

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

Floor Area Calculations

First Floor	
Primary Dwelling:	1,151 sq. ft.
ADU:	432 sq. ft.
Exemptions, Primary:	-82 sq. ft.
Exemptions, ADU:	-0
Second Floor	
Primary Dwelling:	774 sq. ft.
ADU:	437 sq. ft.
Exemptions, Primary:	-36 sq. ft.
Exemptions, ADU:	-38 sq. ft.
Subtotal, Primary Dwelling:	1,807 sq. ft.
Subtotal, ADU:	831 sq. ft.
Total:	2,638 sq. ft.
Max FAR (56%):	1,837 sq. ft.
Max FAR + 800 ADU:	2,637 sq. ft.

Exemptions shown include staircases, alcoves, and fireplaces as specified in Chapter 17.48

Color Legend:

Primary Dwelling:	Yellow Zones
Primary Dwelling Exemptions:	Blue
ADU:	Grey Zones
ADU Exemptions:	Orange



With alternate stair calculation:
Reduce ADU by 31 sf to comply

Entire Stairway:
~68 sq. ft.

FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



728 N BRANCI FORTE
SANTA CRUZ
CA 95062
831-425-0544

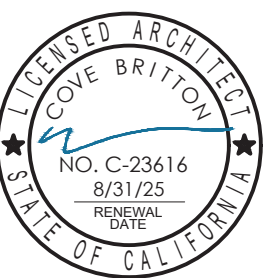
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REVISIONS

DRVO BUILDERS INC
NEW BUILDERS RESIDENCE
LOT 15 - 4855 OPAL STREET
CAPITOLA, CA 95010
APN: 034-064-23

LOT 15

FLOOR PLANS



D A T E	09 / 04 / 24
D R A W N	FK
J O B	DRVO LOT 15
S H E E T	P2

P2