

PROPOSAL LETTER
519 EAST PALACE AVENUE

The owners of this non-contributing house at 519 East Palace wish to add a master bath and closet addition.

They are proposing this addition on the north side of the house in the backyard.

There are several freestanding structures on the property. There is an existing carport, garden shed, casita with lean-to shed, and a pergola.

The contemporary steel carport will be removed. The freestanding contemporary garden shed will be relocated out of sight to behind the casita.

The master bath and closet addition to the northeast will match the existing "suede" or tinted to try and match due to stucco age. Clad wood window and door will match existing in a "medium brown" color. We are not proposing divided lights because these additions are behind the house facing the backyard.

EXISTING STRUCTURES:

HEATED: 2536 S.F.
PORTAL: 300 S.F.
CASITA HEATED: 530 S.F.
SHED: 60 S.F.
LEAN-TO SHED: 140 S.F.
CARPORT: 445 S.F.
PERGOLA: 124 S.F.
TOTAL ROOFED: 4135 S.F.

PROPOSED ADDITIONS:

HEATED: 440 S.F.
ROOFED: 440 S.F.

NEW TOTALS:

HEATED: 2976 S.F.
ROOFED: 4575 S.F.

PROPERTY: 17000 S.F.

EXISTING LOT COVERAGE: 24.3%
PROPOSED LOT COVERAGE: 26%



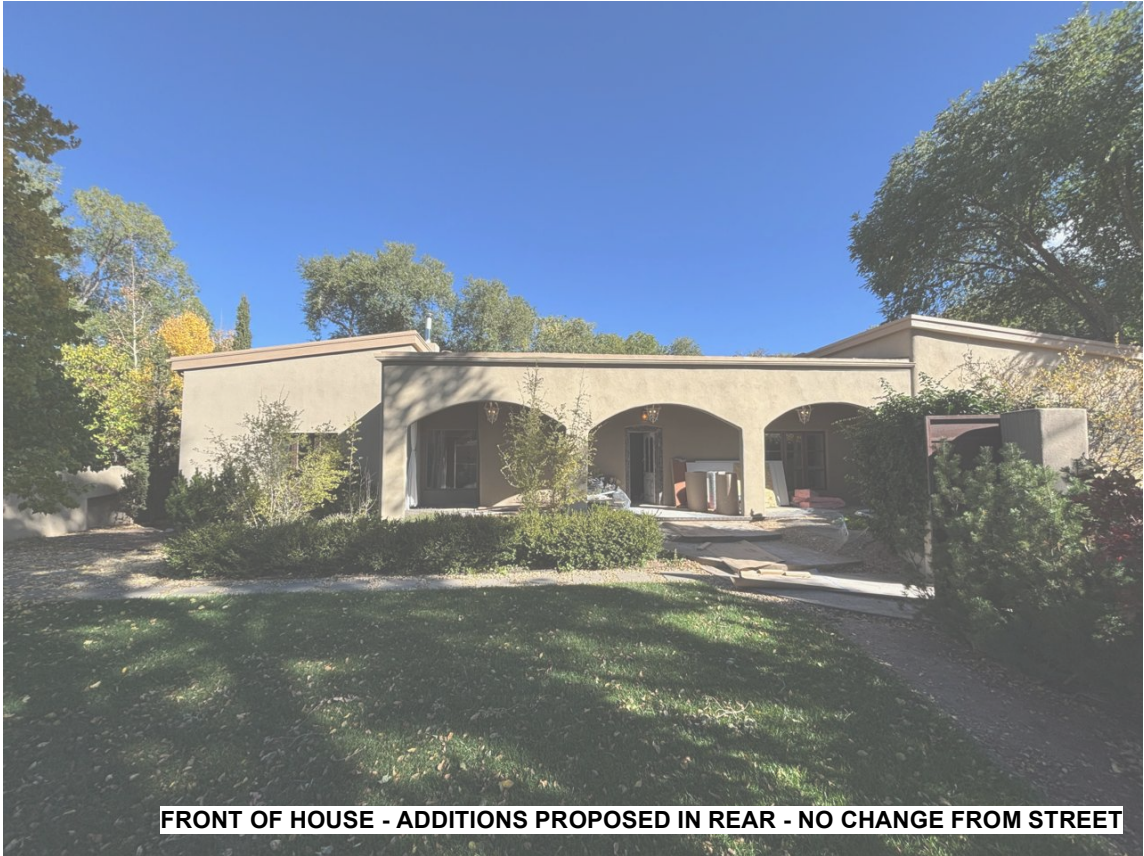
STREET VIEW



STREET VIEW



STREET VIEW



FRONT OF HOUSE - ADDITIONS PROPOSED IN REAR - NO CHANGE FROM STREET



GATE OPEN

VIEW DOWN DRIVEWAY TOWARDS EXISTING CASITA



**ADDITION WILL BE
BEYOND
TREE**

EAST SIDE OF HOUSE



EAST SIDE OF HOUSE

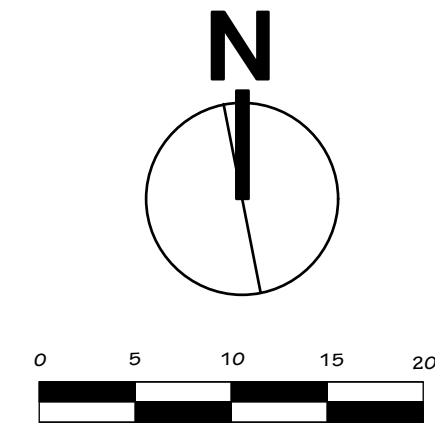


**AREA OF MASTER BATH/CLOSET ADDITION
WHERE CURRENT CARPORT 9TO BE REMOVED) EXISTS**



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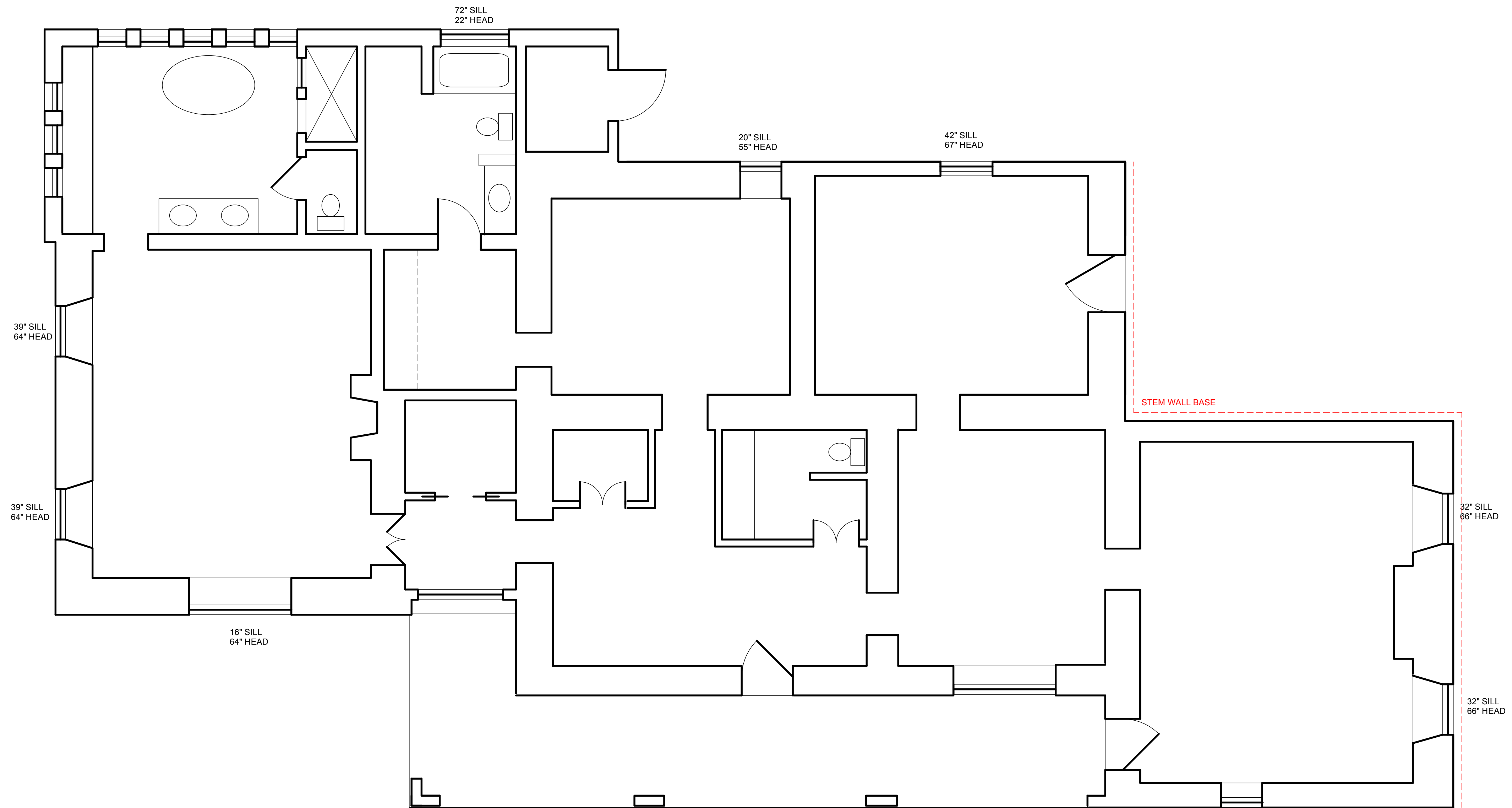
HEATED:	2976 S.F.
PORTAL:	875 S.F.
ROOFED:	4575 S.F.

PROPERTY: 17000 S.F.

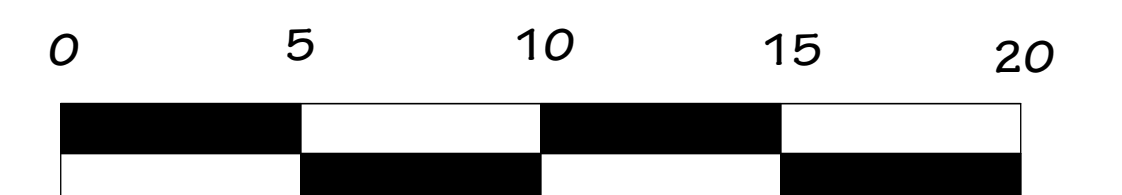
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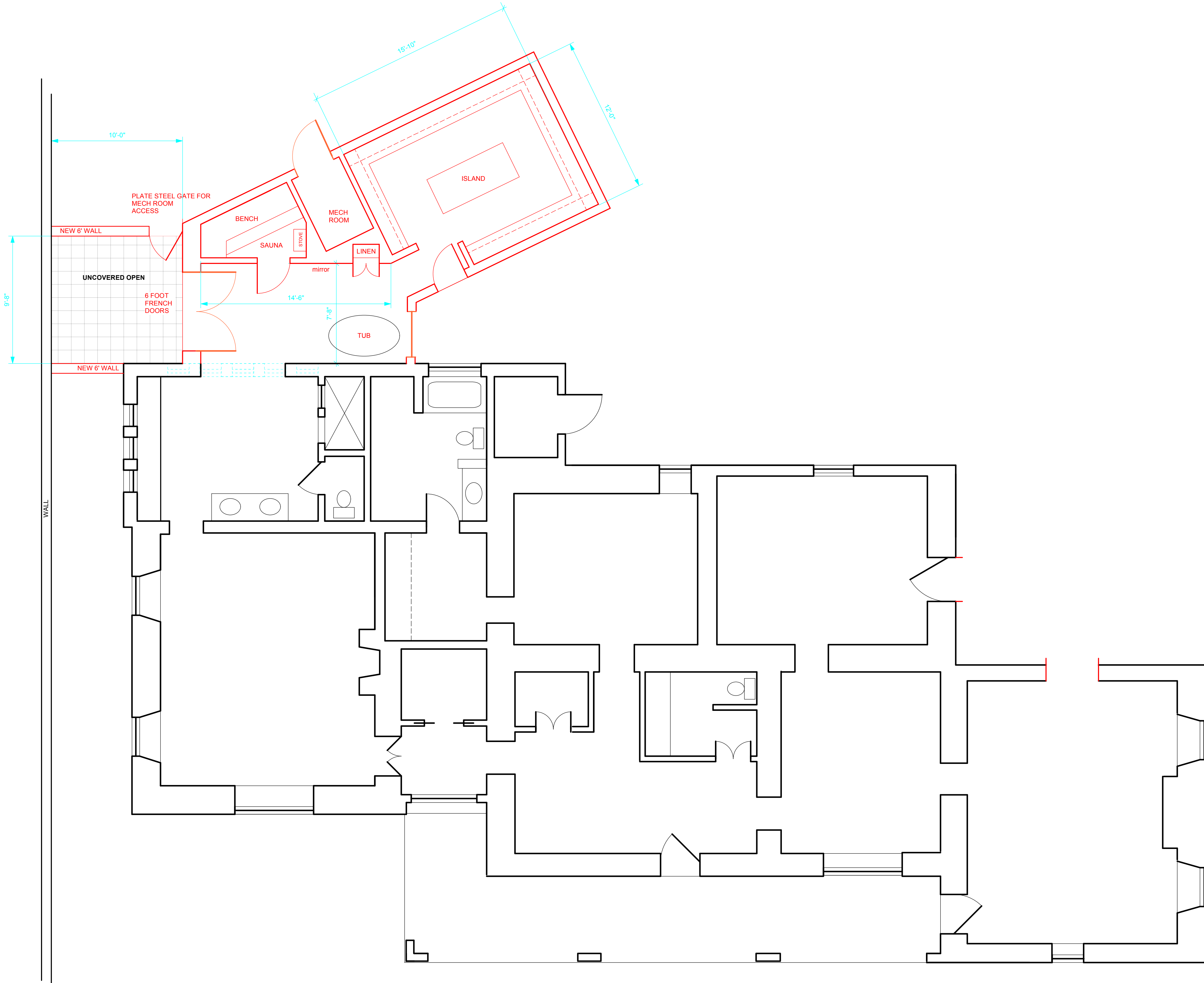
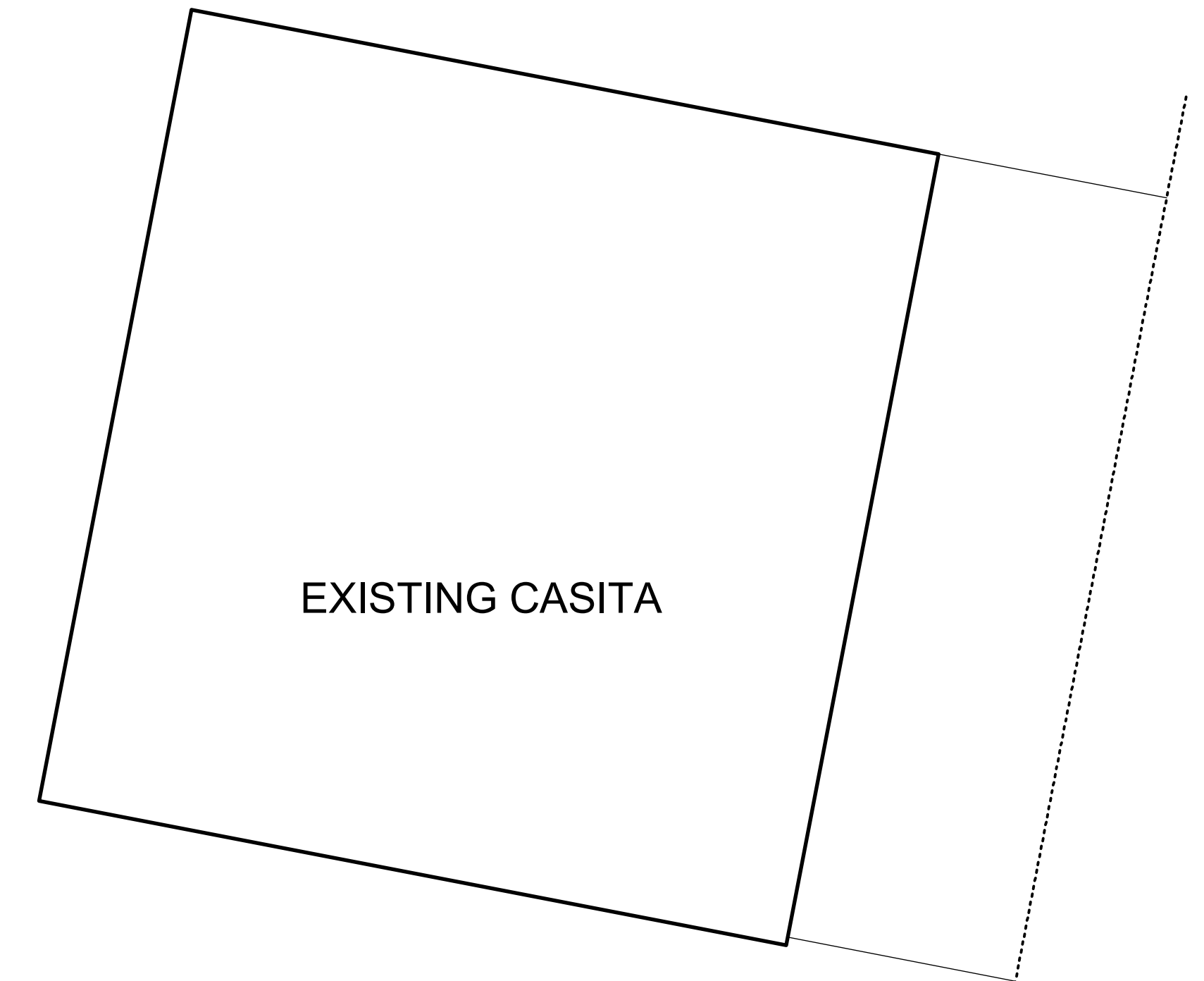
WALL

WALL



EXISTING FLOOR PLAN
1/4" = 1'-0"

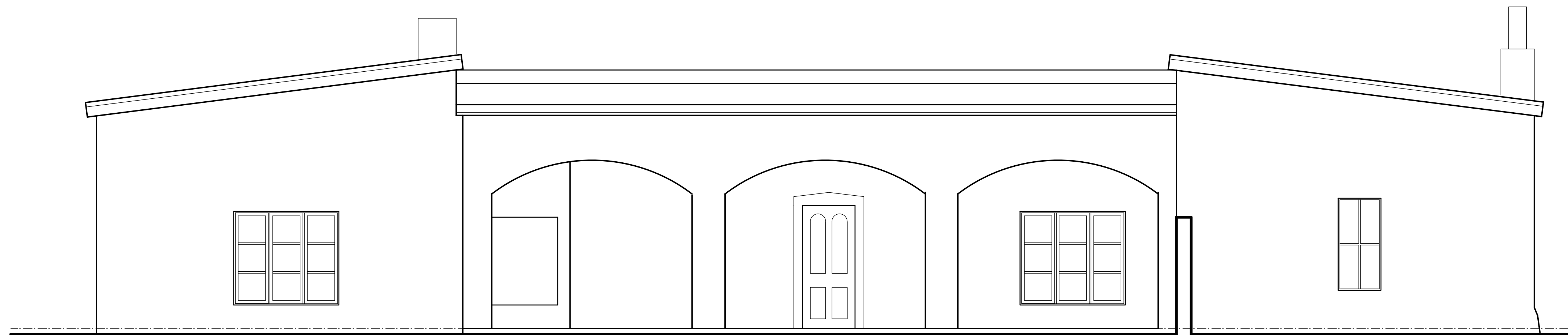




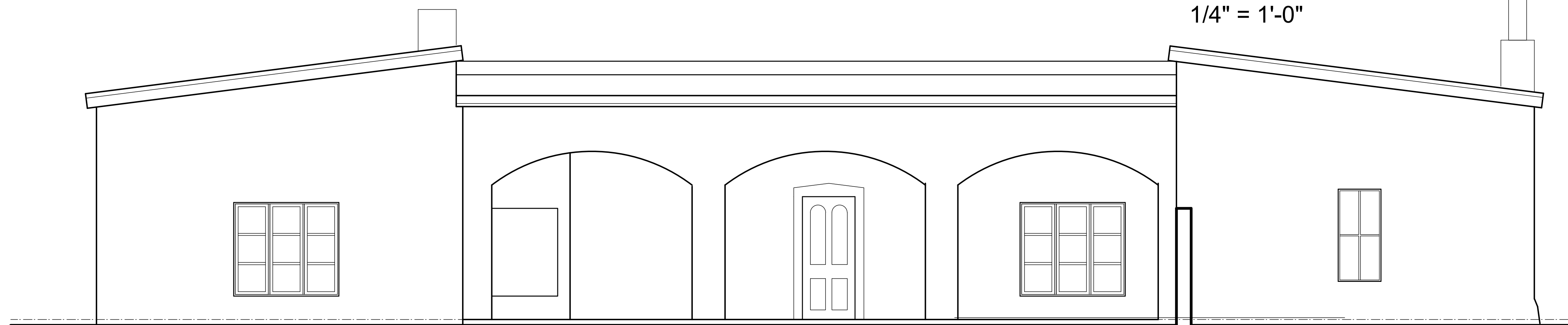
PROPOSED FLOOR PLAN
1/4" = 1'-0"

A graphical scale bar with markings at 0, 5, 10, 15, and 20 feet. The bar is black and white alternating.

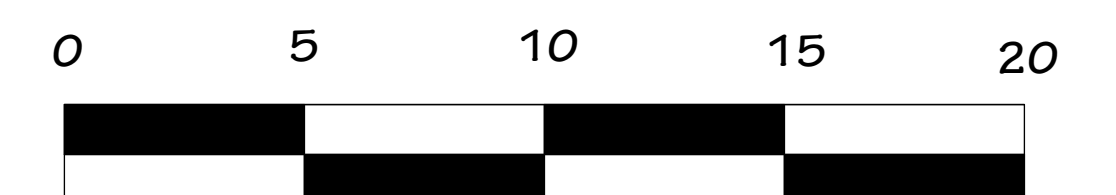
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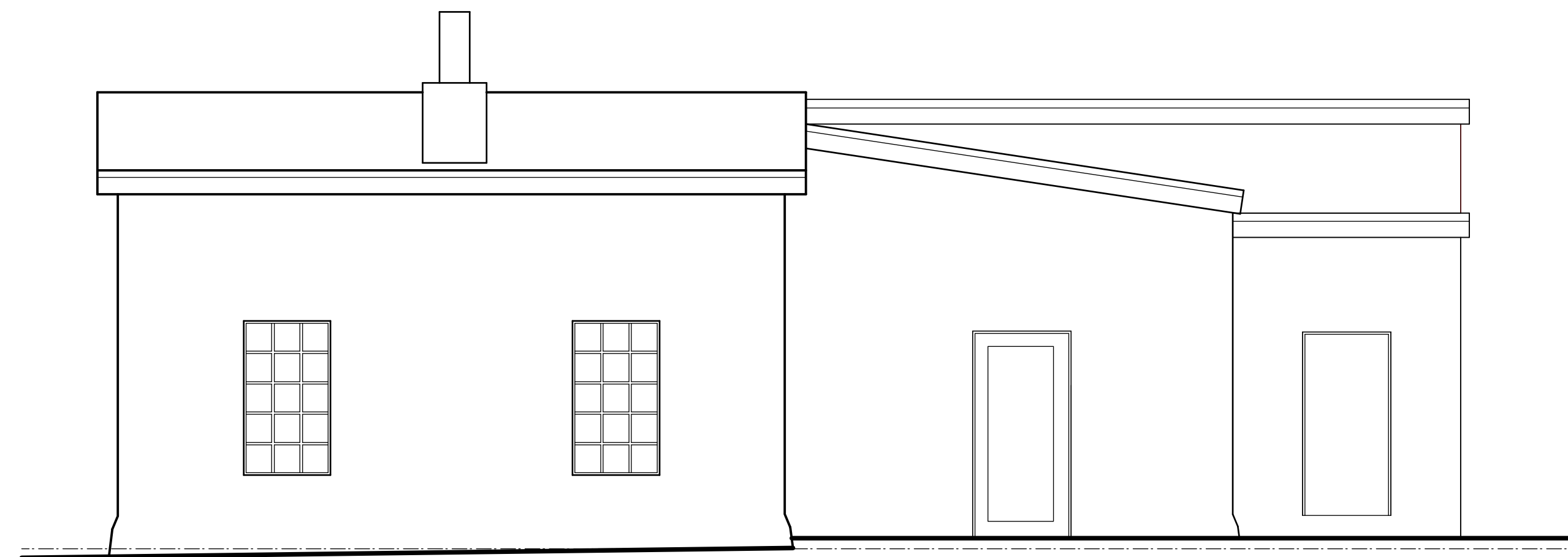


EXISTING SOUTH ELEVATION
1/4" = 1'-0"



PROPOSED SOUTH ELEVATION - NO CHANGE
1/4" = 1'-0"



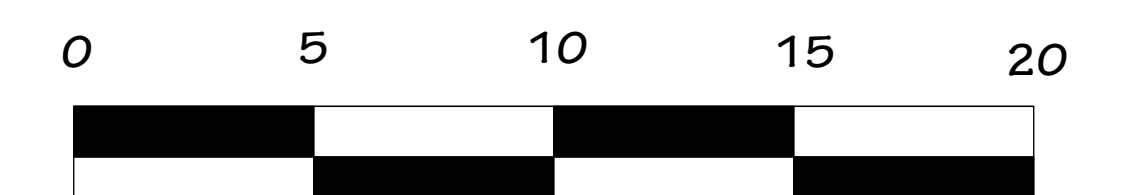


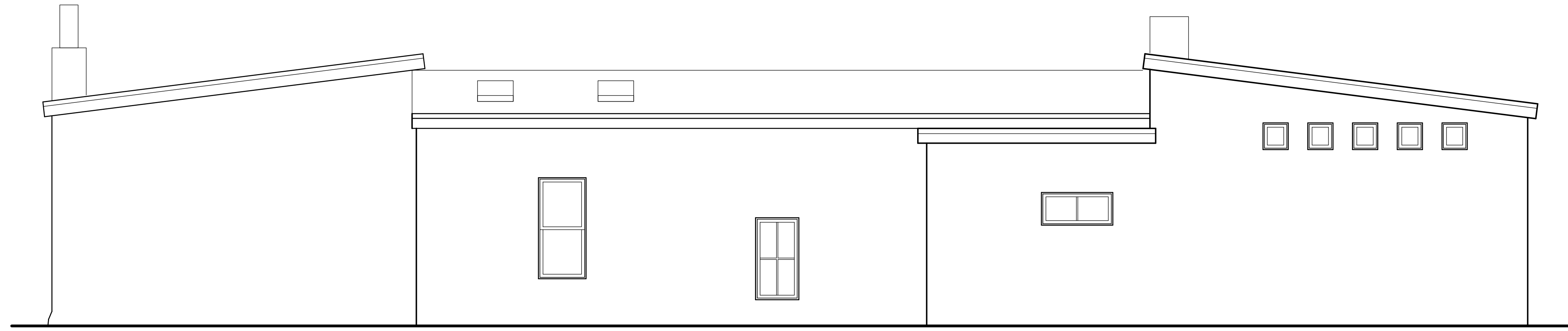
EXISTING EAST ELEVATION
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ADDITIONS ARE SHADED

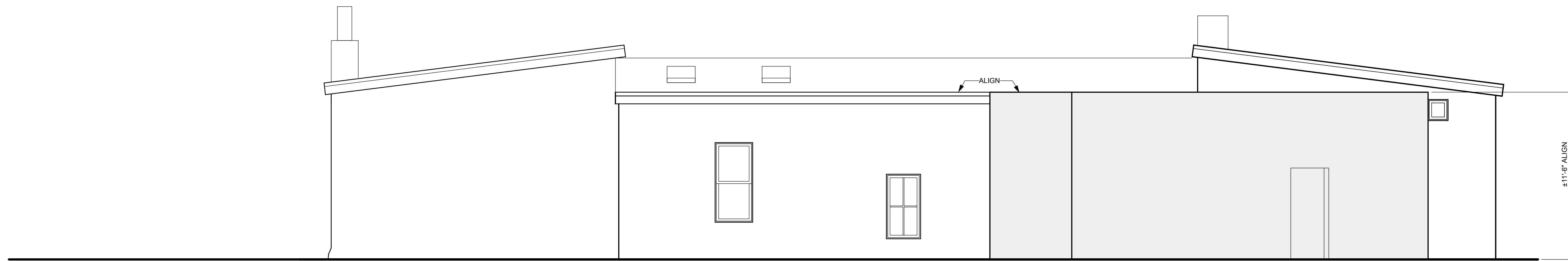


PROPOSED EAST ELEVATION
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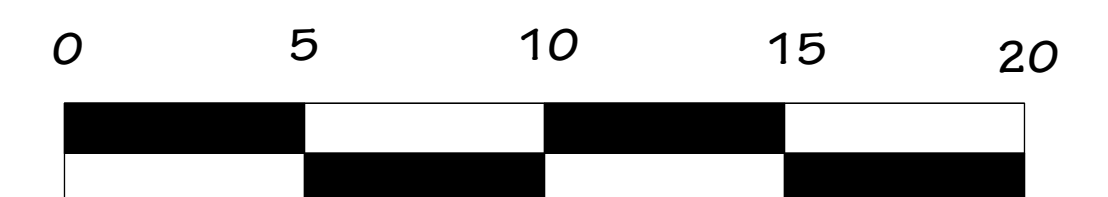


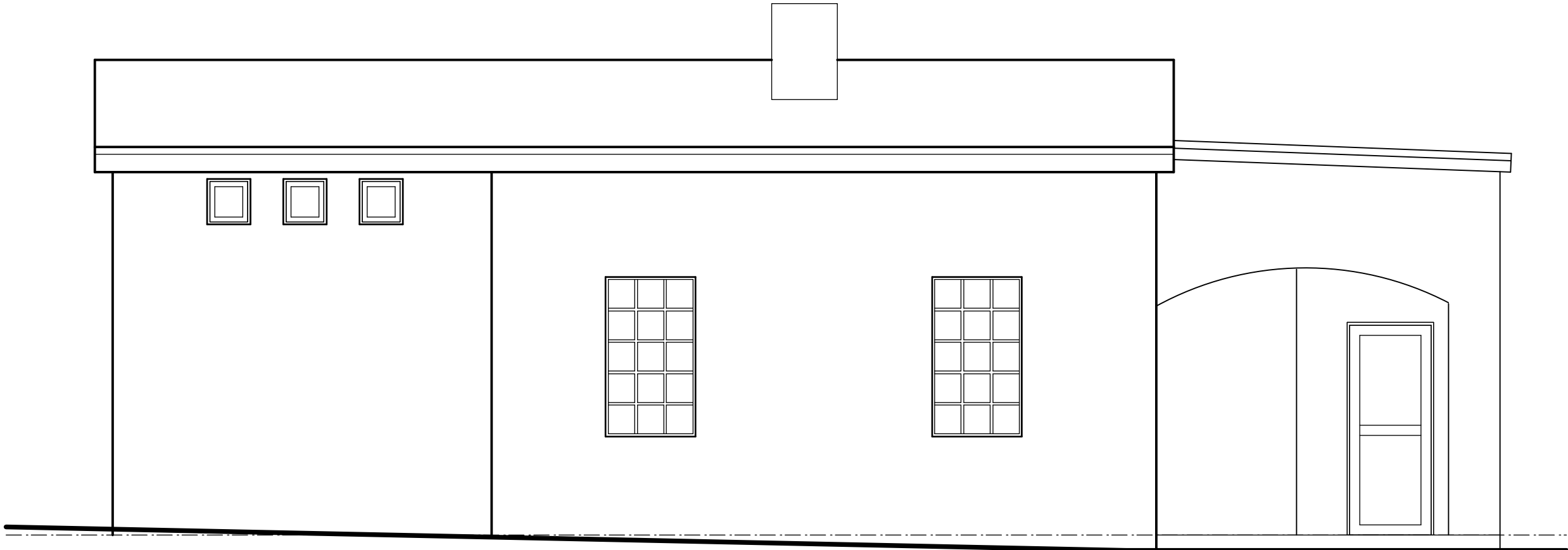
EXISTING NORTH ELEVATION
1/4" = 1'-0"



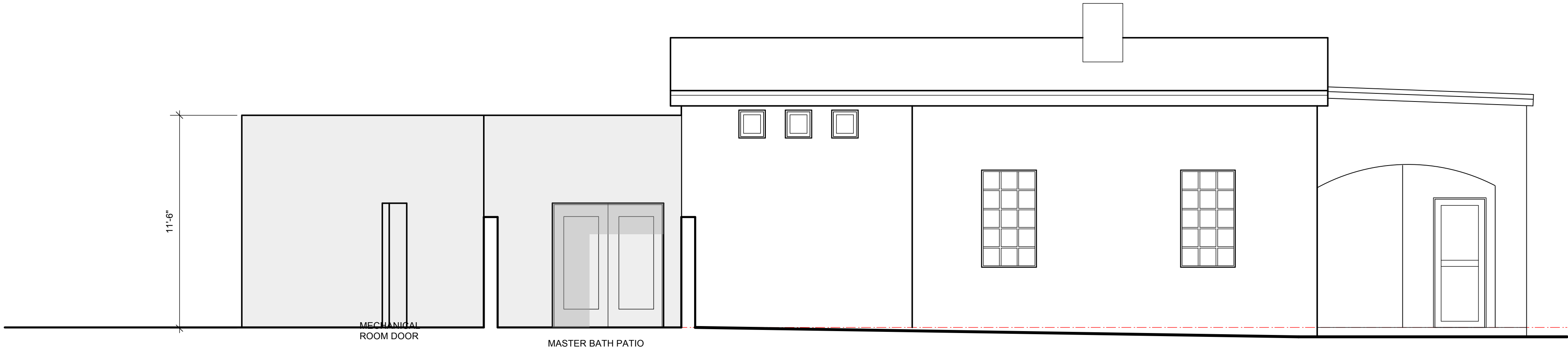
PROPOSED NORTH ELEVATION
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ADDITIONS ARE SHADED





EXISTING WEST ELEVATION
1/4" = 1'-0"



PROPOSED WEST ELEVATION
1/4" = 1'-0"

