

OWNERS
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AREA SUMMARY

SITE	6380 SF
NET SITE AREA	3234/485 SF
CORNER LOT	
GARAGE ALLOWED	485 SF
CORNER LOT	
PROPOSED GARAGE	518 SF
ADU	603 SF

FIRE SPRINKLER REQUIRED: AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM SHALL BE INSTALLED IN ONE- AND TWO-FAMILY DWELLINGS AS FOLLOWS: 1) IN ALL NEW ONE- AND TWO-FAMILY DWELLINGS AND IN EXISTING ONE- AND TWO-FAMILY DWELLINGS WHEN ADDITIONS ARE MADE THAT INCREASE THE BUILDING AREA TO MORE THAN 3,600 SF WHETHER BY INCREASING THE AREA OF THE PRIMARY RESIDENCE OR BY CREATION OF AN ATTACHED ACCESSORY DWELLING UNIT. 2) IN ALL NEW BASEMENTS AND IN EXISTING BASEMENTS THAT ARE EXPANDED BY MORE THAN 50%. 3) IN ALL ATTACHED ADUS, ADDITIONS OR ALTERATIONS TO AN EXISTING ONE- AND TWO-FAMILY DWELLING THAT HAVE AN EXISTING FIRE SPRINKLER SYSTEM. EXCEPTIONS: 1) ONE OR MORE ADDITIONS MADE TO A BUILDING AFTER JANUARY 1, 2011 THAT DOES NOT TOTAL MORE THAN 1,000 SQUARE FEET OF BUILDING AREA AND MEETS ALL ACCESS AND WATER SUPPLY REQUIREMENTS OF CHAPTER 5 AND APPENDIX B AND C OF THE 2013 CALIFORNIA FIRE CODE. 2) DETACHED ACCESSORY DWELLING UNITS, PROVIDED THAT ALL OF THE FOLLOWING ARE MET: A) THE UNIT MEETS THE DEFINITION OF AN ACCESSORY DWELLING UNIT AS DEFINED IN THE GOVERNMENT CODE SECTION 65852.2. B) THE EXISTING PRIMARY RESIDENCE DOES NOT HAVE AUTOMATIC FIRE SPRINKLERS. C) THE DETACHED ADU DOES NOT EXCEED 1,200 SQUARE FEET IN SIZE. D) THE UNIT IS ON THE SAME LOT AS THE PRIMARY RESIDENCE. E) THE UNIT MEETS ALL ACCESS AND WATER SUPPLY REQUIREMENTS OF CHAPTER 5 AND APPENDIX B AND C OF THE 2013 CALIFORNIA FIRE CODE. PRIMARY RESIDENCE WILL HAVE AN AUTOMATIC SPRINKLER SYSTEM.

ADDRESS IDENTIFICATION: NEW AND EXISTING BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. WHERE REQUIRED BY THE FIRE CODE OFFICIAL, ADDRESS NUMBERS SHALL BE PROVIDED IN ADDITIONAL APPROVED LOCATIONS TO FACILITATE EMERGENCY RESPONSE. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL BE A MINIMUM OF 4 INCHES (101.6 MM) HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH (12.7 MM). WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. ADDRESS NUMBERS SHALL BE MAINTAINED. CFC SEC. 505.1. ACCESS FOR THE ADU IS OFF OF MILES AVE. APPLY FOR AN ADDRESS CHANGE TO MILES AVE FOR THE ADU.

WATER SUPPLY REQUIREMENTS: POTABLE WATER SUPPLIES SHALL BE PROTECTED FROM CONTAMINATION CAUSED BY FIRE PROTECTION WATER SUPPLIES. IT IS THE RESPONSIBILITY OF THE APPLICANT AND ANY CONTRACTORS AND SUBCONTRACTORS TO CONTACT THE WATER PURVEYOR SUPPLYING THE SITE OF SUCH PROJECT, AND TO COMPLY WITH THE REQUIREMENTS OF THAT PURVEYOR. SUCH REQUIREMENTS SHALL BE INCORPORATED INTO THE DESIGN OF ANY WATER-BASED FIRE PROTECTION SYSTEMS, AND/OR FIRE SUPPRESSION WATER SUPPLY SYSTEMS OR STORAGE CONTAINERS THAT MAY BE PHYSICALLY CONNECTED IN ANY MANNER TO AN APPLIANCE CAPABLE OF CAUSING CONTAMINATION OF THE POTABLE WATER SUPPLY OF THE PURVEYOR OF RECORD. FINAL APPROVAL OF THE SYSTEM(S) UNDER CONSIDERATION WILL NOT BE GRANTED BY THIS OFFICE UNTIL COMPLIANCE WITH THE REQUIREMENTS OF THE WATER PURVEYOR OF RECORD ARE DOCUMENTED BY THAT PURVEYOR AS HAVING BEEN MET BY THE APPLICANT(S). 2019 CFC SEC. 903.3.5 AND HEALTH AND SAFETY CODE 13114.1.

CONSTRUCTION SITE FIRE SAFETY: ALL CONSTRUCTION SITES MUST COMPLY WITH APPLICABLE PROVISIONS OF THE CFC CHAPTER 33 AND OUR STANDARD DETAIL AND SPECIFICATION SI-1.

11.30.22
1.4.22
7.12.22

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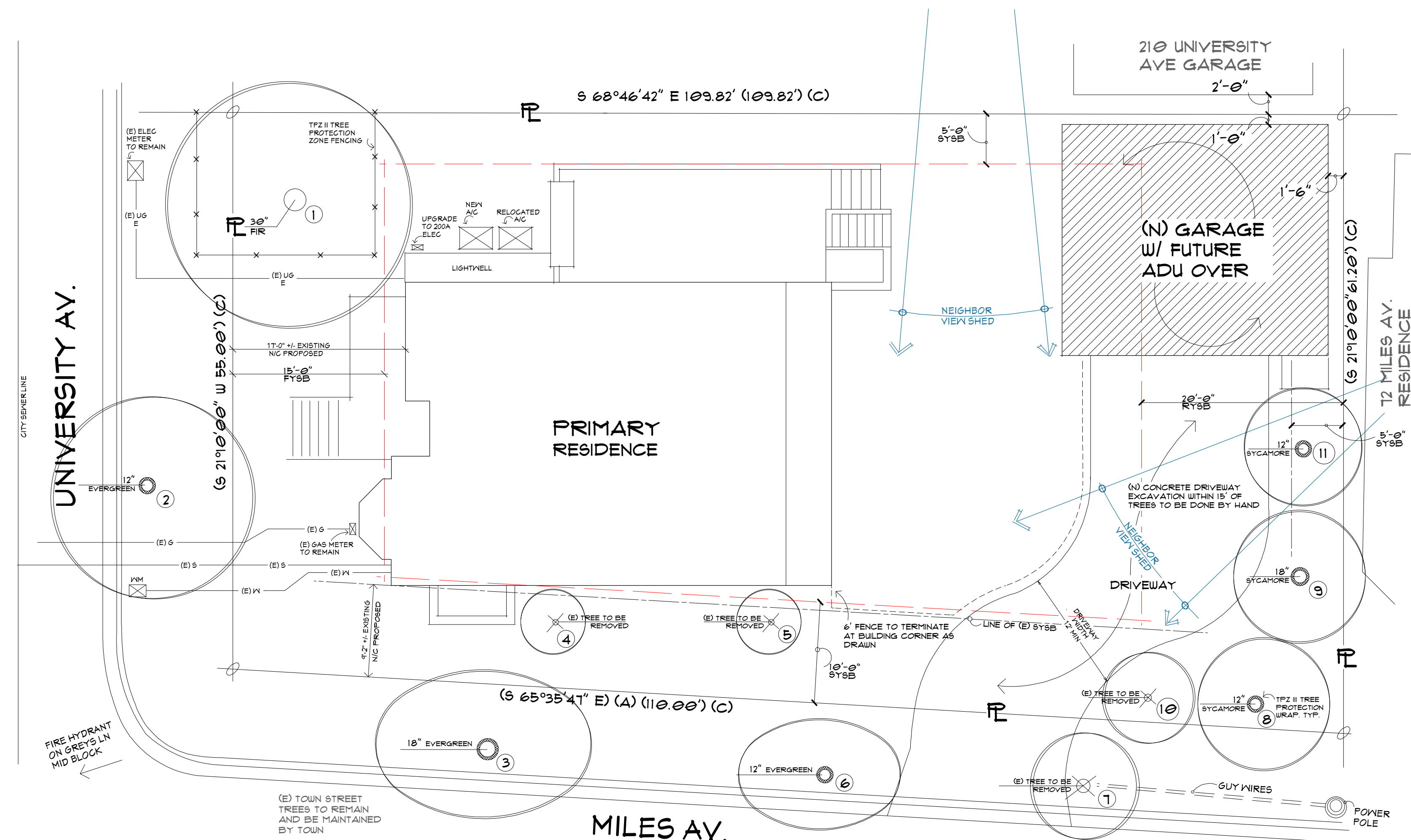
STREETWEY APP

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RELIM	☒
LAN CK	☐
RICING SET	☐
ONST. SET	☐

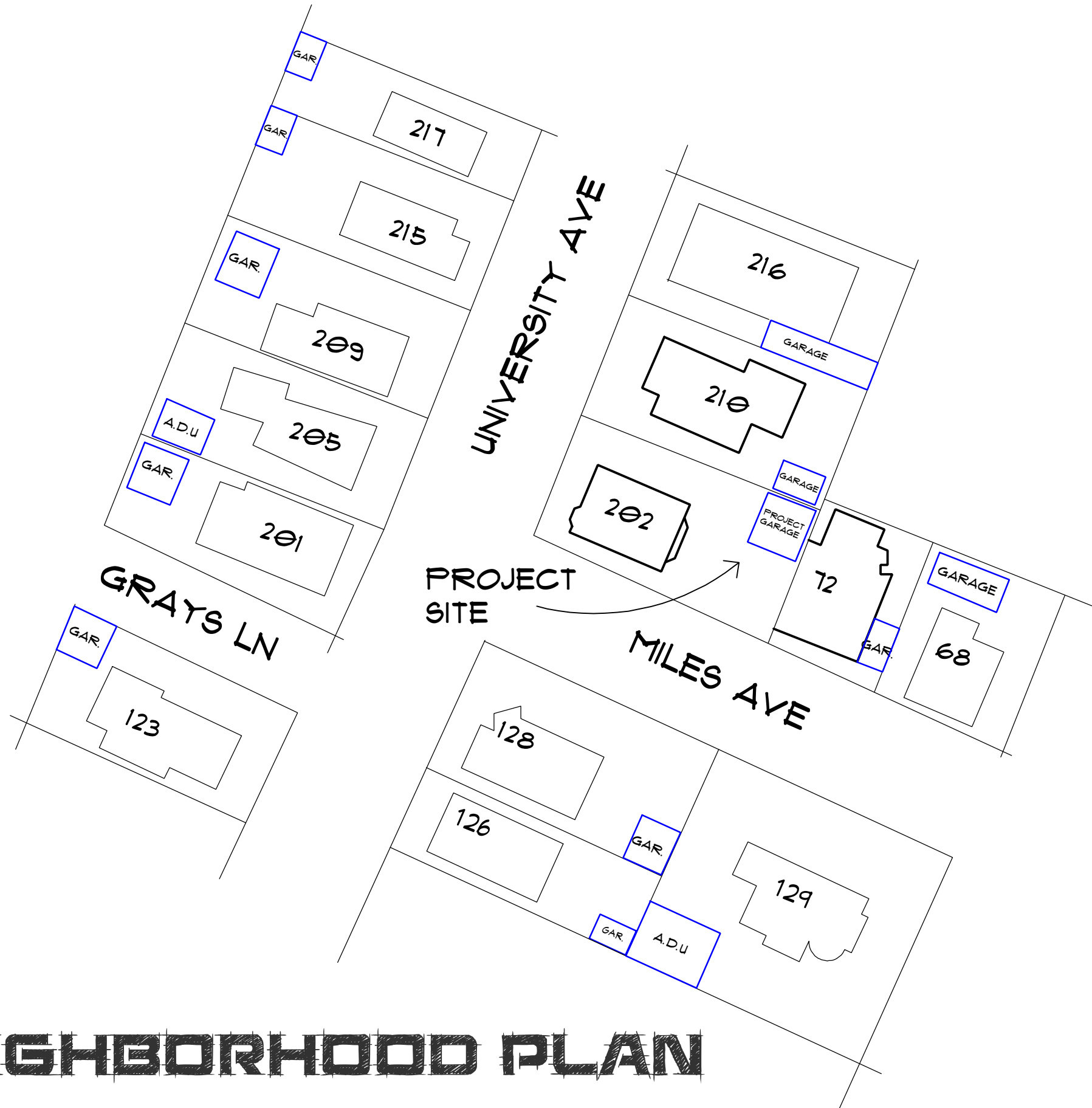
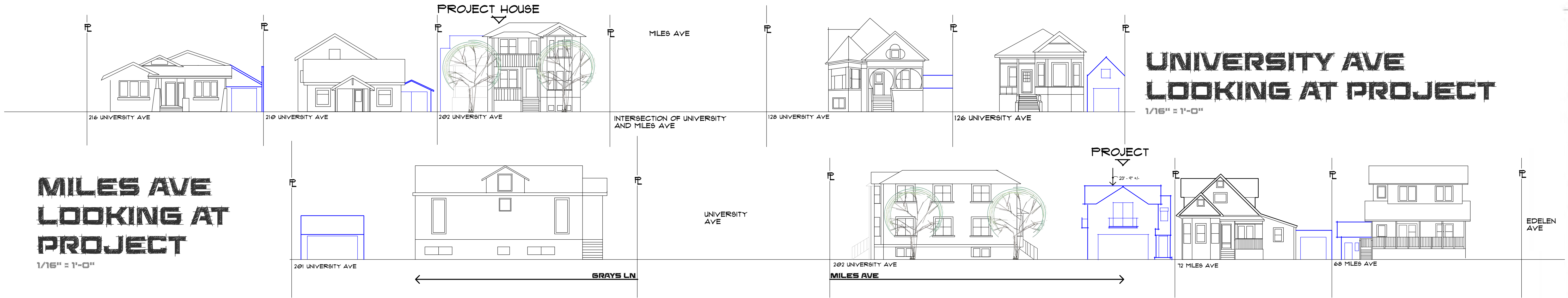
Date :
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EXHIBIT 9



SITE PLAN

 $\frac{1}{8}" = 1'-0"$



EXISTING NEIGHBORHOOD DETACHED GARAGE CONDITIONS						
ADDRESS	SIZE (SF)	SIDE SB (F)	REAR SB (F)	LOT SIZE (SF)	FAR	LOT CVRG(%)#
123 UNIVERSITY AVE	400	0	1	4449	0.081	18
126 UNIVERSITY AVE	245	0	0	4070	0.060	12
128 UNIVERSITY AVE	360	0	0	6490	0.055	11
201 UNIVERSITY AVE	420	3	3	5566	0.075	14
205 UNIVERSITY AVE	284	1	6	5550	0.051	9
209 UNIVERSITY AVE	400	5	6	5550	0.072	13
210 UNIVERSITY AVE	192	2	3	5830	0.033	6
217 UNIVERSITY AVE	220	0	10	3673	0.084	14
129 EDELEN AVE	880	0	0	10560	0.083	15
68 MILES AVE	416	3	3	4260	0.098	25
PROPOSED GARAGE						
202 UNIVERSITY AVE	518	1'-6"	1'-0"	6380	0.081	16
ANALYSIS						
* 9 NEIGHBORHOOD GARAGES HAVE SMALLER SIDE YARD SETBACKS						
** 5 NEIGHBORHOOD GARAGES HAVE SMALLER REAR YARD SETBACKS AND 1 IS THE SAME						
*** 2 NEIGHBORHOOD GARAGES HAVE LARGER FARs AND 3 ARE THE SAME/SIMILAR						
# ACCESSORY STRUCTURE LOT COVERAGE, PER NET SITE AREA						

SETBACK & FAR COMPARISONS



Print date :

11.30.22
09.07.22
06.30.22

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SHEWEY RESIDENCE

REMODEL & ADDITION
202 UNIVERSITY AV.

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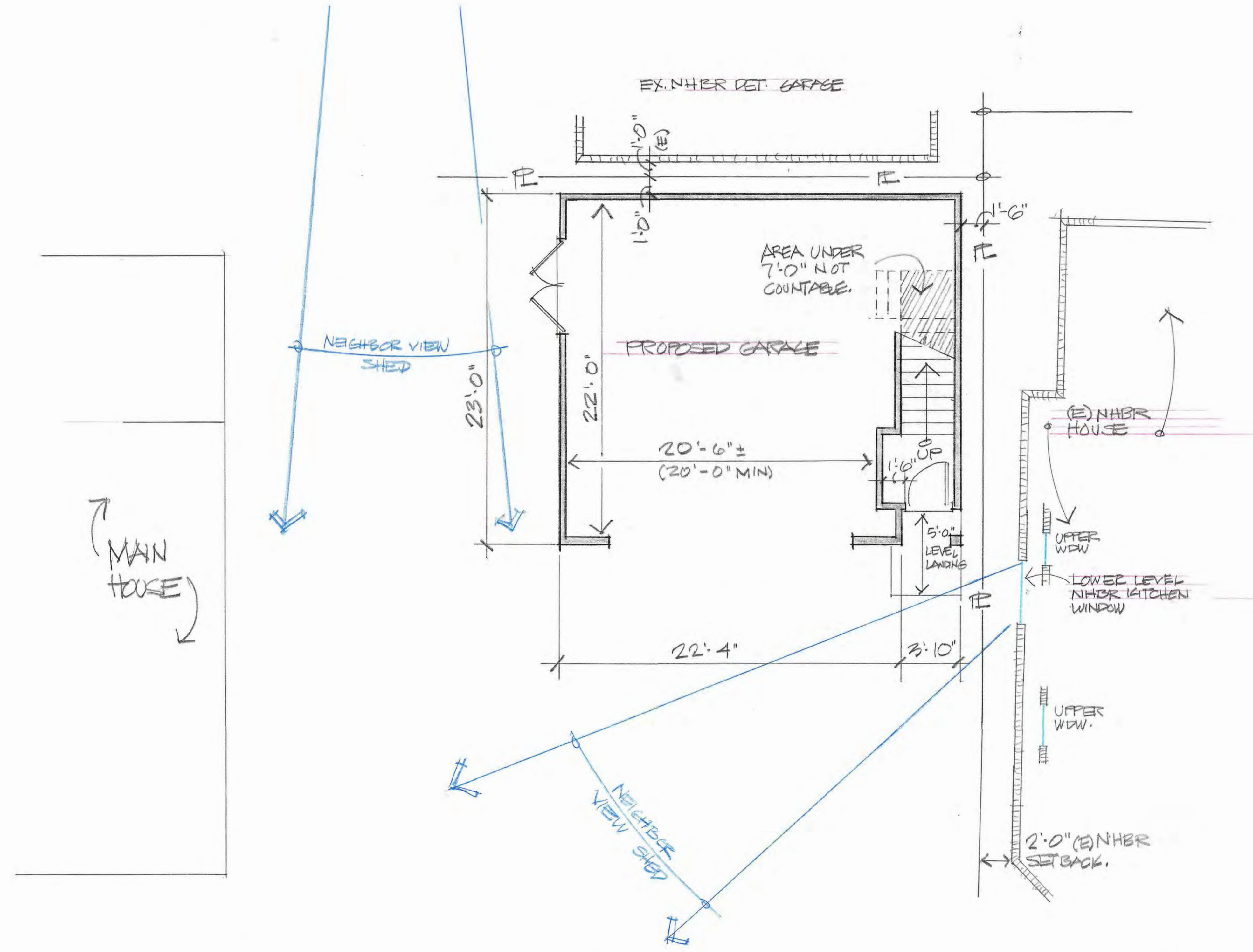
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Revisions :

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PLAN CK
PRICING SET
CONST. SET

Scale :
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NP-1



GARAGE PLAN

1/4" = 1'-0"

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9.4.22
7.12.22

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ADU SHEWNEY

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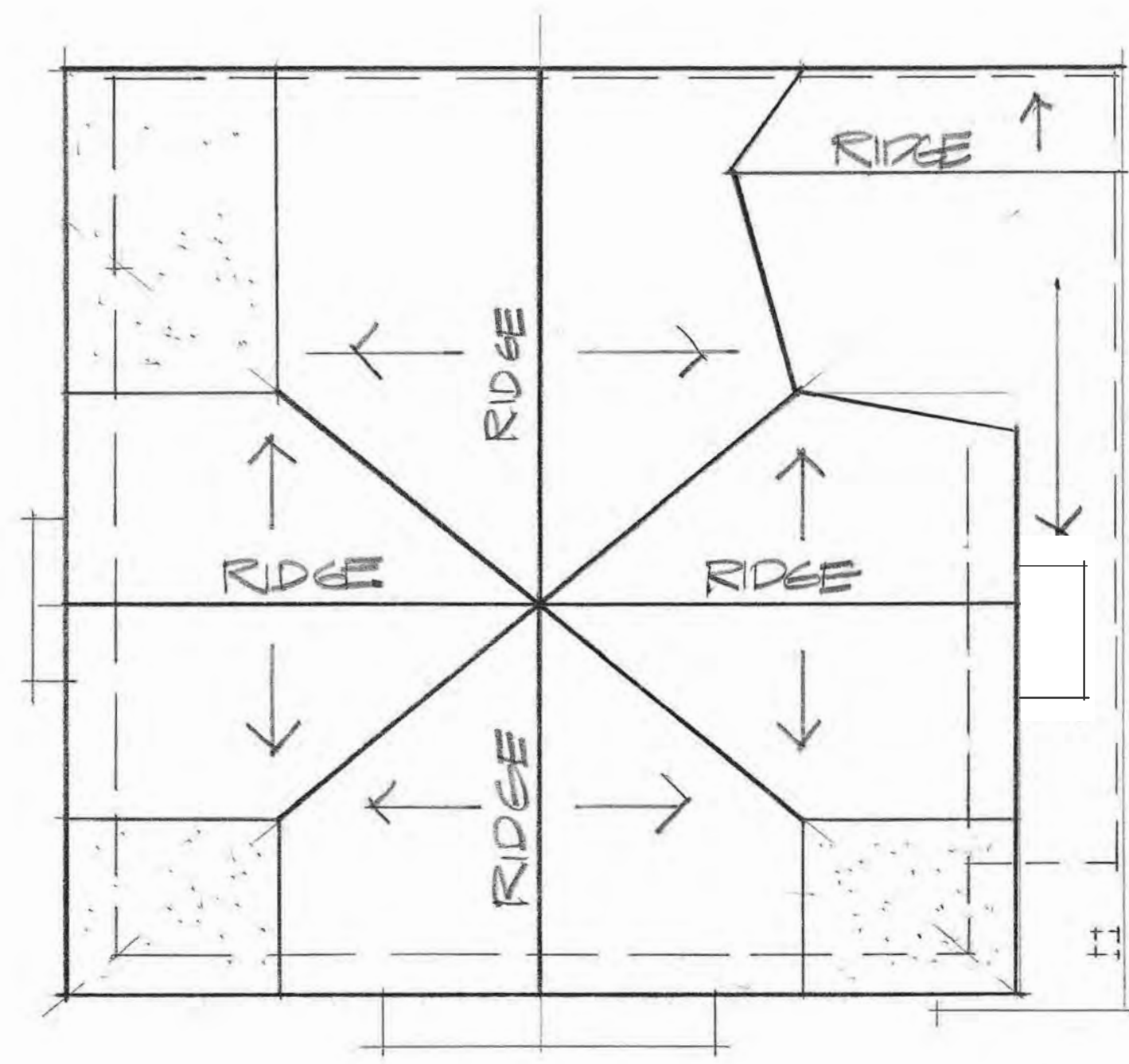
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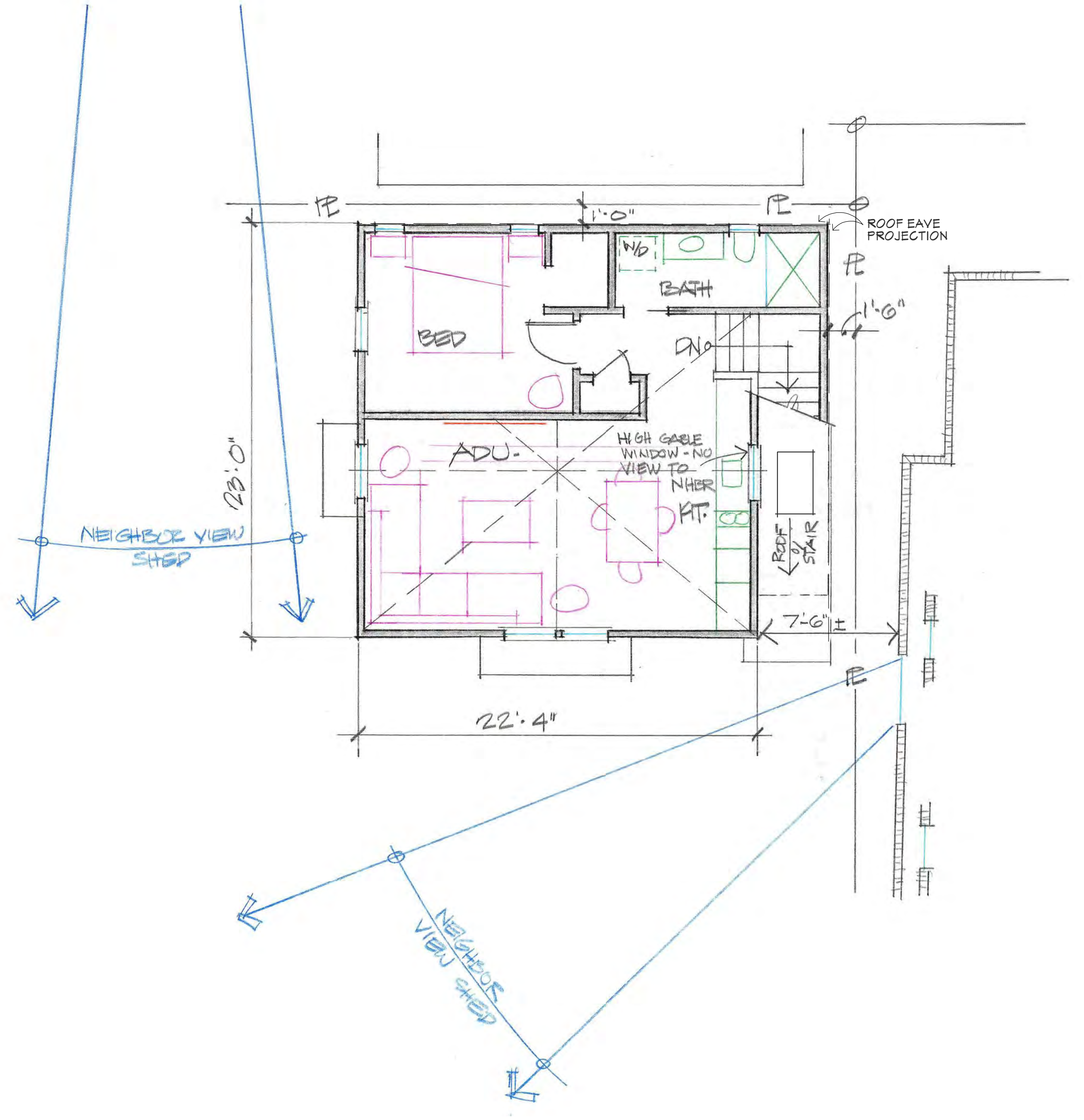
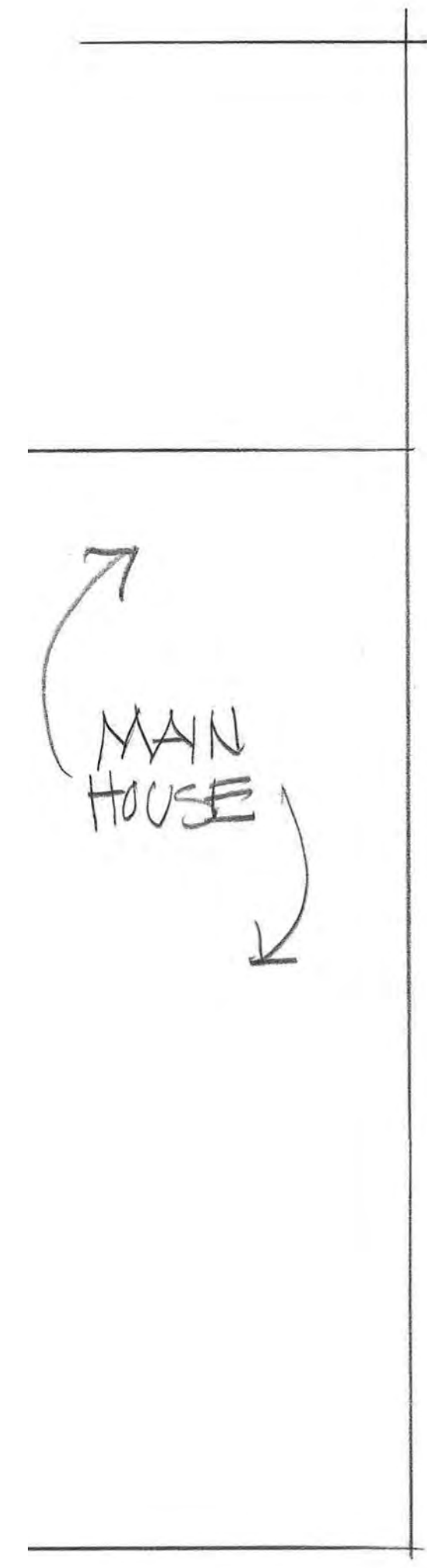
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A-2



ROOF PLAN

1/4" = 1'-0"



UPSTAIRS PLAN

1/4" = 1'-0"

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SHENEY ADU

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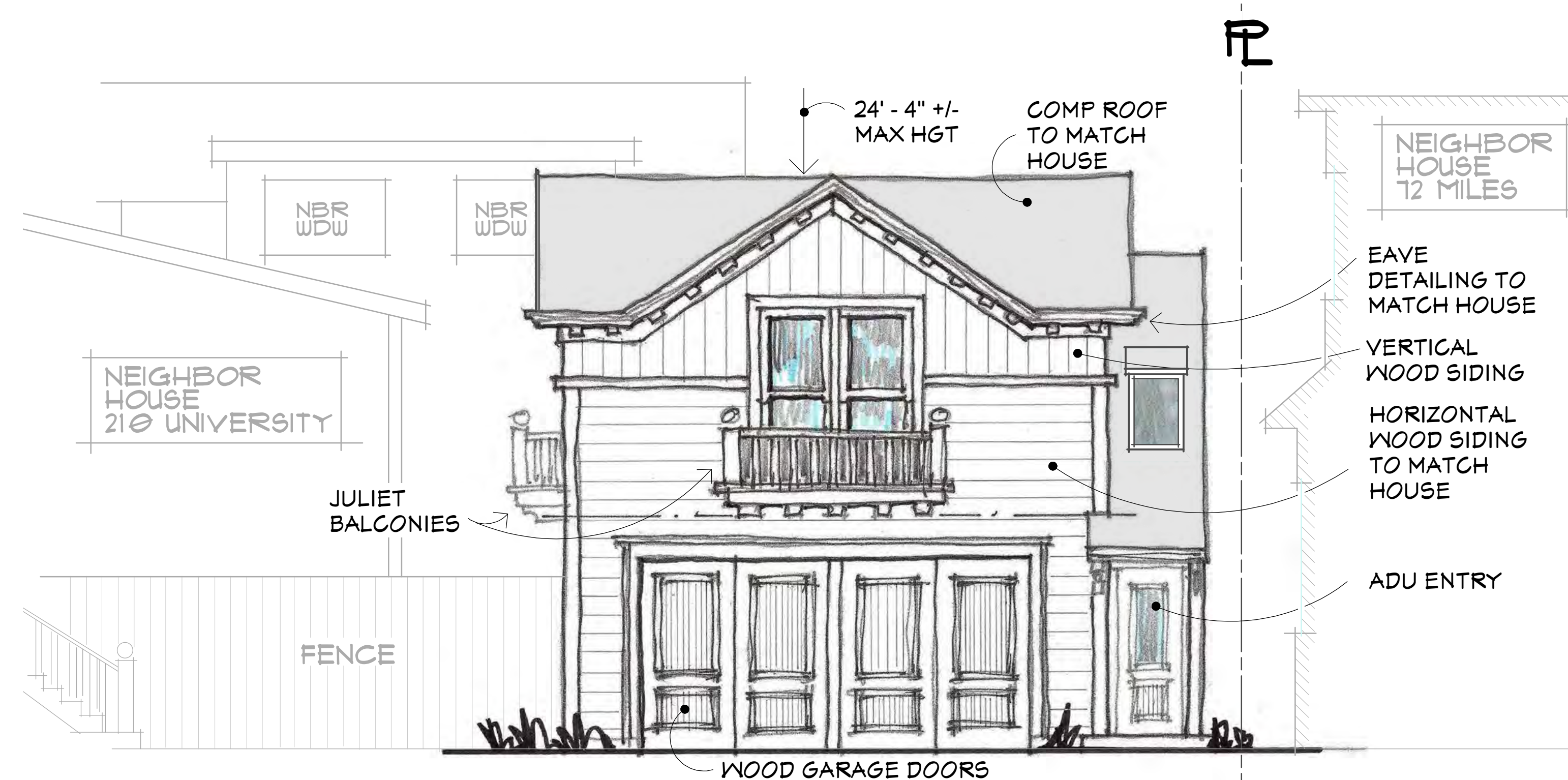
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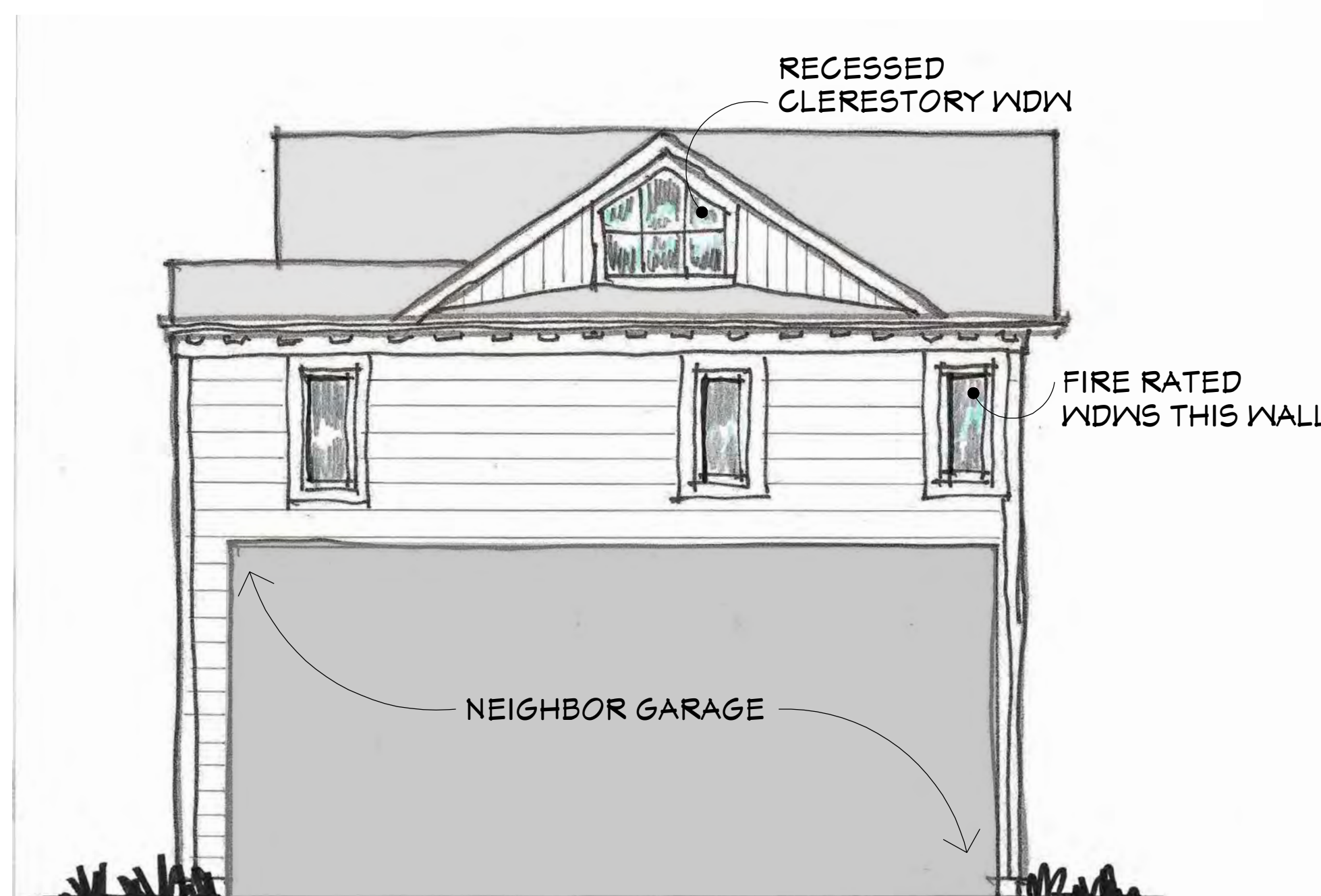
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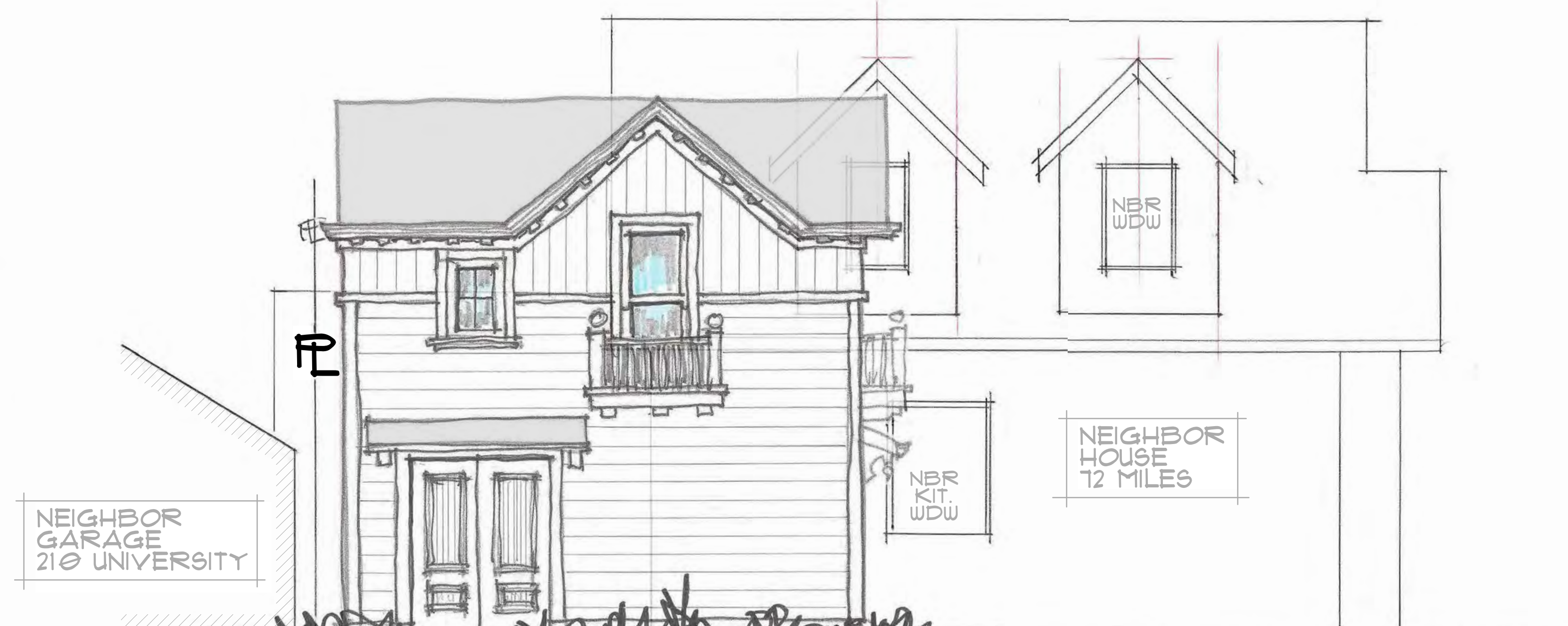
EAST



SOUTH (FROM MILES AV)



NORTH



WEST

ELEVATIONS

1/4" = 1'-0"

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A-4

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