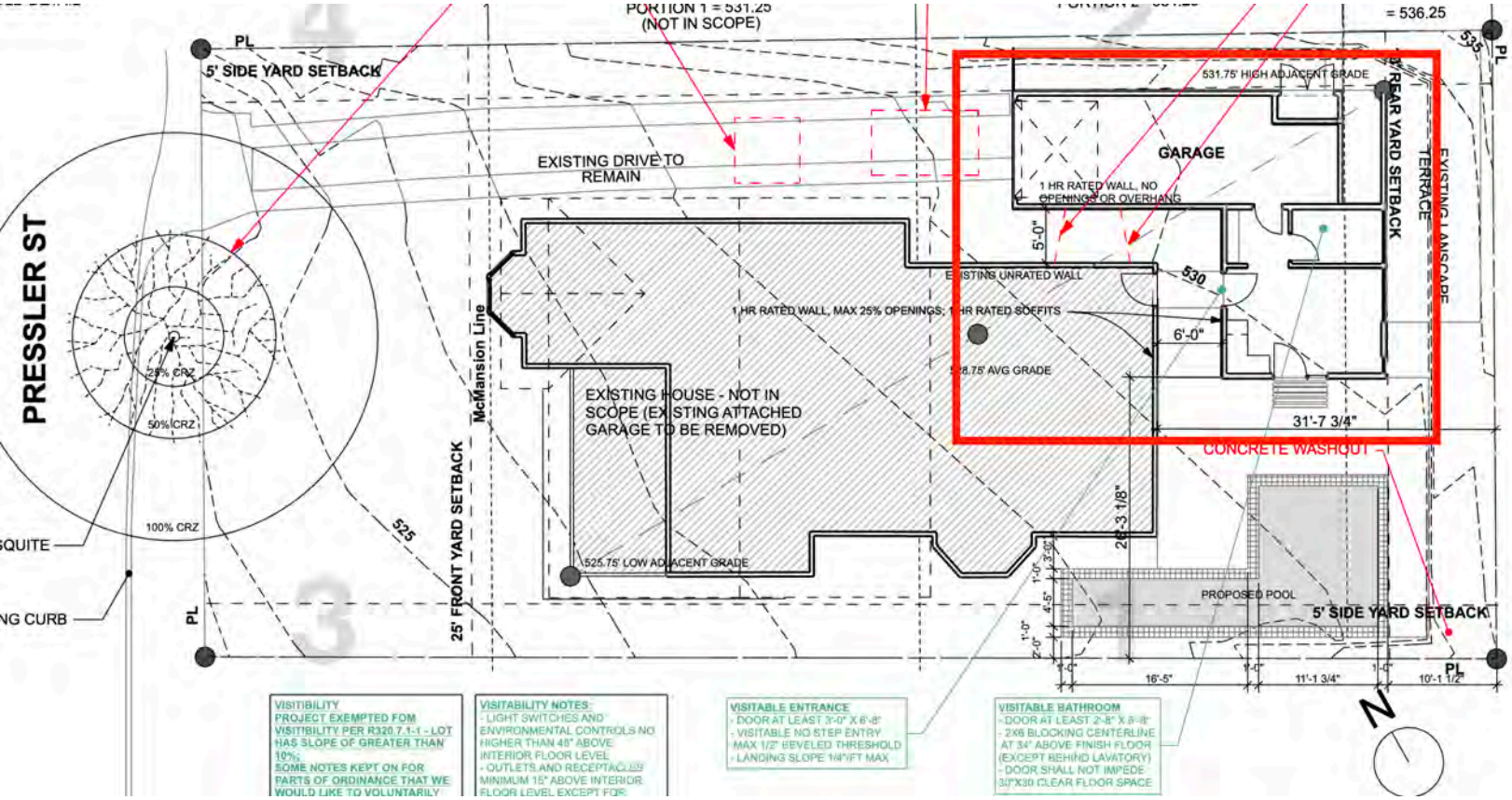
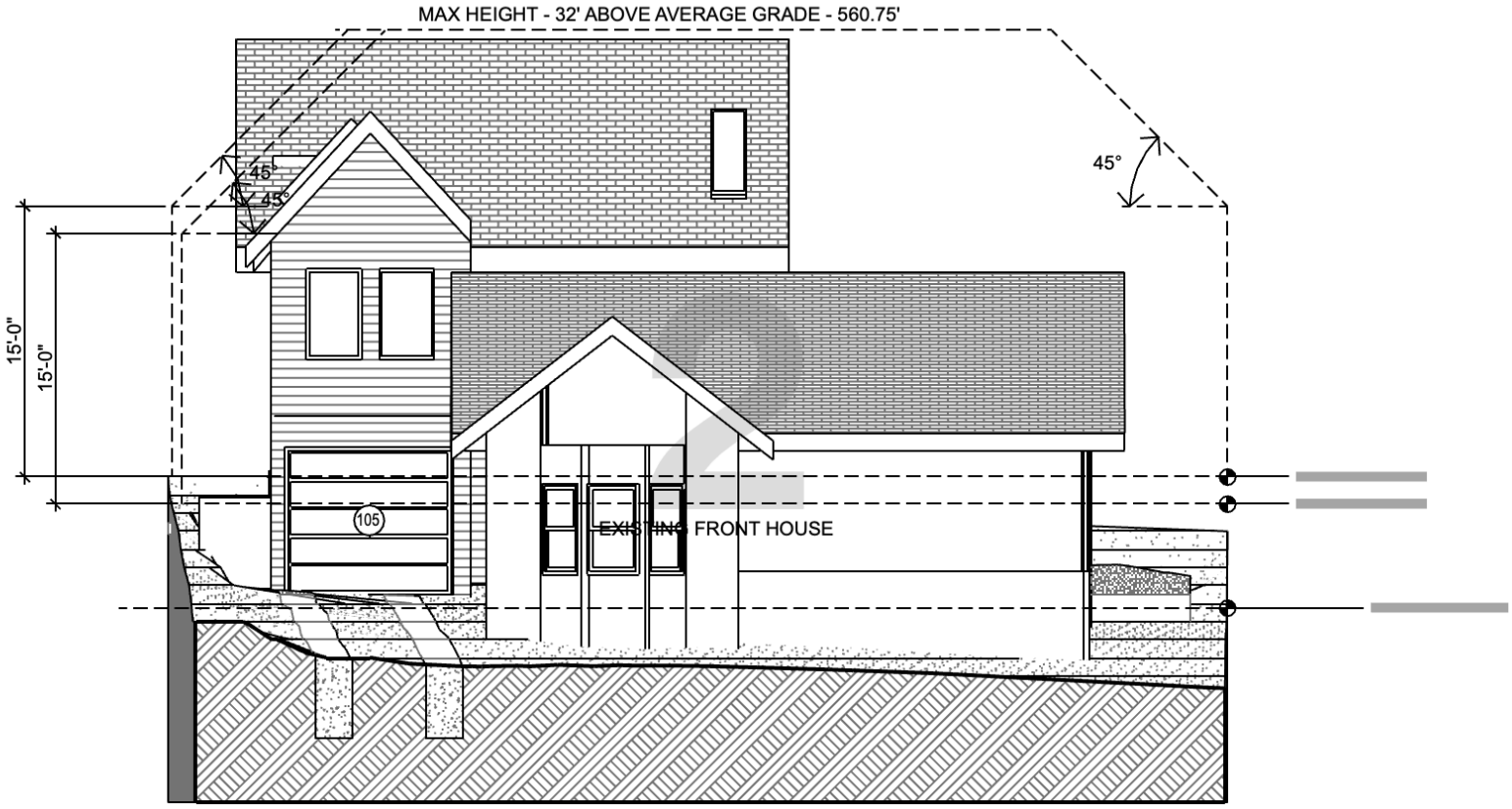
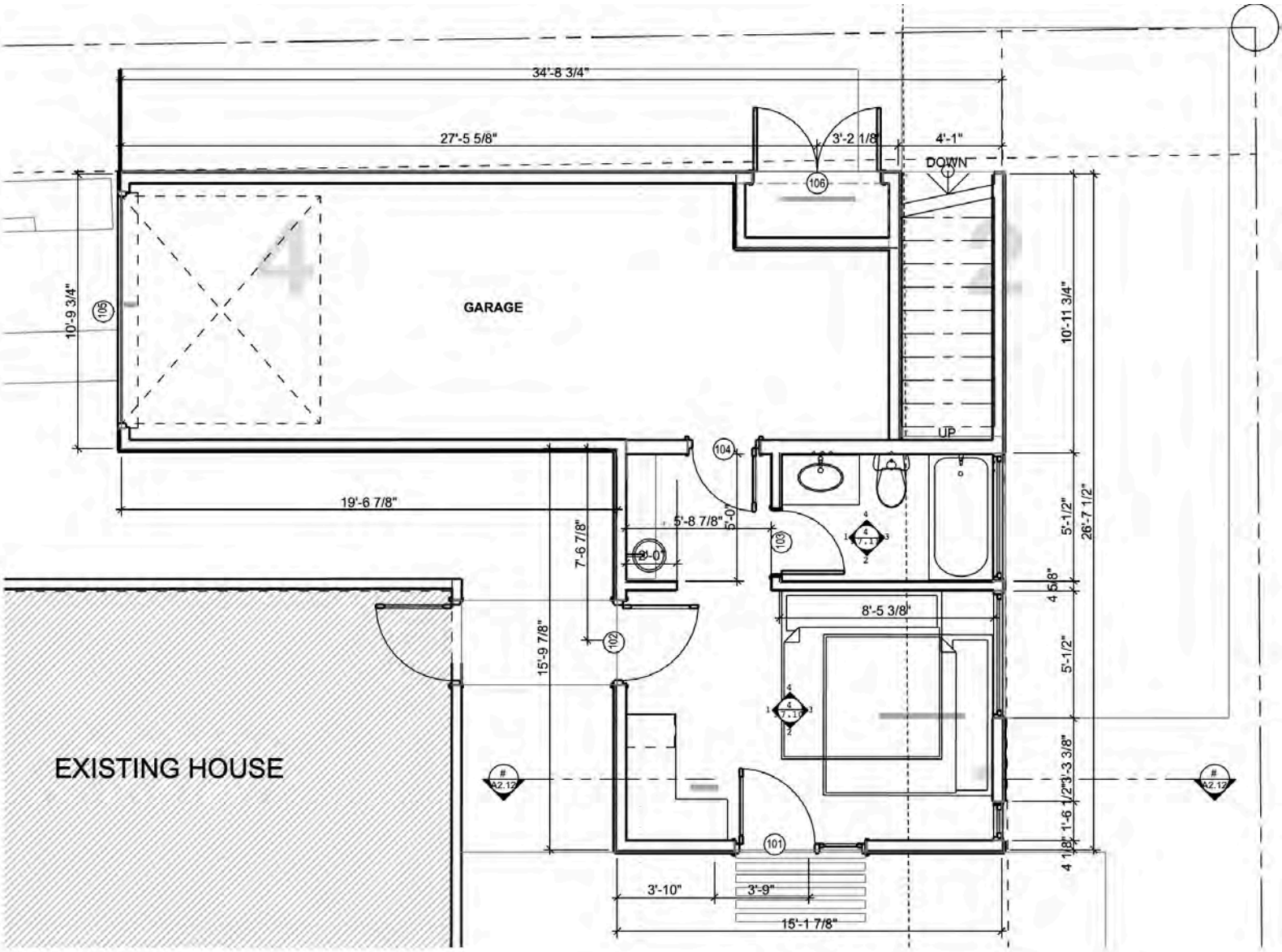
803


PORTION 1 = 531.25
(NOT IN SCOPE)
= 536.25
PL
5' SIDE YARD SETBACK
531.75' HIGH ADJACENT GRADE
EXISTING DRIVE TO
REMAIN
GARAGE
1 HR RATED WALL, NO
OPENINGS OR OVERHANG
REAR YARD SETBACK
EXISTING LANDSCAPE
TERRACE
PRESSLER ST
5'-0"
EXISTING UNRATED WALL
530
1 HR RATED WALL, MAX 25% OPENINGS; 1 HR RATED SOFFITS
6'-0"
528.75' AVG GRADE
McMansion Line
EXISTING HOUSE - NOT IN
SCOPE (EXISTING ATTACHED
GARAGE TO BE REMOVED)
31'-7 3/4"
CONCRETE WASHOUT
25% CRZ
50% CRZ
100% CRZ
525
25' FRONT YARD SETBACK
26'-3 1/8"
525.75' LOW ADJACENT GRADE
PROPOSED POOL
5' SIDE YARD SETBACK
16'-5"
11'-1 3/4"
10'-1 1/2"
N
VISITIBILITY
PROJECT EXEMPTED FOM
VISITIBILITY PER R320.7.1-1 - LOT
HAS SLOPE OF GREATER THAN
10%;
SOME NOTES KEPT ON FOR
PARTS OF ORDINANCE THAT WE
WOULD LIKE TO VOLUNTARILY
VISITABILITY NOTES:
- LIGHT SWITCHES AND
ENVIRONMENTAL CONTROLS NO
HIGHER THAN 48" ABOVE
INTERIOR FLOOR LEVEL
- OUTLETS AND RECEPTACLES
MINIMUM 15" ABOVE INTERIOR
FLOOR LEVEL EXCEPT FOR:
VISITABLE ENTRANCE
- DOOR AT LEAST 3'-0" X 6'-8"
- VISITABLE NO STEP ENTRY
- MAX 1/2" BEVELED THRESHOLD
- LANDING SLOPE 1/4"/FT MAX
VISITABLE BATHROOM
- DOOR AT LEAST 2'-8" X 6'-8"
- 2X6 BLOCKING CENTERLINE
AT 34" ABOVE FINISH FLOOR
(EXCEPT BEHIND LAVATORY)
- DOOR SHALL NOT IMPEDE
30"X30 CLEAR FLOOR SPACE



2 WEST ELEVATION

SCALE: 1/16" = 1'-0"



1 GARAGE PLAN

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