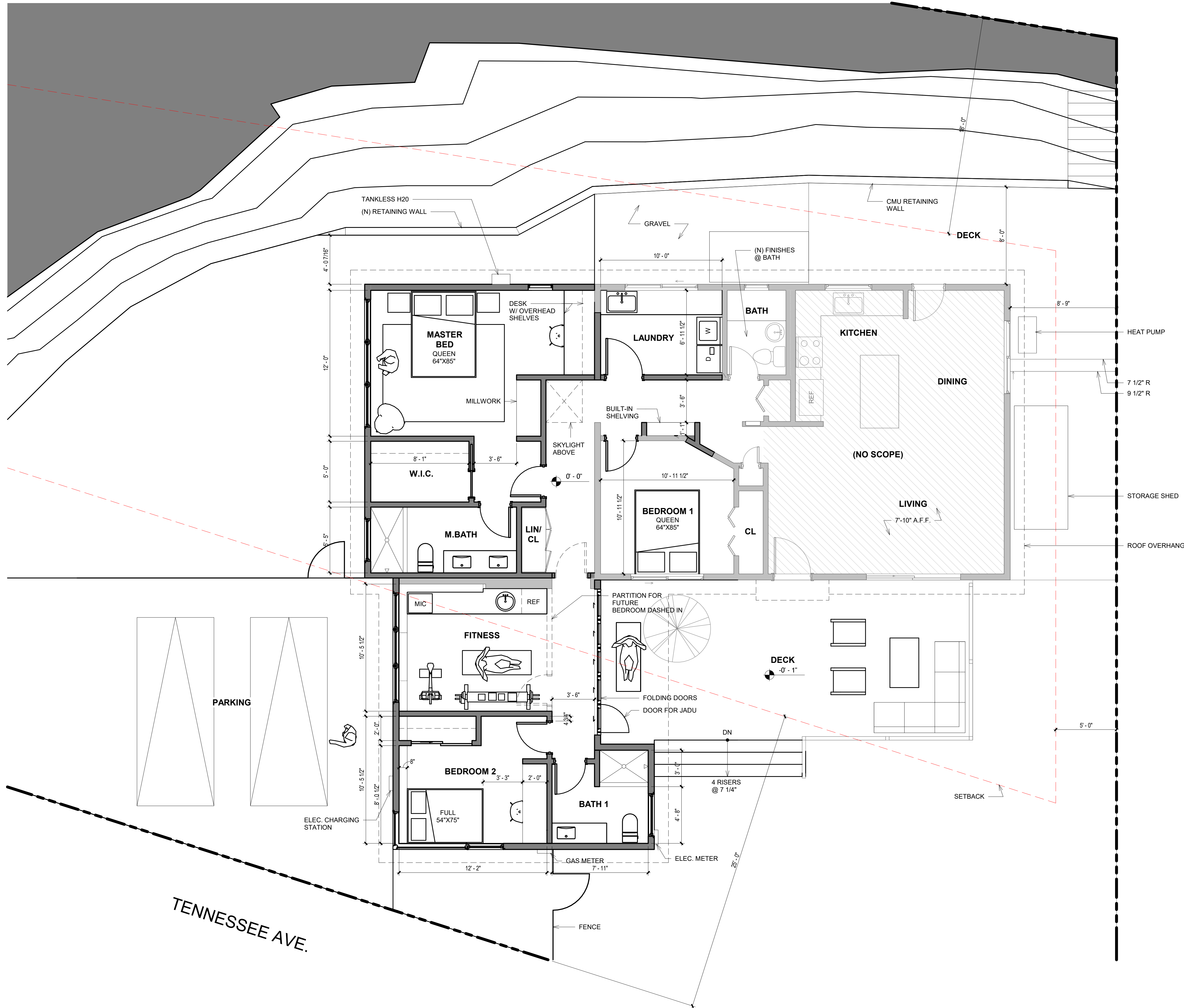




FLOOR PLAN LEGEND:

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.

100% SCHEMATIC DESIGN

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PROPOSED FLOOR PLAN

OPT-1.1

Scale 1/4" = 1'-0"

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