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square three architecture inc

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A REMODEL/ADDITION FOR:
 EWAYS FAMILY
 5790 ARBORETUM DRIVE
 LOS ALTOS, CA 94024



revision date
 I.R. COMMENTS 12/16/22

sheet title
 PROJECT DIRECTORY
 SHEET INDEX
 PROJECT DESCRIPTION
 PROJECT DATA
 VICINITY MAP
 NEIGHBORHOOD CONTEXT

date 12.20.22
 job no. 22101
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P.D. 12.20.22
 AO.01
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PROJECT DIRECTORY 1

THIS PROJECTS INVOLVES THE FOLLOWING:
 1. NEW ± 188 SF EXTENSION ON THE LOWER FLOOR AND NEW ± 8 SF EXTENSION ON UPPER FLOOR.
 2. A ± 584 SF EXTENSION TO AN EXISTING LOWER FLOOR DECK.
 3. CONSTRUCTION OF A NEW ± 284 SF ROOF DECK ON THE UPPER FLOOR.

PROJECT DESCRIPTION 2

- A0.01 PROJECT INFORMATION, NEIGHBORHOOD CONTEXT, SHEET INDEX ZONING COMPLIANCE
- C-5 EXISTING PRELIMINARY GRADING & DRAINAGE PLAN
- C-6 EXISTING TOPOGRAPHIC SURVEY
- EG1 EXISTING SITE PLAN
- EG2 EXISTING LOWER FLOOR PLAN
- EG3 EXISTING UPPER FLOOR PLAN
- EG4 EXISTING ROOF PLAN
- EG5 - EG6 EXISTING EXTERIOR ELEVATIONS
- A1.01 PROPOSED SITE PLAN
- A1.02 EXISTING PRIVACY SCREENING PHOTOS
- A2.01 PROPOSED LOWER FLOOR PLAN
- A2.02 PROPOSED UPPER FLOOR PLAN
- A2.03 PROPOSED ROOF PLAN
- A2.04 FLOOR AREA AND COVERAGE CALCULATION DIAGRAM
- A3.01 PROPOSED EXTERIOR ELEVATIONS
- A3.02 PROPOSED EXTERIOR ELEVATIONS
- A3.03 EXISTING EXTERIOR VIEWS
- A5.01 PROPOSED BUILDING SECTIONS

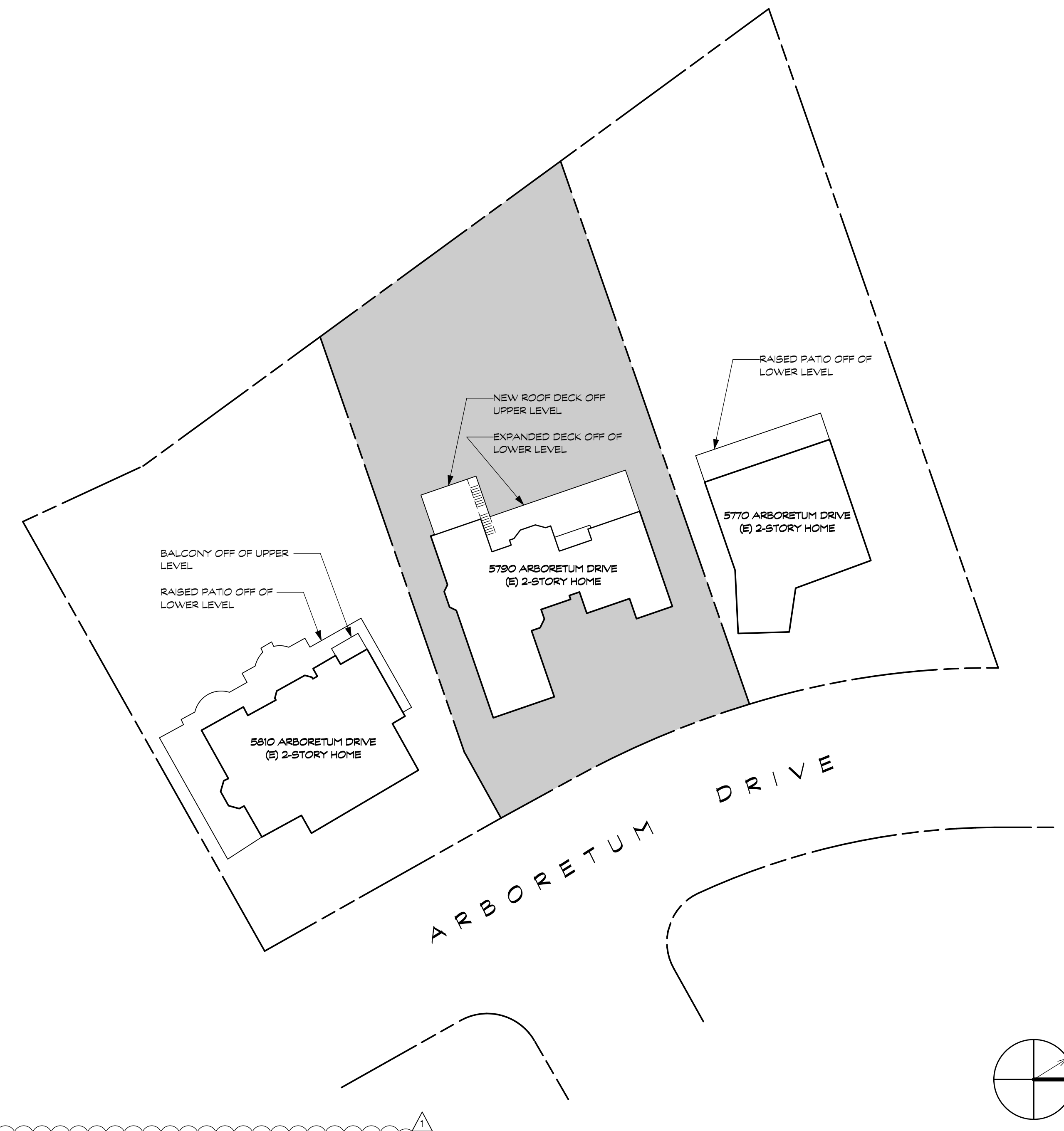
SHEET INDEX 3

SITE DATA
 A.P.N. 342-04-093
 OCCUPANCY GROUP R, DIVISION 3
 BUILDING TYPE V-B
 ZONE R1-20

	EXISTING	PROPOSED	ALLOWED/REQUIRED
LOT COVERAGE: LAND AREA COVERED BY ALL STRUCTURES THAT ARE OVER 6 FEET IN HEIGHT	3,482.1 SQUARE FEET (16.05%)	4,764.2 SQUARE FEET (21.96%)	5,423 SQUARE FEET (25%)
FLOOR AREA: MEASURED TO THE OUTSIDE SURFACES OF EXTERIOR WALLS	1ST FLR: 1,494.5 SF 2ND FLR: 3,202.9 SF TOTAL: 4,697.4 SF (21.66%)	1ST FLR: 1,683.1 SF 2ND FLR: 3,210.6 SF TOTAL: 4,893.7 SF (22.56%)	4,919 SQUARE FEET (22.66%)
SETBACKS:			
FRONT	30 FT	30 FT	30 FT
REAR	35 FT	35 FT	35 FT
RIGHT SIDE (1ST/2ND)	20 FT/ 25 FT	20 FT/ 25 FT	20 FT/ 25 FT
LEFT SIDE (1ST/2ND)	20 FT/ 25 FT	20 FT/ 25 FT	20 FT/ 25 FT
HEIGHT:	± 25' - 7'	± 25' - 7'	± 27' - 0'

	EXISTING	CHANGE IN	TOTAL PROPOSED
HABITABLE LIVING AREA: INCLUDES HABITABLE BASEMENT AREAS	4,203.1 SQUARE FEET	196.3 SQUARE FEET	4,399.4 SQUARE FEET
NON-HABITABLE AREA: DOES NOT INCLUDE COVERED PORCHES OR OPEN STRUCTURES	494.3 SQUARE FEET	0 SQUARE FEET	494.3 SQUARE FEET

NET LOT AREA:		21,690 SQUARE FEET
FRONT YARD HARDSCAPE AREA: HARDSCAPE AREA IN THE FRONT YARD SETBACK SHALL NOT EXCEED 50%		1,316.9 SQUARE FEET (41.61%)
LANDSCAPING BREAKDOWN:	TOTAL HARDSCAPE AREA (EXISTING AND PROPOSED): 6,163.6 SF EXISTING SOFTSCAPE (UNDISTURBED) AREA: 15,526.4 SF NEW SOFTSCAPE (NEW OR REPLACED LANDSCAPING) AREA: 0 SF SUM OF ALL THREE SHOULD EQUAL THE SITE'S NET LOT AREA	



NOT USED 7

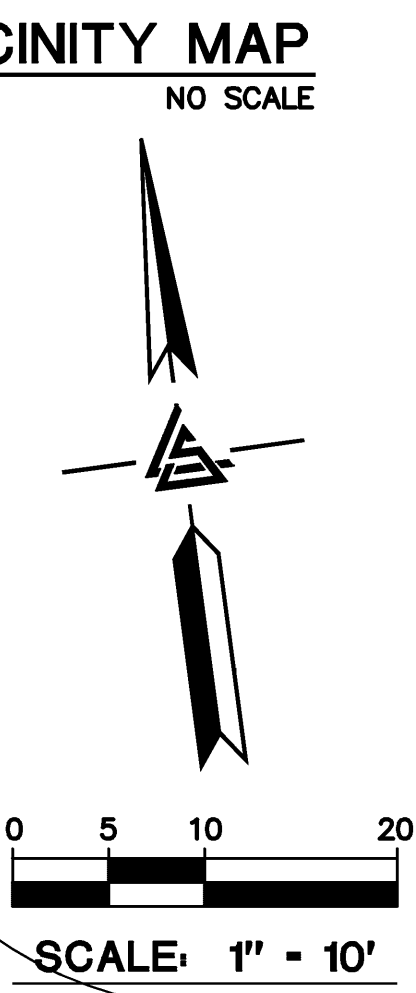
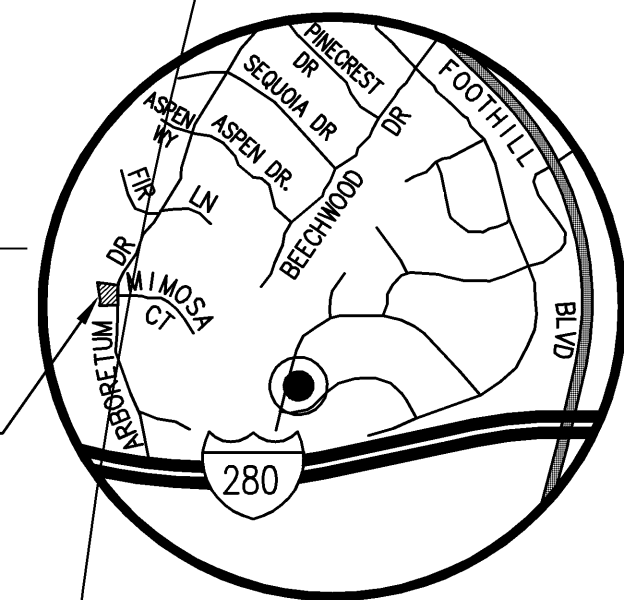
NEIGHBORHOOD CONTEXT MAP 1" = 30' 5



NOT USED 8

VICINITY MAP N.T.S. 6

PROJECT DATA 4



TOP OF WALL ELEVATION - RETAINING WALLS:

"TW" GRADES SHOWN ARE TO FINISH GRADE OF RETAINED EARTH. ACTUAL WALL HEIGHT SHALL BE EXTENDED WHERE APPROPRIATE TO PROVIDE CODE CLEARANCE FOR FRAMING. REFER TO STRUCTURAL PLANS FOR DETAILS.

- NOTES:**
- THIS PLAN AUTHORIZES THE REMOVAL OF ONLY THOSE TREES WITH TRUNK DIAMETERS LESS THAN 12 INCHES MEASURED 4.5 FEET ABOVE THE GROUND WHICH ARE SHOWN TO BE REMOVED. ANY OTHER SUCH TREES ARE NOT TO BE REMOVED UNLESS AN AMENDED PLAN IS APPROVED OR A SEPARATE TREE REMOVAL PERMIT IS OBTAINED FROM THE PLANNING OFFICE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT REMOVAL OF ADDITIONAL TREES HAS BEEN PERMITTED.
 - NOTIFY THE SOILS ENGINEER TWO (2) DAYS PRIOR TO COMMENCEMENT OF ANY GRADING WORK TO COORDINATE THE WORK IN THE FIELD WITH THE CONTRACTOR.
 - SUBMIT A CERTIFICATION FROM THE SOILS ENGINEER CERTIFYING THAT THE WORK WAS COMPLETED IN ACCORDANCE WITH THE RECOMMENDATIONS IN THE SOILS REPORT PRIOR TO RELEASE OF BOND.
 - OBTAIN AN ENCROACHMENT PERMIT FROM COUNTY OF SANTA CLARA TRANSPORTATION AGENCY FOR INSTALLATION OF COUNTY STANDARD DRIVEWAY APPROACHES.

FIRE PROTECTION NOTES:

PROVIDE 15 FT. MINIMUM VERTICAL CLEARANCE OVER ALL ACCESS ROADS AND DRIVEWAYS TO BUILDING SITE (REMOVE TREE LIMBS, ELECTRICAL WIRES OR STRUCTURES). WORK TO BE COMPLETED PRIOR TO RECORDING OF PARCEL MAP/ISSUANCE OF BUILDING PERMIT.

* BUILDING PAD NOTE:
ADJUST PAD LEVEL AS REQUIRED. REFER TO STRUCTURAL PLANS FOR SLAB SECTION TO ESTABLISH PAD LEVEL.

- SITE NOTES:**
- G1 CONTRACTOR SHALL OBTAIN THE PROPER PERMITS PRIOR TO ANY GRADING.
 - G2 SLOPE FINISHED GRADES A MINIMUM OF 4%, FOR AT LEAST THE FIVE FEET (5') FROM BUILDING PERIMETER. DIRECT SURFACE DRAINAGE RUNOFF TO DISPERSE ON-SITE.
 - G3 CONSTRUCT EARTHEN SWALES AT 2% TYP. (1% MIN.) & BERMS AS REQUIRED TO DIRECT FLOWS TO DAYLITE. SLOPE FINISHED GRADES TO DAYLITE, TO ACCOMMODATE POSITIVE DRAINAGE AND AVOID PONDING. FOR FLOW LINES GREATER THAN 5%, PROVIDE LINED DITCH -TYP.
 - G4 CONTRACTOR SHALL PROVIDE AND MAINTAIN APPROVED EROSION AND SEDIMENTATION CONTROL MEASURES DURING RAINY SEASON PER TOWN AND A.B.A.G. STANDARDS - REFER TO EROSION AND SEDIMENTATION CONTROL PLAN.
 - G5 PROVIDE 2% SLOPE ACROSS FLAT WORK AND/OR PAVING AND SLOPE TO DAYLITE. REFER TO ARCHITECT'S PLANS FOR PAVEMENT TYPE, LAYOUT, AND FINISH -TYP.
 - G6 SLOPE GARAGE SLAB @ 1% MIN. (1/8" PER FT.) TO PROVIDE POSITIVE DRAINAGE.
 - G7 REMOVE TREE AS REQUIRED, PROVIDE TREE PROTECTION TO ALL REMAINING TREES. -TYP
 - G8 REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION, INCLUDING BUT NOT LIMITED TO: ADDITIONAL UTILITY SERVICES, DIMENSION CONTROL, DEMOLITION, DETAILS, TREE PROTECTION MEASURES, AND LANDSCAPING.
 - G9 (N) DRIVEWAY SHALL BE 4" CONCRETE WITH #3 BARS @ 16" O.C.E.W. OVER 6" AB (COMPACTED AT 95%) OVER COMPACTED SUBGRADE (COMPACTED AT 95%). BRUSH FINISH DRIVEWAY.
 - G10 DEMOLISH AND REMOVE THE (E) DRIVEWAY, (E) BROKEN FOUNDATION, AND (E) WALLS AND PIPES THAT ARE TO BE REPLACED BY THE SITE DEVELOPMENT -TYP
 - G11 RETAINING WALLS TO BE CONSTRUCTED UNDER SEPARATE BUILDING PERMIT.

- GENERAL NOTES**
- THIS GRADING AND DRAINAGE PLAN IS SUPPLEMENTAL TO:
- TOPOGRAPHIC INFORMATION PROVIDED BY DUNBAR & CRAIG LICENSED LAND SURVEYORS, DATED JANUARY 1999, ENTITLED: "TOPOGRAPHIC MAP" LOT 79, TRACT NO. 856 UNIT NO. 3 SUPPLEMENTAL INFORMATION PROVIDED BY LEA AND SUNG ENGINEERING, INC. JOB# 2020277
 - ARCHITECTURAL SITE PLAN BY STOTLER DESIGN ARCHITECTURE, DATED 10-29-1999, ENTITLED: "PROPOSED NEW HOUSE" 5800 ARBORETUM DRIVE LOS ALTOS, CALIFORNIA
- THE CONTRACTOR SHALL REFER TO THE ABOVE NOTED SURVEY AND PLAN, AND SHALL VERIFY BOTH EXISTING AND PROPOSED ITEMS ACCORDING TO THEM.

ESTIMATED EARTHWORK QUANTITIES LOT 2

CUT	850 C.Y.
FILL	290 C.Y.
TOTAL EXPORT	560 C.Y.

CONTRACTOR TO VERIFY QUANTITIES

APPROVED FOR ISSUANCE
REFER TO ENCROACHMENT AND/OR CONSTRUCTION PERMIT AND PLAN COVER SHEET FOR SPECIAL CONDITIONS AND PERMIT NUMBERS.



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 REGISTERED PROFESSIONAL ENGINEERS
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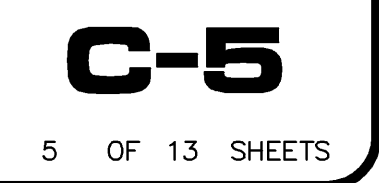
**LOT 79, TRACT NO. 856
5800 ARBORETUM DR.
LOS ALTOS, CA**

SANTA CLARA COUNTY APN: 342-04-018

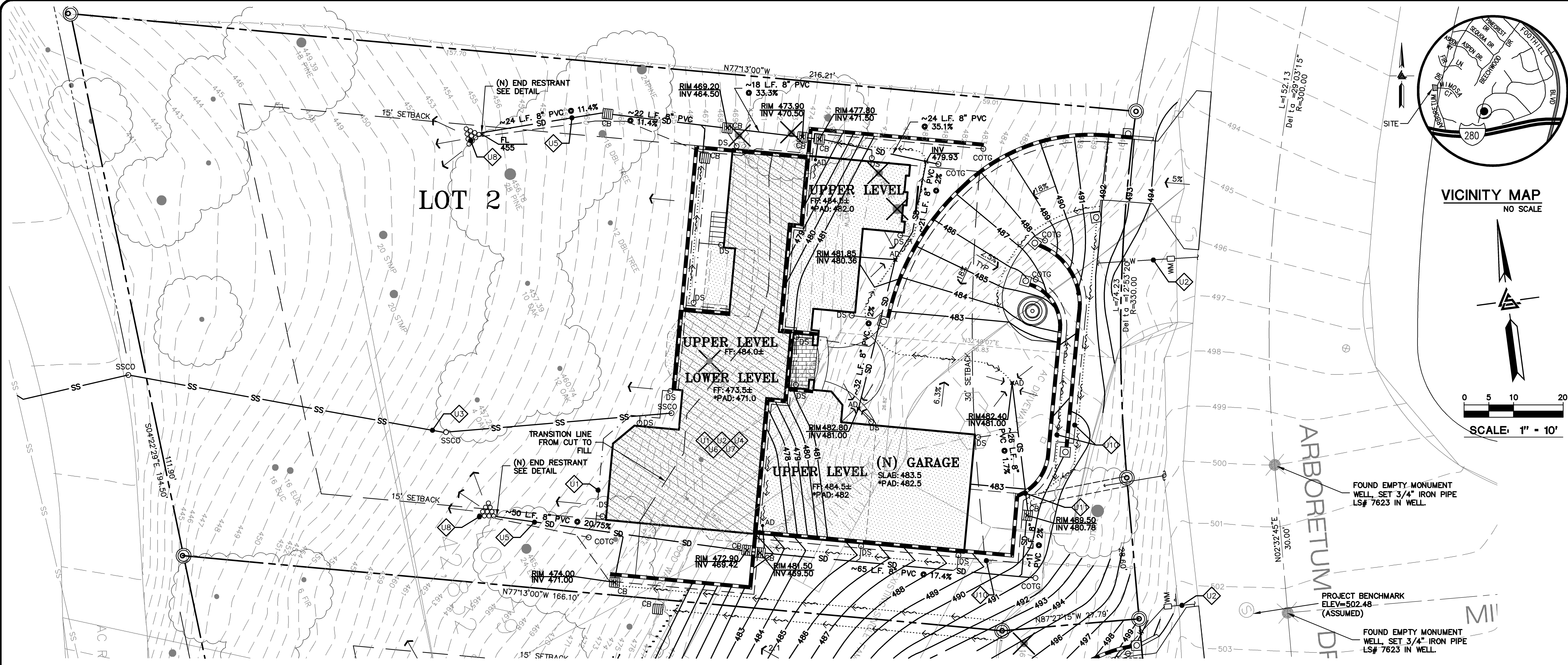
**GRADING & DRAINAGE PLAN
FOR LOT 2**

PLAN CHECK	BY
8-1-03	PC
7-21-03	PC
6-20-03	PC
6-5-03	PC
1-15-02	PC
REVISIONS	BY

JOB NO: 2020278
 DATE: 10-16-02
 SCALE: 1" = 10'
 DESIGN BY: WC
 DRAWN BY: MYC
 SHEET NO: C-5



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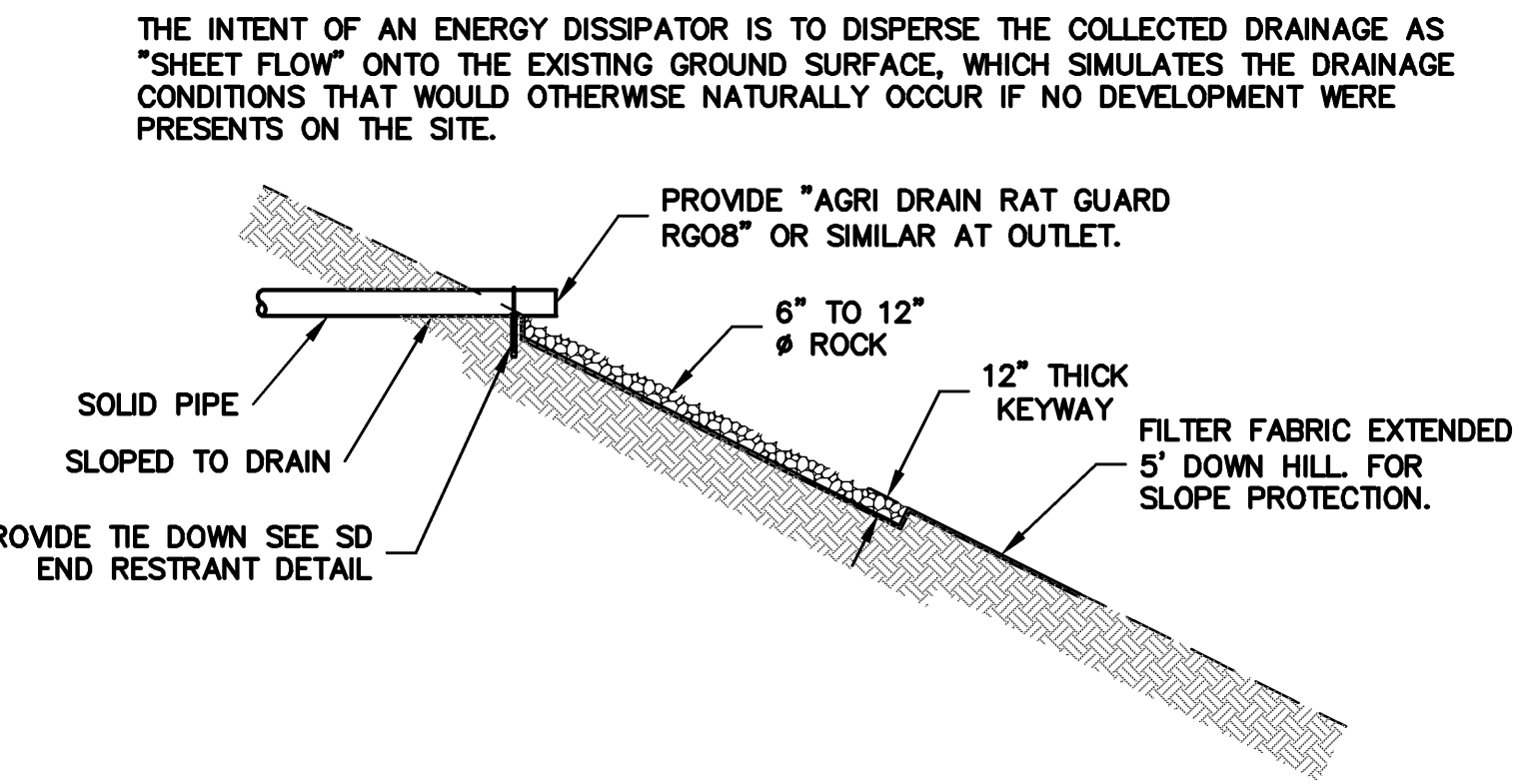
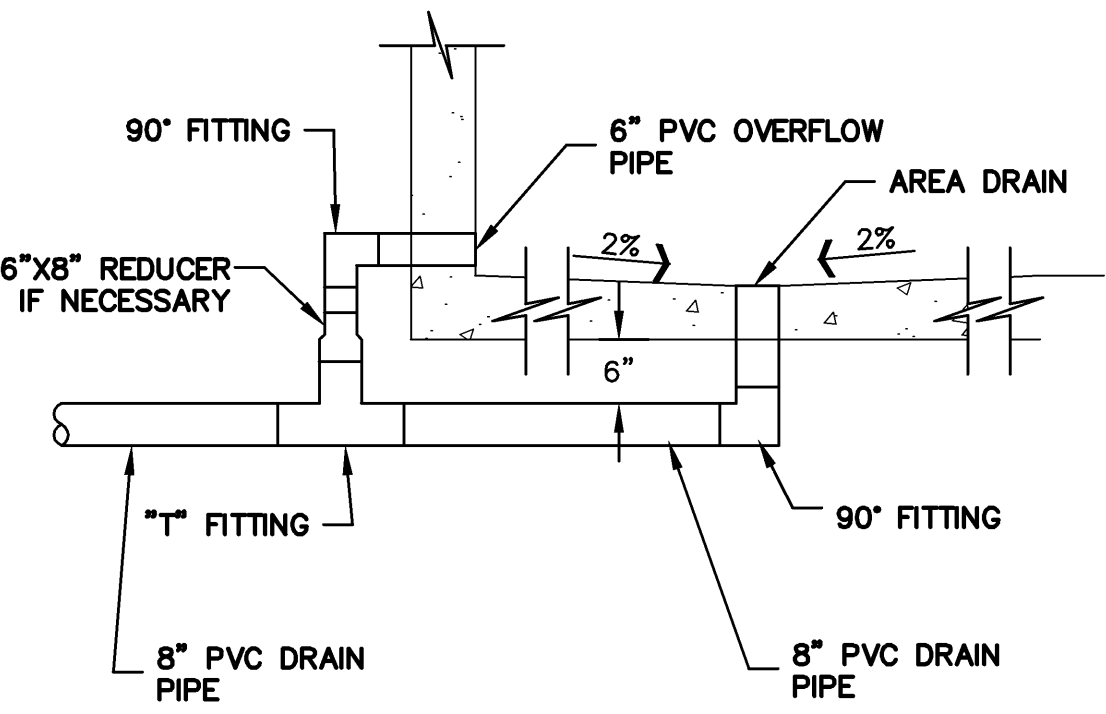
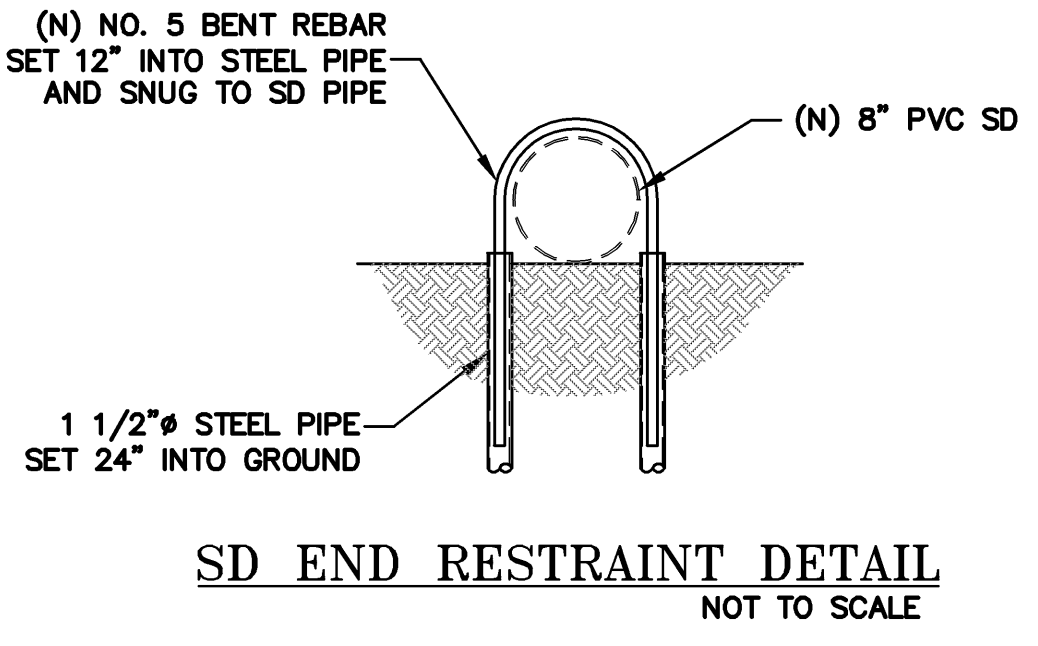
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LOT 79, TRACT NO. 856
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 SANTA CLARA COUNTY
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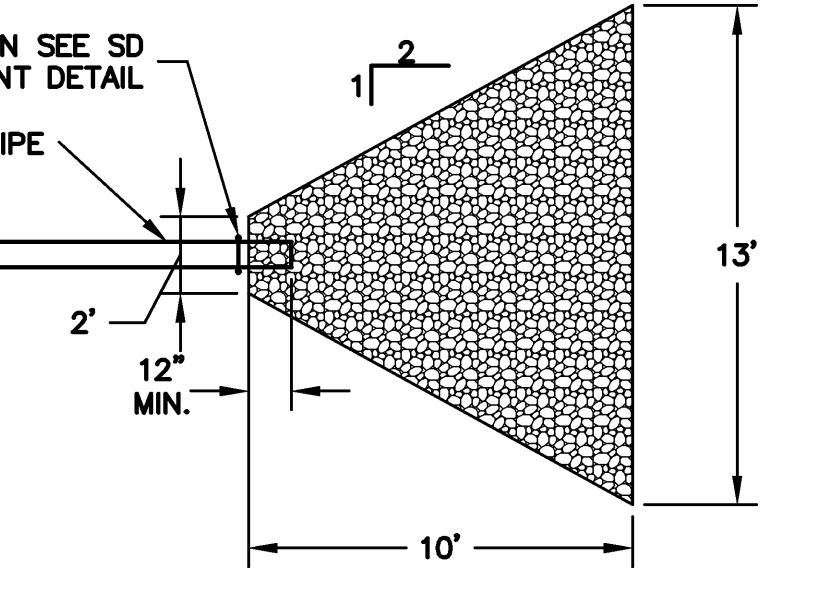
UTILITY PLAN FOR
 LOT 2

UTILITY NOTES:

- U1 DIRECT ROOF DOWNSPOUTS TO ON-SITE STORM DRAIN SYSTEM. USE 4" PVC (SDR-35 OR BETTER) SLOPED AT 2%
- U2 INSTALL (N) WATER SERVICE -TYP
- U3 INSTALL (SS) SANITARY SEWER LATERAL AT 2% MIN.-TYP
- U4 INSTALL (N) GAS SERVICE PER PG&E STANDARDS
- U5 INSTALL (N) ON-SITE STORM DRAIN SYSTEM 8" PVC @ 1% MIN. PROVIDE 2' OF COVER MIN.-TYP.
- U6 PLACES ALL NEW UTILITIES UNDERGROUND -TYP
- U7 REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION, INCLUDING BUT NOT LIMITED TO: ADDITIONAL UTILITY SERVICES, DIMENSION CONTROL, DEMOLITION, DETAILS, TREE PROTECTION MEASURES, AND LANDSCAPING.
- U8 PLACE ENERGY DISSIPATOR PER A.B.A.G., AND COUNTY STANDARDS. SEE DETAIL
- U9 DIRECT ALL SURFACE LEVEL DRAINAGE INTO ON-SITE STORM DRAIN SYSTEM.
- U10 (N) 4" PVC RETAINING WALL SUBDRAIN PLACED ON DRAIN ROCK. REFER TO SOILS REPORT FOR DETAILS.
- U11 EMERGENCY OVERLAND RELEASE THRU WALL DRAIN. SEE DETAIL
- U12 EMERGENCY OVERLAND RELEASE OVER WALL. SEE DETAIL ON SHEET C-7



- NOTES:**
- INSTALL 8" METAL GRATE AND 8" PVC OUTGOING PIPE IN AREAS INTENDED TO HAVE FOOT TRAFFIC.
 - INSTALL 6" PVC OVERFLOW PIPE AS SHOWN.
 - CONTRACTOR SHALL SUBMIT TO THE OWNER IN WRITING THE NEED FOR PERIODIC MAINTENANCE AND REMOVAL OF DEBRIS.
 - REFER TO STRUCTURAL PLAN FOR WALL CONSTRUCTION DETAIL.

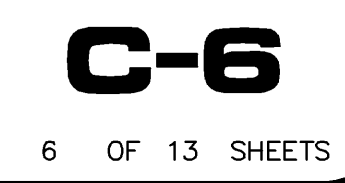


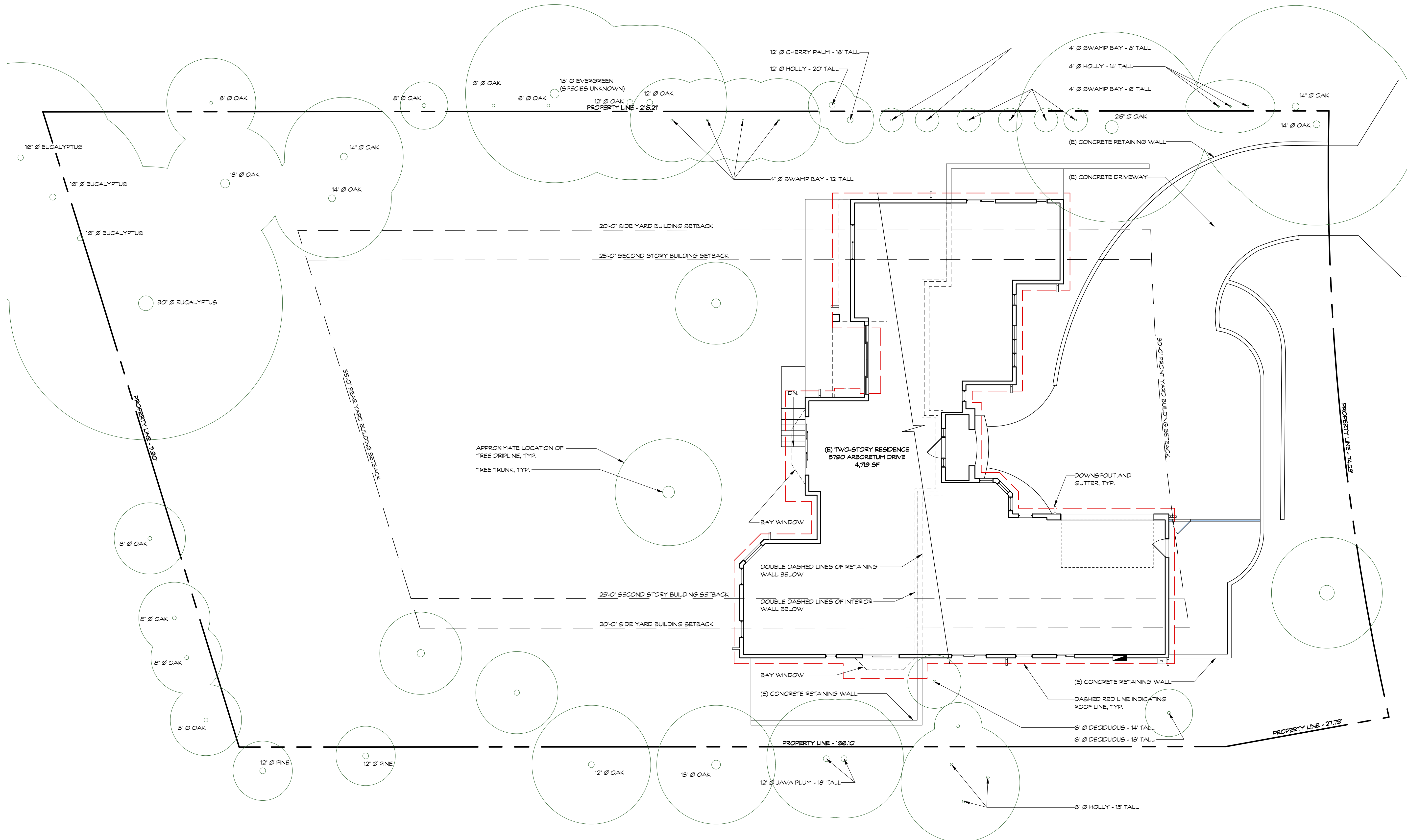
NOTE: ENDS OF SURFACE DRAINAGE DISCHARGE PIPE SHOULD NOT BE CAPPED. PERIODIC MAINTENANCE IS REQUIRED TO KEEP DISCHARGE FREE FROM BLOCKAGE

APPROVED FOR ISSUANCE
 REFER TO ENCROACHMENT AND/OR
 CONSTRUCTION PERMIT AND PLAN
 COVER SHEET FOR SPECIAL
 CONDITIONS AND PERMIT NUMBERS.

PLAN # _____ OF _____ SHEET

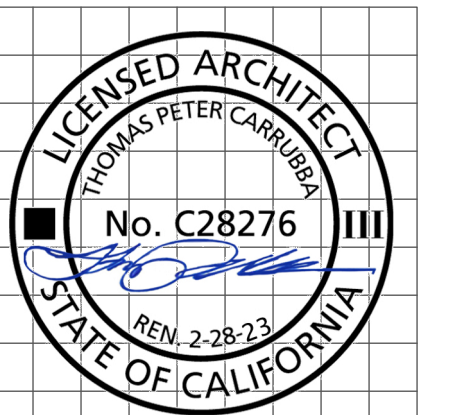
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PLAN CHECK 7-21-03	PC
PLAN CHECK 6-20-03	PC
FINAL CONDITIONS 6-5-03	PC
ARCH. REVISION 1-15-02	PC
REVISIONS	BY
JOB NO: 2020278	
DATE: 10-16-02	
SCALE: 1" = 10'	
DESIGN BY: WC	
DRAWN BY: MYC	
SHEET NO:	





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A FEASIBILITY STUDY FOR:
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LOS ALTOS, CA 94024



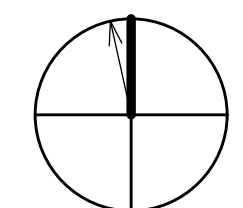
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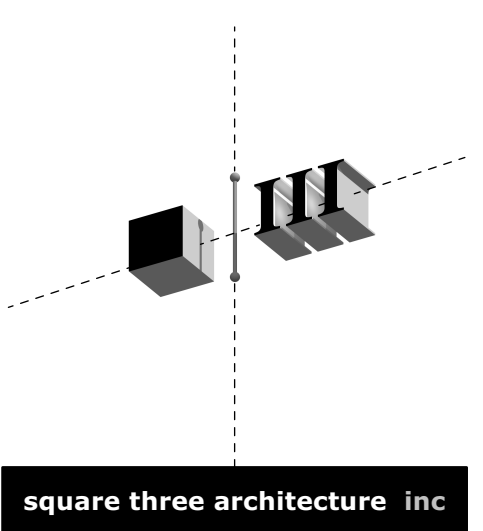
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EXISTING SITE PLAN

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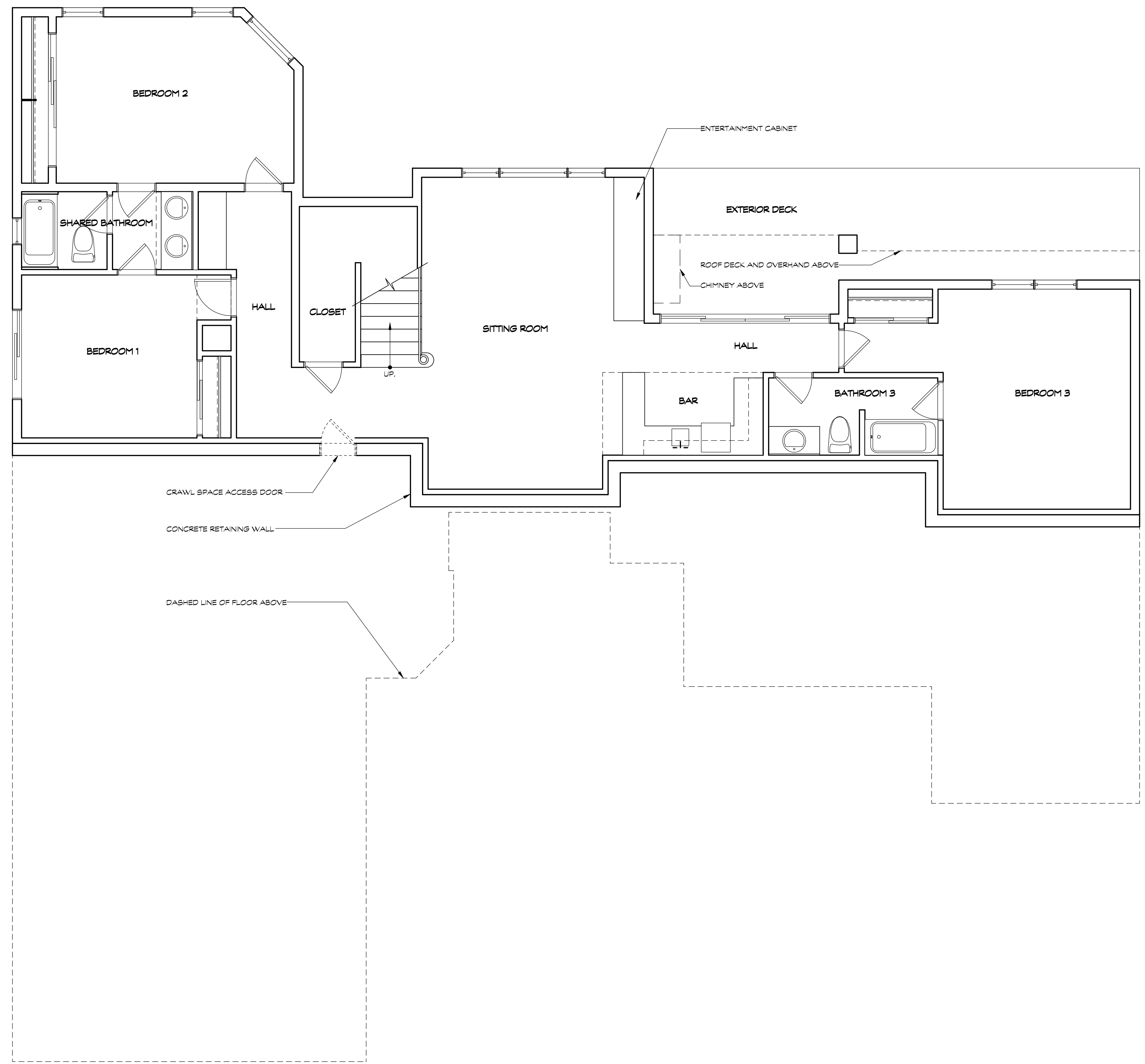
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'X' INDICATES TREES THAT WERE REMOVED AFTER CIVIL SURVEY BUT PRIOR TO THE CURRENT OWNERS PURCHASING THE PROPERTY. TREES WERE REMOVED PRIOR TO PROPERTY BEING ANNEXED INTO LOS ALTOS WHEN PROPERTY WAS STILL UNDER SANTA CLARA COUNTY JURISDICTION.



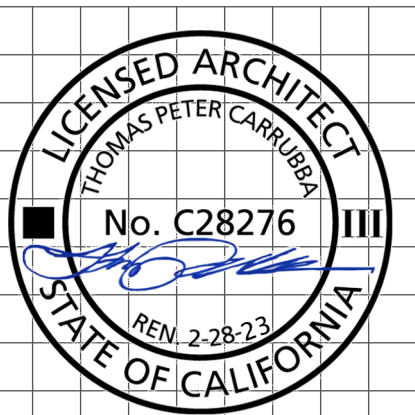


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EXISTING LOWER FLOOR PLAN

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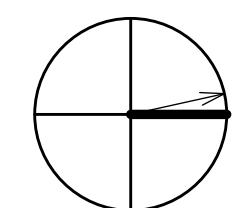
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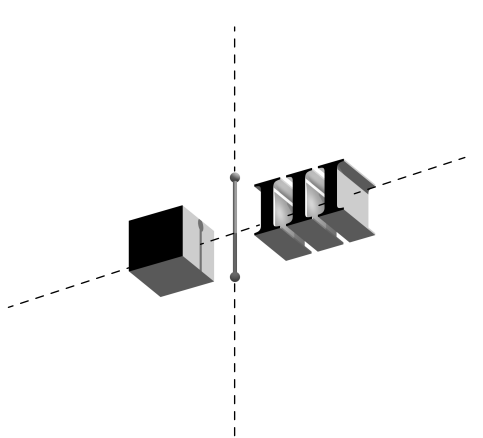
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EC2

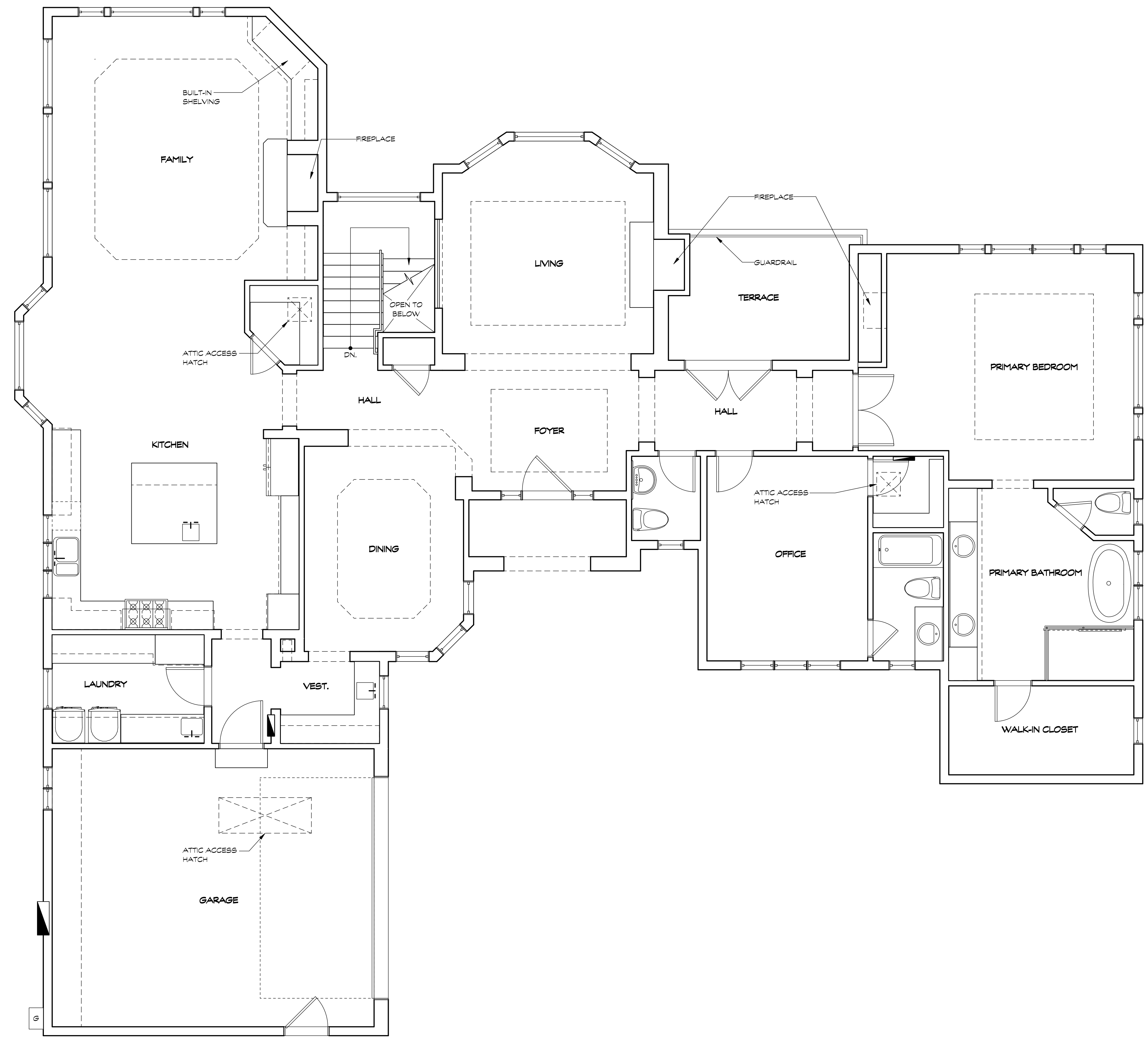
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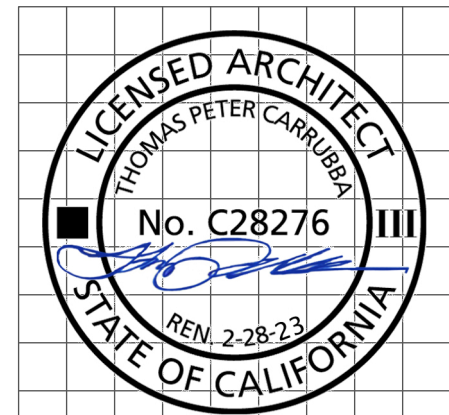
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EXISTING UPPER FLOOR PLAN

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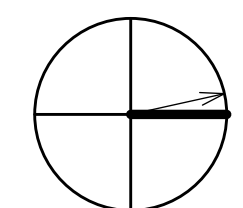
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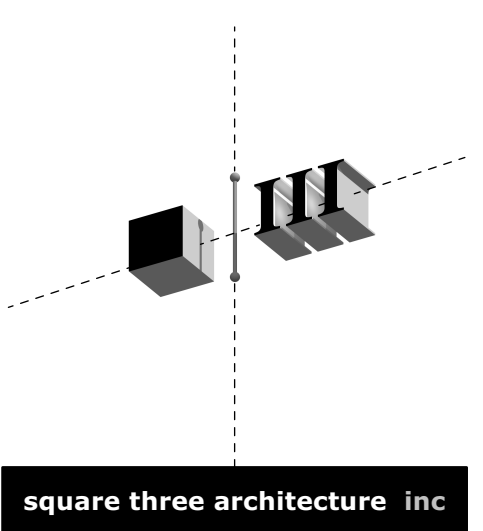
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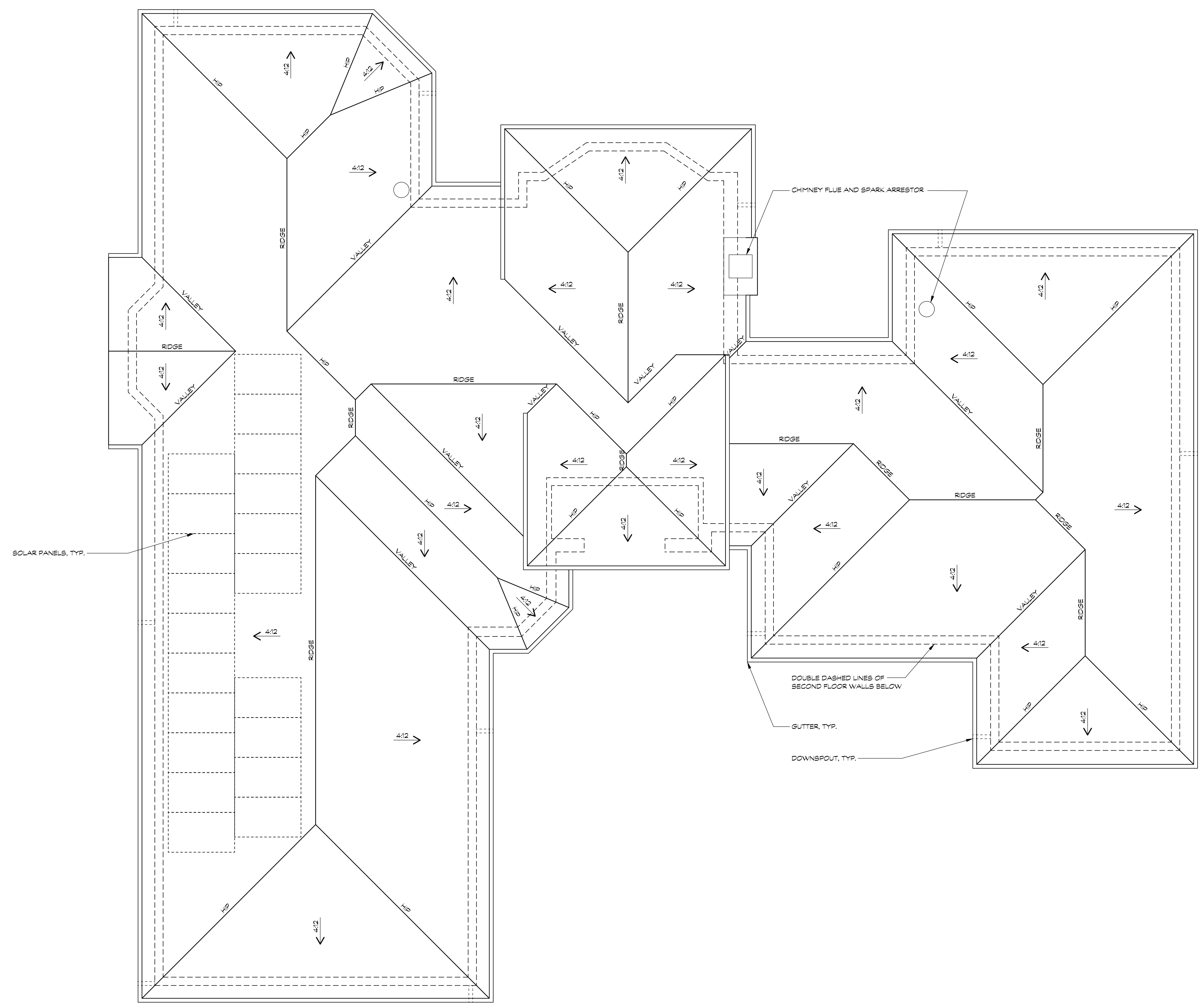
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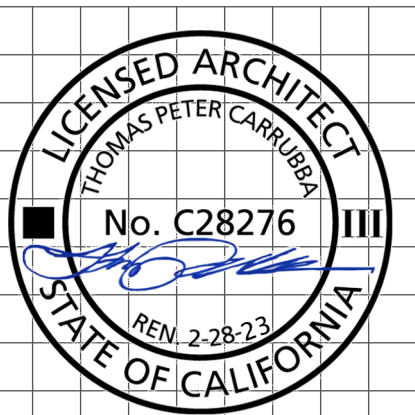


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EXISTING ROOF PLAN

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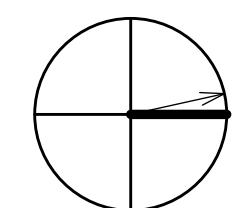
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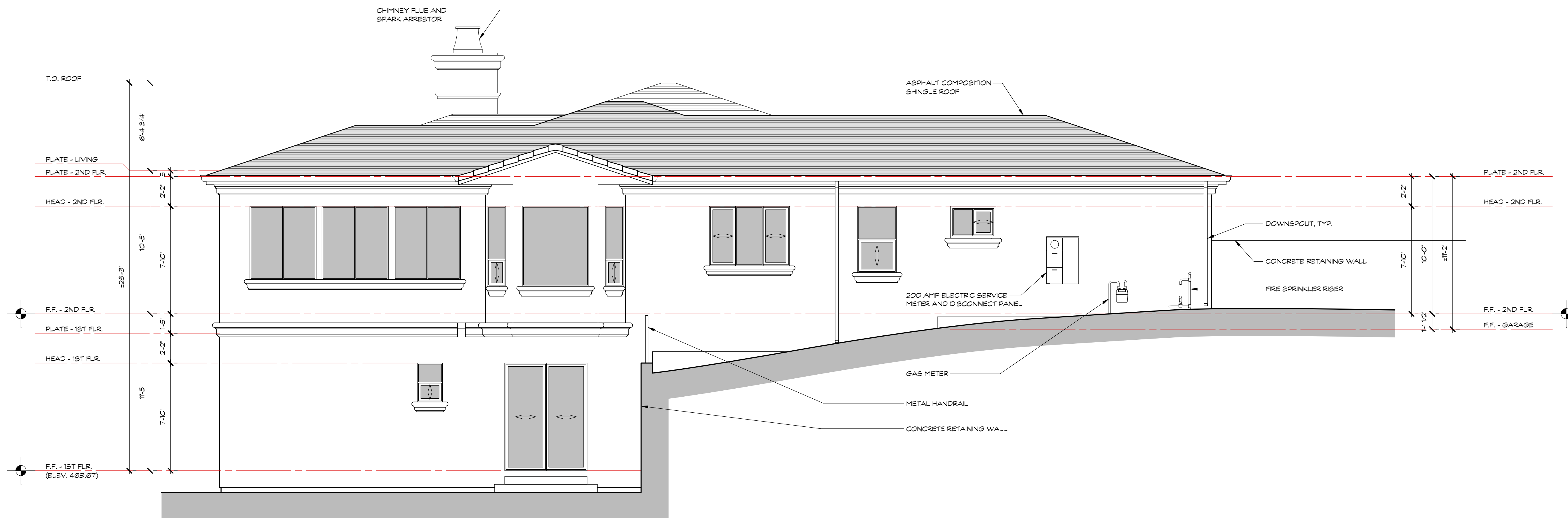
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EXISTING REAR (WEST) EXTERIOR ELEVATION 1/4" 1

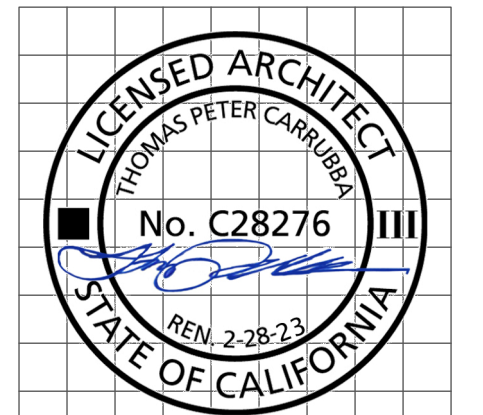


EXISTING SIDE (SOUTH) EXTERIOR ELEVATION 1/4" 2

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 EXISTING EXTERIOR ELEVATIONS
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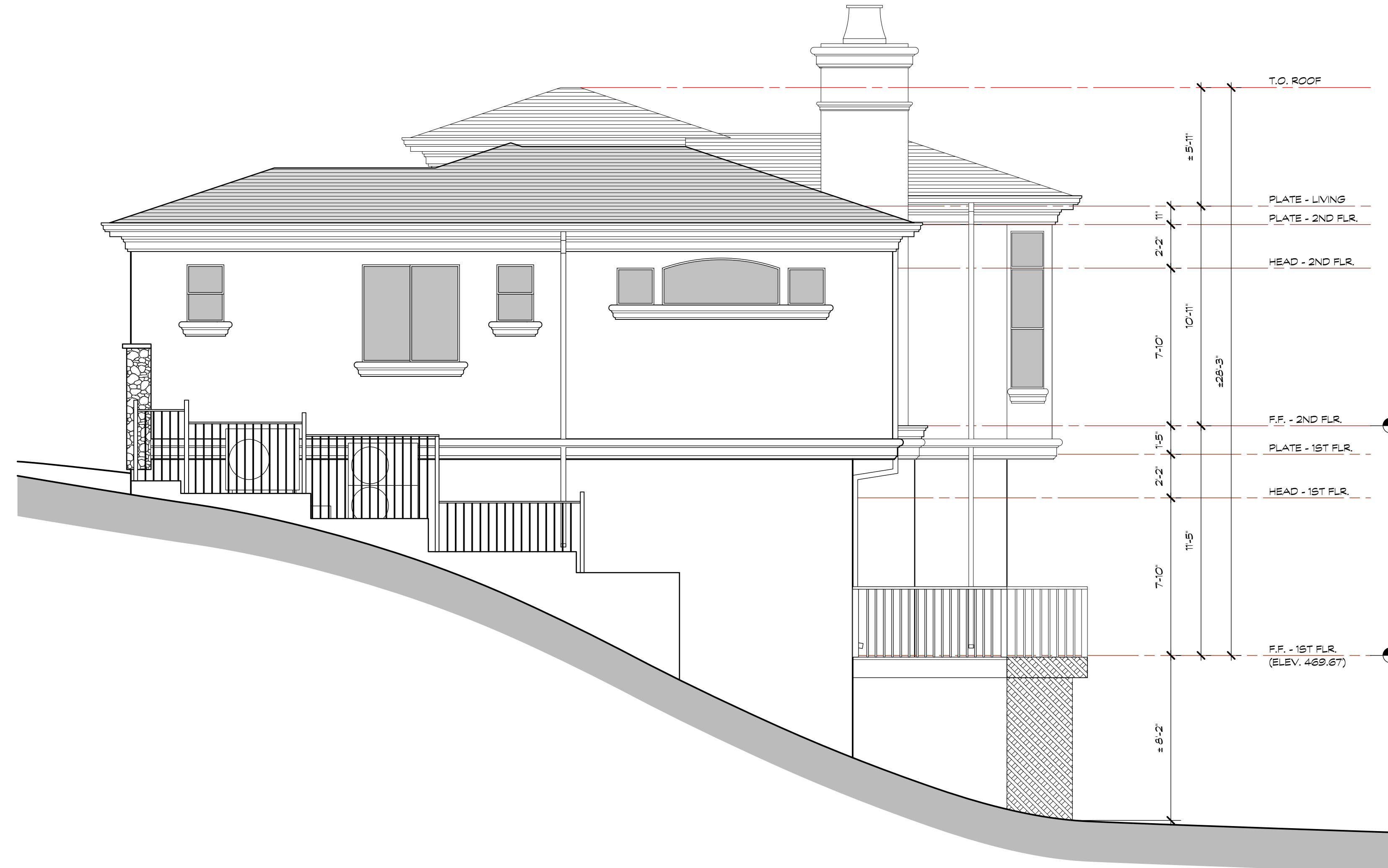
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EXISTING FRONT (EAST) EXTERIOR ELEVATION

1/4" 1

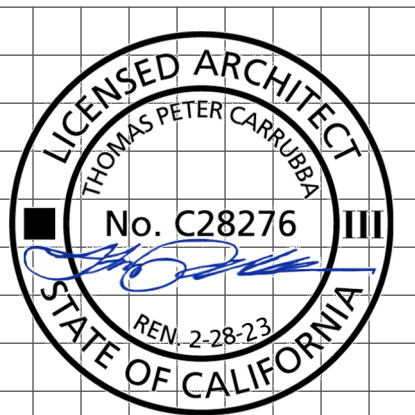


EXISTING SIDE (NORTH) EXTERIOR ELEVATION

1/4" 2

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A FEASIBILITY STUDY FOR
EWAYS FAMILY
5790 ARBORETUM DRIVE
LOS ALTOS, CA 94024



revision	date
1	12/16/22

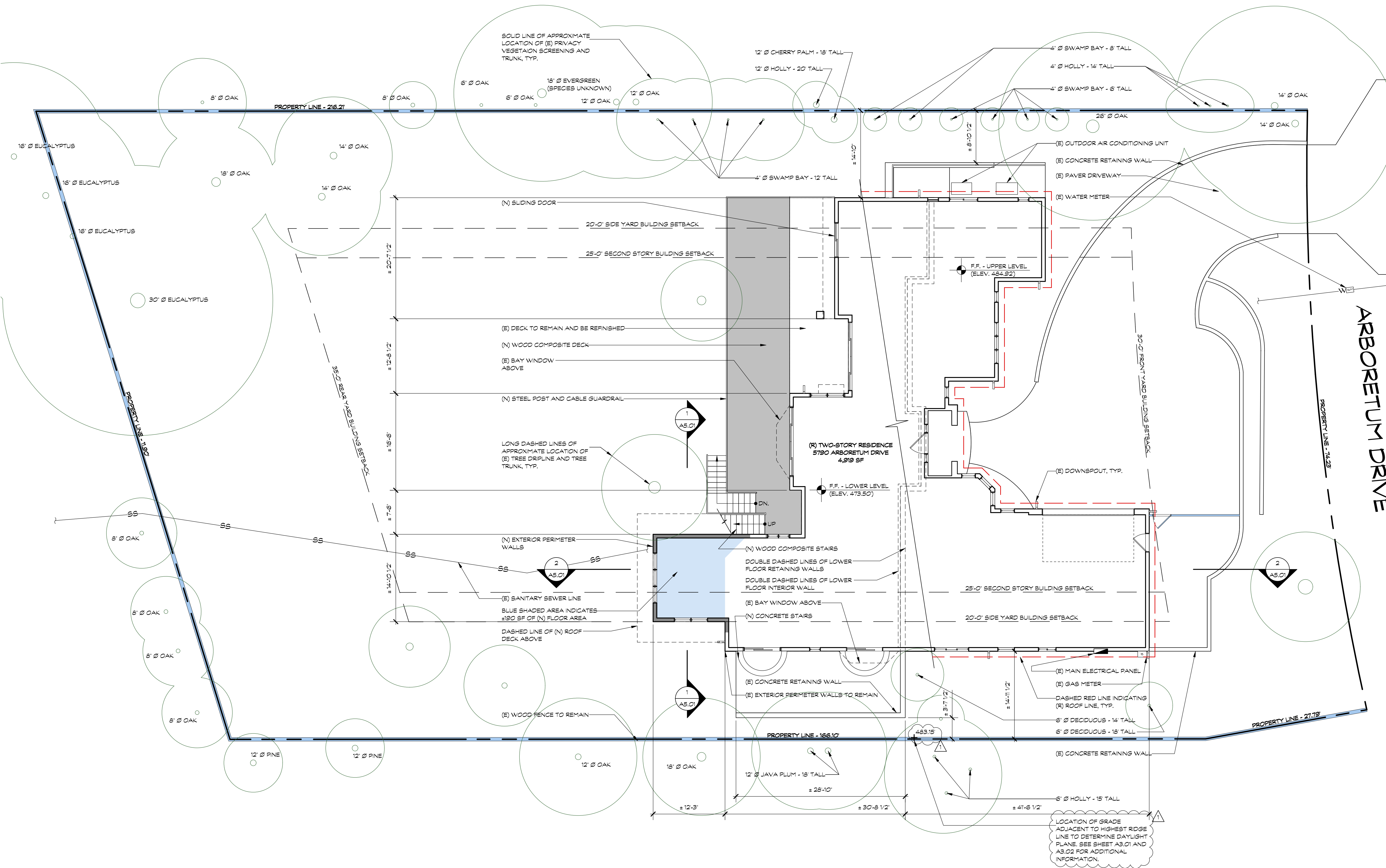
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EXISTING EXTERIOR ELEVATIONS
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date 12.20.22
job no. 22101
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P.D. 12.20.22

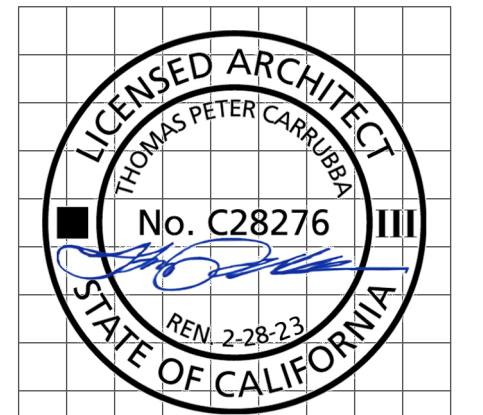
EC6

FILE: 22101_DRR1_EC_elevs.sectrs.v2022



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A REMODEL/ADDITION FOR:
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revision	date
1	12/16/22

sheet title
PROPOSED SITE PLAN

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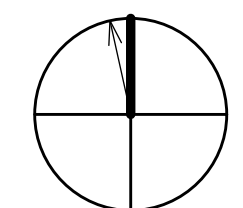
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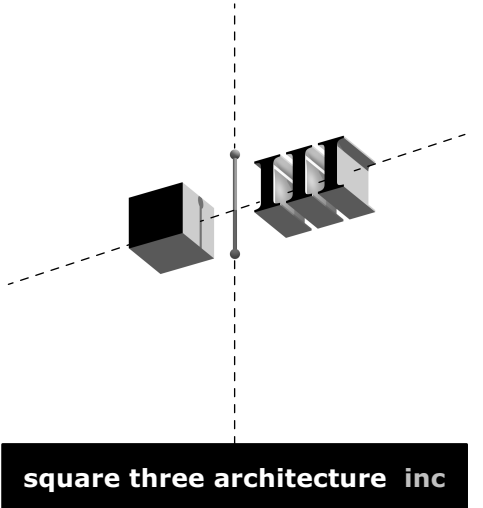
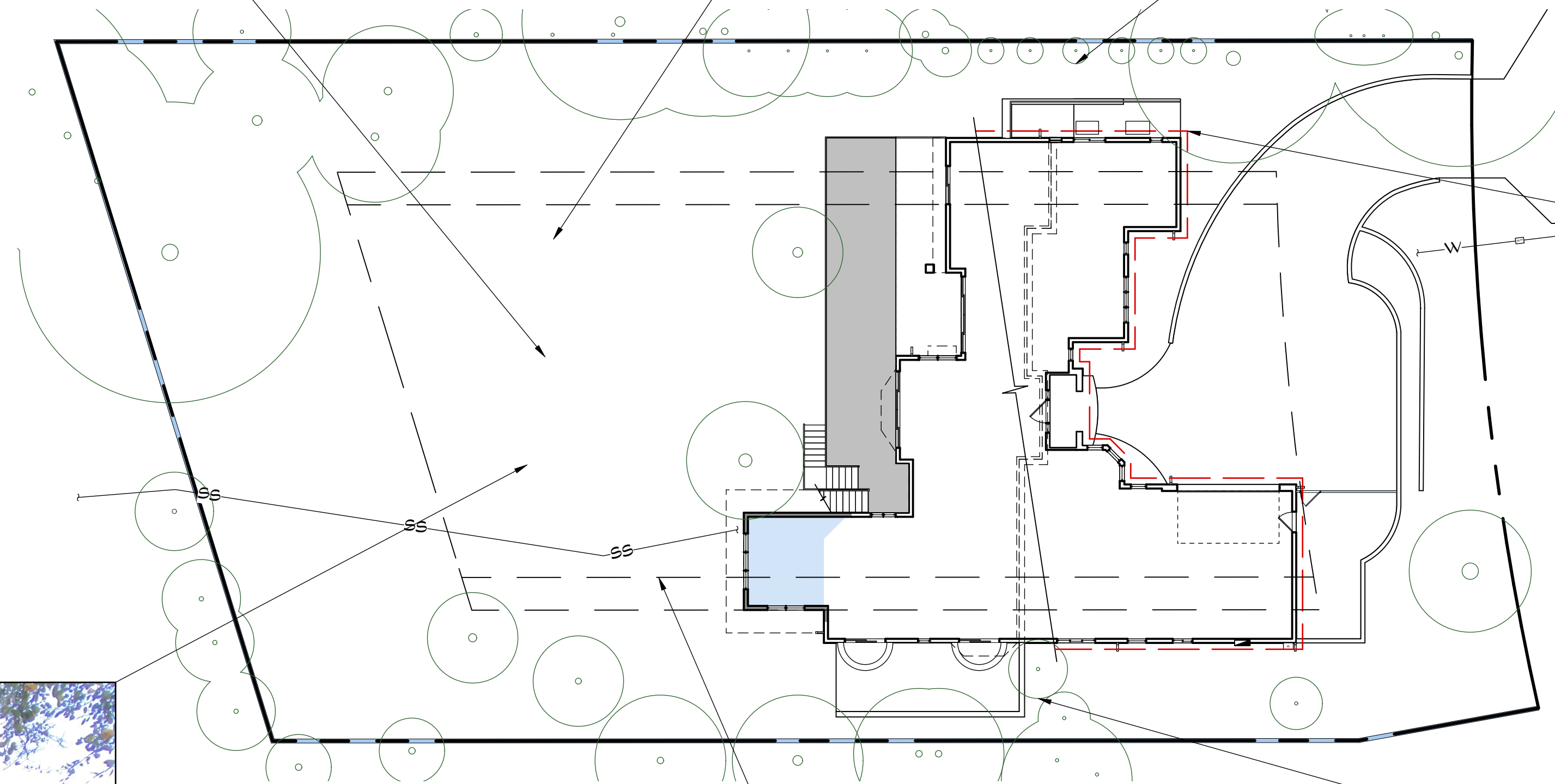
P.D. 12.20.22

A1.01

FILE: 22101_DRR_sht_plans.v2022

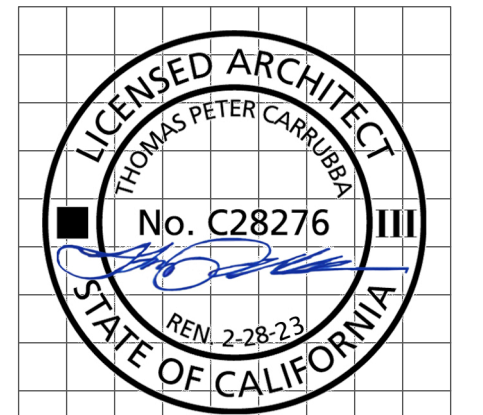
'X' INDICATES TREES THAT WERE REMOVED AFTER CIVIL SURVEY BUT PRIOR TO THE CURRENT OWNERS PURCHASING THE PROPERTY. TREES WERE REMOVED PRIOR TO PROPERTY BEING ANNEXED INTO LOS ALTOS WHEN PROPERTY WAS STILL UNDER SANTA CLARA COUNTY JURISDICTION.





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revision	date
1	12/16/22

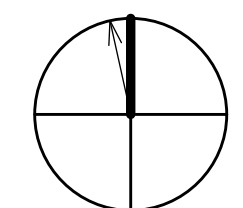
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PRIVACY SCREENING PHOTOS
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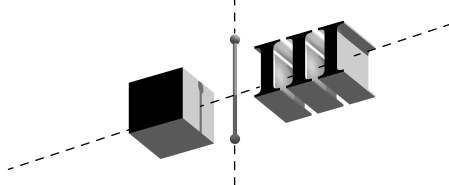
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X INDICATES TREES THAT WERE
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TO THE CURRENT OWNERS PURCHASING
THE PROPERTY. TREES WERE REMOVED
PRIOR TO PROPERTY BEING ANNEXED
INTO LOS ALTOS WHEN PROPERTY WAS
STILL UNDER SANTA CLARA COUNTY
JURISDICTION.



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A1.02

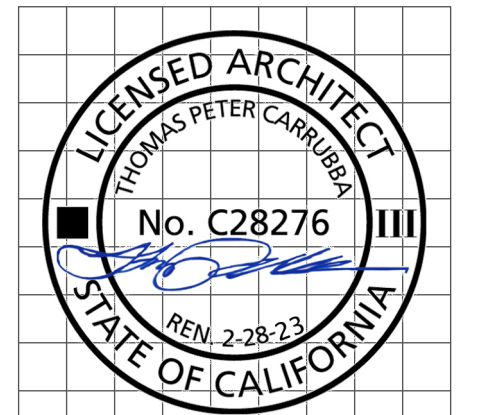
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revision	date
1	12/16/22

sheet title
PROPOSED LOWER FLOOR PLAN

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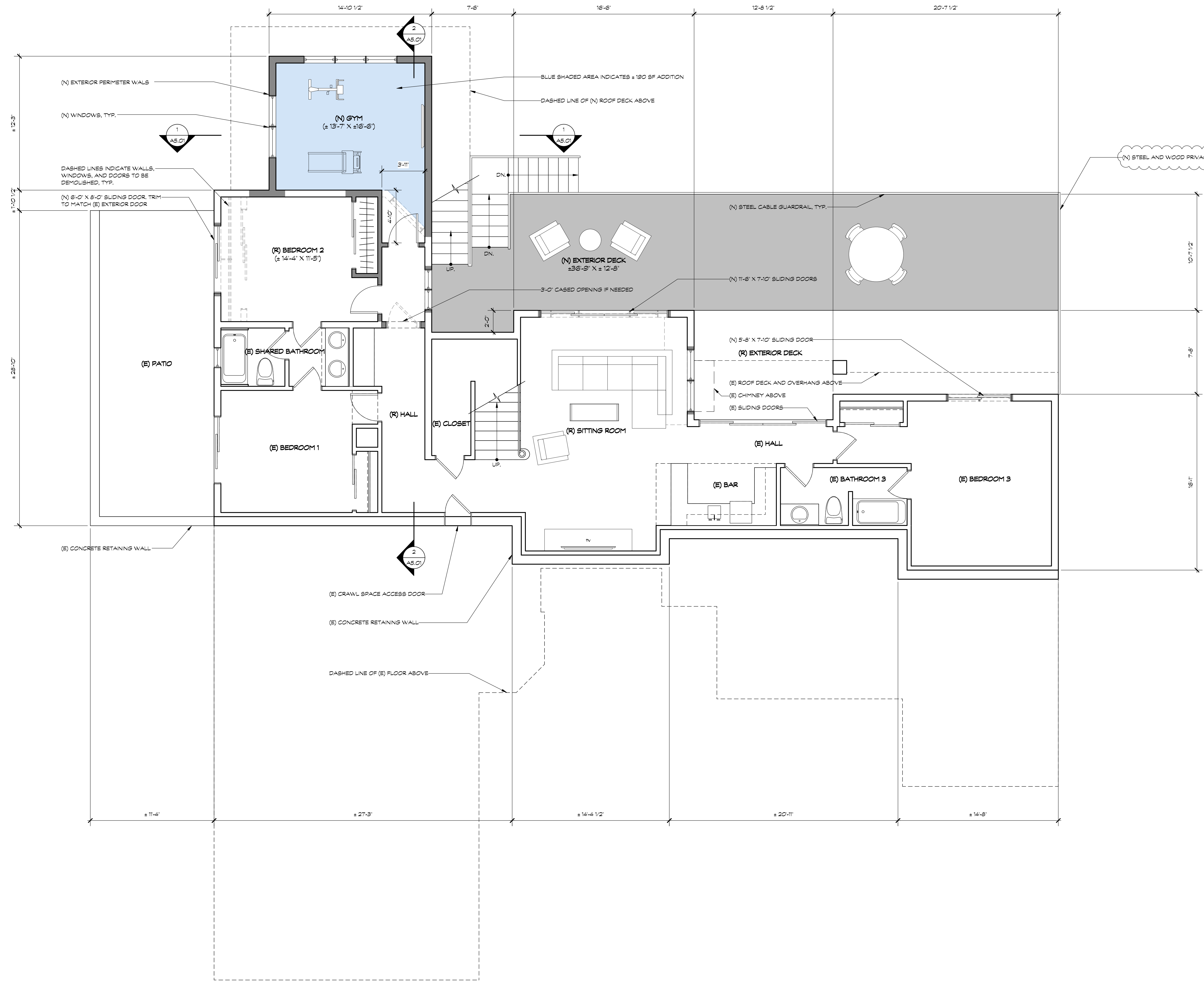
job no. 22101

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A2.01

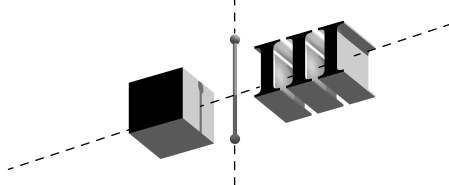
FILE: 22101_DRRI_sht_plans.v2022



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PROPOSED LOWER FLOOR PLAN

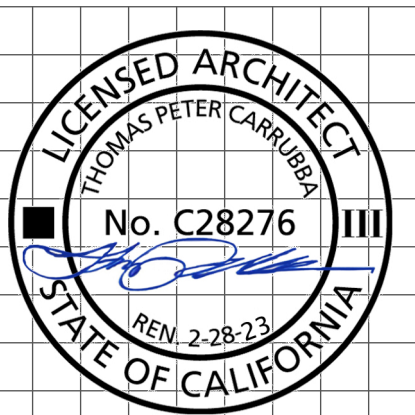
1/4" 1



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revision	date
1	12/16/22

revision	date
1	12/16/22

sheet title
PROPOSED UPPER FLOOR PLAN

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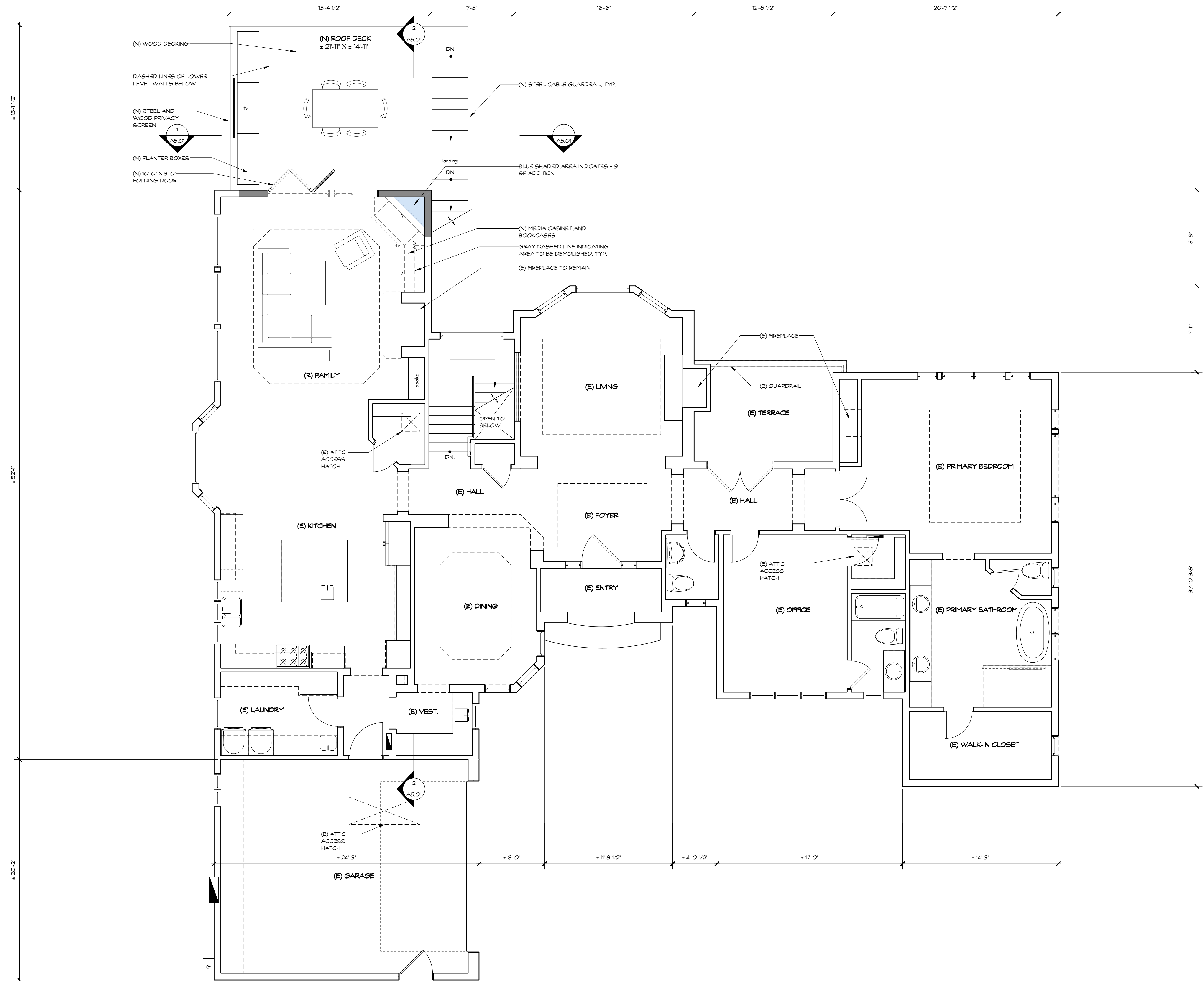
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A2.02

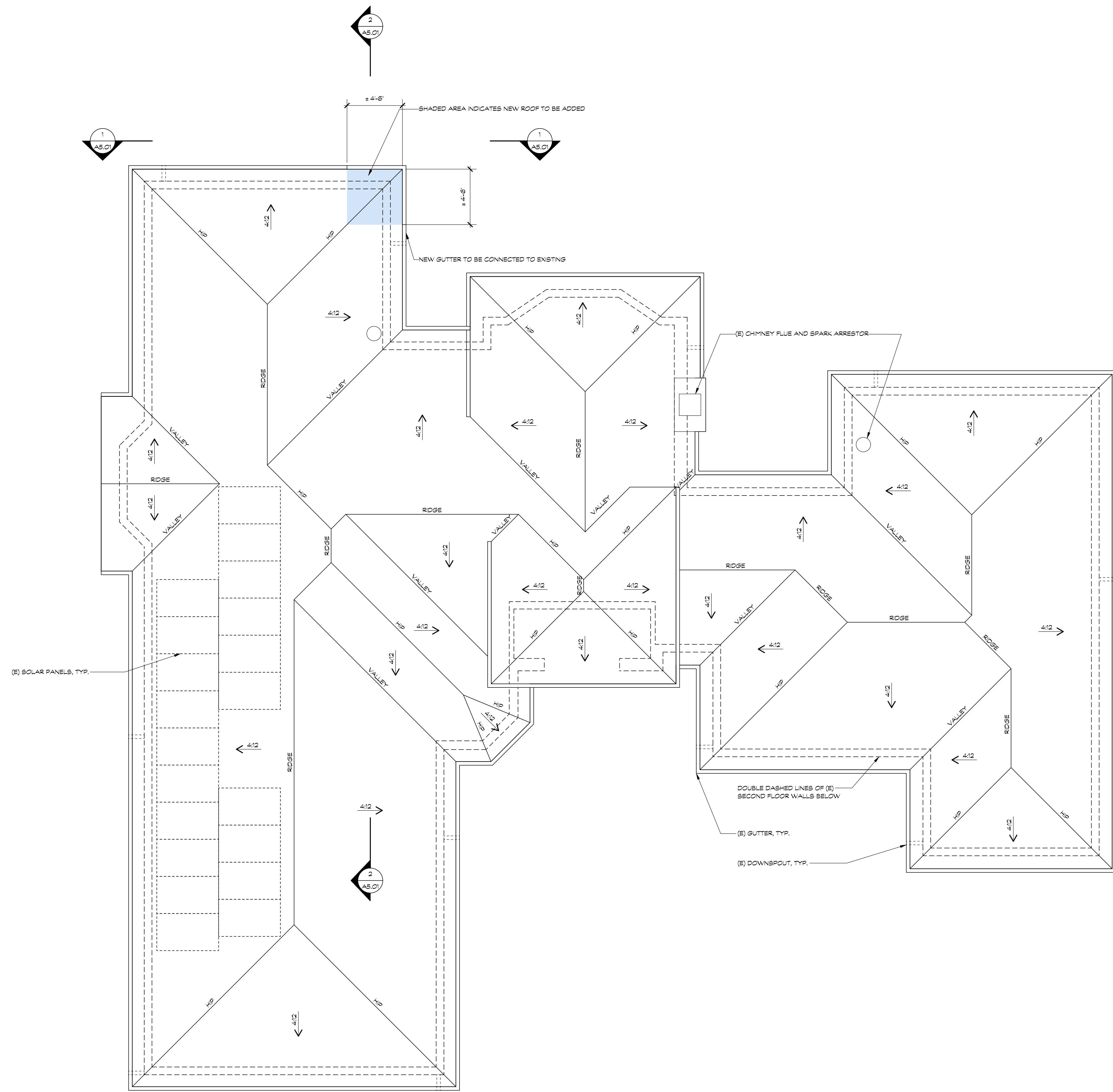
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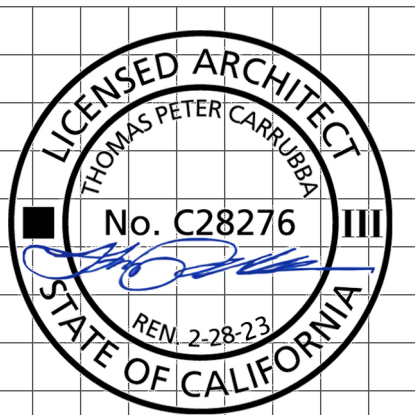
PROPOSED UPPER FLOOR PLAN

1/4" 1



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revision	date
1	12/16/22

revision: 1, date: 12/16/22

sheet title: PROPOSED ROOF PLAN

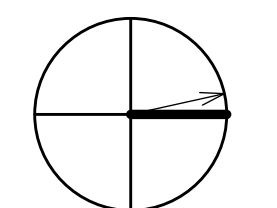
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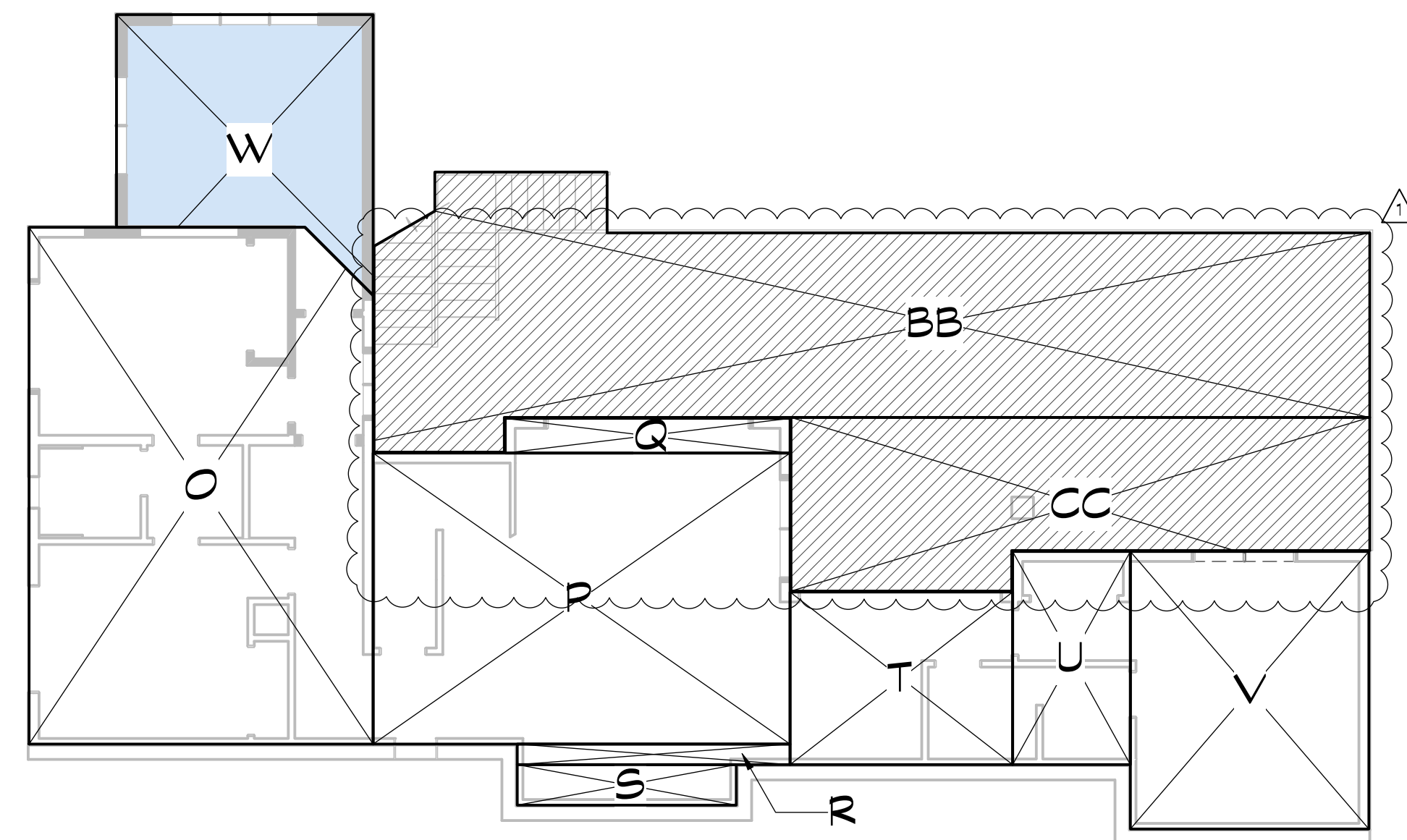
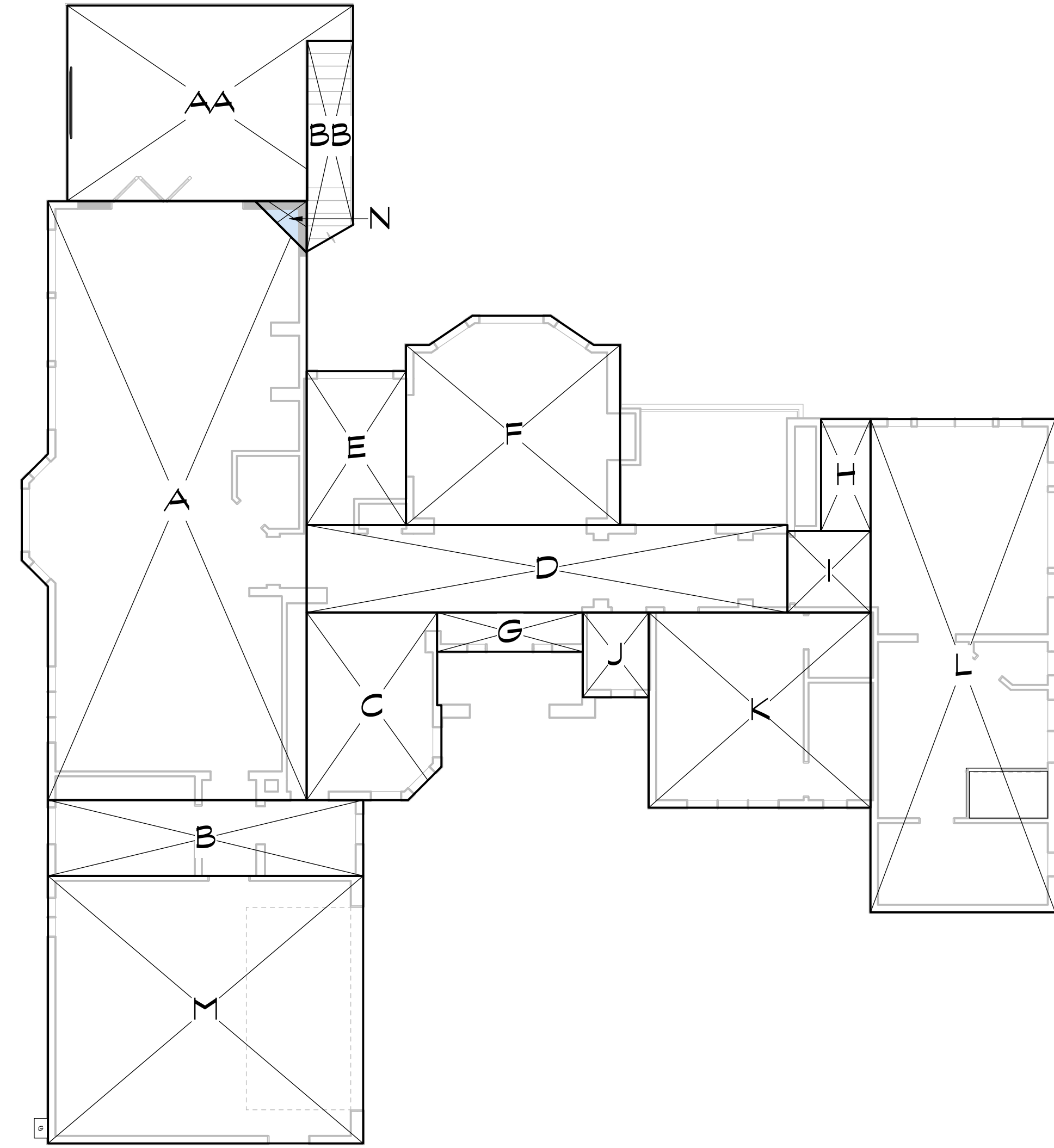
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A2.03

FILE: 22101_DRR_ghr_plans.v2022

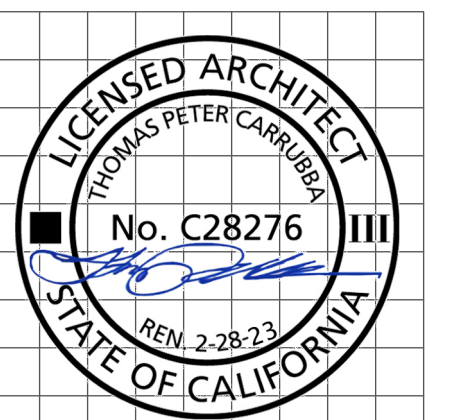




UPPER FLOOR AREA		
SECTION	DIMENSION	AREA
A	± 21'-10" x ± 45'-10"	916.7 SF
B	24'-2" x 5'-10"	140 SF
C	± 10'-4" x ± 14'-5"	142.6 SF
D	36'-10" x 6'-8"	246.4 SF
E	7'-7" x 11'-9"	89.6 SF
F	± 16'-5" x ± 16'-0"	246.8 SF
G	11'-2" x 3'-0"	33.5 SF
H	3'-9" x 8'-7"	32.5 SF
I	6'-4" x 6'-3"	39.7 SF
J	5'-0" x 6'-6"	32.7 SF
K	17'-0" x 14'-11"	253.9 SF
L	14'-2" x 13'-9"	534.2 SF
M	24'-2" x 20'-6"	494.3 SF
TOTAL EXISTING UPPER FLOOR AREA = 2,708.6 SF		
GARAGE FLOOR AREA (M) = 494.3 SF		
LOWER FLOOR AREA		
SECTION	DIMENSION	AREA
O	19'-10" x 29'-9"	581.6 SF
P	24'-0" x 16'-9"	402.1 SF
Q	16'-5" x 2'-0"	32.8 SF
R	15'-8" x 1'-2"	18.6 SF
S	12'-7" x 2'-4"	29.4 SF
T	12'-10" x 9'-11"	127.3 SF
U	6'-9" x 12'-3"	83.2 SF
V	13'-9" x 15'-12"	219.4 SF
TOTAL EXISTING LOWER FLOOR AREA = 1,494.5 SF		
PROPOSED FLOOR AREA		
SECTION	DIMENSION	AREA
N	± 3'-11" x ± 3'-11"	7.7 SF
W	± 14'-9" x ± 16'-2"	188.6 SF
PROPOSED FLOOR AREA (N+W) = 196.3 SF		
TOTAL FLOOR AREA = 4,893.7 SF		
DECK FLOOR AREA*		
AA	± 21'-11" x ± 14'-11"	284 SF
BB	± 57'-4" x ± 12'-8"	713 SF
CC	± 33'-4" x ± 10'-0"	285.1 SF
TOTAL DECK AREA (O+Y+Z) = 1,282.1 SF		
*HATCHED AREA INDICATING AREA COUNTED FOR SITE COVERAGE. SEE PROJECT TABULATION 4/AO.01 FOR ADDITIONAL INFO		

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1 R. COMMENTS 12/16/22

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FLOOR AREA COVERAGE AND CALCULATION DIAGRAM

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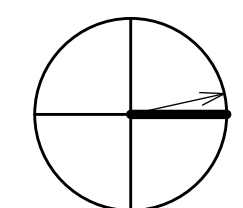
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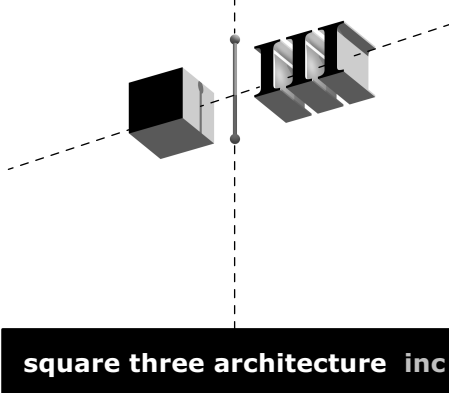
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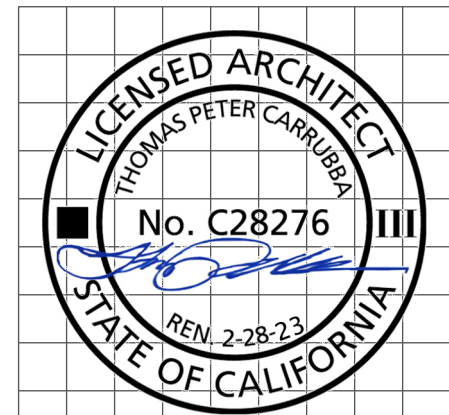
FILE: 22101_DRRL_sht_plans_v2022





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revision	date
1	12/16/22

sheet title
PROPOSED EXTERIOR ELEVATIONS

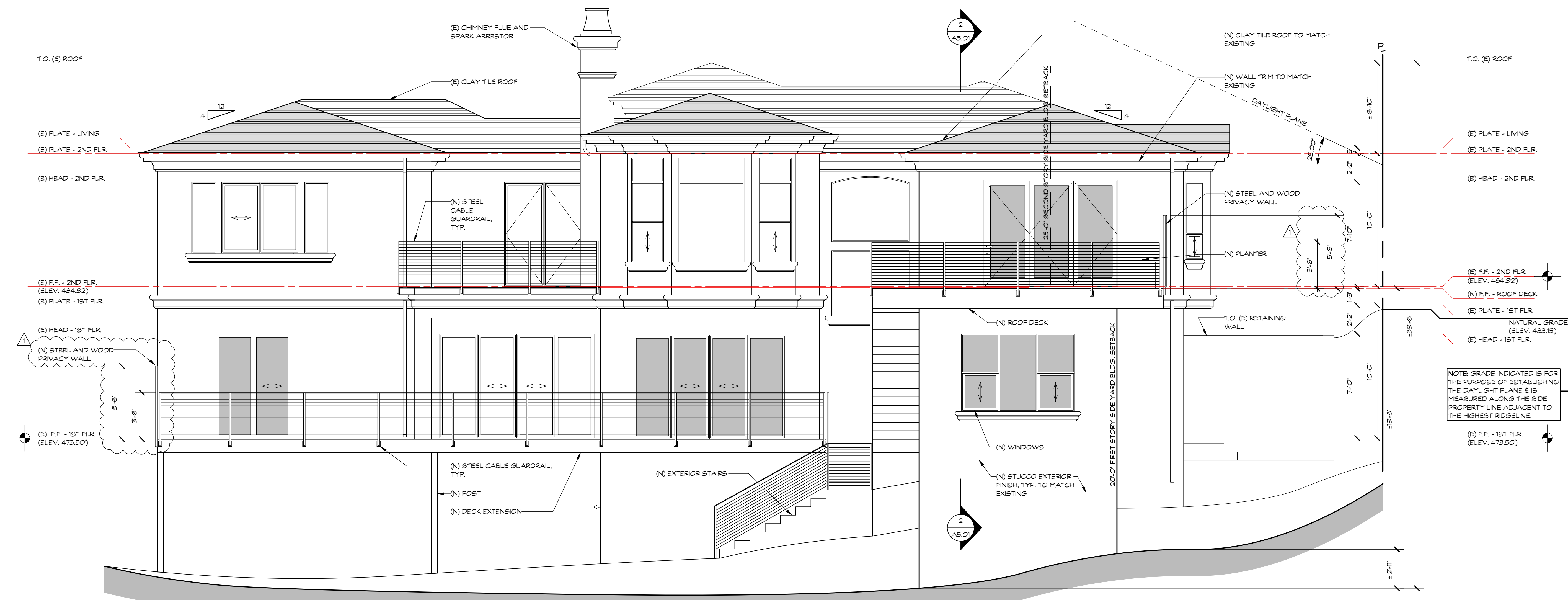
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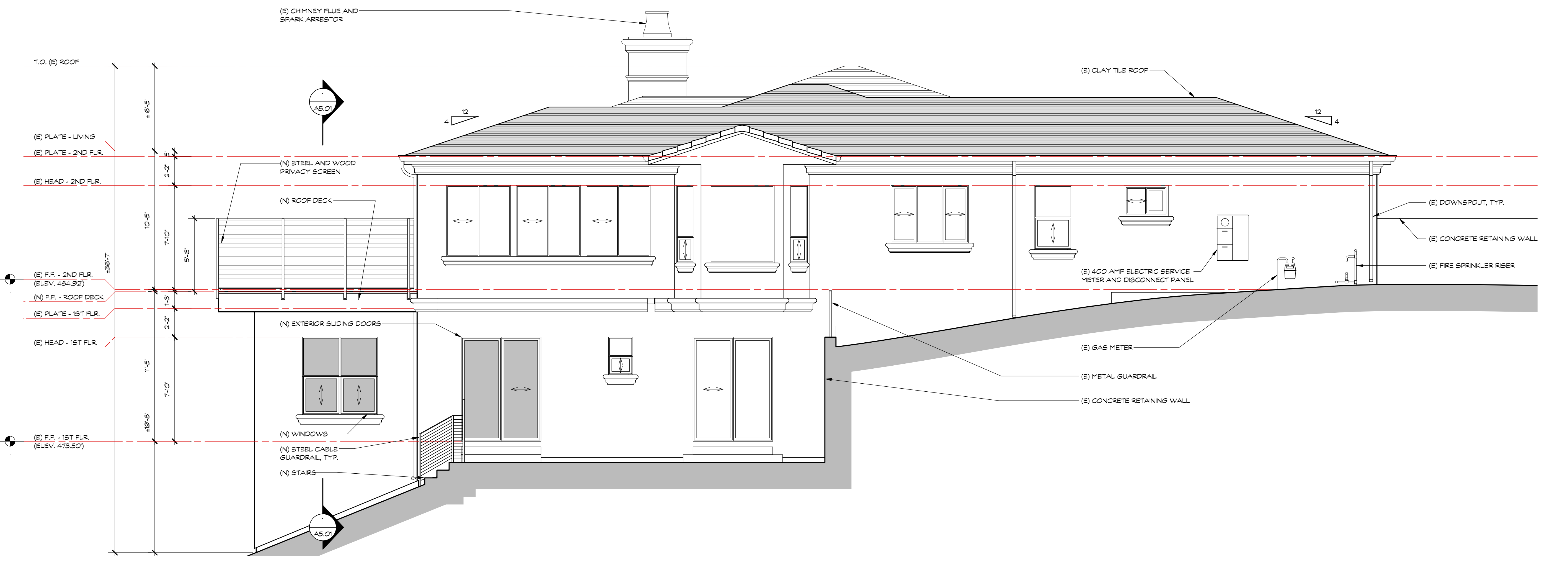
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A3.01

FILE: 22101_DRR1_elevs.sectrs.v2022



PROPOSED REAR (WEST) EXTERIOR ELEVATION 1/4" 1



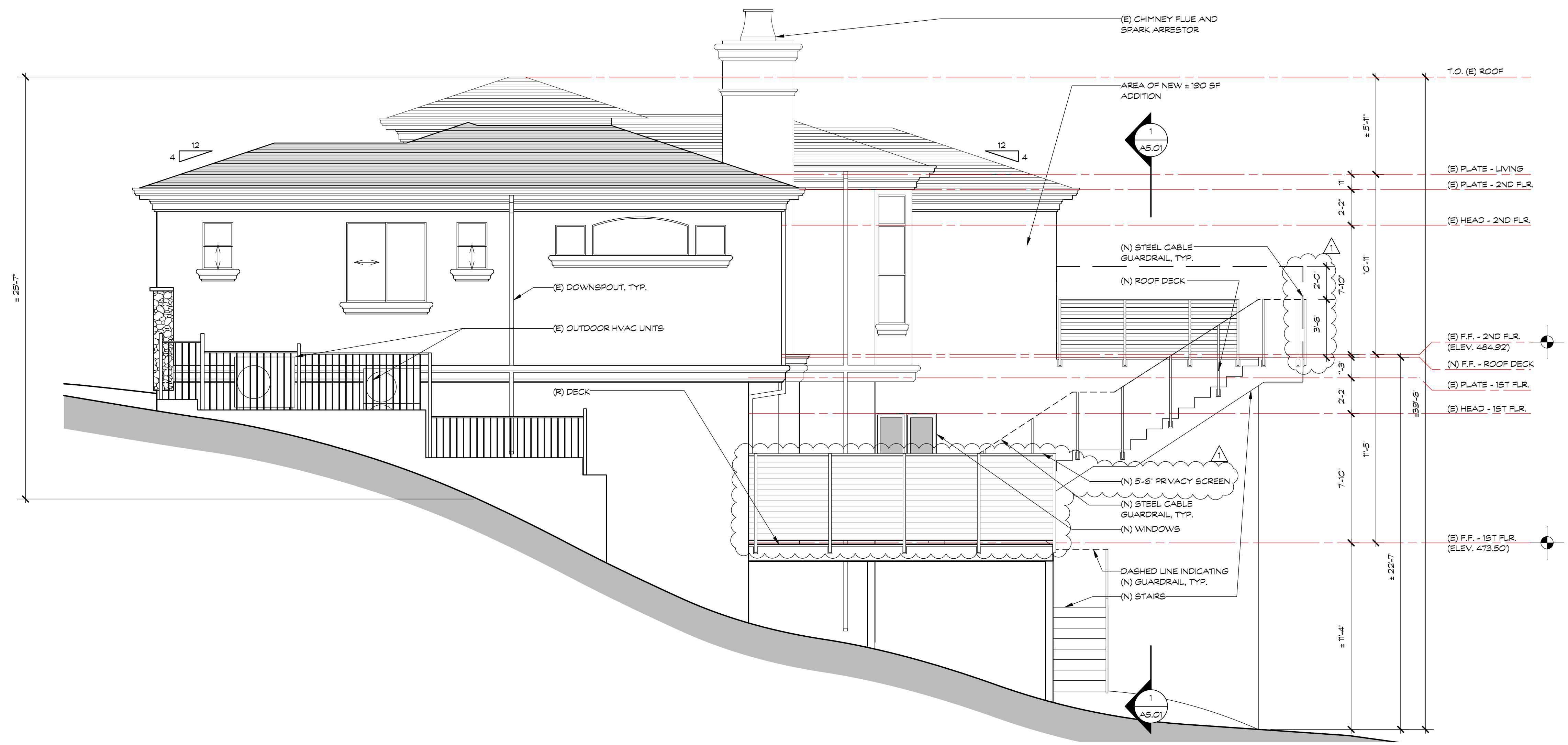
PROPOSED SIDE (SOUTH) EXTERIOR ELEVATION 1/4" 2

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PROPOSED FRONT (EAST) EXTERIOR ELEVATION - NO NEW WORK PROPOSED

1/4" 1

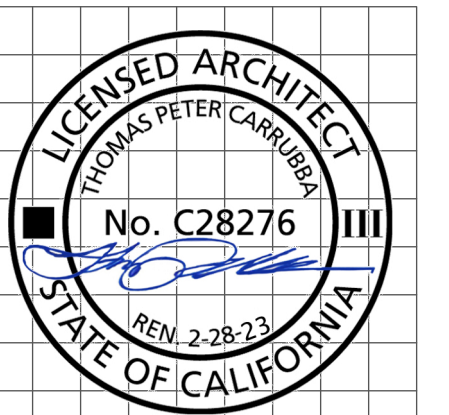


PROPOSED SIDE (NORTH) EXTERIOR ELEVATION

1/4" 2

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PROPOSED EXTERIOR ELEVATIONS
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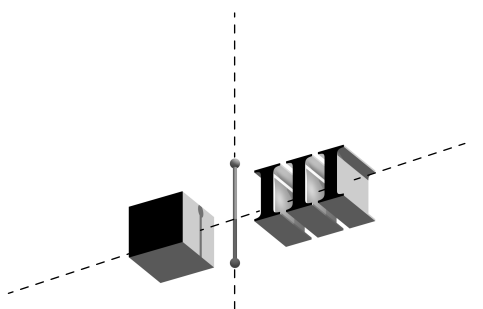
A3.02



EXISTING VIEW TO WEST FROM EXISTING LOWER FLOOR DECK (SAME VANTAGE POINT AS NEW DECK AREA) 1/4" 1



EXISTING VIEW TO SOUTH WEST FROM UPPER FLOOR WINDOW (SAME VANTAGE POINT AS NEW ROOF DECK) 1/4" 2

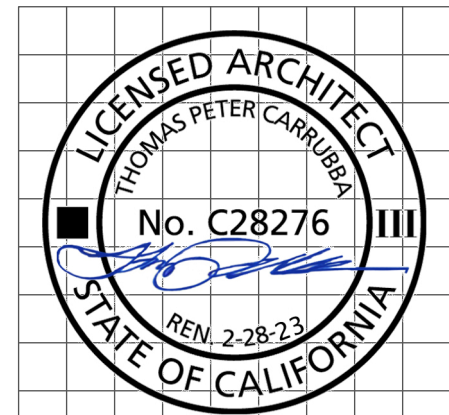


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EXISTING EXTERIOR VIEWS

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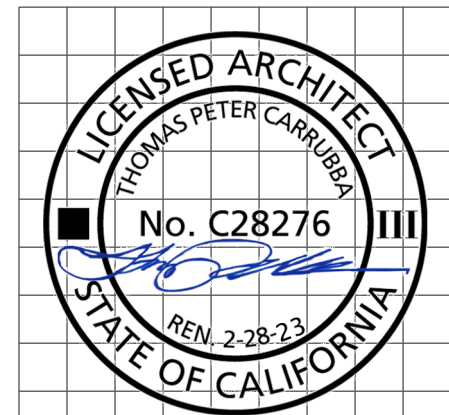
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A3.03

FILE: 22101_DRR1_elevs.sectrs.v2022

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1 R. COMMENTS	12/16/22

sheet title

BUILDING SECTIONS

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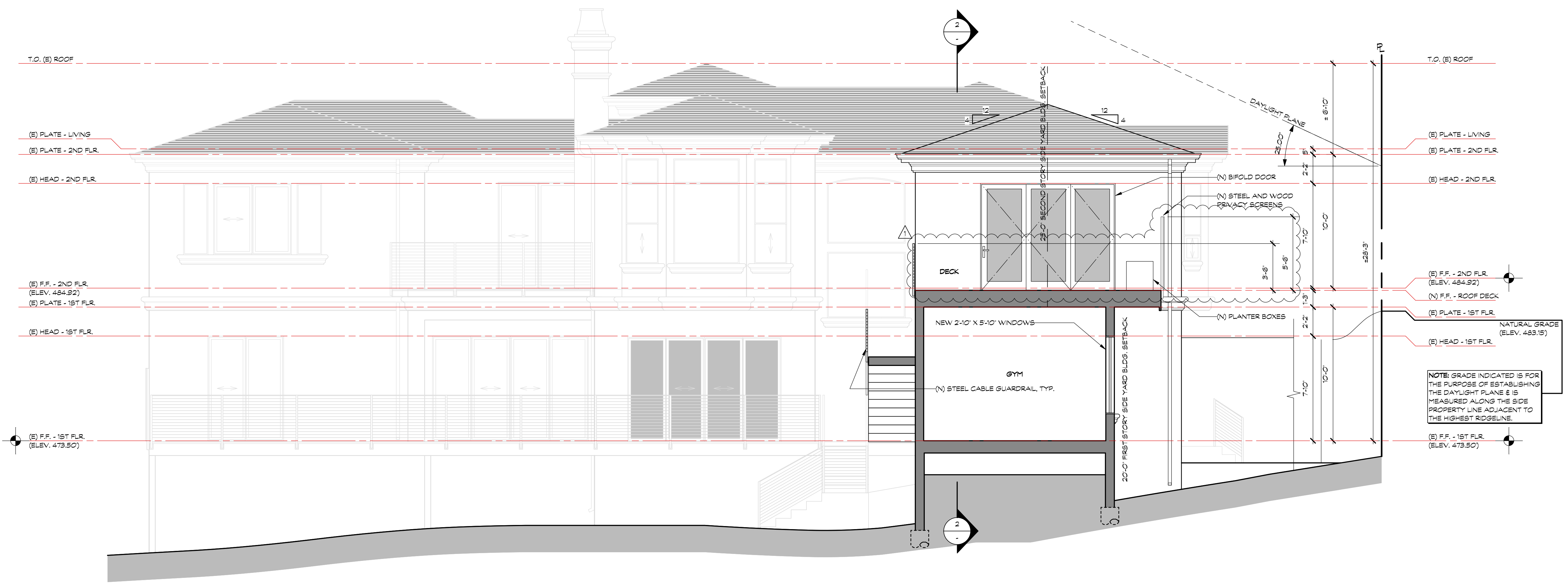
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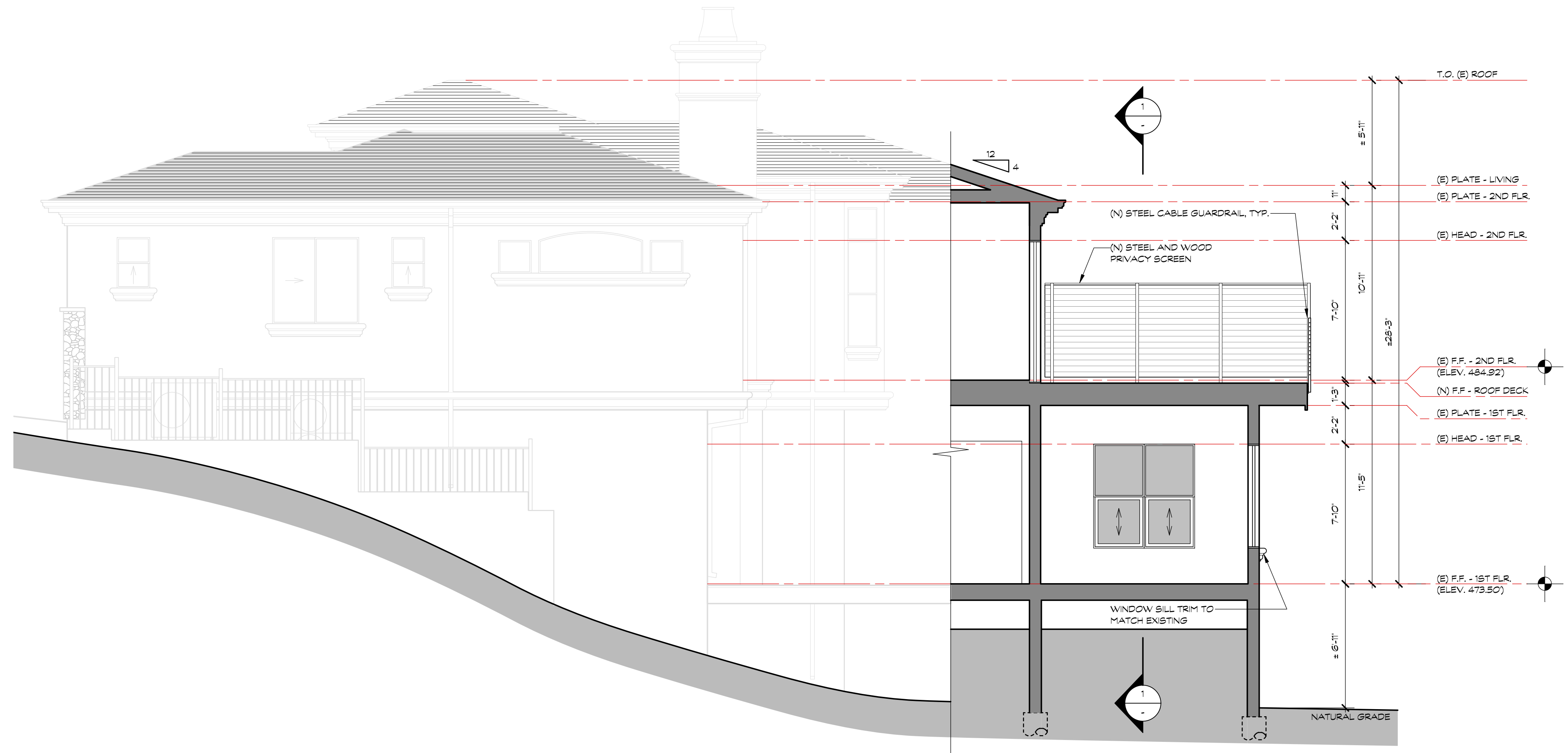
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A5.01



PROPOSED REAR (WEST) SECTION 1/4" 1



PROPOSED SIDE (SOUTH) SECTION 1/4" 2

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