

PROJECT DESCRIPTION  
REMODEL NON-HISTORIC HOME  
WITH 2<sup>ND</sup> FLOOR ADDITION.

OWNERS  
JIM & SARA MCMANIS  
216 GLENRIDGE AVENUE  
LOS GATOS, CA 95030

SITE PARTICULARS  
APN: 510-16-022  
ZONING: R-1D LHP  
AVE S: 9.6%

AREA SUMMARY  
SITE 5,243 SF  
FAR = .35  
ALLOWED FLOOR AREA 1,835 SF

PROPOSED FLOOR AREAS

	EXISTING	ADDED	TOTALS
GROUND	953	224.5	1,177.5 SF
UPPER	0	536.5	536.5 SF
TOTAL ADD		761.0	
TOTAL FLOOR AREA			1,714.0 SF
PROPOSED FAR = .33			

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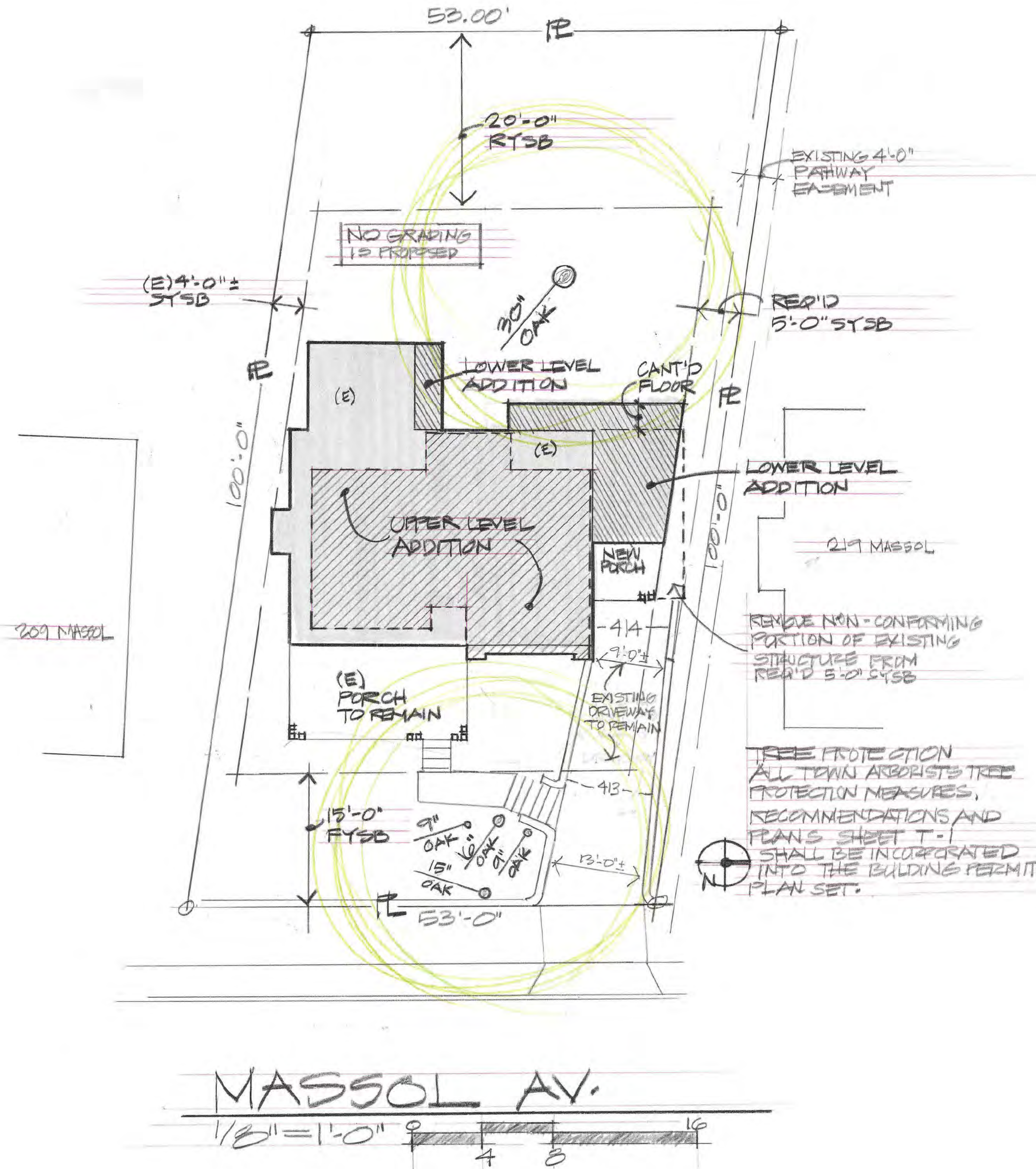
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A-1



**SITE PLAN**





**S-Y** TRUNK PROTECTION WITH WATTLE

# TREE PROTECTION PLAN

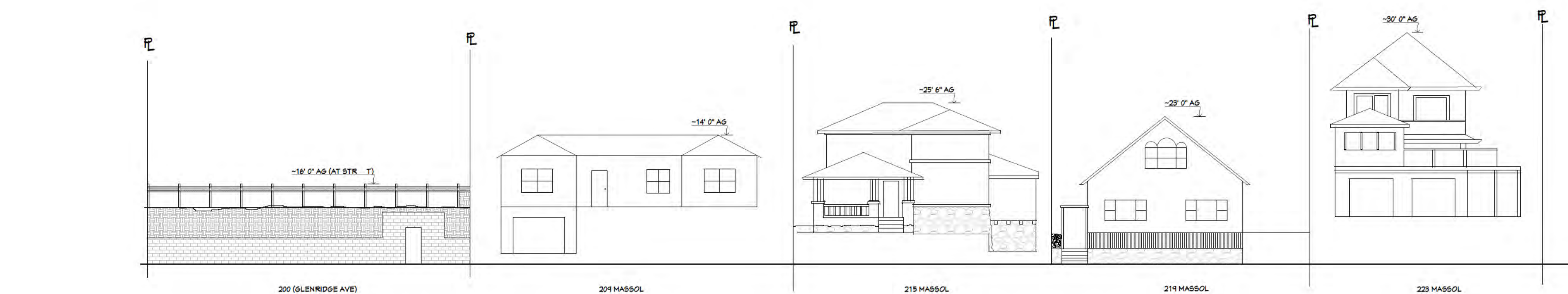


FLOOR AREA / FAR COMPARISONS

ADDRESS	LOT SIZE	FLOOR AREA	FAR
223 MASSOL	6,975 NET	2,411	0.33
219 MASSOL	5,300	1,942	0.37
209 MASSOL	4,928	1,724	0.35
200 GLEN RIDGE	9,548	1,280	0.13
200 MASSOL	6,100	2,167	0.36
210 MASSOL	5,964	832	0.14
218 MASSOL	7,100	2,305	0.32
220 MASSOL	7,050	1,742	0.25
224 MASSOL	7,100	1,759	0.25
228 MASSOL	8,165	2,964	0.36
PROJECT HOUSE			
215 MASSOL	5,243	1,714	0.33
	ALLOWED	1,835	0.35

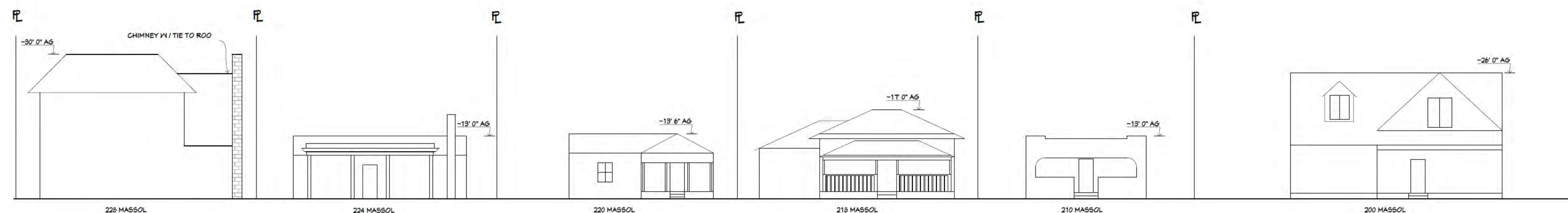
STREETSCAPE LOOKING WEST

1/16" = 1'



STREETSCAPE LOOKING EAST

1/16" = 1'

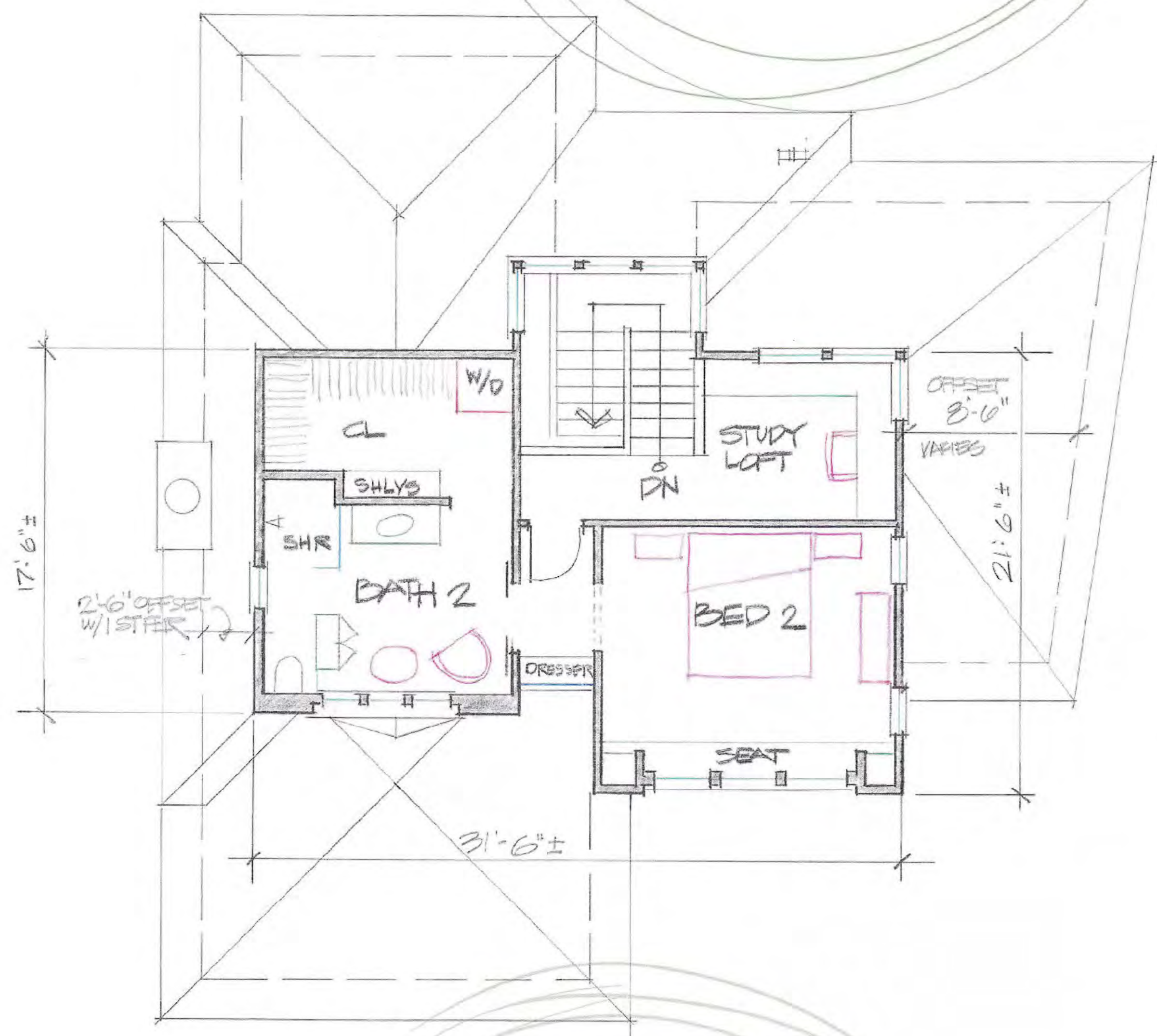


NEIGHBORHOOD CONTEXT  
PLAN

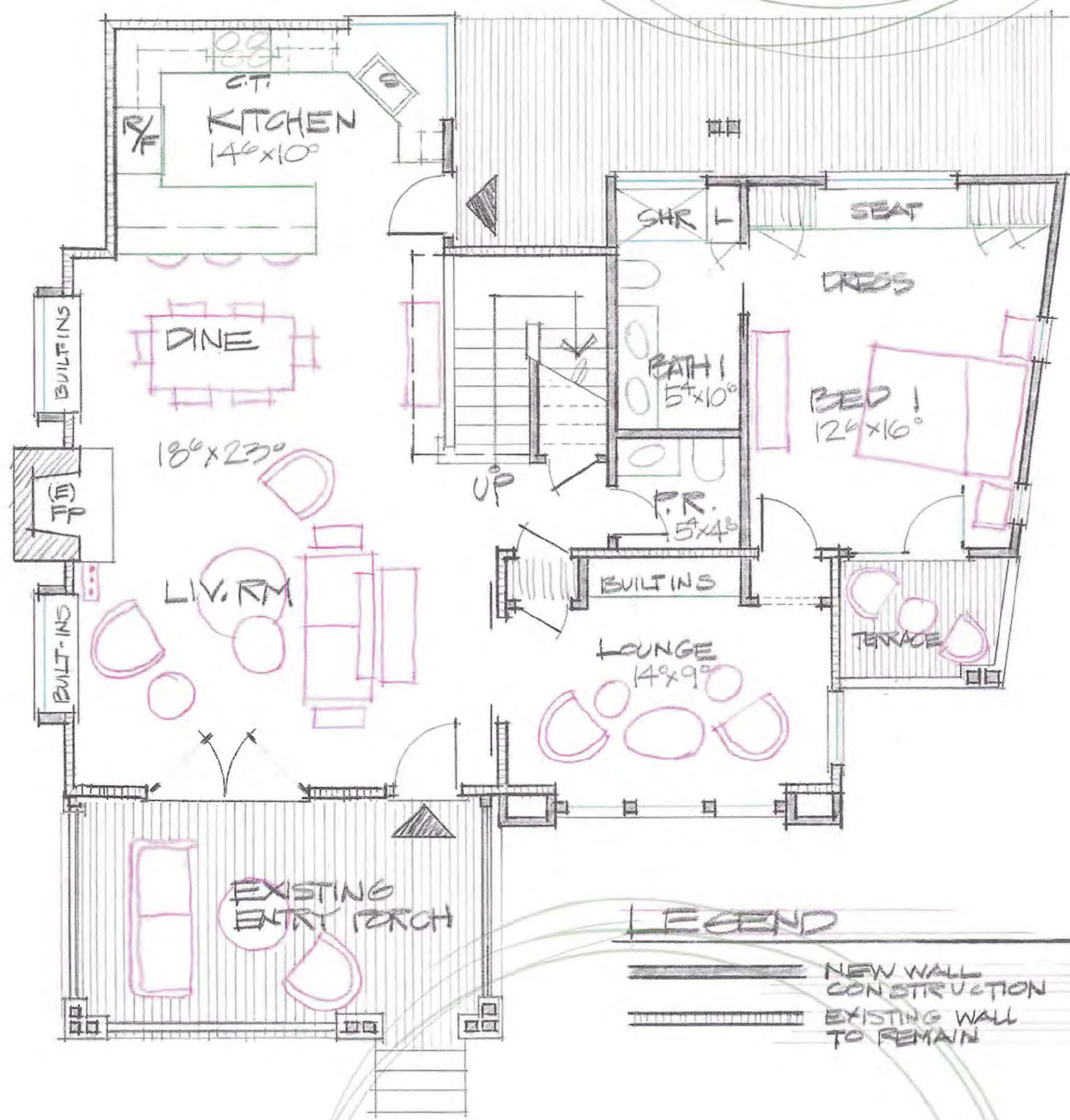
1" = 50'

**NEIGHBORHOOD CONTEXT**





UPPER FLOOR PLAN



MAIN FLOOR PLAN

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09/18/23  
JAY PLETT  
ARCHITECT

McMANIS RESIDENCE  
215 MASSOL AVENUE

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ARCHITECT

**MCMANIS RESIDENCE**  
**215 MASSOL AVENUE**

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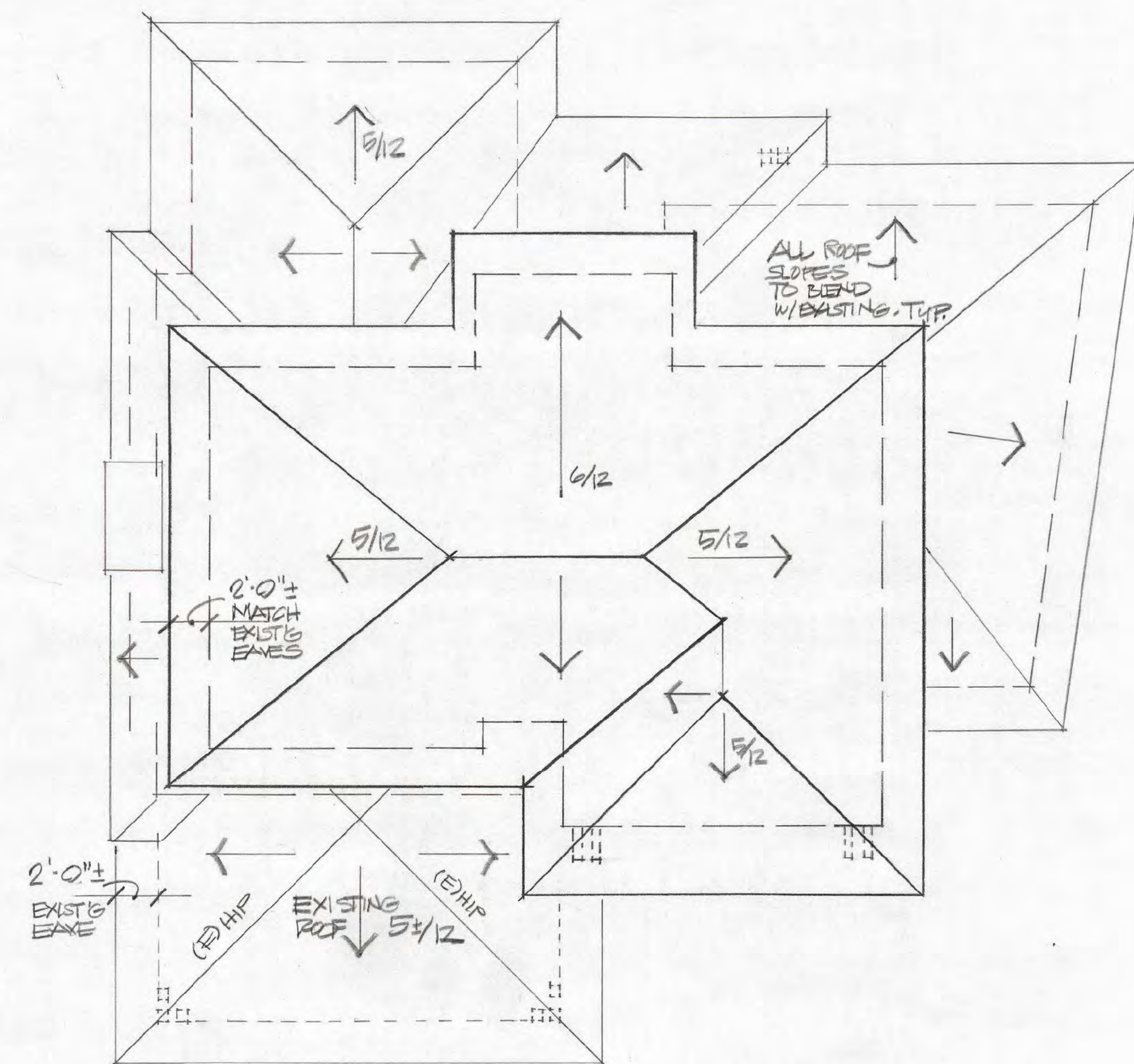
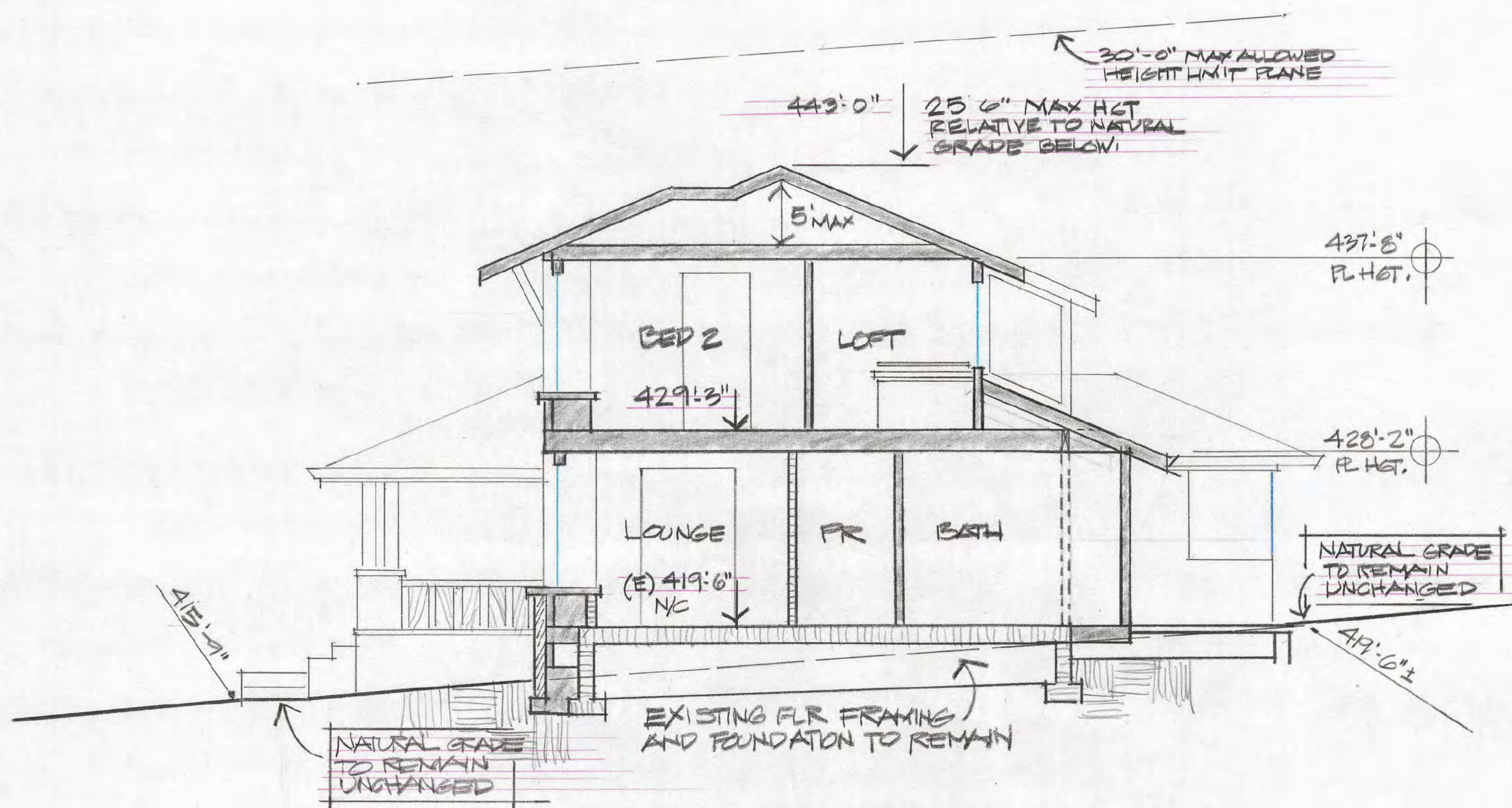
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## EAST/FRONT ELEVATION



## NORTH/RIGHT ELEVATION

Print date:

01/19/24

09/18/23

JAY PLETT

408.354.4551  
jay@plett-arc.com  
www.plett-arc.com  
213 Bean Avenue  
Los Gatos, CA 95030

MCNANIS RESIDENCE  
215 MASSOL AVENUE

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A-5

39'-0" HEIGHT LIMIT  
PLANE RELATIVE TO  
NATURAL GRADE

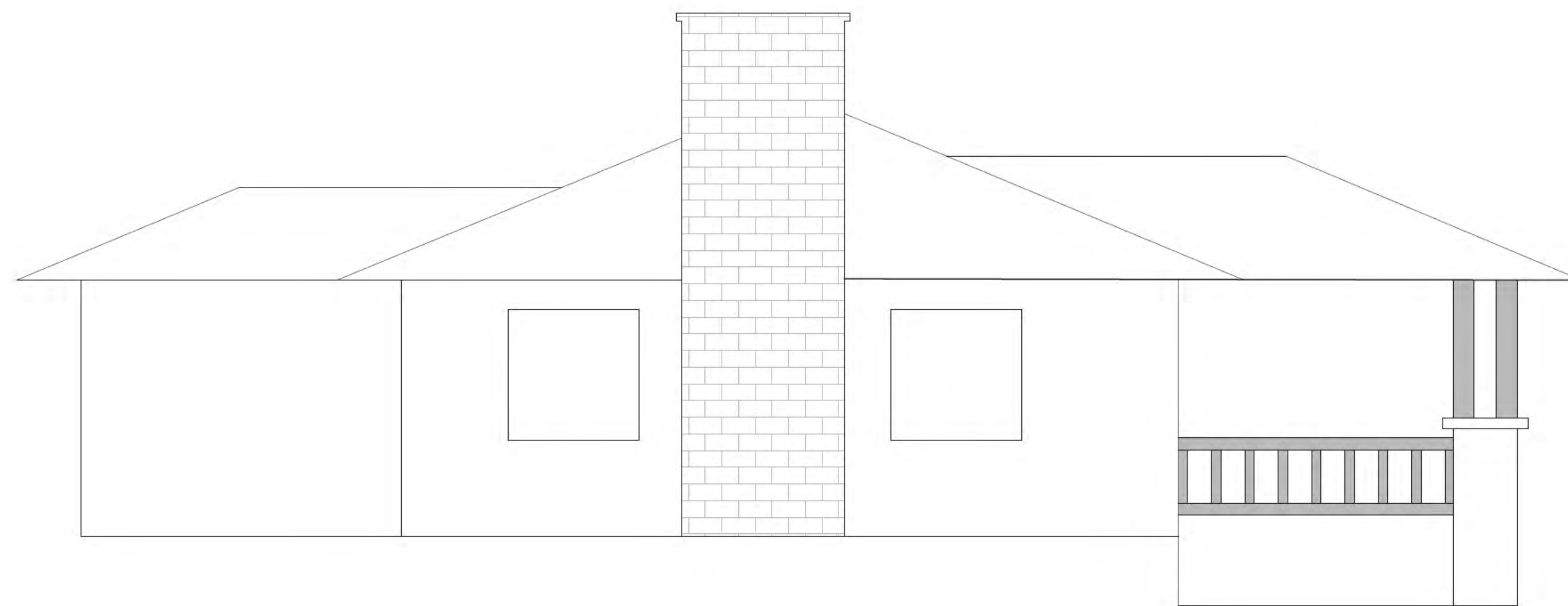


**SOUTH/LEFT ELEVATION**

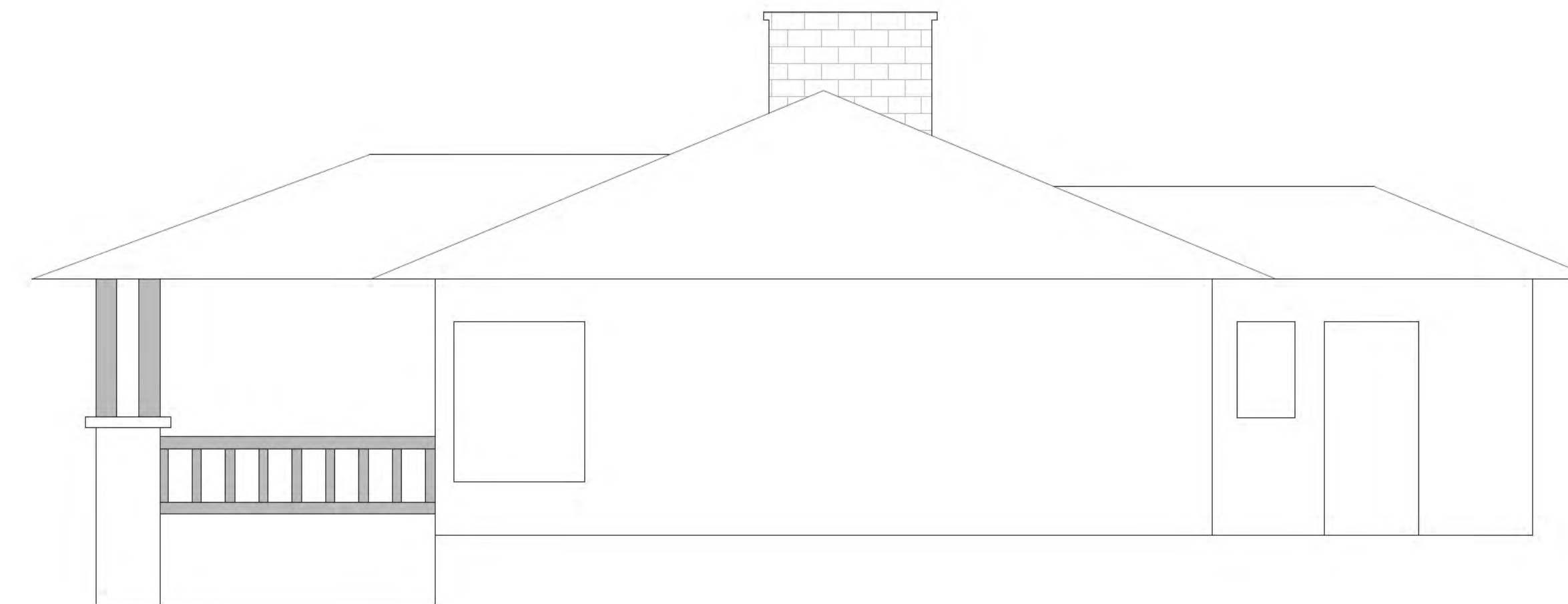


**WEST/RIGHT ELEVATION**

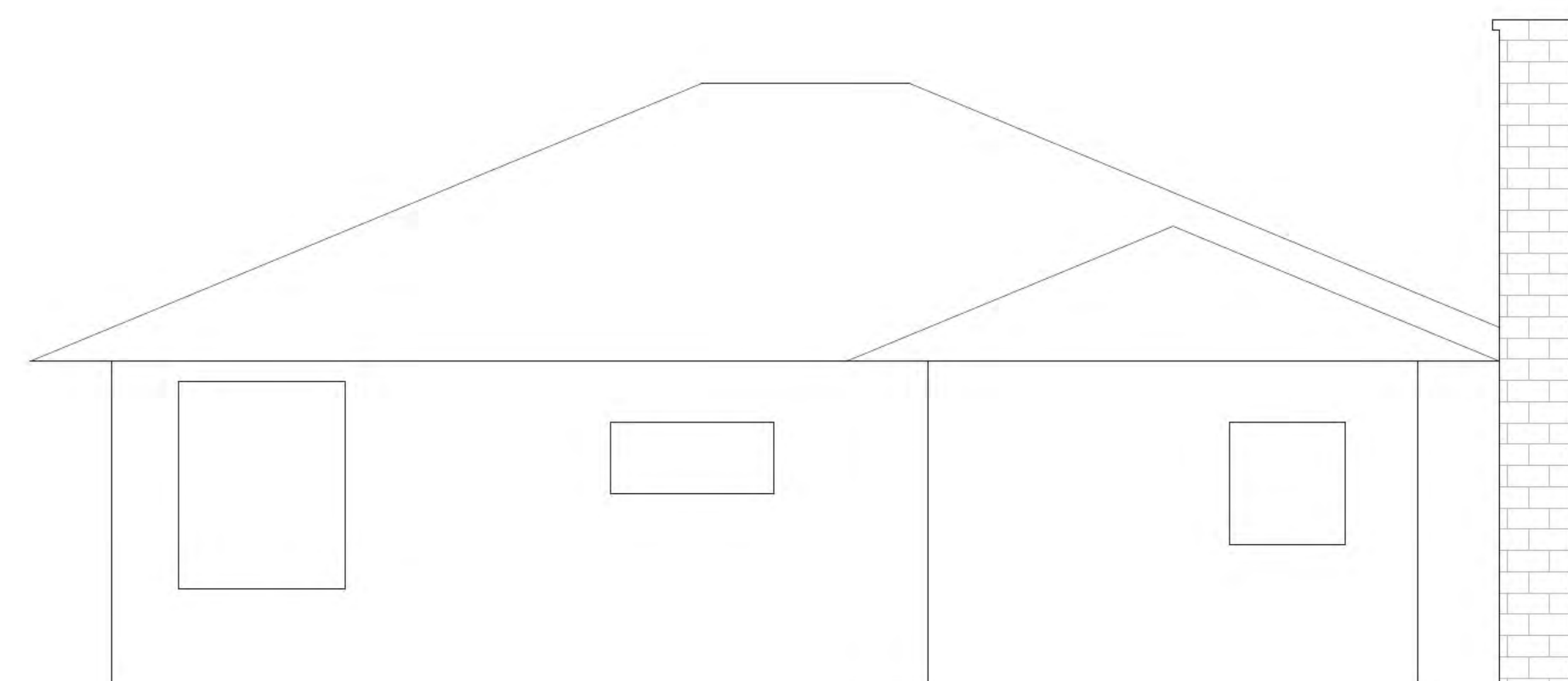




**SOUTH / LEFT**



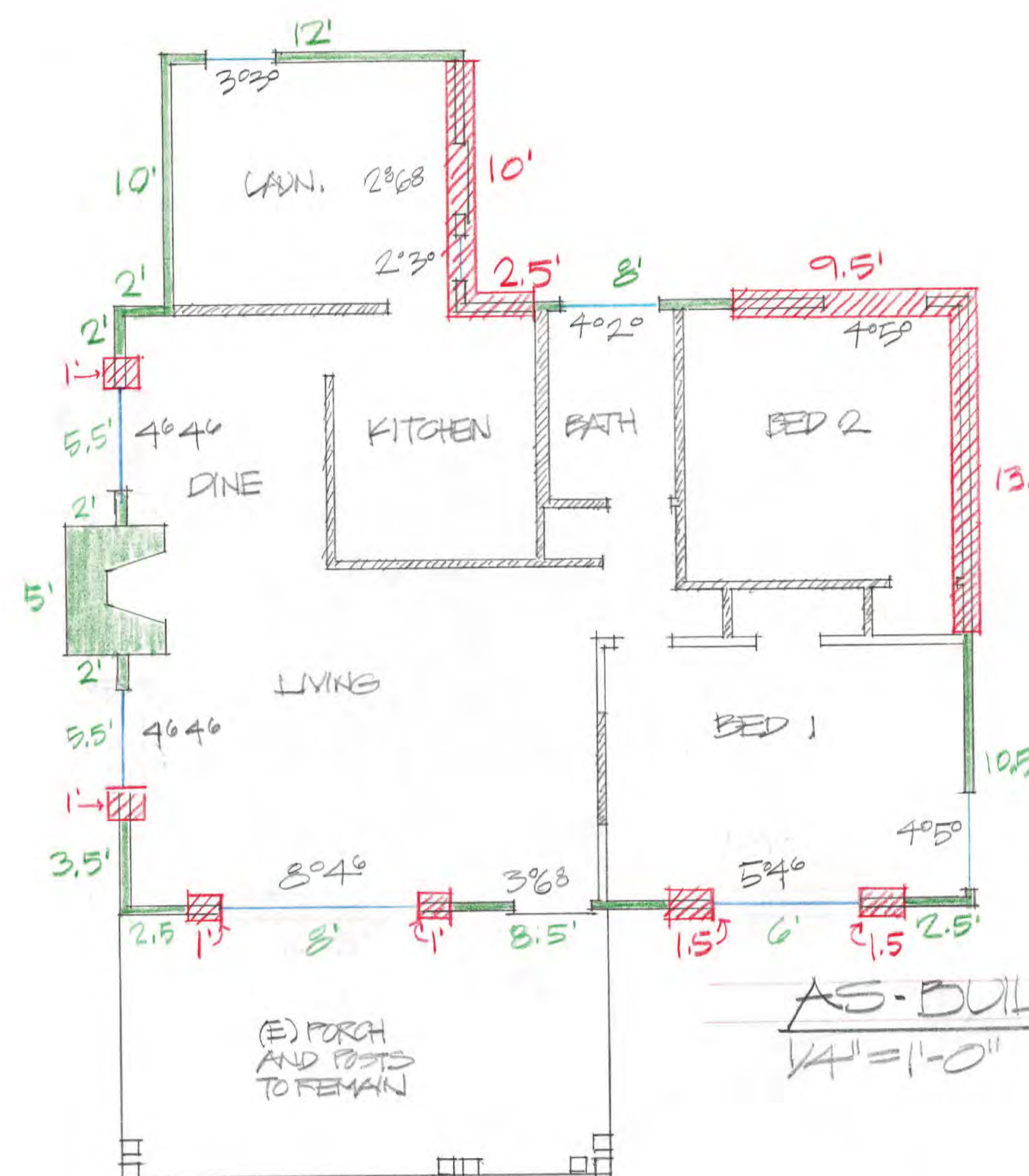
**NORTH / RIGHT**



**WEST / REAR**



**EAST / FRONT**



# AS-BUILT ELEVATIONS & DEMO PLAN

SCALE: 1/4" = 1'

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01/19/2024  
11/04/2023

JAY PLETT  
ARCHITECT



**MCMANIS**  
REMODEL & ADDITION  
215 MARSHALL, LOS GATOS, CA

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**AB-D1**



01/19/24

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**215 MASSOL AVENUE**

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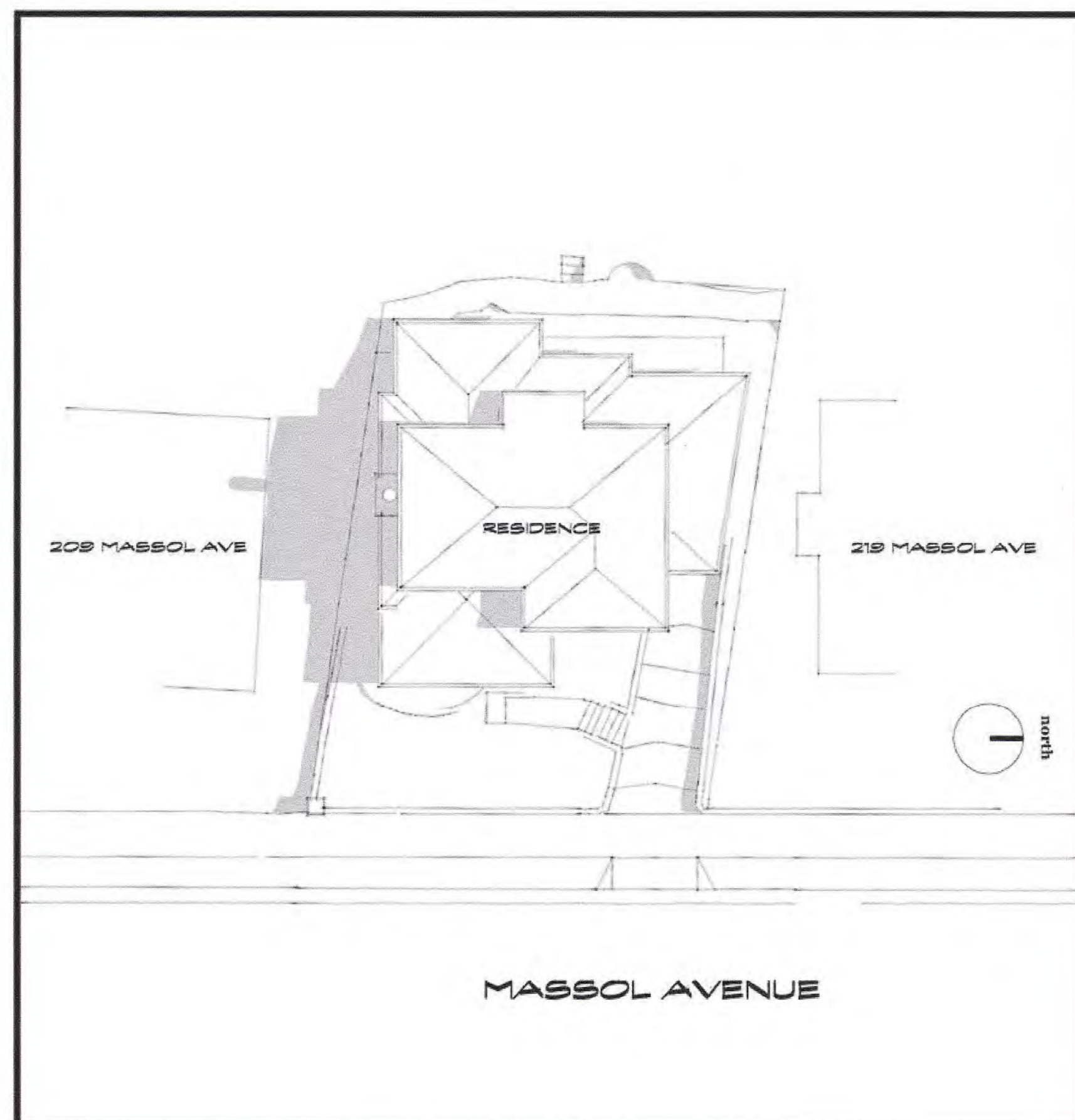
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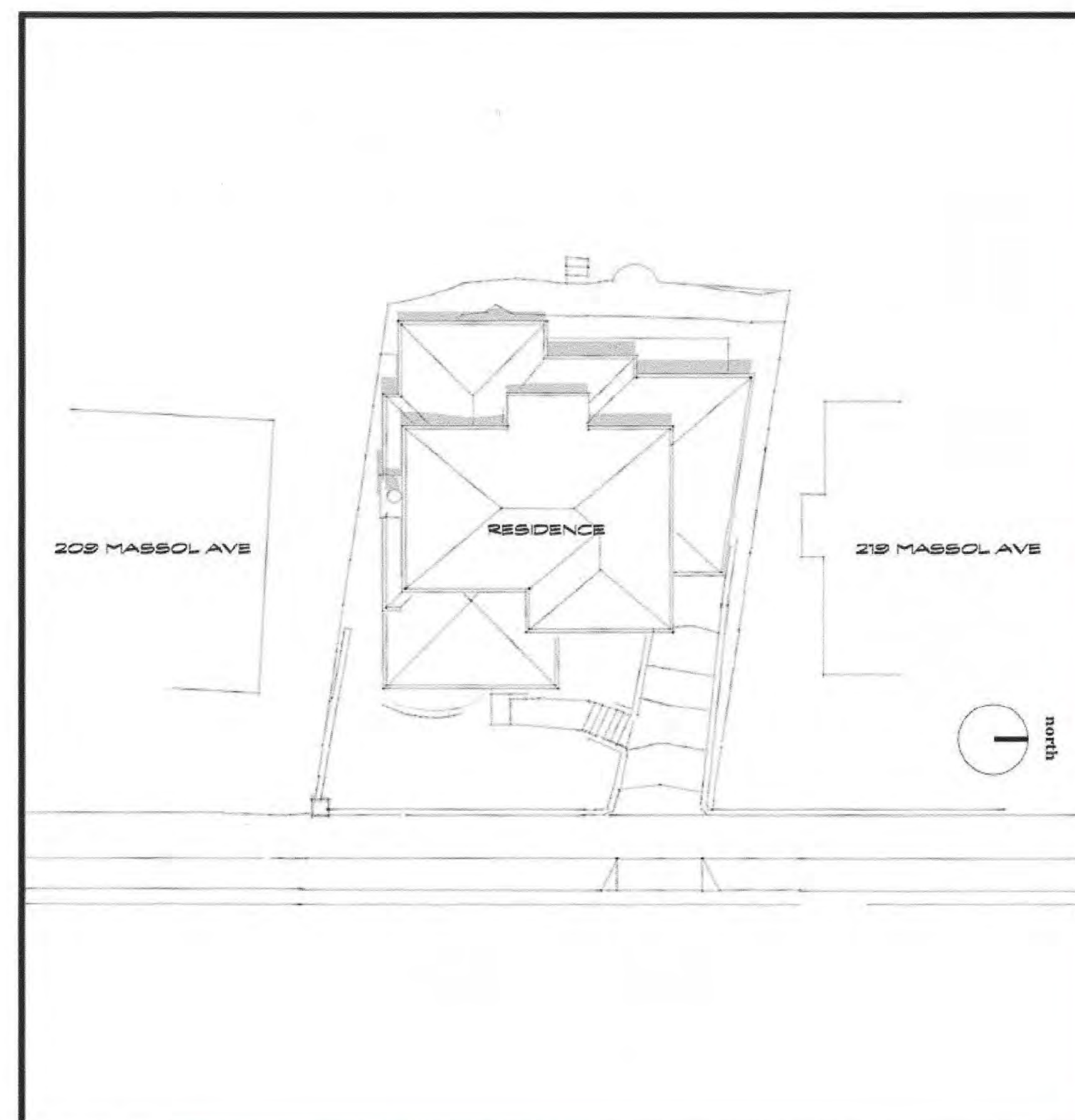
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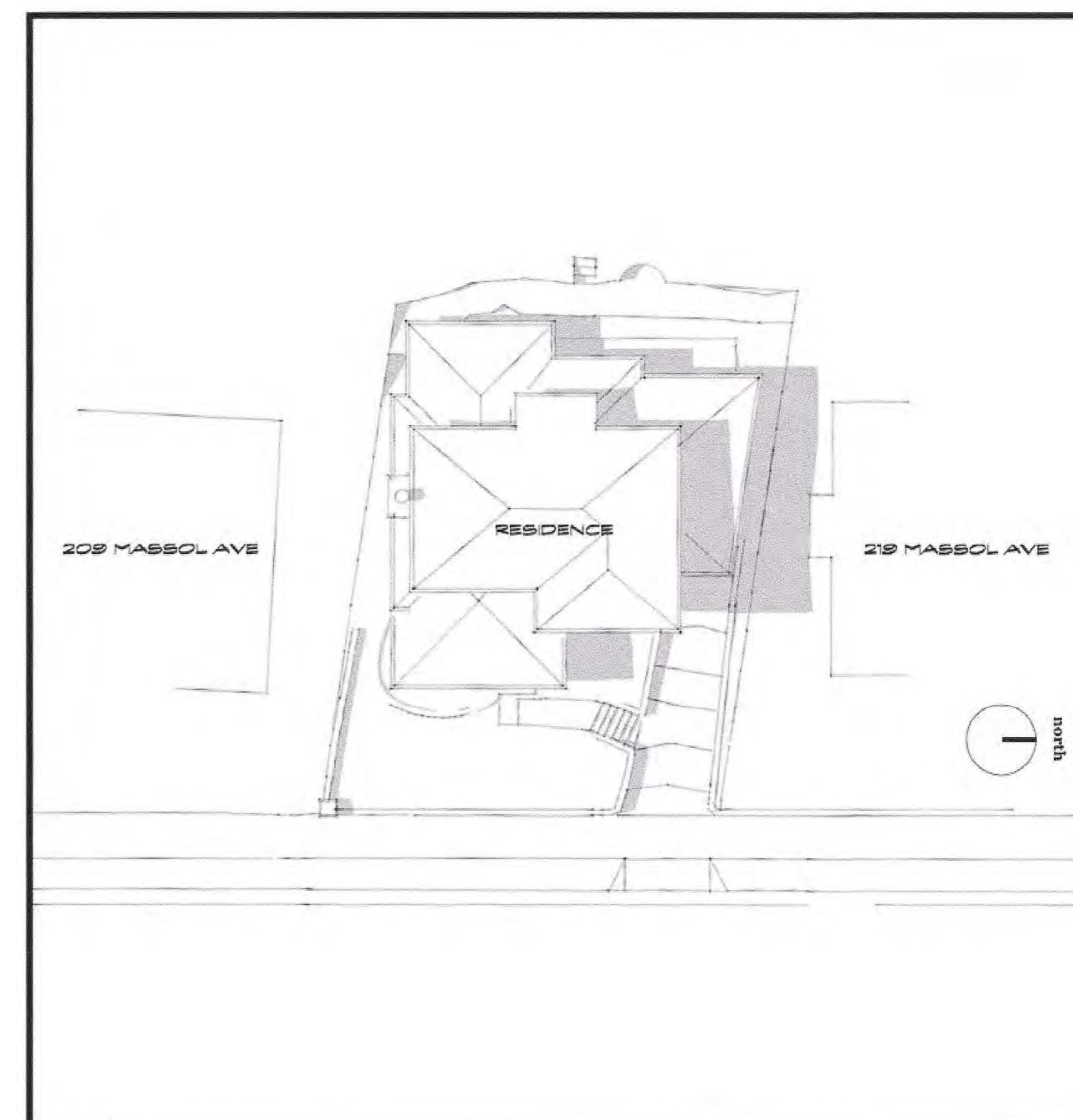
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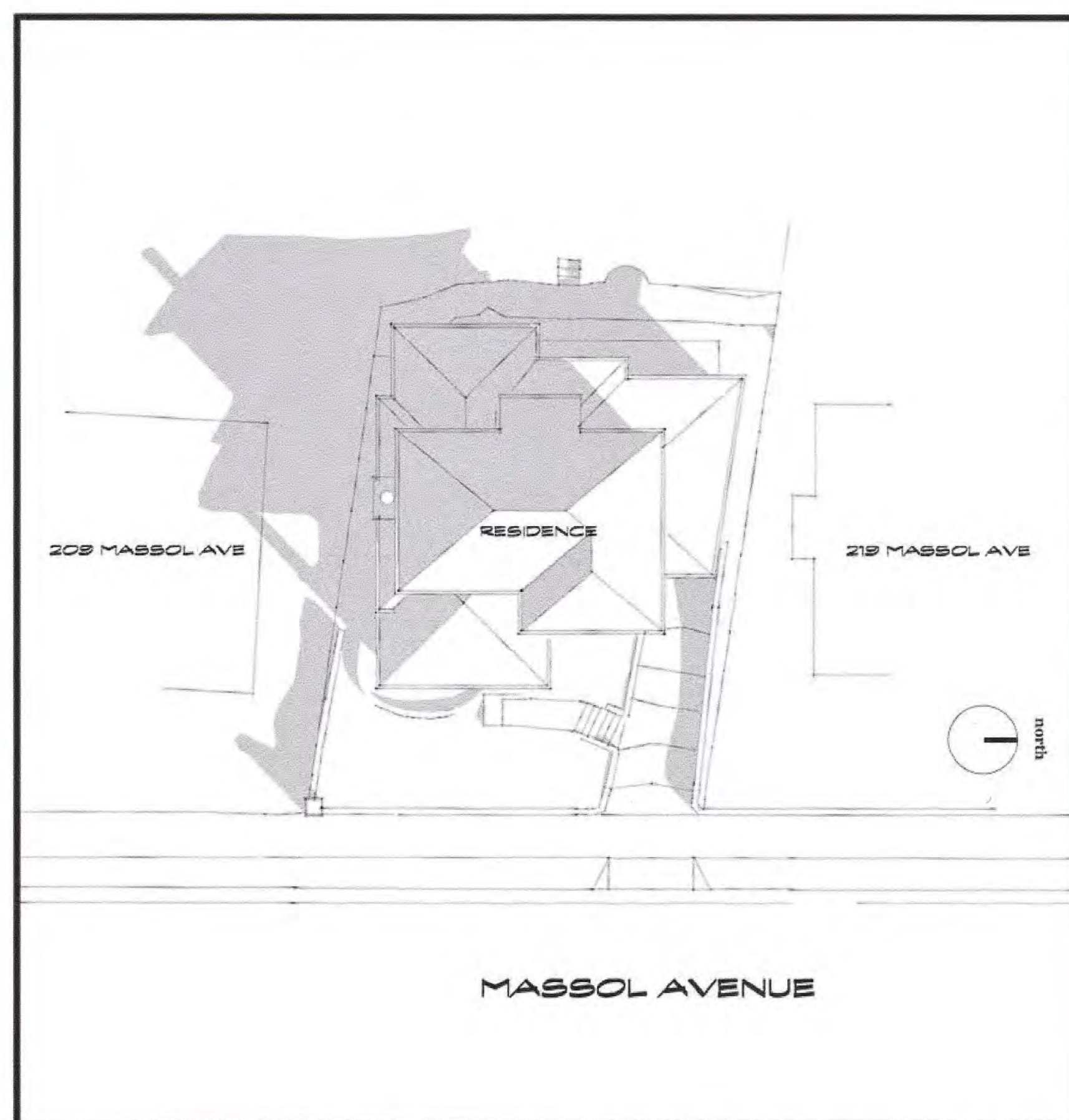
JUNE 21 @ 9AM



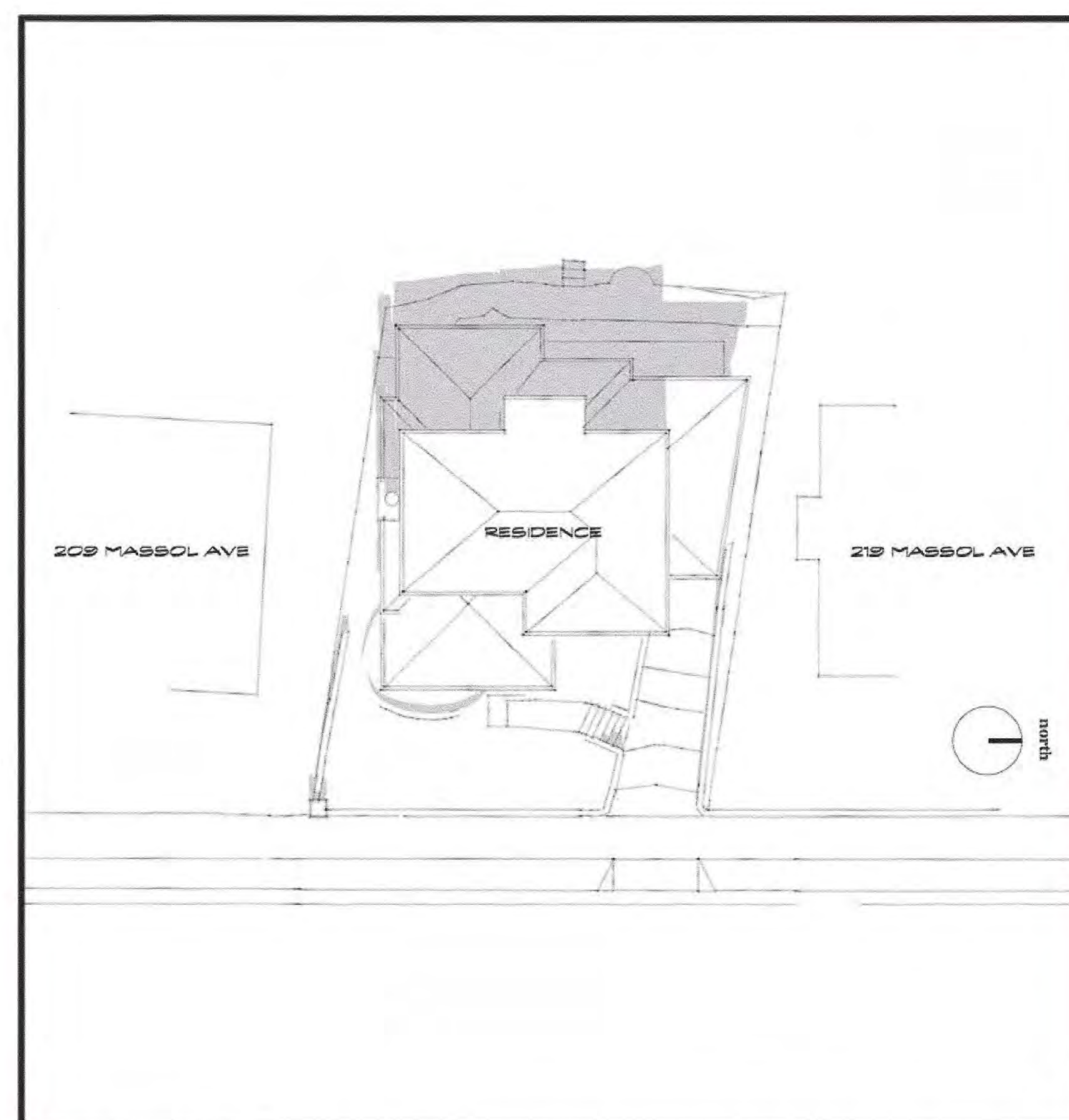
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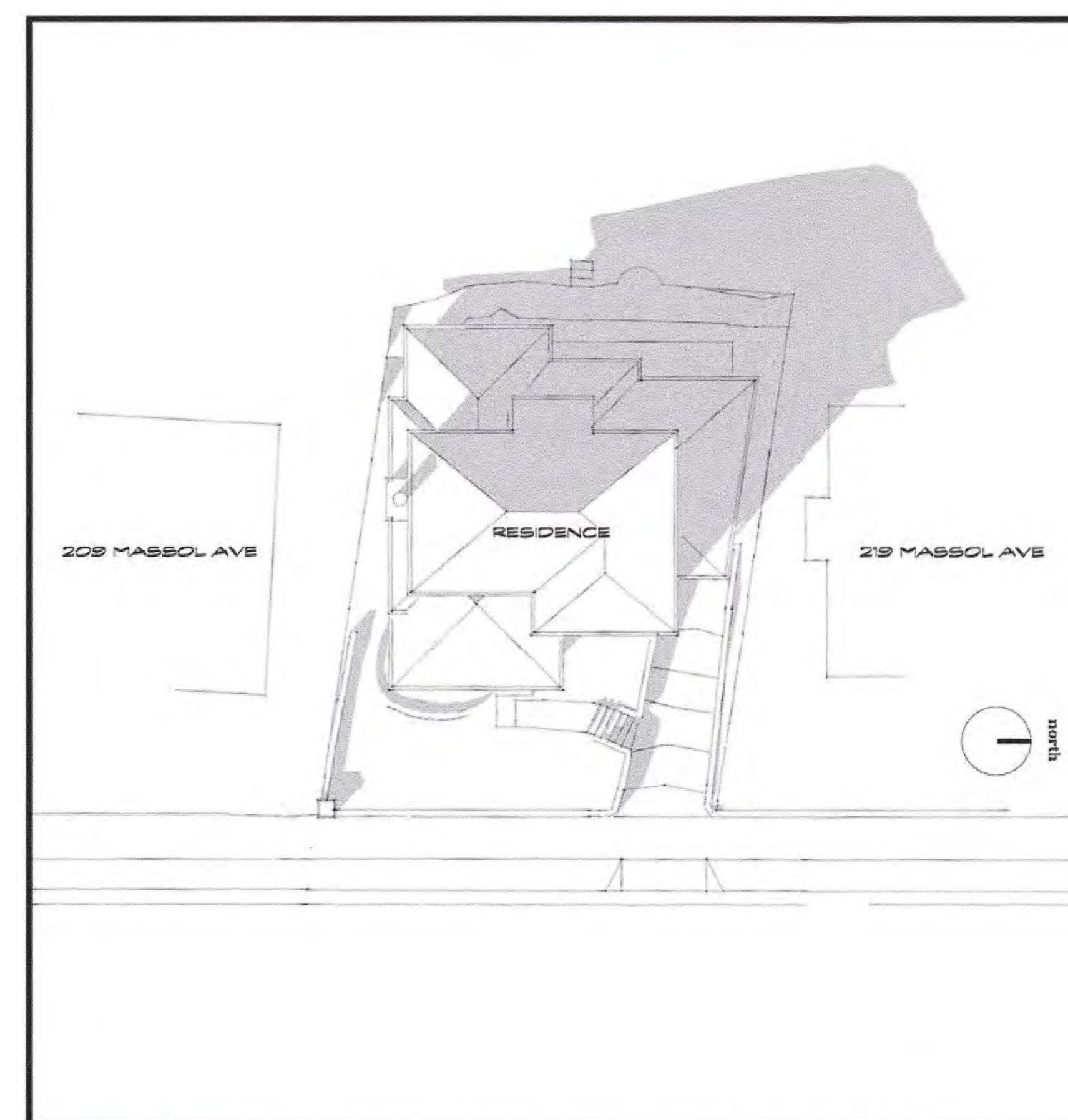
JUNE 21 @ 3PM



DECEMBER 21 @ 9AM



DECEMBER 21 @ 12PM



DECEMBER 21 @ 3PM



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