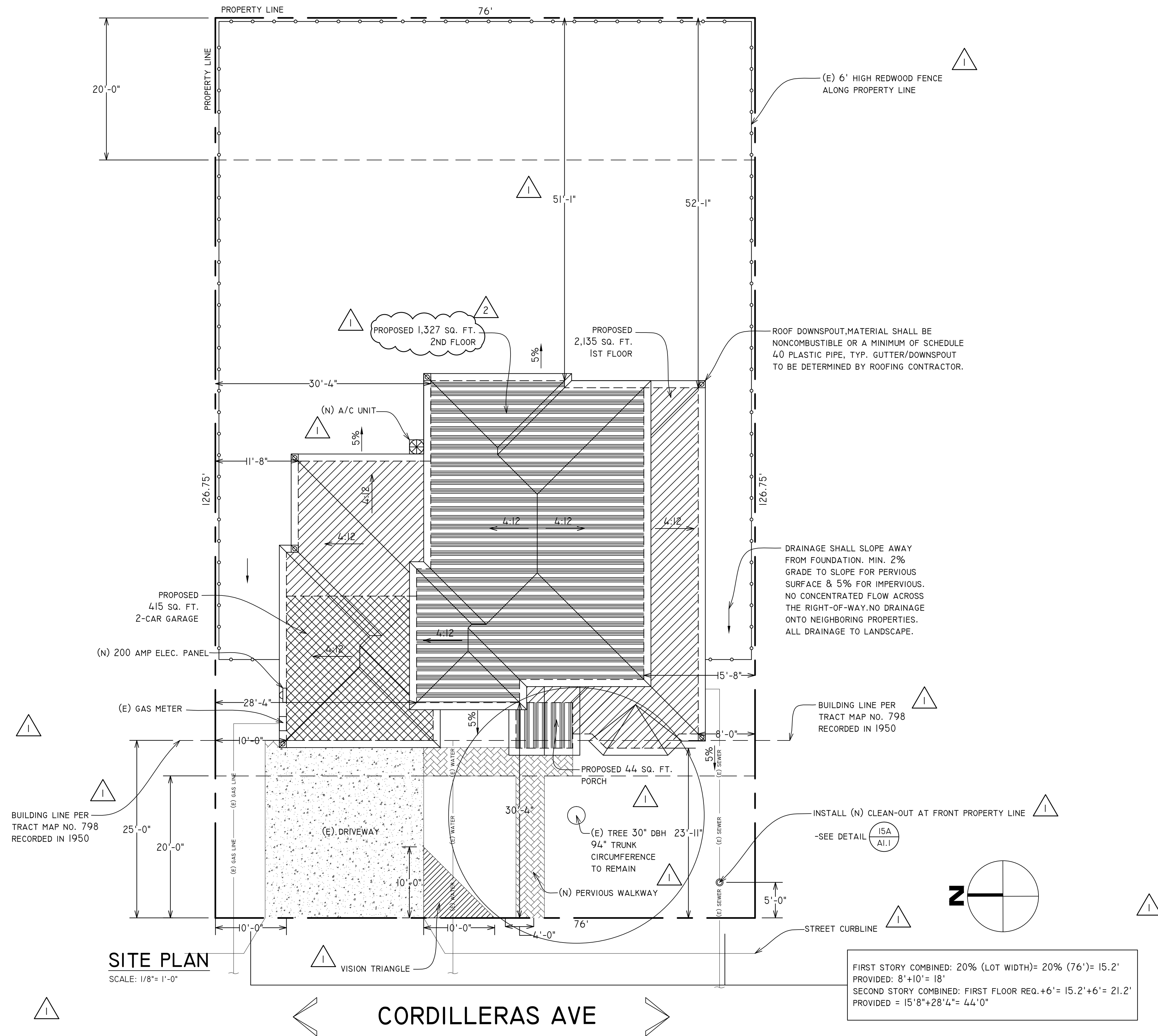


SCHMORANC RESIDENCE
PROPOSED NEW HOME
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NOTE:
CONSTRUCTION RELATED MATERIALS, EQUIPMENT, ETC.
MUST BE STORED ON SITE UNLESS PERMITTED IN ADVANCE
BY THE PUBLIC WORKS DEPARTMENT. THIS IS TO AVOID
CAUSING SAFETY AND/OR OPERATIONAL ISSUES FOR THE
MOVEMENTS OF PEDESTRIANS, CYCLISTS AND VEHICULAR TRAFFIC.

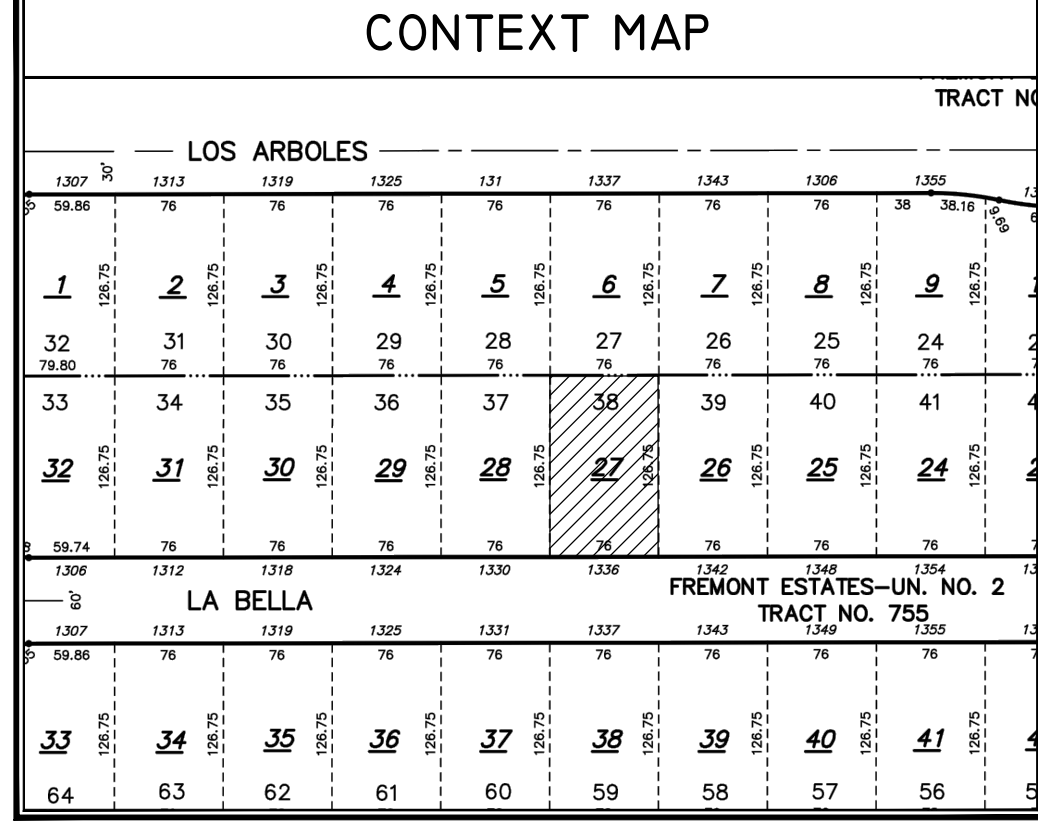
****RESIDENTIAL FIRE SPRINKLERS REQUIRED****
AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEMS SHALL BE
DESIGNED AND INSTALLED IN ACCORDANCE WITH NFPA 13D
OR SECTION R313 (R313.2.1)
APPROVED NUMBERS OR ADDRESSES SHALL BE PLACED ON ALL
NEW AND EXISTING BUILDINGS IN SUCH A POSITION AS TO BE
PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD
FRONTING THE PROPERTY. NUMBERS SHALL CONTRAST WITH
THEIR BACKGROUND.
FIRE SPRINKLER SYSTEM TO BE APPROVED UNDER SEPARATE
PERMIT.

PROJECT DATA			
A.P.N #	323-08-059	ISSUED FOR	
OCCUPANCY GROUP	R-3/U	BY	
CONSTRUCTION TYPE	V-B	DATE	
ZONING	R-1	PLANNING COMMENTS	

SCOPE OF WORK			
2 STORY NEW HOUSE W/ GARAGE, KITCHEN, FAMILY ROOM, DINING ROOM, MASTER BEDROOM & BATHROOM, OFFICE, FOYER AND PORCH ON FIRST FLOOR;			
MASTER BEDROOM W/ MASTER BATHROOM, 2 BEDROOMS W/ THEIR OWN CLOSETS AND SHARED BATHROOM, AND LAUNDRY ROOM ON SECOND FLOOR			
FULLY DEMO EXISTING HOUSE			

LOT COVERAGE			
LOT SIZE	9,633 SQ. FT.		
FIRST FLOOR	2,135 SQ. FT.		
PORCH	44 SQ. FT.		
GARAGE	415 SQ. FT.		
2ND FLR. CANTILEVER (12")	19 SQ. FT.		
TOTAL AREA	2,613 SQ. FT.		
LOT SIZE	27%		

F.A.R			
FIRST FLOOR	2,135 SQ. FT.		
SECOND FLOOR	1,327 SQ. FT.		
GARAGE	415 SQ. FT.		
TOTAL AREA	3,877 SQ. FT.		
LOT SIZE	40%		



DRAWING INDEX			
A1	• SITE PLAN	A8.1	• SHADOW ANALYSIS STEPS
A1.1	• EXISTING SITE PLAN & DEMOLITION PLAN	A9	• CROSS SECTION
A2	• PROPOSED FIRST FLOOR PLAN	A10	• CROSS SECTION
A3	• PROPOSED SECOND FLOOR PLAN	A11	• LANDSCAPING PLAN
A3.1	• FLOOR AREA CALCULATION DIAGRAM		
A4	• ELEVATIONS		
A5	• ELEVATIONS		
A6	• STREETSCAPE ELEVATION		
A7	• PM SOLAR ACCESS & SHADOW ANALYSIS		
A8	• AM SOLAR ACCESS & SHADOW ANALYSIS		

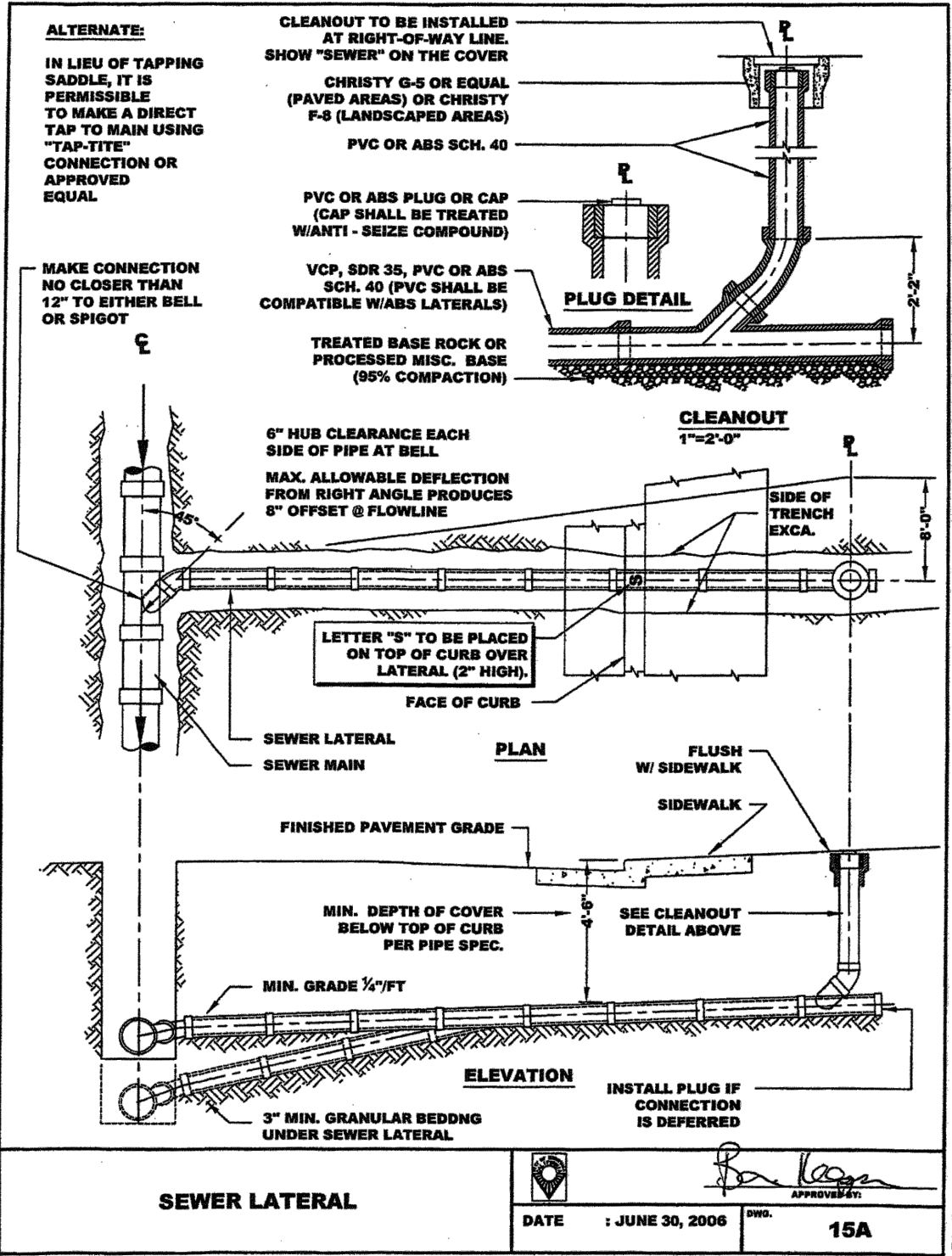
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1	PLANNING COMMENTS	05/08/15	MM	
2	PLANNING COMMENTS	05/26/15	MM	

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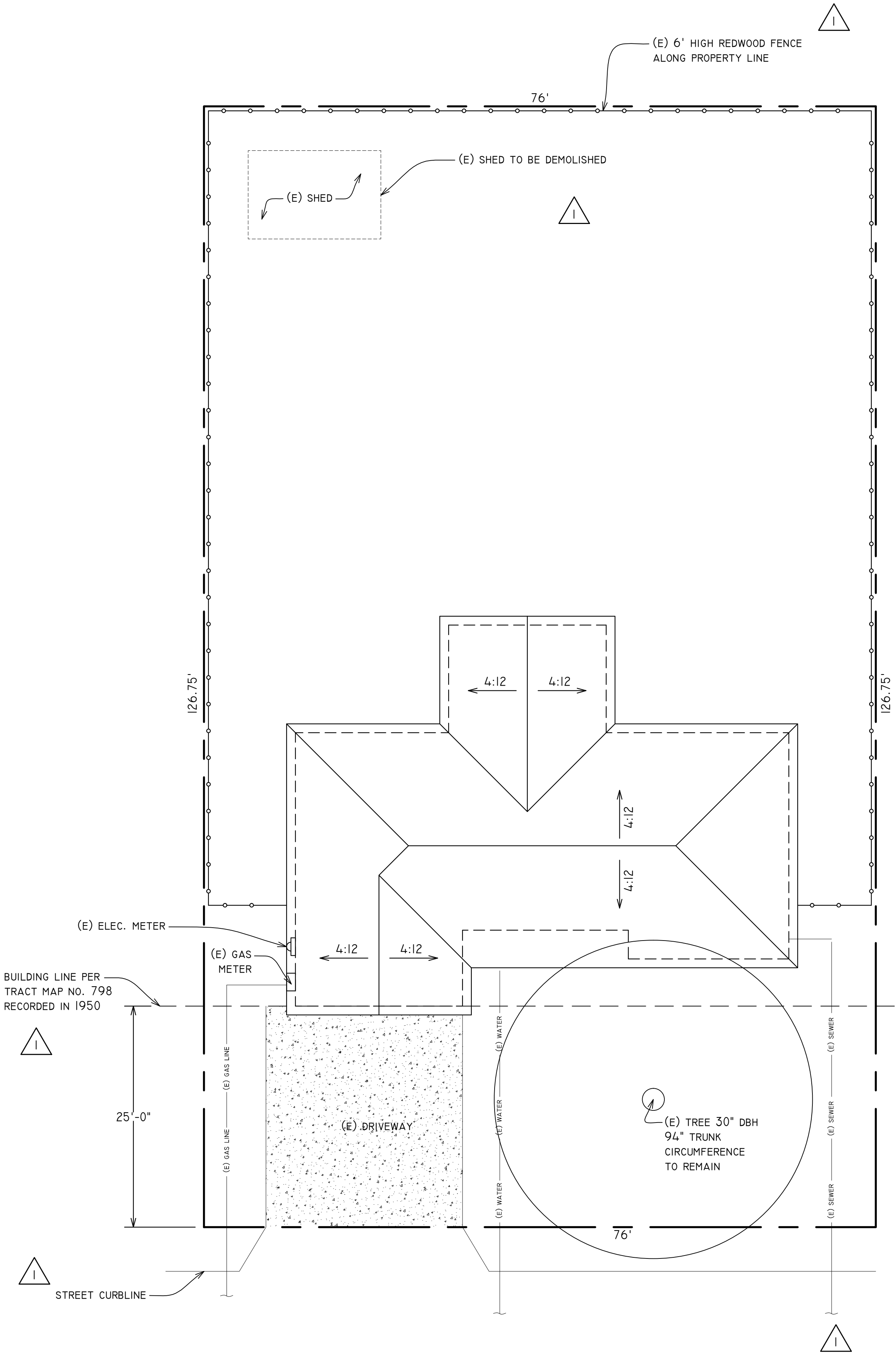
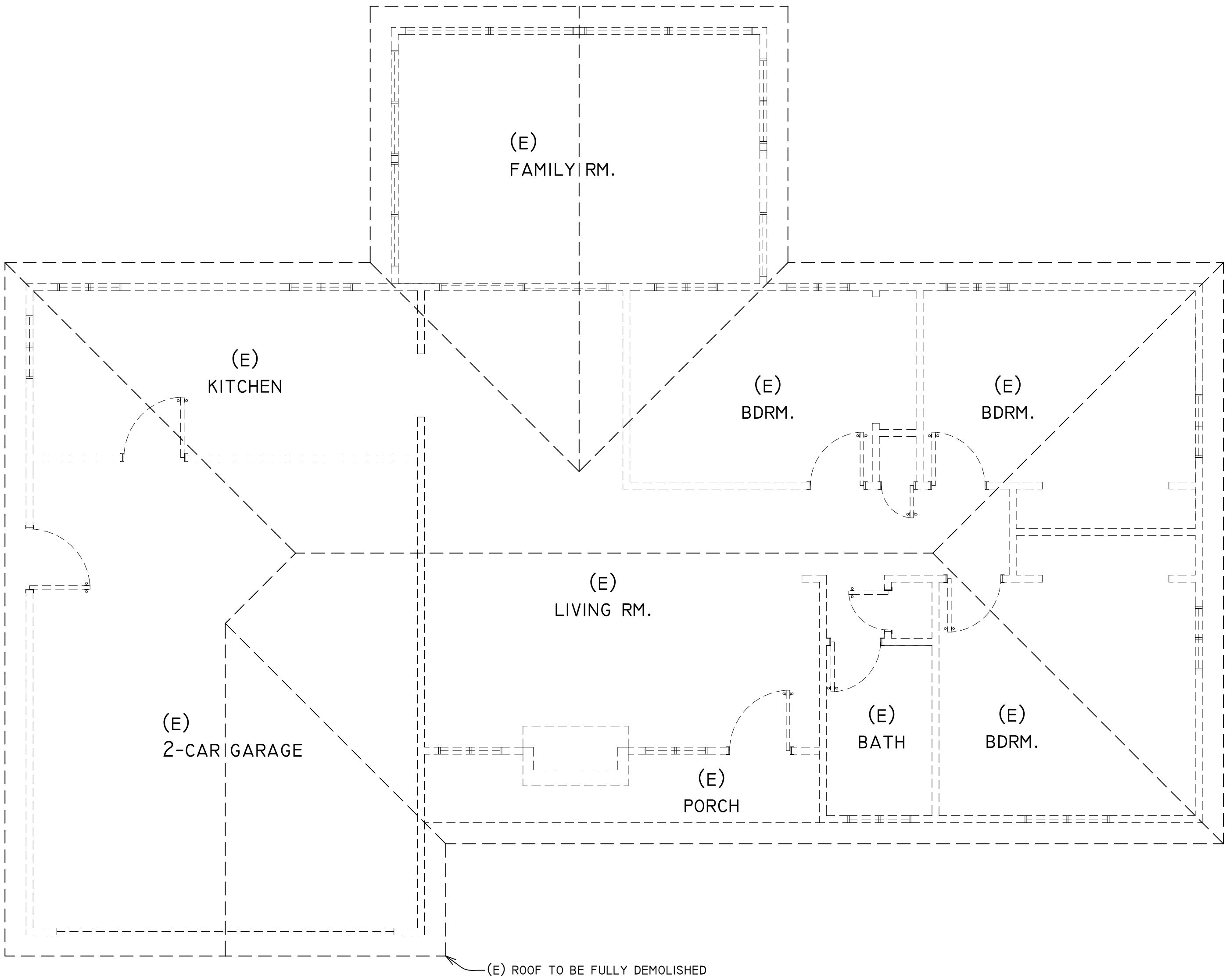
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Job	
Sheet	A1



EXISTING AREA CALCULATION			
A) EXISTING LIVING AREA = 1,264 SQ. FT.			
B) EXISTING GARAGE = 421 SQ. FT.			
C) EXISTING PORCH = 61 SQ. FT.			
D) LOT SIZE = 126.75' x 76' = 9,633 SQ. FT.			
EXISTING F.A.R. = (A+B)/D = 1,685/9,633 (100) = 17%			
EXISTING LOT COVERAGE = (A+B+C)/D = 1,746/9,633 = 18%			

DEMOLITION NOTES	
A SEPARATE DEMOLITION PERMIT SHALL BE APPLIED FOR. DEMOLITION WORK IS NOT PART OF THIS SCOPE OF WORK.	



EXISTING SITE PLAN
SCALE: 1/8" = 1'-0"

EXISTING FLOOR/DEMO PLAN
SCALE: 1/4" = 1'-0"

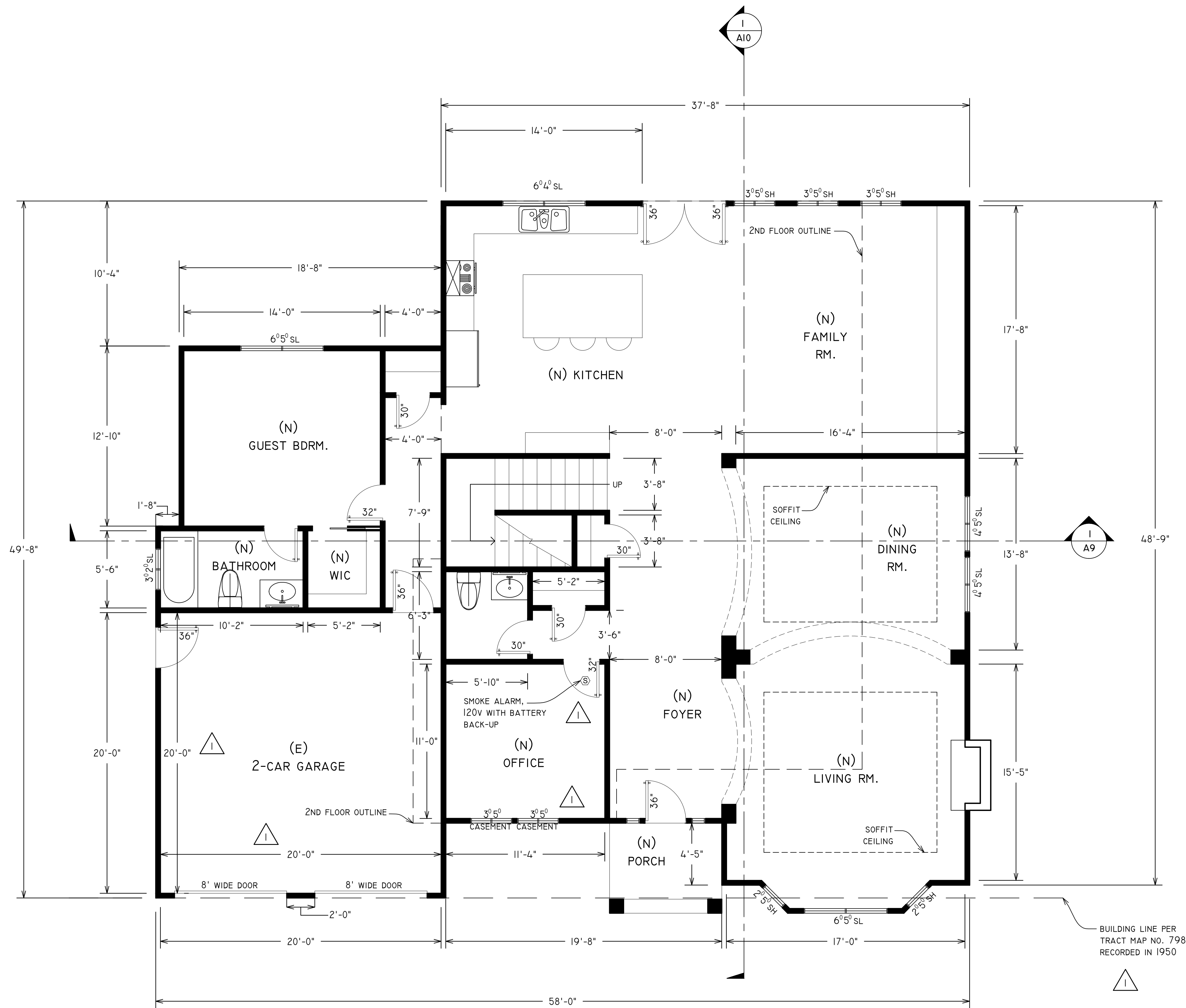
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2	PLANNING COMMENTS	05/26/15	MM	
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PROPOSED FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

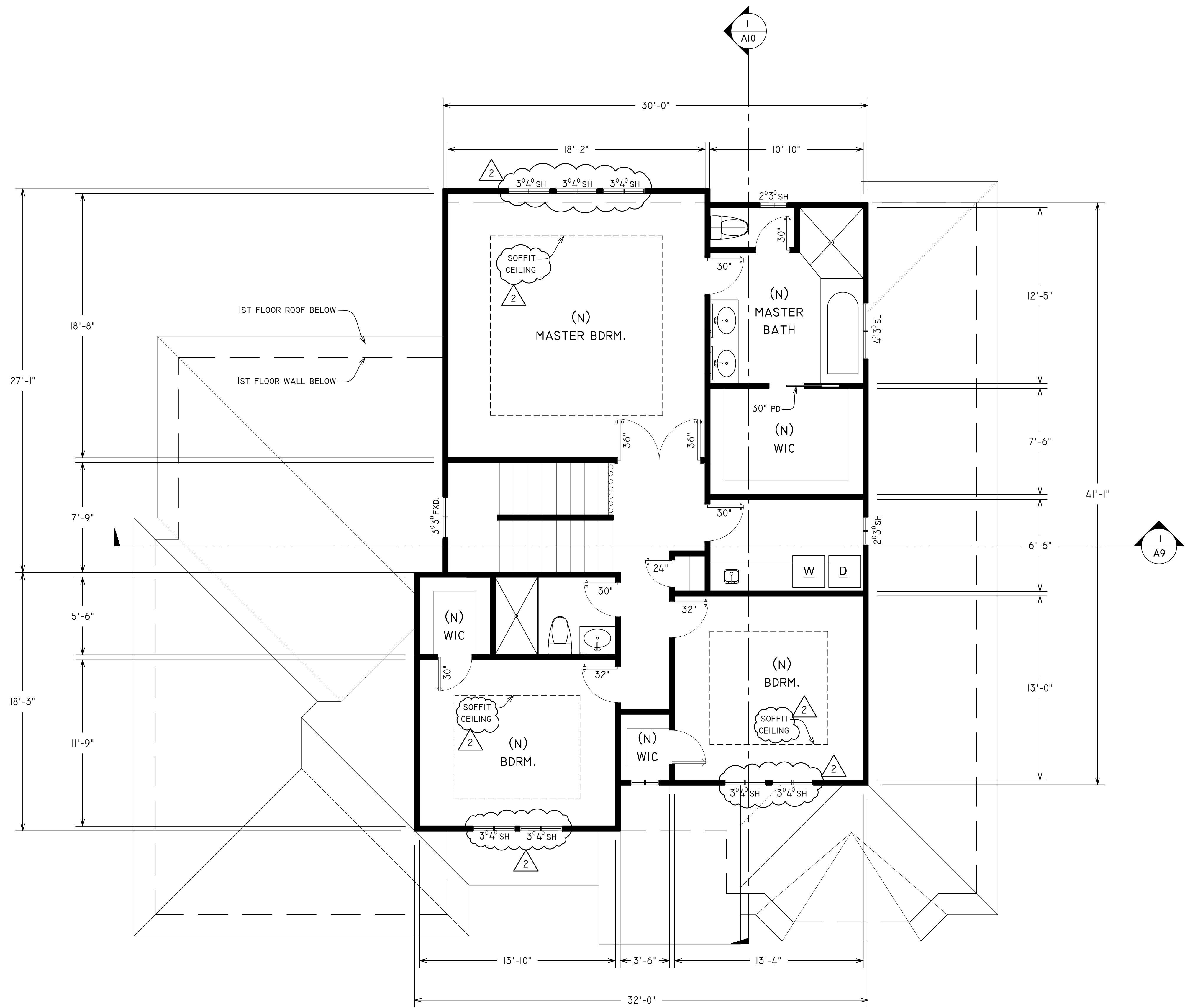
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2	PLANNING COMMENTS	05/26/15	MM	
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PROPOSED SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

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2	PLANNING COMMENTS	05/26/15	MM	
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NEW HOME

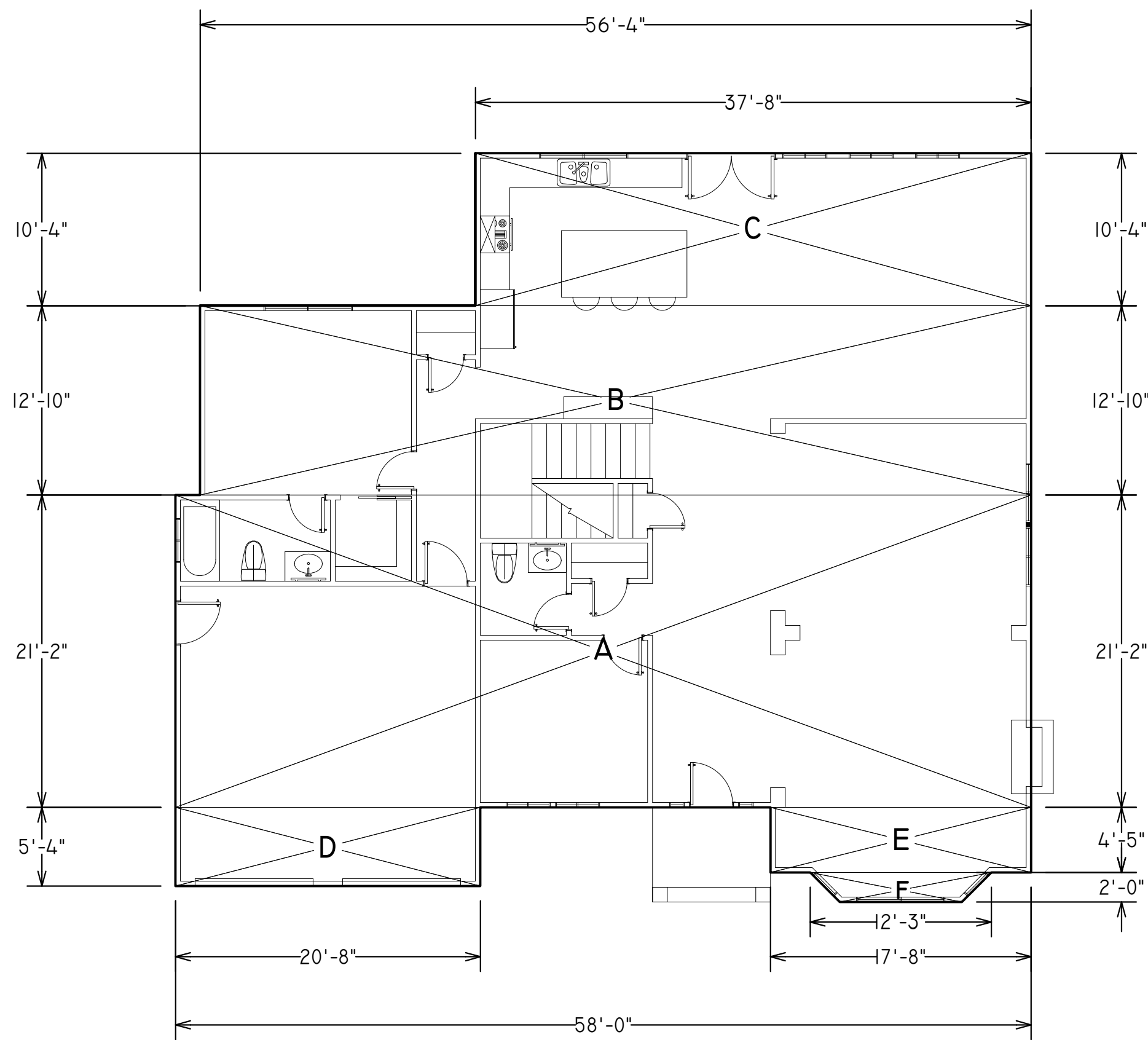
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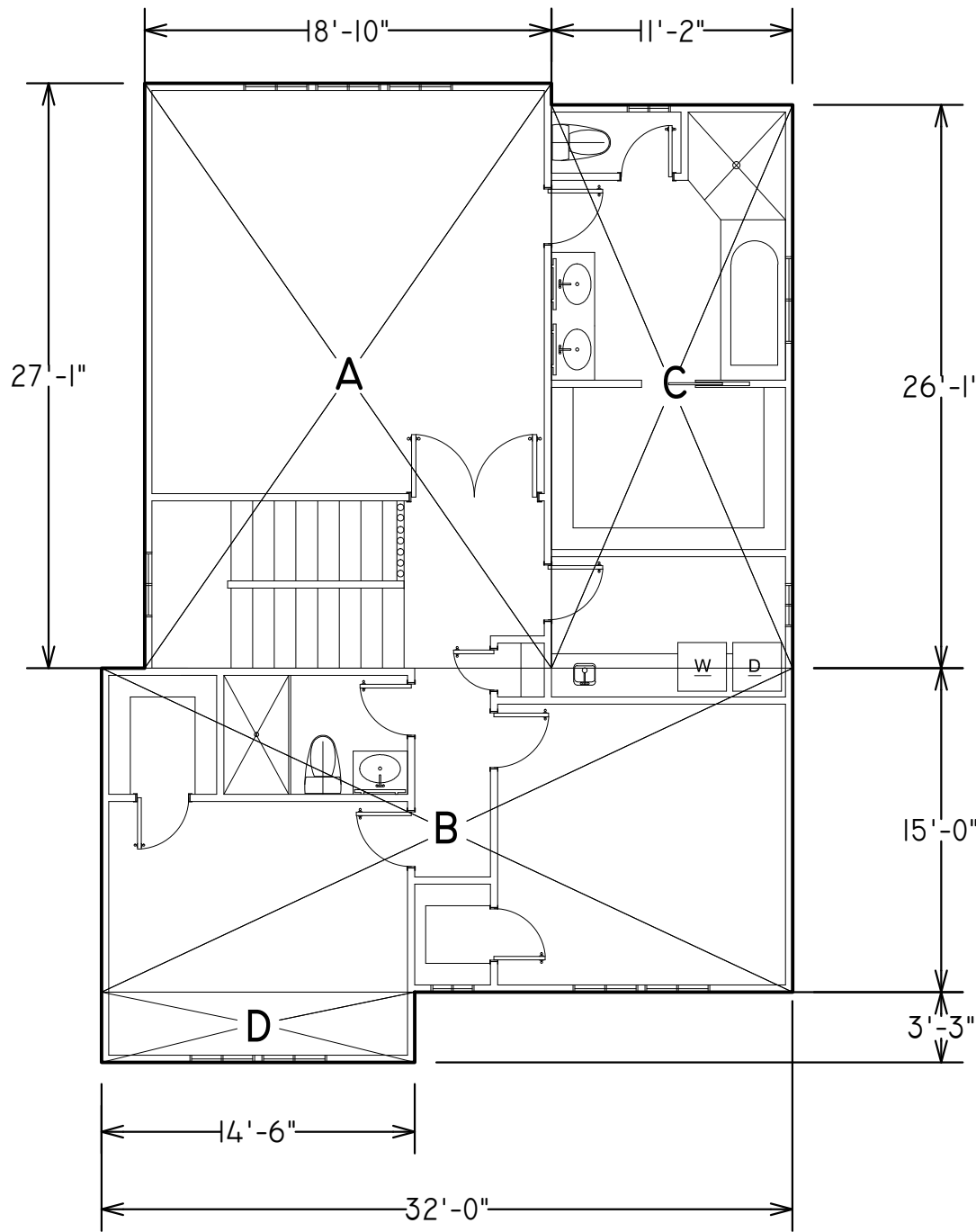


FIRST FLOOR AREA CALCULATION DIAGRAM

SCALE: 1/8"= 1'-0"

SECTION	DIMENSIONS	AREA
A	58'-0" X 21'-2"	1,228 SQ. FT.
B	56'-4" X 12'-10"	723 SQ. FT.
C	37'-8" X 10'-4"	390 SQ. FT.
D	20'-8" X 5'-4"	110 SQ. FT.
E	17'-8" X 4'-5"	78 SQ. FT.
F	12'-3" X 2'-0"	21 SQ. FT.

TOTAL FIRST FLOOR AREA = 2,550 SQ. FT.



SECOND FLOOR AREA CALCULATION DIAGRAM

SCALE: 1/8"= 1'-0"

SECTION	DIMENSIONS	AREA
A	27'-1" X 18'-10"	510 SQ. FT.
B	32'-0" X 15'-0"	480 SQ. FT.
C	26'-1" X 11'-2"	290 SQ. FT.
D	14'-6" X 3'-3"	47 SQ. FT.

TOTAL SECOND FLOOR AREA = 1,327 SQ. FT.

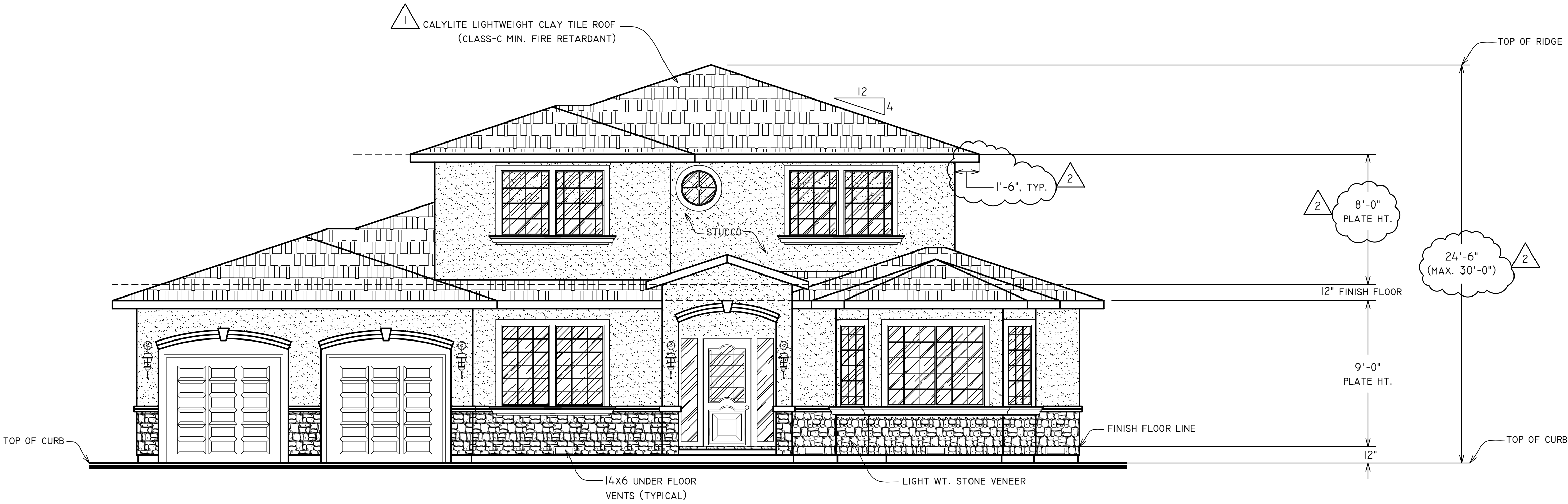
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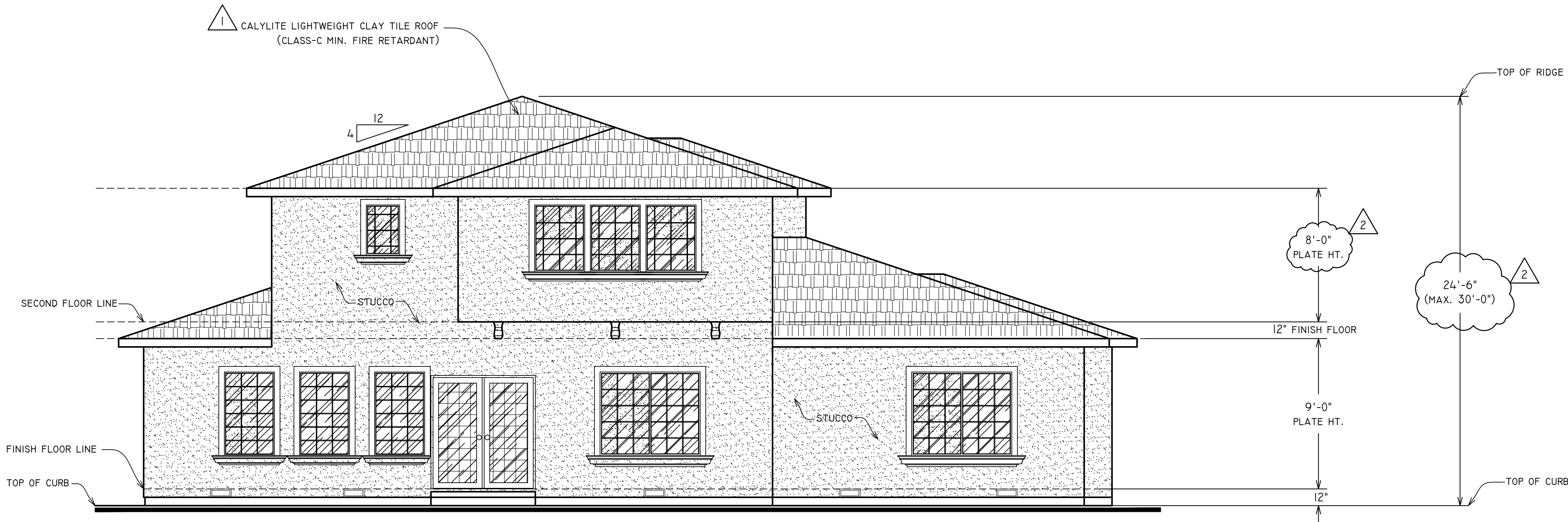
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FRONT ELEVATION

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



REAR ELEVATION

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

NO.	REVISION	DATE	BY	ISSUED FOR
1	PLANNING COMMENTS	05/08/15	MM	
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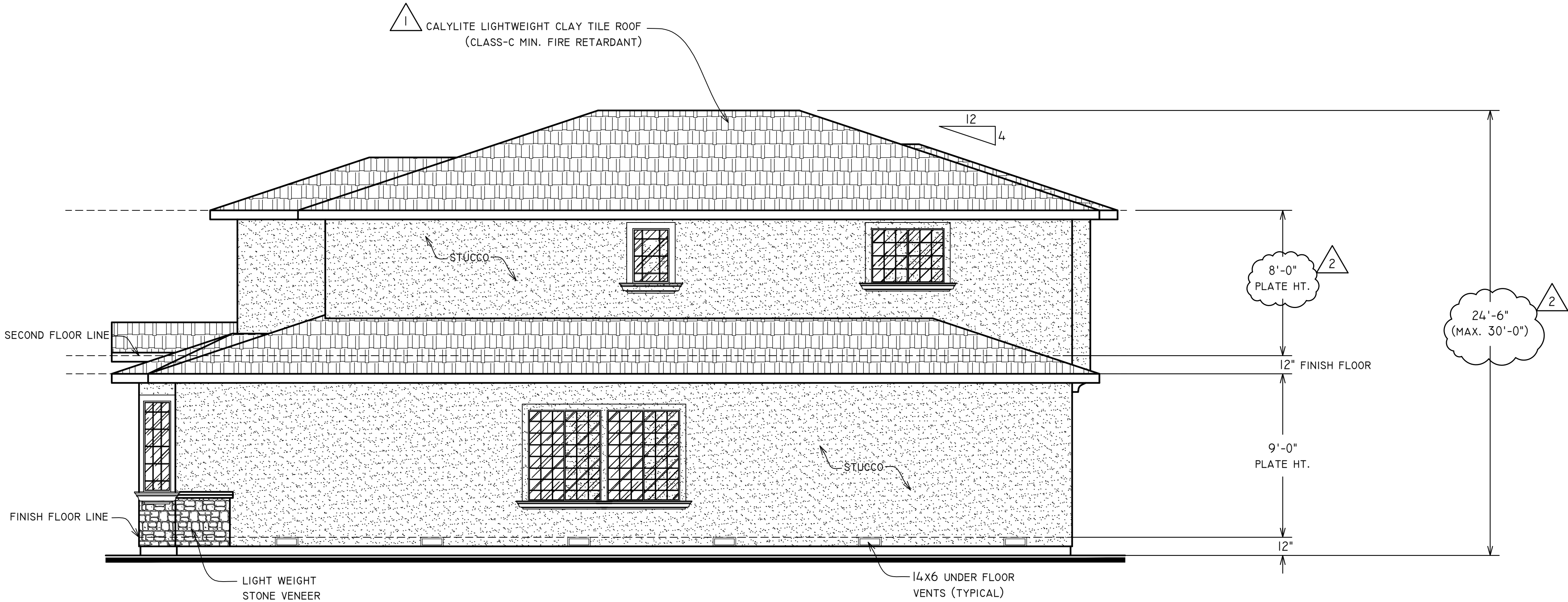
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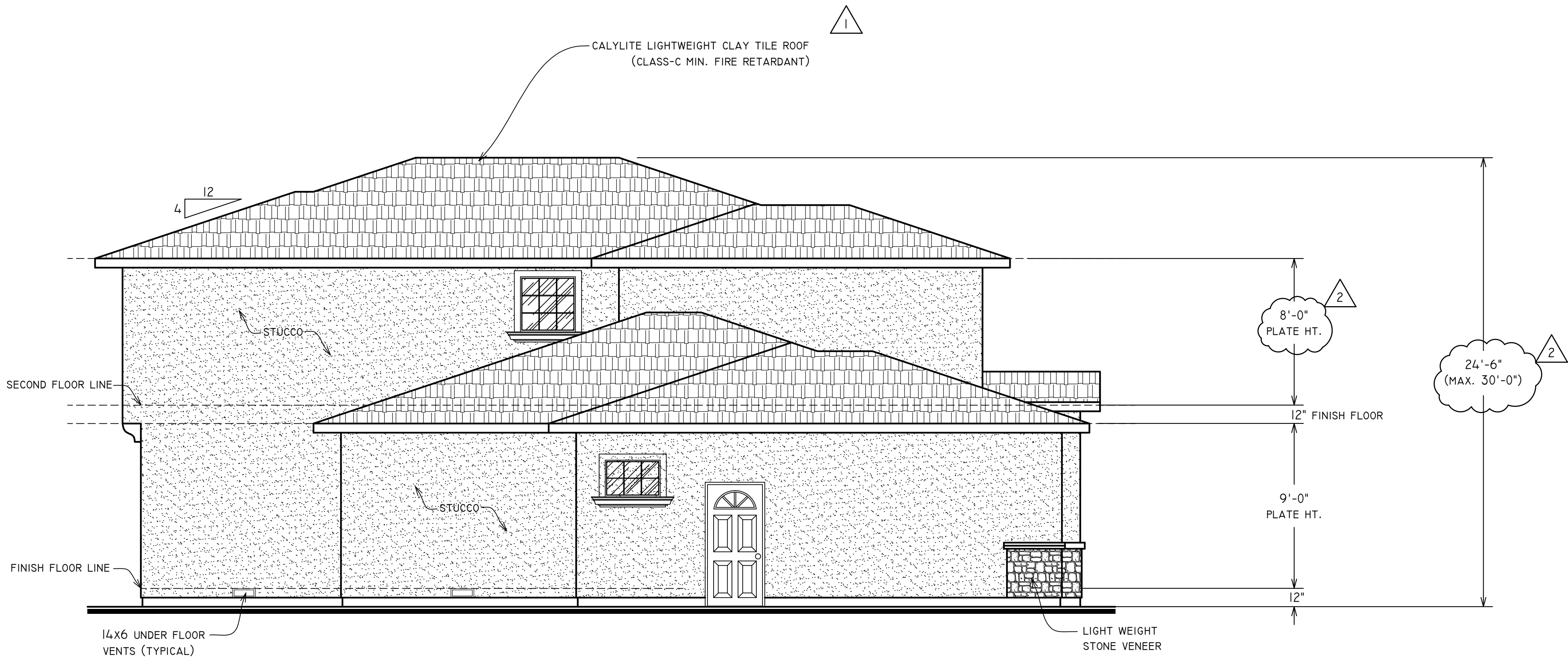
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RIGHT SIDE ELEVATION

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



LEFT SIDE ELEVATION

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

NO.	REVISION	DATE	BY	ISSUED FOR
1	PLANNING COMMENTS	05/08/15	MM	
2	PLANNING COMMENTS	05/26/15	MM	
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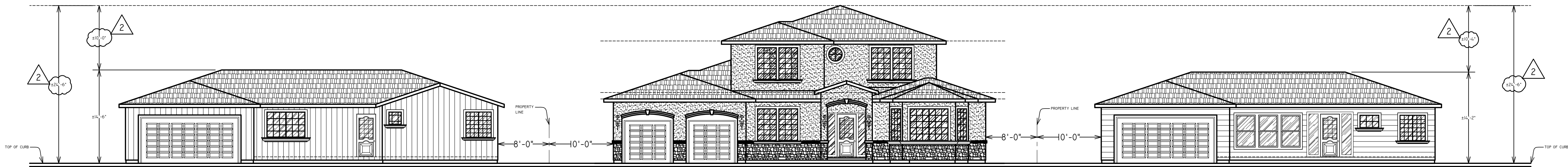
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1330 CORDILLERAS AVE

1336 CORDILLERAS AVE

1342 CORDILLERAS AVE

STREETSCAPE ELEVATION

SCALE: 1/8" = 1'-0"

NO.	REVISION	DATE	BY	ISSUED FOR
A	PLANNING COMMENTS	05/08/15	MM	
A	PLANNING COMMENTS	05/26/15	MM	
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A				

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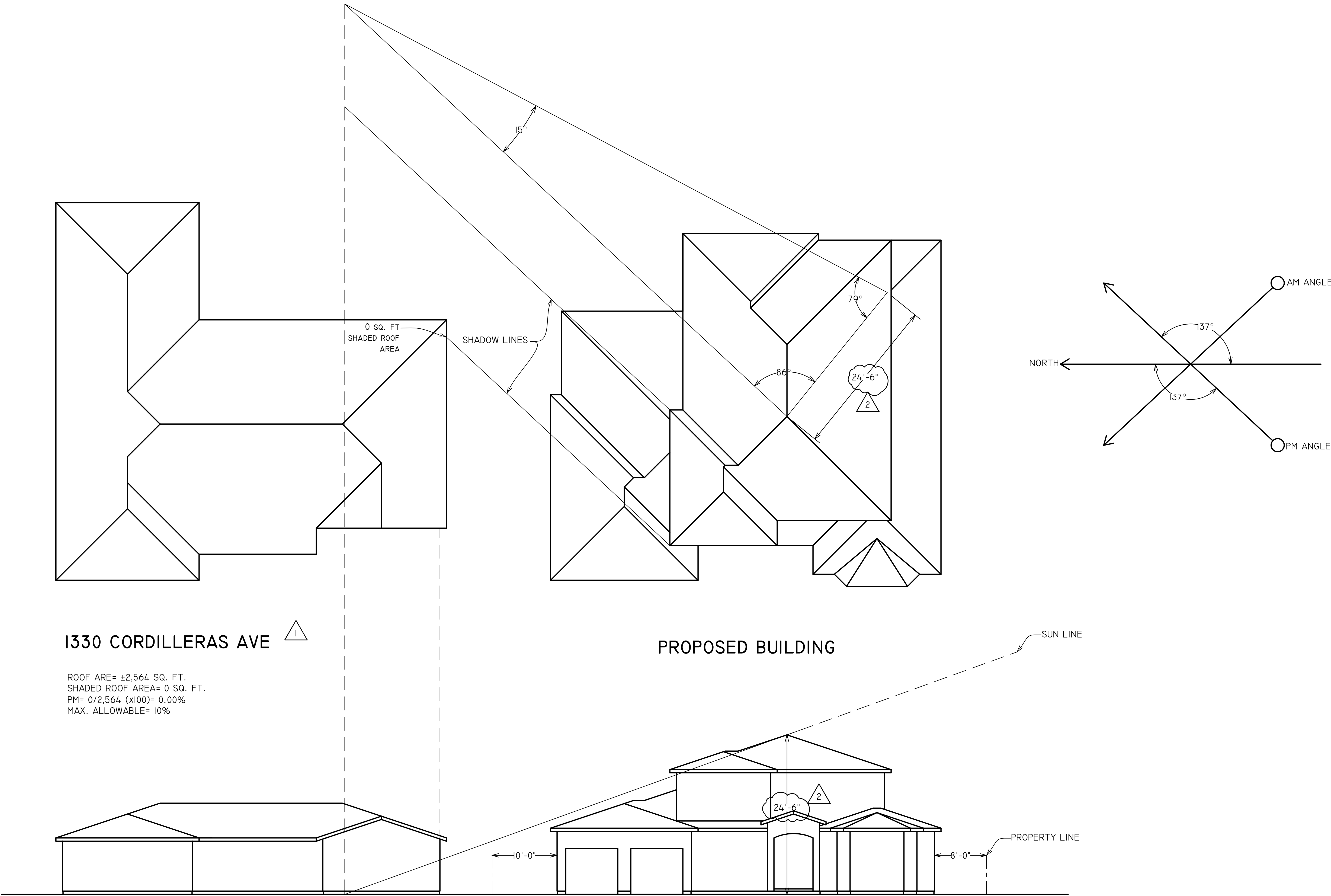


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ROOF PLAN
SCALE: 1/8"= 1'-0"



PM SOLAR ACCESS & SHADOW ANALYSIS
SCALE: 1/8"= 1'-0"

NO.	REVISION	DATE	BY	ISSUED FOR
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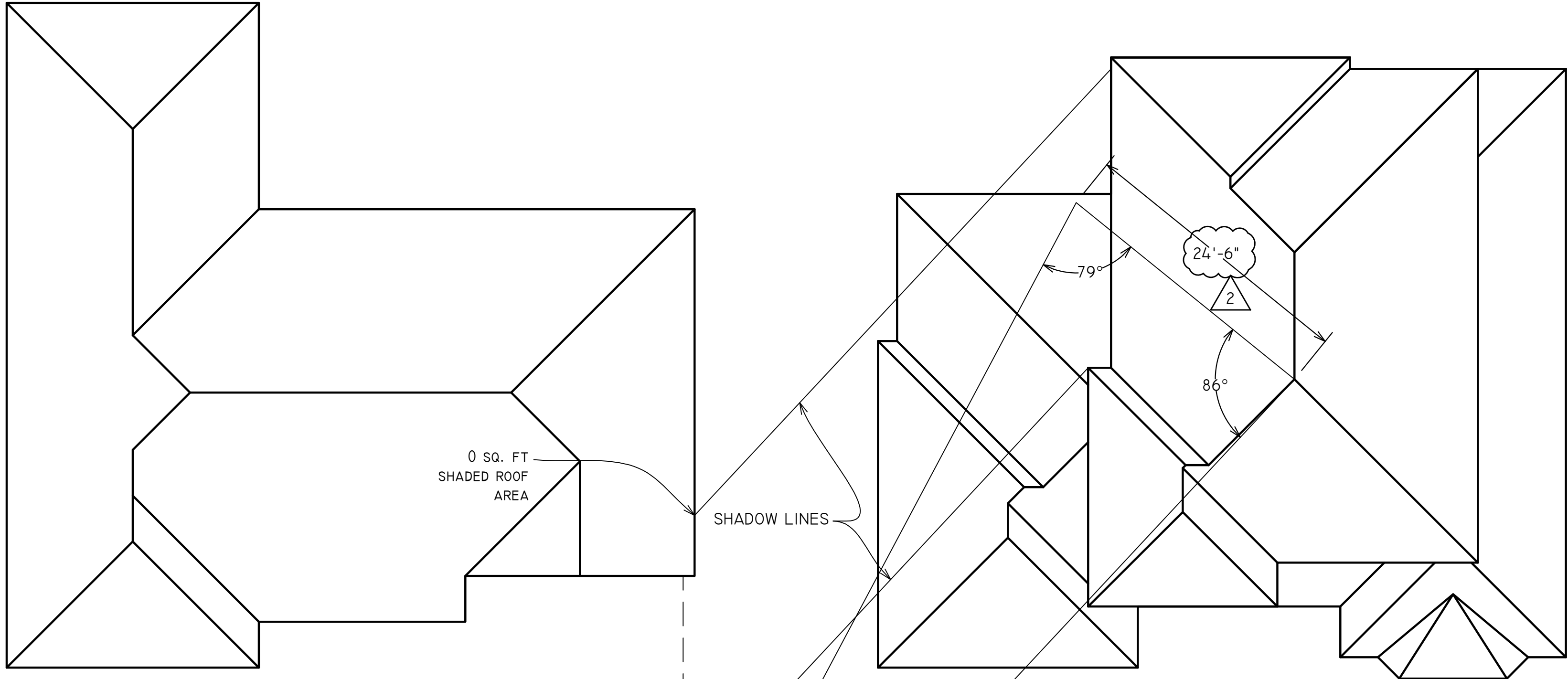
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Date	03/10/15
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ROOF PLAN

SCALE: 1/8"= 1'-0"

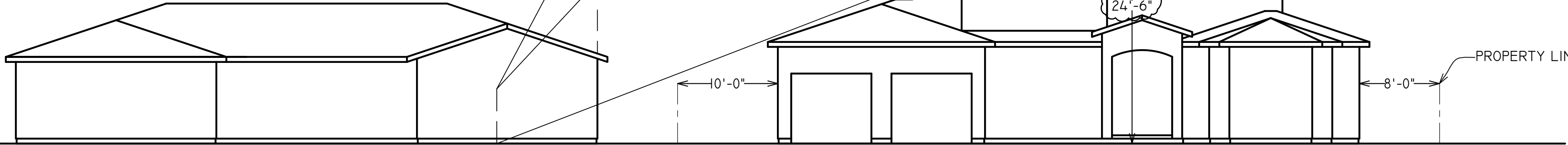


1330 CORDILLERAS AVE



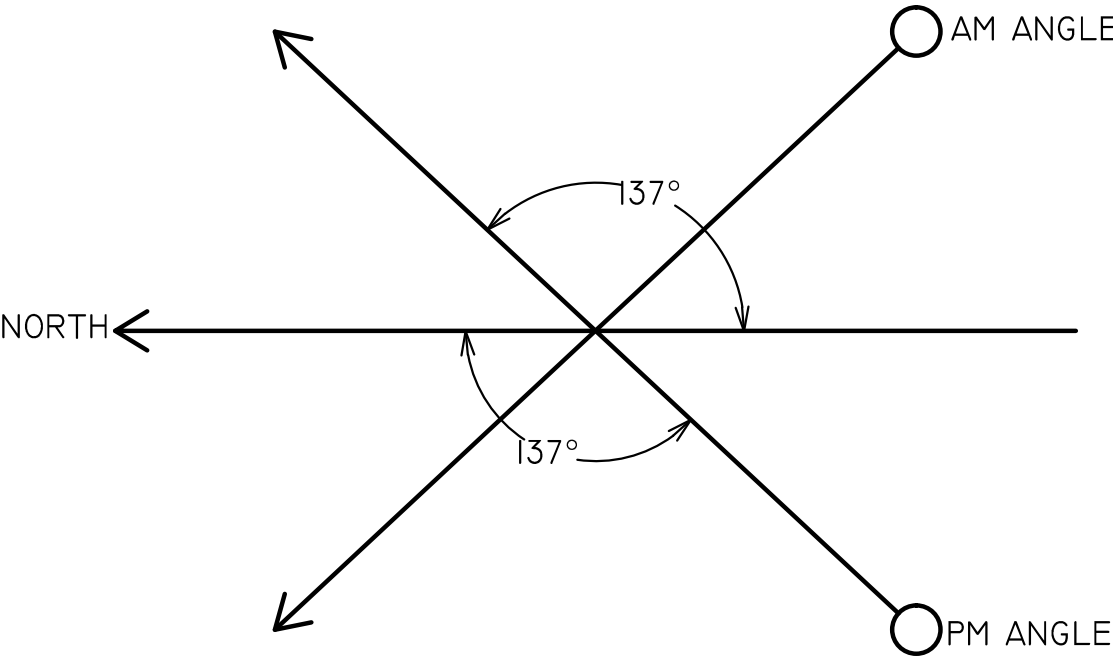
ROOF ARE= ±2,564 SQ. FT.
SHADED ROOF AREA= 0 SQ. FT.
AM= 0/2,564, (x100)= 0.00%
MAX. ALLOWABLE= 10%

PROPOSED BUILDING



ELEVATION

SCALE: 1/8"= 1'-0"



AM SOLAR ACCESS & SHADOW ANALYSIS

SCALE: 1/8"= 1'-0"

NO.	REVISION	DATE	BY	ISSUED FOR
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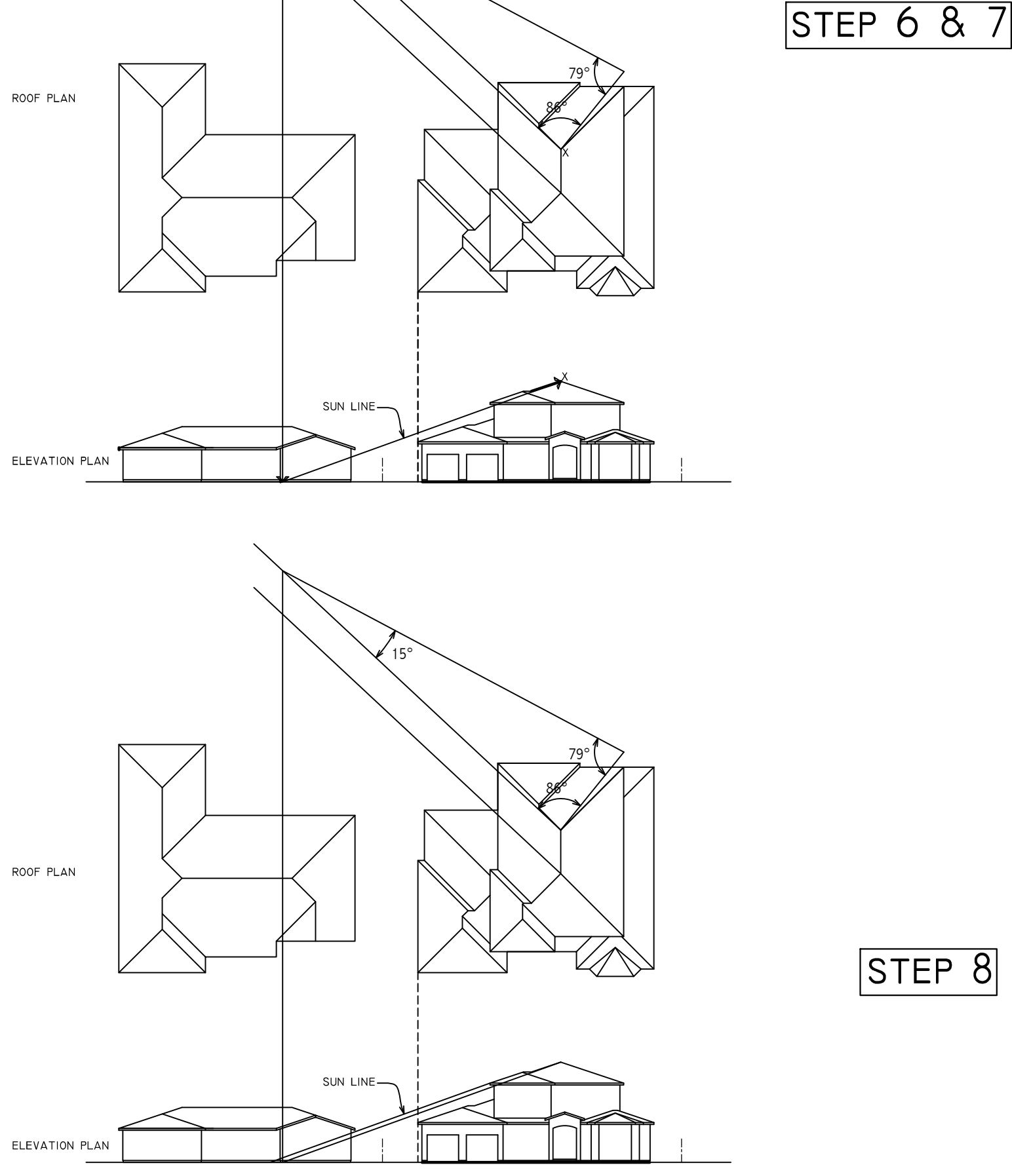
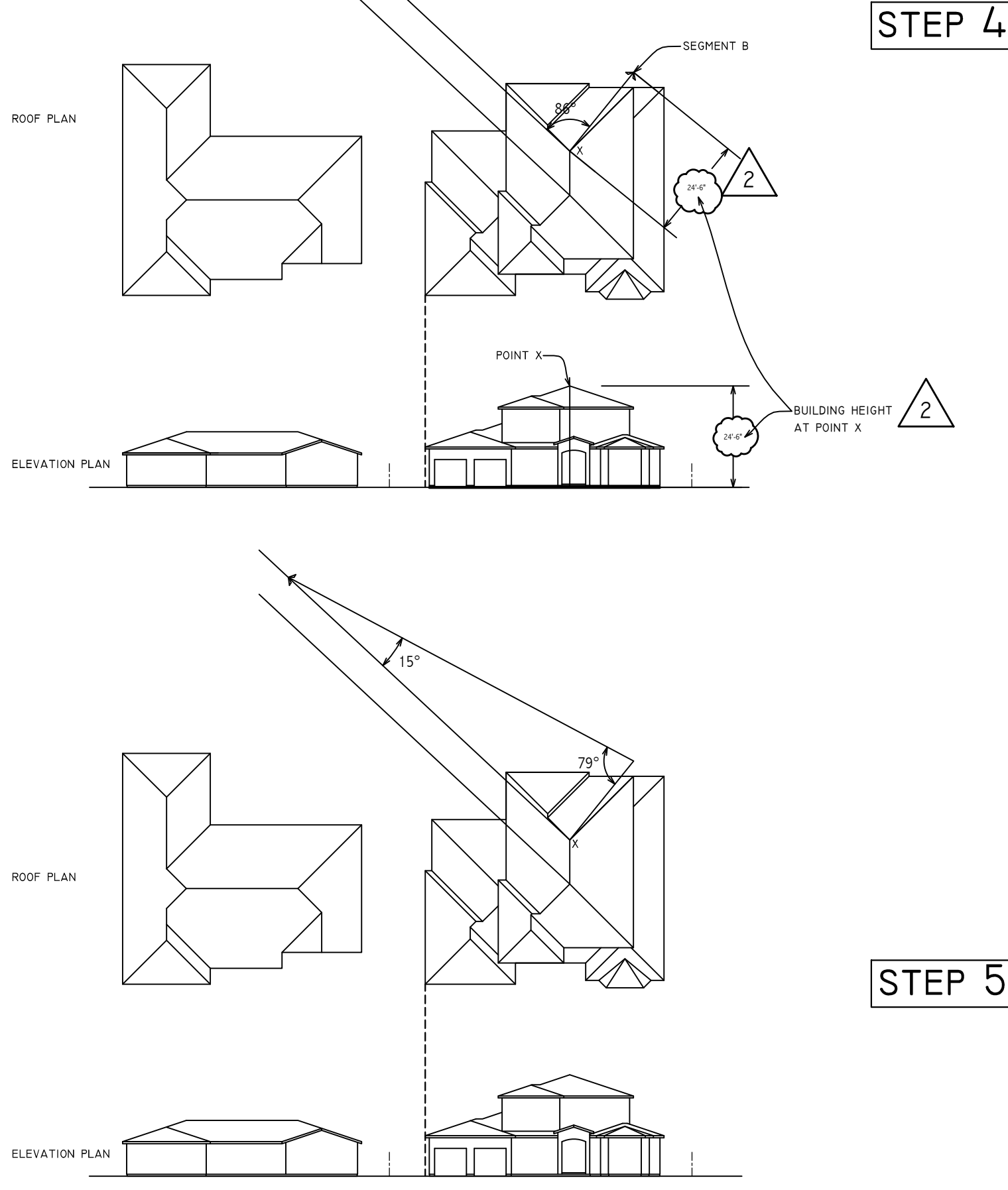
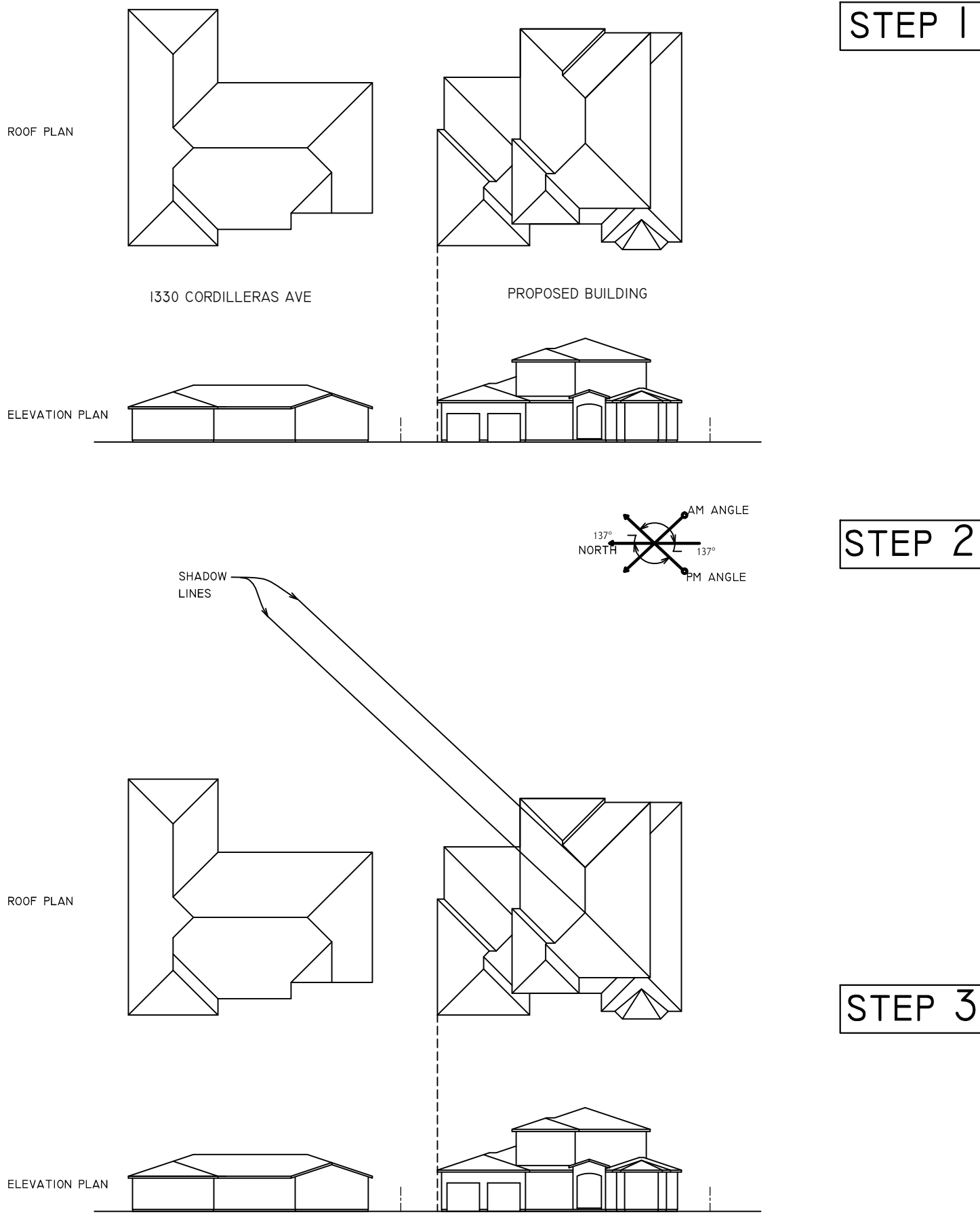
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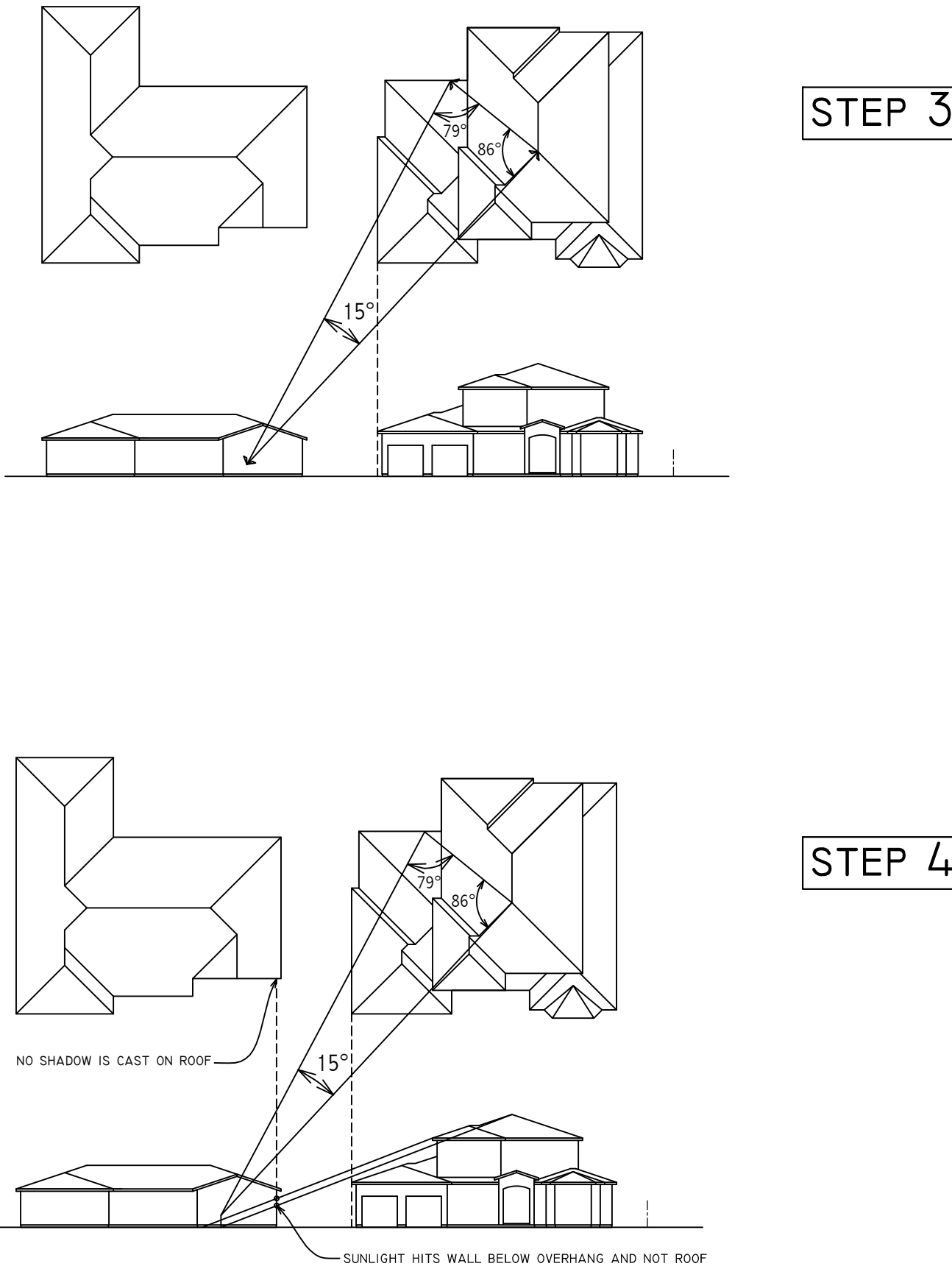
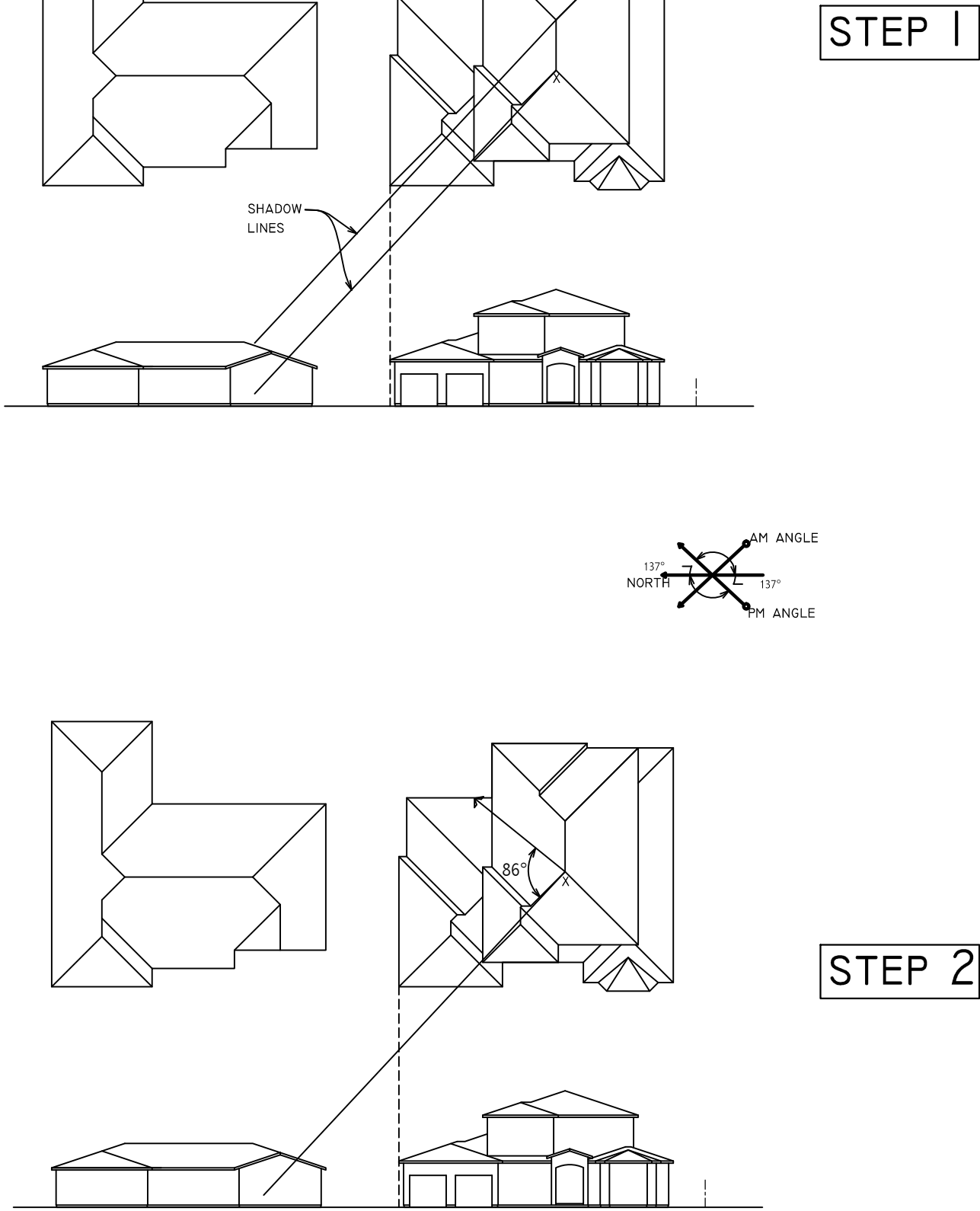
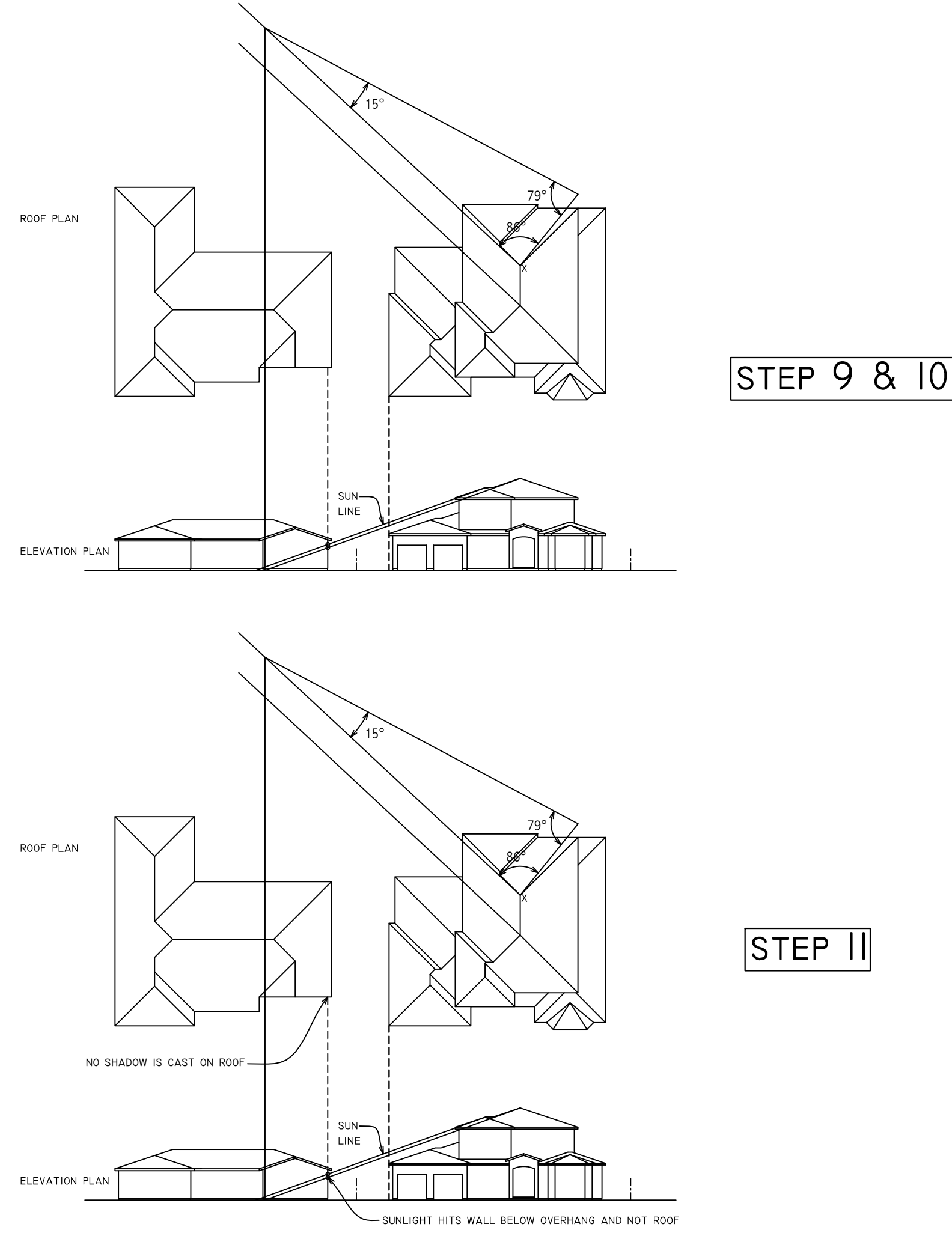
PM SOLAR ACCESS & SHADOW ANALYSIS

SCALE: 1/32"= 1'-0"



AM SOLAR ACCESS & SHADOW ANALYSIS

SCALE: 1/32"= 1'-0"



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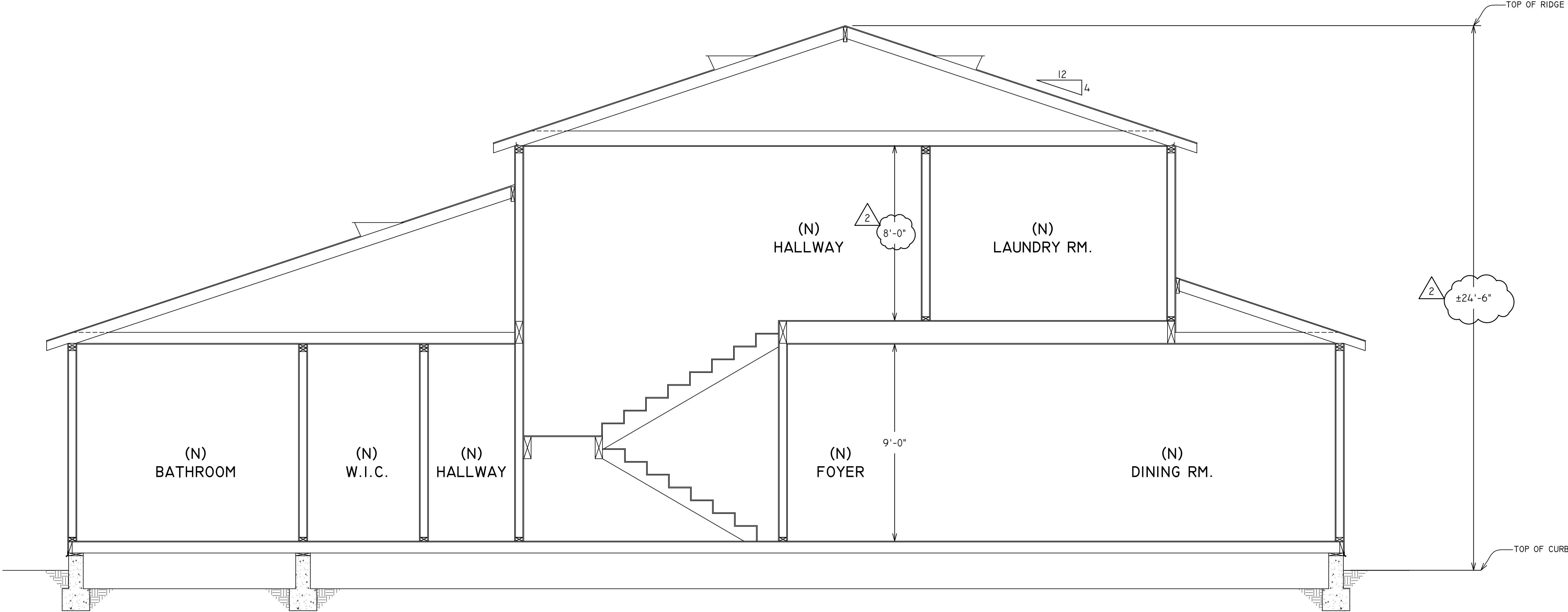
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CROSS SECTION
SCALE: 3/8" = 1'-0"

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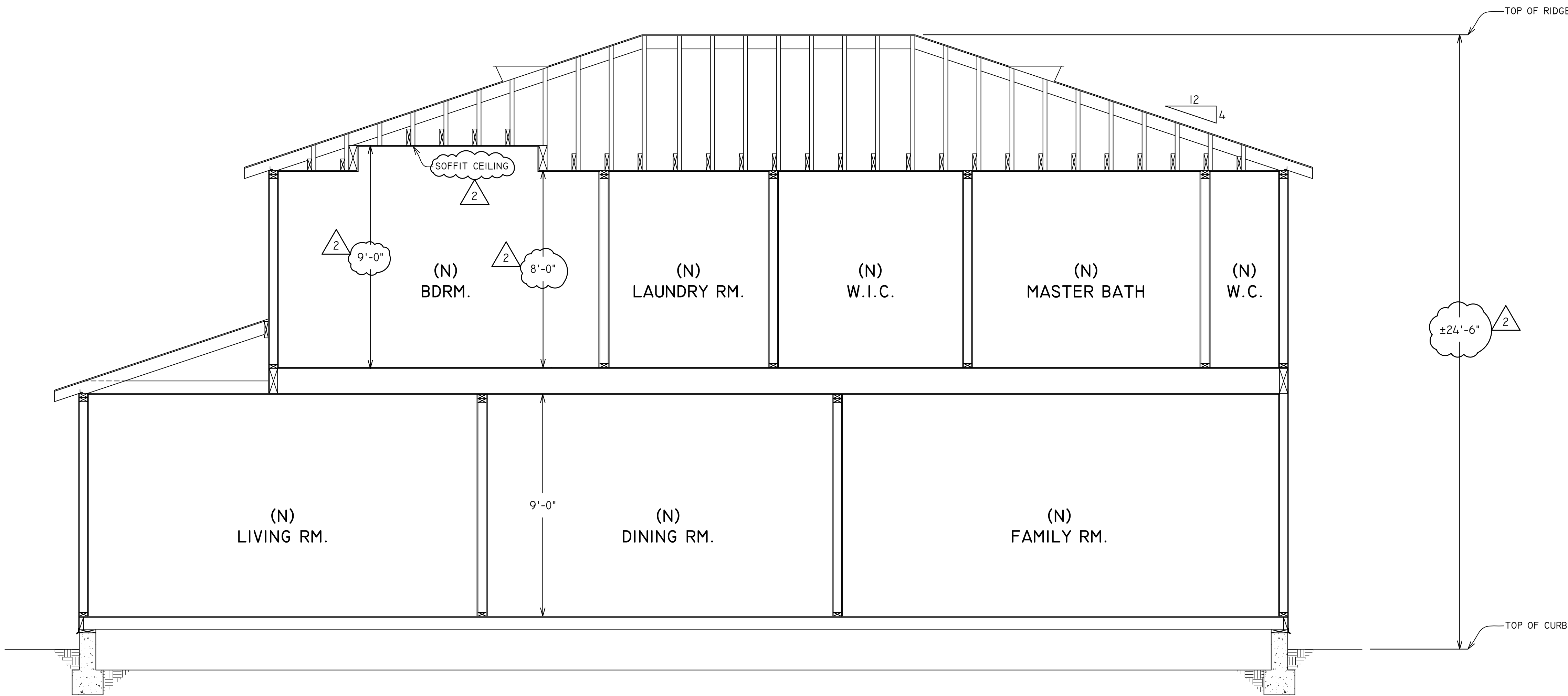
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CROSS SECTION
SCALE: 3/8"= 1'-0"

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A10

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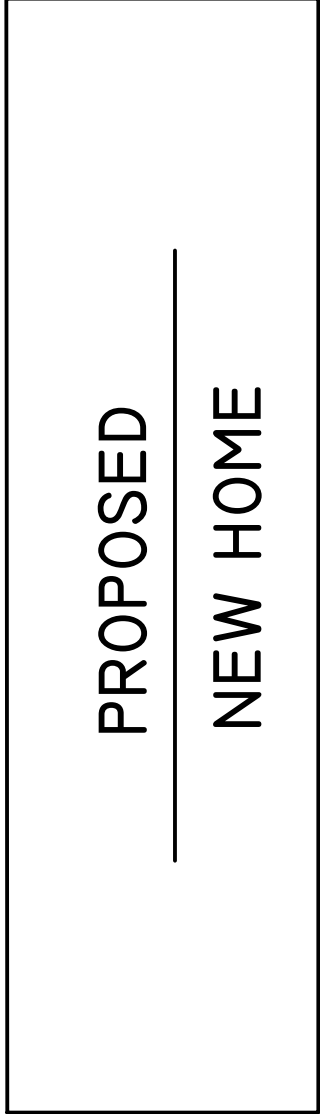
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