

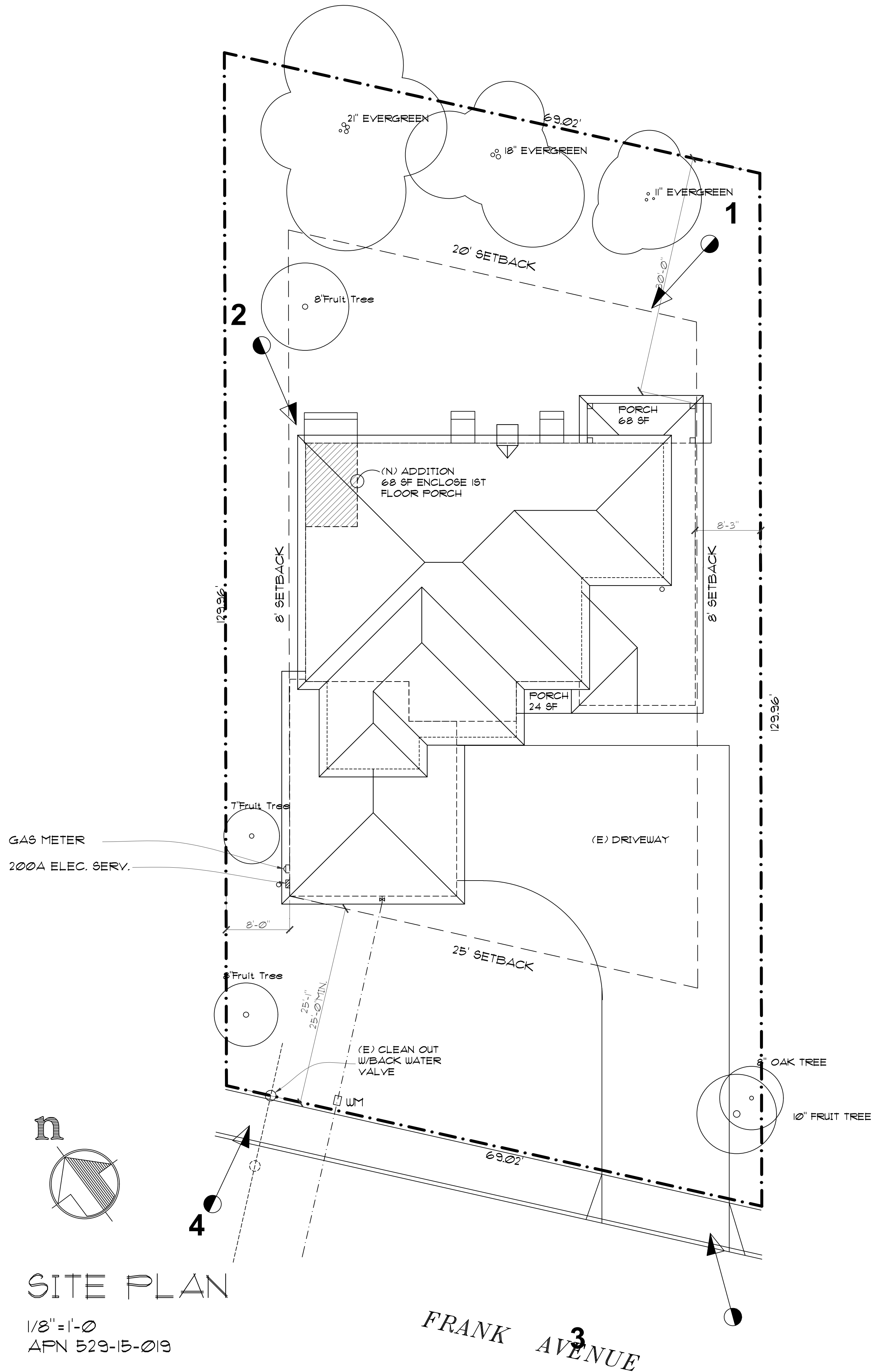


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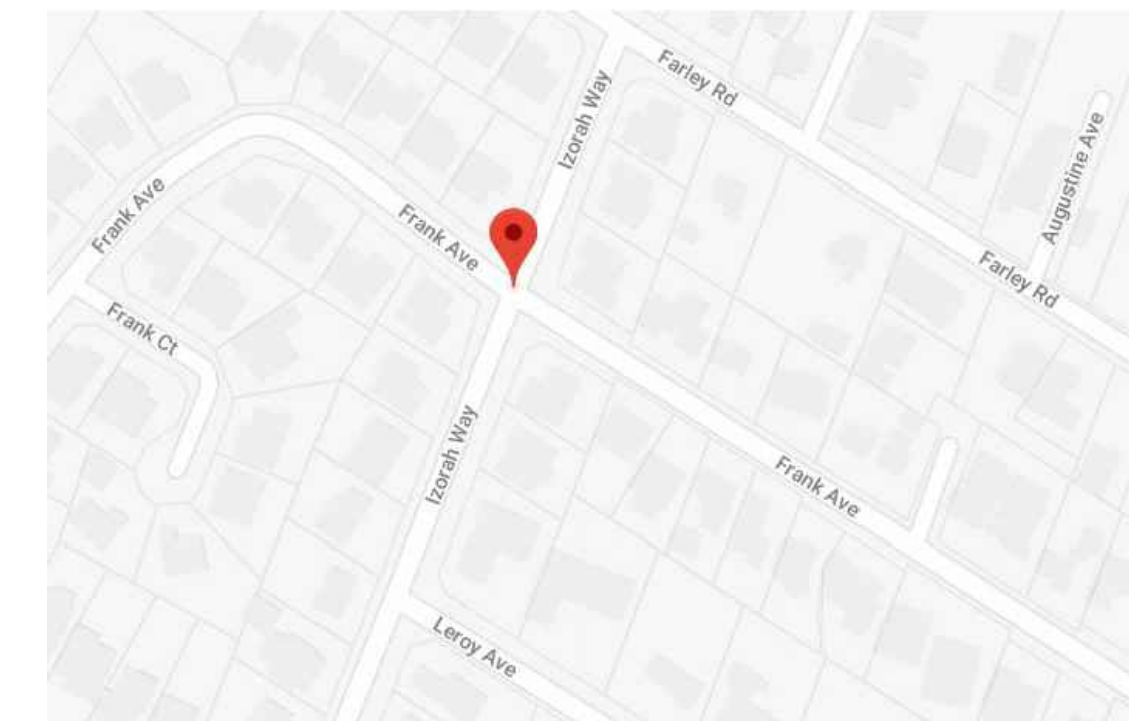
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SITE PLAN

1/8" = 1'-0"
APN 529-15-019



VICINITY MAP

SCOPE OF WORK

ENCLOSE FIRST FLOOR COVERED PORCH TO INSTALL ELEVATOR AND EXPAND LIVING AREA.

PROJECT DESCRIPTION

SITE AREA (GROSS) 8,901 SF
SITE AREA (NET) 8,746 SF

BUILDING:
1ST FLOOR AREA 1,500 SF
2ND FLOOR AREA 1,298 SF
GARAGE 532 SF
PORCH 92 SF
ADDITION 68 SF

FLOOR AREA:
1ST FLOOR AREA 1,500 SF
2ND FLOOR AREA 1,298 SF
ADDITION 62 SF

(GROUND FLOOR AREA OF ELEVATOR NOT INCLUDED)

TOTAL 2,866 SF

FLOOR AREA 2,866/8,746 = 32.7%

LOT COVERAGE:
1ST FLOOR AREA 1,500 SF
GARAGE 532 SF
PORCH 92 SF
ADDITION 68 SF

TOTAL 2,192 SF

LOT AREA COVERAGE 2,192/8,746 = 25%

PARKING SPACES
NET LOT SIZE : 8,746 SF 2 CARS
A = 8,746

CALCULATION FOR FLOOR AREA :
FAR = $0.35 - \frac{([A-5] \times 0.20)}{25}$

MAX FAR ALLOWED = 2,798.72 SF

DESIGNED :
FIRST FLOOR = 1,500 SF
SECOND FLOOR = 1,298 SF
ADDITION = 62 SF
TOTAL = 2,860 SF

CALCULATION FOR GARAGE AREA :
FAR = $0.10 - \frac{([A-5] \times 0.07)}{25}$

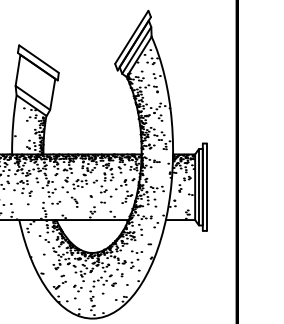
MAX FAR ALLOWED = 782.76 SF

DESIGNED :
GARAGE = 532 SF
TOTAL = 532 SF

MAXIMUM HEIGHT :
ALLOWED FOR R-1 ZONE = 30'-0"
DESIGNED = 26'-9"

Revisions By

INNOVATIVE CONCEPTS
PROFESSIONAL BUILDING DESIGN AND PLANNING
3550 Stevens Creek Boulevard Suite 225
San Jose, CA 95117
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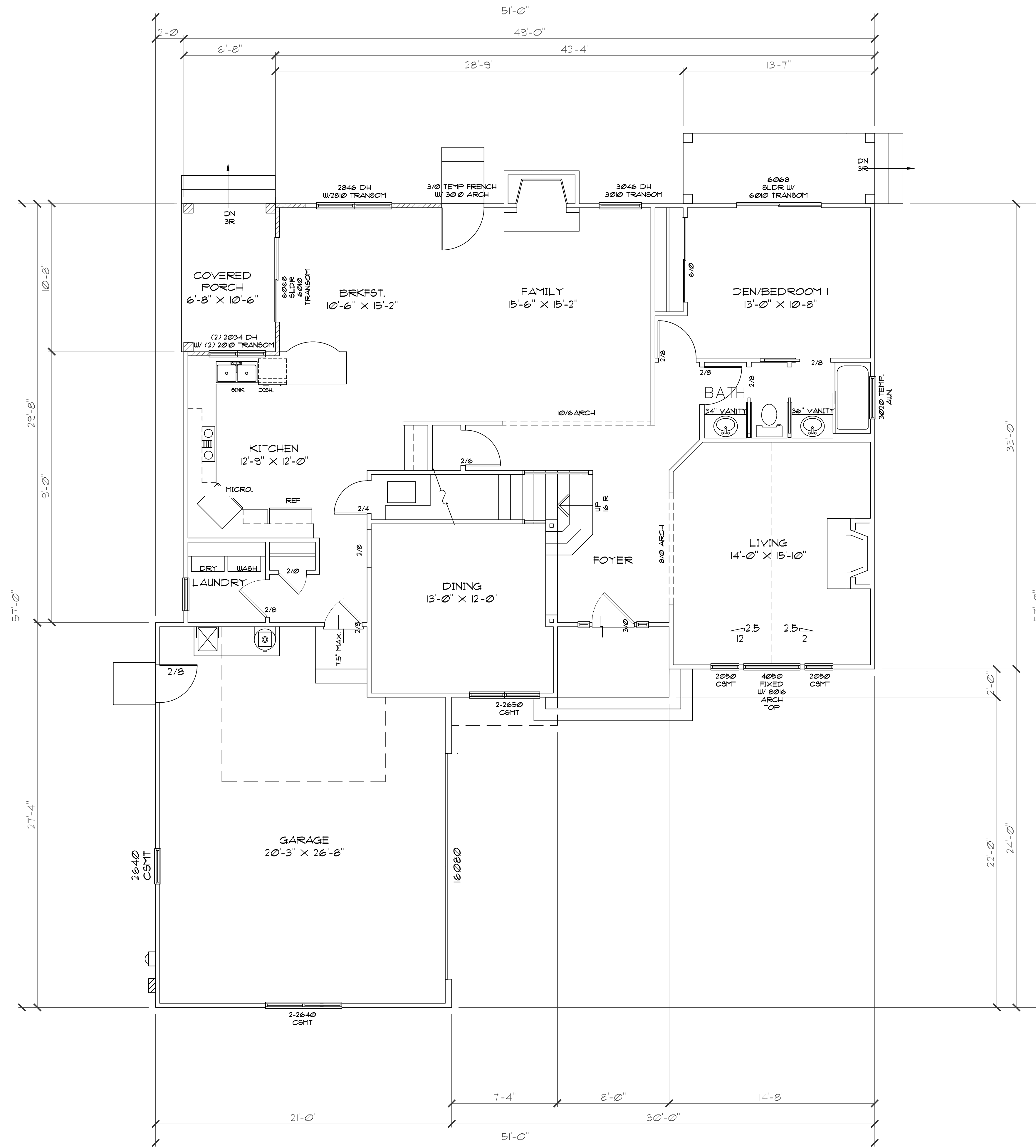
An Addition for:
The Sarvian Residence
16747 Frank Ave
Los Gatos, CA. 95032

Date 12/14/2018
Scale NOTED
Drawn SZ
Job

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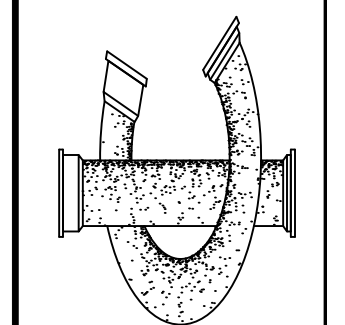
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EXISTING FIRST FLOOR PLAN
 1/4" = 1'-0"

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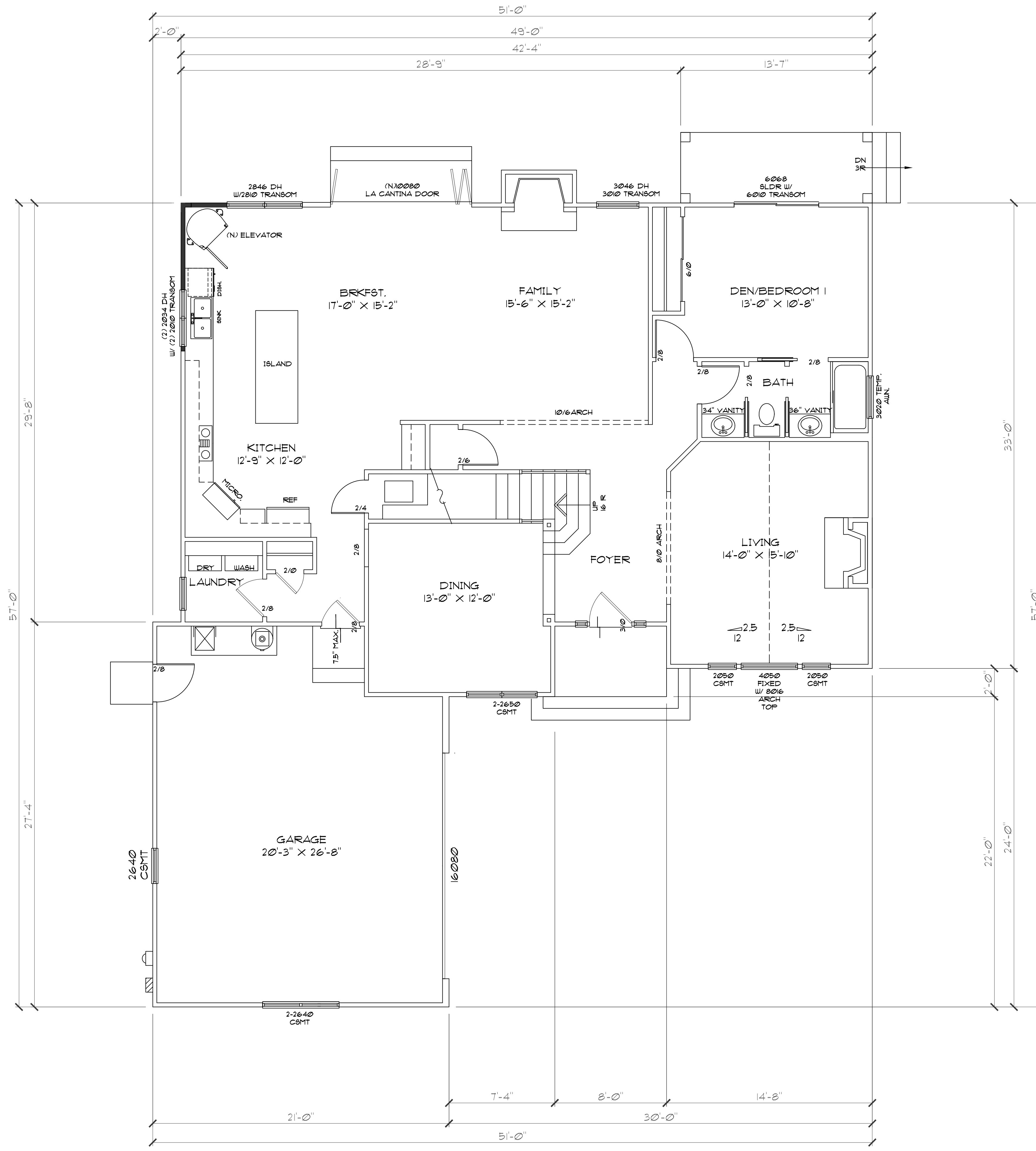
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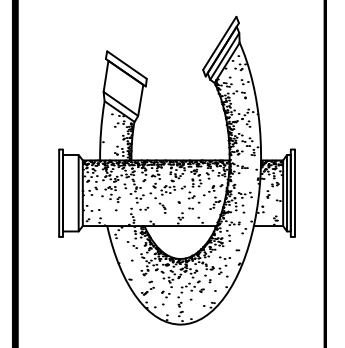
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PROPOSED FIRST FLOOR PLAN
 1/4" = 1'-0"

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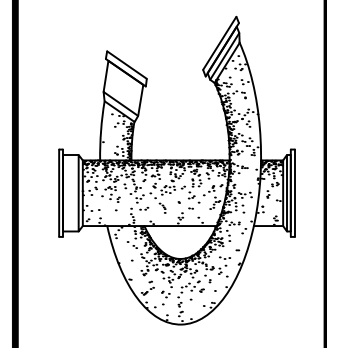
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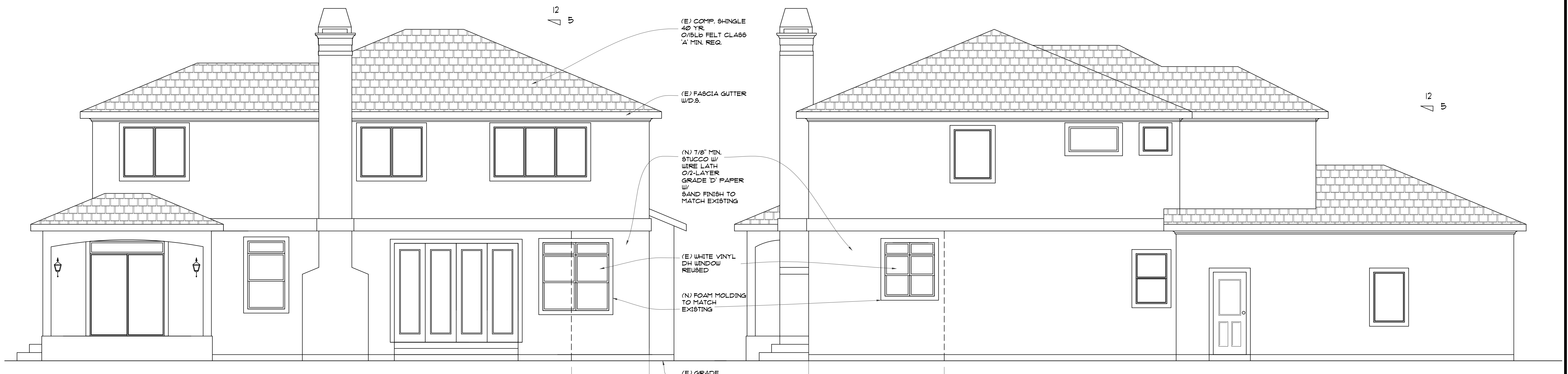
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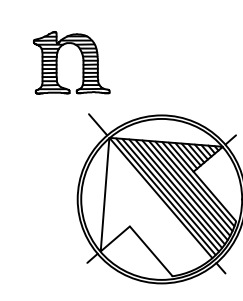
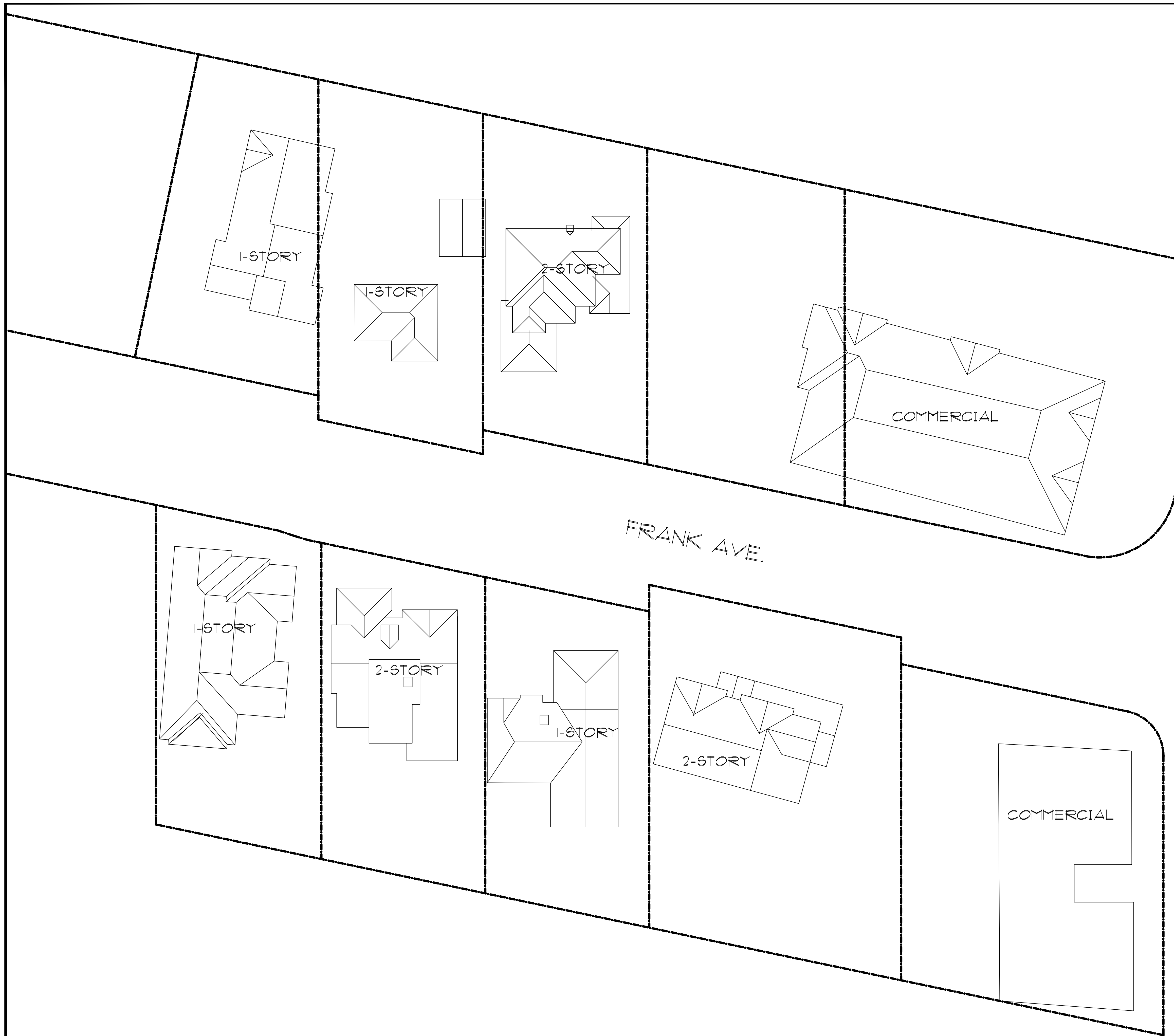
PROPOSED FRONT ELEVATION
 1/4" = 1'-0"

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



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

PROPOSED LEFT-SIDE ELEVATION
 1/4" = 1'-0"



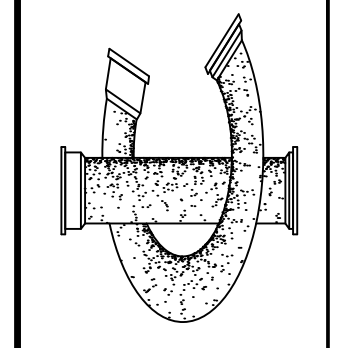
NEIGHBORHOOD PLAN

1/20" = 1'-0"

Address	Lot Size (Sq. Ft.)	Floor Area (%)	Garage Area (%)
5827 LOS GATOS BLVD	28,860	6,678 (23.13%)	
16747 FRANK AV	8,746	2,866 (32.76%)	532 (6.08%)
16759 FRANK AV	8,020	1,372 (15.29%)	
16771 FRANK AV	8,898	2,591 (27.23%)	445 (5.29%)
16770 FRANK AV	8,712	2,836 (23.30%)	602 (6.7%)
16768 FRANK AV	8,712	2,373 (27.23%)	440 (5.05%)
16764 FRANK AV	16,960	2,030 (23.30%)	576 (6.61%)
16732 FRANK AV	29,432	2,765 (16.3%)	772 (4.55%)
6730 LOS GATOS BLVD			

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