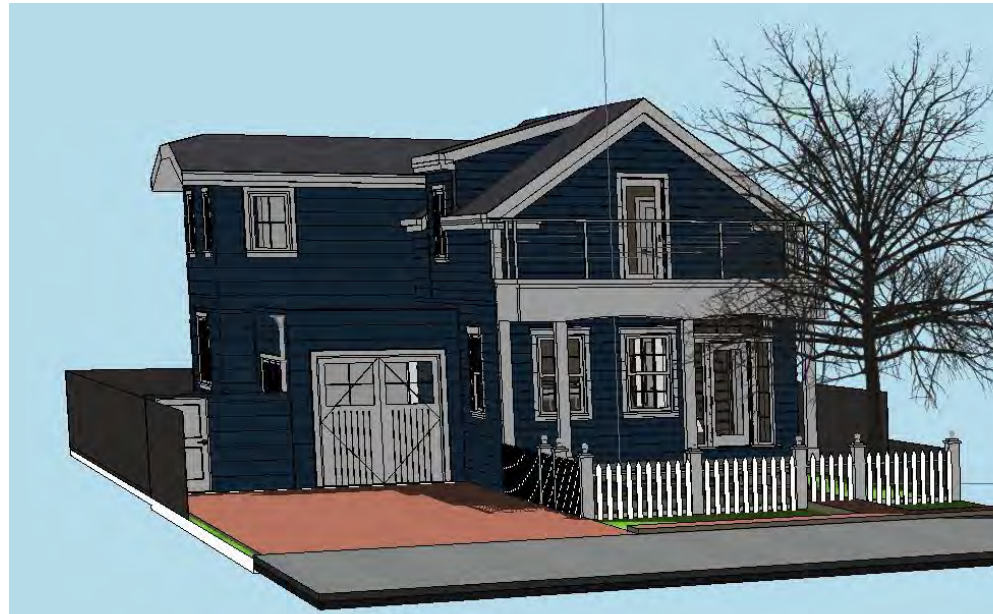


EXISTING HOUSE



PROPOSED MODIFICATIONS

FAR CALCULATION:
LOT SIZE: 3200 SF

FIRST FLOOR: 806.5 SF
SECOND FLOOR: 796 SF
GARAGE: 189.5

TOTAL: 1792 SF
FAR ALLOWED: .56 X 3200 = 1792 SF

PROJECT INFORMATION

PROJECT DESCRIPTION:
 REMOVAL OF SINGLE STORY ADDITION TO THE BACK OF THE EXISTING RESIDENCE, REMOVAL OF THE ACCESSORY STRUCTURE IN THE BACK YARD, NEW 2 STORY ADDITION TOWARDS THE BACK OF THE PROPERTY AND A NEW ATTACHED SINGLE STORY GARAGE, REMODEL TO (E) INTERIORS, REMOVAL OF NON-HISTORIC RAILING AT DECK OVER FRONT PORCH. INSTALL NEW RAILING.

PROJECT ADDRESS: 1555 LINCOLN AVE.
 CAPITOLA, CA 95010

APN: 034-041-13
OCCUPANCY GROUP: R3/U
NUMBER OF STORIES: 2
CONSTRUCTION TYPE: VB (NON-SPRINKLERED)

LOT SIZE: 3200 SF (40'X80')

CURRENT SQUARE FOOTAGE: GROUND FLOOR 625 SF
 SECOND FLOOR 441 SF
TOTAL 1066 SF

(E) DETACHED SINGLE STORY ACCESSORY BLDG: 173 SF

PROPOSED PROJECT: GROUND FLOOR 806.5 SF
 SECOND FLOOR 796 SF
 GARAGE 189.5 SF

TOTAL 1792 SF

PROJECT DIRECTORY

OWNER: Suzie Gleeson and Tara Zorovich
 153 Clipper St.
 San Francisco, CA 94114
 EMAIL: tmzoro@gmail.com

ARCHITECT: PETER SPELLMAN DESIGN, INC.
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 102 GREEN STREET
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 T: 831.419.4170
 EMAIL: psdesign@hotmail.com

SHEET INDEX

- A1 COVER SHEET / 3D VIEWS
- A2 EXISTING SITEPLAN/EXISTING DRAINAGE
- A3 PROPOSED SITEPLANS/GROUND FLOOR PLANS
- A4 PROPOSED DRAINAGE PLAN
- A5 SECOND FLOOR PLANS
- A6 ELEVATIONS (EXISTING)
- A7 ELEVATIONS (PROPOSED)
- A8 3D VIEWS
- A9 3D VIEWS
- A10 3D VIEWS
- A11 3D VIEWS
- A12 MATERIAL BOARD
- PROPERTY SURVEY

PARCEL MAP



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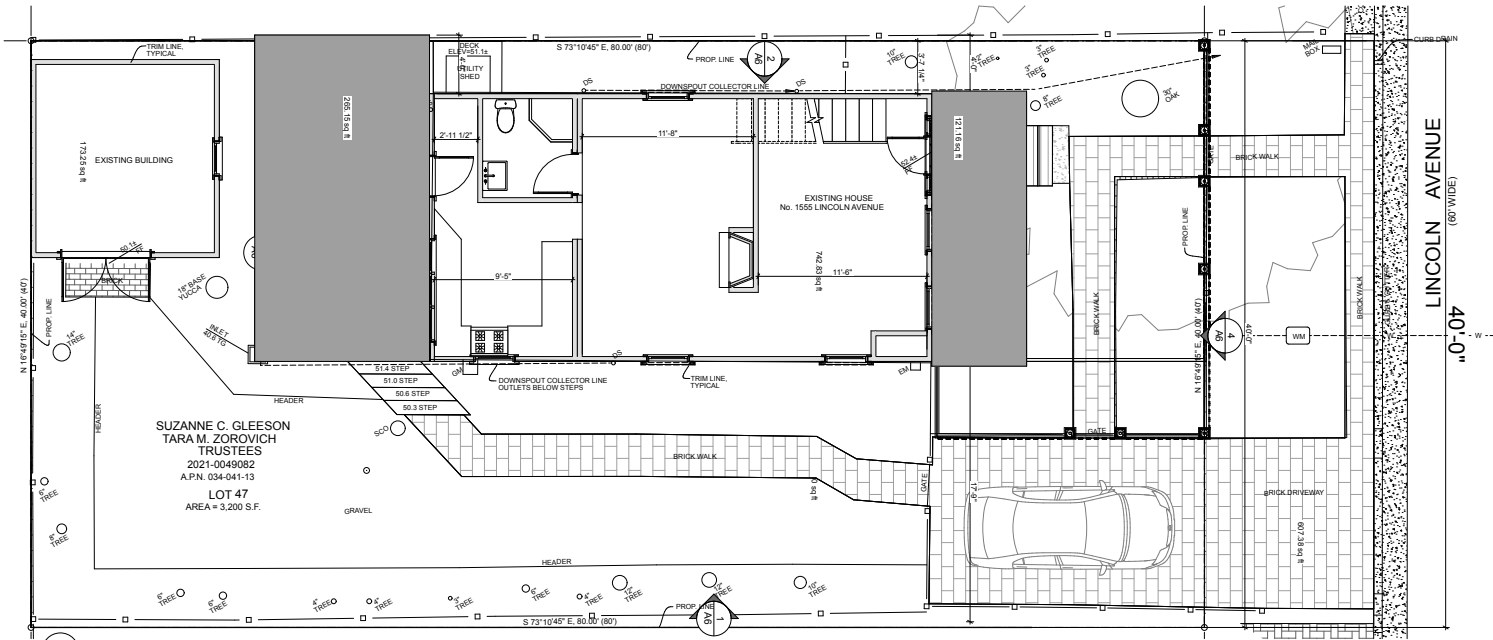
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COVER SHEET

A1



1 EXISTING SITEPLAN/ DRAINAGE PLAN/ GROUND FLOOR PLAN
SCALE: 1/4" = 1'-0"

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EXISTING
 SITEPLAN/
 EXISTING
 DRAINAGE

A2



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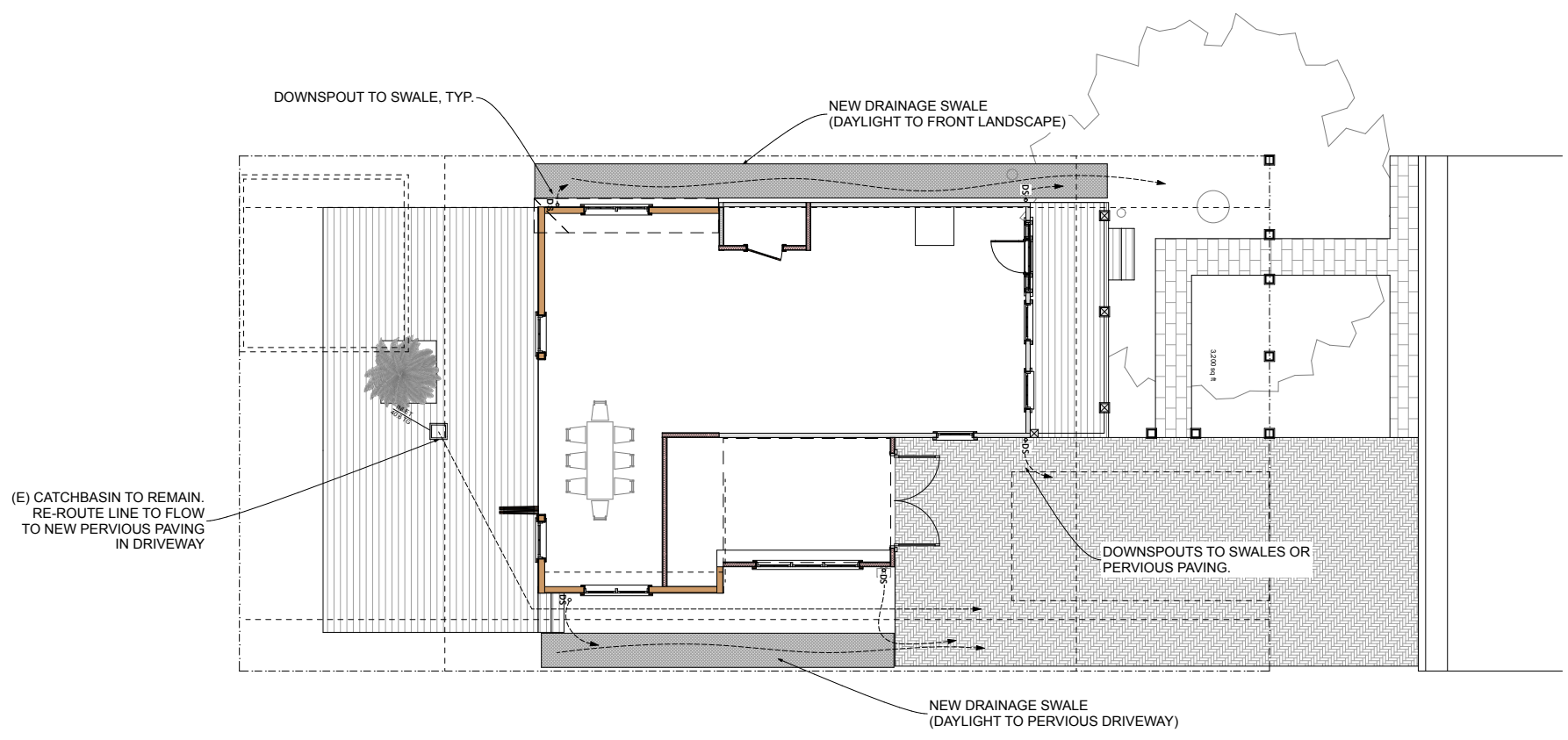
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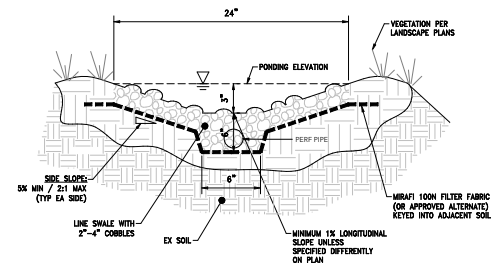
PROPOSED
DRAINAGE
PLAN

A4

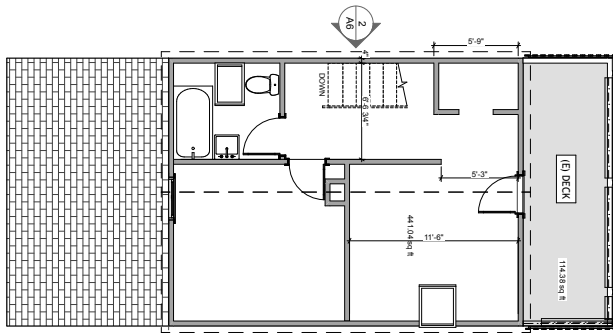
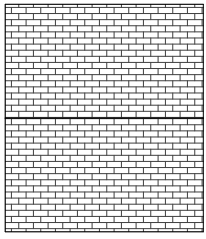


1 DRAINAGE PLAN
 SCALE: 1/4" = 1'-0"

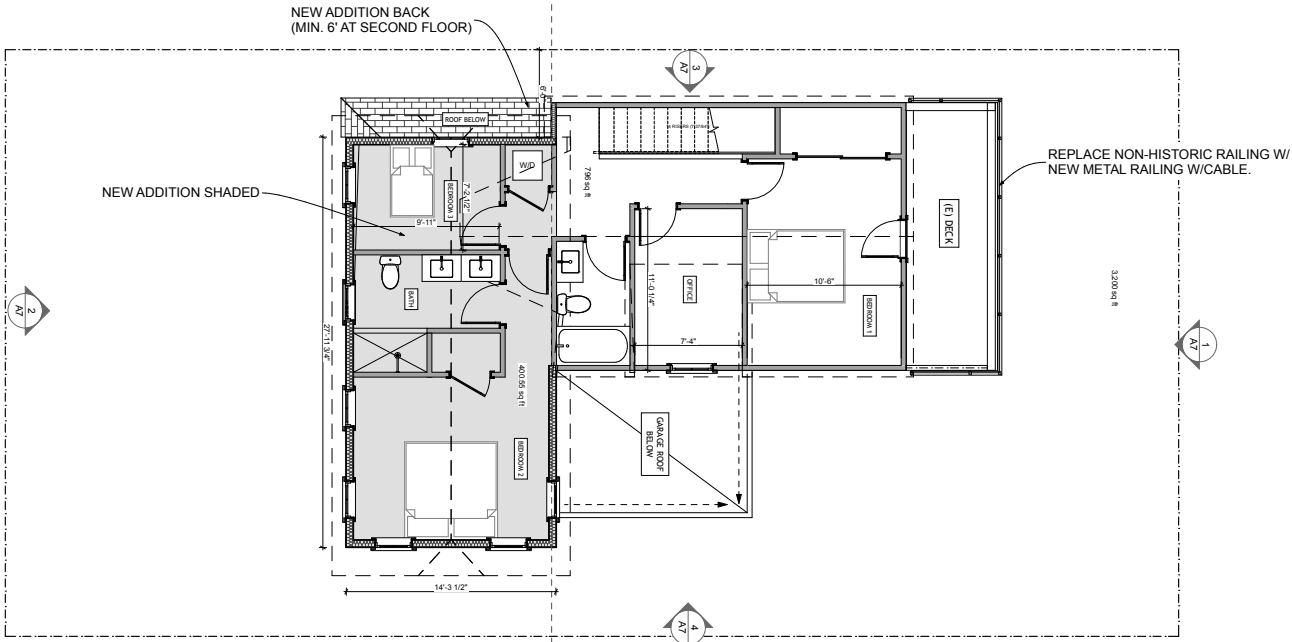
DRAINAGE NOTE:
 SITE RUNOFF SHALL NOT DRAIN ONTO ADJACENT PARCELS.



DRAINAGE SWALE DETAIL



1 EXISTING SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 PROPOSED SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

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**SECOND
FLOOR PLANS**

A5

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**ELEVATIONS
EXISTING**

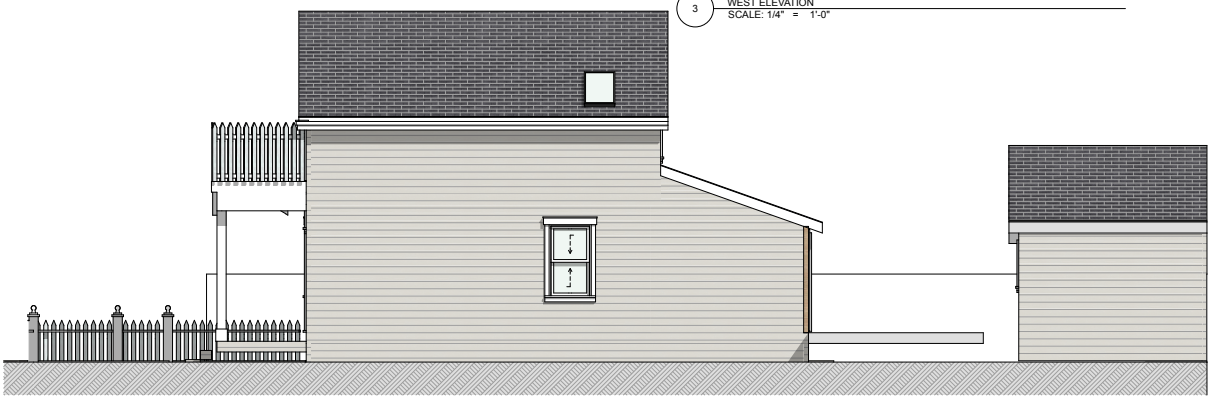
A6



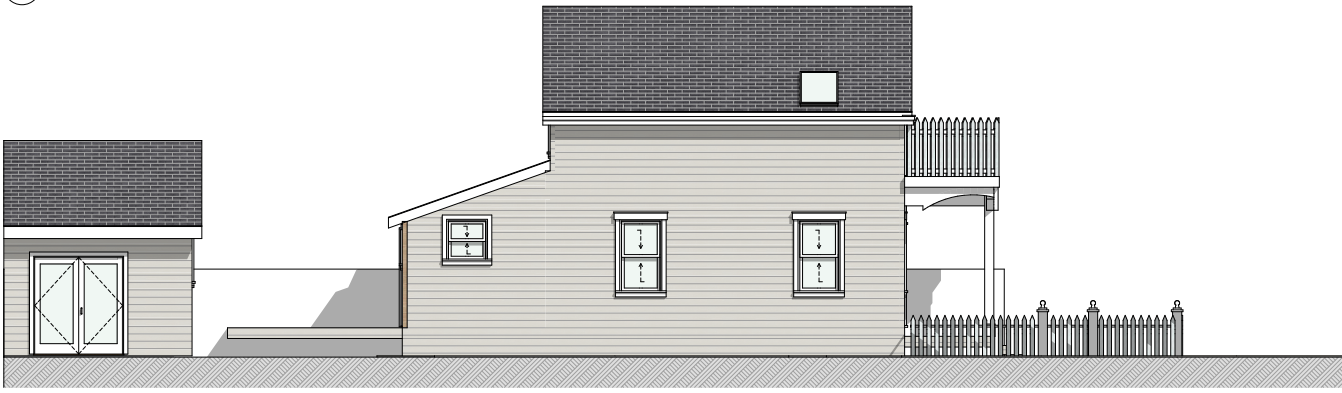
3 WEST ELEVATION
SCALE: 1/4" = 1'-0"



4 EAST ELEVATION
SCALE: 1/4" = 1'-0"



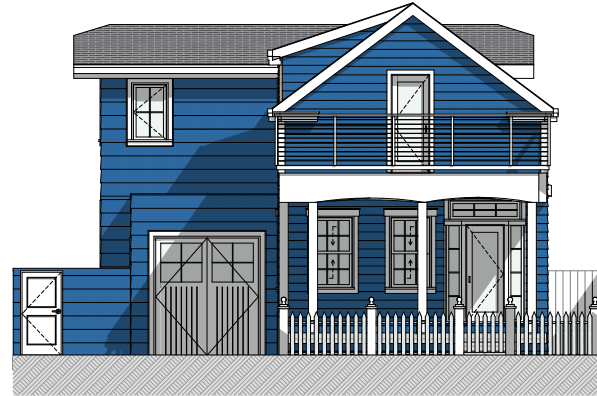
2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



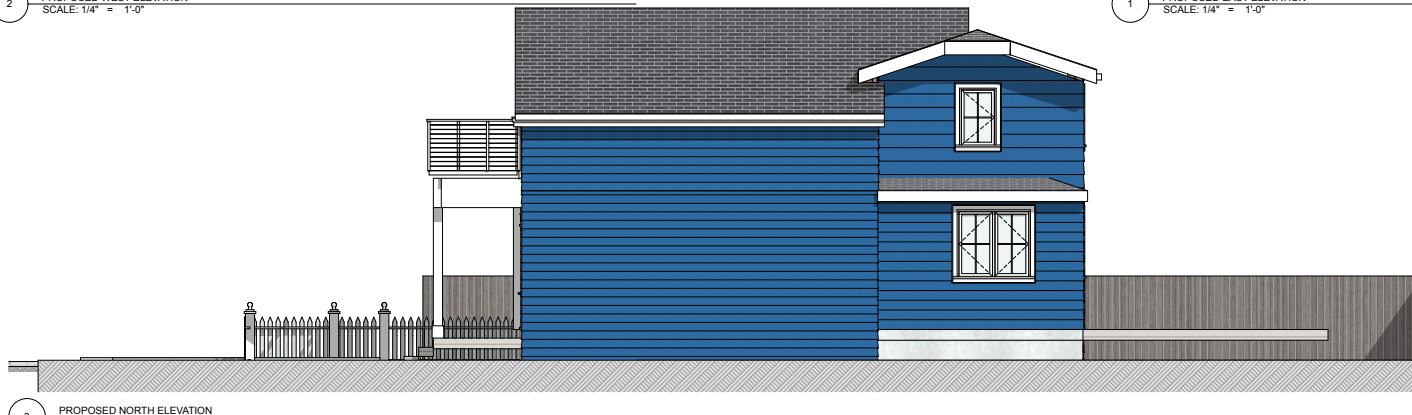
1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



2 PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"



1 PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"



3 PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"



4 PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

EXTERIOR FINISHES

EXISTING HOUSE: PAINTED LAP WOOD SIDING
 ADDITION: PAINTED LAP WOOD SIDING WITH WIDER PROFILE

EXISTING FRONT YARD PICKET FENCE TO REMAIN
 NON-HISTORIC RAILING AT DECK OVER FRONT PORCH TO BE REMOVED AND REPLACED WITH METAL RAILING WITH CABLE.

ROOFING: DESIGNER GRADE ASPHALT SHINGLE

WINDOWS: EXISTING ARE DOUBLE HUNG AND THE ADDITION HAS CASEMENT WINDOWS WHICH REFLECT THE PROPORTION OF THE EXISTING WINDOWS.

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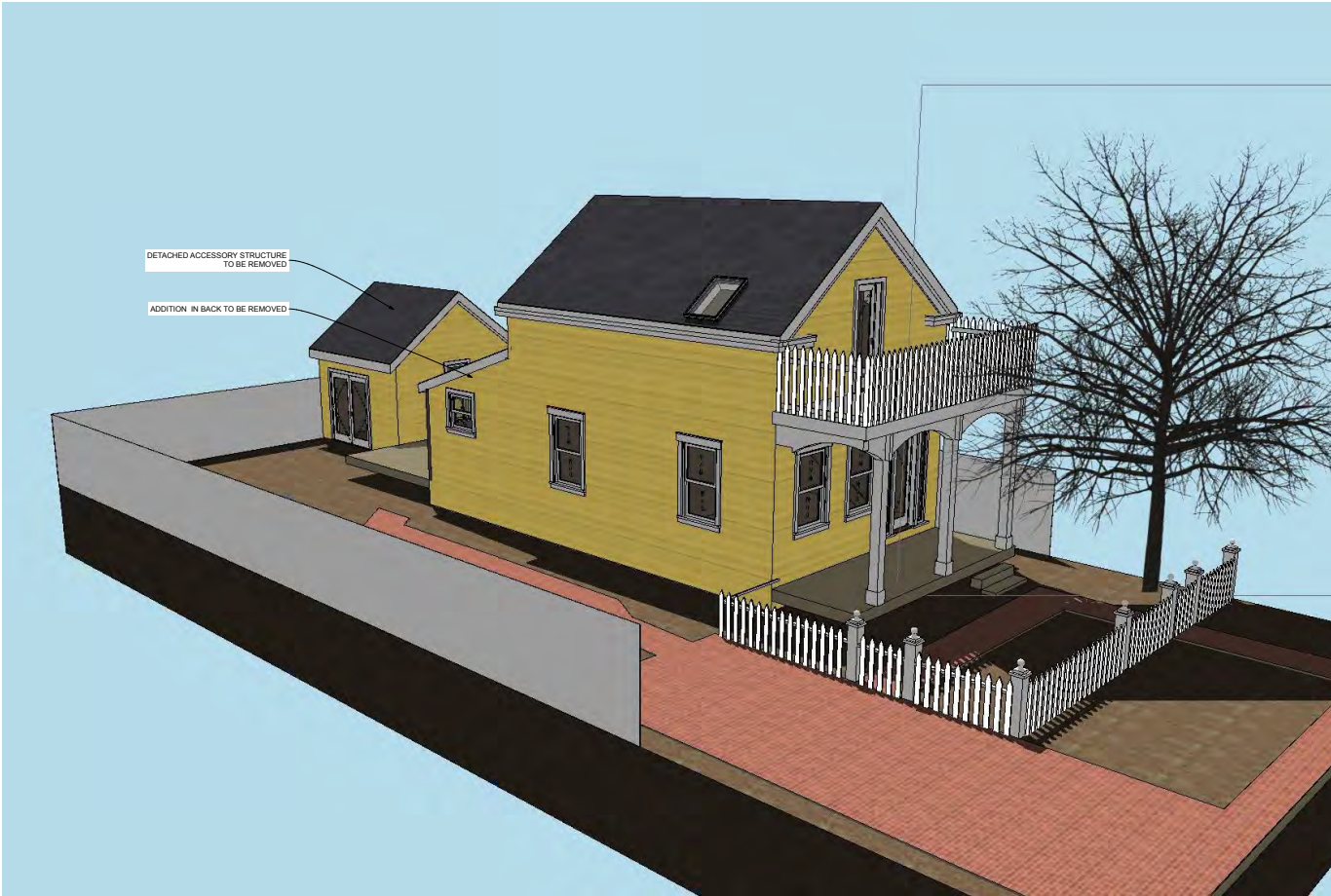
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ELEVATIONS
PROPOSED

A7



EXISTING HOUSE

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IEWS

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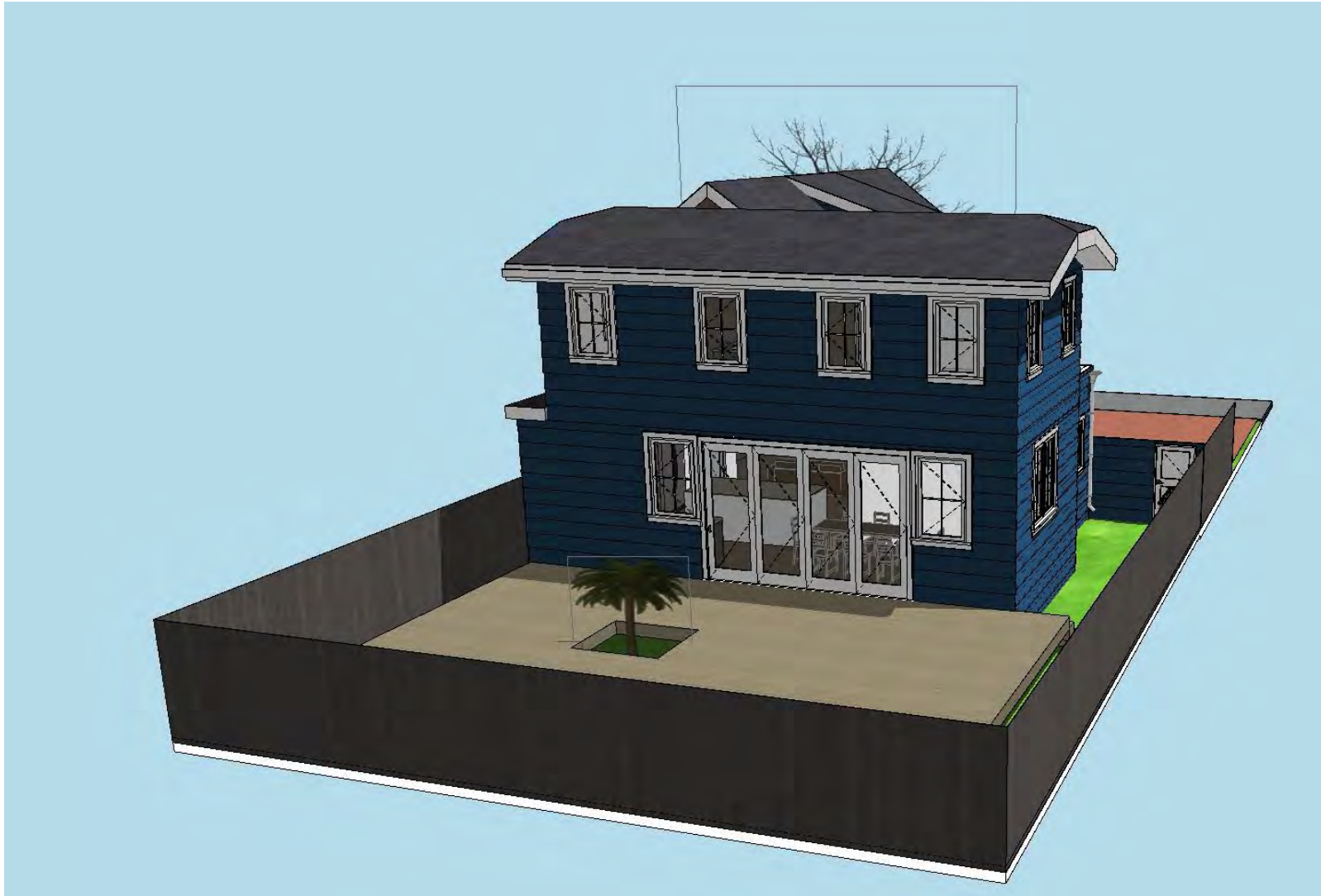
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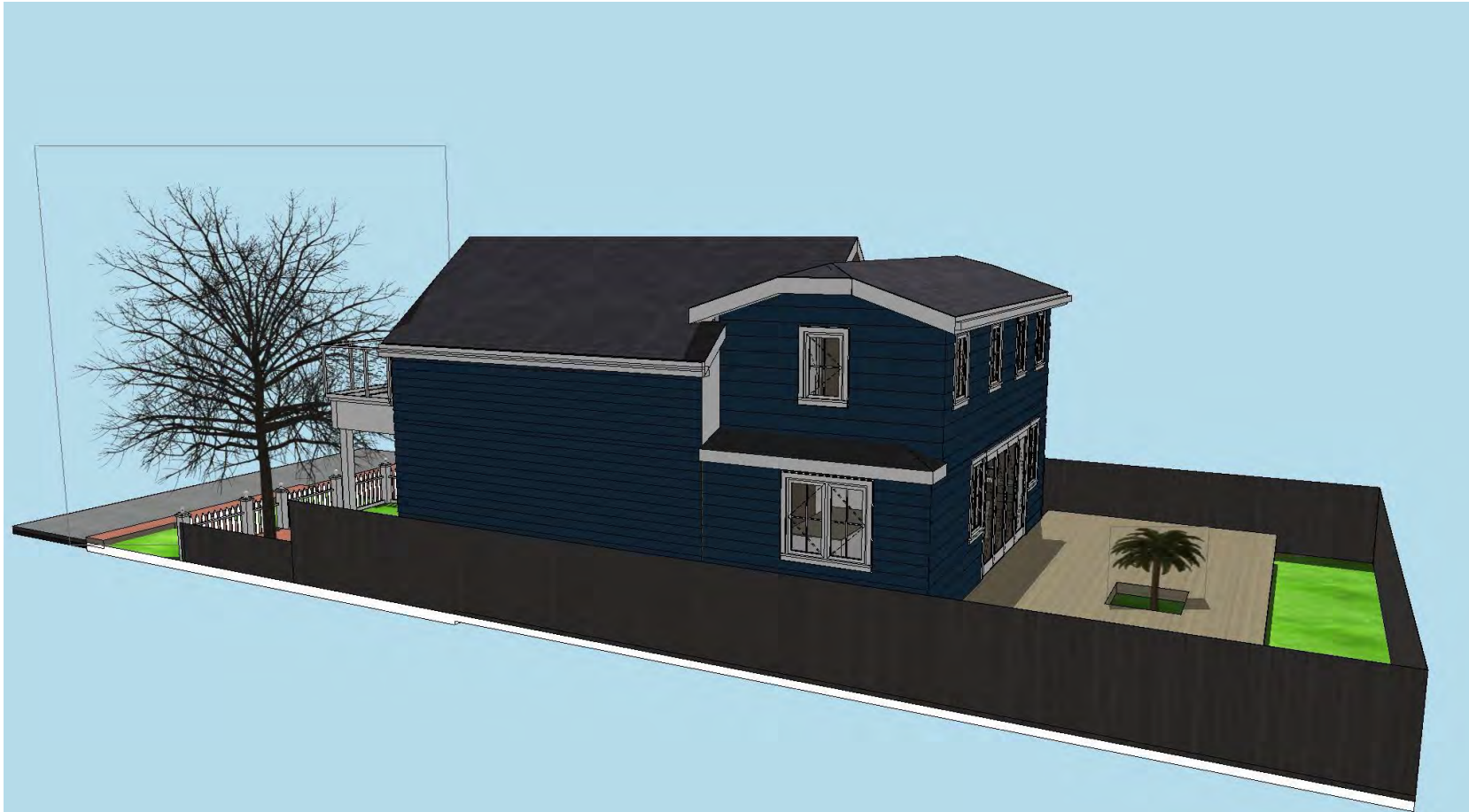
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VIEWS

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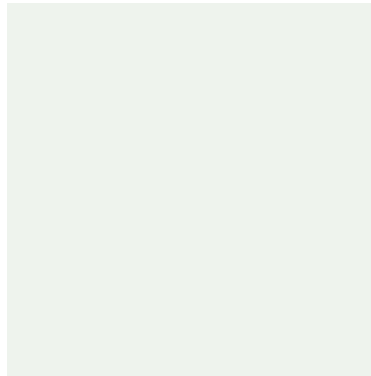
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VIEWS

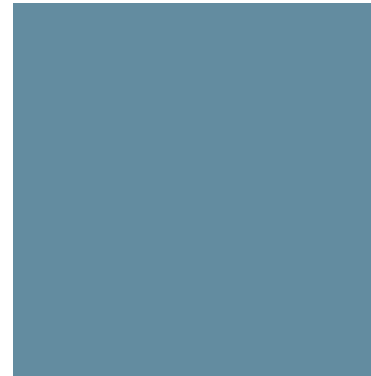
A11



ROOFING.



EXTERIOR TRIM COLOR



EXTERIOR SIDING COLOR

MATERIALS:

EXTERIOR SIDING
 EXISTING SIDING IS PAINTED WOOD CLAPBOARD SIDING W/A 6" EXPOSURE.
 NEW ADDITION SIDING IS PAINTED WOOD CLAPBOARD SIDING WITH A 10" EXPOSURE TO DIFFERENTIATE FROM THE EXISTING HOUSE.

PROPOSED EXTERIOR COLORS:
 SIDING: BENJAMIN MOORE HISTORIC COLOR WHIPPLE BLUE (HC-152)
 EXTERIOR TRIM AND PICKET FENCE COLOR: BENJAMIN MOORE SNOW WHITE (OC-66).

ROOFING
 EXISTING ROOFING IS A COMPOSITION SHINGLE, GREY. NEW COMPOSITION SHINGLE IS PROPOSED FOR THE NEW ADDITION AS WELL AS THE EXISTING HOUSE. (GAF TIMBERLINE UHD W/DUAL SHADOW LINES IN PEWTER GREY).

NEW RAILING
 NEW RAILING AT DECK OVER FRONT PORCH: POWDER COATED METAL POSTS TO MATCH TRIM COLOR AND PAINTED WOOD TOP RAIL TO MATCH TRIM COLOR W/ STAINLESS STEEL CABLING BETWEEN POSTS TO ALLOW MORE VISIBILITY THRU TO THE EXISTING HOUSE.

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MATERIAL BOARD

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