DEL MONTE AVENUE LLC

171 DEL MONTE AVENUE, LOS ALTOS, CA 94022
JANUARY 13, 2014

PROJECT SUMMARY			
NET LOT AREA	7,750 SQ.FT.		
	EXISTING	CHANGE IN	TOTAL PROPOSED
% OF FRONT YARD PAVING	98 SQ.FT. (6.5%)	+80 SQ.FT. (5.3%)	178 SQ.FT. (11.8%)
HABITAL LIVING AREA:	1,234 SQ. FT.	+ 2,386 SQ.FT.	3,620 SQ.FT.
NON-HABITAL AREA:	400 SQ.FT.	NA	400 SQ.FT.
	EXISTING	PROPOSED	ALLOWED/REQUIRED
LOT COVERAGE:	1,603 SQ. FT.	2,105 SQ.FT. (27.17%)	2,325 SQ.FT. (30%)
FLOOR AREA:	1,634 SQ.FT. (21.08%)	HOUSE = 2,312.14 SQ.FT. GARAGE = 400 SQ.FT. TOTAL = 2712.14 SQ.FT. (35%)	NA 2,712.50 SQ.FT. (35%)
SETBACKS:			NARROW LOT
FRONT	28'	25'	25'-0"
REAR	45'	47.35'	25'-0"
RIGHTSIDE (1ST / 2ND)	8.50'/16.0'	6.20'/14.50'	6.20' / 13.70'
LEFTSIDE (1ST / 2ND)	18'	14.91'	12'-4 205/256"
HEIGHT:	20'-2"	26'-2"	27'-0"

Owner
Del Monte Avenue LLC
Contact: Steve Johnson
650.814.5371

Architect
SDG Architects, Inc.
Contact: Jeff Potts
925.634.7000
3361 Walnut Ave., Suite 120
Brentwood, CA 94513

Civil Engineer
SDG Architects, Inc.
Contact: David Bahr
925.634.7000
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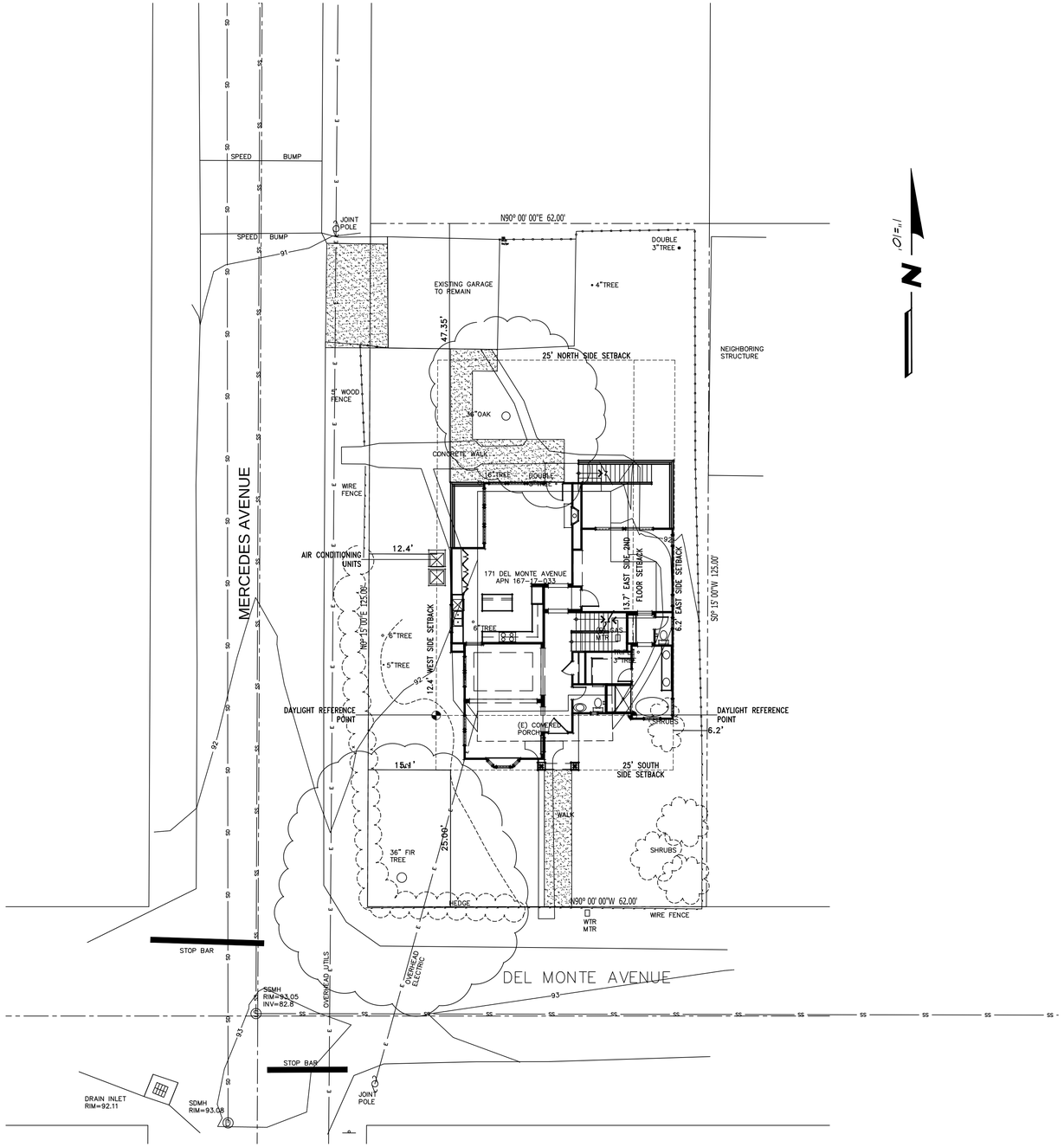
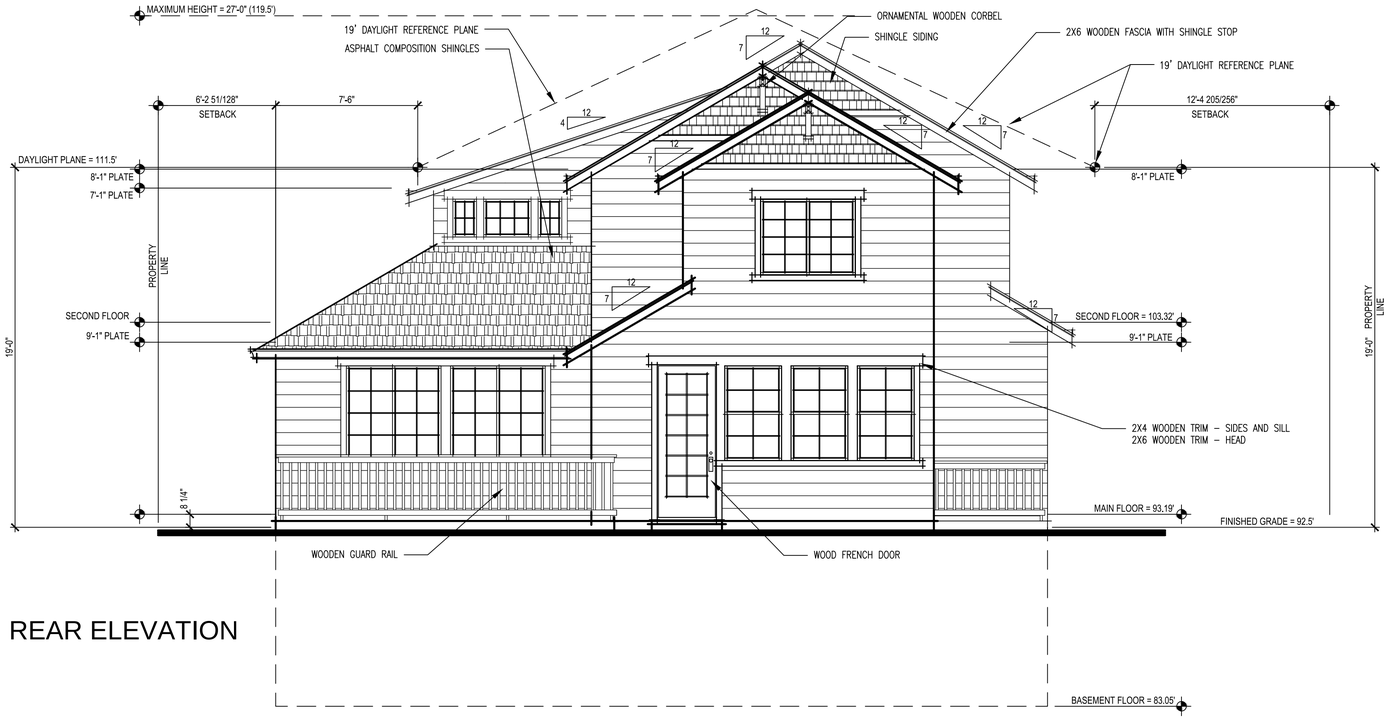
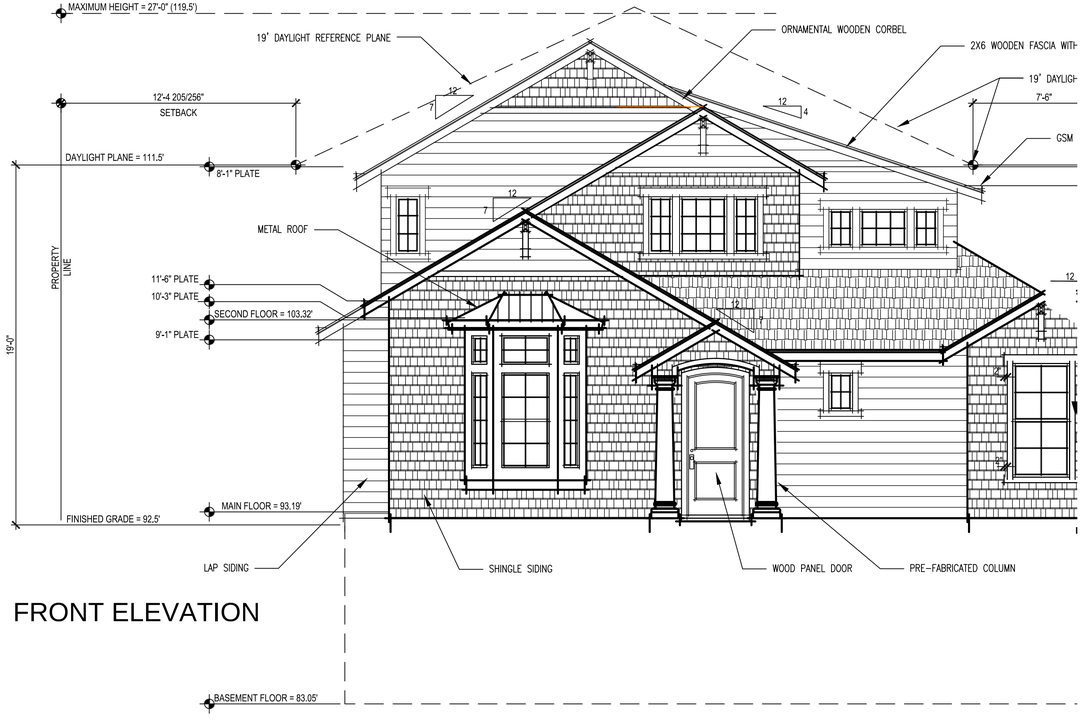
Landscape Architect
Strickland Design
Contact: Kathy Strickland
650.383.5160
1014 Mercedes Ave.,
Los Altos, CA 94022


MERCEDES AVENUE
DEL MONTE AVENUE
171 DEL MONTE AVENUE
APN 167-17-033
N90° 00' 00"E 62.00'
N90° 00' 00"W 62.00'
N0° 15' 00"E 125.00'
S0° 15' 00"W 125.00'
47.35'
25' NORTH SIDE SETBACK
25' SOUTH SIDE SETBACK
12.4' WEST SIDE SETBACK
6.2' EAST SIDE SETBACK
13.7' EAST SIDE 2ND FLOOR SETBACK
12.4'
15.9'
25.00'
EXISTING GARAGE TO REMAIN
NEIGHBORING STRUCTURE
DOUBLE 3"TREE
4"TREE
36"OAK
16"TREE
DOUBLE 40"TREE
6"TREE
5"TREE
3"TREE
CONCRETE WALK
WOOD FENCE
WIRE FENCE
AIR CONDITIONING UNITS
(E) COVERED PORCH
SHRUBS
WALK
36" FIR TREE
HEDGE
WTR MTR
DAYLIGHT REFERENCE POINT
JOINT POLE
SPEED BUMP
STOP BAR
SDMH RIM=93.05 INV=82.8
SDMH RIM=93.08
DRAIN INLET RIM=92.11
OVERHEAD UTILS
OVERHEAD ELECTRIC
SS
91
92
93

SITE PLAN

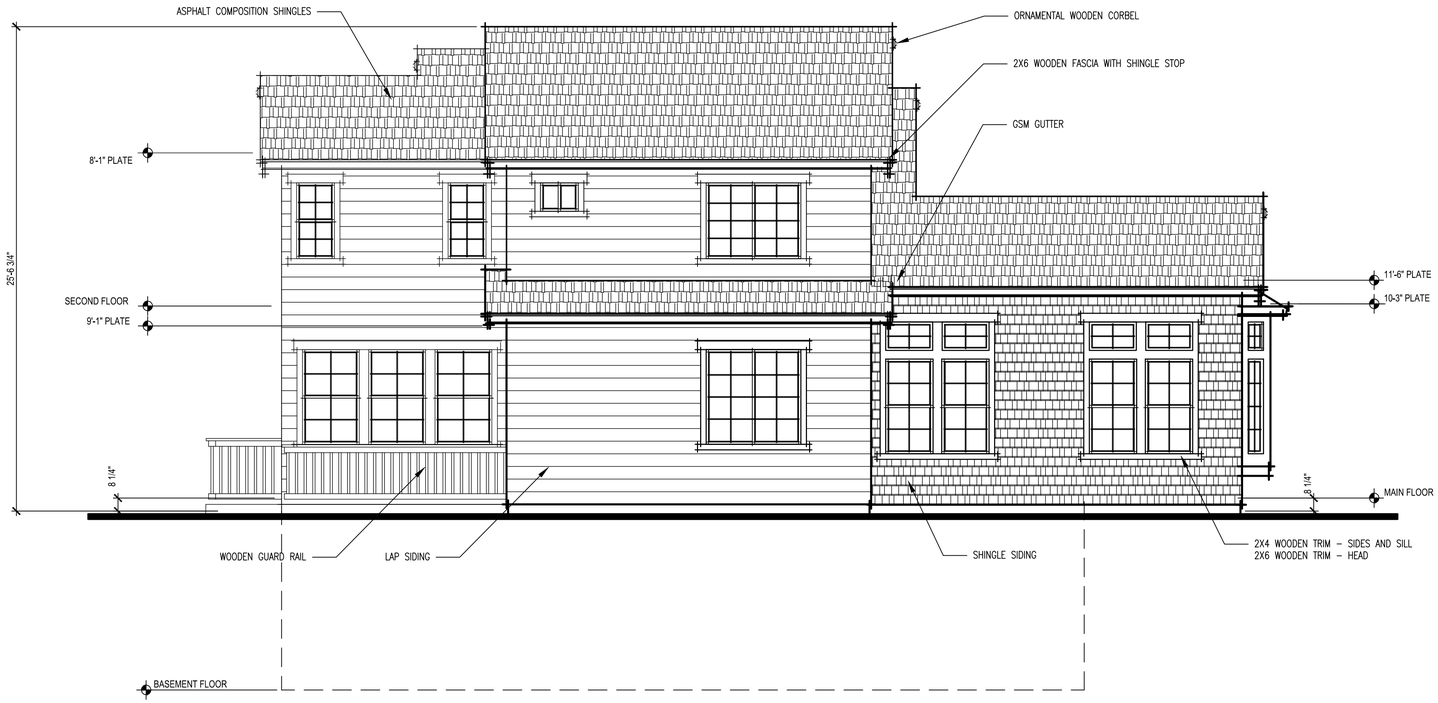


REAR ELEVATION

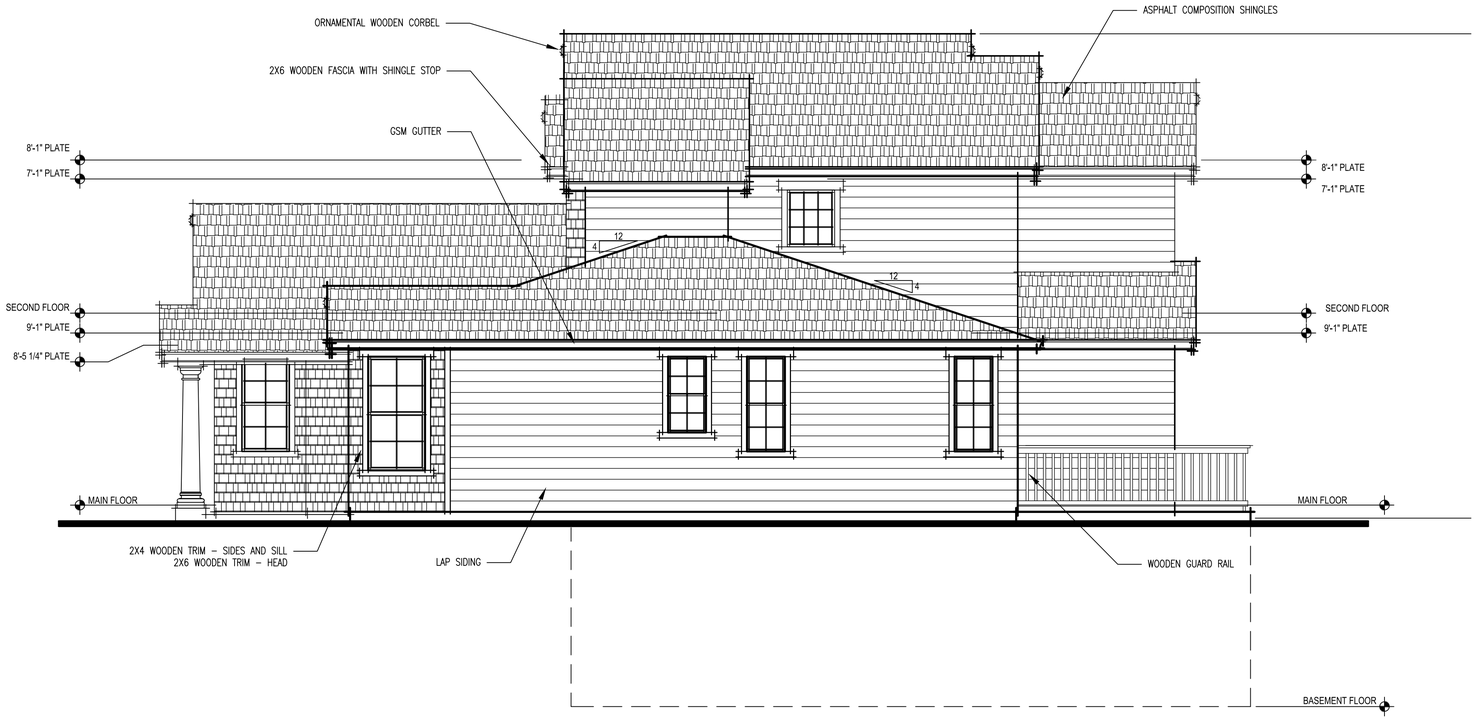


FRONT ELEVATION

Del Monte
Los Altos
January 13, 2014



LEFT ELEVATION



RIGHT ELEVATION