

Project Summary

Level 1:

- Add 94 sq. ft. of new space at west (rear) side of existing house;
- Remove portion of existing garage and construct new porch;
- Revise configuration of existing roof
- Modify (2) existing bedrooms and bathroom;
- Reconfigure and expand existing kitchen and dining room.

Level 2:

- Add 382 sq. ft. of new space; new bedroom, bathroom and closet

Accessory structure:

- Construct new 325 sq. ft. accessory structure including new studio, toilet and closet

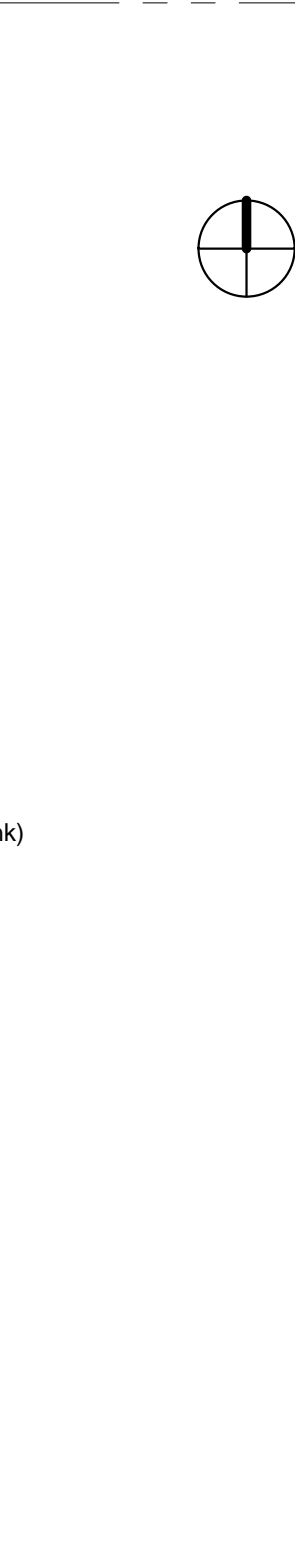
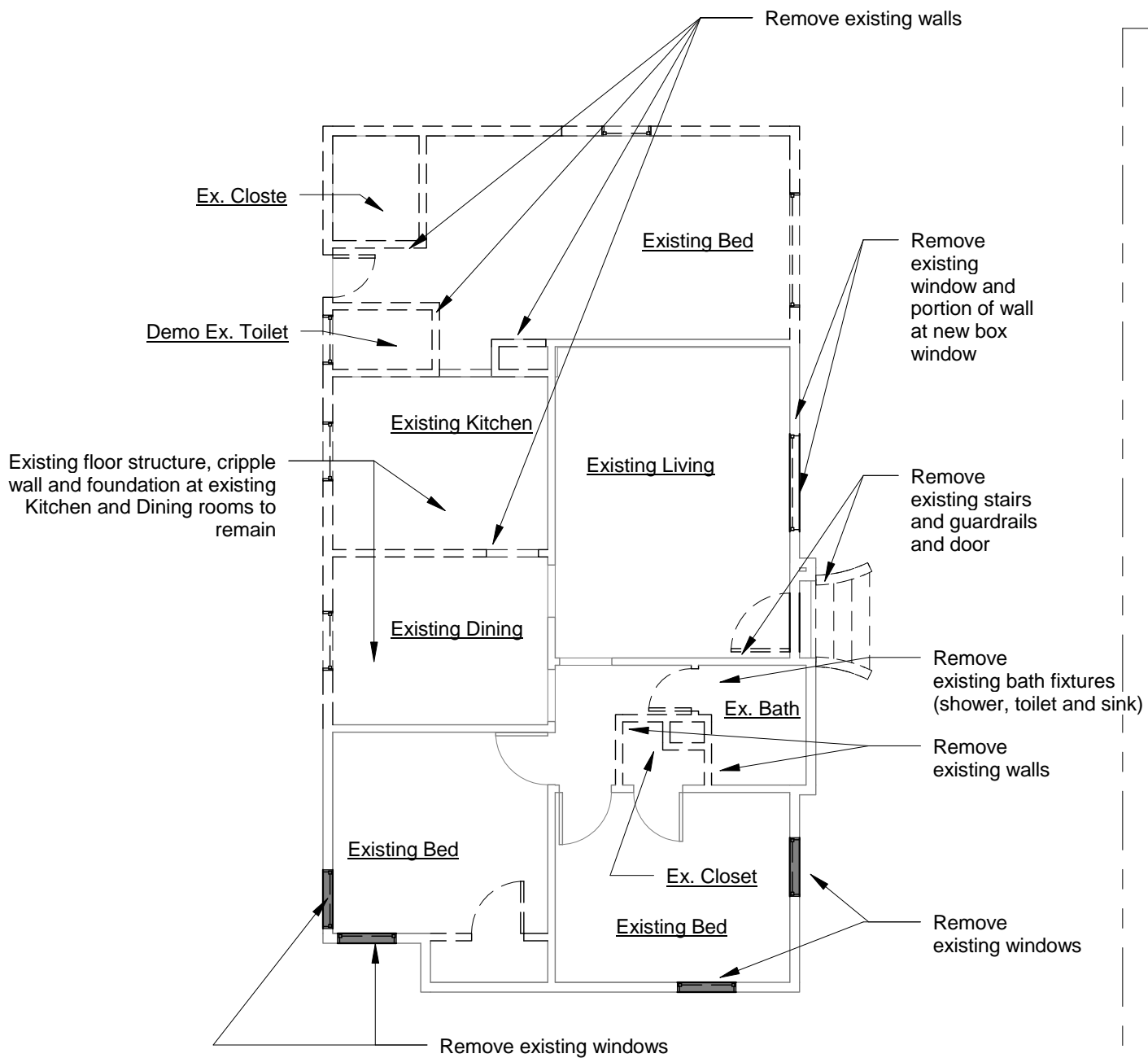
Exterior Deck:

- Construct combination wood and concrete deck

Landscape:

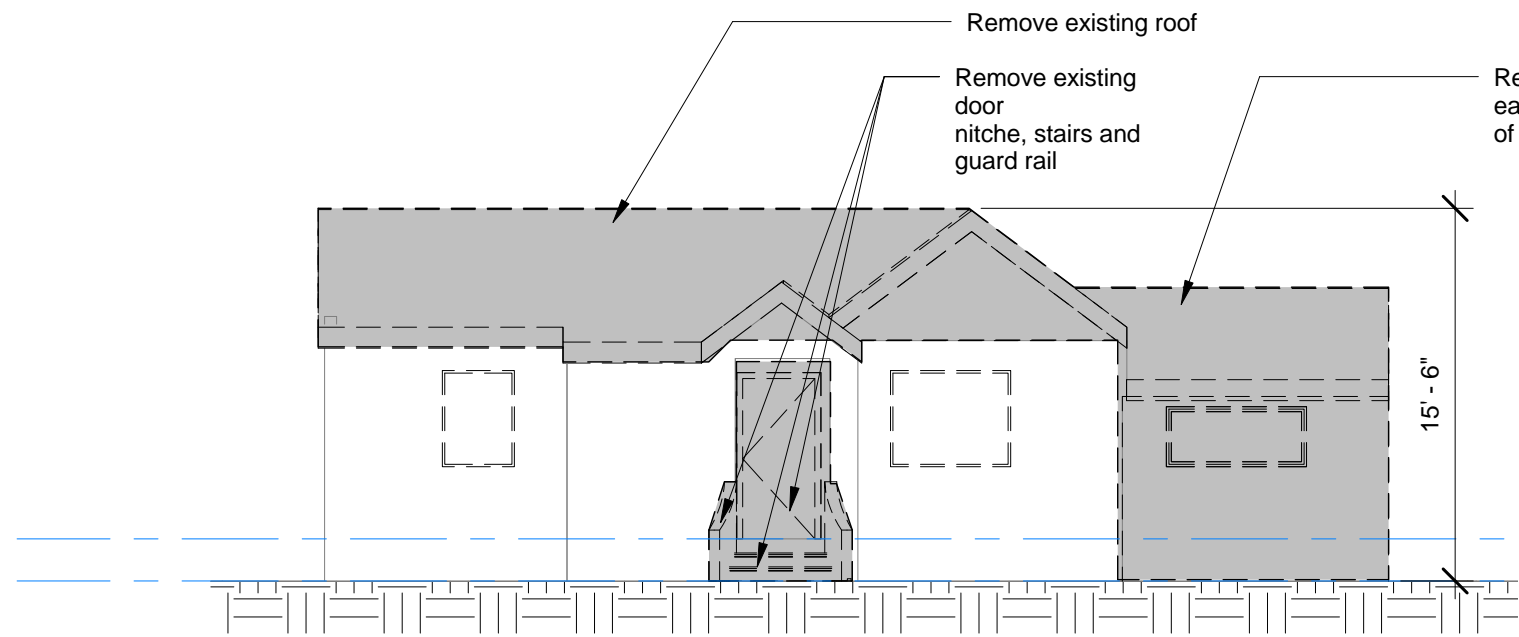
- Construct new 6'-0" high fence along south and west property lines;
- Drip irrigation system at new planting beds; drought resistant plants



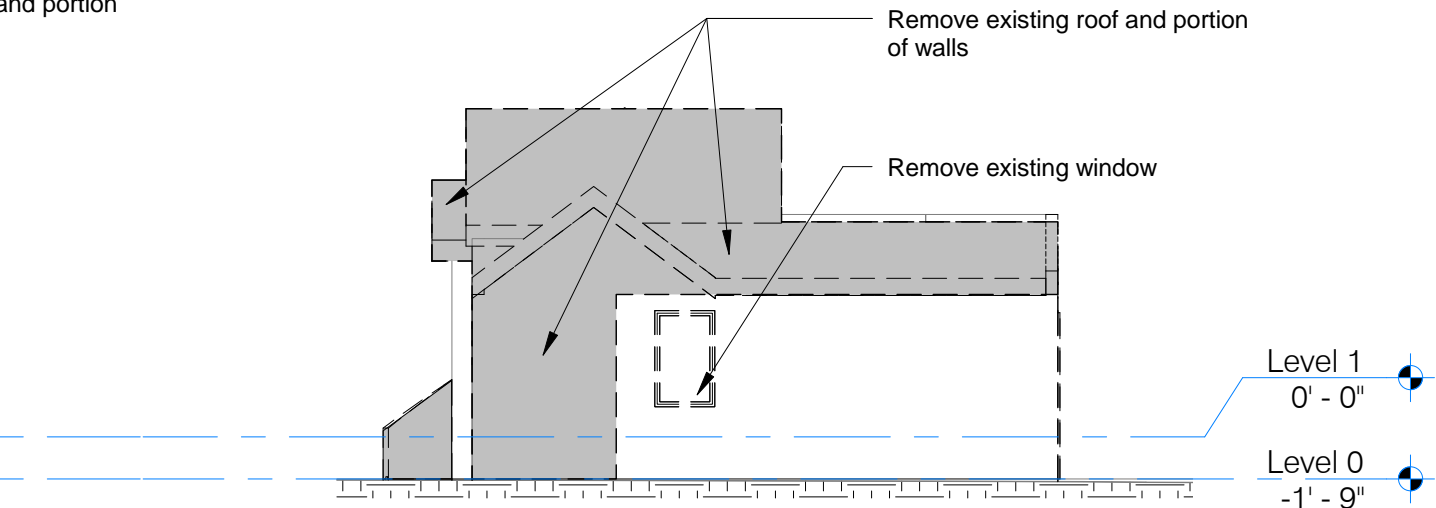


② Demolition Level 1
1/8" = 1'-0"

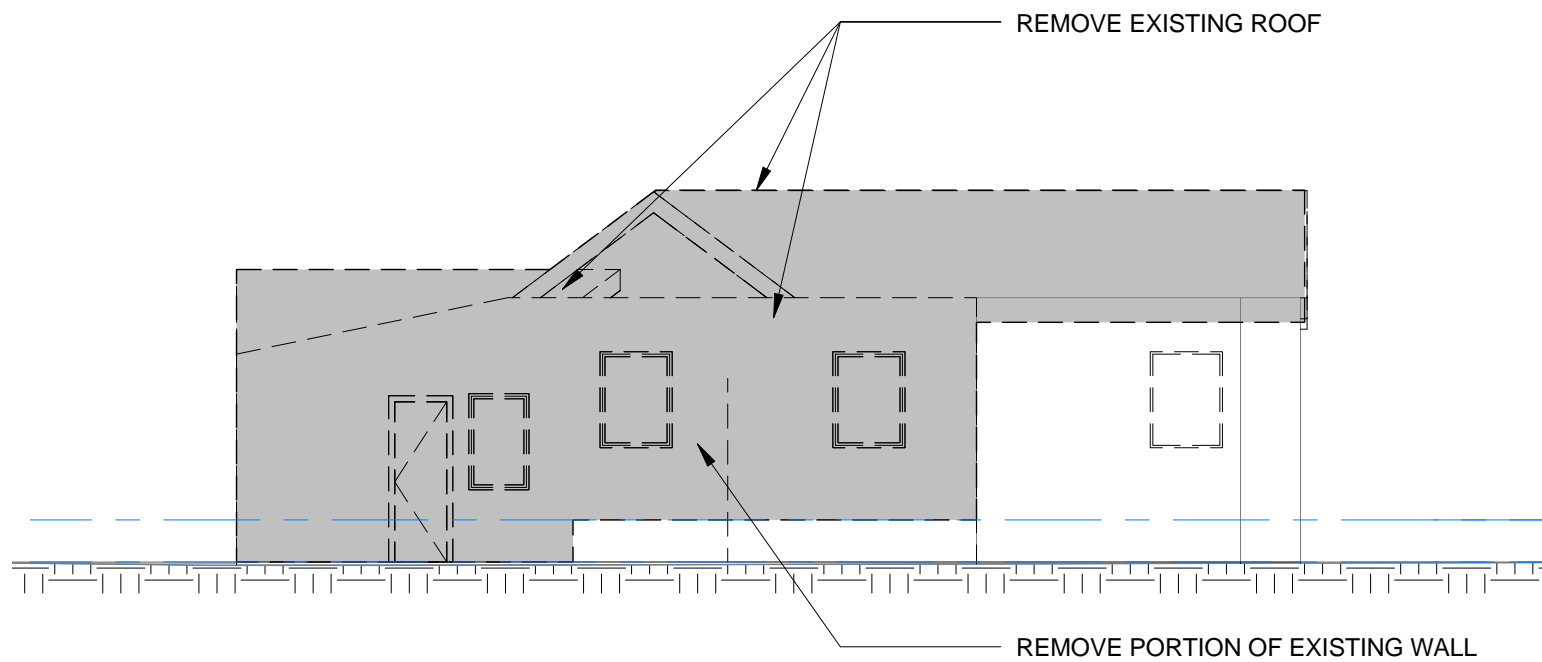
① Demolition Roof Plan
1/8" = 1'-0"



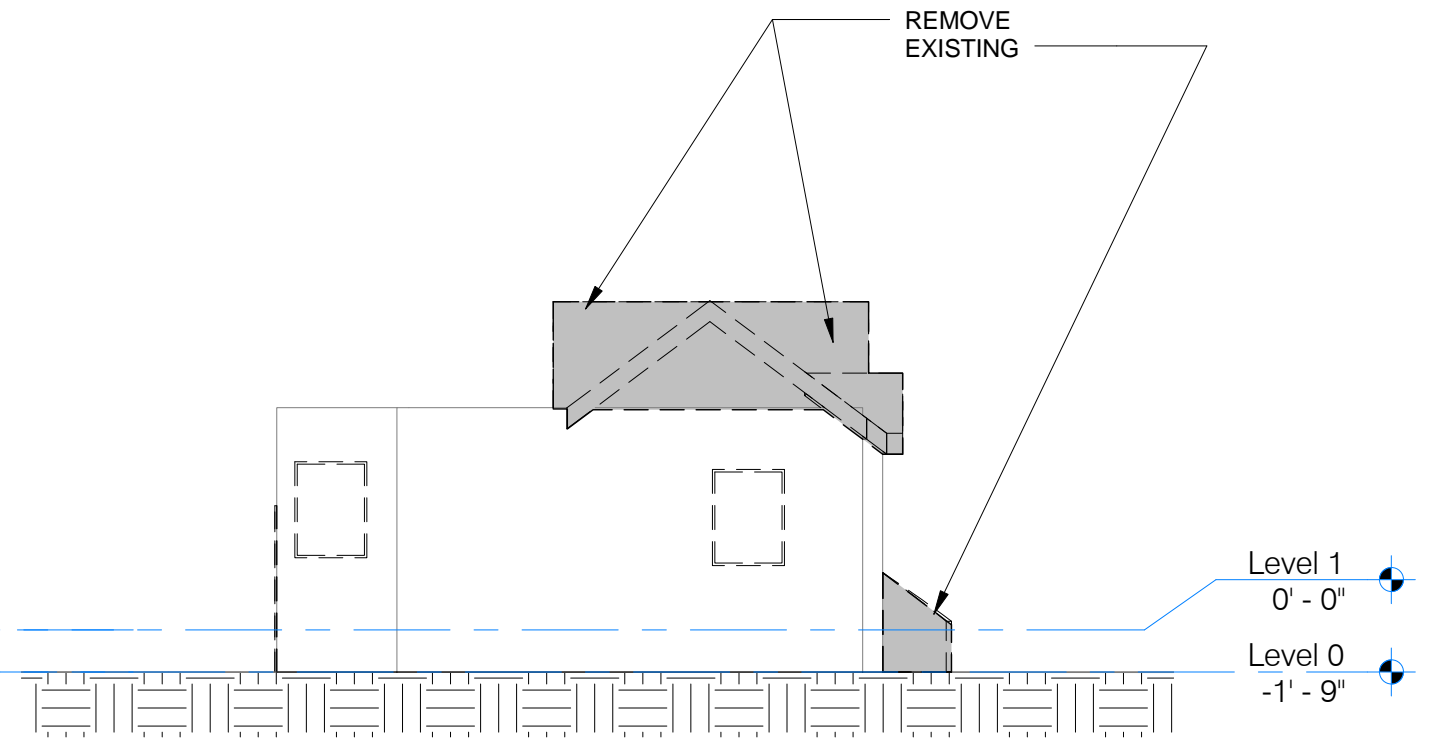
④ East
1/8" = 1'-0"



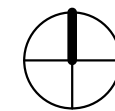
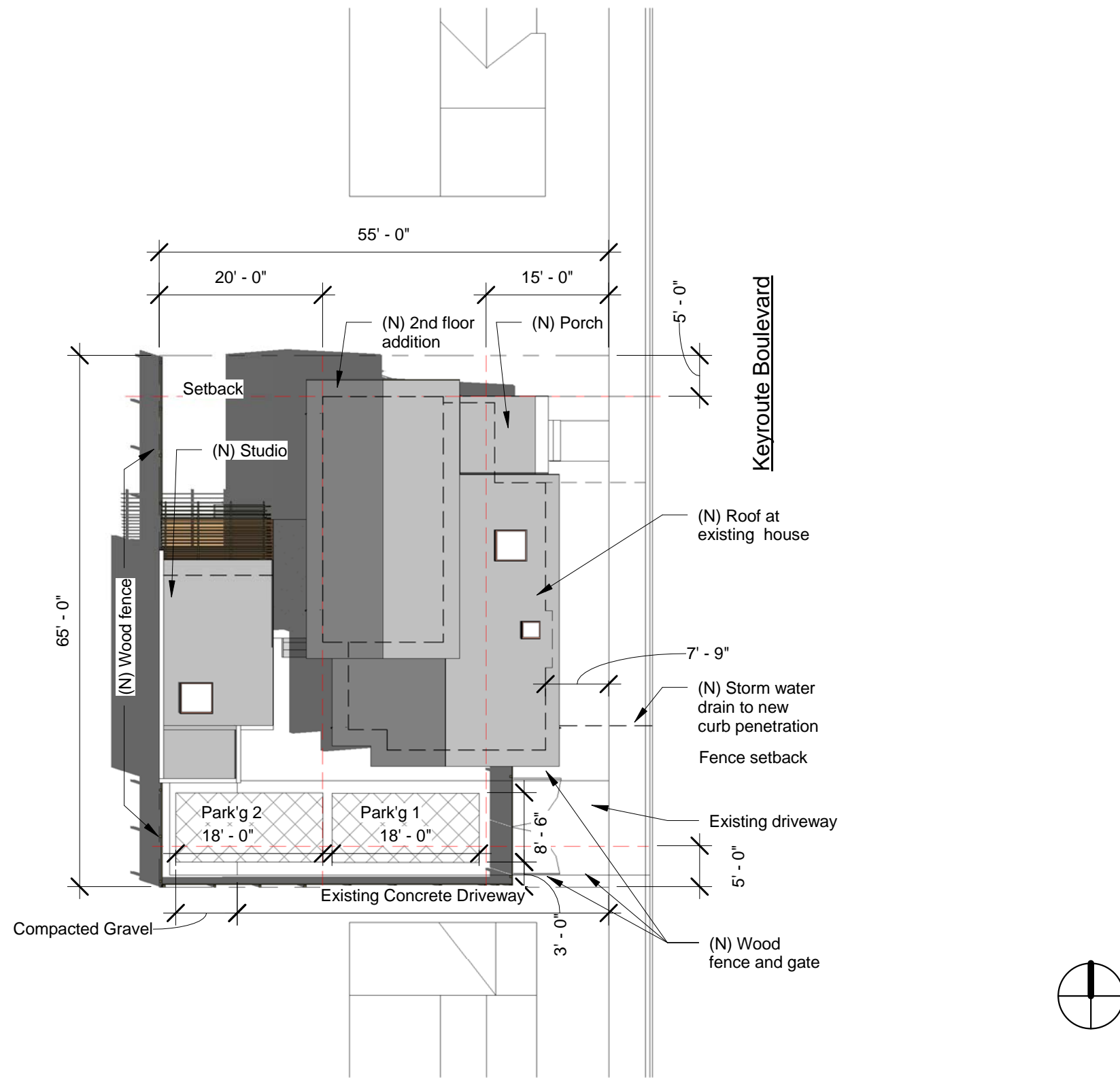
② North
1/8" = 1'-0"



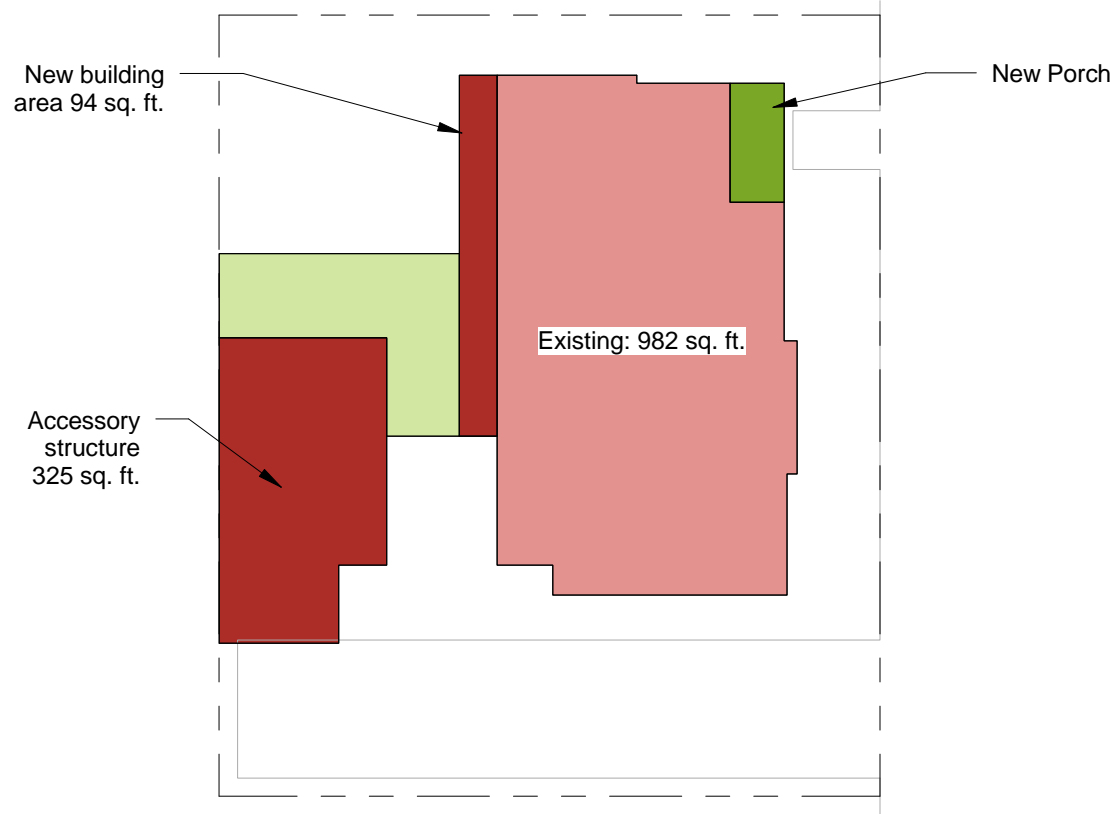
③ West
1/8" = 1'-0"



① South
1/8" = 1'-0"



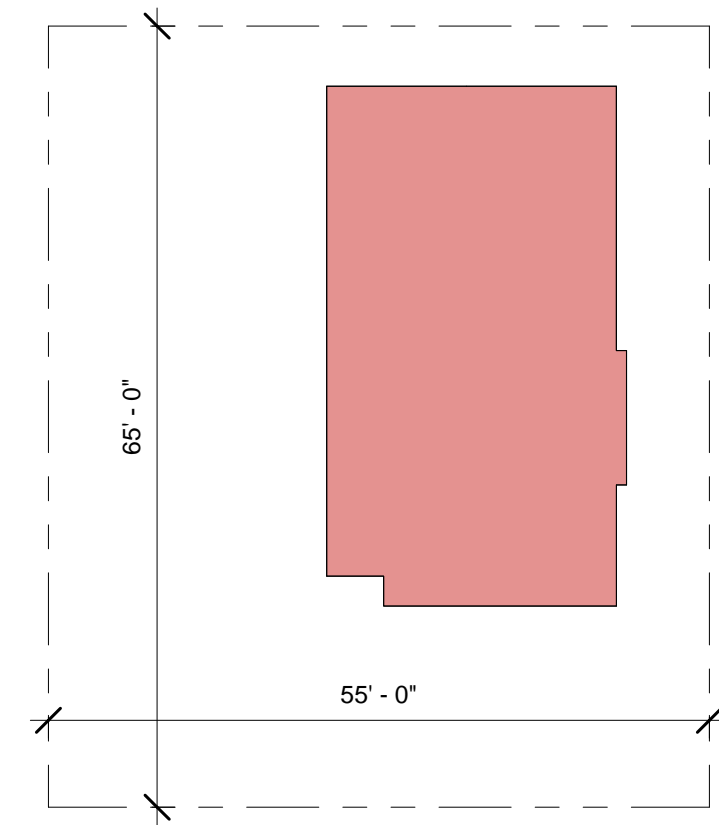
① Site
1/16" = 1'-0"



Existing To remain	982
<u>New Level 1</u>	<u>94</u>
Total House Area	1,076
<u>Accessory Structure</u>	<u>325</u>
Total Covered Area	1,401

Lot area: 3,575
Coverage: 1,401/3,575=.4
 (R1 Max Coverage = .5)

4 Proposed Coverage
 1/16" = 1'-0"

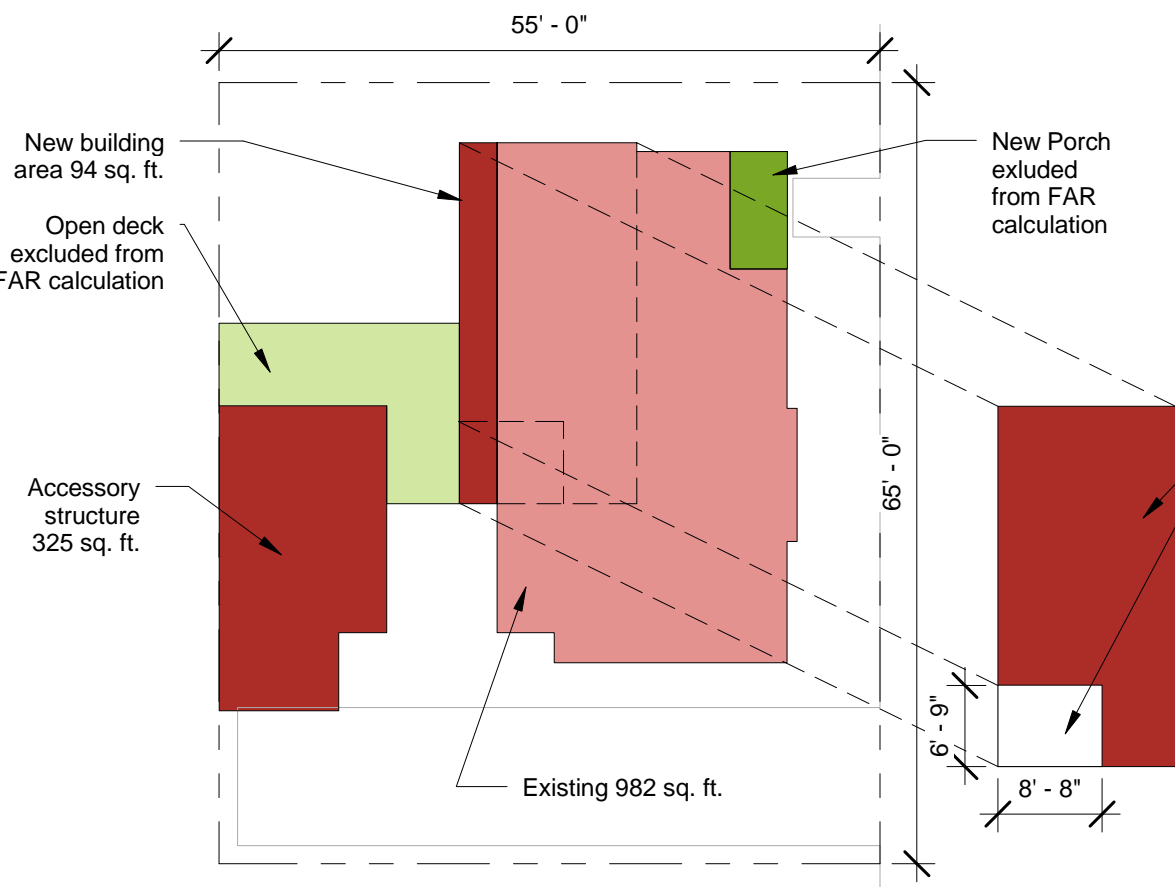


COLOR KEY

- New covered area
- Existing covered area
- New uncovered deck
- New covered porch
- Existing to be demolished

Existing Coverage
 Existing House: 1,041
 Existing Lot : 3,575
Coverage = 1,041/3,575=.29

1 Existing Coverage
 1/16" = 1'-0"



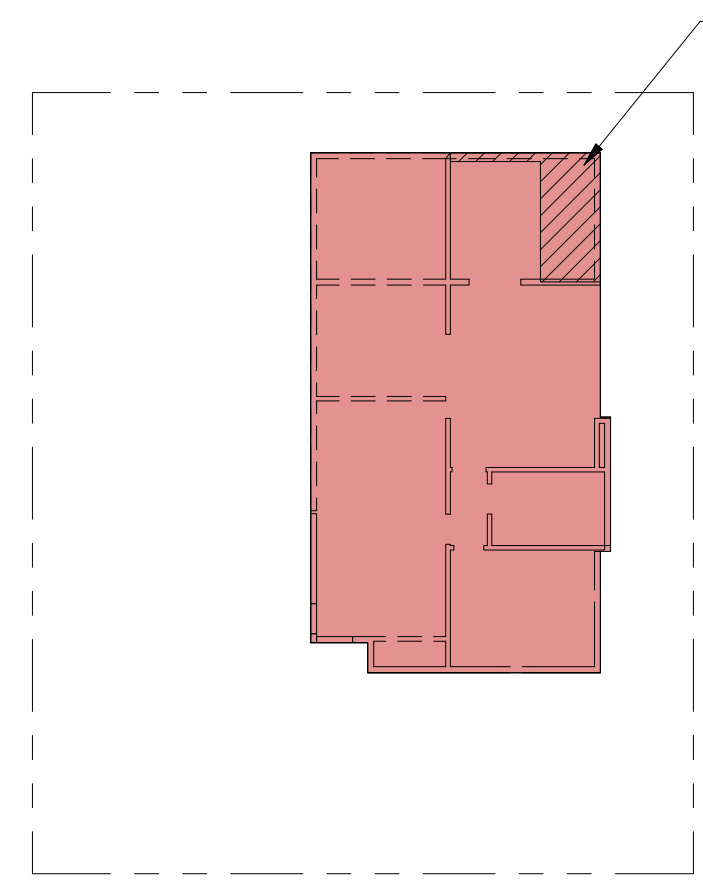
Existing To remain	982
<u>New Level 1</u>	<u>94</u>
<u>New Level 2</u>	<u>382</u>
Total House Area	1,458
<u>Accessory Structure</u>	<u>325</u>
Total Covered Area	1,783

Lot area: 3,575
Floor Area Ratio: 1,783/3,575=.5
 (R1 Max Floor Area Ratio =.55)

Level 2 area= 382; 58.5 of stairway exempted from area calculation

Note: All figures are square feet unless noted otherwise

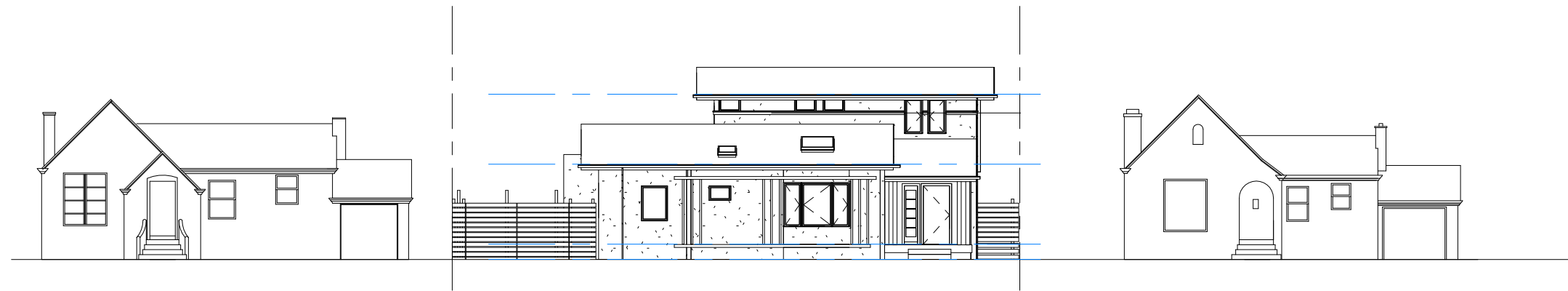
3 Proposed Floor Area Ratio
 1/16" = 1'-0"



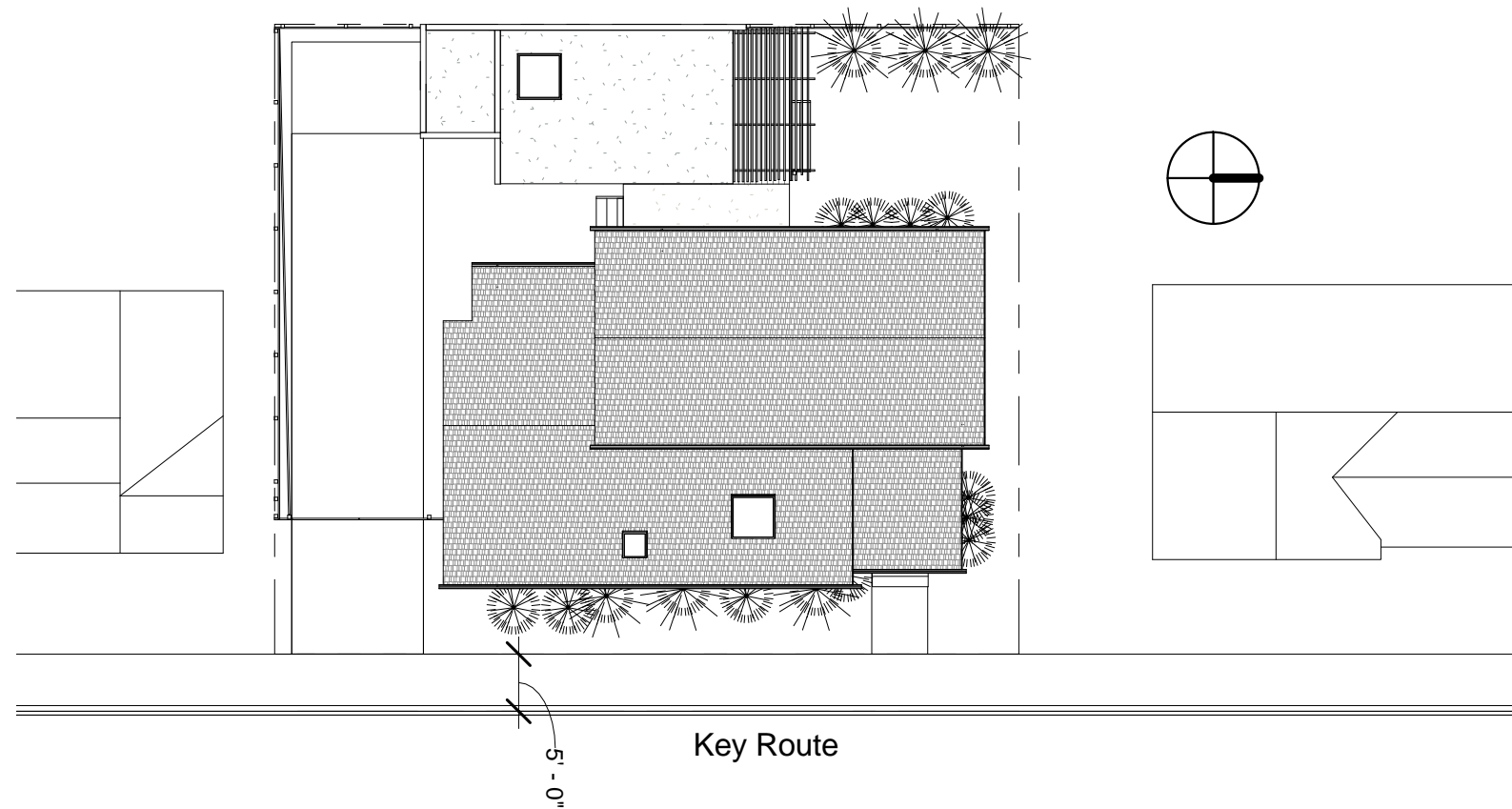
Total Existing: 1,041
 Existing to be demolished: 59
 Existing to remain: 982

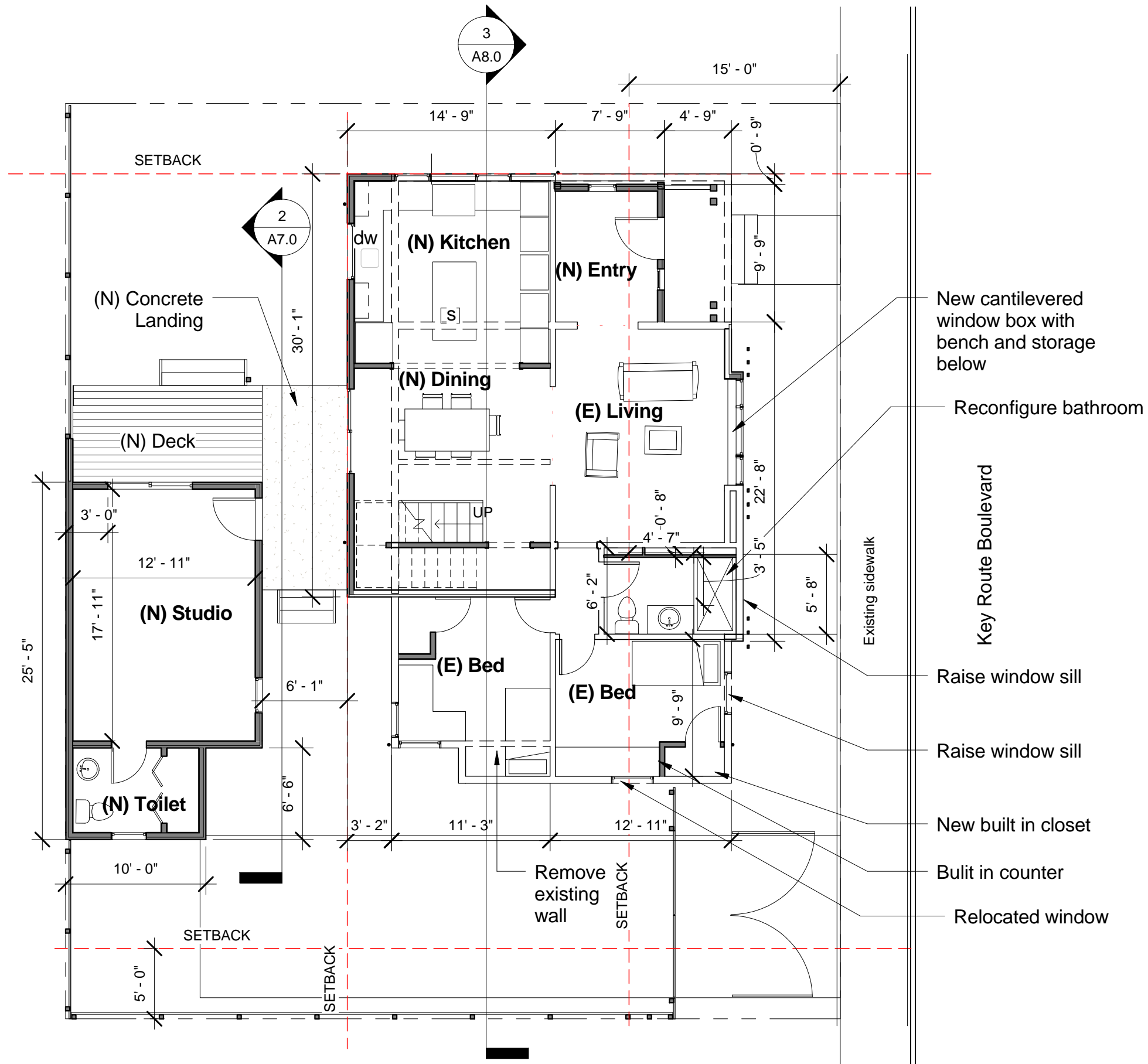
Floor area ratio= 1,041/3,575=.29

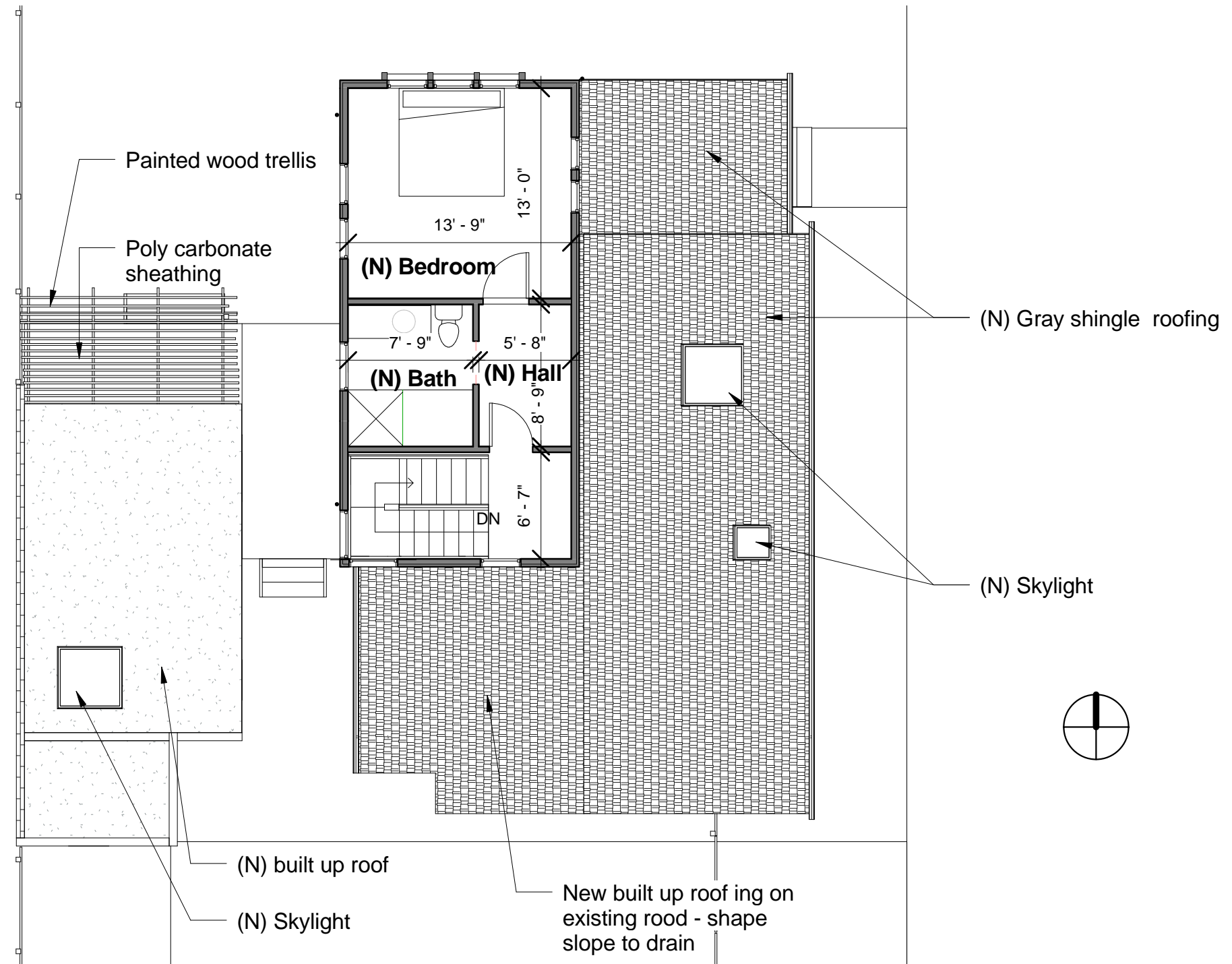
2 Existing floor Area
 1/16" = 1'-0"

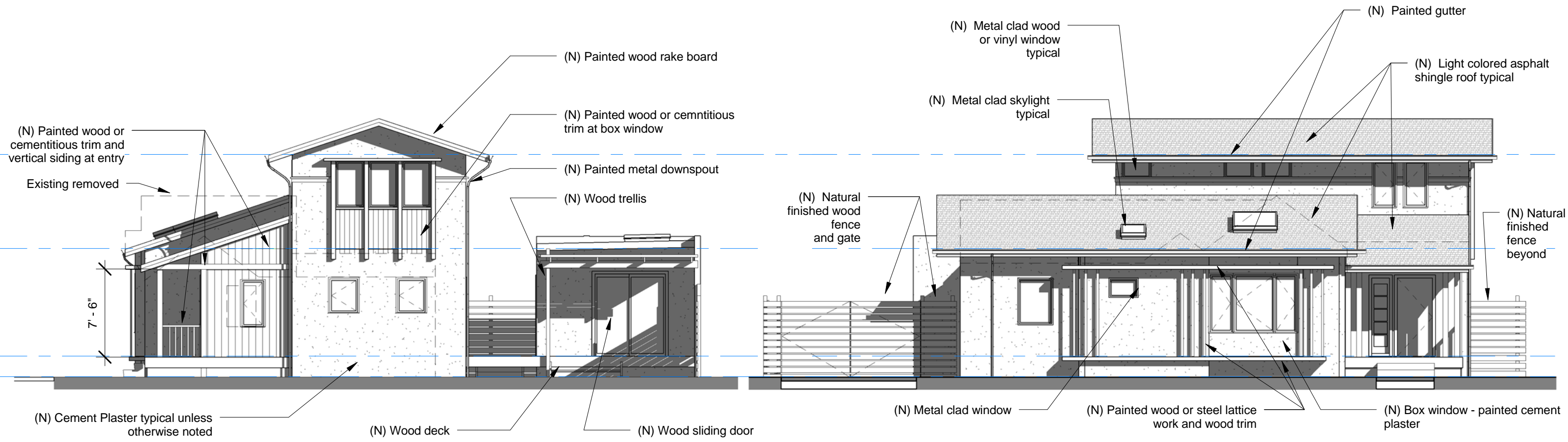


2 Street Elevation
1/16" = 1'-0"



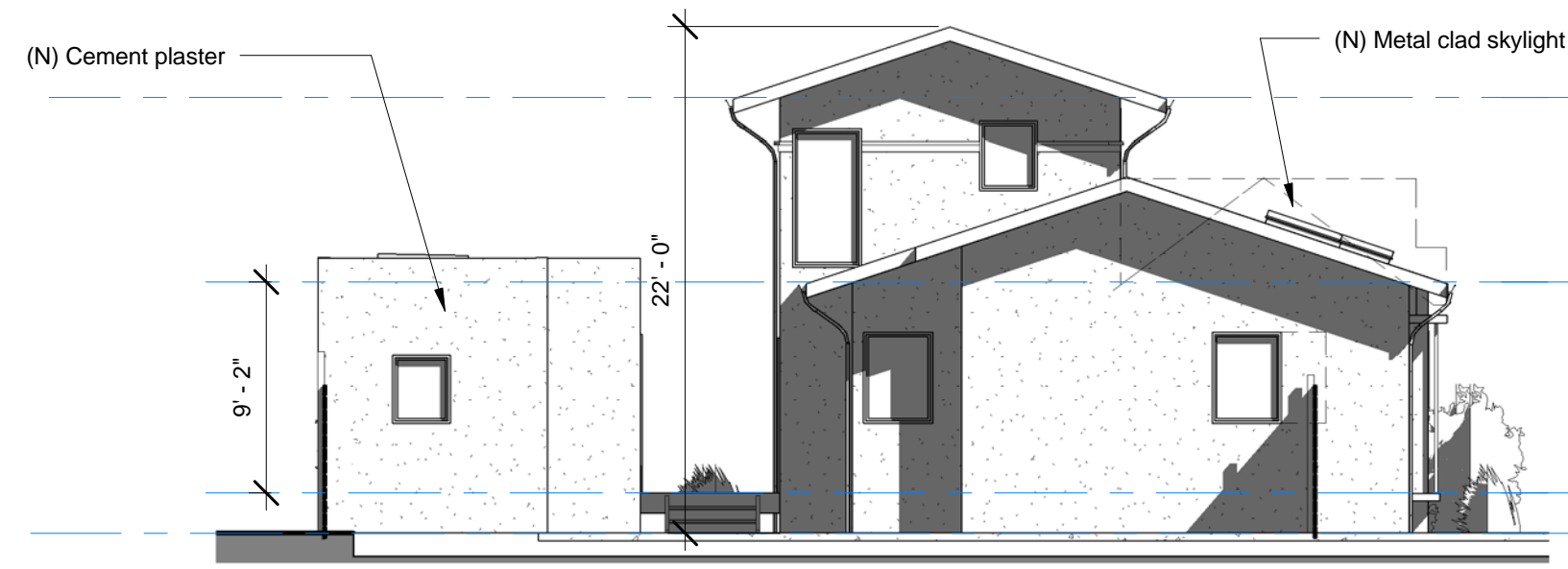




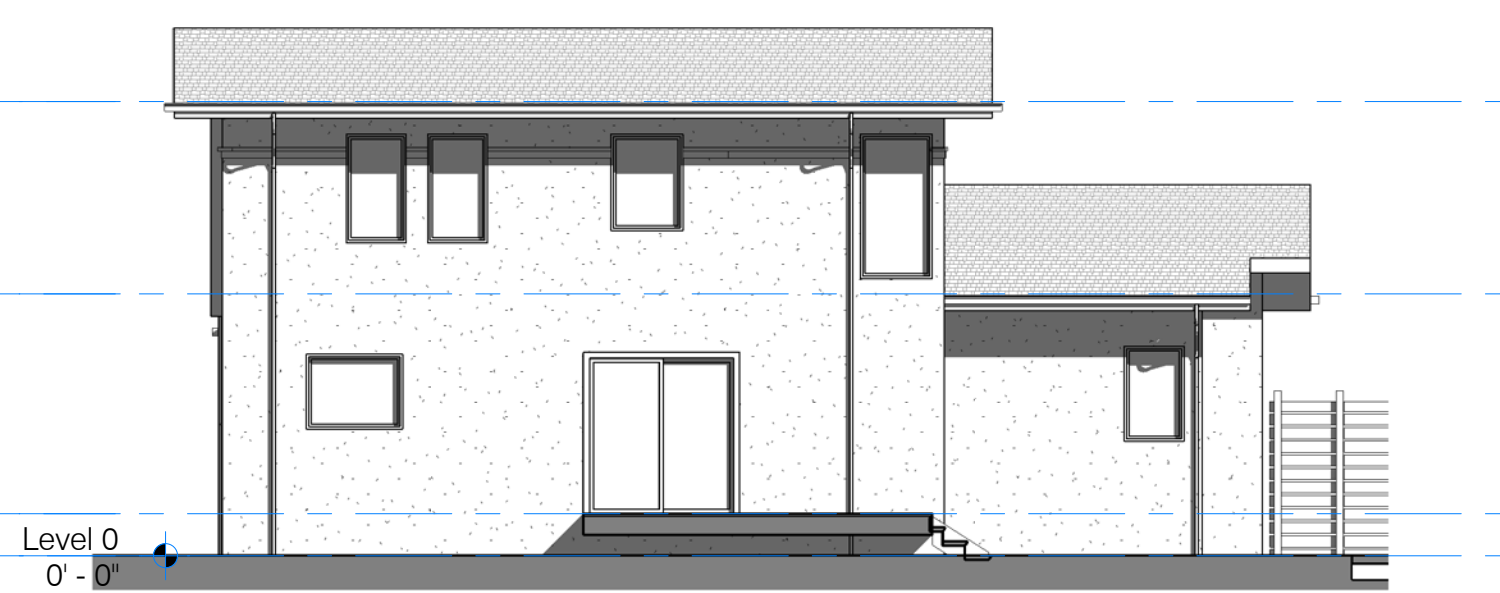


④ North
1/8" = 1'-0"

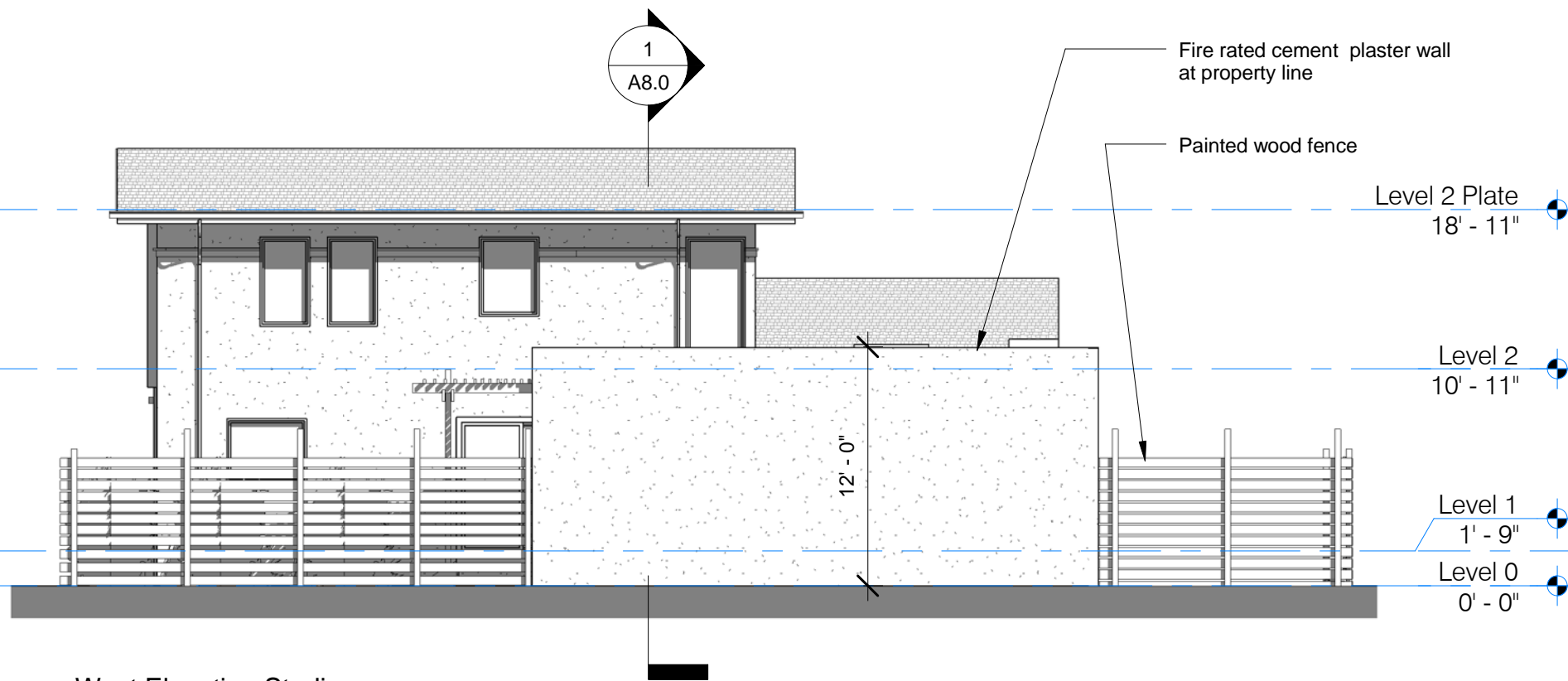
② East1
1/8" = 1'-0"



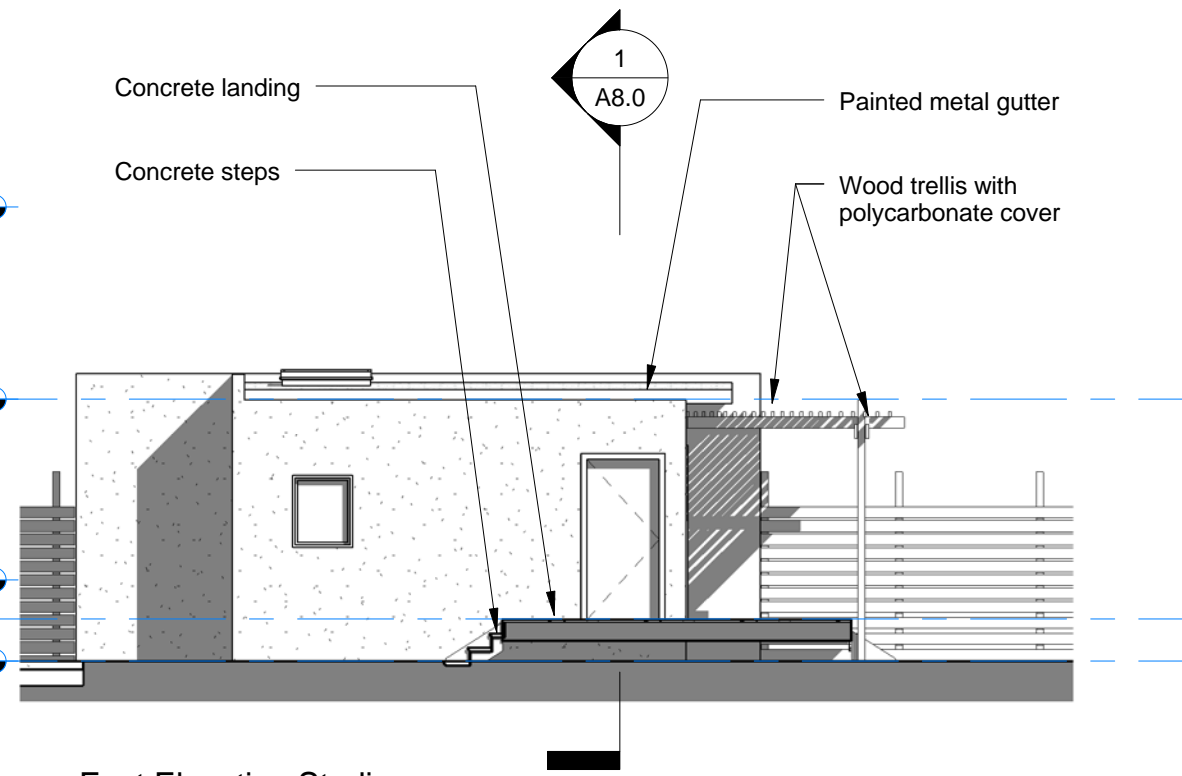
③ South 1
1/8" = 1'-0"



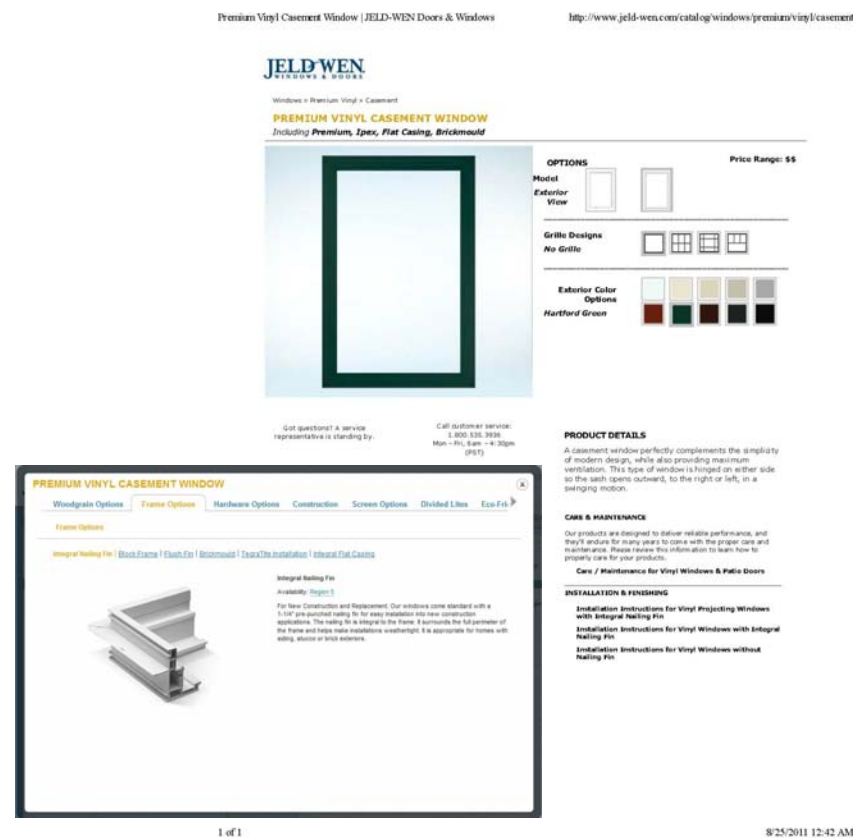
① West 1
1/8" = 1'-0"



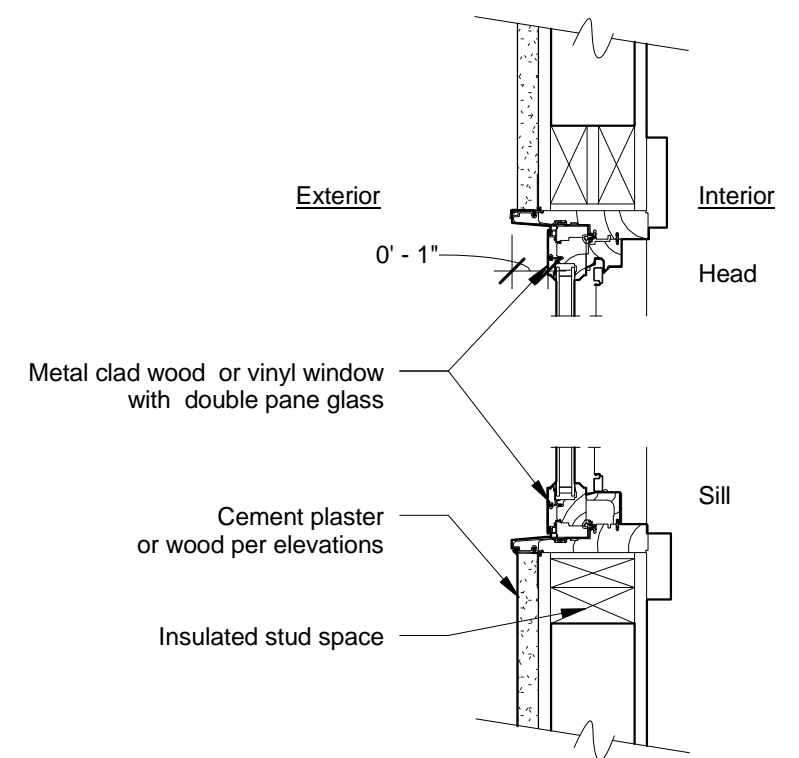
3 West Elevation Studio
1/8" = 1'-0"



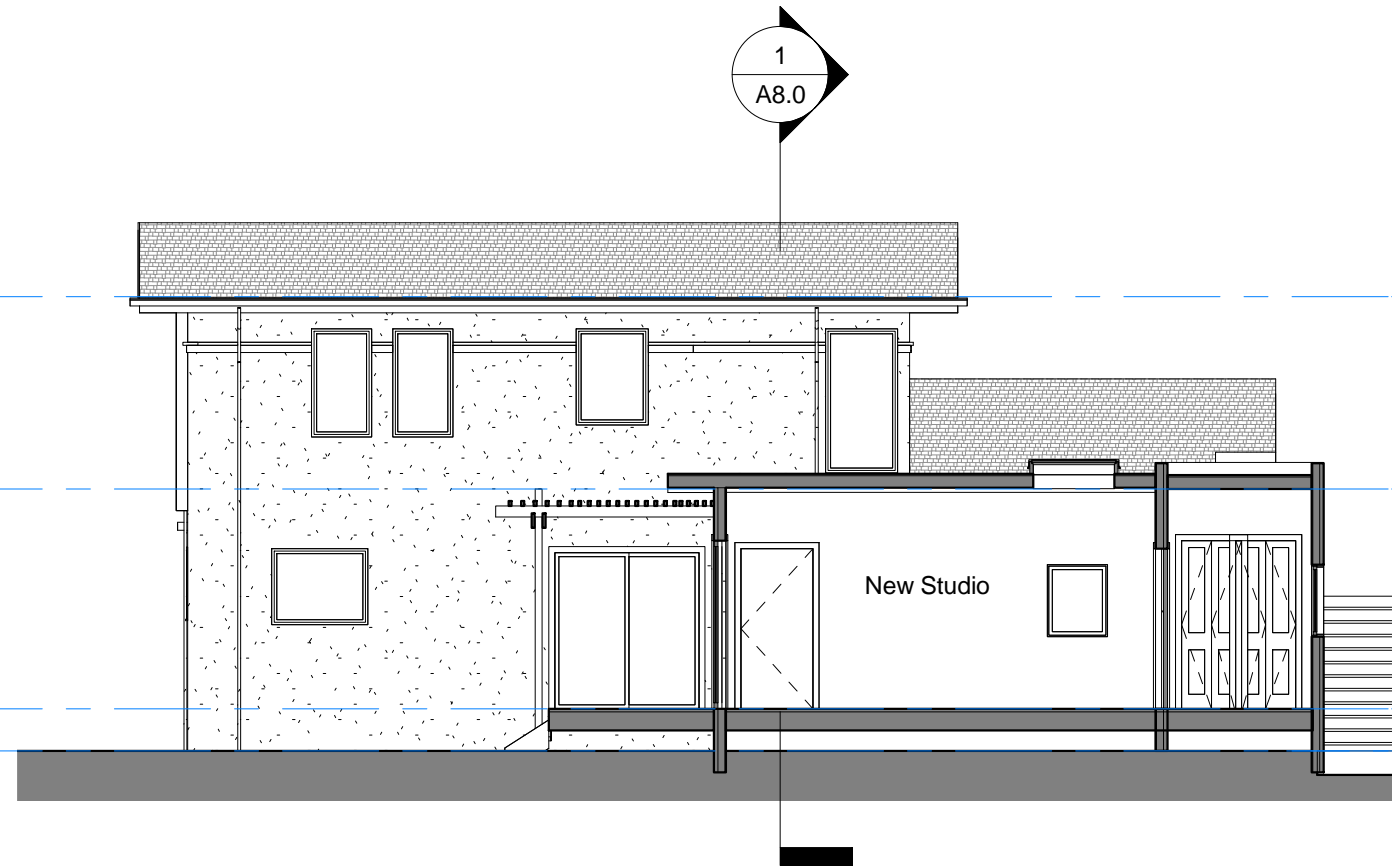
2 East Elevation Studio
1/8" = 1'-0"



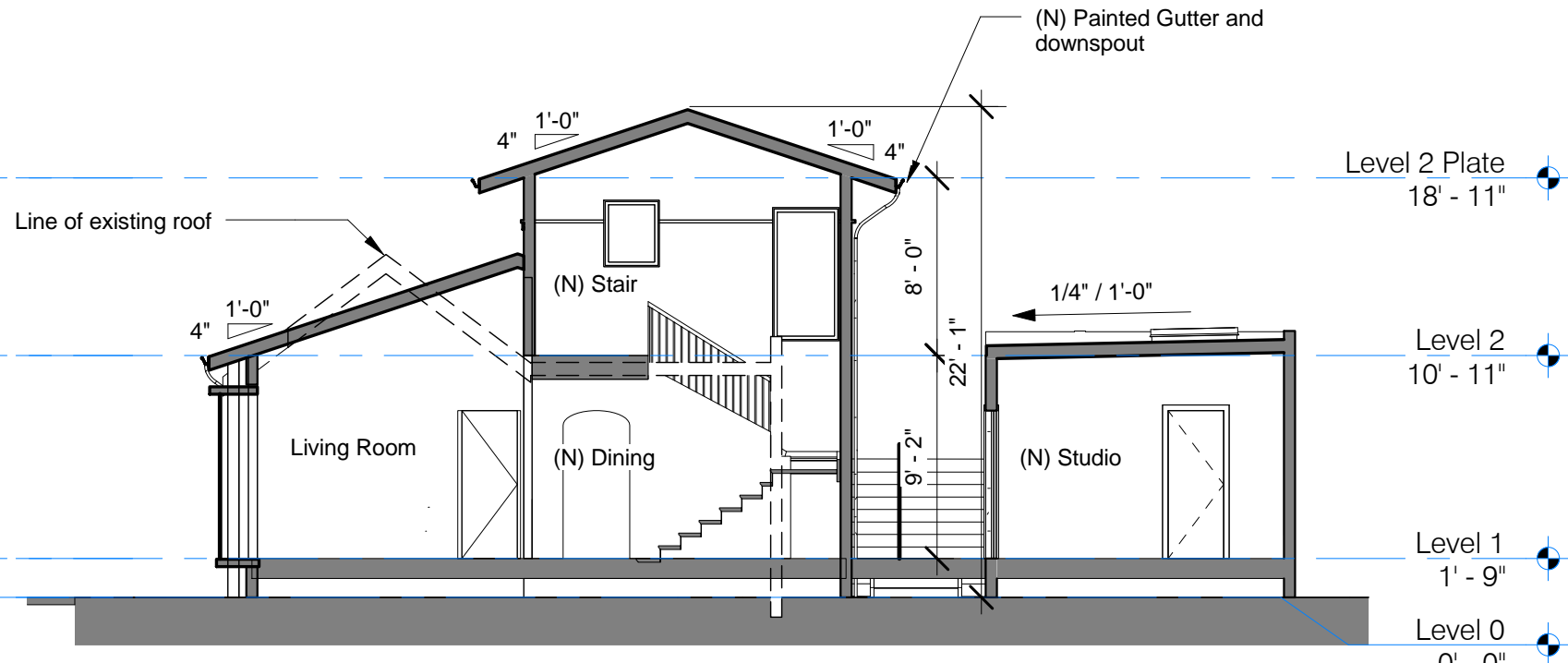
4 Window cut sheet
3" = 1'-0"



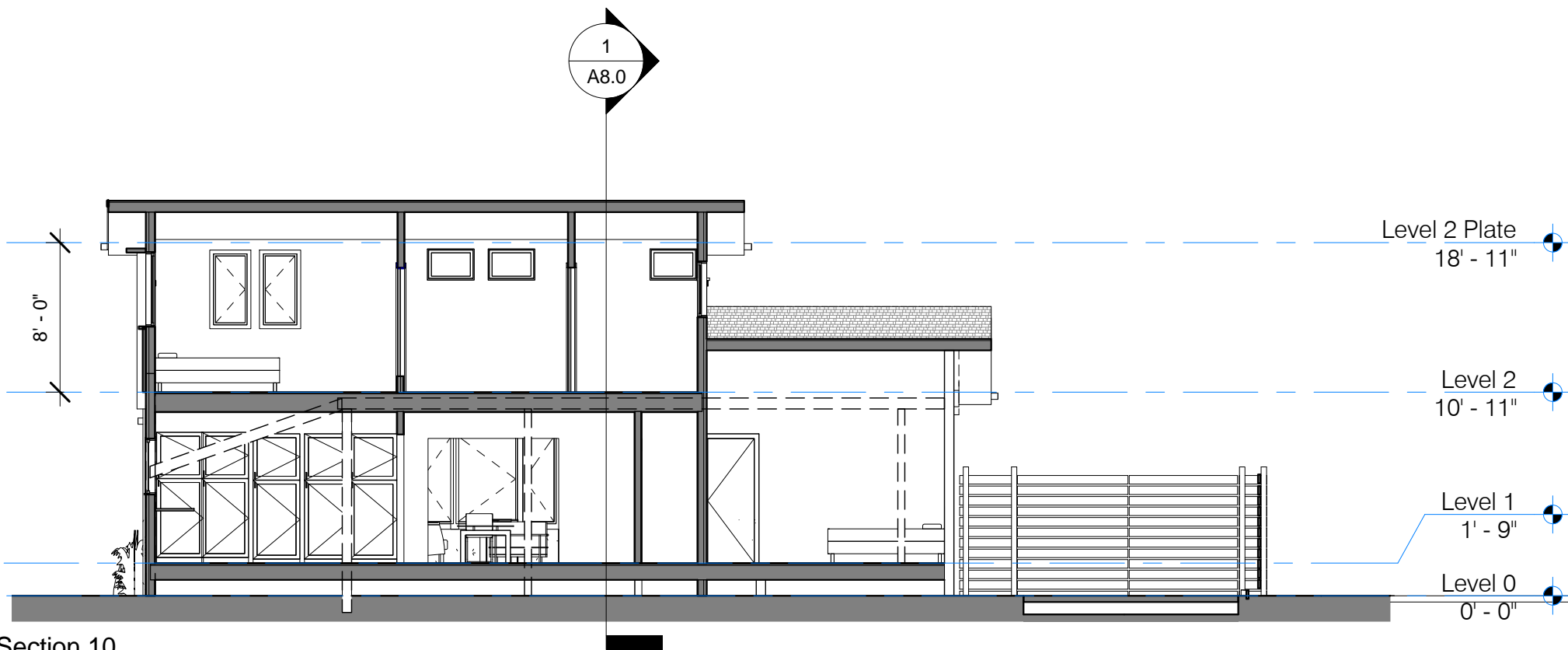
1 Window Detail
1 1/2" = 1'-0"



2 Section 8
1/8" = 1'-0"



1 Section 7
1/8" = 1'-0"



3 Section 10
1/8" = 1'-0"