

# BREWER NEW REDUCED ADU

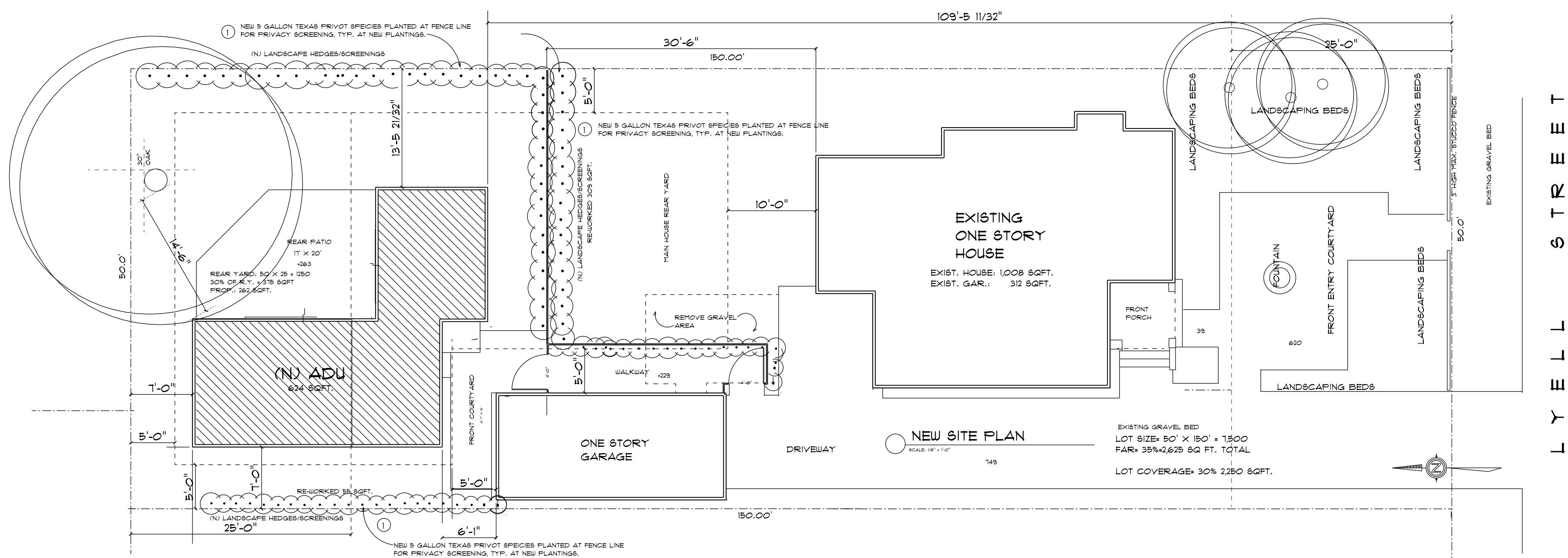
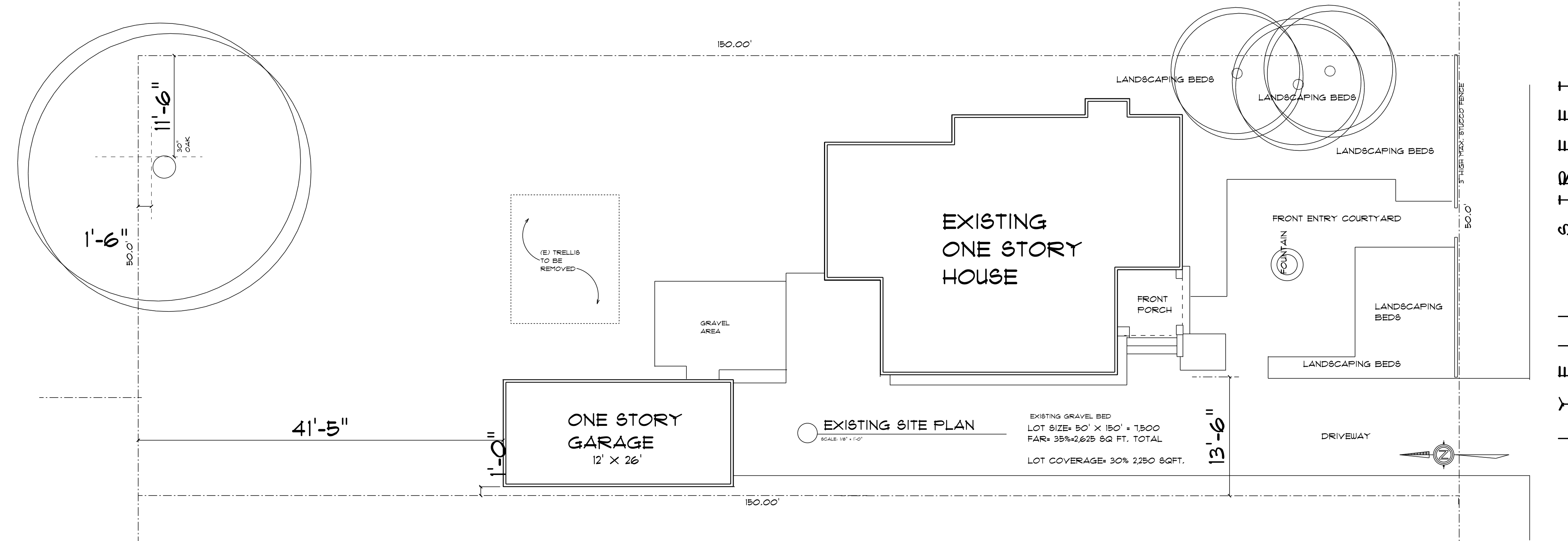
## 49 LYELL STREET LOS ALTOS, CA. 94022

OWNERS: LAURA & PETER BREWER 49 LYELL STREET LOS ALTOS CA.

SCOPE OF WORK: ADD NEW 624 SQFT. ADU UNIT IN REAR OF EXISTING ONE STORY SINGLE FAMILY RESIDENCE

### PROJECT SUMMARY TABLE

	EXISTING	CHANGE IN	TOTAL PROPOSED
NET LOT AREA: 7,500 SQ. FT.			
% OF FRONT YARD PAVING	620	0	620 SQ. FT. (43%)
LANDSCAPE BREAKDOWN:			
TOTAL HARDSCAPE AREA:	EXISTING = 2,782 SQFT.	PROPOSED = 3,898 SQFT.	
EXISTING SOFTSCAPE AREA:	4,718 SQFT.	PROPOSED = 3,602 SQFT.	
HABITABLE LIVING AREA	1008 SQ. FT.	+624 SQ. FT.	1632 SQ. FT.
NON HABITABLE LIV. AREA	312 SQ. FT.	0 SQ. FT.	312 SQ. FT.
	EXISTING	PROPOSED	ALLOWED/REQUIRED
LOT COVERAGE:	1374 SQFT (18.3%)	1,998 SQ. FT. (26.6%)	2,250 SQ. FT. (30%)
FLOOR AREA:			
FIRST FLOOR:	1008 SQ. FT.	1,632 SQ. FT.	
GARAGE:	312 SQ. FT.	312 SQ. FT.	
TOTAL:	1320 (17.6%)	1,944 SQ. FT. (25.9%)	2,625 SQ. FT. (35%)
SETBACKS FROM ADU			
FRONT	0 FEET	109 FEET	25 FEET
REAR	0 FEET	7 FEET	5 FEET
RIGHT SIDE	0 FEET/	13'-6" FEET	5 FEET
LEFT SIDE	0 FEET	7 FEET	5 FEET/
HEIGHT	0 FEET	11'-10" FEET	12 FEET



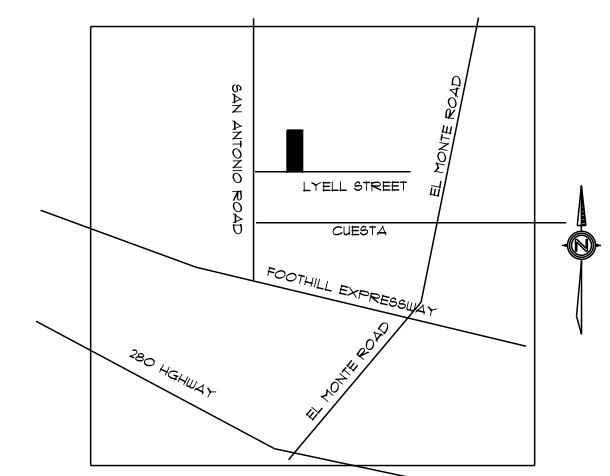
### PROPERTY INFORMATION

COVERED PARKING: 1 SPACES  
 APN:  
 OCCUPANCY GROUP: R3/U  
 CONSTRUCTION TYPE: V-B  
 ZONING:  
 LOT SIZE: 7,500 SQFT  
 MAX COV. 30%: 2250 SQFT.  
 EXISTING HOUSE: 1,008 SQFT.  
 EXISTING GARAGE: 312 SQFT.  
 EXISTING TOTAL: 1,320 SQFT.  
 EXIST. COV. PORCH: 54 SQFT.  
 EXIST. LOT COVERAGE: 1,374 SQFT.  
 PROP. ADU ADDITION: 624 SQFT  
 PROP. LOT COV.: 1,998 SQFT (26.6%)

### SHEET INDEX:

- A1: EXISTING & NEW PLOT PLANS
- A2: FLOOR AREA CALCULATION LANDSCAPING/TREE PROTECTION PLAN
- A3: NEW FLOOR PLAN NEW ROOF PLAN
- A4: NEW EXTERIOR ELEVATIONS
- A5: NEW SECTIONS A-A, B-B, SECTION PLAN KEY

### VICINITY MAP



**BREWER ACCESSORY DWELLING UNIT**  
 49 LYELL STREET LOS ALTOS, CA. 94022

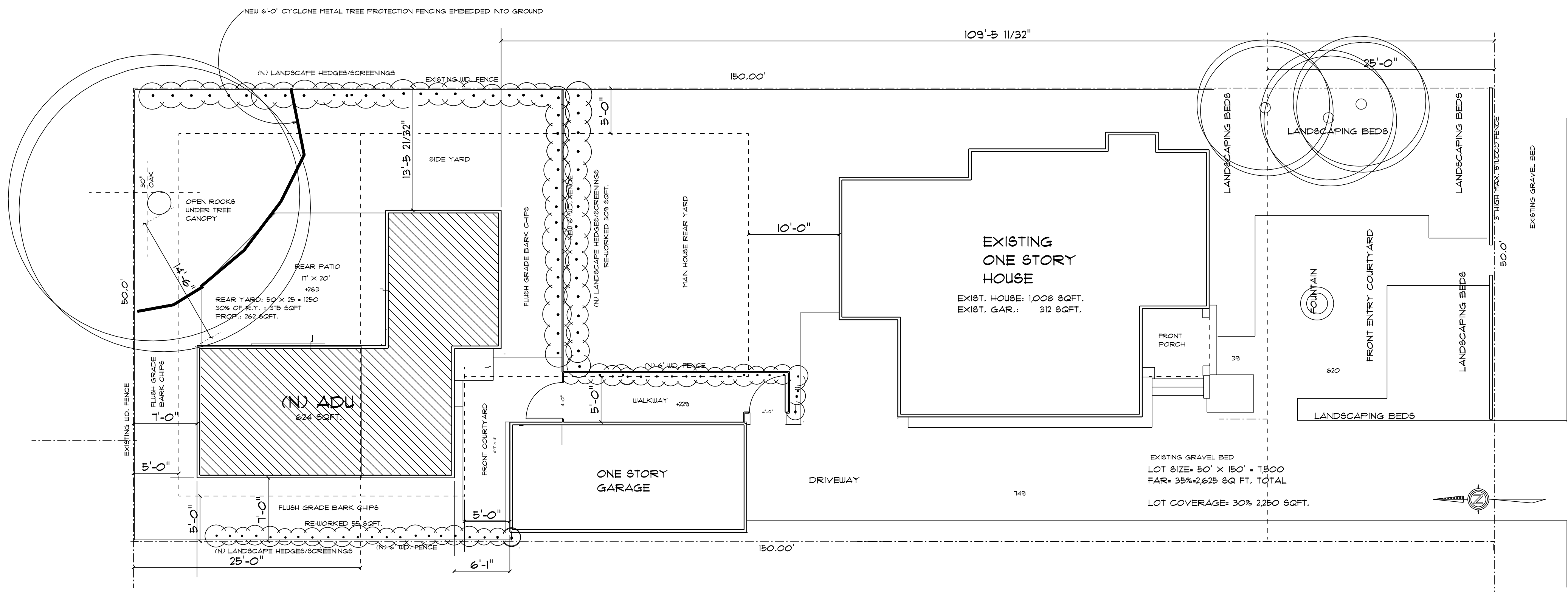
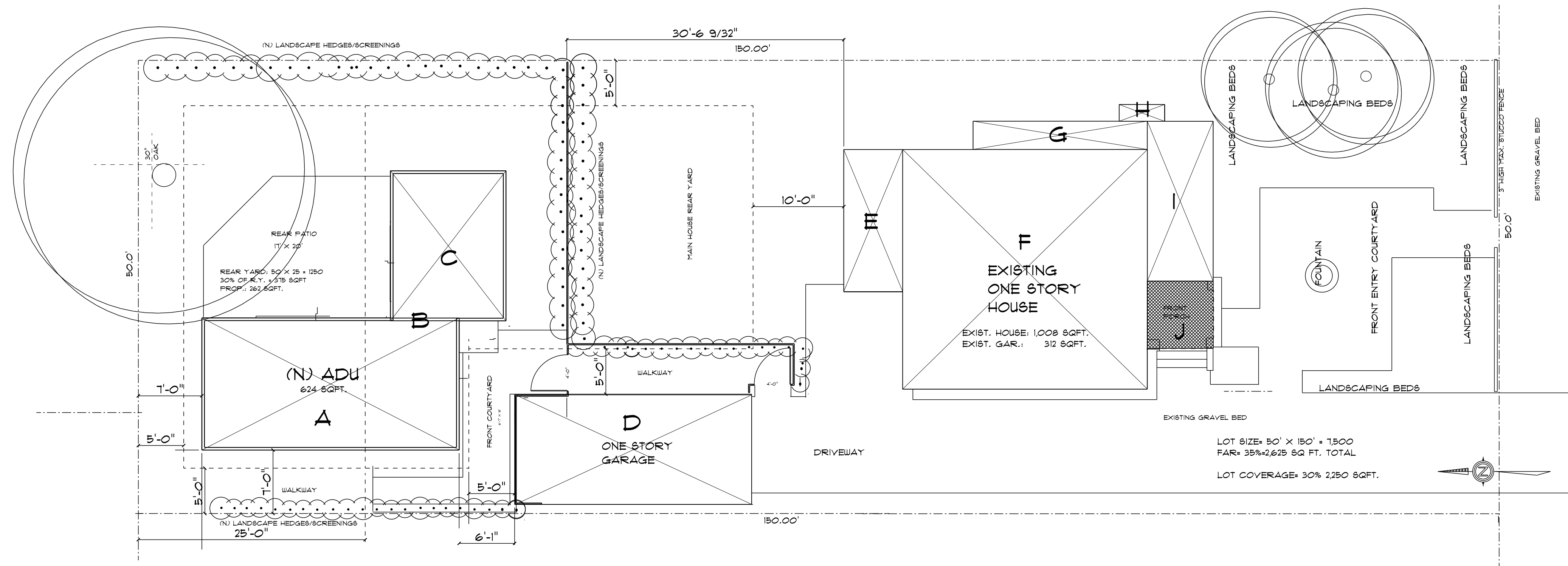
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**AERO 11 DESIGN**

JOE SABEL  
 855 JEFFERSON #475  
 REDWOOD CITY,  
 CA 94064  
 650 255 8011  
 650 258 8894

JOB NO. 18.22  
 DATE: 12.20.18  
 REVISION: 01,12,19

A1



**NEW LANDSCAPING/TREE PROTECTION PLAN**  
SCALE: 1/8" = 1'-0"

NEW 6'-0" CYCLONE METAL TREE PROTECTION FENCING EMBEDDED INTO GROUND

NOTE: ONLY PROPOSED LANDSCAPING TO BE LANDSCAPE SCREENING AT REAR ADU, THE REST TO REMAIN THE SAME, TYP.  
NOTE: NO PROPOSED TREE REMOVAL- ALL TREES TO REMAIN

LYELL STREET

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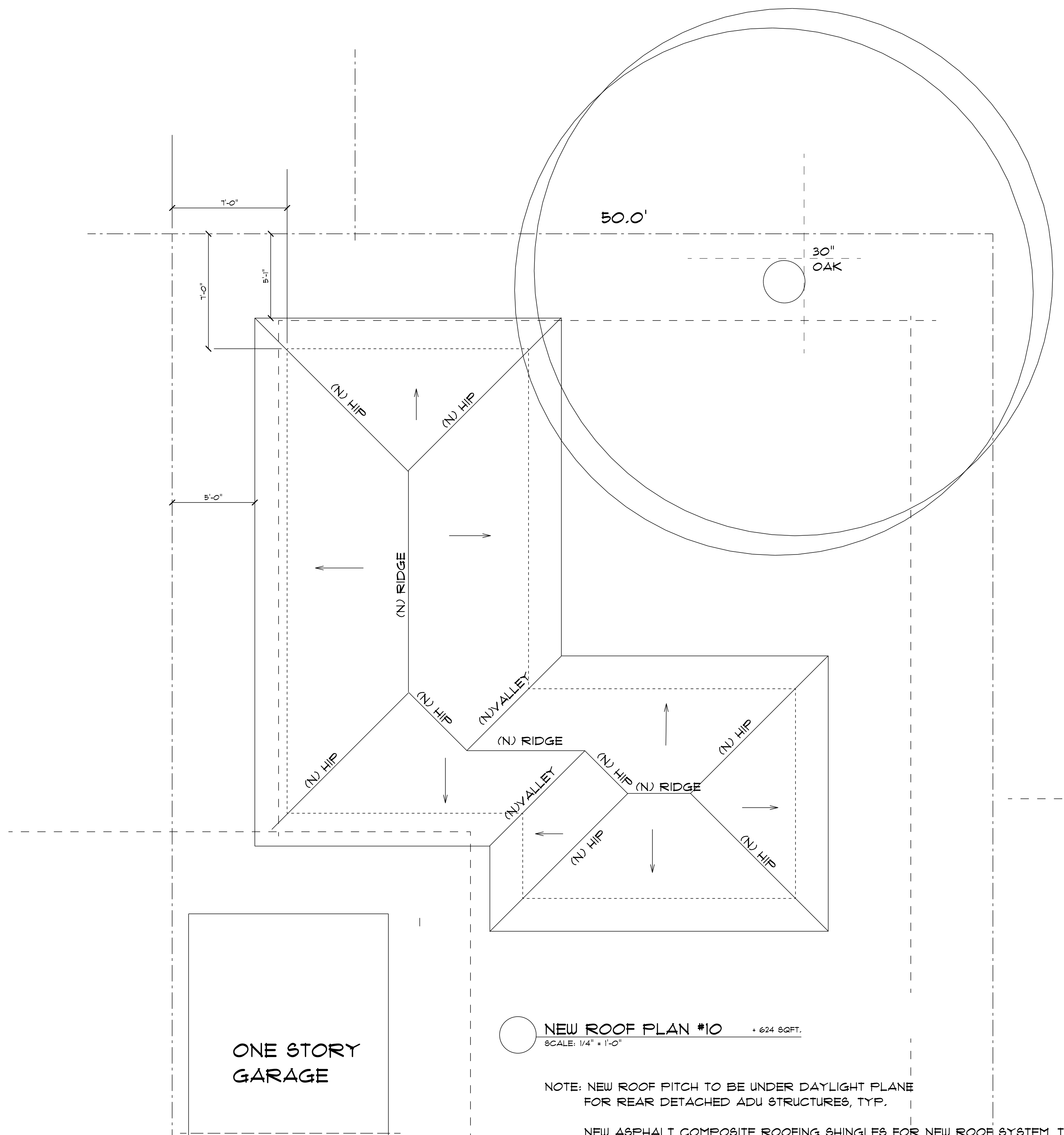
**11**

AERO 11 DESIGN

JOE SABEL  
855 JEFFERSON #415  
REDWOOD CITY,  
CA 94064  
650 255 8011  
650 258 8894

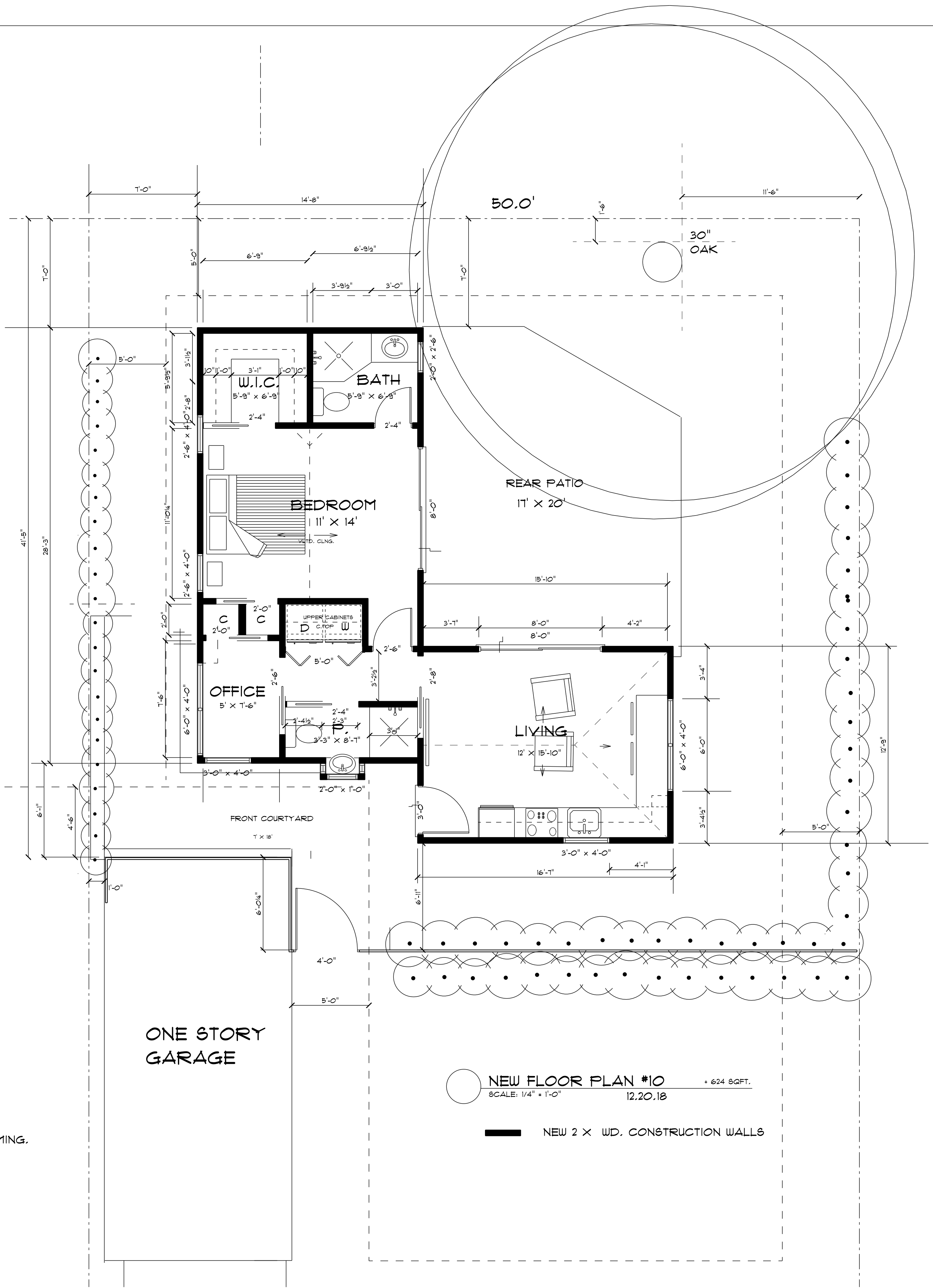
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**A2**



NEW ROOF PLAN #10 + 624 SQFT.  
SCALE: 1/4" = 1'-0"

NOTE: NEW ROOF PITCH TO BE UNDER DAYLIGHT PLANE FOR REAR DETACHED ADU STRUCTURES, TYP.  
NEW ASPHALT COMPOSITE ROOFING SHINGLES FOR NEW ROOF SYSTEM, TYP.  
PLATE HEIGHT AND EAVE LENGTH VARY AT REAR AND RIGHTS SIDES OF FLOOR PLAN. VERIFY WITH CONTRACTOR PRIOR TO START OF FRAMING.



NEW FLOOR PLAN #10 + 624 SQFT.  
SCALE: 1/4" = 1'-0" 12.20.18

NEW 2 x 4 WD. CONSTRUCTION WALLS

ONE STORY GARAGE

ONE STORY GARAGE

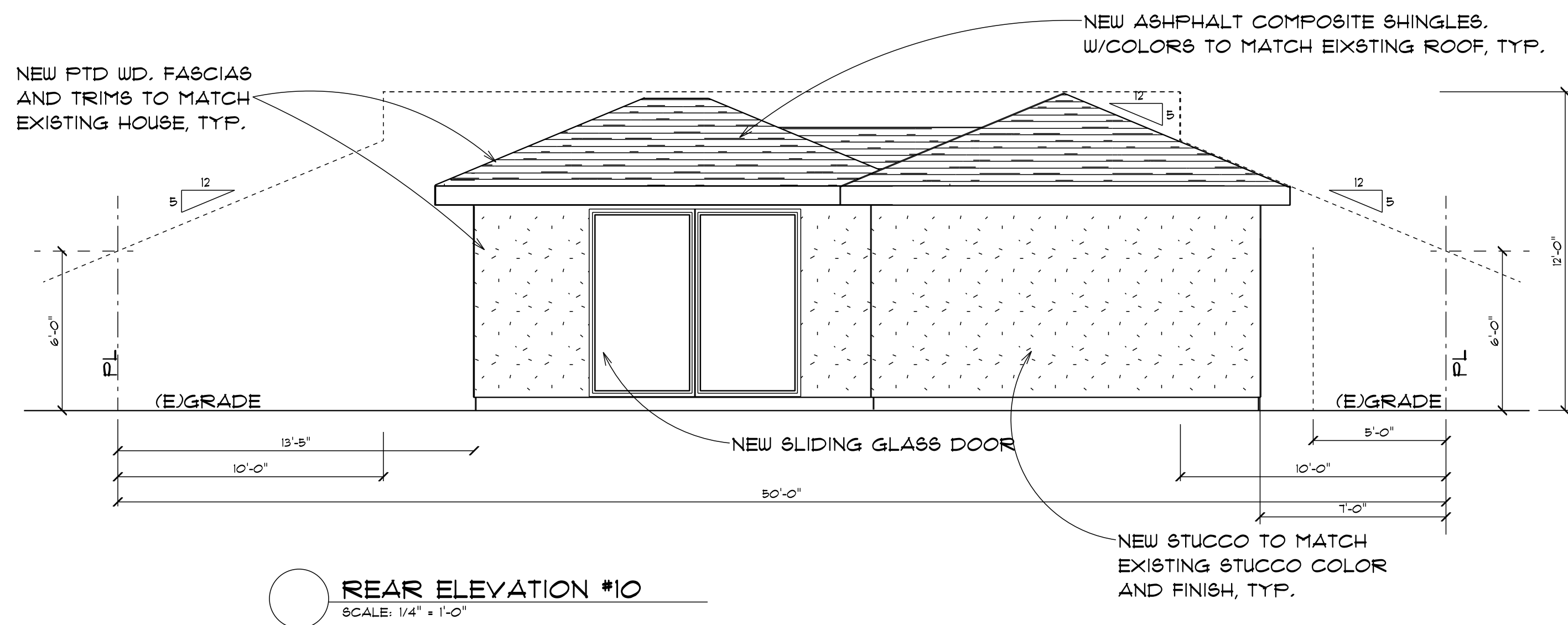
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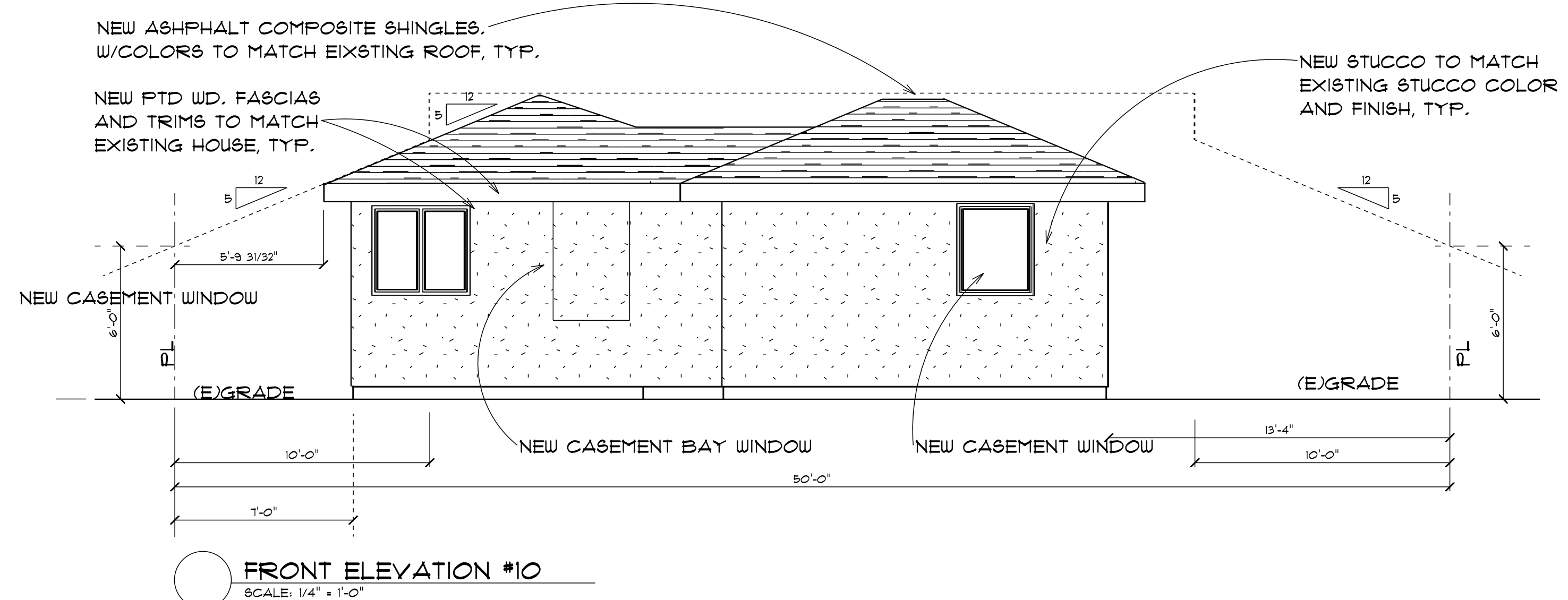
AERO 11 DESIGN  
JOE SABEL  
885 JEFFERSON #47B  
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650 255 8017  
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A3



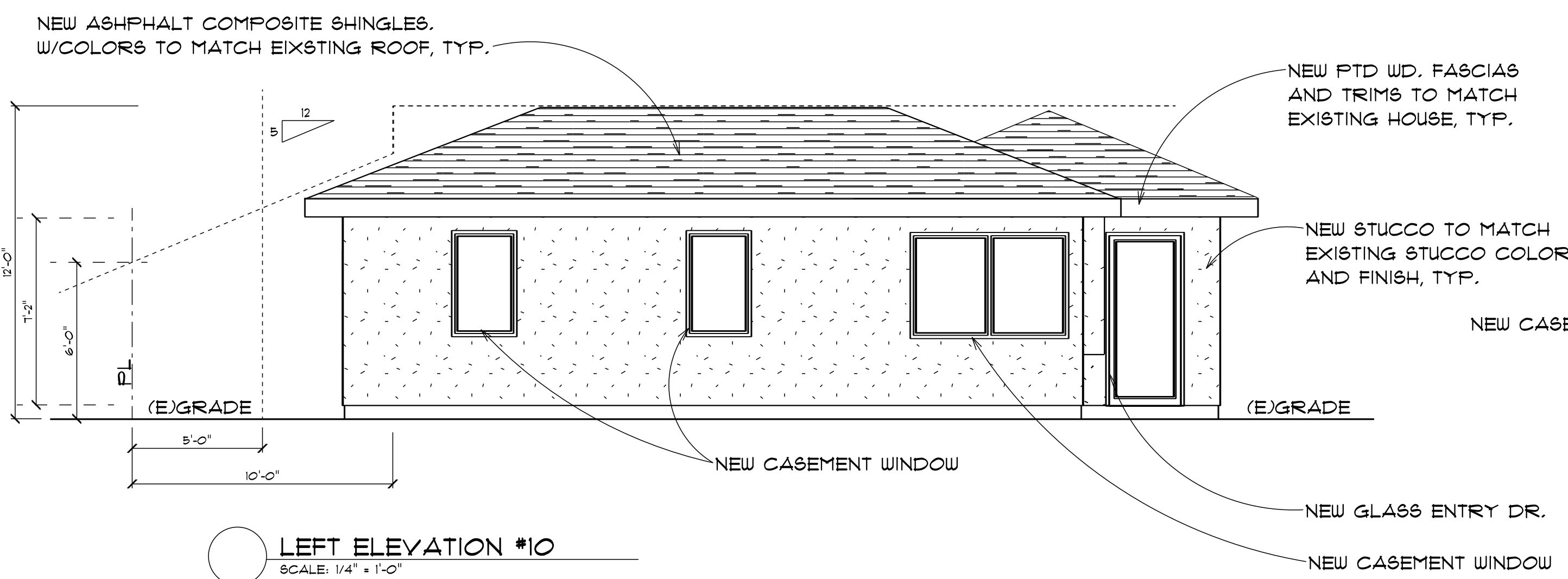
REAR ELEVATION #10  
SCALE: 1/4" = 1'-0"



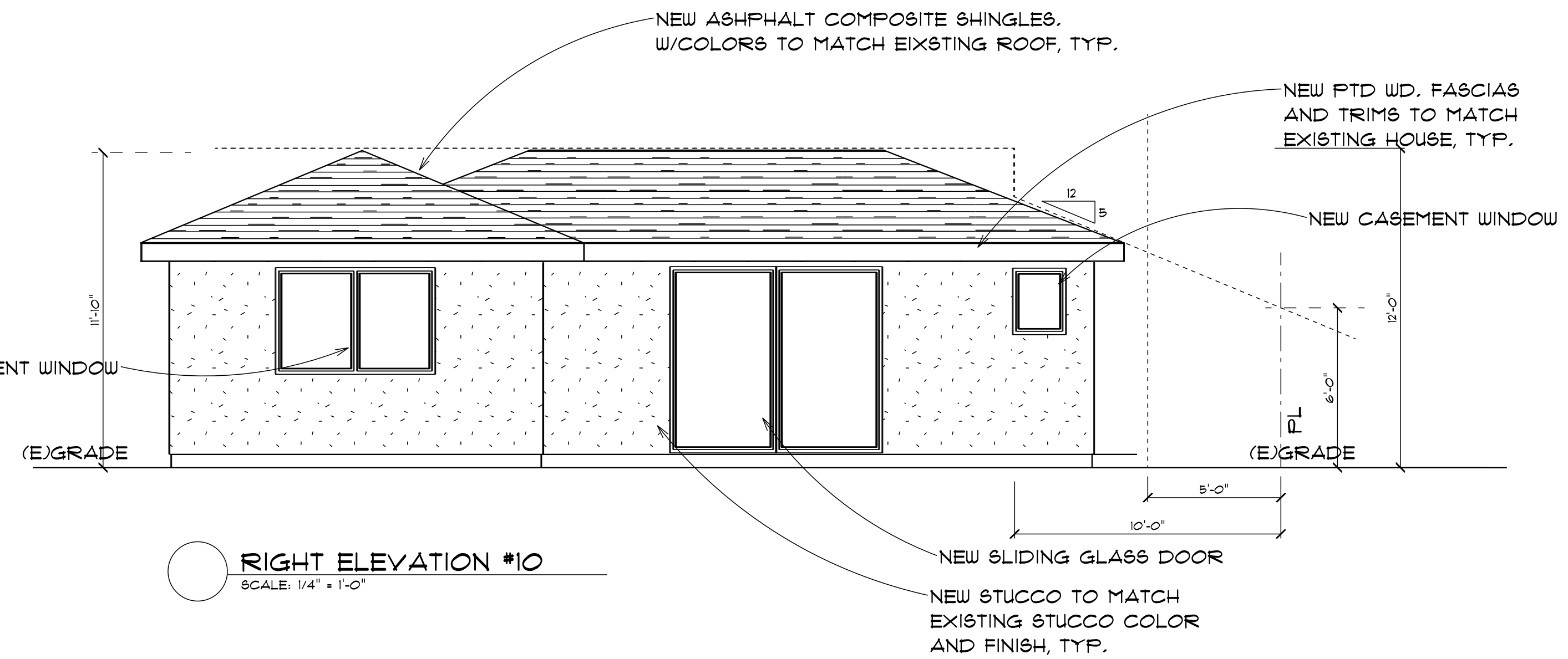
FRONT ELEVATION #10  
SCALE: 1/4" = 1'-0"

NOTE: CONTRACTOR TO VERIFY THAT ROOF PITCH SHALL BE WITHIN DAYLIGHT PLANE FOR NEW ADU ROOF PRIOR TO ROOF FRAMING, TYP.

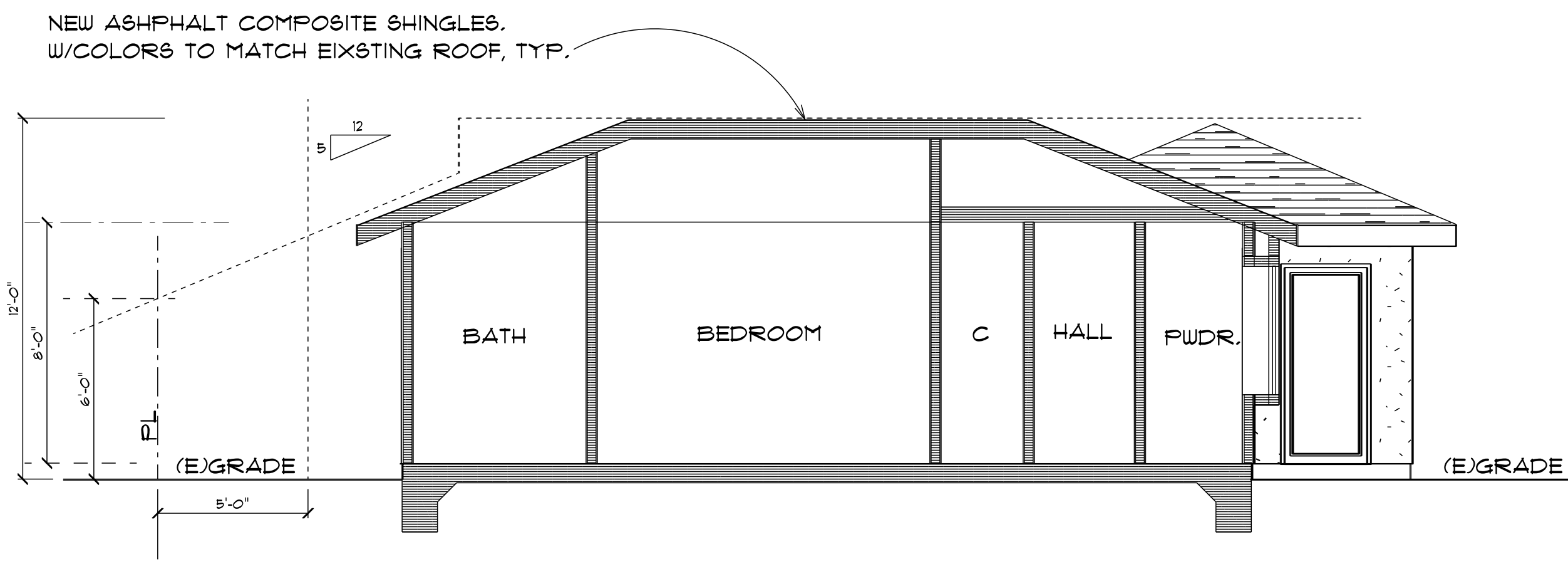
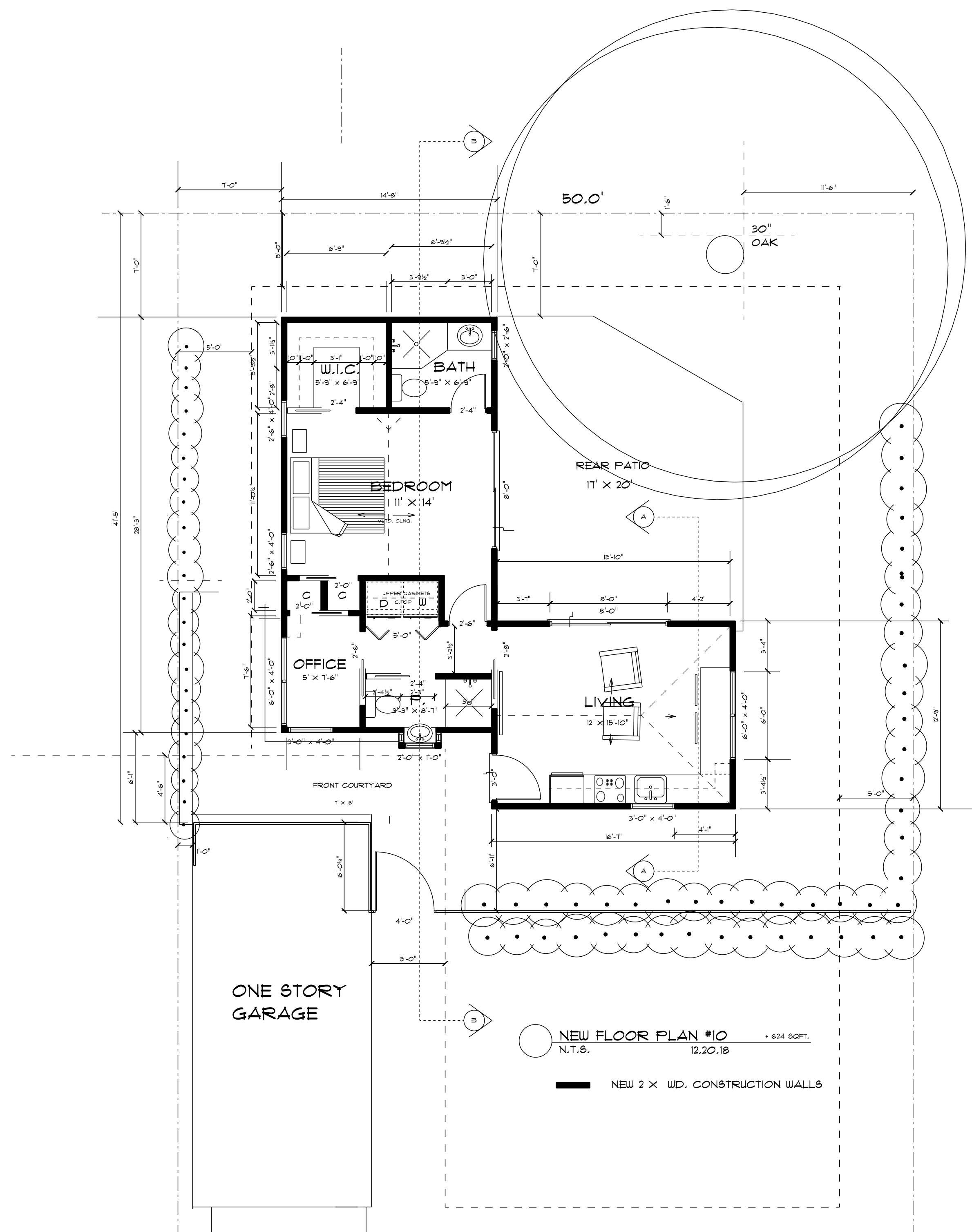
NOTE: NEW COLORS, MATERIALS AND FINISHES TO MATCH EXISTING MAIN HOUSE COLORS, MATERIALS AND FINISHES AS MUCH AS POSSIBLE, TYP.



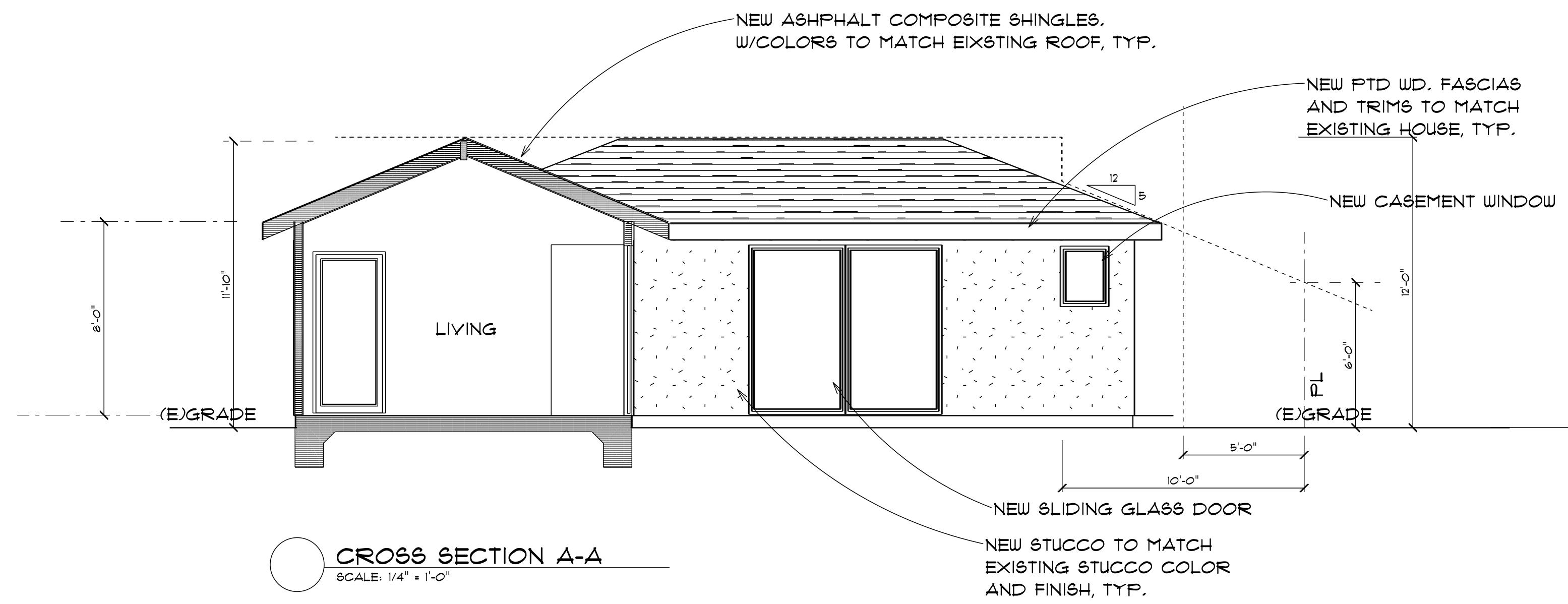
LEFT ELEVATION #10  
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION #10  
SCALE: 1/4" = 1'-0"



**SECTION B-B**  
 SCALE: 1/4" = 1'-0"



**CROSS SECTION A-A**  
 SCALE: 1/4" = 1'-0"

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**A5**