

SUMMARY

SITE STATISTICS
SITE ADDRESS: 501 OCEAN BLUFF WAY, ENCINITAS, CA 92024
APN: 258-141-23 THROUGH 26

PROGRAM SUMMARY
NUMBER OF HOMES: 27 OCCUPANCY TYPE: R-3
PLAN TYPES: 4 TYPE OF PROPOSED CONSTRUCTION: VB
ARCHITECTURAL STYLES: 3
COLOR SCHEMES: 9

PLAN	QUANTITY	SQ.FT.	TOTAL SQ.FT.	OCCUPANT LOAD
PLAN 1 - 1 STORY	3	2,800	8,400	2,800/200 = 14
PLAN 2 - 2 STORY	11	3,384	37,224	3,384/200 = 17
PLAN 3 - 2 STORY	10	3,625	36,250	3,625/200 = 18
PLAN 4 - 2 STORY (AFFORDABLE)	3	1,857	5,571	1,857/200 = 9
TOTAL	27		87,445	

DENSITY CALCULATIONS
GROSS ACREAGE = 313,111 SF / 7.188 ACRES
GROSS ACREAGE (RR-2) = 163,107 SF / 3.744 ACRES
GROSS ACREAGE (R-3) = 150,004 SF / 3.444 ACRES
BASE UNITS ALLOWED = 3.744 GROSS AC * 2.0 DU/AC + 3.444 AC * 3.0 DU/AC = 17.8
BASE DENSITY PER DENSITY BONUS ROUND UP = 18.0 UNITS
3 / 18 UNITS AS AFFORDABLE = 17.0% AFFORDABLE
50.0% DENSITY BONUS PER GOVT. CODE 65915 FOR "VERY LOW" AFFORDABLE UNITS = 18 * 1.5 = 27.0 UNITS
PROPOSED MARKET RATE UNITS = 24.0 UNITS
PROPOSED "VERY LOW" AFFORDABLE UNITS = 3.0 UNITS
TOTAL PROPOSED UNITS = 27.0 UNITS

NET LOT AREA CALCULATIONS
TOTAL GROSS SITE AREA: 313,111 SF (7.188 AC)
NET LOT AREA: 283,100 SF (6.499 AC)

ACREAGE 3.744 AC	GROSS ACRES
(0.0 AC)	LESS: PROPOSED RIGHT-OF-WAY DEDICATION OCEAN BLUFF WAY
(0.0 AC)	LESS: PROPOSED PRIVATE ROAD LOT
3.744 ACRES	NET LOT AREA

NATURAL SLOPE ADJUSTMENT FOR MINIMUM DENSITY RR-2 ZONING			
SLOPE (%)	NET ACRES (AC)	DENSITY PER ACRE (DU)	DWELLING UNITS
0 - 25	3.000	2.0	6.00
25 - 40 (X 0.5)	0.185	2.0	0.185
40 + (X 0)	0.559	0	0.0
TOTAL =			6.185

ACREAGE 3.444 AC	GROSS ACRES
(0.131 AC)	LESS: PROPOSED RIGHT-OF-WAY DEDICATION OCEAN BLUFF WAY
(0.560 AC)	LESS: PROPOSED PRIVATE ROAD LOT
2.753 ACRES	NET LOT AREA

NATURAL SLOPE ADJUSTMENT FOR MINIMUM DENSITY R-3 ZONING			
SLOPE (%)	NET ACRES (AC)	DENSITY PER ACRE (DU)	DWELLING UNITS
0 - 25	2.557	3.0	7.671
25 - 40 (X 0.5)	0.041	3.0	0.062
40 + (X 0)	0.155	0	0.0
TOTAL =			7.733

SLOPE ADJUSTED NET ACREAGE
RR-2 = 3.00 AC + 0.185 AC * 50% + 0.559 AC * 0% = 3.0925 AC
R-3 = 2.557 AC + 0.041 AC * 50% + 0.155 AC * 0% = 2.5775 AC
5.67 AC

AVERAGE LOT SLOPE = 2.2% < 10%

PROJECT DATA

OWNER:

501 OCEAN BLUFF LLC
KEVIN DUNN
949 637-3254

PROJECT CASE NUMBER:

MULTI-006443-2023
SUB-006459-2023
USE-006446-2023
CDP-006445-2023
DR-006444-2023
CPP-006447-2023
SRVRQST-006448-2023



CONSULTANTS:
ATLANTIS GROUP LAND USE CONSULTANTS
JONATHAN FRANKEL
(925) 708-3638
jfrankel@atlantissd.com

DUDEK
ALEXANDRA MARTINI
(760) 479-4267
amartini@dudek.com

KEVIN L. CROOK ARCHITECT, INC.
JEFF ADDISON
(949) 660-1587
jaddison@klcarch.com

PLSA
TYLER LAWSON
(858) 259-8212
tlawson@plsaeengineering.com

GMP
JOHN PATTERSON
(858) 558-8977
john@gmplandarch.com

PARKING PROVIDED

ZONE REQUIREMENTS	RR-2	RR-3	LOT 1	LOT 2	LOT 3	LOT 4	LOT 5	LOT 6	LOT 7	LOT 8	LOT 9	LOT 10	LOT 11	LOT 12	LOT 13	LOT 14	LOT 15	LOT 16	LOT 17	LOT 18	LOT 19	LOT 20	LOT 21	LOT 22	LOT 23	LOT 24	LOT 25	LOT 26	LOT 27	TOTAL
PLAN TYPE	-	-	2	2	2	1	1	1	3	3	3	3	2	2	2	2	2	3	3	3	3	4	2	4	3	2	4	3	3	2
BUILDING FLOOR AREA	-	-	3,384	3,384	3,384	2,800	2,800	2,800	3,625	3,625	3,625	3,625	3,384	3,384	3,384	3,384	3,384	3,625	3,625	3,625	1,857	3,384	1,857	3,625	3,384	1,857	3,625	3,384		
GARAGE AREA	-	-	541	541	541	467	467	467	632	632	632	632	541	541	541	541	541	632	632	632	454	541	454	632	541	454	632	541		
"OFFSTREET PARKING REQ'D	2	2/3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	2	3	3	3	2	3	3	3	78
OFFSTREET PARKING PROP	-	-	3	3	3	3	3	3	3	4	4	4	4	3	3	3	3	3	3	4	4	3	3	3	4	3	3	4	3	88
ONSTREET PARKING PROP	15																													

* = 2 ENCLOSED PARKING SPACES FOR UNITS UP TO 2,500 SQUARE FEET OR FLOOR AREA, 3 FOR DWELLING UNITS IN EXCESS OF 2,500 SQUARE FEET
PER EMC 30.54.030A; ANY PARKING SPACES OVER 2 MAY BE ENCLOSED OR UNENCLOSED
NOTE:
PER CITY OF ENCINITAS OFFSTREET PARKING DESIGN MANUAL, PARALLEL ONSTREET PARKING DIMENSION TO BE 21' X 8'; ENCLOSED OFFSTREET PARKING TO BE 19' X 8.5'; UNENCLOSED OFFSTREET PARKING DIMENSION TO BE 18' X 8.5'

ZONING INFORMATION

GENERAL PLAN DESIGNATION: RR-2 & R-3
PRESENT ZONING REQUIREMENTS: RR-2 & R-3
HEIGHT: 22' FOR RR-2 & R-3
MAXIMUM LOT COVERAGE (PER ZONE): 35% FOR RR-2 & R-3
EXISTING USE: VACANT / SINGLE FAMILY RESIDENTIAL
PROPOSED USE: SINGLE-FAMILY RESIDENTIAL
TOTAL UNITS: 27 SINGLE-FAMILY
TOTAL EXIST LOTS: 1 PARCEL
TOTAL PROP. LOTS: 27 LOTS

INCLUSIONARY HOUSING REQUIREMENT
RR-2 SLOPE ADJUSTED NET ACREAGE = 3.0925 AC
R-3 SLOPE ADJUSTED NET ACREAGE = 2.580 AC
15% INCLUSIONARY REQUIREMENT FOR "VERY LOW" AFFORDABLE UNITS PER EMC 30.41.050

RR-2 BASE DENSITY FOR INCLUSIONARY HOUSING = 3.0925 AC * 2 DU/AC = 6.185 DU
R-3 BASE DENSITY FOR INCLUSIONARY HOUSING = 2.5775 AC * 3 DU/AC = 7.733 DU
13.0 UNITS * 15% = 1.95 UNITS
13.918 DU
PROPOSED INCLUSIONARY UNITS PROV. = 2.0 UNITS
ROUNDED DOWN = 13.0 DU

STATE DENSITY BONUS LAW CONCESSION/ INCENTIVES

- THE PROJECT IS ALLOWED THREE (3) INCENTIVES / CONCESSIONS FOR INCLUDING AT LEAST 15 PERCENT OF TOTAL UNITS FOR "VERY LOW" INCOME HOUSEHOLDS PURSUANT TO STATE DENSITY BONUS LAW (SDBL), CA GOVERNMENT CODE 65915. HOWEVER, APPLICANT IS NOT REQUESTING ANY INCENTIVES AT THIS TIME. REFER TO LETTER ENTITLED "PROJECT DESCRIPTION AND DISCUSSION PER DENSITY BONUS SUBDIVISION APPLICATION SUPPLEMENT FOR DB" FOR ADDITIONAL INFORMATION
- WAIVER OF "DEVELOPMENT STANDARDS" AS IDENTIFIED IN SECTION 30.16.010 IN THE CITY OF ENCINITAS MUNICIPAL CODE INCLUDING PRIVATE STREETS, MINIMUM NET LOT AREA, MINIMUM LOT WIDTH, MINIMUM LOT DEPTH, FRONT YARD SETBACK, SIDE YARD SETBACK, REAR YARD SETBACK, LOT COVERAGE, BUILDING HEIGHT, AND WAIVER OF EMC 30.08.030 FOR SPLIT ZONING. SEE TABLE ON SHEET 2 FOR LOT SPECIFIC WAIVERS REQUESTED.

SCOPE OF WORK

THE PROJECT SEEKS APPROVAL TO DEMOLISH ALL EXISTING STRUCTURES AND IMPROVEMENTS AND CONSTRUCT A SINGLE-FAMILY RESIDENTIAL DEVELOPMENT. THE DENSITY BONUS PROJECT PROPOSES TO SUBDIVIDE THE PROPERTY TO CREATE 27 NEW SINGLE-FAMILY LOTS WITH 24 MARKET RATE UNITS AND 3 AFFORDABLE UNITS. THE PROJECT ALSO PROPOSES THE CONSTRUCTION OF A NEW PRIVATE ROAD, WITH ASSOCIATED UTILITY, DRAINAGE AND STORM WATER TREATMENT IMPROVEMENTS. THE PROJECT SEEKS APPROVAL OF A DENSITY BONUS TENTATIVE MAP, DESIGN REVIEW PERMIT AND COASTAL DEVELOPMENT PERMIT AND REQUEST MULTIPLE WAIVERS OF DEVELOPMENT AS WELL AS (3) INCENTIVES / CONCESSIONS ALLOTTED UNDER STATE DENSITY BONUS LAW BY PROVIDING AFFORDABLE HOUSING. COMPANY CONSTRUCTION TRAILER. TOTAL OF 3 VERY-LOW AFFORDABLE UNITS. ONE OF WHICH PER STATE DENSITY BONUS AND 2 PER CITY OF ENCINITAS INCLUSIONARY POLICY.

OCEAN BLUFF
ENCINITAS, CA

NOTES

3. SOLAR PHOTOVOLTAIC SYSTEMS

SINGLE FAMILY SOLAR PV. (T24P6 150.10(a))
ALL NEWLY CONSTRUCTED SINGLE FAMILY BUILDINGS ARE REQUIRED TO INSTALL SOLAR PHOTOVOLTAIC EQUIPMENT SIZED ACCORDING TO CA TITLE 24, PART 6, ENERGY CODE SECTION 150.10(a) WHICH OTHERWISE APPLIES TO NEWLY CONSTRUCTED BUILDINGS.

PLAN	SQ.FT.	MIN. SYSTEM SIZE	ACTUAL SYSTEM SIZE	BATTERY SIZE
PLAN 1	2,800	2.75 kW	7 PANELS, 2.80 kW	TBD
PLAN 2	3,384	3.08 kW	8 PANELS, 3.20 kW	TBD
PLAN 3	3,625	3.22 kW	9 PANELS, 3.60 kW	TBD
PLAN 4	1,857	2.21 kW	6 PANELS, 2.40 kW	TBD

4. ELECTRIC VEHICLE CHARGING

FOR EACH FAMILY DWELLING, A DEDICATED 208/240-VOLT BRANCH CIRCUIT SHALL BE INSTALLED IN THE RACEWAY REQUIRED BY SECTION 4.106.4.1 ("EV-READY"). THE BRANCH CIRCUIT AND OVERCURRENT PROTECTIVE DEVICE SHALL BE RATED AT 40 AMP MINIMUM.

5. GRAYWATER

GRAYWATER SYSTEMS (EMC 23.12.110 D)
NEWLY CONSTRUCTED SINGLE FAMILY DWELLINGS SHALL BE PRE-PLUMBED FOR A GRAYWATER SYSTEM IN ACCORDANCE WITH CHAPTER 15 OF THE CALIFORNIA PLUMBING CODE AND INCLUDING A CONNECTION TO IN A CONVENIENT LOCATION FOR INTEGRATION OF THE GRAYWATER SYSTEM WITH LANDSCAPE IRRIGATION SYSTEMS AND ACCEPTING GRAYWATER FROM ALL SOURCES PERMISSIBLE IN CONFORMANCE WITH THE DEFINITION OF GRAYWATER AS PER SECTION 14876 OF CALIFORNIA WATER CODE.

UTILITIES

WATER: SAN DIEGUITO WATER DISTRICT
FIRE: ENCINITAS FIRE PROTECTION DISTRICT
SEWER: ENCINITAS SANITARY DIVISION
ELEMENTARY SCHOOL: ENCINITAS UNION SCHOOL DISTRICT
HIGH SCHOOL: SAN DIEGUITO UNION HIGH SCHOOL DISTRICT

AREA CALCULATIONS

AREA DISTURBED BY PROJECT: 195,354 SF / 4.48 AC
EXISTING IMPERVIOUS AREA (ONSITE): 3,074 SF / 0.07 AC
PROPOSED IMPERVIOUS AREA (ONSITE): 123,170 SF / 2.83 AC
INCREASE IMPERVIOUS AREA (ONSITE): 120,105 SF / 2.76 AC
PROPOSED IMPERVIOUS AREA (ROW): 3,065 SF / 0.07 AC

BASIS OF BEARINGS

CALIFORNIA COORDINATE SYSTEM, NAD 83 (CCS83)
EPOCH 1991.35, ZONE 8, AS DETERMINED LOCALLY BY A LINE BETWEEN CONTROL STATIONS 1030 AND 1024 BEING A GRID BEARING OF N 46°37'52" W WAS DERIVED FROM GEODETIC VALUES SHOWN ON RECORD OF SURVEY 18416, CITY OF ENCINITAS SURVEY CONTROL
CITY OF ENCINITAS POINT NO "ENC-1024" PER ROS 18416, BEING A 2.5" DISK SET IN THE SIDEWALK IN THE SOUTHEAST QUADRANT LEUCADIA BOULEVARD AND ORPHEOUS AVENUE, 37° EASTERLY OF TRAFFIC SIGNAL.
ELEVATION = 176.391'
VERTICAL DATUM = NAVD 88

VICINITY MAP



SHEET INDEX

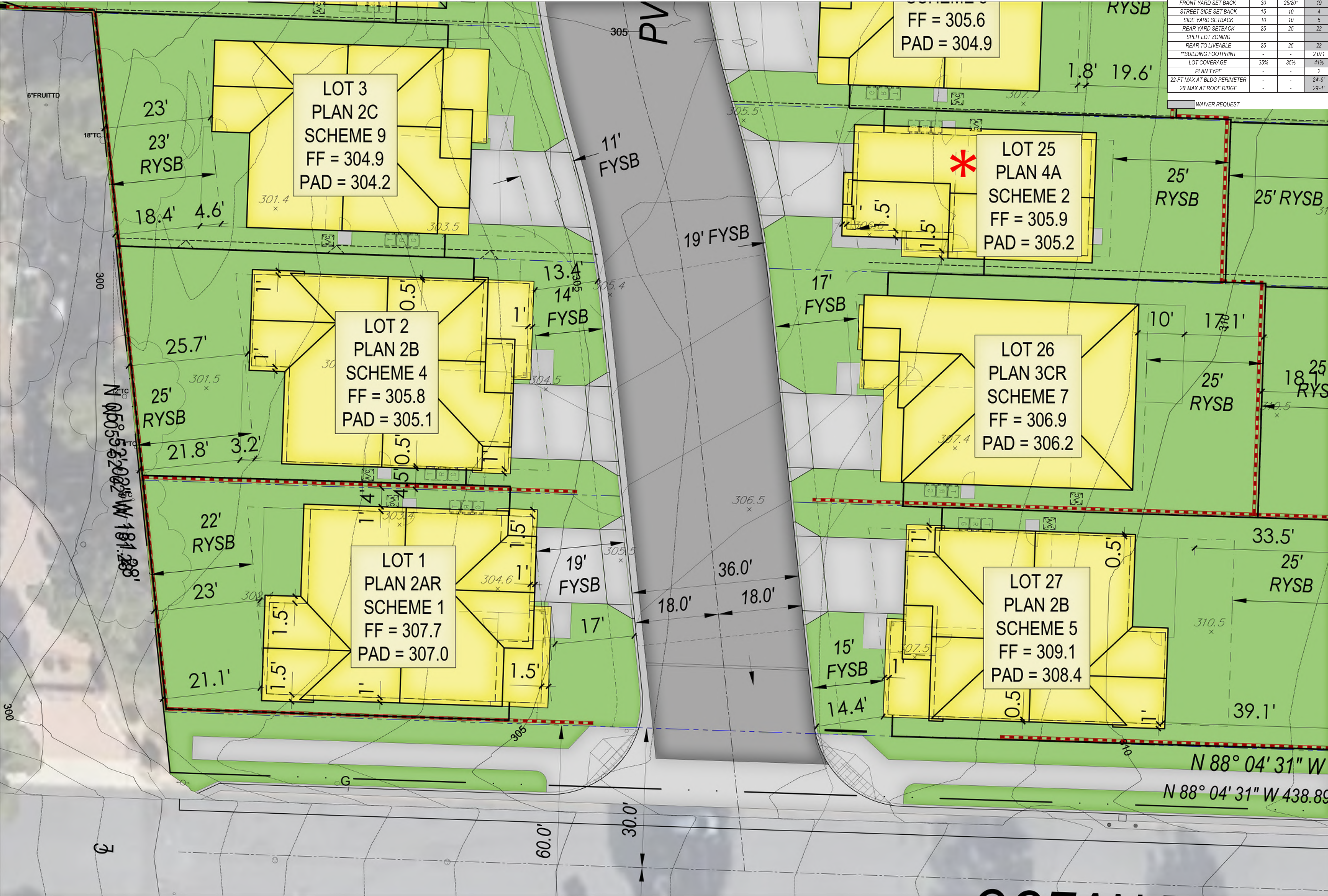
A-1	ARCHITECTURAL SITE PLAN	A-45	LOT 9_PLAN 3BR (3,625) - ROOF PLAN & PERSPECTIVE COASTAL RUSTIC	A-90	
A-2	ARCHITECTURAL SITE PLAN (LOTS 1,2,3,25,26,27)	A-46	LOT 9_PLAN 3BR (3,625) - FLOOR PLAN	A-91	LOT 18_PLAN 3AR (3,625) - ROOF PLAN & PERSPECTIVE COASTAL TRADITIONAL
A-3	ARCHITECTURAL SITE PLAN (LOTS 14,15,16,17,18,19,20,21)	A-47	LOT 9_PLAN 3BR (3,625) - COASTAL RUSTIC ELEVATIONS	A-92	LOT 18_PLAN 3AR (3,625) - FLOOR PLAN
A-4	ARCHITECTURAL SITE PLAN (LOTS 4,5,23,24)	A-48	LOT 9_PLAN 3BR (3,625) - OPT. PATIO COASTAL RUSTIC ELEVATIONS	A-93	LOT 18_PLAN 3AR (3,625) - COASTAL TRADITIONAL ELEVATIONS
A-5	ARCHITECTURAL SITE PLAN (LOTS 10,11,12,13, 22)	A-49	LOT 9_PLAN 3BR (3,625) - OPT. DECK COASTAL RUSTIC ELEVATIONS	A-94	LOT 18_PLAN 3AR (3,625) - OPT. PATIO COASTAL TRADITIONAL ELEVATIONS
A-6	ARCHITECTURAL SITE PLAN (LOTS 6,7,8,9)	A-50	LOT 10_PLAN 3A (3,625) - ROOF PLAN & PERSPECTIVE COASTAL TRADITIONAL	A-95	LOT 18_PLAN 3AR (3,625) - OPT. DECK COASTAL TRADITIONAL ELEVATIONS
A-7	ARCHITECTURAL STYLES	A-51	LOT 10_PLAN 3A (3,625) - FLOOR PLAN	A-96	LOT 19_PLAN 3B (3,625) - ROOF PLAN & PERSPECTIVE COASTAL RUSTIC
		A-52	LOT 10_PLAN 3A (3,625) - COASTAL TRADITIONAL ELEVATIONS	A-97	LOT 19_PLAN 3B (3,625) - FLOOR PLAN
A-8	LOT 1_PLAN 2AR (3,384) - ROOF PLAN & PERSPECTIVE COASTAL TRADITIONAL	A-53	LOT 10_PLAN 3A (3,625) - OPT. PATIO COASTAL TRADITIONAL ELEVATIONS	A-98	LOT 19_PLAN 3B (3,625) - COASTAL RUSTIC ELEVATIONS
A-9	LOT 1_PLAN 2AR (3,384) - FLOOR PLAN	A-54	LOT 10_PLAN 3A (3,625) - OPT. DECK COASTAL TRADITIONAL ELEVATIONS	A-99	LOT 19_PLAN 3B (3,625) - OPT. PATIO COASTAL RUSTIC ELEVATIONS
A-10	LOT 1_PLAN 2AR (3,384) - COASTAL TRADITIONAL ELEVATIONS	A-55	LOT 11_PLAN 3CR (3,625) - ROOF PLAN & PERSPECTIVE COASTAL MODERN	A-100	LOT 19_PLAN 3B (3,625) - OPT. DECK COASTAL RUSTIC ELEVATIONS
A-11	LOT 1_PLAN 2AR (3,384) - OPT. PATIO COASTAL TRADITIONAL ELEVATIONS	A-56	LOT 11_PLAN 3CR (3,625) - COASTAL MODERN ELEVATIONS	A-101	LOT 20_PLAN 4A (1,857) - ROOF PLAN & PERSPECTIVE COASTAL TRADITIONAL
A-12	LOT 1_PLAN 2AR (3,384) - OPT. DECK COASTAL TRADITIONAL ELEVATIONS	A-57	LOT 11_PLAN 3CR (3,625) - FLOOR PLAN	A-102	LOT 20_PLAN 4A (1,857) - FLOOR PLAN
A-13	LOT 2_PLAN 2B (3,384) - ROOF PLAN & PERSPECTIVE COASTAL RUSTIC	A-58	LOT 11_PLAN 3CR (3,625) - OPT. PATIO COASTAL MODERN ELEVATIONS	A-103	LOT 20_PLAN 4A (1,857) - COASTAL TRADITIONAL ELEVATIONS
A-14	LOT 2_PLAN 2B (3,384) - FLOOR PLAN	A-59	LOT 11_PLAN 3CR (3,625) - OPT. DECK COASTAL MODERN ELEVATIONS	A-104	LOT 21_PLAN 2B (3,384) - ROOF PLAN & PERSPECTIVE COASTAL RUSTIC
A-15	LOT 2_PLAN 2B (3,384) - COASTAL RUSTIC ELEVATIONS	A-60	LOT 12_PLAN 2A (3,384) - ROOF PLAN & PERSPECTIVE COASTAL TRADITIONAL	A-105	LOT 21_PLAN 2B (3,384) - FLOOR PLAN
A-16	LOT 2_PLAN 2B (3,384) - OPT. PATIO COASTAL RUSTIC ELEVATIONS	A-61	LOT 12_PLAN 2A (3,384) - FLOOR PLAN	A-106	LOT 21_PLAN 2B (3,384) - COASTAL RUSTIC ELEVATIONS
A-17	LOT 2_PLAN 2B (3,384) - OPT. DECK COASTAL RUSTIC ELEVATIONS	A-62	LOT 12_PLAN 2A (3,384) - COASTAL TRADITIONAL ELEVATIONS	A-107	LOT 21_PLAN 2B (3,384) - OPT. PATIO COASTAL RUSTIC ELEVATIONS
A-18	LOT 3_PLAN 2C (3,384) - ROOF PLAN & PERSPECTIVE COASTAL MODERN	A-63	LOT 12_PLAN 2A (3,384) - OPT. PATIO COASTAL TRADITIONAL ELEVATIONS	A-108	LOT 21_PLAN 2B (3,384) - OPT. DECK COASTAL RUSTIC ELEVATIONS
A-19	LOT 3_PLAN 2C (3,384) - FLOOR PLAN	A-64	LOT 12_PLAN 2A (3,384) - OPT. DECK COASTAL TRADITIONAL ELEVATIONS	A-109	LOT 22_PLAN 4A (1,857) - ROOF PLAN & PERSPECTIVE COASTAL TRADITIONAL
A-20	LOT 3_PLAN 2C (3,384) - COASTAL MODERN ELEVATIONS	A-65	LOT 13_PLAN 2B (3,384) - ROOF PLAN & PERSPECTIVE COASTAL RUSTIC	A-110	LOT 22_PLAN 4A (1,857) - FLOOR PLAN
A-21	LOT 3_PLAN 2C (3,384) - OPT. PATIO COASTAL MODERN ELEVATIONS	A-66	LOT 13_PLAN 2B (3,384) - FLOOR PLAN	A-111	LOT 22_PLAN 4A (1,857) - COASTAL TRADITIONAL ELEVATIONS
A-22	LOT 3_PLAN 2C (3,384) - OPT. DECK COASTAL MODERN ELEVATIONS	A-67	LOT 13_PLAN 2B (3,384) - COASTAL RUSTIC ELEVATIONS	A-112	LOT 23_PLAN 3BR (3,625) - ROOF PLAN & PERSPECTIVE COASTAL RUSTIC
A-23	LOT 4_PLAN 1A (2,800) - ROOF PLAN & PERSPECTIVE COASTAL TRADITIONAL	A-68	LOT 13_PLAN 2B (3,384) - OPT. PATIO COASTAL RUSTIC ELEVATIONS	A-113	LOT 23_PLAN 3BR (3,625) - FLOOR PLAN
A-24	LOT 4_PLAN 1A (2,800) - FLOOR PLAN	A-69	LOT 13_PLAN 2B (3,384) - OPT. DECK COASTAL RUSTIC ELEVATIONS	A-114	LOT 23_PLAN 3BR (3,625) - COASTAL RUSTIC ELEVATIONS
A-25	LOT 4_PLAN 1A (2,800) - COASTAL TRADITIONAL ELEVATIONS	A-70	LOT 14_PLAN 2C (3,384) - ROOF PLAN & PERSPECTIVE COASTAL MODERN	A-115	LOT 23_PLAN 3BR (3,625) - OPT. PATIO COASTAL RUSTIC ELEVATIONS
A-26	LOT 4_PLAN 1A (2,800) - OPT. PATIO COASTAL TRADITIONAL ELEVATIONS	A-71	LOT 14_PLAN 2C (3,384) - FLOOR PLAN	A-116	LOT 23_PLAN 3BR (3,625) - OPT. DECK COASTAL RUSTIC ELEVATIONS
A-27	LOT 5_PLAN 1C (2,800) - ROOF PLAN & PERSPECTIVE COASTAL MODERN	A-72	LOT 14_PLAN 2C (3,384) - COASTAL MODERN ELEVATIONS	A-117	LOT 24_PLAN 2CR (3,384) - ROOF PLAN & PERSPECTIVE COASTAL MODERN
A-28	LOT 5_PLAN 1C (2,800) - FLOOR PLAN	A-73	LOT 14_PLAN 2C (3,384) - OPT. PATIO COASTAL MODERN ELEVATIONS	A-118	LOT 24_PLAN 2CR (3,384) - FLOOR PLAN
A-29	LOT 5_PLAN 1C (2,800) - COASTAL MODERN ELEVATIONS	A-74	LOT 14_PLAN 2C (3,384) - OPT. DECK COASTAL MODERN ELEVATIONS	A-119	LOT 24_PLAN 2CR (3,384) - COASTAL MODERN ELEVATIONS
A-30	LOT 5_PLAN 1C (2,800) - OPT. PATIO COASTAL MODERN ELEVATIONS	A-75	LOT 15_PLAN 2B (3,384) - ROOF PLAN & PERSPECTIVE COASTAL RUSTIC	A-120	LOT 24_PLAN 2CR (3,384) - OPT. PATIO COASTAL MODERN ELEVATIONS
A-31	LOT 6_PLAN 1B (2,800) - ROOF PLAN & PERSPECTIVE COASTAL RUSTIC	A-76	LOT 15_PLAN 2B (3,384) - FLOOR PLAN	A-121	LOT 24_PLAN 2CR (3,384) - OPT. DECK COASTAL MODERN ELEVATIONS
A-32	LOT 6_PLAN 1B (2,800) - FLOOR PLAN	A-77	LOT 15_PLAN 2B (3,384) - COASTAL RUSTIC ELEVATIONS	A-122	LOT 25_PLAN 4A (1,857) - ROOF PLAN & PERSPECTIVE COASTAL TRADITIONAL
A-33	LOT 6_PLAN 1B (2,800) - COASTAL RUSTIC ELEVATIONS	A-78	LOT 15_PLAN 2B (3,384) - OPT. PATIO COASTAL RUSTIC ELEVATIONS	A-123	LOT 25_PLAN 4A (1,857) - FLOOR PLAN
A-34	LOT 6_PLAN 1B (2,800) - OPT. PATIO COASTAL RUSTIC ELEVATIONS	A-79	LOT 15_PLAN 2B (3,384) - OPT. DECK COASTAL RUSTIC ELEVATIONS	A-124	LOT 25_PLAN 4A (1,857) - COASTAL TRADITIONAL ELEVATIONS
A-35	LOT 7_PLAN 3AR (3,625) - ROOF PLAN & PERSPECTIVE COASTAL TRADITIONAL	A-80	LOT 16_PLAN 2A (3,384) - ROOF PLAN & PERSPECTIVE COASTAL TRADITIONAL	A-125	LOT 26_PLAN 3CR (3,625) - ROOF PLAN & PERSPECTIVE COASTAL MODERN
A-36	LOT 7_PLAN 3AR (3,625) - FLOOR PLAN	A-81	LOT 16_PLAN 2A (3,384) - FLOOR PLAN	A-126	LOT 26_PLAN 3CR (3,625) - FLOOR PLAN
A-37	LOT 7_PLAN 3AR (3,625) - COASTAL TRADITIONAL ELEVATIONS	A-82	LOT 16_PLAN 2A (3,384) - COASTAL TRADITIONAL ELEVATIONS	A-127	LOT 26_PLAN 3CR (3,625) - COASTAL MODERN ELEVATIONS
A-38	LOT 7_PLAN 3AR (3,625) - OPT. PATIO COASTAL TRADITIONAL ELEVATIONS	A-83	LOT 16_PLAN 2A (3,384) - OPT. PATIO COASTAL TRADITIONAL ELEVATIONS	A-128	LOT 26_PLAN 3CR (3,625) - OPT. PATIO COASTAL MODERN ELEVATIONS
A-39	LOT 7_PLAN 3AR (3,625) - OPT. DECK COASTAL TRADITIONAL ELEVATIONS	A-84	LOT 16_PLAN 2A (3,384) - OPT. DECK COASTAL TRADITIONAL ELEVATIONS	A-129	LOT 26_PLAN 3CR (3,625) - OPT. DECK COASTAL MODERN ELEVATIONS
A-40	LOT 8_PLAN 3C (3,625) - ROOF PLAN & PERSPECTIVE COASTAL MODERN	A-85	LOT 17_PLAN 2CR (3,384) - ROOF PLAN & PERSPECTIVE COASTAL MODERN	A-130	LOT 27_PLAN 2B (3,384) - ROOF PLAN & PERSPECTIVE COASTAL RUSTIC
A-41	LOT 8_PLAN 3C (3,625) - FLOOR PLAN	A-86	LOT 17_PLAN 2CR (3,384) - FLOOR PLAN	A-131	LOT 27_PLAN 2B (3,384) - FLOOR PLAN
A-42	LOT 8_PLAN 3C (3,625) - COASTAL MODERN ELEVATIONS	A-87	LOT 17_PLAN 2CR (3,384) - COASTAL MODERN ELEVATIONS	A-132	LOT 27_PLAN 2B (3,384) - COASTAL RUSTIC ELEVATIONS
A-43	LOT 8_PLAN 3C (3,625) - OPT. PATIO COASTAL MODERN ELEVATIONS	A-88	LOT 17_PLAN 2CR (3,384) - OPT. PATIO COASTAL MODERN ELEVATIONS	A-133	LOT 27_PLAN 2B (3,384) - OPT. PATIO COASTAL RUSTIC ELEVATIONS
A-44	LOT 8_PLAN 3C (3,625) - OPT. DECK COASTAL MODERN ELEVATIONS	A-89	LOT 17_PLAN 2CR (3,384) - OPT. DECK COASTAL MODERN ELEVATIONS		LOT 27_PLAN 2B (3,384) - OPT. DECK COASTAL RUSTIC ELEVATIONS
				A-134	
				A-135	WRITTEN COLOR SCHEMES
				A-136	COLOR BOARDS - "A" COASTAL TRADITIONAL
				A-137	COLOR BOARDS - "B" COASTAL RUSTIC

- RETAINING WALL
- PROPERTY LINE
- FENCE
- AFFORDABLE UNIT



ARCHITECTURAL SITE PLAN

*ALL MECHANICAL EQUIPMENT WILL BE SCREENED

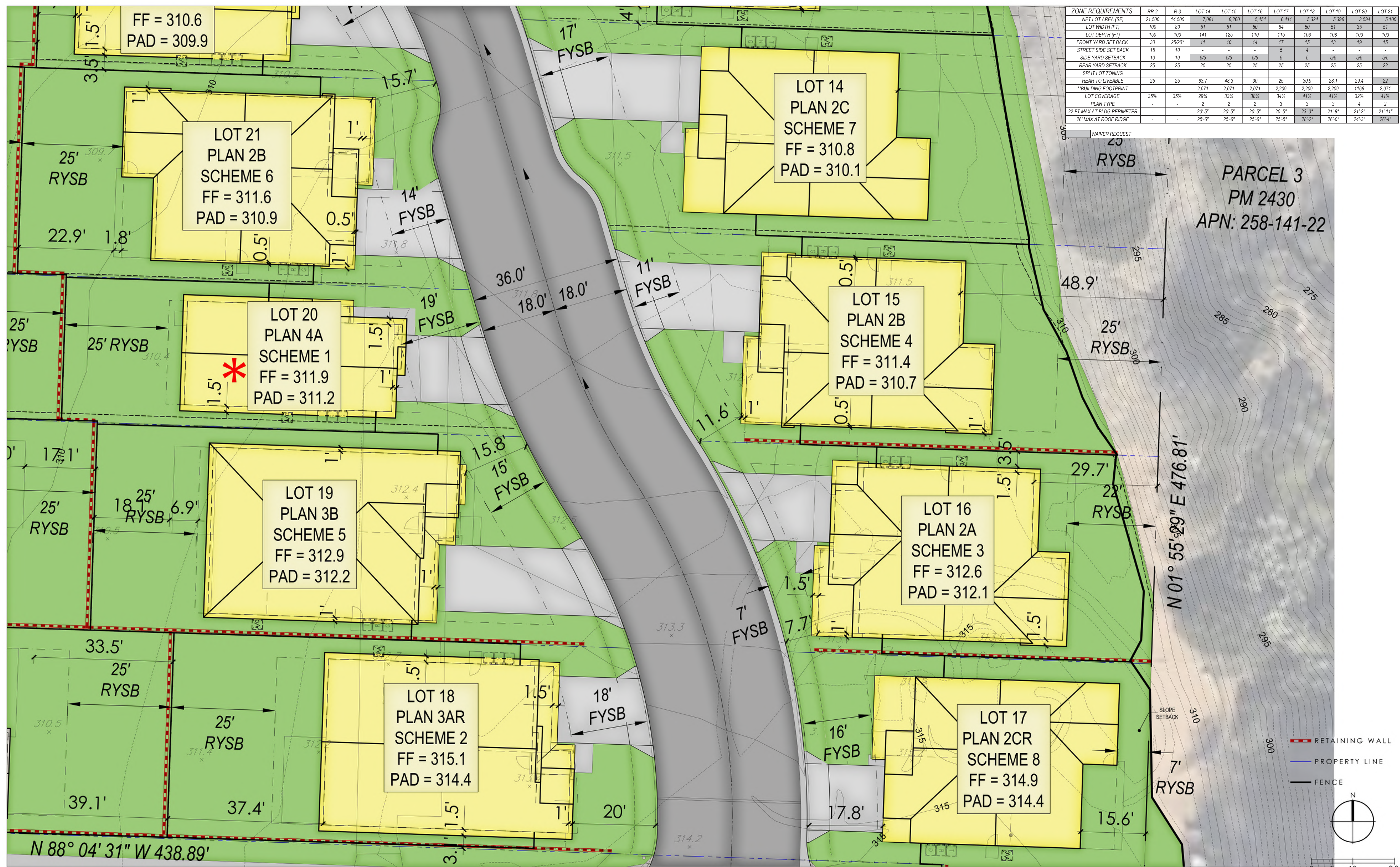


ZONE REQUIREMENTS	RR-2	R-3	LOT 1	LOT 2	LOT 3	LOT 25	LOT 26	LOT 27
NET LOT AREA (SF)	21,500	14,500	5,111	5,102	4,977	3,562	5,158	5,355
LOT WIDTH (FT)	100	80	50	50	51	35	51	50
LOT DEPTH (FT)	150	100	102	103	99	103	104	108
FRONT YARD SET BACK	30	25/20'	19	14	11	19	17	15
STREET SIDE SET BACK	15	10	4	-	-	-	-	4
SIDE YARD SET BACK	10	10	5	5	5	5	5	5
REAR YARD SET BACK	25	25	22	25	23	25	25	25
SPLIT LOT ZONING	25	25	22	28.1	23	29.7	27.1	30.6
REAR TO LIVABLE	-	-	-	2,071	2,071	1,166	2,209	2,209
**BUILDING FOOTPRINT	35%	35%	41%	40%	42%	33%	43%	41%
LOT COVERAGE	-	-	2	2	2	4	3	3
PLAN TYPE	-	-	24'-2"	24'-3"	20'-5"	20'-5"	21'-5"	21'-5"
22'-FT MAX AT BLDG PERIMETER	-	-	29'-1"	27'-11"	27'-10"	23'-6"	25'-5"	25'-9"
26' MAX AT ROOF RIDGE	-	-	-	-	-	-	-	-

WAIVER REQUEST

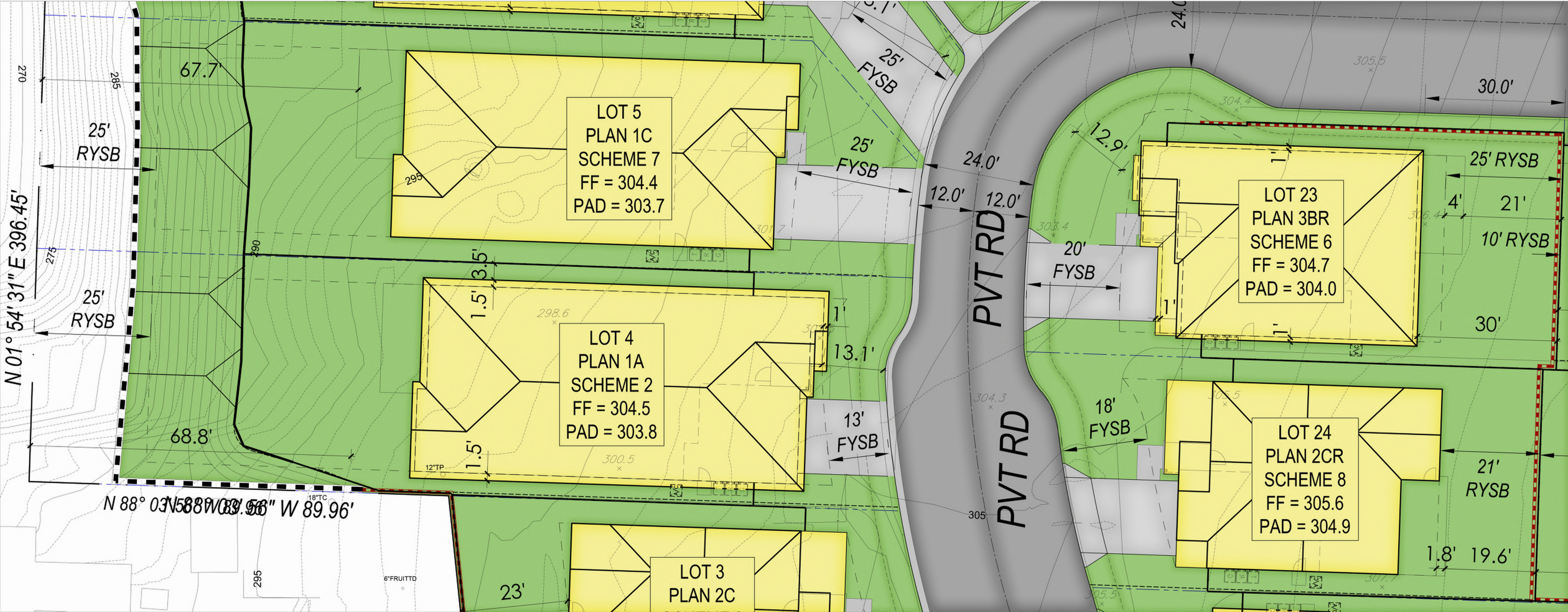
ARCHITECTURAL SITE PLAN (LOTS 1, 2, 3, 25, 26, 27)

*ALL MECHANICAL EQUIPMENT WILL BE SCREENED



ZONE REQUIREMENTS	RR-2	R-3	LOT 4	LOT 5	LOT 23	LOT 24
NET LOT AREA (SF)	21,500	14,500	9,144	8,914	5,907	5,044
LOT WIDTH (FT)	100	80	50	50	60	51
LOT DEPTH (FT)	150	100	184	173	92	100
FRONT YARD SET BACK	30	25/20*	19	20	17	18
STREET SIDE SET BACK	15	10	-	-	8	-
SIDE YARD SETBACK	10	10	5/5	5/5	5/5	5/5
REAR YARD SETBACK	25	25	25	25	25	22
SPLIT LOT ZONING						
REAR TO LIVEABLE	25	25	76.8	75.7	31	22
**BUILDING FOOTPRINT	-	-	3,267	3,267	2,209	2,071
LOT COVERAGE	35%	35%	36%	37%	37%	41%
PLAN TYPE	-	-	1	1	3	2
22-FT MAX AT BLDG PERIMETER	-	-	18'-11"	24'-4"	20'-9"	20'-5"
26' MAX AT ROOF RIDGE	-	-	22'-4"	27'-2"	25'-5"	25'-6"

WAIVER REQUEST



ARCHITECTURAL SITE PLAN (LOTS 4, 5, 23, 24)

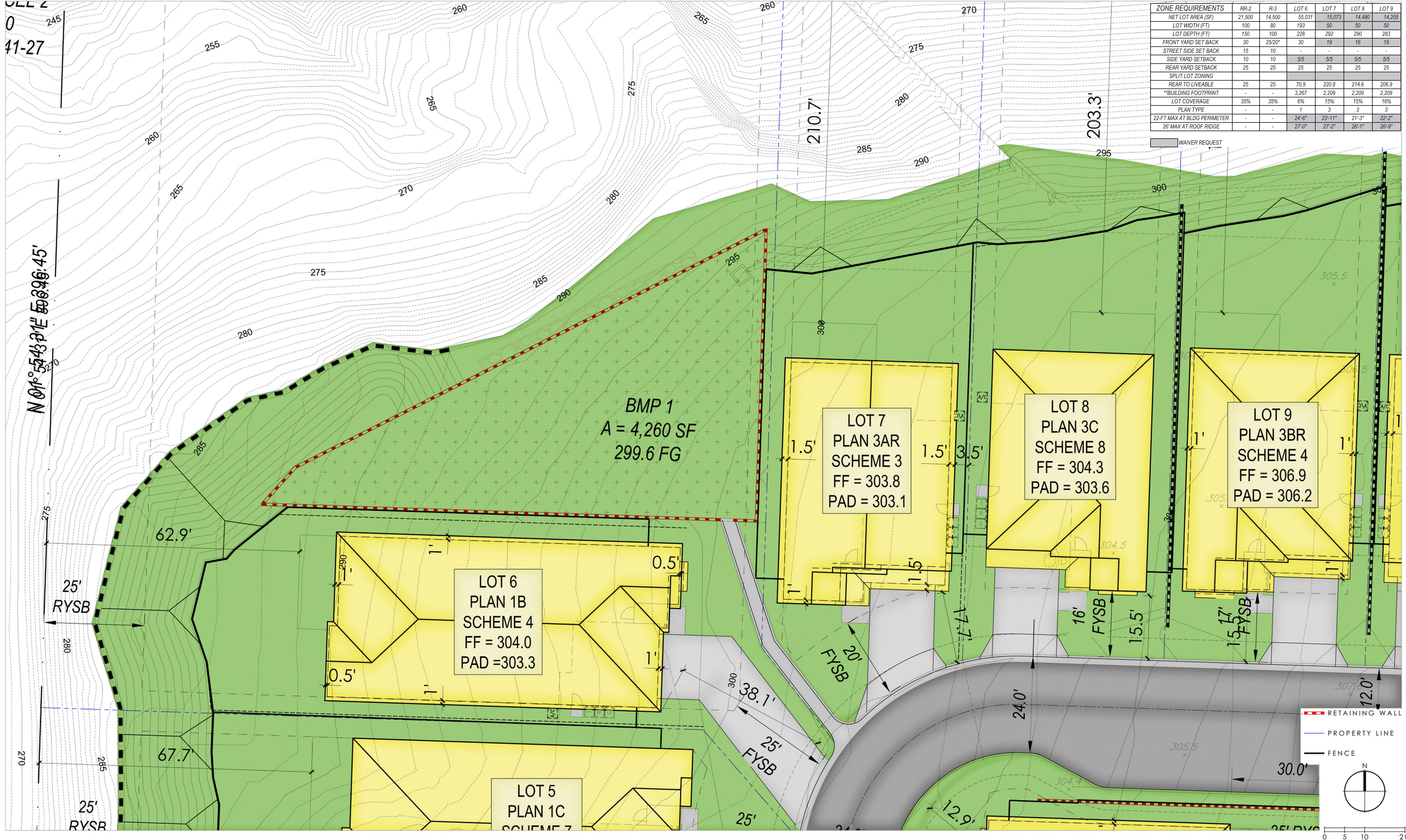
*ALL MECHANICAL EQUIPMENT WILL BE SCREENED

ZONE REQUIREMENTS	RR-2	R-3	LOT 10	LOT 11	LOT 12	LOT 13	LOT 22
NET LOT AREA (SF)	21,500	14,500	13,846	13,808	41,704	8,029	3,831
LOT WIDTH (FT)	100	80	51	50	177	50	57
LOT DEPTH (FT)	150	100	278	266	203	150	69
FRONT YARD SET BACK	30	25/20'	-	16	30	17	11
STREET SIDE SET BACK	15	10	-	-	-	-	15
SIDE YARD SETBACK	10	10	5/5	5/5	5/5	5/5	5/5
REAR YARD SETBACK	25	25	25	25	25	25	10
SPLIT LOT ZONING							
REAR TO LIVEABLE	25	25	198.3	193.7	89.8	77.9	10
**BUILDING FOOTPRINT	-	-	2,209	2,209	2,071	2,071	1166
LOT COVERAGE	35%	35%	16%	16%	5%	26%	30%
PLAN TYPE	-	-	3	3	2	2	4
22-FT MAX AT BLDG PERIMETER	-	-	22'-3"	21'-0"	20'-5"	20'-5"	21'-8"
26' MAX AT ROOF RIDGE	-	-	26'-8"	26'-0"	25'-6"	25'-6"	24'-9"

WAIVER REQUEST



*ALL MECHANICAL EQUIPMENT WILL BE SCREENED



ZONE REQUIREMENTS		RR-2	R-3	LOT 6	LOT 7	LOT 8	LOT 9
NET LOT AREA (SF)		21,500	14,500	55,031	15,073	14,480	14,205
LOT WIDTH (FT)		100	80	193	50	50	50
LOT DEPTH (FT)		150	100	228	292	290	283
FRONT YARD SET BACK		30	25/20*	30	19	16	19
STREET SIDE SET BACK		15	10	-	-	-	-
SIDE YARD SETBACK		10	10	5/5	5/5	5/5	5/5
REAR YARD SETBACK		25	25	25	25	25	25
SPLIT LOT ZONING							
REAR TO LIVEABLE		25	25	70.9	220.8	214.6	206.9
**BUILDING FOOTPRINT		-	-	3,267	2,209	2,209	2,209
LOT COVERAGE		35%	35%	6%	15%	15%	16%
PLAN TYPE				1	3	3	3
22-FT MAX AT BLDG PERIMETER		-	-	24'-6"	23'-11"	21'-3"	22'-2"
26' MAX AT ROOF RIDGE		-	-	27'-0"	27'-2"	26'-1"	26'-9"

WAIVER REQUEST

ARCHITECTURAL SITE PLAN (LOTS 6, 7, 8, 9)

*ALL MECHANICAL EQUIPMENT WILL BE SCREENED



A - COASTAL TRADITIONAL

- MATERIALS INCLUDE STUCCO AND CEMENTITIOUS LAP SIDING
- 18" EAVES AND 12" RAKES
- TRADITIONAL WINDOW GRID MULLIONS
- 8"X8" WOOD PORCH COLUMNS
- SHUTTER ACCENTS AT SELECT WINDOW LOCATIONS
- NATURAL COLOR PALETTE
- COMPOSITION SHINGLE ROOFING



B - COASTAL RUSTIC

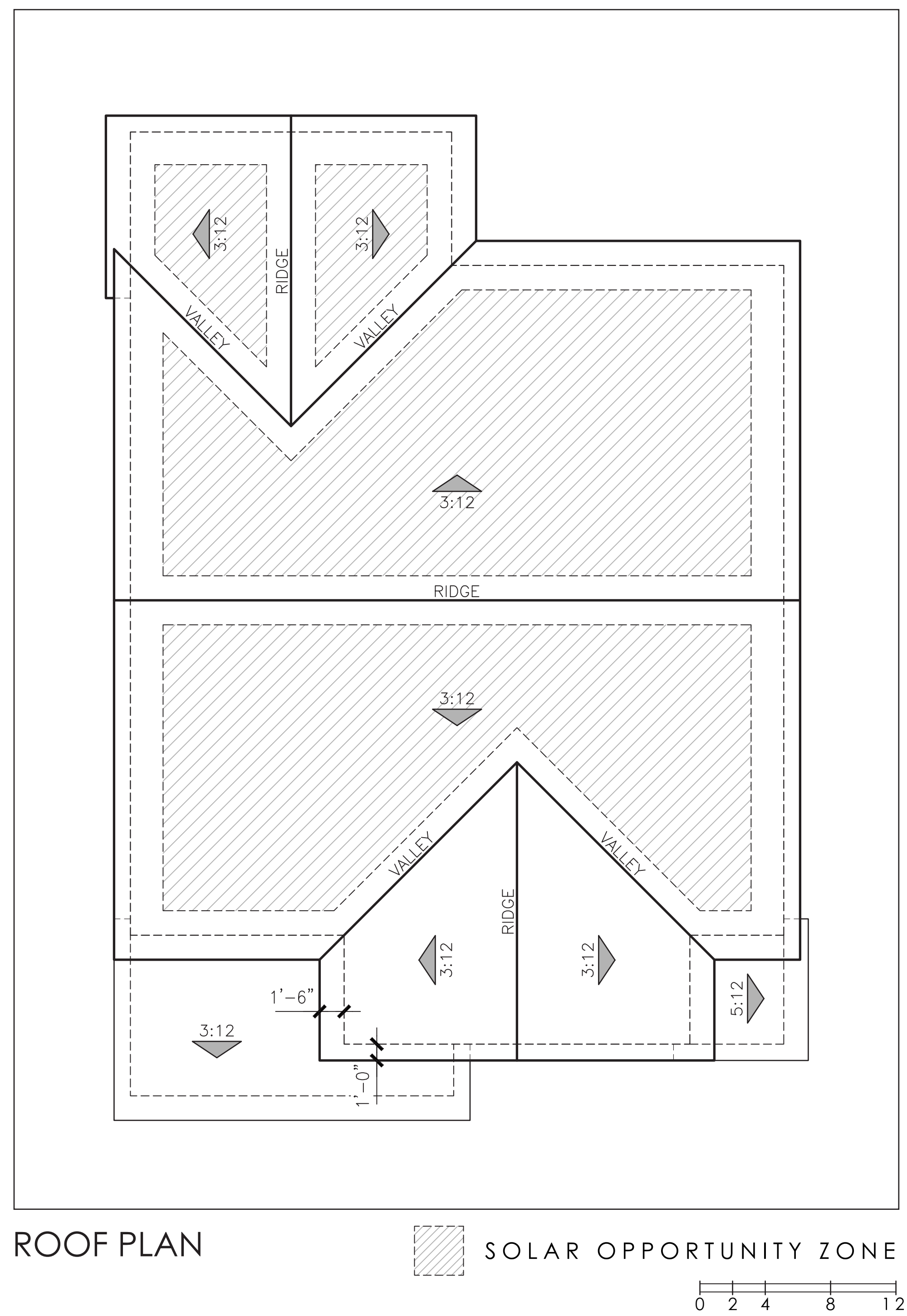
- MATERIALS INCLUDE STUCCO AND CEMENTITIOUS BOARD AND BATTEN SIDING
- 12" EAVES AND 6" RAKES
- TRADITIONAL HORIZONTAL WINDOW MULLIONS
- STONE VENEER
- NEUTRAL COLOR PALETTE
- COMPOSITION SHINGLE ROOFING



C - COASTAL MODERN

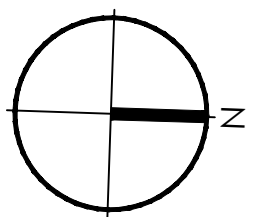
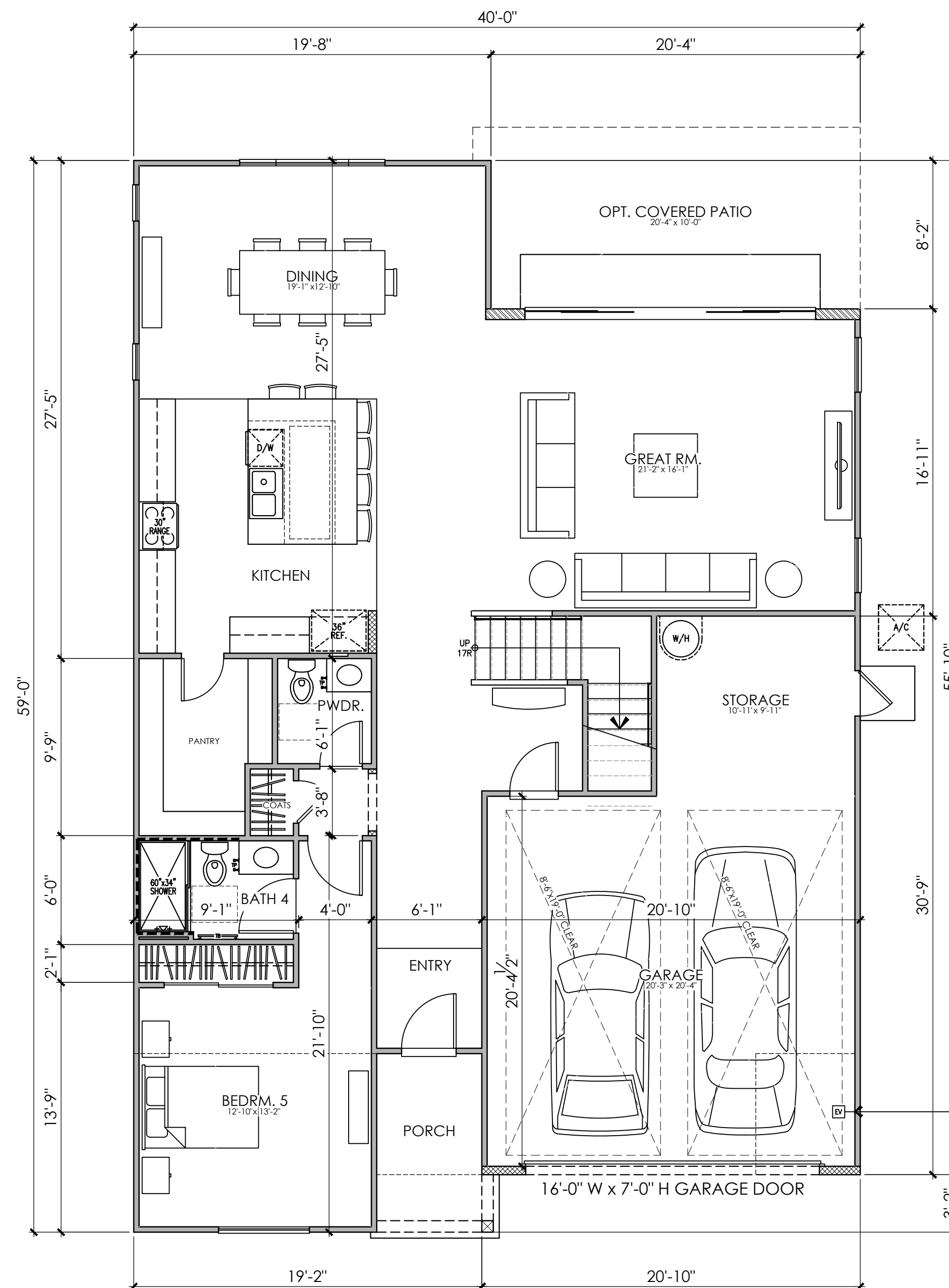
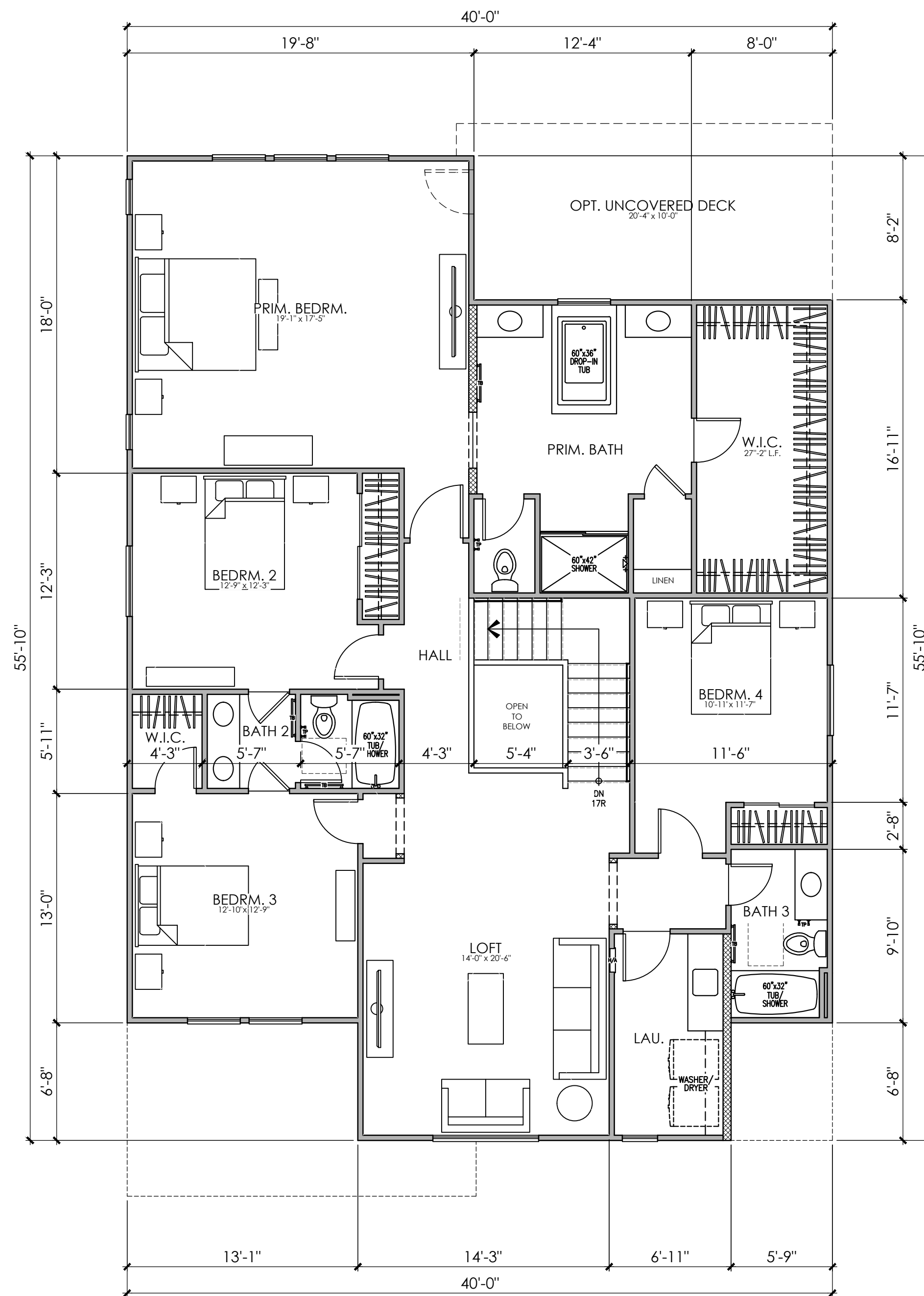
- MATERIALS INCLUDE STUCCO AND CEMENTITIOUS LAP SIDING WITH 4" EXPOSURE
- TIGHT EAVES AND RAKES
- WINDOWS WITHOUT MULLIONS
- BRICK VENEER
- WARM COLOR PALETTE
- COMPOSITION SHINGLE ROOFING

ARCHITECTURAL STYLES



PERSPECTIVE VIEW OF STREET ELEVATION

LOT 1 - PLAN 2AR (3,384) - SCHEME 1 - ROOF PLAN AND PERSPECTIVE
COASTAL TRADITIONAL



PLAN 2 AREA TABULATION

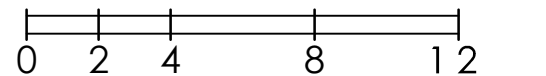
CONDITIONED SPACE

FIRST FLOOR AREA	1,530 SQ. FT.
SECOND FLOOR AREA	1,854 SQ. FT.
TOTAL DWELLING	3,384 SQ. FT.

UNCONDITIONED SPACE

GARAGE	541 SQ. FT.
PORCH	59 SQ. FT.
OPT. COVERED PATIO	205 SQ. FT.
OPT. UNCOVERED DECK	205 SQ. FT.

LOT 1 - SCHEME 1

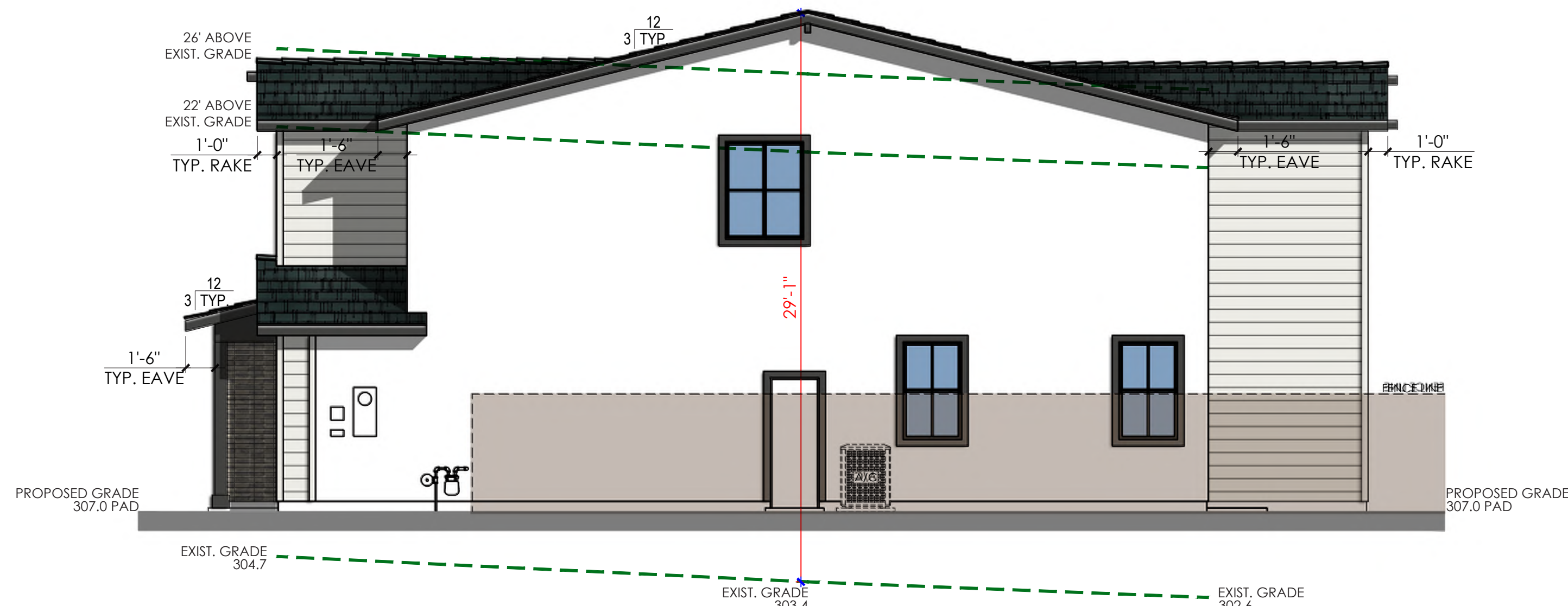




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Refer to landscape drawings for wall, tree, and shrub locations

EAST



NORTH

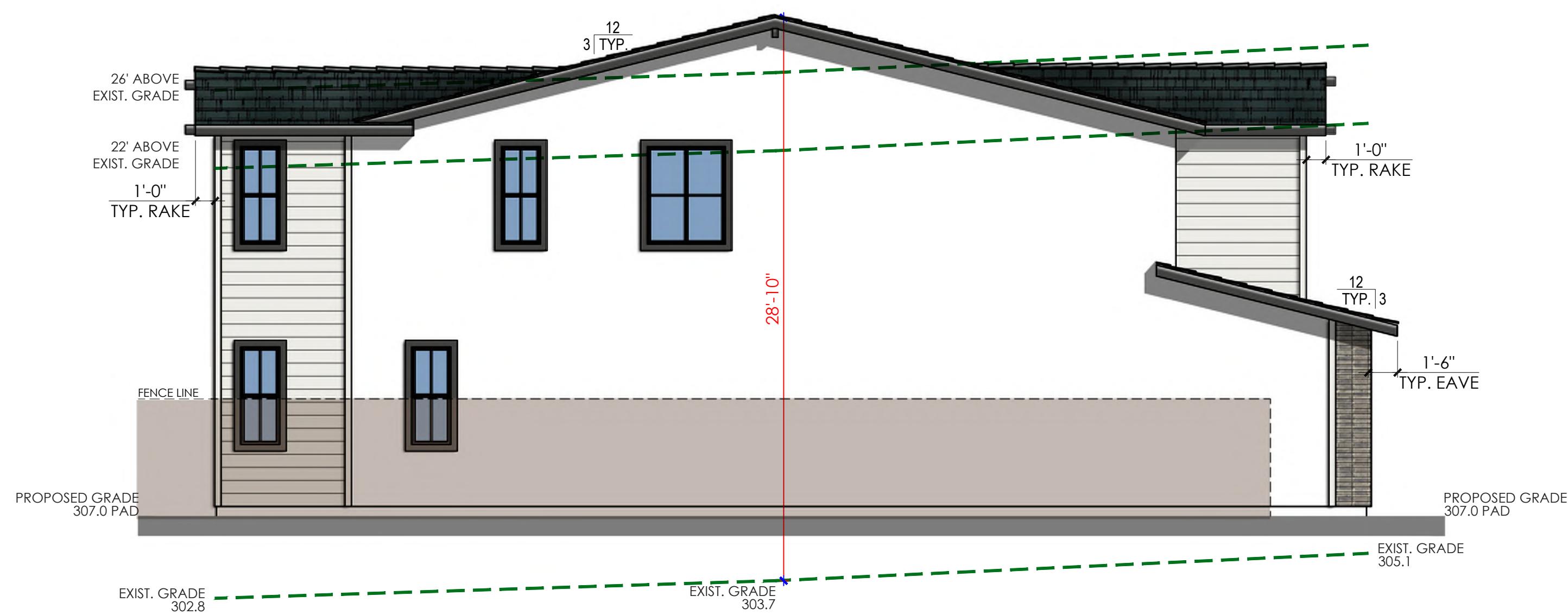
MATERIALS LEGEND

(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	COMP. SHINGLE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	LAP SIDING
WALL:	STUCCO/ LAP SIDING/ BRICK VENEER
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
PORCH:	WOOD POST AND BEAM



WEST



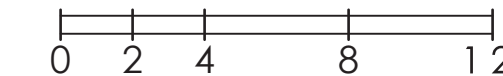
SOUTH

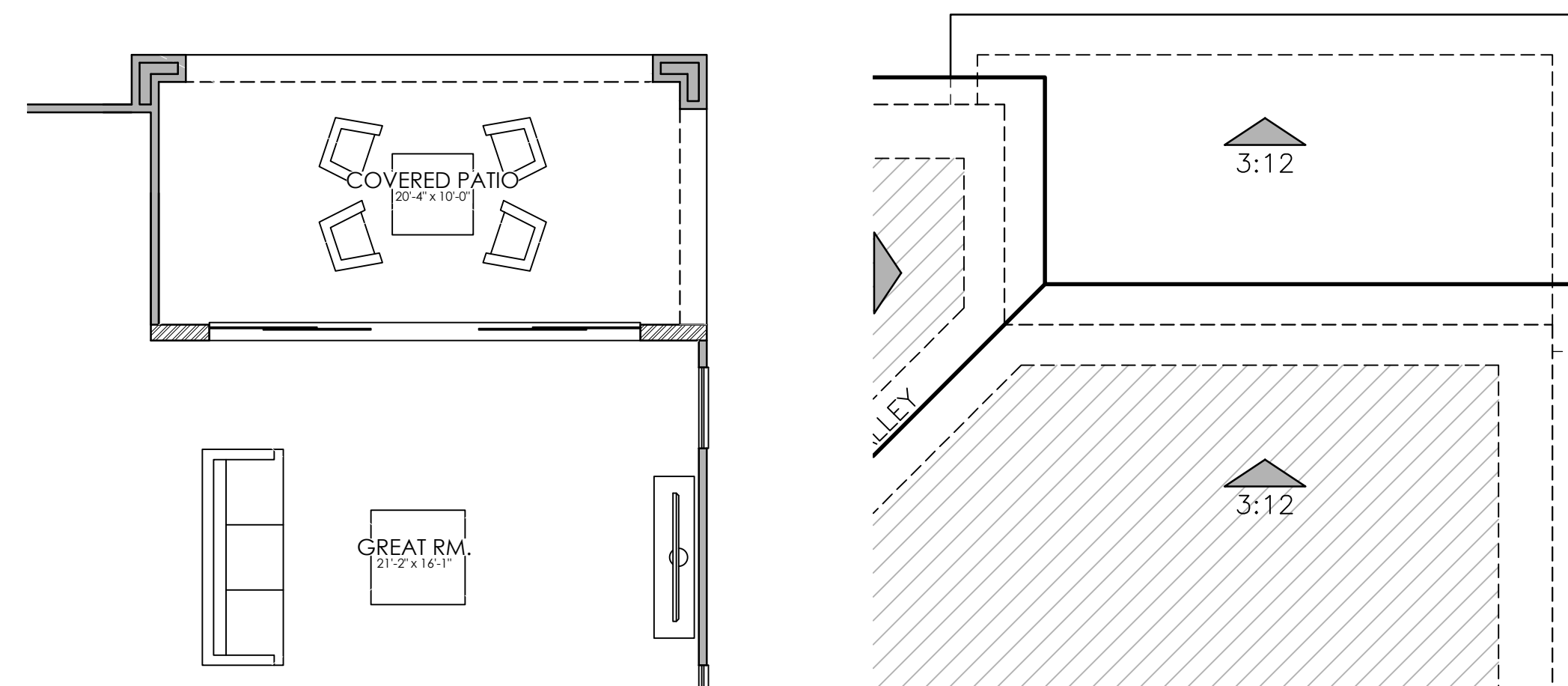
NOTES:

1. Building height shall mean the vertical distance from the lower of the natural or finished exterior grade adjacent to the structure, to the highest portion of the structure immediately above.
2. Existing slope shown base on spot elevations provided on grading plan.

PLAN 2AR (3,384) COASTAL TRADITIONAL ELEVATIONS

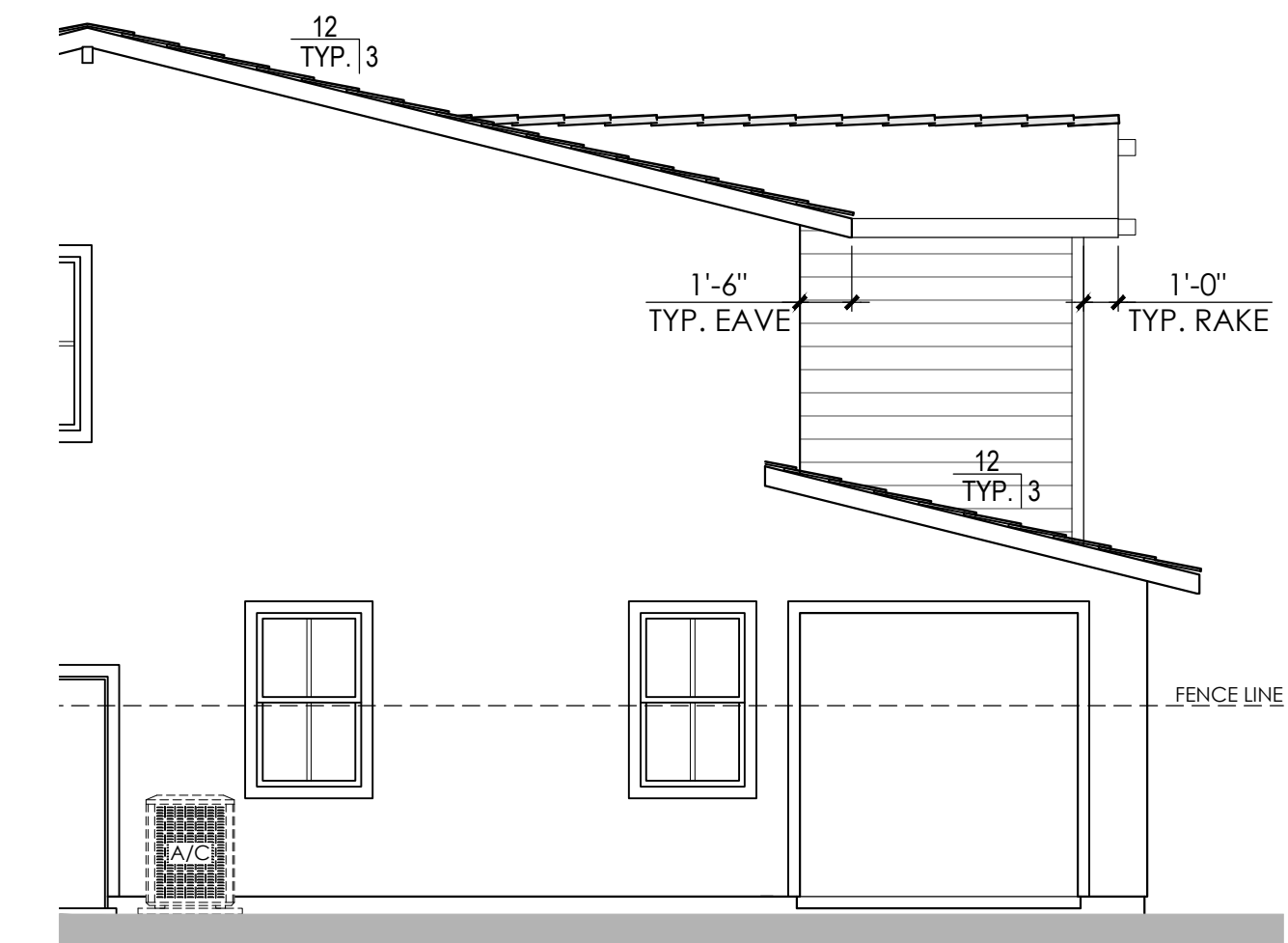
LOT 1 - SCHEME 1





FLOOR PLAN

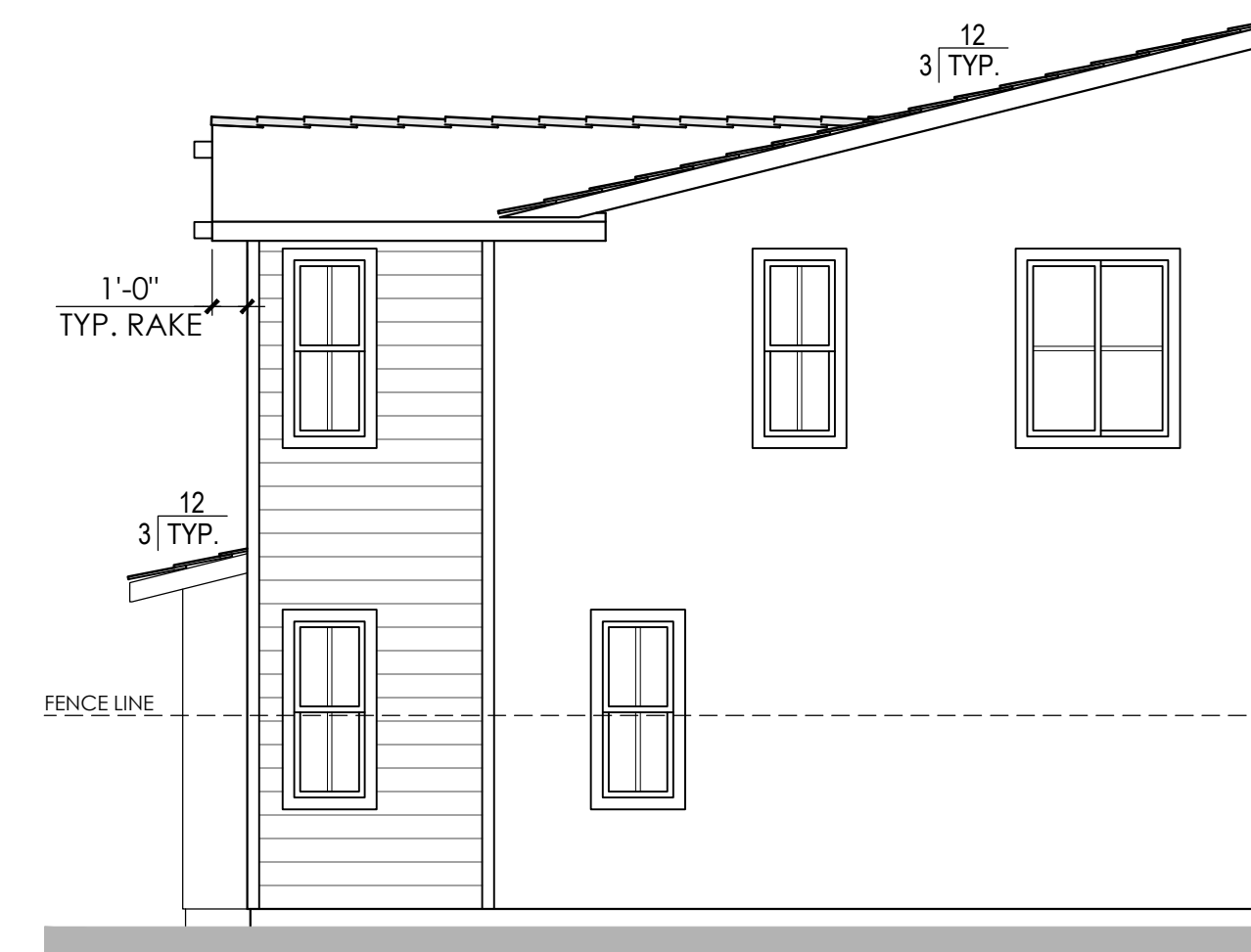
ROOF PLAN



RIGHT



REAR

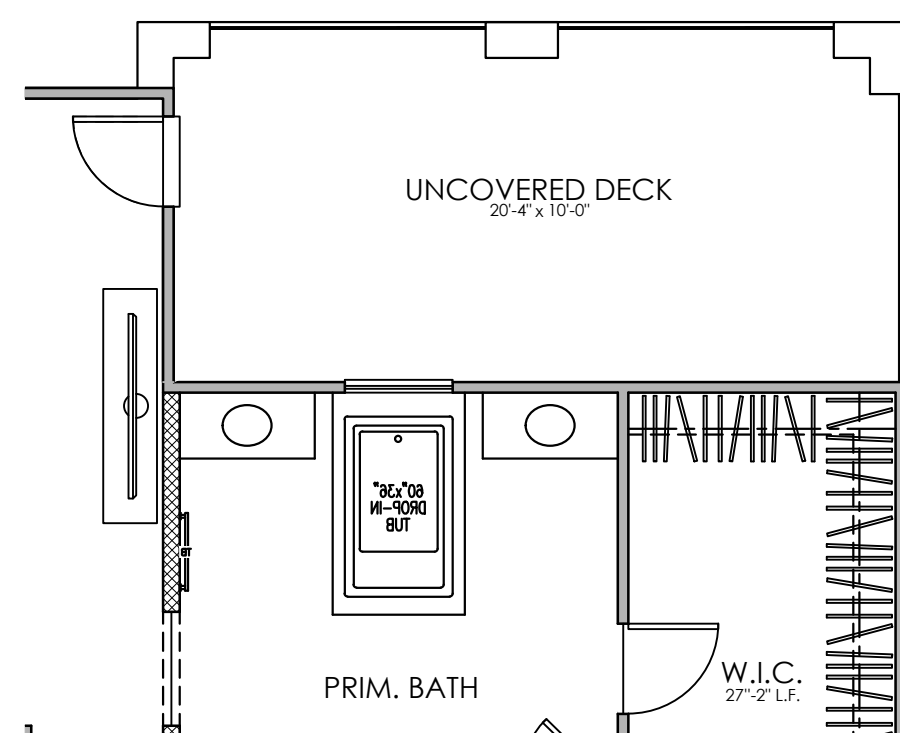


LEFT

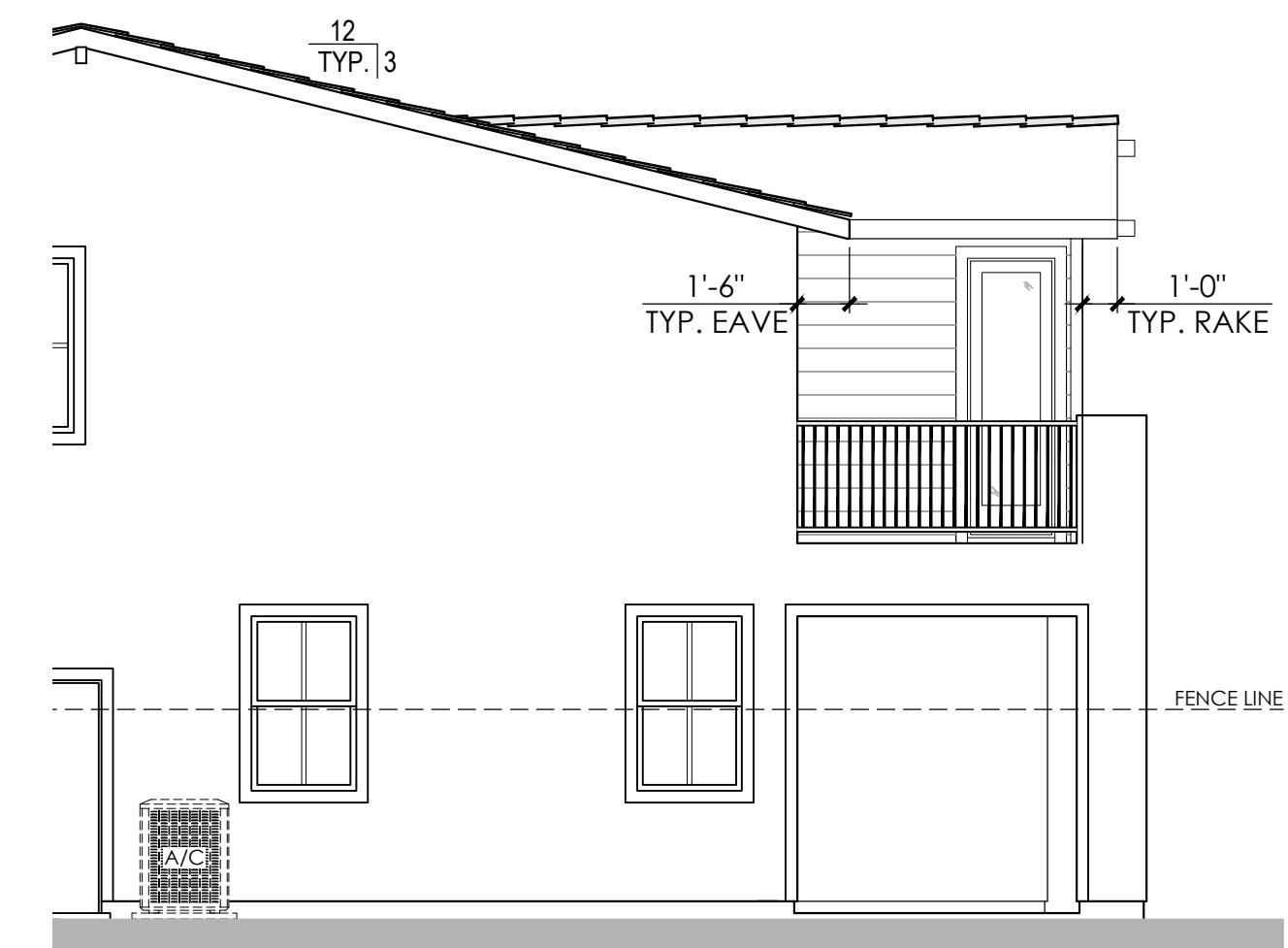
PLAN 2AR (3,384) OPTIONAL PATIO
COASTAL TRADITIONAL ELEVATIONS

NOTE: REFER TO ARCHITECTURAL SITE PLAN
FOR OPTIONAL PATIO SETBACK

LOT 1 - SCHEME 1
0 2 4 8 12



FLOOR PLAN

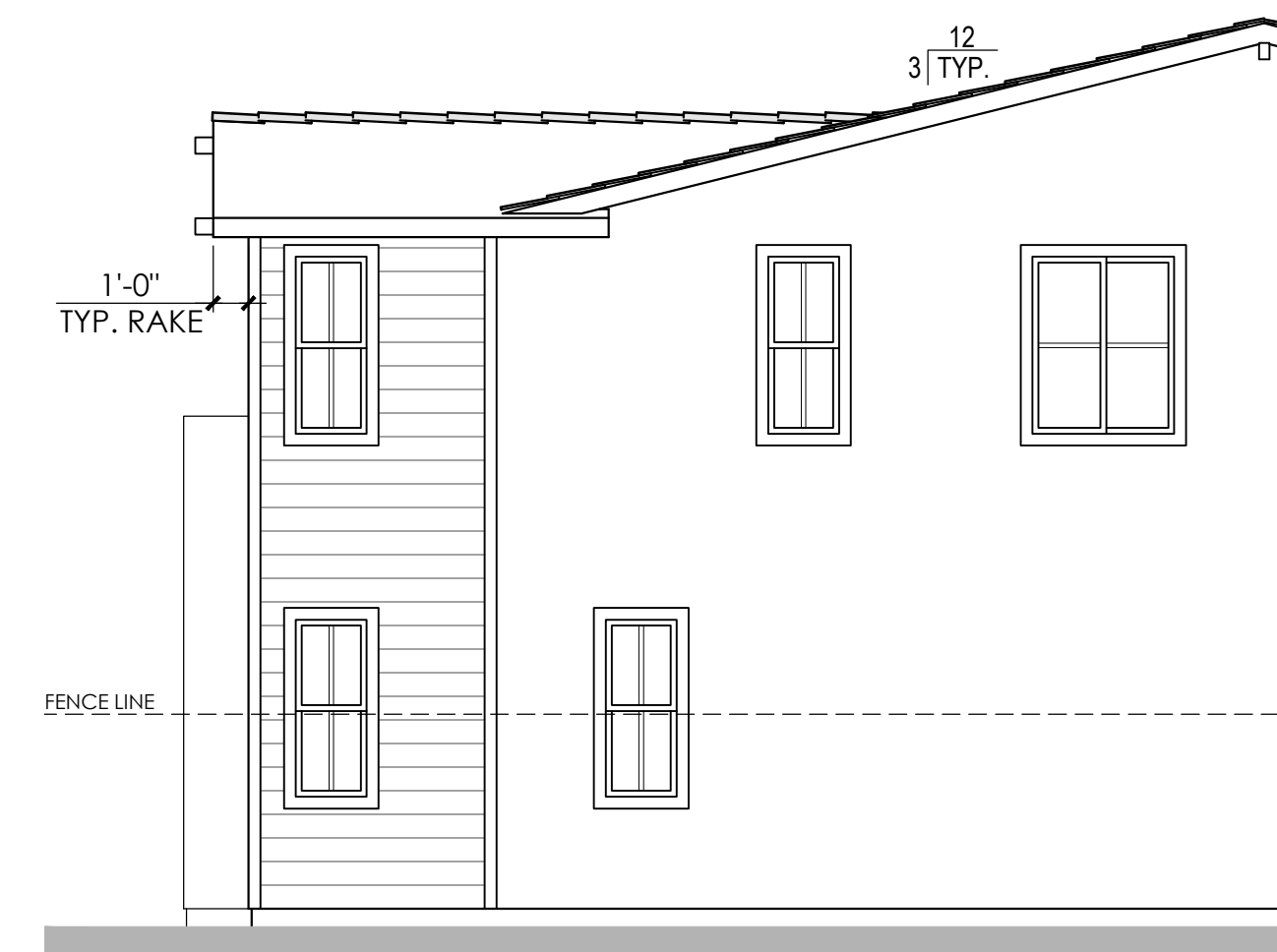


RIGHT



REAR

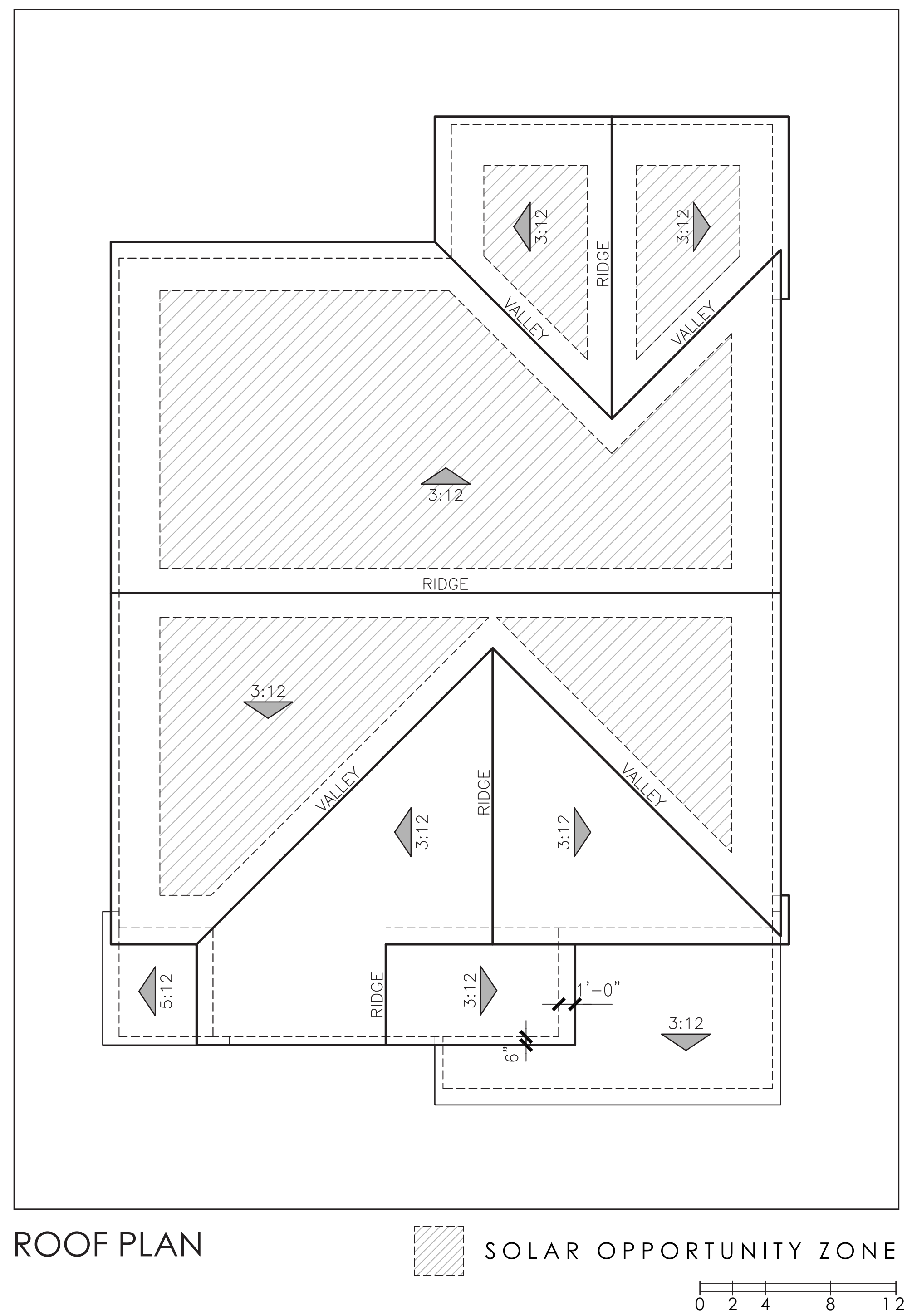
PLAN 2AR (3,384) OPTIONAL DECK
COASTAL TRADITIONAL ELEVATIONS



LEFT

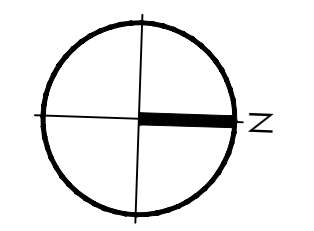
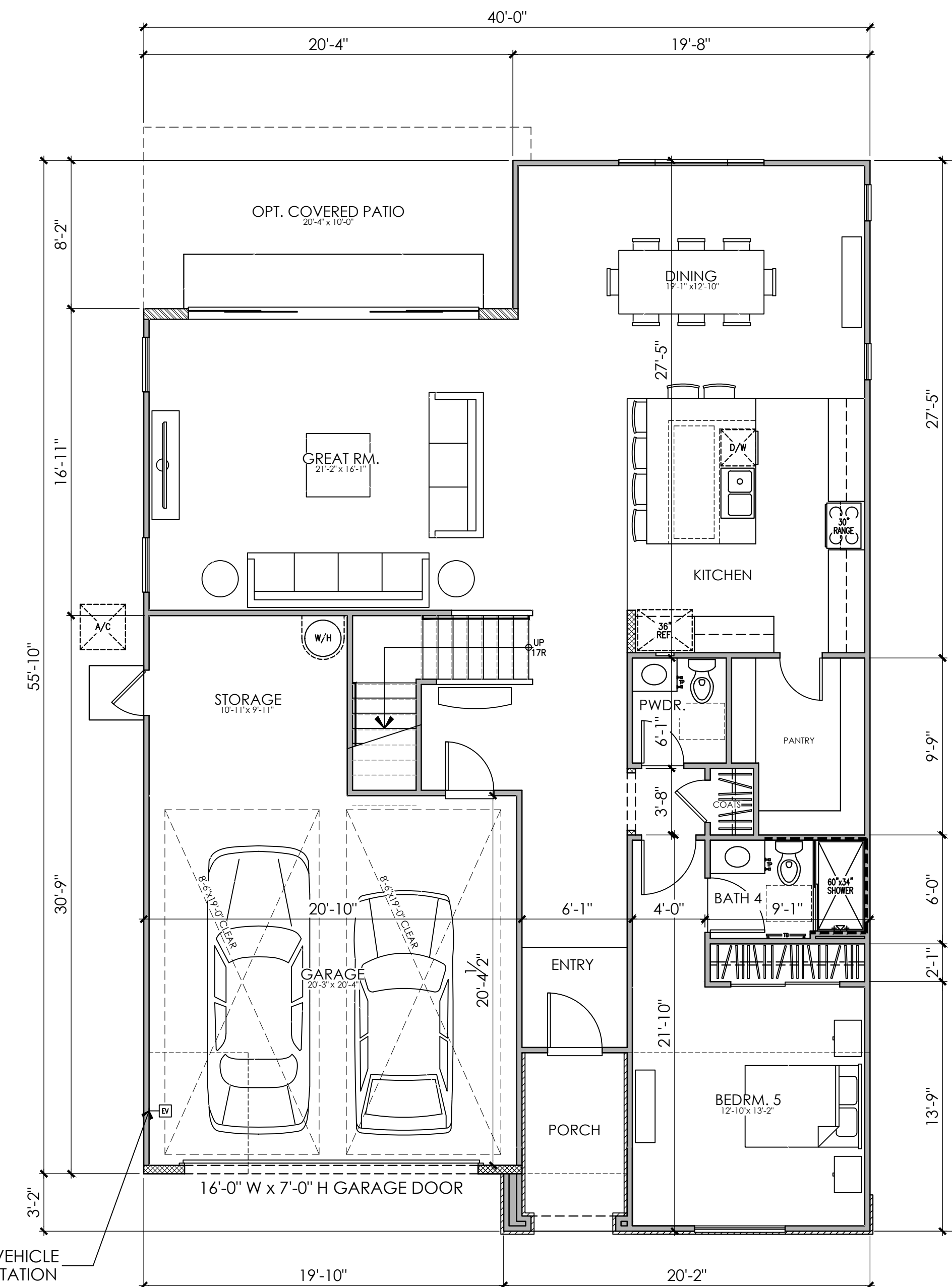
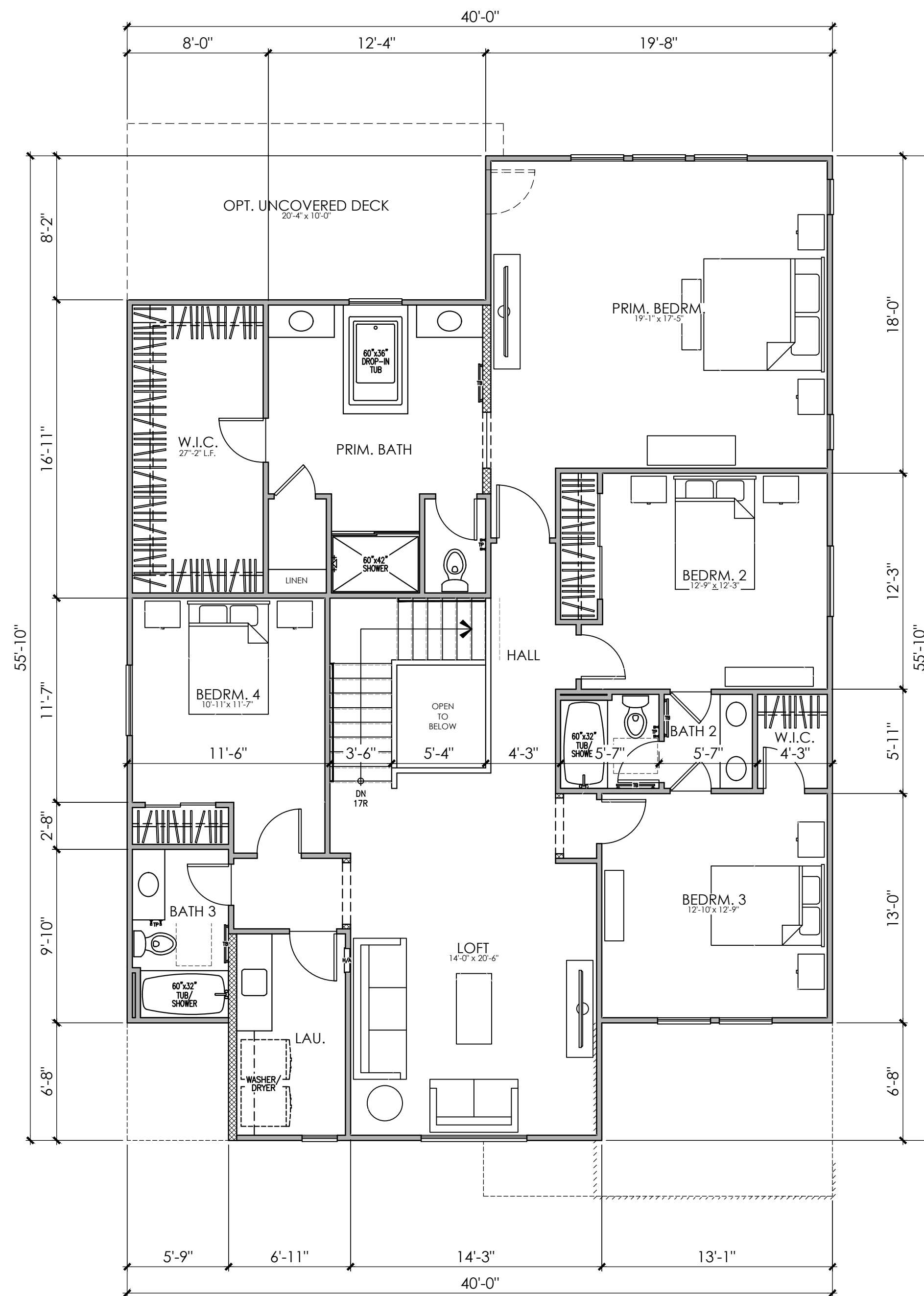
NOTE: REFER TO ARCHITECTURAL SITE PLAN
FOR OPTIONAL PATIO SETBACK

LOT 1 - SCHEME 1
0 2 4 8 12



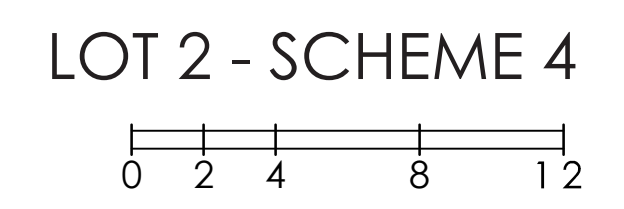
PERSPECTIVE VIEW OF STREET ELEVATION

LOT 2 - PLAN 2B (3,384) - SCHEME 4 - ROOF PLAN AND PERSPECTIVE COASTAL RUSTIC



PLAN 2
AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	1,530 SQ. FT.
SECOND FLOOR AREA	1,854 SQ. FT.
TOTAL DWELLING	3,384 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	541 SQ. FT.
PORCH	59 SQ. FT.
OPT. COVERED PATIO	205 SQ. FT.
OPT. UNCOVERED DECK	205 SQ. FT.



PLAN 2B (3,384)
5 BEDROOM, 4.5 BATH, LOFT, OPT. PATIO, OPT. DECK, 2 CAR GARAGE
FLOOR PLAN



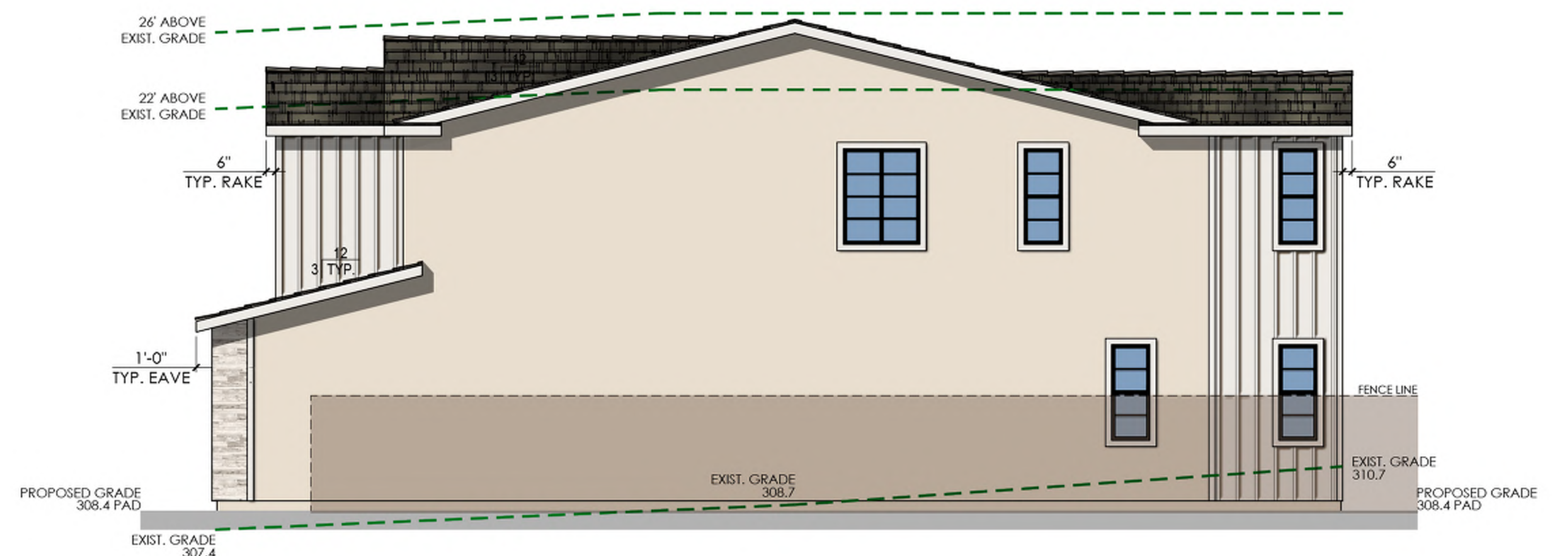
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Refer to landscape drawings for wall, tree, and shrub locations

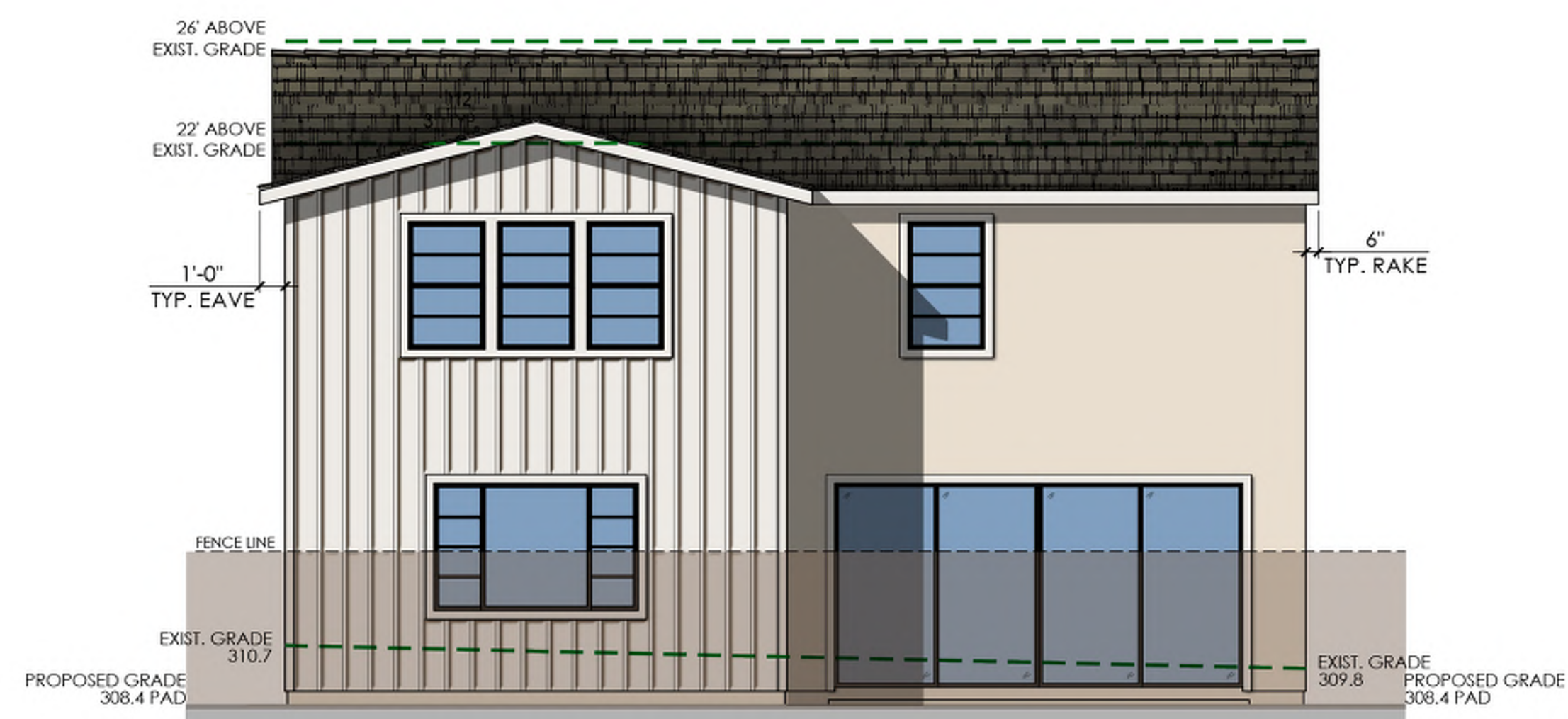
EAST

MATERIALS LEGEND

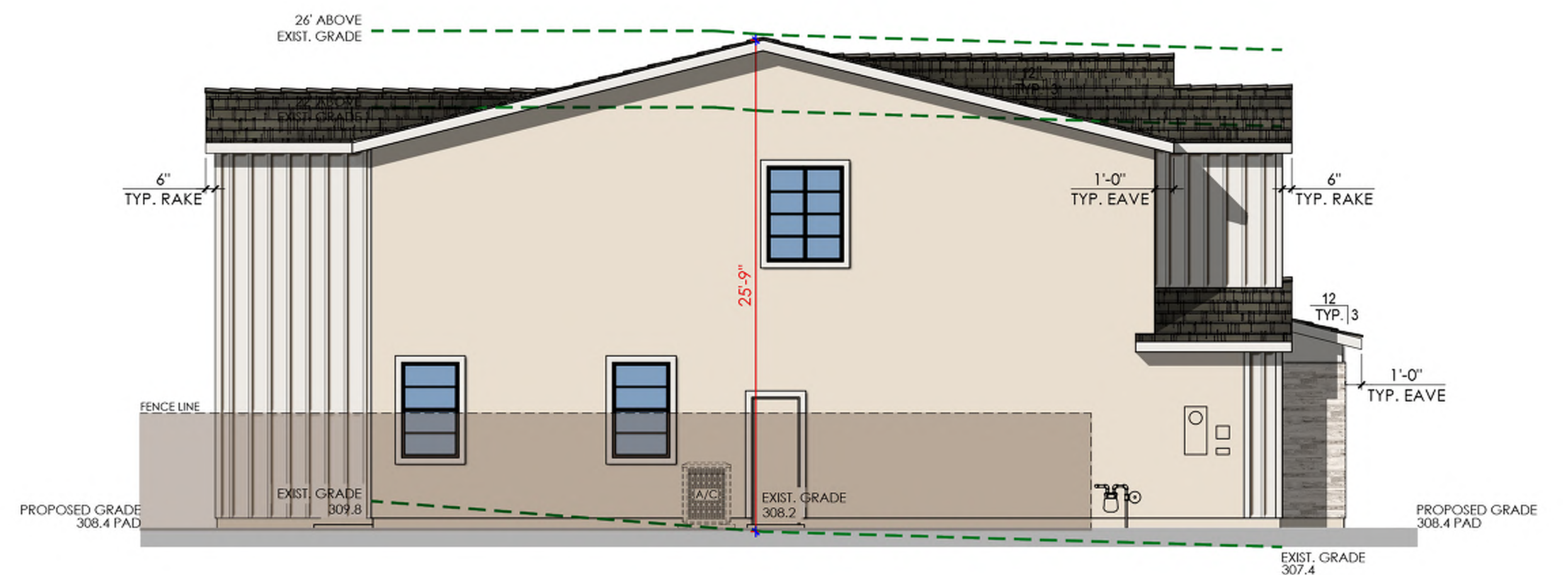
(WHERE OCCURS)	
FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	COMP. SHINGLE
FASCIA:	2x6 WOOD
BARGE END:	2x6 WOOD
GABLE END:	WROUGHT IRON
WALL:	STUCCO/ BOARD AND BATTEN
WINDOWS:	VINYL W/ GRIDS
TRIM:	STUCCO OVER RIGID FOAM
PORCH:	STONE VENEER



NORTH



WEST



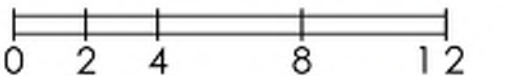
SOUTH

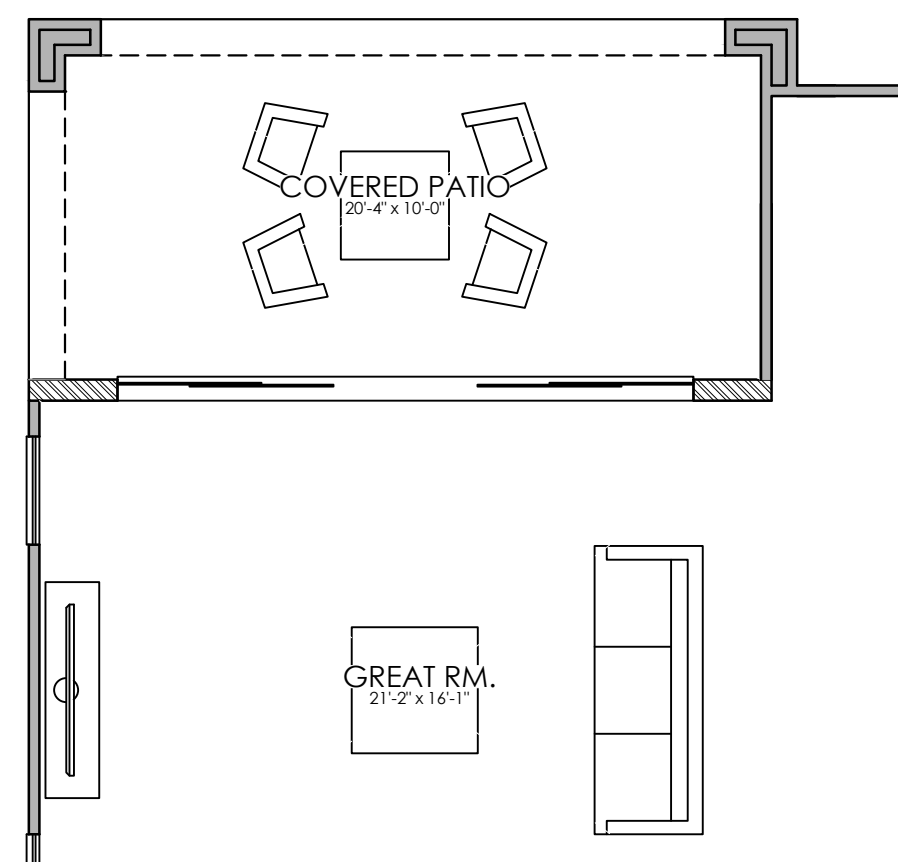
NOTES:

1. Building height shall mean the vertical distance from the lower of the natural or finished exterior grade adjacent to the structure, to the highest portion of the structure immediately above.
2. Existing slope shown base on spot elevations provided on grading plan.

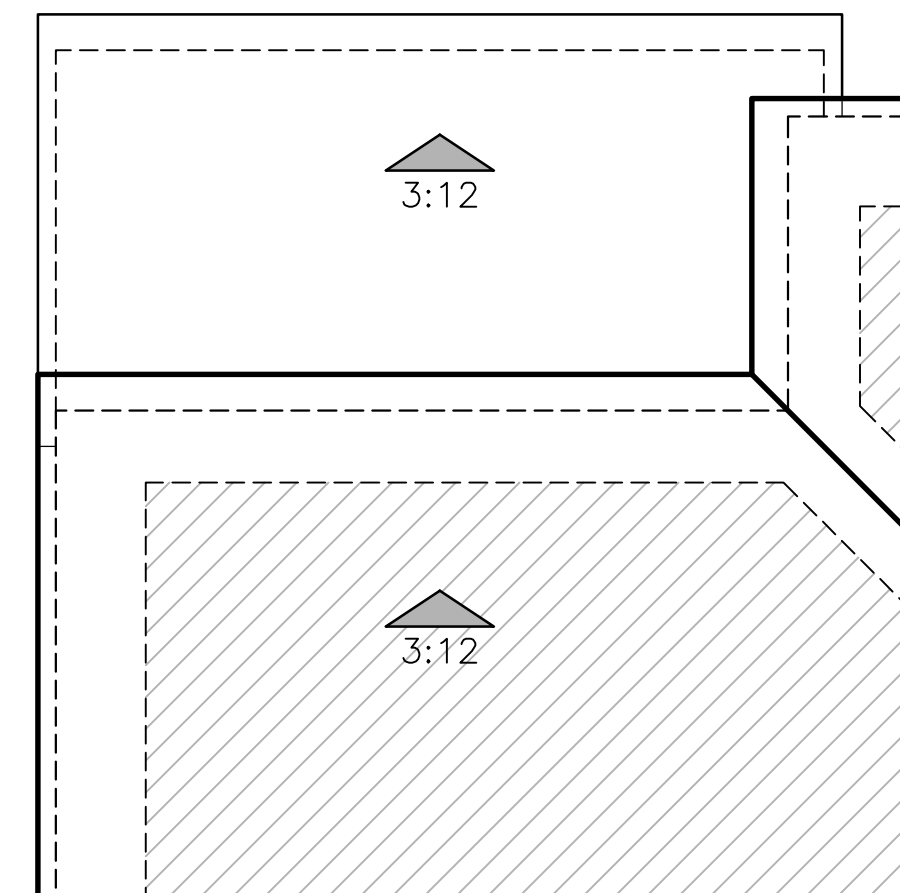
PLAN 2B (3,384) COASTAL RUSTIC ELEVATIONS

LOT 2 - SCHEME 4

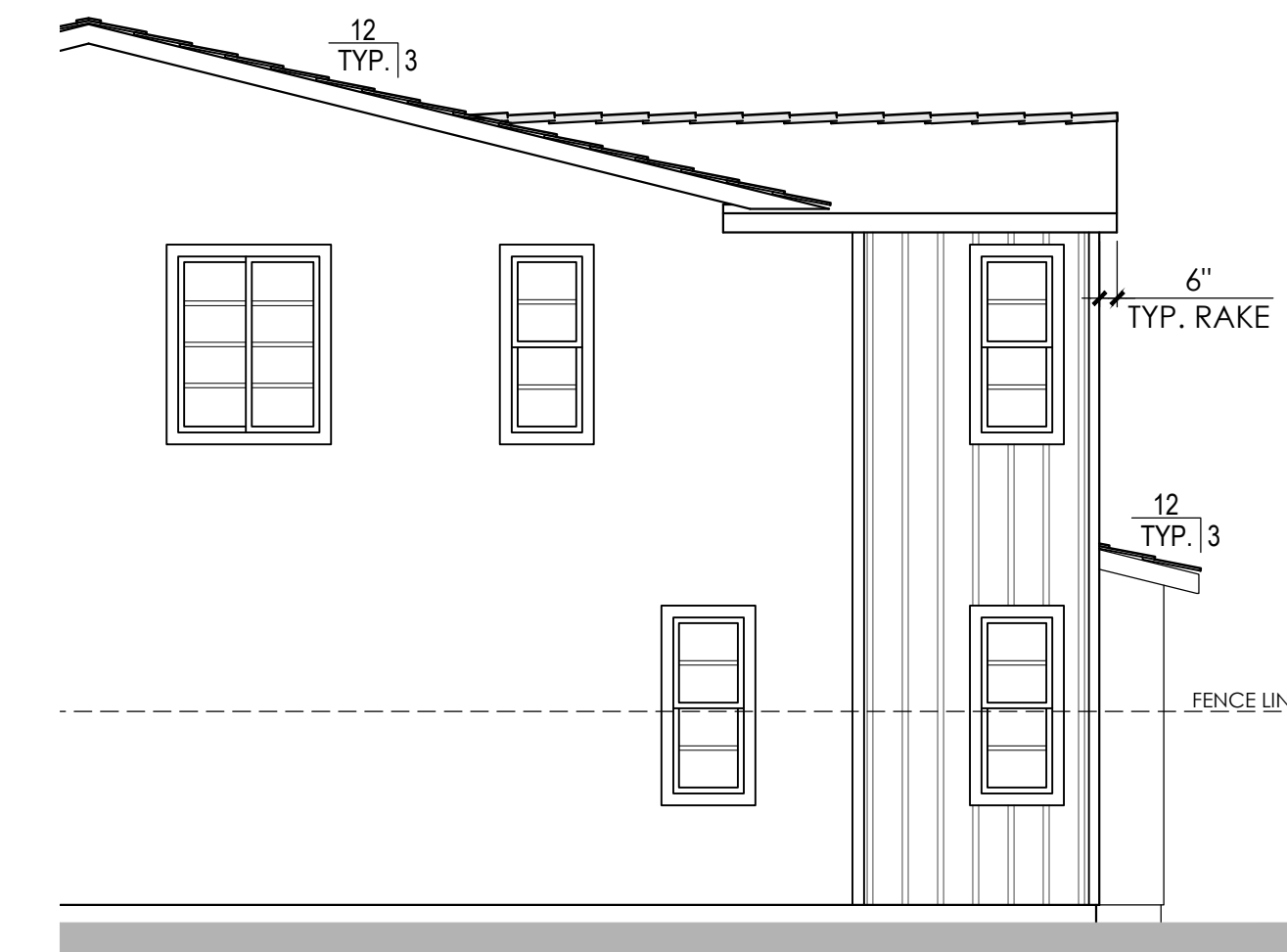




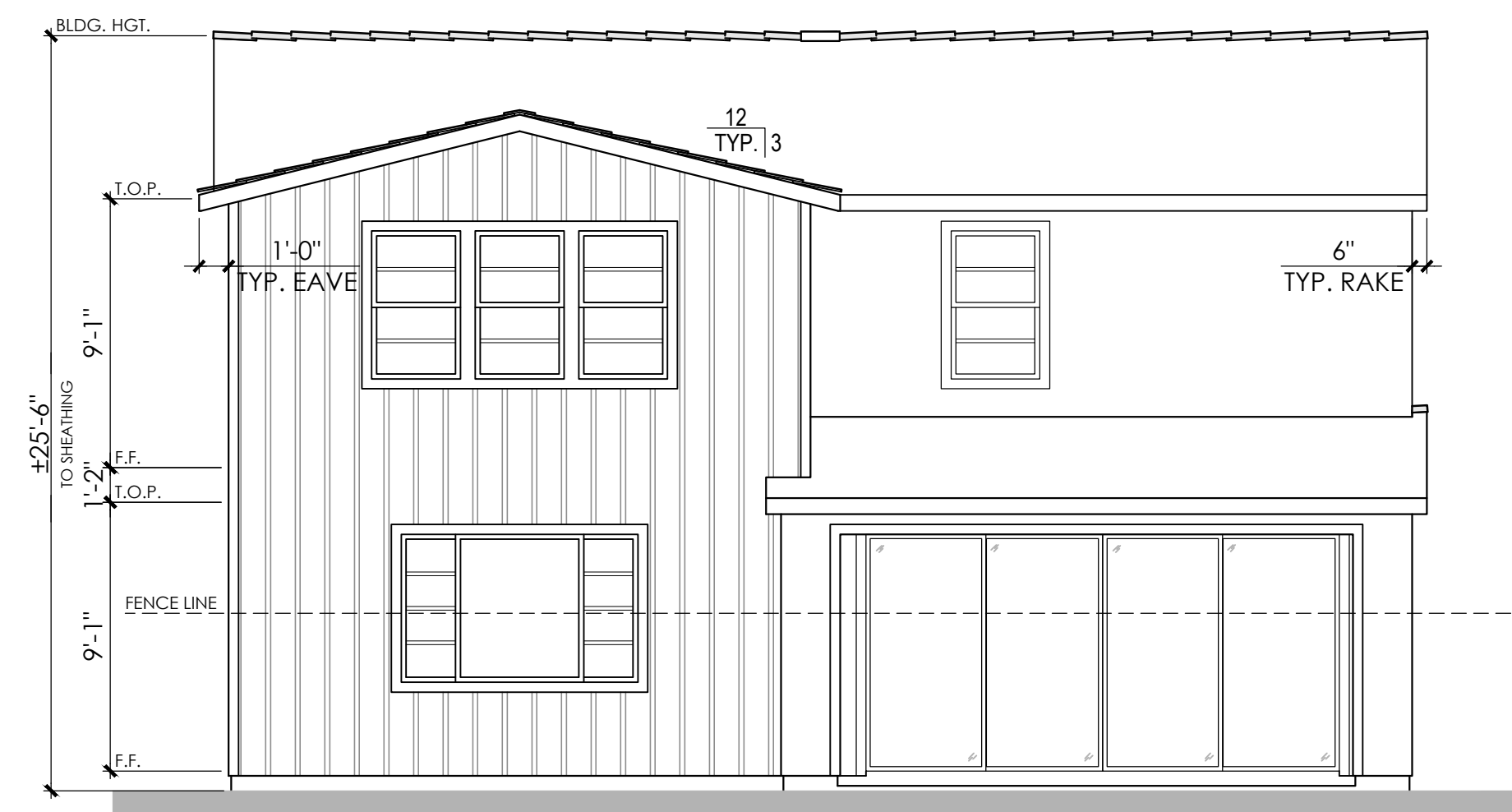
FLOOR PLAN



ROOF PLAN

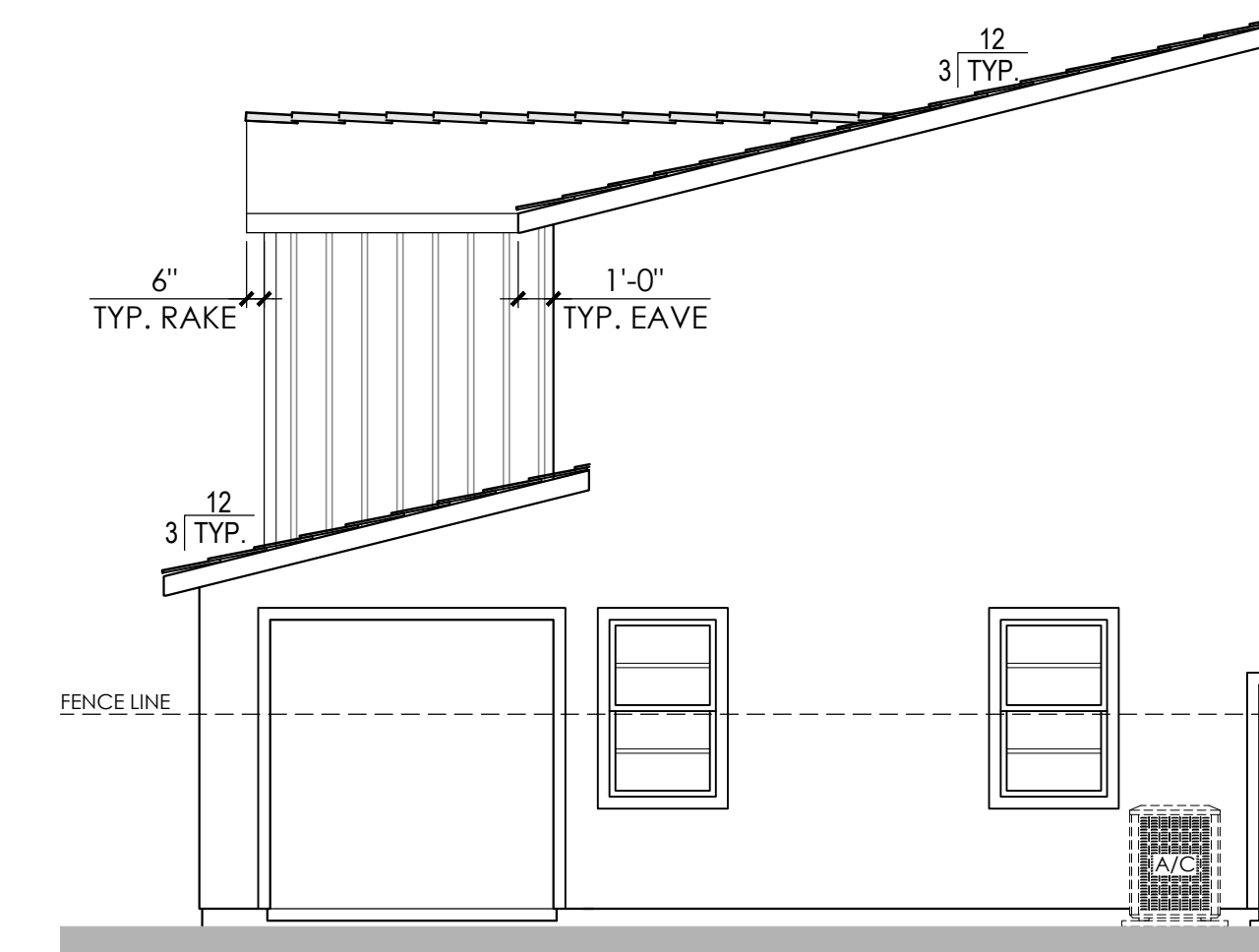


RIGHT



REAR

PLAN 2B (3,384) OPTIONAL PATIO COASTAL RUSTIC ELEVATIONS

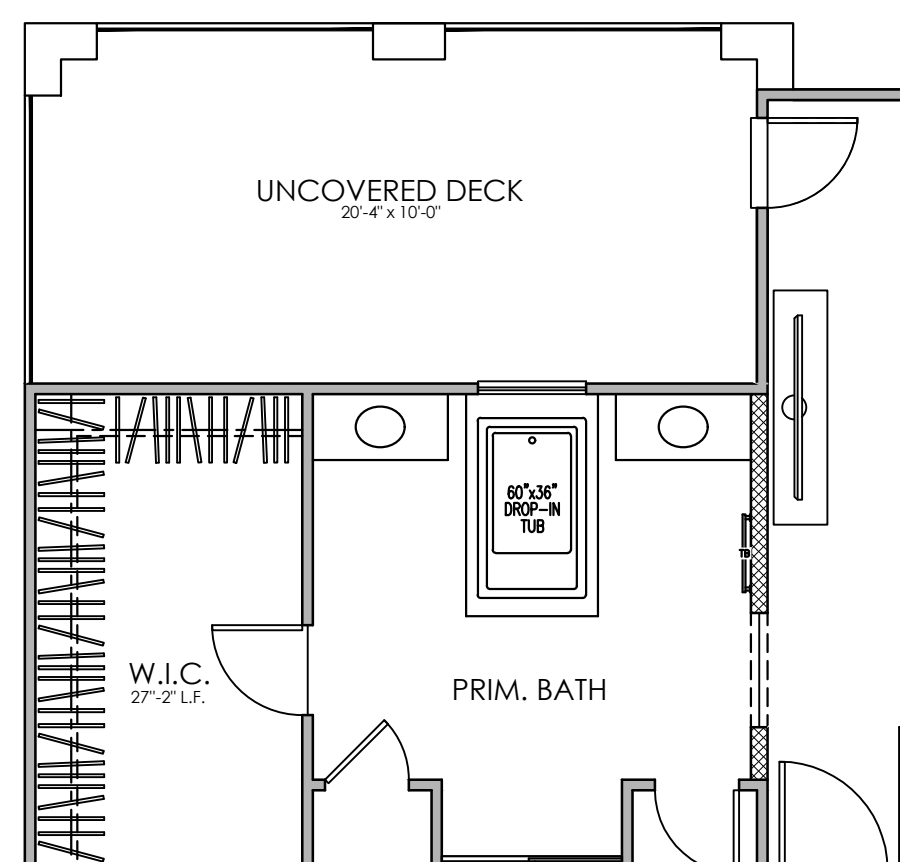


LEFT

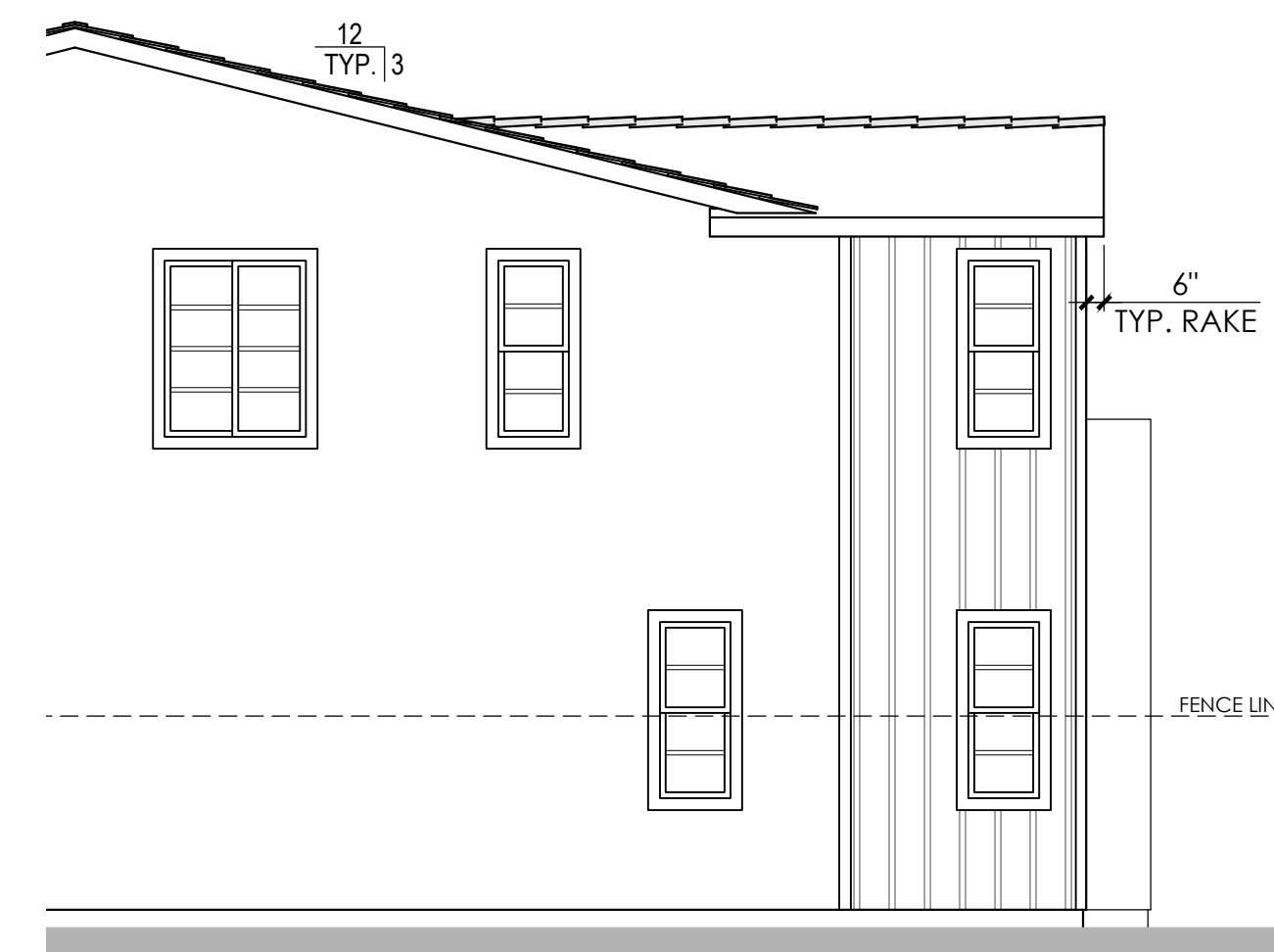
NOTE: REFER TO ARCHITECTURAL SITE PLAN
FOR OPTIONAL PATIO SETBACK

LOT 2 - SCHEME 4

0 2 4 8 12



FLOOR PLAN

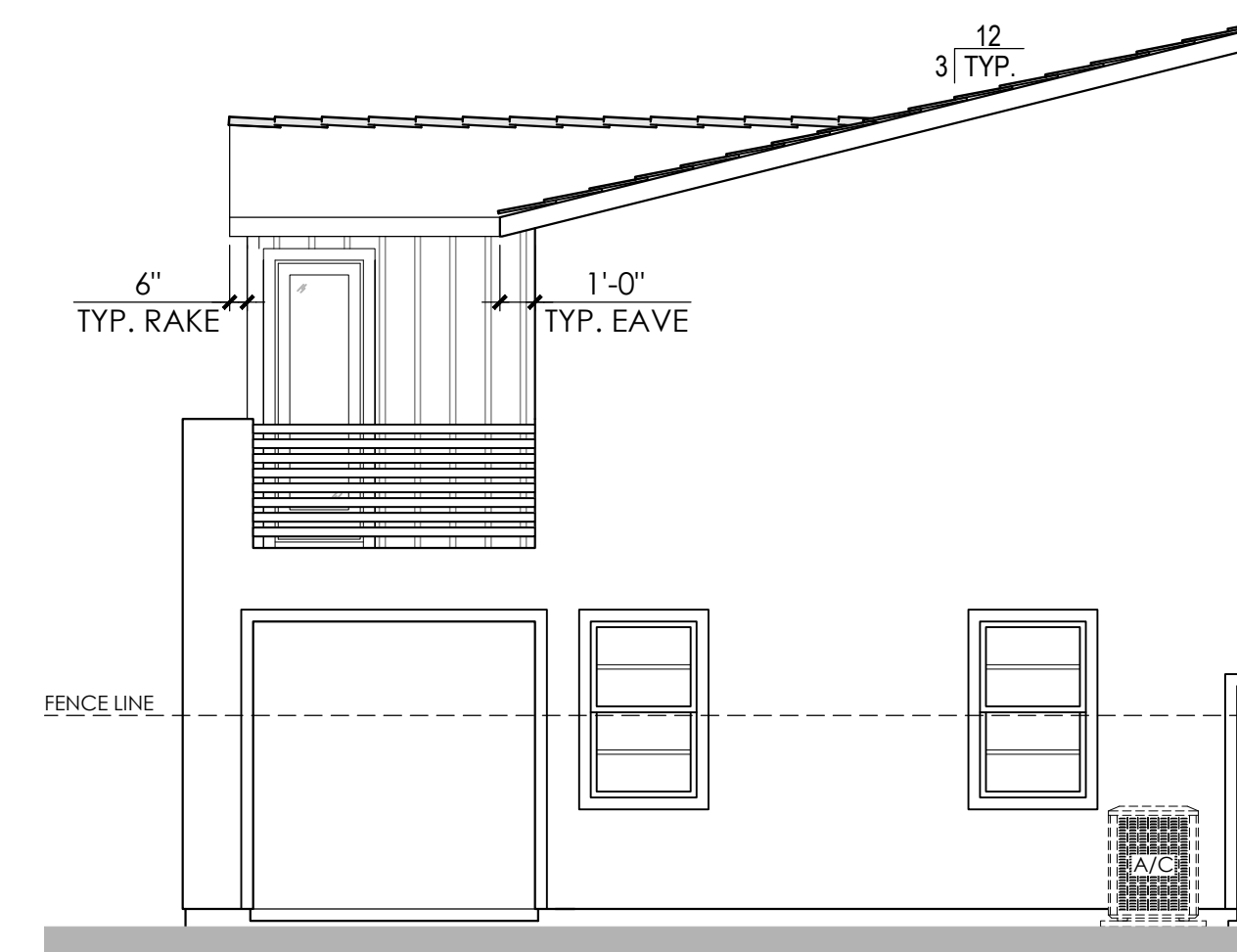


RIGHT



REAR

PLAN 2B (3,384) OPTIONAL DECK
COASTAL RUSTIC ELEVATIONS

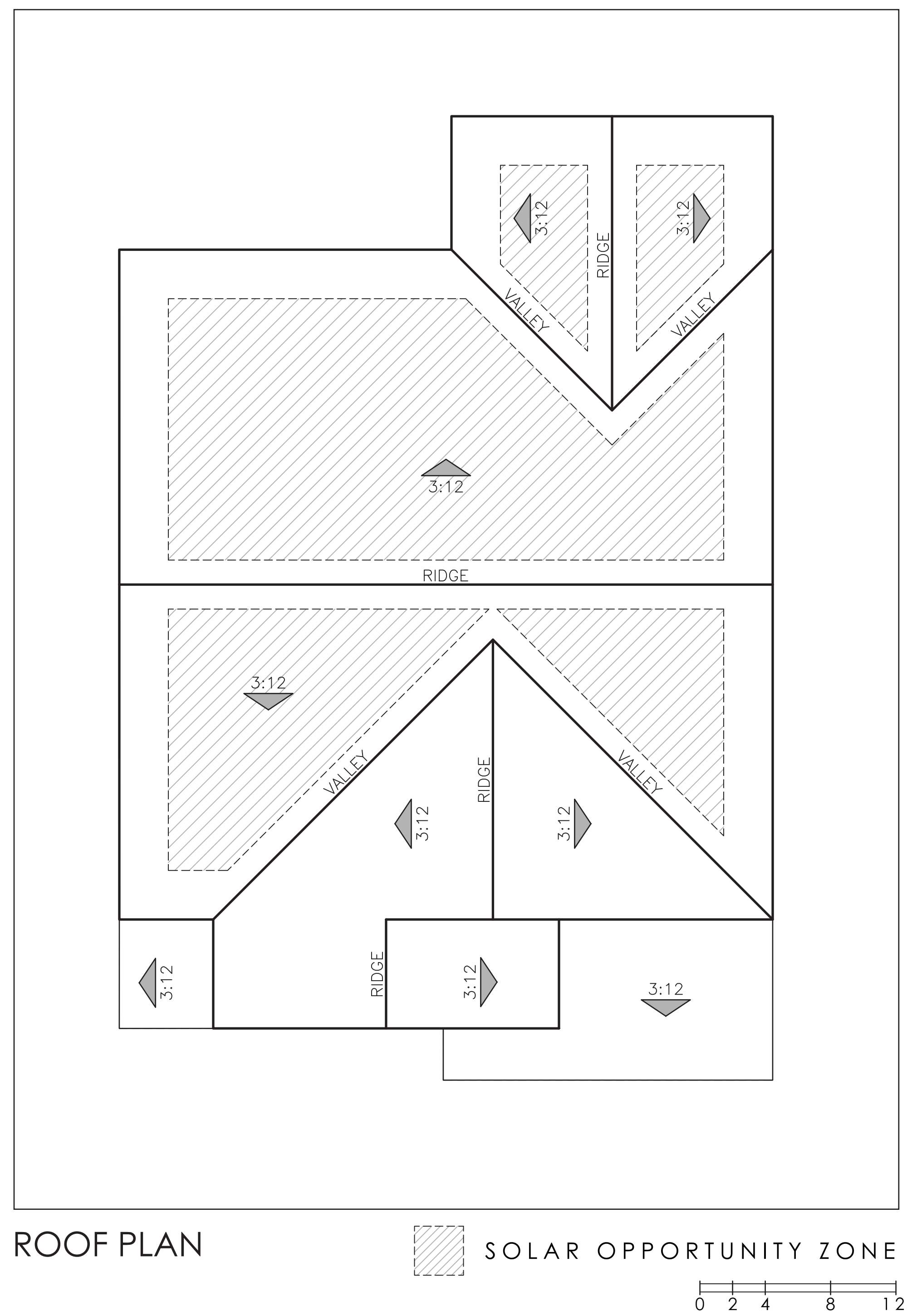


LEFT

NOTE: REFER TO ARCHITECTURAL SITE PLAN
FOR OPTIONAL PATIO SETBACK

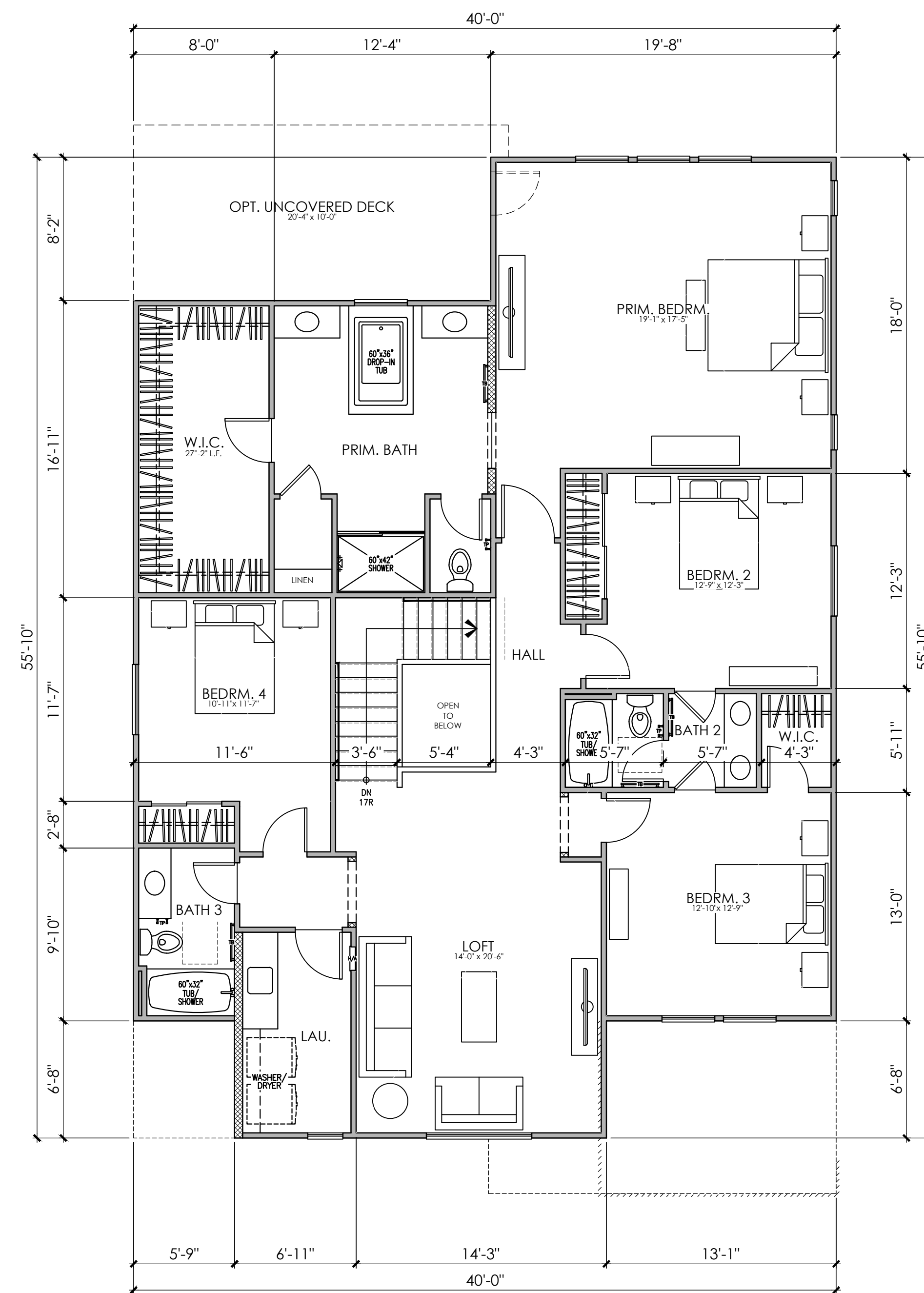
LOT 2 - SCHEME 4

0 2 4 8 12

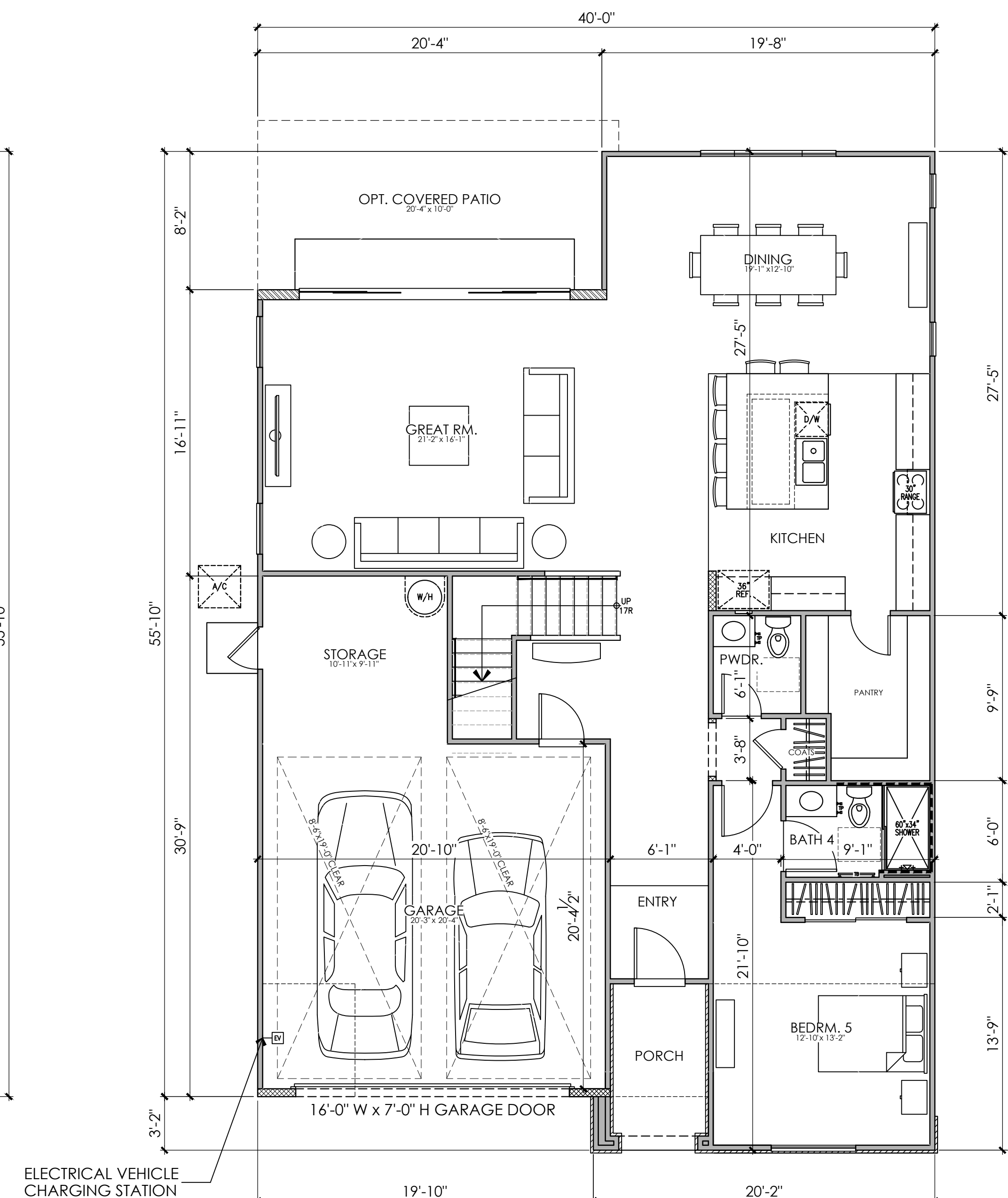


PERSPECTIVE VIEW OF STREET ELEVATION

LOT 3 - PLAN 2C (3,384) - SCHEME 9 - ROOF PLAN AND PERSPECTIVE COASTAL MODERN



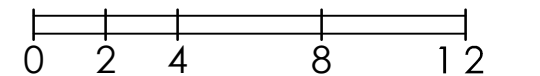
SECOND FLOOR
5 BEDROOM, 4.5 BATH, LOFT, OPT. PATIO, OPT. DECK, 2 CAR GARAGE
PLAN 2C (3,384)
FIRST FLOOR
FLOOR PLAN



FIRST FLOOR

PLAN 2		
AREA TABULATION		
<u>CONDITIONED SPACE</u>		
FIRST FLOOR AREA	1,530	SQ. FT.
SECOND FLOOR AREA	1,854	SQ. FT.
TOTAL DWELLING	3,384	SQ. FT.
<u>UNCONDITIONED SPACE</u>		
GARAGE	541	SQ. FT.
PORCH	59	SQ. FT.
OPT. COVERED PATIO	205	SQ. FT.
OPT. UNCOVERED DECK	205	SQ. FT.

LOT 3 - SCHEME 9

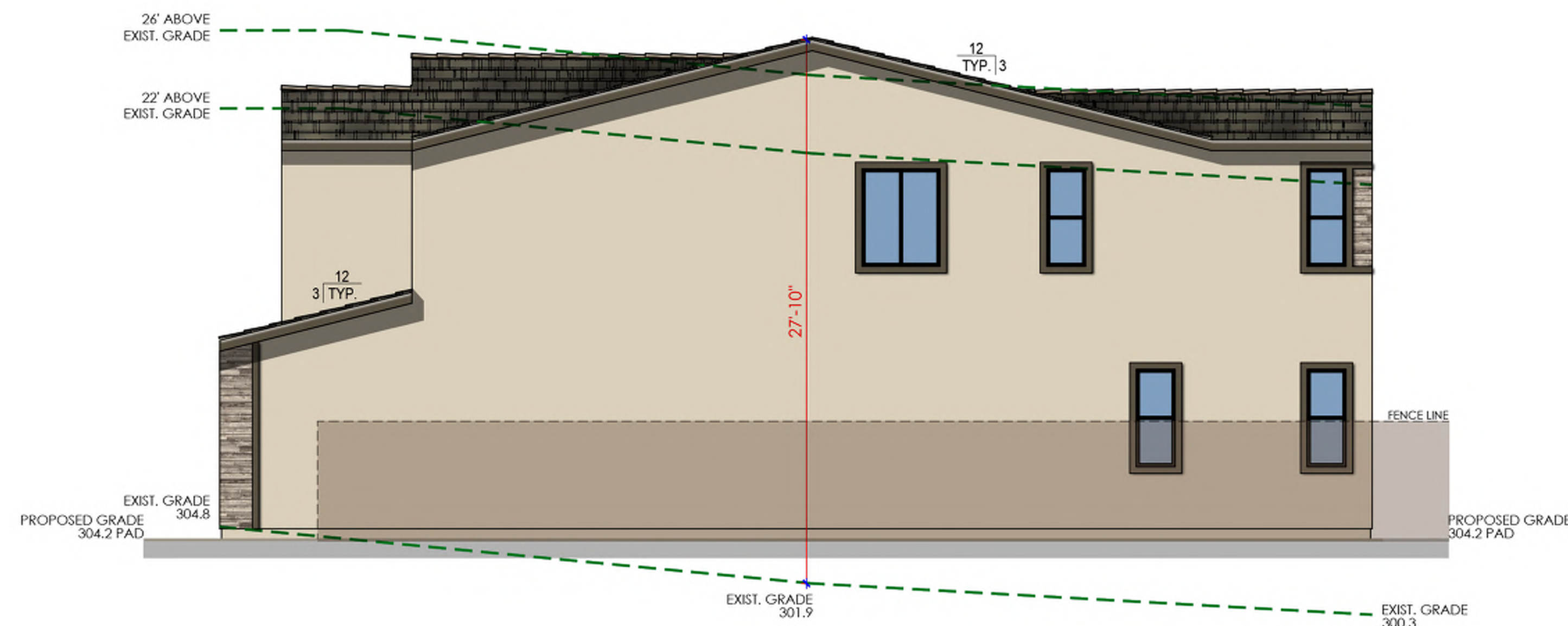




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Refer to landscape drawings for wall, tree, and shrub locations

EAST



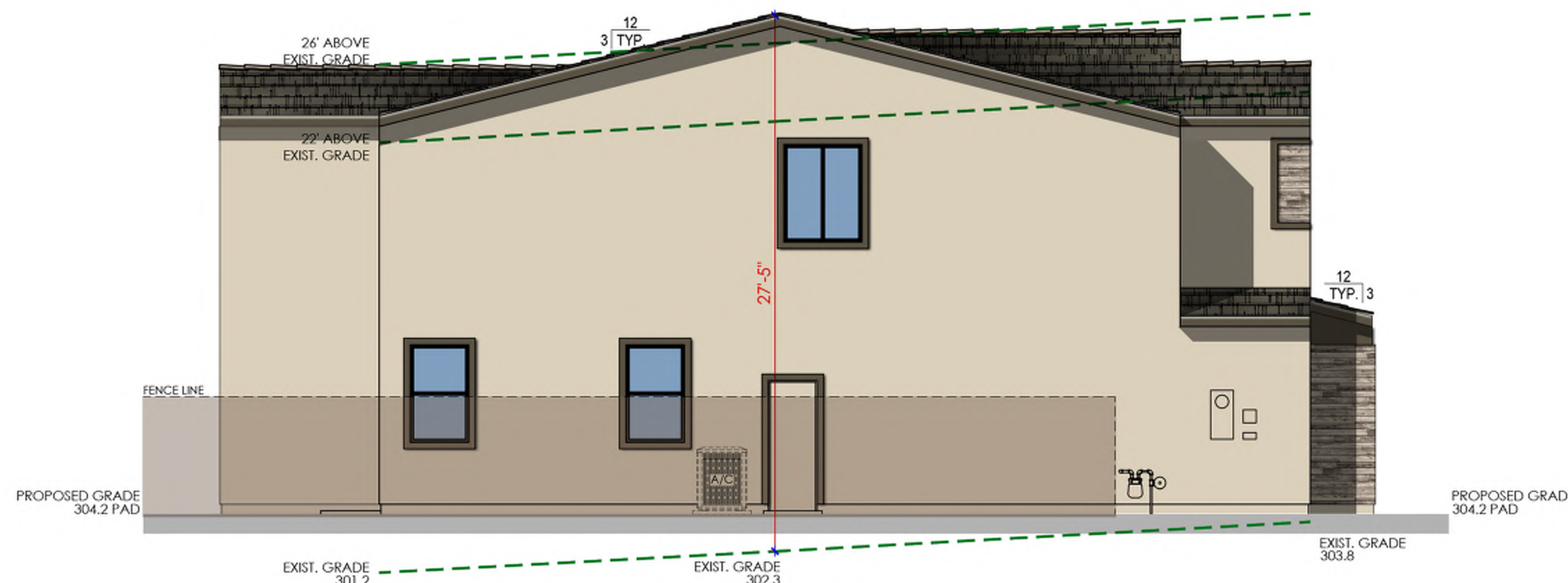
NORTH

MATERIALS LEGEND

(WHERE OCCURS)	
FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	COMP. SHINGLE AND STANDING SEAM METAL
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
WALL:	STUCCO/ LAP SIDING
WINDOWS:	VINYL
TRIM:	STUCCO OVER RIGID FOAM
PORCH:	STONE VENEER



WEST



SOUTH

NOTES:

1. Building height shall mean the vertical distance from the lower of the natural or finished exterior grade adjacent to the structure, to the highest portion of the structure immediately above.
2. Existing slope shown base on spot elevations provided on grading plan.

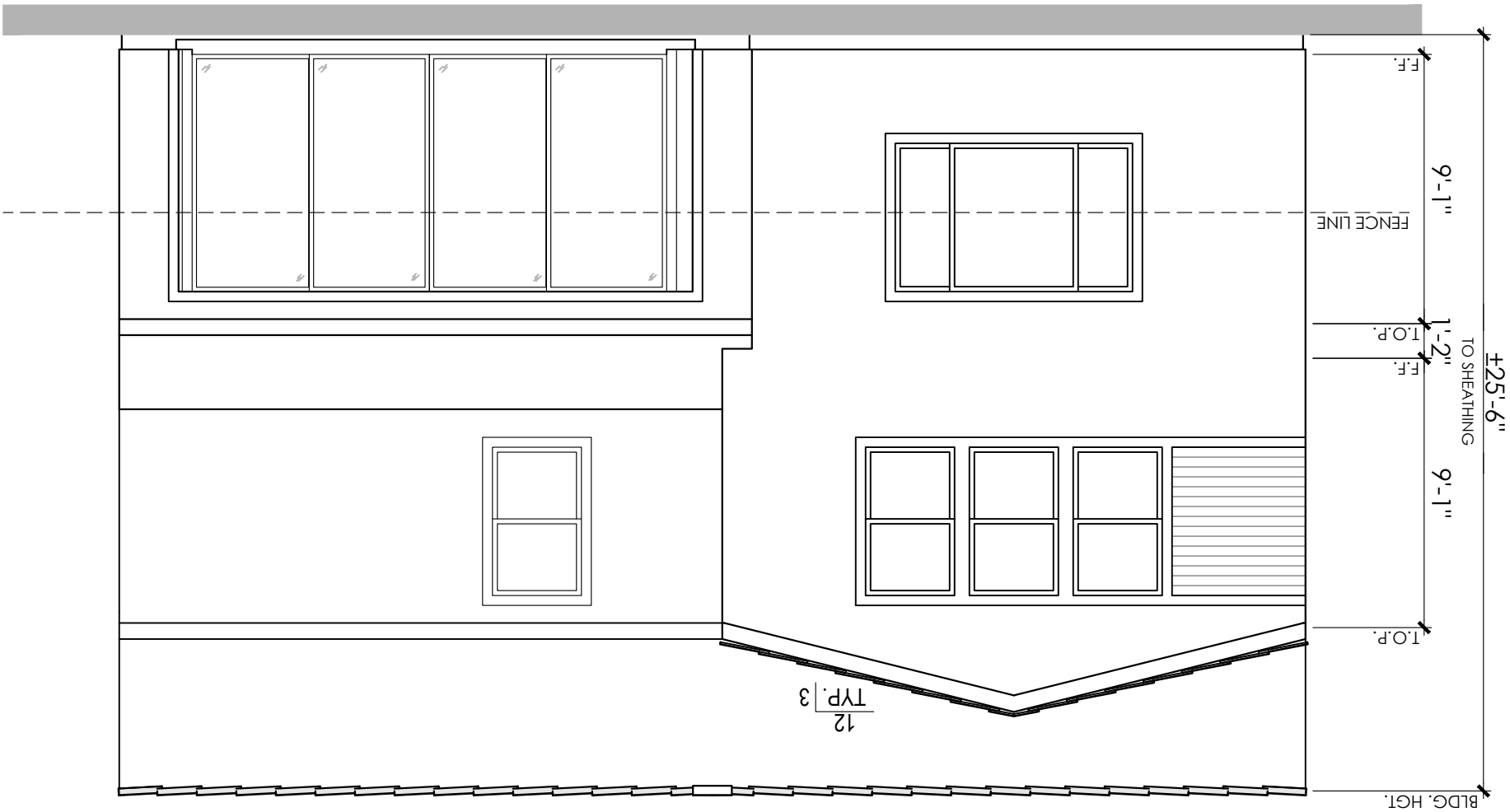
PLAN 2C (3,384) COASTAL MODERN ELEVATIONS

LOT 3 - SCHEME 9

0 2 4 8 12

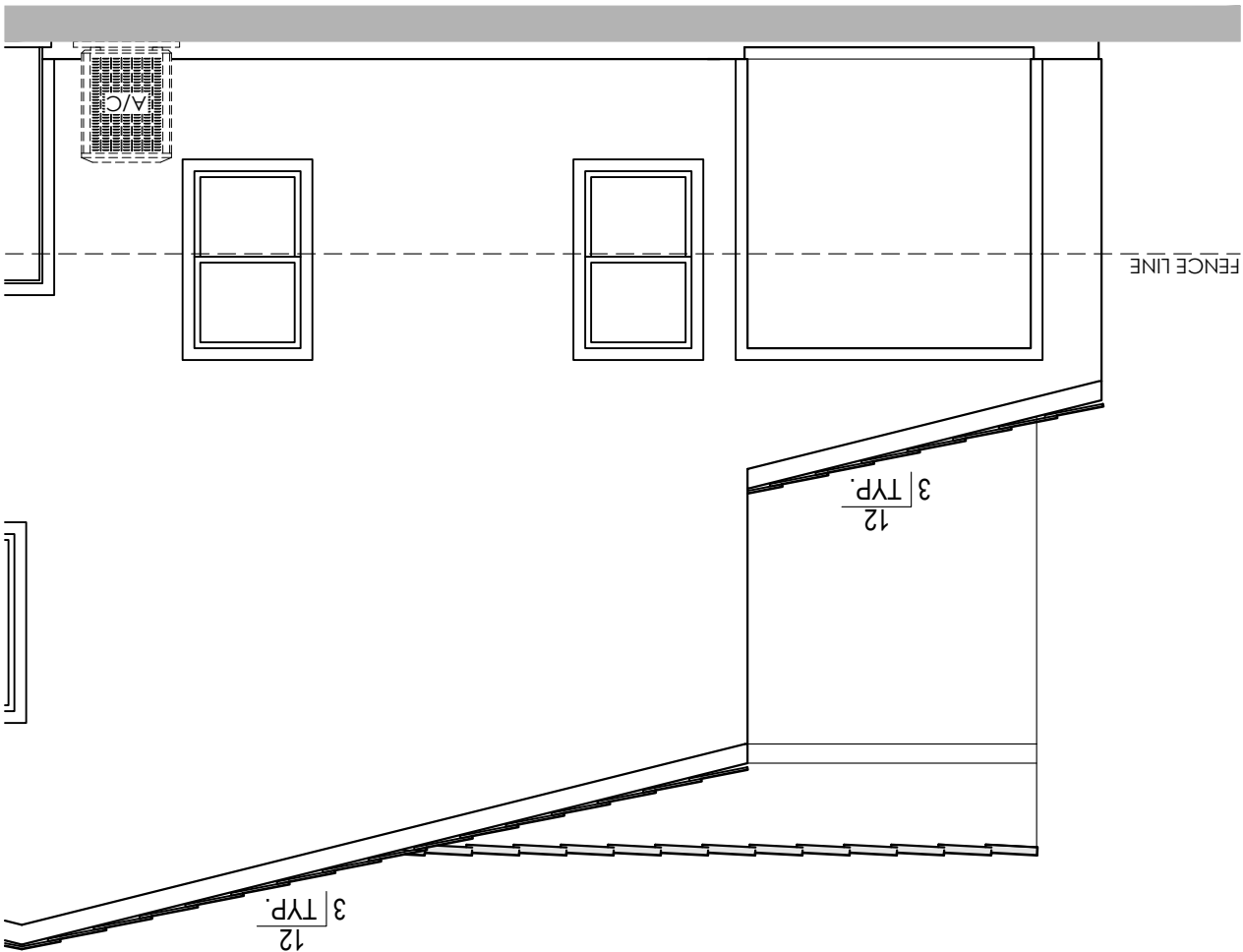
NOTE: REFER TO ARCHITECTURAL SITE PLAN
FOR OPTIONAL PATIO SETBACK

REAR

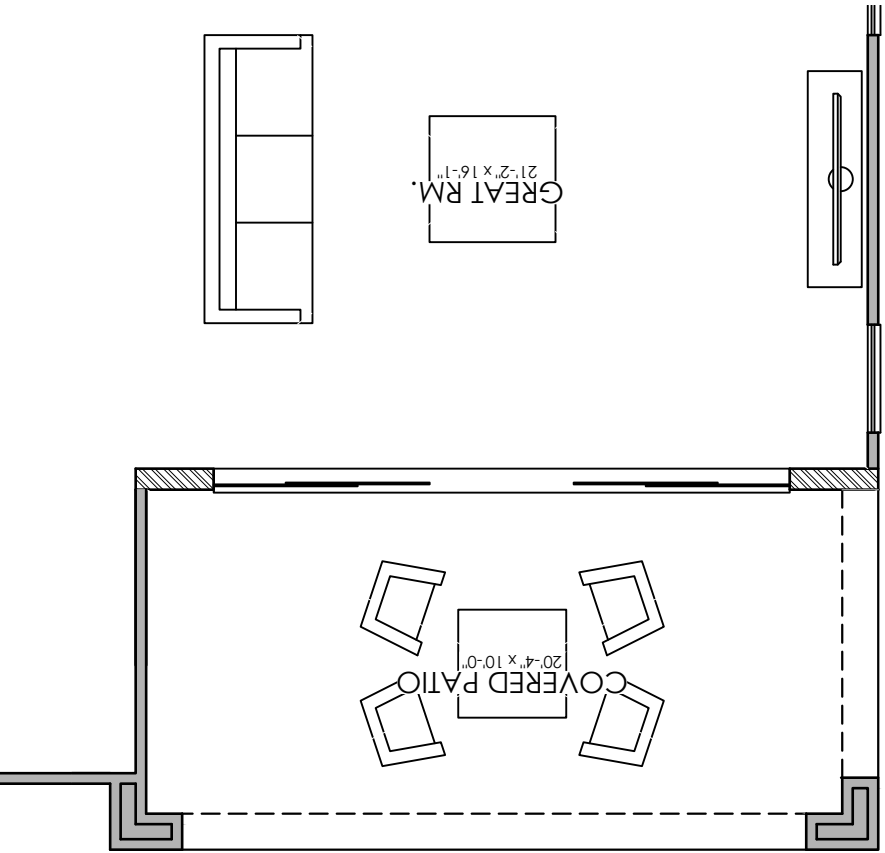


PLAN 2C (3,384) OPTIONAL PATIO
COASTAL MODERN ELEVATIONS

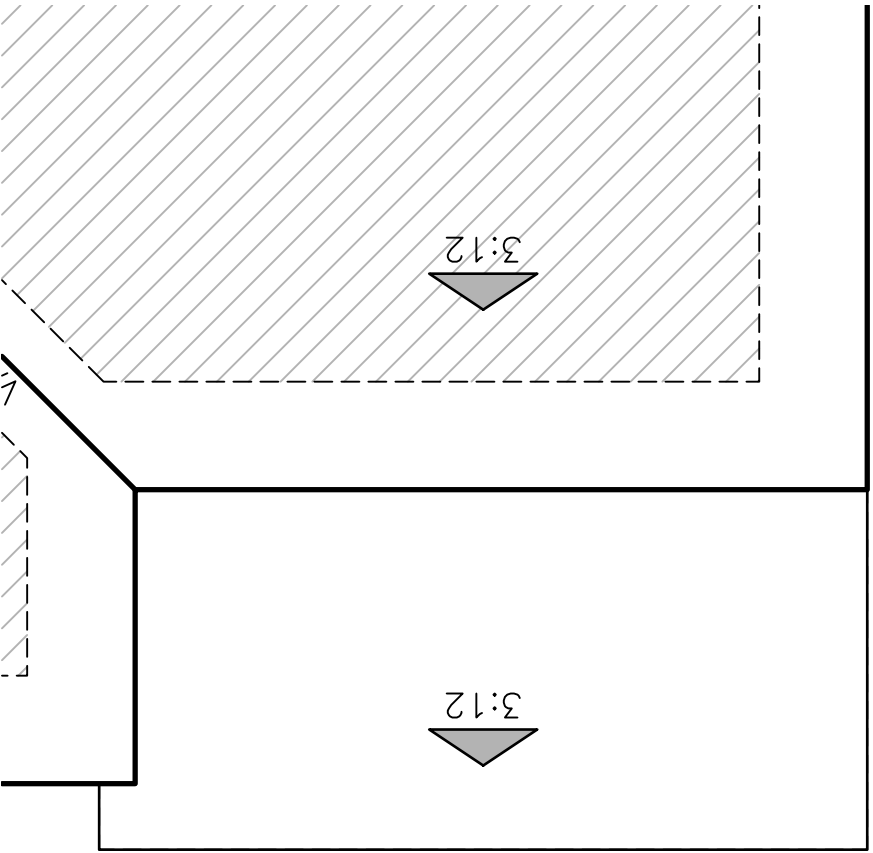
LEFT



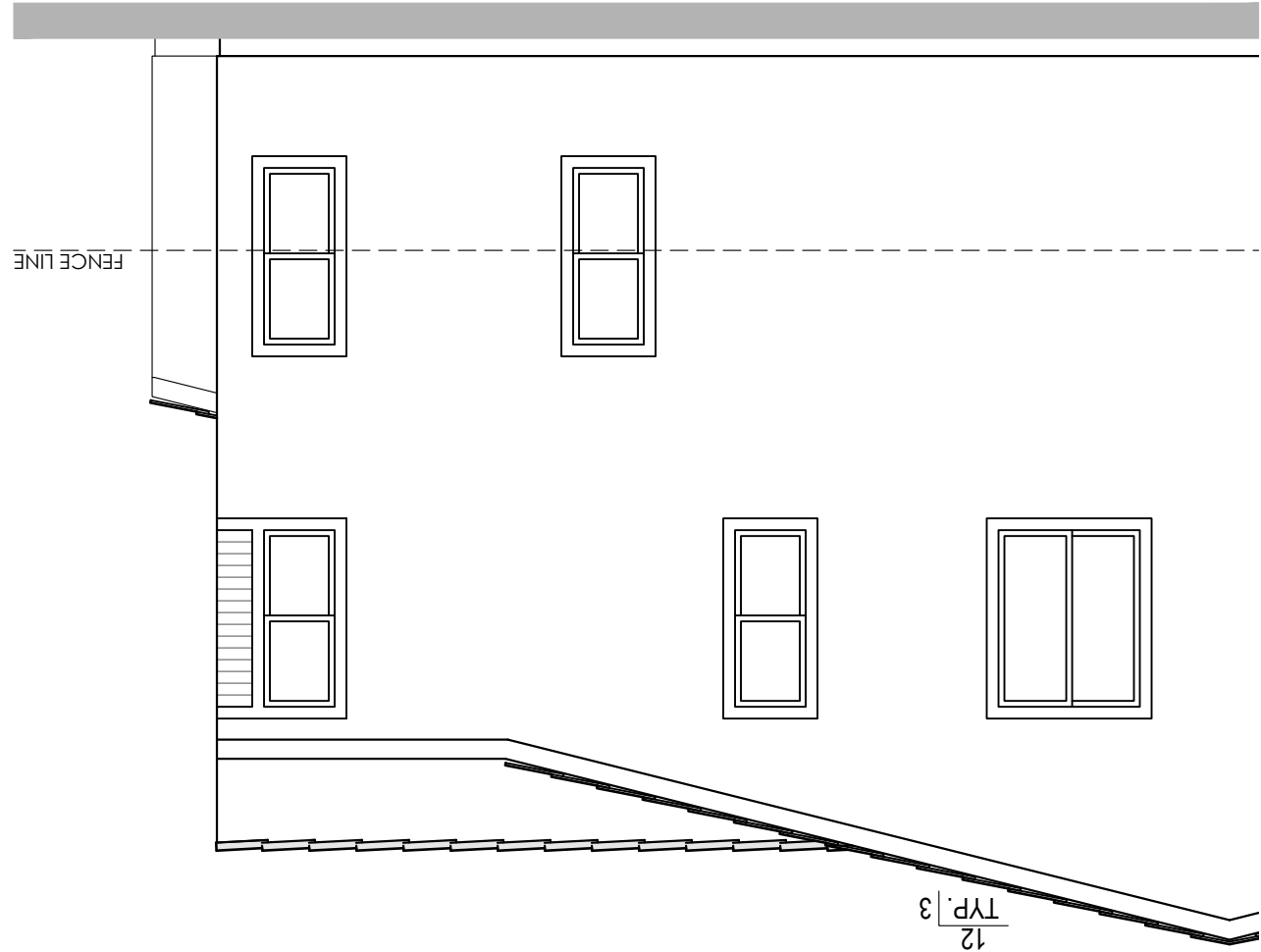
FLOOR PLAN



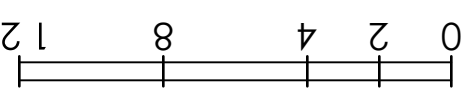
ROOF PLAN

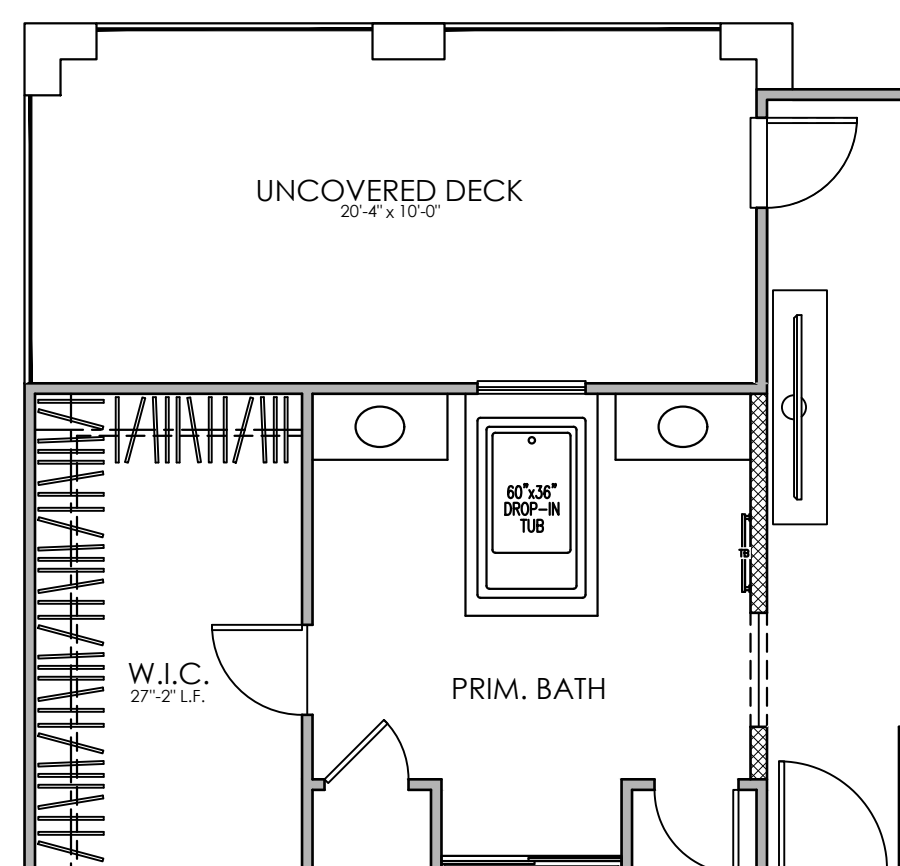


RIGHT

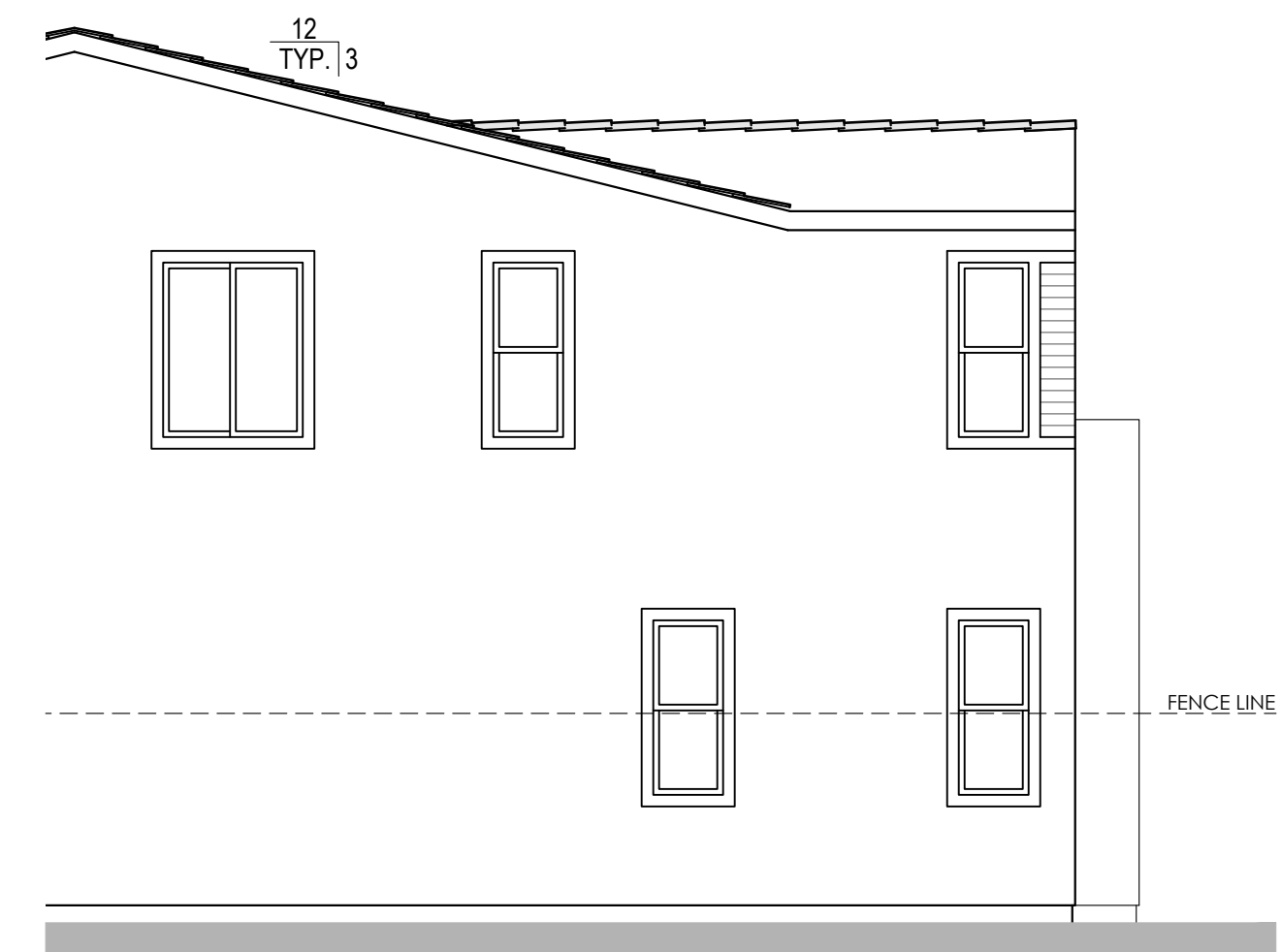


LOT 3 - SCHEME 9





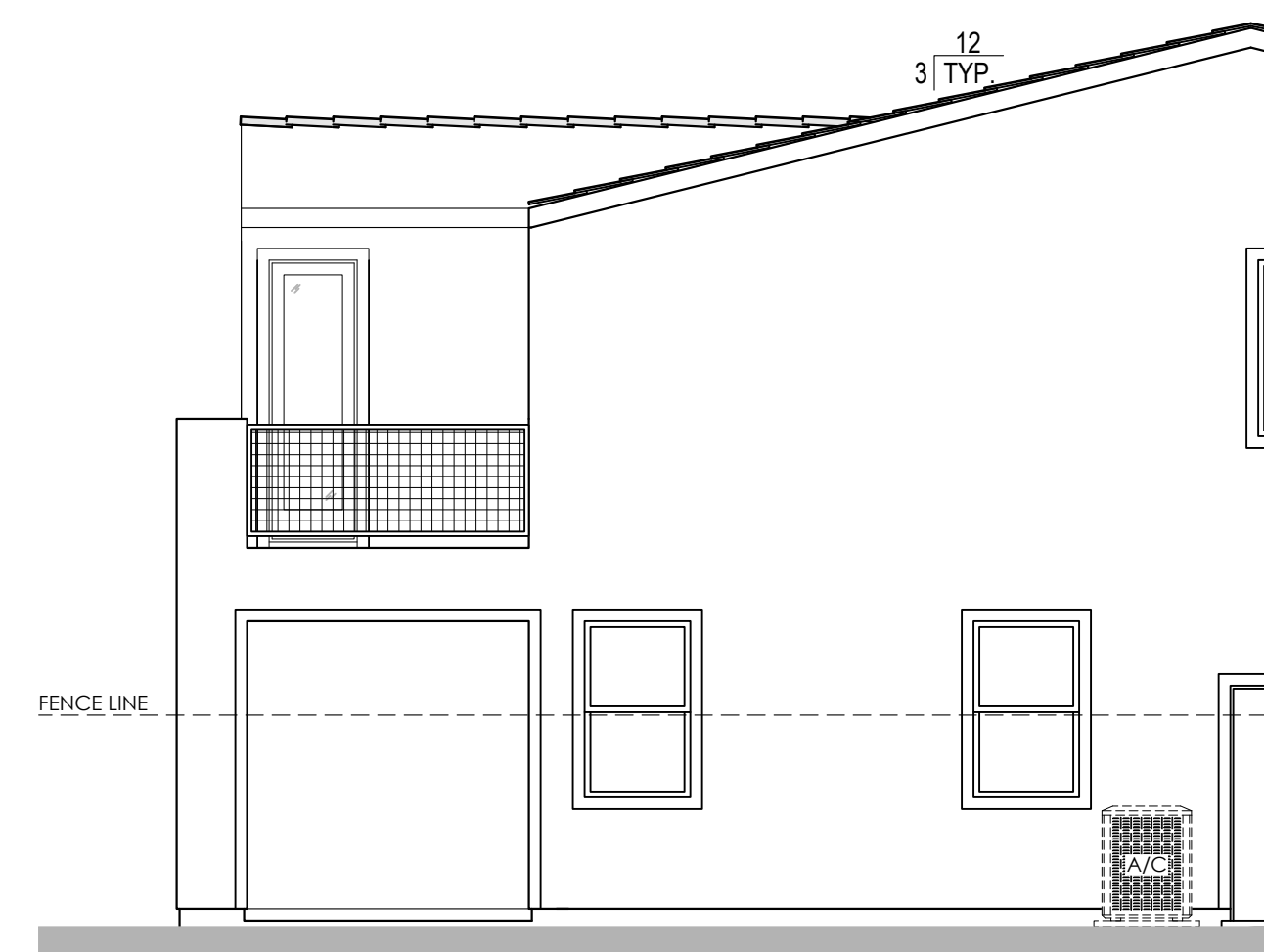
FLOOR PLAN



RIGHT



REAR

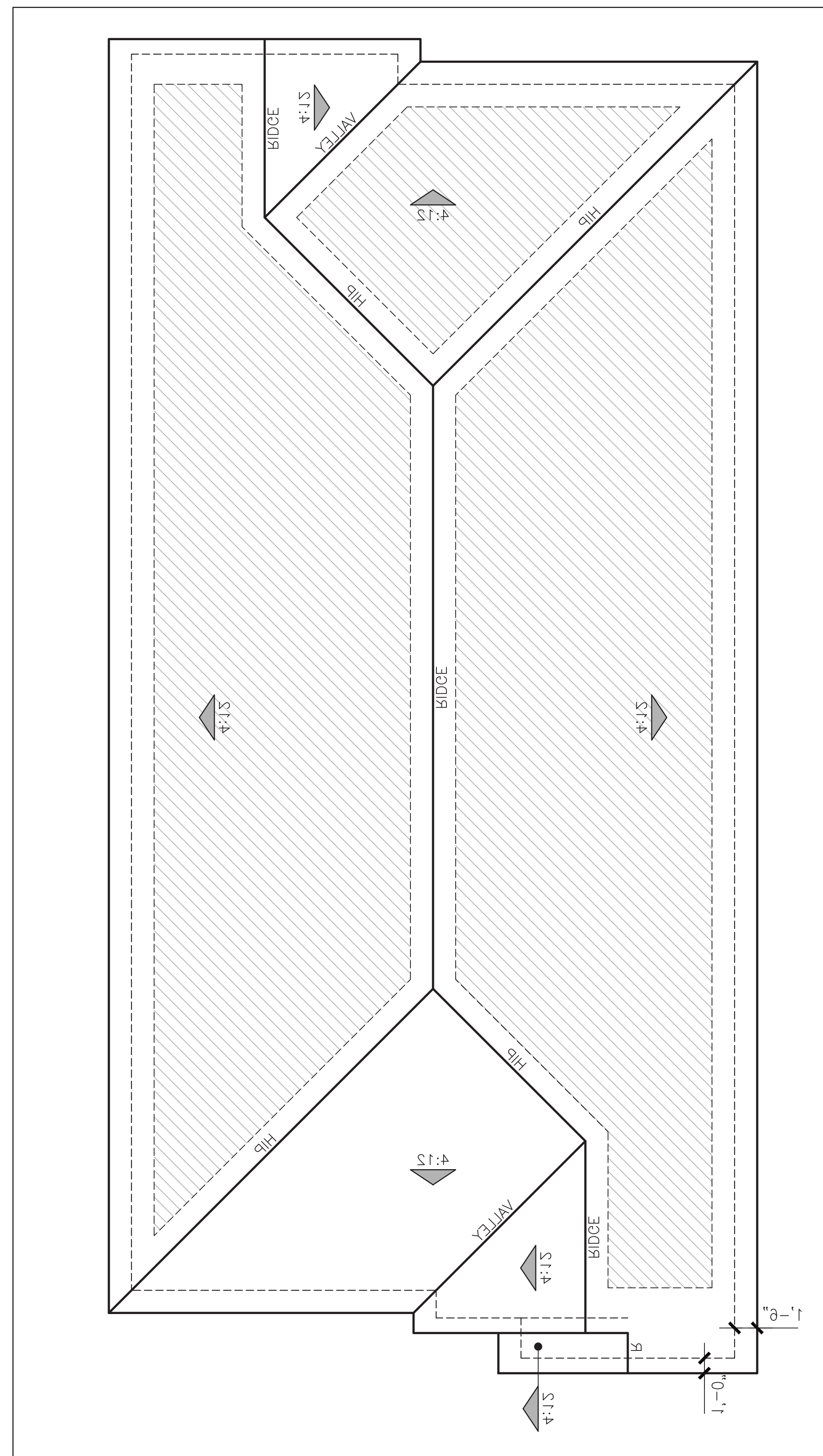


LEFT

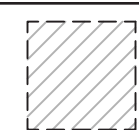
PLAN 2C (3,384) OPTIONAL DECK
COASTAL MODERN ELEVATIONS

NOTE: REFER TO ARCHITECTURAL SITE PLAN
FOR OPTIONAL PATIO SETBACK

LOT 3 - SCHEME 9
0 2 4 8 12



ROOF PLAN

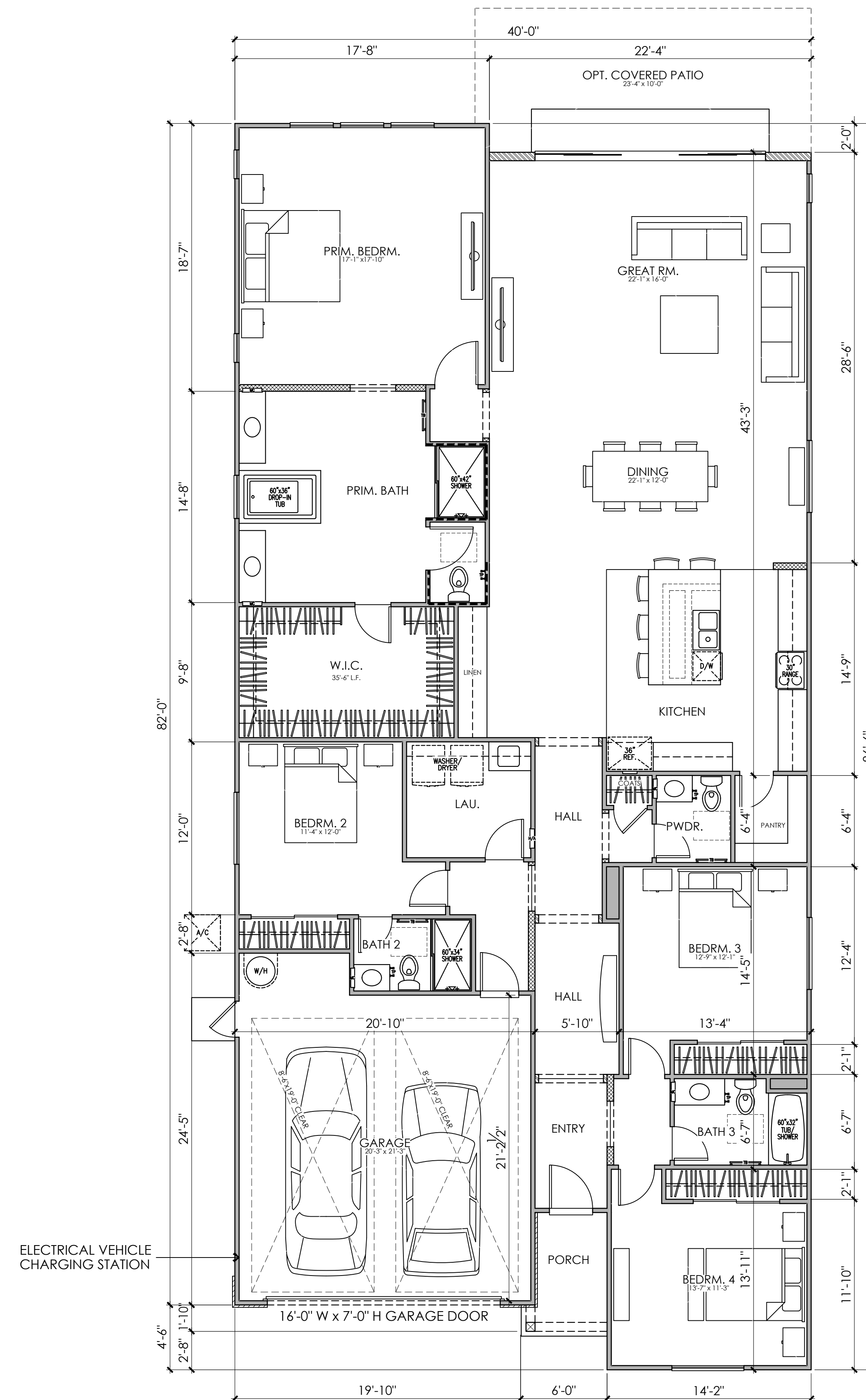
 SOLAR OPPORTUNITY ZONE

0 2 4 8 12

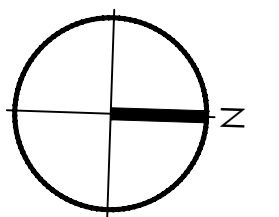
LOT 4 - PLAN 1A (2,800) - SCHEME 2 - ROOF PLAN AND PERSPECTIVE COASTAL TRADITIONAL



PERSPECTIVE VIEW OF STREET ELEVATION



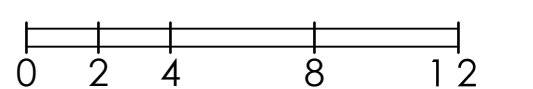
PLAN 1A (2,800)
4 BEDROOM, 3.5 BATH, OPT. PATIO, 2 CAR GARAGE
FLOOR PLAN

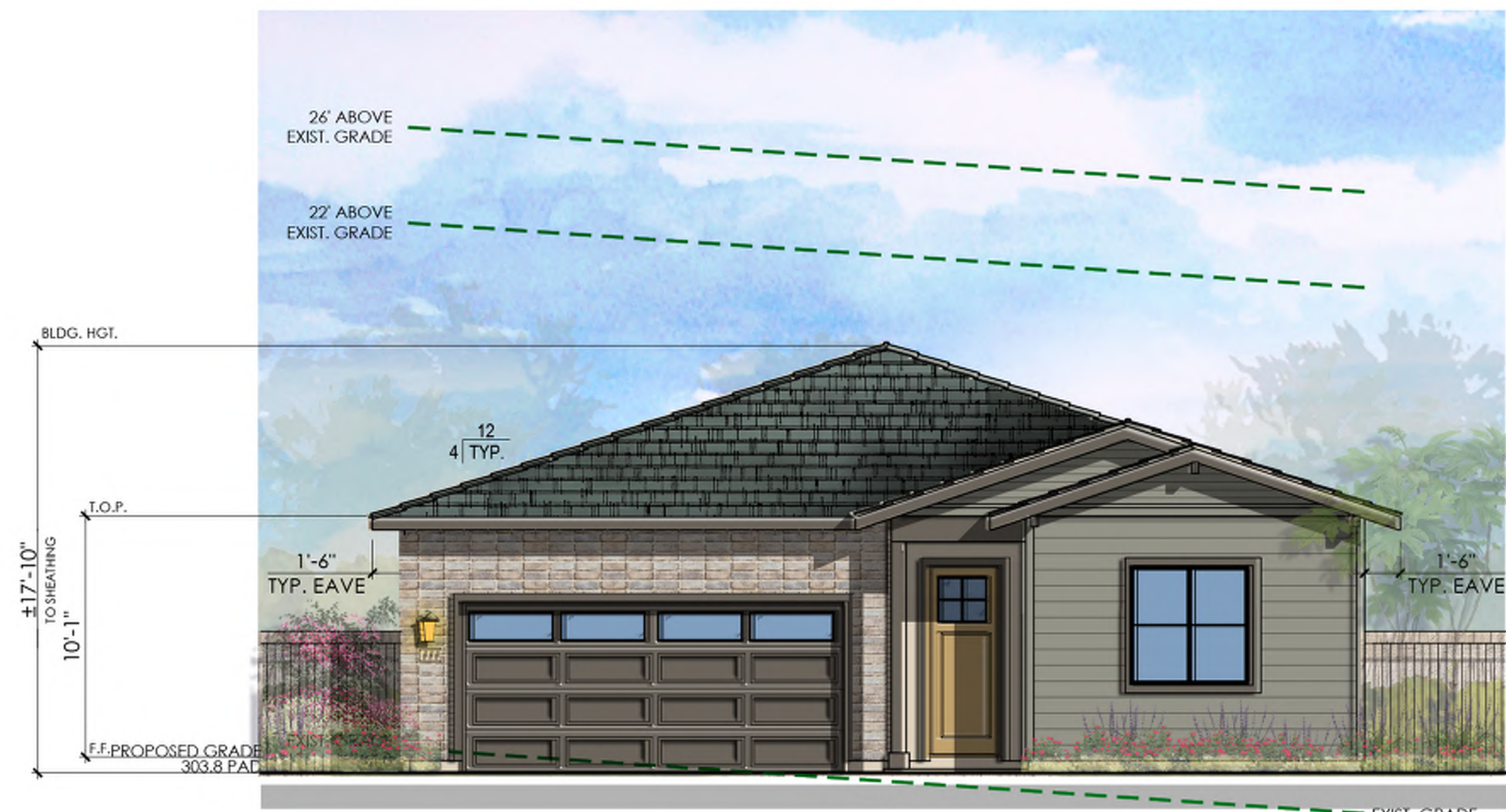


PLAN 1 AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	2,800 SQ. FT.
TOTAL DWELLING	2,800 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	467 SQ. FT.
PORCH	42 SQ. FT.
OPT. PATIO	231 SQ. FT.

LOT 4 - SCHEME 2

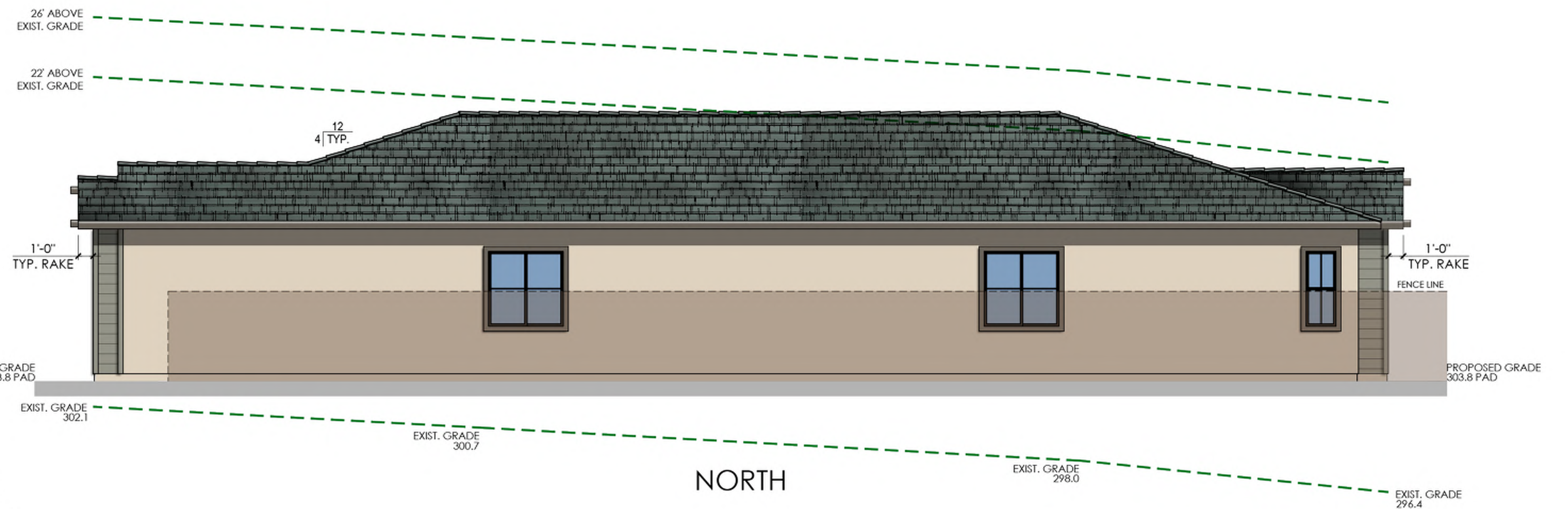




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Refer to landscape drawings for wall, tree, and shrub locations

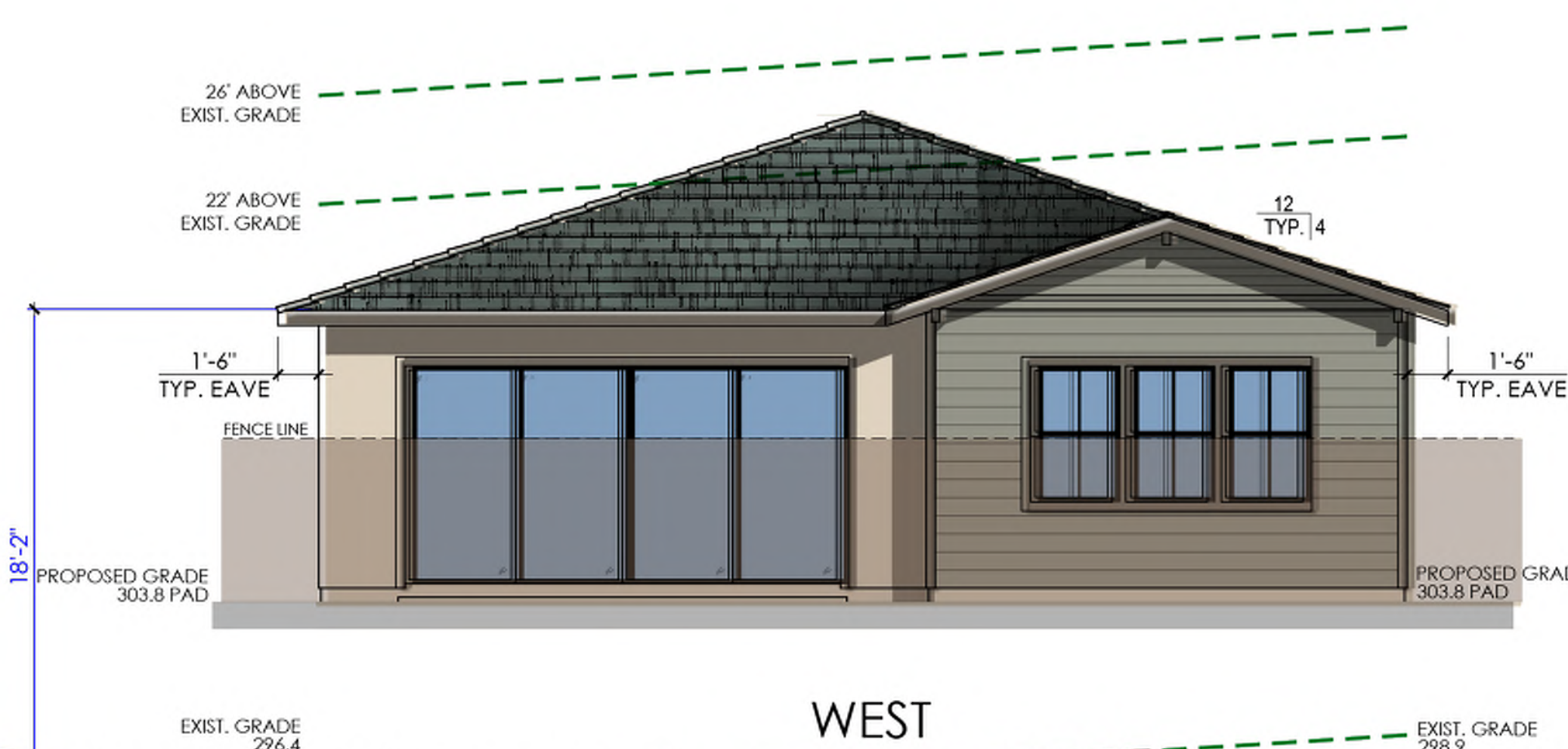
EAST



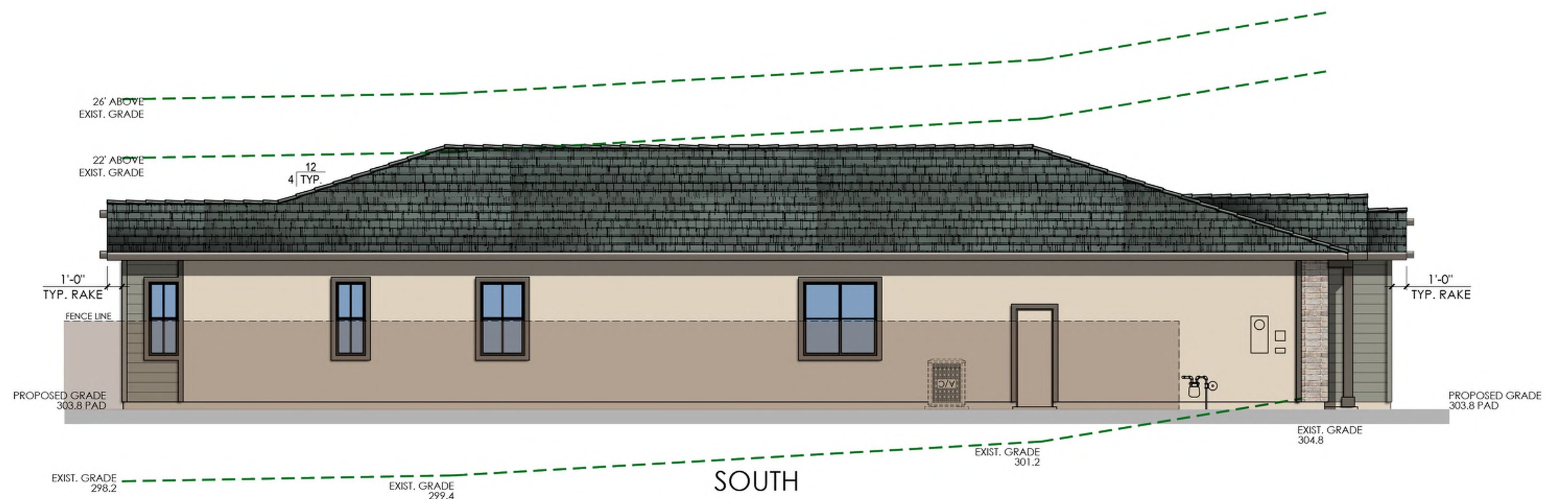
NORTH

MATERIALS LEGEND

(WHERE OCCURS)	
FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	COMP. SHINGLE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	LAP SIDING
WALL:	STUCCO / LAP SIDING / BRICK VENEER
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
PORCH:	WOOD POST AND BEAM



WEST



SOUTH

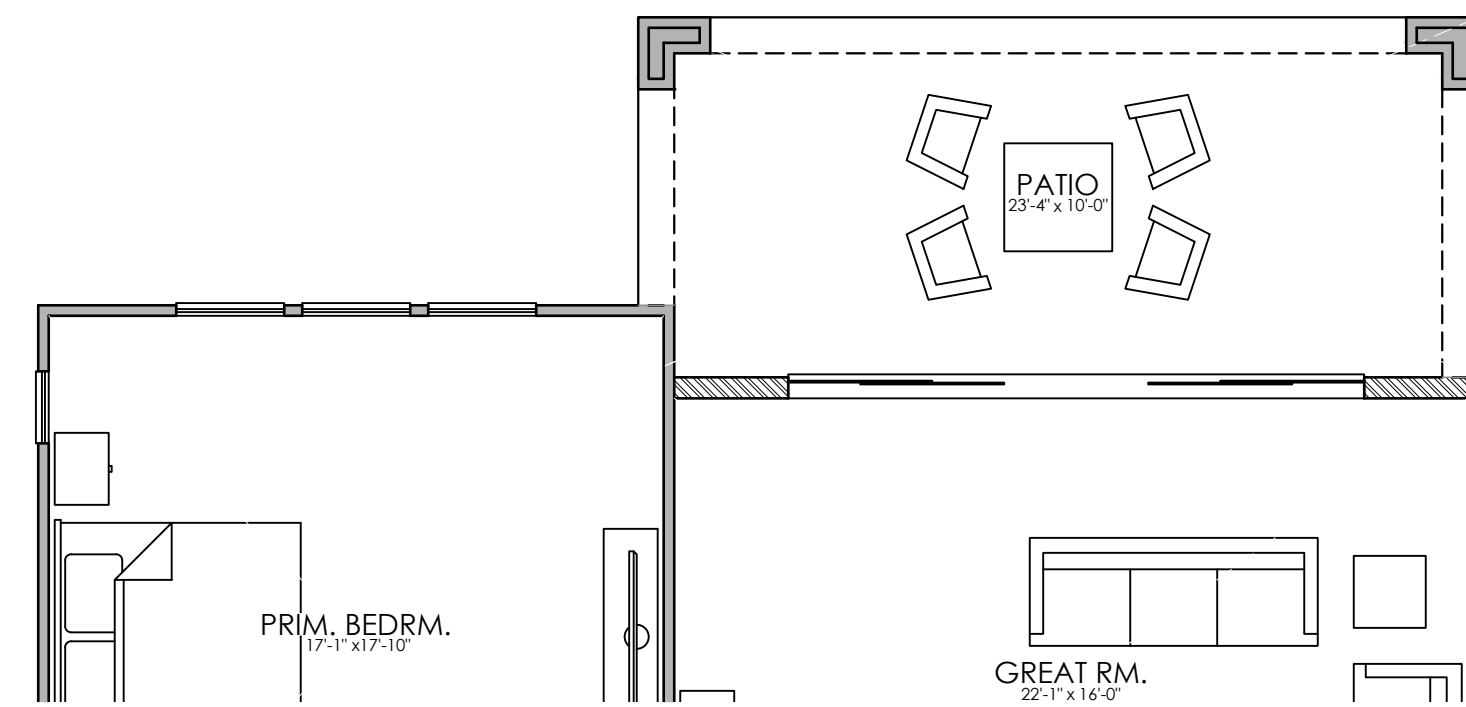
PLAN 1A (2,800)

COASTAL TRADITIONAL ELEVATIONS

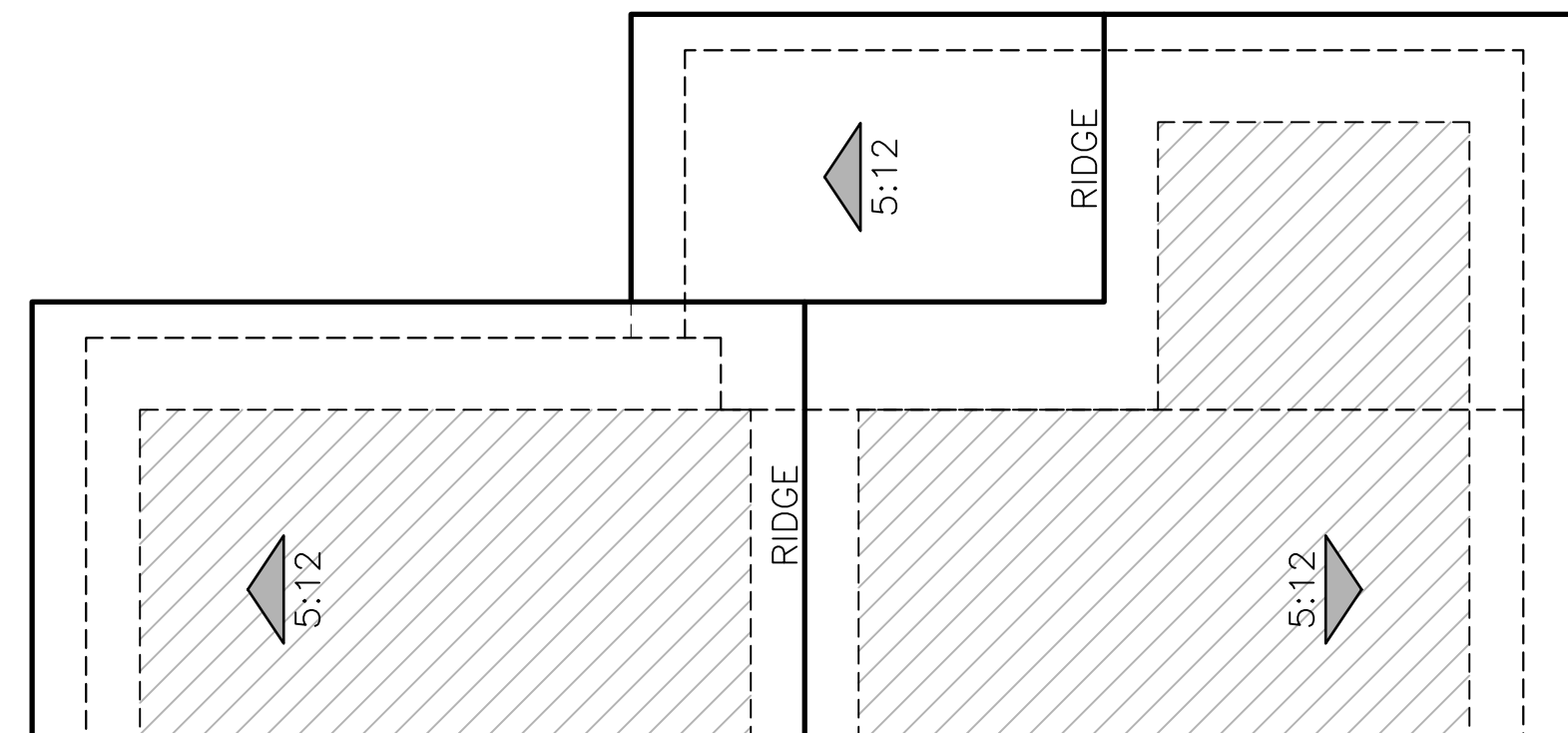
LOT 4 - SCHEME 2

0 2 4 8 12

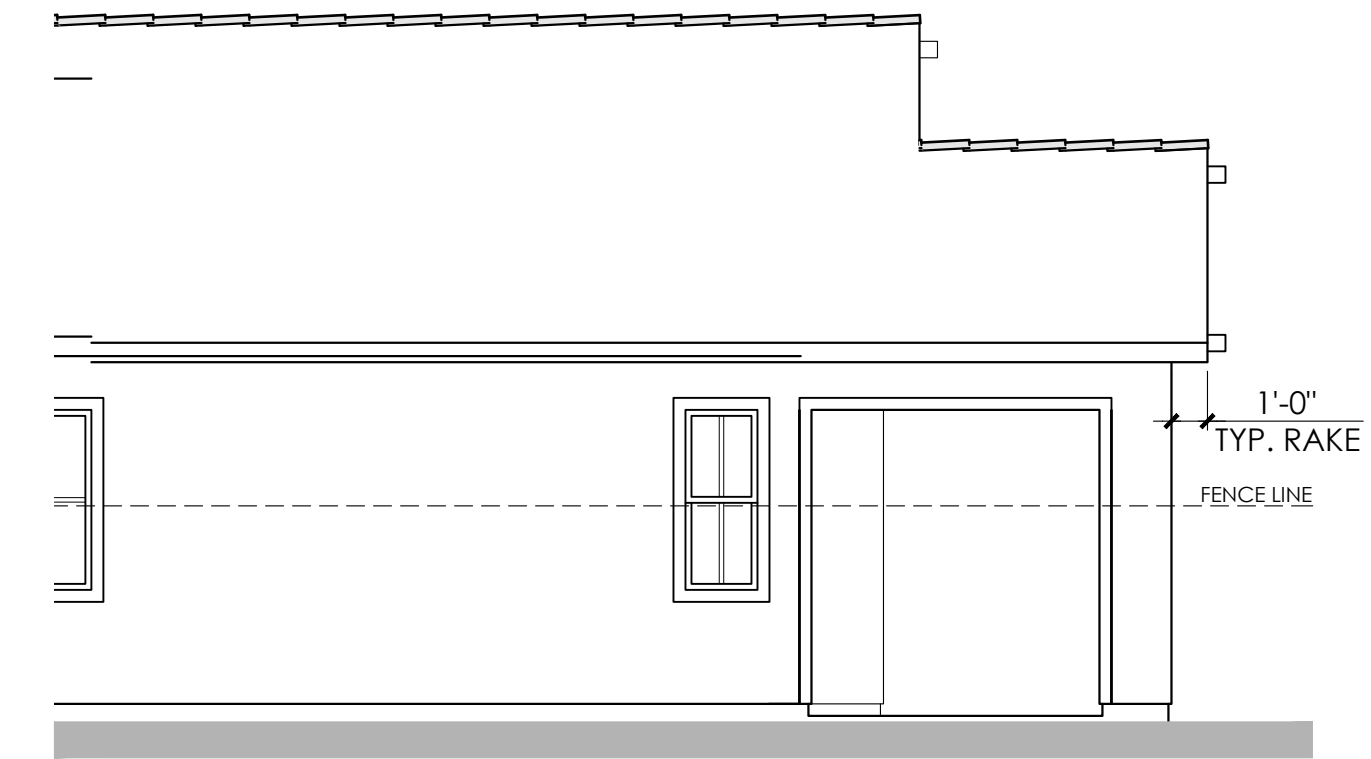
- NOTES:
- Building height shall mean the vertical distance from the lower of the natural or finished exterior grade adjacent to the structure, to the highest portion of the structure immediately above.
 - Existing slope shown base on spot elevations provided on grading plan.



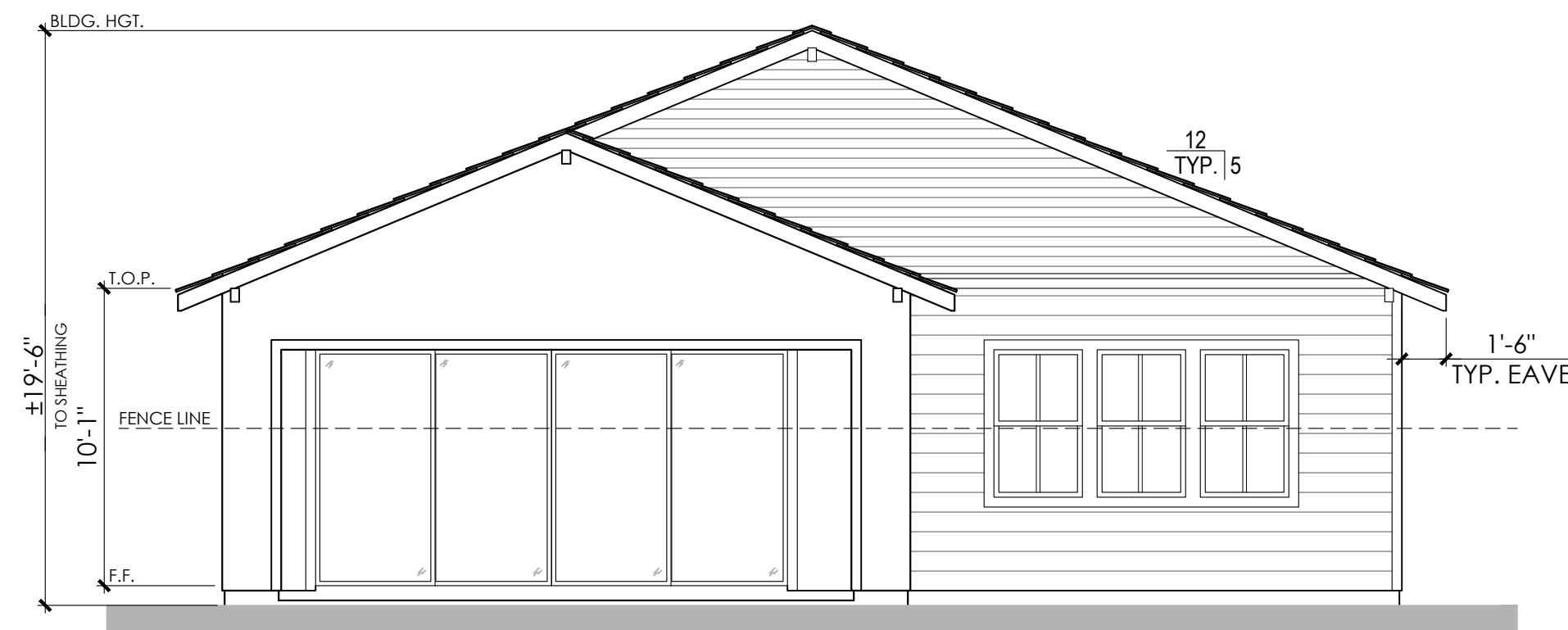
FLOOR PLAN



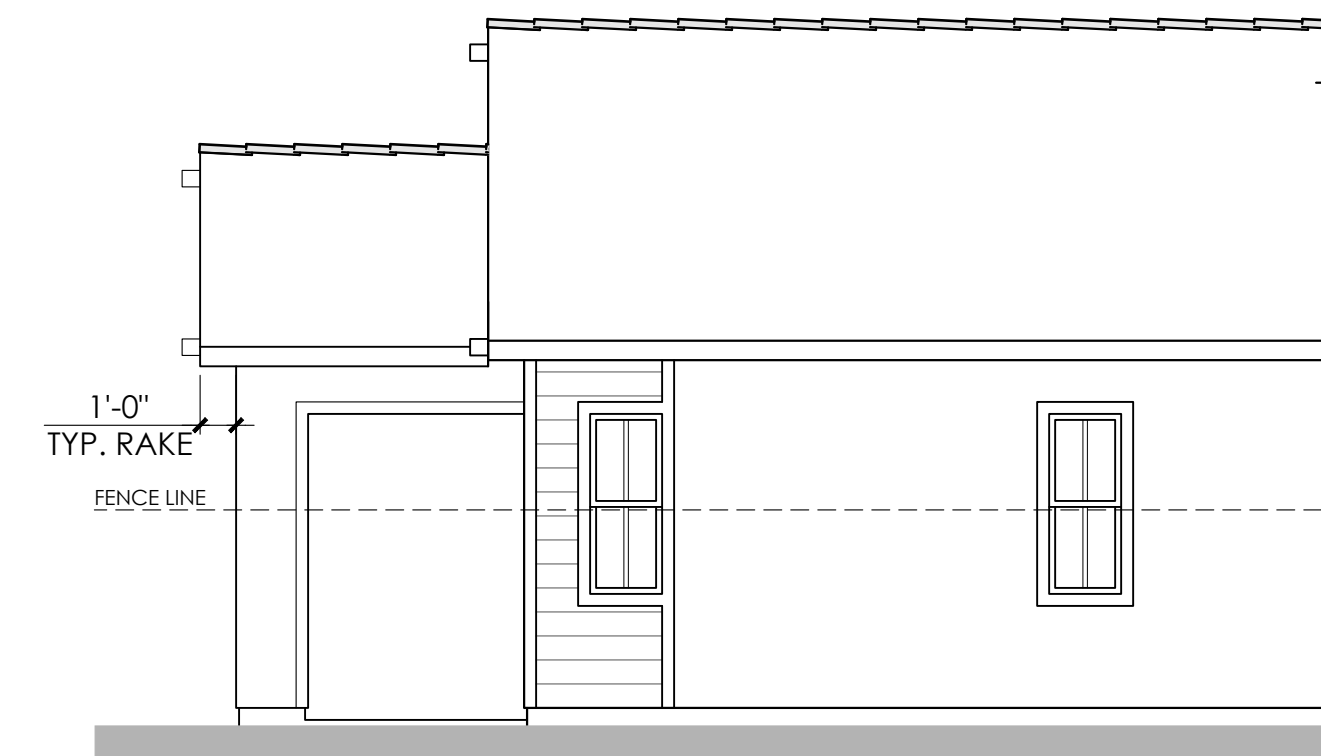
ROOF PLAN



RIGHT



REAR

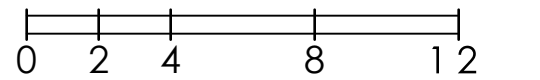


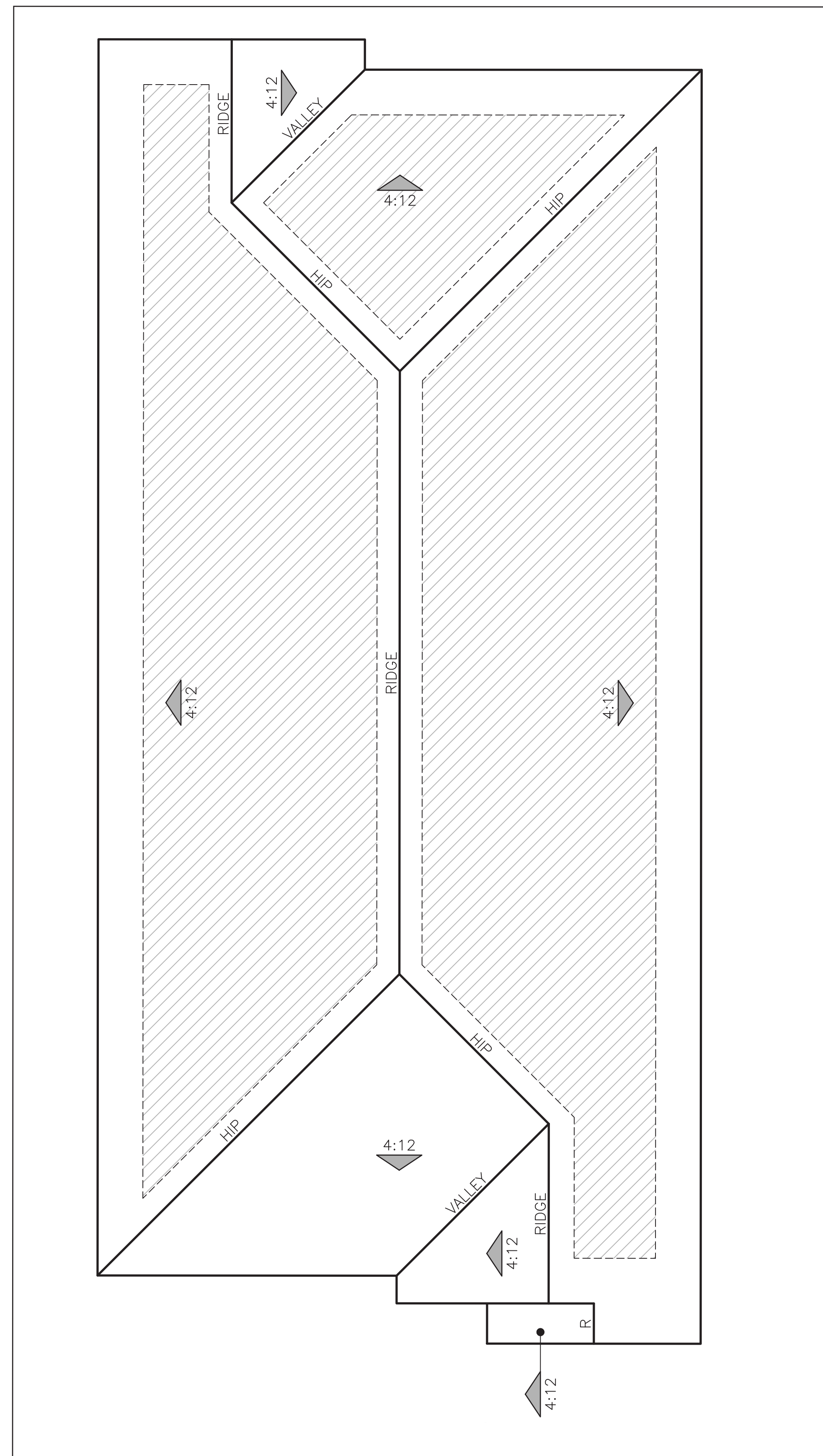
LEFT

PLAN 1A (2,800) OPTIONAL PATIO
COASTAL TRADITIONAL ELEVATIONS

NOTE: REFER TO ARCHITECTURAL SITE PLAN
FOR OPTIONAL PATIO SETBACK

LOT 4 - SCHEME 2





ROOF PLAN

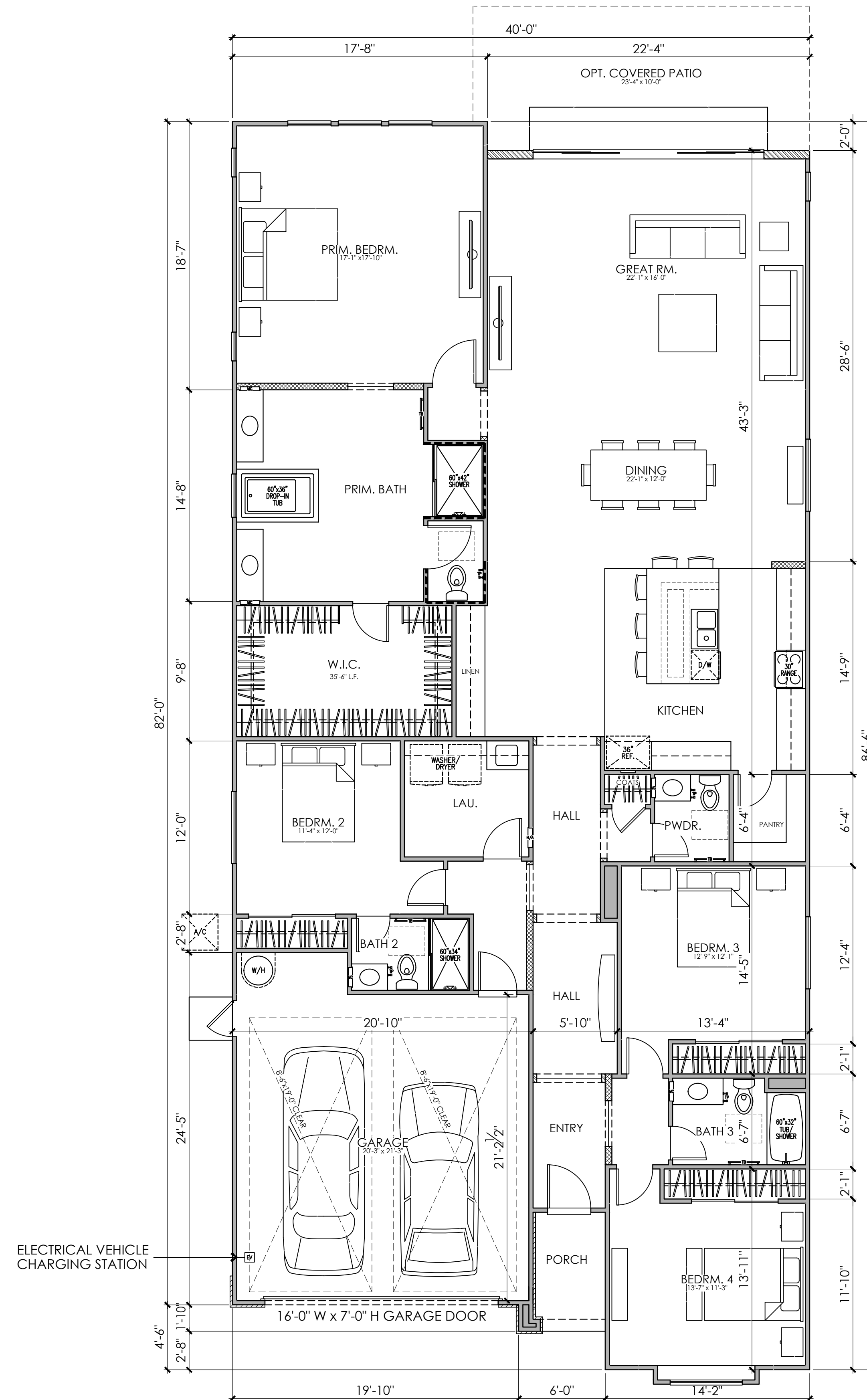
 SOLAR OPPORTUNITY ZONE

0 2 4 8 12

LOT 5 - PLAN 1C (2,800) - SCHEME 7 - ROOF PLAN AND PERSPECTIVE COASTAL MODERN



PERSPECTIVE VIEW OF STREET ELEVATION



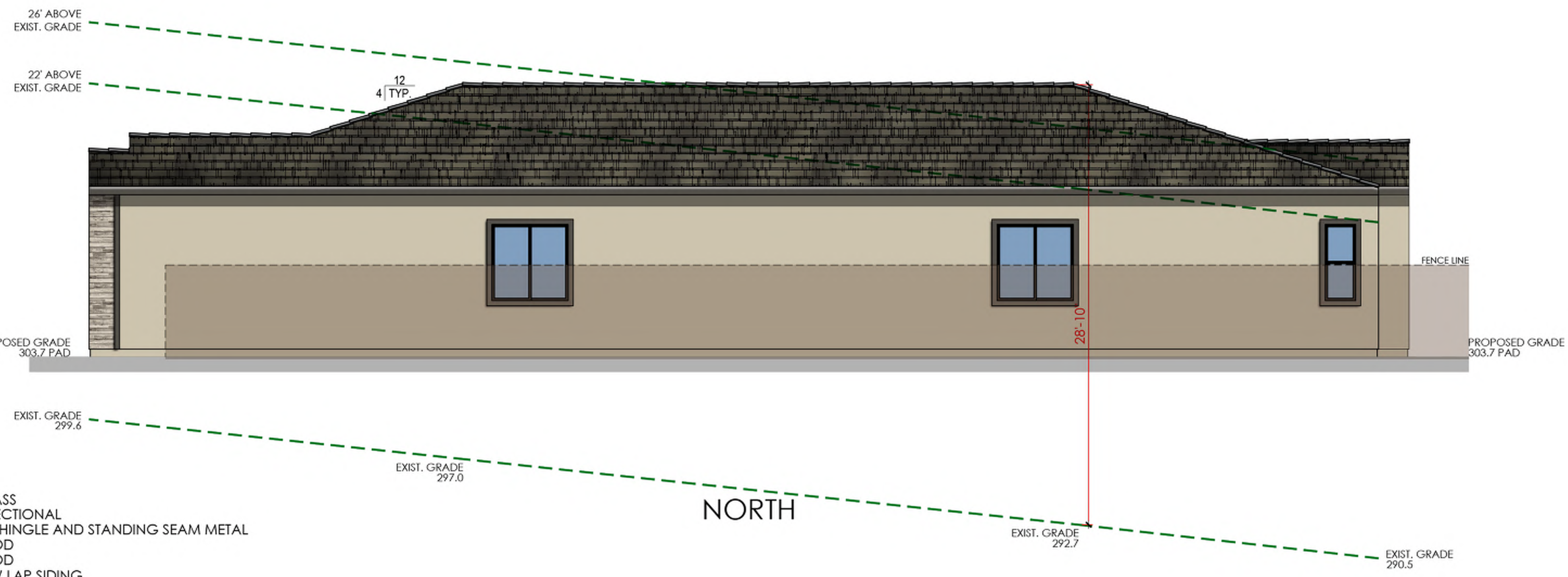
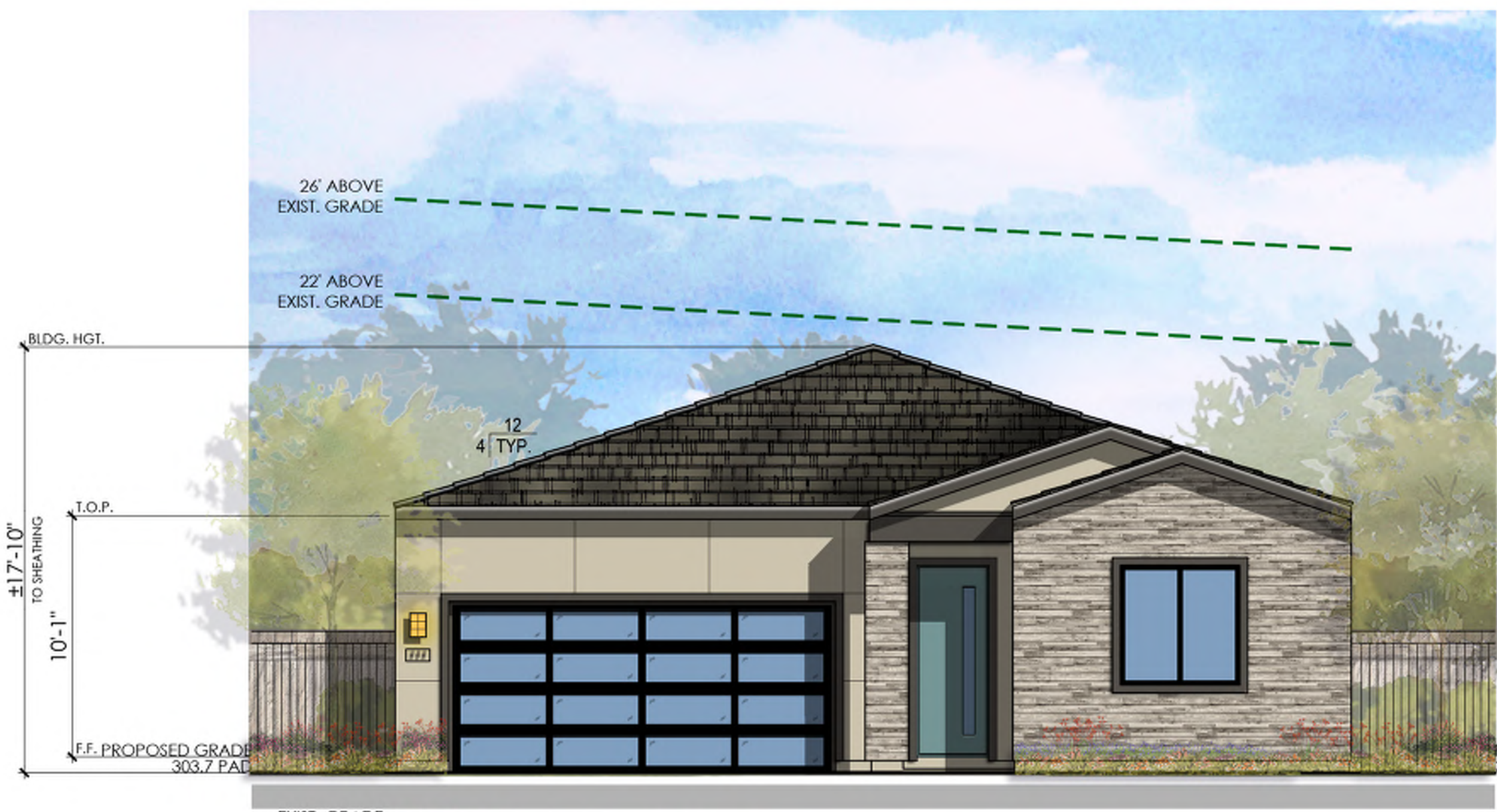
PLAN 1C (2,800)
4 BEDROOM, 3.5 BATH, OPT. PATIO, 2 CAR GARAGE
FLOOR PLAN

PLAN 1
AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	2,800 SQ. FT.
TOTAL DWELLING	2,800 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	467 SQ. FT.
PORCH	42 SQ. FT.
OPT. PATIO	231 SQ. FT.

LOT 5 - SCHEME 7

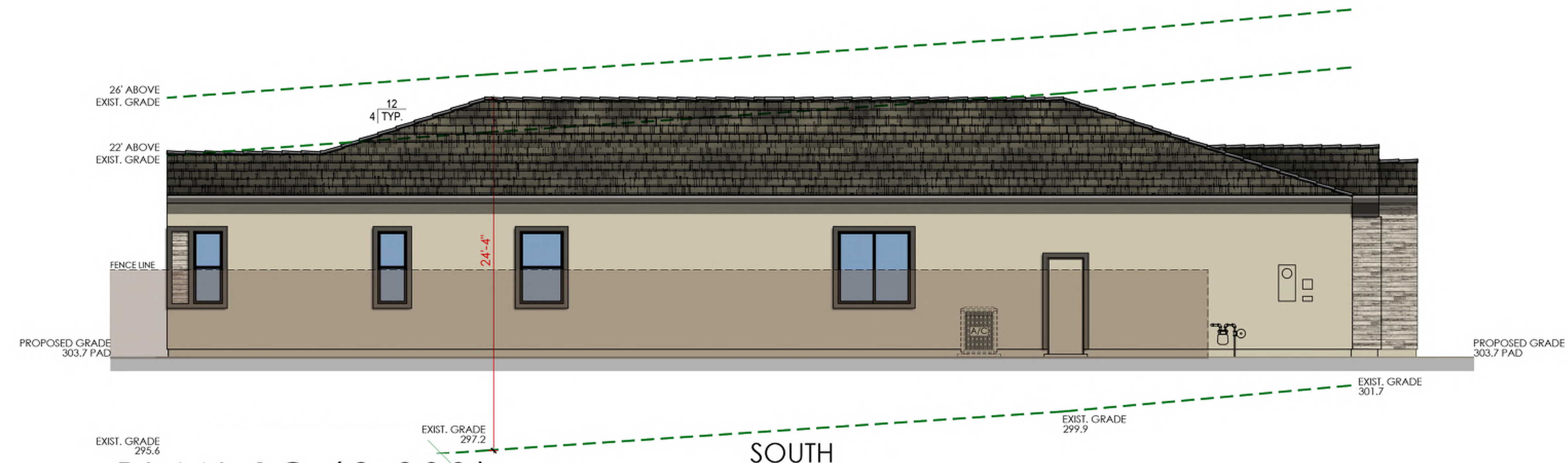
0 2 4 8 12



- MATERIALS LEGEND**
(WHERE OCCURS)
- | | |
|--------------|---------------------------------------|
| FRONT DOOR: | FIBERGLASS |
| GARAGE DOOR: | METAL SECTIONAL |
| ROOF: | COMP. SHINGLE AND STANDING SEAM METAL |
| FASCIA: | 2x6 WOOD |
| BARGE: | 2x6 WOOD |
| WALL: | STUCCO/ LAP SIDING |
| WINDOWS: | VINYL |
| TRIM: | STUCCO OVER RIGID FOAM |
| PORCH: | STONE VENEER |

EAST

NORTH



WEST

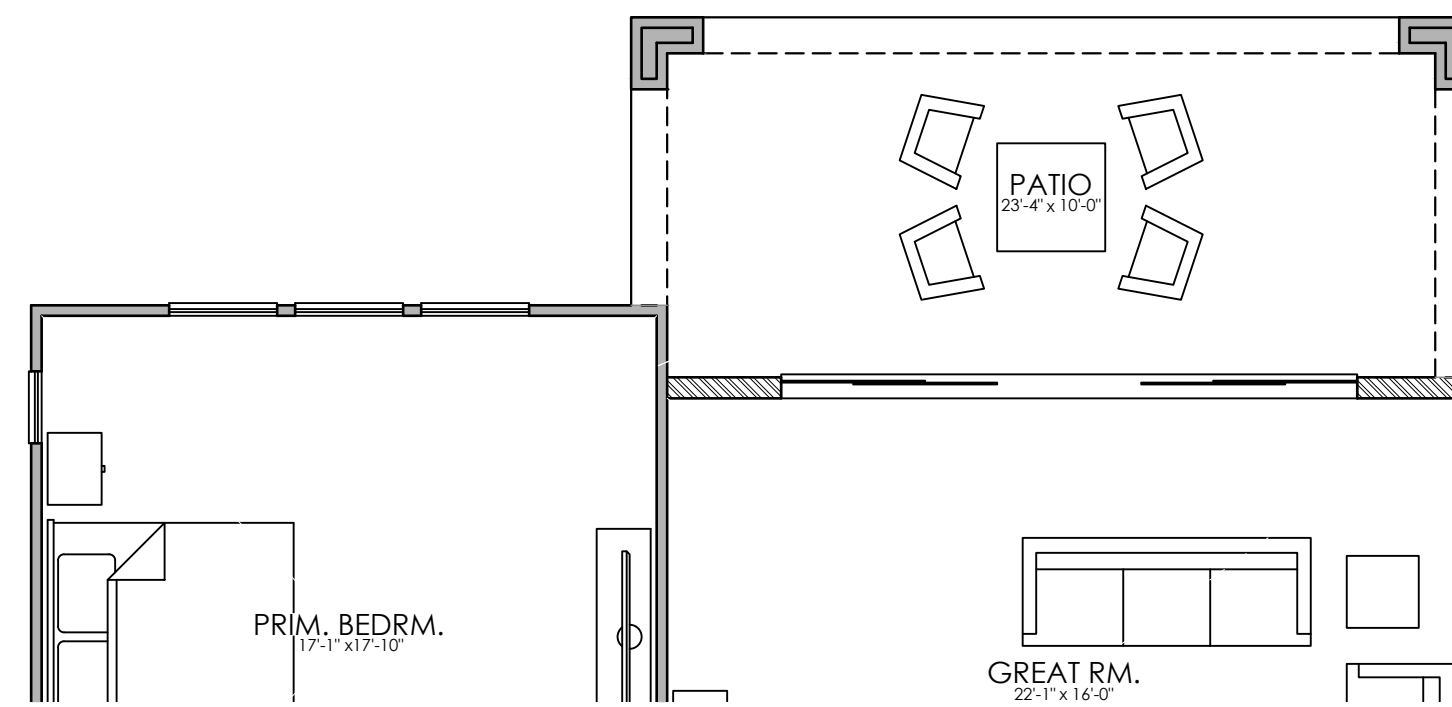
SOUTH

PLAN 1C (2,800)
COASTAL MODERN ELEVATIONS

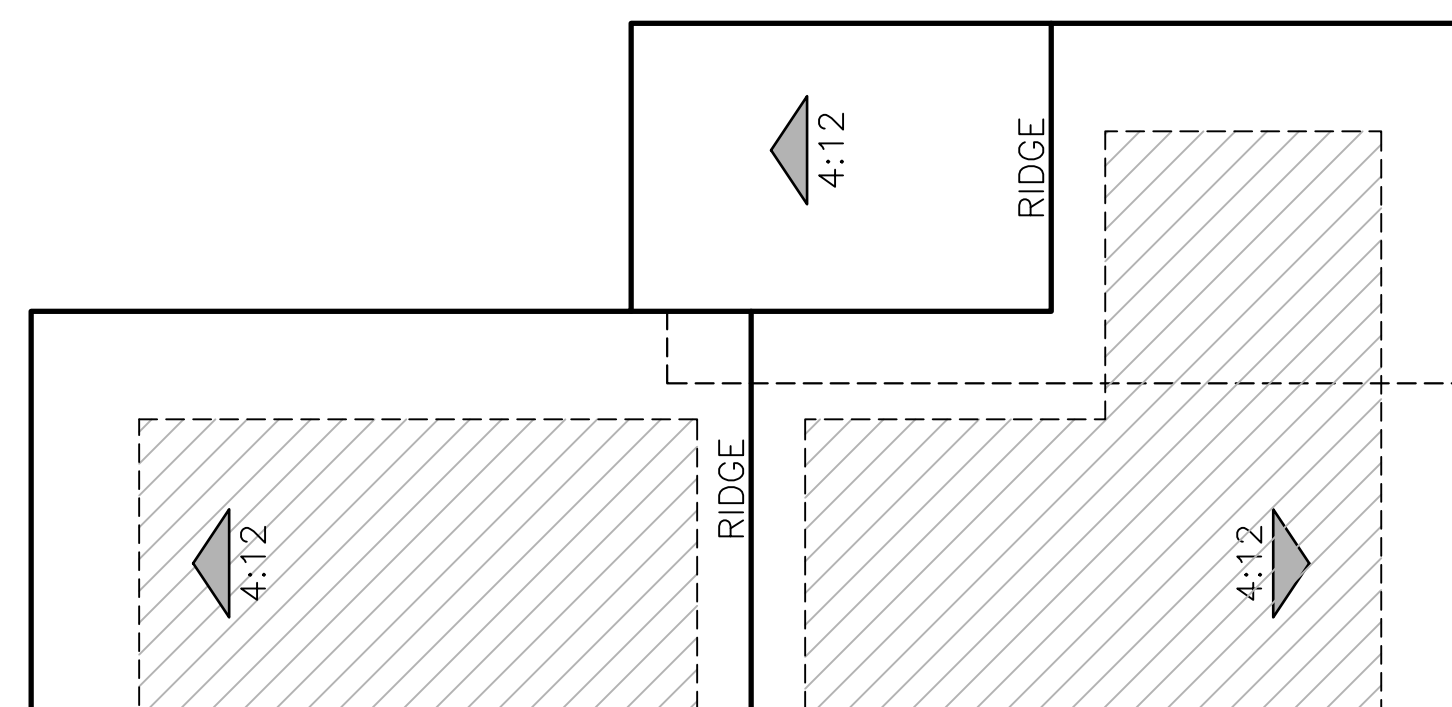
LOT 5 - SCHEME 7



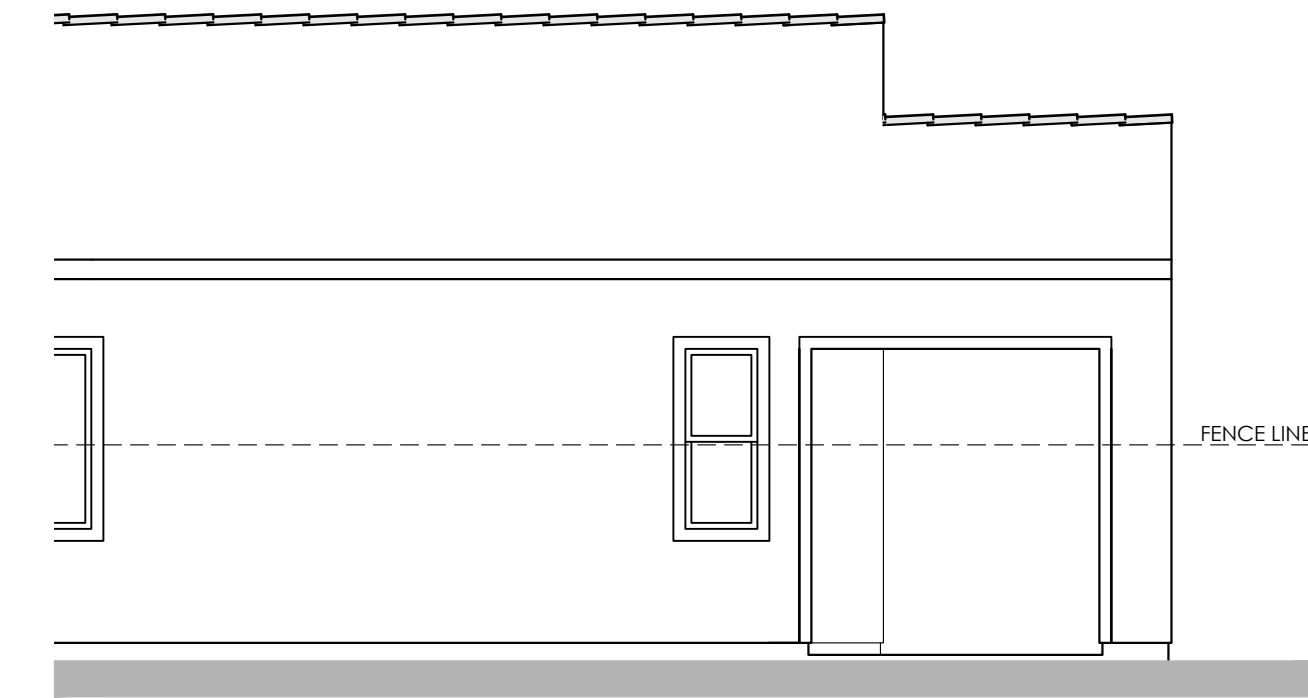
- NOTES:
1. Building height shall mean the vertical distance from the lower of the natural or finished exterior grade adjacent to the structure, to the highest portion of the structure immediately above.
 2. Existing slope shown base on spot elevations provided on grading plan.



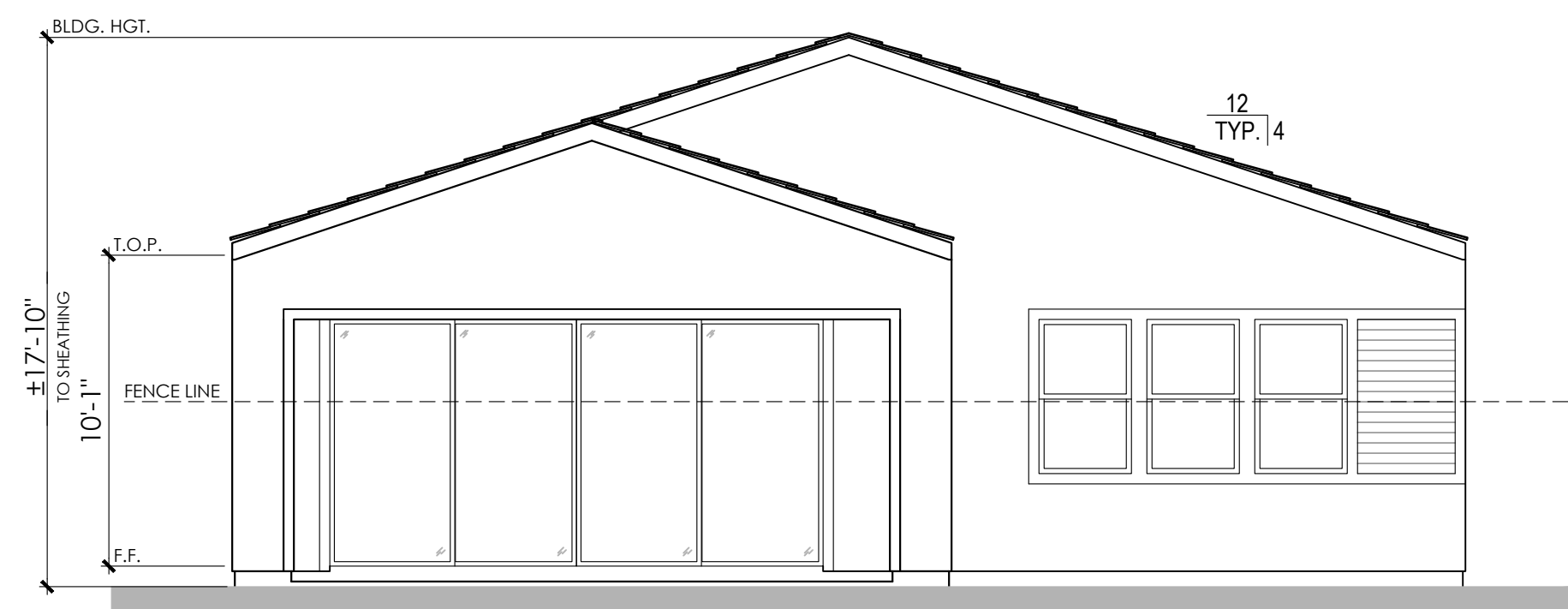
FLOOR PLAN



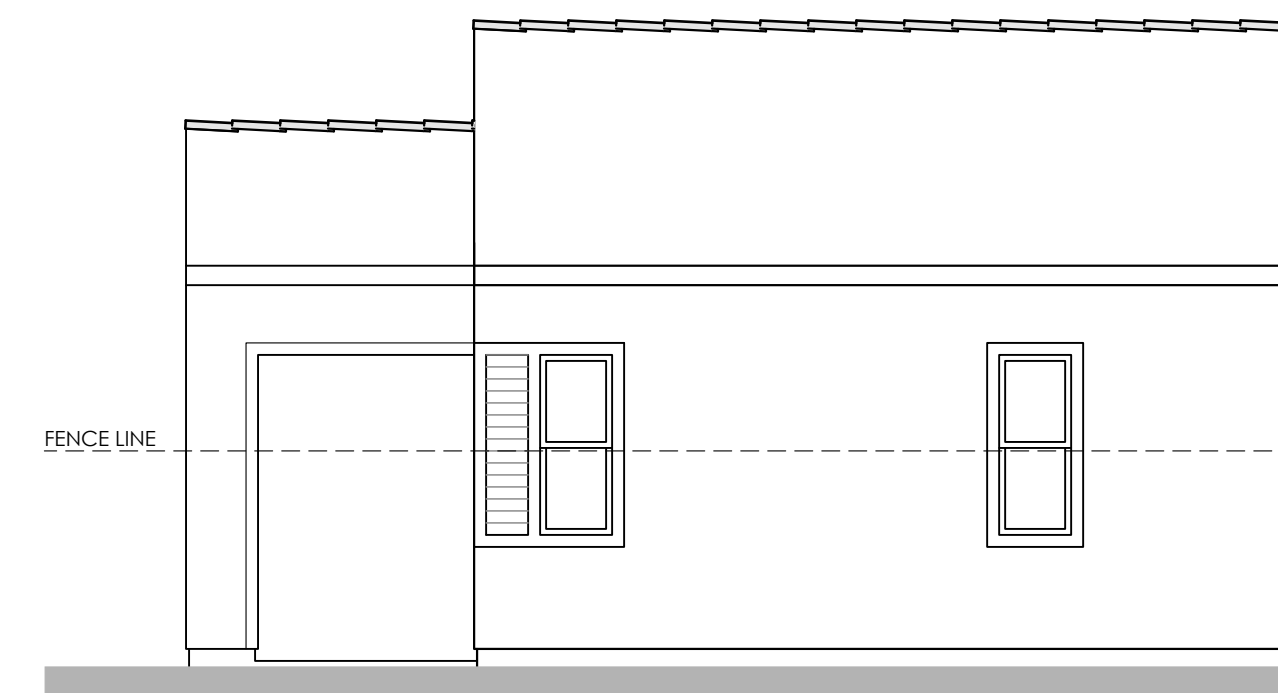
ROOF PLAN



RIGHT



REAR

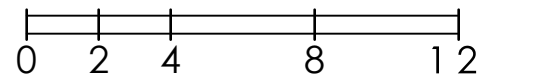


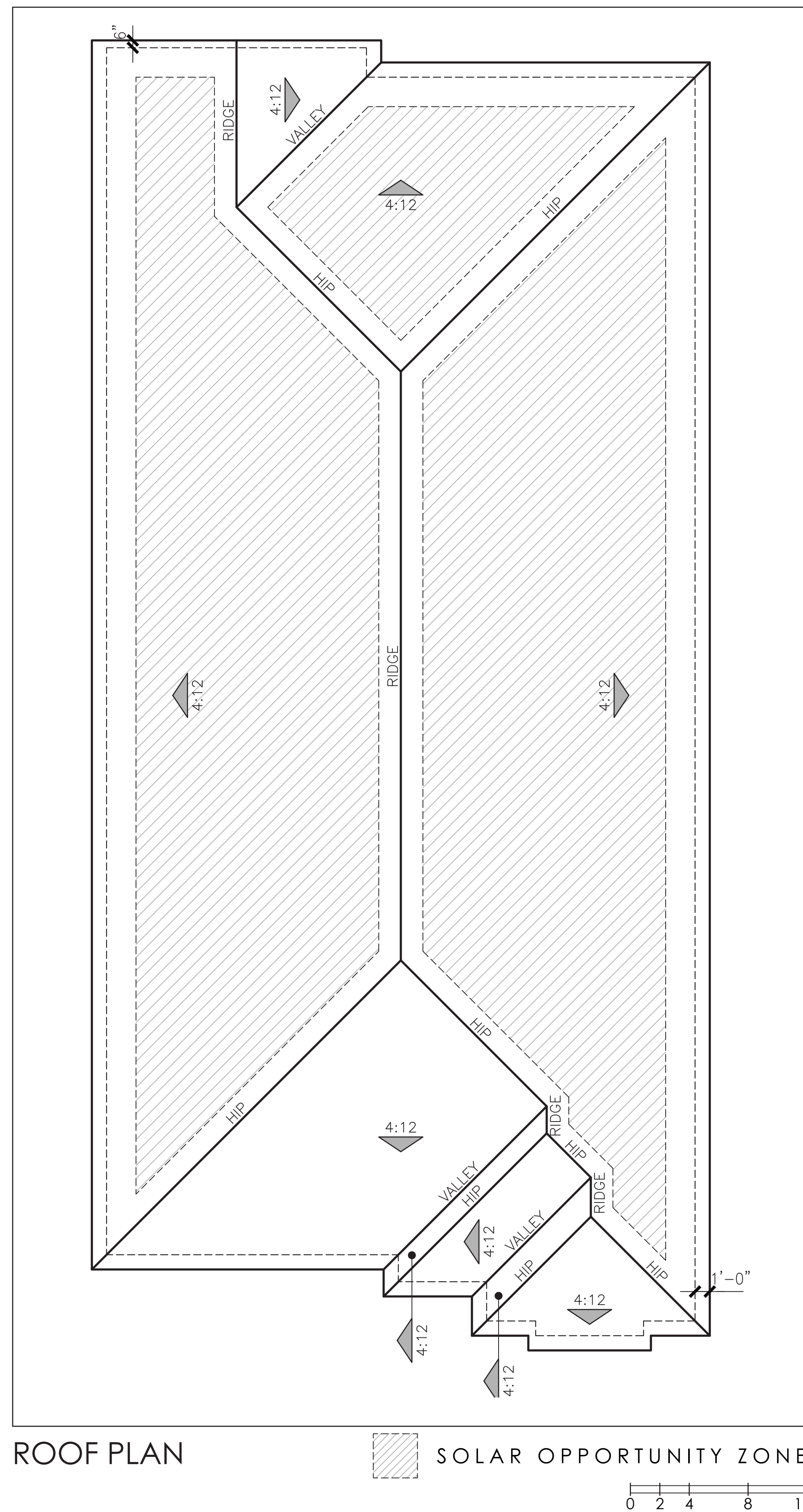
LEFT

PLAN 1C (2,800) OPTIONAL PATIO
COASTAL MODERN ELEVATIONS

NOTE: REFER TO ARCHITECTURAL SITE PLAN
FOR OPTIONAL PATIO SETBACK

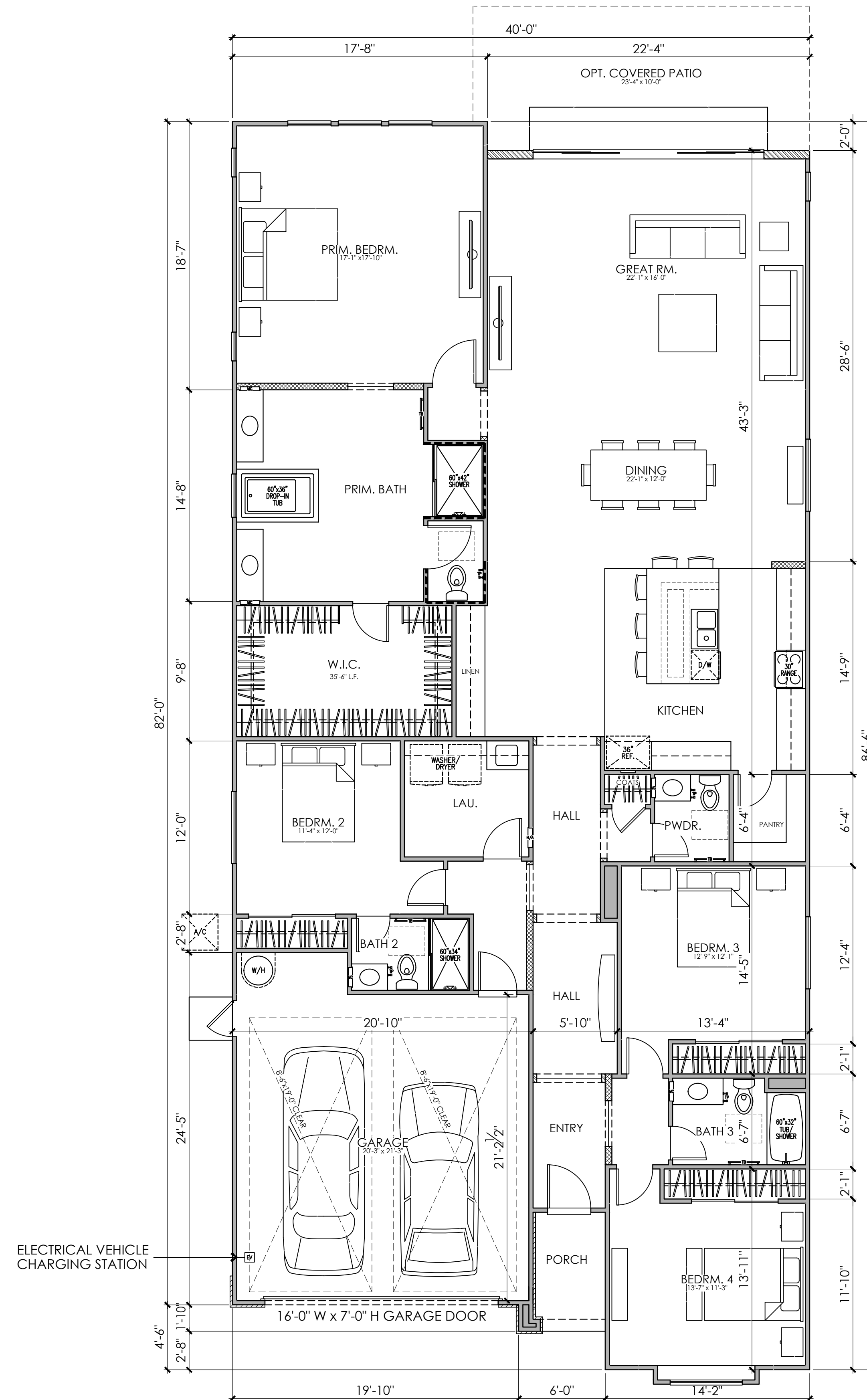
LOT 5 - SCHEME 7



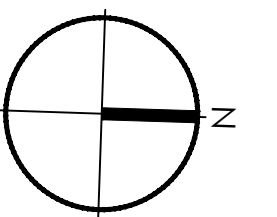


PERSPECTIVE VIEW OF STREET ELEVATION

LOT 6 - PLAN 1B (2,800) - SCHEME 4 - ROOF PLAN AND PERSPECTIVE COASTAL RUSTIC



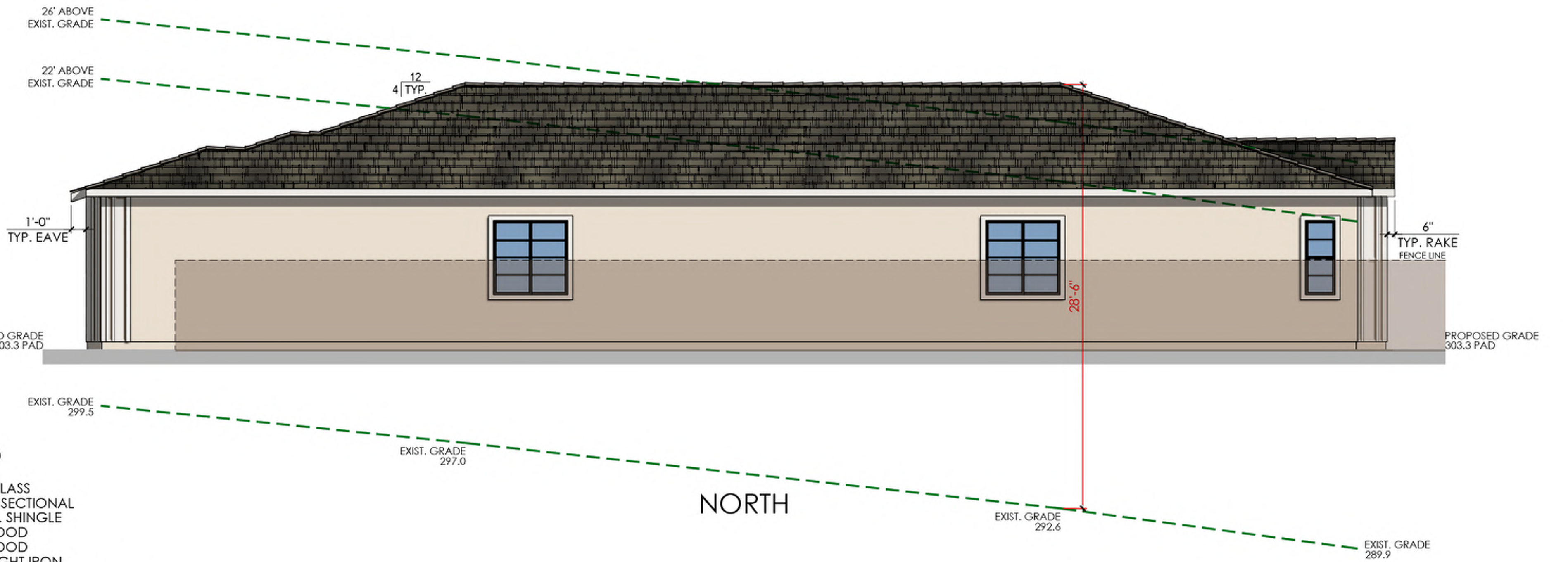
PLAN 1B (2,800)
4 BEDROOM, 3.5 BATH, OPT. PATIO, 2 CAR GARAGE
FLOOR PLAN



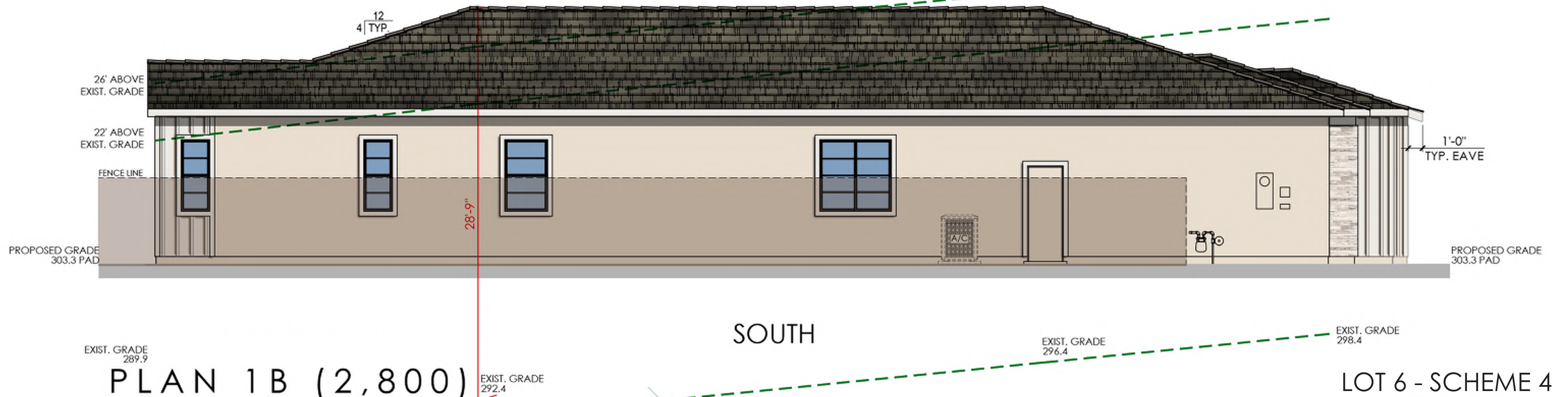
PLAN 1 AREA TABULATION	
CONDITIONED SPACE	
FIRST FLOOR AREA	2,800 SQ. FT.
TOTAL DWELLING	2,800 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	467 SQ. FT.
PORCH	42 SQ. FT.
OPT. PATIO	231 SQ. FT.

LOT 6 - SCHEME 4

0 2 4 8 12



MATERIALS LEGEND (WHERE OCCURS)	
FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	COMP. SHINGLE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	WROUGHT IRON
WALL:	STUCCO/ BOARD AND BATTEN
WINDOWS:	VINYL W/ GRIDS
TRIM:	STUCCO OVER RIGID FOAM
PORCH:	STONE VENEER

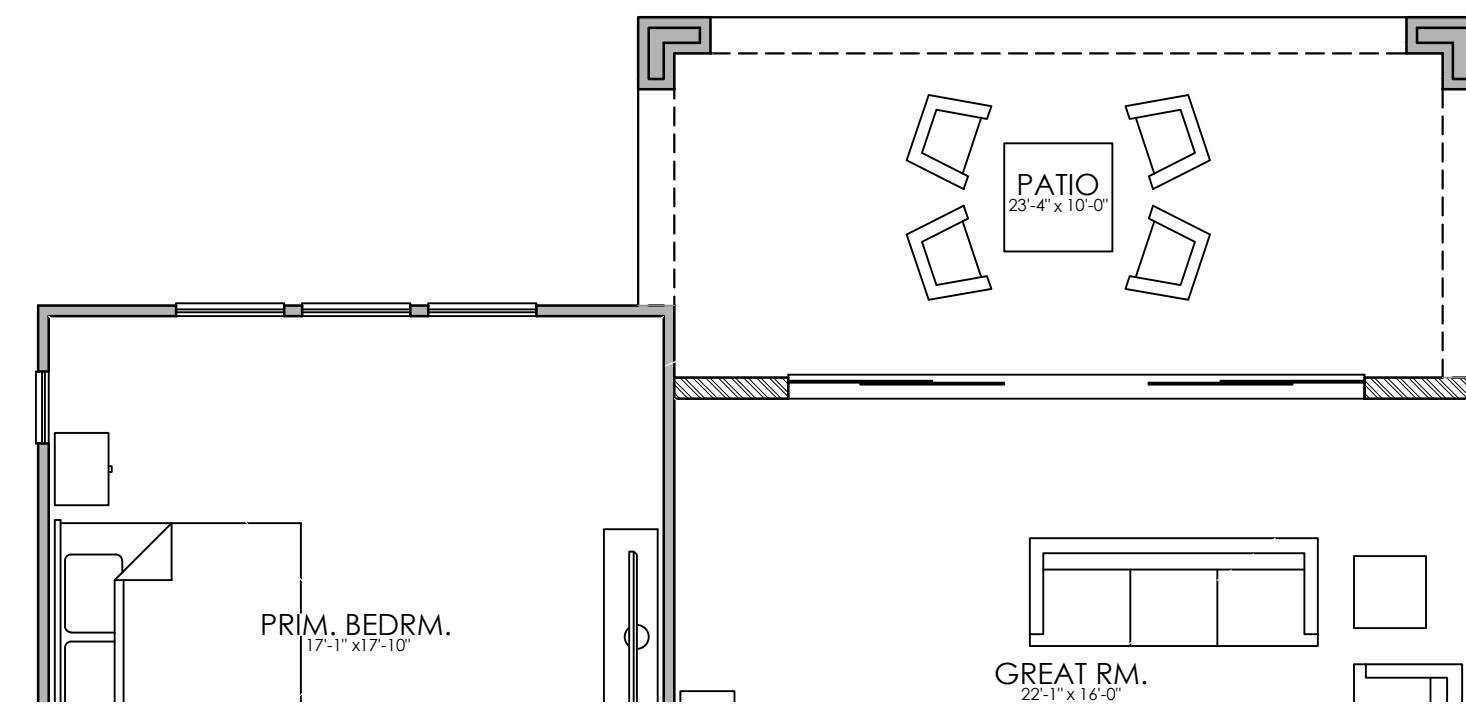


- NOTES:
- Building height shall mean the vertical distance from the lower of the natural or finished exterior grade adjacent to the structure, to the highest portion of the structure immediately above.
 - Existing slope shown base on spot elevations provided on grading plan.

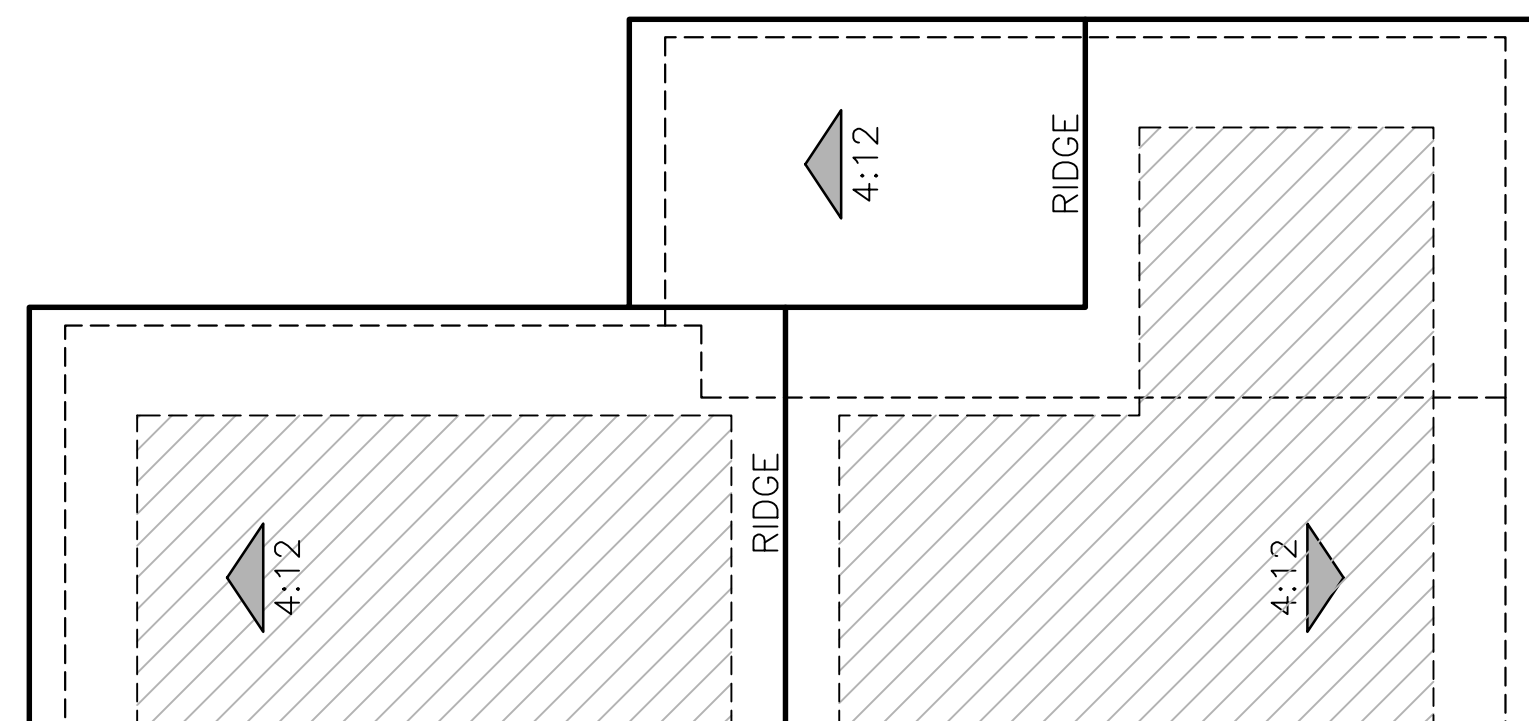
PLAN 1B (2,800)
COASTAL RUSTIC ELEVATIONS

LOT 6 - SCHEME 4

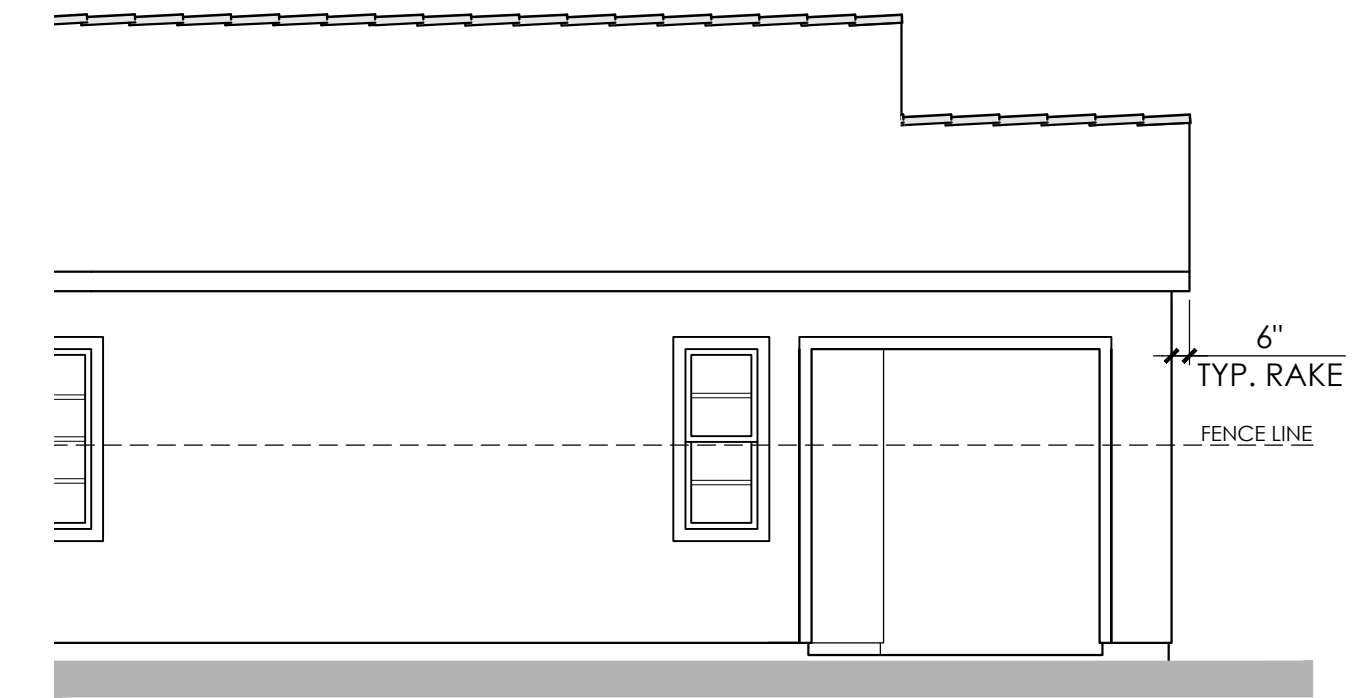
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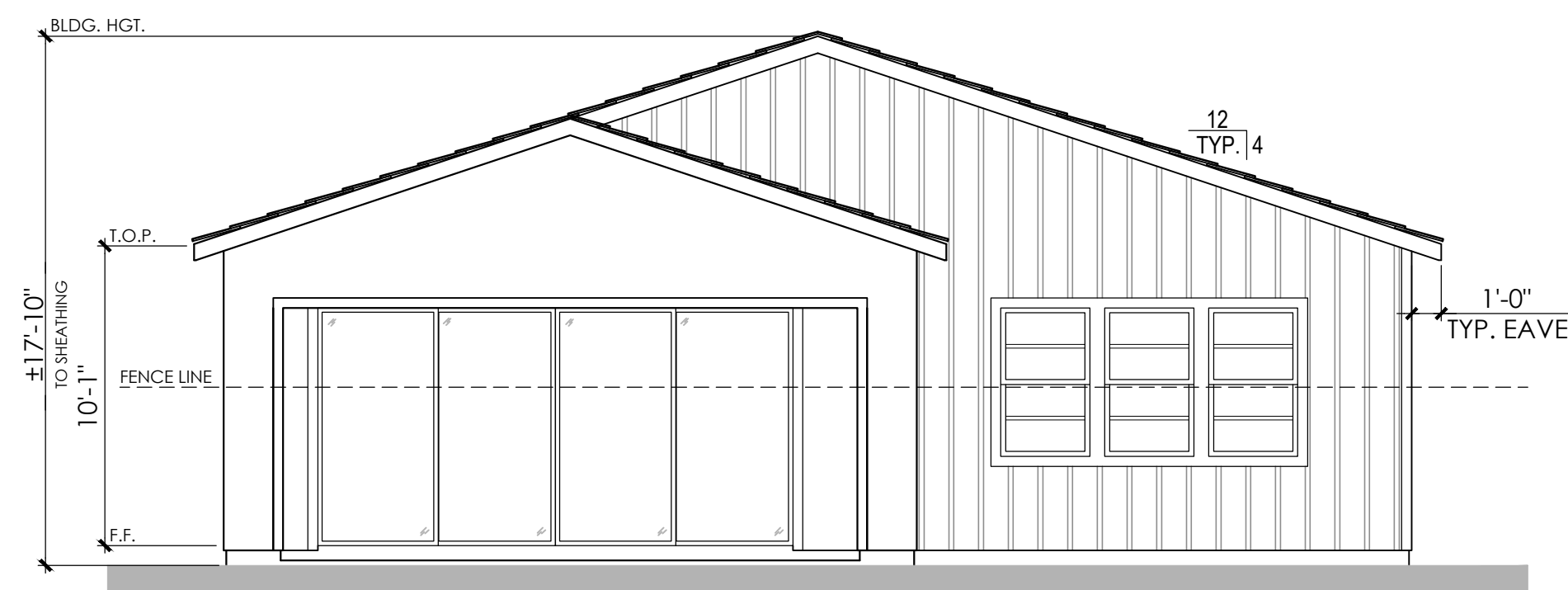
FLOOR PLAN



ROOF PLAN

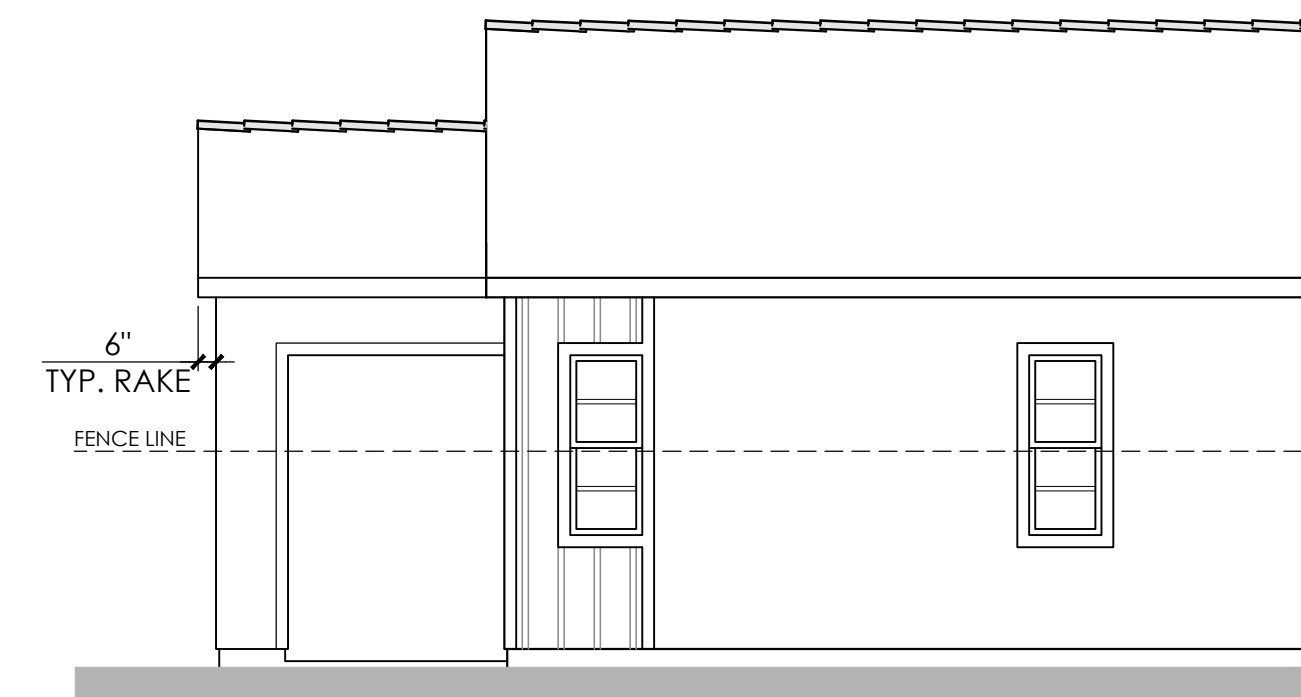


RIGHT



REAR

PLAN 1B (2,800) OPTIONAL PATIO COASTAL RUSTIC ELEVATIONS

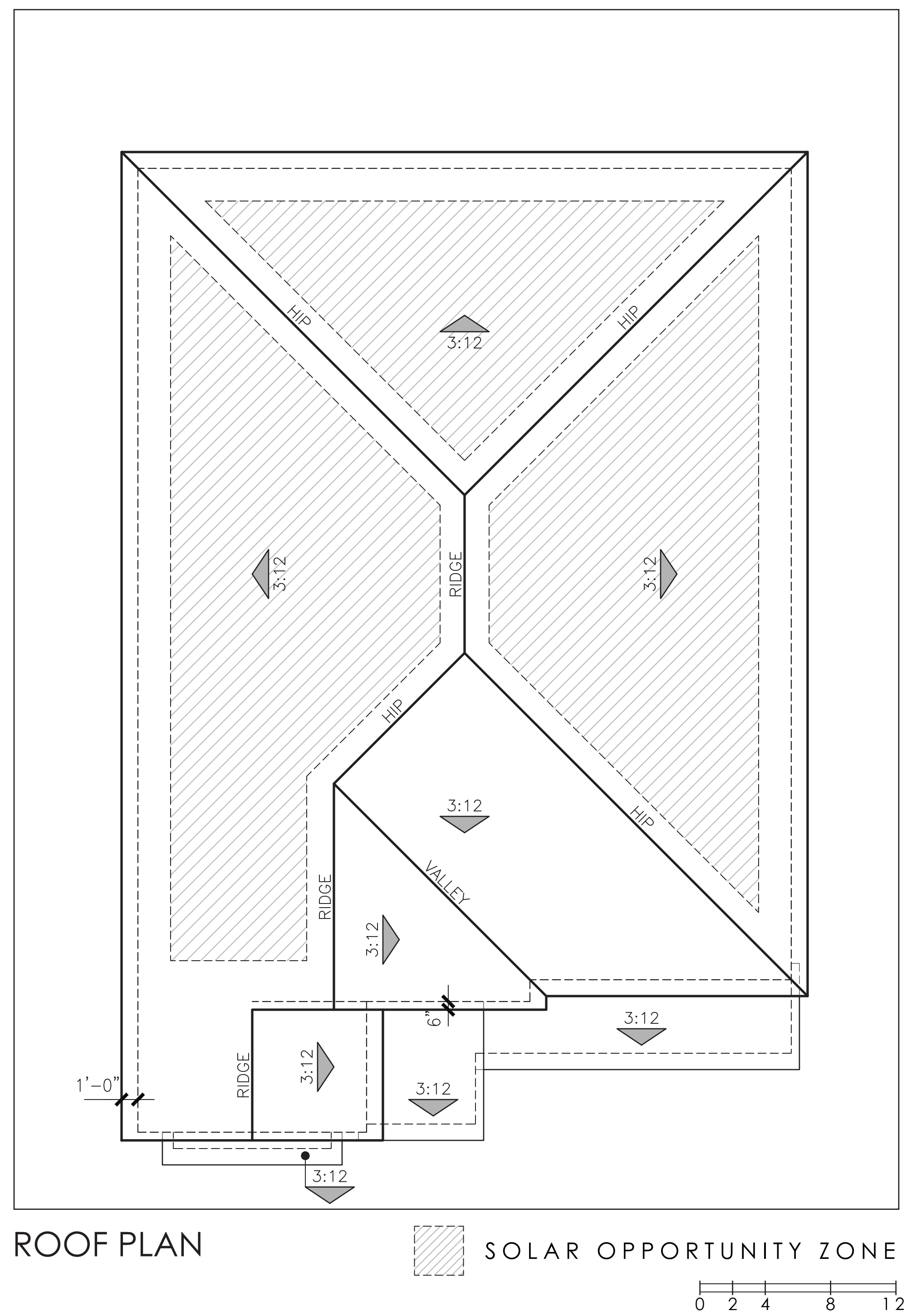


LEFT

NOTE: REFER TO ARCHITECTURAL SITE PLAN
FOR OPTIONAL PATIO SETBACK

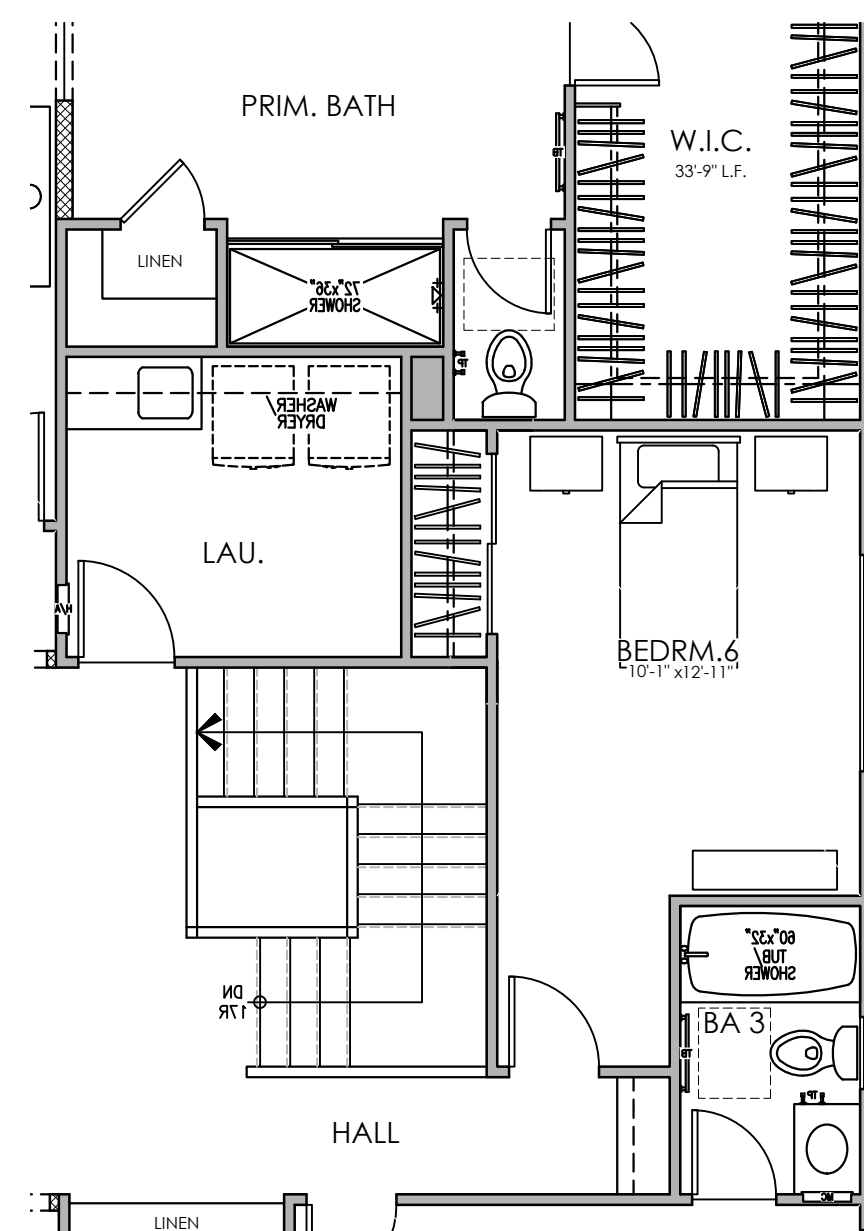
LOT 6 - SCHEME 4

0 2 4 8 12

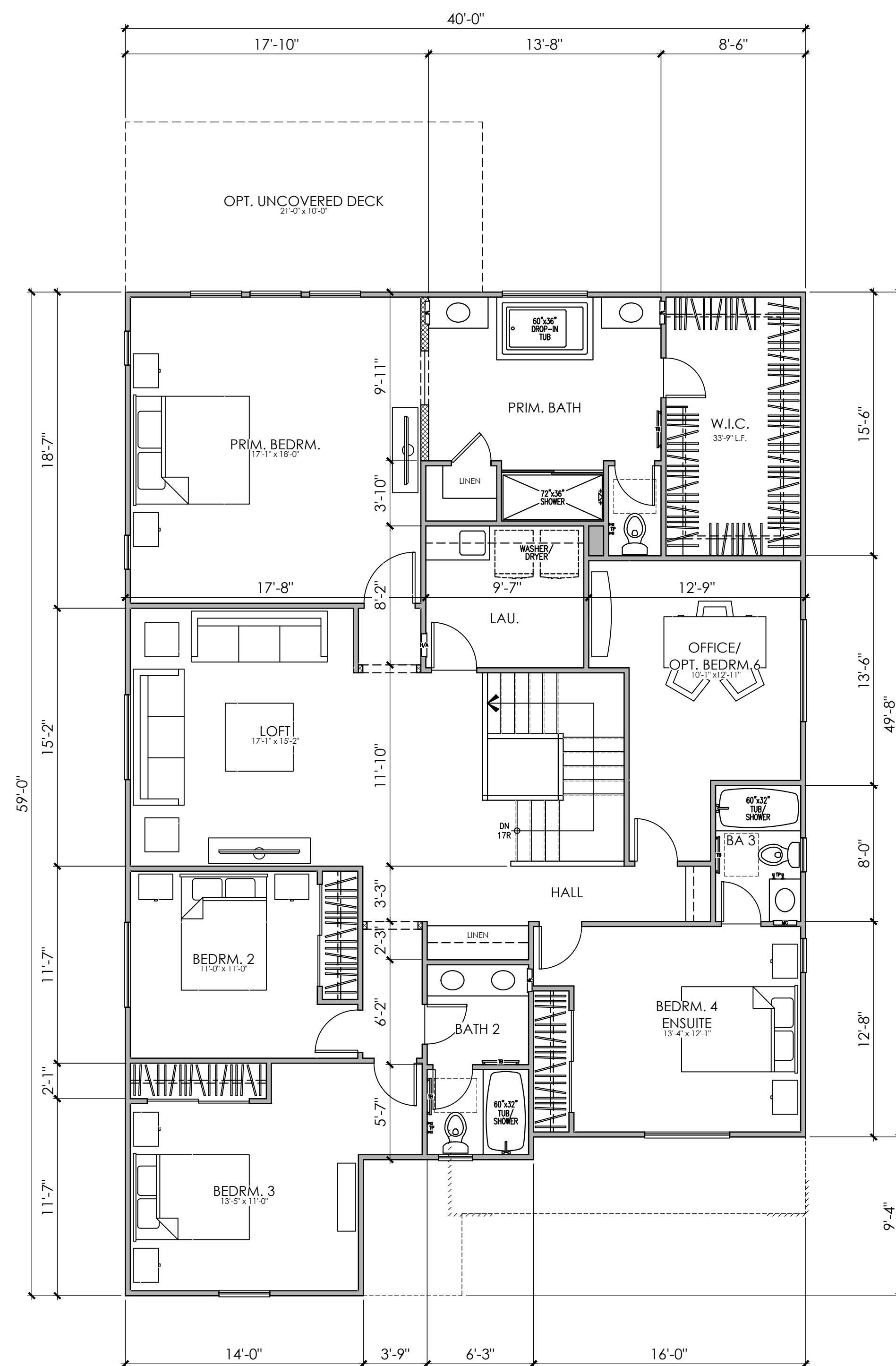


PERSPECTIVE VIEW OF STREET ELEVATION

LOT 7 - PLAN 3AR (3,625) - SCHEME 3 - ROOF PLAN AND PERSPECTIVE COASTAL TRADITIONAL



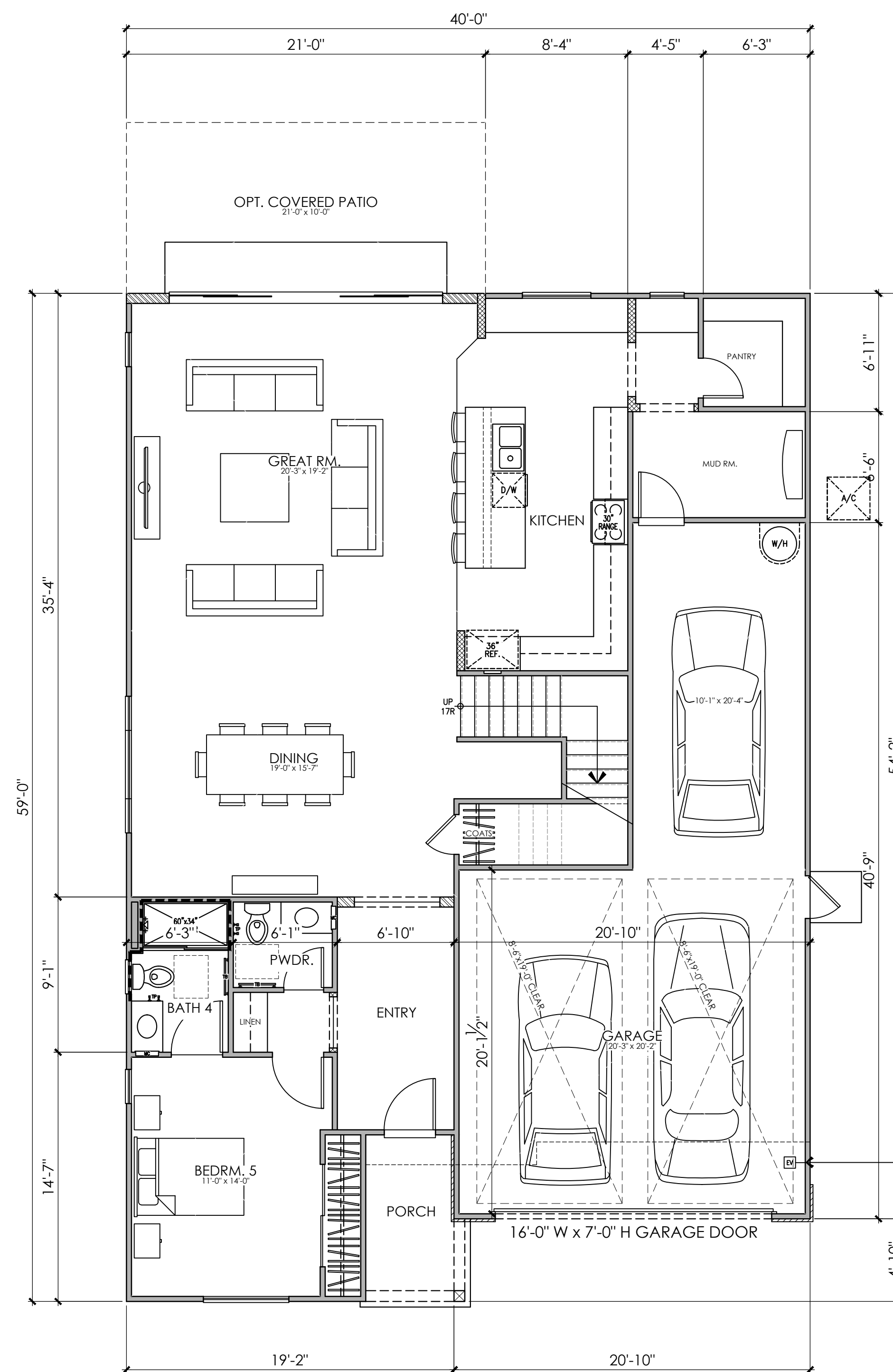
OPT. BEDRM. 6



SECOND FLOOR

PLAN 3AR (3,625)

5 BEDROOM, 4.5 BATH, LOFT, OFFICE / OPT. BEDRM. 6, OPT. PATIO, OPT. DECK, 3 CAR GARAGE
FLOOR PLAN



FIRST FLOOR



ELECTRICAL VEHICLE
CHARGING STATION

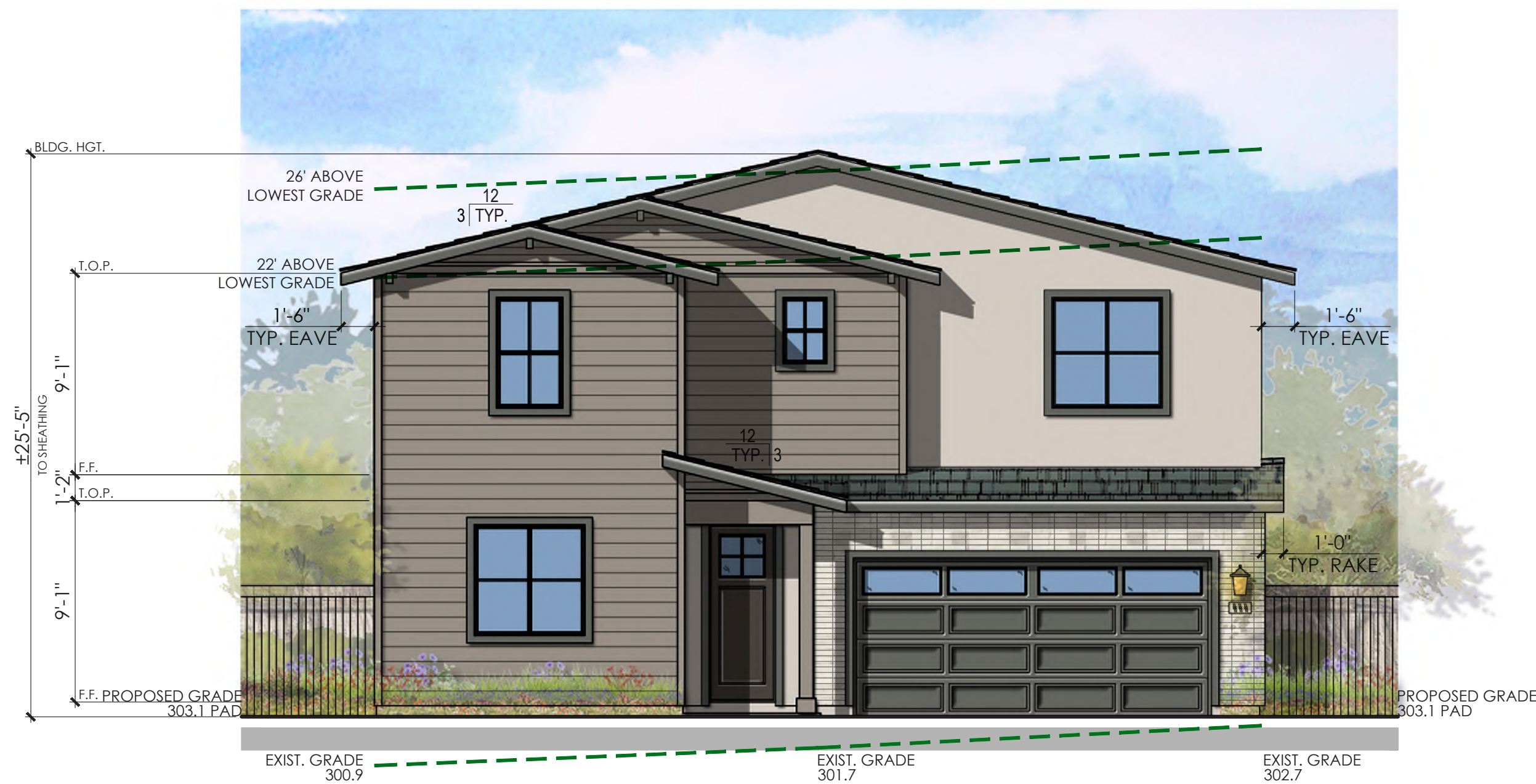
PLAN 3
AREA TABULATION

CONDITIONED SPACE

FIRST FLOOR AREA	1,577 SQ. FT.
SECOND FLOOR AREA	2,048 SQ. FT.
TOTAL DWELLING	3,625 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	632 SQ. FT.
PORCH	53 SQ. FT.
OPT. PATIO	210 SQ. FT.
OPT. DECK	210 SQ. FT.

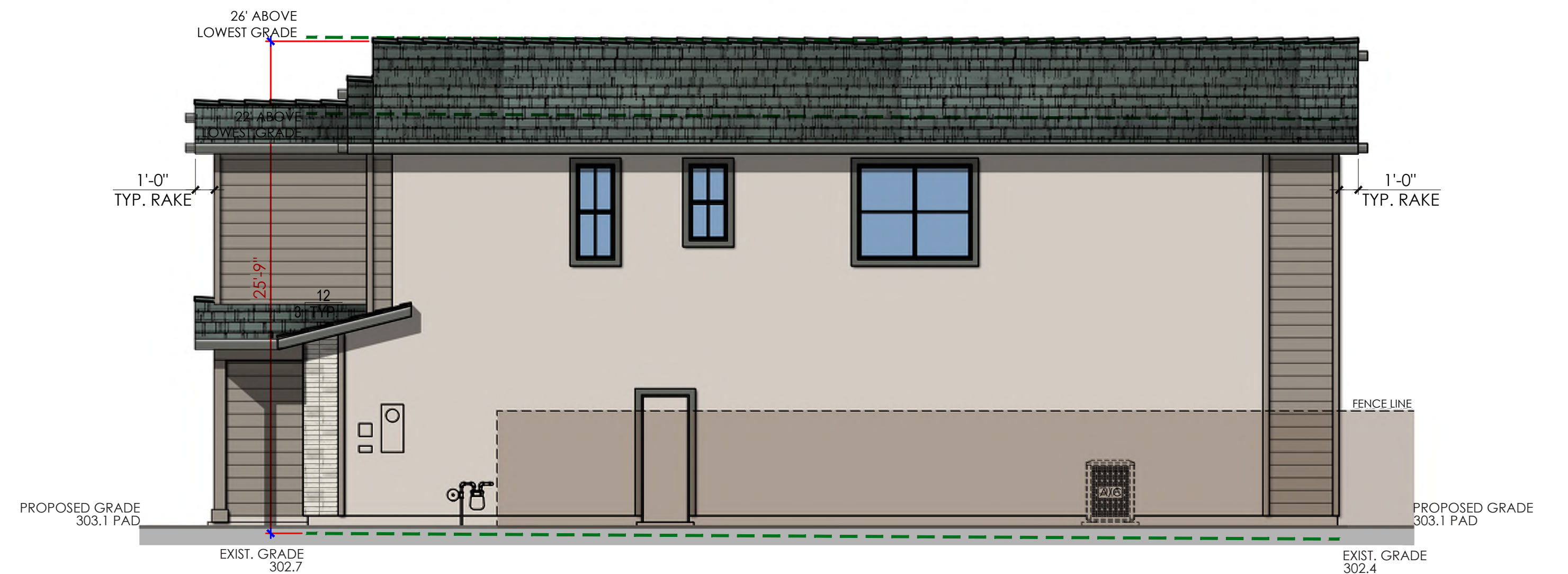
LOT 7 - SCHEME 3

0 2 4 8 12



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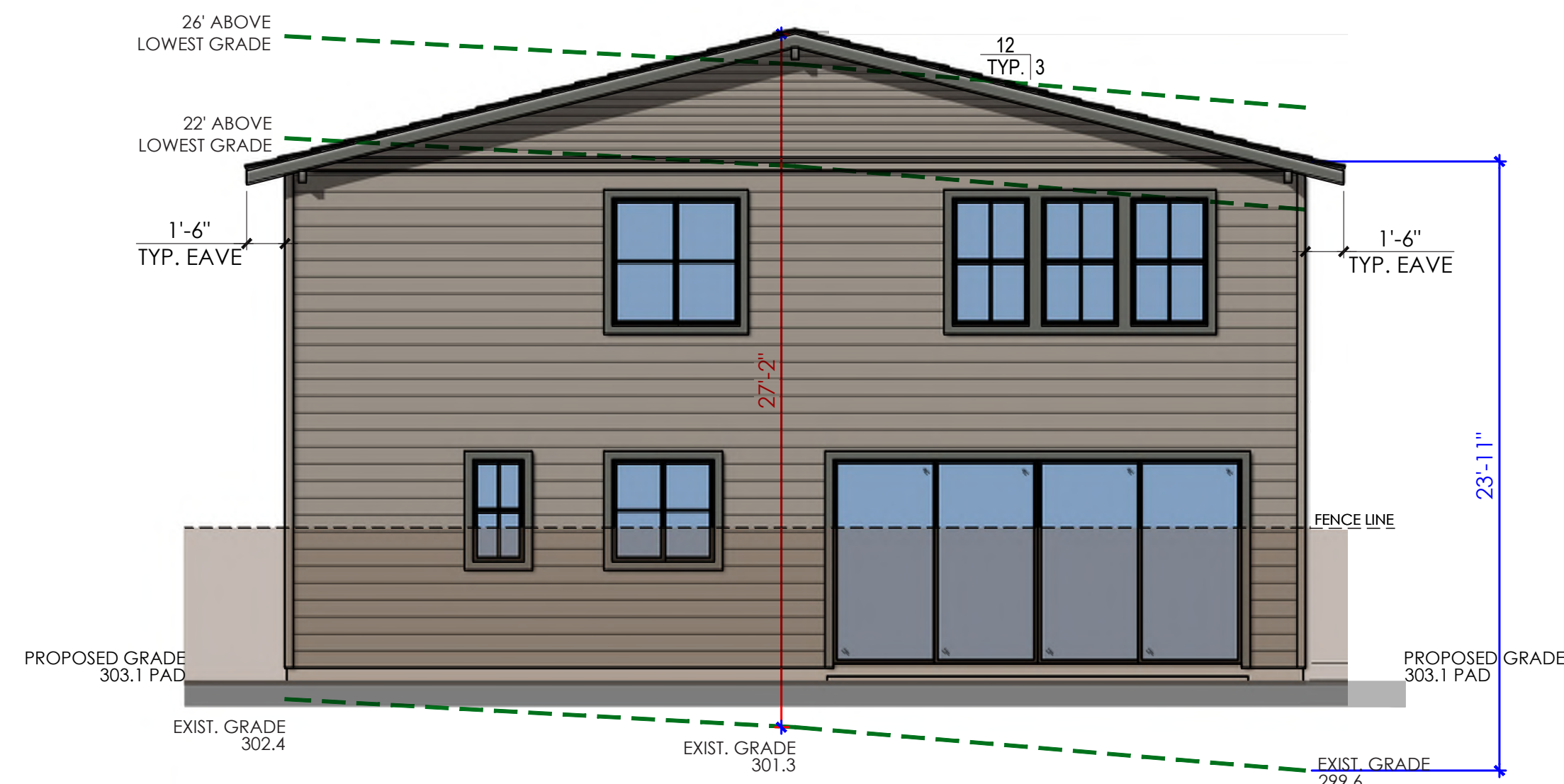
Refer to landscape drawings for wall, tree, and shrub locations
SOUTH



EAST

MATERIALS LEGEND

(WHERE OCCURS)	
FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	COMP. SHINGLE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	LAP SIDING
WALL:	STUCCO/ LAP SIDING/ BRICK VENEER
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
PORCH:	WOOD POST AND BEAM



NORTH



WEST

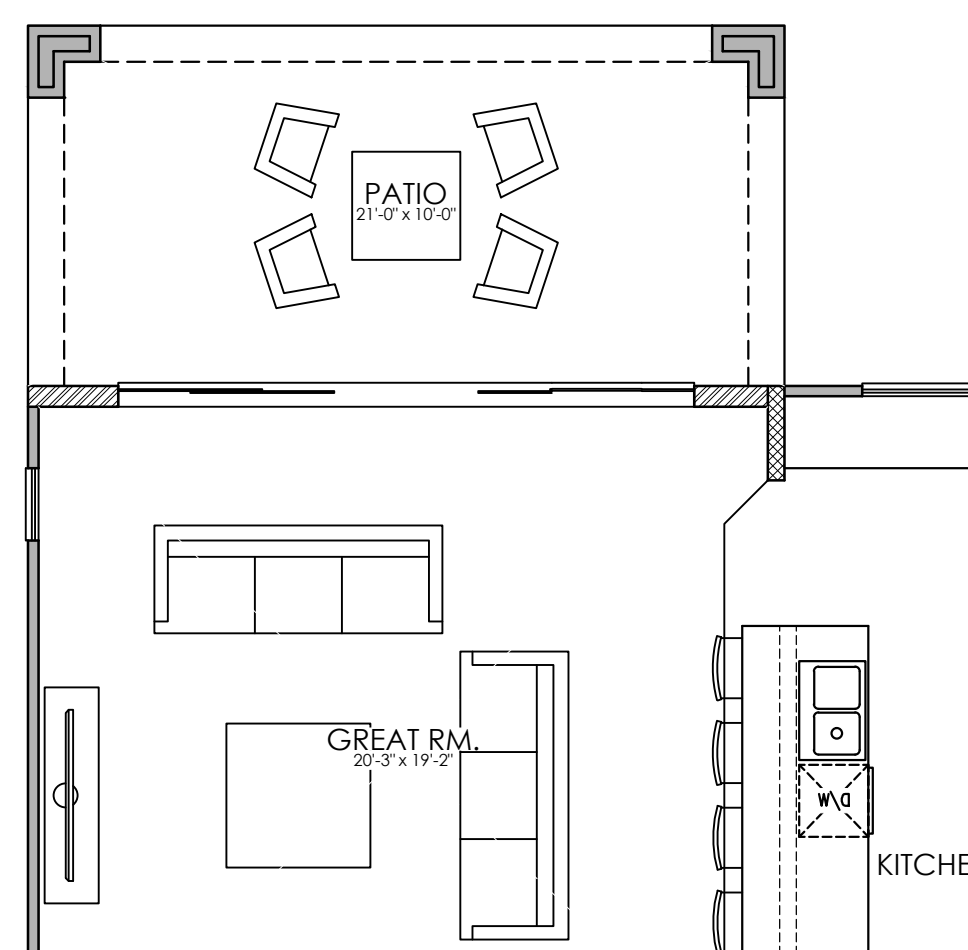
PLAN 3AR (3,625) COASTAL TRADITIONAL ELEVATIONS

LOT 7 - SCHEME 3

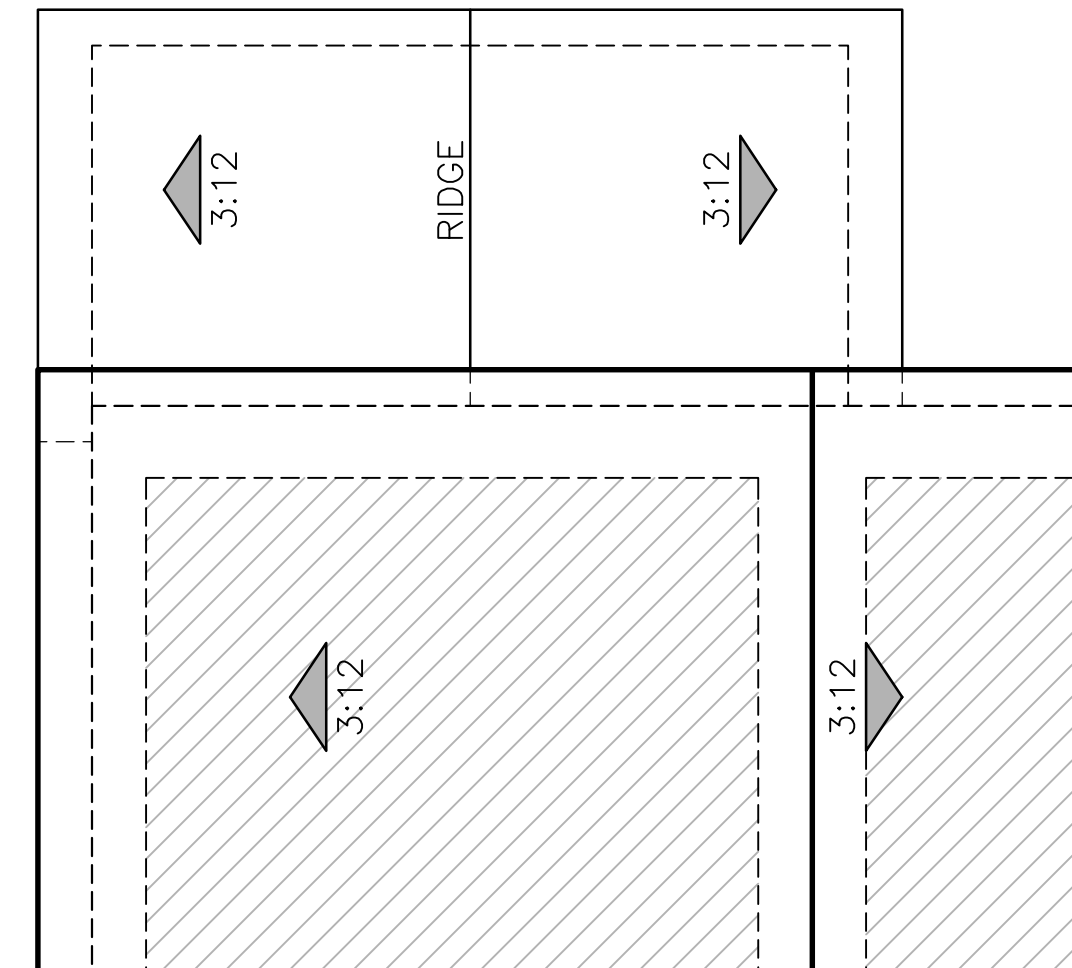
0 2 4 8 12

NOTES:

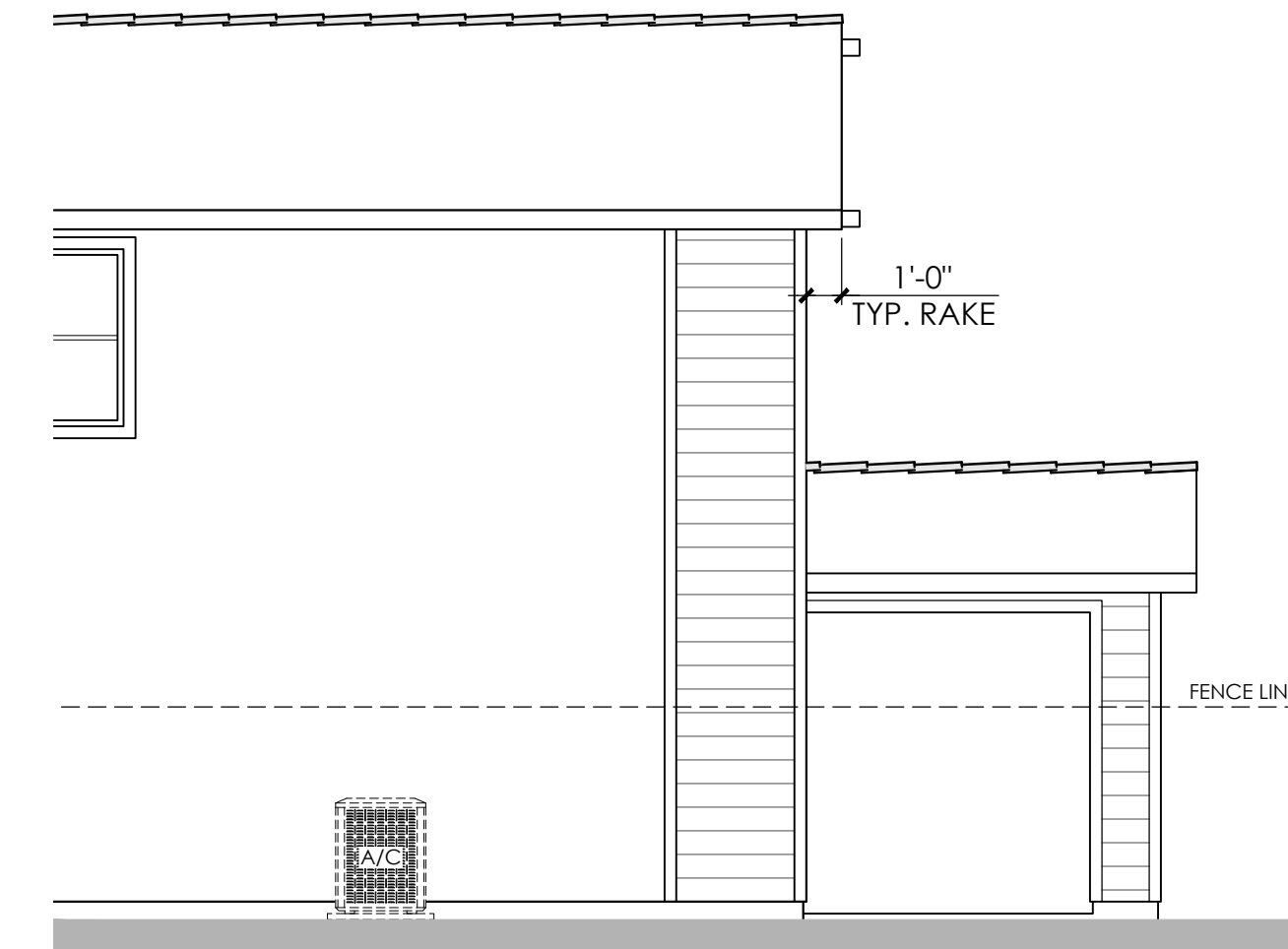
- Building height shall mean the vertical distance from the lower of the natural or finished exterior grade adjacent to the structure, to the highest portion of the structure immediately above.
- Existing slope shown base on spot elevations provided on grading plan.



FLOOR PLAN



ROOF PLAN



RIGHT



REAR



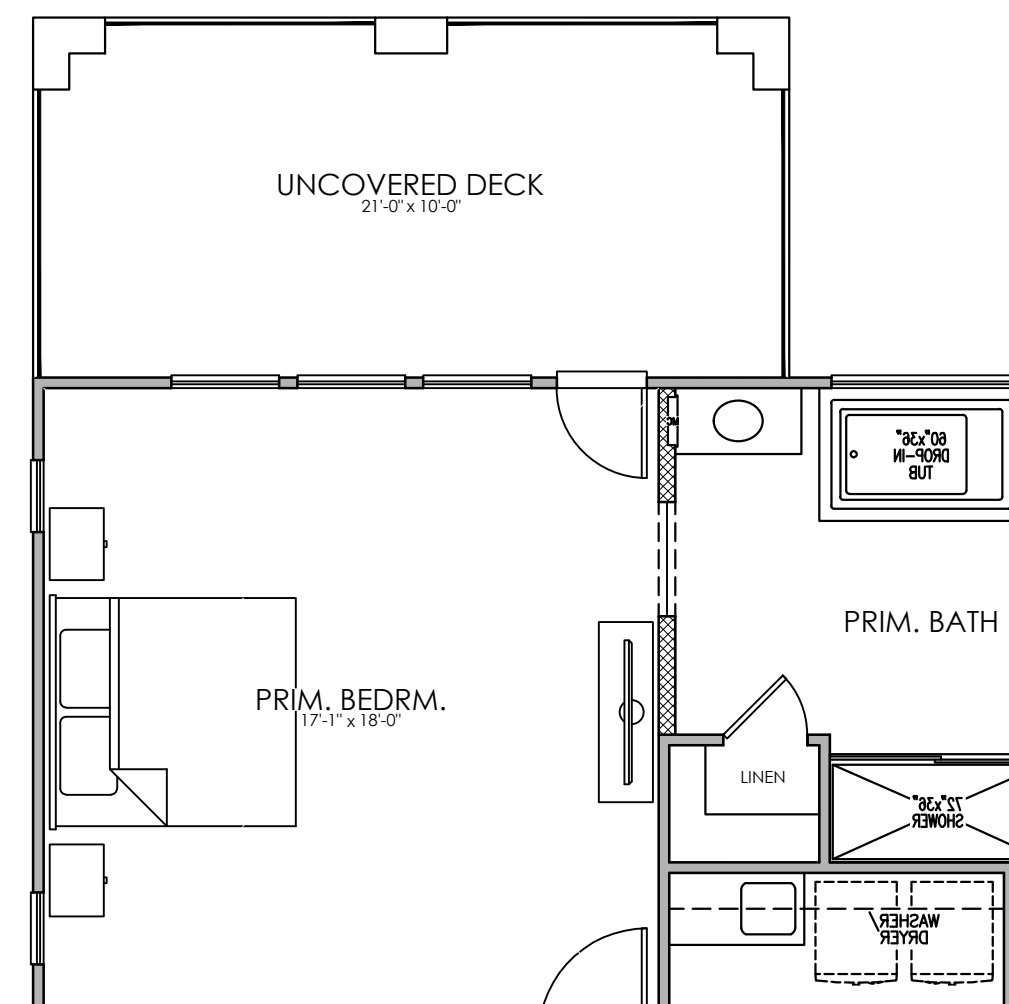
LEFT

PLAN 3AR (3,625) OPTIONAL PATIO COASTAL TRADITIONAL ELEVATIONS

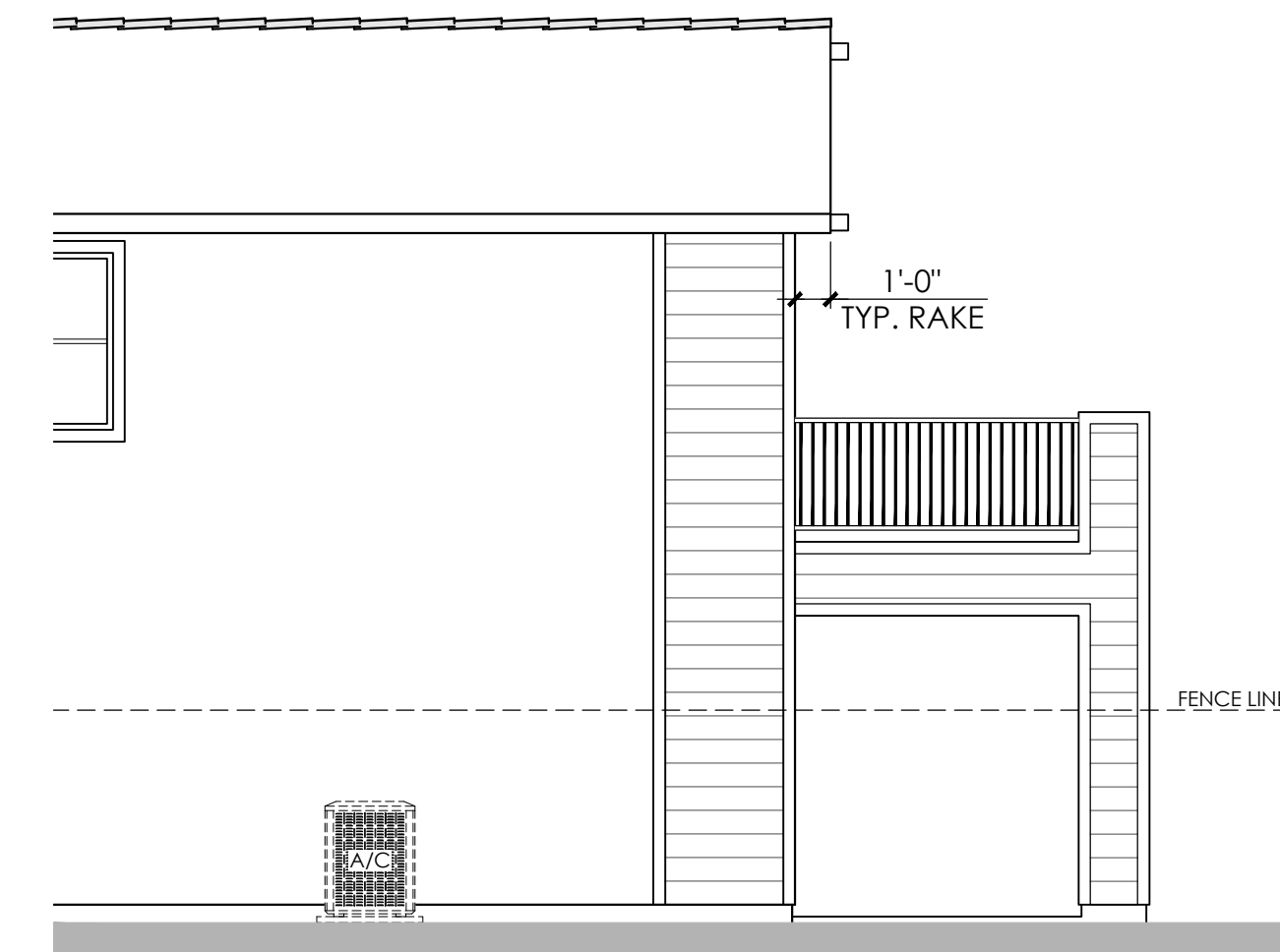
NOTE: REFER TO ARCHITECTURAL SITE PLAN
FOR OPTIONAL PATIO SETBACK

LOT 7 - SCHEME 3

0 2 4 8 12



FLOOR PLAN



RIGHT



REAR

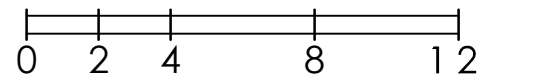


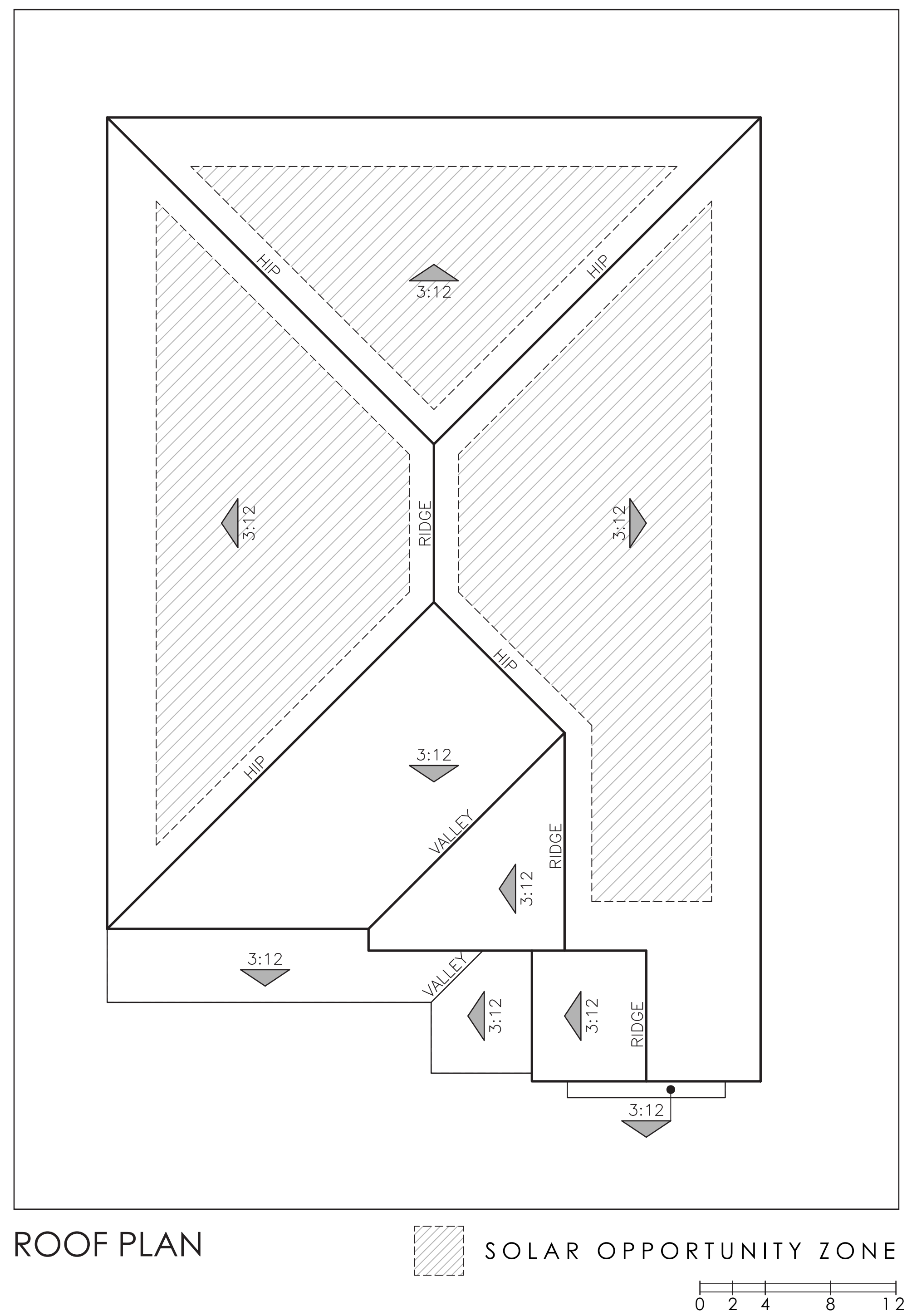
LEFT

PLAN 3AR (3,625) OPTIONAL DECK
COASTAL TRADITIONAL ELEVATIONS

NOTE: REFER TO ARCHITECTURAL SITE PLAN
FOR OPTIONAL PATIO SETBACK

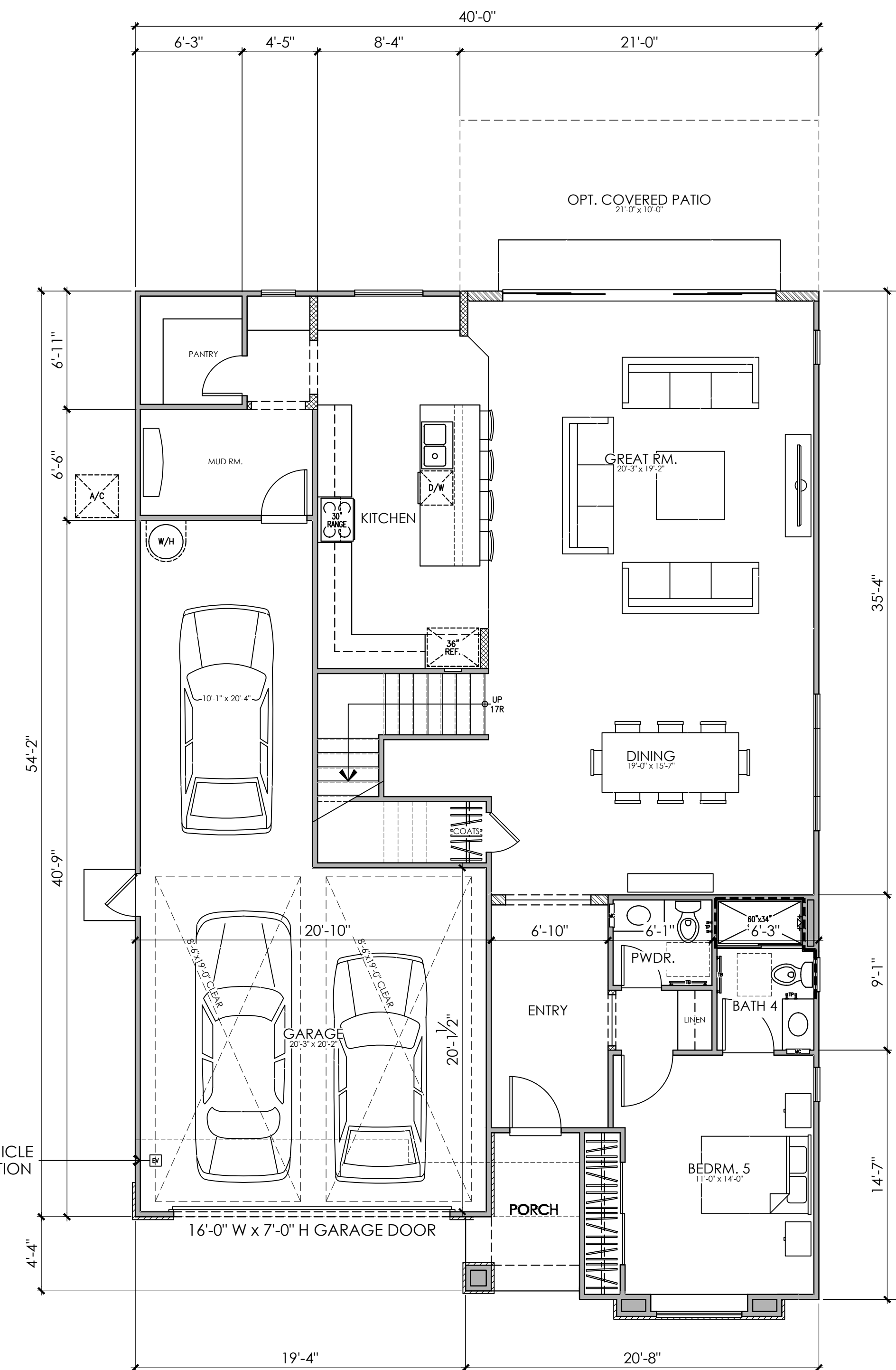
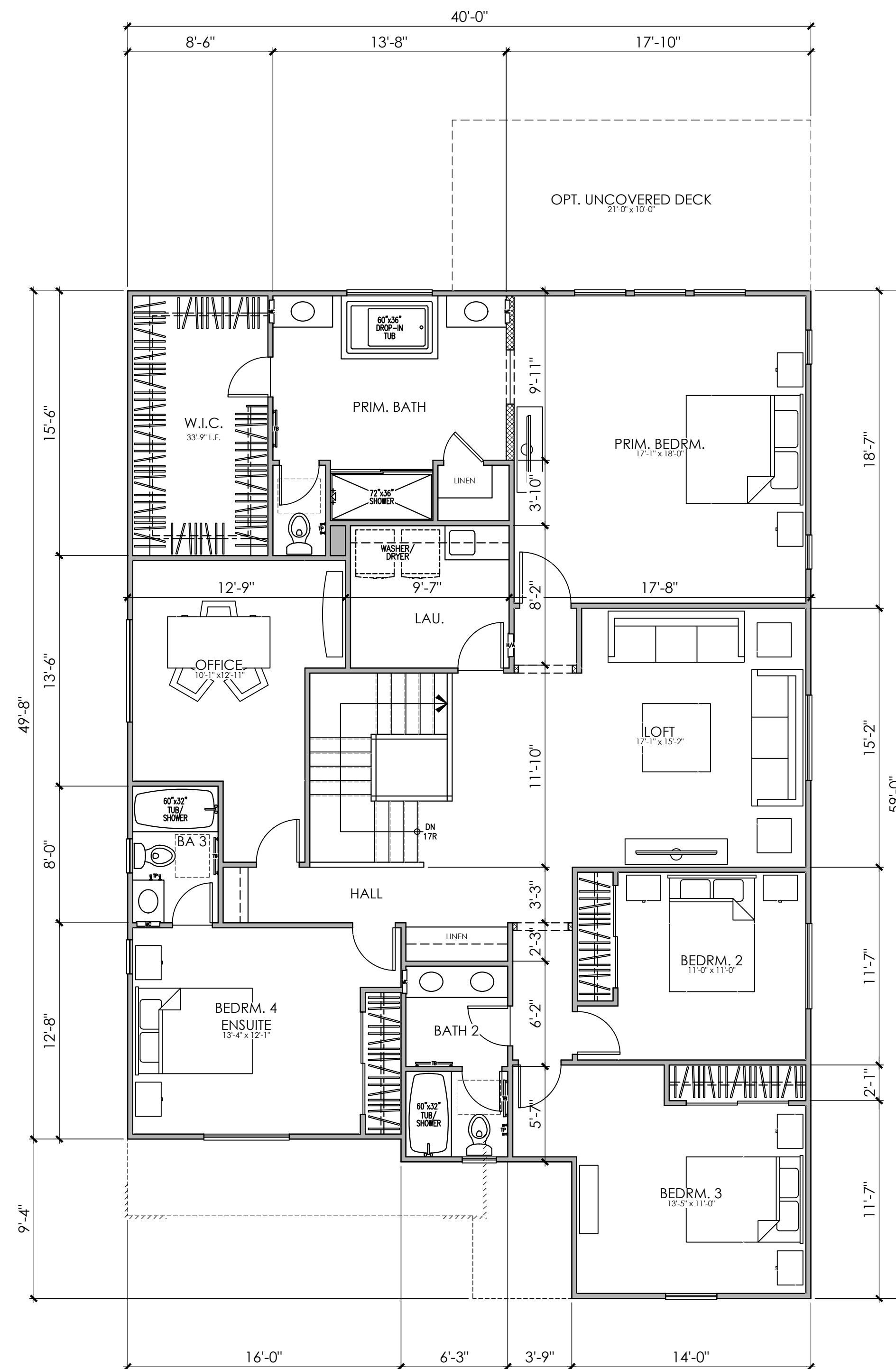
LOT 7 - SCHEME 3





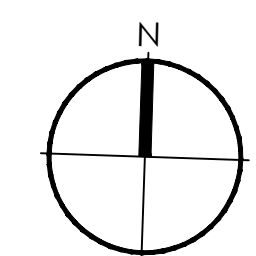
PERSPECTIVE VIEW OF STREET ELEVATION

LOT 8 - PLAN 3C (3,625) - SCHEME 8 - ROOF PLAN AND PERSPECTIVE COASTAL MODERN

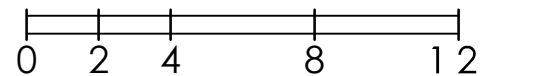


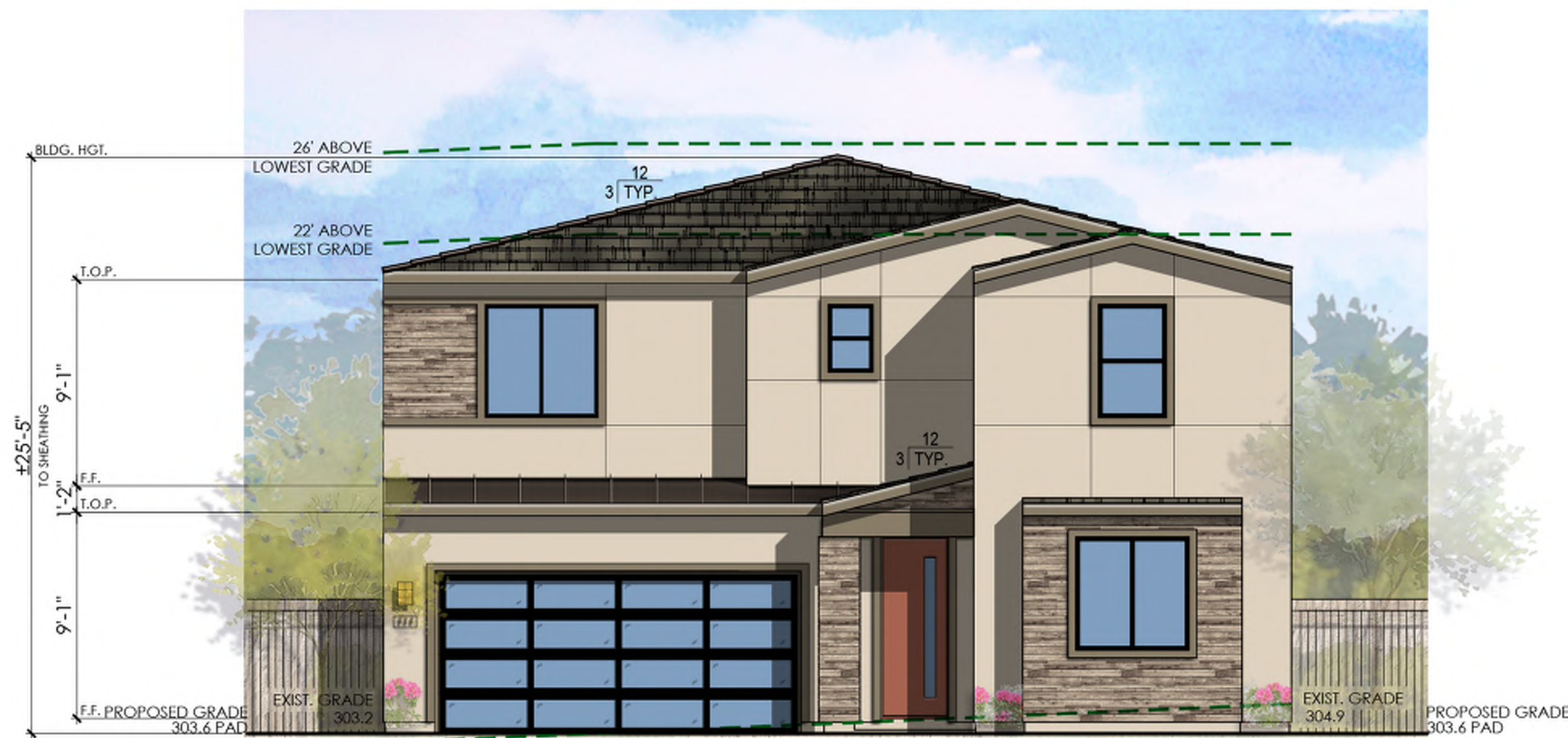
PLAN 3
AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	1,577 SQ. FT.
SECOND FLOOR AREA	2,048 SQ. FT.
TOTAL DWELLING	3,625 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	632 SQ. FT.
PORCH	53 SQ. FT.
OPT. PATIO	210 SQ. FT.
OPT. DECK	210 SQ. FT.



LOT 8 - SCHEME 8

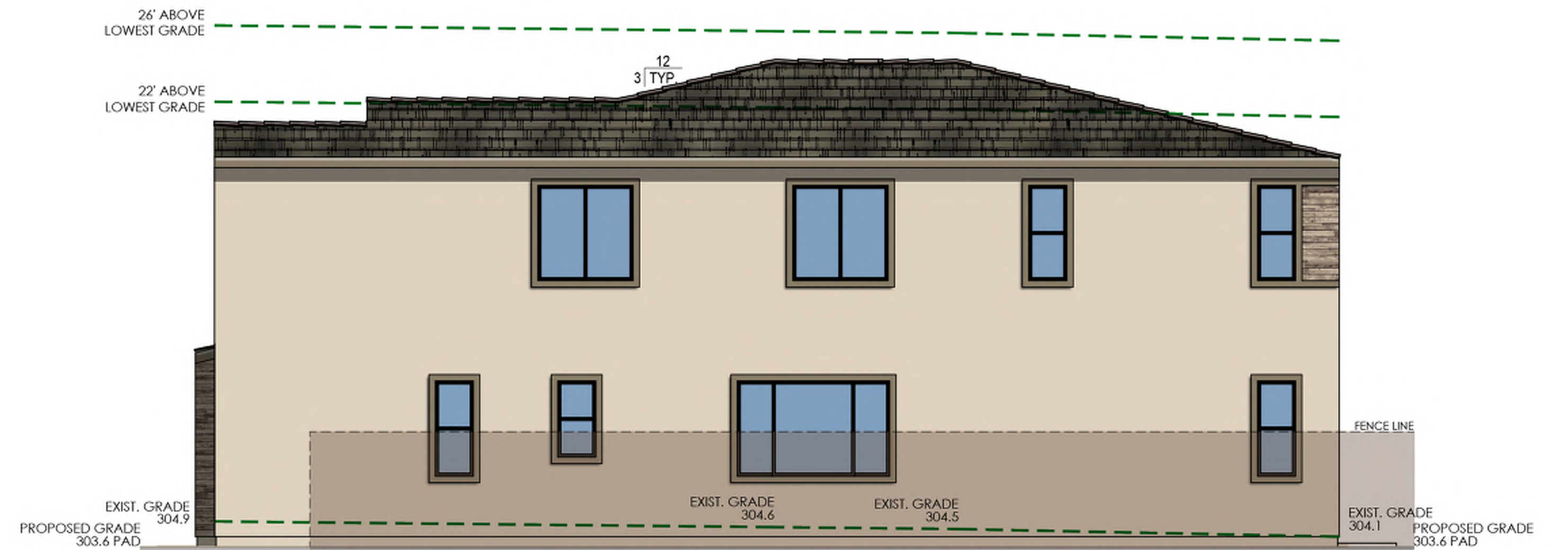




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Refer to landscape drawings for wall, tree, and shrub locations

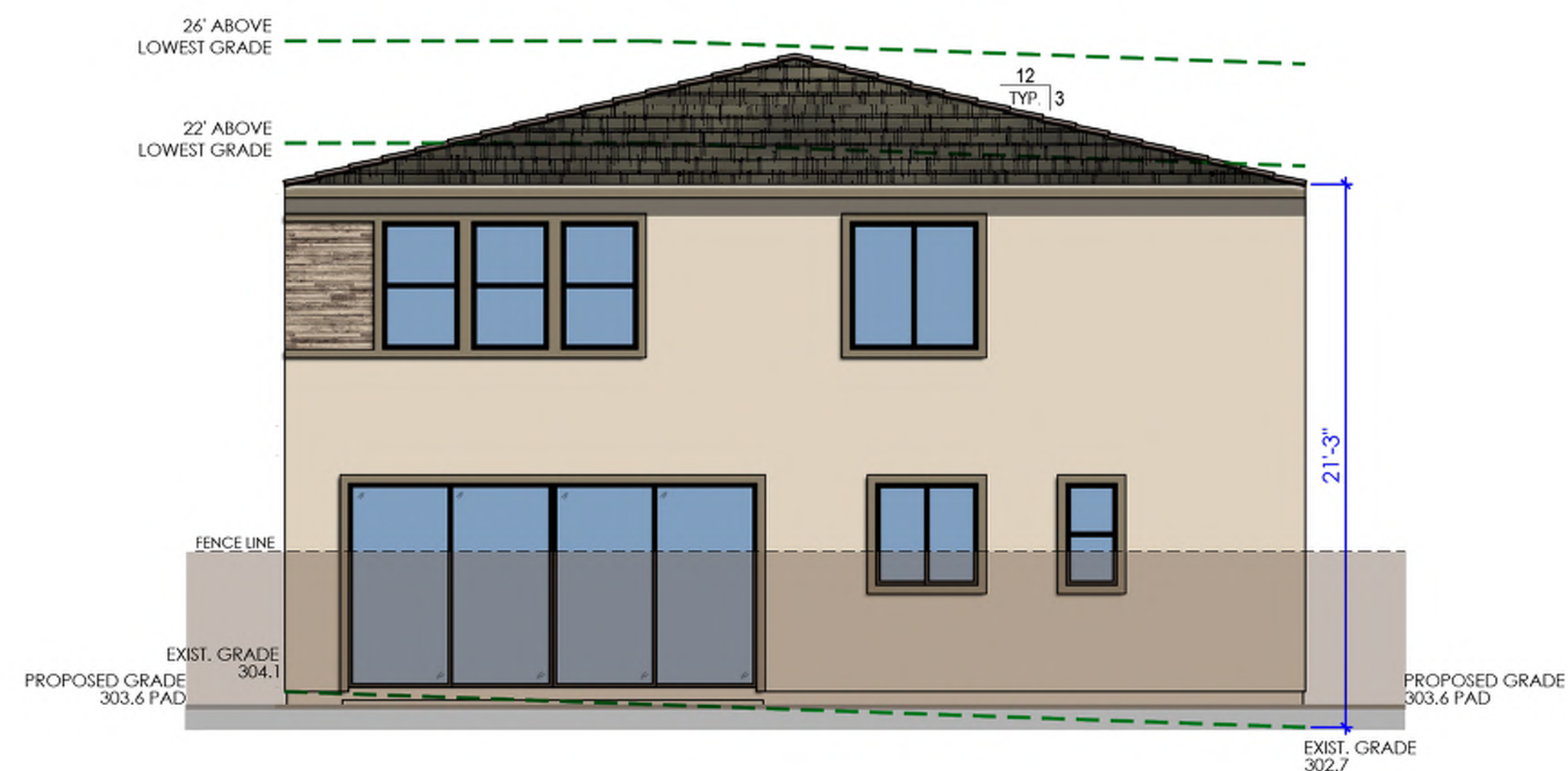
SOUTH



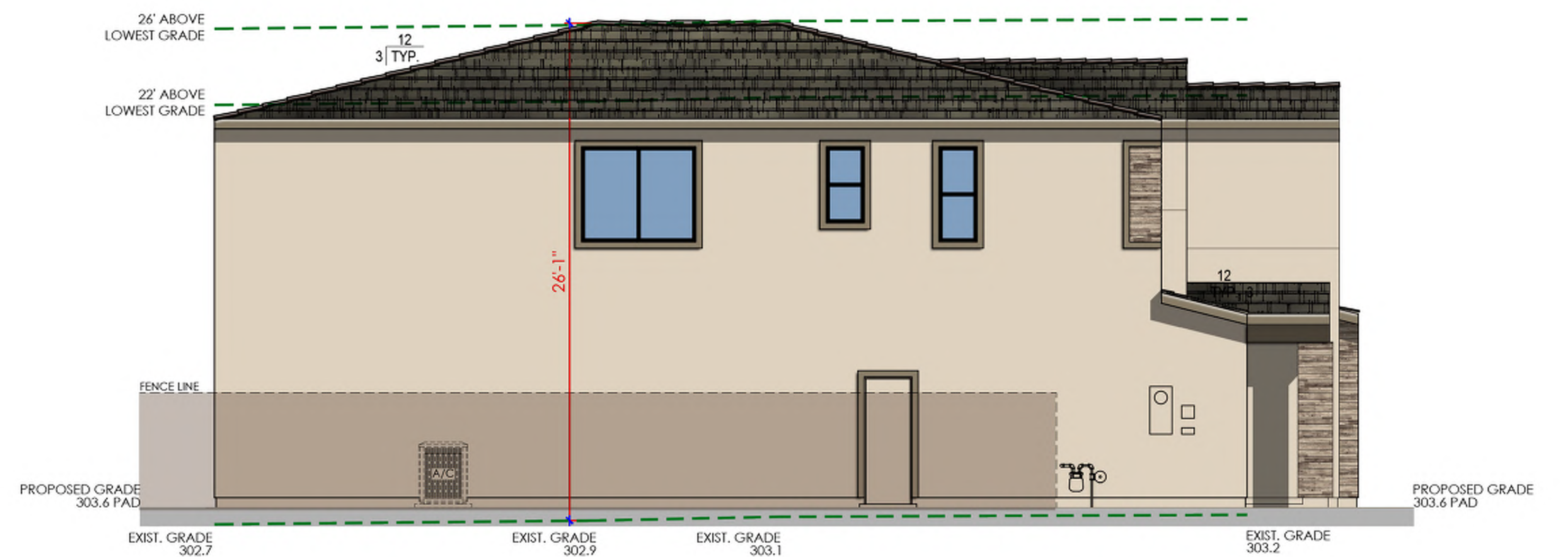
EAST

MATERIALS LEGEND

(WHERE OCCURS)	
FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	COMP. SHINGLE AND STANDING SEAM METAL
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
WALL:	STUCCO/ LAP SIDING
WINDOWS:	VINYL
TRIM:	STUCCO OVER RIGID FOAM
PORCH:	STONE VENEER



NORTH



WEST

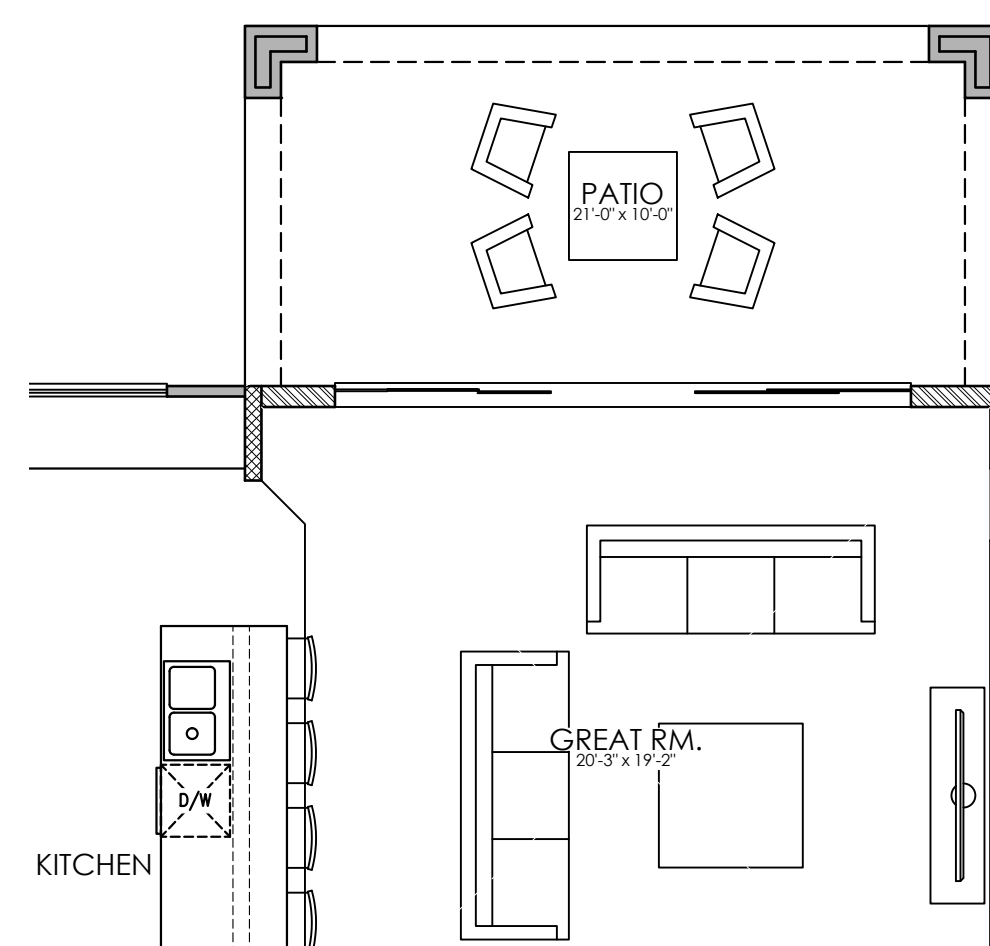
NOTES:

1. Building height shall mean the vertical distance from the lower of the natural or finished exterior grade adjacent to the structure, to the highest portion of the structure immediately above.
2. Existing slope shown base on spot elevations provided on grading plan.

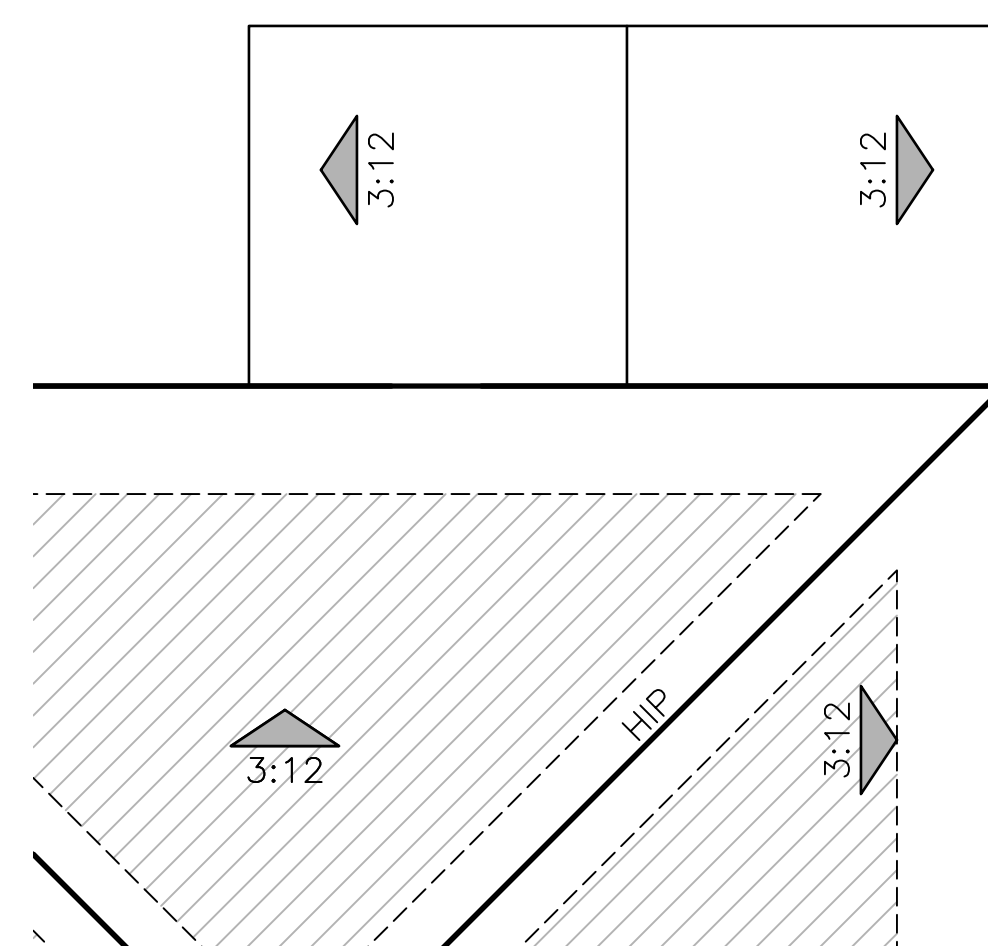
PLAN 3C (3,625) COASTAL MODERN ELEVATIONS

LOT 8 - SCHEME 8

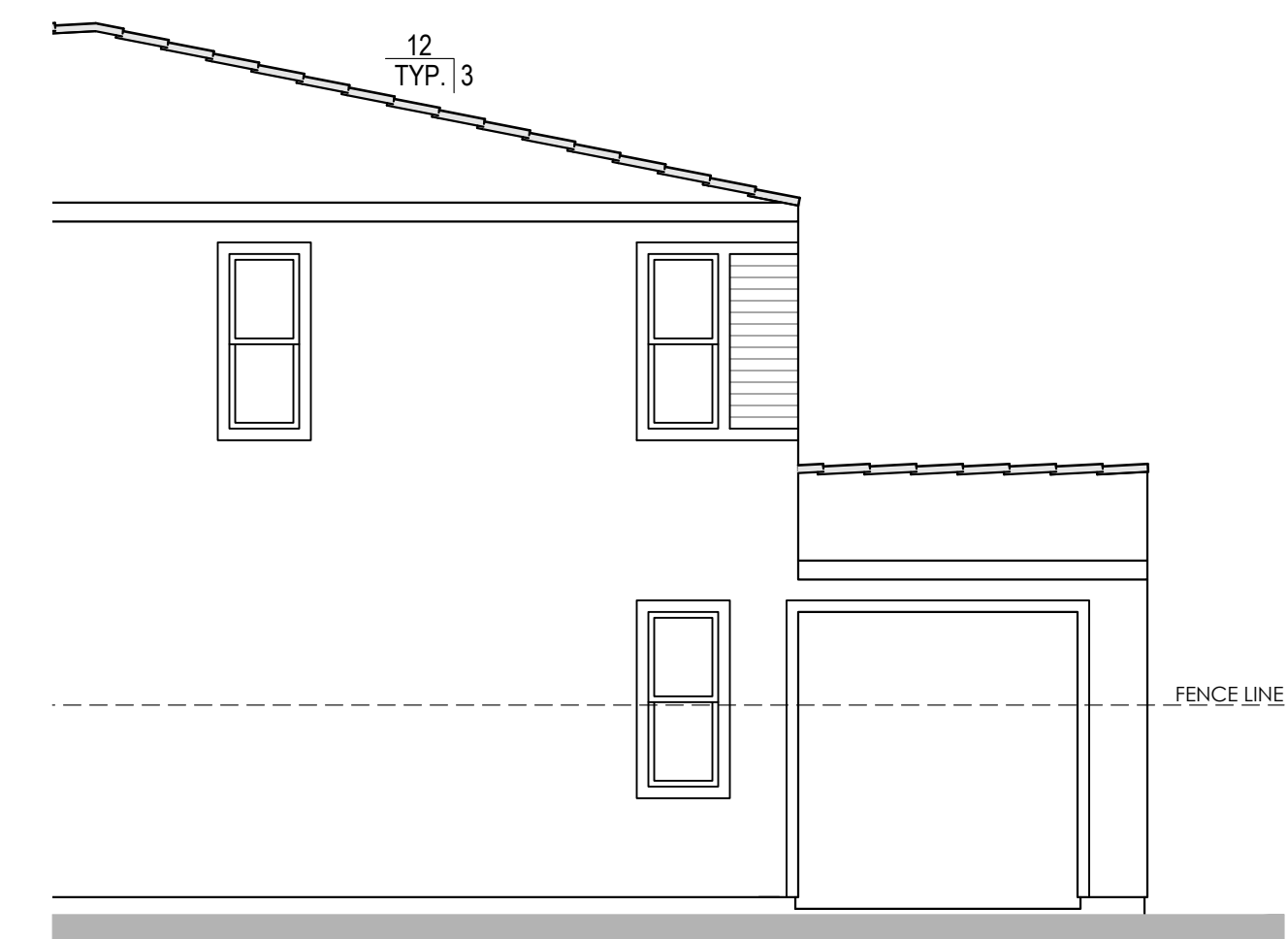
0 2 4 8 12



FLOOR PLAN



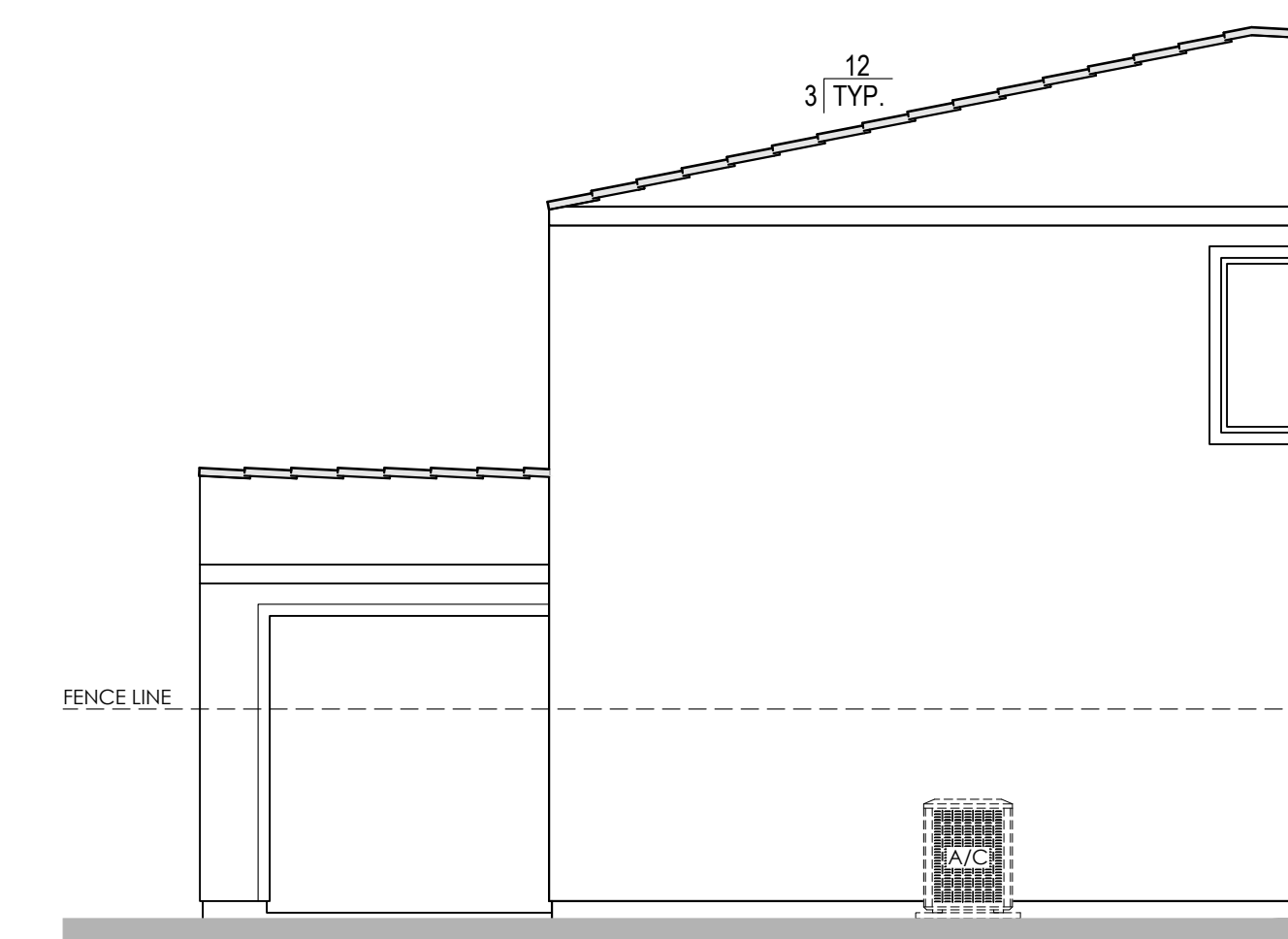
ROOF PLAN



RIGHT



REAR



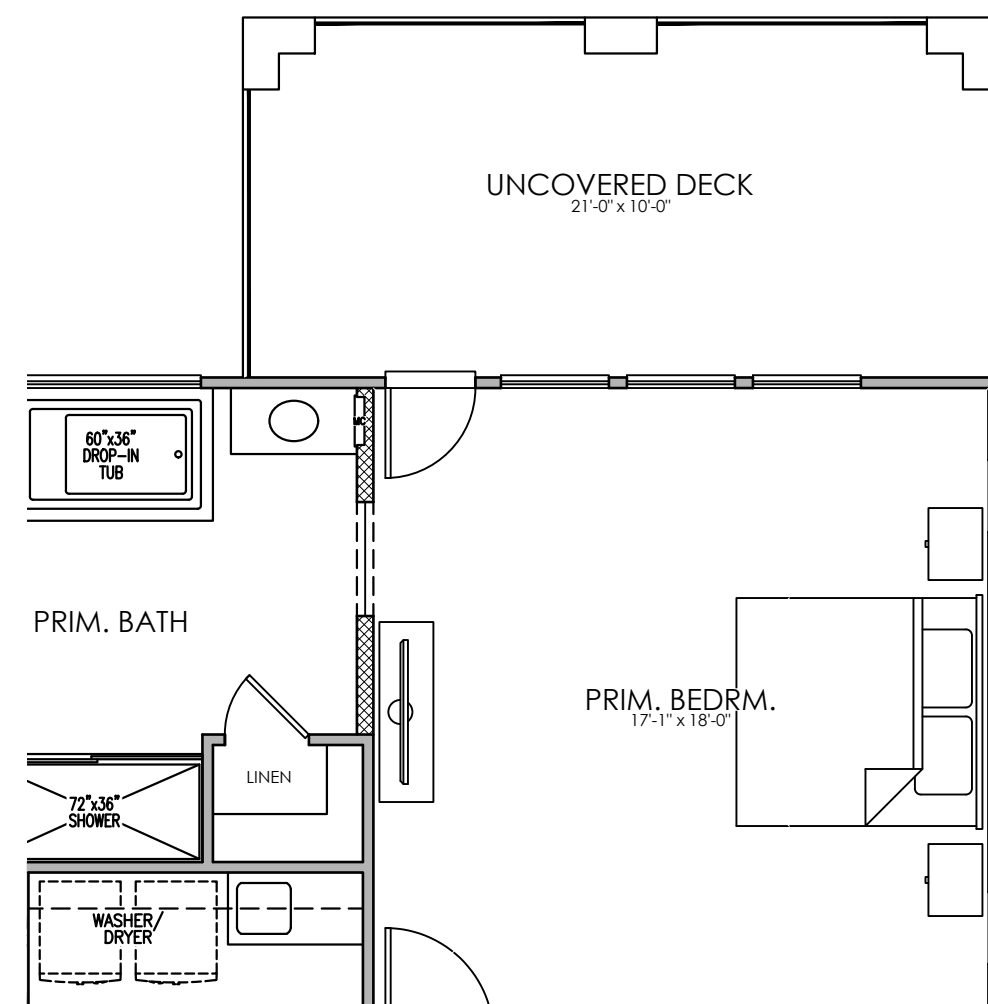
LEFT

PLAN 3C (3,625) OPTIONAL PATIO
COASTAL MODERN ELEVATIONS

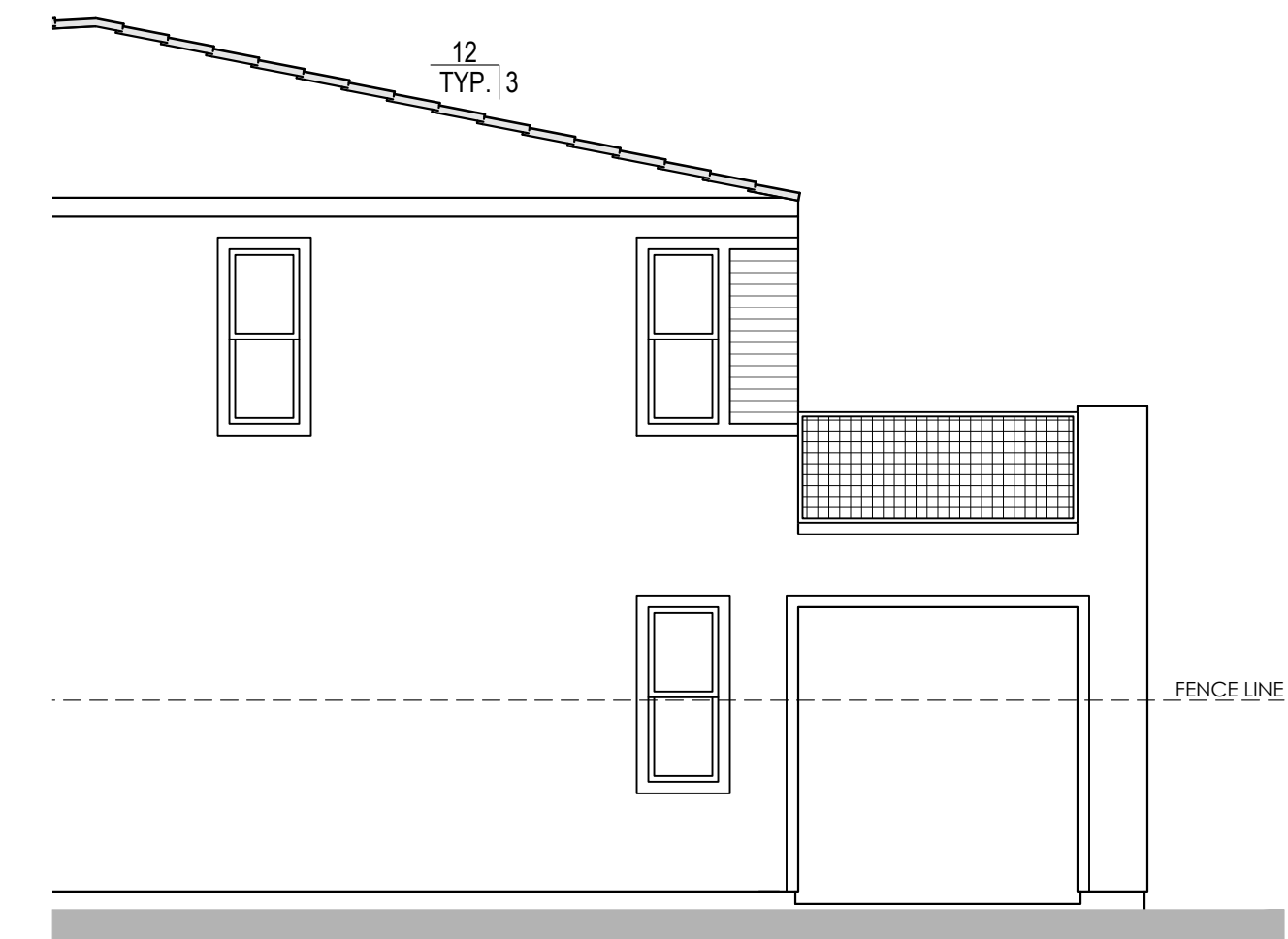
NOTE: REFER TO ARCHITECTURAL SITE PLAN
FOR OPTIONAL PATIO SETBACK

LOT 8 - SCHEME 8

0 2 4 8 12



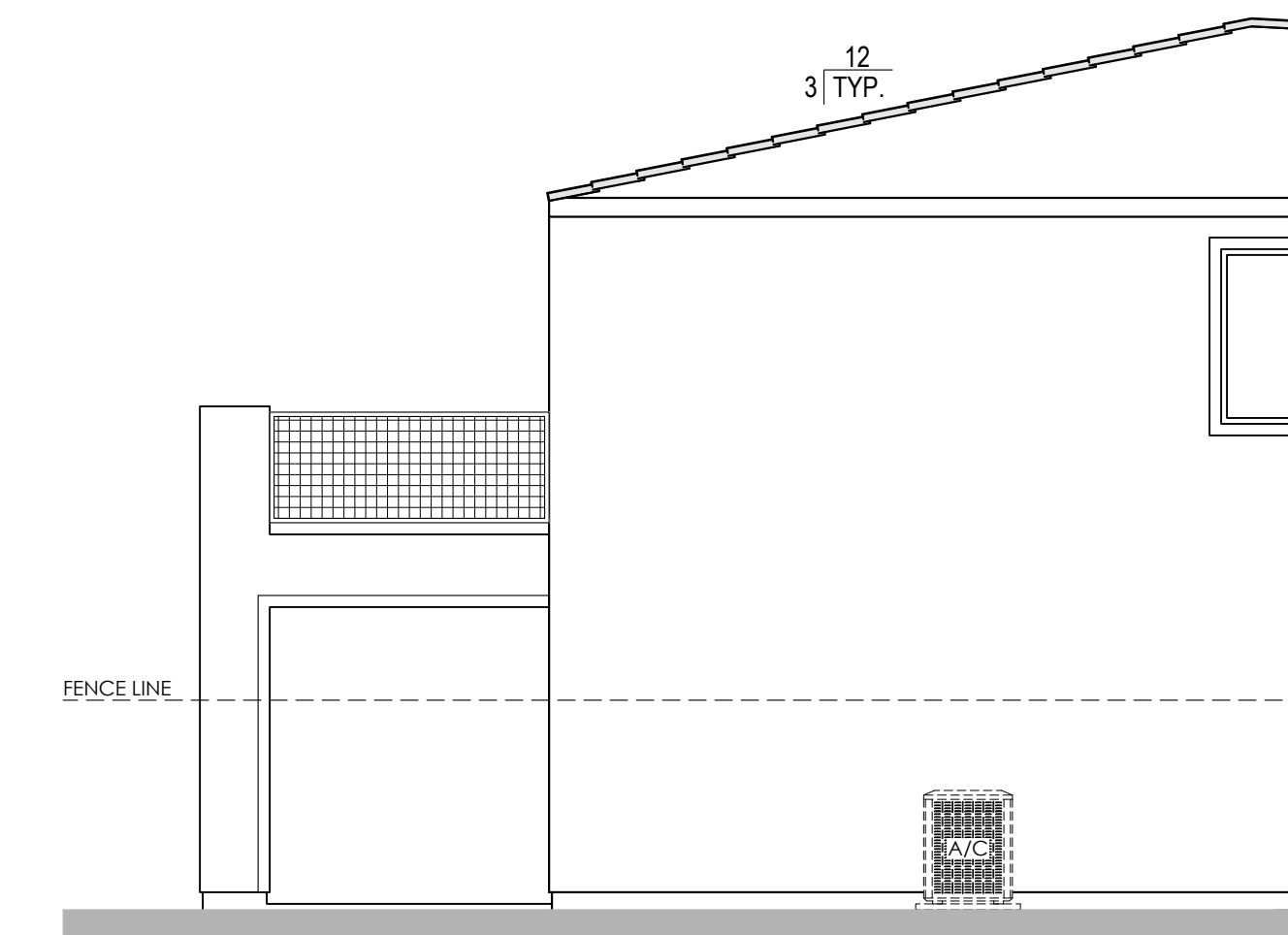
FLOOR PLAN



RIGHT



REAR

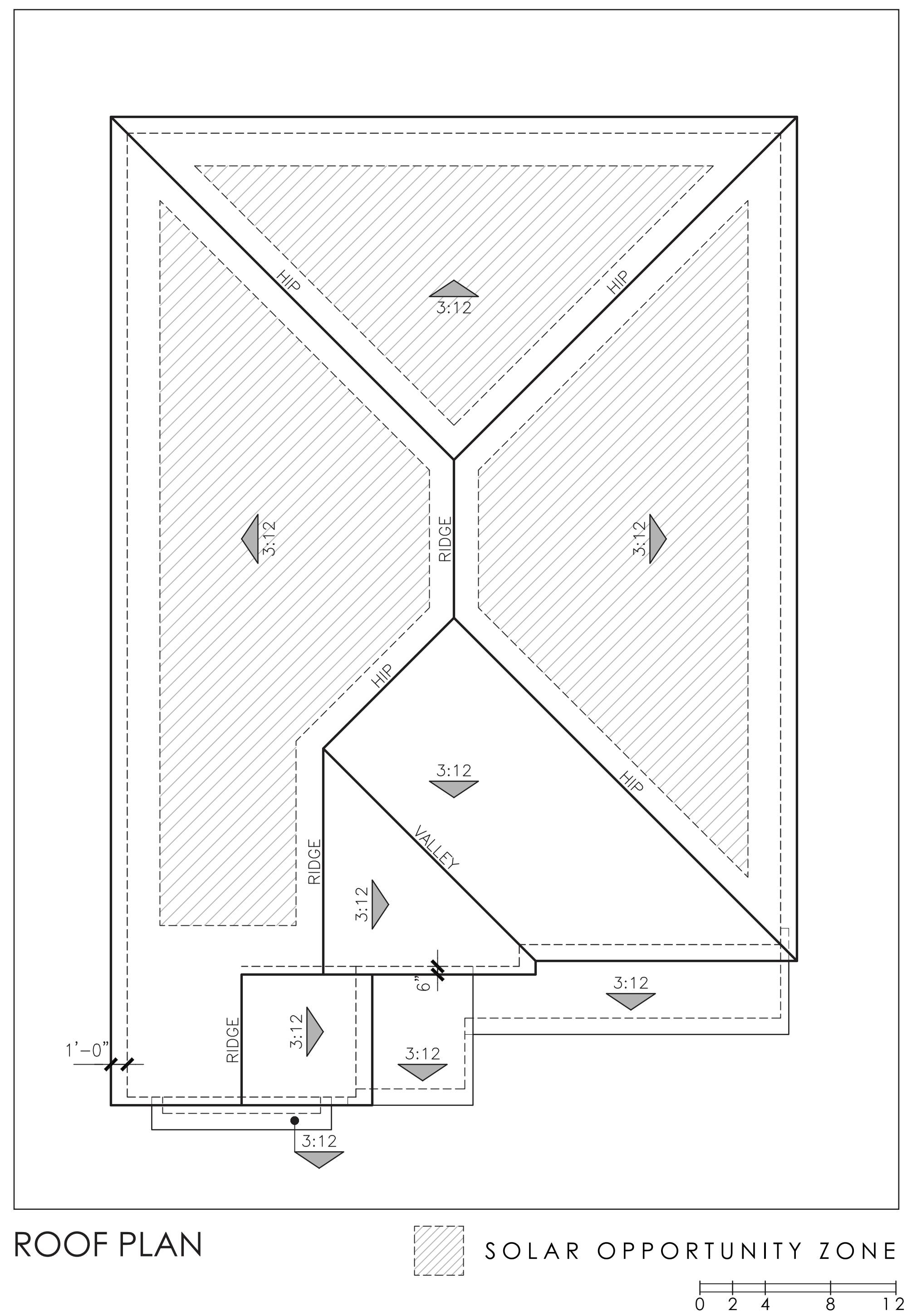


LEFT

PLAN 3C (3,625) OPTIONAL DECK
COASTAL MODERN ELEVATIONS

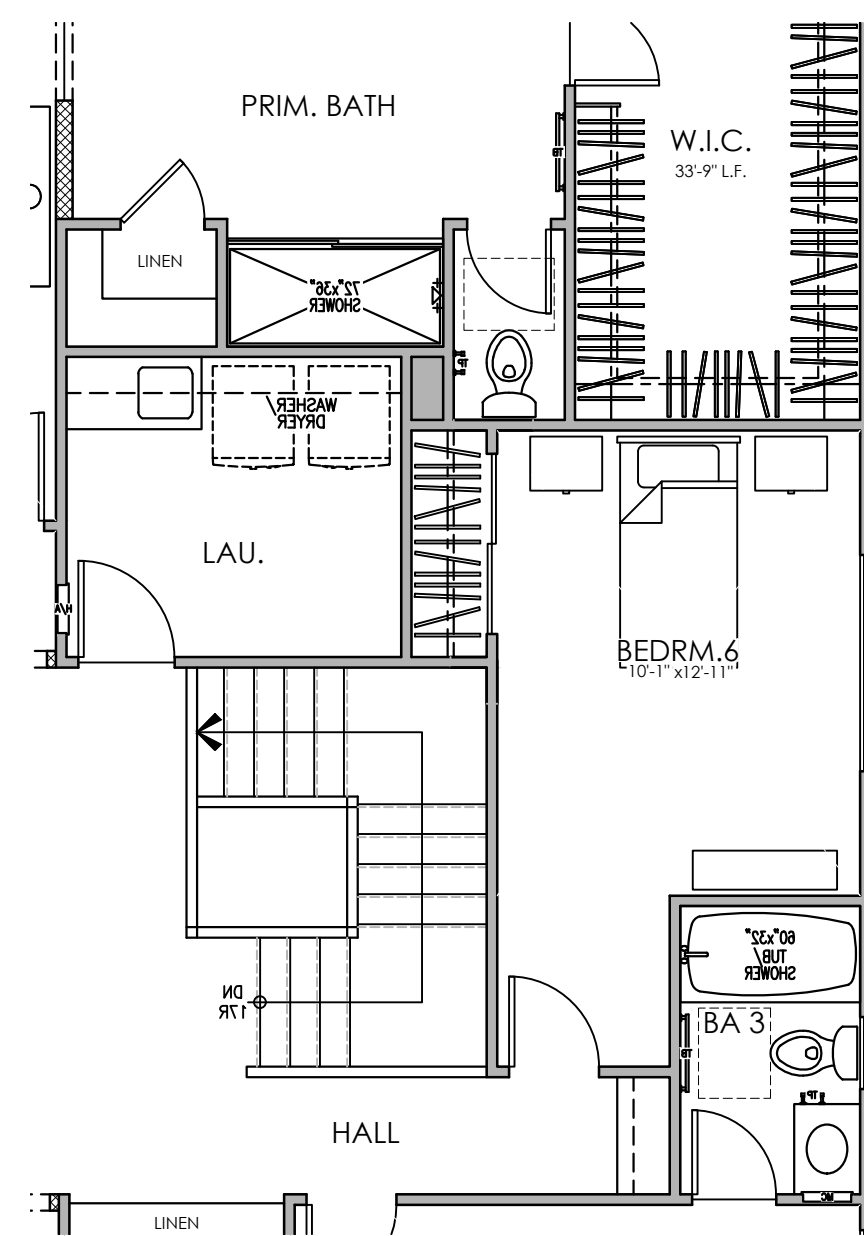
NOTE: REFER TO ARCHITECTURAL SITE PLAN
FOR OPTIONAL PATIO SETBACK

LOT 8 - SCHEME 8
0 2 4 8 12

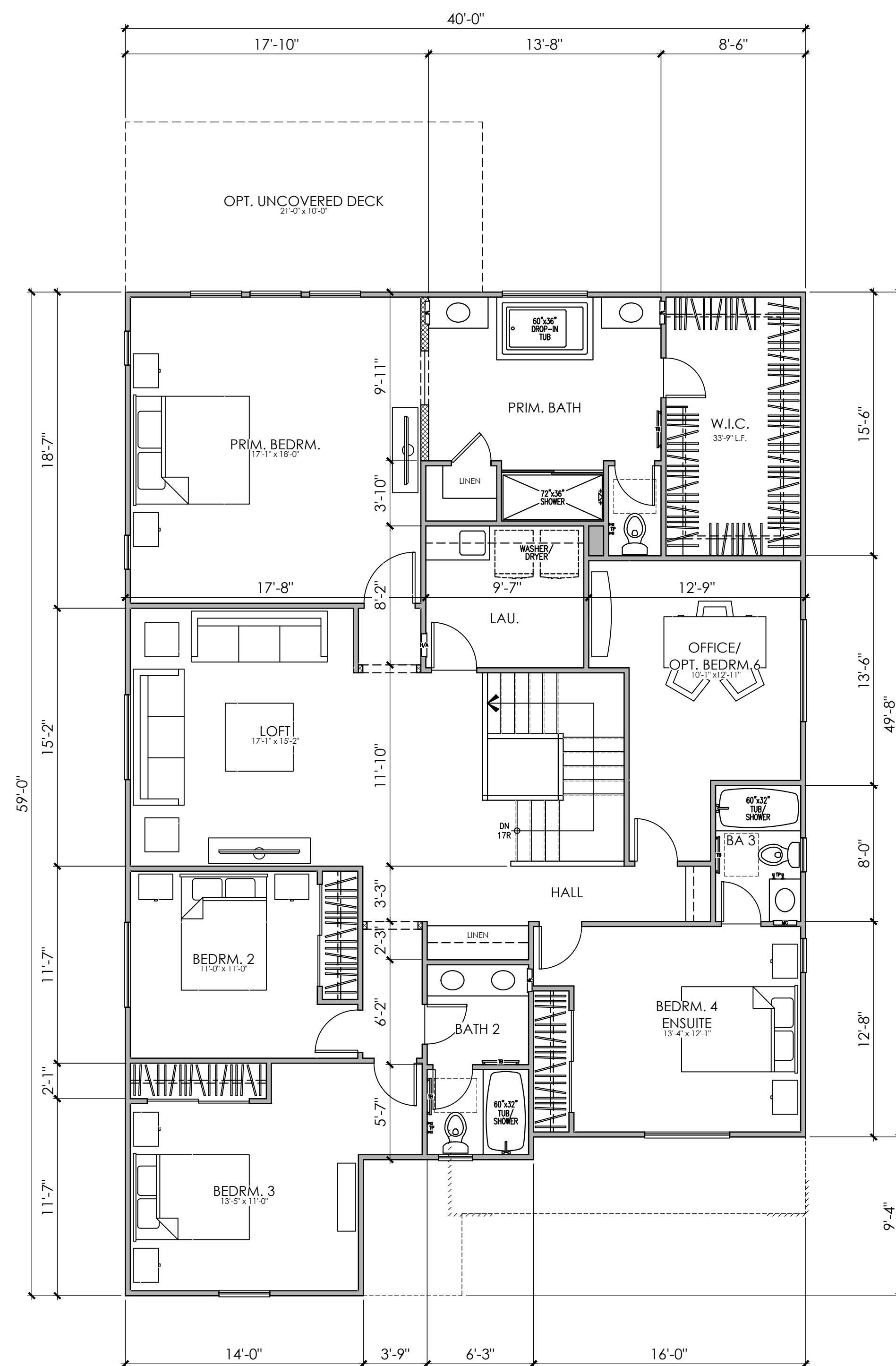


PERSPECTIVE VIEW OF STREET ELEVATION

LOT 9 - PLAN 3BR (3,625) - SCHEME 4 - ROOF PLAN AND PERSPECTIVE COASTAL RUSTIC



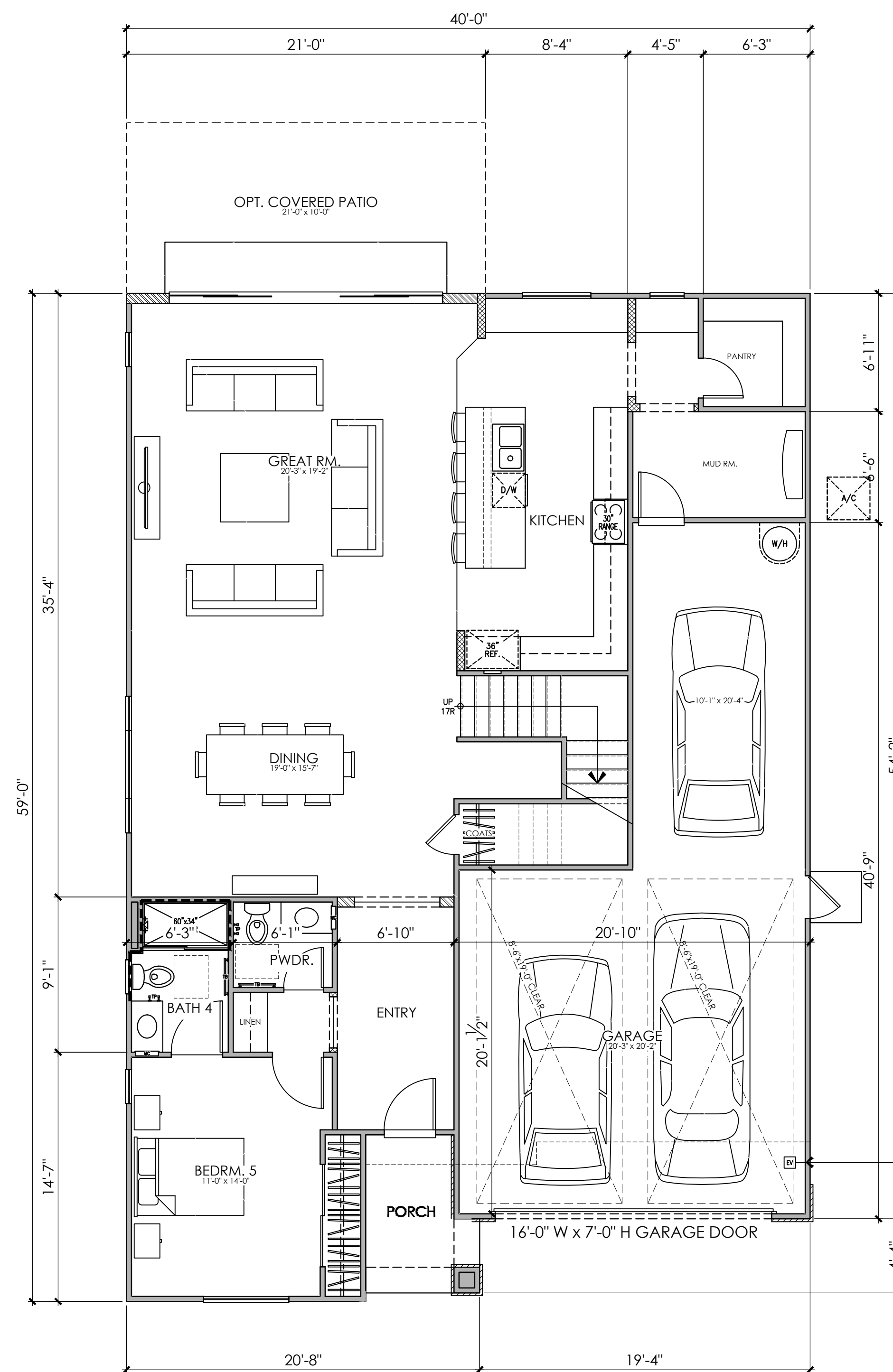
OPT. BEDRM. 6



SECOND FLOOR

PLAN 3BR (3,625)

5 BEDROOM, 4.5 BATH, LOFT, OFFICE / OPT. BEDRM. 6, OPT. PATIO, OPT. DECK, 3 CAR GARAGE
FLOOR PLAN



FIRST FLOOR



ELECTRICAL VEHICLE
CHARGING STATION

PLAN 3
AREA TABULATION

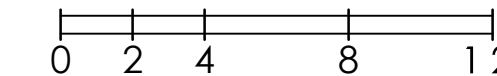
CONDITIONED SPACE

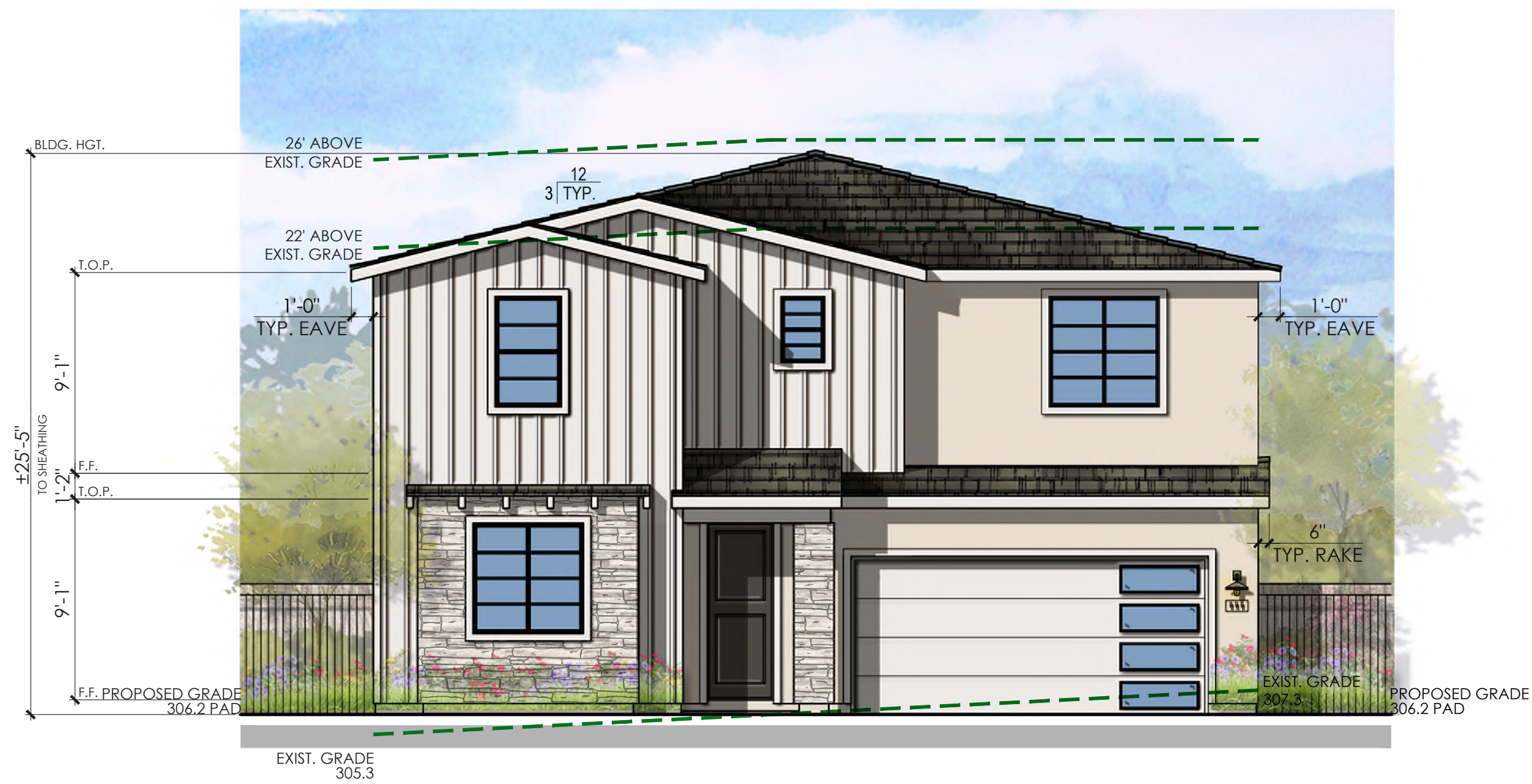
FIRST FLOOR AREA	1,577 SQ. FT.
SECOND FLOOR AREA	2,048 SQ. FT.
TOTAL DWELLING	3,625 SQ. FT.

UNCONDITIONED SPACE

GARAGE	632 SQ. FT.
PORCH	53 SQ. FT.
OPT. PATIO	210 SQ. FT.
OPT. DECK	210 SQ. FT.

LOT 9 - SCHEME 4

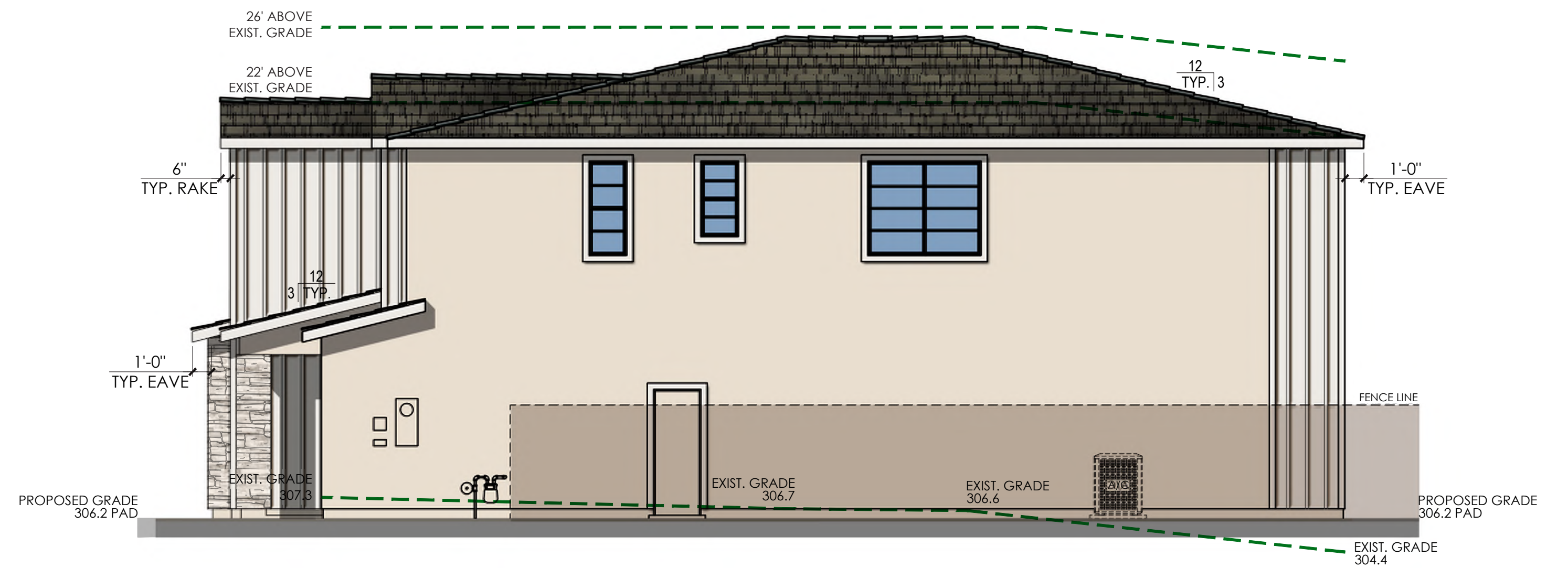




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Refer to landscape drawings for wall, tree, and shrub locations

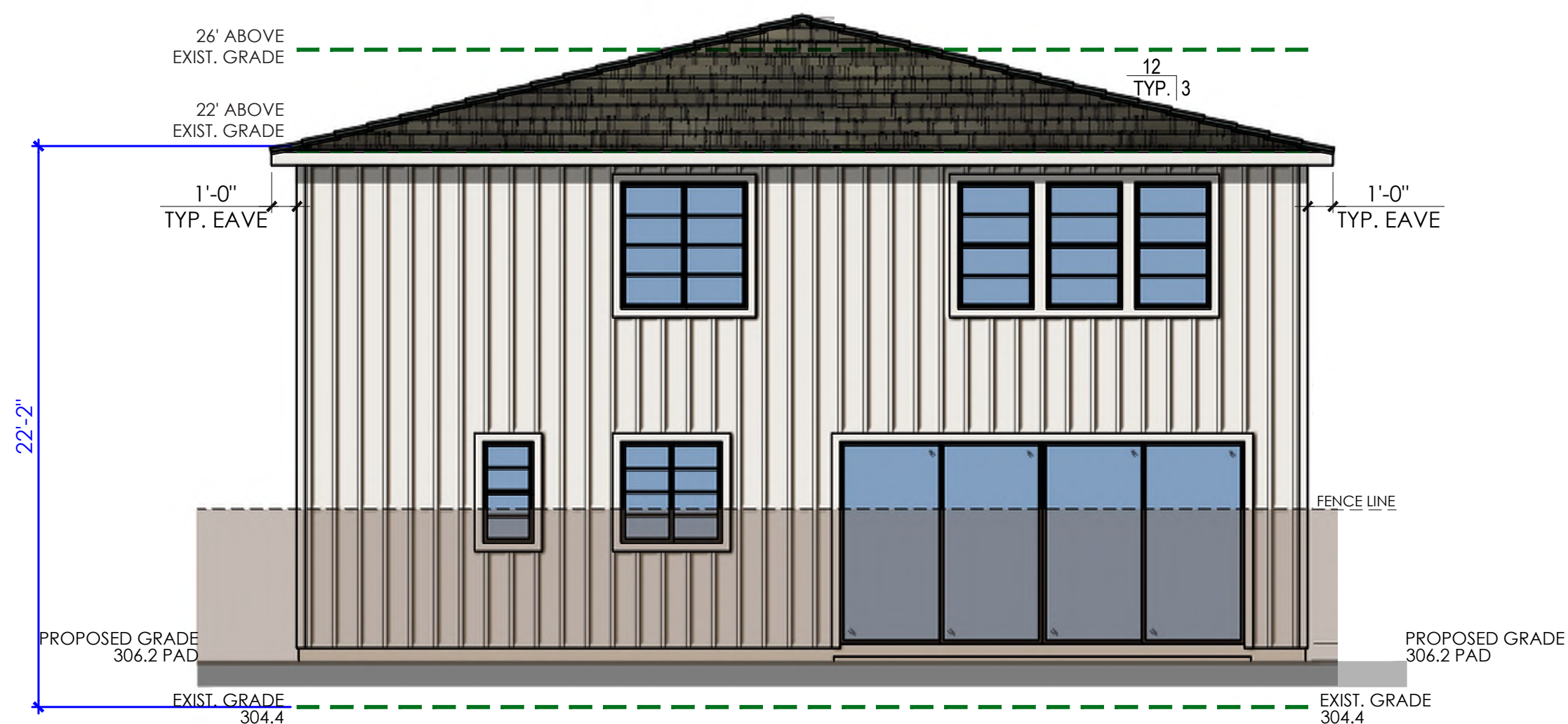
SOUTH



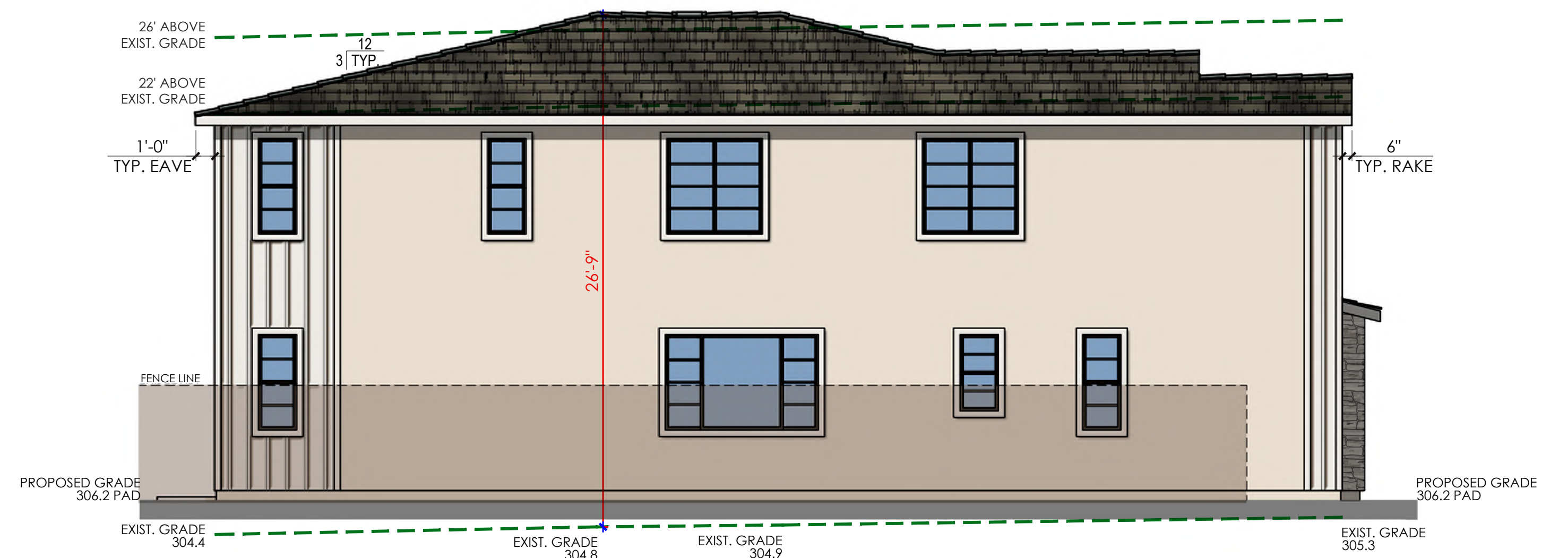
EAST

MATERIALS LEGEND

(WHERE OCCURS)	
FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	COMP. SHINGLE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	WROUGHT IRON
WALL:	STUCCO/ BOARD AND BATTEN
WINDOWS:	VINYL W/ GRIDS
TRIM:	STUCCO OVER RIGID FOAM
PORCH:	STONE VENEER



NORTH



WEST

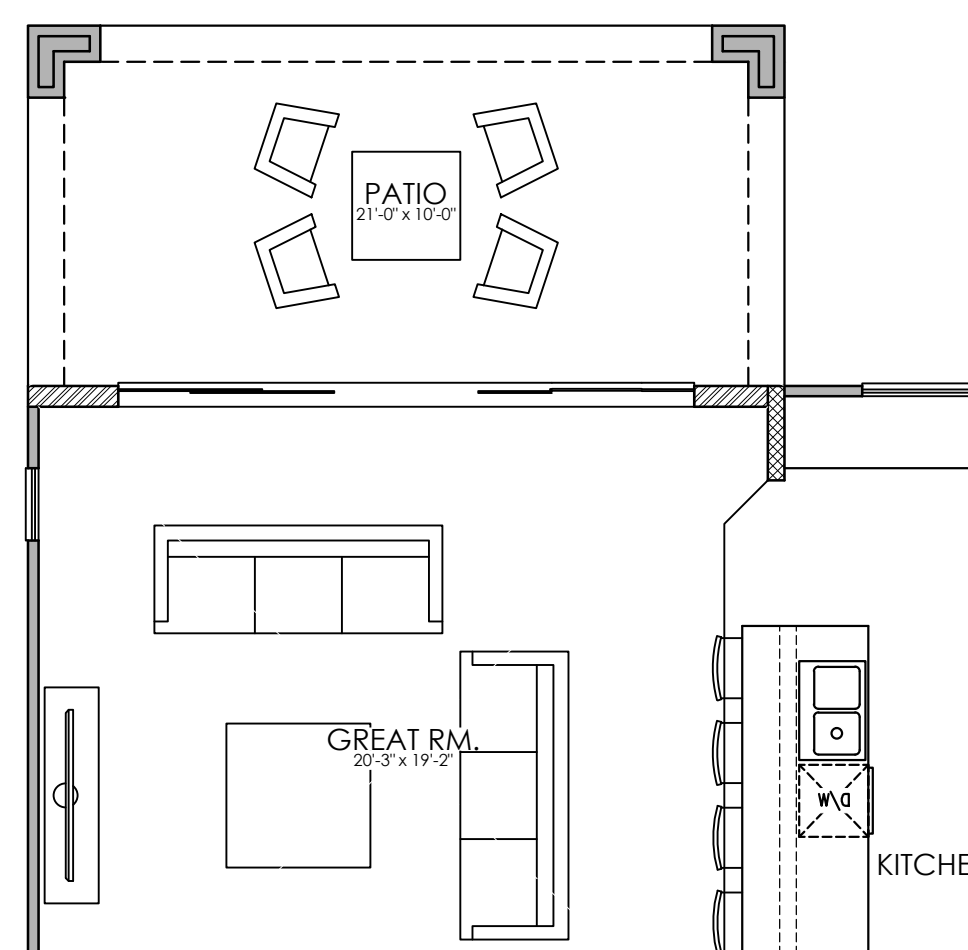
NOTES:

- Building height shall mean the vertical distance from the lower of the natural or finished exterior grade adjacent to the structure, to the highest portion of the structure immediately above.
- Existing slope shown base on spot elevations provided on grading plan.

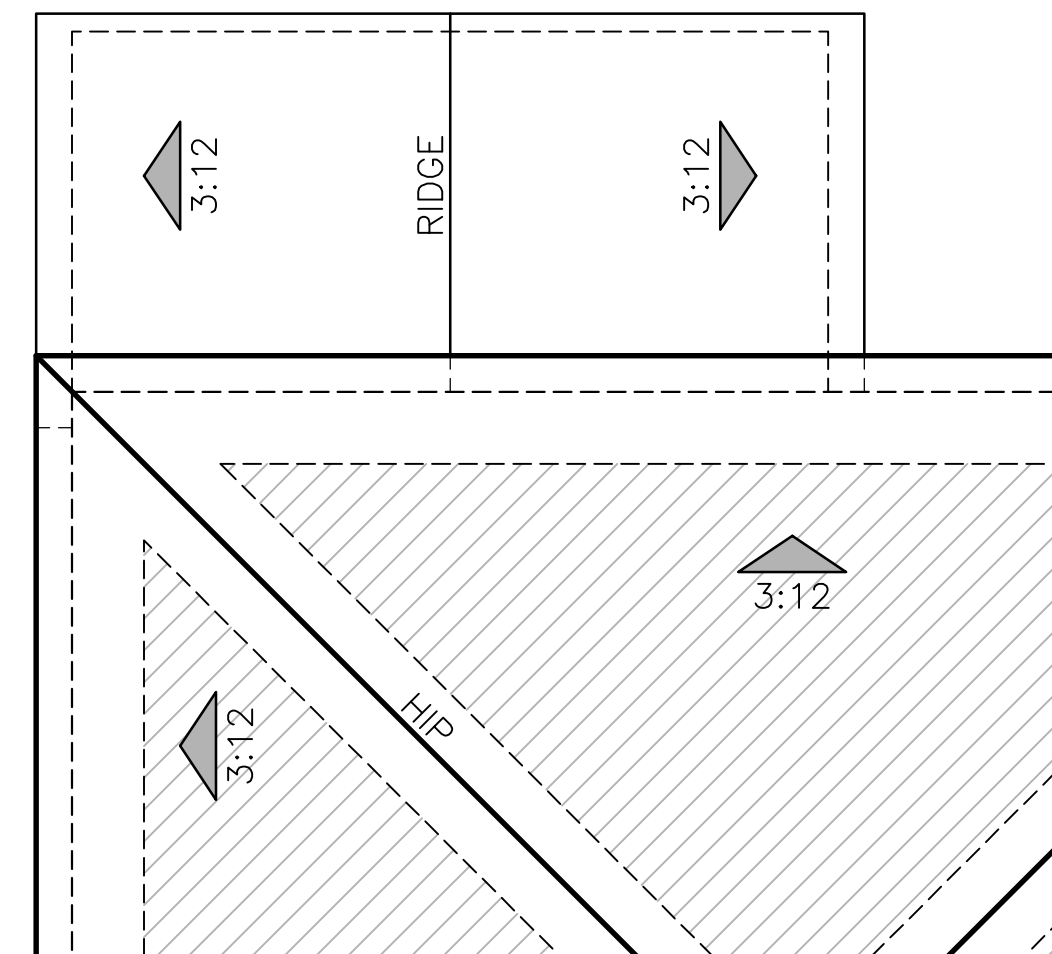
PLAN 3BR (3,625) COASTAL RUSTIC ELEVATIONS

LOT 9 - SCHEME 4

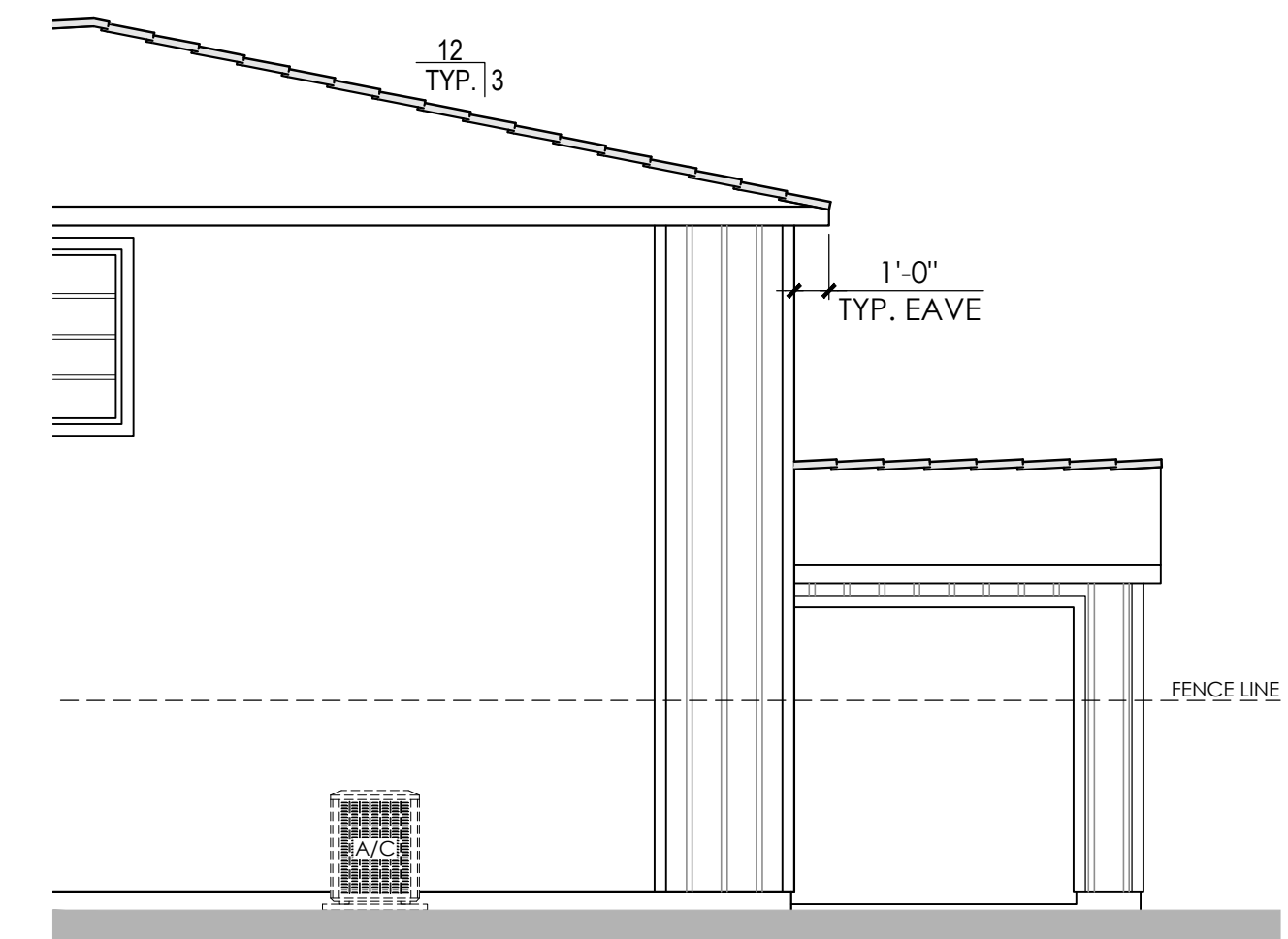
0 2 4 8 12



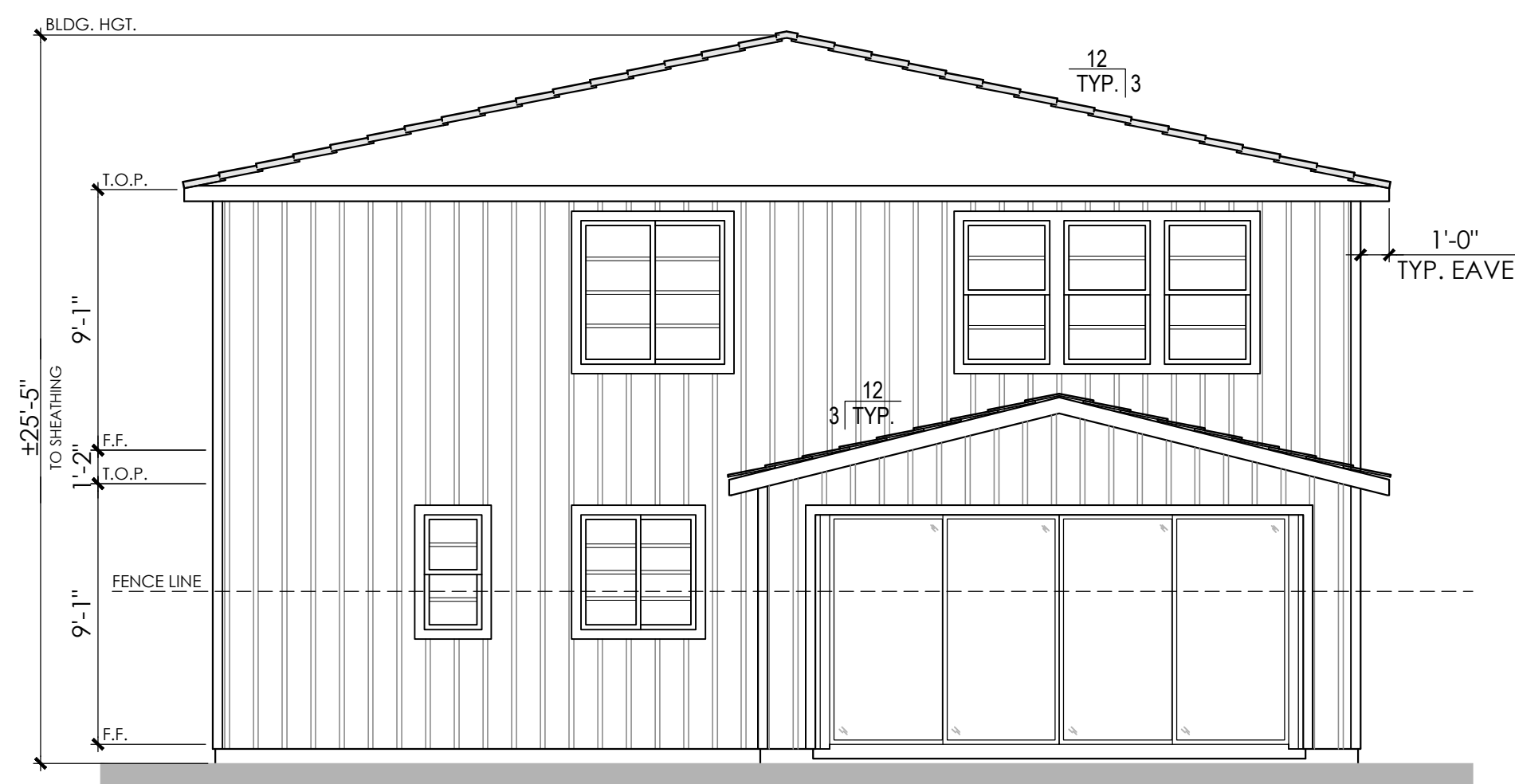
FLOOR PLAN



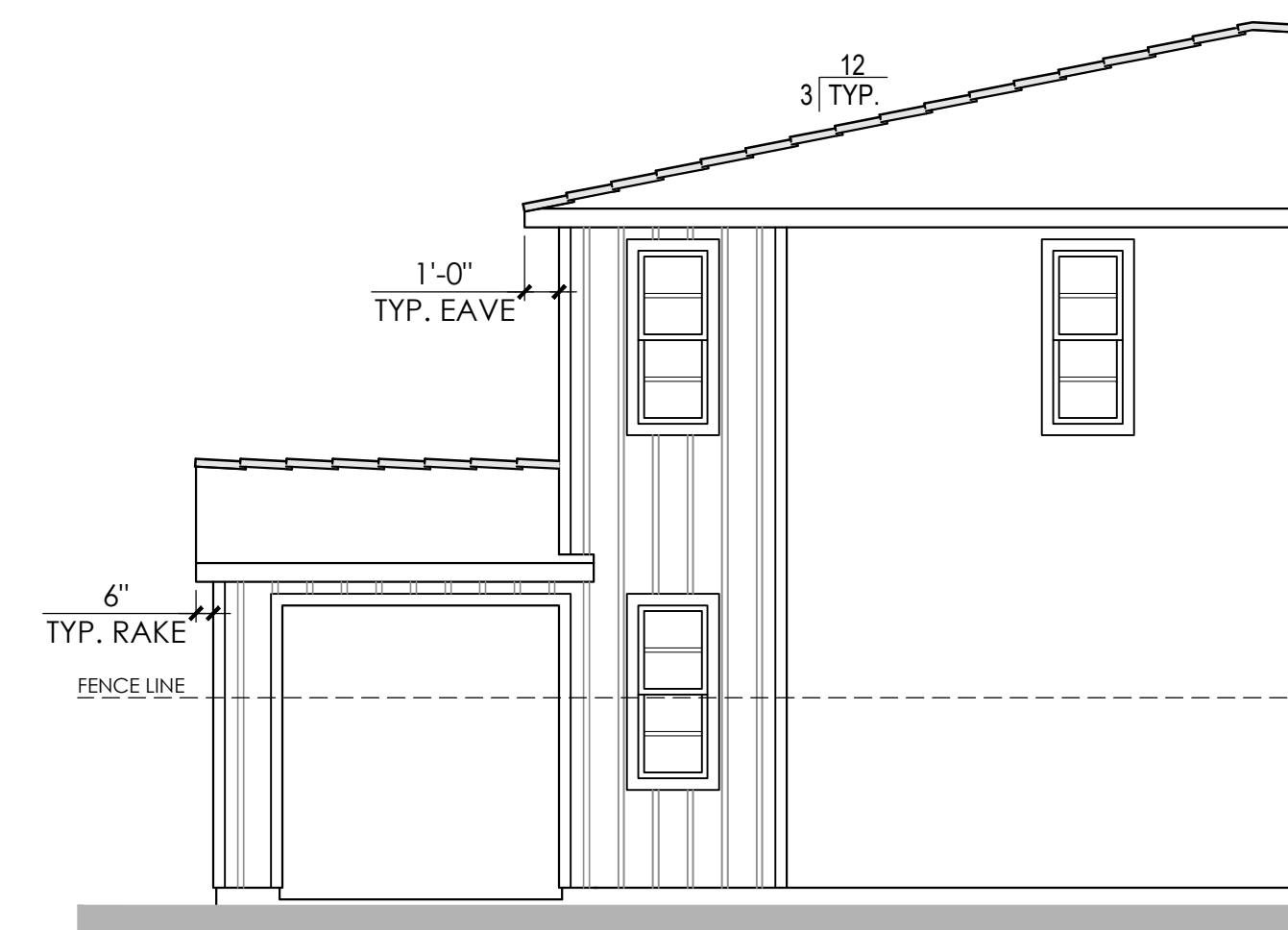
ROOF PLAN



RIGHT



REAR



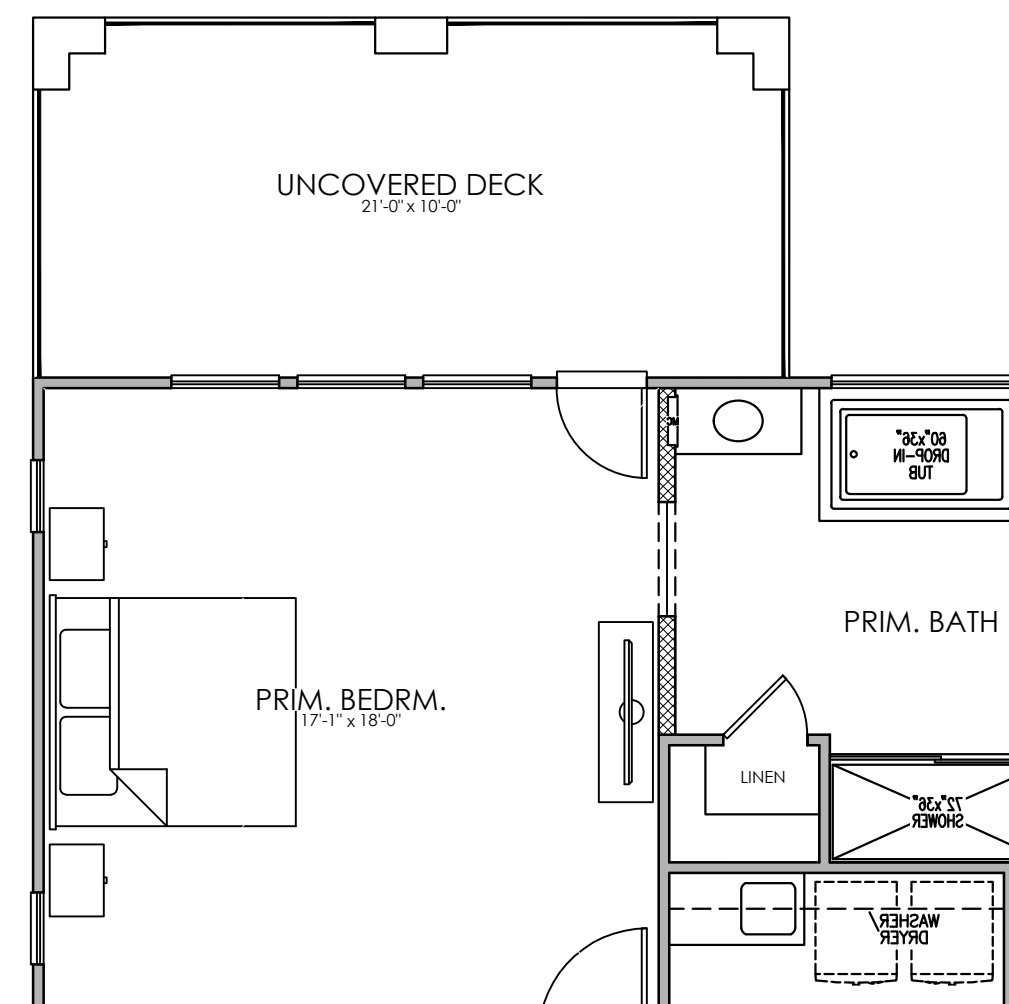
LEFT

PLAN 3BR (3,625) OPTIONAL PATIO COASTAL RUSTIC ELEVATIONS

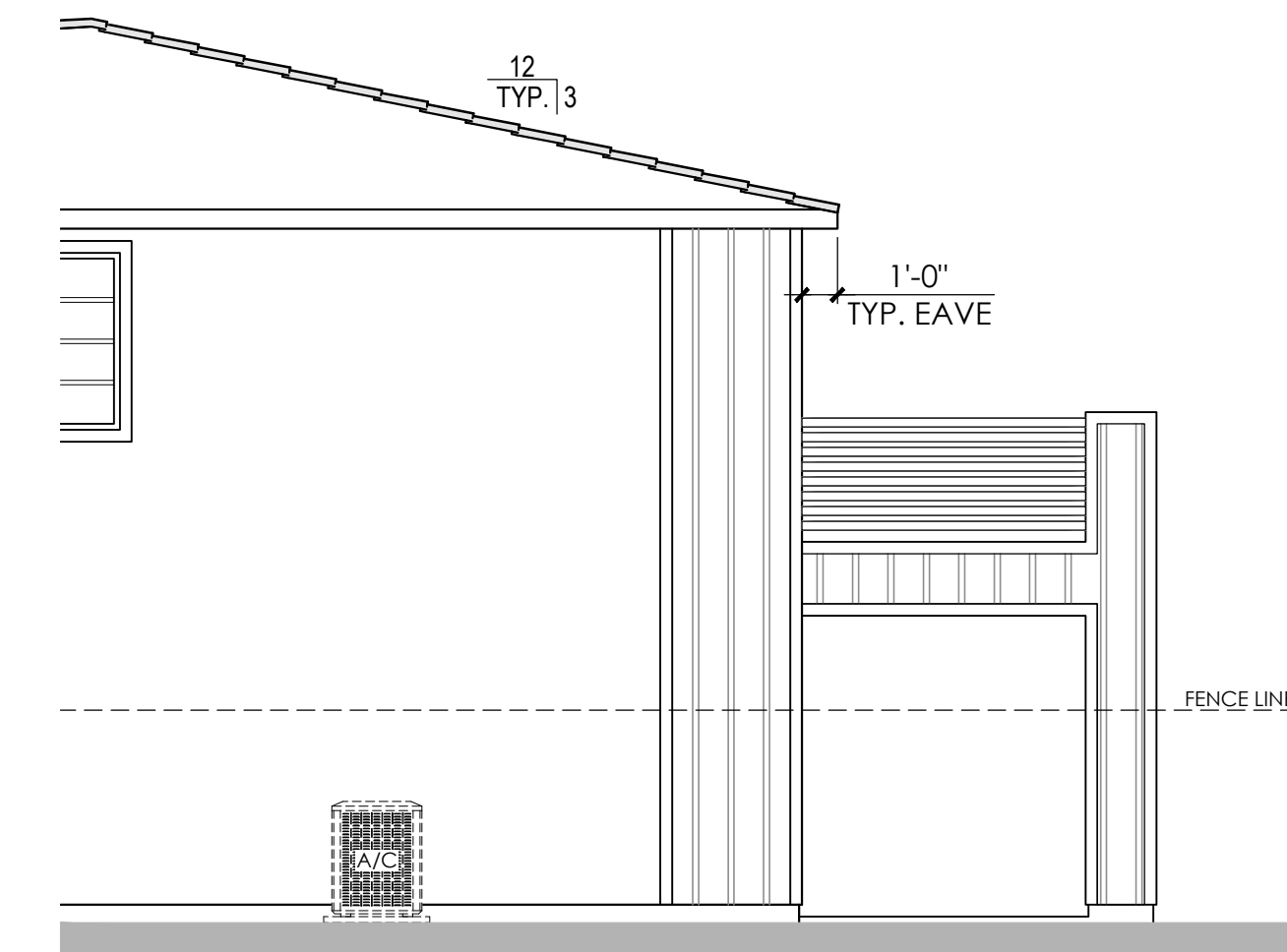
NOTE: REFER TO ARCHITECTURAL SITE PLAN
FOR OPTIONAL PATIO SETBACK

LOT 9 - SCHEME 4

0 2 4 8 12



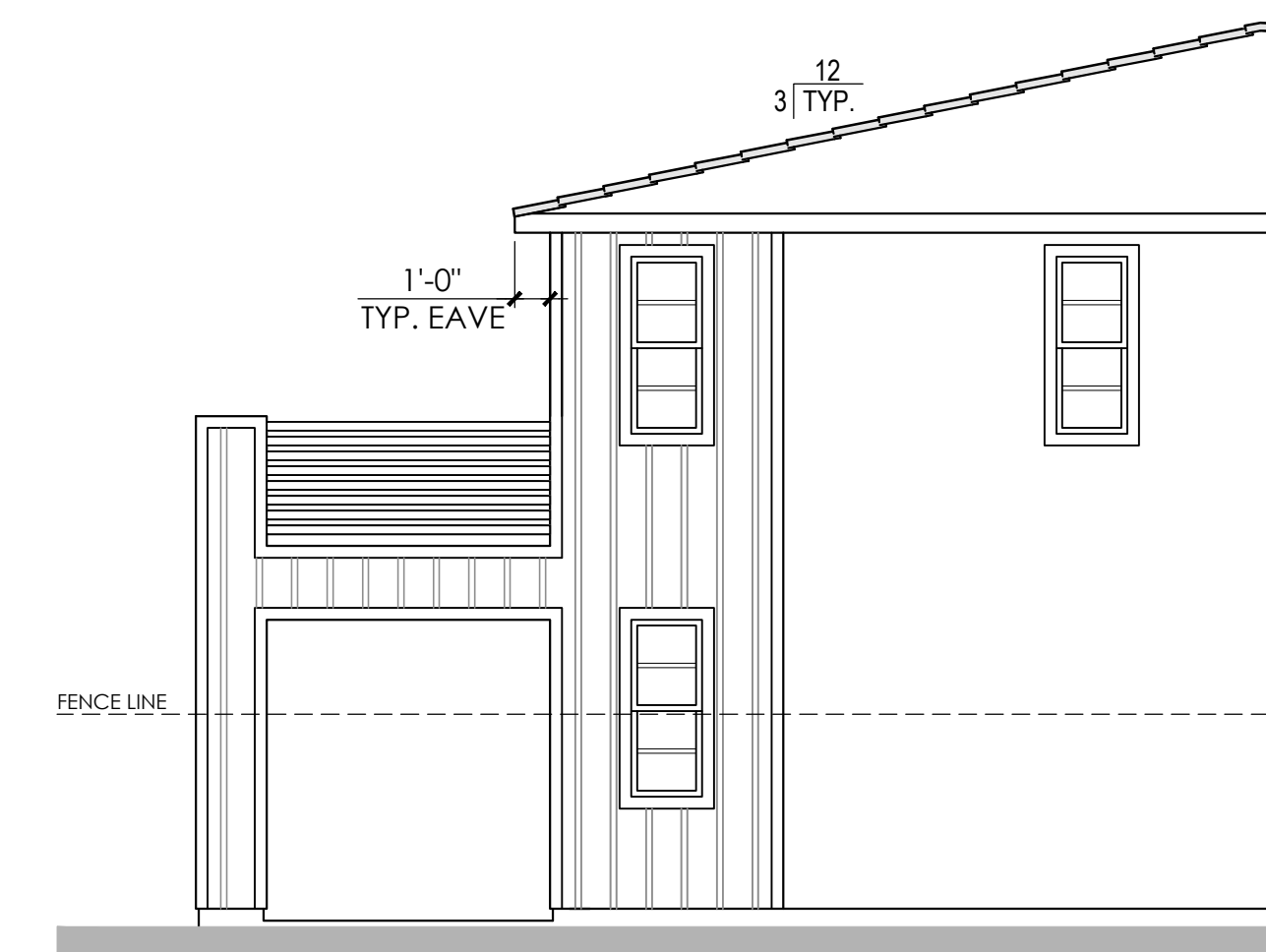
FLOOR PLAN



RIGHT



REAR

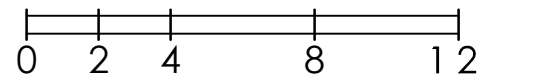


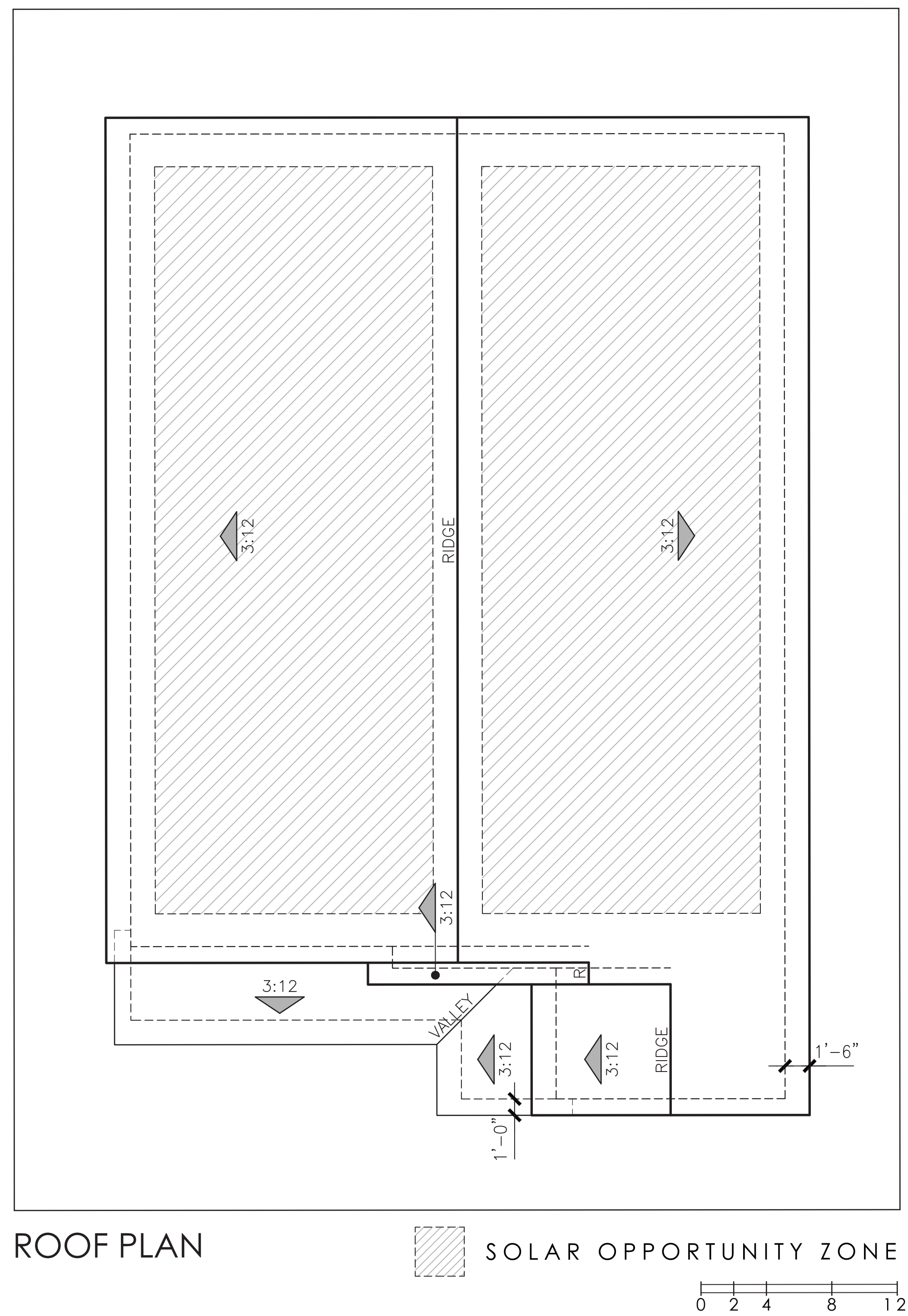
LEFT

PLAN 3BR (3,625) OPTIONAL DECK
COASTAL RUSTIC ELEVATIONS

NOTE: REFER TO ARCHITECTURAL SITE PLAN
FOR OPTIONAL PATIO SETBACK

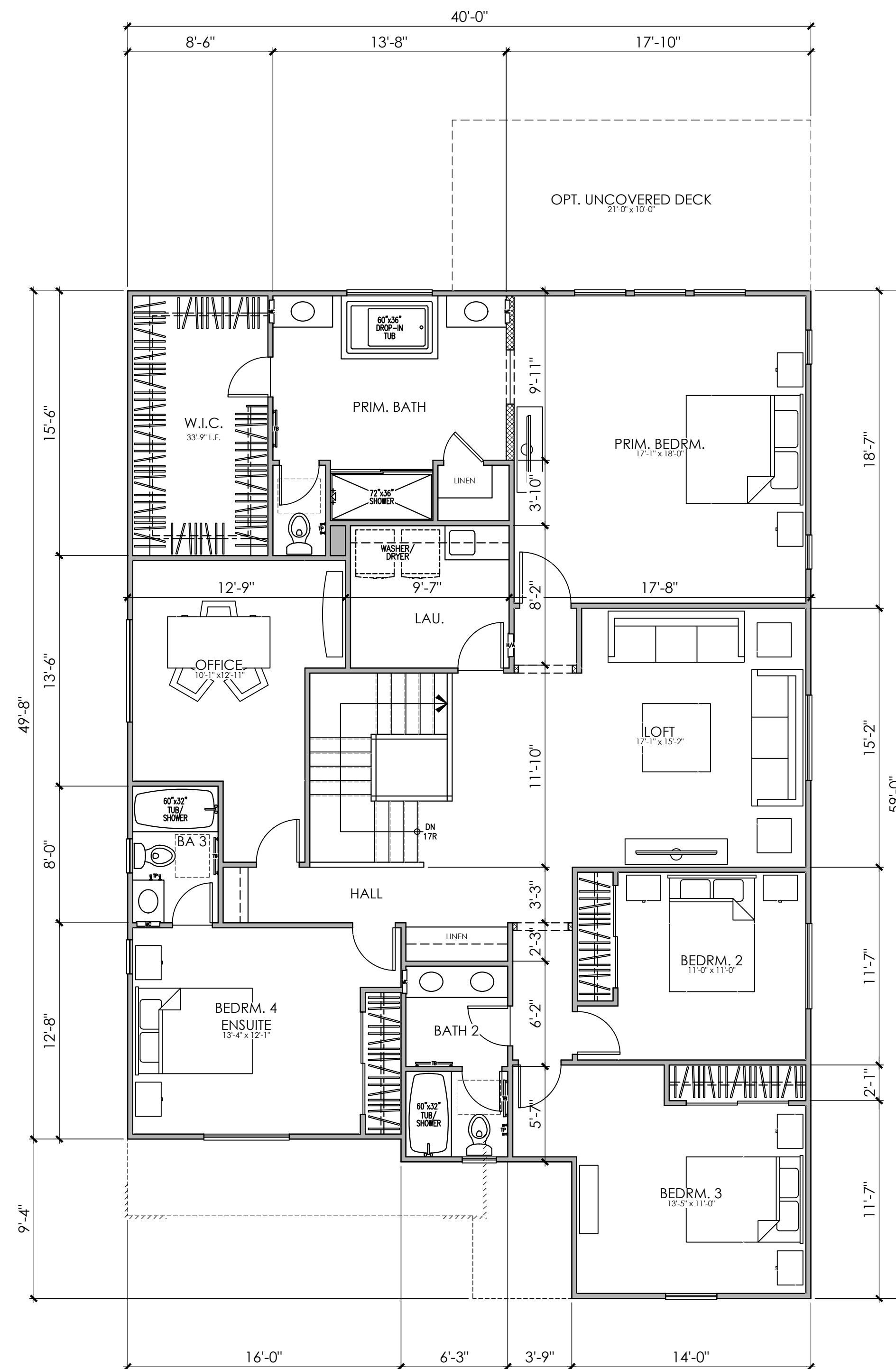
LOT 9 - SCHEME 4



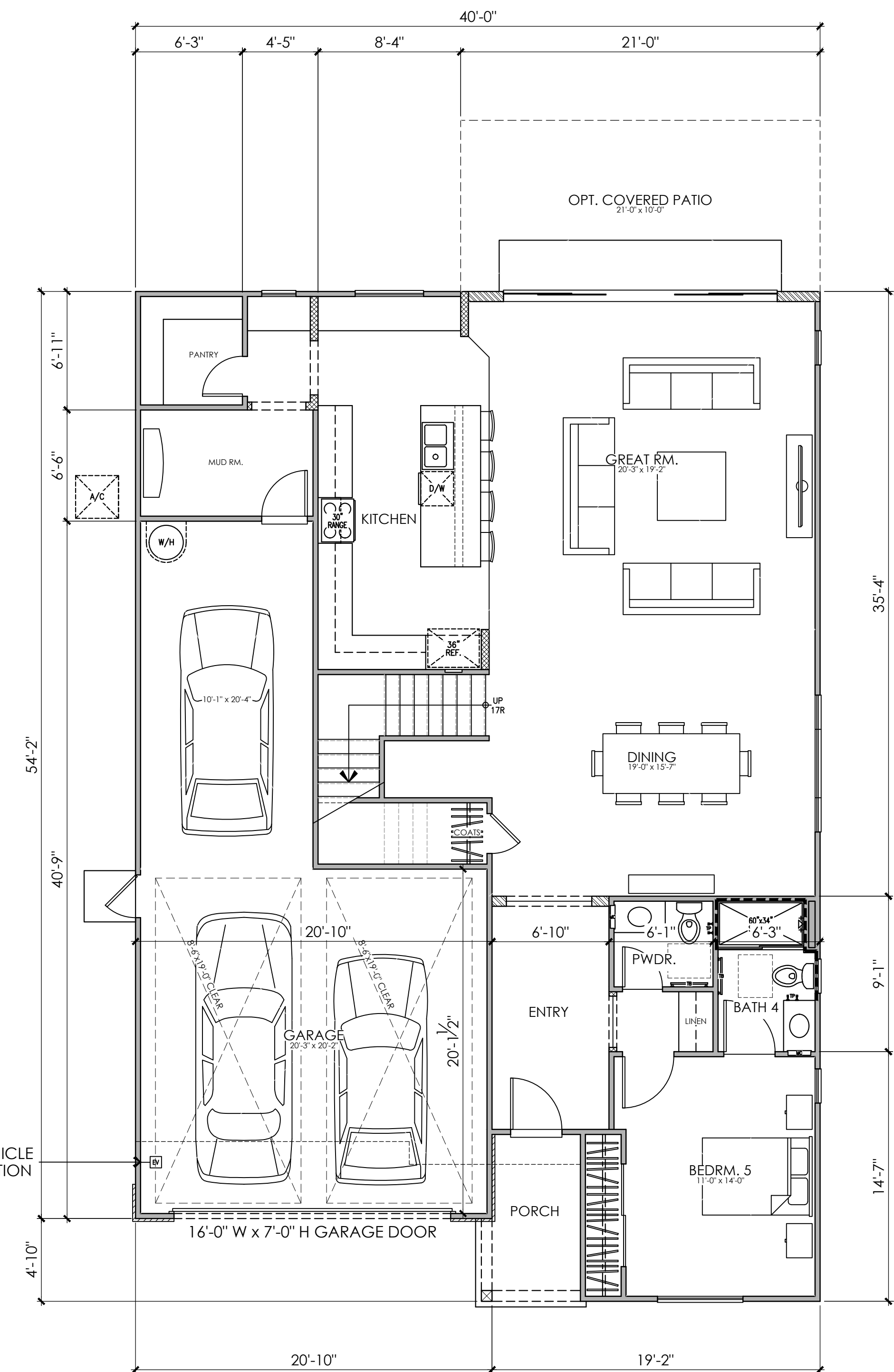


PERSPECTIVE VIEW OF STREET ELEVATION

LOT 10 - PLAN 3A (3,625) - SCHEME 1 - ROOF PLAN AND PERSPECTIVE COASTAL TRADITIONAL

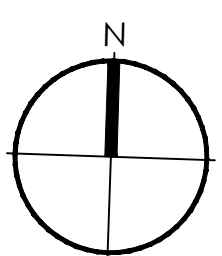


SECOND FLOOR



FIRST FLOOR

PLAN 3A (3,625)
5 BEDROOM, 4.5 BATH, LOFT, OFFICE, OPT. PATIO, OPT. DECK, 3 CAR GARAGE
FLOOR PLAN



PLAN 3
AREA TABULATION

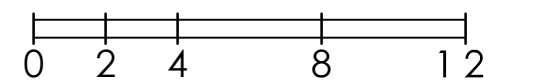
CONDITIONED SPACE

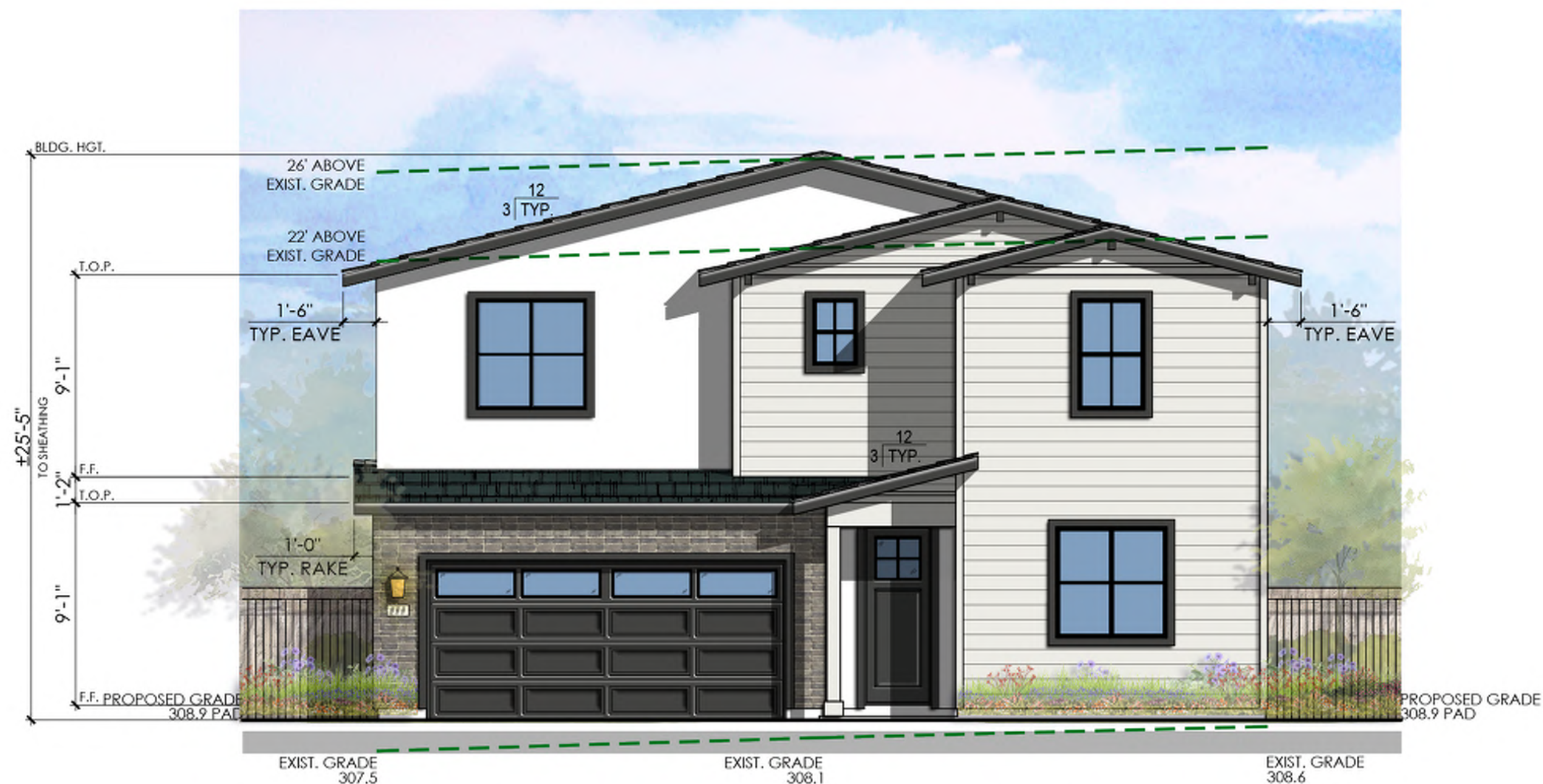
FIRST FLOOR AREA	1,577 SQ. FT.
SECOND FLOOR AREA	2,048 SQ. FT.
TOTAL DWELLING	3,625 SQ. FT.

UNCONDITIONED SPACE

GARAGE	632 SQ. FT.
PORCH	53 SQ. FT.
OPT. PATIO	210 SQ. FT.
OPT. DECK	210 SQ. FT.

LOT 10 - SCHEME 1





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Refer to landscape drawings for wall, tree, and shrub locations

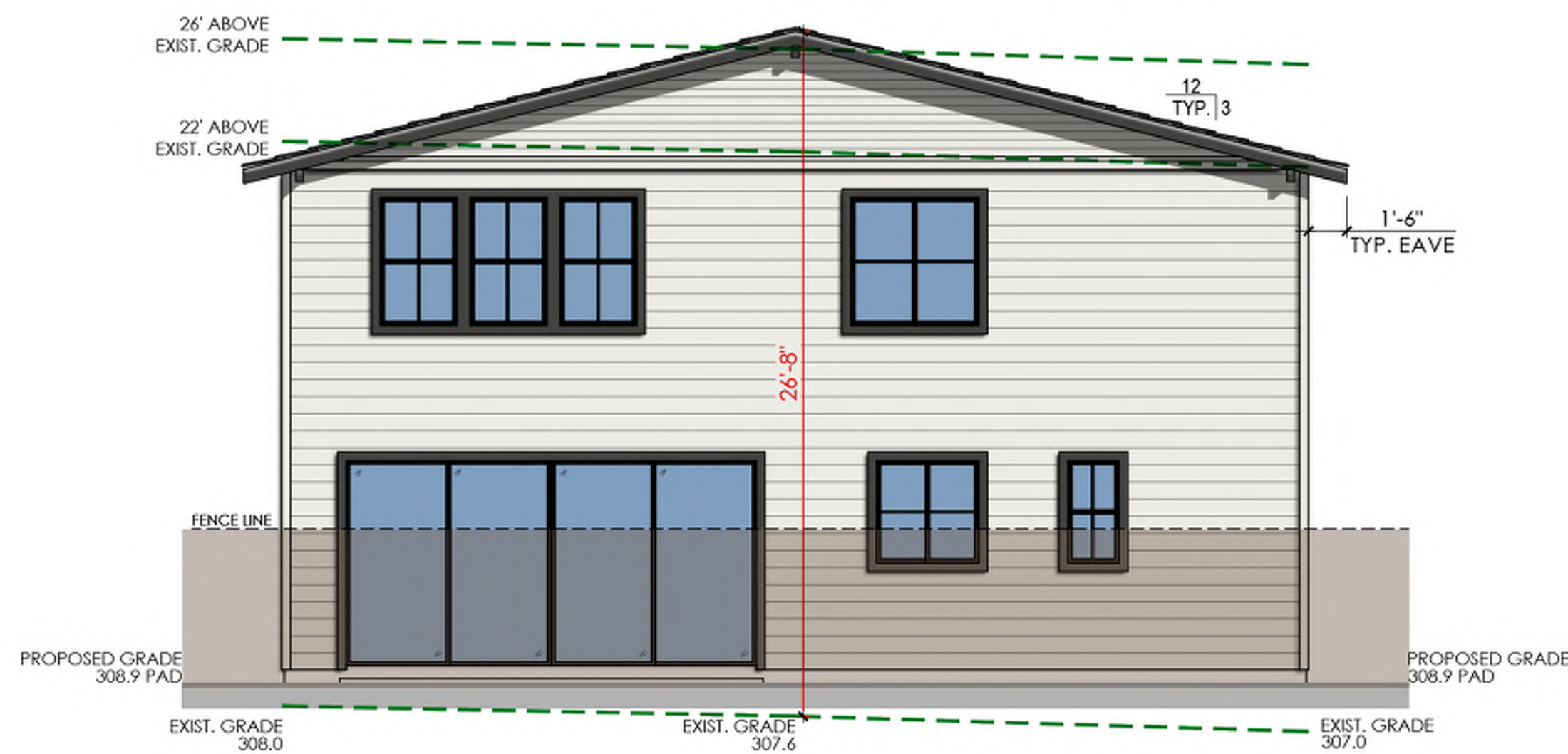
SOUTH



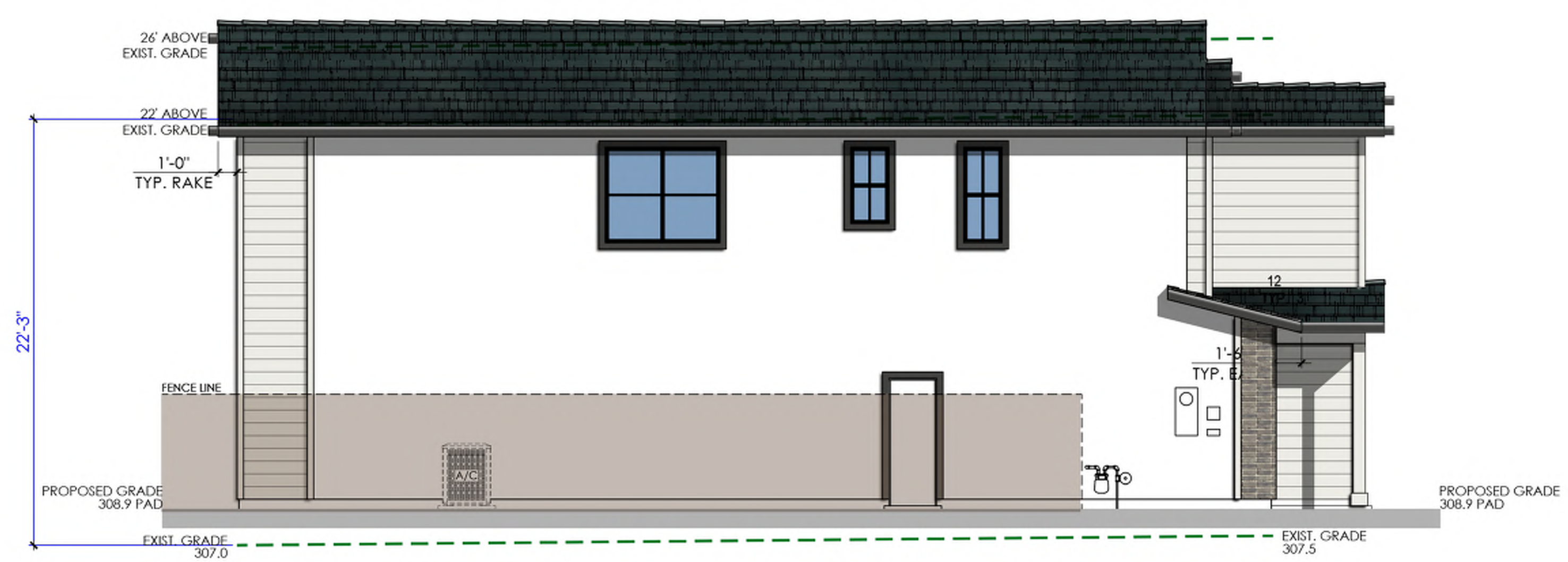
EAST

MATERIALS LEGEND

(WHERE OCCURS)	
FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	COMP. SHINGLE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	LAP SIDING
WALL:	STUCCO/ LAP SIDING/ BRICK VENEER
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
PORCH:	WOOD POST AND BEAM



NORTH



WEST

NOTES:

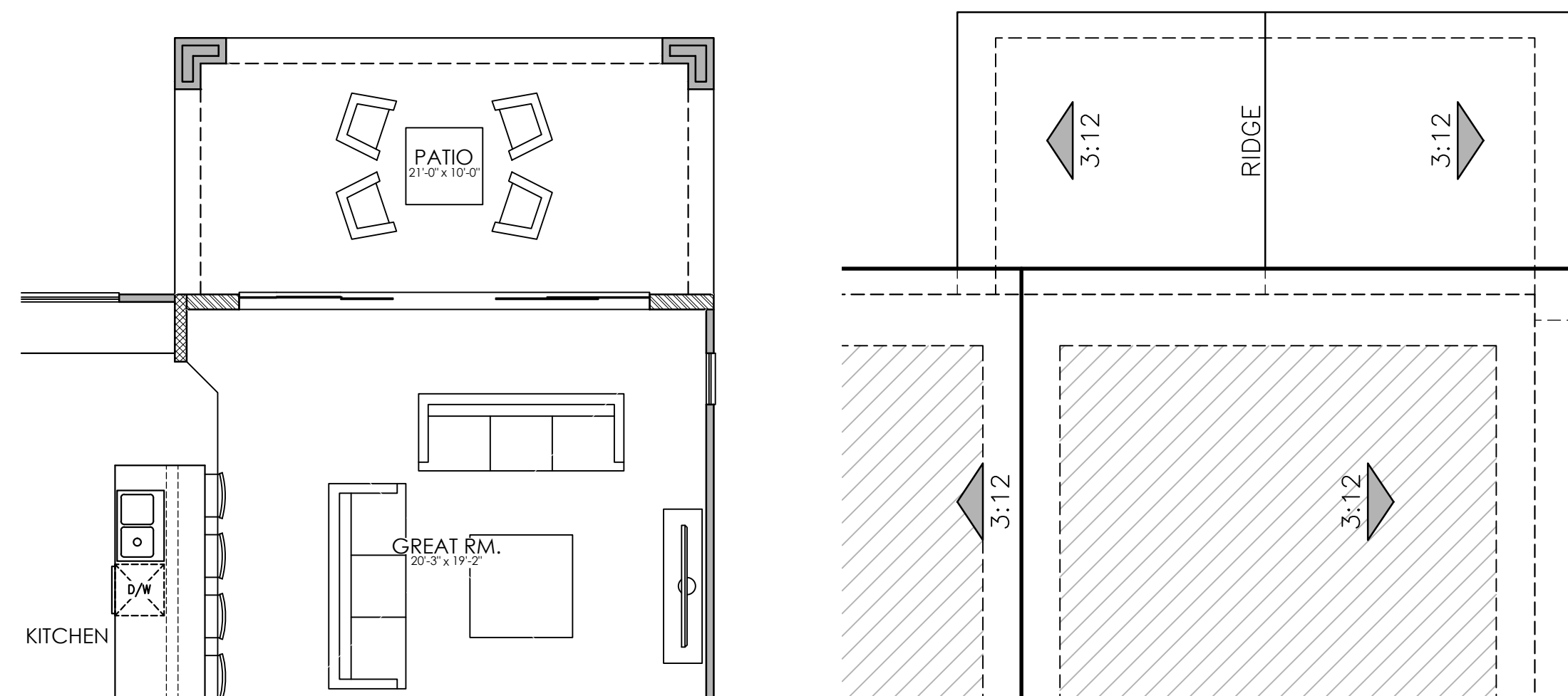
- Building height shall mean the vertical distance from the lower of the natural or finished exterior grade adjacent to the structure, to the highest portion of the structure immediately above.
- Existing slope shown base on spot elevations provided on grading plan.

PLAN 3A (3,625)

COASTAL TRADITIONAL ELEVATIONS

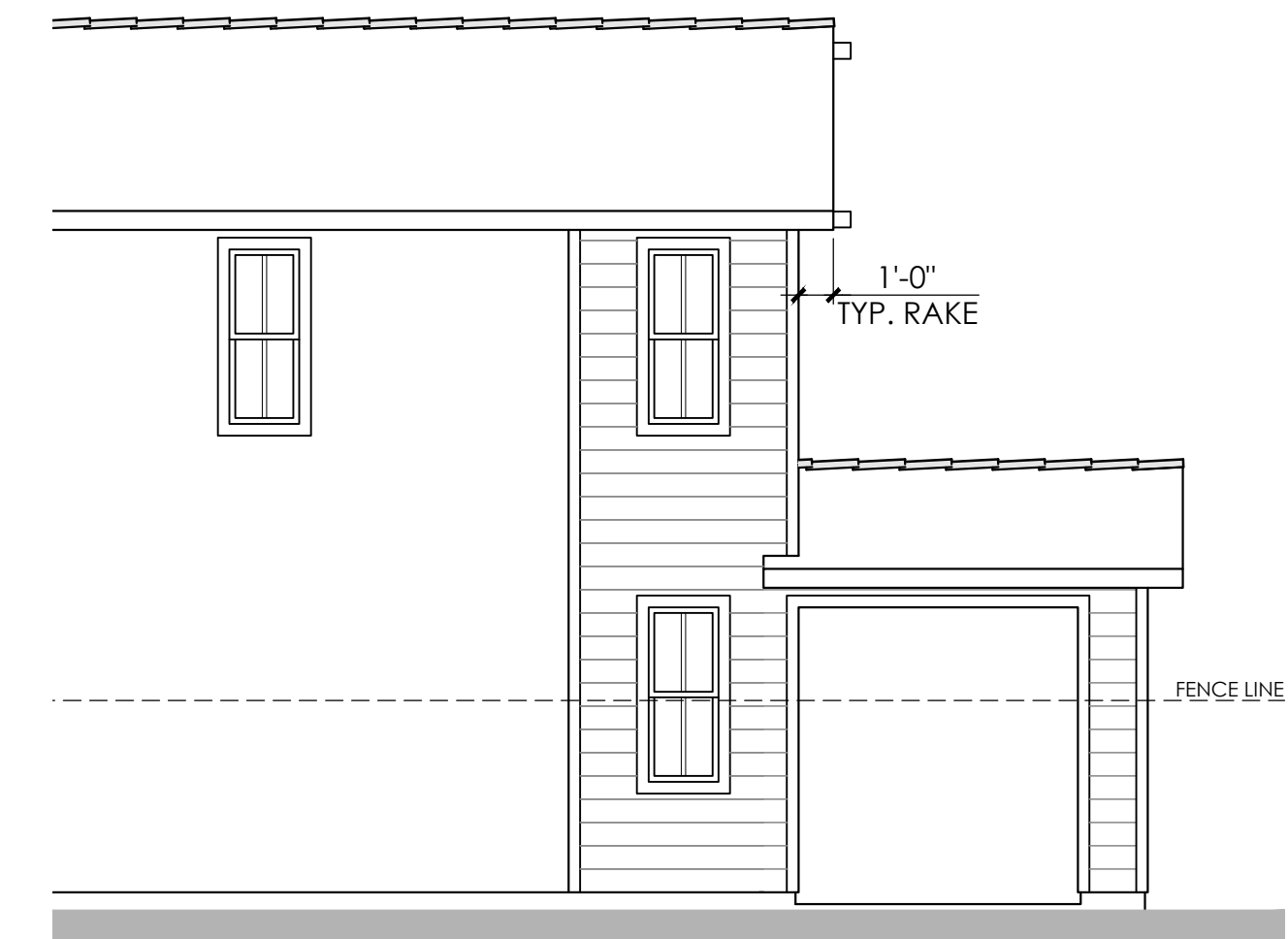
LOT 10 - SCHEME 1

0 2 4 8 12



FLOOR PLAN

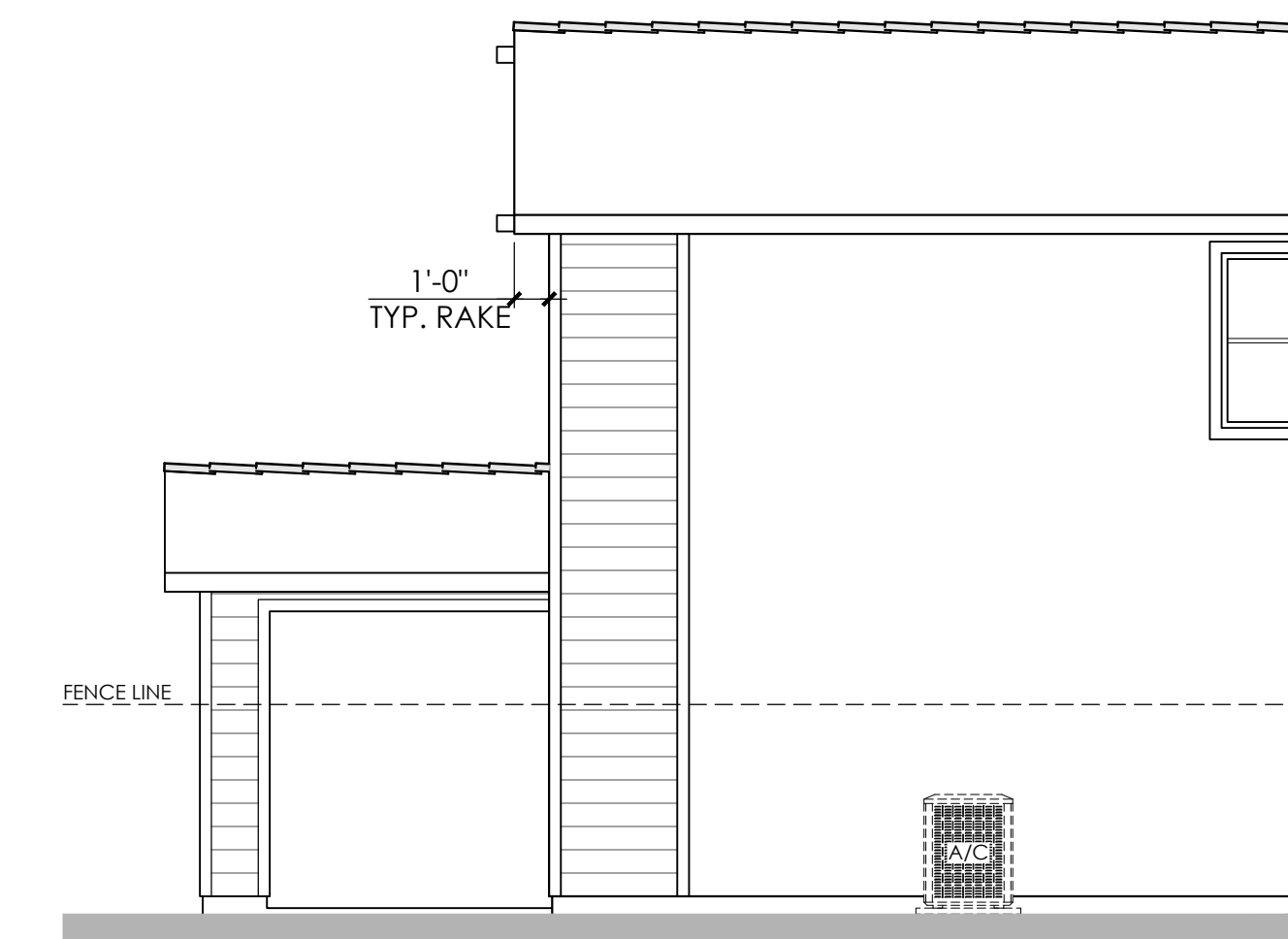
ROOF PLAN



RIGHT



REAR

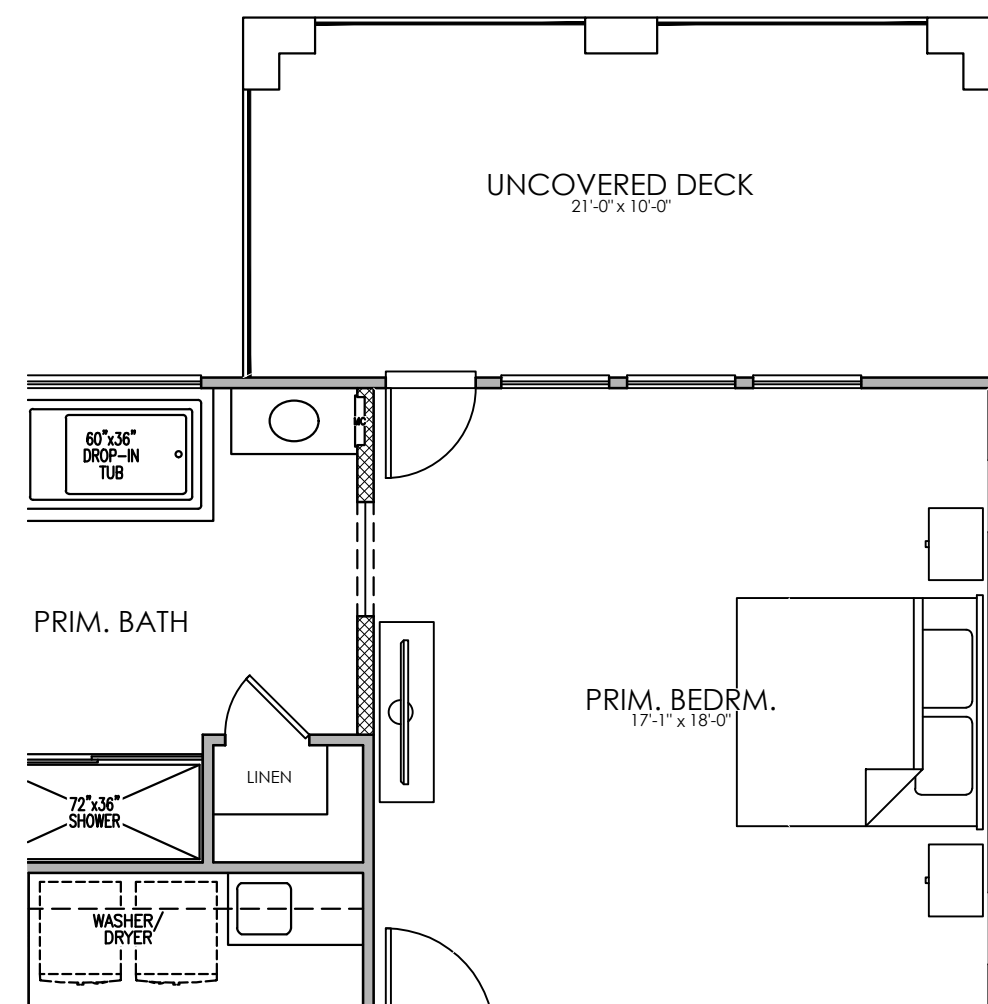


LEFT

PLAN 3A (3,625) OPTIONAL PATIO COASTAL TRADITIONAL ELEVATIONS

NOTE: REFER TO ARCHITECTURAL SITE PLAN
FOR OPTIONAL PATIO SETBACK

LOT 10 - SCHEME 1
0 2 4 8 12



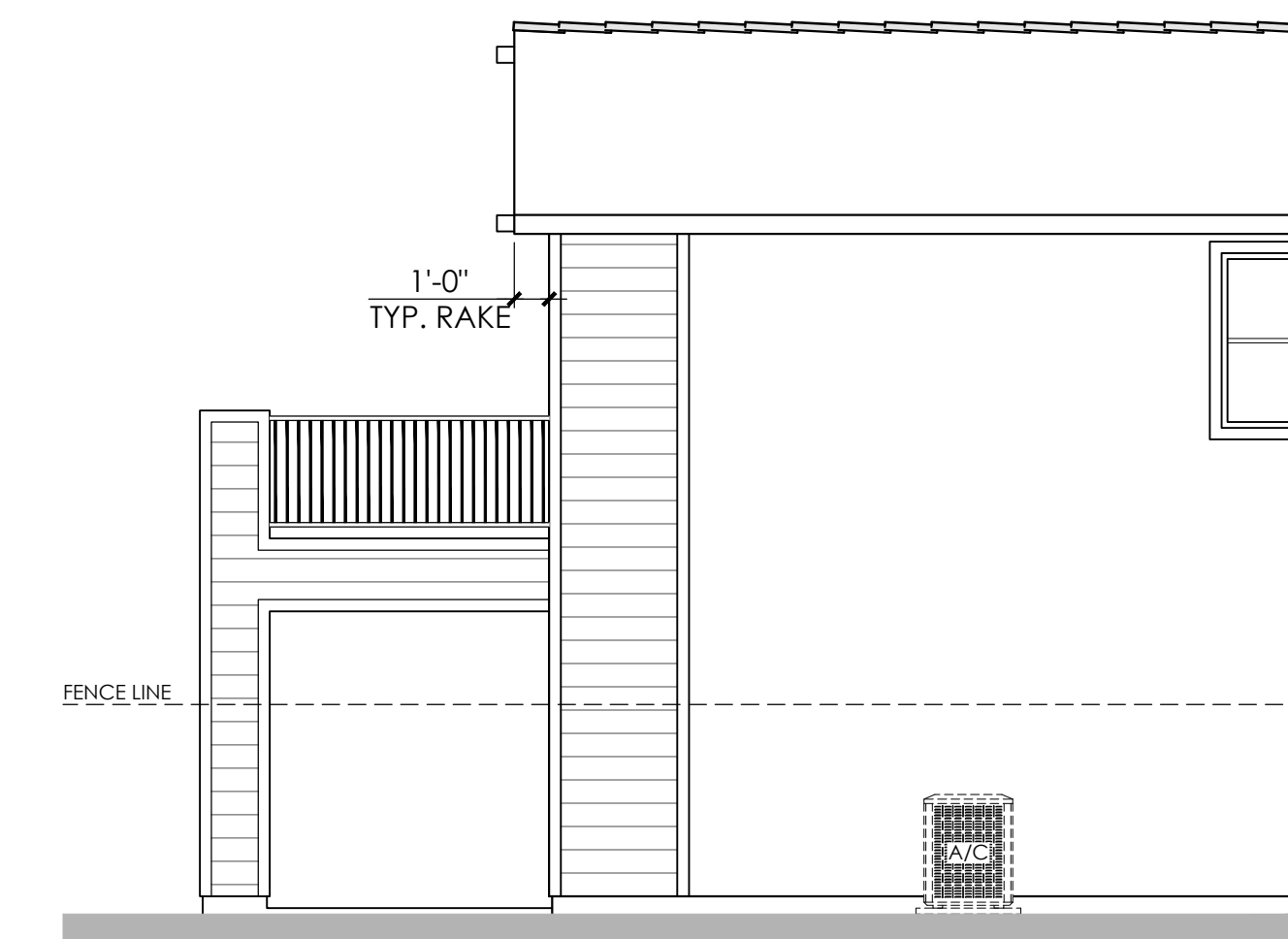
FLOOR PLAN



RIGHT



REAR

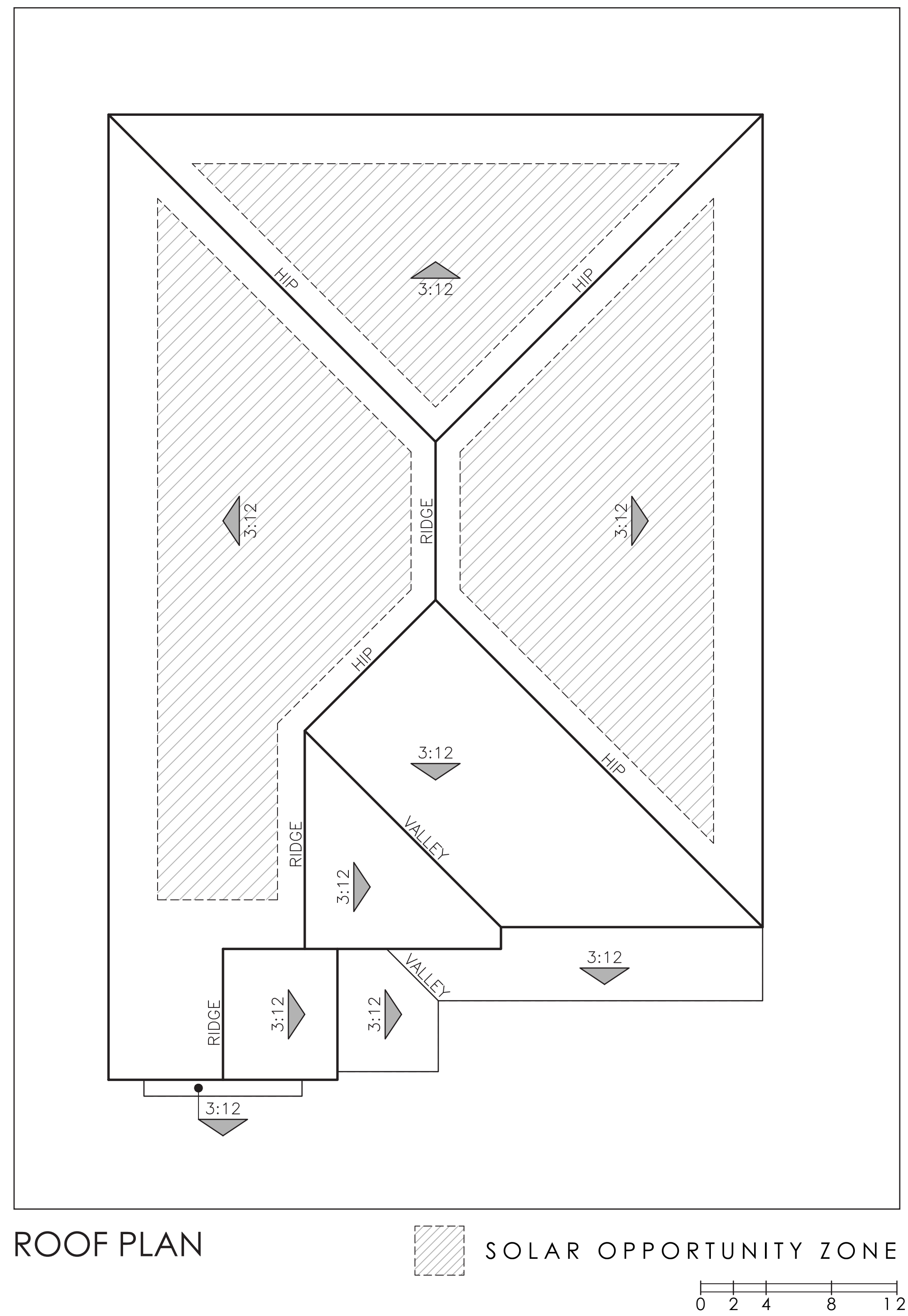


LEFT

PLAN 3A (3,625) OPTIONAL DECK
COASTAL TRADITIONAL ELEVATIONS

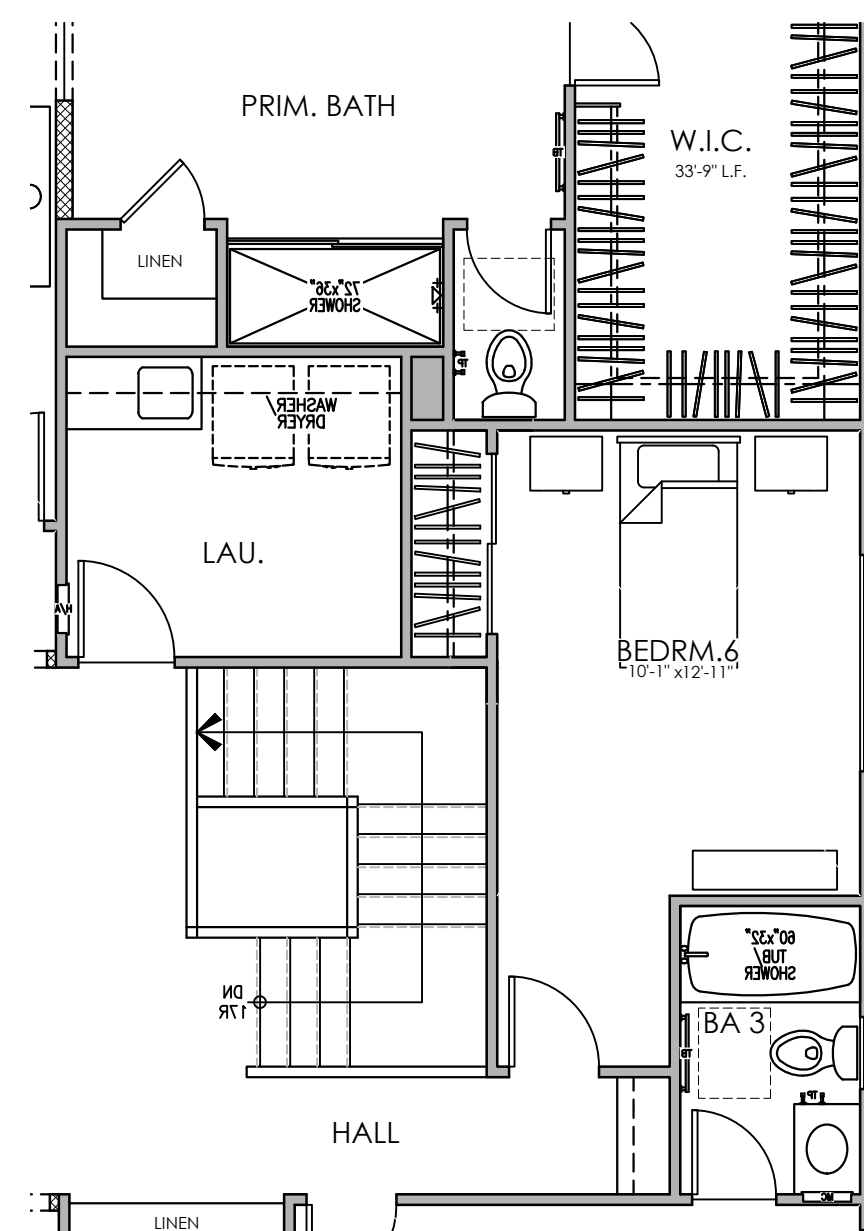
NOTE: REFER TO ARCHITECTURAL SITE PLAN
FOR OPTIONAL PATIO SETBACK

LOT 10 - SCHEME 1
0 2 4 8 12

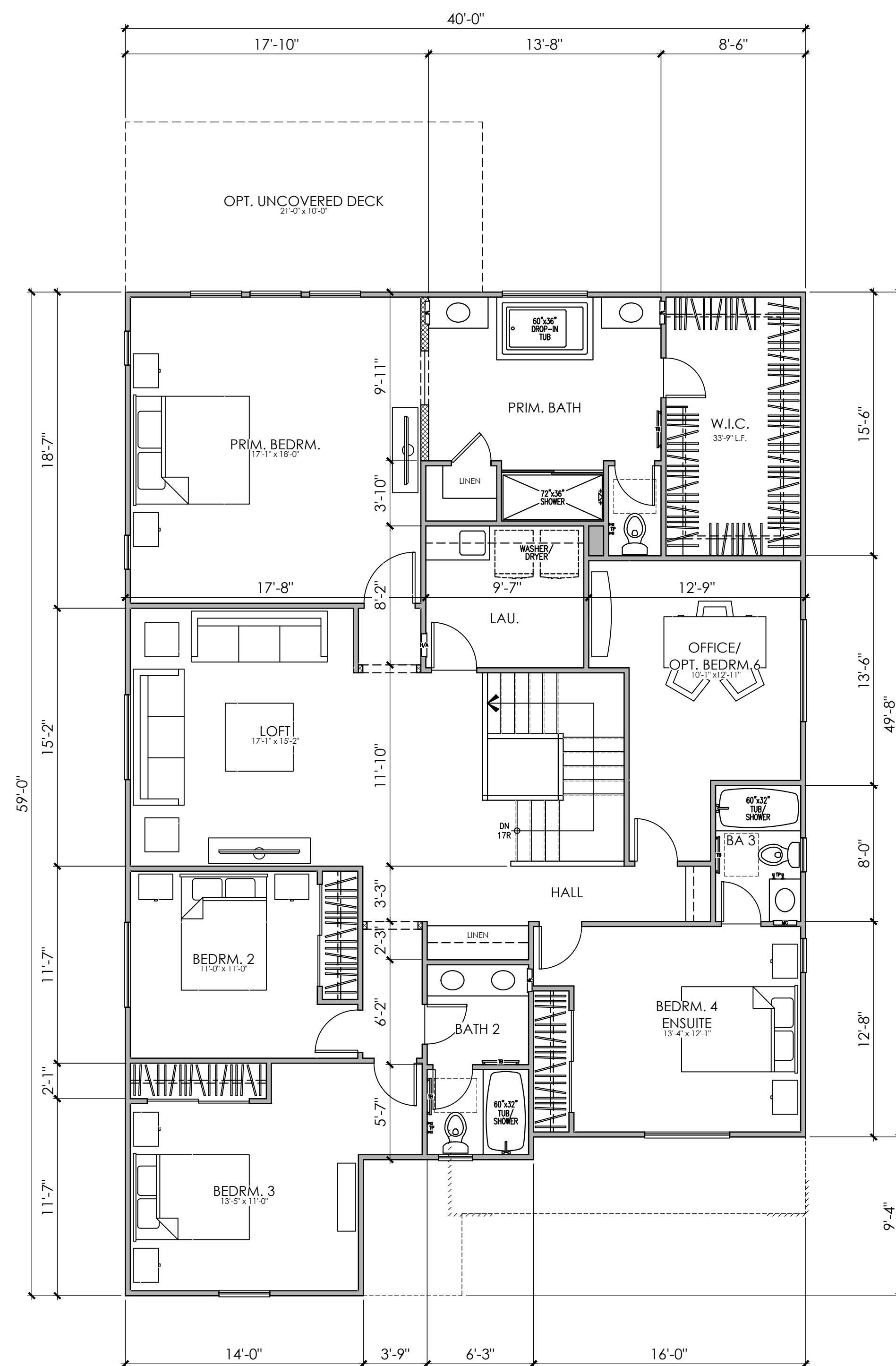


PERSPECTIVE VIEW OF STREET ELEVATION

LOT 11 - PLAN 3CR (3,625) - SCHEME 9 - ROOF PLAN AND PERSPECTIVE COASTAL MODERN



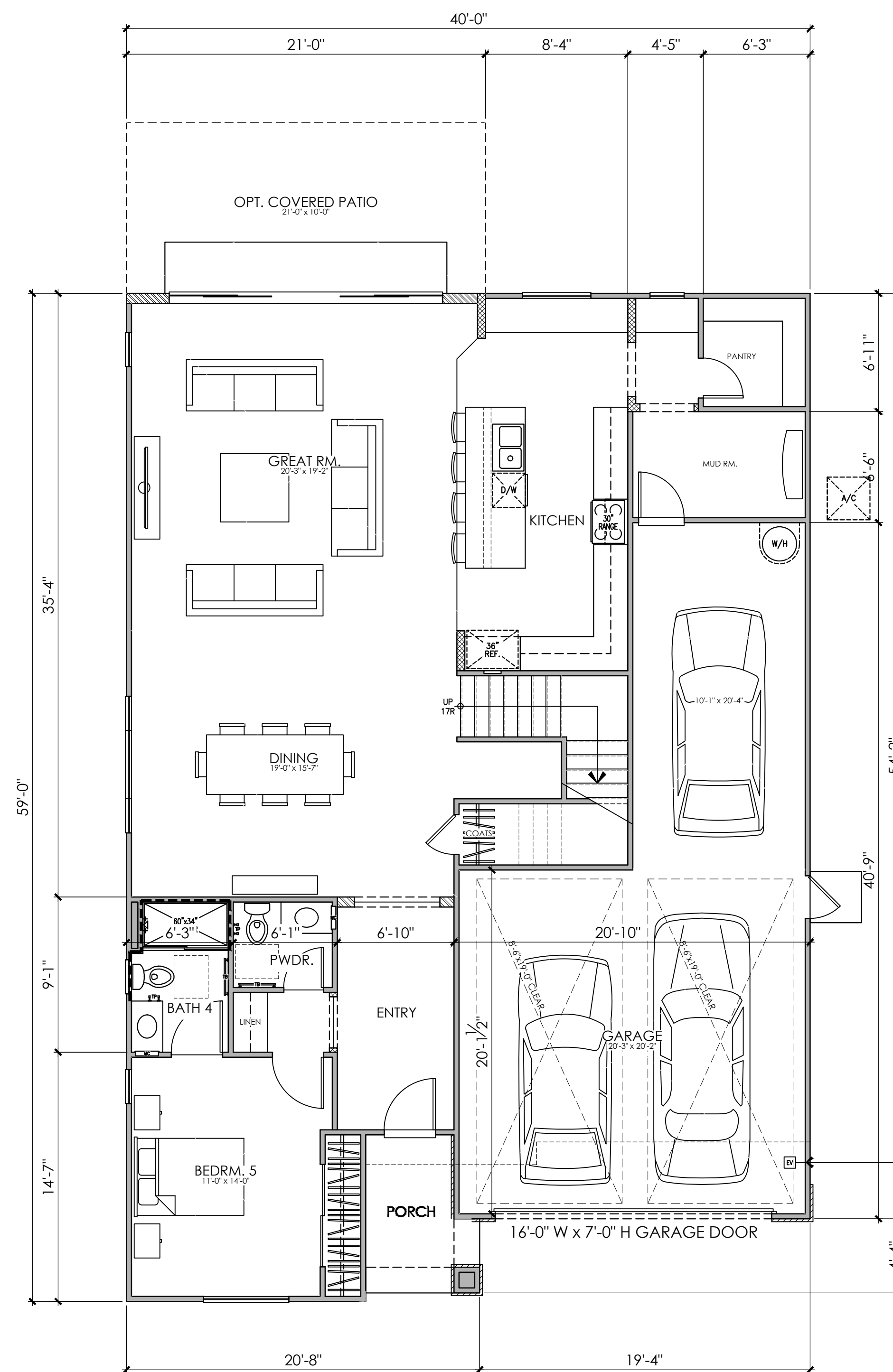
OPT. BEDRM. 6



SECOND FLOOR

PLAN 3CR (3,625)

5 BEDROOM, 4.5 BATH, LOFT, OFFICE / OPT. BEDRM. 6, OPT. PATIO, OPT. DECK, 3 CAR GARAGE
FLOOR PLAN



FIRST FLOOR



ELECTRICAL VEHICLE
CHARGING STATION

PLAN 3
AREA TABULATION

CONDITIONED SPACE

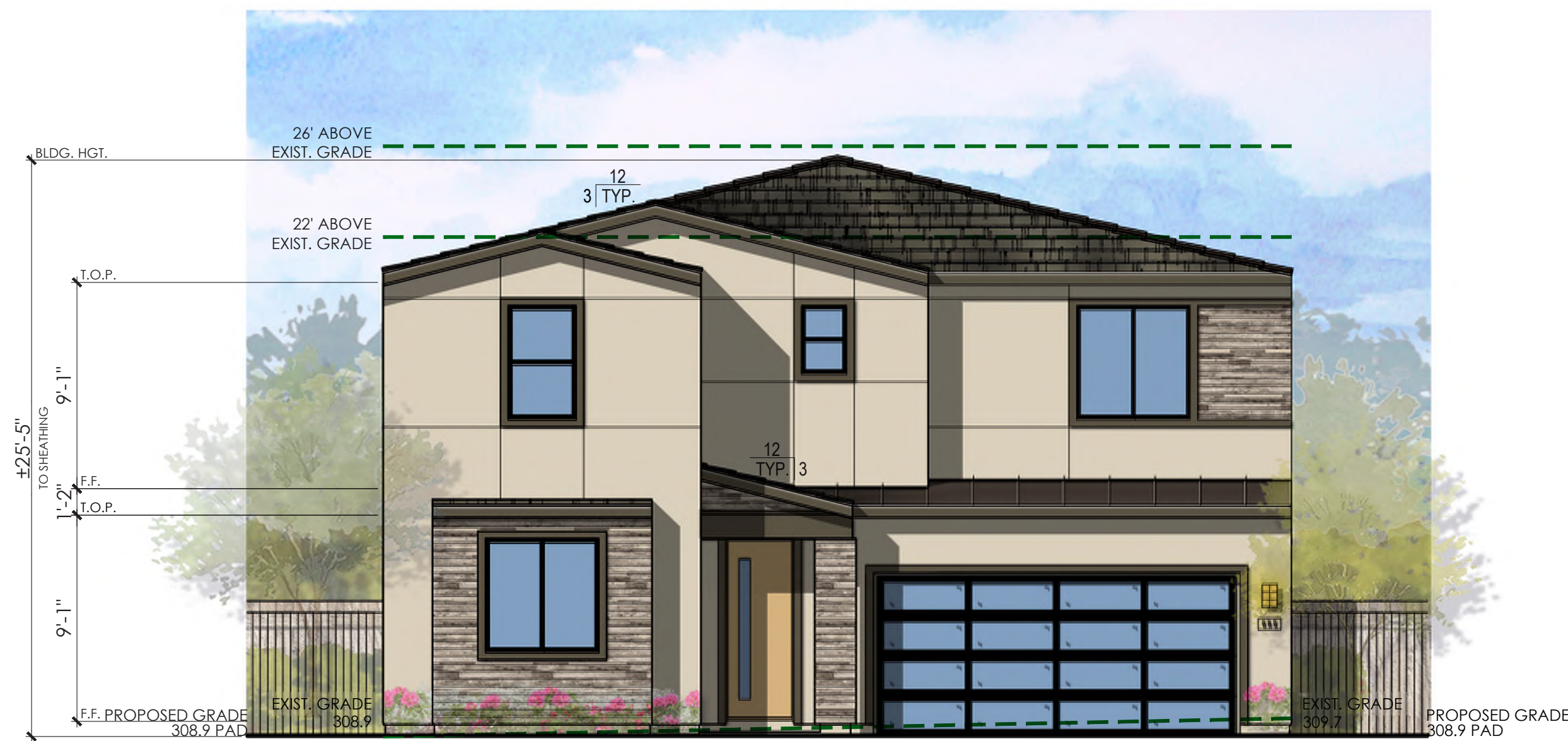
FIRST FLOOR AREA	1,577 SQ. FT.
SECOND FLOOR AREA	2,048 SQ. FT.
TOTAL DWELLING	3,625 SQ. FT.

UNCONDITIONED SPACE

GARAGE	632 SQ. FT.
PORCH	53 SQ. FT.
OPT. PATIO	210 SQ. FT.
OPT. DECK	210 SQ. FT.

LOT 11 - SCHEME 9

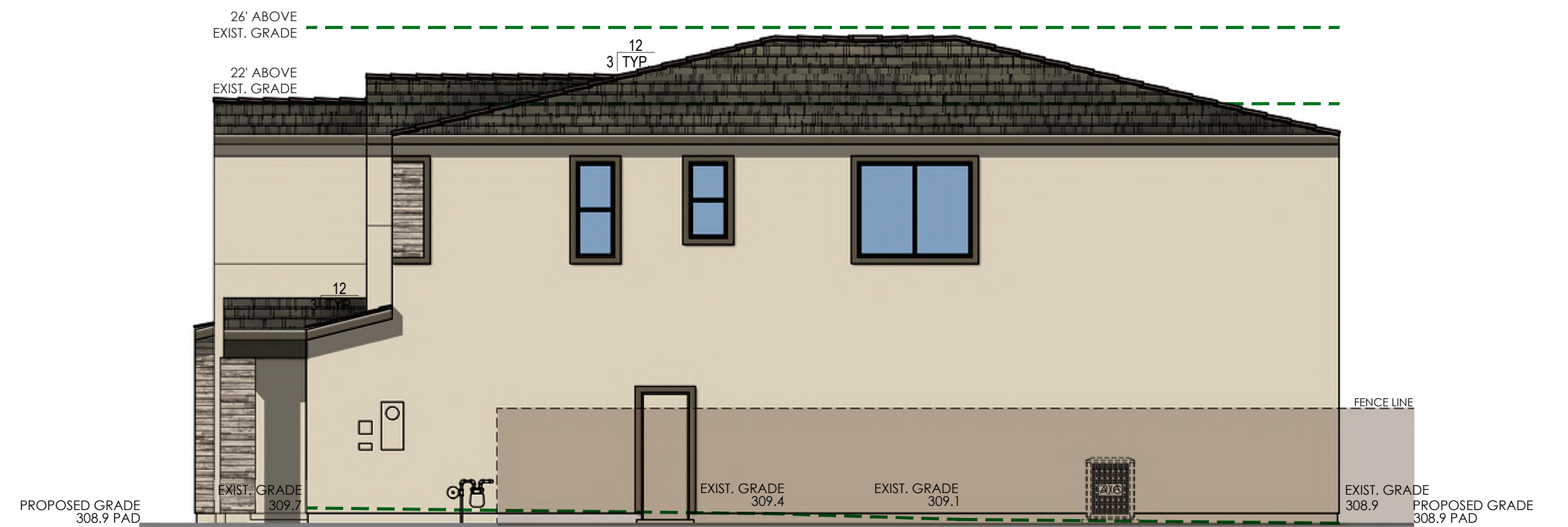
0 2 4 8 12



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Refer to landscape drawings for wall, tree, and shrub locations

SOUTH

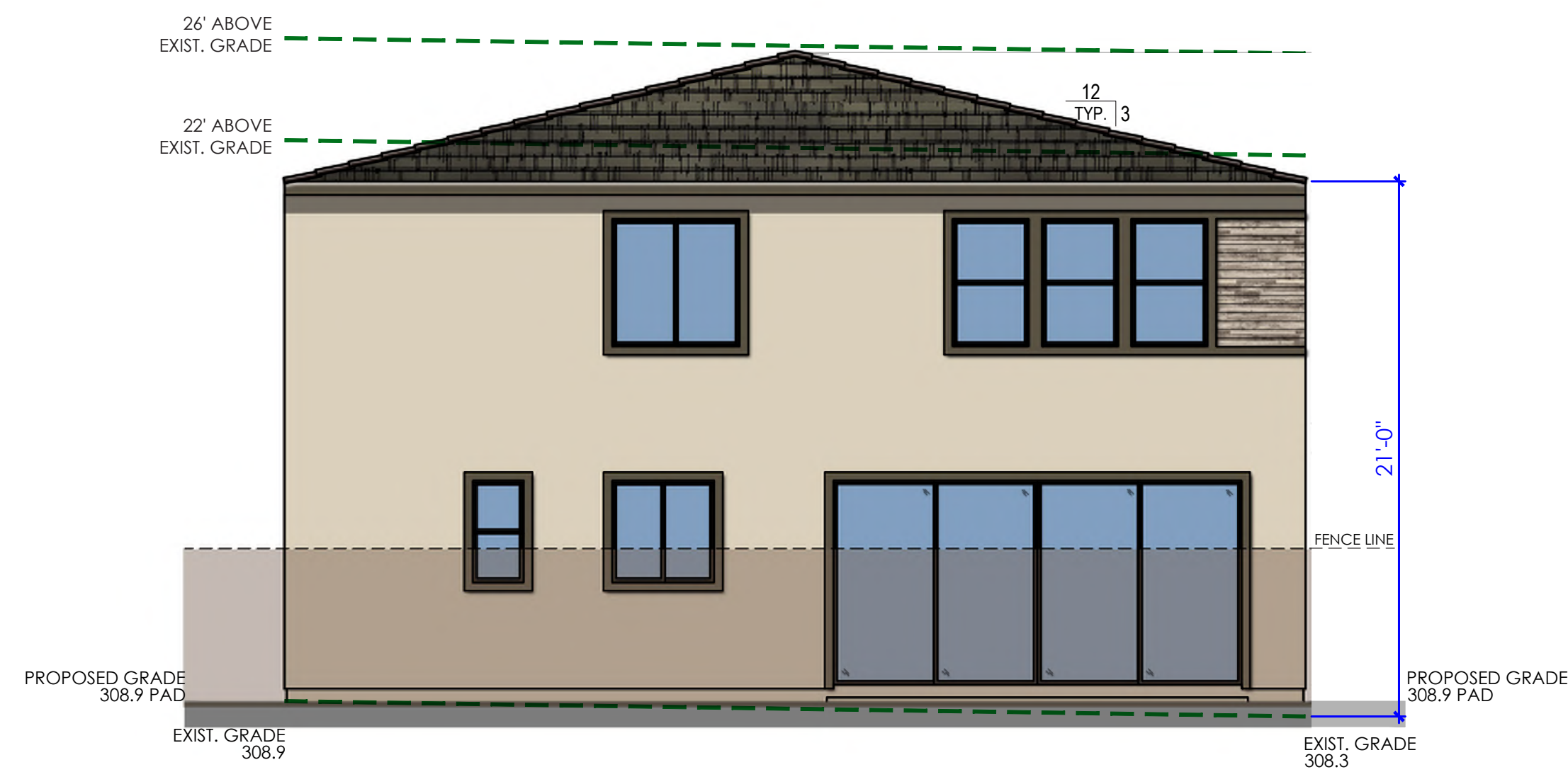


EAST

MATERIALS LEGEND

(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	COMP. SHINGLE AND STANDING SEAM METAL
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
WALL:	STUCCO/ LAP SIDING
WINDOWS:	VINYL
TRIM:	STUCCO OVER RIGID FOAM
PORCH:	STONE VENEER



NORTH



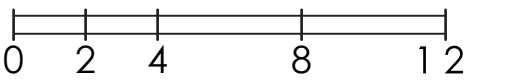
WEST

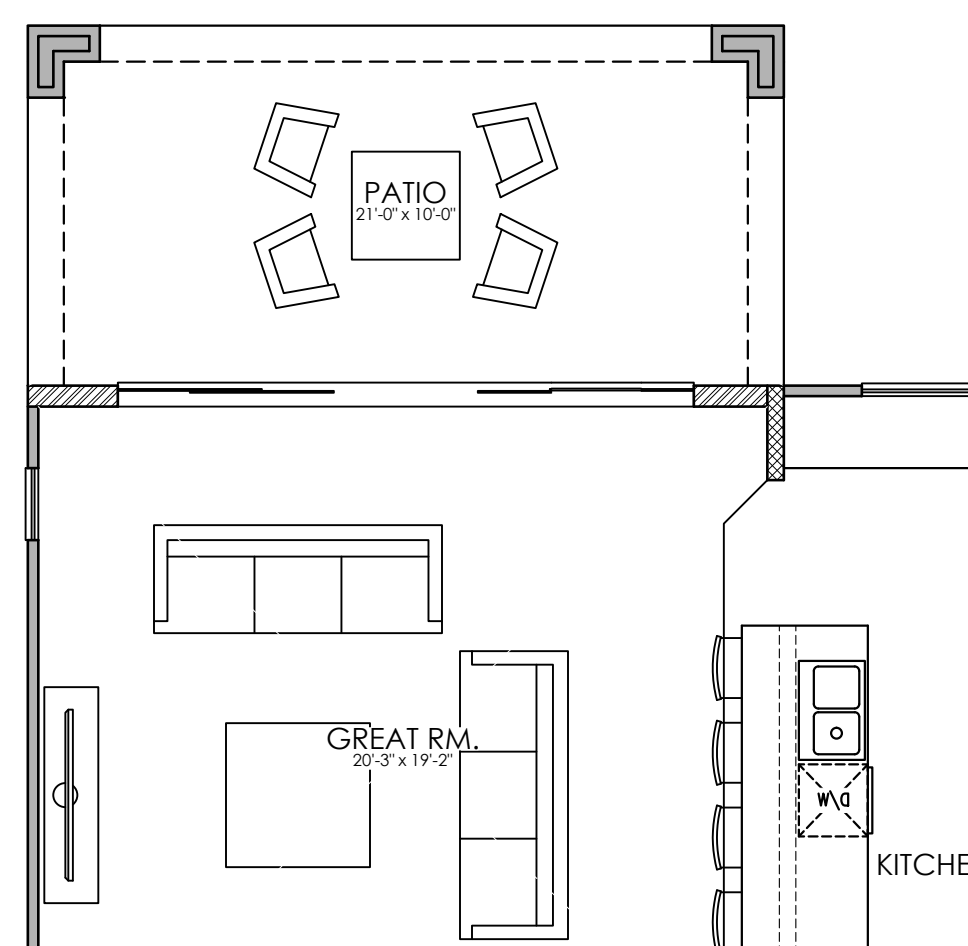
NOTES:

1. Building height shall mean the vertical distance from the lower of the natural or finished exterior grade adjacent to the structure, to the highest portion of the structure immediately above.
2. Existing slope shown base on spot elevations provided on grading plan.

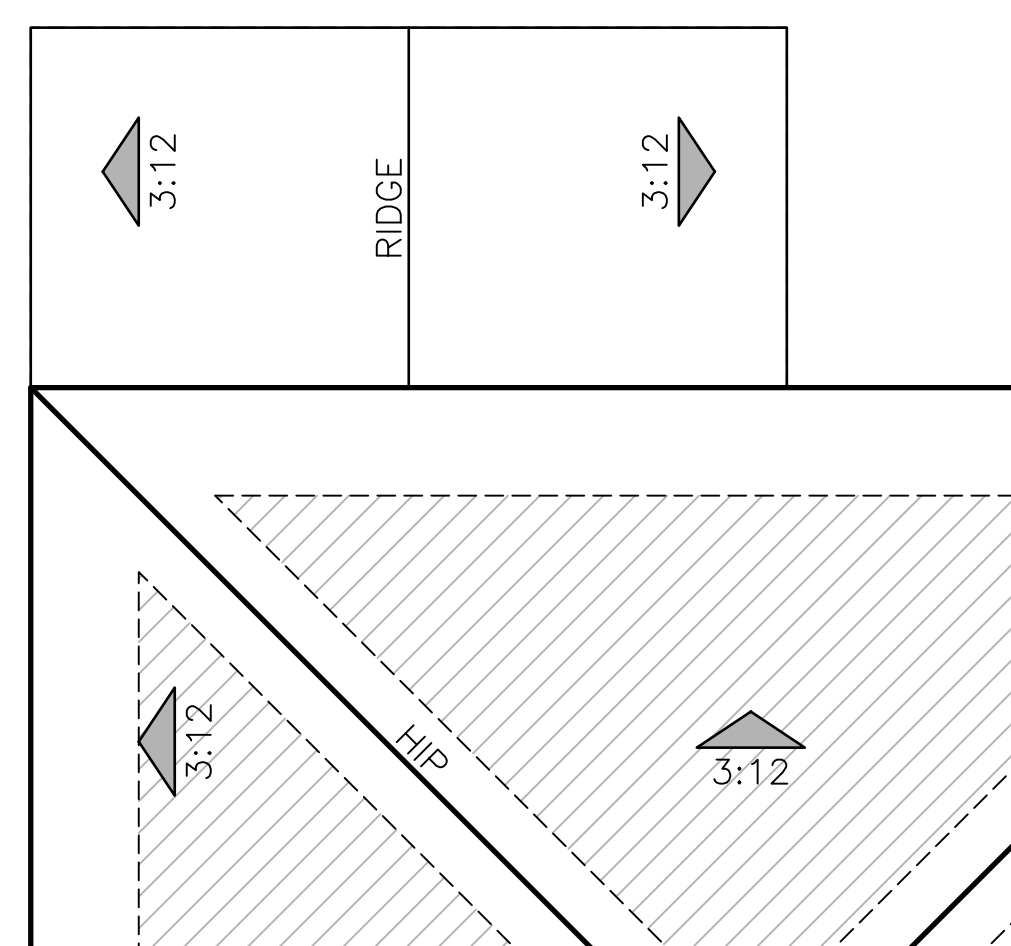
PLAN 3CR (3,625) COASTAL MODERN ELEVATIONS

LOT 11 - SCHEME 9

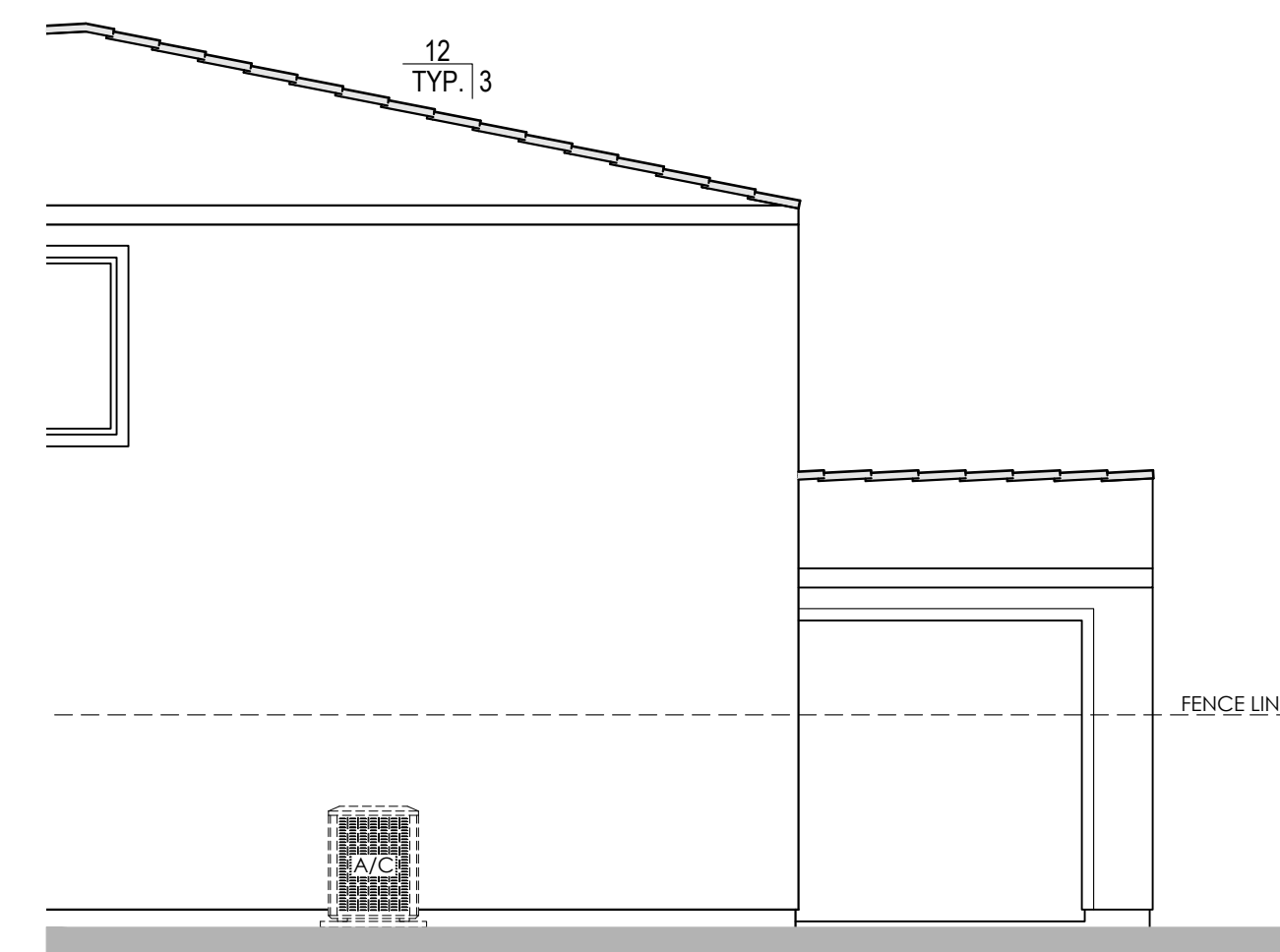




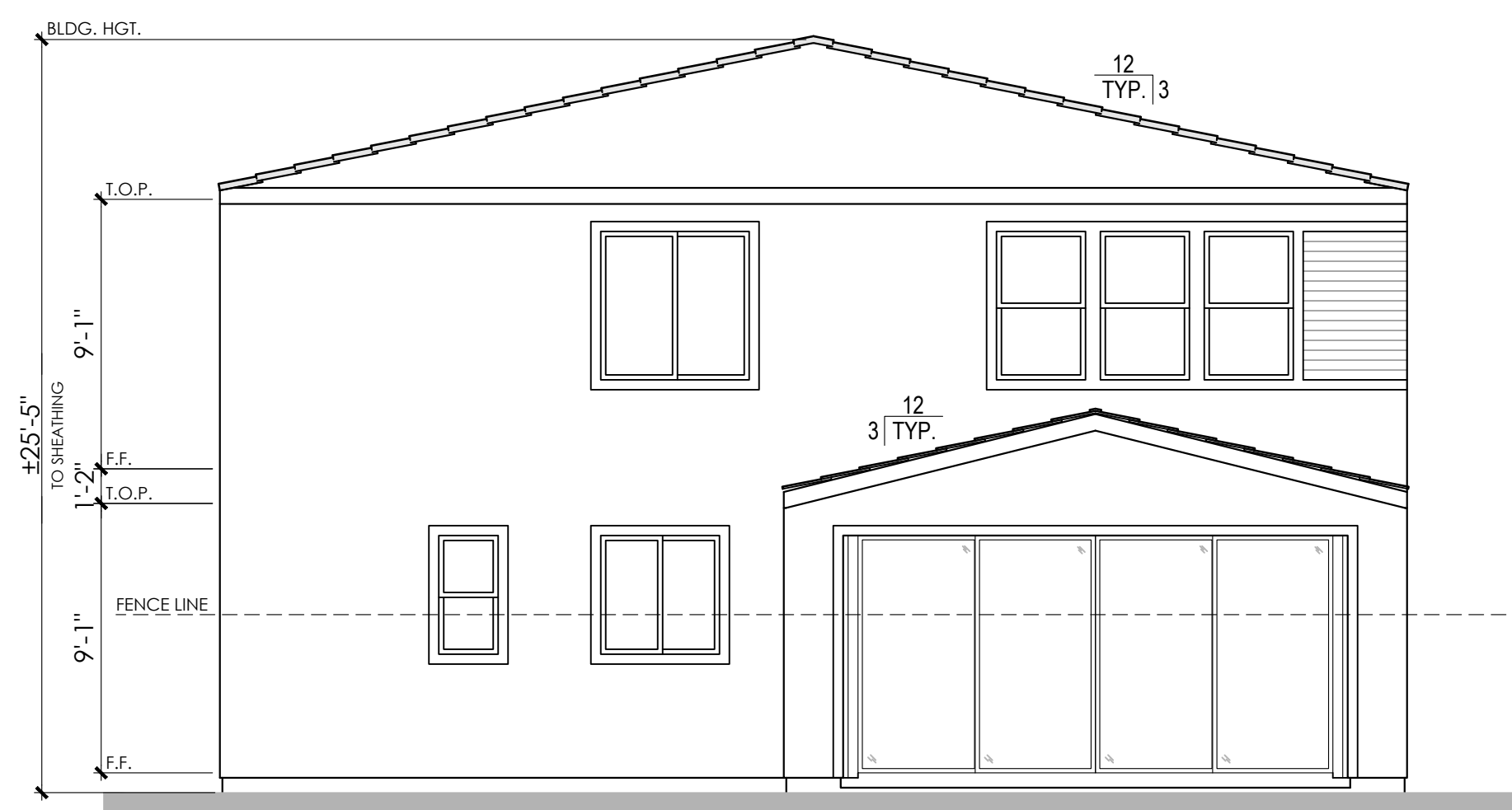
FLOOR PLAN



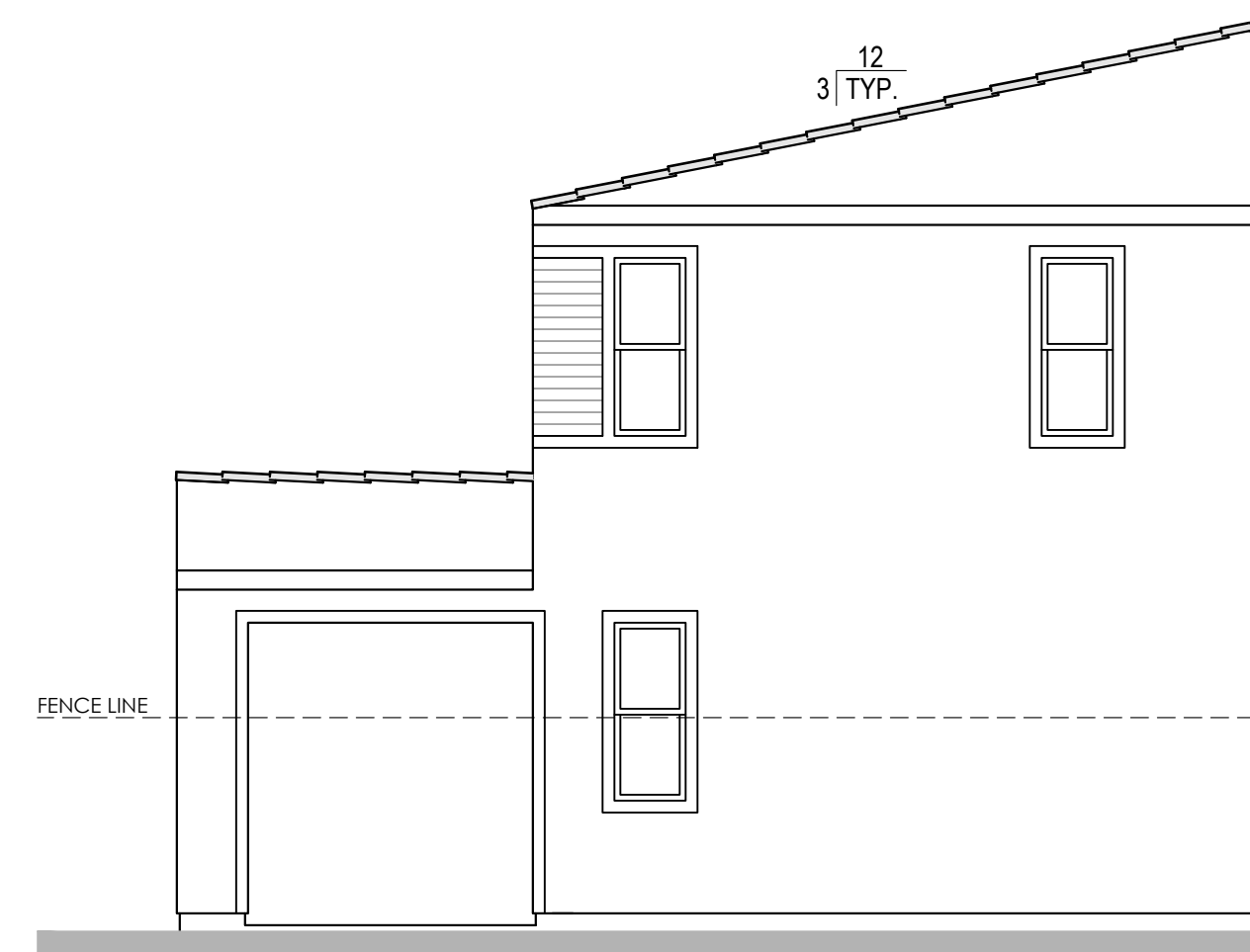
ROOF PLAN



RIGHT



REAR

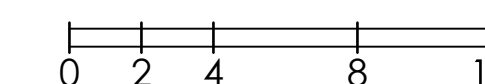


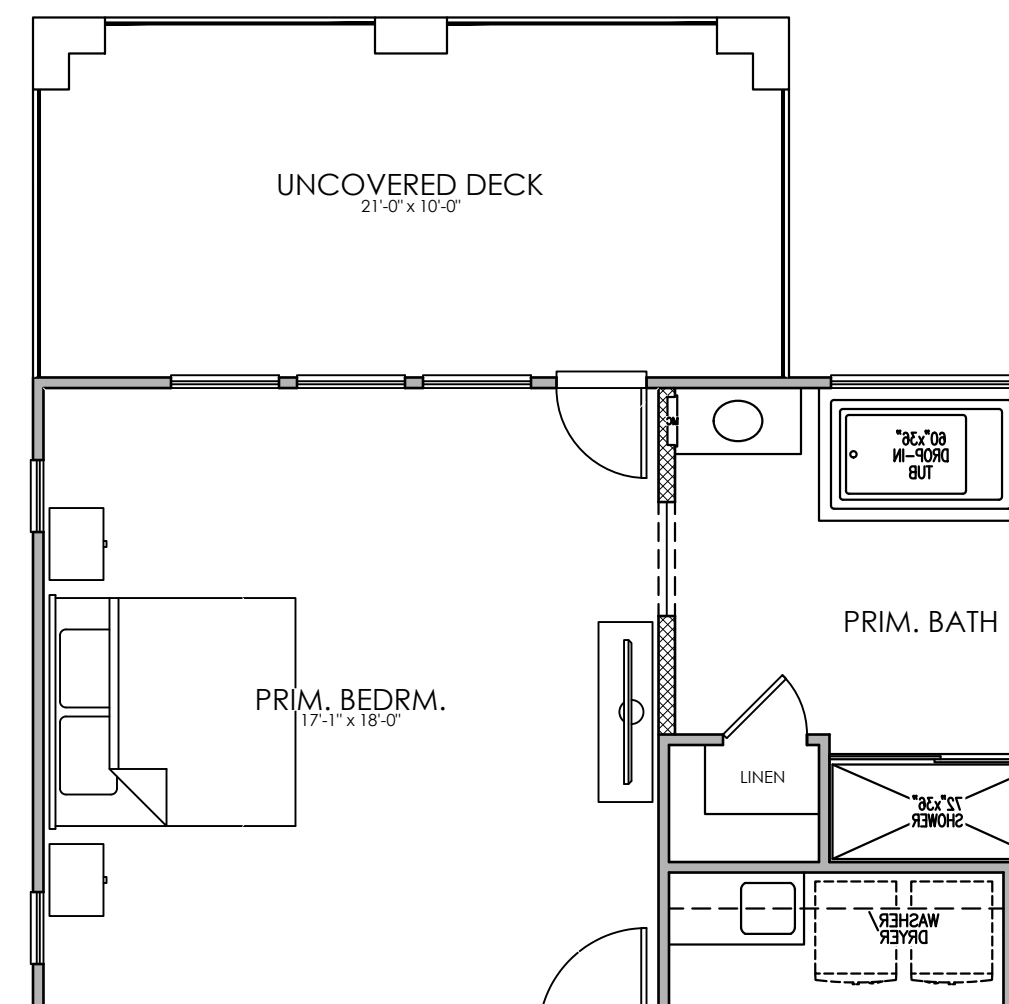
LEFT

PLAN 3CR (3,625) OPTIONAL PATIO
COASTAL MODERN ELEVATIONS

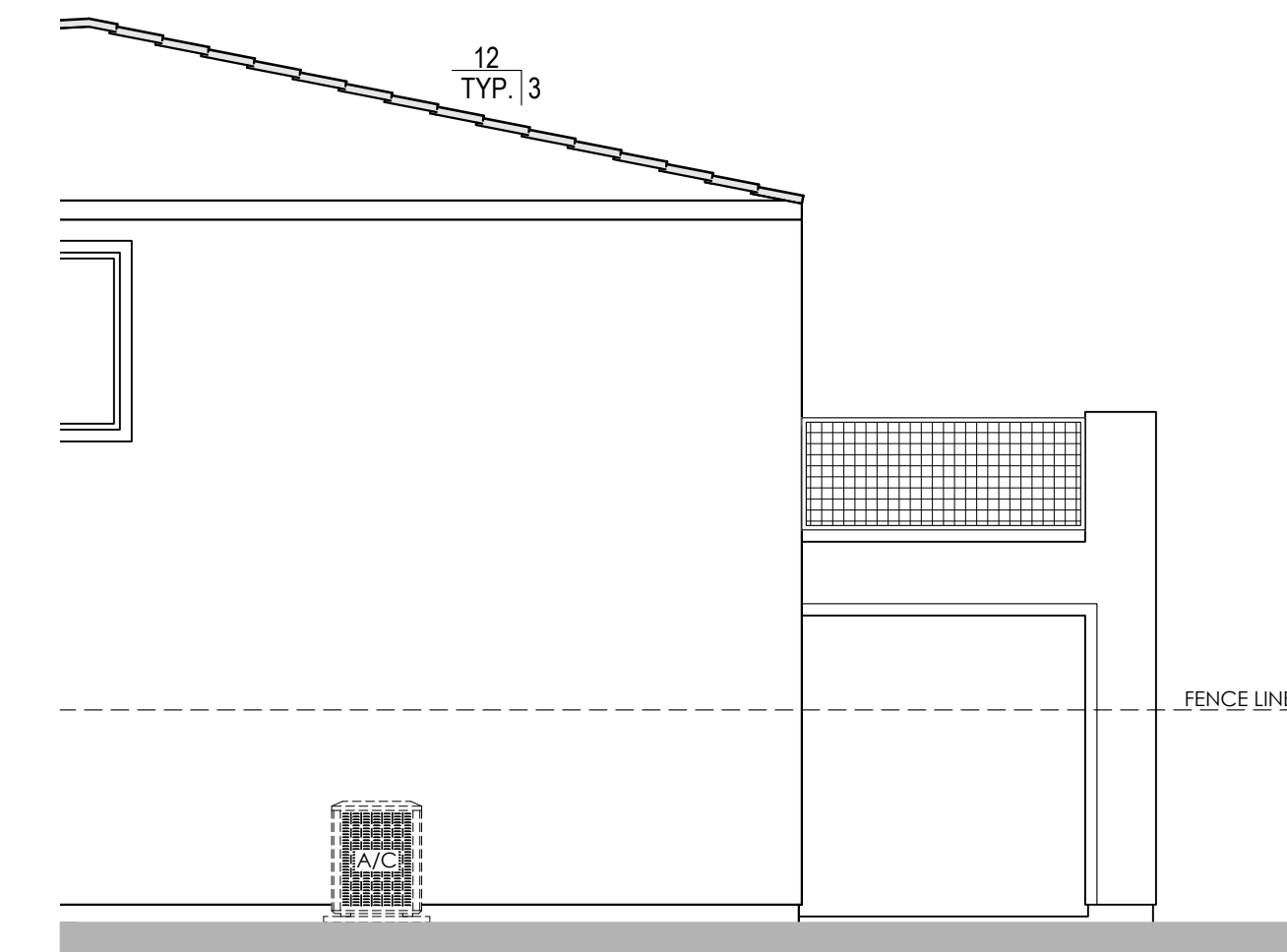
NOTE: REFER TO ARCHITECTURAL SITE PLAN
FOR OPTIONAL PATIO SETBACK

LOT 11 - SCHEME 9





FLOOR PLAN

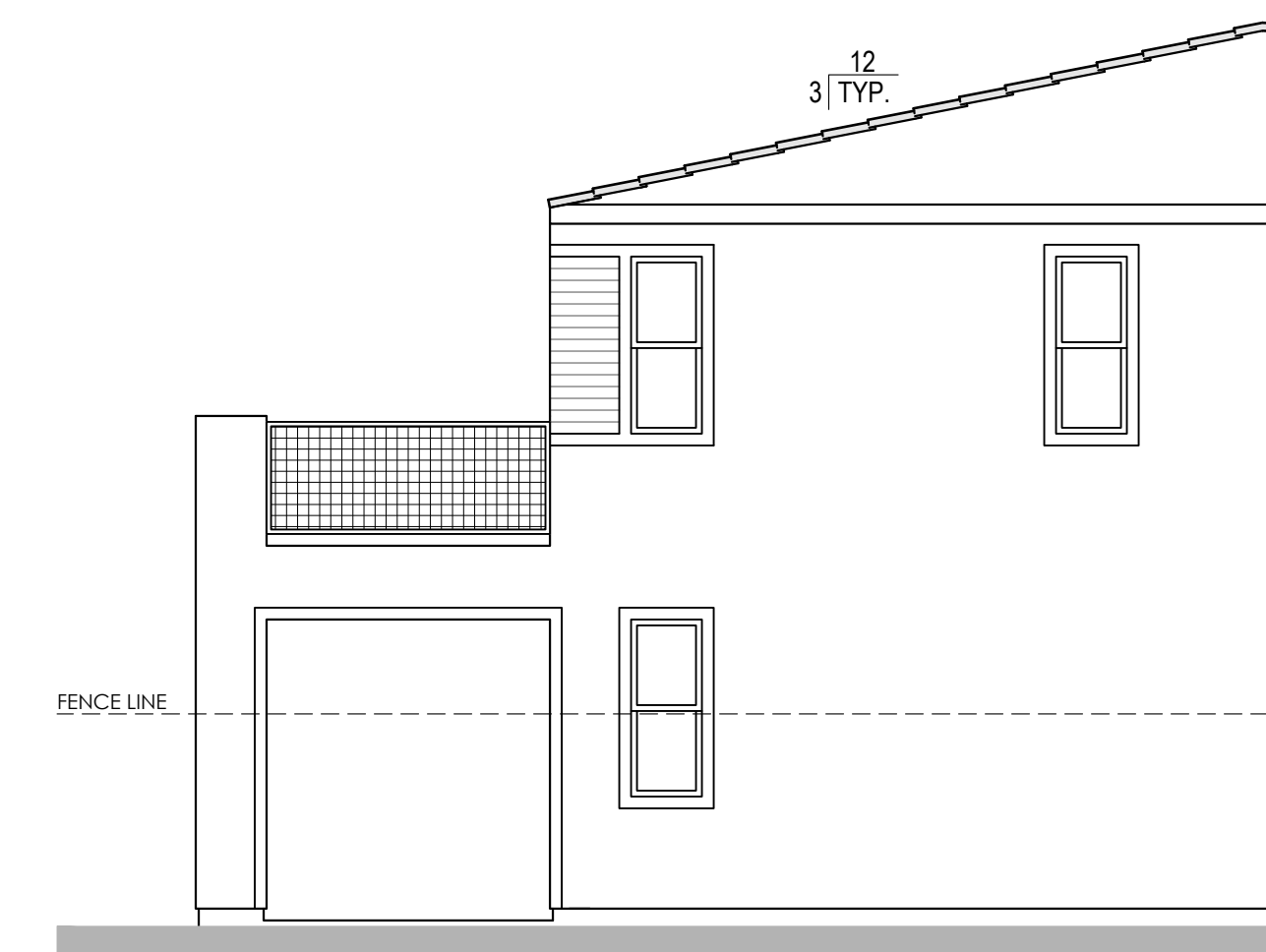


RIGHT



REAR

PLAN 3CR (3,625) OPTIONAL DECK COASTAL MODERN ELEVATIONS

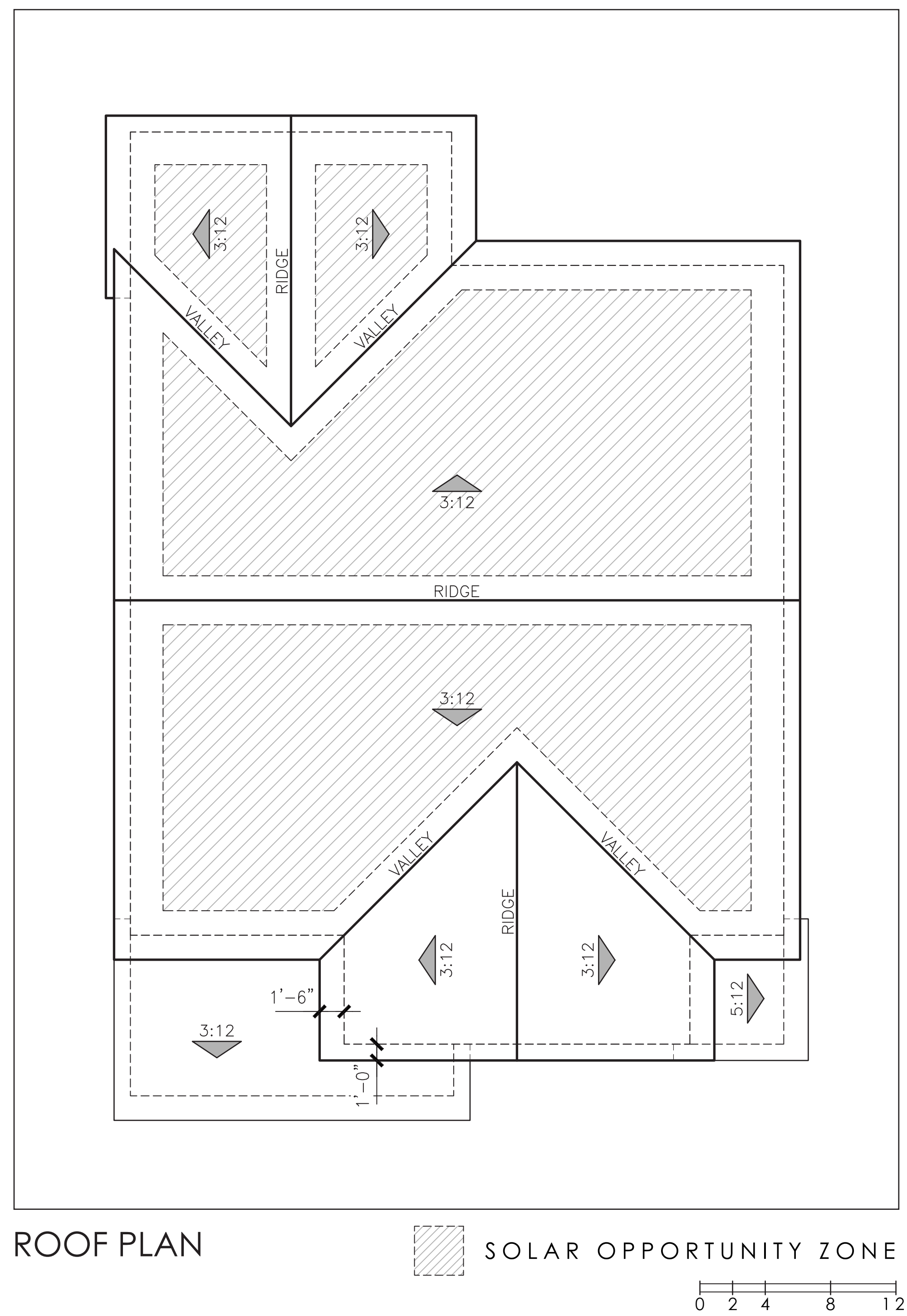


LEFT

NOTE: REFER TO ARCHITECTURAL SITE PLAN
FOR OPTIONAL PATIO SETBACK

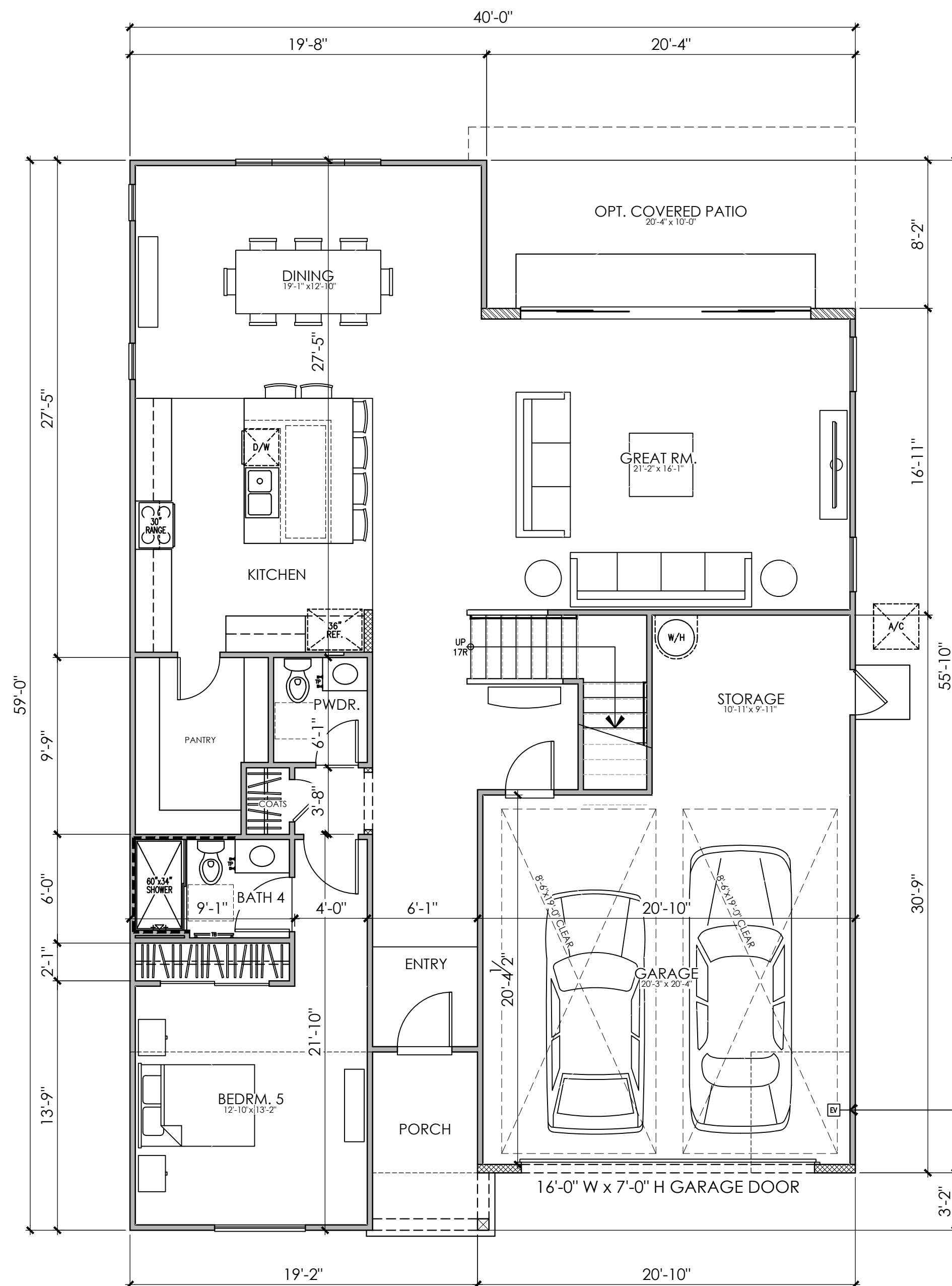
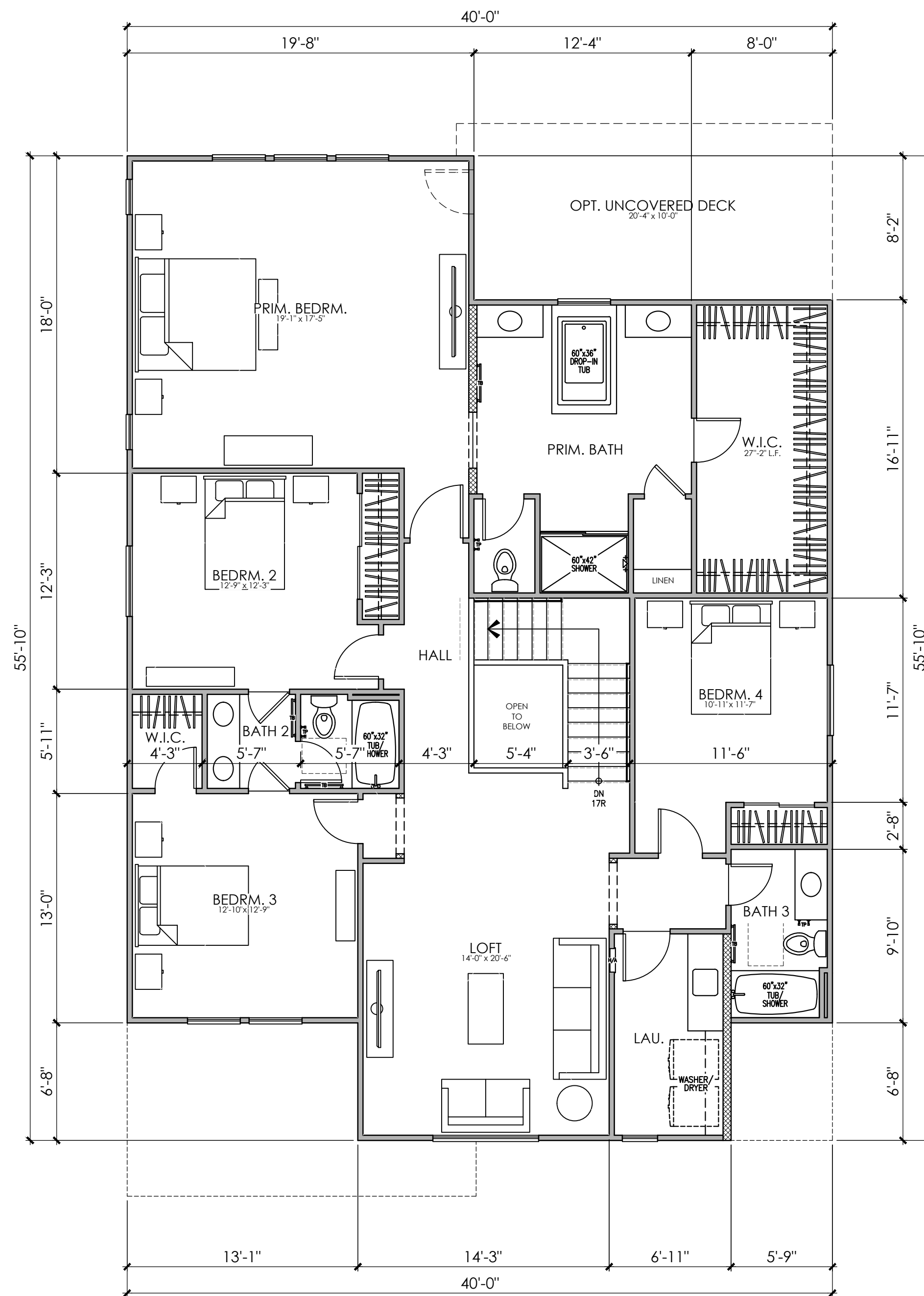
LOT 11 - SCHEME 9

0 2 4 8 12



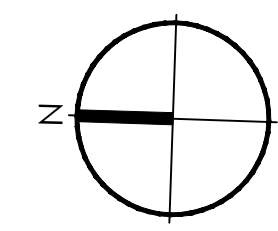
PERSPECTIVE VIEW OF STREET ELEVATION

LOT 12 - PLAN 2AR (3,384) - SCHEME 2 - ROOF PLAN AND PERSPECTIVE COASTAL TRADITIONAL

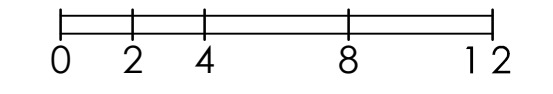


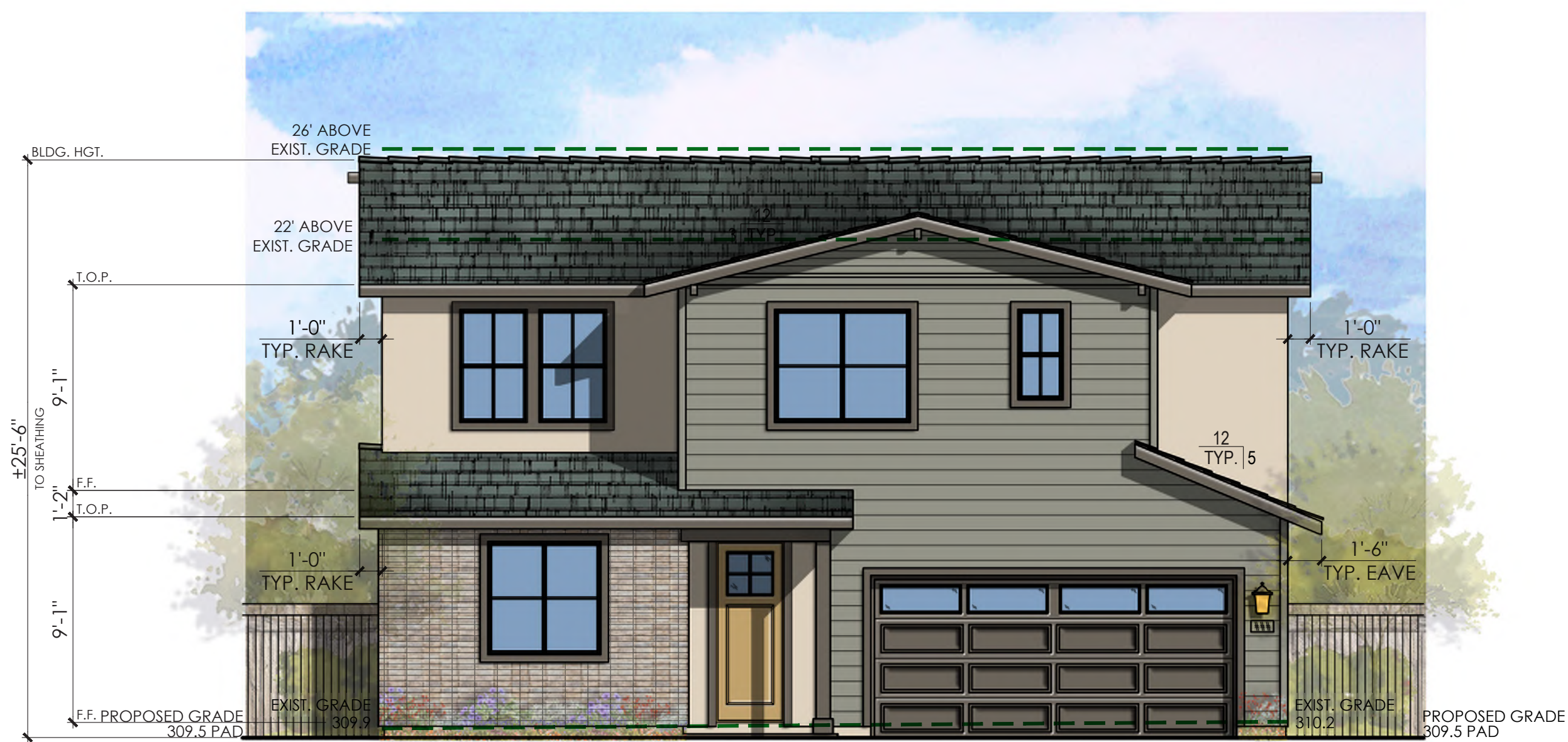
PLAN 2
AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	1,530 SQ. FT.
SECOND FLOOR AREA	1,854 SQ. FT.
TOTAL DWELLING	3,384 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	541 SQ. FT.
PORCH	59 SQ. FT.
OPT. COVERED PATIO	205 SQ. FT.
OPT. UNCOVERED DECK	205 SQ. FT.



LOT 12 - SCHEME 2

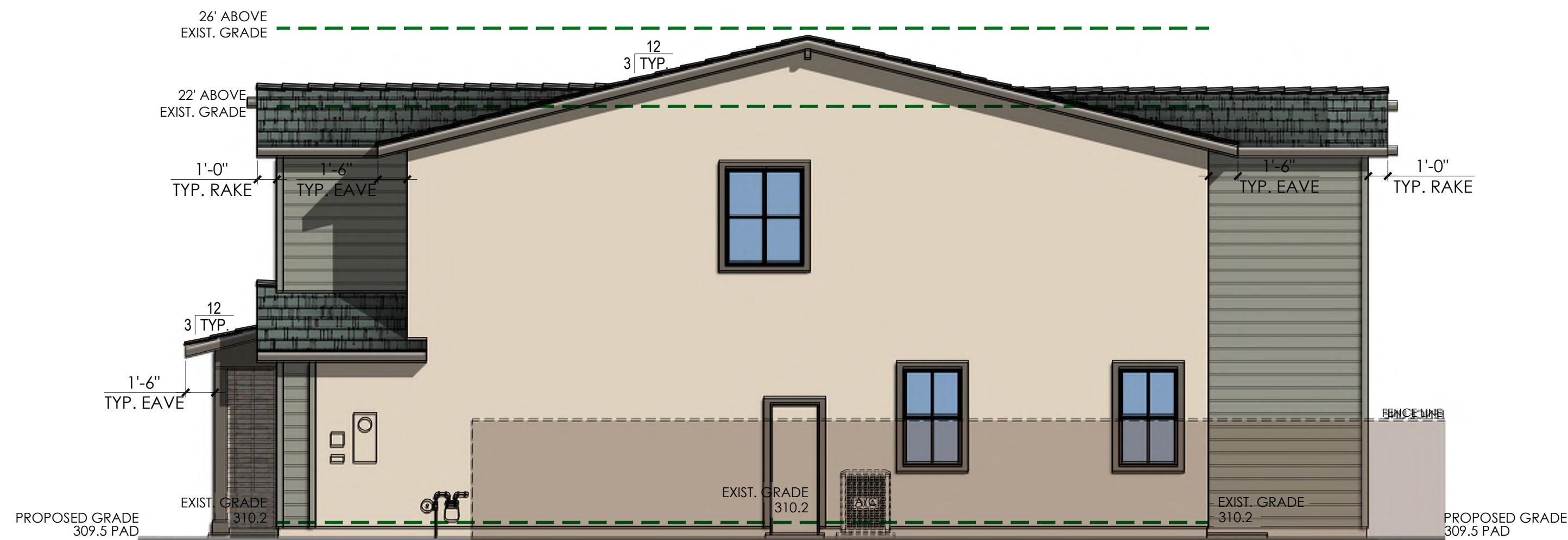




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Refer to landscape drawings for wall, tree, and shrub locations

WEST

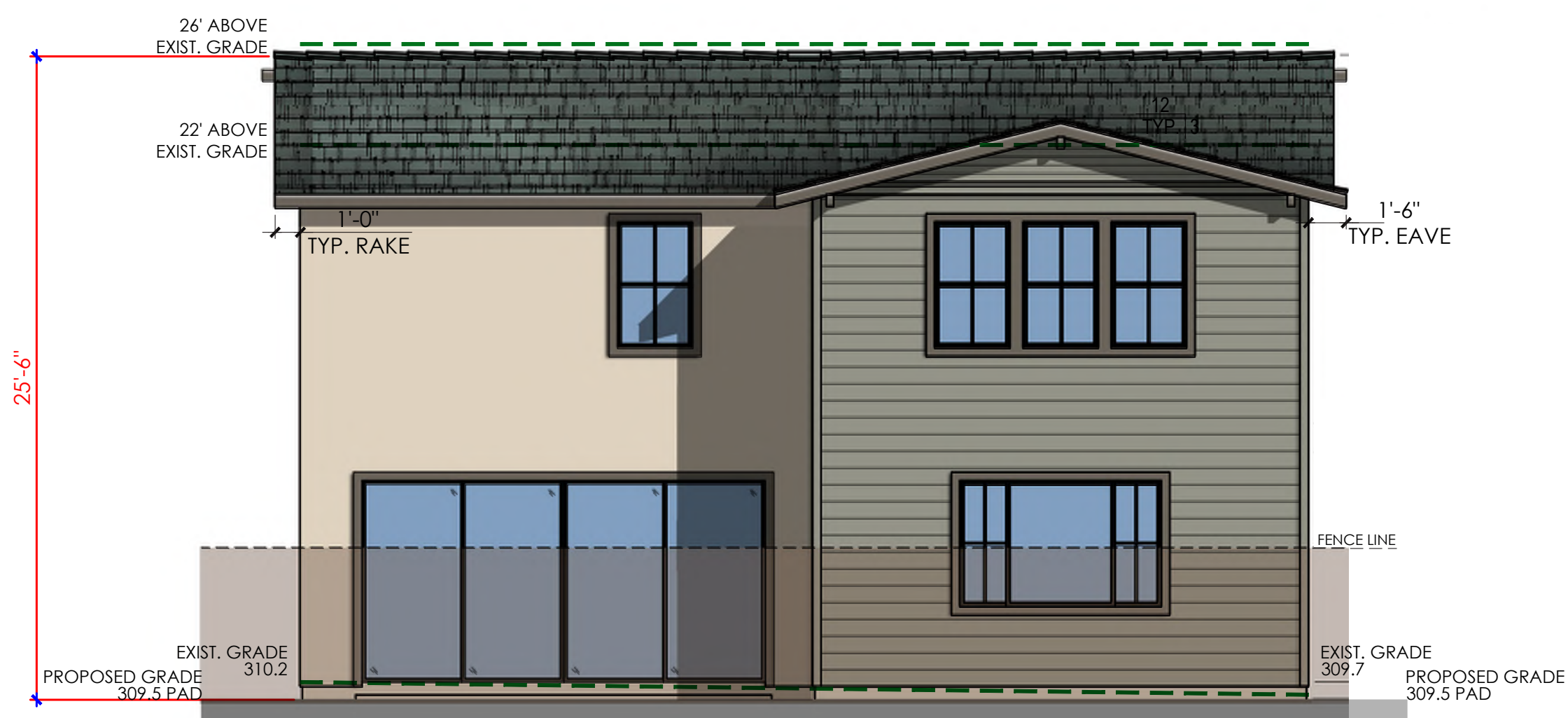


SOUTH

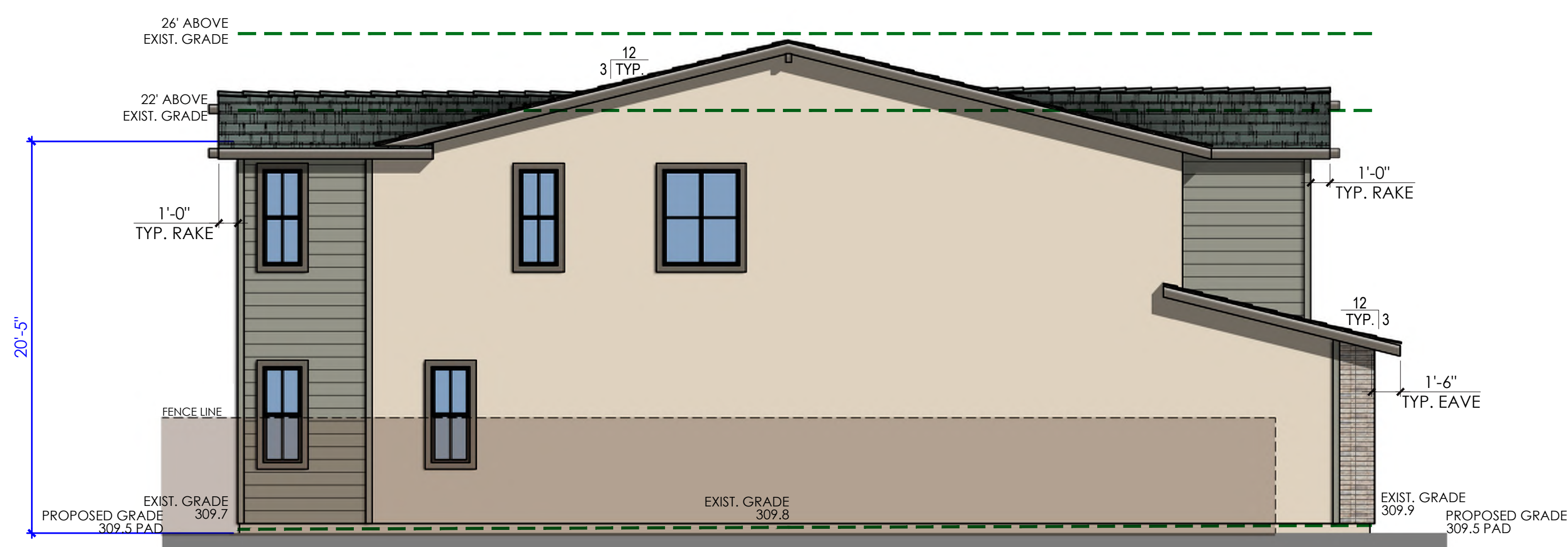
MATERIALS LEGEND

(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	COMP. SHINGLE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	LAP SIDING
WALL:	STUCCO/ LAP SIDING/ BRICK VENEER
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
PORCH:	WOOD POST AND BEAM



EAST



NORTH

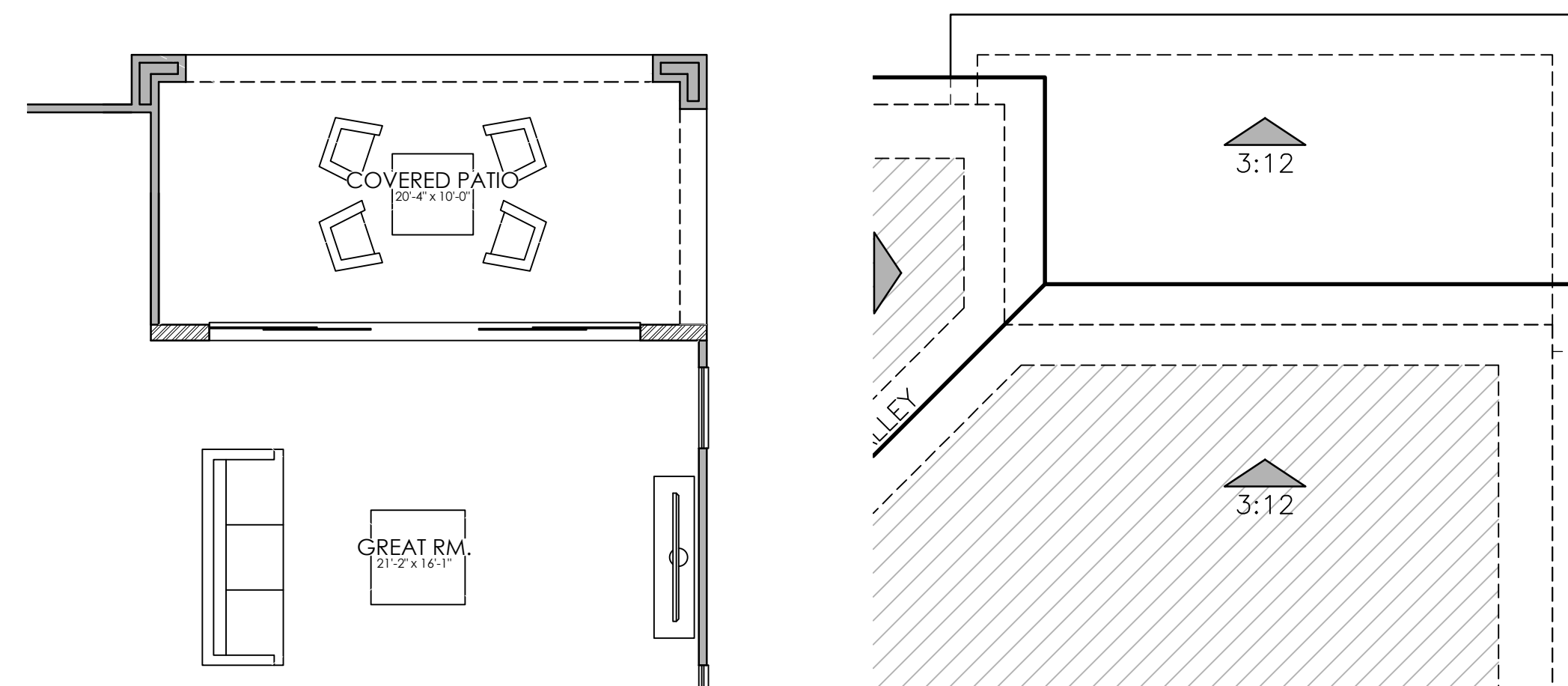
NOTES:

- Building height shall mean the vertical distance from the lower of the natural or finished exterior grade adjacent to the structure, to the highest portion of the structure immediately above.
- Existing slope shown base on spot elevations provided on grading plan.

PLAN 2AR (3,384) COASTAL TRADITIONAL ELEVATIONS

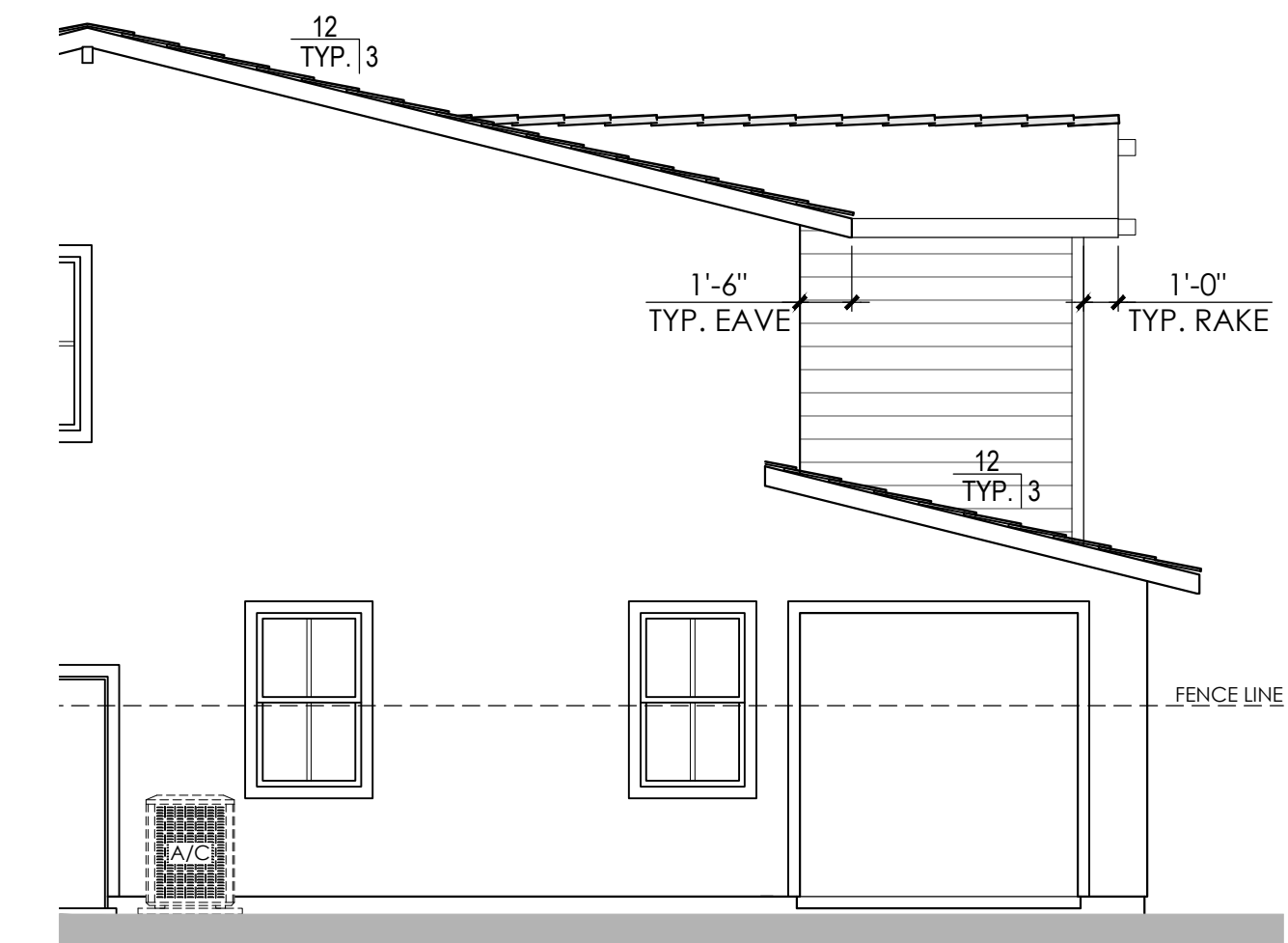
LOT 12 - SCHEME 2

0 2 4 8 12



FLOOR PLAN

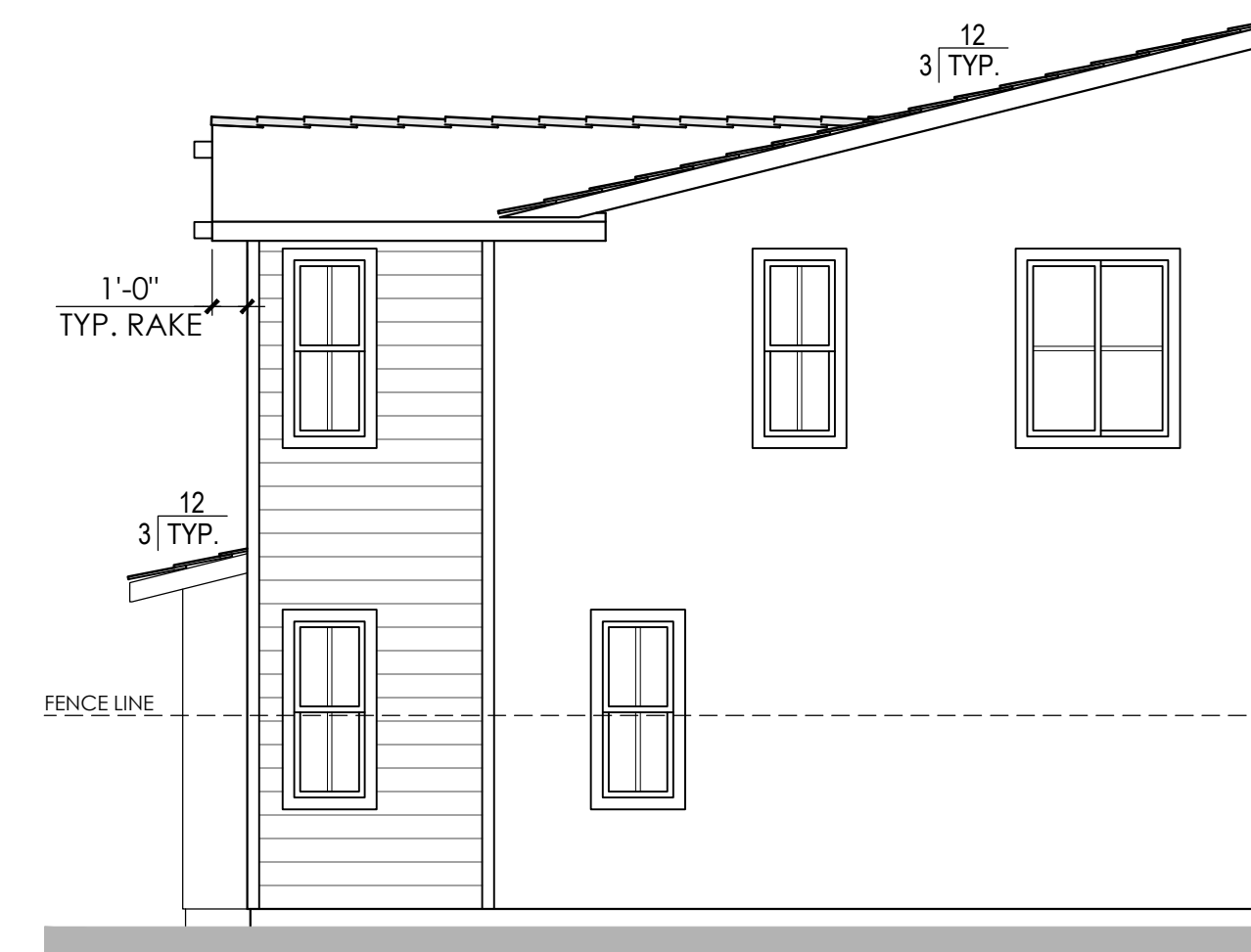
ROOF PLAN



RIGHT



REAR

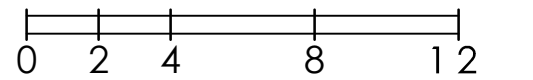


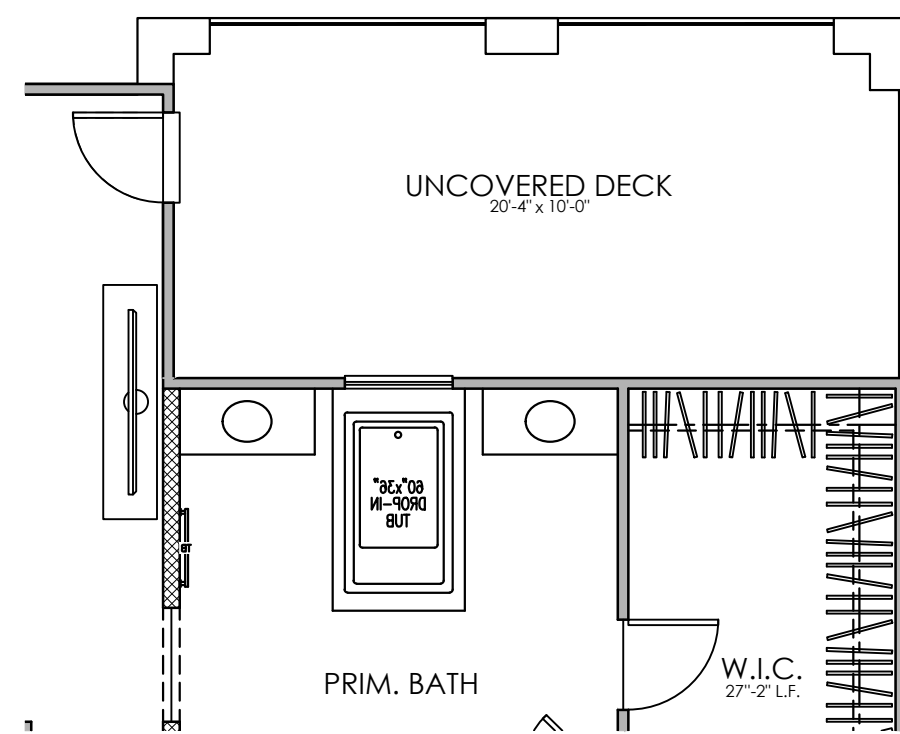
LEFT

PLAN 2AR (3,384) OPTIONAL PATIO
COASTAL TRADITIONAL ELEVATIONS

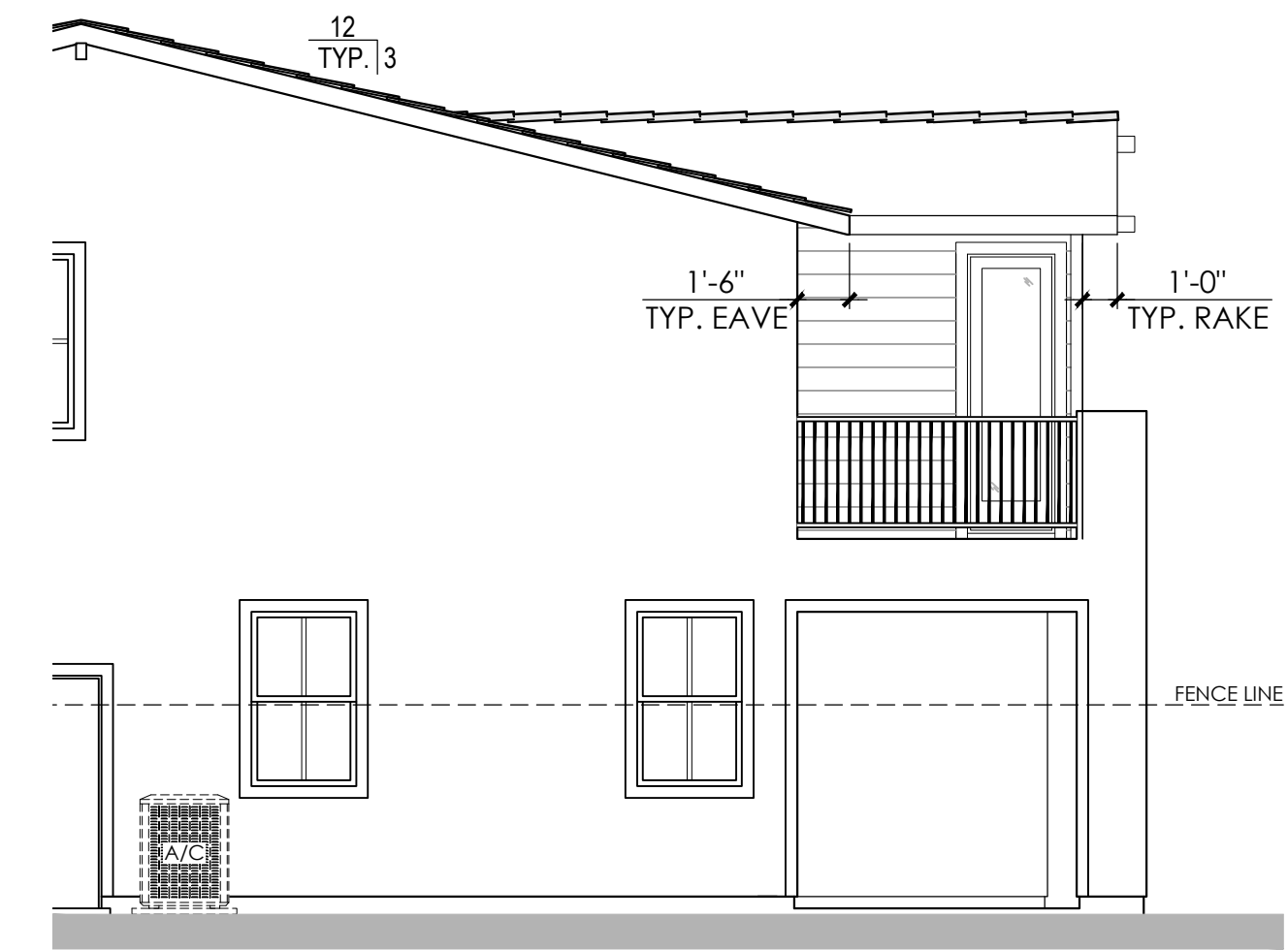
NOTE: REFER TO ARCHITECTURAL SITE PLAN
FOR OPTIONAL PATIO SETBACK

LOT 12 - SCHEME 2





FLOOR PLAN

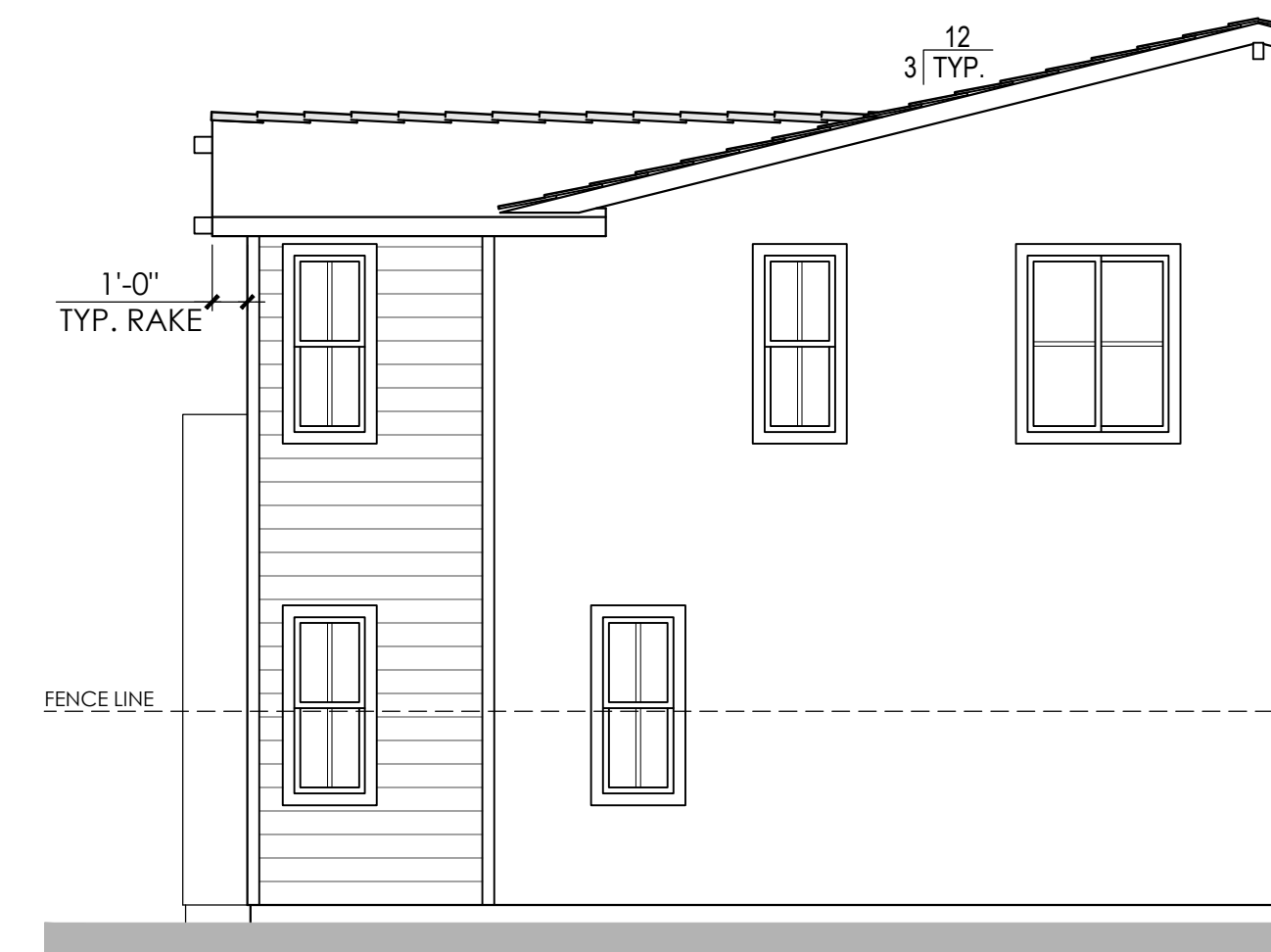


RIGHT



REAR

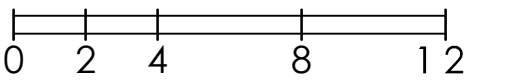
PLAN 2AR (3,384) OPTIONAL DECK
COASTAL TRADITIONAL ELEVATIONS

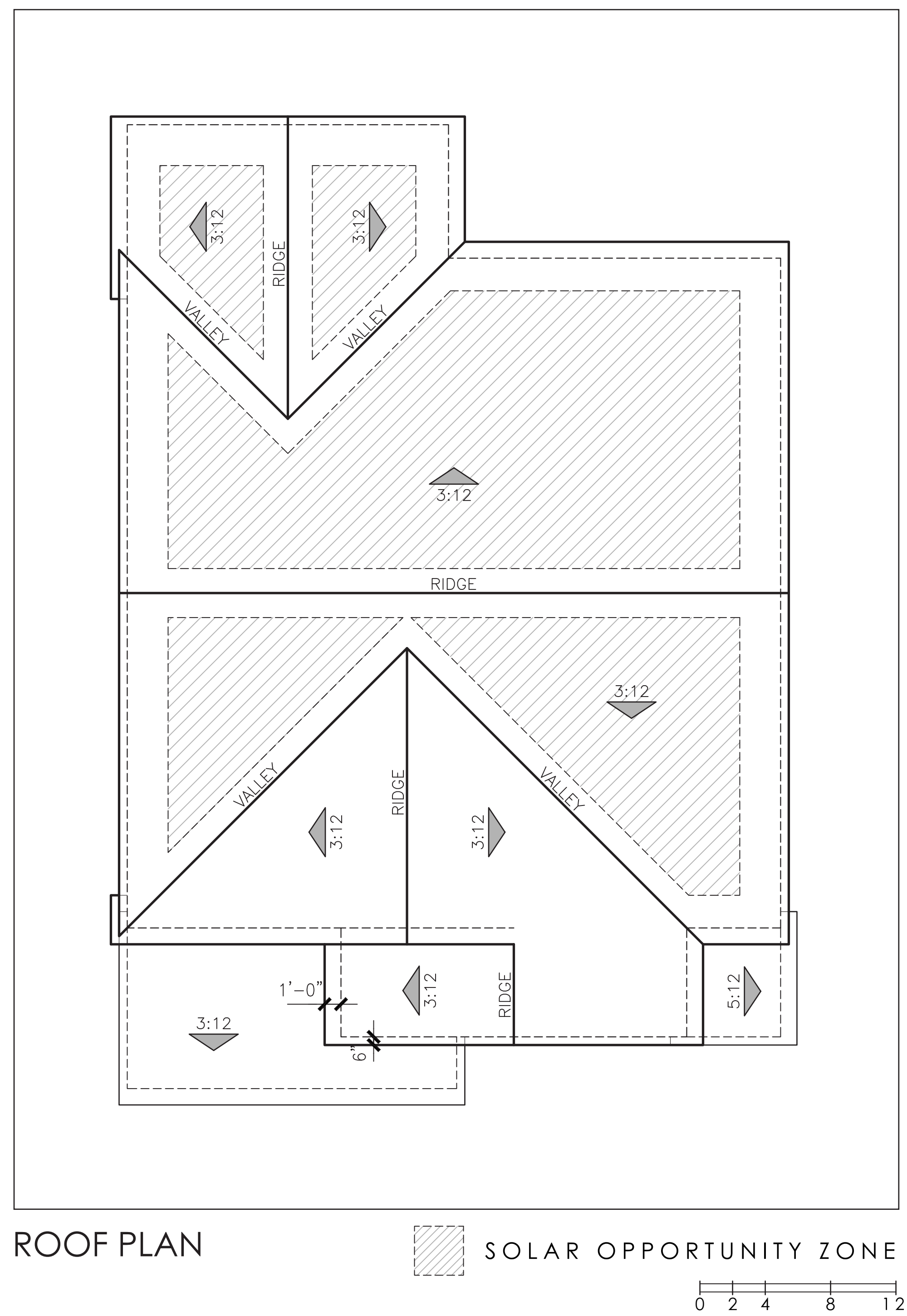


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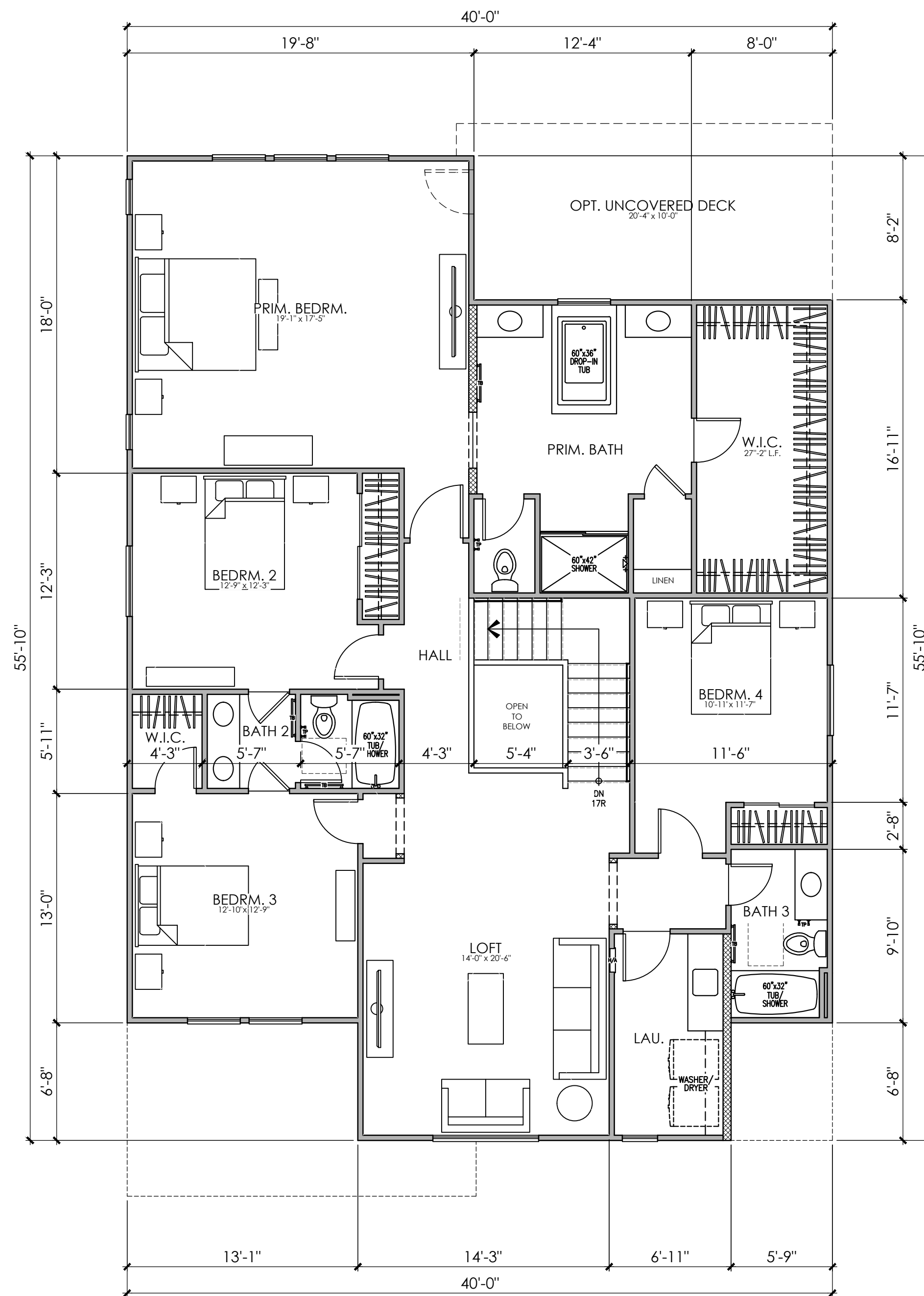
NOTE: REFER TO ARCHITECTURAL SITE PLAN
FOR OPTIONAL PATIO SETBACK

LOT 12 - SCHEME 2

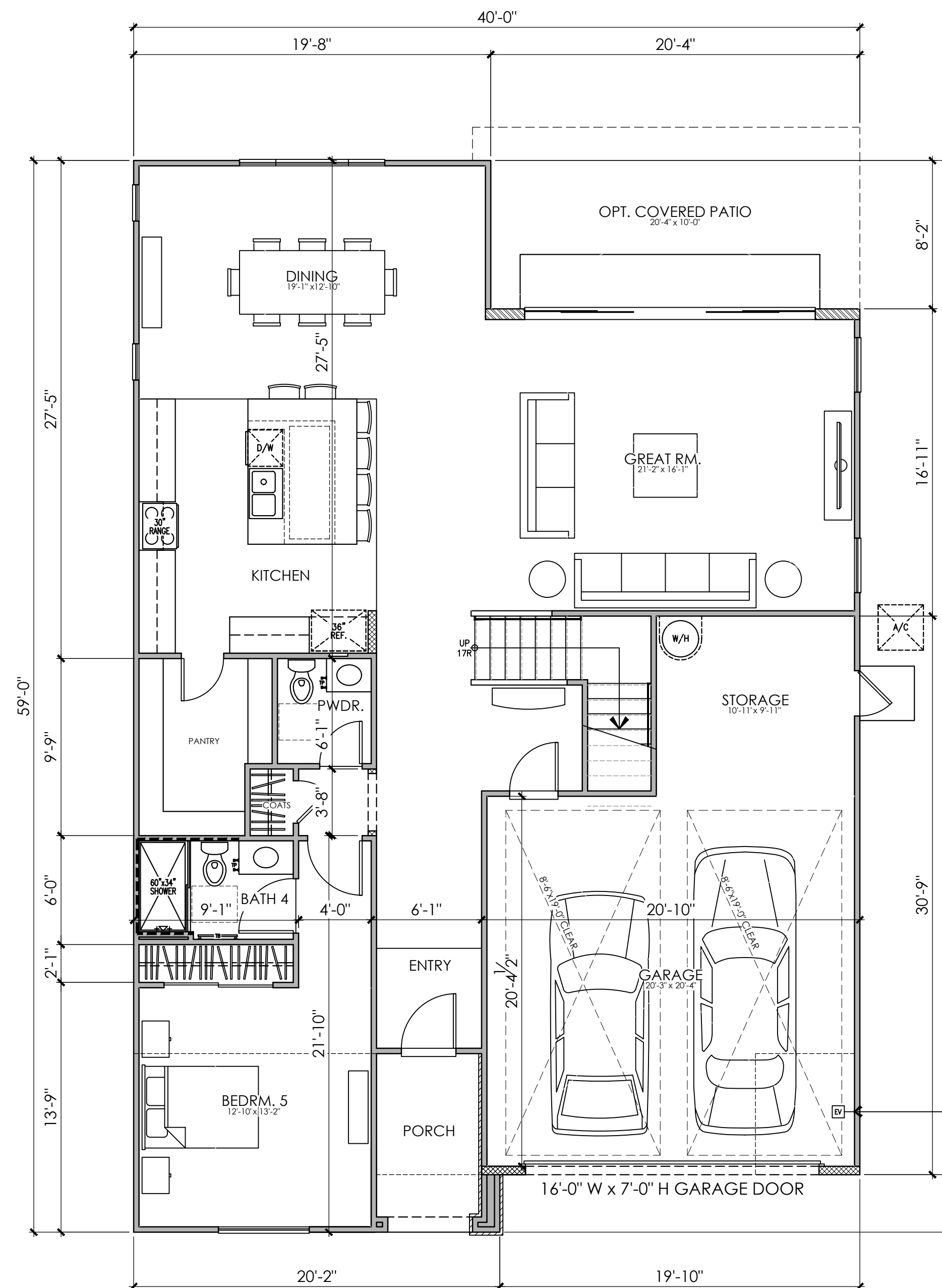




LOT 13 - PLAN 2BR (3,384) - SCHEME 5 - ROOF PLAN AND PERSPECTIVE COASTAL RUSTIC



SECOND FLOOR



FIRST FLOOR

PLAN 2BR (3,384)
5 BEDROOM, 4.5 BATH, LOFT, OPT. PATIO, OPT. DECK, 2 CAR GARAGE
FLOOR PLAN

ELECTRICAL VEHICLE CHARGING STATION	
PLAN 2	
AREA TABULATION	
CONDITIONED SPACE	
FIRST FLOOR AREA	1,530 SQ. FT.
SECOND FLOOR AREA	1,854 SQ. FT.
TOTAL DWELLING	3,384 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	541 SQ. FT.
PORCH	59 SQ. FT.
OPT. COVERED PATIO	205 SQ. FT.
OPT. UNCOVERED DECK	205 SQ. FT.

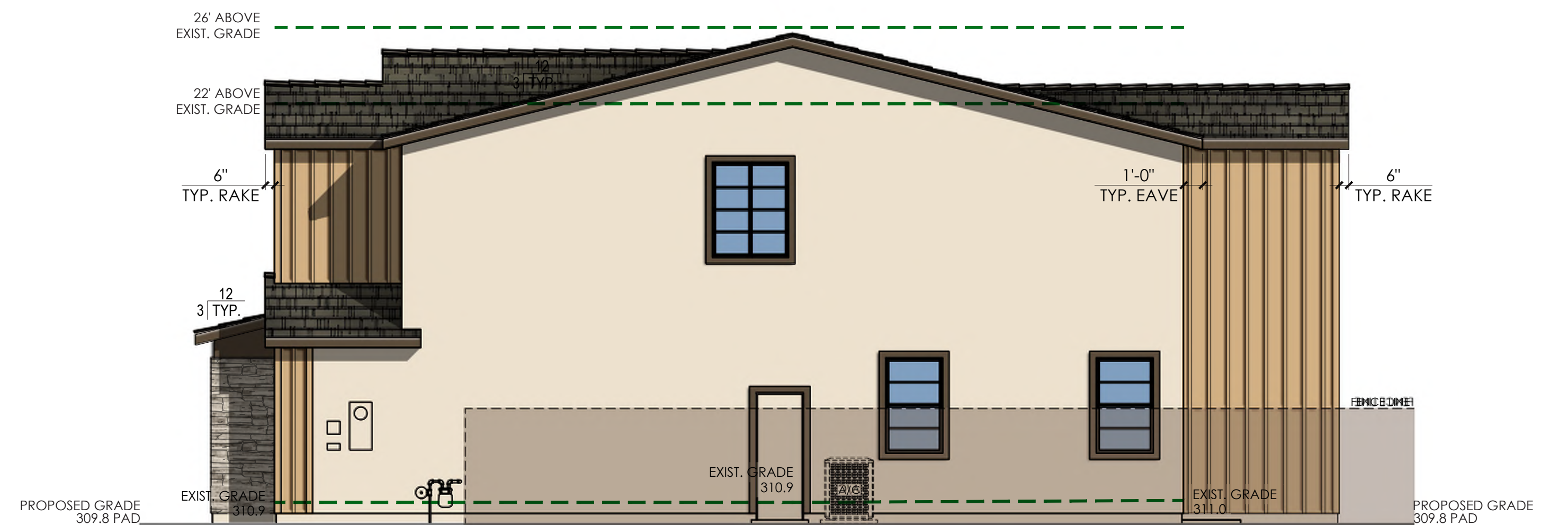
LOT 13 - SCHEME 5



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Refer to landscape drawings for wall, tree, and shrub locations

WEST



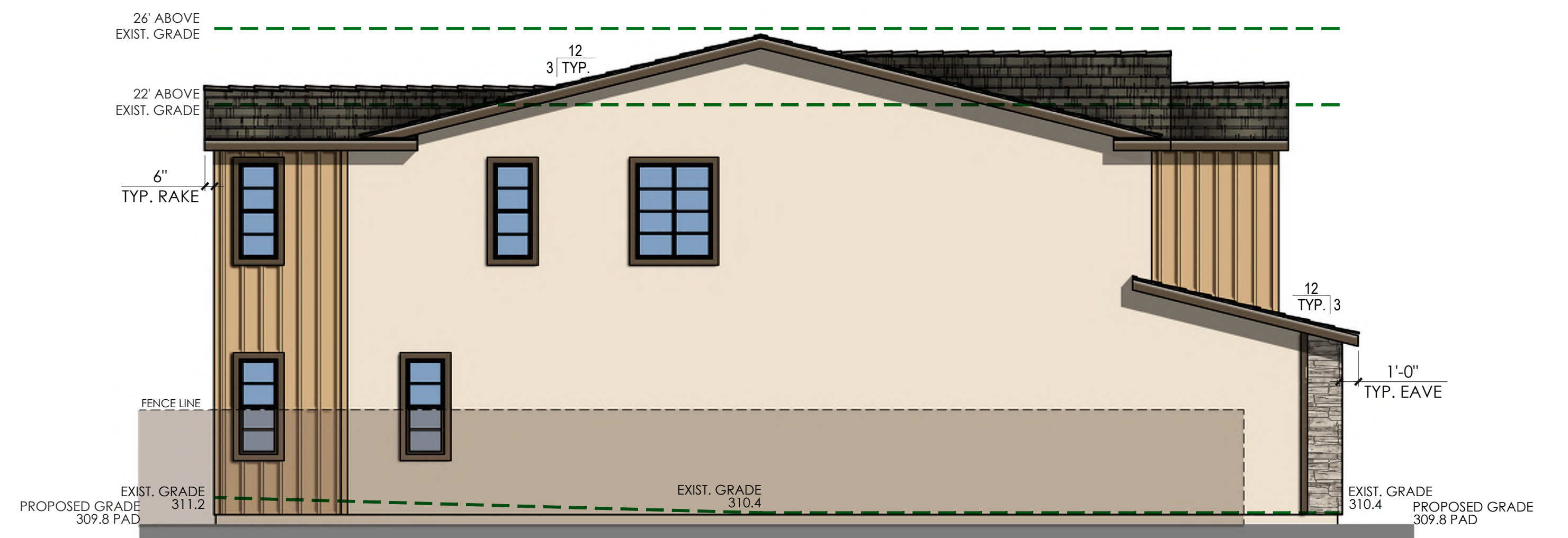
SOUTH

MATERIALS LEGEND

(WHERE OCCURS)	
FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	COMP. SHINGLE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	WROUGHT IRON
WALL:	STUCCO/ BOARD AND BATTEN
WINDOWS:	VINYL W/ GRIDS
TRIM:	STUCCO OVER RIGID FOAM
PORCH:	STONE VENEER



EAST



NORTH

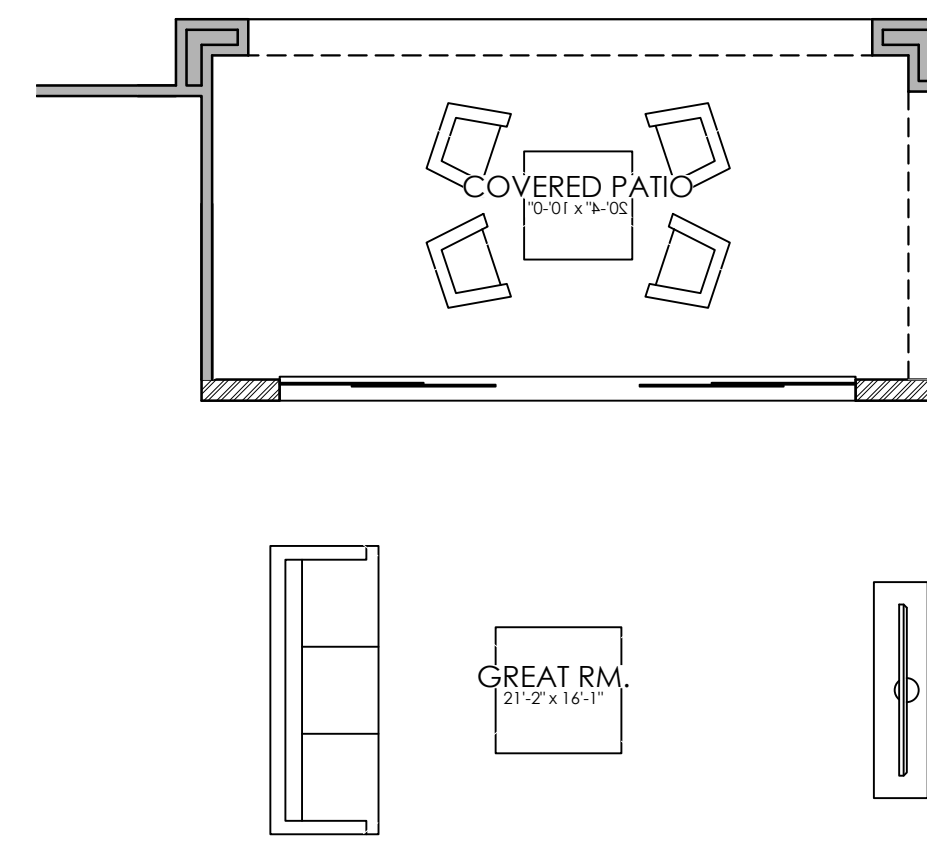
NOTES:

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- Existing slope shown base on spot elevations provided on grading plan.

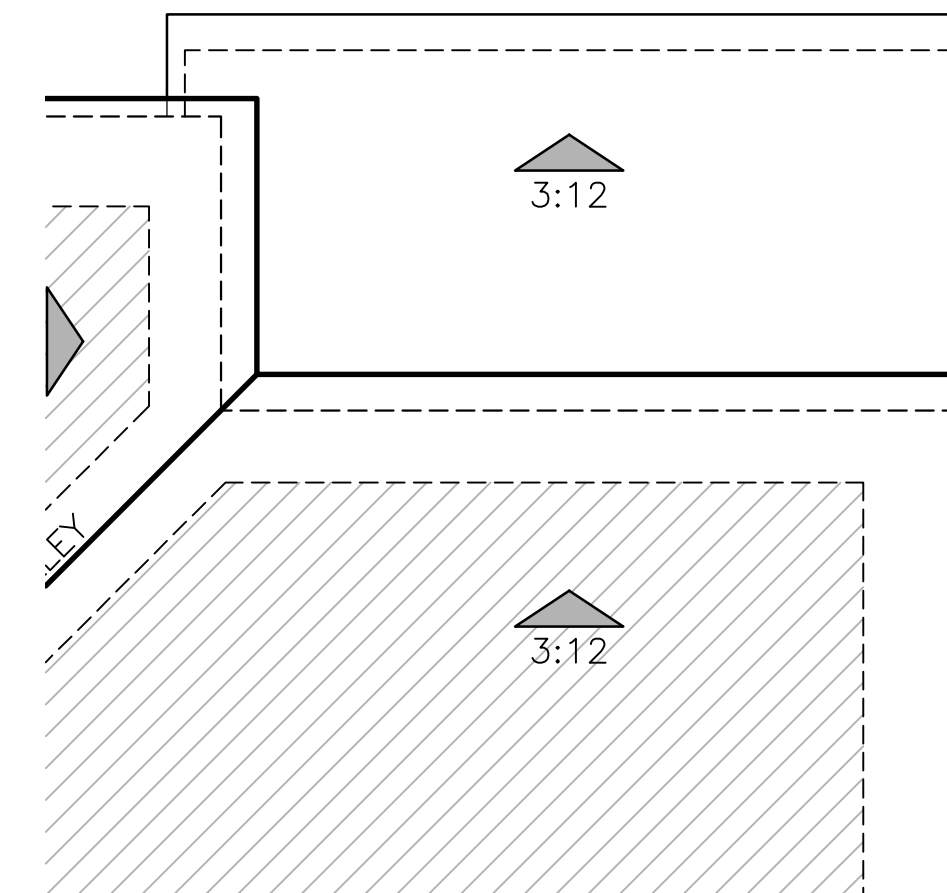
PLAN 2BR (3,384) COASTAL RUSTIC ELEVATIONS

LOT 13 - SCHEME 5

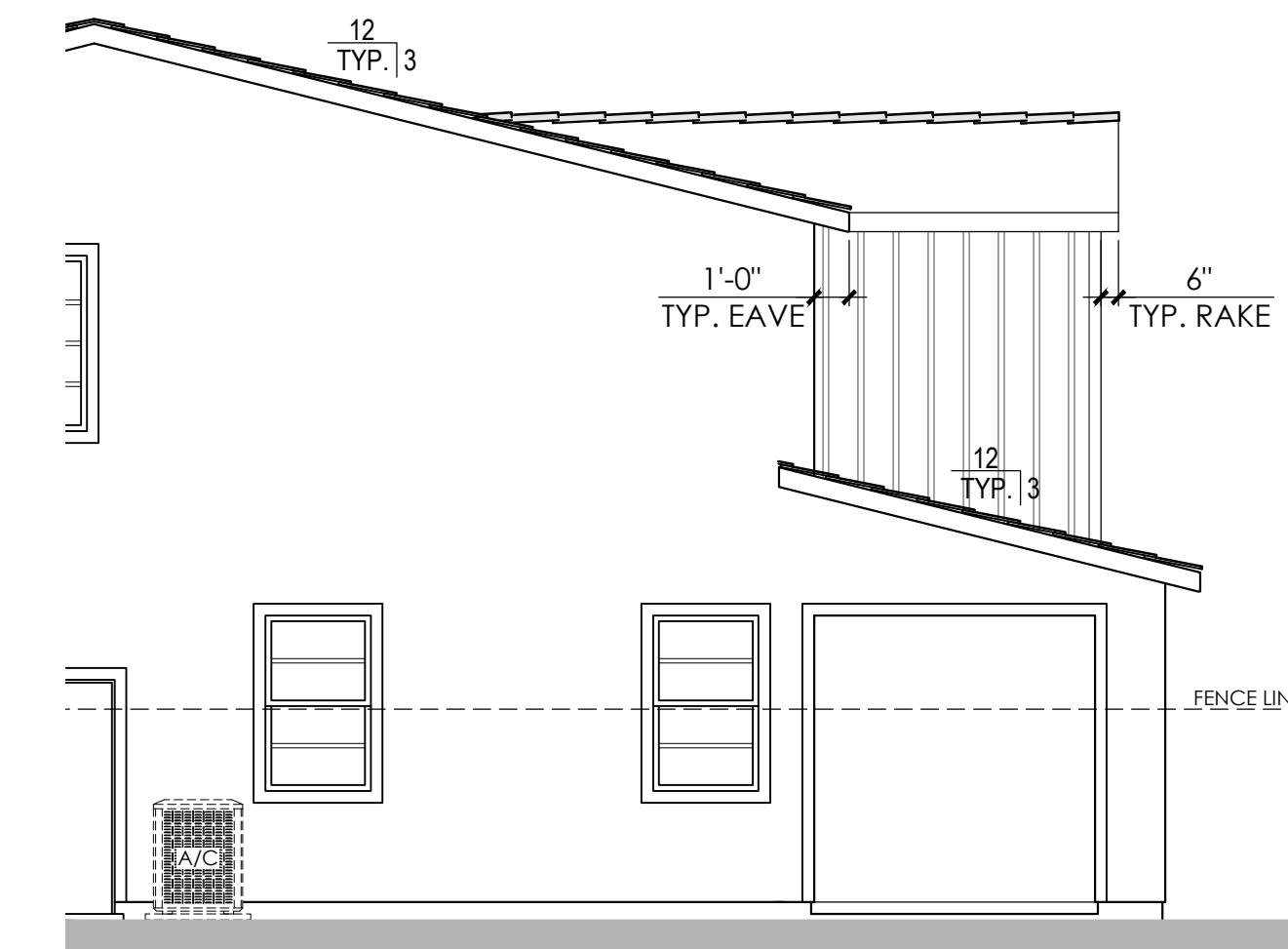
0 2 4 8 12



FLOOR PLAN



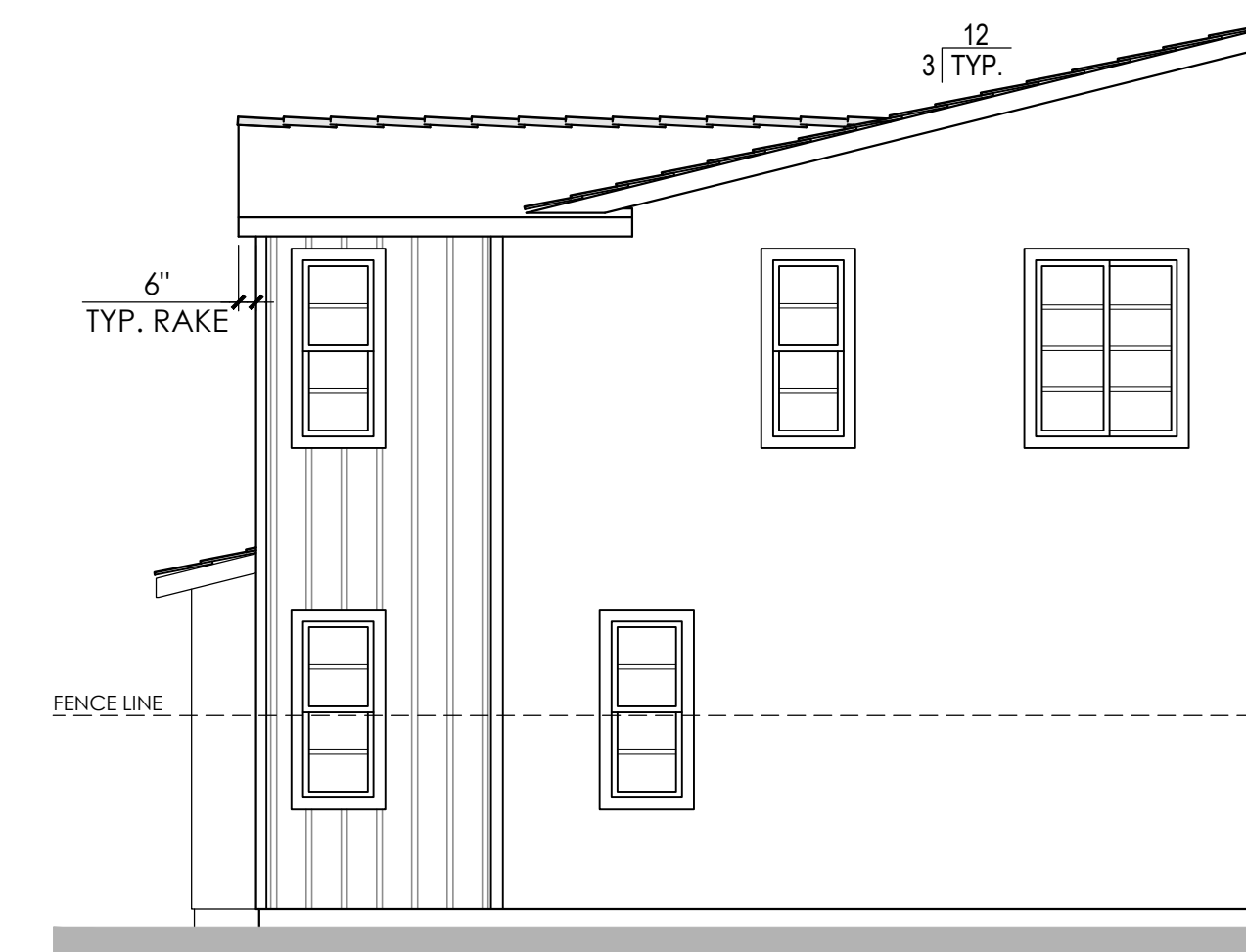
ROOF PLAN



RIGHT



REAR

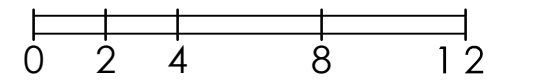


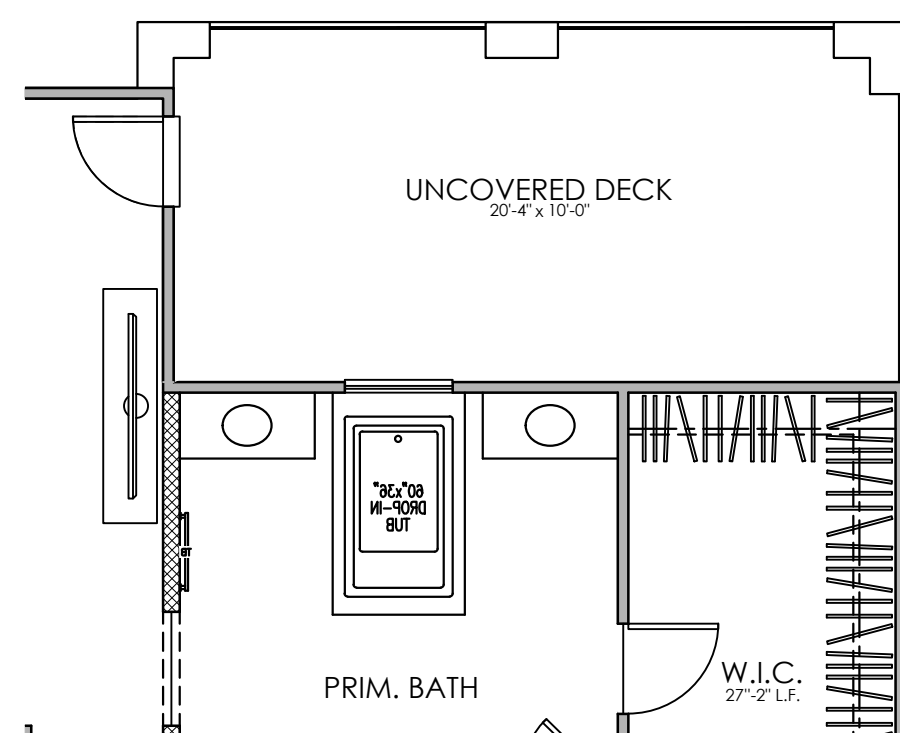
LEFT

PLAN 2BR (3,384) OPTIONAL PATIO
COASTAL RUSTIC ELEVATIONS

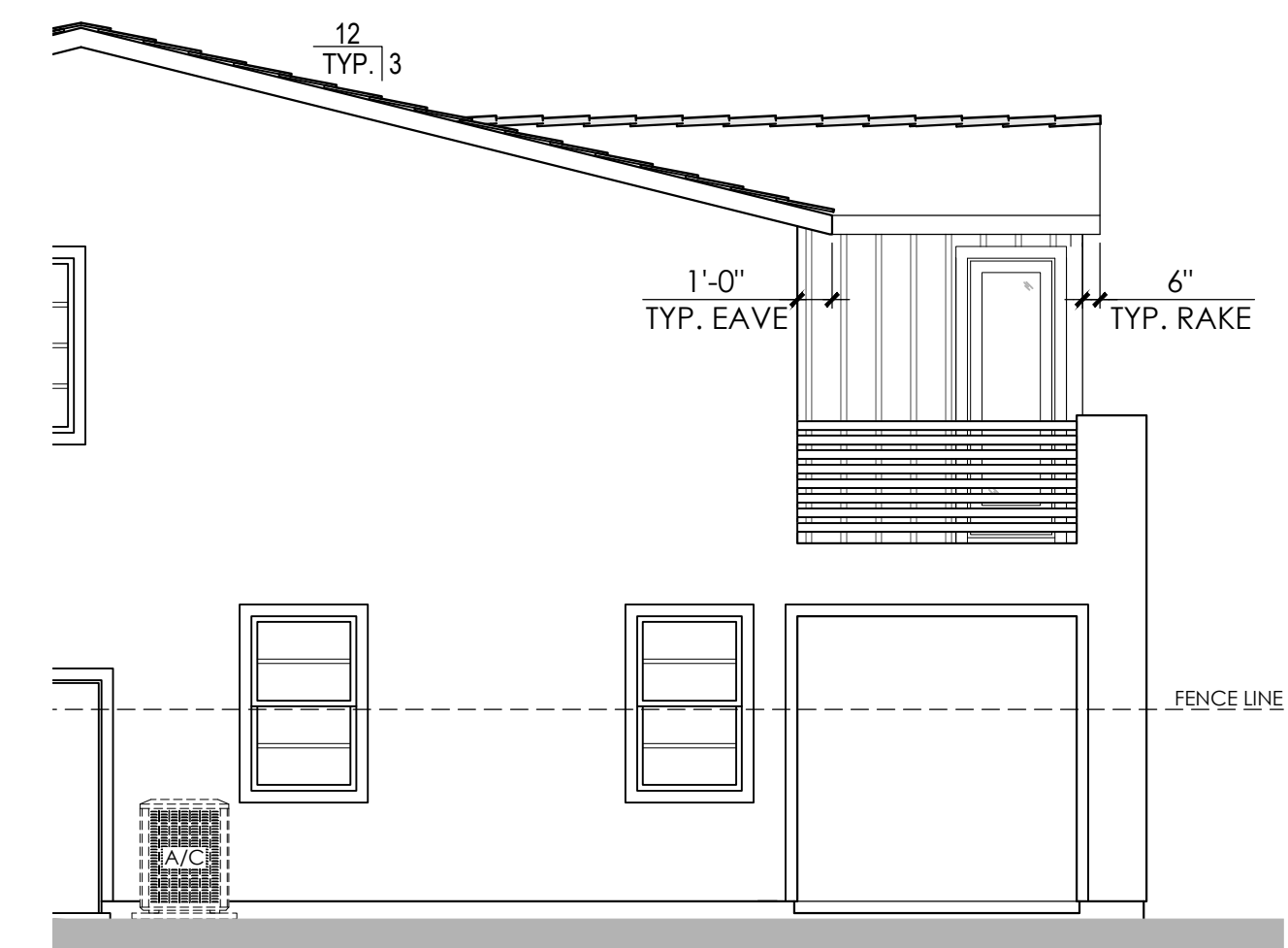
NOTE: REFER TO ARCHITECTURAL SITE PLAN
FOR OPTIONAL PATIO SETBACK

LOT 13 - SCHEME 5





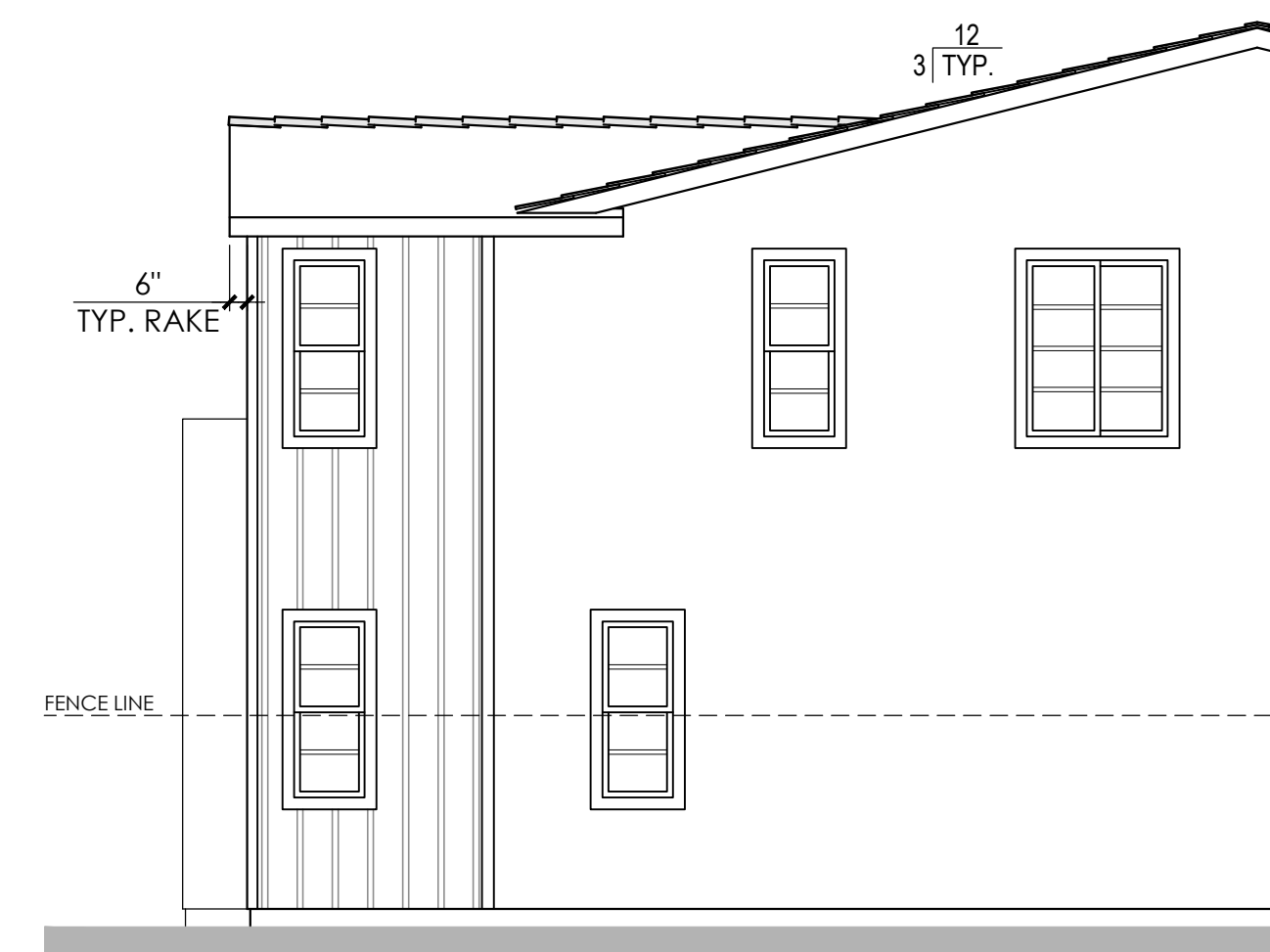
FLOOR PLAN



RIGHT



REAR

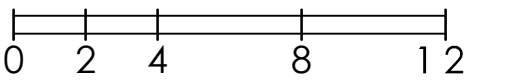


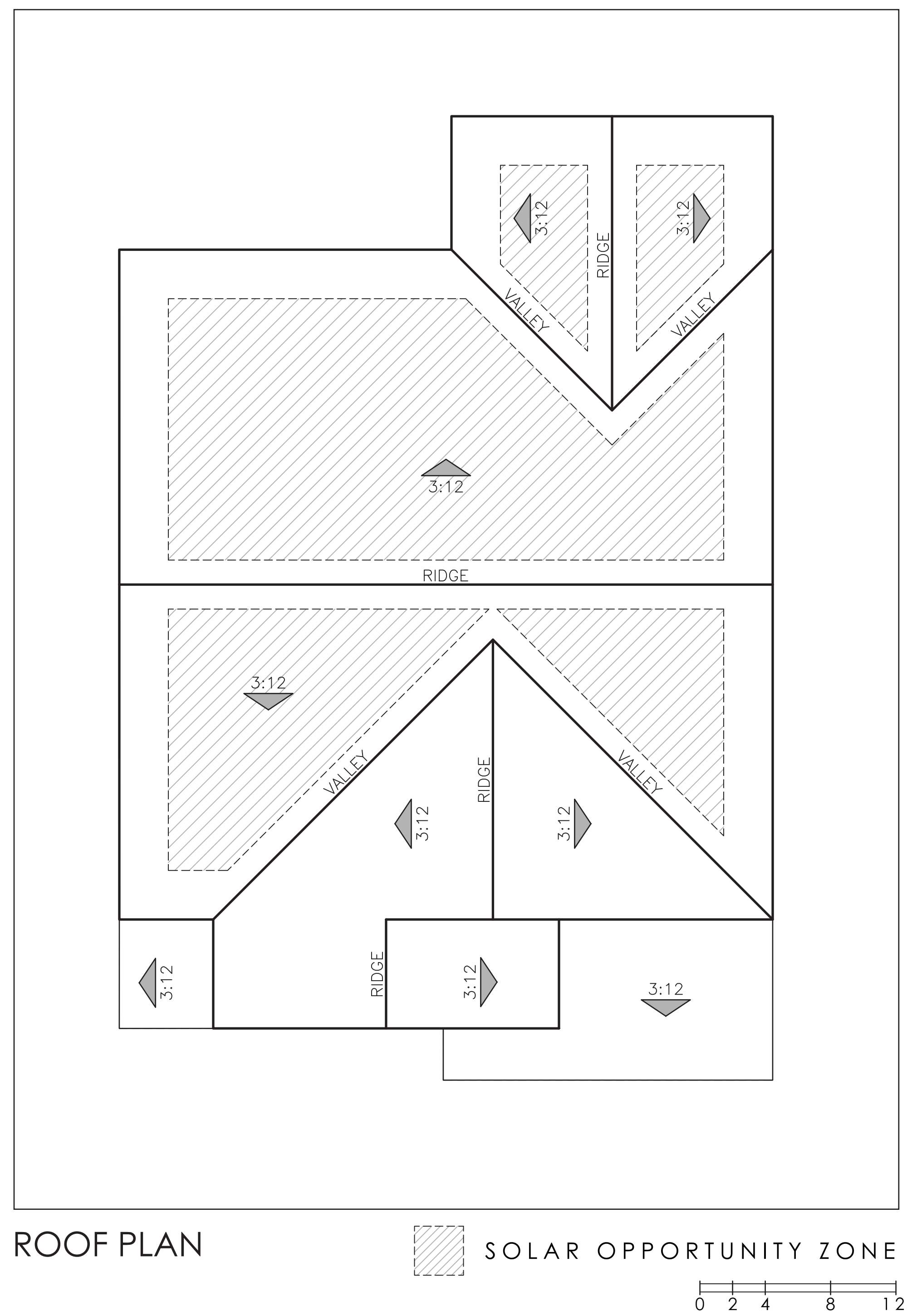
LEFT

PLAN 2BR (3,384) OPTIONAL DECK
COASTAL RUSTIC ELEVATIONS

NOTE: REFER TO ARCHITECTURAL SITE PLAN
FOR OPTIONAL PATIO SETBACK

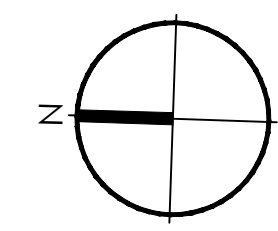
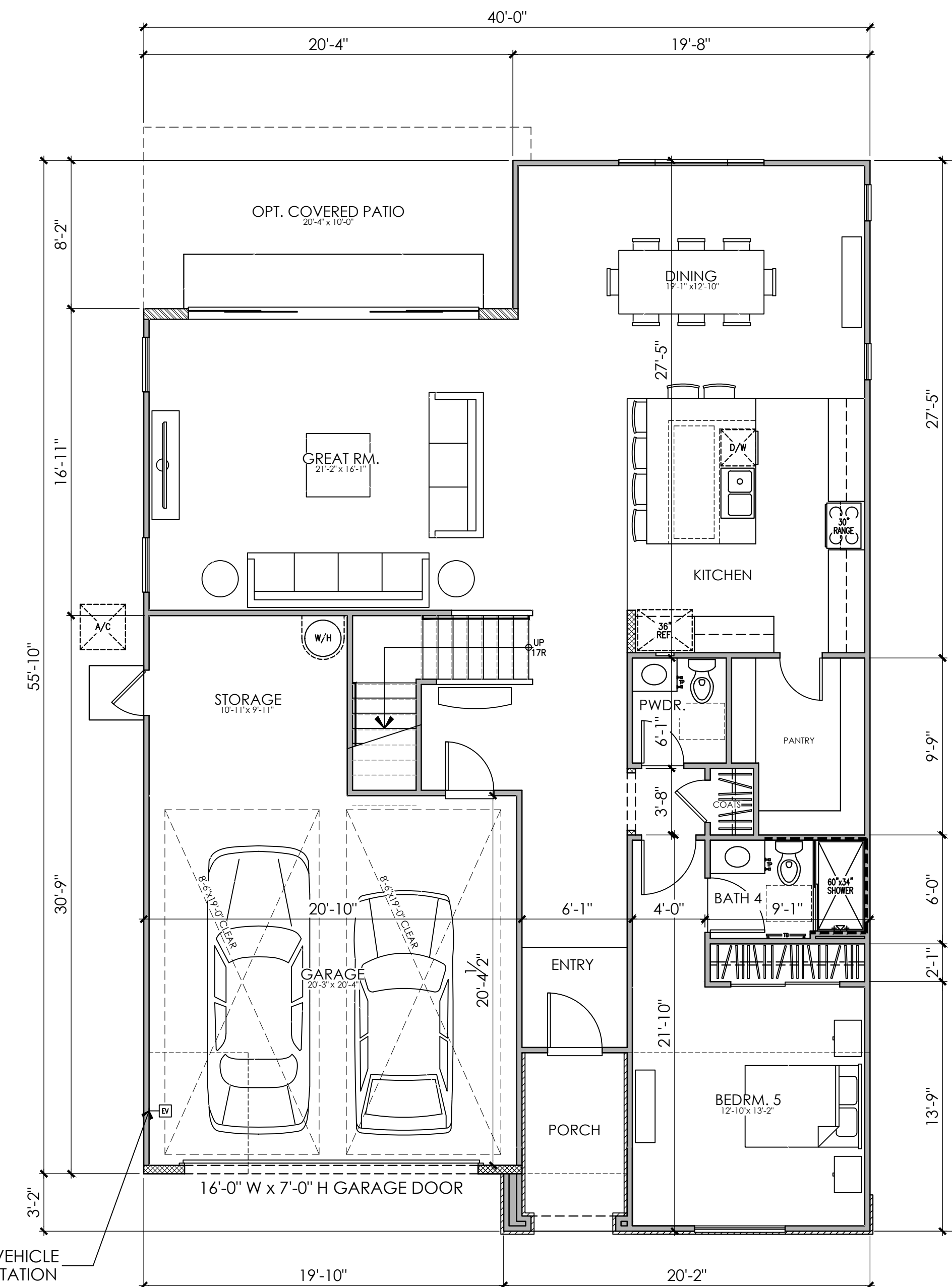
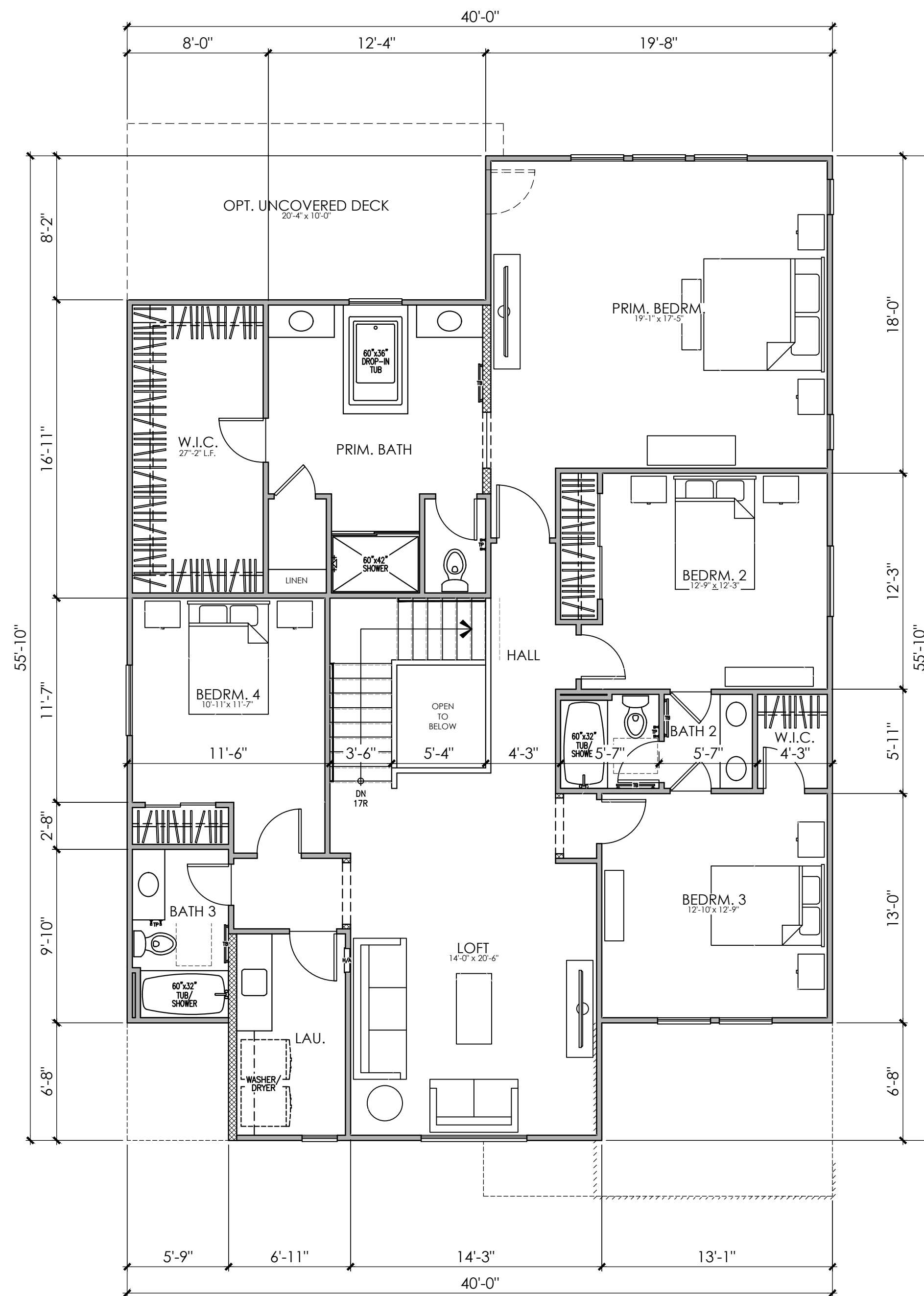
LOT 13 - SCHEME 5





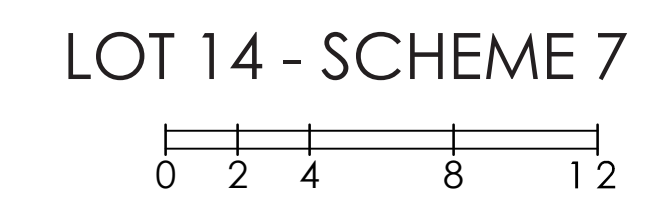
PERSPECTIVE VIEW OF STREET ELEVATION

LOT 14 - PLAN 2C (3,384) - SCHEME 7 - ROOF PLAN AND PERSPECTIVE COASTAL MODERN



PLAN 2
AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	1,530 SQ. FT.
SECOND FLOOR AREA	1,854 SQ. FT.
TOTAL DWELLING	3,384 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	541 SQ. FT.
PORCH	59 SQ. FT.
OPT. COVERED PATIO	205 SQ. FT.
OPT. UNCOVERED DECK	205 SQ. FT.



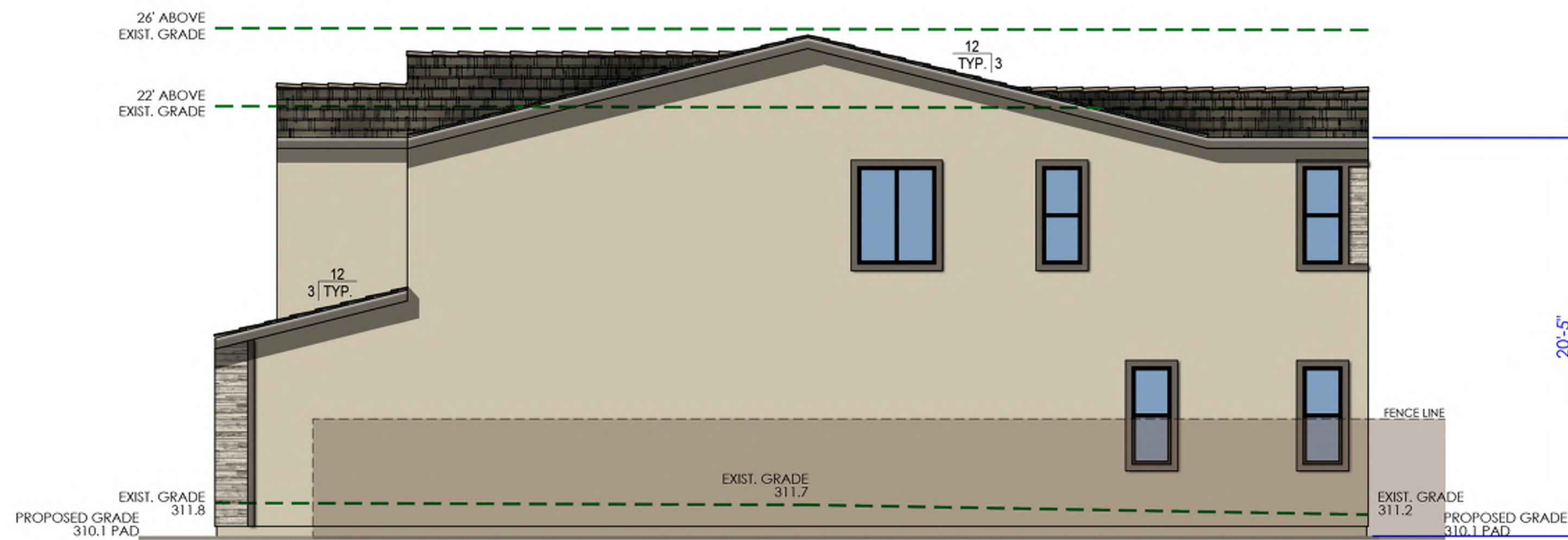
PLAN 2C (3,384)
5 BEDROOM, 4.5 BATH, LOFT, OPT. PATIO, OPT. DECK, 2 CAR GARAGE
FLOOR PLAN



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Refer to landscape drawings for wall, tree, and shrub locations

WEST



SOUTH

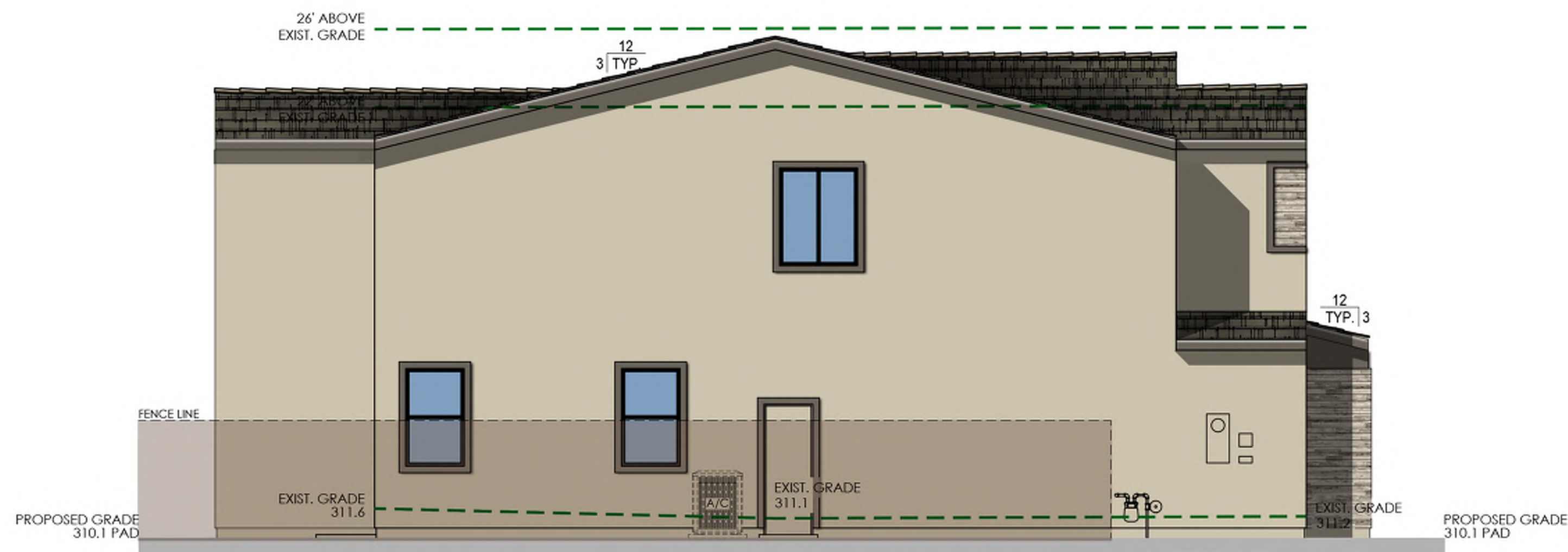
MATERIALS LEGEND

(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	COMP. SHINGLE AND STANDING SEAM METAL
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
WALL:	STUCCO / LAP SIDING
WINDOWS:	VINYL
TRIM:	STUCCO OVER RIGID FOAM
PORCH:	STONE VENEER



EAST



NORTH

NOTES:

- Building height shall mean the vertical distance from the lower of the natural or finished exterior grade adjacent to the structure, to the highest portion of the structure immediately above.
- Existing slope shown base on spot elevations provided on grading plan.

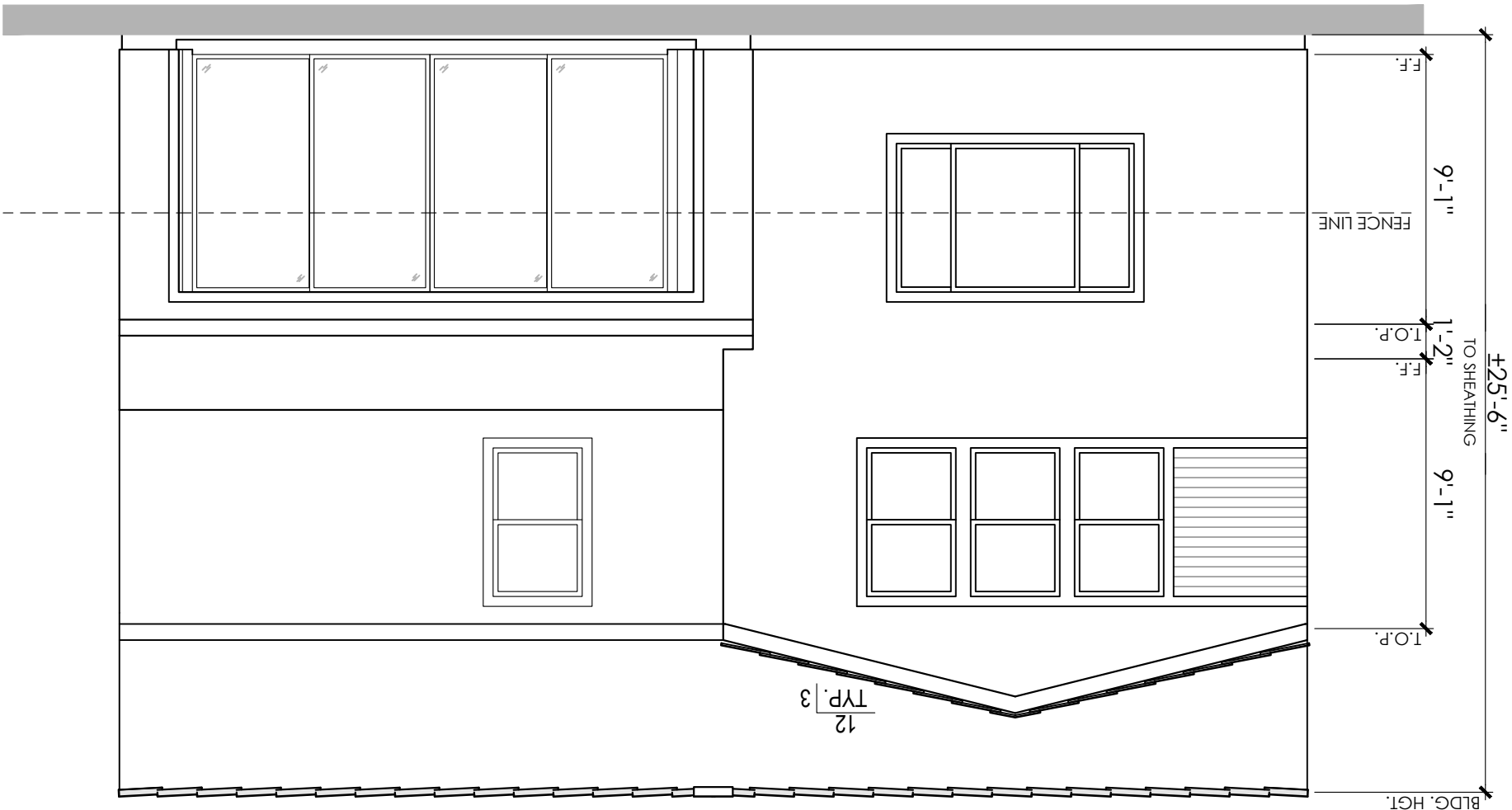
PLAN 2C (3,384) COASTAL MODERN ELEVATIONS

LOT 14 - SCHEME 7

0 2 4 8 12

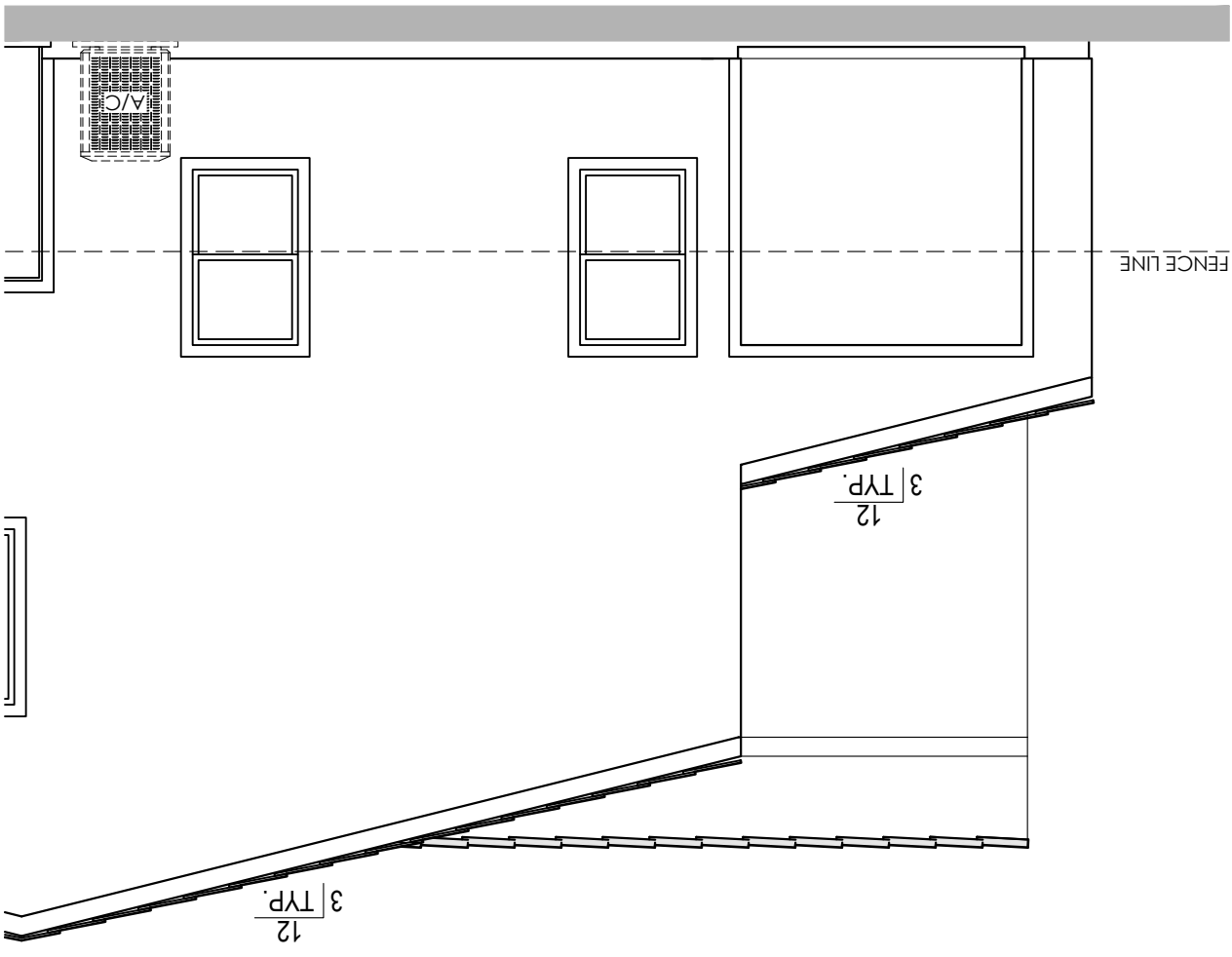
NOTE: REFER TO ARCHITECTURAL SITE PLAN
FOR OPTIONAL PATIO SETBACK

REAR

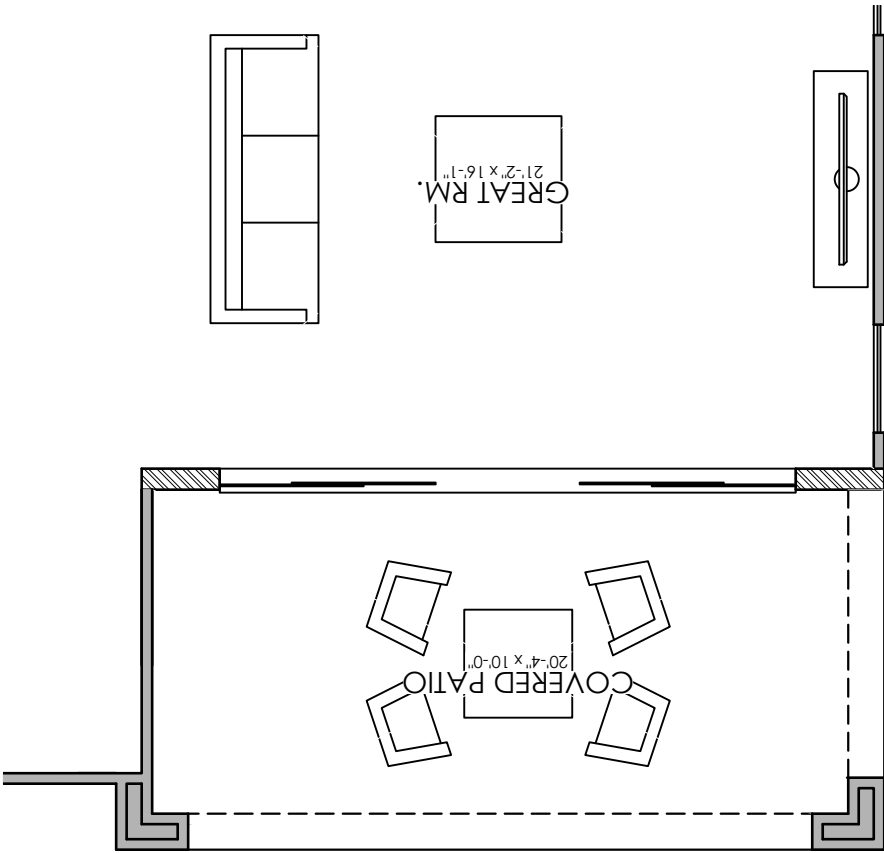


PLAN 2C (3,384) OPTIONAL PATIO
COASTAL MODERN ELEVATIONS

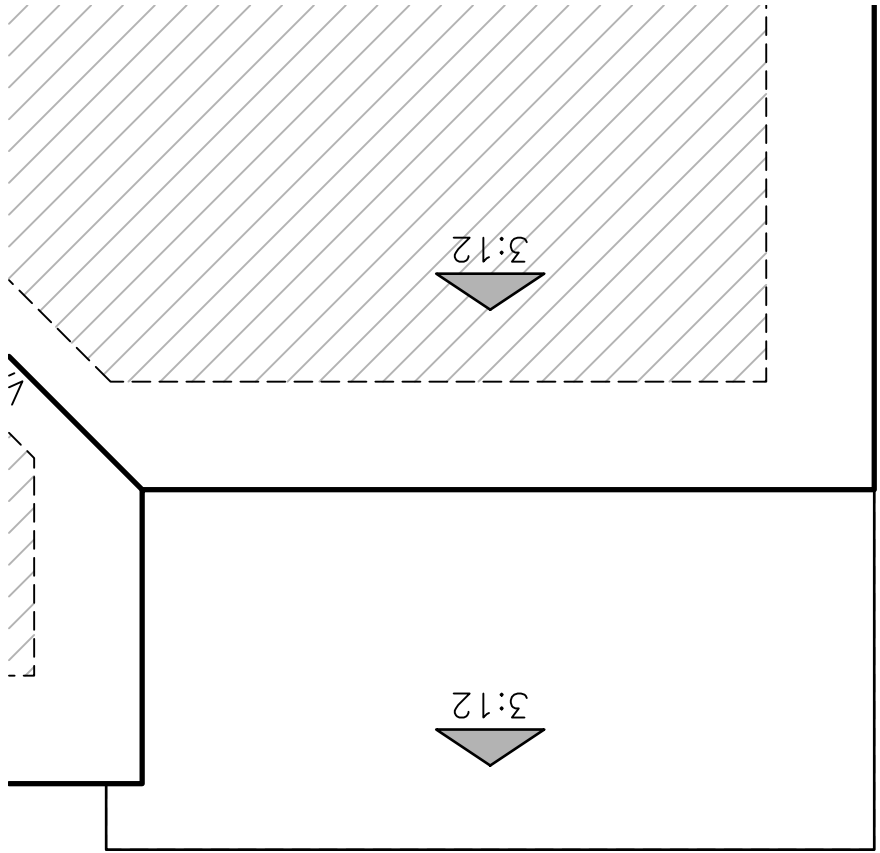
LEFT



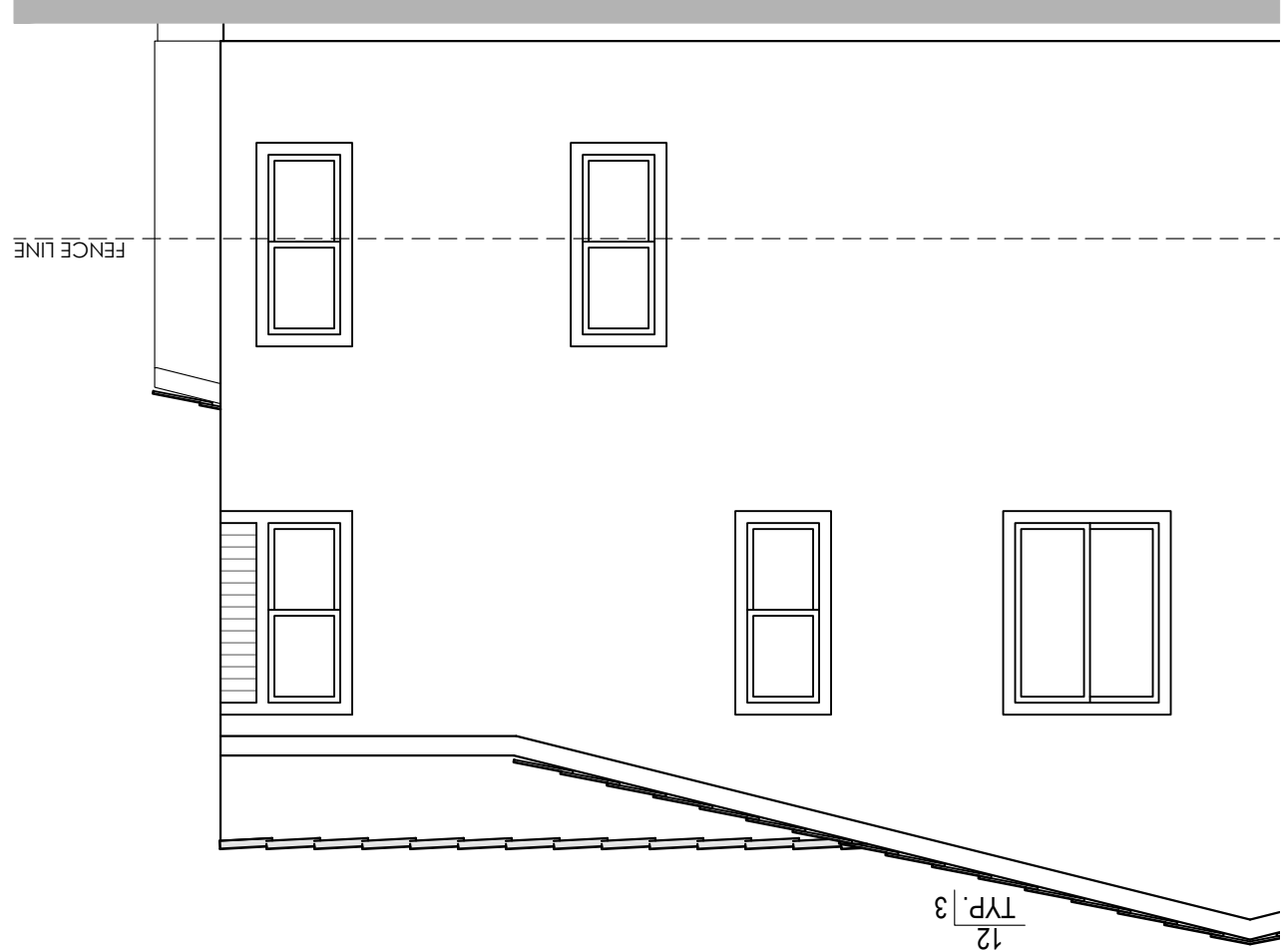
FLOOR PLAN

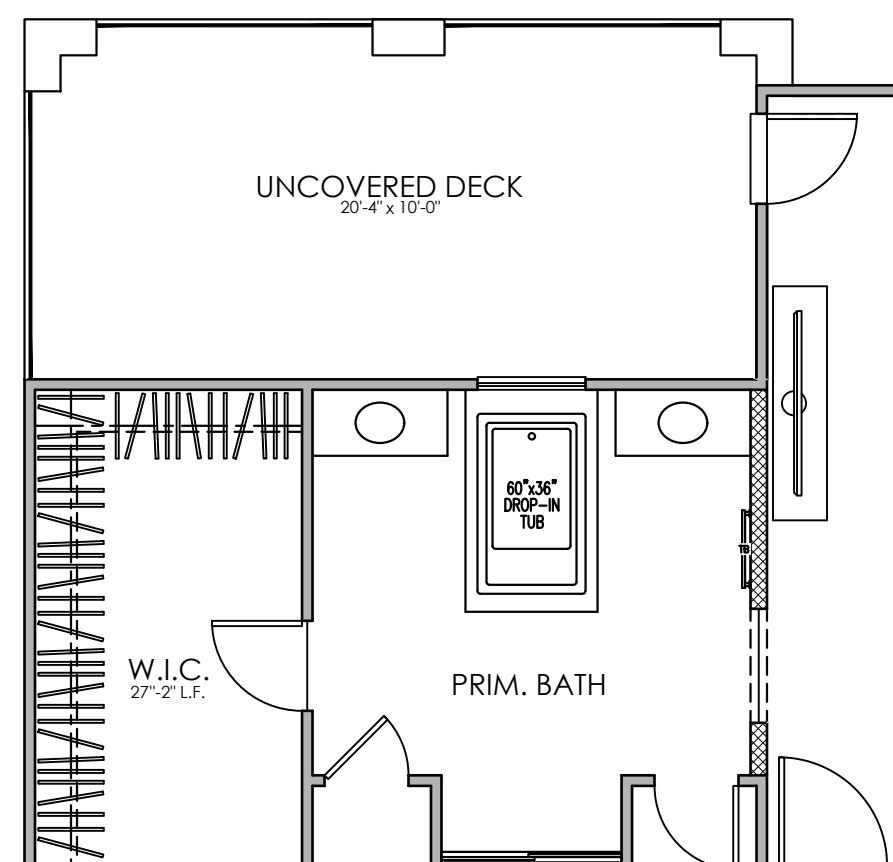


ROOF PLAN

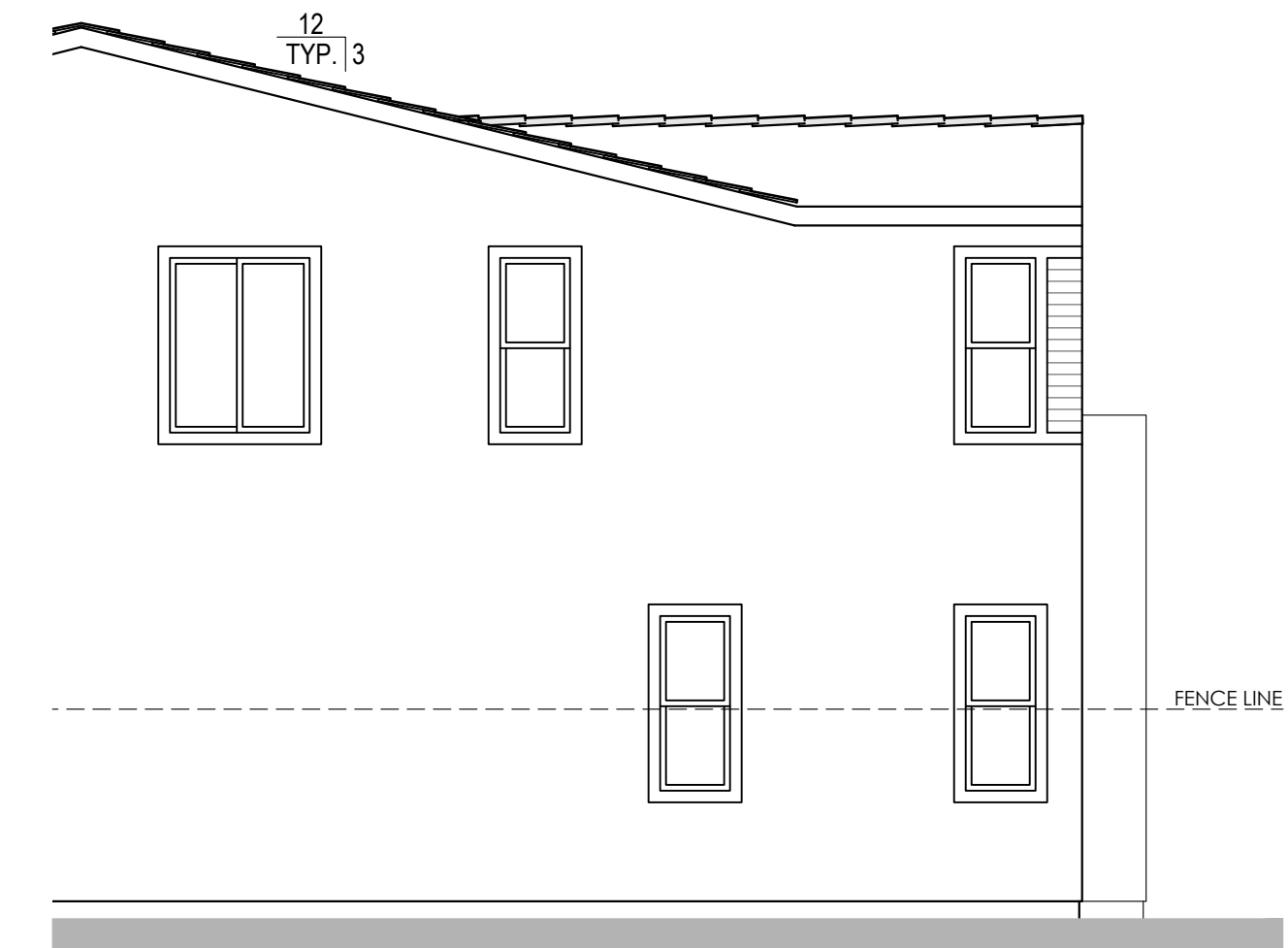


RIGHT





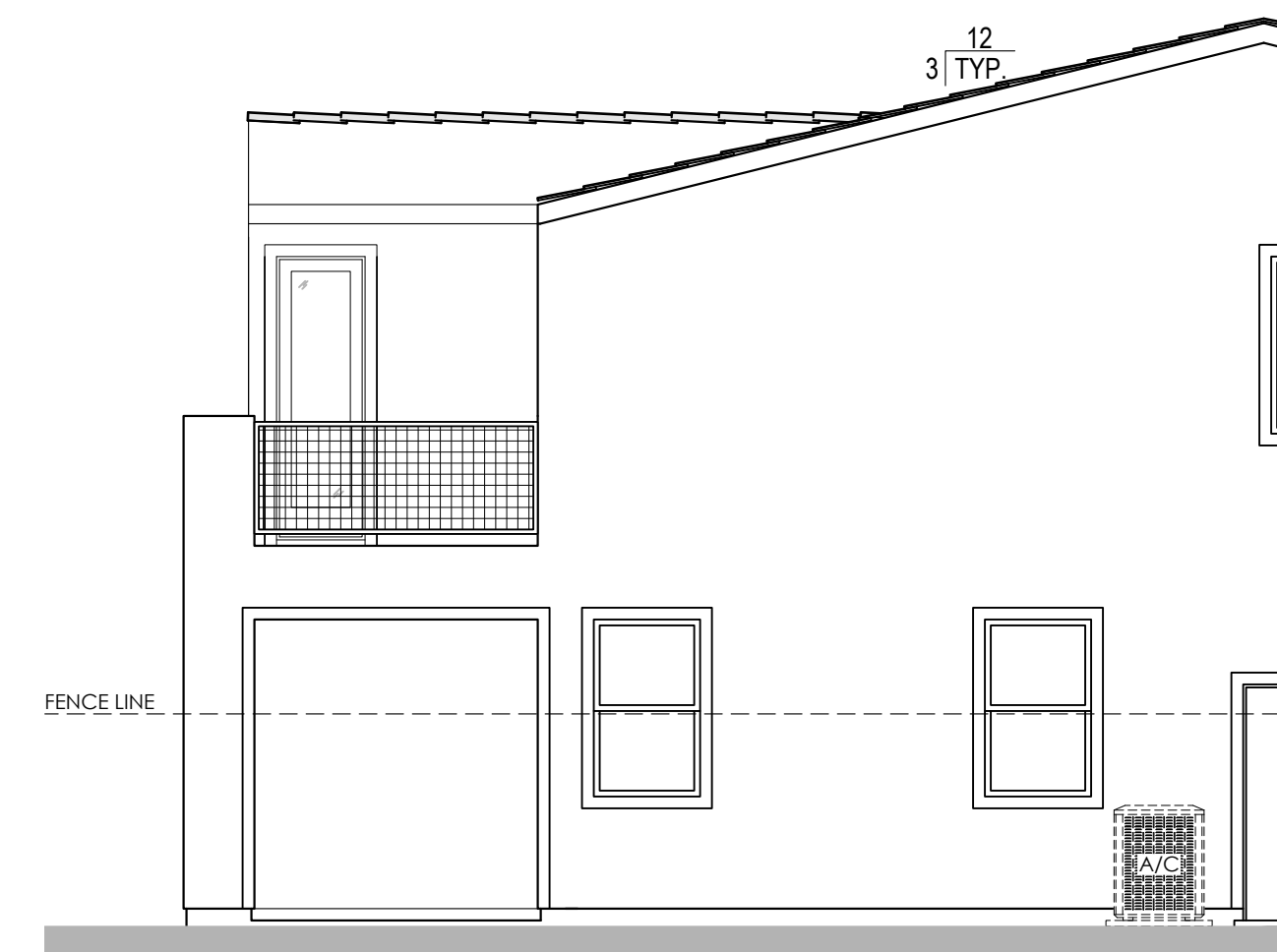
FLOOR PLAN



RIGHT



REAR



LEFT

PLAN 2C (3,384) OPTIONAL DECK
COASTAL MODERN ELEVATIONS

NOTE: REFER TO ARCHITECTURAL SITE PLAN
FOR OPTIONAL PATIO SETBACK

LOT 14 - SCHEME 7

0 2 4 8 12