

631 San Carlos Residential Remodel

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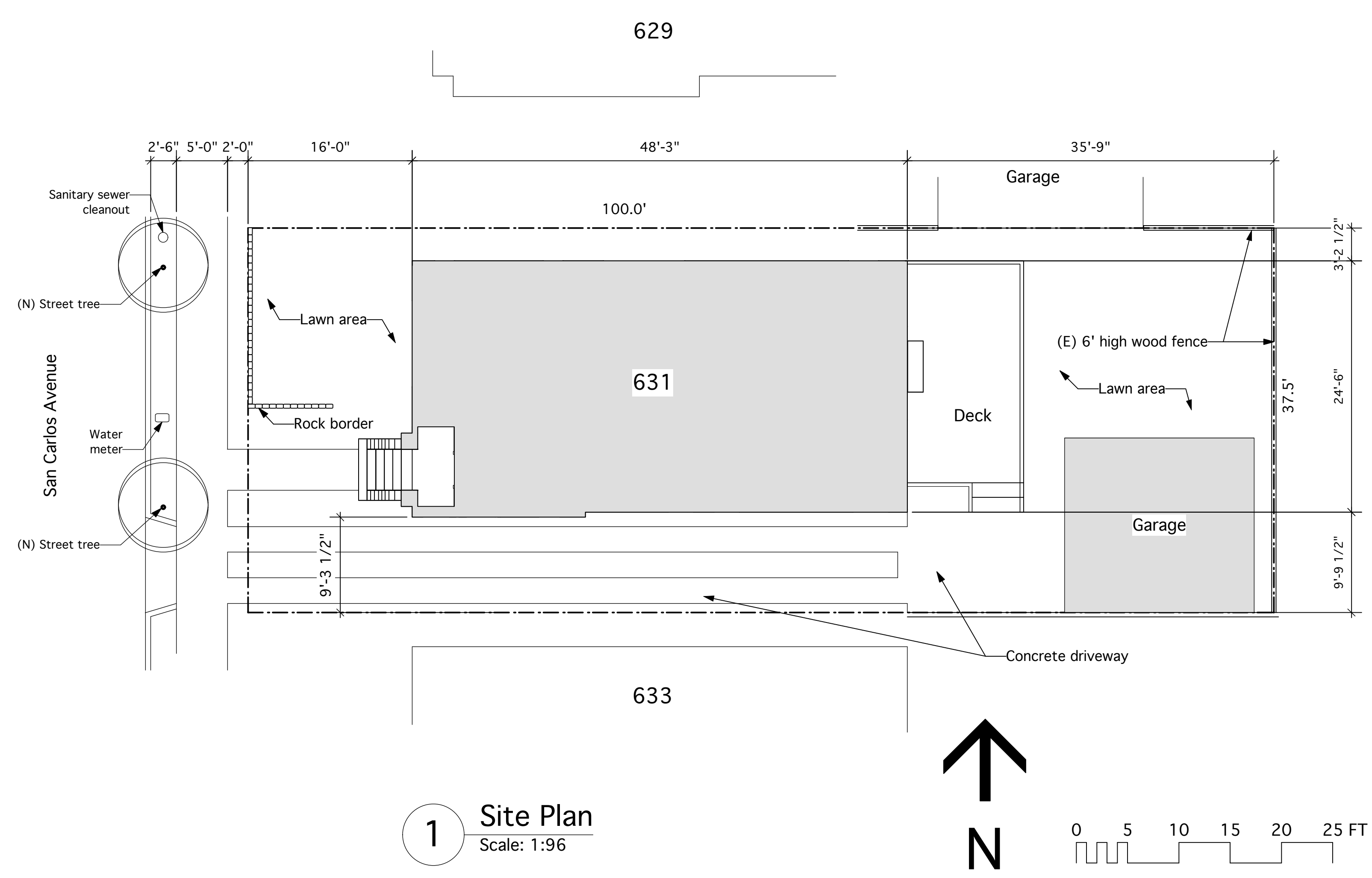


DESCRIPTION OF WORK

- New second story addition of 823.0 s.f. (counting stair)
- Remodel of existing first floor including new kitchen and bath
- Seismic Upgrade of existing house
- New electrical and plumbing systems throughout
- New deck in back of house

Project Summary:

Lot Area:	3,750.0 s.f.
Allowed FAR: .55	2,062.5 s.f.
Allowed Lot Coverage: .50	1,875.0 s.f.
Existing House:	1,156.0 s.f.
Existing Garage:	323.0 s.f. (less 220 s.f. exclusion = 103.0 s.f.)
Proposed 2nd Story Addition:	823.0 s.f. (less 60 s.f. stair exclusion = 763.0 s.f.)
Total Project Area:	
First Floor:	1,156.0 s.f.
Second Floor:	763.0 s.f.
Garage:	103.0 s.f.
Total:	2,022.0 s.f. (53.9% FAR)



List of Drawings

- A-1 Title Sheet and Site Plan
- C-1 Site Survey
- A-2 First Floor Plans
- A-3 Second Floor and Roof Plans
- A-4 Existing Elevations
- A-5 Proposed Elevations
- A-6 Building Section and Composite Street View

Project Title
631 San Carlos

Issue Date
 8/2/2012

Revisions

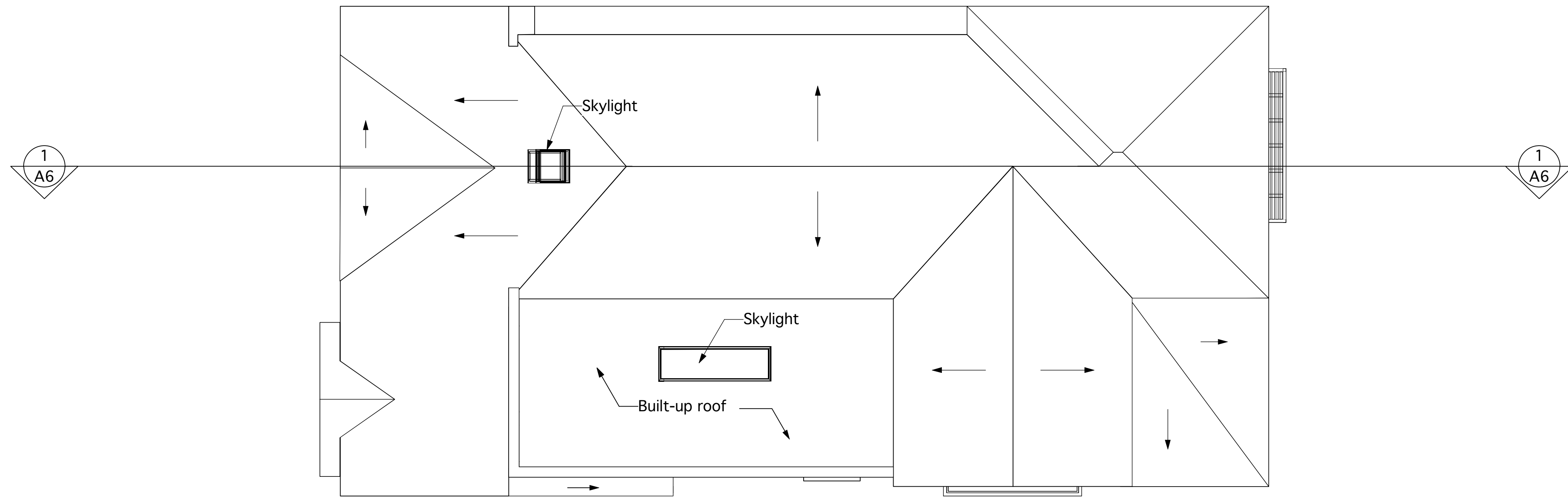
Sheet Title
Title Sheet

Scale

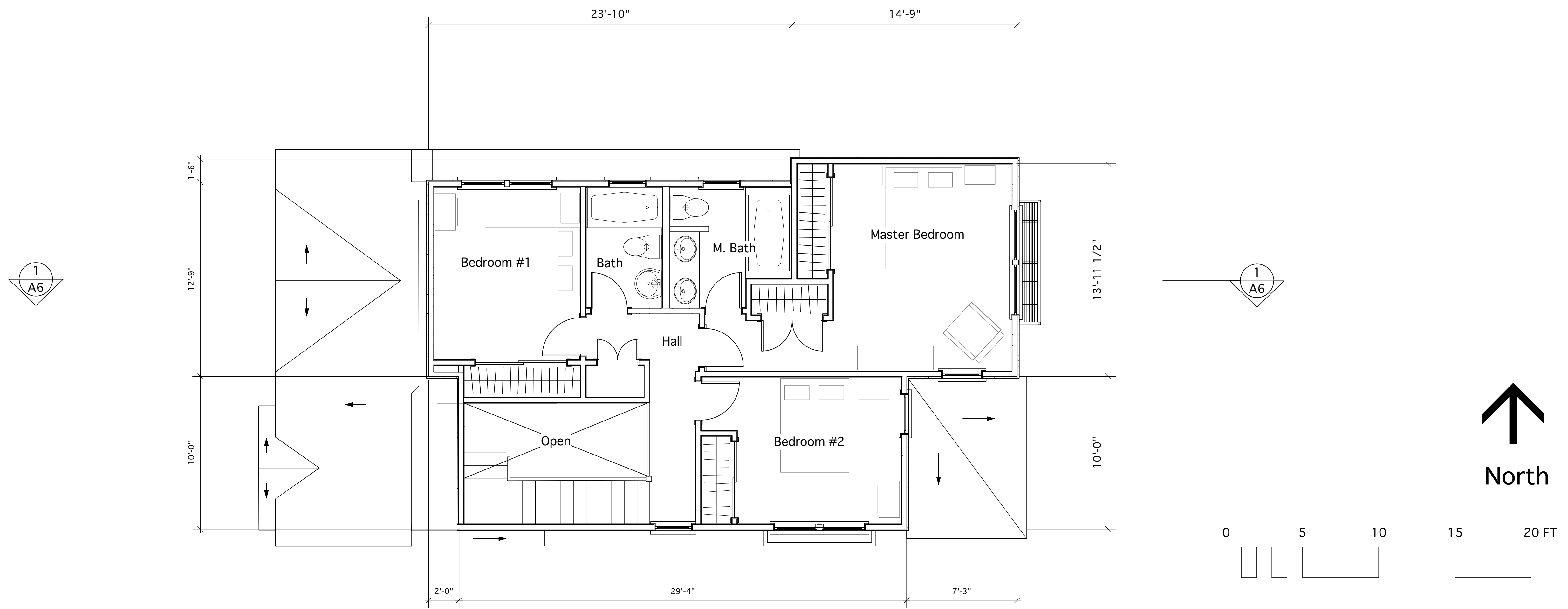
Sheet Number

A-1

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1 Roof Plan
Scale: 1/4" = 1'-0"



2 Second Floor Plan
Scale: 1/4" = 1'-0"

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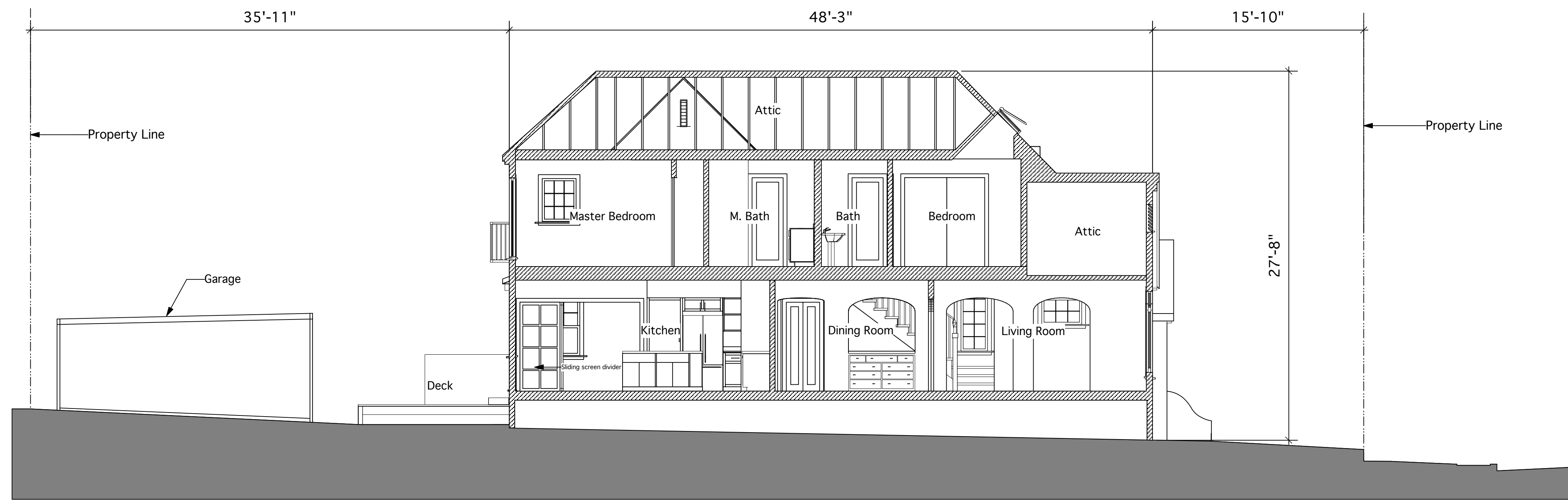
Rev	Description

Sheet Title
2nd Floor/Roof Plans

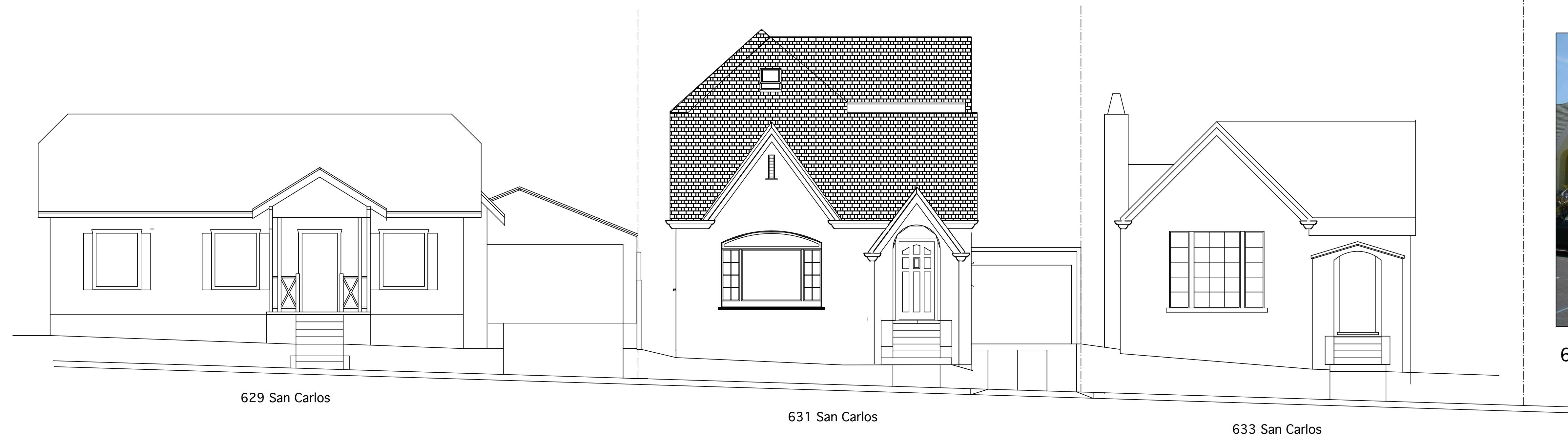
Scale
1/4" = 1' 0"

Sheet Number
A-3

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1 Building/Site Section
Scale: 3/16" = 1'-0"



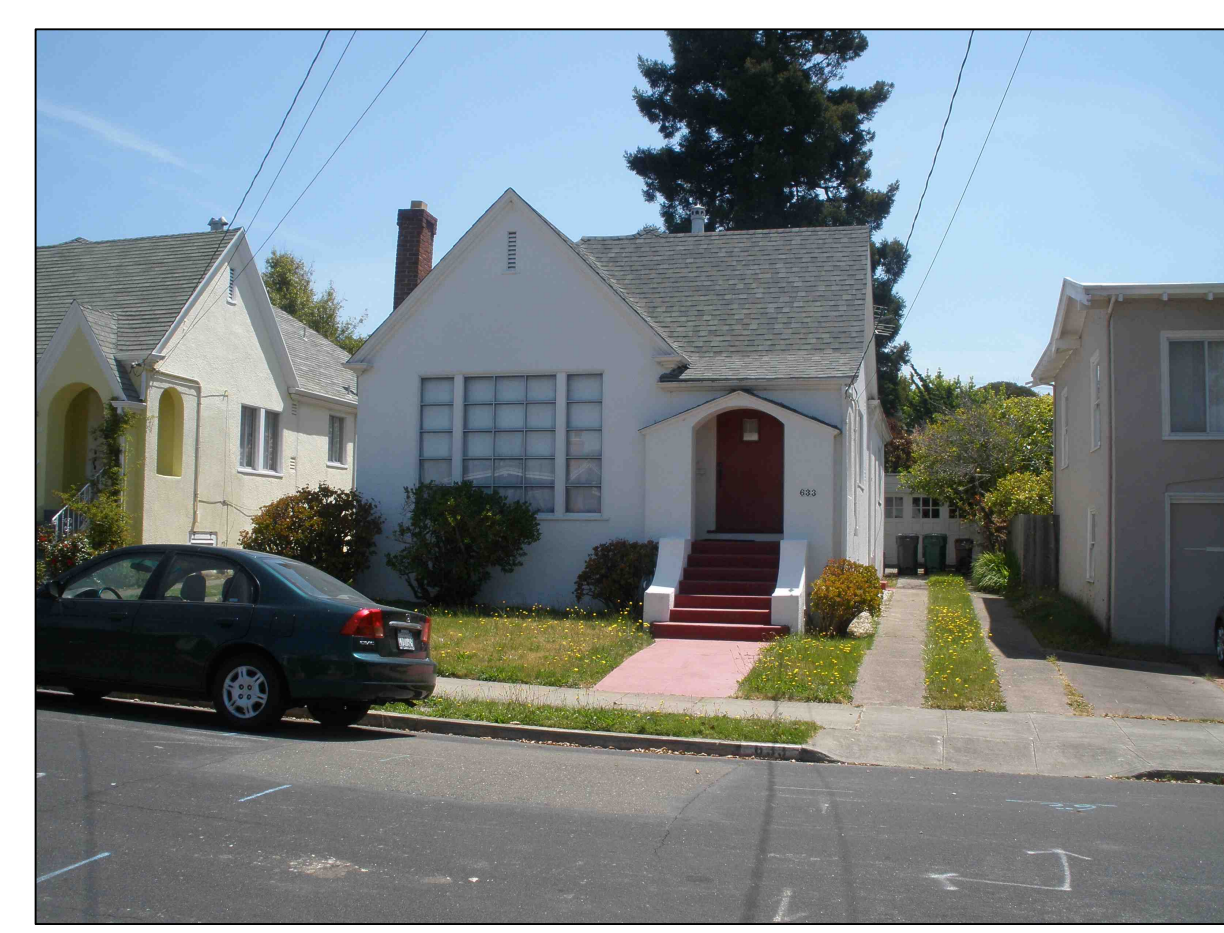
2 Composite Street Elevation
Scale: 3/16" = 1'-0"



629 San Carlos



631 San Carlos



633 San Carlos

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Rev	Description

Sheet Title
Building Section

Scale
1/4" = 1' 0"

Sheet Number
A-6

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