	194 S.F.
COVERAGE	
ALLOWED (30%)	1,980 S.F.
EXISTING	1,614 S.F.
PROPOSED	2,286 S.F.
FLOOR AREA	
ALLOWED (35%)	2,310 S.F.
EXISTING	2,230 S.F.
PROPOSED	2,305 S.F.



A PROPOSED BATHROOM REMODEL FOR: MR. & MRS. JIM WASSON. 718 ORANGE AVE. LOS ALTOS, CALIFORNIA

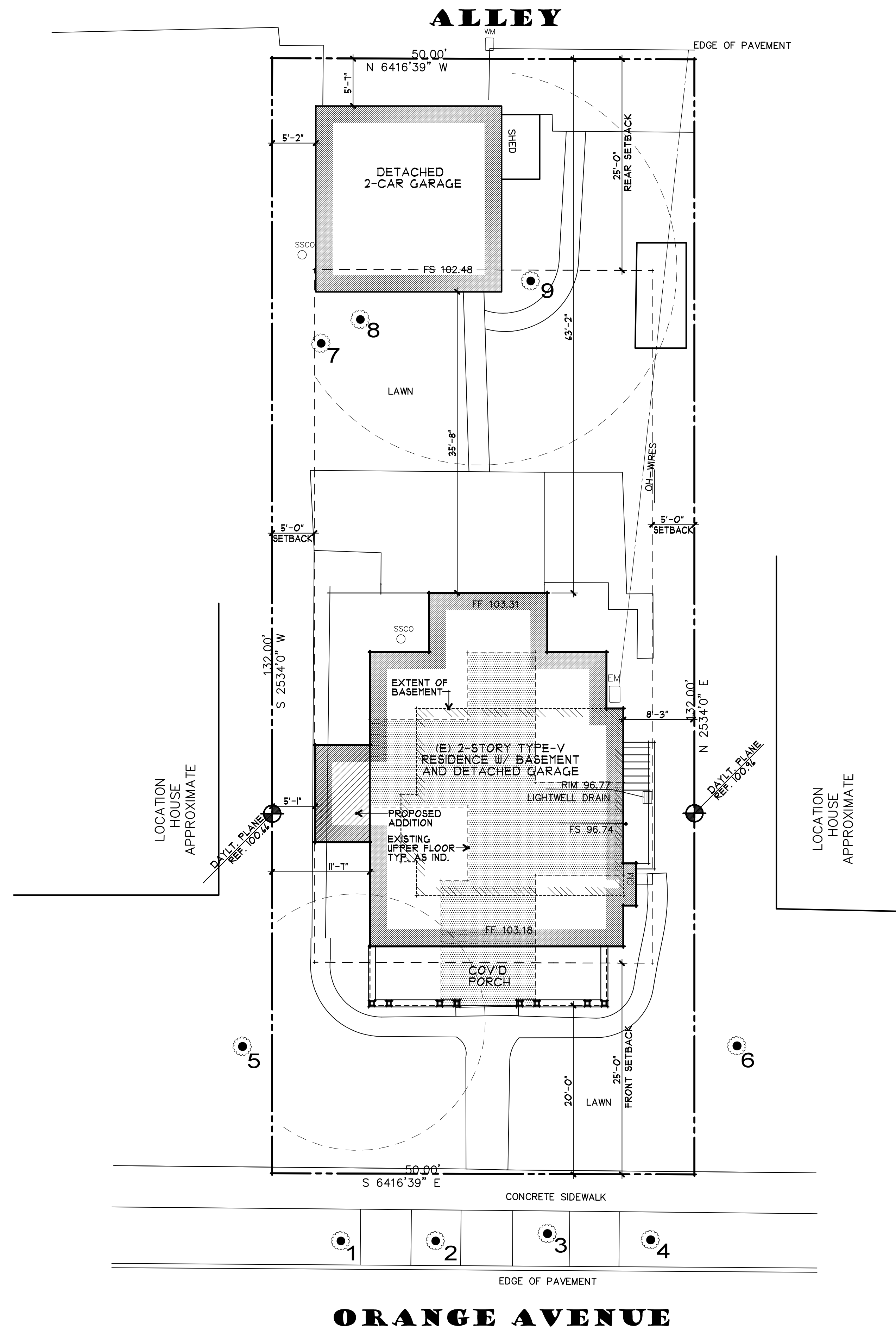
drawings
SITE PLAN
VICINITY MAP
AREA DIAGRAMS
revisions

project number

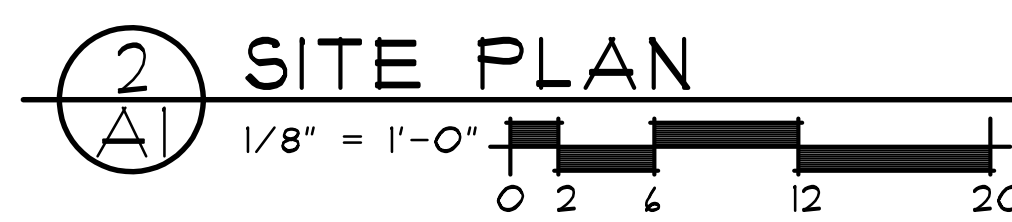
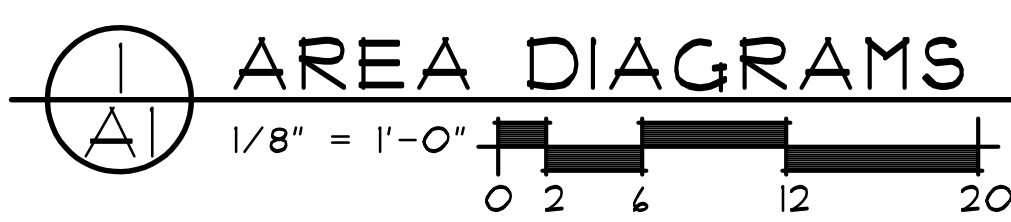
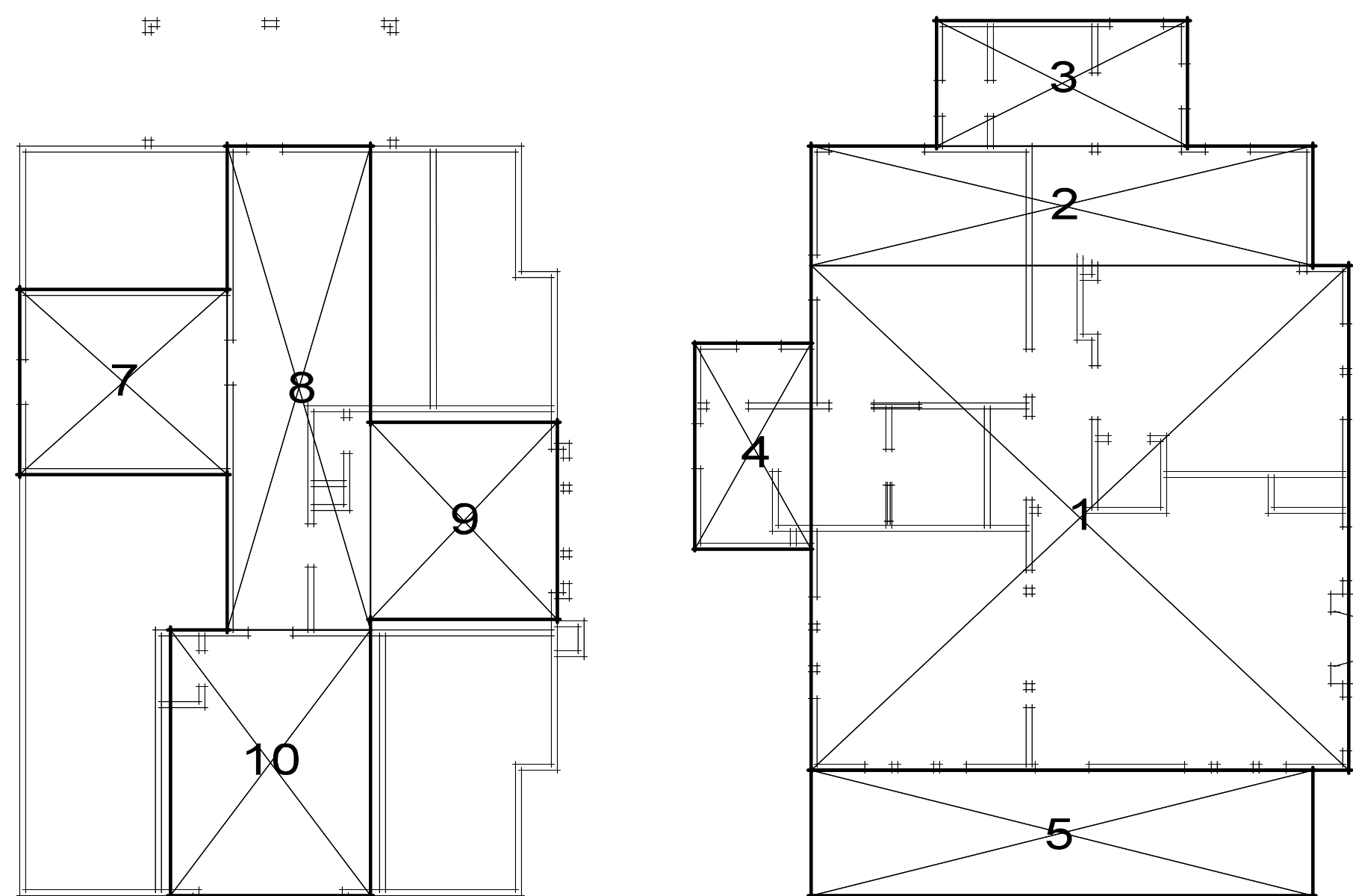
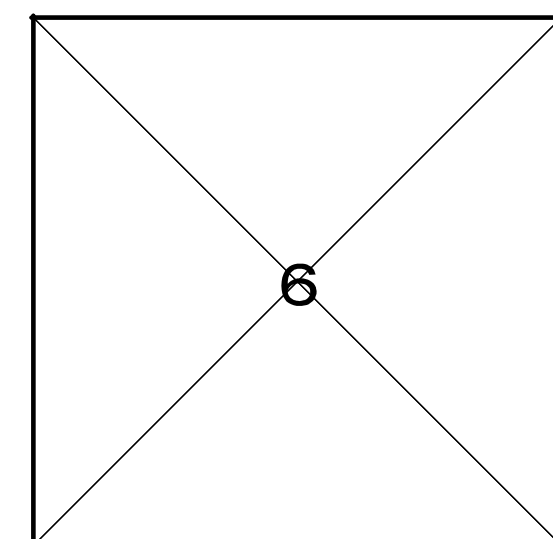
date
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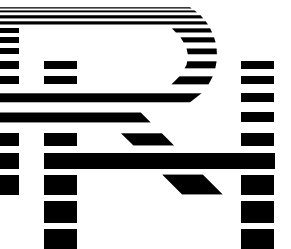
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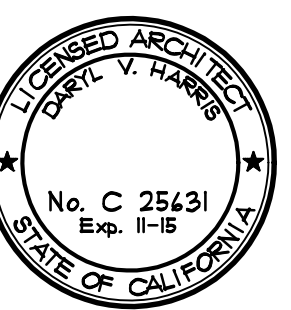


MAIN FLOOR		
1	30.00 x 28.11	= 845.1
2	28.00 x 4.41	= 124.8
3	14.00 x 1.00	= 14.0
TOTAL		1,030
ADDITION		
4	6.50 x 11.50	= 75
UPPER FLOOR		
1	11.58 x 10.33	= 119.4
8	8.00 x 21.00	= 168.0
9	10.42 x 11.00	= 114.6
10	11.11 x 14.82	= 164.5
TOTAL		466.5
COVERED PORCH		
5	28.00 x 1.00	= 28
DETACHED GARAGE		
6	22.00 x 22.00	= 484



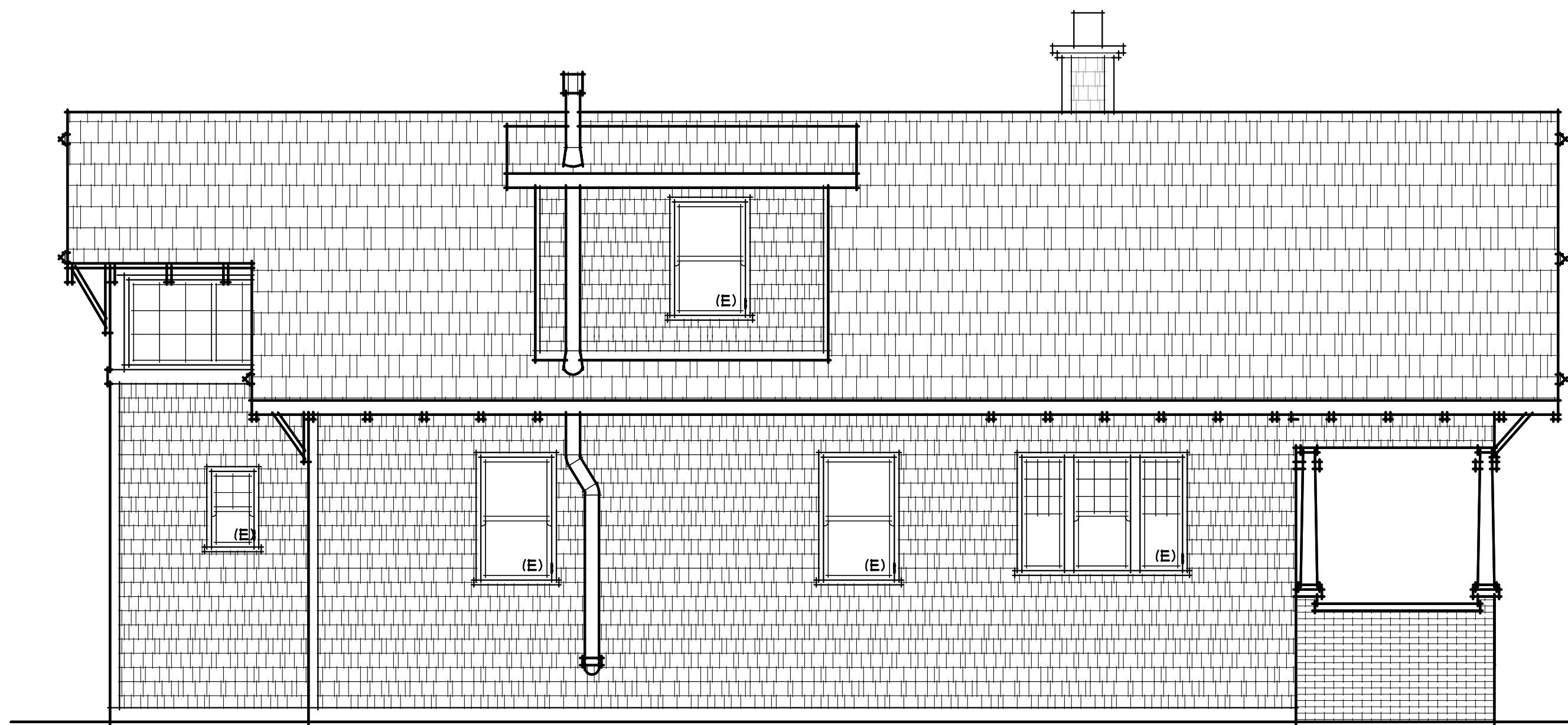


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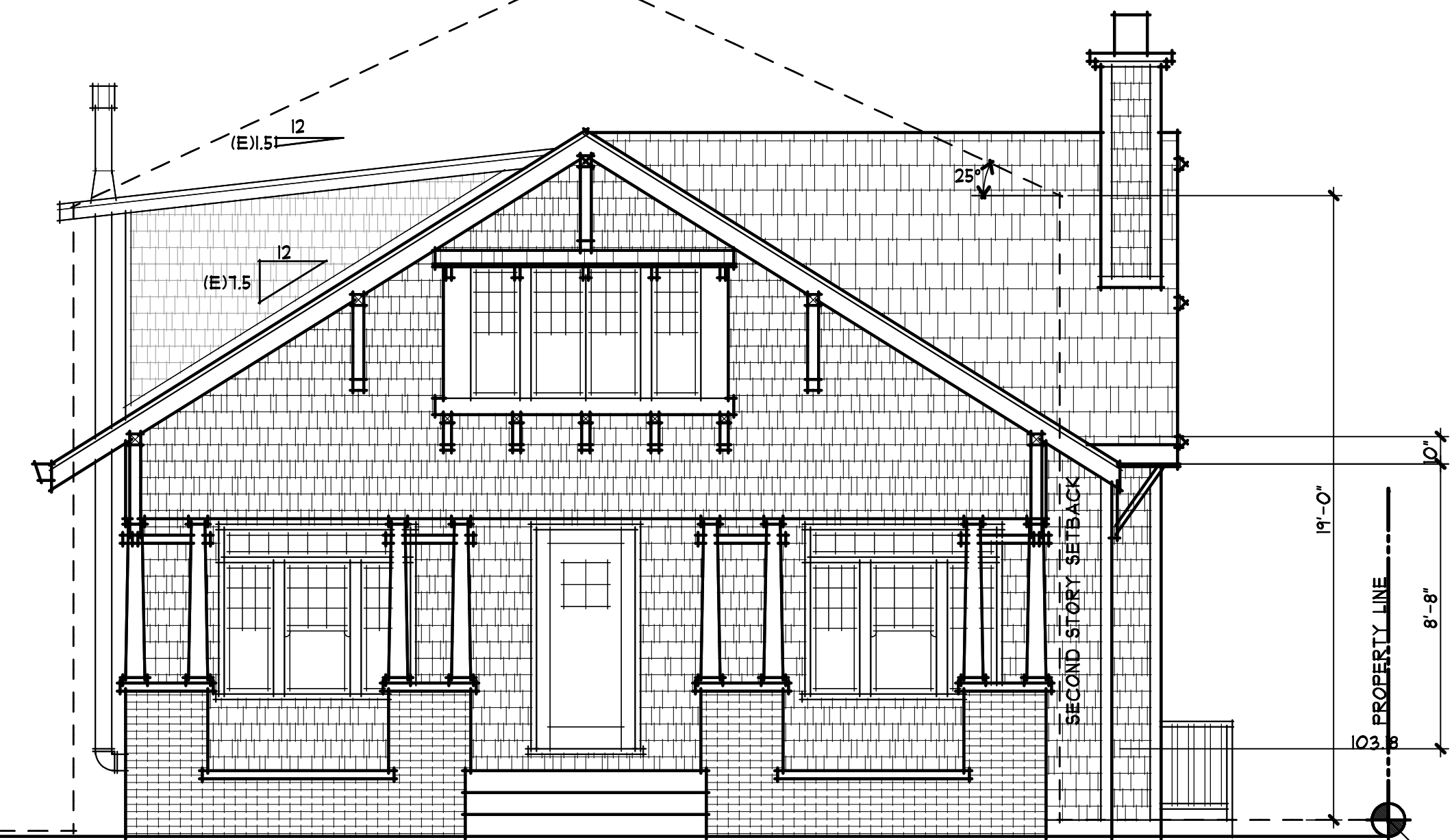
A PROPOSED BATHROOM REMODEL FOR:
MR. & MRS. JIM WASSON
LOS ALTOS, CALIFORNIA
T18 ORANGE AVE.

drawings	EXISTING FLOOR PLANS
revisions	
project number	
date	APRIL 2014
sheet number	A2
of	sheets



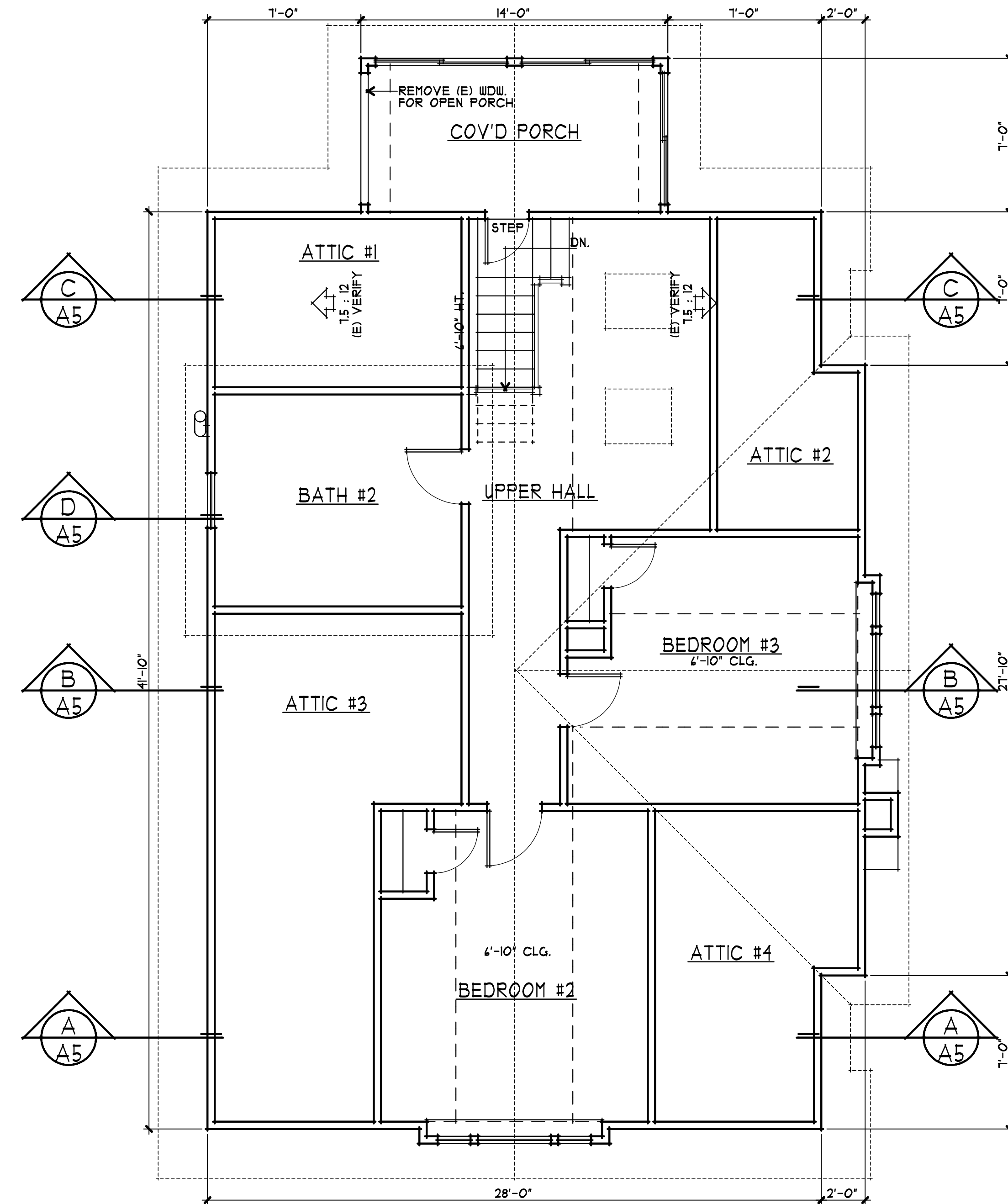
1 LEFT (EAST) ELEVATION

1/4" = 1'-0"
0 1 3 4 10



2 FRONT (NORTH) ELEVATION

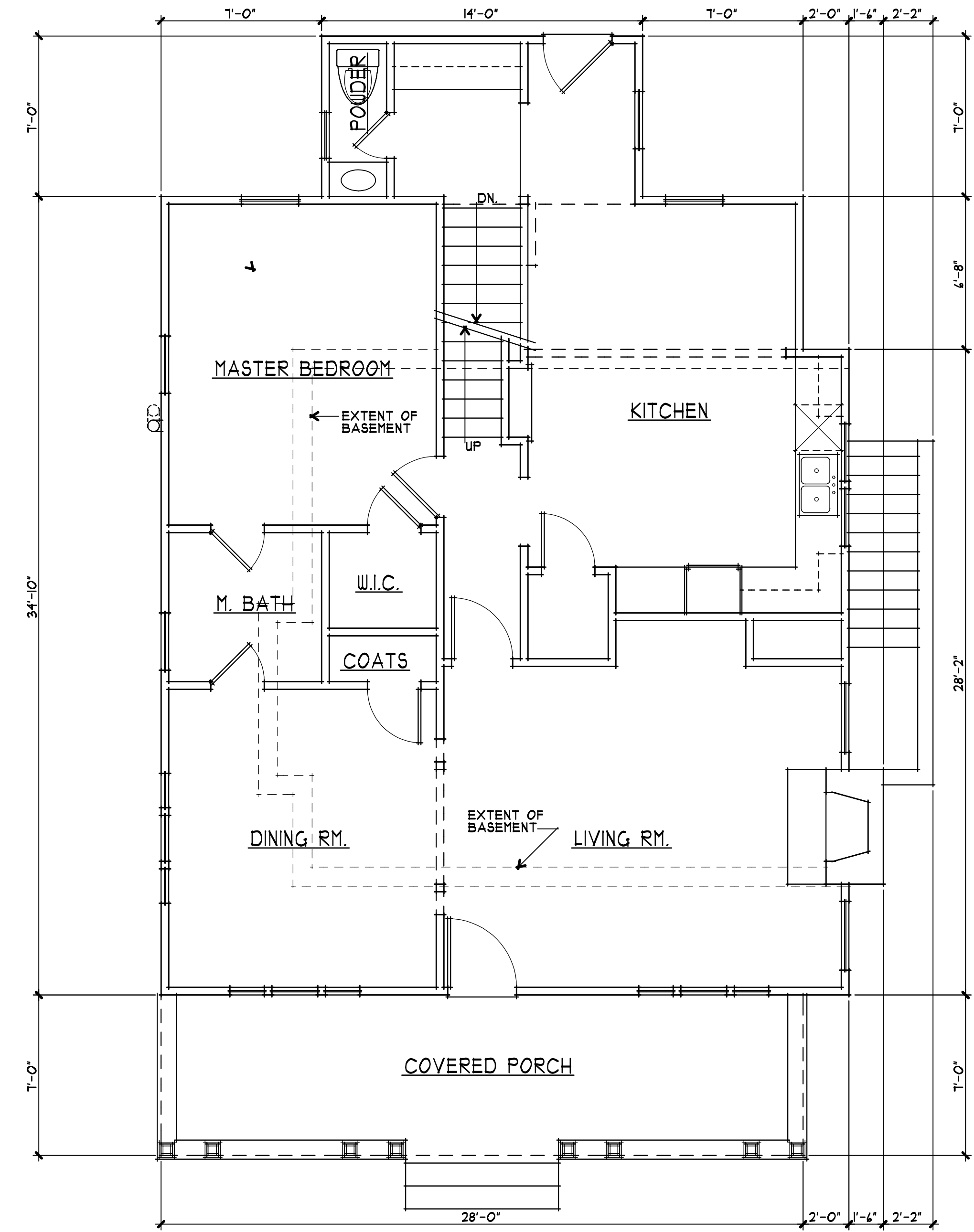
1/4" = 1'-0"
0 1 3 4 10



3 EXISTING UPPER FLOOR PLAN

1/4" = 1'-0"
0 1 3 4 10

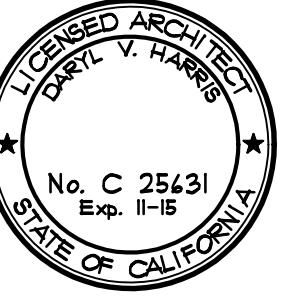
NORTH



4 EXISTING MAIN FLOOR PLAN

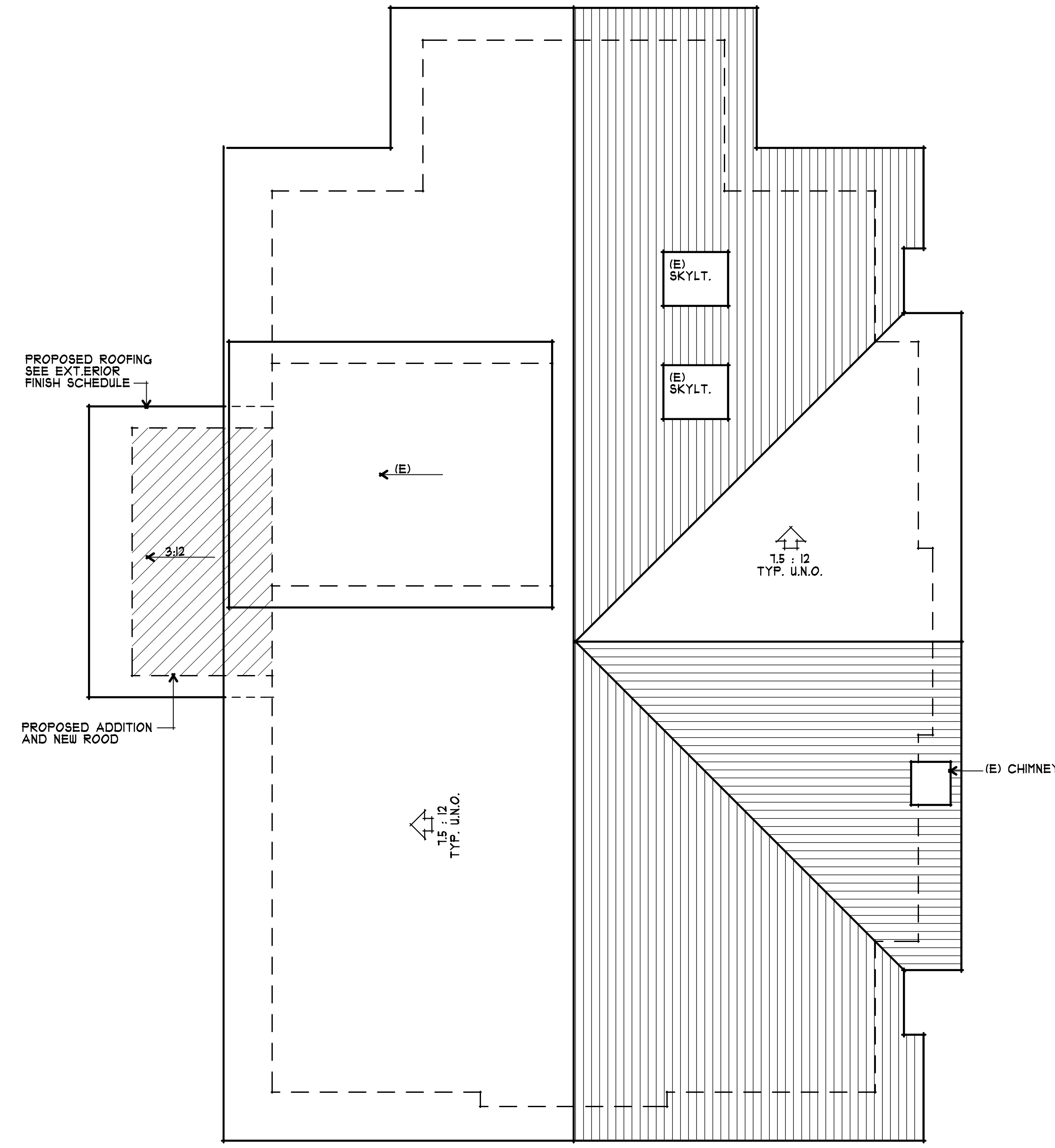
1/4" = 1'-0"
0 1 3 4 10

NORTH

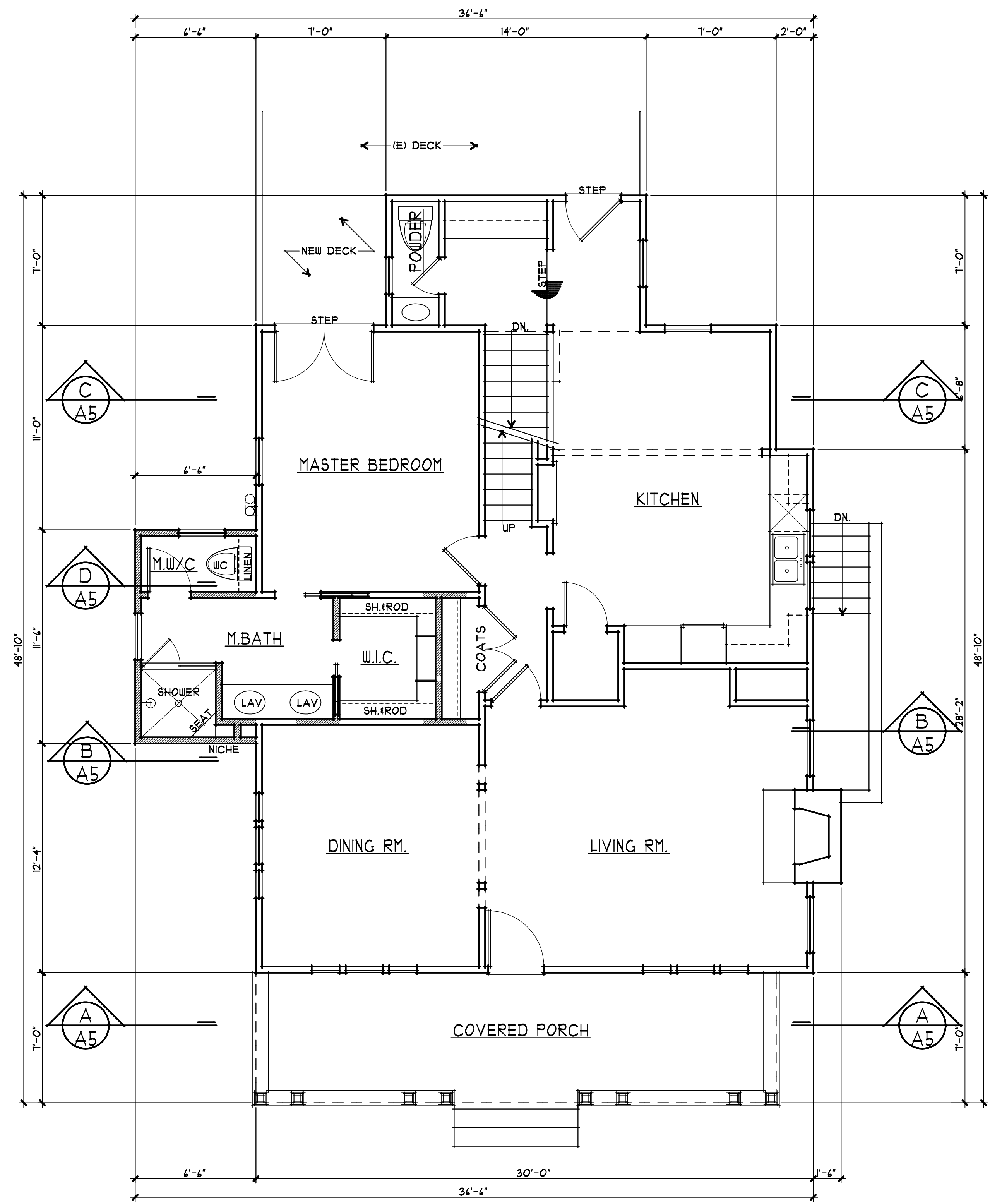


A PROPOSED BATHROOM REMODEL FOR:
MR. & MRS. JIM WASSON
 118 ORANGE AVE.
 LOS ALTOS, CALIFORNIA

drawings	PROPOSED FLOOR PLANS
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date	APRIL 2014
sheet number	A3
of	3 sheets



1 ROOF PLAN
 A3 1/4" = 1'-0"
 0 1 3 6 10

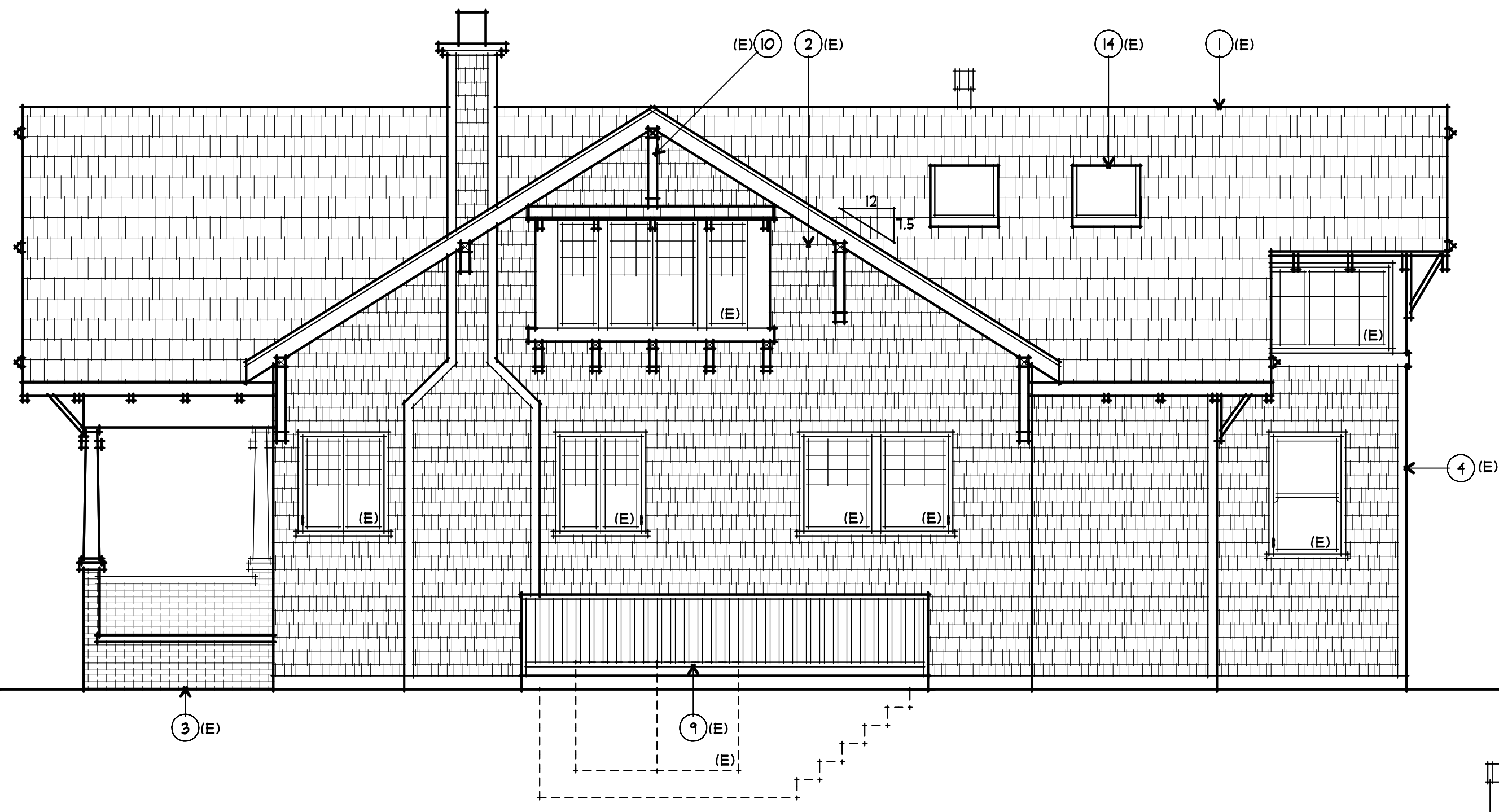


2 PROPOSED MAIN FLOOR PLAN
 A3 1/4" = 1'-0"
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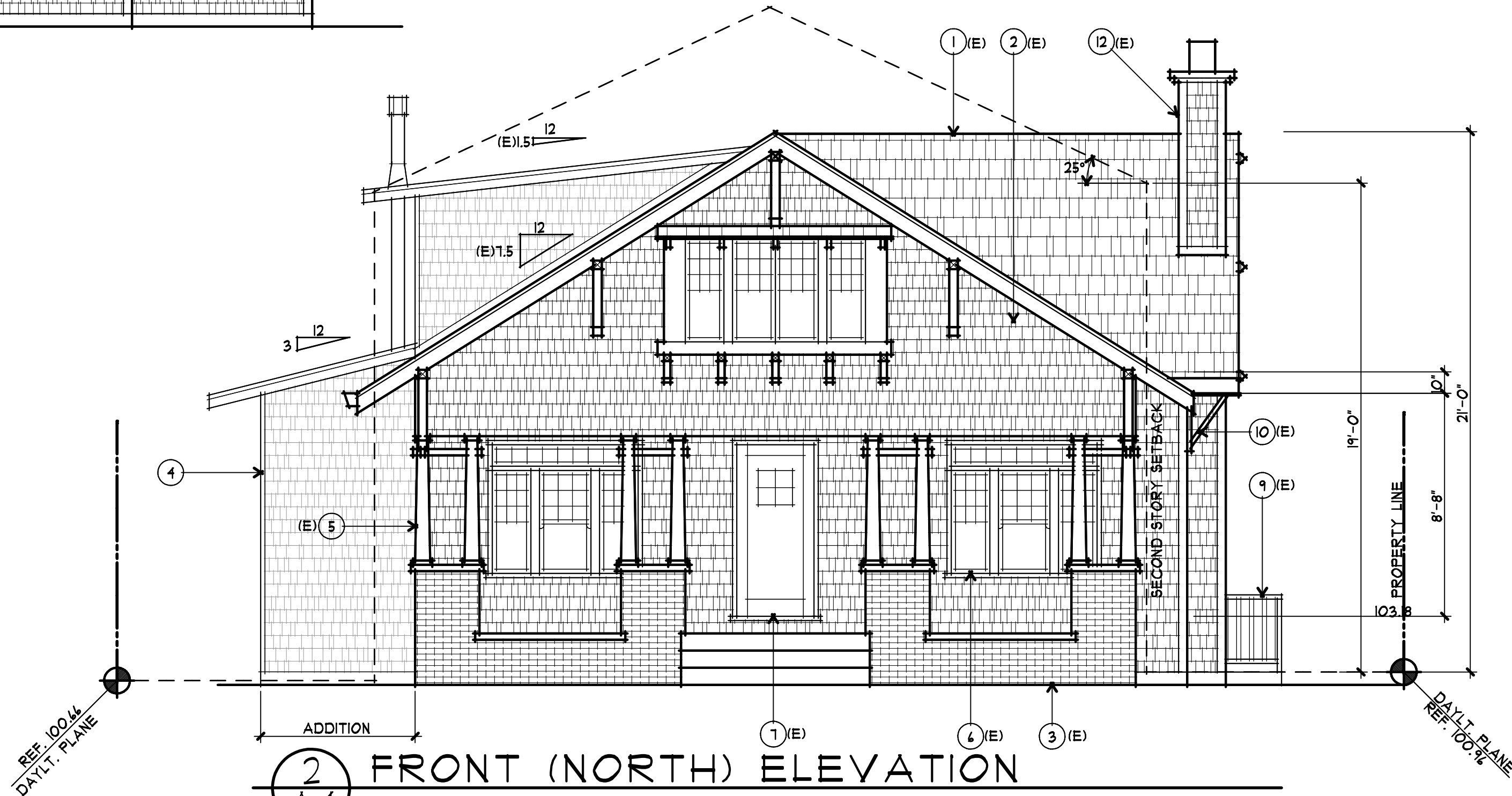
WALL SCHEDULE

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

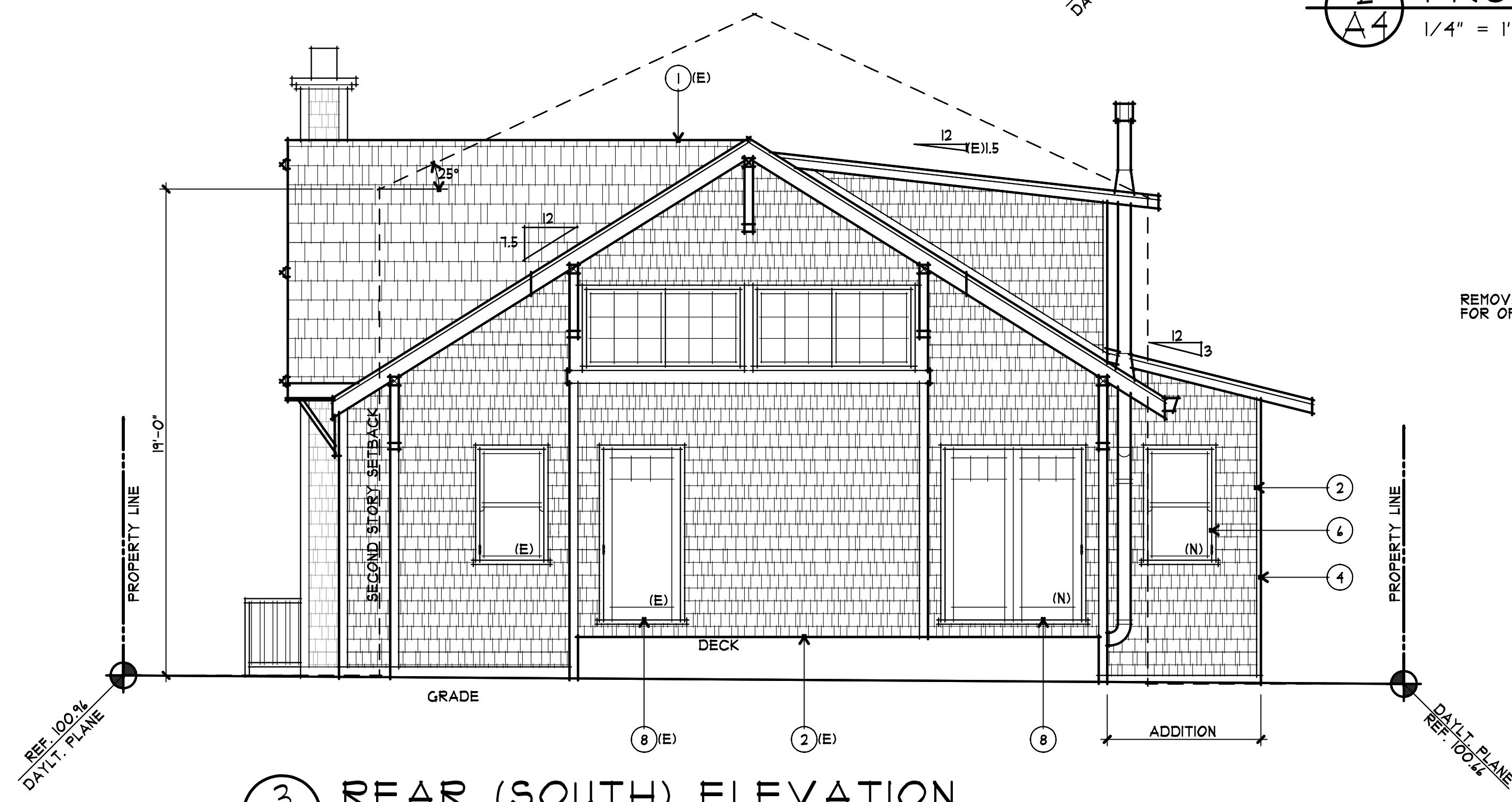




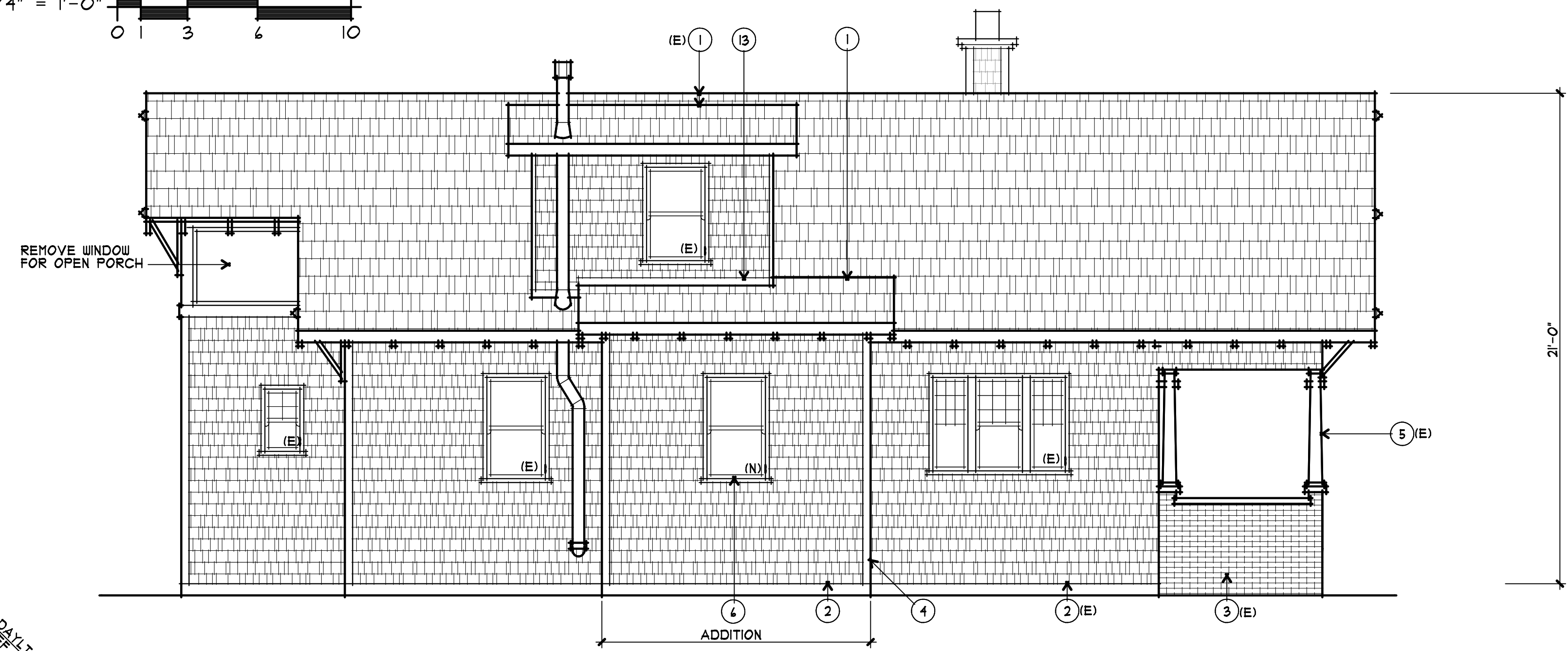
1 RIGHT (WEST) ELEVATION
 A4 1/4" = 1'-0"
 0 1 3 6 10



2 FRONT (NORTH) ELEVATION
 A4 1/4" = 1'-0"
 0 1 3 6 10



3 REAR (SOUTH) ELEVATION
 A4 1/4" = 1'-0"
 0 1 3 6 10



4 LEFT (EAST) ELEVATION
 A4 1/4" = 1'-0"
 0 1 3 6 10

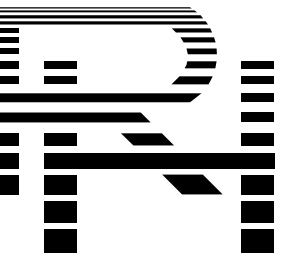
EXTERIOR FINISH SCHEDULE		
LOCATION	KEYNOTE	MATERIAL/COLOR
ROOF	1	ARCHITECTURAL COMPOSITION SHINGLES
WALLS	2	WOOD SHINGLES
	3	USED BRICK
TRIM	4	WOOD TRIM
	5	WOOD COLUMN
WINDOWS	6	WOOD WINDOWS
DOORS	7	WOOD ENTRY DOOR W/ GLASS
	8	FRENCH DOOR(S)
RAILINGS	9	EXISTING WOOD
CORBEL	10	EXISTING WOOD BRACES
GUTTERS & DOWNSPOUTS	11	G.I. TO MATCH EXISTING - PAINT
CHIMNEY	12	WOOD SIDING AND TRIM
FLASHING	13	G.I. FLASHING - PAINT
SKYLIGHTS	14	EXISTING

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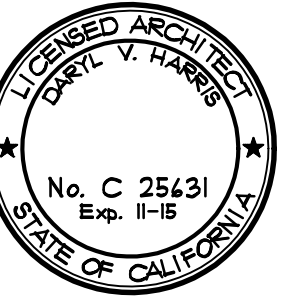
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 718 ORANGE AVE.

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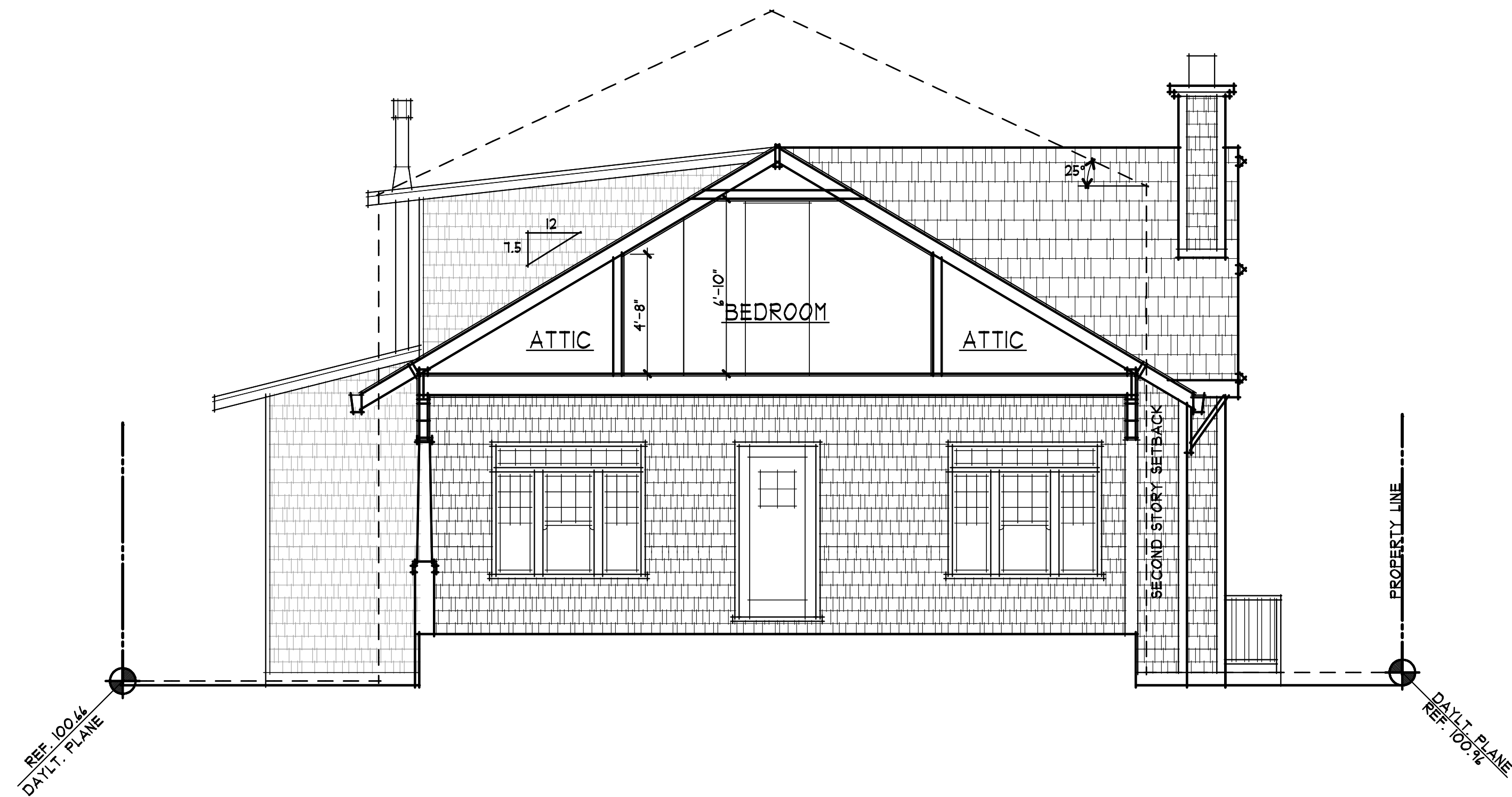


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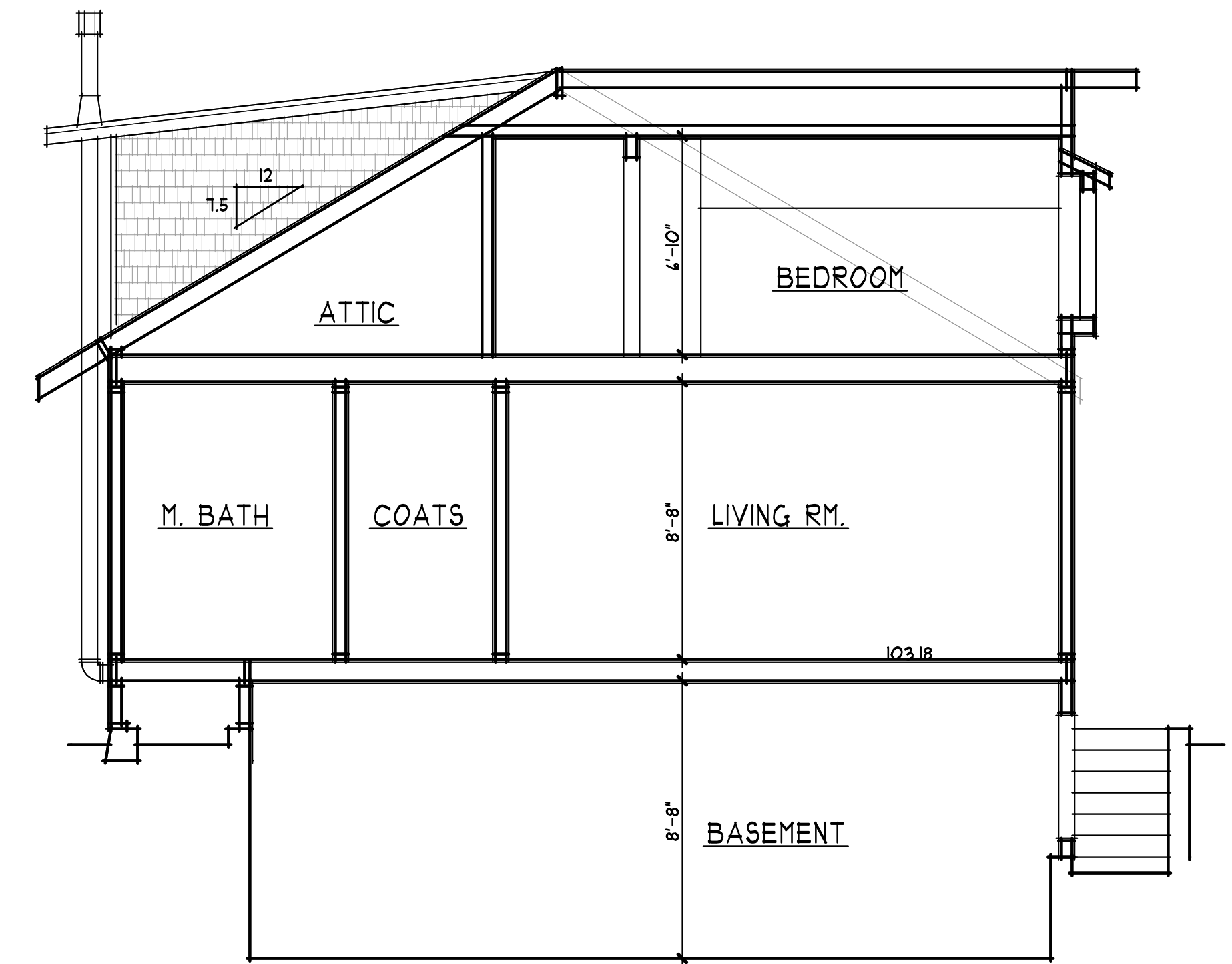
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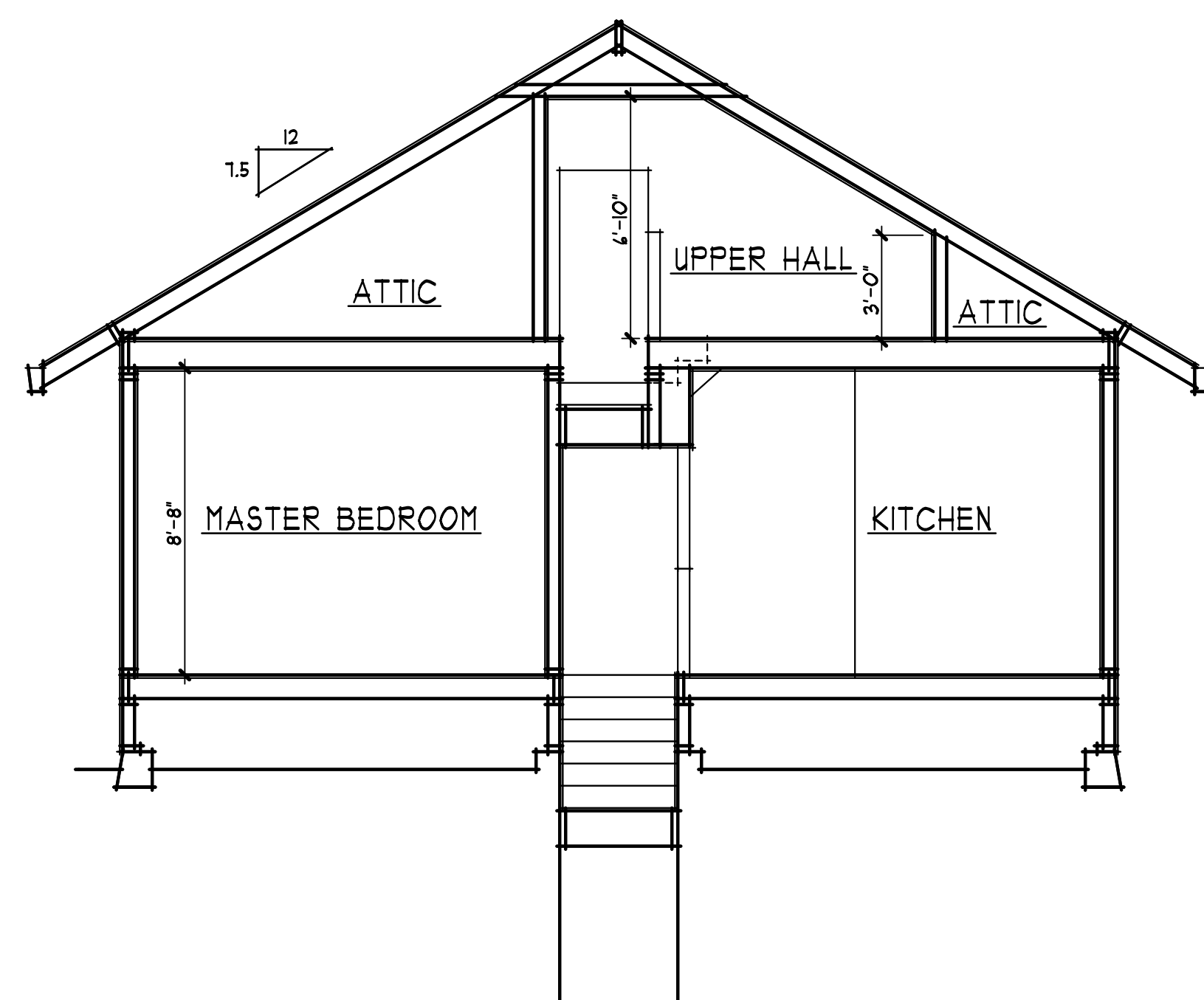
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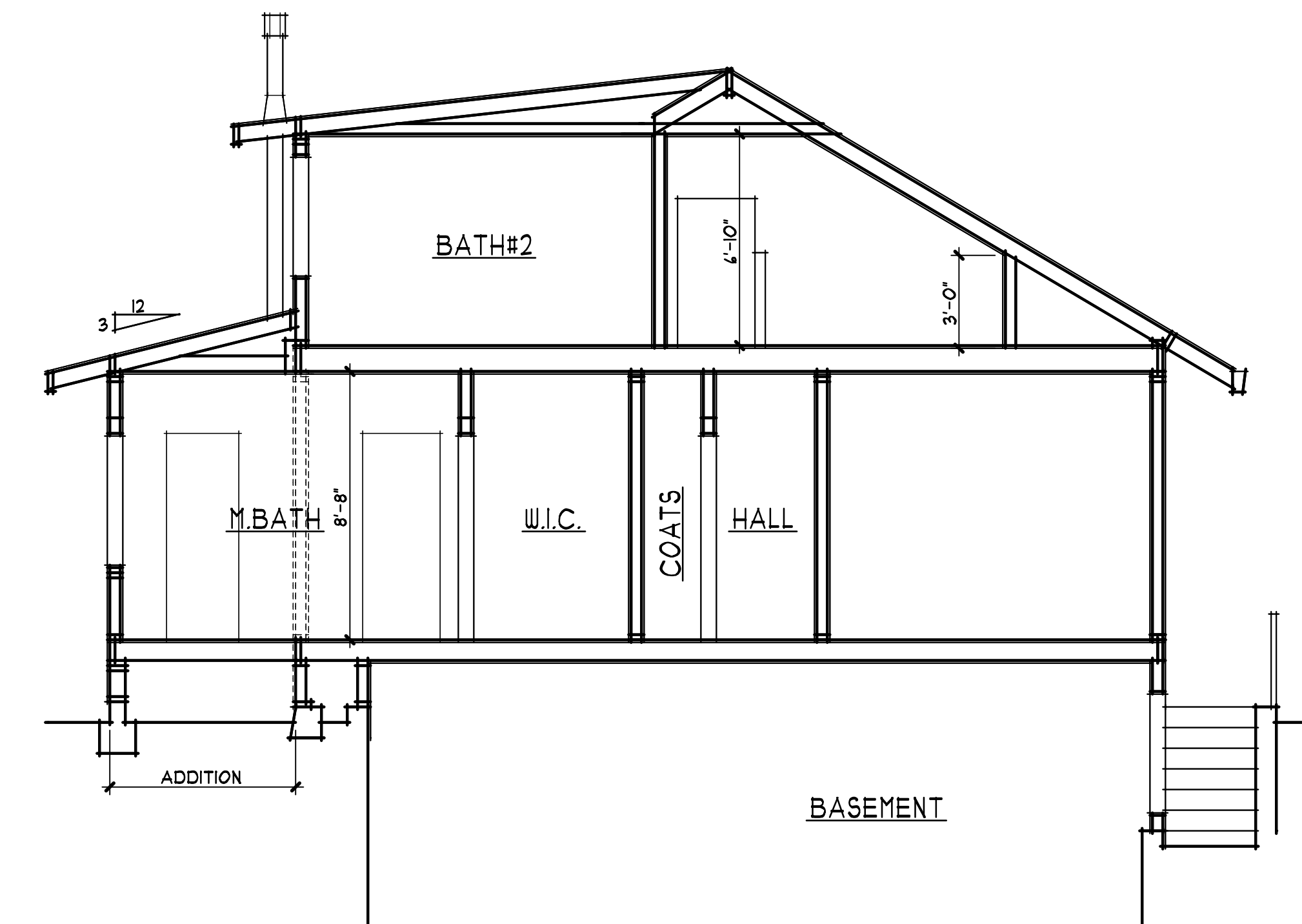
A BUILDING SECTION
A5 1/4" = 1'-0"



B EXISTING BUILDING SECTION
A5 1/4" = 1'-0"



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



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

drawings
EXTERIOR
ELEVATIONS

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sheet number

A5
of sheets