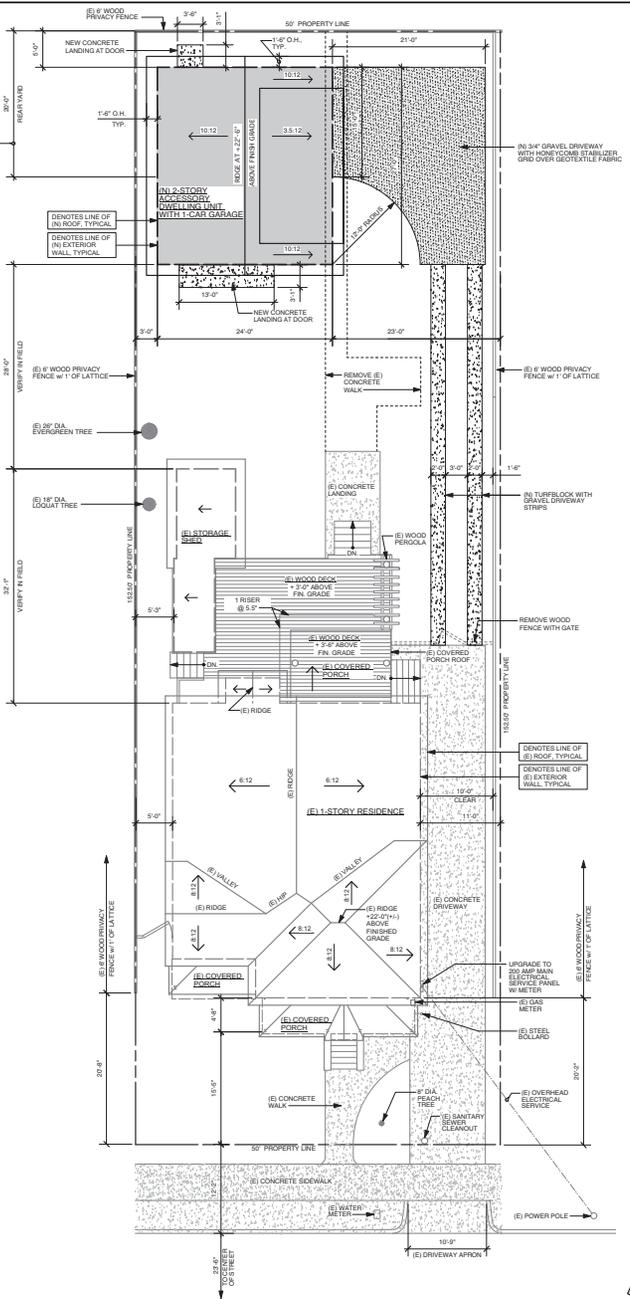


REAR YARD AREA CALC.
 REAR YARD REQUIRED = 50'x20'x.60 = 600 SF
 REAR YARD PROVIDED = (3'x20')+(9'x 50')+(23'x 20') = 770SF



LOCAL MAP NOT SCALED **5**

APN:	269-41-092
ZONING:	R1-6L
OCCUPANCY:	R3, U
CONSTRUCTION TYPE:	V-B (NO FIRE SPRINKLERS)
NET LOT AREA:	7,625 SF (+/-)

HABITABLE FLOOR AREA: (CONDITIONED)			
MAIN RESIDENCE			
1ST FLOOR	1,310 SF	0 SF	1,310 SF
TOTAL MAIN RESIDENCE	1,310 SF	0 SF	1,310 SF
ACCESSORY DWELLING			
1ST FLOOR	0 SF	337 SF	337 SF
2ND FLOOR	0 SF	460 SF	460 SF
TOTAL ACCESSORY DWELLING	0 SF	797 SF	797 SF

NON-HABITABLE FLOOR AREA (UNCONDITIONED)			
BASEMENT STORAGE	527 SF	0 SF	527 SF
DETACHED 1-CAR GARAGE	0 SF	311 SF	311 SF
DETACHED STORAGE SHEDS	170 SF	0 SF	0 SF
WATER HEATER CLOSET	26 SF	0 SF	26 SF
TOTAL	723 SF	311 SF	1,034 SF

COVERED PORCHES & DECKS			
FRONT ENTRY PORCH	102 SF	0 SF	102 SF
FRONT SIDE PORCH	63 SF	0 SF	63 SF
REAR PORCH	80 SF	0 SF	80 SF
WOOD DECK > 30" ABOVE GRADE	402 SF	0 SF	402 SF
TOTAL	647 SF	0 SF	647 SF

LOT COVERAGE:			
EXISTING	2,153 SF (28.2%)	PROPOSED	2,801 SF (36.7%)
		ALLOWED	3,050 SF (40%)

PROJECT INFO		4
OWNER	ARCHITECT	
PAUL & LAURA ESBER	ROB MAYER ARCHITECT	
450 MONROE STREET	1490 SANTA CLARA STREET	
SANTA CLARA, CA 95050	SANTA CLARA, CA 95050	
(510) 515-8688	(408) 564-5943	

SCOPE OF WORK		3
SCOPE OF WORK		
1. NEW DETACHED ACCESSORY DWELLING UNIT (ADU) WITH 1-CAR GARAGE.		
2. NEW GAS METER SET NEXT TO EXISTING METER AT (E) RESIDENCE.		
3. NEW 125 AMP ELECTRICAL SERVICE PANEL W/ METER AT ADU.		
4. UPGRADE TO 200 AMP MAIN ELECTRICAL SERVICE PANEL W/ TWO METERS AT (E) RESIDENCE.		

SCOPE OF WORK		2
ARCHITECTURAL		
A-1	PROJECT INFO, SITE PLAN	
A-2	ADU & GARAGE FLOOR PLANS	
A-3	ADU BUILDING ELEVATIONS & SECTIONS	
A-4	(E) MAIN RESIDENCE FLOOR PLANS	
A-5	(E) MAIN RESIDENCE EXTERIOR PHOTOS	

Architect
ROBERT MAYER
 1490 Santa Clara Street
 Santa Clara, CA 95050
 (408) 564-5943
 www.robertmayer.com



CONSULTANT

ACCESSORY DWELLING UNIT WITH GARAGE
450 MONROE STREET
 SANTA CLARA, CA 95050
 APN: 269-41-092

REVISIONS		DESCRIPTION

PROJECT TEAM		3
PROJECT TEAM		

SCOPE OF WORK		2
ARCHITECTURAL		
A-1	PROJECT INFO, SITE PLAN	
A-2	ADU & GARAGE FLOOR PLANS	
A-3	ADU BUILDING ELEVATIONS & SECTIONS	
A-4	(E) MAIN RESIDENCE FLOOR PLANS	
A-5	(E) MAIN RESIDENCE EXTERIOR PHOTOS	

PROJECT INFO		1
SITE PLAN		

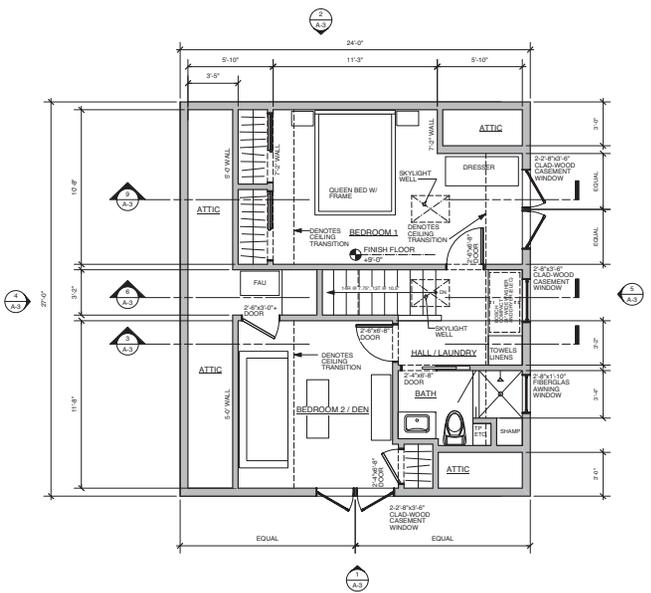
PROJECT INFO
 SITE PLAN
 DRAWING NO. **A-1**
 of 5 sheets

SITE PLAN

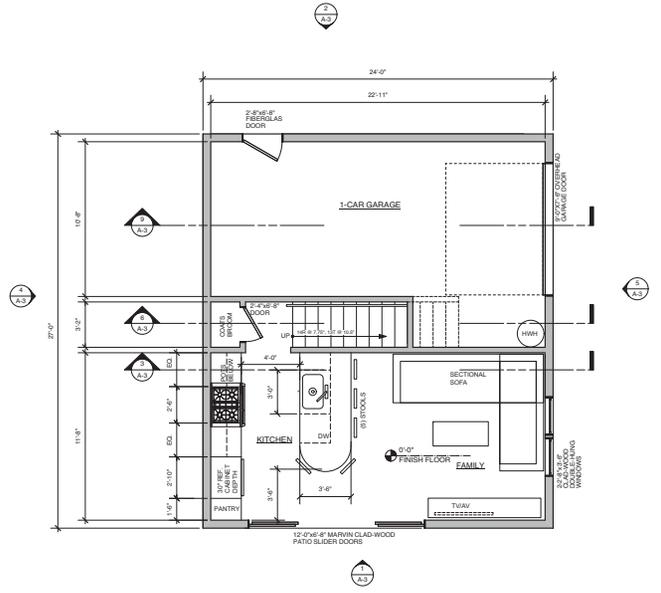
1/8" = 1'-0" **8**

ABBREVIATIONS **6**

SHEET INDEX **1**



2 ESBER ADU / GARAGE - 2ND FLOOR PLAN
 Scale: 1/4" = 1'-0"
 ROB MAYER ARCHITECT
 450 SF LIVING (PORTION OF STAR)
 JANUARY 4, 2019



1 ESBER GARAGE / ADU
 Scale: 1/4" = 1'-0"
 ROB MAYER ARCHITECT
 337 SF LIVING
 311 SF GARAGE
 JANUARY 4, 2019



2ND FLOOR PLAN

1ST FLOOR PLAN

1/4" = 1'-0" 1

Architect
ROBERT MAYER
 1490 Santa Clara Street
 Santa Clara, CA 95050
 408.254.1100
 rma@rmaarch.com

CONSULTANT

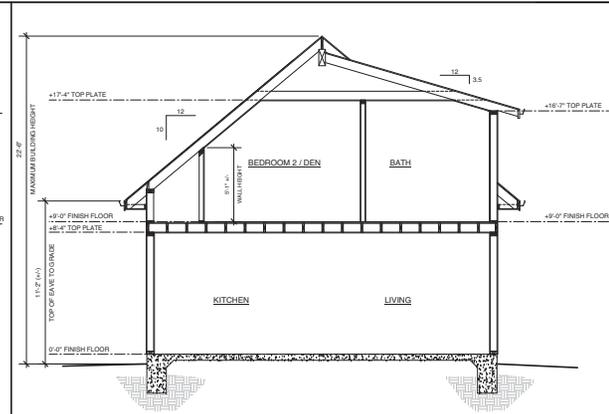
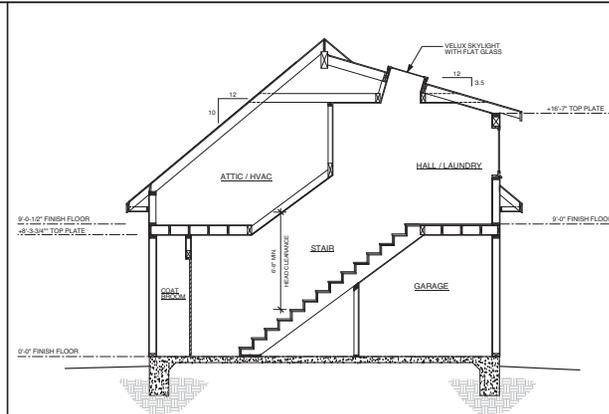
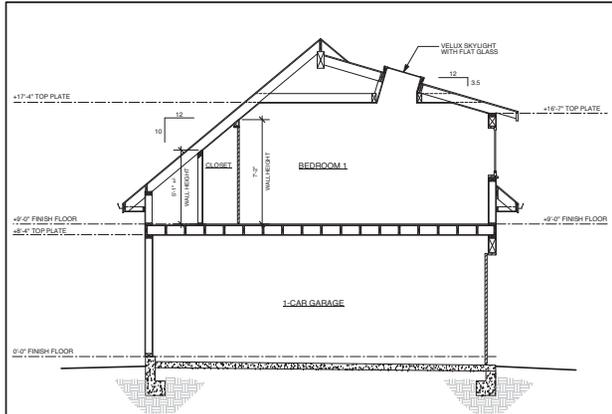
ACCESSORY DWELLING UNIT WITH GARAGE
450 MONROE STREET
 SANTA CLARA, CA 95050
 APN: 209-41-032

REVISIONS	DESCRIPTION

ISSUE:	VARIANCE
PROJECT #:	2018-07
DRAWN BY:	RM
CHECKED BY:	RM
DATE:	2/26/19
SHEET TITLE	1ST FLOOR PLAN 2ND FLOOR PLAN
DRAWING NO.	A-2

of 5 sheets

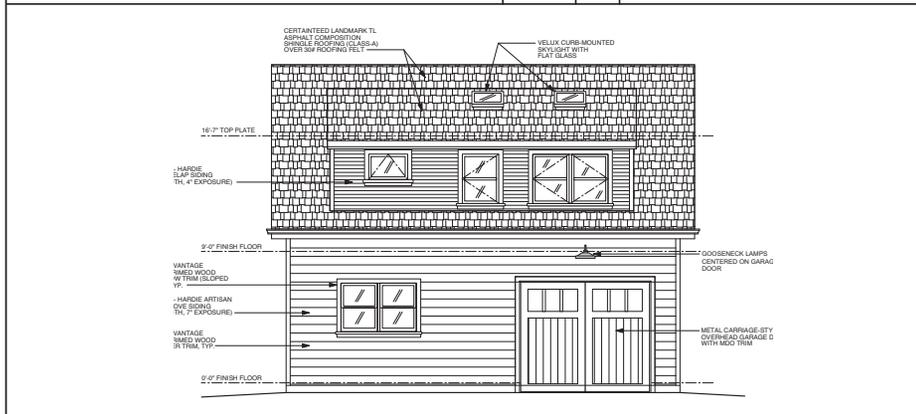
2016-1X CDPF / ESBER v2017_rbmayer331 vareaPlot Data



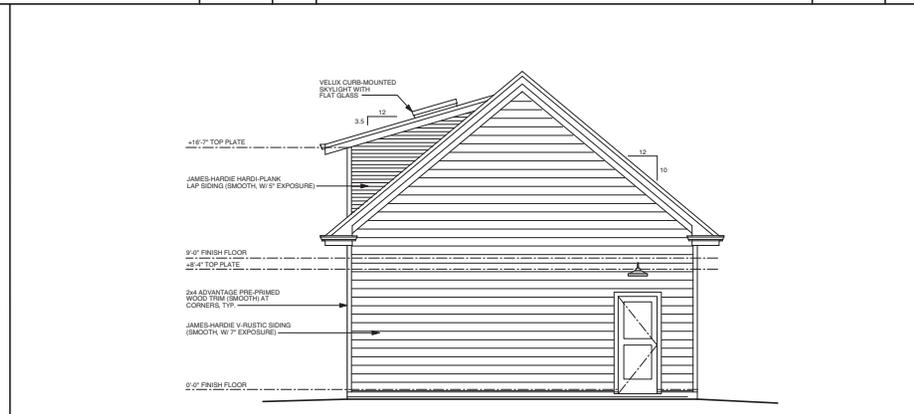
SECTION 1/4" = 1'-0" 9

SECTION 1/4" = 1'-0" 6

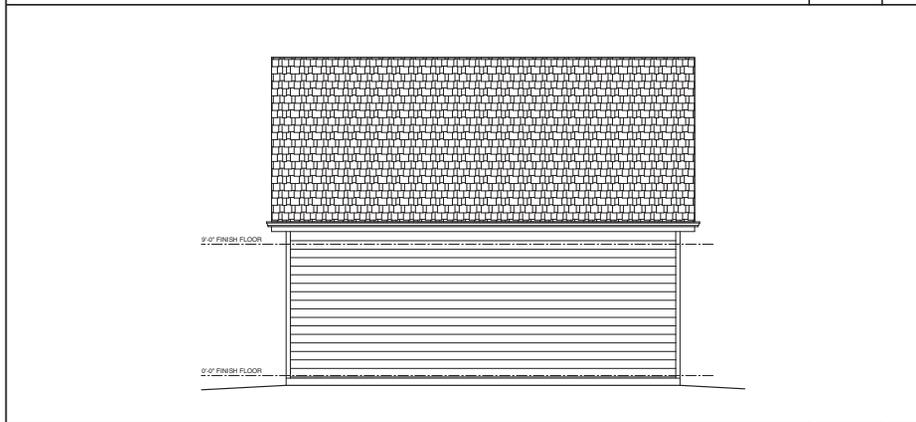
SECTION 1/4" = 1'-0" 3



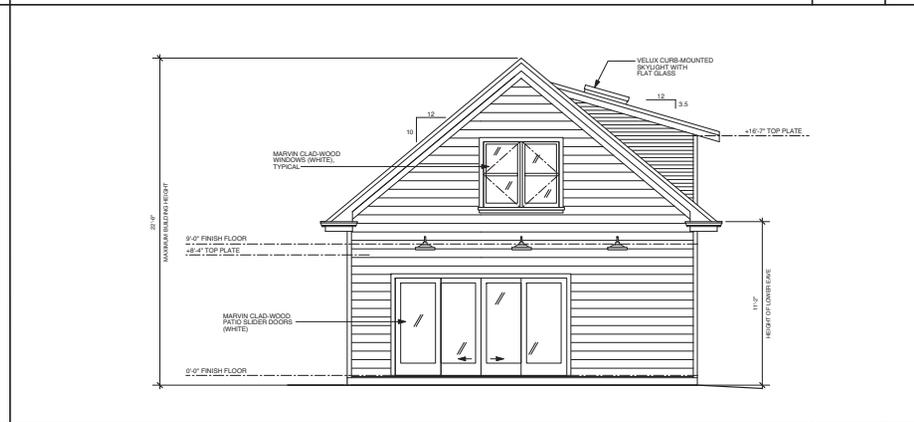
RIGHT ELEVATION 1/4" = 1'-0" 5



REAR ELEVATION 1/4" = 1'-0" 2



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



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

Architect
ROBERT MAYER
 1490 Santa Clara Street
 Berkeley, CA 94702
 415.863.1111
 rmay@rmmay.com
 www.rmmay.com

CONSULTANT


ACCESSORY DWELLING UNIT WITH GARAGE
 450 MONROE STREET
 SANTA CLARA, CA 95050
 APN: 289-41-002

REVISIONS		MARK	DATE	DESCRIPTION

ISSUE:	VARIANCE
PROJECT #:	2018-07
DRAWN BY:	RM
CHECKED BY:	RM
DATE:	2/26/19
SHEET TITLE:	BUILDING ELEVATIONS SECTIONS
DRAWING NO.:	A-3
of 5 sheets	



A VIEW OF FRONT OF HOUSE



B VIEW OF REAR OF HOUSE



C VIEW OF RIGHT SIDE OF HOUSE



D VIEW OF LEFT SIDE OF HOUSE

Architect
ROBERT MAYER
 1490 Santa Clara Street
 San Jose, CA 95128
 408.433.1100
 r@mayer.com



CONSULTANT

ACCESSORY DWELLING UNIT WITH GARAGE
 450 MONROE STREET
 SANTA CLARA, CA 95050
 APN: 209-41-032

MARK	DATE	DESCRIPTION

ISSUE:	VARIANCE
PROJECT #:	2018-07
DRAWN BY:	RM
CHECKED BY:	RM
DATE:	2/26/19
SHEET TITLE:	PHOTOS OF MAIN RESIDENCE

DRAWING NO. **A-5**

EXISTING MAIN RESIDENCE - 1ST FLOOR PLAN

1 of 5 sheets