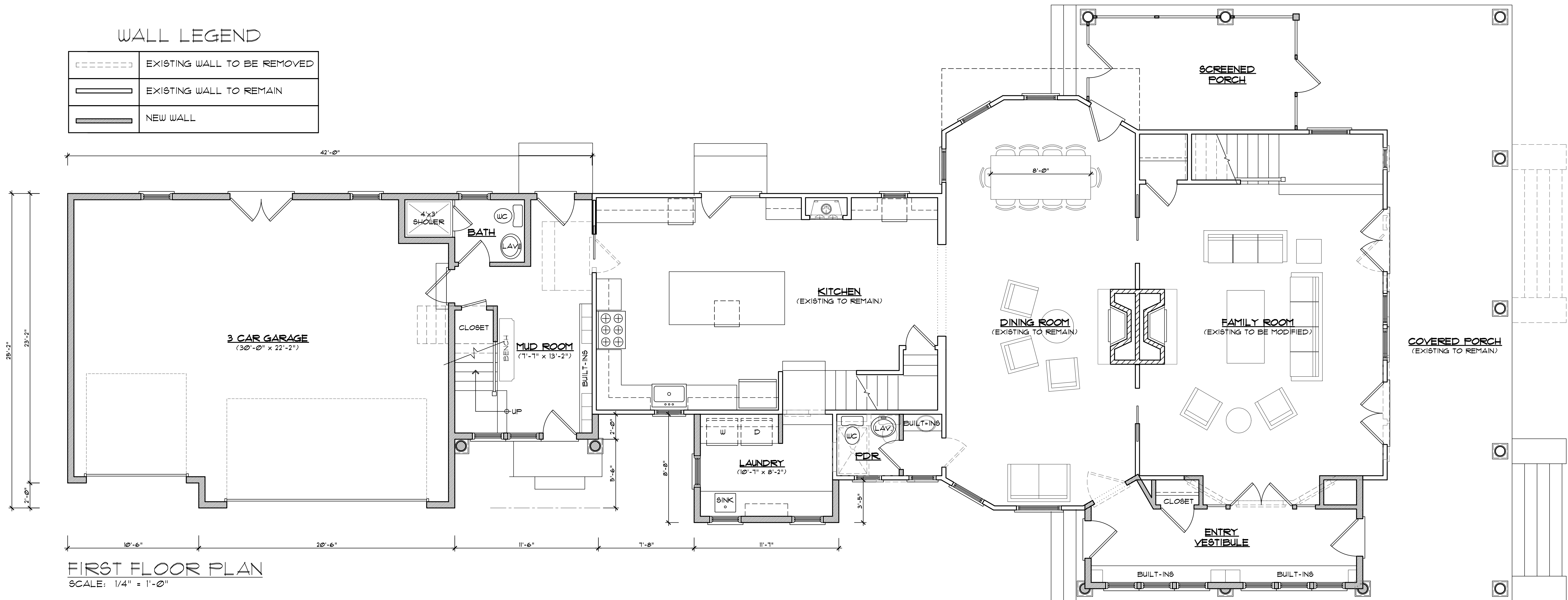




WALL LEGEND

	EXISTING WALL TO BE REMOVED
	EXISTING WALL TO REMAIN
	NEW WALL

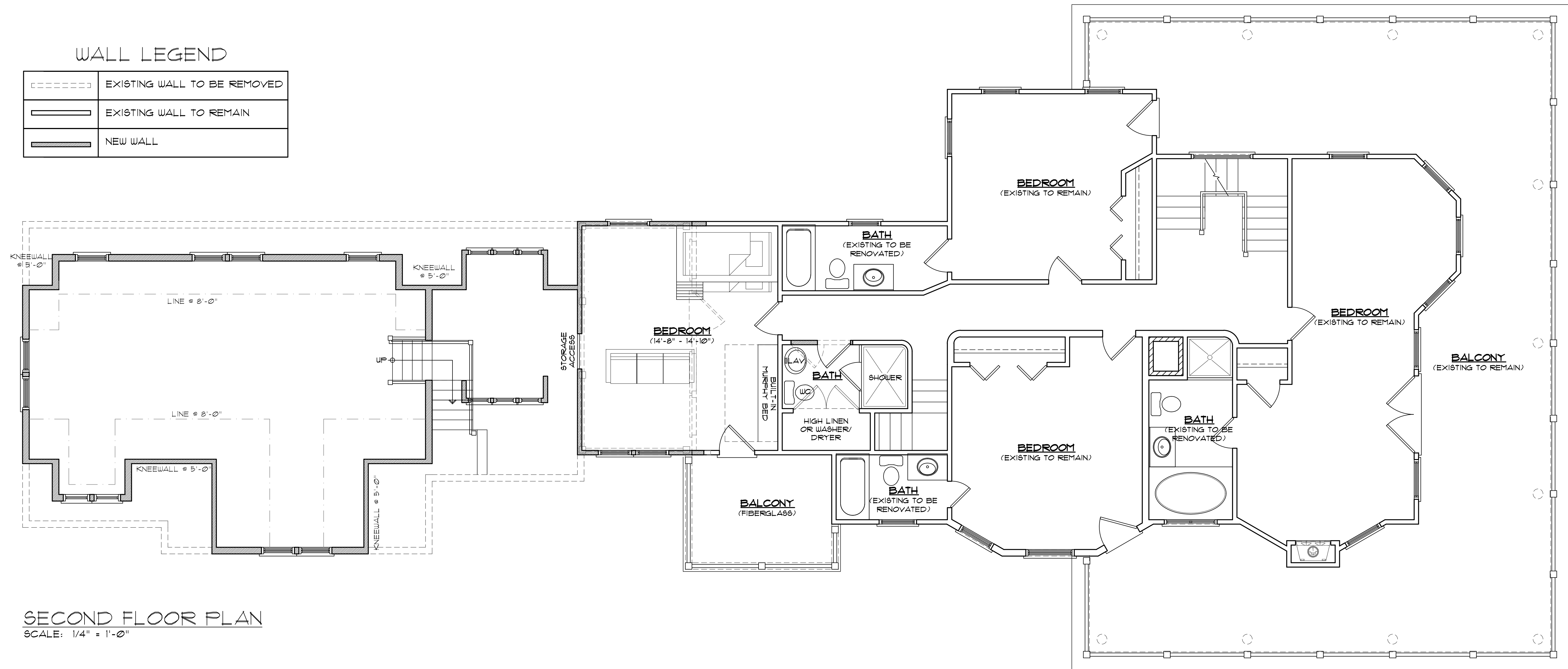


FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



WALL LEGEND

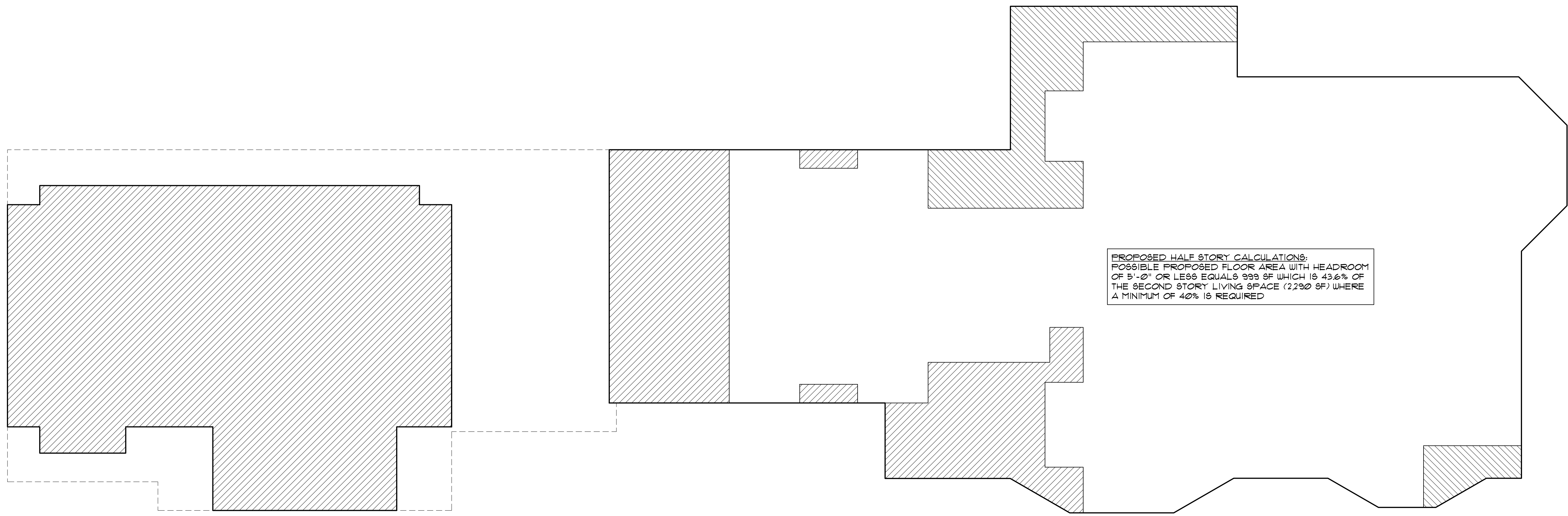
	EXISTING WALL TO BE REMOVED
	EXISTING WALL TO REMAIN
	NEW WALL



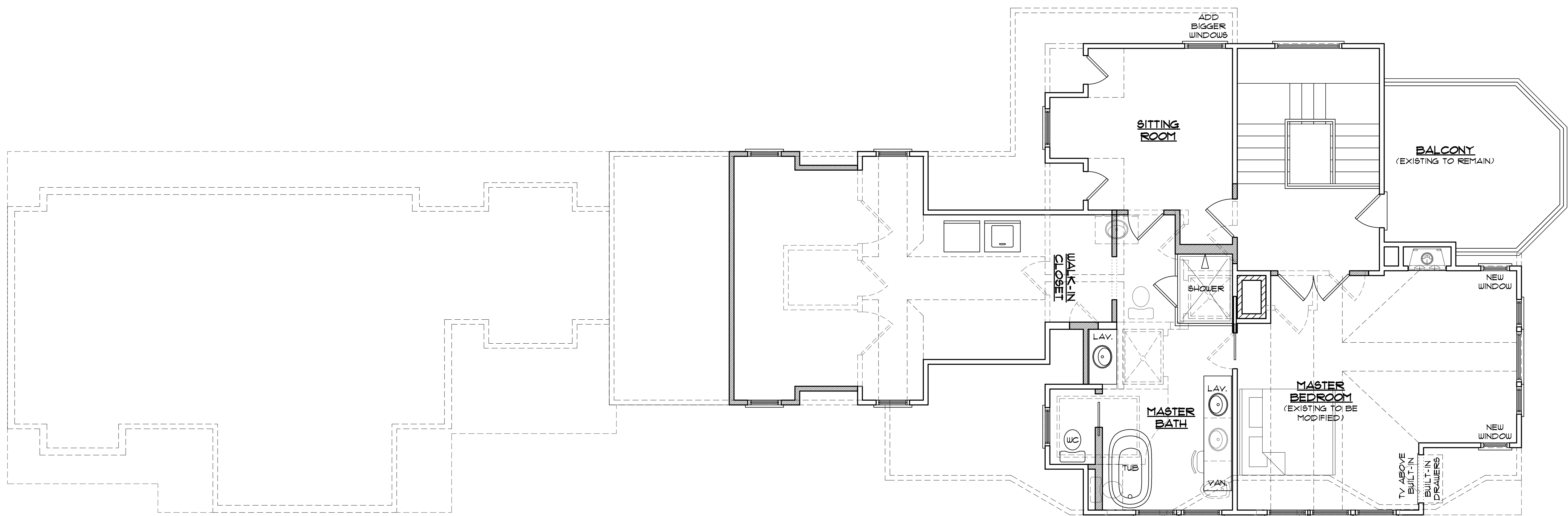
SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

FLOOR AREA CALCULATIONS

FIRST FLOOR =	2028 SF
SECOND FLOOR =	1623 SF
SPACE ABOVE GARAGE =	523 SF
THIRD FLOOR =	1128 SF
TOTAL =	5302 SF



HALF-STORY CALUCLATIONS
SCALE: 1/4" = 1'-0"



PROPOSED HALF STORY CALCULATIONS:
POSSIBLE FLOOR AREA WITH HEADROOM OF 5'-0" OR LESS EQUALS 398 SF WHICH IS 22.6% OF THE SECOND STORY LIVING SPACE (1762 SF) WHERE A MINIMUM OF 40% IS REQUIRED

EXISTING HALF STORY CALCULATIONS:
POSSIBLE FLOOR AREA WITH HEADROOM OF 5'-0" OR LESS EQUALS 408 SF WHICH IS 25.4% OF THE SECOND STORY LIVING SPACE (1609 SF) WHERE A MINIMUM OF 40% IS REQUIRED

WALL LEGEND

	EXISTING WALL TO BE REMOVED
	EXISTING WALL TO REMAIN
	NEW WALL



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



"A" STREET ELEVATION
SCALE: 1/4" = 1'-0"