CALLAN RENOVATION/ADDITION

744 LA PRENDA ROAD LOS ALTOS, CA. 94024

SCOPE OF WORK: ADD APPROX. 541 SQFT OF NEW ONE STORY SPACE TO FRONT, SIDE AND REAR, CREATING A NEW REAR MASTER SUITE AREA, AND REPOSTIONING THE GARAGE FORWARD. A NEW LAUNDRY POWDER ROOMS WE BE ADDED, ADD 361 SQFT LOFT SPACE WITHIN THE SINGLE STORY ROOF ENEVLOPE AS WELL TO THE SINGLE FAMILY RESIDENCE.

PROJECT SUMMARY TABLE

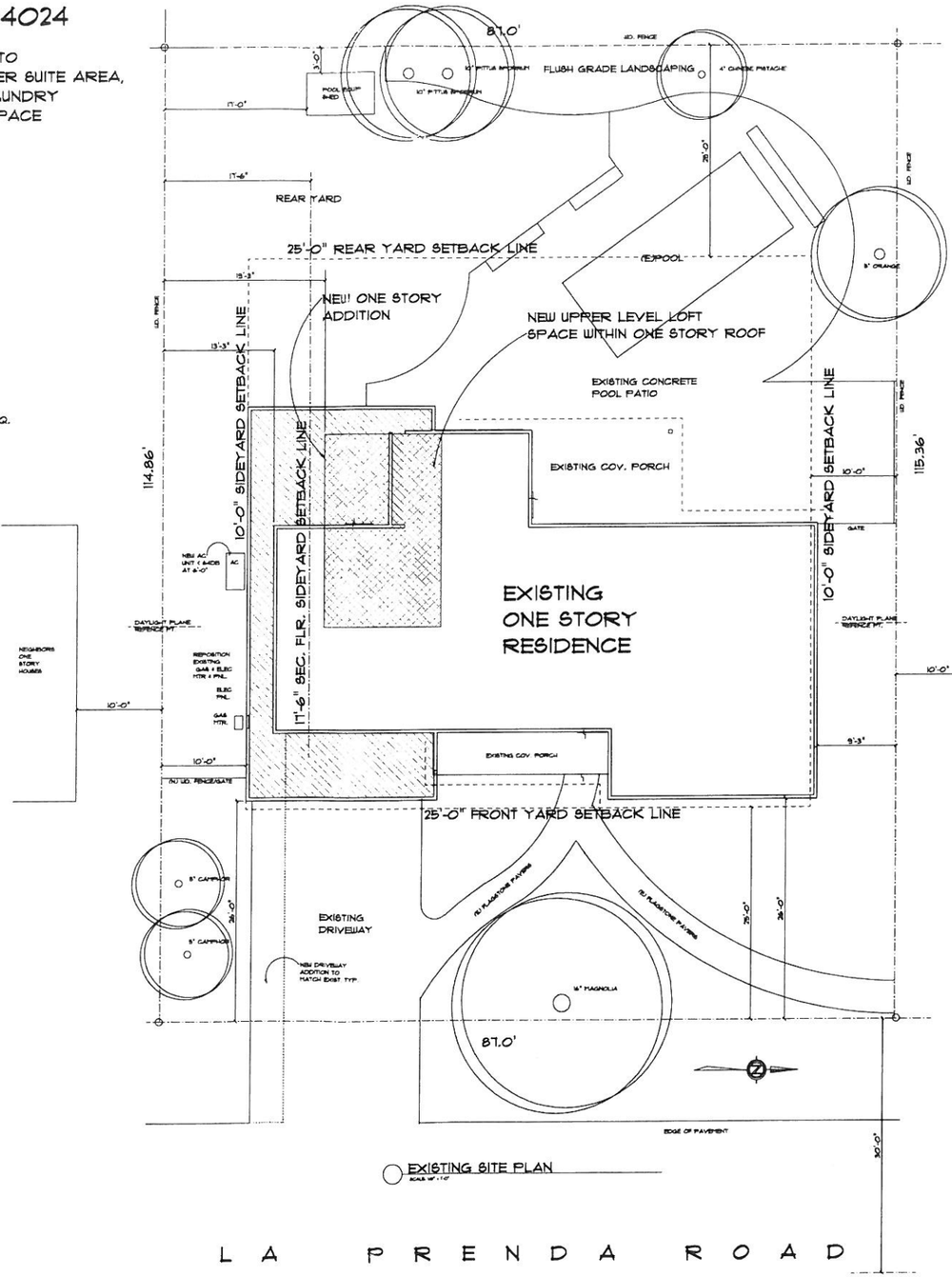
NET LOT AREA: 10,014 SQFT

% OF FRONT YARD PAVING	33.6%	0	33.6%
HABITABLE LIV AREA	1509	+919	2428
NON HABITABLE AREA:	456	+26	482

	EXISTING	PROPOSED	ALLOWED/REQ.
LOT COVERAGE:	2,067 (20.6%)	2,835 (28.3%)	
FLOOR AREA:			
FIRST FLOOR:	1965	2549	3004
SEC. FLOOR:	0	361	
TOTAL:	1965	2910	

SETBACKS

FRONT:	26'	26'	25'
REAR:	45'	43"	25'
RIGHT SIDE(1ST/2ND)	9'-3"/0'	9'-3"/52'-7"	10'/17'-6"
LEFT SIDE (1ST/2ND)	13'-3"/0'	10'/19'-3"	10"/17'-6"
HEIGHT:	13'-9"	19'-11"	27'



EXISTING SITE PLAN
SCALE: 1/8" = 1'-0"

L A P R E N D A R O A D

CALLAN

RENOVATION/ADDITION

OWNER: THE CALLANS
744 LA PRENDA, LOS ALTOS, CA. 94024.

SCOPE OF WORK:

ADD 541 SQFT OF NEW GARAGE AND MASTER SUITE SPACE, RENOVATE LAUNDRY AND CREATE NEW POWDER ROOM, & ADD 361 SQFT OF AN UPPER LEVEL LOFT SPACE FOR GAME ROOM, WITH A BATH, TO AN EXISTING ONE STORY SINGLE FAMILY RESIDENCE.

PROPERTY INFO

NO SPRINKLERS

APN:

OCCUPANCY GROUP: R-3/U

TYPE OF CONSTUCTION: VB

LOT SIZE: 10,014.6 SQ FT.

ZONING: R-1

FLOOR AREA RATIO: + SQFT.

EXISTING HOUSE: 1,509 SQ FT

EXISTING GARAGE: 456 SQFT

EXISTING SHED: 43 SQFT.

EXISTING TOTAL: 2,008 SQFT.

PROPOSED FIRST FLOOR ADDITION: 541 SQFT

PROPOSED GARAGE : 482 SQFT.

PROPOSED FIRST FLOOR TOTAL: 2,549 SQFT.

PROPOSED UPPER LEVEL LOFT: 361 SQFT.

PROPOSED SUPER TOTAL: 2,910 SQFT.

FRONT PORCH: 100 SQFT.

PROP. LOT COVERAGE: 2,549 + 286= 2,835 SQFT (28.3%)

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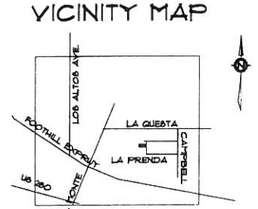
A7: NEW FRONT & REAR ELEVATIONS

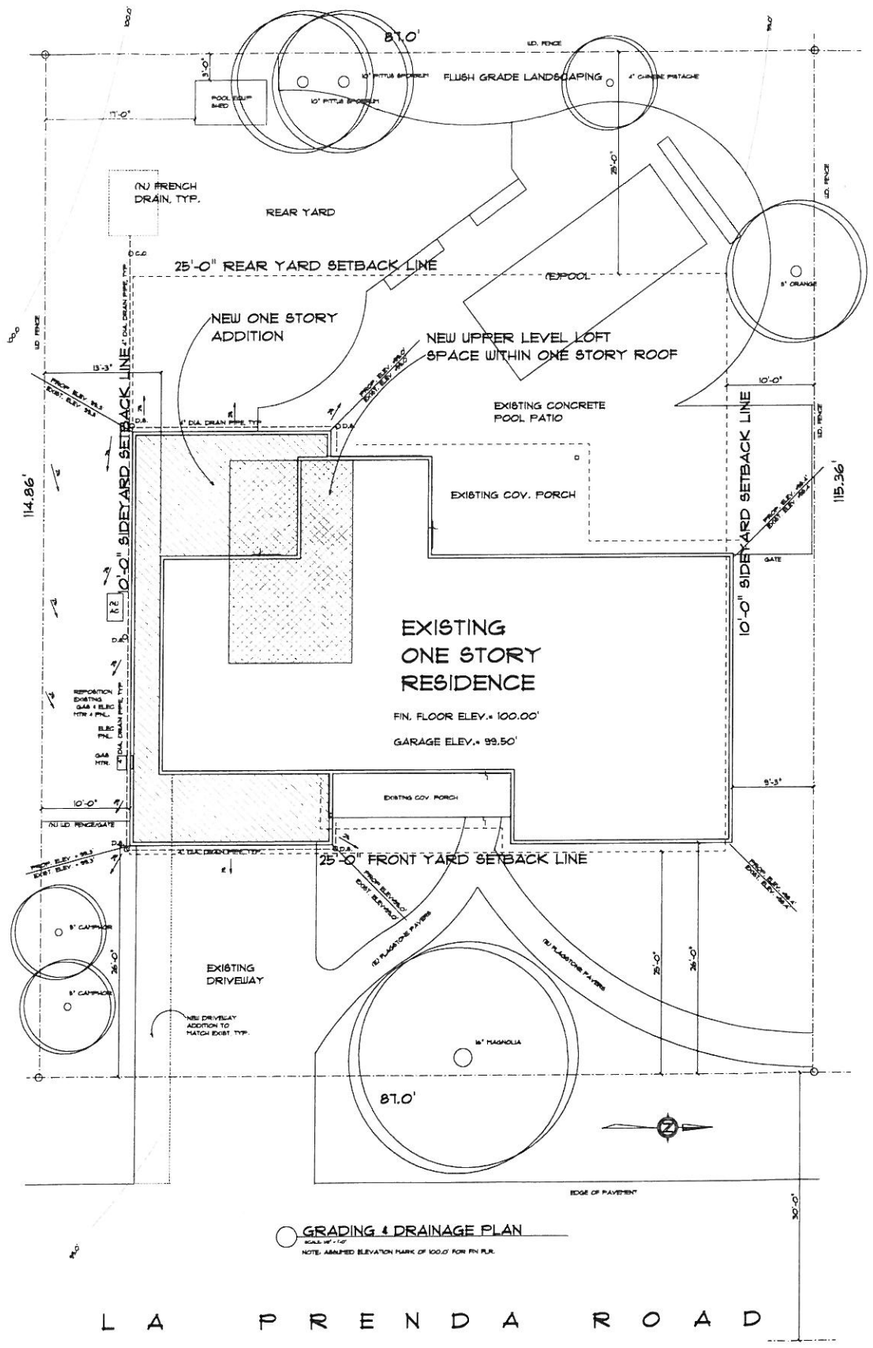
A8: NEW LEFT & RIGHT ELEVATIONS

A9: EXIST. & NEW ROOF PLANS

A10: NEW SECTIONS A-A AND B-B

VICINITY MAP

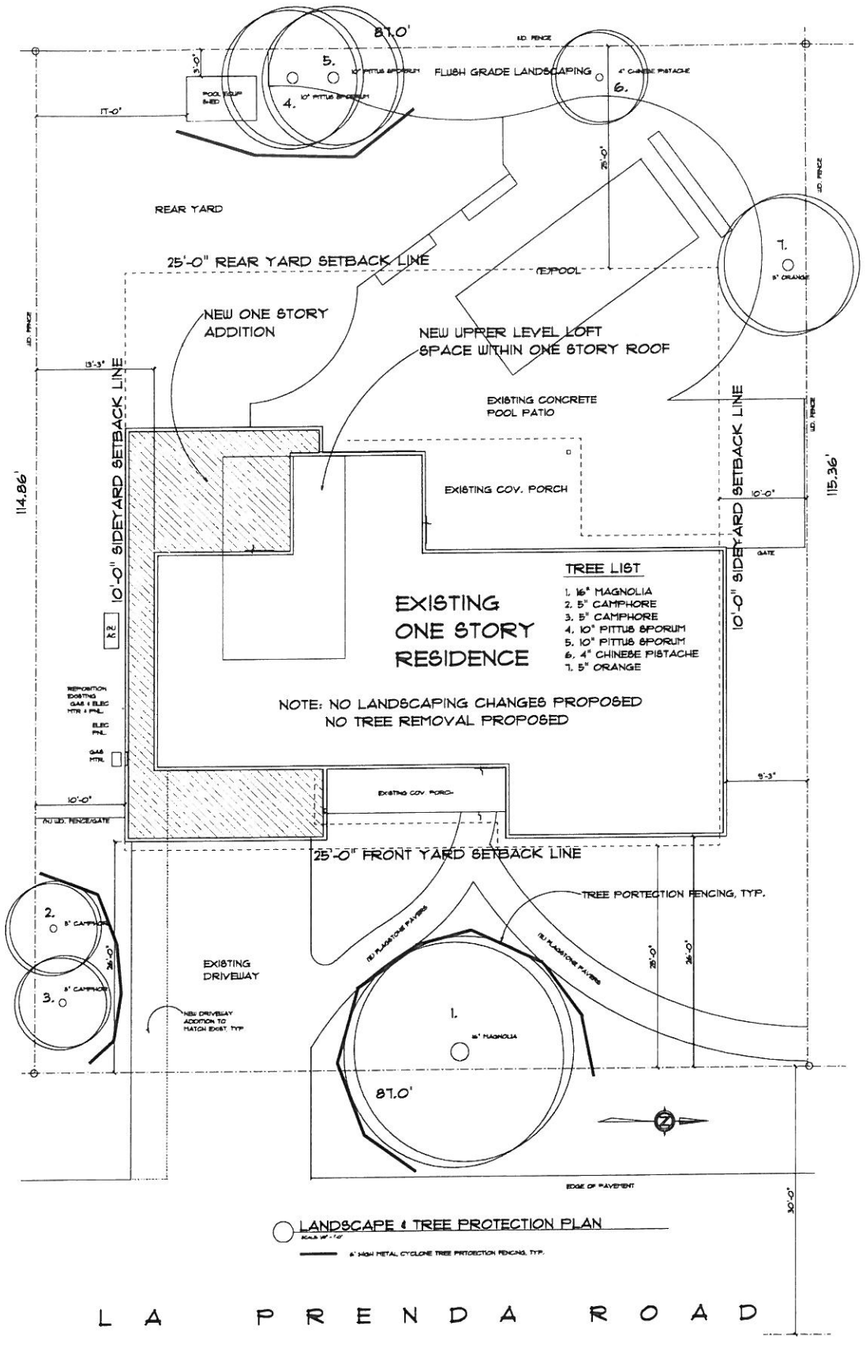




GRADING & DRAINAGE PLAN

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

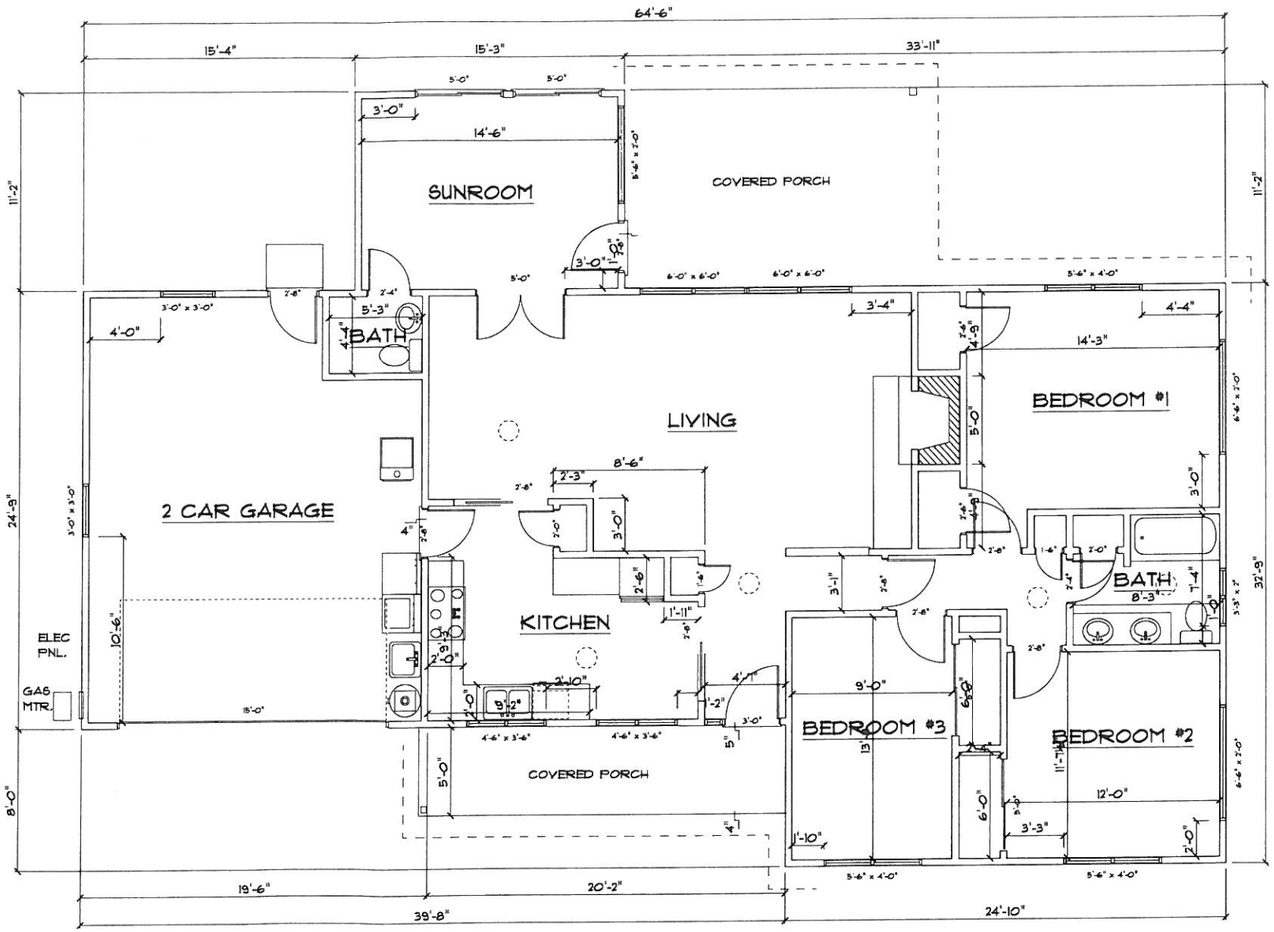
NOTE: ASSUMED ELEVATION MARK OF 100.0' FOR FIN FLR.



LANDSCAPE & TREE PROTECTION PLAN

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

6' HIGH METAL CYCLONE TREE PRTOECTION FENCING, TYP.



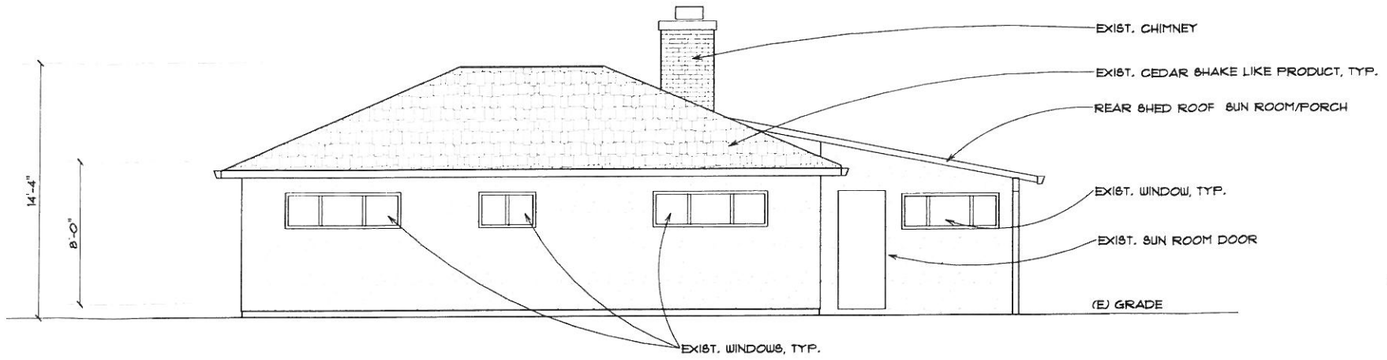
EXISTING FLOOR PLAN

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

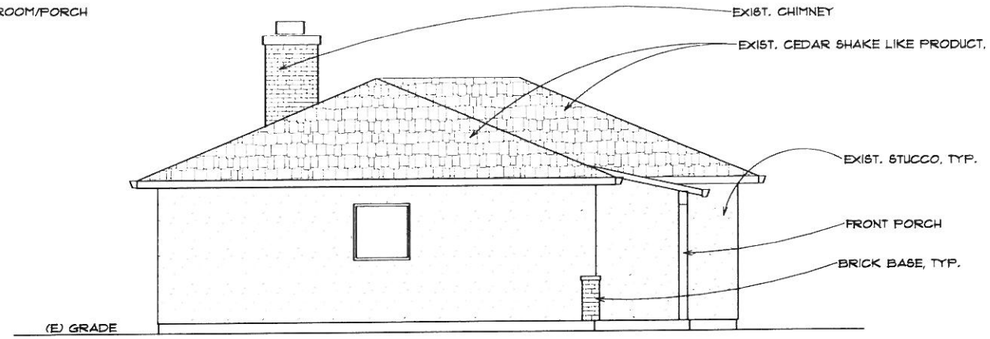
EXISTING TOTAL: 1,965 SQFT.

(E) HOUSE: 1,509 SQFT

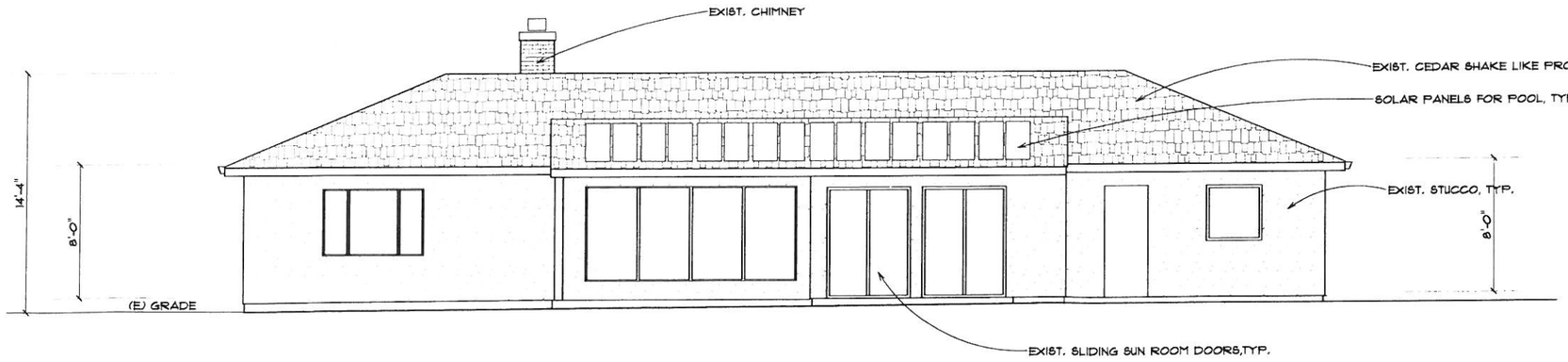
(E) GARAGE: 456 SQFT.



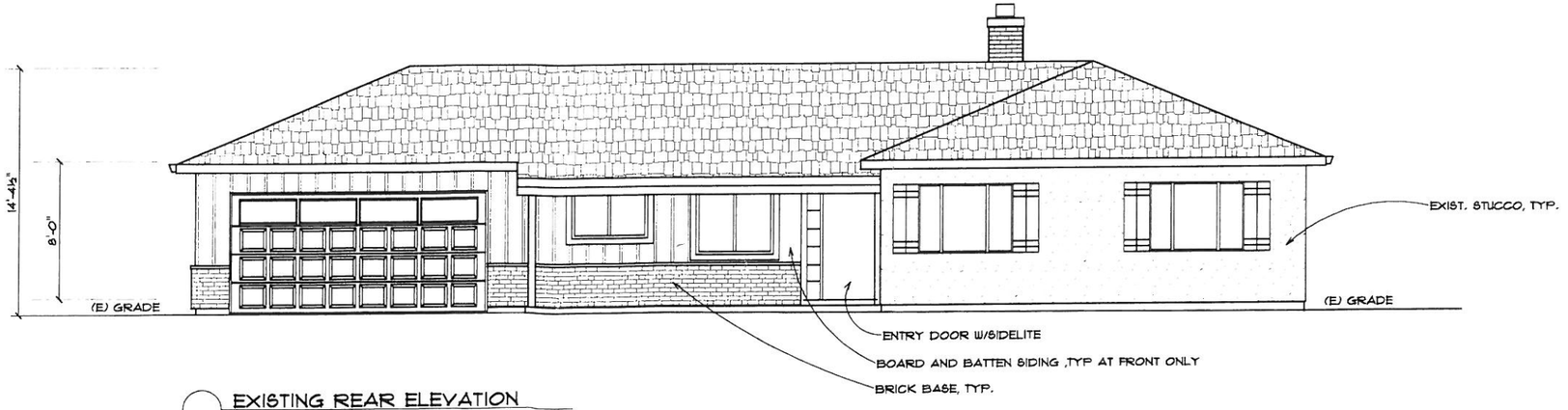
EXISTING RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



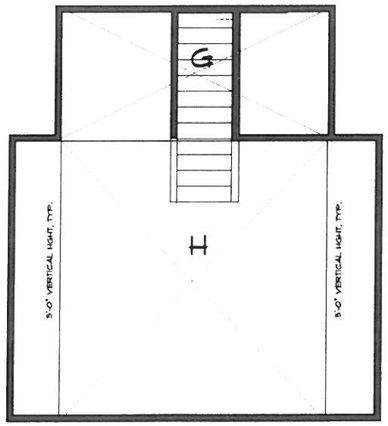
EXISTING RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



EXISTING REAR ELEVATION
SCALE: 1/4" = 1'-0"



EXISTING REAR ELEVATION
SCALE: 1/4" = 1'-0"



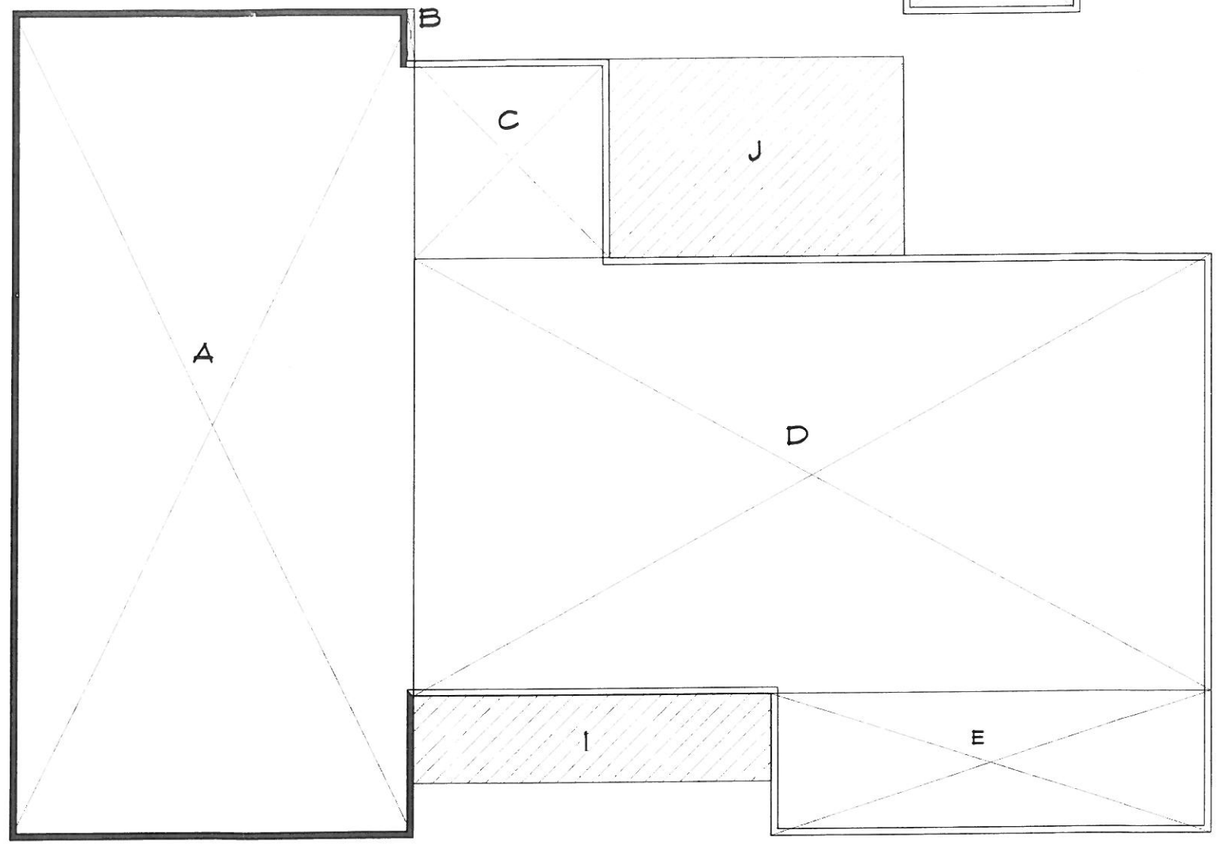
UPPER LOFT FLOOR AREA CALCULATION DIAGRAM

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

G: 7'-8" X 15'-10" = 240

H: 15'-2" X 15'-10" = 121

SUBTOTAL: = 361 SQFT.



FLOOR AREA CALCULATION DIAGRAM

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

A: 22'-8" X 46'-10" = 1065.46

B: 5" X 3' = 1.25

C: 11'-1" X 11'-3" = 123.83

D: 24'10" X 45'-1" = 1115.75

E: 8' X 24'-10" = 198.76

F: 5' X 8.5' = 43

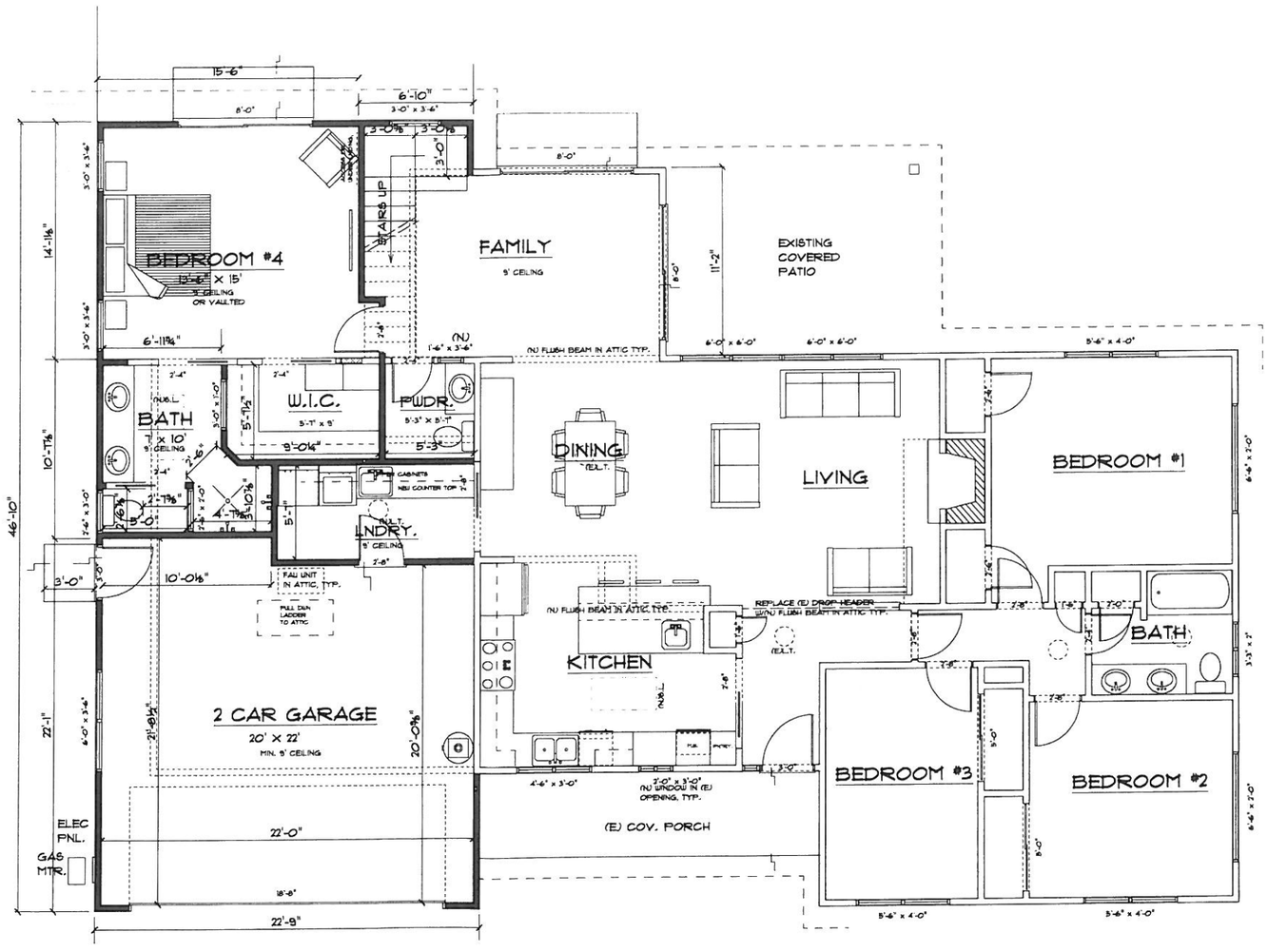
SUBTOTAL: (A-B) + (C THRU E) = 2,505 SQFT.

FIRST FLOOR TOTAL = 2,505 + 43 = 2,548 SQFT.

COVERAGE:

I: 5' X 20' = 100 SQFT.

J: 11'-2" X 16'-8" = 186 SQFT.



NEW FLOOR PLAN #8

+541 SQFT.

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

EXISTING 2 X WD. CONSTRUCTION WALLS

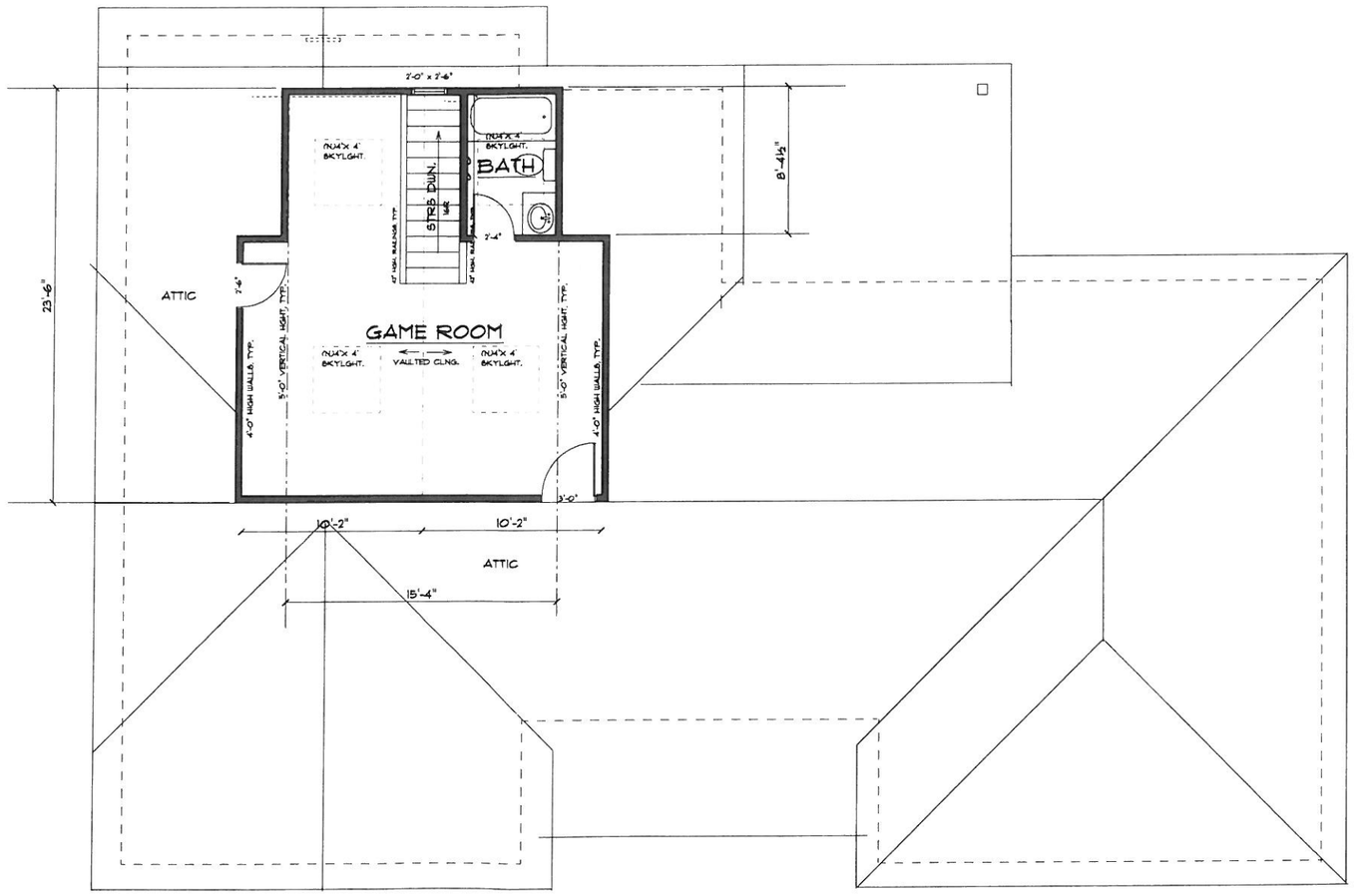
NEW 2 X WD. CONSTRUCTION WALLS

WALLS TO BE REMOVED

NOTE: NEW ADDITION AREAS TO HAVE 9'-0" WALL HEIGHT, WITH EITHER 9' CEILING HGHTS OR VAULTED CEILINGS.

EXISTING CEILINGS NOT PART OF RENOVATION SHALL REMAIN 8'-0"

EXISTING GAS METER AND ELEC PANEL TO BE RE-LOCATED ON NEW SIDE GARAGE WALL. METER TO BE UPGRADED TO 200 AMP, TYP.



NEW UPPER LEVEL PLAN #8

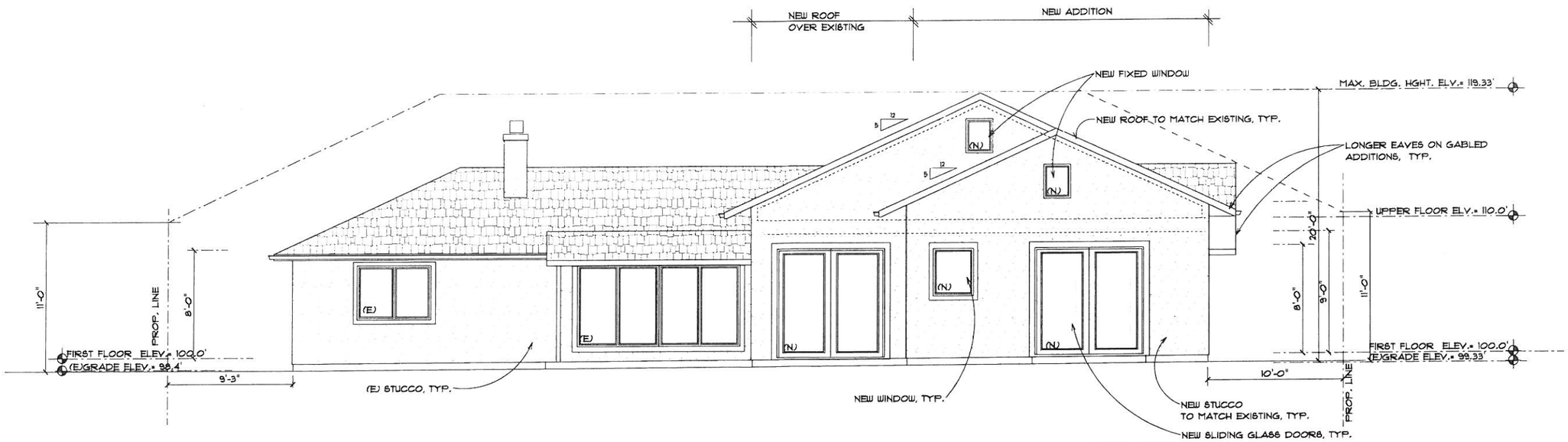
361 SQFT. AT 5'-0" IN HGHT.

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

EXISTING 2 X WD. CONSTRUCTION WALLS

NEW 2 X WD. CONSTRUCTION WALLS

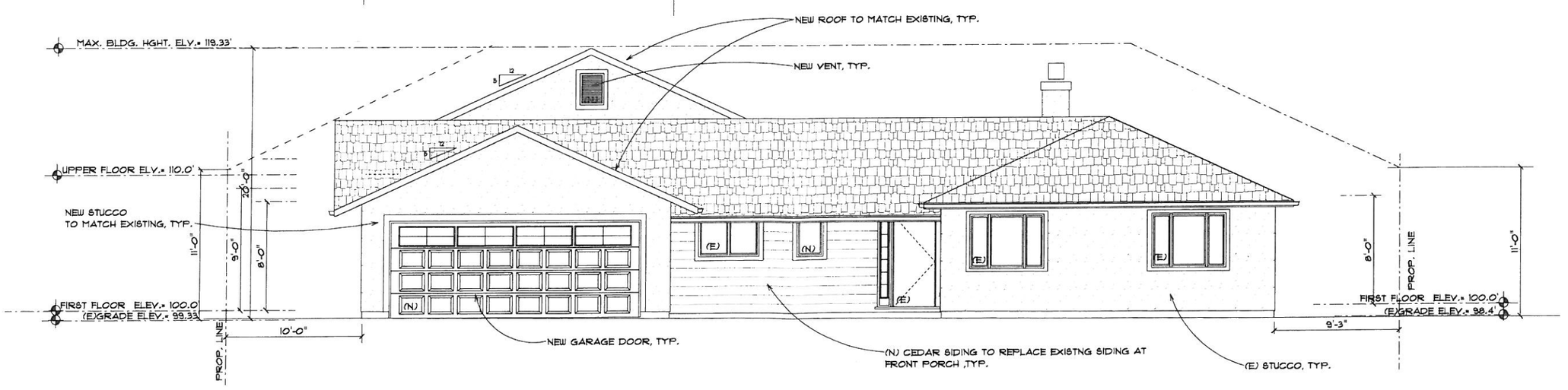
WALLS TO BE REMOVED



NEW REAR ELEVATION

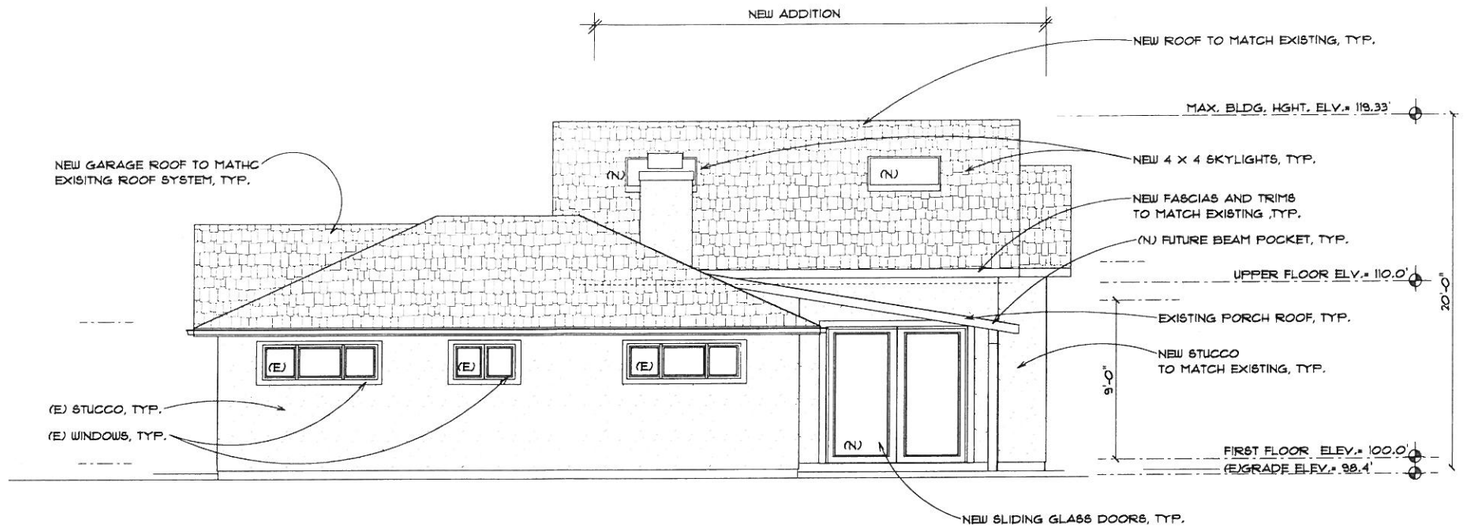
SCALE: 1/4" = 1'-0"

NOTE: ALL NEW MATERIALS & COLORS TO MATCH
EXISTING MATERIALS AND COLORS, TYP.



NEW FRONT ELEVATION

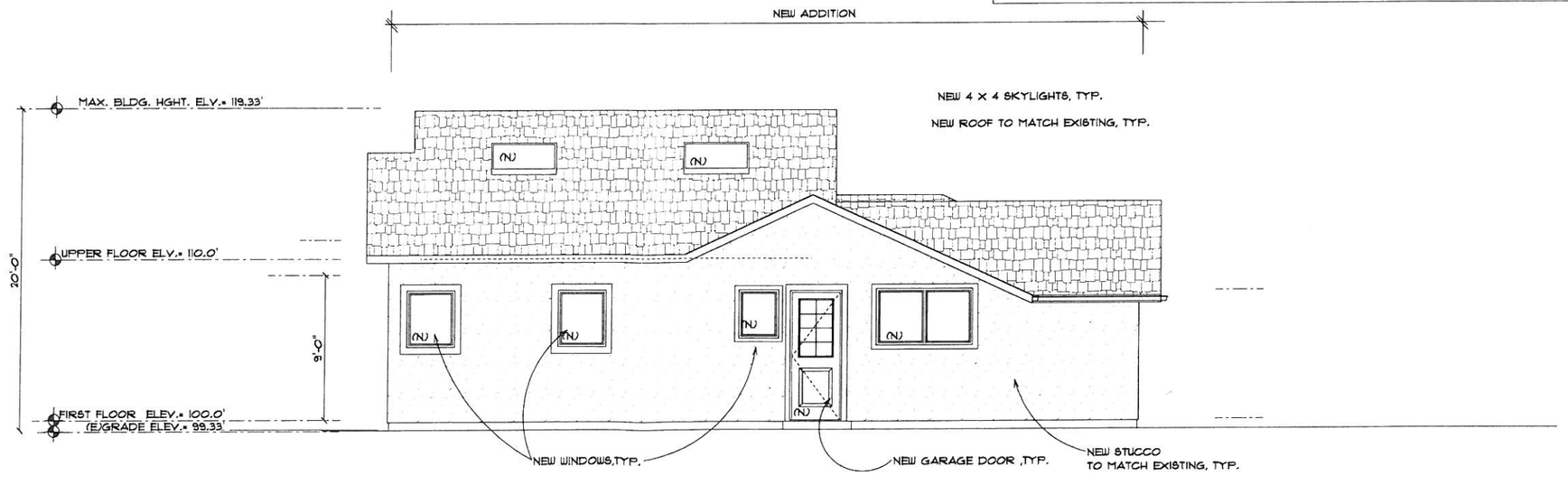
SCALE: 1/4" = 1'-0"



NEW RIGHT ELEVATION

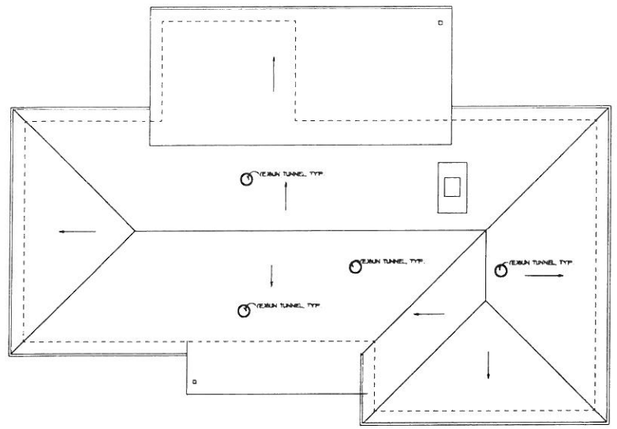
SCALE: 1/4" = 1'-0"

NOTE: ALL NEW MATERIALS & COLORS TO MATCH EXISTING MATERIALS AND COLORS, TYP.



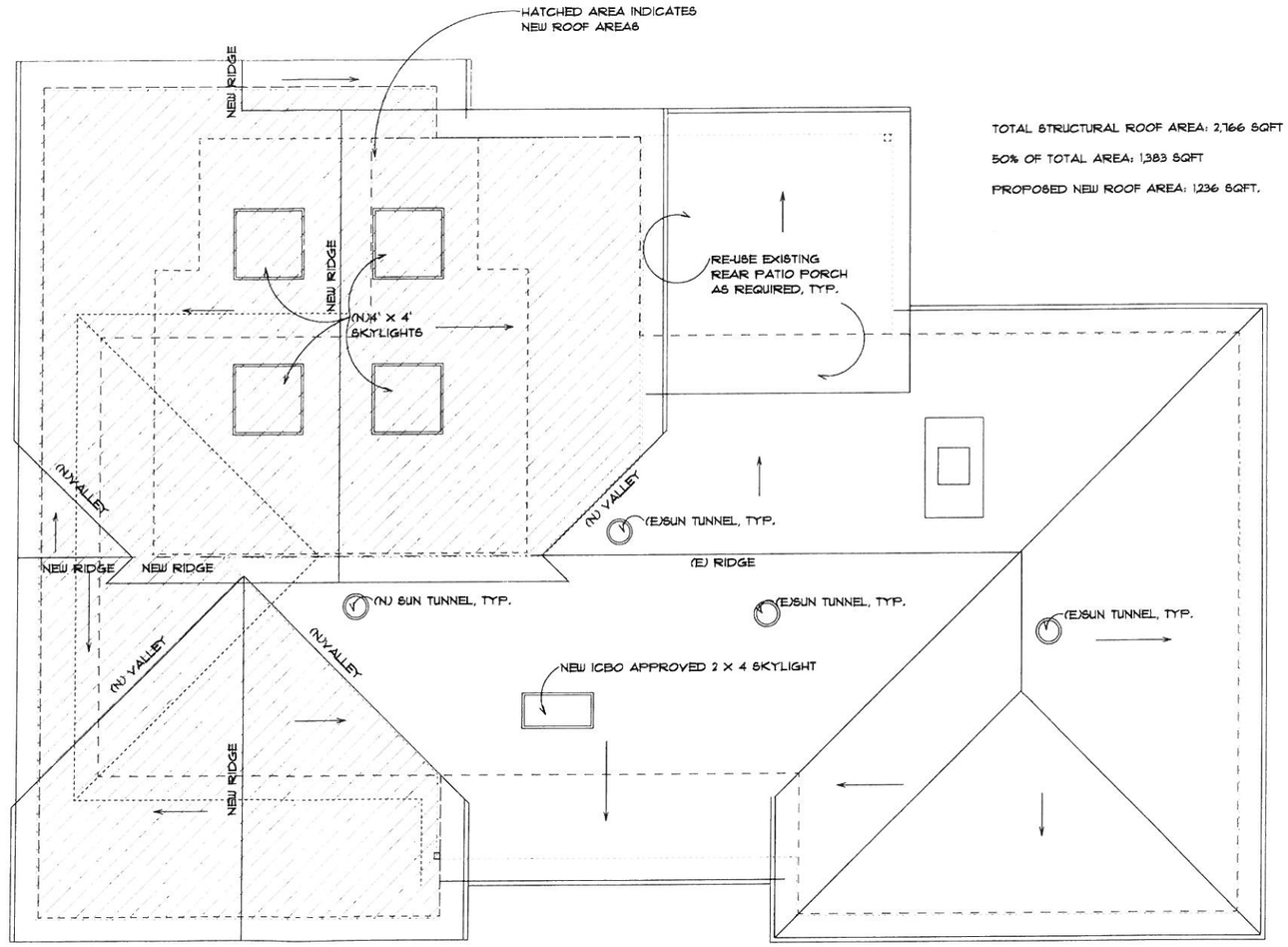
NEW LEFT ELEVATION

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



EXISTING ROOF PLAN

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



TOTAL STRUCTURAL ROOF AREA: 2,766 SQFT

50% OF TOTAL AREA: 1,383 SQFT

PROPOSED NEW ROOF AREA: 1,236 SQFT.

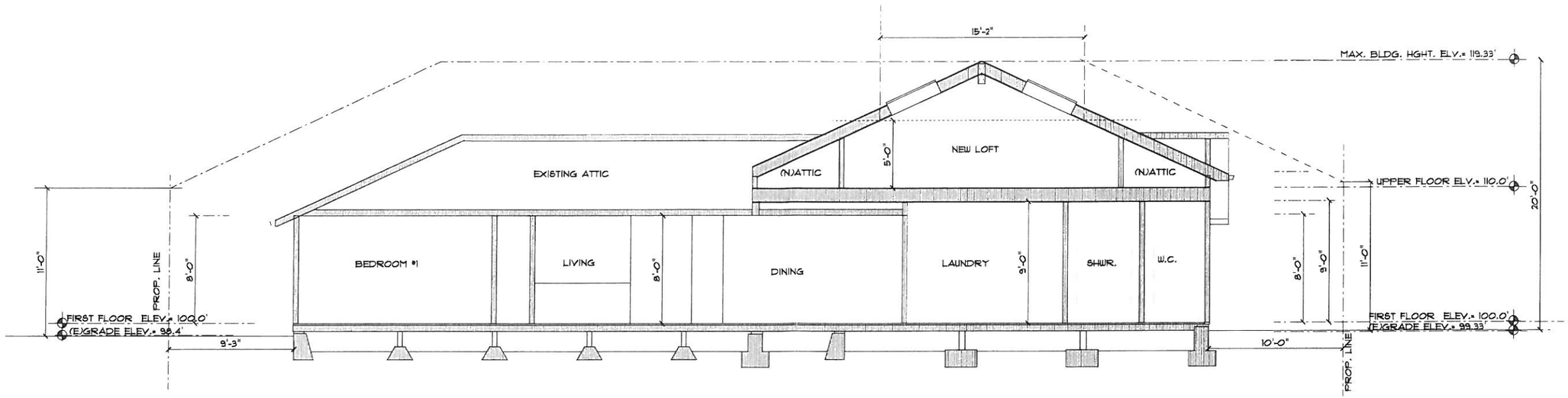
NEW ROOF PLAN

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

NOTE: ALL NEW MATERIALS TO MATCH EXISTING ROOFING MATERIALS ,TYP.

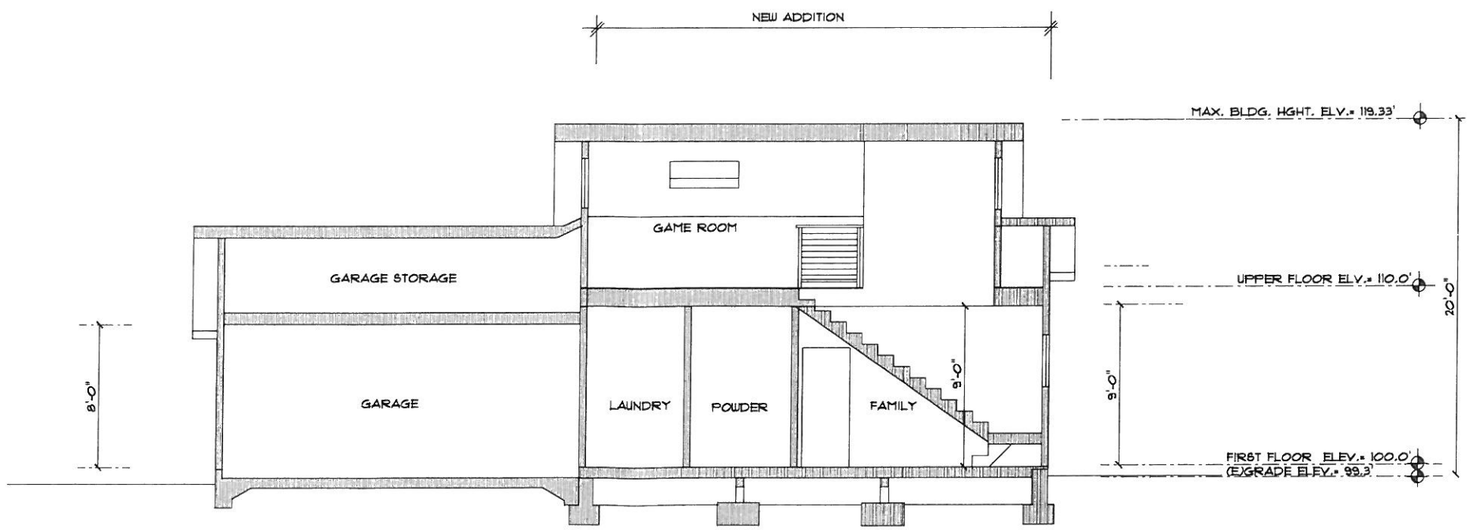
ALL NEW ROOF PITCHES TO MATCH EXISTING ROOF PITCHES, TYP.

ALL NEW GUTTER AND DOWNSPOUT TO MATCH EXISTING ,TYP.



NEW SECTION A-A

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



NEW SECTION B-B

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