

CONSTRUCTION AREAS	PROPOSED (SQFT)	ALLOWED (SQFT)
LIMITS OF CONSTRUCTION	2,234	3,000
NEW CONSTRUCTION	889	1,000

AN INTERIOR REMODEL OF A SINGLE STORY STRUCTURE WITH A TWO STORY ADDITION AT THE REAR, WITH REPAIR/UPGRADE TO EXISTING PARKING.

THE NORTH 2' OF LOT 24 & LOTS 25 & 26, BLK. 6, HYDE PARK, ADDITION TWO

ZONING	MF-4-HD-NCCD-NP
LAND USE	MULTI-FAMILY RESIDENTIAL
LOT AREA	6,228.7 SQFT

TYPE V-B

SITE AREA	EXISTING (SQFT)	PROPOSED (SQFT)	ALLOWED (SQFT)
EXISTING HOUSE TO BE RENOVATED	1,489	1,489	
EXISTING ADDITION TO BE REPLACED	841	-	
NEW ADDITION	-	668	
EXISTING COVERED AREA	114	-	
NEW COVERED AREA	-	111	
BUILDING COVER SQ FT	2,444	2,268	
PARKING	1,818	1,129	
PAVED WALKWAYS	88	111	
UNCOVERED PATIOS	0	0	
UNCOVERED WOOD DECKS (50%)	10	18	
AC PADS	153	36	
TOTAL IMPERVIOUS COVER	4,513 (73%)	3,562 (57.0%)	3,737 (60%)

PARKING RATIO REQ'D PER UNIT	1.5 SPACES
- 1 BR	2 SPACES
- 2 BR	
# SPACES	6.5 SPACES
ADA SPACES REQUIRED	1 SPACE
20% URBAN CORE REDUCTION	-1.3 SPACES
EXISTING SPACES	6 SPACES
EXISTING REQUIRED SPACES	6.5 SPACES
GRANDFATHERED DEFICIENCY	0.92 RATIO
TOTAL REQUIRED (NORMAL + ADA)	5 SPACES = (6.5-1.3)*0.92

	PROPERTY LINE
	4' WOOD FENCE
	6' WOOD FENCE
	UTILITY: OVERHEAD ELECTRIC
	UTILITY: SEWER/ WASTEWATER
	UTILITY: WATER
	UTILITY: GAS
	UTILITY POLE
	WATER METER

THE FOLLOWING REQUIREMENTS APPLY TO ALL SIGNIFICANT TREES (TRUNK DIAMETER >8") WITHIN THE LIMITS OF CONSTRUCTION, AND MUST BE OBSERVED THROUGHOUT THE DURATION OF CONSTRUCTION

PROTECT TREE CRITICAL ROOT ZONES BY PUTTING UP CHAIN LINK FENCING, 5' MINIMUM, AT THE BOUNDARIES OF THE 50% CRITICAL ROOT ZONES (CRZ).

IF FENCING THE ENTIRE 50% CRZ IS INFEASIBLE, AN 8" LAYER OF MULCH MUST BE APPLIED TO AS MUCH OF THE CRZ AS POSSIBLE.

NOTWITHSTANDING FENCING OR MULCH LOCATIONS, NO MATERIALS OR EQUIPMENT MAY BE STORED WITHIN TREE CRITICAL ROOT ZONES.

ALL PRUNING OF SIGNIFICANT TREES, INCLUDING PRUNING TO ALLOW ACCESS TO MATERIALS AND EQUIPMENT, MUST BE DONE BY A LICENSED ARBORIST.

2	SITE PLAN IS DRAWN FROM INFORMATION ON SURVEY DATED 7/7/2016.
3	ONLY TREES 19" DIAMETER AND GREATER ARE NOTED ON SITE PLAN - REFERENCE
4	SITE SURVEY FOR FULL LIST OF TREES, TRUNK SIZE AND LOCATION.
5	CONTRACTOR RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS.
6	THE MEASUREMENTS PROVIDED FOR THE MAIN CANALS AWAY FROM THE BUNKING
7	AND FIRE APPARATUS ACCESS WITHIN 15' OF ALL POINTS OF STRUCTURE
8	FIRE HYDRANTS 130509 & 130517 LOCATED WITHIN 500' OF ALL POINTS OF
9	STRUCTURE
10	NFPA 13R SPRINKLER SYSTEM FOR STRUCTURE

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CONSTRUCTION DOCUMENTS

NUMBER	DATE	DESCRIPTION
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	1980	1985	1990	1995	2000	2005	2010	2015	2020
Population	76.0	80.0	84.0	88.0	92.0	96.0	100.0	104.0	108.0
GDP	100.0	110.0	120.0	130.0	140.0	150.0	160.0	170.0	180.0
Government expenditure	100.0	105.0	110.0	115.0	120.0	125.0	130.0	135.0	140.0
Private consumption	100.0	105.0	110.0	115.0	120.0	125.0	130.0	135.0	140.0
Investment	100.0	105.0	110.0	115.0	120.0	125.0	130.0	135.0	140.0
Savings	100.0	105.0	110.0	115.0	120.0	125.0	130.0	135.0	140.0
Exports	100.0	105.0	110.0	115.0	120.0	125.0	130.0	135.0	140.0
Imports	100.0	105.0	110.0	115.0	120.0	125.0	130.0	135.0	140.0
Fiscal balance	100.0	105.0	110.0	115.0	120.0	125.0	130.0	135.0	140.0
Current account balance	100.0	105.0	110.0	115.0	120.0	125.0	130.0	135.0	140.0
Net foreign assets	100.0	105.0	110.0	115.0	120.0	125.0	130.0	135.0	140.0
Public debt	100.0	105.0	110.0	115.0	120.0	125.0	130.0	135.0	140.0
Private debt	100.0	105.0	110.0	115.0	120.0	125.0	130.0	135.0	140.0
Total debt	100.0	105.0	110.0	115.0	120.0	125.0	130.0	135.0	140.0
Net international reserves	100.0	105.0	110.0	115.0	120.0	125.0	130.0	135.0	140.0
Foreign direct investment	100.0	105.0	110.0	115.0	120.0	125.0	130.0	135.0	140.0
Official development assistance	100.0	105.0	110.0	115.0	120.0	125.0	130.0	135.0	140.0
Trade credit	100.0	105.0	110.0	115.0	120.0	125.0	130.0	135.0	140.0
Other external financing	100.0	105.0	110.0	115.0	120.0	125.0	130.0	135.0	140.0
External debt	100.0	105.0	110.0	115.0	120.0	125.0	130.0	135.0	140.0
Net international transfers	100.0	105.0	110.0	115.0	120.0	125.0	130.0	135.0	140.0
Net international income	100.0	105.0	110.0	115.0	120.0	125.0	130.0	135.0	140.0
Net international capital flows	100.0	105.0	110.0	115.0	120.0	125.0	130.0	135.0	140.0
Net international trade	100.0	105.0	110.0	115.0	120.0	125.0	130.0	135.0	140.0
Net international services	100.0	105.0	110.0	115.0	120.0	125.0	130.0	135.0	140.0
Net international income from abroad	100.0	105.0	110.0	115.0	120.0	125.0	130.0	135.0	140.0
Net international income at home	100.0	105.0	110.0	115.0	120.0	125.0	130.0	135.0	140.0
Net international income in the rest of the world	100.0	105.0	110.0	115.0	120.0	125.0	130.0	135.0	140.0
Net international income from the rest of the world	100.0	105.0	110.0	115.0	120.0	125.0	130.0	135.0	140.0
Net international income from the rest of the world at home	100.0	105.0	110.0	115.0	120.0	125.0	130.0	135.0	140.0
Net international income from the rest of the world in the rest of the world	100.0	105.0	110.0	115.0	120.0	125.0	130.0	135.0	140.0
Net international income from the rest of the world in the rest of the world at home	100.0	105.0	110.0	115.0	120.0	125.0	130.0	135.0	140.0
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DRAWING

SITE PLAN

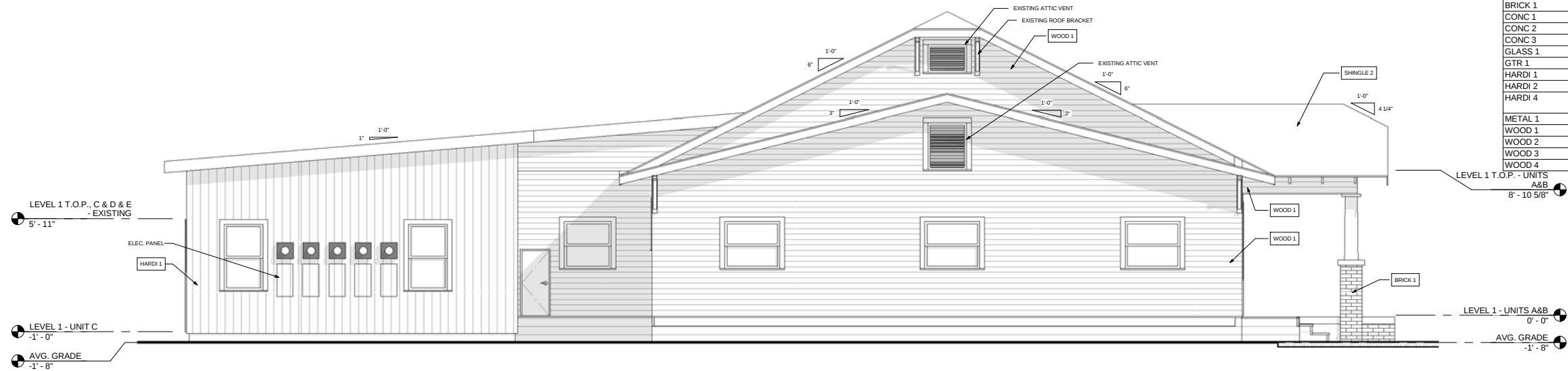
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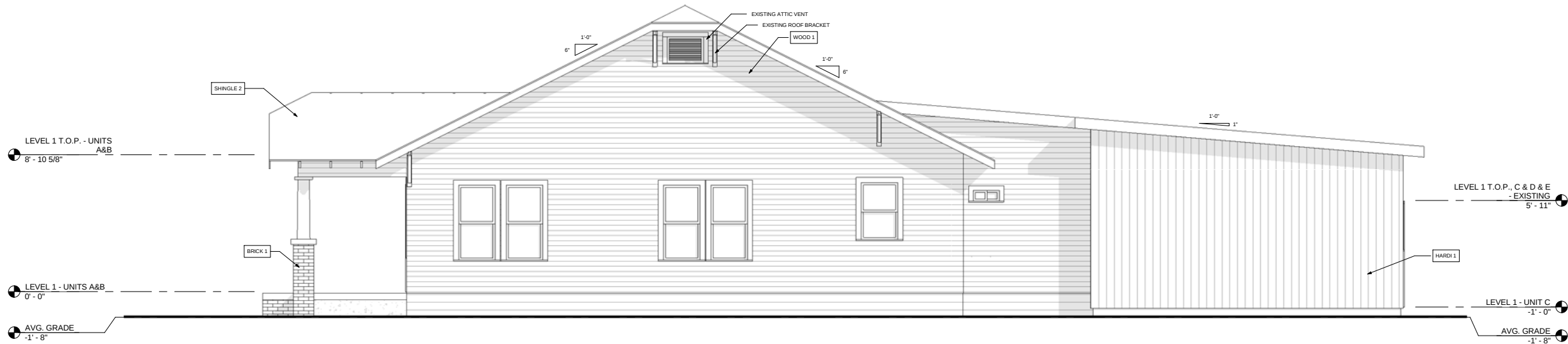
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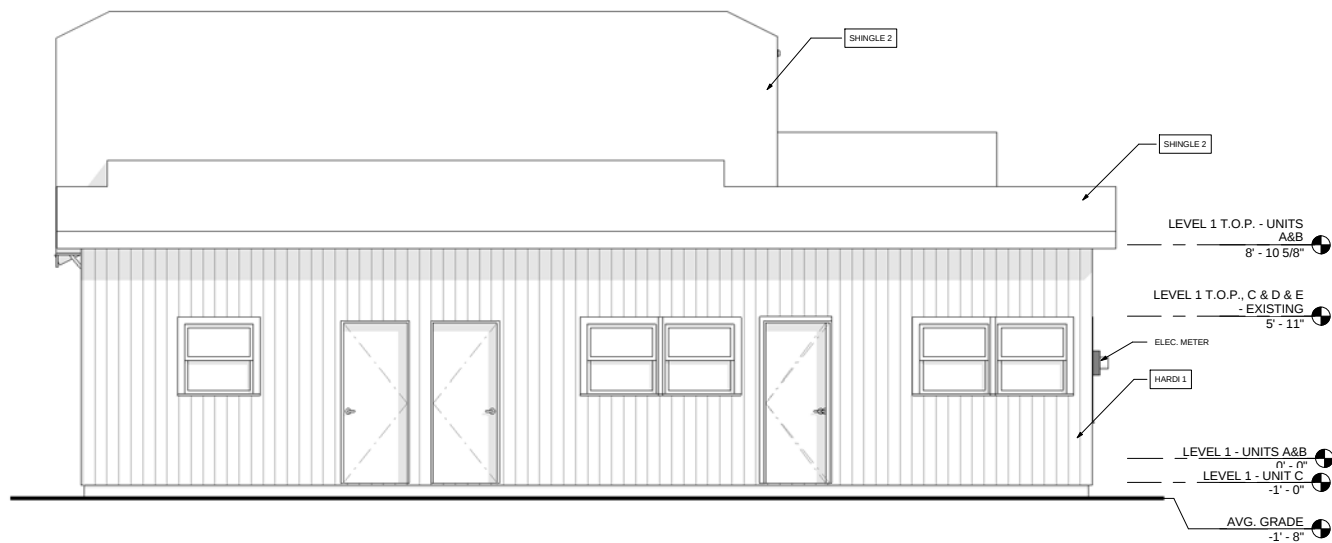
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2 SOUTH ELEVATION - EXISTING
Scale: 1/4" = 1'-0"



1 NORTH ELEVATION - EXISTING
Scale: 1/4" = 1'-0"



4 WEST ELEVATION - EXISTING
Scale: 1/4" = 1'-0"



3 EAST ELEVATION - EXISTING
Scale: 1/4" = 1'-0"

EXTERIOR MATERIAL LEGEND	
MARK	DESCRIPTION
CONCRETE DRIVEWAY	
BRICK 1	EXISTING BRICK, PTD.
CONC 1	CONCRETE WALKWAY
CONC 2	CONCRETE DRIVEWAY
CONC 3	EXISTING CONCRETE
GLASS 1	GLAZING
GTR 1	METAL GUTTER AND DOWNSPOUT SYSTEM
HARDI 1	FIBER CEMENT BOARD, VERTICAL BOARD & BATTEN, PAINTED WHITE
HARDI 2	FIBER CEMENT BOARD SKIRTING
HARDI 4	HORIZONTAL FIBER CEMENT BOARD TO MATCH EXISTING WOOD SIDING, PAINTED, COLOR TBD
METAL 1	STANDING SEAM METAL ROOF
WOOD 1	EXISTING WOOD SIDING, PAINTED WHITE, COLOR TO BE SELECTED BY ARCH.
WOOD 2	NEW WOOD SIDING TO MATCH EXISTING, PAINTED WHITE, COLOR TO BE SELECTED BY ARCH.
WOOD 3	NEW WOOD SIDING, VERTICAL, STAINED OR PAINTED, COLOR TBD
WOOD 4	NEW WOOD DECKING: 5/4"x4" BOARDS, STAINED OR PAINTED, COLOR TBD

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ARCHITECT:
TB/DS
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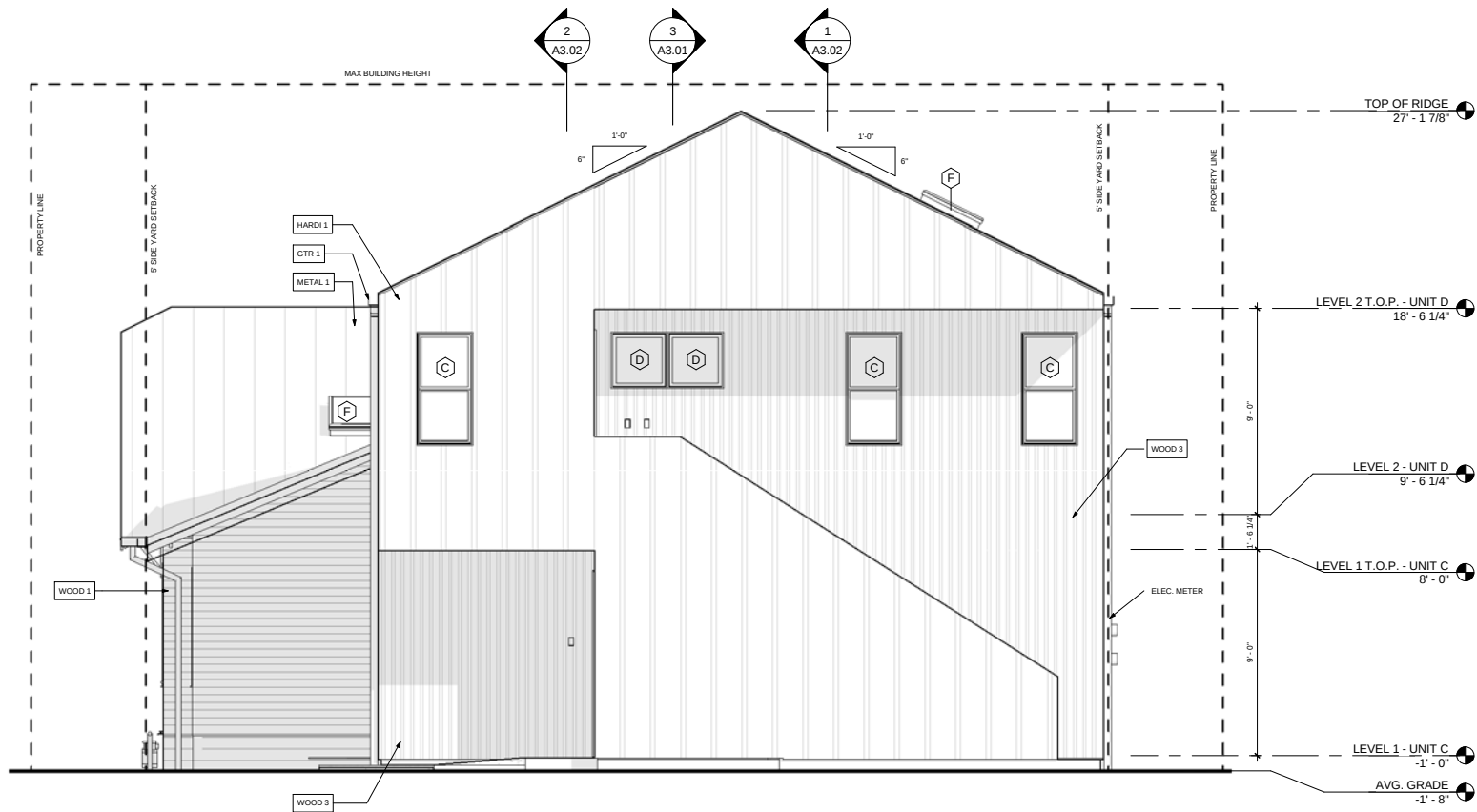
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**EXTERIOR
ELEVATION,
EXISTING**

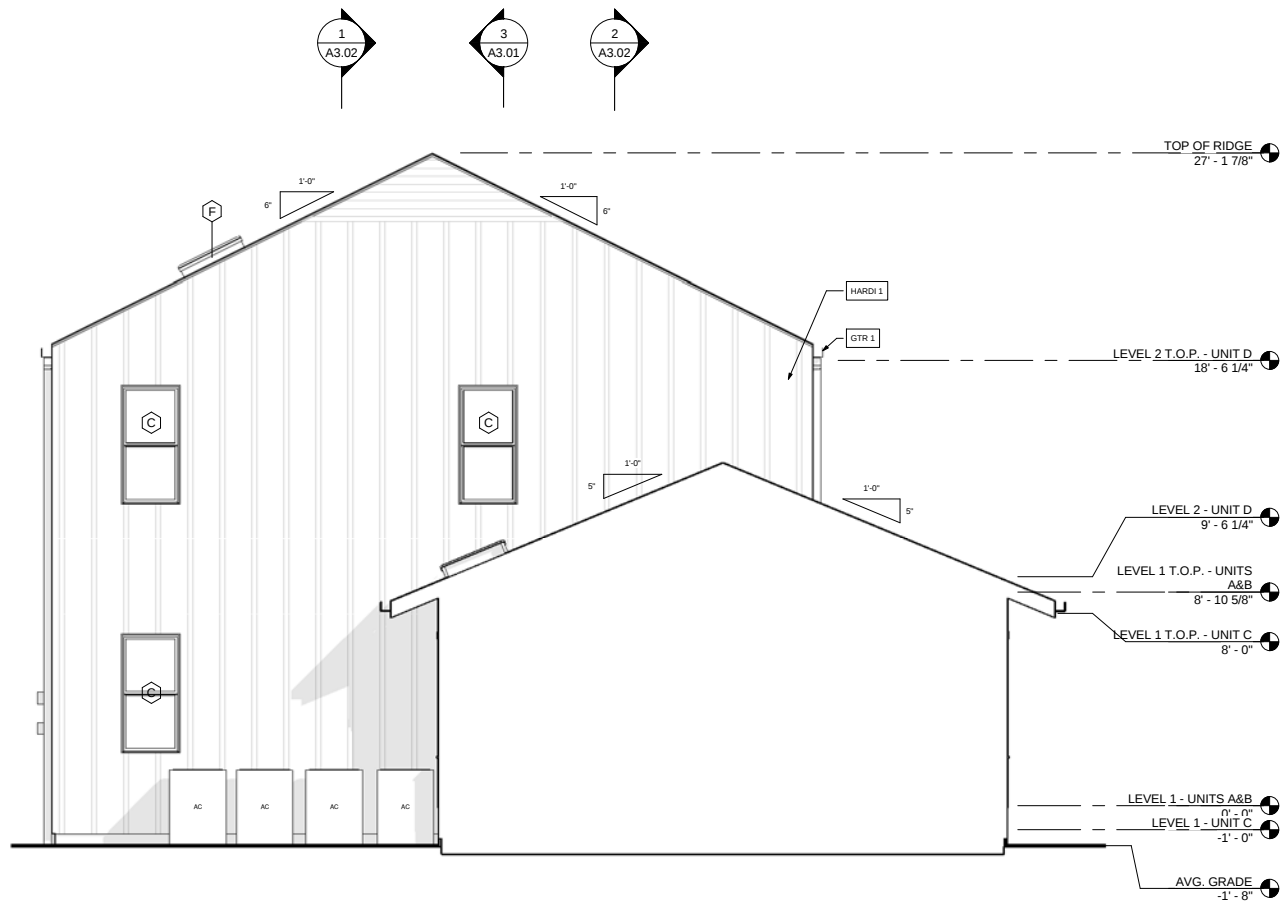
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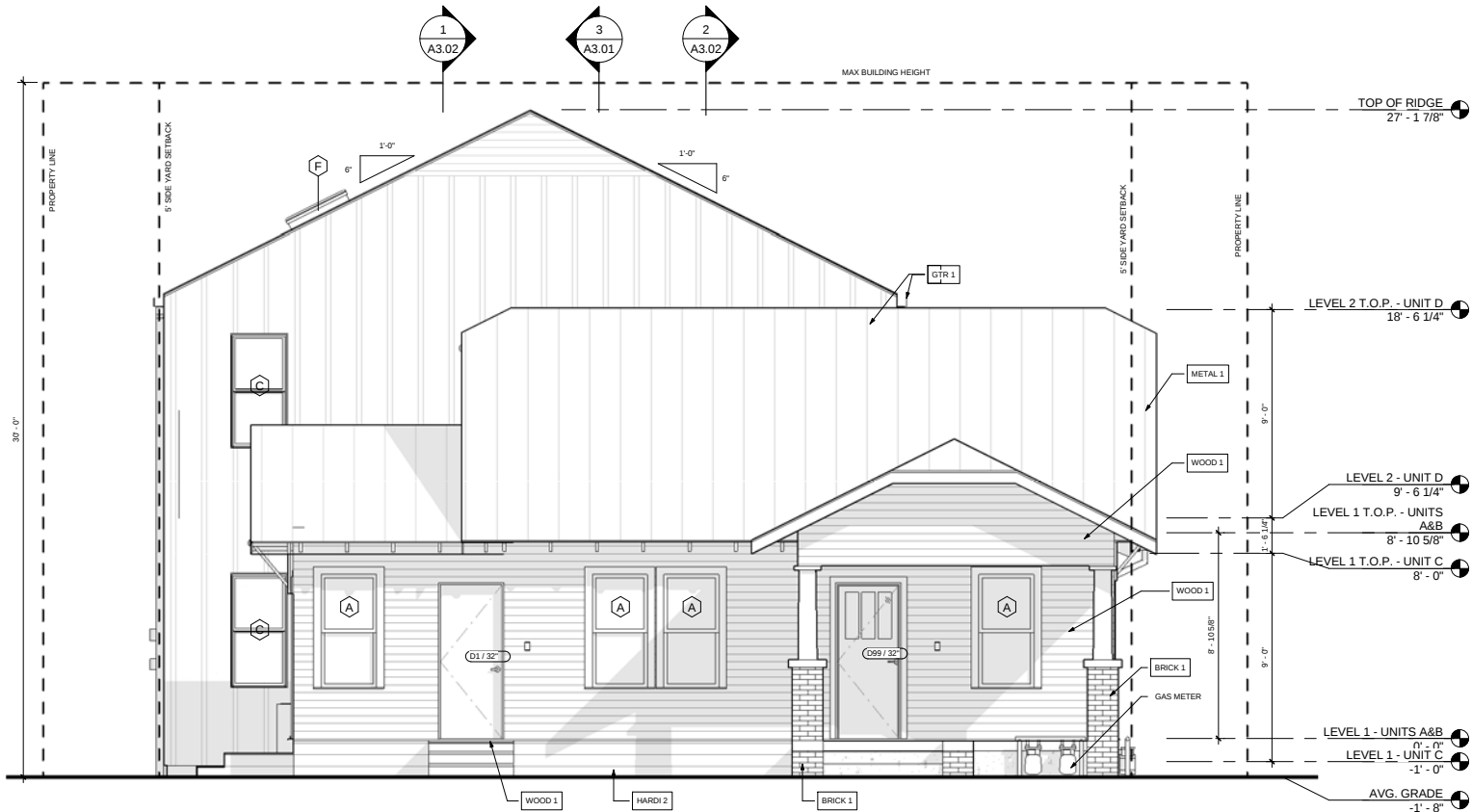


2 WEST ELEVATION
Scale: 1/4" = 1'-0"

EXTERIOR MATERIAL LEGEND	
MARK	DESCRIPTION
BRICK 1	CONCRETE DRIVEWAY
CONC 1	EXISTING BRICK, PTD.
CONC 2	CONCRETE WALKWAY
CONC 3	CONCRETE DRIVEWAY
GLASS 1	EXISTING CONCRETE
GTR 1	GLAZING
HARDI 1	METAL GUTTER AND DOWNSPOUT SYSTEM
HARDI 2	FIBER CEMENT BOARD, VERTICAL BOARD & BATTEN, PAINTED WHITE
HARDI 3	FIBER CEMENT BOARD SKIRTING
HARDI 4	HORIZONTAL FIBER CEMENT BOARD TO MATCH EXISTING WOOD SIDING, PAINTED, COLOR TBD
METAL 1	STANDING SEAM METAL ROOF
WOOD 1	EXISTING WOOD SIDING, PAINTED WHITE, COLOR TO BE SELECTED BY ARCH.
WOOD 2	NEW WOOD SIDING TO MATCH EXISTING, PAINTED WHITE, COLOR TO BE SELECTED BY ARCH.
WOOD 3	NEW WOOD SIDING, VERTICAL, STAINED OR PAINTED, COLOR TBD
WOOD 4	NEW WOOD DECKING: 5/4"x4" BOARDS, STAINED OR PAINTED, COLOR TBD



3 EAST ELEVATION - UNITS C & D
Scale: 1/4" = 1'-0"



1 EAST ELEVATION - STREET
Scale: 1/4" = 1'-0"

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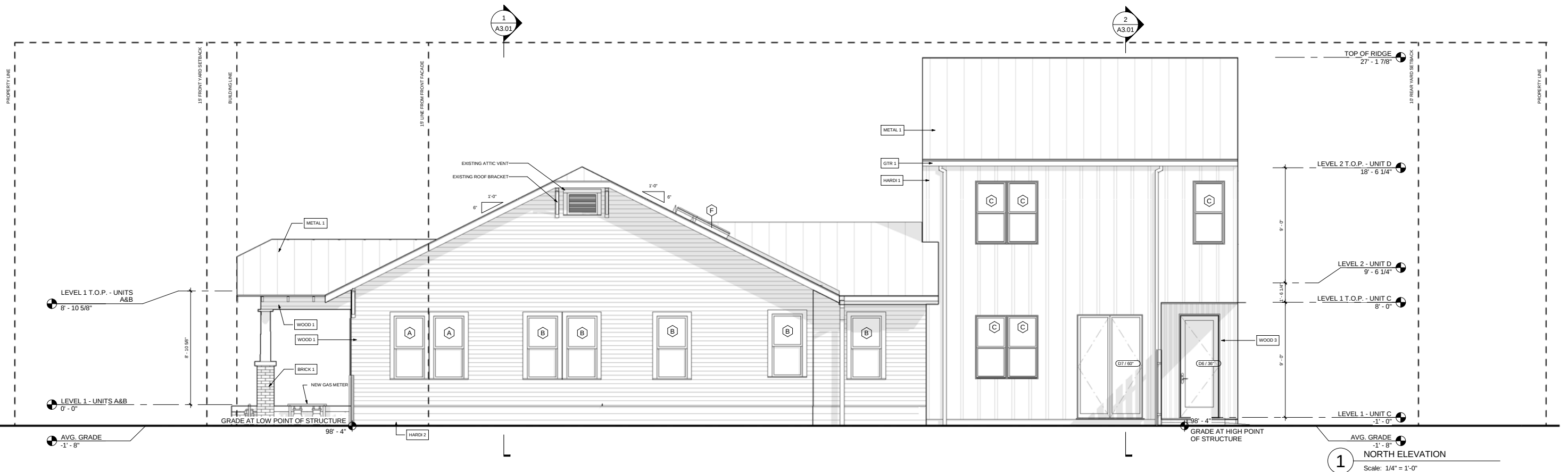
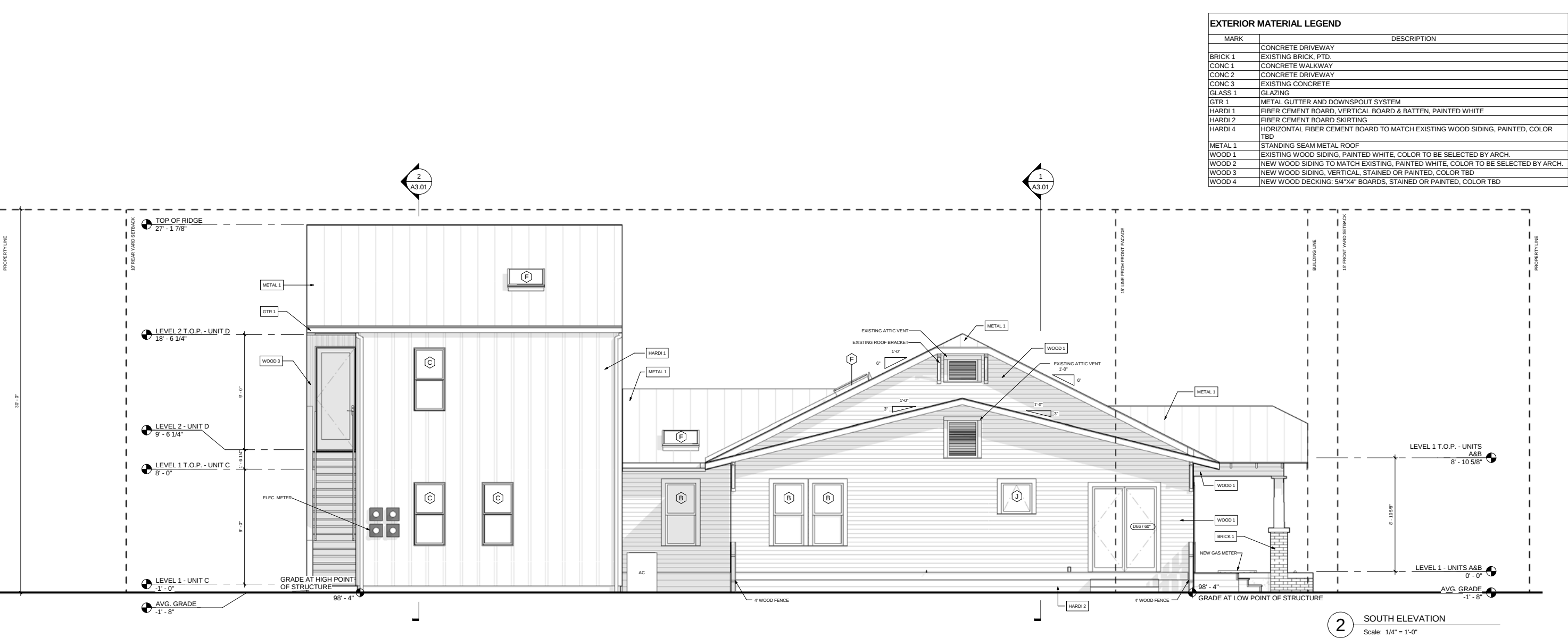
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