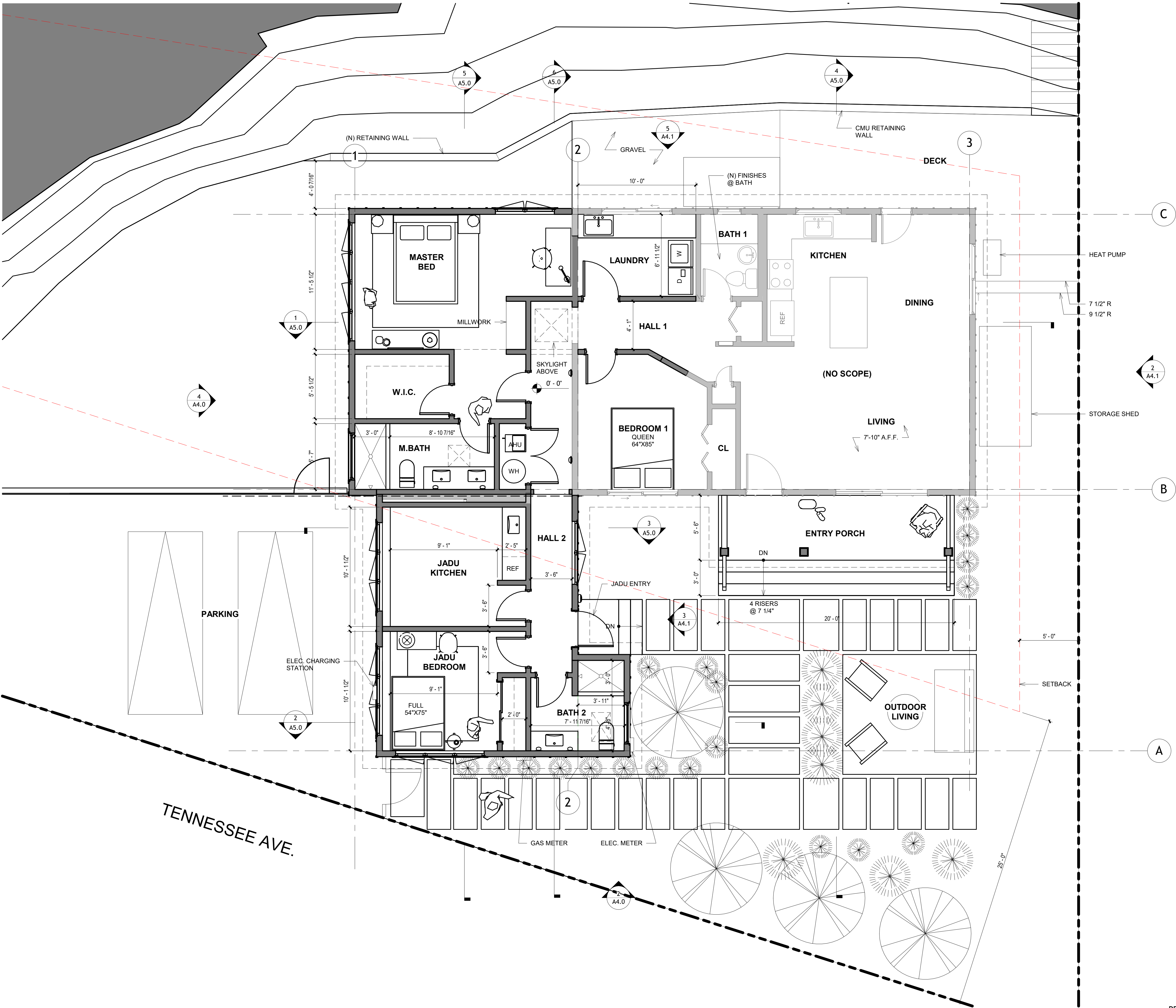




FLOOR PLAN LEGEND:

NO SCOPE

EXISTING WALL

NEW WALL

SHEET NOTES:

ZONING DISTRICT: R1-B1
LOT AREA: 8,857 SF.

SETBACKS:
FRONT YARD: 25'-0"
SIDE YARD: 5'-0" MIN.
REAR YARD: 20% LOT DEPTH / 25'-0" MAX.

MAX. BLDG. HEIGHT: 30'-0"

EXISTING BUILDING AREA: 1,306 SF.
ADDITION SQ. FOOTAGE: 457 SF.
TOTAL SF.: 1,763 SF.

FAR CALCULATIONS: (30% MAX.)
1,763 SF. / 8,857 SF. = .199 = 20%

RENOVATED INTERIOR SF.: 493 SF.

ADU NOTES & REGULATIONS:
- JADU MAX SF. = 500 SF.
- 0' FRONT YARD SETBACK
- 18' MAX. HEIGHT (CAN GO TO 20' TO MATCH MAIN RESIDENCE)
- JADU CAN HAVE EFFICIENCY KITCHEN
- JADU MUST HAVE SEPARATE ENTRANCE
- MUST BE DOOR BETWEEN JADU AND MAIN RESIDENCE

PROPOSED JADU SF. = 420 SF.

50% DESIGN DEVELOPMENT

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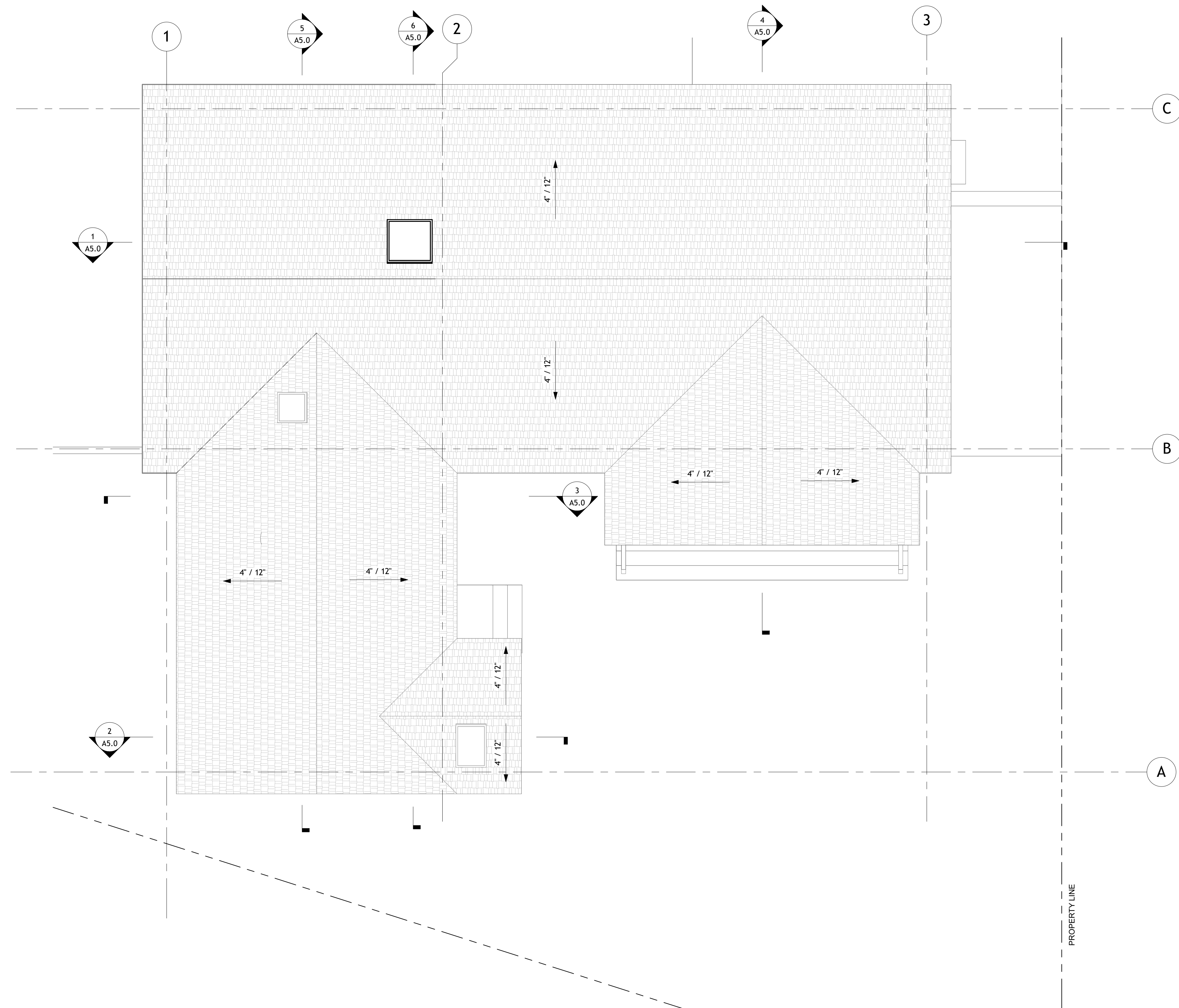
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PROPOSED FLOOR PLAN

A2.1

Scale 1/4" = 1'-0"

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50% DESIGN
DEVELOPMENT

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ROOF PLAN

A2.2

Scale 1/4" = 1'-0"

1 PROPOSED ROOF PLAN
1/4" = 1'-0"

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REFLECTED CEILING PLAN

Scale 1/4" = 1'-0"

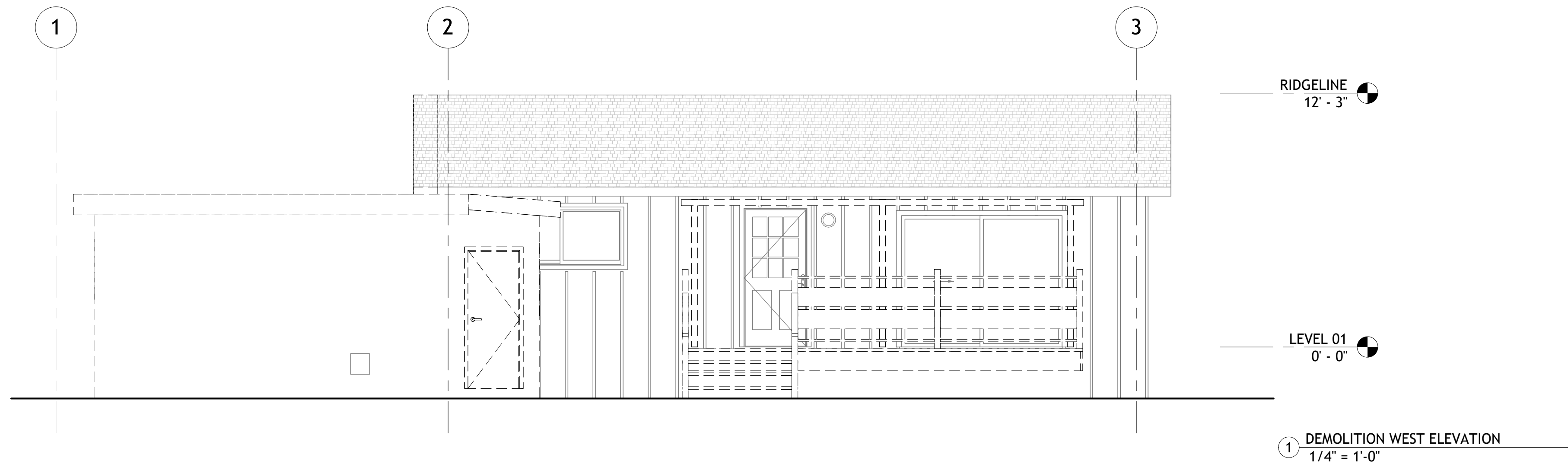
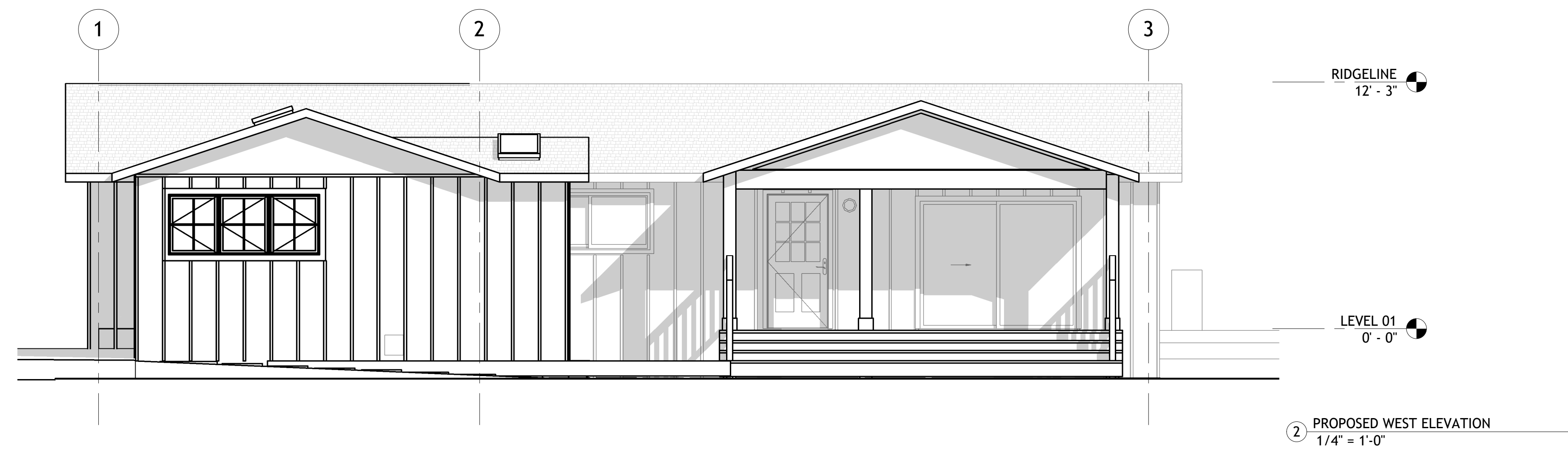
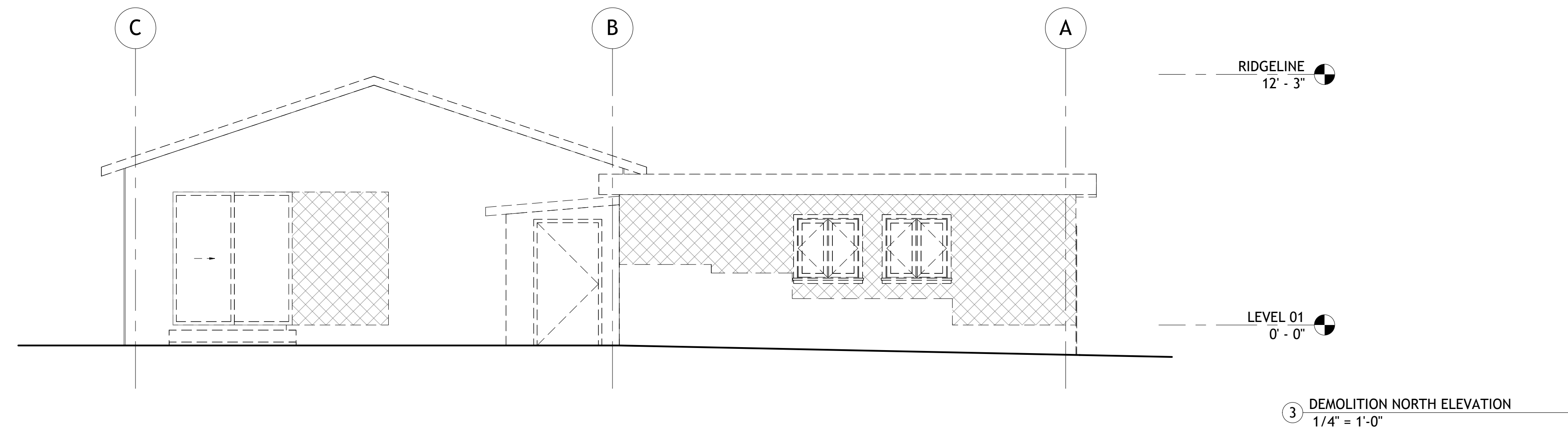
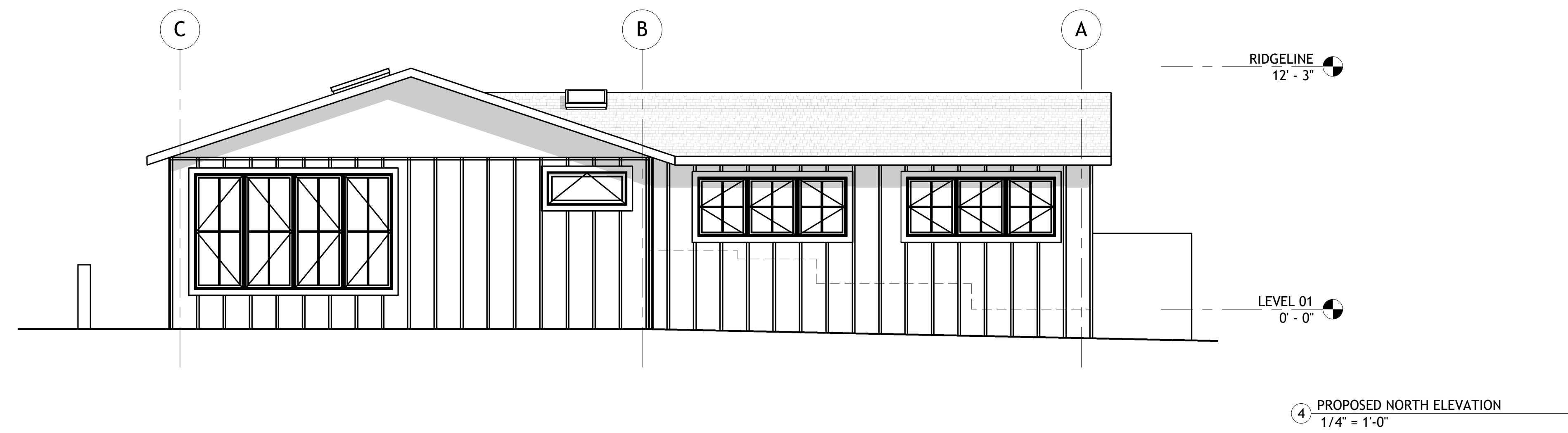
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[illegible]

50% DESIGN
DEVELOPMENT

	RECESSED CEILING LIGHT
	CEILING MTD. LIGHT
	INTERIOR - PENDANT LIGHT
	INTERIOR - WALL SCONCE
	EXTERIOR - WALL SCONCE
	DUPLEX OUTLET - 15" MIN. A.F.F. TO BOTTOM OF OUTLET U.N.O.
	DUPLEX OUTLET - GFI PROTECTED. 15" MIN. A.F.F. TO BOTTOM OF OUTLET U.N.O.
	SINGLE POLE SWITCH - 48" MAX. A.F.F. TO TOP OF SWITCH U.N.O.
	DIMMER SWITCH - 48" MAX. A.F.F. TO TOP OF SWITCH U.N.O.
	THREE-WAY SWITCH - 48" MAX.A.F.F. TO TOP OF SWITCH U.N.O.
	POWER
	EXHAUST FAN
	COMBINATION SMOKE AND CARBON MONOXIDE ALARM

[illegible]

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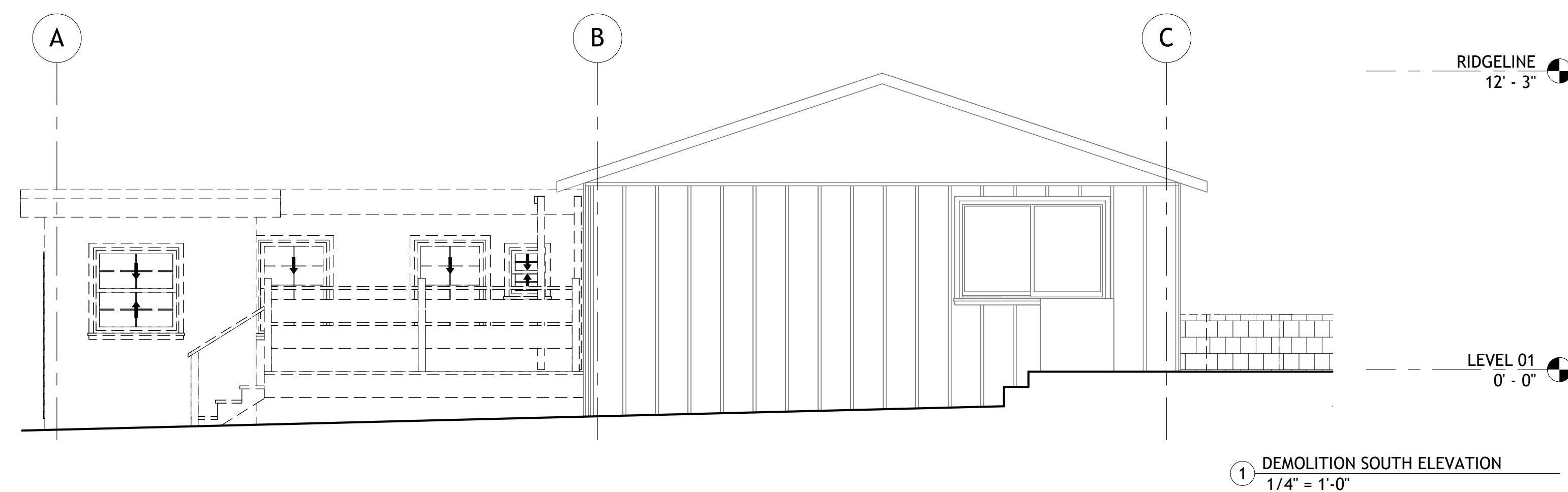
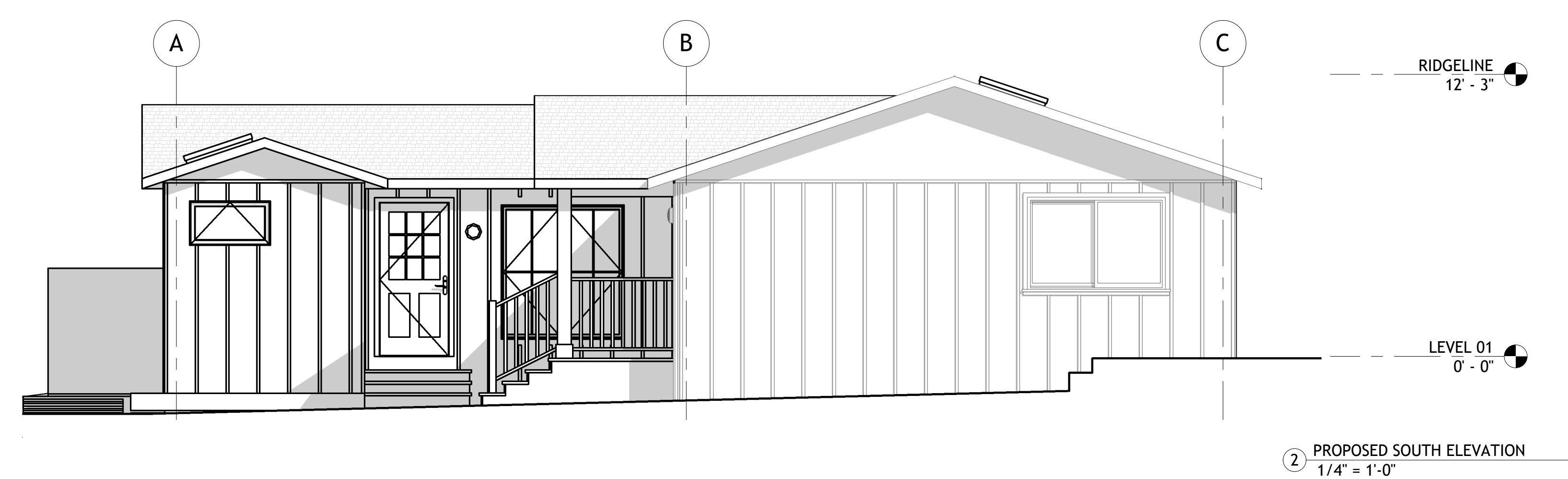
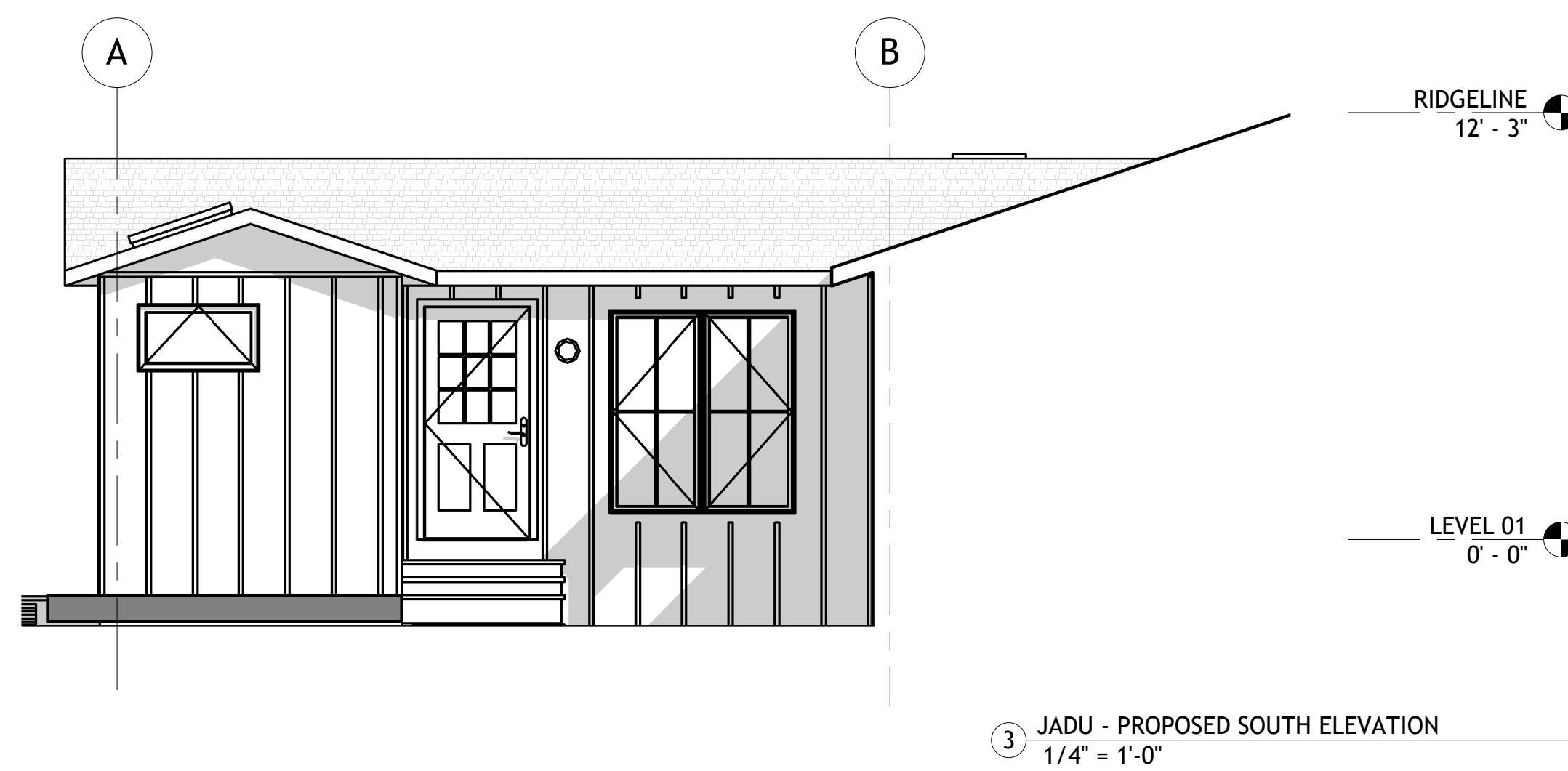
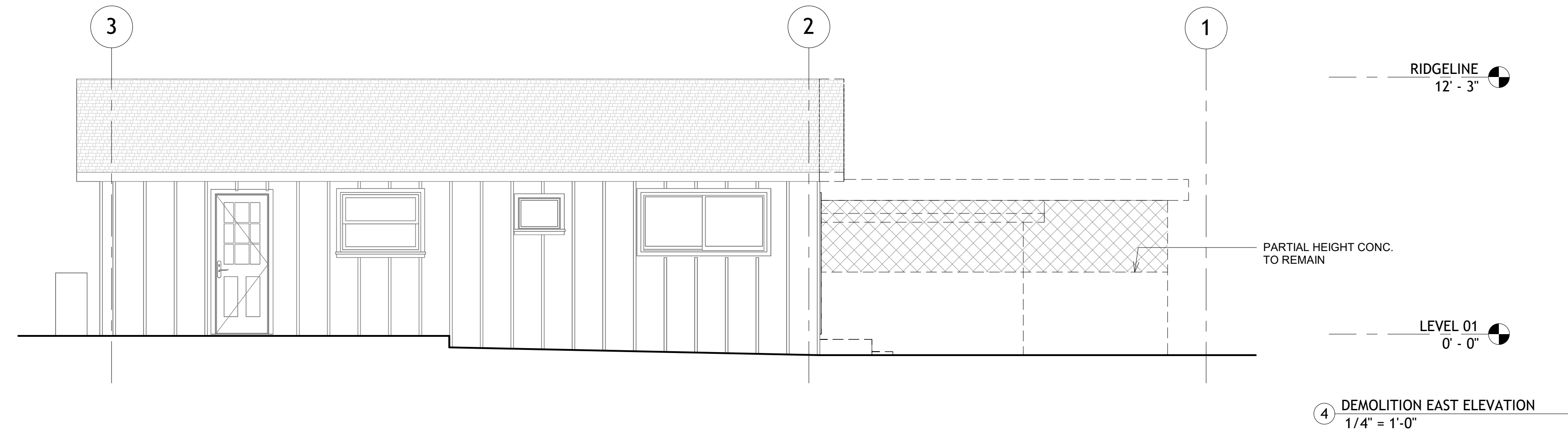
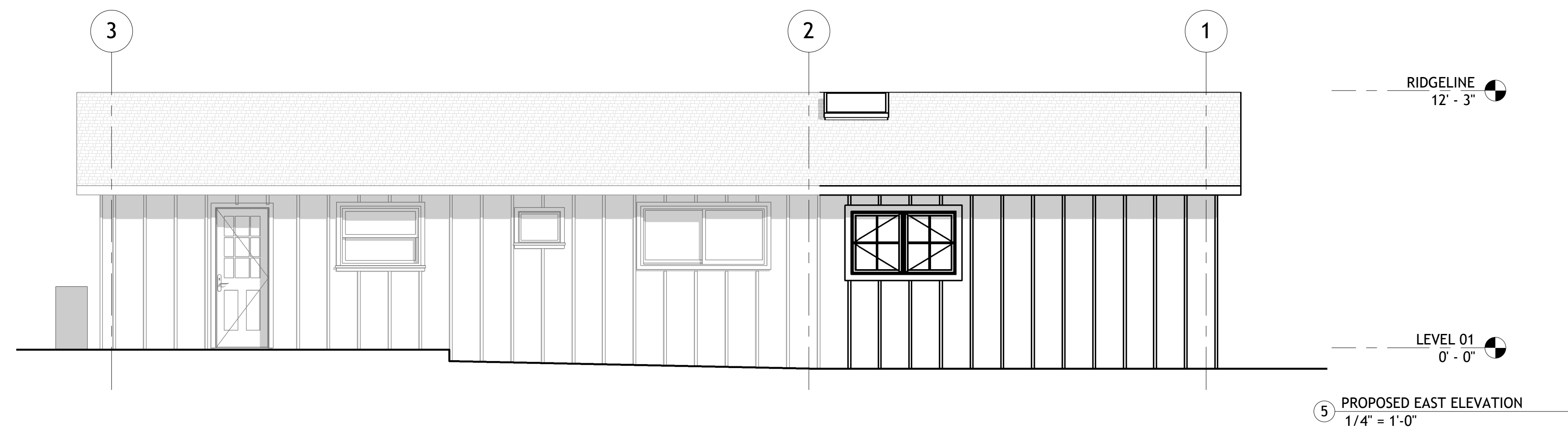
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DEMOLITION AND PROPOSED ELEVATIONS

A4.0

Scale 1/4" = 1'-0"

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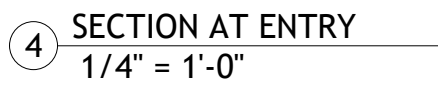
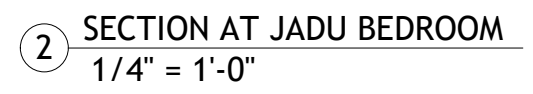
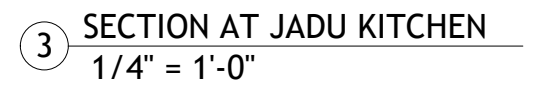
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DEMOLITION AND PROPOSED ELEVATIONS

A4.1

Scale 1/4" = 1'-0"

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SECTIONS

A5.0

Scale 1/4" = 1'-0"