

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

Floor Area Calculations

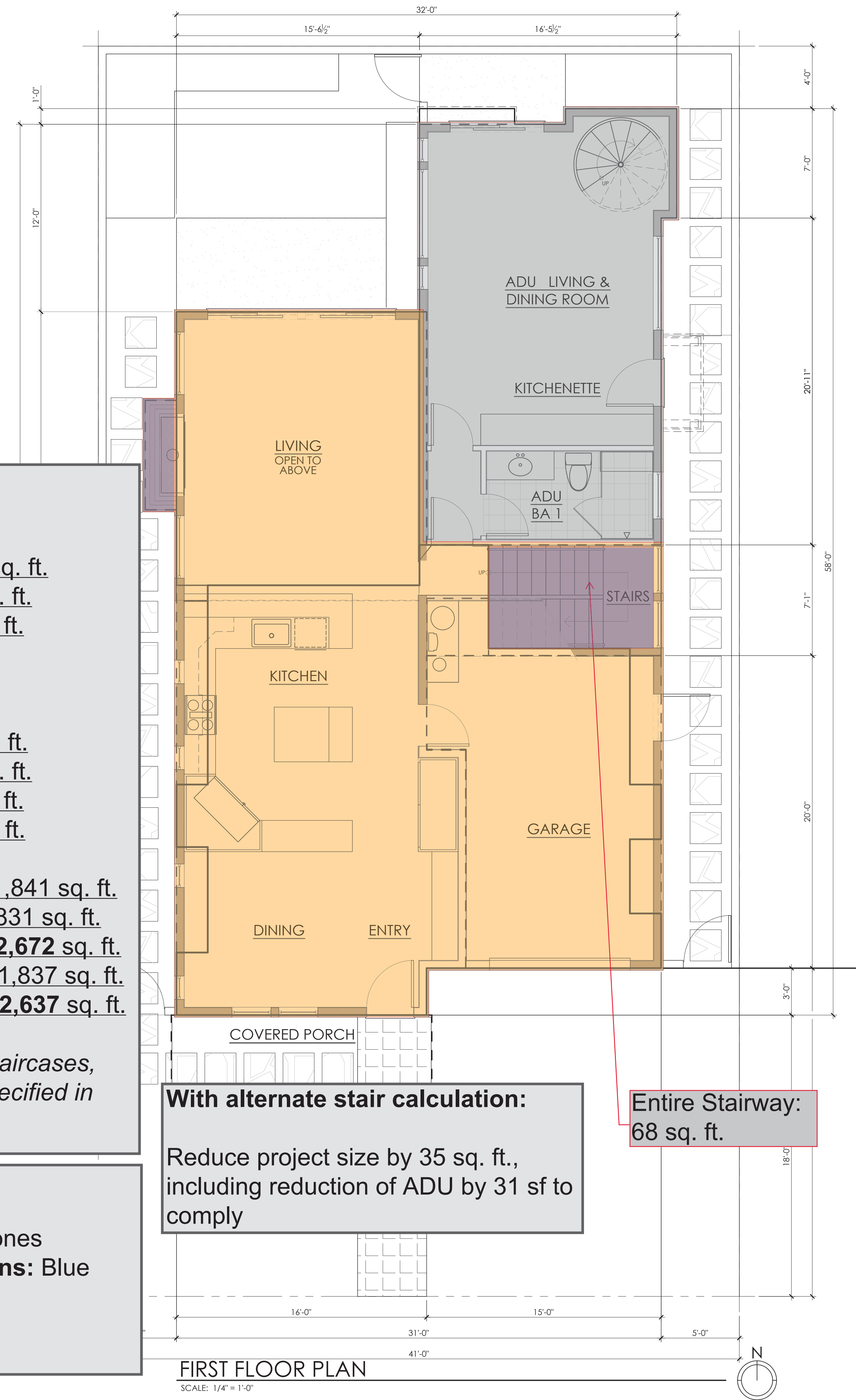
First Floor	
Primary Dwelling:	1,153 sq. ft.
ADU:	432 sq. ft.
Exemptions, Primary:	-82 sq. ft.
Exemptions, ADU:	-0
Second Floor	
Primary Dwelling:	804 sq. ft.
ADU:	437 sq. ft.
Exemptions, Primary:	-34 sq. ft.
Exemptions, ADU:	-38 sq. ft.
Subtotal, Primary Dwelling:	1,841 sq. ft.
Subtotal, ADU:	831 sq. ft.
Total:	2,672 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 project size by 35 sq. ft., including reduction of 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

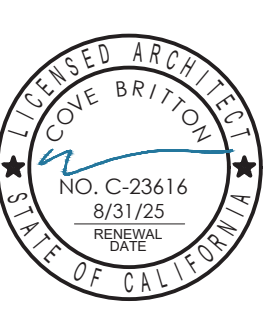
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REVISIONS

DRVO BUILDERS INC
NEW BUILDERS RESIDENCE
LOT 14 - 4855 OPAL STREET
CAPITOLA, CA 95010
APN: 034-064-24

LOT 14

FLOOR PLANS



D	A	T	E	
09	/	04	/	24
D	R	A	W	N
FK				
J	O	B		
DRVO	LOT	14		
S	H	E	E	T

P3