

## **SCOPE OF WORK**

**LOT SIZE AND DRIVEWAY:** VACANT LOT IS APPROXIMATELY 13,209 SQUARE FEET, WITH 2,480 SQUARE FEET DESIGNATED FOR THE PROPOSED DRIVEWAY TO ACCOMMODATE ENTRANCES FOR BOTH PROPERTIES.

**MAIN STRUCTURE:** THE MAIN STRUCTURE WILL BE A TWO-FLOOR SINGLE-FAMILY RESIDENCE. THE FIRST FLOOR WILL HAVE 1,722 SQUARE FEET OF LIVING SPACE AND A GARAGE TOTALING 901 SQUARE FEET. THE SECOND FLOOR WILL HAVE THREE BEDROOMS AND THREE FULL BATHROOMS, INCLUDING A MASTER BEDROOM SUITE. LIVING SPACE ON THE SECOND FLOOR WILL BE 1,518 SQUARE FEET. THE TOTAL FLOOR AREA RATIO (FAR) WILL BE 3,240 SQUARE FEET,

**BASEMENT AND JADU:** THE MAIN STRUCTURE WILL HAVE A BASEMENT BELOW GRADE AND AN ATTACHED JUNIOR ACCESSORY DWELLING UNIT (JADU) OF 500 SQUARE FEET (NOT PART OF THIS APPLICATION), WITH WINDOWS MEETING ALL REQUIREMENTS FROM THE RESIDENTIAL BUILDING CODE (RBC). THE BASEMENT WILL ALSO INCLUDE A CELLAR OF 1,200 SQUARE FEET FOR WINE, DRY FOOD, AND GENERAL STORAGE.

**DETACHED ADU:** UNDER A SEPARATE PERMIT NOT INCLUDED IN THIS SUBMITTAL, A DETACHED ACCESSORY DWELLING UNIT (ADU) WILL BE PROPOSED. THE ADU WILL MEET THE TOWN CODE AND WILL HAVE A TOTAL AREA OF 900 SQUARE FEET.

**TREE PRESERVATION AND REPLACEMENT:** SIX TREES IDENTIFIED IN THE ARBORIST REPORT WILL BE REPLACED, AND THE OWNER WILL FOLLOW REPLACEMENT REQUIREMENTS MANDATED BY CITY ORDINANCES.

OVERALL, THE SCOPE OF WORK INCLUDES (UNDER SEPERATE PERMIT), GRADING, CONSTRUCTION OF A SINGLE-FAMILY RESIDENCE WITH A BASEMENT AND JADU, PRESERVATION AND REPLACEMENT OF TREES

THE PROJECT MEETS' SETBACKS, LOT COVERAGE, HEIGHT, PARKING AND IS LESS THAN THE MAXIMUM ALLOWABLE FAR AND SQUARE FOOTAGE ALLOWED BY TOWN CODE FOR A R1:8 ZONED PARCEL.

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