

SECOND STORY ADDITION AND NEW DECK

1212 ST MATTHEW WAY,
LOS ALTOS, CA 94024
APN: 342-39-037

PROJECT DATA:

OWNER: ALEXANDRE MOHA & ISABELLE ESSEL

LOT DATA:

A.P.N. # 342-39-037
ZONING: R1-10
LOT SIZE: 10,000 SQ. FT.
LOT : 1212 ST MATTHEW WAY, LOS ALTOS, CA
OCCUPANCY GROUP: R3 / U1

FIRE PROTECTION: NO SPRINKLERED
TYPE OF CONSTRUCTION: VB

HOUSE DATA:

NET LOT AREA:	10,000 SQUARE FEET		
	EXISTING	CHANGE IN	TOTAL PROPOSED
% OF FRONT YARD PAVING	N/A	N/A	1,189 SQ. FT. 11.89%
HABITABLE LIVING AREA INCLUDING HABITABLE BASEMENT AREA:	2,648.6 SQ. FT.	127.5 SQ. FT.	2,776.1 SQ. FT.
NON-HABITABLE AREA	452.9 SQ. FT.	N/A	452.9 SQ. FT.

	EXISTING	PROPOSED	ALLOWED/REQ.
LOT COVERAGE: (LAND AREA COVERED BY ALL STRUCTURES THAT ARE OVER 6 FEET IN HT.)	2,005.18 SQ. FT. 20.05 %	2,005.18 SQ. FT. 20.05 %	3,000 SQ. FT. 30%
FLOOR AREA:			
FIRST FLOOR	1,246 SQ. FT.	1,246 SQ. FT.	3,500 SQ. FT.
SECOND FLOOR	1,855.5 SQ. FT.	1,983 SQ. FT.	35%
TOTAL	3,101.5 SQ. FT. 31.01 %	3,229 SQ. FT. 32.29 %	
SET BACKS:			
FRONT	APP. 26'	APP. 26'	25'
REAR	APP. 33'	APP. 33'	20'
RIGHT SIDE 1ST/2ND	(E) 17'6"/17'6"	(E) 17'6"/17'6"	10'/17'6"
LEFT SIDE 1ST/2ND	(E) 18'	(E) 18'	10'/17'6"
HEIGHT:	(E) 26'	(E) 26'	27'

LOT COVERAGE CALCULATION:

2nd FLOOR W/ BAY WINDOW (1855.5+13.85) = 1869.35 SQ. FT.
PORTION OF GARAGE AT FIRST FLOOR W/ LOWER ROOF = 127.50 SQ. FT.
FIREPLACE AT FIRST FLOOR = 8.33 SQ. FT.
TOTAL LOT COVERAGE = 2,005.18 SQ. FT.

AREA CALCULATION:

AREA	EXISTING	CHANGES	PROPOSED
GARAGE	452.9	0	452.9
FIRST	793.1	0	793.1
SECOND	1,855.5	127.5	1,983.0
TOTAL	3,101.4	0	3,229

SCOPE OF WORK:

AT FIRST FLOOR

NO NEW WORK PROPOSED

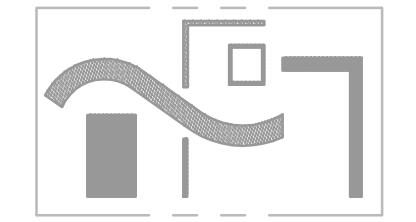
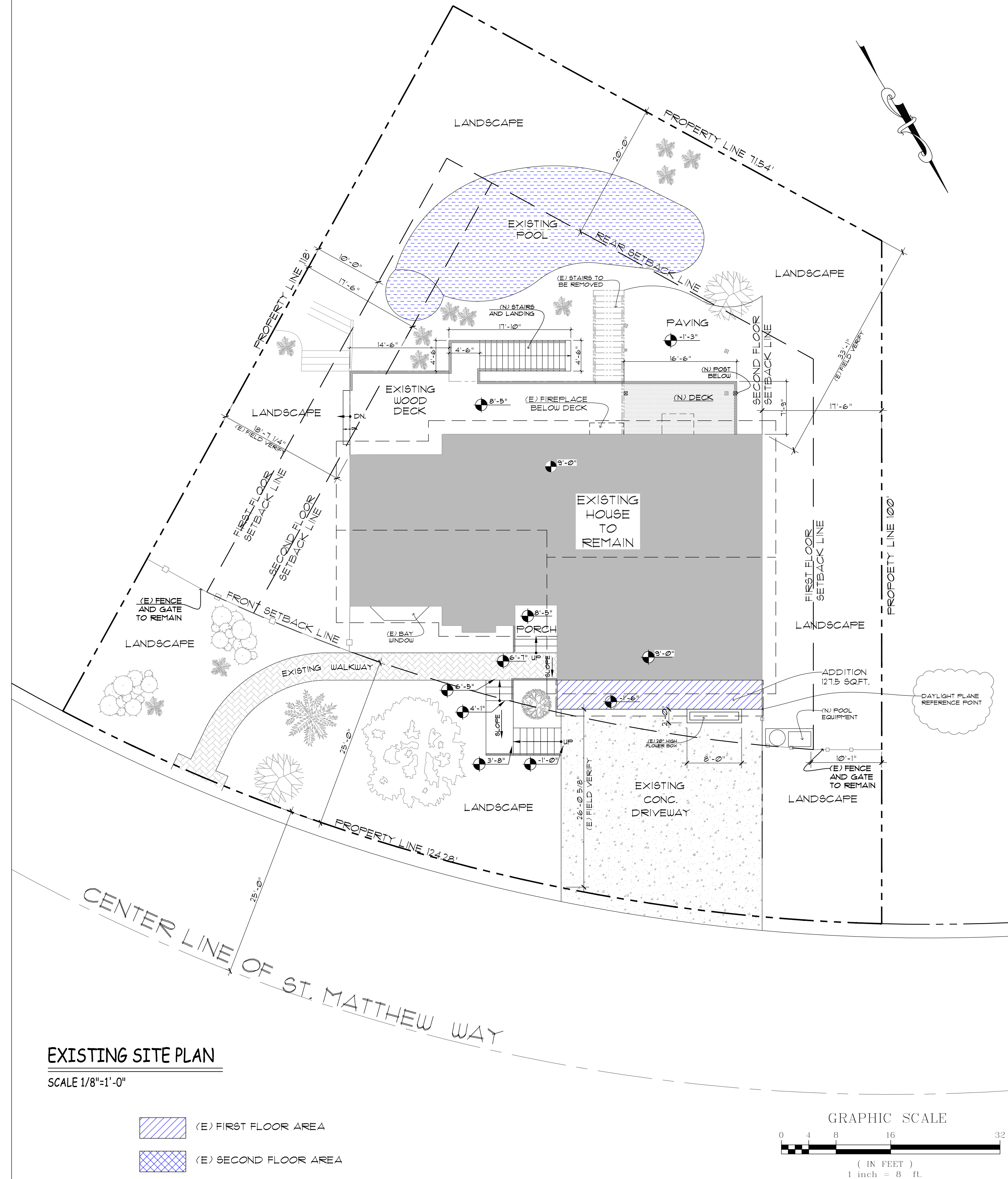
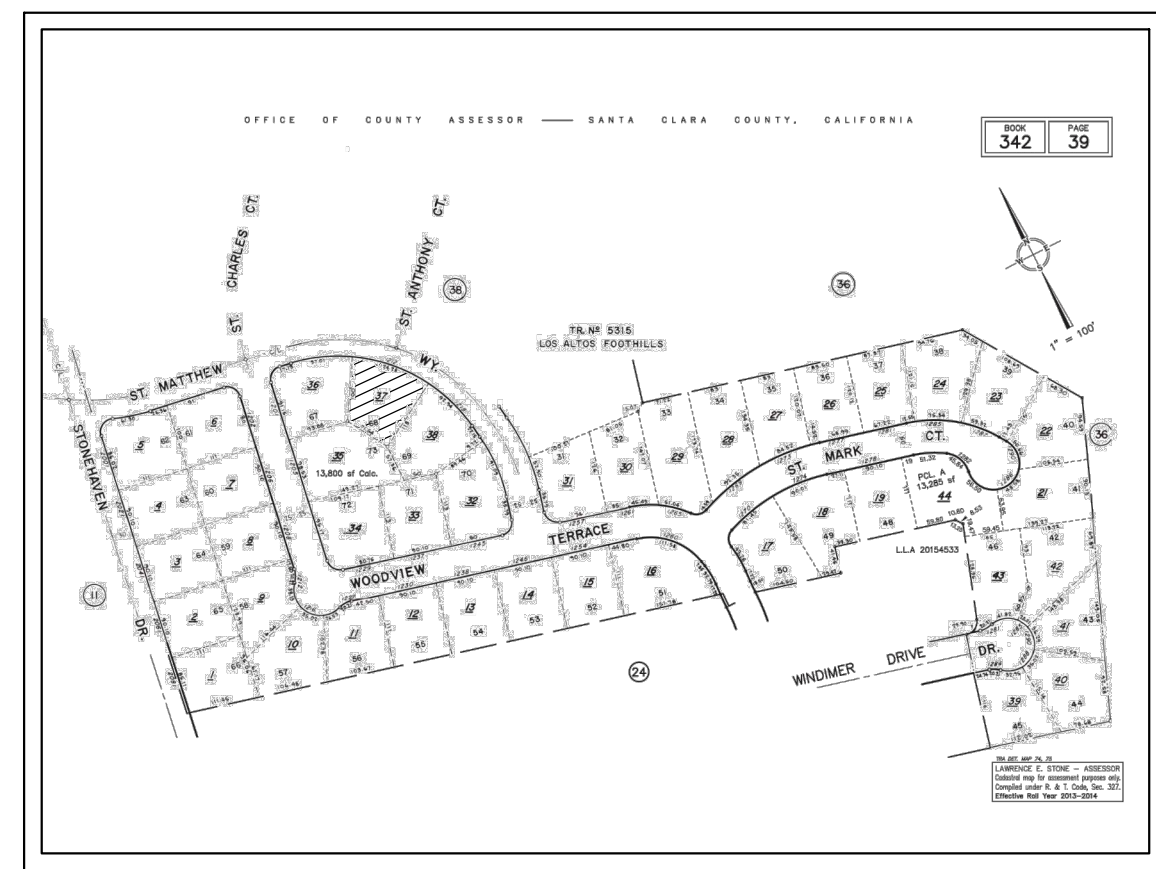
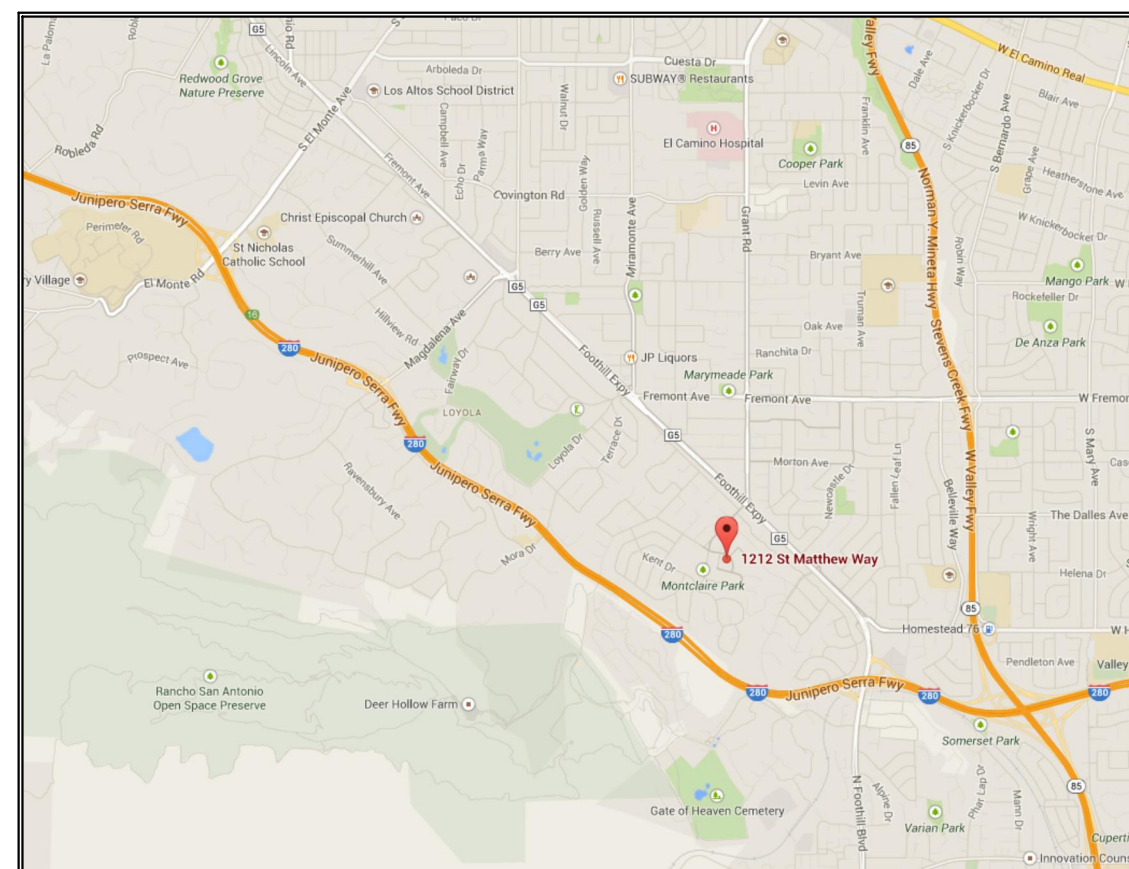
AT SECOND FLOOR FLOOR

1- ADD 127.5 SQ.FT. AT THE 3 FRONT BEDROOMS.
2- EXTEND EXISTING DECK AT THE REAR OF THE HOUSE TO THE CORNER OF THE MASTER BEDROOM AND RELOCATE EXTERIOR STAIRS FROM THE DECK TO THE LOWER LEVEL YARD.

DRAWING INDEX

SHEET 1	A1	COVER SHEET, EXISTING SITE PLAN
SHEET 2	A2	EXISTING , DEMOLITION FLOOR PLANS
SHEET 3	A2.1	AREA DIAGRAMS
SHEET 4	A3	PROPOSED SECOND FLOOR PLAN
SHEET 5	A4	EXISTING ROOF PLAN
SHEET 6	A5	EXTERIOR ELEVATIONS
SHEET 7	A6	EXTERIOR ELEVATIONS

VICINITY MAP



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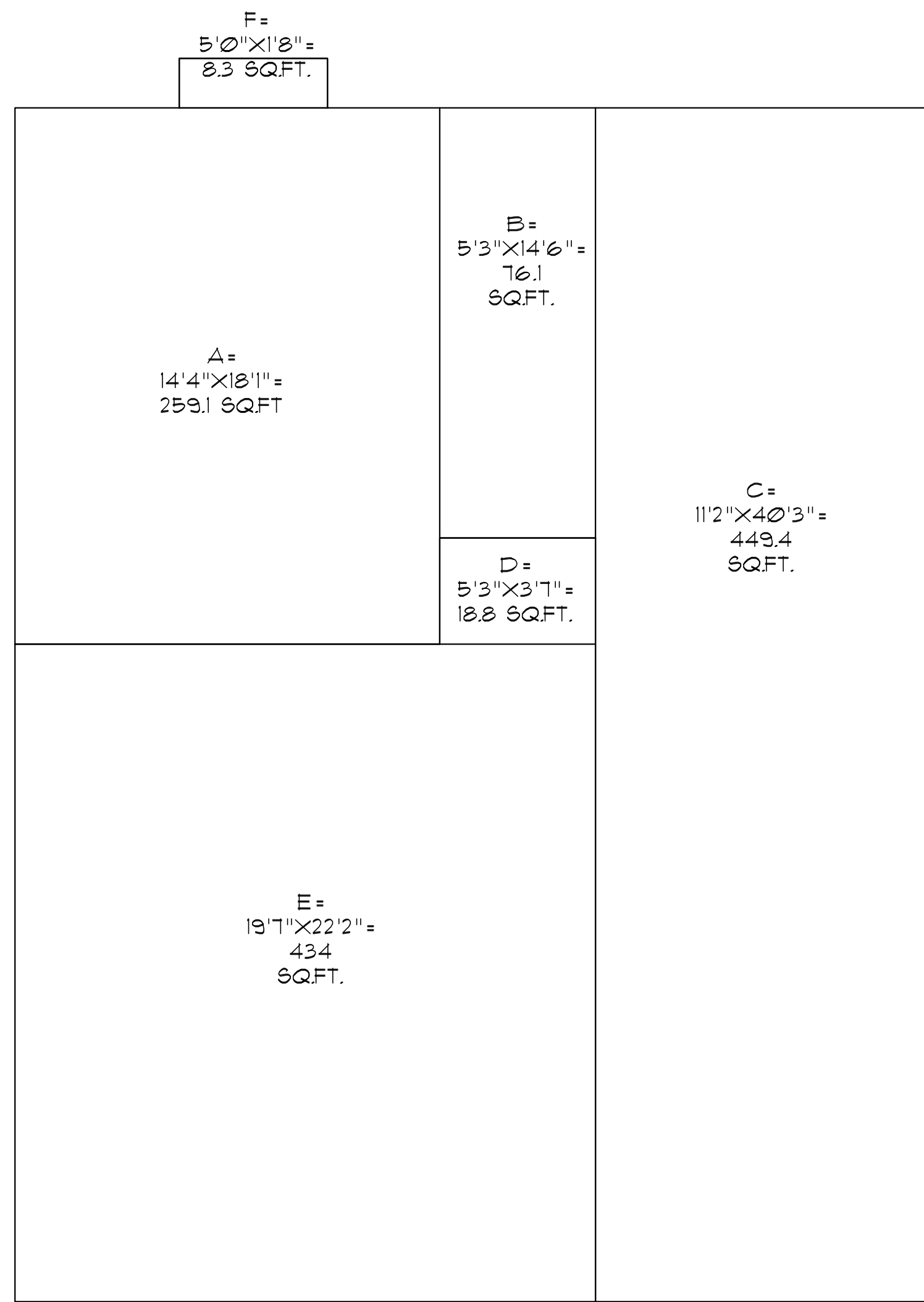
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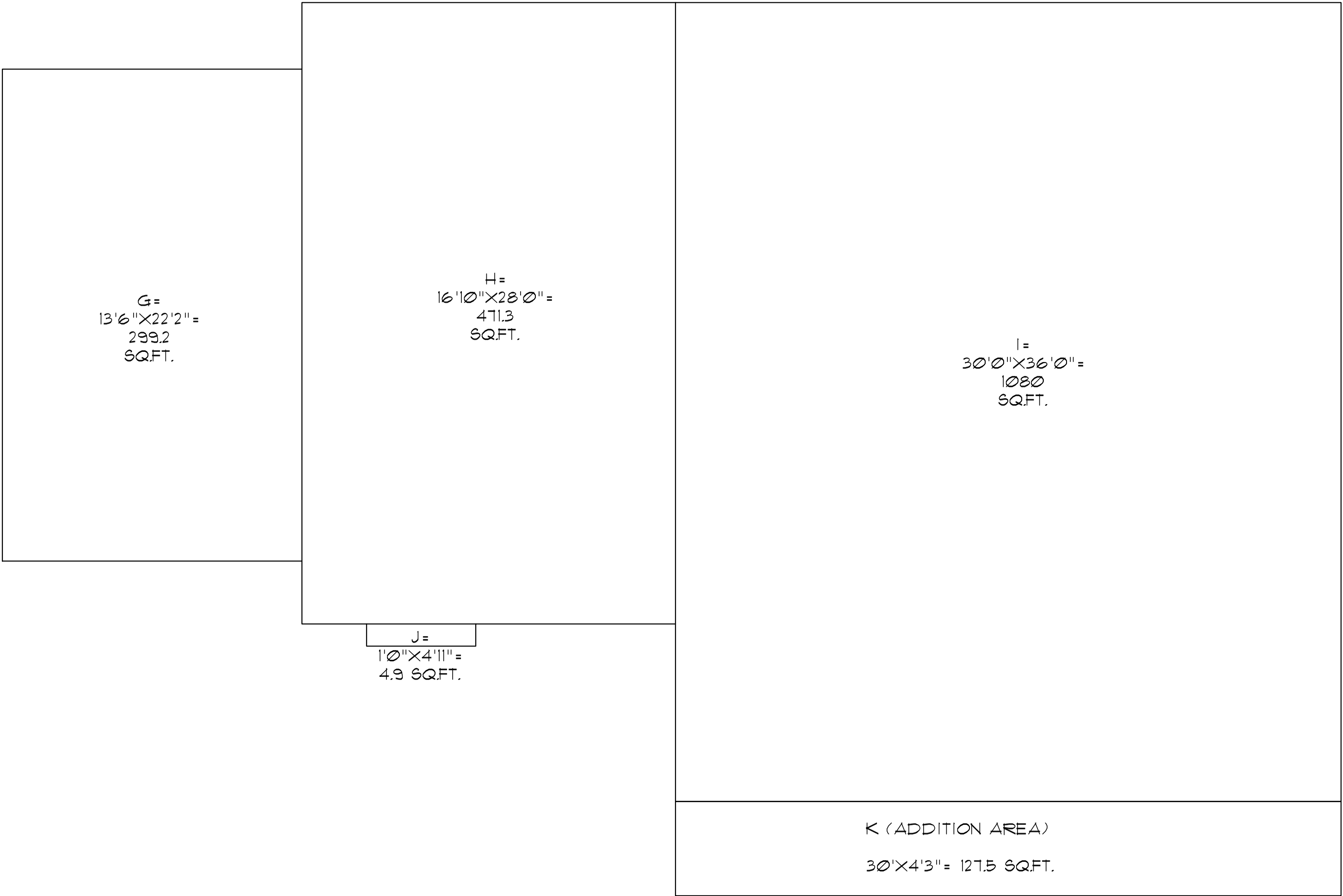
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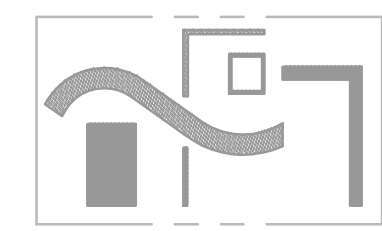
A1



FIRST FLOOR AREA:
 EXISTING
 A+B+C+D+E+F = 1246 SQ.FT.



SECOND FLOOR AREA:
 EXISTING
 G+H+I+J = 1855.5 SQ.FT.
 INCLUDING ADDITION
 G+H+I+J+K = 1983 SQ.FT.

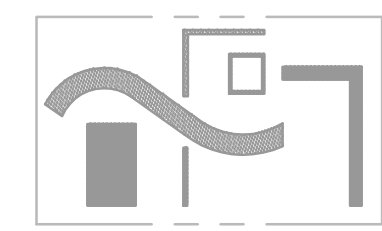


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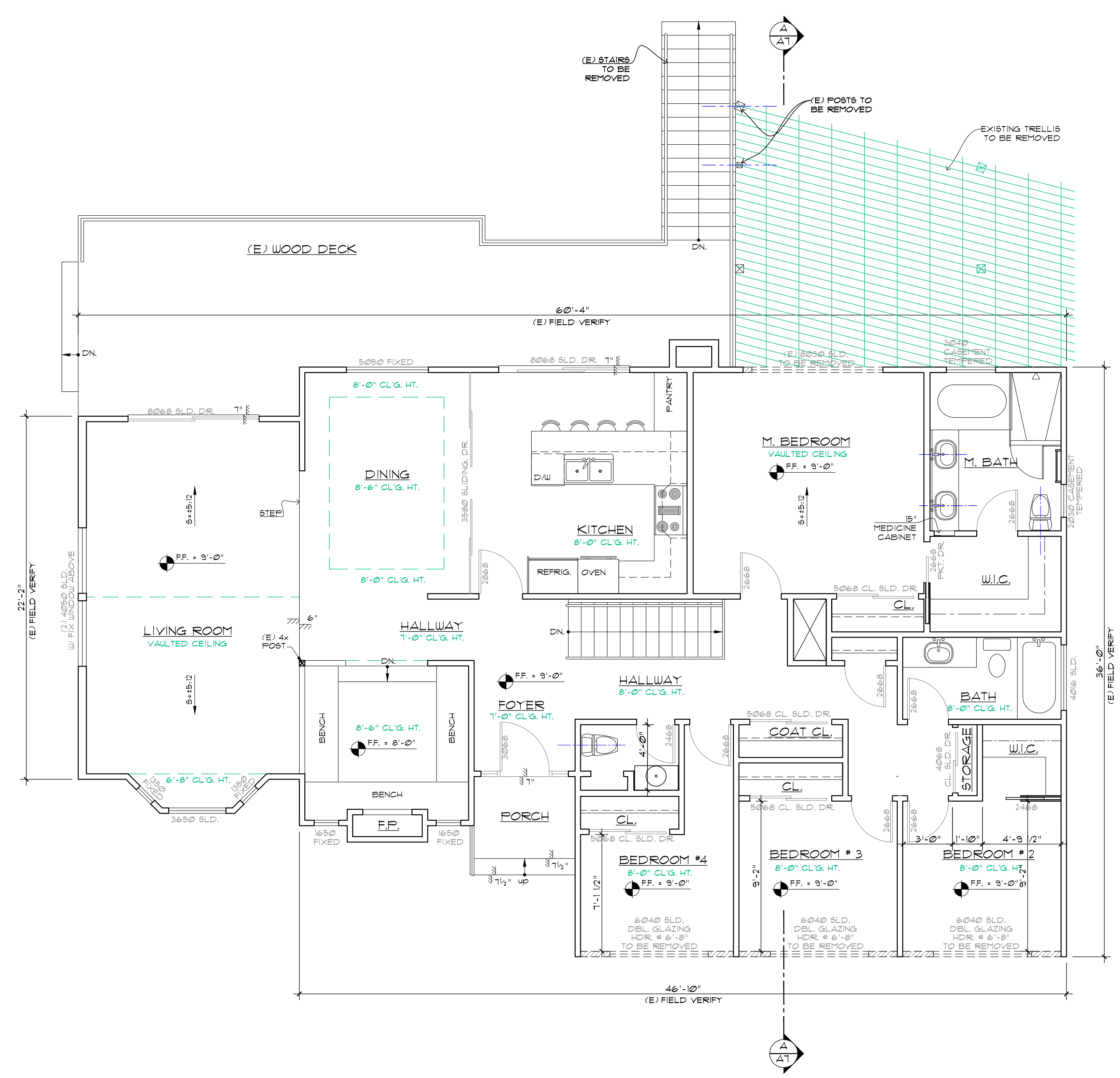
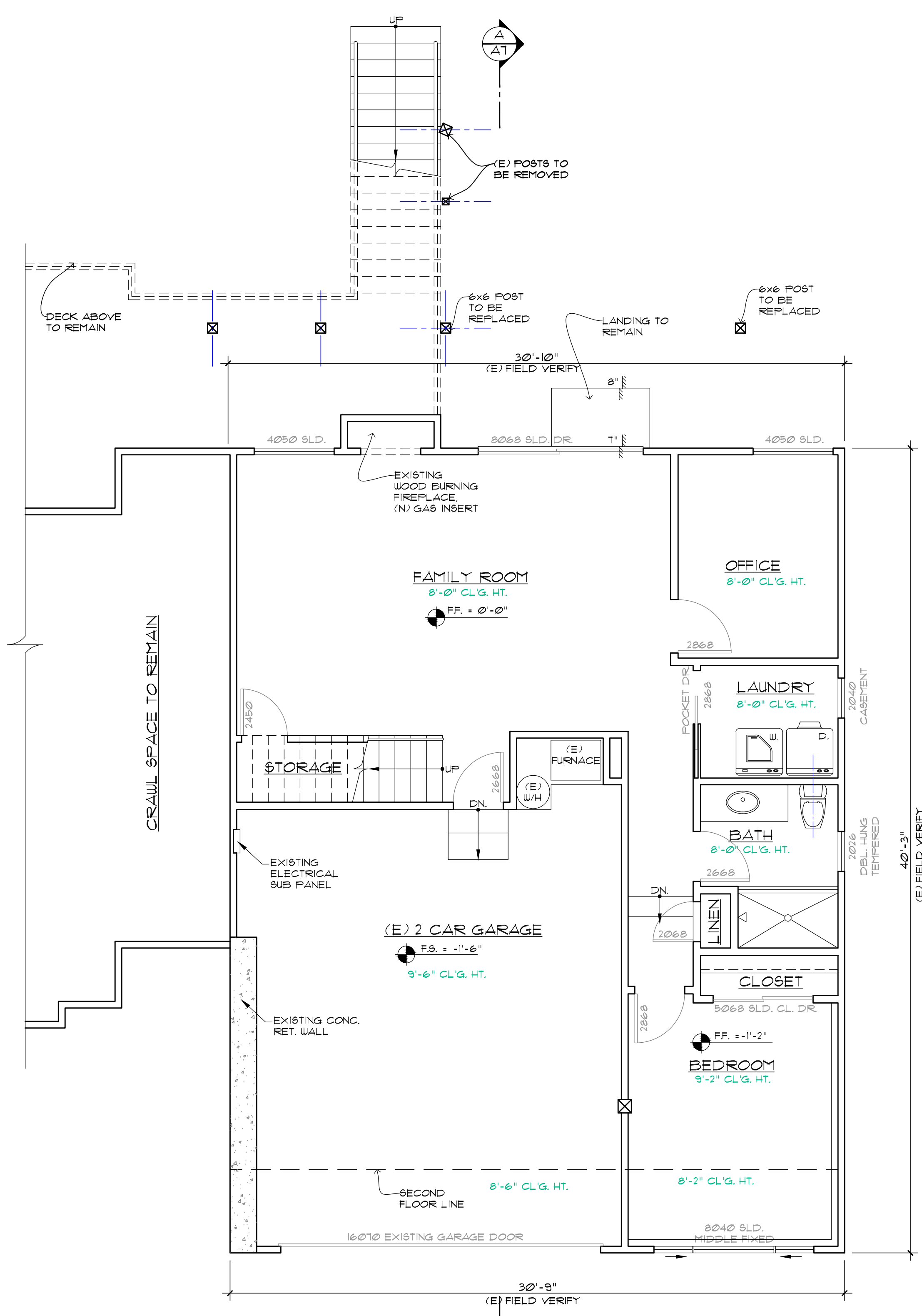


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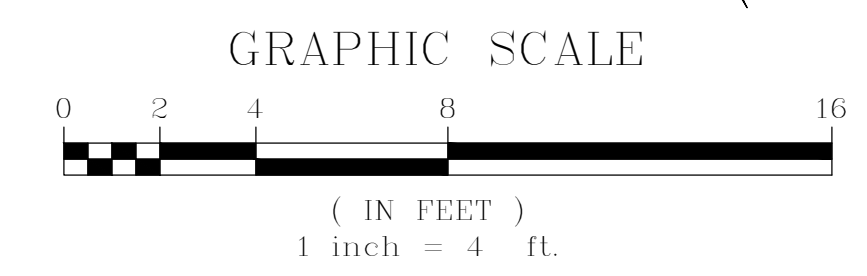
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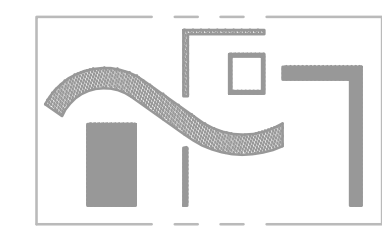
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LEGEND:
 ———— EXISTING WALL TO REMAIN
 - - - - - EXISTING WALL TO BE REMOVED



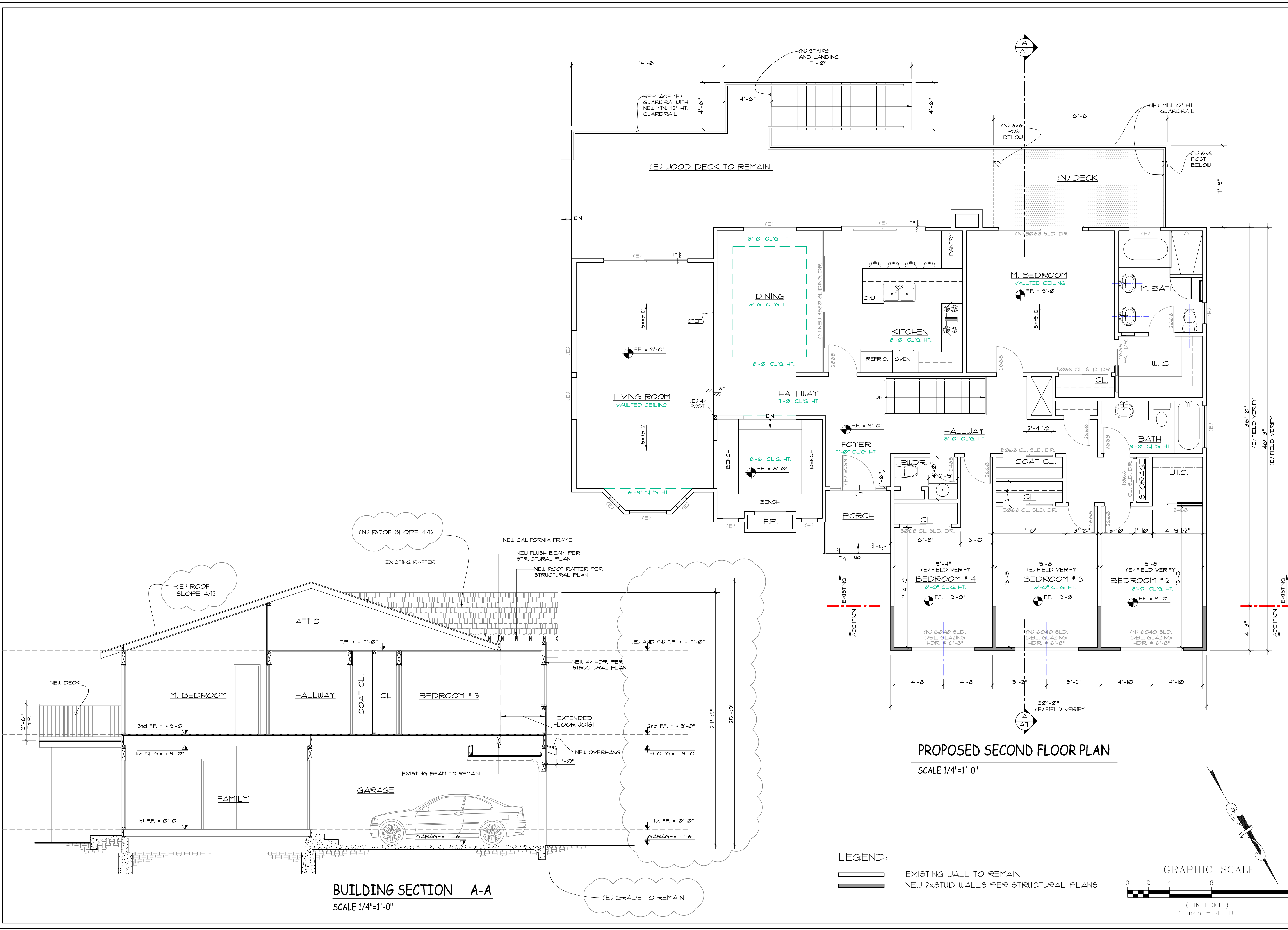


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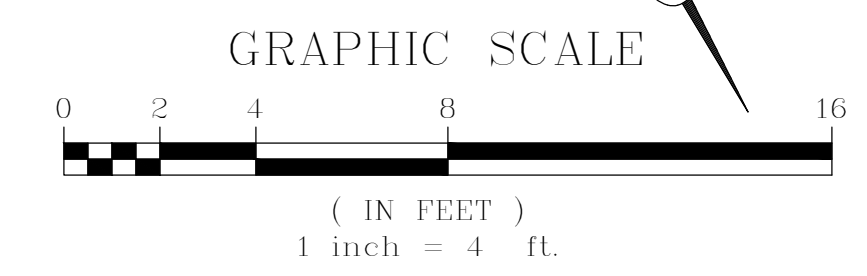
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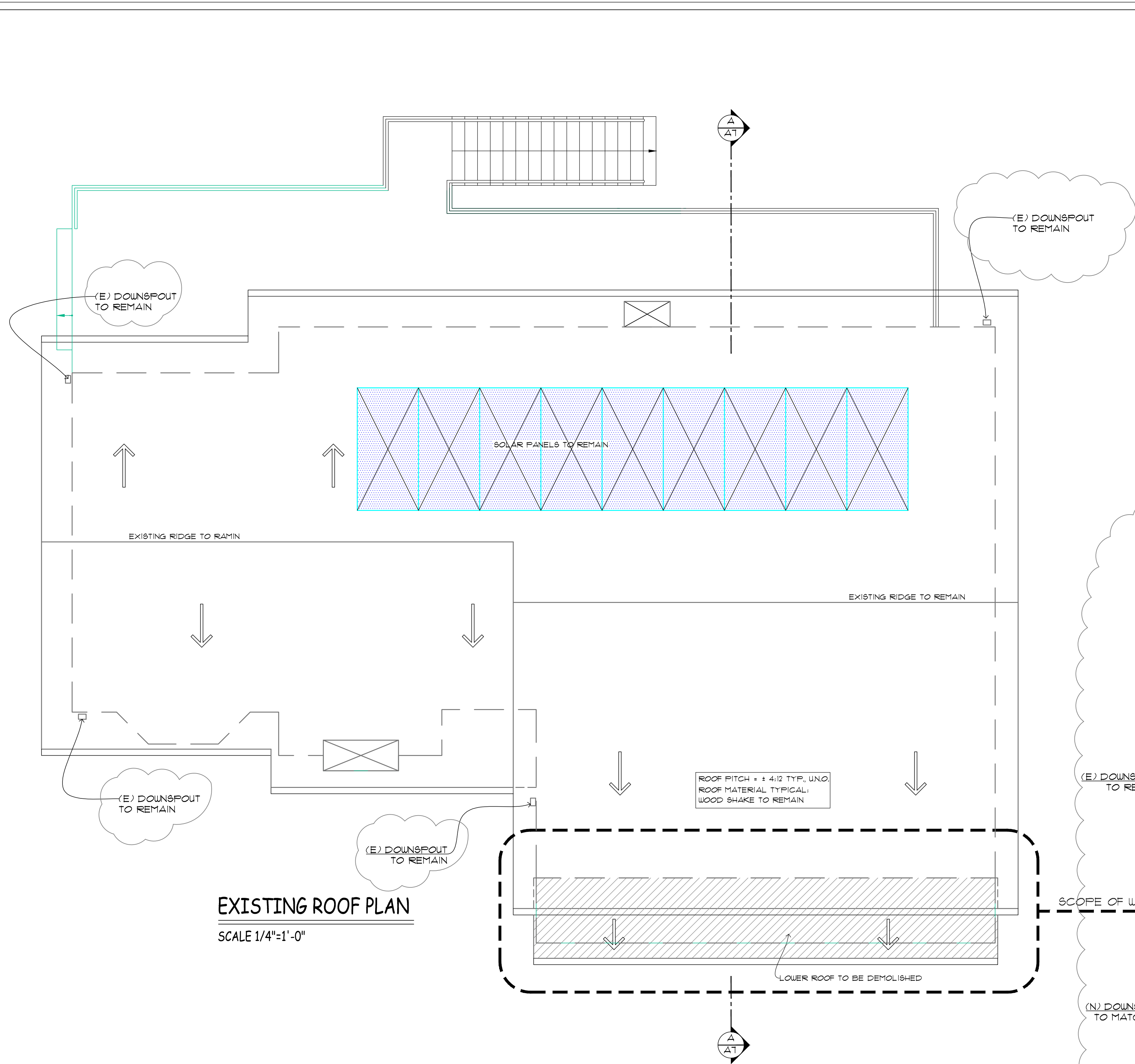


PROPOSED SECOND FLOOR PLAN
SCALE 1/4"=1'-0"

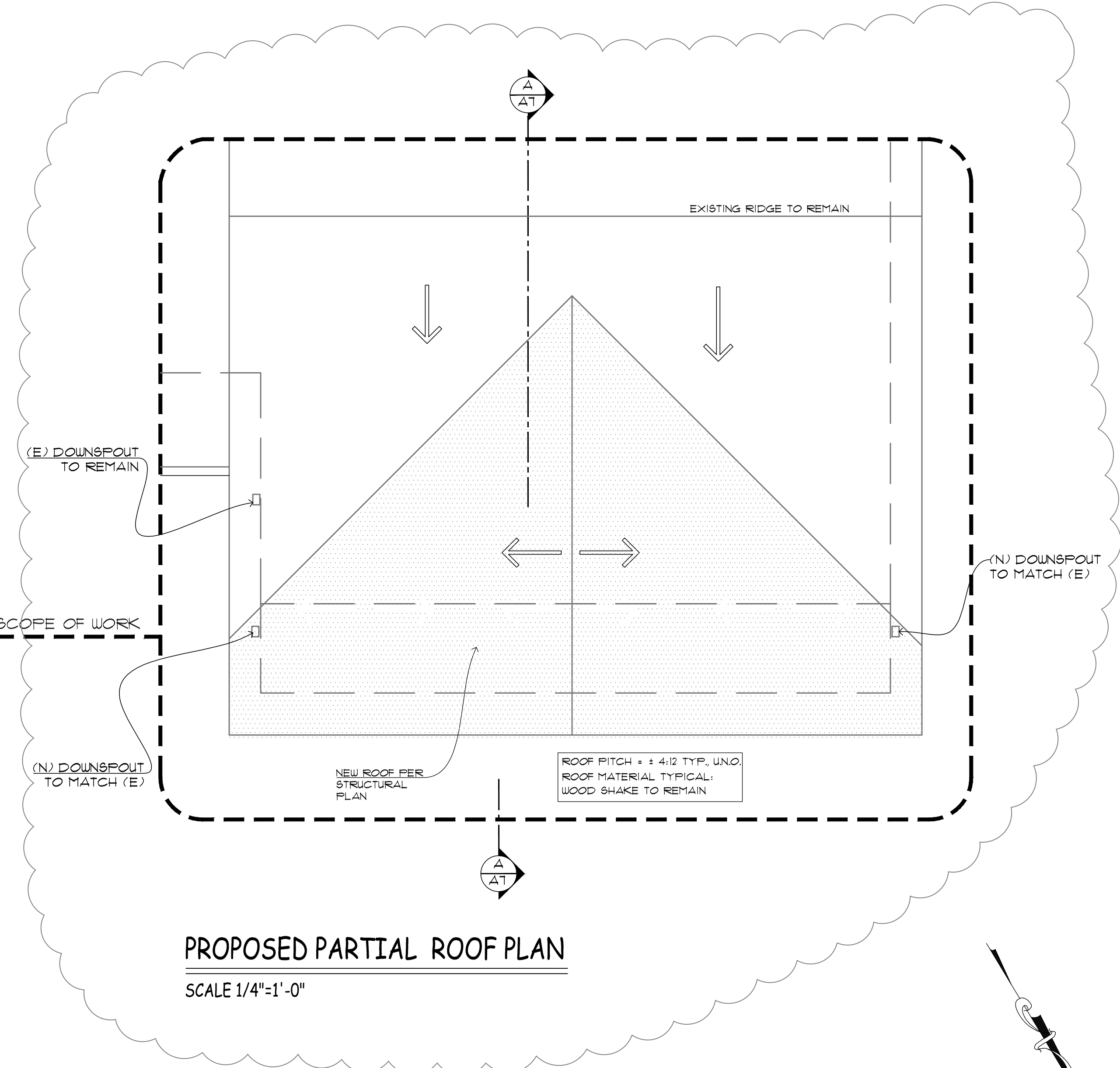
LEGEND:
 ——— EXISTING WALL TO REMAIN
 ——— NEW 2x6 STUD WALLS PER STRUCTURAL PLANS



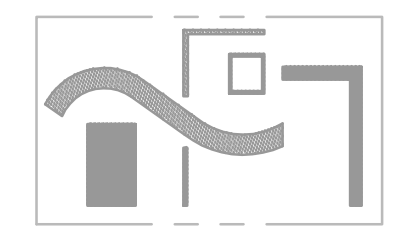
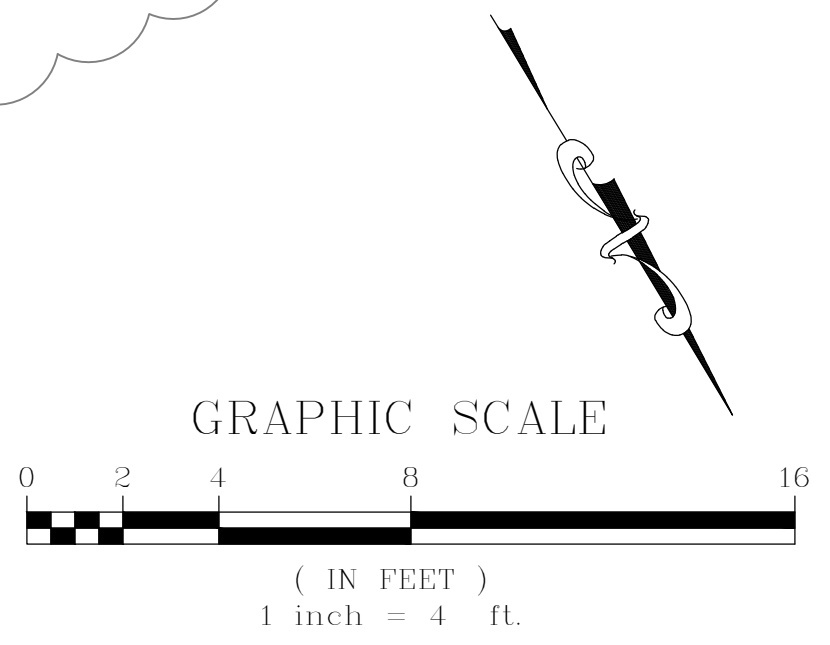
BUILDING SECTION A-A
SCALE 1/4"=1'-0"



EXISTING ROOF PLAN
SCALE 1/4"=1'-0"



PROPOSED PARTIAL ROOF PLAN
SCALE 1/4"=1'-0"

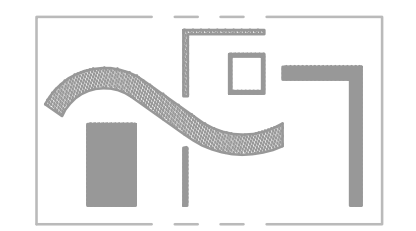
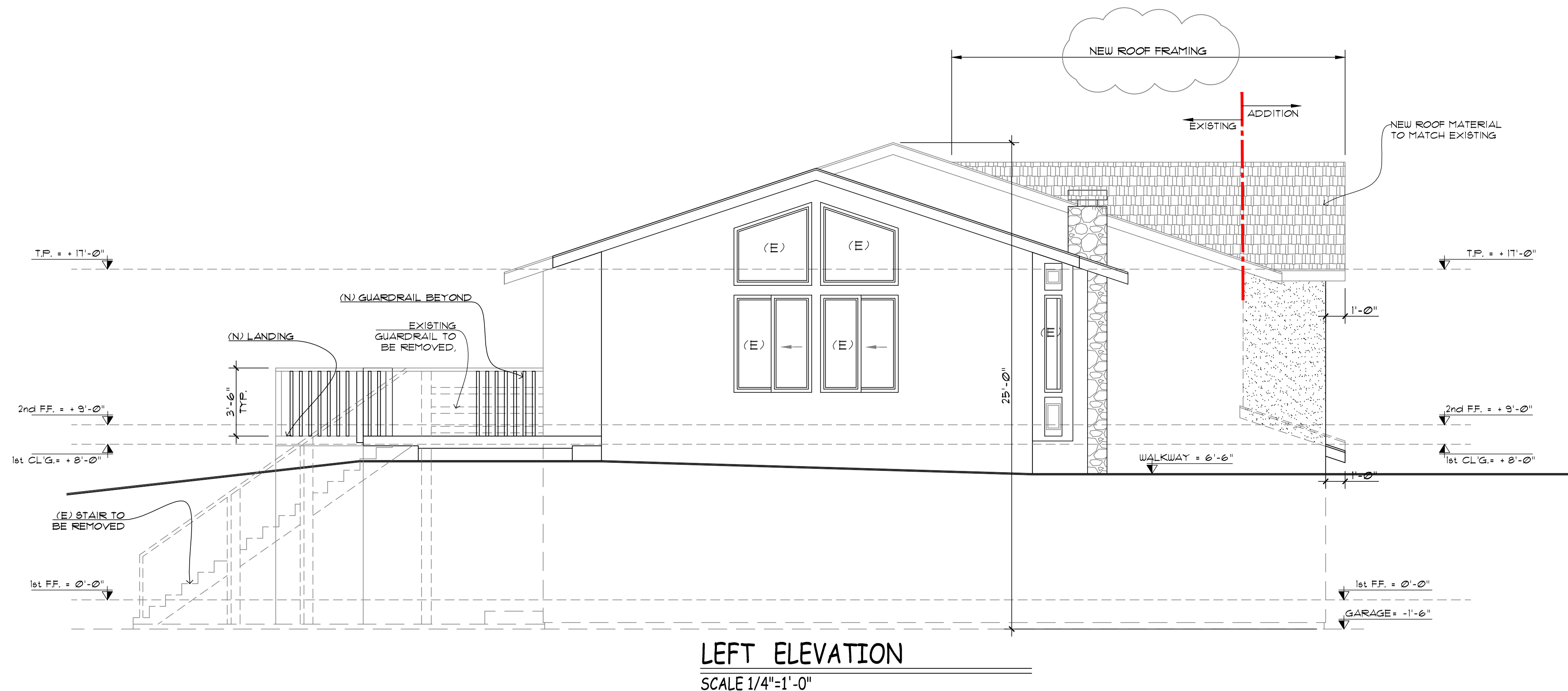
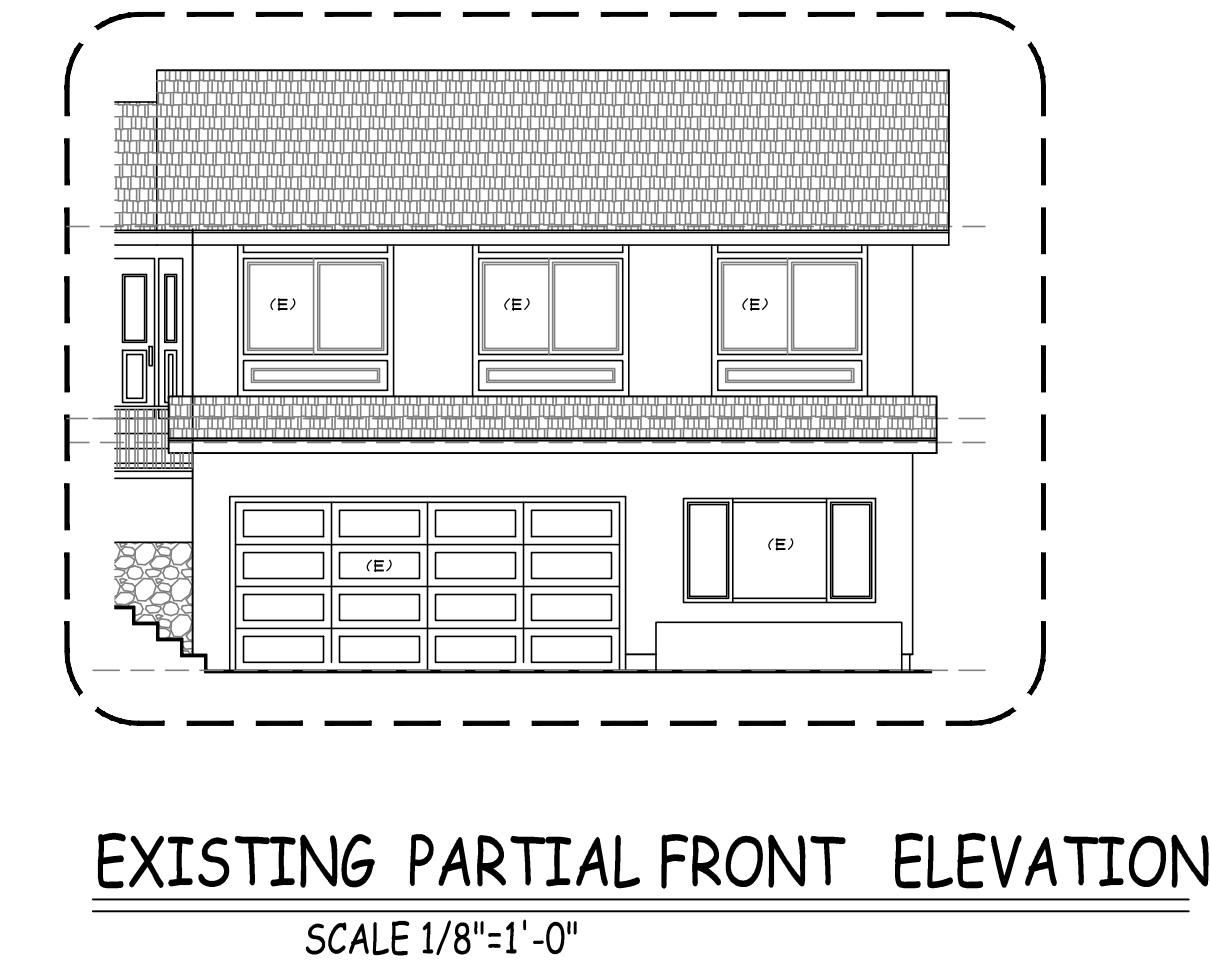
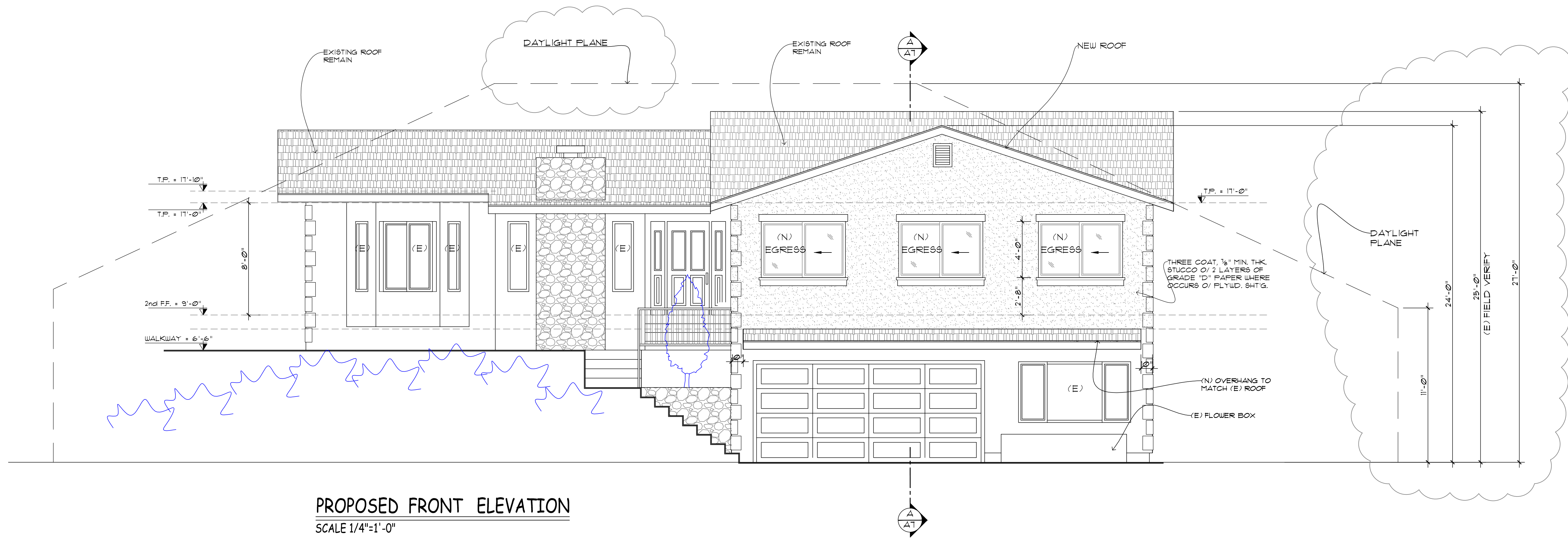


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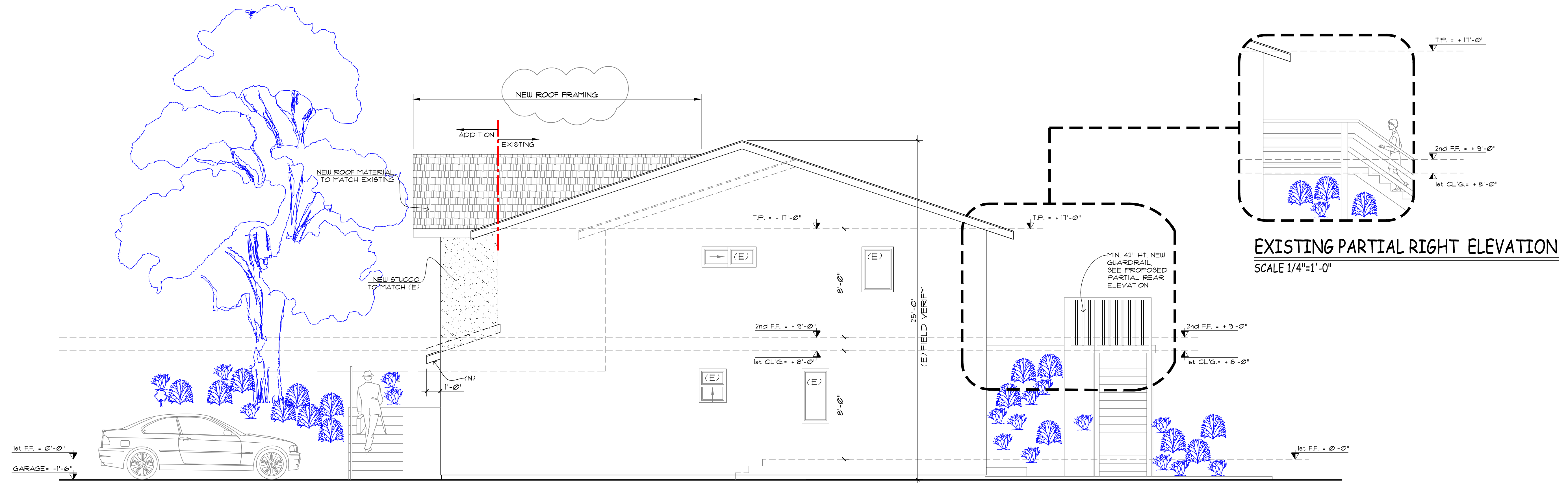


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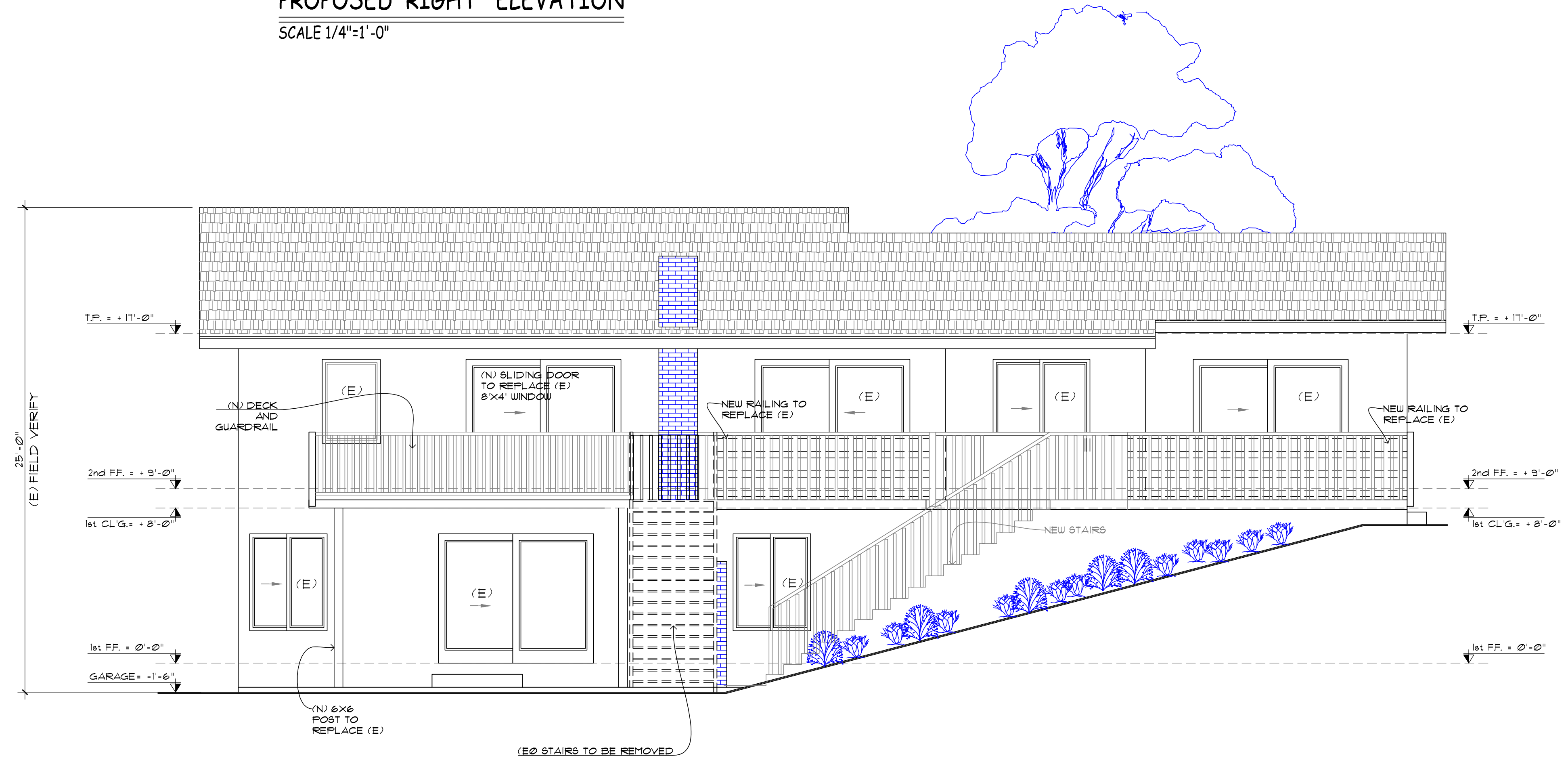
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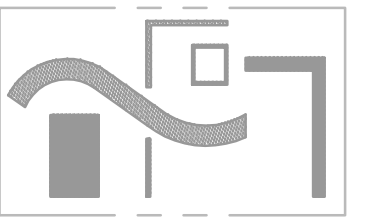
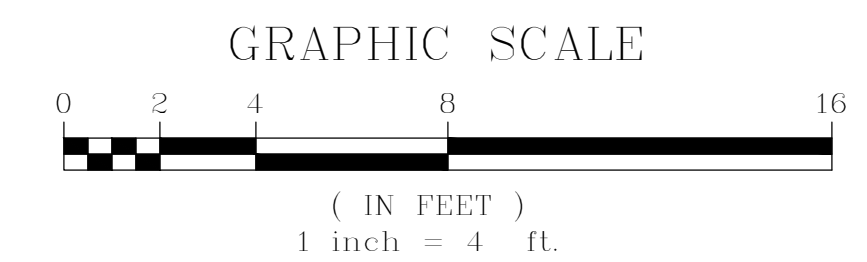


PROPOSED RIGHT ELEVATION
SCALE 1/4"=1'-0"

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



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



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