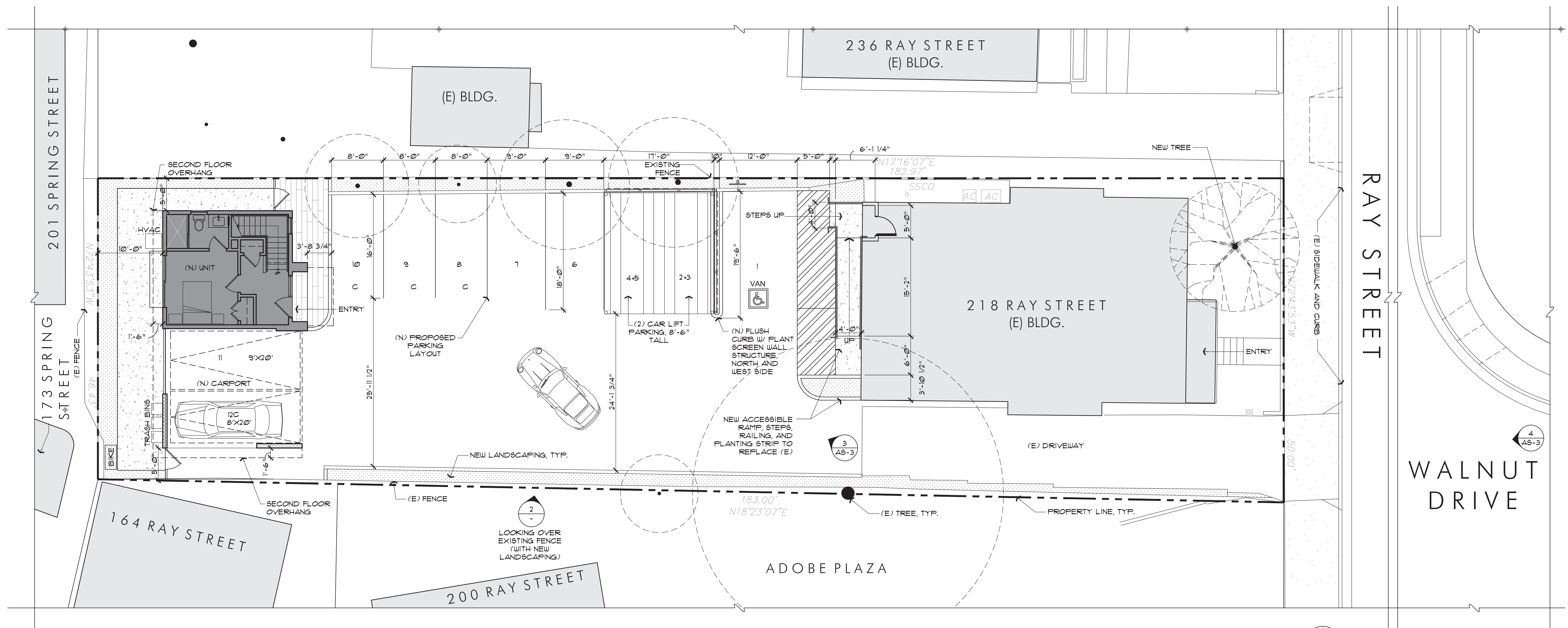




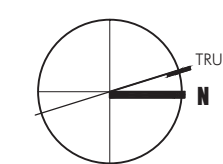
SHEET TITLE

**PRELIMINARY
SITE PLAN AND
PERSPECTIVE VIEW**

SCALE	AS NOTED
PROJECT NO.	19.57
DATE	3.16.2020
DRAWN BY	WD



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



LEGEND

- AREA OF EXISTING CONCRETE
- AREA OF NEW CONCRETE
- AREA OF LINEAR PAVERS
- AREA OF NEW LANDSCAPING
- EXISTING BUILDINGS
- NEW TWO BEDROOM UNIT
- EXISTING PROPERTY LINE

AREA TABULATION

(E) LOT SIZE:	8,510 SF.
(E) BUILDING FOOTPRINT:	1,160 SF.
(E) BUILDING (BOTH FLOORS):	2,917 SF.
(N) UNIT:	
LIVING AREA:	1,174 SF.
BALCONY:	36 SF.
PATIO:	313 SF.
ROOF DECK:	167 SF.
CARPORIT:	396 SF.
(E) PARKING:	10 STALLS (1 COMPACT, 1 VAN)
PROPOSED PARKING:	12 STALLS (4 COMPACT, 4 LIFT, 1 VAN)

LOT COVERAGE	29.1% (873 SF. UNIT FOOTPRINT, + 1,600 SF. / 8,510 SF.)
EAR	2.08 (8,510 SF. / 2,917 SF. + 1,174 SF.)

NARRATIVE

THE PROPOSED SCOPE OF WORK INCLUDES THE ADDITION OF A 1,174 SF. TWO BEDROOM RESIDENTIAL UNIT AT THE REAR OF A LOT WITH AN EXISTING TWO STORY OFFICE BUILDING. THE TWO BEDROOM RESIDENTIAL UNIT WILL HAVE A PRIVATE GROUND LEVEL OUTDOOR AREA AT THE REAR, A BALCONY OFF OF THE KITCHEN ON THE SECOND LEVEL, AND A ROOFTOP DECK OVERLOOKING THE ADOBE PLAZA. A CARPORT BELOW THE LIVING AREA WILL PROVIDE PARKING FOR THE UNIT. NEW SITE WORK AND LANDSCAPING IS PROPOSED, ALONG WITH A REWORK OF THE ACCESS TO THE OFFICE BUILDING. A NEW 8'-6" TALL CAR LIFT FOR A TOTAL OF FOUR CARS WILL BE ADDED. IT WILL BE SCREENED ON TWO SIDES TO REDUCE VISIBILITY.

VICINITY MAP



2. PRELIMINARY LIFT VIEW
SCALE: N.T.S.



REVISIONS

PRELIM. PLANNING REVIEW	2.28.2020
PRELIM. PLANNING REVIEW	3.16.2020

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David B. Banducci, AIA, Architect

SHEET TITLE

**PRELIMINARY
FLOOR PLANS
AND ROOF PLAN**

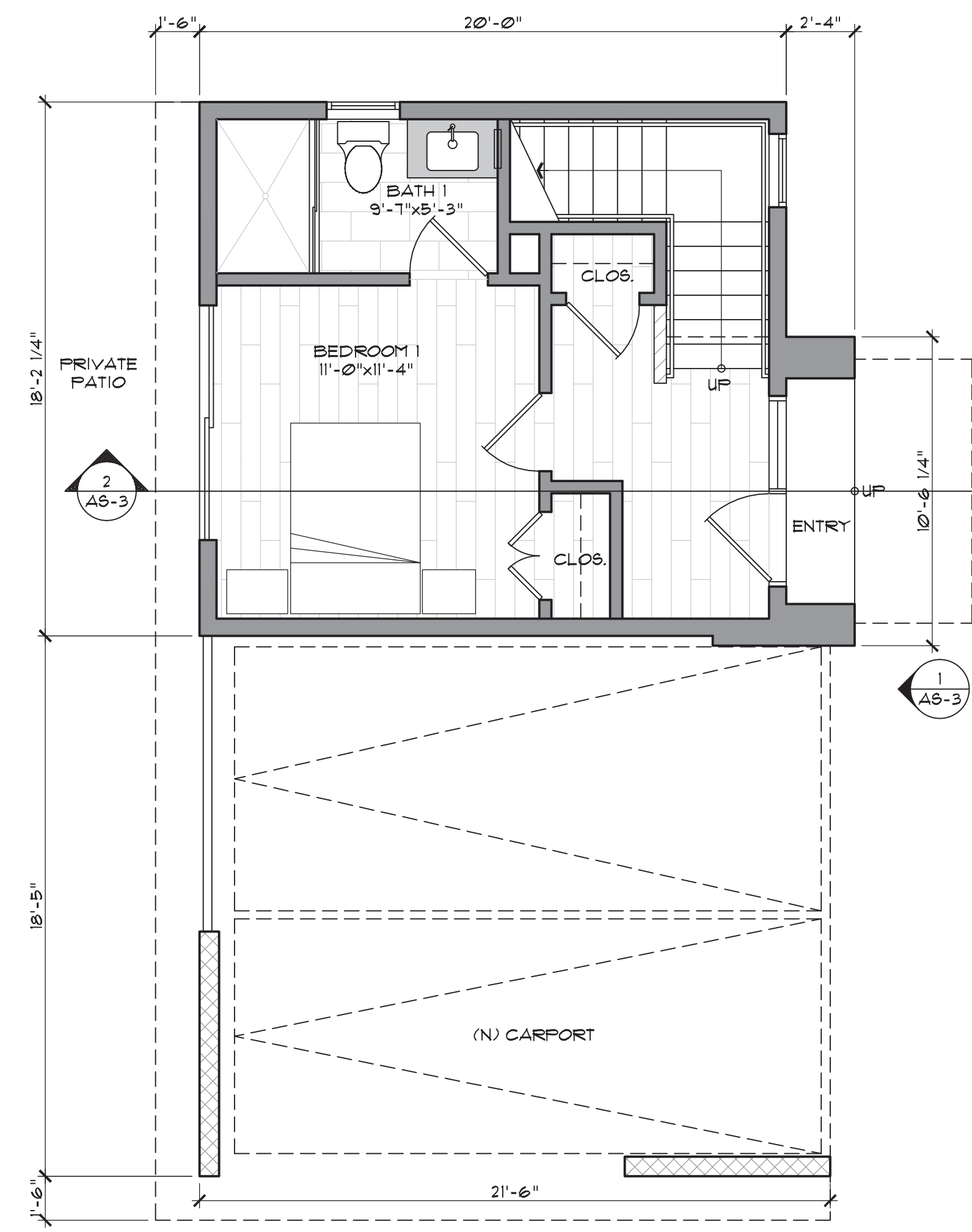
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PROJECT NO. 19.57

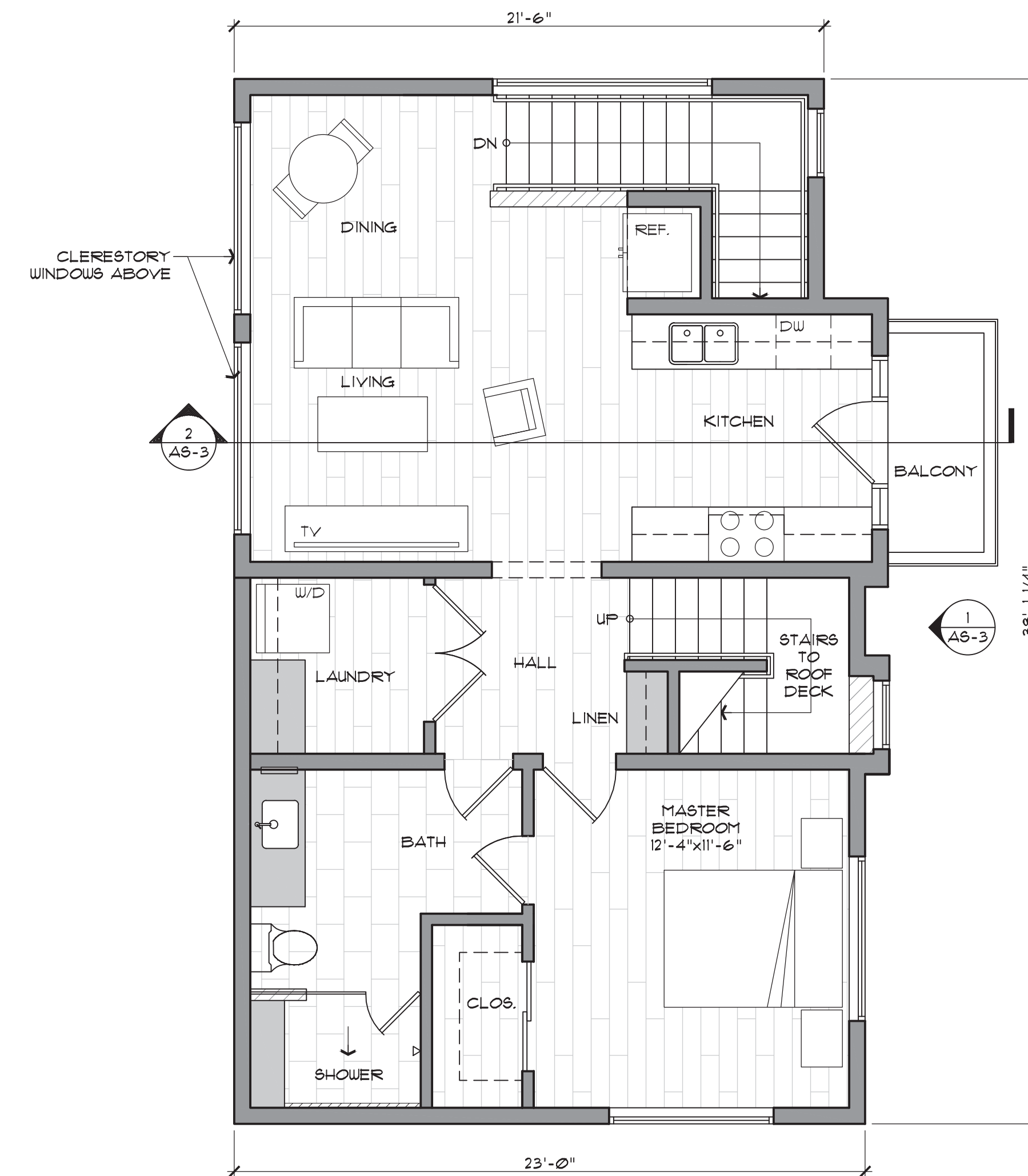
DATE 3.16.2020

DRAWN BY WD

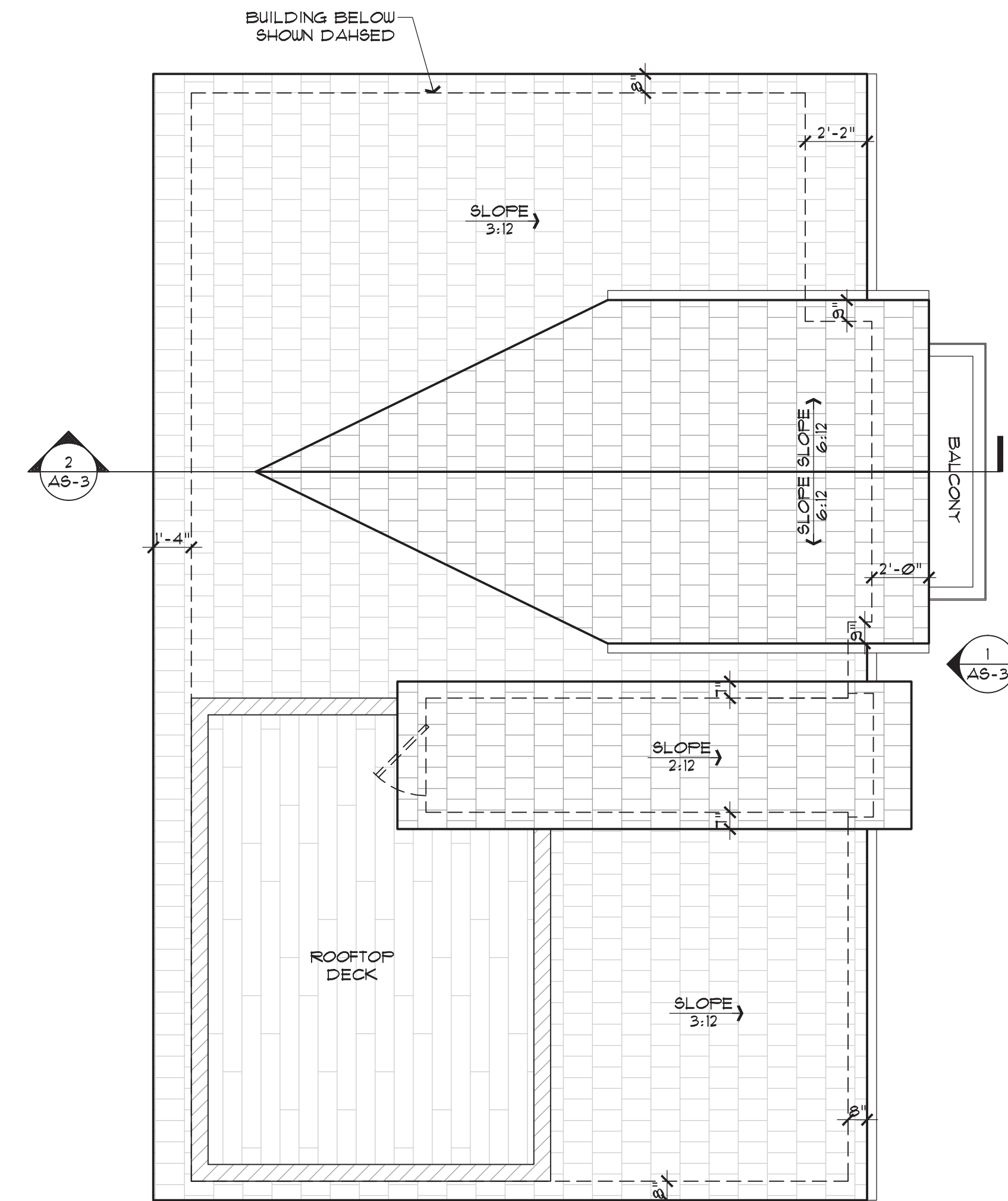
SHEET NO. **AS-2**



1. PRELIMINARY GROUND LEVEL FLOOR PLAN
SCALE: 1/4"=1'-0"



2. PRELIMINARY UPPER LEVEL FLOOR PLAN
SCALE: 1/4"=1'-0"



3. PRELIMINARY ROOF PLAN
SCALE: 1/4"=1'-0"

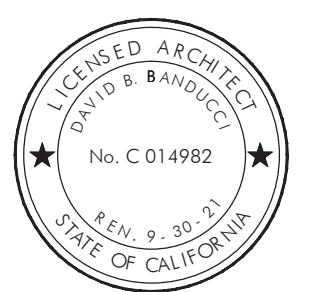
PLAN LEGEND

	(N) WALL CONSTRUCTION
	(N) CMU WALL CONSTRUCTION
	(N) LOW WALL CONSTRUCTION
	(N) WINDOW



REVISIONS	
PRELIM. PLANNING REVIEW	2.28.2020
PRELIM. PLANNING REVIEW	3.16.2020

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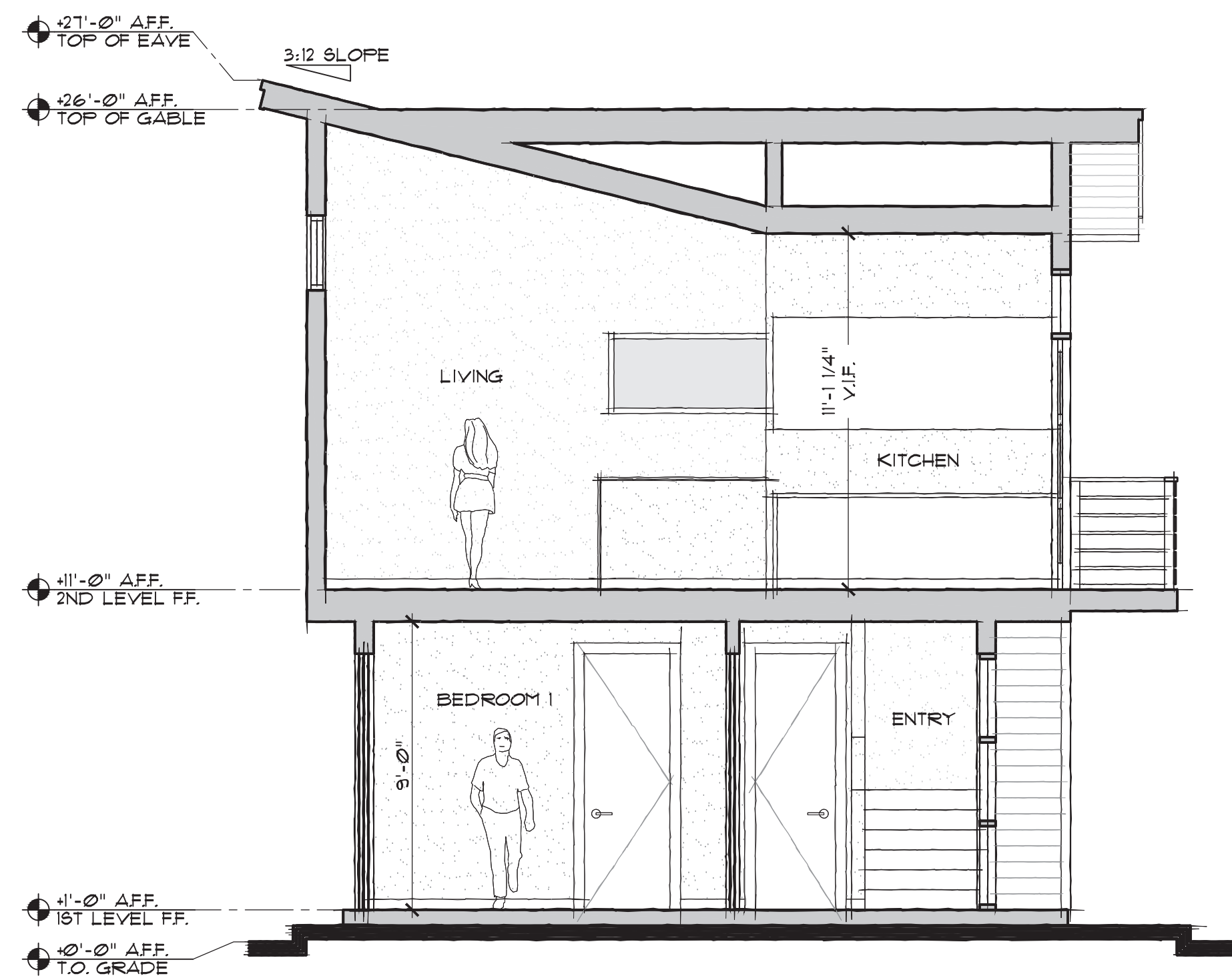


David B. Banducci, AIA, Architect

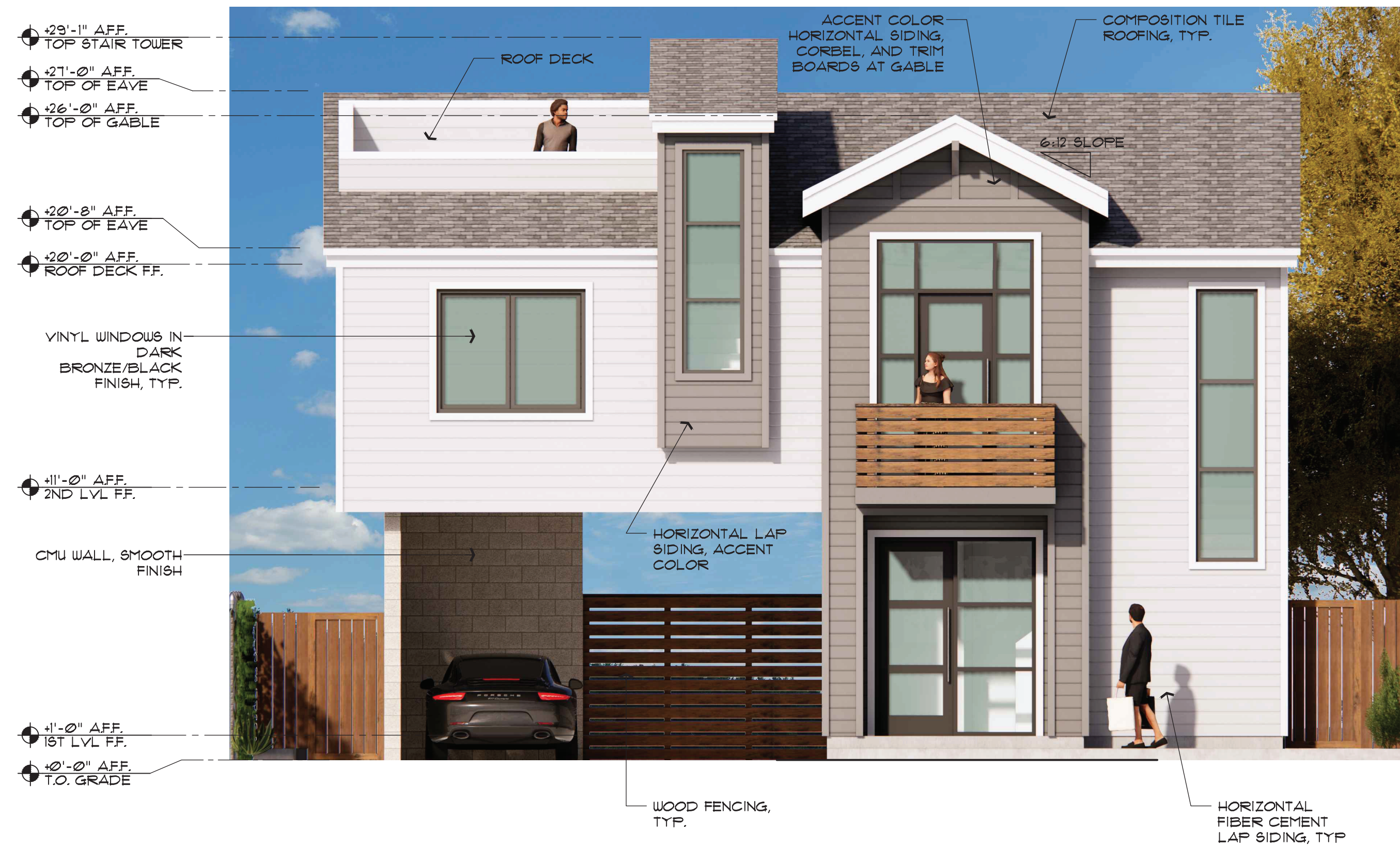
SHEET TITLE

**PRELIMINARY ELEVATION,
SECTION, SITE PHOTO,
AND PERSPECTIVE VIEW**

SCALE	AS NOTED
PROJECT NO.	19.57
DATE	3.16.2020
DRAWN BY	WD



2. PRELIMINARY SECTION
SCALE: 1/4"=1'-0"



1. PRELIMINARY EXTERIOR ELEVATION
SCALE: 1/4"=1'-0"



4. SITE PHOTO - VIEW FROM WALNUT
SCALE: N.T.S.



3. PRELIMINARY PERSPECTIVE VIEW
SCALE: N.T.S.