

PROJECT DESCRIPTION

NARRATIVE TEXT

THIS SHEET MUST INCLUDE ALL OF THE FOLLOWING INFORMATION:

Cover sheet - Assessor's Parcel Number; zoning category; lot area square footage; scale; north arrow; vicinity map with 1,000-foot radius around project site depicting and labeling the major intersections and local street network; title block/project data with applicant contact info; sheet index; parcel map with adjacent properties and project scope. Lot coverage of existing and proposed areas – not to exceed lot maximum for zone, express in both square feet and percent. FAR for existing and proposed areas not to exceed FAR max for zone, express in both square feet and percent.

VICINITY MAP

NORTH ARROW

SCALE

SHEET INDEX

A1.0 – COVER SHEET

A2.0 – SITE PLAN (EXISTING AND PROPOSED)

A3.0 – FLOOR PLANS (EXISTING AND PROPOSED)

A3.1 - FLOOR AREA KEY (EXISTING AND PROPOSED)

A4.0 – ELEVATIONS (EXISTING AND PROPOSED)

A5.0 – SECTIONS (EXISTING AND PROPOSED)

A6.0 – ROOF PLAN (EXISTING AND PROPOSED)

PROJECT DATA

PARCEL APN:	XXX-XXX-XX
CENSUS TRACT:	XXXX
CONSTRUCTION TYPE:	X
HEIGHT & BULK DISTRICT:	XX' XX
ZONING:	R1/LDR
OCCUPANCY:	R3 – SINGLE FAMILY RESIDENTIAL
PARCEL AREA:	XXXX SQUARE FEET (5,000 SF MIN.)

EXISTING CONDITIONS

GROSS FLOOR AREA:	XXXX SQUARE FEET
LOT COVERAGE (NTE 50%):	XXXX SQUARE FEET / XX%
FAR: (NTE 55%)	XXXX SQUARE FEET / XX%

PROPOSED CONDITIONS

GROSS FLOOR AREA:	XXXX SQUARE FEET
LOT COVERAGE (NTE 50%):	XXXX SQUARE FEET / XX%
FAR (NTE 55%):	XXXX SQUARE FEET / XX%

APPLICANT

STAMP

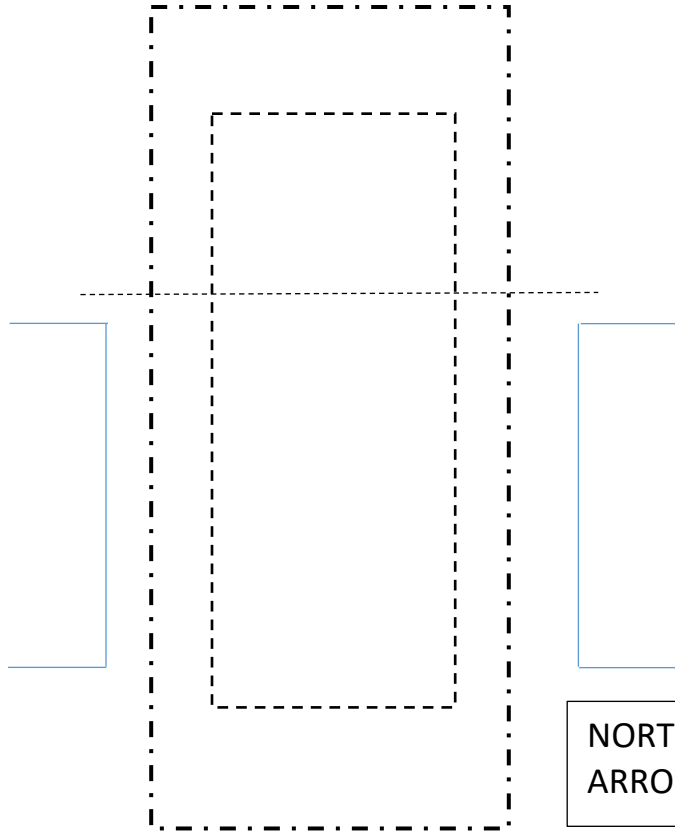
PROJECT
TITLE

NOTES:
REVISIONS:

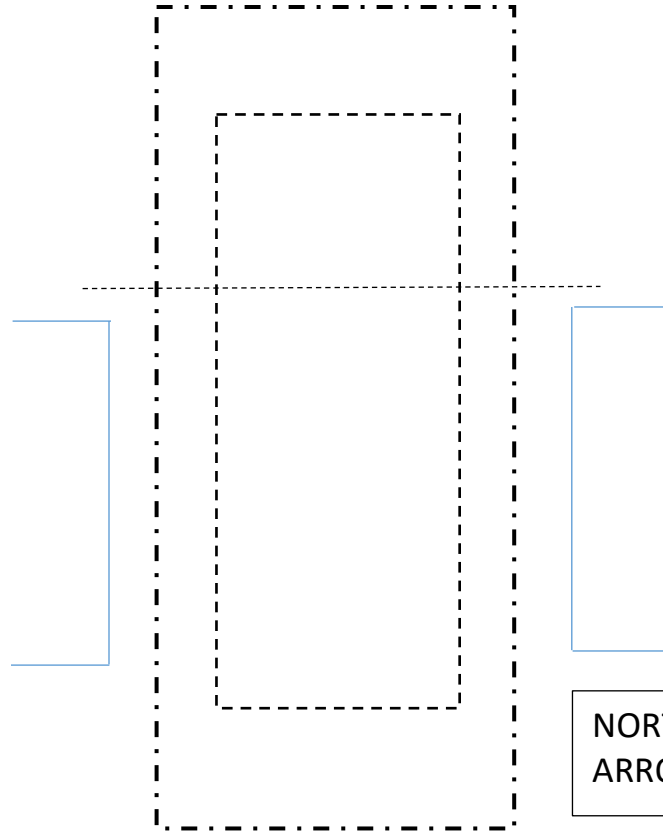
DATES:

A 1.0

COVER SHEET



NORTH
ARROW



NORTH
ARROW

THIS SHEET MUST INCLUDE ALL OF THE FOLLOWING INFORMATION:

Site Plan - scale; north arrow; indicate and label all property lines, public and private easements; existing and proposed sidewalks, driveways, parking spaces, all existing and proposed structures, fences, walls, and any other existing or proposed site improvements; all areas exceeding 30% slope; label all required setbacks; a line marking the rear 1/3 of the lot and area of available open space; and the location street address, use, number of stories, and setback of the nearest abutting walls (and windows) of all structures on all abutting properties. Label all areas.

EXISTING SITE PLAN

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

X,XXX SF TOTAL PARCEL AREA
X,XXX SF REAR 1/3 OF LOT OPEN SPACE
XX % PAVING COVERAGE FRONT YARD SETBACK
XX % LANDSCAPE COVERAGE FRONT YARD SETBACK

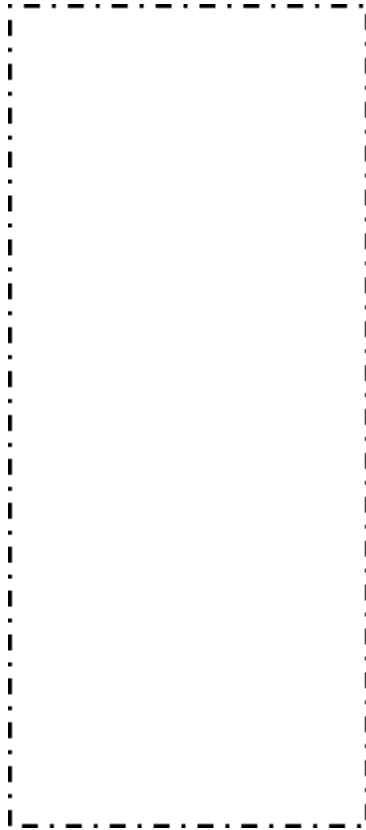
PROPOSED SITE PLAN

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

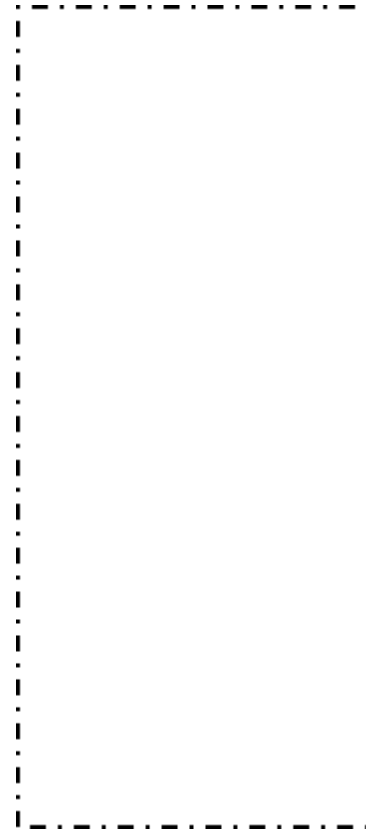
X,XXX SF TOTAL PARCEL AREA
X,XXX SF REAR 1/3 OF LOT OPEN SPACE
XX % PAVING COVERAGE FRONT YARD SETBACK
XX % LANDSCAPE COVERAGE FRONT YARD SETBACK

A 2.0

SITE PLAN



EXISTING FLOOR PLAN - SCALE: $1/8'' = 1'-0''$



NORTH
ARROW

PROPOSED FLOOR PLAN - SCALE: $1/8'' = 1'-0''$

THIS SHEET MUST INCLUDE ALL OF THE FOLLOWING INFORMATION:

Floor Plans - scale; north arrow; property lines, horizontal dimensions and square footages of all existing and proposed rooms and areas on each floor, including all projections, whether covered or uncovered, keyed to a legend. All floor plans shall be oriented the same direction as the Site Plan. For all second floors – include second floor setback line from exterior around floor walls.

A 3.0

FLOOR PLANS

THIS SHEET MUST INCLUDE ALL OF THE FOLLOWING INFORMATION:

Floor Area Key - scale; north arrow; existing and proposed rooms, spaces and projections included in the total floor area, including any spaces to be removed; label each individual space on all floors, both interior and exterior; sequentially using letters of the alphabet (AA, BB if needed); provide a chart with the net subtotals of each floor's area into a grand total. Any existing or proposed attached or detached ADUs or JADUs should be noted on the floor plans. If attached ADU or JADU within existing house, this area should be cross hatched and the total square foot of the attached

EXISTING FLOOR AREA

A = XX SF
B = XX SF
C = XXX SF
D = XXX SF

TOTAL = X,XXX SF

EXISTING

FIRST FLOOR = XXX
SECOND FLOOR = XXX

TOTAL = X,XXX SF

PROPOSED FLOOR AREA

A = XX SF
B = XX SF
C = XXX SF
D = XXX SF

TOTAL = X,XXX SF

PROPOSED

FIRST FLOOR = XXX
SECOND FLOOR = XXX

TOTAL = X,XXX SF

NORTH
ARROW

A 3.1

FLOOR AREA
KEY

THIS SHEET MUST INCLUDE ALL OF THE FOLLOWING INFORMATION:

Elevations - scale; vertical dimensions; above grade, between floor, and top of ridge/parapet heights of each floor at each of the primary corners; dotted outline of any rooms where the ceiling height exceeds 15 feet; elevation outline and window locations of abutting buildings; existing and proposed colors, materials, and textures of roof, walls, decks, trim, etc.; existing elevations of all four sides; all roof pitches. Label all existing grade lines and proposed finished grades on ALL ELEVATIONS.

PROPOSED ELEVATIONS should indicate all exterior materials, colors, window type, window trim, roof trim, roof material, front door material/color and garage material/color. This should match submitted materials board on foam core no larger than 11 x 17".

EXISTING NORTH ELEVATION

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

PROPOSED NORTH ELEVATION

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

A 4.0

ELEVATIONS

THIS SHEET MUST INCLUDE ALL OF THE FOLLOWING INFORMATION:

Sections - scale; north arrow; foundation, wall, and roof system of all rooms, including where ceiling height exceeds 9 feet; two sections (lateral and longitudinal). Label all rooms including crawl space and attic space.

PROPOSED LATERAL SECTION

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

PROPOSED LONGITUDINAL SECTION

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

A 5.0

SECTIONS

THIS SHEET MUST INCLUDE ALL OF THE FOLLOWING INFORMATION:

Roof Plan - scale; north arrow; plan view depicting all existing and proposed roof elements of all buildings, including the direction(s) of pitch of each element. EXISTING ROOF PLAN in order first, then PROPOSED ROOF PLAN. Label all directions and roof pitches.

PROPOSED ROOF PLAN

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

EXISTING ROOF PLAN

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

NORTH
ARROW

A 6.0

ROOF PLAN

THIS SHEET MUST INCLUDE ALL OF THE FOLLOWING INFORMATION:

3-D Rendering - scale; north arrow; scaled 3-D model (detailed isometric or two-point perspective drawing of the proposed development illustrating building mass and location on the parcel); include all windows, doors/garage, proposed or existing landscape and topography.

NORTH
ARROW

A 10.0

3-D
RENDERING