ELEVATION KEYNOTES

1. ASPHALT SHINGLE
2. CONCRETE TILE (TAUPE)
3. STUCCO (TAN)
4. 6" CEDAR T&G (ESPRESSO)
5. 10" CEDAR SHIPLAP (ESPRESSO)
6. METAL RIDGE CAP
7. DOUBLE-PANE ALUM SASH (ANODIZED BRONZE)
8. BRICK
9. WOOD SASH
10. PLANK SHUTTER
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DRAWN BY: DHG
DATE: 2/2/20
SCALE: 1/4" = 1 FT

EXISTING

PROPOSED

PROPERTY LINE
PROPERTY LINE
AVG GRADE 64.65 FROM SURVEY FOR THE POINT OF DEPARTURE

EXISTING

(EXISTING CLOSEST SETBACK TO INTERIOR SIDE PROPERTY LINE PER SURVEY)

FLOOR OF EXISTING AT GARAGE (CONVERTED TO LIVING SPACE)

WIDTH OF LOT (HOUSE PLUS SIDE SETBACKS)

DECLINING HEIGHT ENVELOPE

DECLINING HEIGHT ENVELOPE

DORMER LESS THAN 35 SQFT

RECLAD CHIMNEY

AVERAGE TOC 63.9

AVERAGE TOC 63.9

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NEW DETACHED GARAGE

SPLIT LEVEL SECTION
GARAGE (DOWN)
WITH BEDROOM
AND BATH ABOVE

REMOVAL: ROOF AND
ROOF FRAMING

REMOVE SECOND FLOOR
WALLS ABOVE GARAGE

RETAIN CEILING HEIGHT
AT BR1 AND BR2 AND BATH

REMOVE ROOF AND
ROOF FRAMING

REPLACE SECOND FLOOR
WALLS ABOVE GARAGE

RETAIN CEILING HEIGHT
AT BR1 AND BR2 AND BATH

NEW DETACHED GARAGE

PREPARE FOR NEW
WINDOW

RETAIN EXISTING
CEILING HEIGHT

PREPARE FOR NEW
WINDOW

RETAIN EXISTING
CEILING HEIGHT

PREPARE FOR NEW
WINDOW

RETAIN EXISTING
CEILING HEIGHT

PREPARE FOR NEW
WINDOW

PREPARE FOR NEW
WINDOW
SECTION A-A
AT LIVING ROOM

SECTION B-B
BEDROOM WING / SPLIT LEVEL PORTION

SECTION 1-1
LONGITUDINAL

UNIMPROVED ATTIC SPACE
HALLWAY BEYOND

LIVING ROOM
KITCHEN
DINING ROOM
EXISTING EXTERIOR WALL BEYOND

HALLWAY

12' 0"
10' 0"

VANITY
8' 3" EXISTING

12' 0" CEILING AT HALLWAY
12' 0" HEIGHT LIVING ROOM
10' 0" HT AT DINING
10' 0" HT AT KITCHEN

UP TO MASTER SUITE

UNIMPROVED ATTIC
PULLDOWN STAIR FOR ATTIC ACCESS
FOR CLEARANCE ABOVE STAIR

VANITY
BEDROOM 2
TO MASTER SUITE
POOL ROOM
CRAWL "POOL ROOM" BATH
VANITY

UNIMPROVED ATTIC
9' 6"
8' 0"

BELOW

WINE CLOSET (CONDITIONED)
MECHANICAL TREADMILL OR STORAGE
KITCHENETTE STACK W/D (SKYLIGHT)
GARBAGE GARDEN COATS STORAGE
PANTRY DW DW PANTRY/MICRO
WINE CHINA BROOMS ETC
TV SHELVES FIRE-WOOD
REFER

SECTIONAL CLOSET
CLOSET DESK SHELVES

LIVING ROOM DINING ROOM KITCHEN
BR1 BR2 POOL ROOM ENTRY

ENTRY (NEW ADDITION)

A A B B
1 1

KEY NTS

UNIMPROVED ATTIC
UNIMPROVED ATTIC

8' 0" HT AT ENTRY

DESIGN REVIEW CONSULTANT
PREPLAN REVIEW

PROJECT:  100 COSTA RICA AVE
APN:  028-293-190
REMODEL FOR
MS. KRISTINE FURRER

DRAWN BY:  DHG
DATE: 4/5/2020  SCALE: 1/4" = 1 FT