

COLORS + MATERIALS



COMP SHINGLES:
GAF TIMBERLINE HDZ LIFETIME SHIP
FIRE TREATED
LRV: 9.6



STANDING SEAM,
METAL ROOF
PAC-CLAD
COLOR: DARK BRONZE
LRV: 29



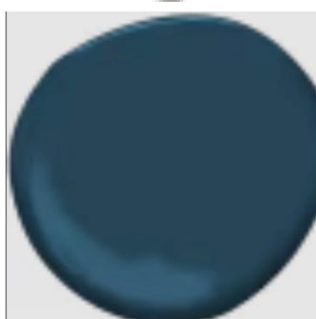
ACCENT BEAMS,
TRELLIS, POSTS, &
GARAGE DOORS
DARK WALNUT
LRV: 12



CHIMNEYS + FIREPLACE:
STONE VENEER
COLOR: GRAY
LRV: 12



FASCIA + EAVE + GUTTER
BENJAMIN MOORE
HC-67 CLINTON BROWN
LRV: 9.87

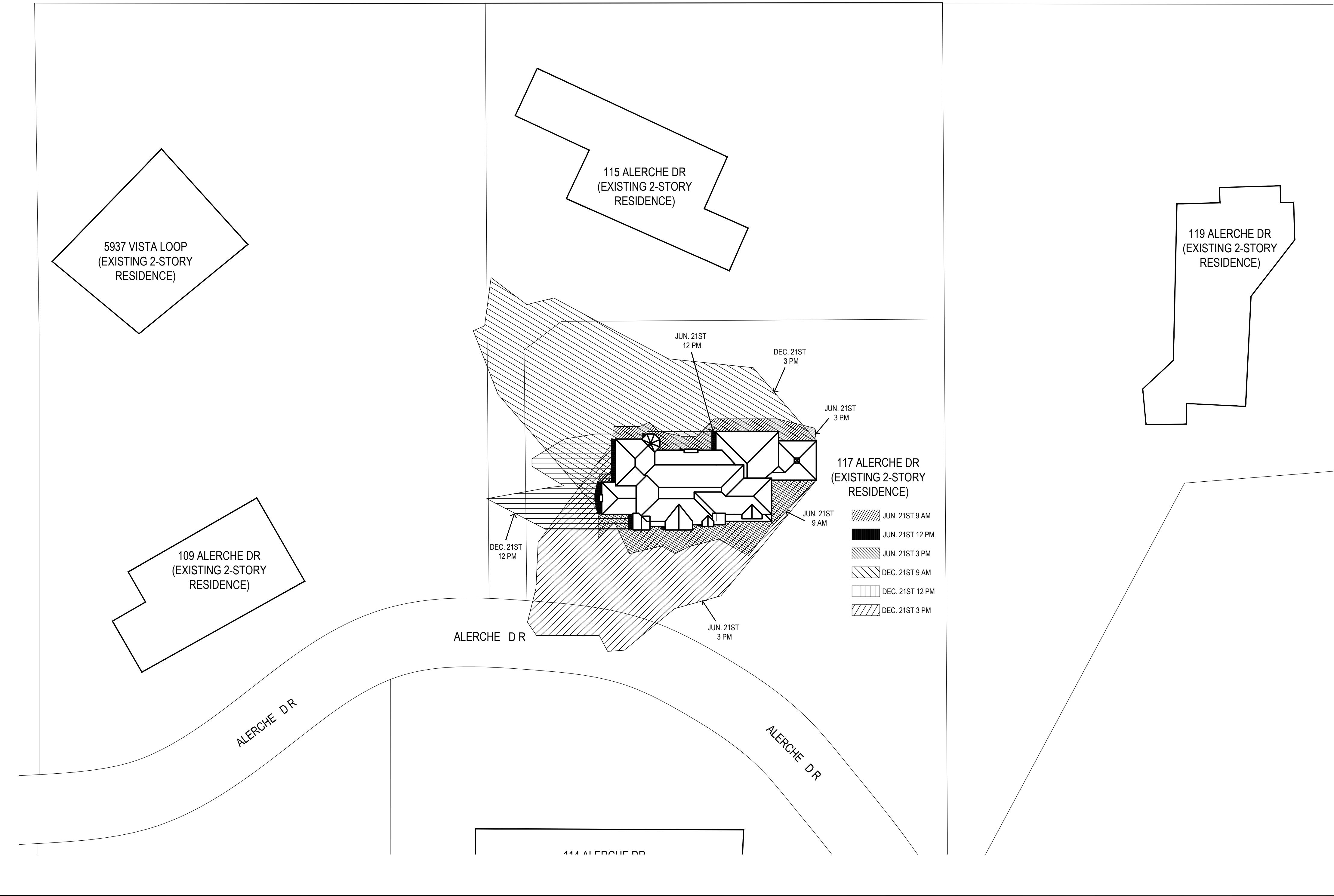


STUCCO WALLS
BENJAMIN MOORE
GENTLEMAN'S GRAY 2062-20
LRV: 7.26



WINDOW (E) + (P)
BENJAMIN MOORE
SWISS COFFEE OC-45
LRV: 81.91

SHADOW STUDY



PROJECT DATA

PROJECT ADDRESS: 117 ALCERCHE DRIVE, LOS GATOS, CA, 95032
A.P.N. : 567-19-031
LOT AREA (FROM PARCEL MAP) 44,431 SF (1.02 AC)
ZONING = HR-1 (HILLSIDE RESIDENTIAL)
OCCUPANCY= R3 / U
CONSTRUCTION TYPE= V-B
REQUIRED PARKING= 2
BUILT: 1986
HISTORIC SITE= NO
WUI= YES
FIRE SPRINKLERS= --

AVERAGE SLOPE 11%
REDUCTION OF NET SITE ARE ON SLOPING LOTS
10.01 - 20% = 10% + 2% FOR EACH 1% OVER 10%
11% = 10+2 = 12% DEDUCTED
44,431 - 12% = 39,100 SF

***32,001 SF AND ABOVE = 6,000 SF**

	FRONT	SIDE	REAR
SETBACKS			
FIRST FLOOR:	30'	20'	25'

BUILDING HEIGHT
MAIN HOUSE 30'-0" (OVERALL) PROPOSED NO CHANGE

SQUARE FOOTAGE	ALLOWED	EXISTING	PROPOSED
HABITABLE AREA:			
MAIN HOUSE			
FIRST FLOOR		2,711 SF	2,711 SF
ADDITION			+254 SF
DEMO			-77 SF
CONVERTED AREA (TO JADU)			-498 SF
SECOND FLOOR		2,189 SF	2,189 SF
ADDITION			+574 SF
DEMO			-73 SF
ATTIC AREA*		904 SF	904 SF
MAIN HOUSE			-597 SF
GARAGE			-307 SF
SUBTOTAL:			5,080 SF
ADU	800 SF		498 SF
NON-HABITABLE AREA:			
ATTACHED GARAGE		1,228 SF	1,228 SF
CONVERTED AREA (TO CARPORT)			-524 SF
EXCLUDED ALLOWANCE:			-400 SF
SUBTOTAL:			304 SF
GARAGE OVER 400 SF COUNT AS FAR, GARAGE UP TO 400 SF EXCLUDED.			
SHED		276 SF	276 SF
TOTAL	6,800 SF	7,308 SF	6,158 SF
(N) BASEMENT (NO DAYLIGHT)	N/A	N/A	1,772 SF

PROJECT DESCRIPTION

Remodel and addition to an existing non-conforming two-story single-family residence (7,308 SF) including construction of a new non-daylit basement and a 498 SF ADU conversion. The project removes 150 SF of habitable space and 1,428 SF of uninhabitable space (total 1,578 SF removed), and adds 828 SF of habitable area, resulting in a total post-construction floor area of 6,158 SF, including the shed.

CODES USED

- 2022 California Building Code
- 2022 California Residential Code
- 2022 California Electrical Code
- 2022 California Mechanical Code
- 2022 California Plumbing Code
- 2022 California Energy Code
- 2022 California Fire Code
- 2022 California Existing Building Code
- 2021 International Existing Building Code
- 2022 California Green Building Standards Code
- Town of Los Gatos New Energy Reach Codes

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- A4.2 Proposed Building Sections
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PROJECT INFO.

Owner:
Samantha & Eugene Korsunsky
117 Alerche Drive
Los Gatos, California 95032

Designer:
Studio 3 Design
Contact: Bess Wiersma
bess@studio-three.com
638 University Ave.
Los Gatos, California 95032
ph: (408) 292-3252



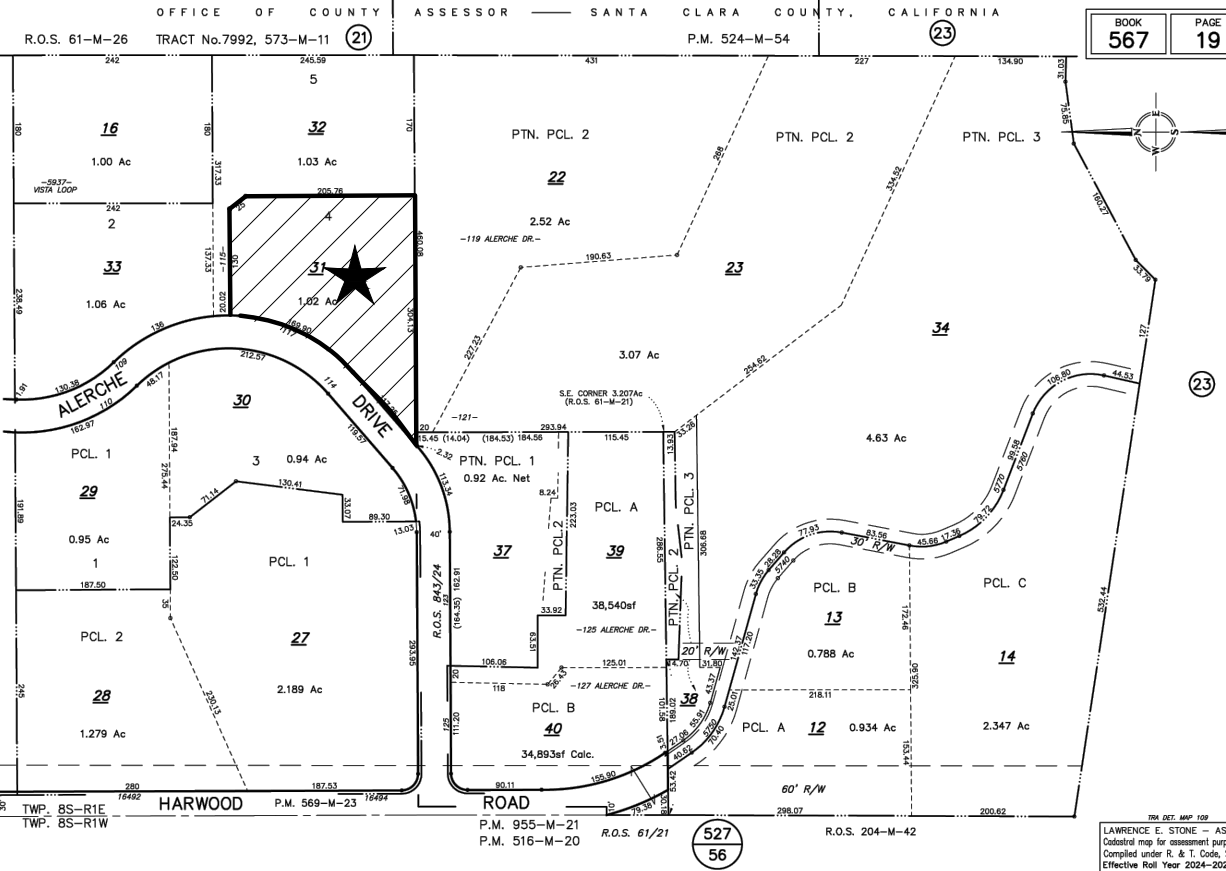
INTERIORS
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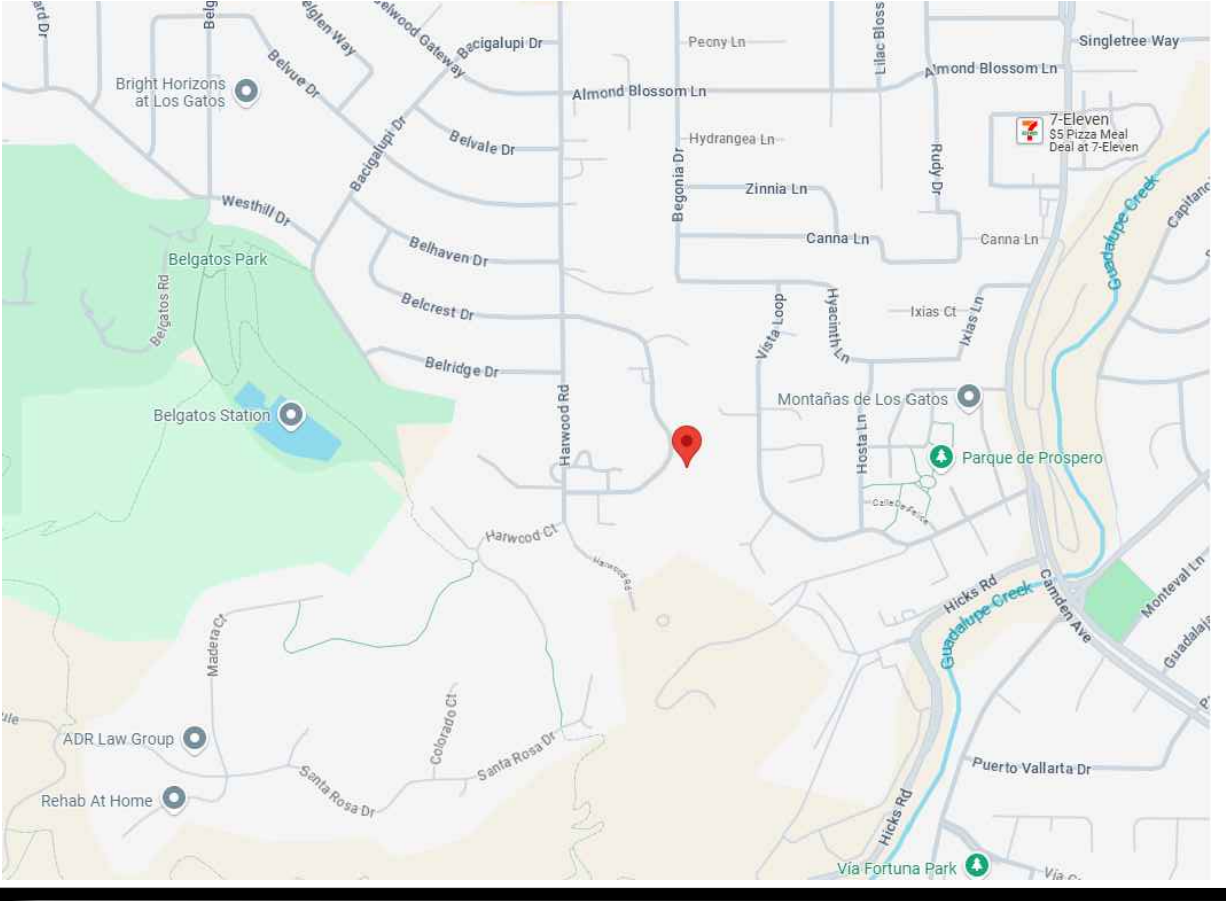
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PARCEL MAP



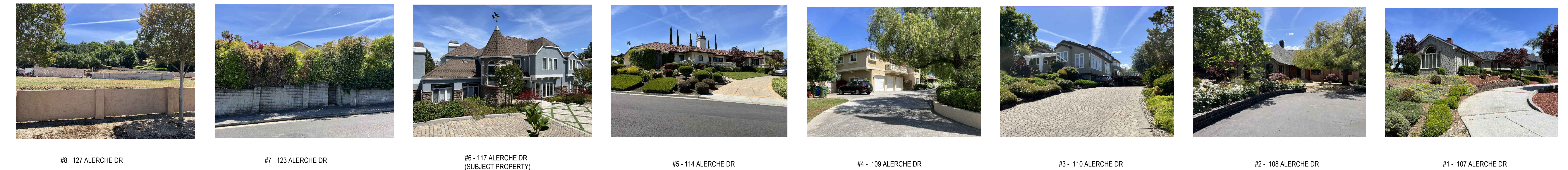
VICINITY MAP



NEIGHBORHOOD PHOTOS LEGEND

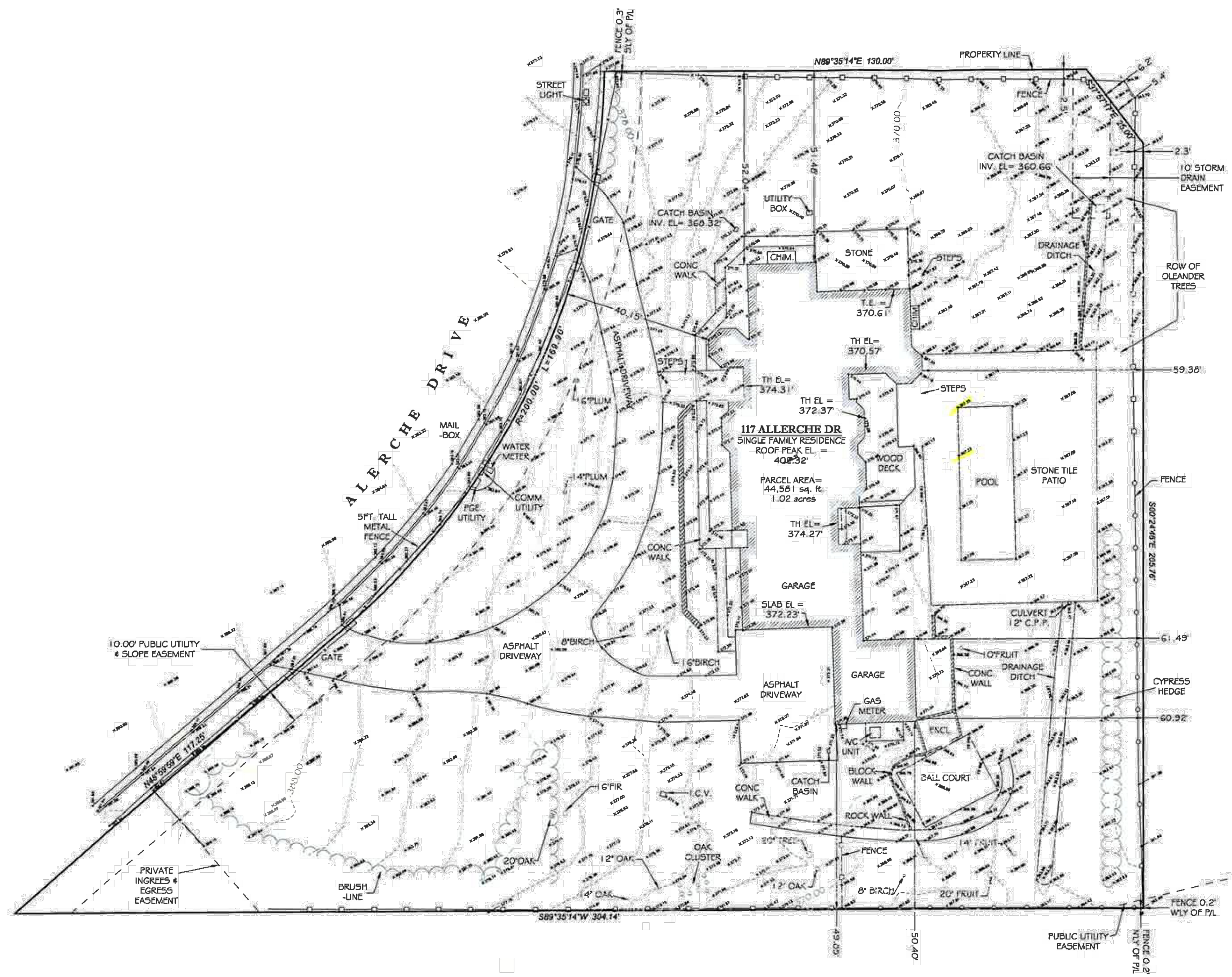
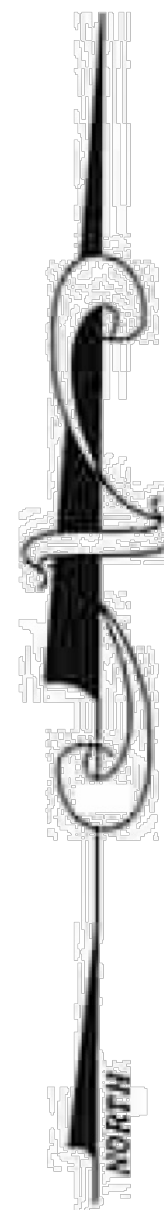


NEIGHBORHOOD STREETSCAPE PHOTOS



SCALE: N/A

COVER SHEET



LEGEND:

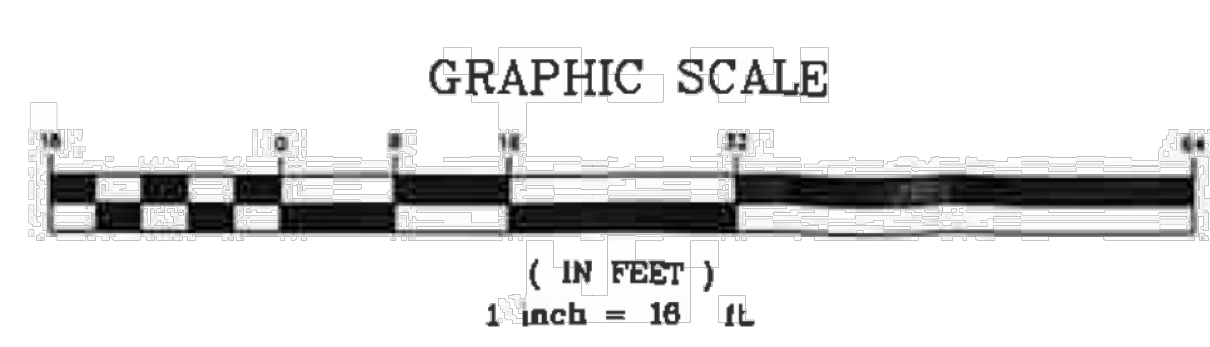
- PROPERTY LINE
- WOOD FENCE
- CHAINLINK FENCE
- OVERHEAD WIRES
- MAJOR CONTOUR
- BUILDING
- WALL
- CONCRETE
- PAVEMENT
- BRICK
- SLATE / STONE
- GRASS
- SPOT ELEVATION
- TREE TRUNK, APPROXIMATE DIAMETER IN INCHES
- TREE DRIPLINE

SURVEYOR'S NOTES

- ELEVATIONS ARE BASED ON CITY OF LOS GATOS BENCHMARK LG58 - BRASS DISK AT THE INTERSECTION OF HARWOOD RD & ALERCHE DR. ELEVATION = 321.41 FEET, NGVD29.
- ONLY TREES 6" AND ABOVE WERE LOCATED ON THIS SURVEY. SMALLER TREES AND SHRUBS ARE NOT SHOWN.
- DISTANCES SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMALS THEREOF.

LEGAL DESCRIPTION

LOT 4 OF TRACT NO. 7992, RECORDED IN VOLUME 573 OF MAPS PAGE 11 OF SANTA CLARA COUNTY RECORDS.



SURVEYOR'S CERTIFICATE
I, KACIE A. PLOUFF, CERTIFY THAT I AM LICENSED AS A PROFESSIONAL LAND SURVEYOR IN THE STATE OF CALIFORNIA (REF. NO. 9013). I FURTHER CERTIFY THAT THIS PLAN REPRESENTS THE RESULTS OF A TOPOGRAPHIC SURVEY CONDUCTED UNDER MY SUPERVISION.



KACIE A. PLOUFF, PL5 9013

CHRISTENSEN & PLOUFF
LAND SURVEYING
1000 CHURCH STREET, 2ND FLOOR
LOS GATOS, CA 95030
408-725-8789 • www.christensenplouff.com

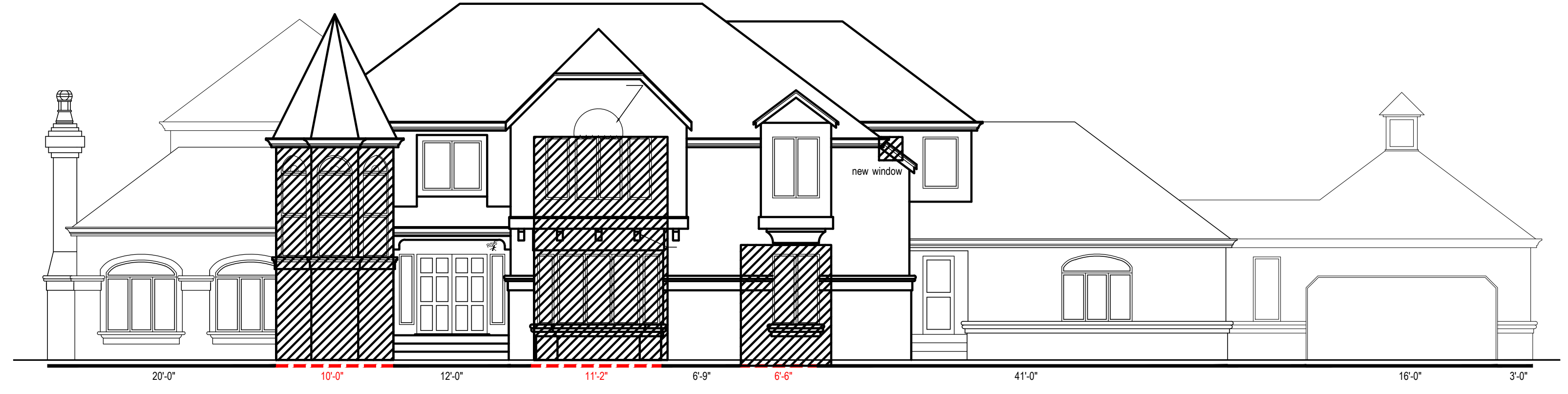
DATE: 05/03/2019
DRAWING SCALE: 1" = 16'
PREPARED BY: KACIE PLOUFF
APPROVED BY: KACIE PLOUFF
FILE NAME: NCA-19-049-117 Allerce Dr. LOS GATOS TOPO

117 ALERCHE DRIVE, LOS GATOS
COUNTY OF SANTA CLARA
STATE OF CALIFORNIA
APN: 567-019-031

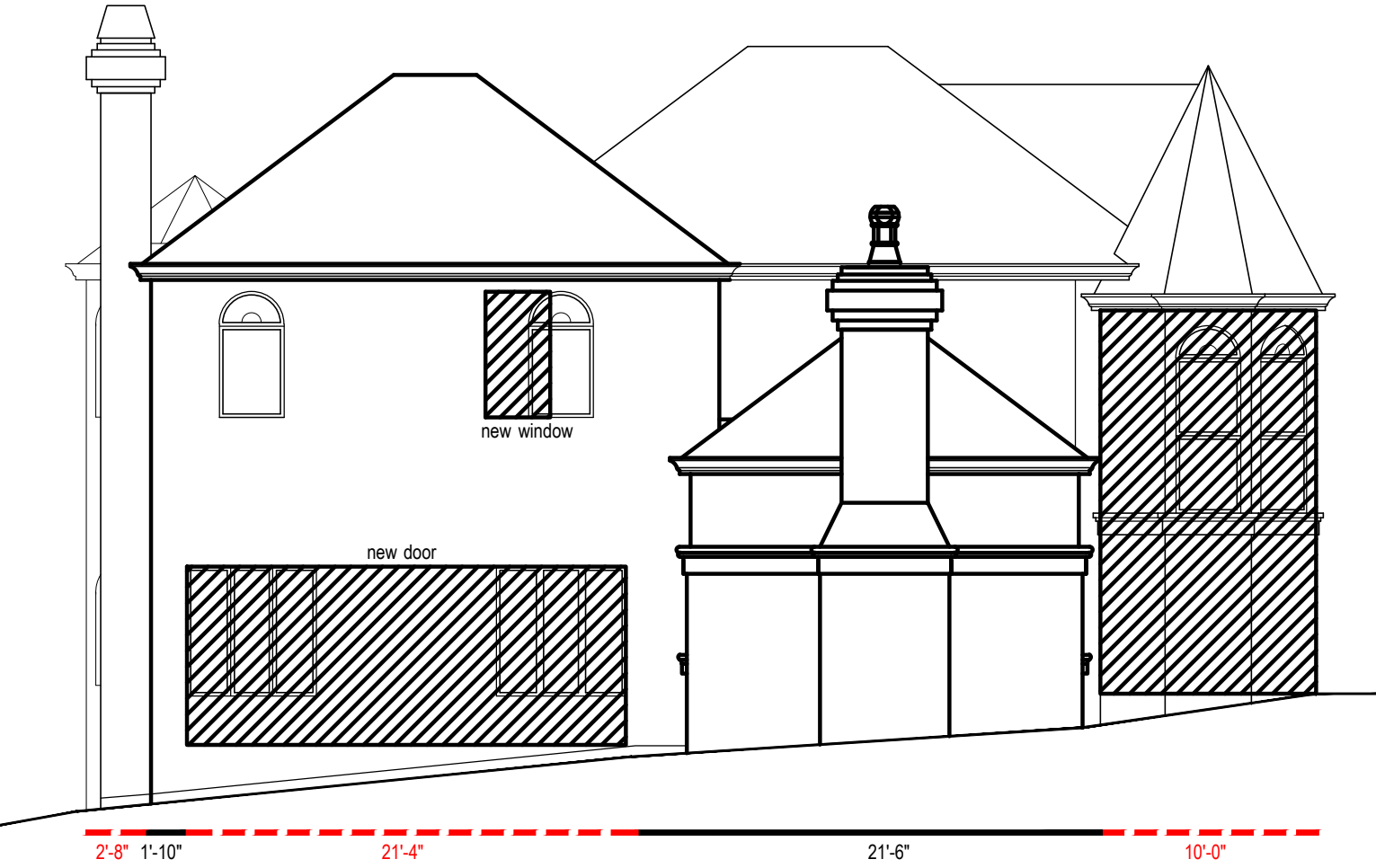
PROJECT NO.
NCA-19-049

SHEET NO.
TOPOGRAPHIC CIVIL
1 OF 1

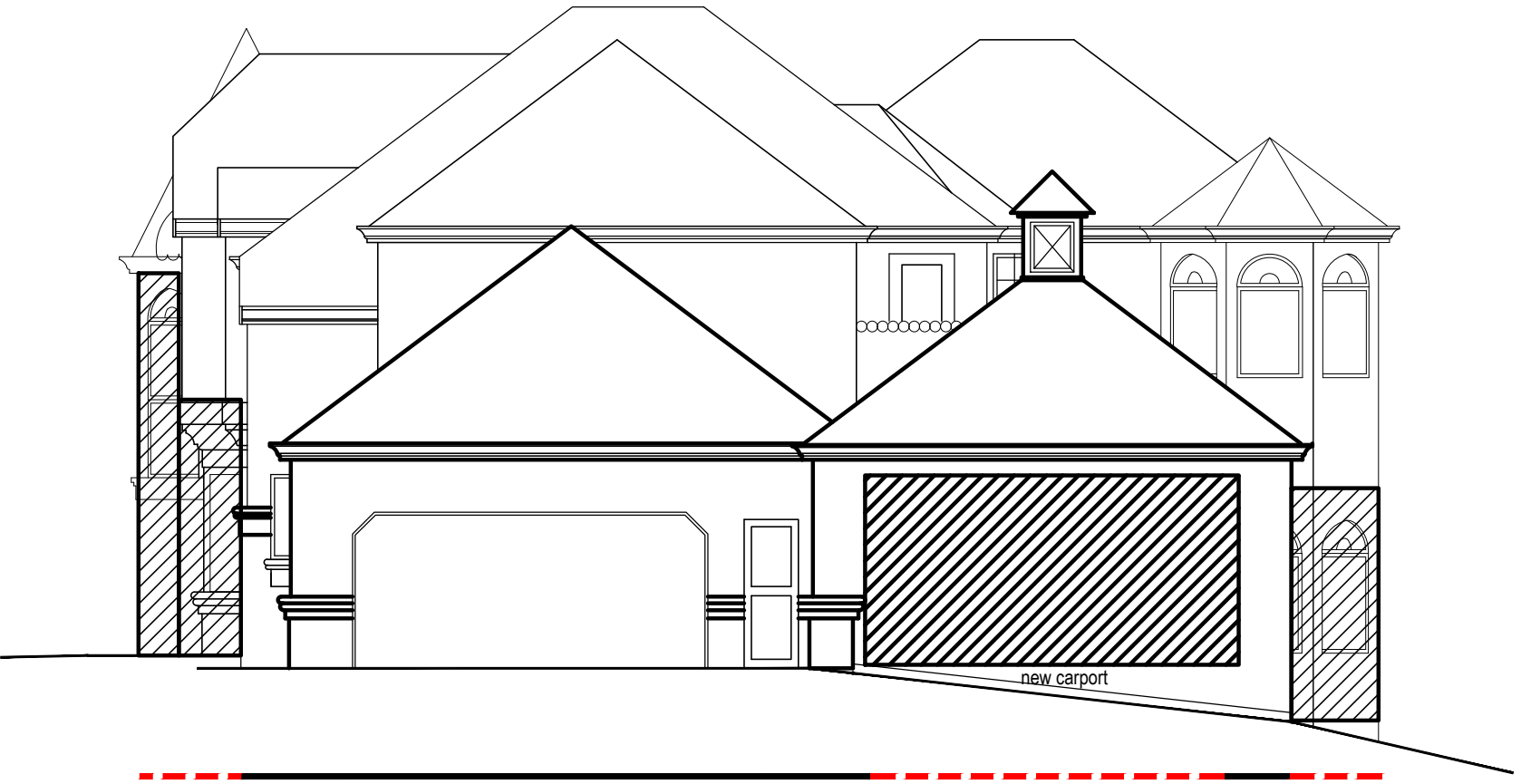
TOPOGRAPHIC SITE PLAN



1. TECH DEMO EAST



2. TECH DEMO NORTH



4. TECH DEMO SOUTH



3. TECH DEMO WEST

LEGEND

NORTH

PRESERVED WALL FRAMING

DEMO'D WALL FRAMING

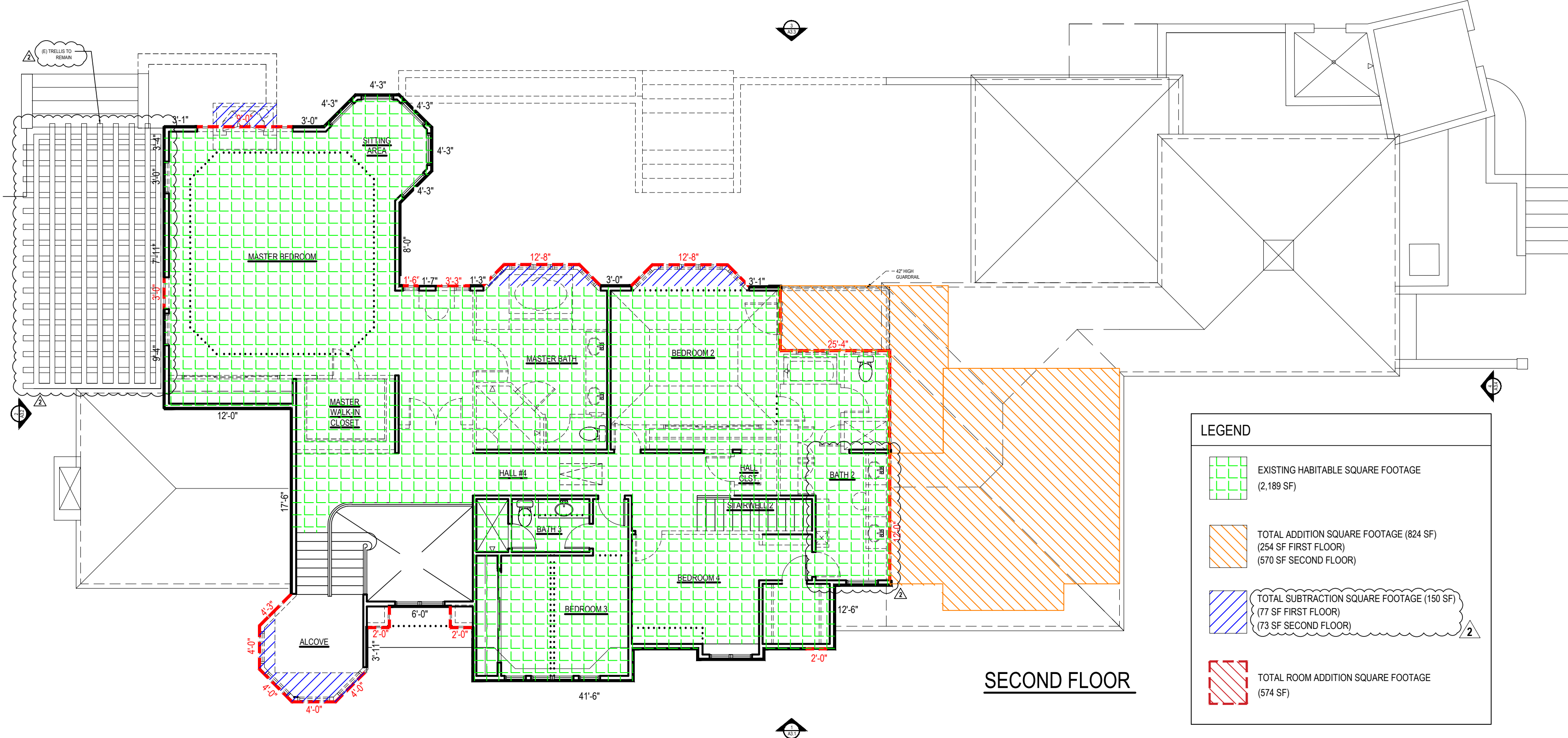
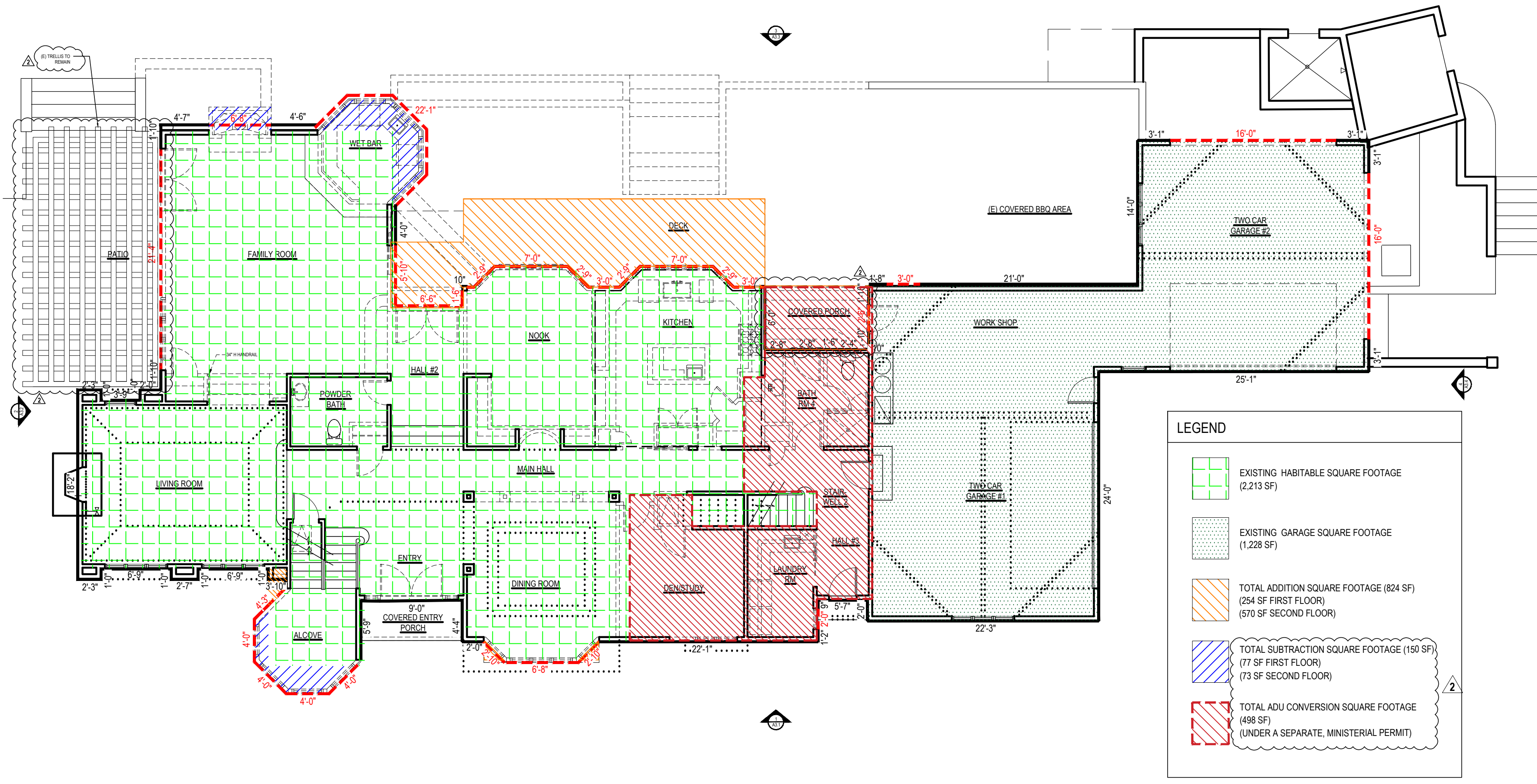
	EX. FOOTPRINT (LINEAR FEET)	PRESERVED WALL FRAMING (INCLUDING EXISTING OPENINGS)	DEMO'D WALL FRAMING (INCLUDING NEW OPENINGS)
FIRST FLOOR	431'-9"	263'-7"	168'-2"
SECOND FLOOR	271'-1"	161'-5"	109'-8"
TOTAL:	702'-10"	425'-0"	277'-10"

IF PRESERVED WALL FRAMING IS GREATER THAN DEMO'D WALL FRAMING, THEN NO TECH DEMO

IF DEMO'D WALL FRAMING IS GREATER THAN PRESERVED WALL FRAMING, THEN TECH DEMO

SINCE 425'-0" IS GREATER THAN 277'-10", THEN NO TECH DEMO

- GENERAL NOTES:**
- EXISTING EXTERIOR WALL FRAMING MAY NOT BE REMOVED FROM THE EXISTING WALL PLANE, STORED ELSEWHERE, AND REPLACED.
 - EXISTING EXTERIOR WALL FRAMING MUST REMAIN WITH THE EXISTING WALL PLANE.
 - EXISTING WALL FRAMING MAY BE EXTENDED HEIGHT TO INCREASE PLATE HEIGHT IF KEPT WITHIN THE EXISTING WALL PLANE.
 - EXISTING EXTERIOR WALL FRAMING MAY BE LIFTED IF KEPT WITHIN THE EXISTING WALL PLANE TO BE ATTACHED TO A NEW FOUNDATION OF BELOW GRADE SQUARE FOOTAGE.
 - PRIOR TO ISSUANCE OF A BUILDING PERMIT, A PRECONSTRUCTION ON-SITE MEETING MUST BE SCHEDULED AND HELD WITH THE OWNER, ENGINEER, ARCHITECT, CONTRACTOR, PLANNING AND BUILDING STAFF TO DISCUSS THE TOWN'S DEMOLITION POLICY.
 - OWNER, BUILDER, ENGINEER, AND ARCHITECT HAVE ALL SIGNED THE DEMOLITION AFFIDAVIT AND UNDERSTAND THEIR RESPONSIBILITY IN MAINTAINING THE DEMOLITION REQUIREMENTS.





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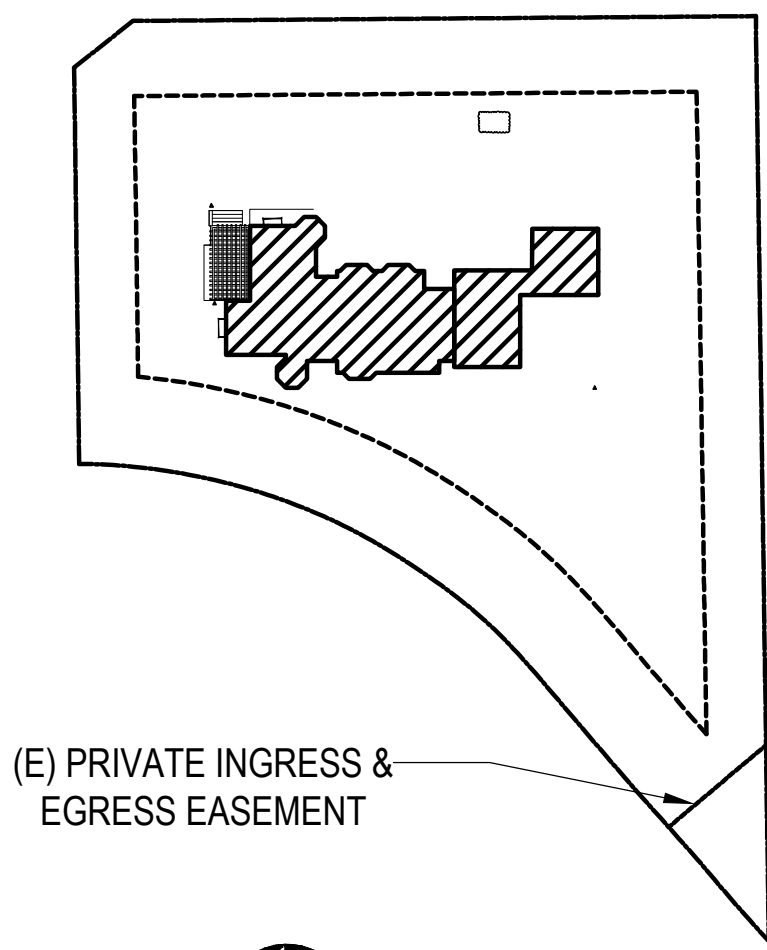
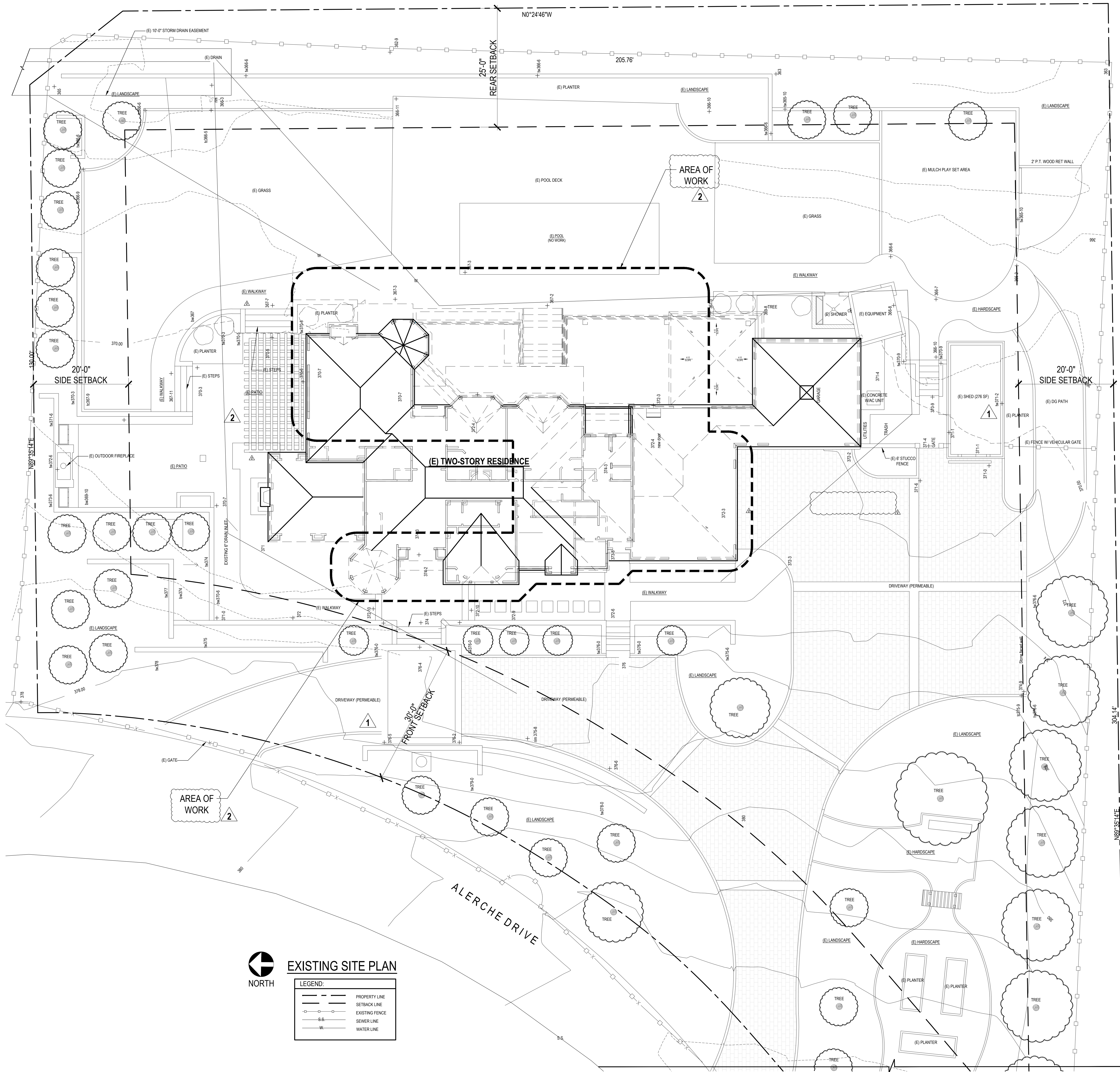
20 JUNE 2025
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12 NOVEMBER 2025
PLANNING SUBMITTAL #2
22 JANUARY 2026
PLANNING SUBMITTAL #3

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

EXISTING SITE PLAN

A1.3



(E) PRIVATE INGRESS &
EGRESS EASEMENT



KEY PLAN



EXISTING SITE PLAN

LEGEND:	
---	PROPERTY LINE
- - -	SETBACK LINE
- - -	EXISTING FENCE
S-S	SEWER LINE
W	WATER LINE



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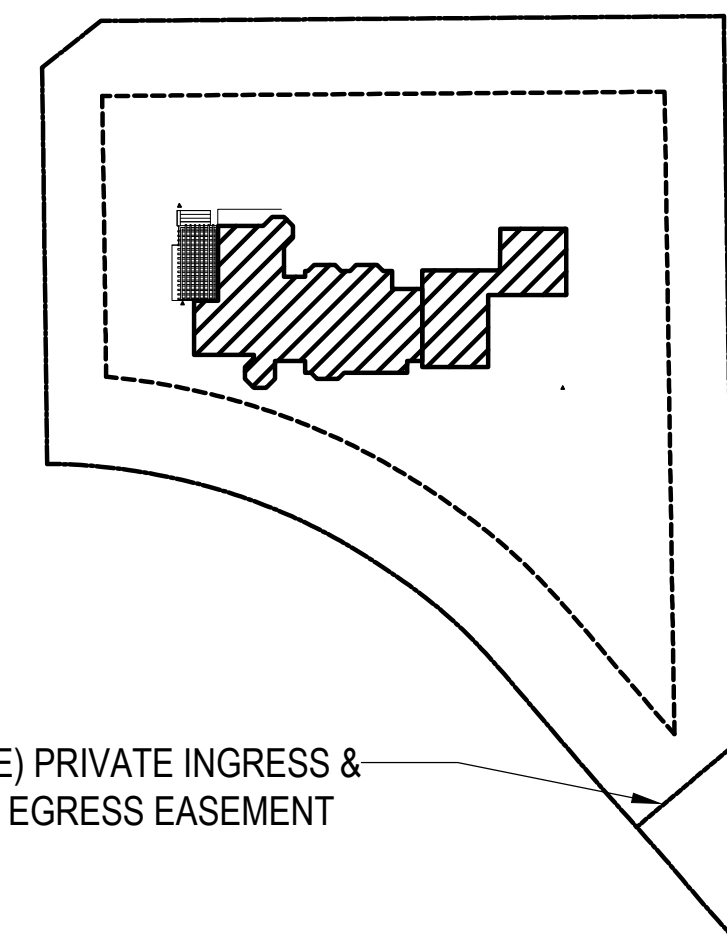
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SCALE: 1/8" = 1'-0"

PROPOSED
SITE PLAN

A1.4

GRADING AREA AT NEW LIGHT WELL = 21 CUBIC YARDS
ALL OTHER GRADING IS UNDER BUILDING FOOTPRINT,
THEREFORE DOES NOT COUNT.
21 CUBIC YARDS < 50 CUBIC YARDS
THEREFORE NO GRADING PERMIT REQUIRED.



(E) PRIVATE INGRESS &
EGRESS EASEMENT

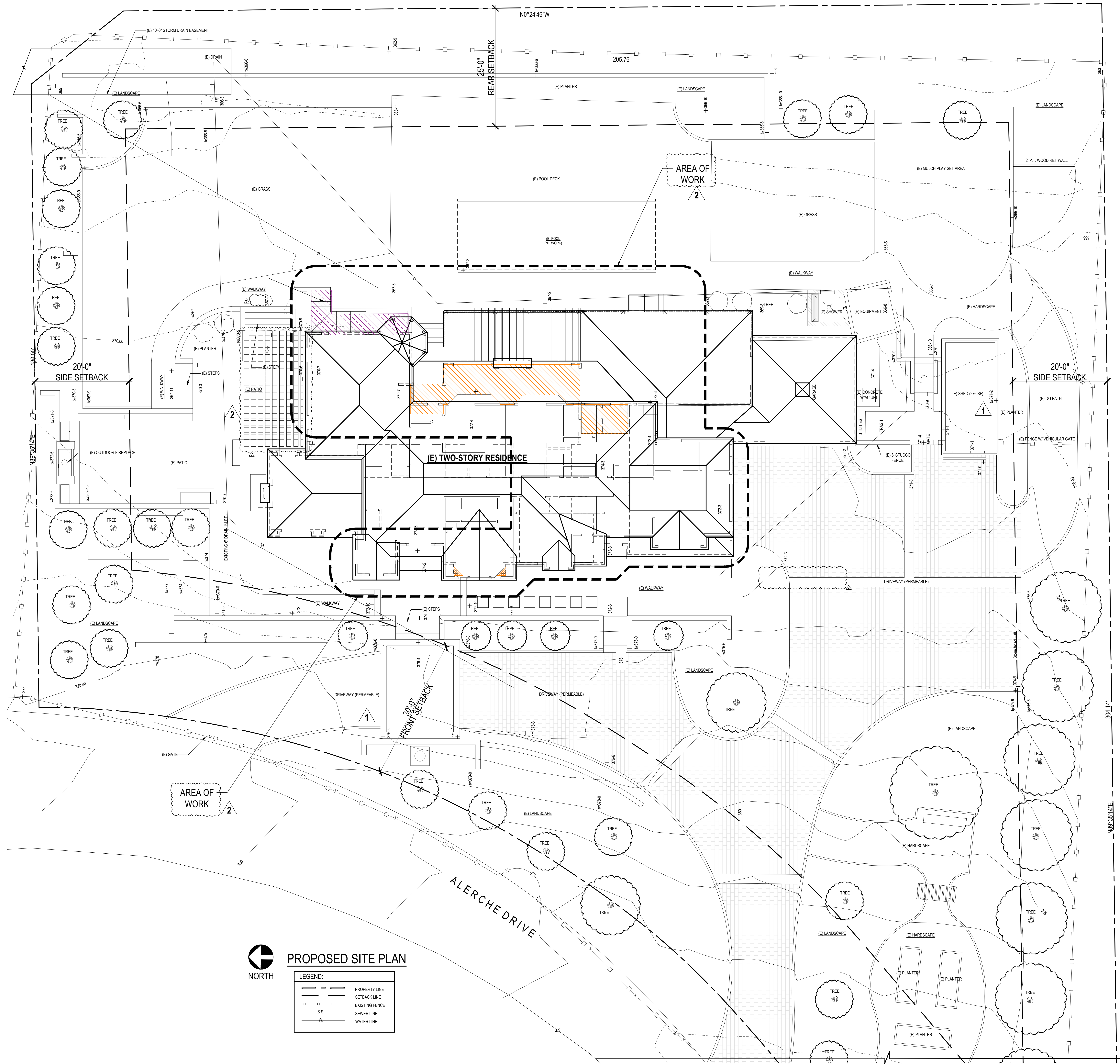


KEY PLAN



PROPOSED SITE PLAN

LEGEND:	
---	PROPERTY LINE
- - -	SETBACK LINE
- - -	EXISTING FENCE
S-S	SEWER LINE
W	WATER LINE





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

LRV ELEVATIONS +
EXISTING PHOTOS

A1.5



1. LRV FRONT (EAST)

ALERCHE - LOS GATOS LOT #31 - FRONT ELEVATION (EAST)				
FILL	MATERIAL	AREA BY SQ. FT.	LIGHT REFLECTIVE VALUE (LRV)	TOTAL MATERIAL MULTIPLIED BY LRV NUMBER
	STUCCO	1,034	GENTLEMAN'S GRAY: 7.26	7,506
	COMP. SHINGLES	760	GAF TIMBERLINE HDZ: 9.6	7,296
	STONE	37	GRAY: 12	444
	FASCIA, EAVE, GUTTER	297	CLINTON BROWN: 9.87	2,931
	WINDOW TRIM	232	SWISS COFFEE: 81.91	19,003
	METAL	134	DARK BRONZE: 29	3,886
	GLASS WINDOW	352	GLASS: 11	3,872
	TOTAL =	2,846	DIVIDED BY	44,938
			AVERAGE LRV =	15.8



2. LRV LEFT (NORTH)

ALERCHE - LOS GATOS LOT #31 - LEFT ELEVATION (NORTH)				
FILL	MATERIAL	AREA BY SQ. FT.	LIGHT REFLECTIVE VALUE (LRV)	TOTAL MATERIAL MULTIPLIED BY LRV NUMBER
	STUCCO	573	GENTLEMAN'S GRAY: 7.26	4,159
	COMP. SHINGLES	455	GAF TIMBERLINE HDZ: 9.6	4,368
	STONE	127	GRAY: 12	1,524
	FASCIA, EAVE, GUTTER	88	CLINTON BROWN: 9.87	868
	WINDOW TRIM	72	SWISS COFFEE: 81.91	5,897
	METAL	0	DARK BRONZE: 29	0
	GLASS WINDOW	237	GLASS: 11	2,607
	TOTAL =	1552	DIVIDED BY	19,423
			AVERAGE LRV =	12.5



3. LRV REAR (WEST)

ALERCHE - LOS GATOS LOT #31 - REAR ELEVATION (WEST)				
FILL	MATERIAL	AREA BY SQ. FT.	LIGHT REFLECTIVE VALUE (LRV)	TOTAL MATERIAL MULTIPLIED BY LRV NUMBER
	STUCCO	897	GENTLEMAN'S GRAY: 7.26	6,512
	COMP. SHINGLES	891	GAF TIMBERLINE HDZ: 9.6	8,553
	STONE	128	GRAY: 12	1,536
	FASCIA, EAVE, GUTTER	230	CLINTON BROWN: 9.87	2,270
	WINDOW TRIM	201	SWISS COFFEE: 81.91	16,463
	METAL	111	DARK BRONZE: 29	3,219
	GLASS WINDOW	360	GLASS: 11	3,960
	TOTAL =	2818	DIVIDED BY	42,513
			AVERAGE LRV =	15.1

ALERCHE - LOS GATOS LOT #31	
ELEVATION	LRV AVERGING
FRONT	15.8
LEFT	12.5
REAR	15.1
RIGHT	11.8
AVERAGE OF ALL SIDES	13.8
13.8 IS LESS THAN 30, THEREFORE IS COMPLIANT	



4. LRV RIGHT (SOUTH)

ALERCHE - LOS GATOS LOT #31 - RIGHT ELEVATION (SOUTH)				
FILL	MATERIAL	AREA BY SQ. FT.	LIGHT REFLECTIVE VALUE (LRV)	TOTAL MATERIAL MULTIPLIED BY LRV NUMBER
	STUCCO	450	GENTLEMAN'S GRAY: 7.26	3,267
	COMP. SHINGLES	580	GAF TIMBERLINE HDZ: 9.6	5,568
	STONE	0	GRAY: 12	0
	FASCIA, EAVE, GUTTER	197	CLINTON BROWN: 9.87	1944
	WINDOW TRIM	52	SWISS COFFEE: 81.91	4,259
	METAL	4	DARK BRONZE: 29	116
	GLASS WINDOW	59	GLASS: 11	649
	TOTAL =	1342	DIVIDED BY	15,803
			AVERAGE LRV =	11.8

EXISTING PHOTOS



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EXISTING + DEMO
FIRST FLOOR PLAN

A2.1

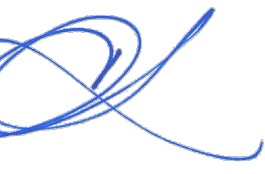


STUDIO THREE DESIGN

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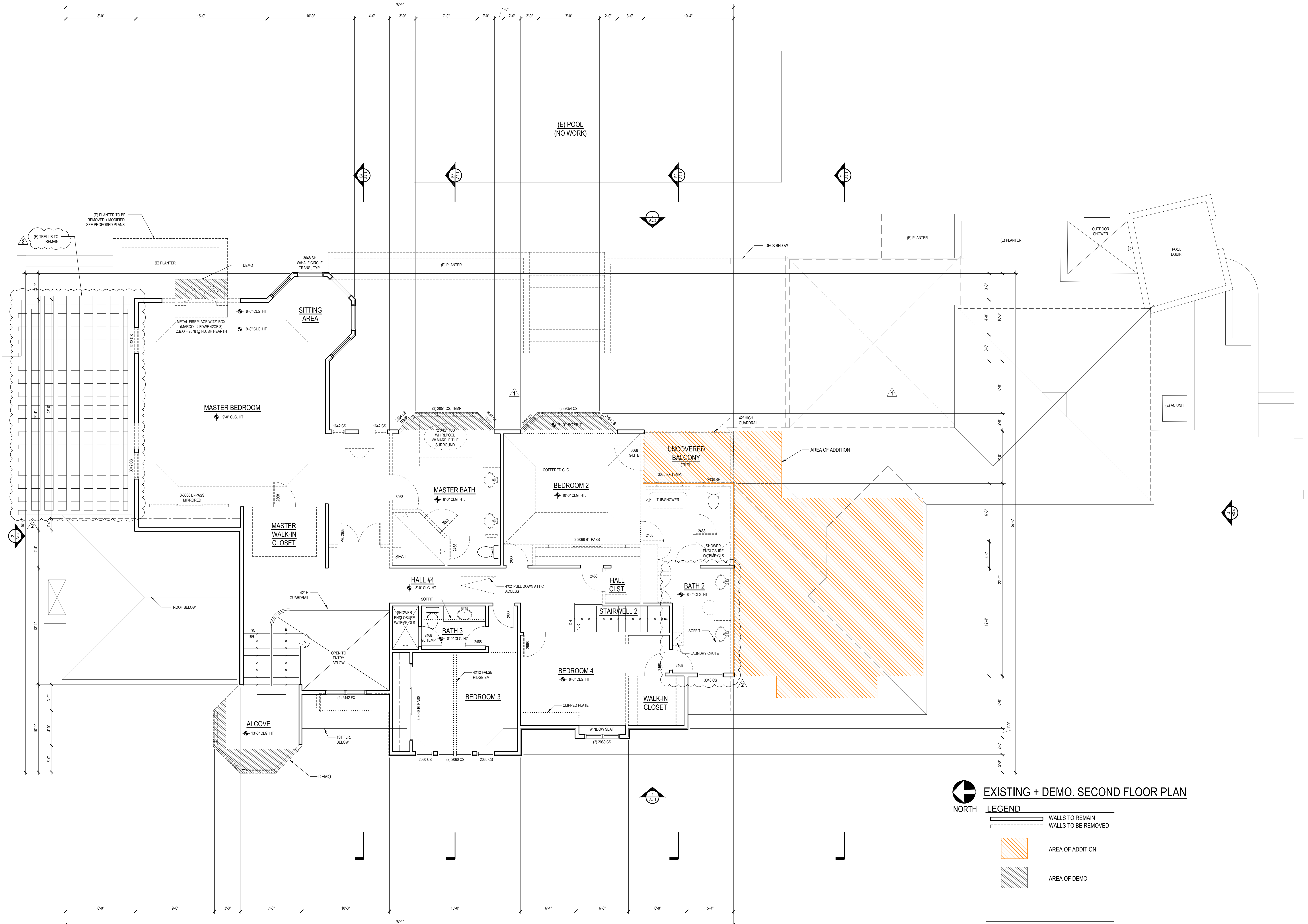
12 NOVEMBER 2025
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22 JANUARY 2026
PLANNING SUBMITTAL #3

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

EXISTING + DEMO
SECOND FLOOR PLAN

A2.2



NORTH

EXISTING + DEMO. SECOND FLOOR PLAN

LEGEND

WALLS TO REMAIN

WALLS TO BE REMOVED

AREA OF ADDITION

AREA OF DEMO



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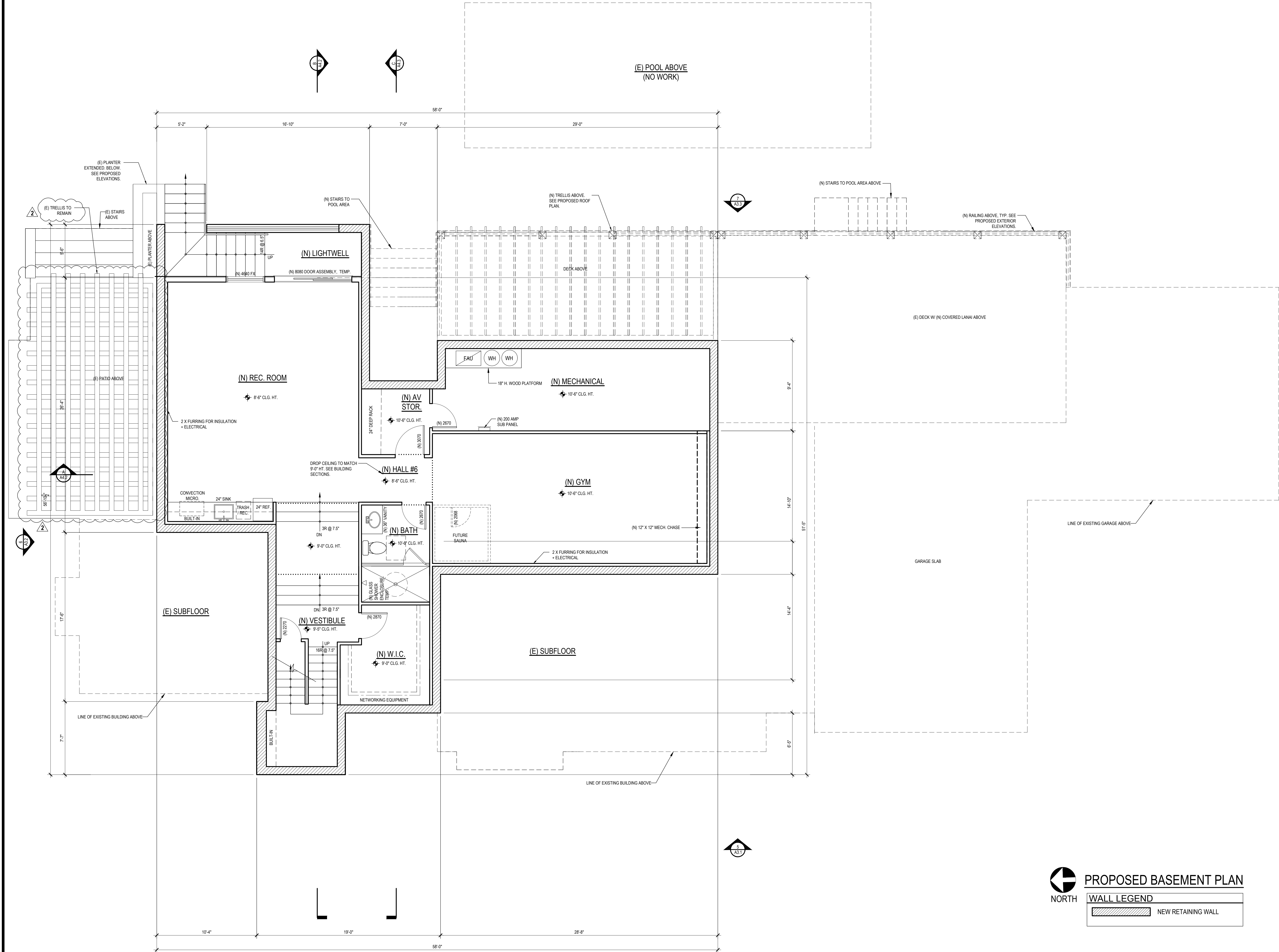
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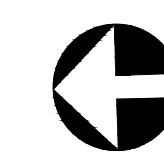
22 JANUARY 2026
PLANNING SUBMITTAL #3

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

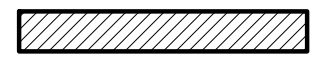
PROPOSED BASEMENT
PLAN

A2.3



 **PROPOSED BASEMENT PLAN**

WALL LEGEND

	NEW RETAINING WALL
---	--------------------



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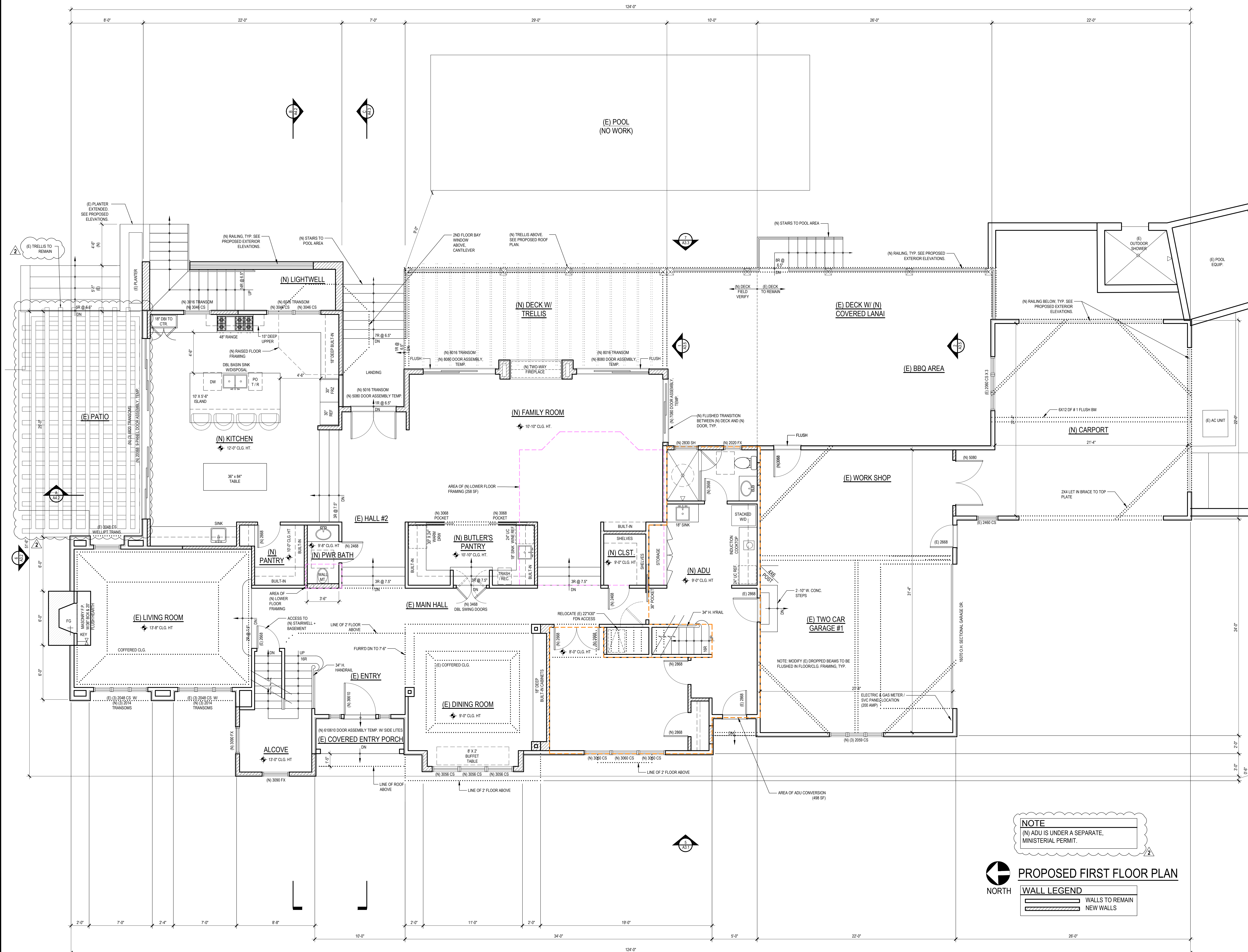


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PROPOSED FIRST FLOOR
PLAN

A2.4





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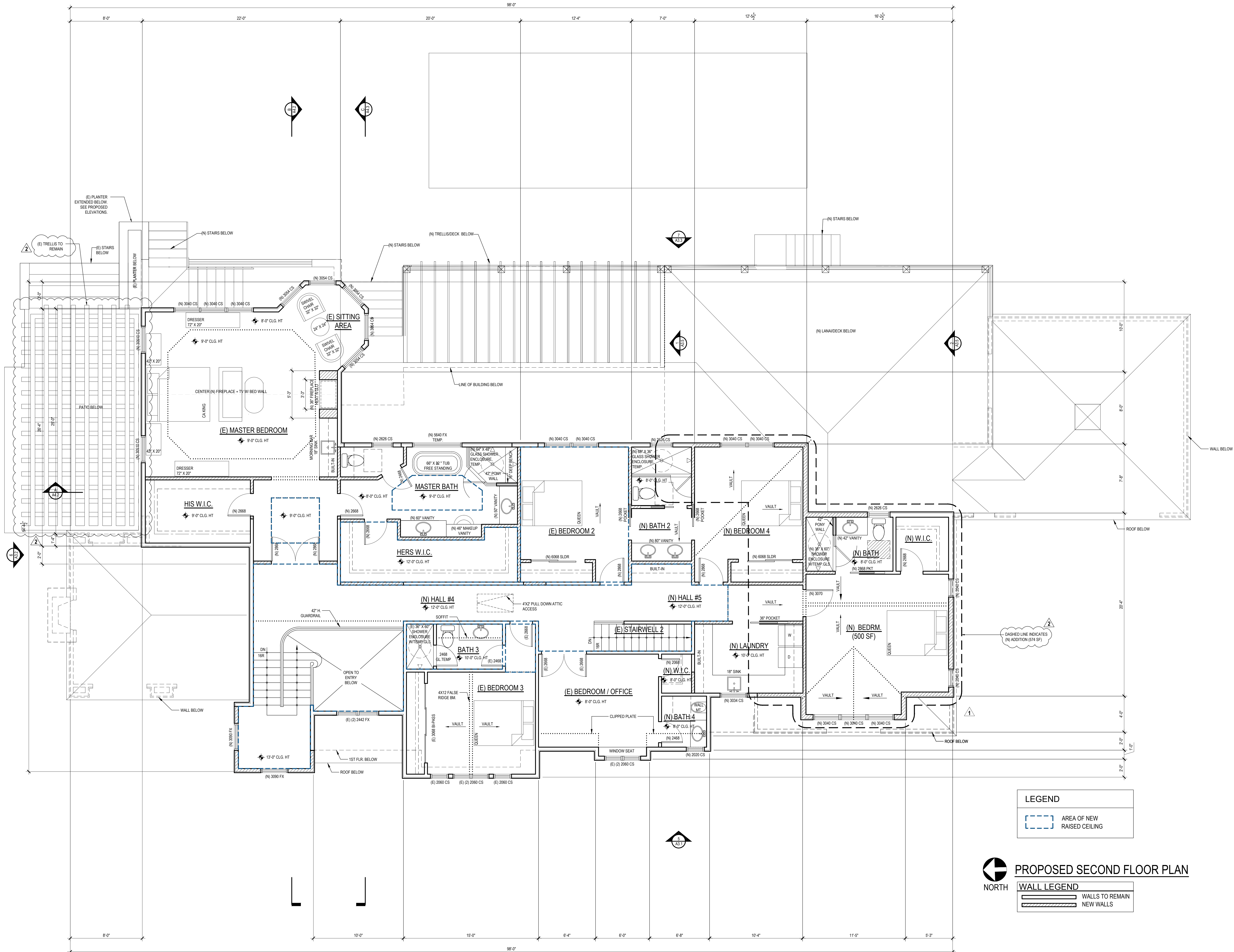
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SCALE: 1/4" = 1'-0"

PROPOSED SECOND
FLOOR PLAN

A2.5



LEGEND

AREA OF NEW
RAISED CEILING



PROPOSED SECOND FLOOR PLAN

WALL LEGEND

WALLS TO REMAIN
NEW WALLS

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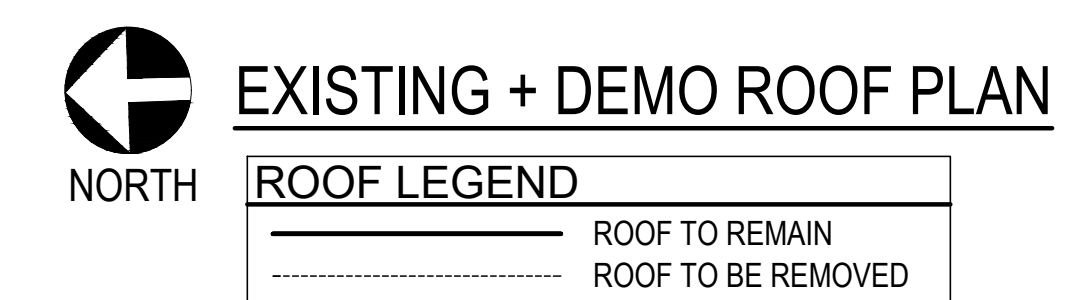


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PLANNING SUBMITTAL #3

EXISTING + DEMO
ROOF PLAN

A2.6



 NORTH

EXISTING + DEMO ROOF PLAN

ROOF LEGEND	
	ROOF TO REMAIN
	ROOF TO BE REMOVED



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PLANNING SUBMITTAL #3

2



PROPOSED ROOF PLAN

A2.7



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117 ALCHE DRIVE
LOS GATOS
CALIFORNIA
95032

A.P.N. 567-19-031

20 JUNE 2025
PLANNING SUBMITTAL

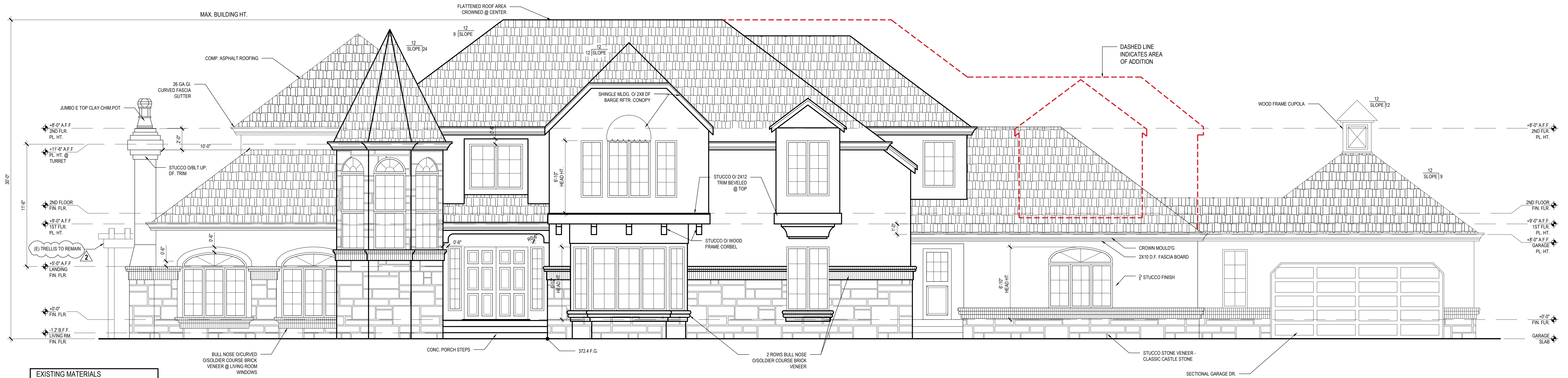
12 NOVEMBER 2025
PLANNING SUBMITTAL #2

22 JANUARY 2026
PLANNING SUBMITTAL #3

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

EXISTING + PROPOSED
EXTERIOR ELEVATIONS

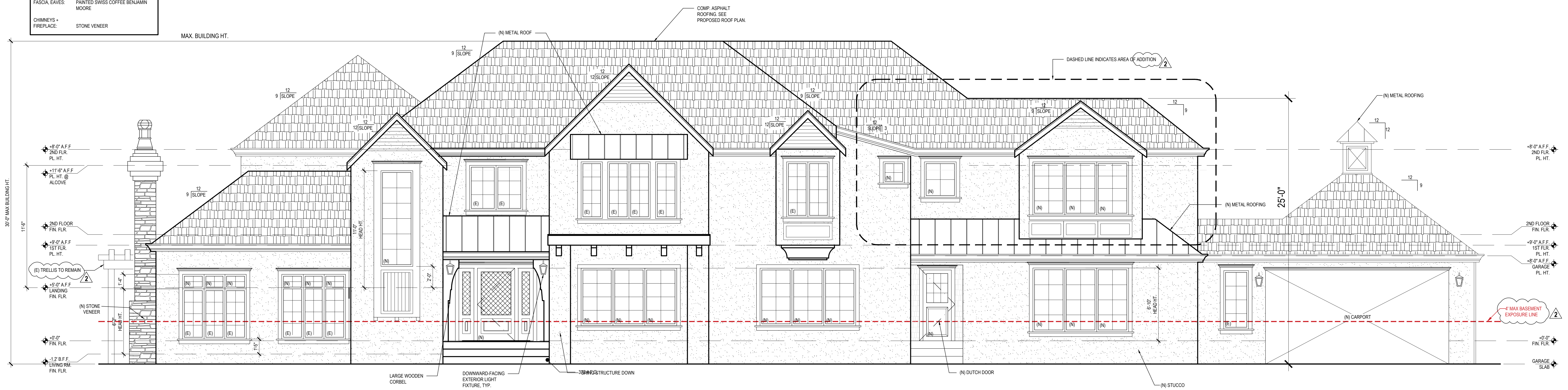
A3.1



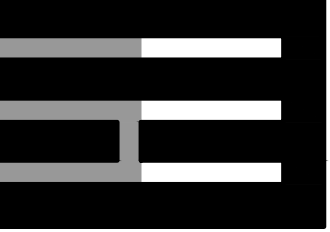
1. EXISTING EAST ELEVATION

EXISTING MATERIALS	
ROOFING:	COMPOSITE ASPHALT SHINGLES, LRV 9.6
GUTTERS:	G.S.M., PAINTED G.S.M. DOWN SPOUTS, PAINTED
ACCENT BEAMS, POSTS, & GARAGE:	DARK WALNUT WOOD STAIN
EXTERIOR WALLS:	STUCCO, PAINTED GENTLEMANS GRAY BENJAMIN MOORE
WINDOW TRIM, FASCIA, EAVES:	PAINTED SWISS COFFEE BENJAMIN MOORE
CHIMNEYS:	STONE VENEER

PROPOSED MATERIALS	
ROOFING:	COMPOSITE ASPHALT SHINGLES, LRV 9.6
ACCENT ROOFING:	STANDING BEAM METAL, DARK BRONZE, LRV 0.29
GUTTERS:	G.S.M., PAINTED G.S.M. DOWN SPOUTS, PAINTED
ACCENT BEAMS, POSTS, & GARAGE:	DARK WALNUT WOOD STAIN
EXTERIOR WALLS:	STUCCO, PAINTED GENTLEMANS GRAY BENJAMIN MOORE
WINDOW TRIM, FASCIA, EAVES:	PAINTED SWISS COFFEE BENJAMIN MOORE
CHIMNEYS + FIREPLACE:	STONE VENEER



5. PROPOSED EAST ELEVATION

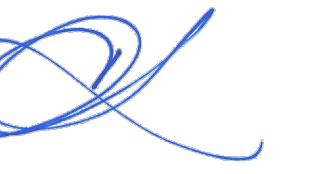


STUDIO THREE DESIGN

INTERIORS
REMODELS +
ADDITIONS
NEW CONSTRUCTION

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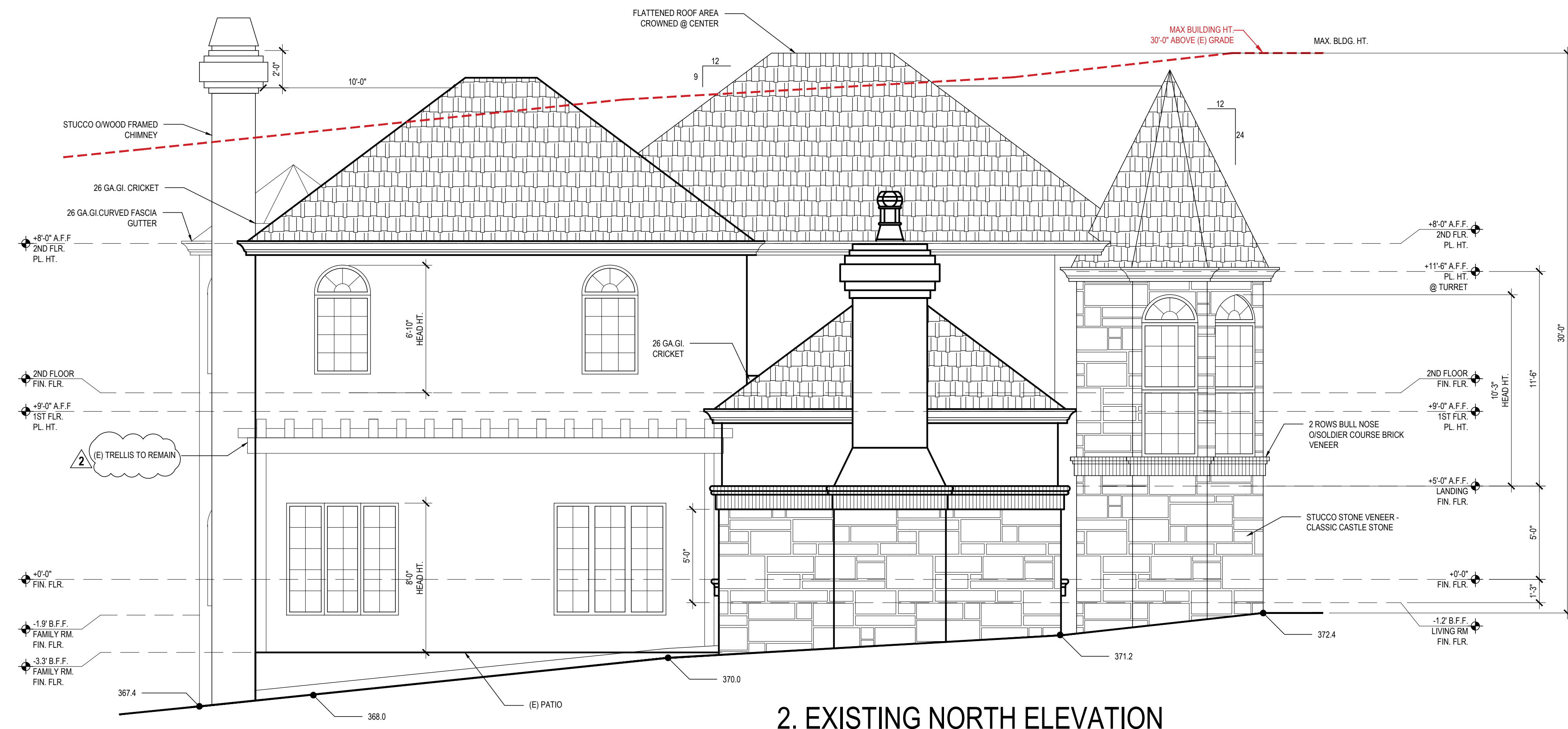
20 JUNE 2025
PLANNING SUBMITTAL

12 NOVEMBER 2025
PLANNING SUBMITTAL #2
22 JANUARY 2026
PLANNING SUBMITTAL #3

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

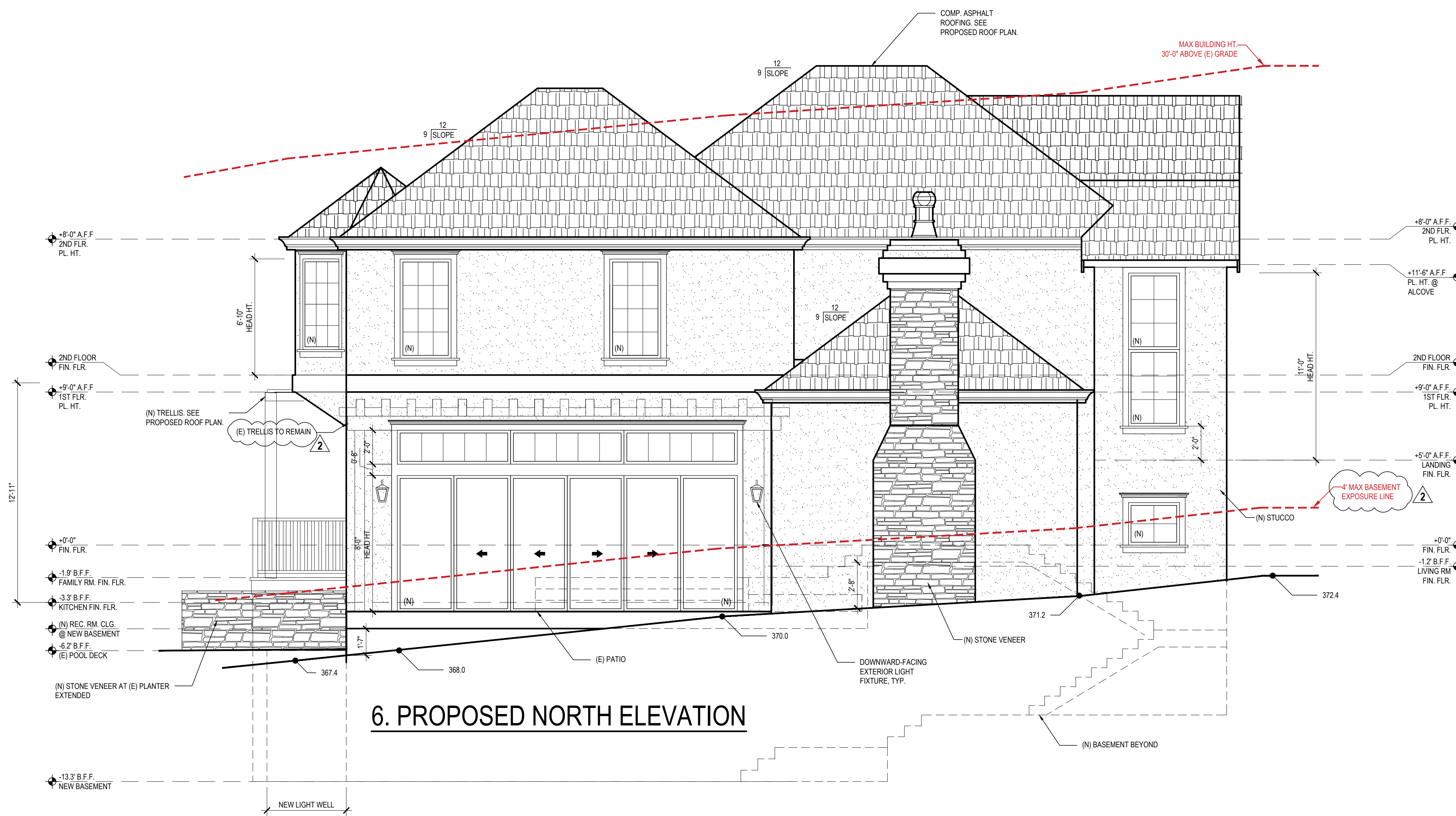
EXISTING + PROPOSED
EXTERIOR ELEVATIONS

A3.2



2. EXISTING NORTH ELEVATION

EXISTING MATERIALS	
ROOFING:	COMPOSITE ASPHALT SHINGLES, LRV 96
GUTTERS:	G.S.M. PAINTED G.S.M. DOWN SPOUTS, PAINTED
ACCENT BEAMS, POSTS, & GARAGE:	DARK WALNUT WOOD STAIN
EXTERIOR WALLS:	STUCCO, PAINTED GENTLEMANS GRAY BENJAMIN MOORE
WINDOW TRIM, FASCIA, EAVES:	PAINTED SWISS COFFEE BENJAMIN MOORE
CHIMNEYS:	STONE VENEER
PROPOSED MATERIALS	
ROOFING:	COMPOSITE ASPHALT SHINGLES, LRV 96
ACCENT ROOFING:	STANDING SEAM METAL, DARK BRONZE, LRV 029
GUTTERS:	G.S.M. PAINTED G.S.M. DOWN SPOUTS, PAINTED
ACCENT BEAMS, POSTS, & GARAGE:	DARK WALNUT WOOD STAIN
EXTERIOR WALLS:	STUCCO, PAINTED GENTLEMANS GRAY BENJAMIN MOORE
WINDOW TRIM, FASCIA, EAVES:	PAINTED SWISS COFFEE BENJAMIN MOORE
CHIMNEYS + FIREPLACE:	STONE VENEER



6. PROPOSED NORTH ELEVATION

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PLANNING SUBMITTAL #2

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PLANNING SUBMITTAL #3

EXISTING + PROPOSED EXTERIOR ELEVATIONS

A3.3



EXISTING MATERIALS	
ROOFING:	COMPOSITE ASPHALT SHINGLES, LRV 96
GUTTERS:	G.S.M. PAINTED G.S.M. DOWN SPOUTS, PAINTED
ACCENT BEAMS, POSTS, & GARAGE:	DARK WALNUT WOOD STAIN
EXTERIOR WALLS:	STUCCO, PAINTED GENTLEMANS GRAY BENJAMIN MOORE
WINDOW TRIM, FASCIA, EAVES:	PAINTED SWISS COFFEE BENJAMIN MOORE
CHIMNEYS:	STONE VENEER

PROPOSED MATERIALS	
ROOFING:	COMPOSITE ASPHALT SHINGLES, LRV 96
ACCENT ROOFING:	STANDING SEAM METAL, DARK BRONZE, LRV 0.29
GUTTERS:	G.S.M. PAINTED G.S.M. DOWN SPOUTS, PAINTED
ACCENT BEAMS, POSTS, & GARAGE:	DARK WALNUT WOOD STAIN
EXTERIOR WALLS:	STUCCO, PAINTED GENTLEMANS GRAY BENJAMIN MOORE
WINDOW TRIM, FASCIA, EAVES:	PAINTED SWISS COFFEE BENJAMIN MOORE
CHIMNEYS & PREPLACE:	STONE VENEER





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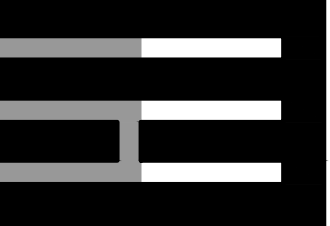
22 JANUARY 2026
PLANNING SUBMITTAL #3

A3.4



EXISTING MATERIALS	
ROOFING:	COMPOSITE ASPHALT SHINGLES, LRV 56
GUTTERS:	G.S.M. PAINTED G.S.M. DOWN SPOUTS, PAINTED
ACCENT BEAMS, POSTS, & GARAGE:	DARK WALNUT WOOD STAIN
EXTERIOR WALLS:	STUCCO, PAINTED GENTLEMANS GRAY BENJAMIN MOORE
WINDOW TRIM, FASCIA, EAVES:	PAINTED SWISS COFFEE BENJAMIN MOORE
CHIMNEYS:	STONE VENEER
PROPOSED MATERIALS	
ROOFING:	COMPOSITE ASPHALT SHINGLES, LRV 56
ACCENT ROOFING:	STANDING SEAM METAL, DARK BRONZE, LRV 02.9
GUTTERS:	G.S.M. PAINTED G.S.M. DOWN SPOUTS, PAINTED
ACCENT BEAMS, POSTS, & GARAGE:	DARK WALNUT WOOD STAIN
EXTERIOR WALLS:	STUCCO, PAINTED GENTLEMANS GRAY BENJAMIN MOORE
WINDOW TRIM, FASCIA, EAVES:	PAINTED SWISS COFFEE BENJAMIN MOORE
CHIMNEYS + FIREPLACE:	STONE VENEER





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20 JUNE 2025
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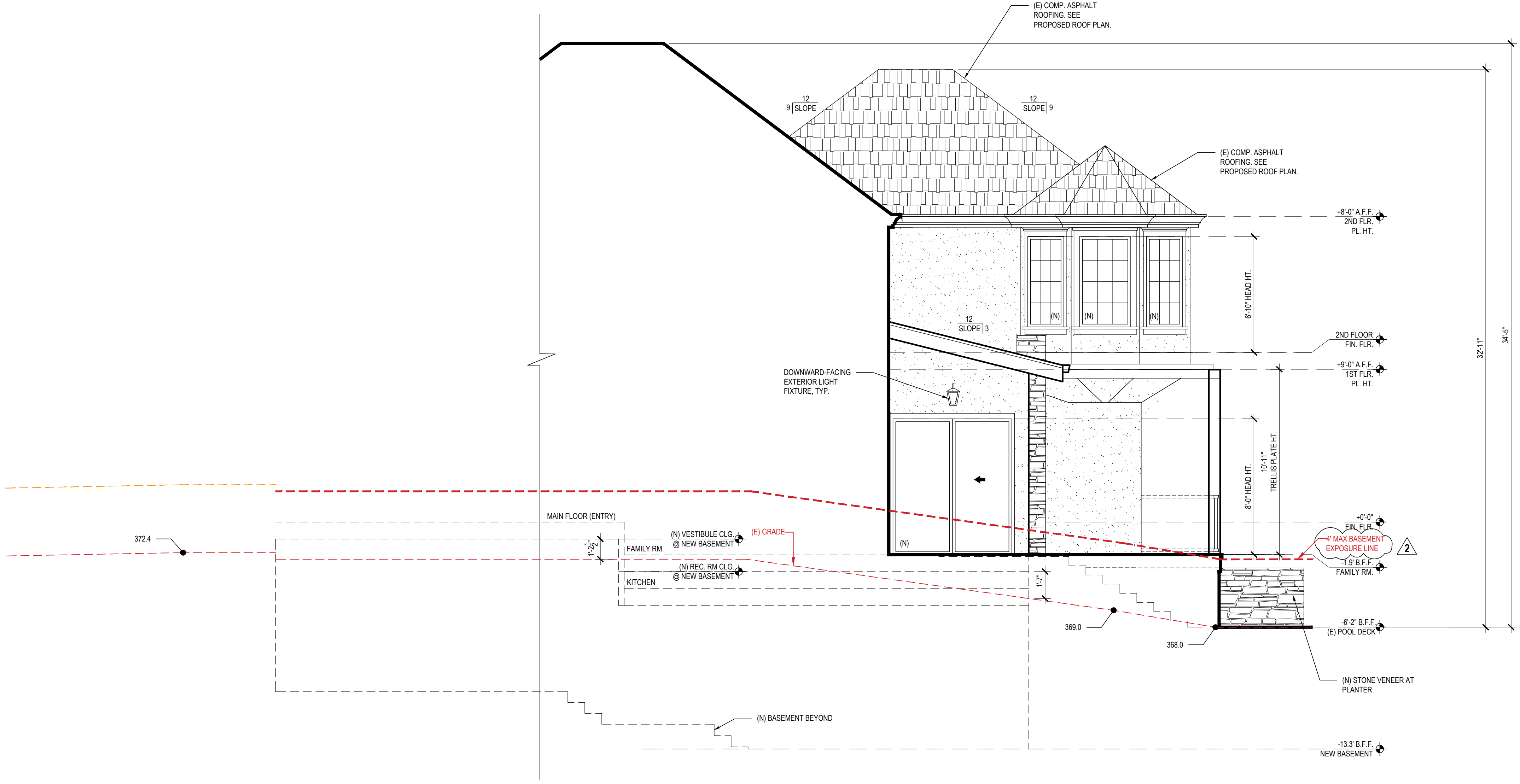
12 NOVEMBER 2025
PLANNING SUBMITTAL #2
22 JANUARY 2026
PLANNING SUBMITTAL #3

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

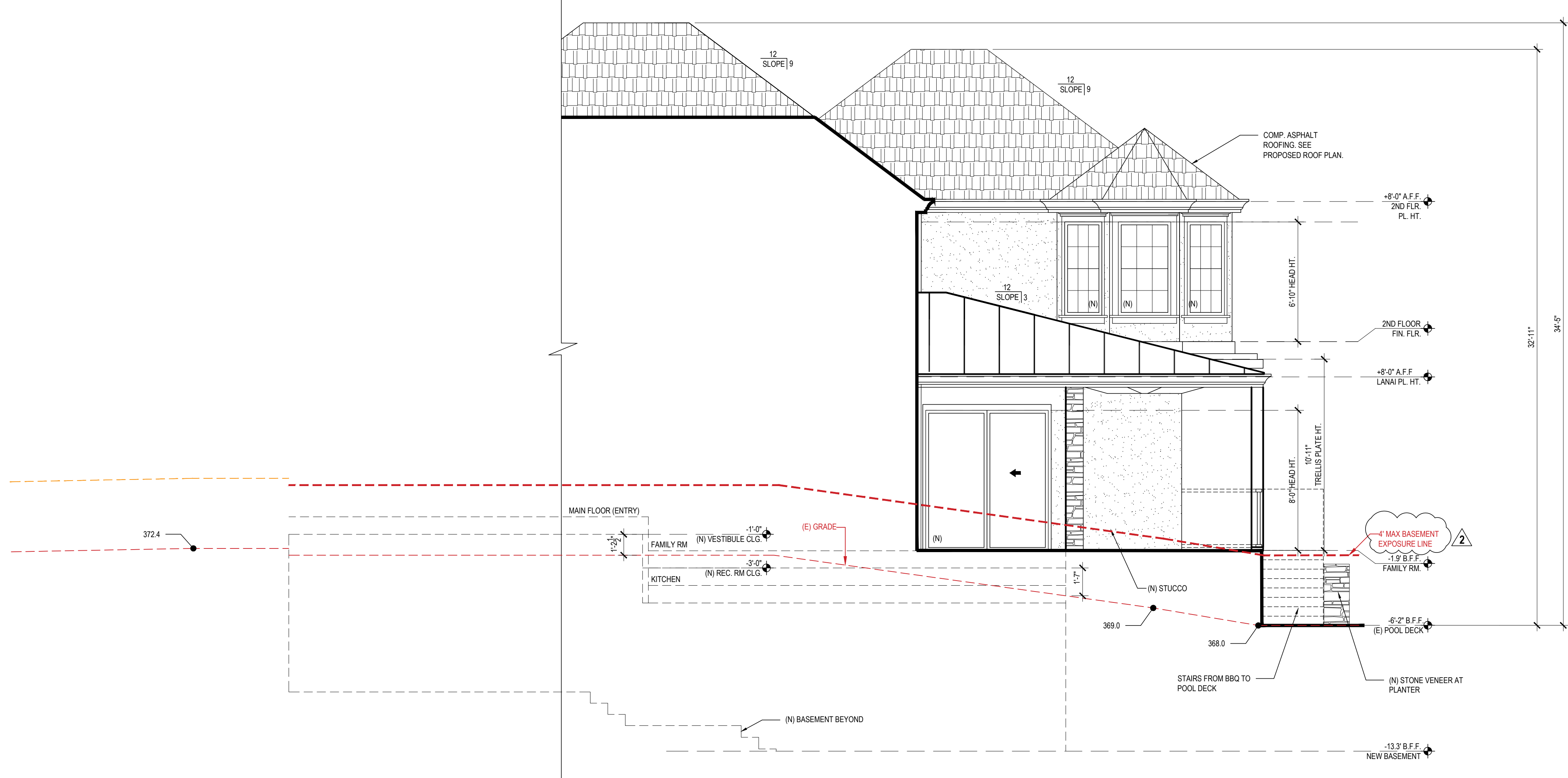
PROPOSED EXTERIOR
ELEVATIONS

A3.5

EXISTING MATERIALS	
ROOFING:	COMPOSITE ASPHALT SHINGLES, LRV 96
GUTTERS:	G.S.M. PAINTED G.S.M. DOWN SPOUTS, PAINTED
ACCENT BEAMS, POSTS, & GARAGE:	DARK WALNUT WOOD STAIN
EXTERIOR WALLS:	STUCCO, PAINTED GENTLEMANS GRAY BENJAMIN MOORE
WINDOW TRIM, FASCIA, EAVES:	PAINTED SWISS COFFEE BENJAMIN MOORE
CHIMNEYS:	STONE VENEER
PROPOSED MATERIALS	
ROOFING:	COMPOSITE ASPHALT SHINGLES, LRV 96
ACCENT ROOFING:	STANDING SEAM METAL, DARK BRONZE, LRV 029
GUTTERS:	G.S.M. PAINTED G.S.M. DOWN SPOUTS, PAINTED
ACCENT BEAMS, POSTS, & GARAGE:	DARK WALNUT WOOD STAIN
EXTERIOR WALLS:	STUCCO, PAINTED GENTLEMANS GRAY BENJAMIN MOORE
WINDOW TRIM, FASCIA, EAVES:	PAINTED SWISS COFFEE BENJAMIN MOORE
CHIMNEYS + FIREPLACE:	STONE VENEER



1. PROPOSED (PARTIAL) SOUTH ELEVATION



2. PROPOSED (PARTIAL) SOUTH ELEVATION



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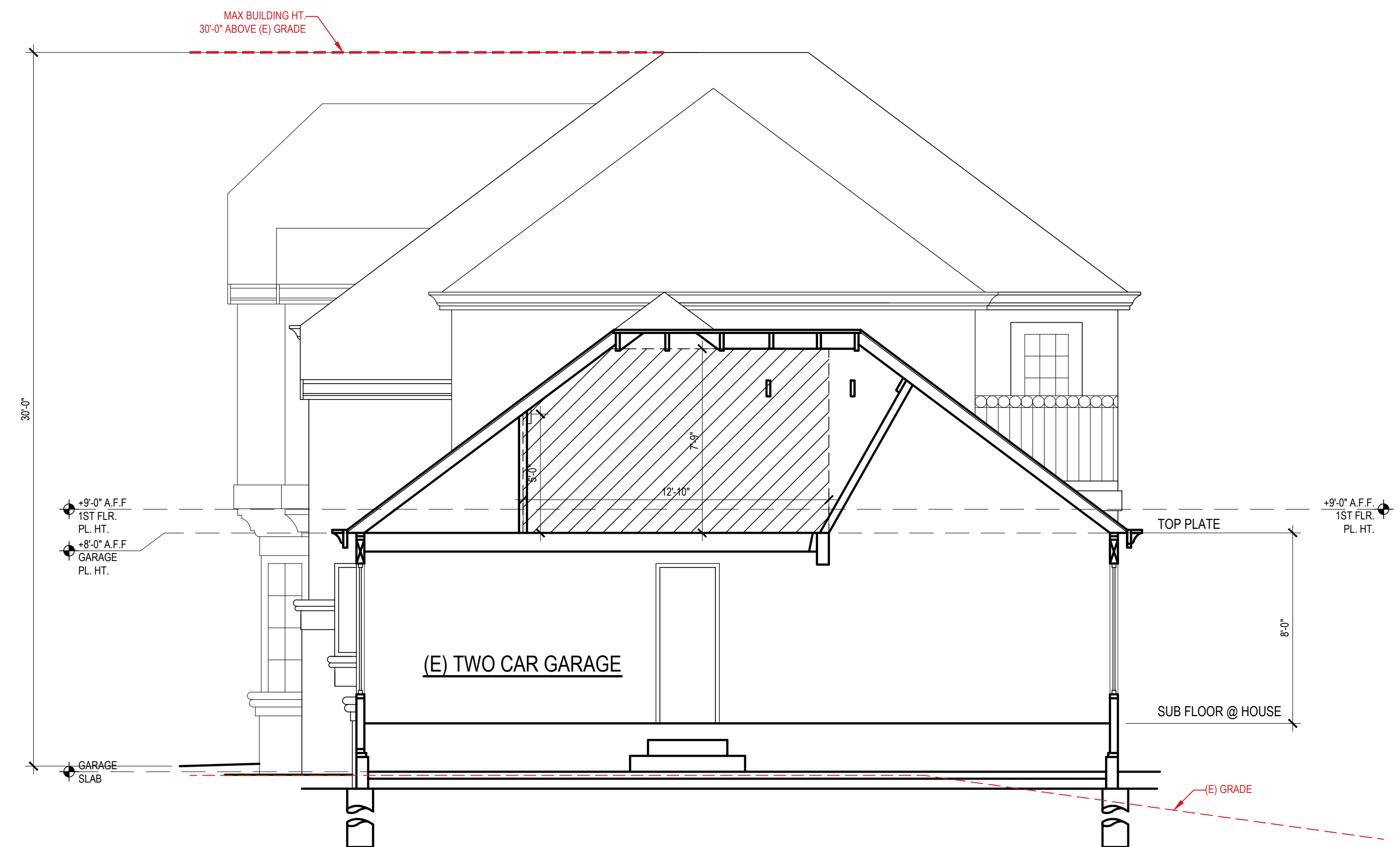
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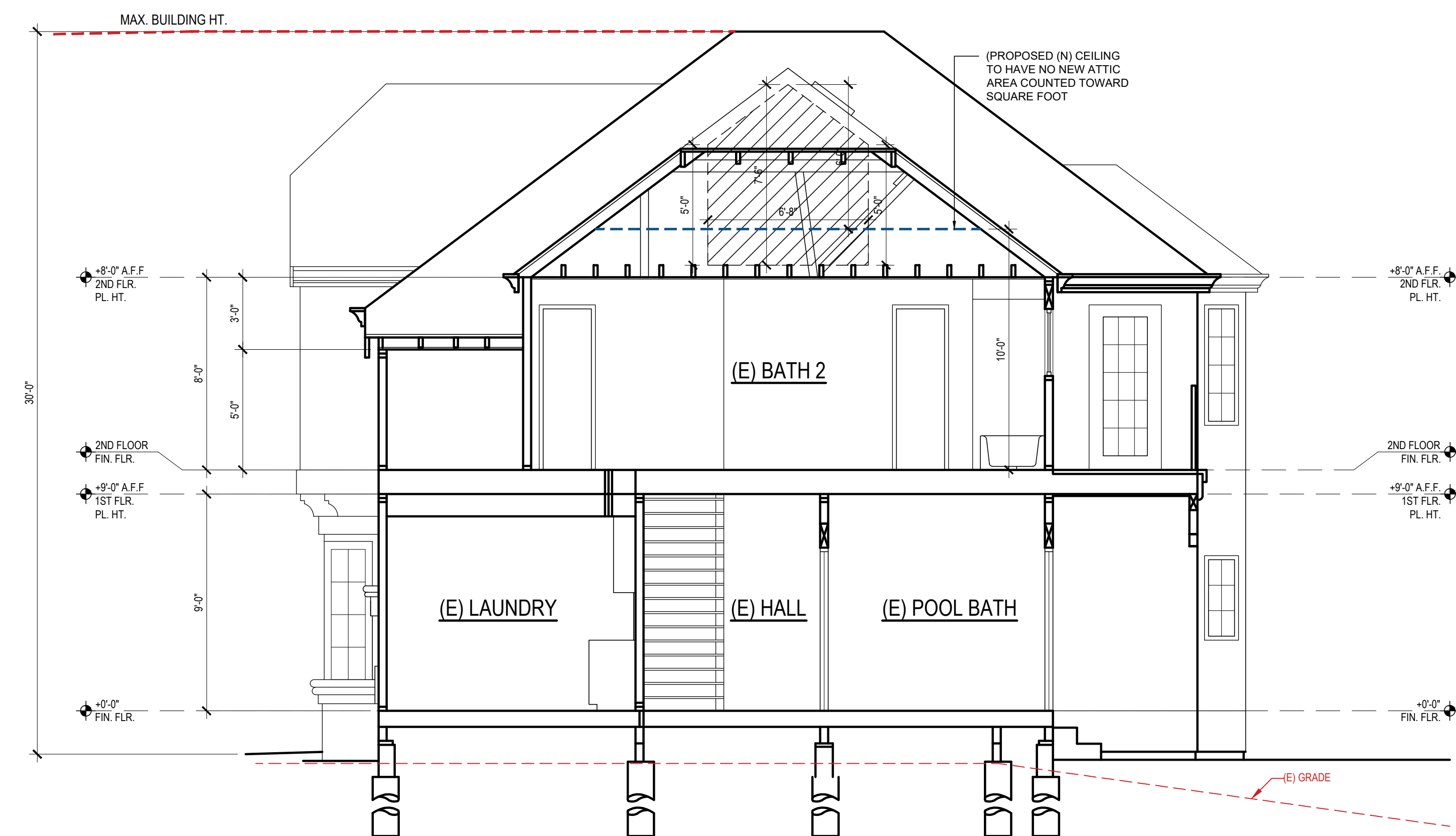
EXISTING
COUNTABLE ATTIC
BUILDING SECTIONS

A4.1



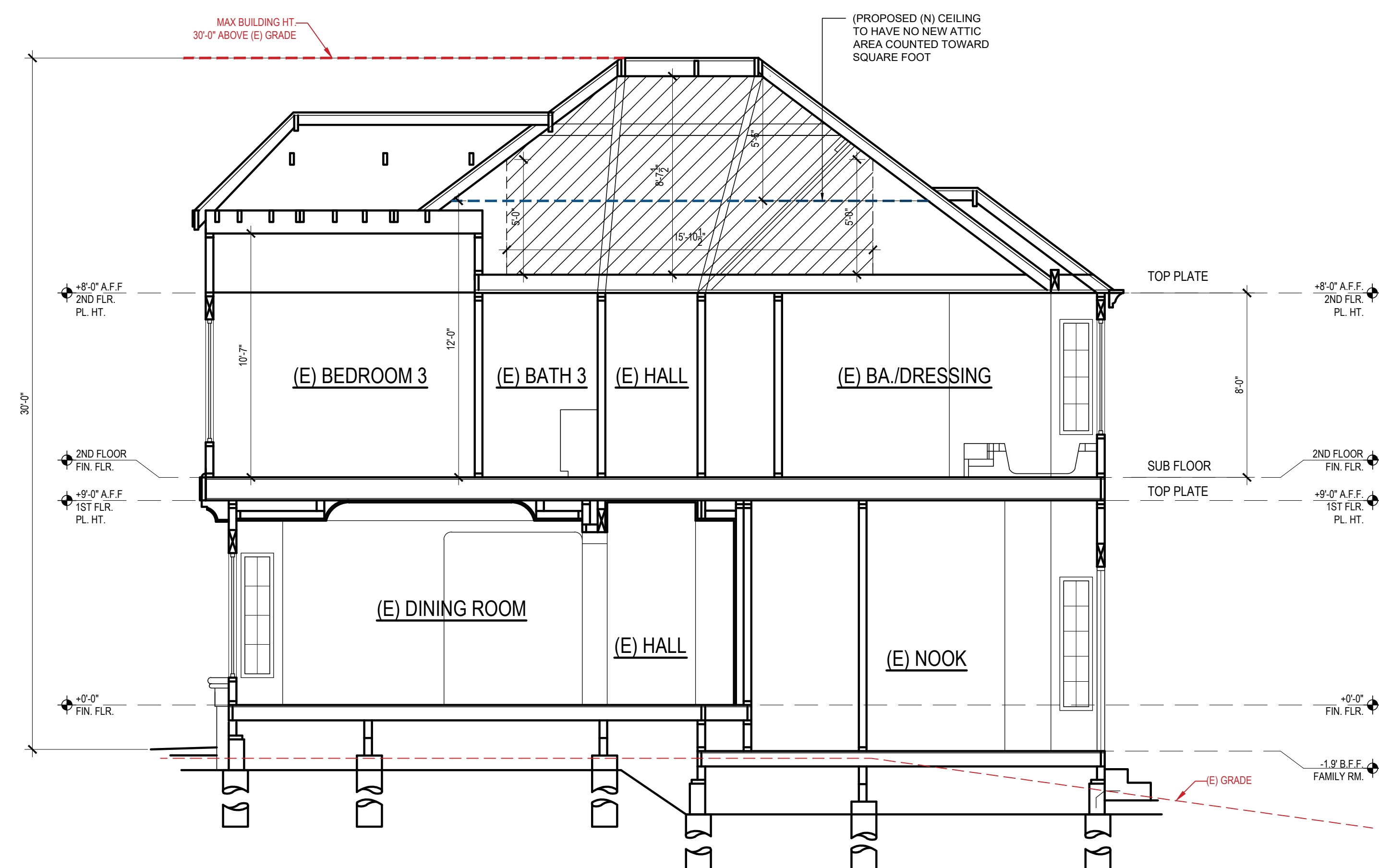
(E) BUILDING SECTION - E1

LEGEND:
ATTIC SPACE COUNTING TOWARDS OVER 7'-0" HEIGHT
DOWN TO 5'-0"



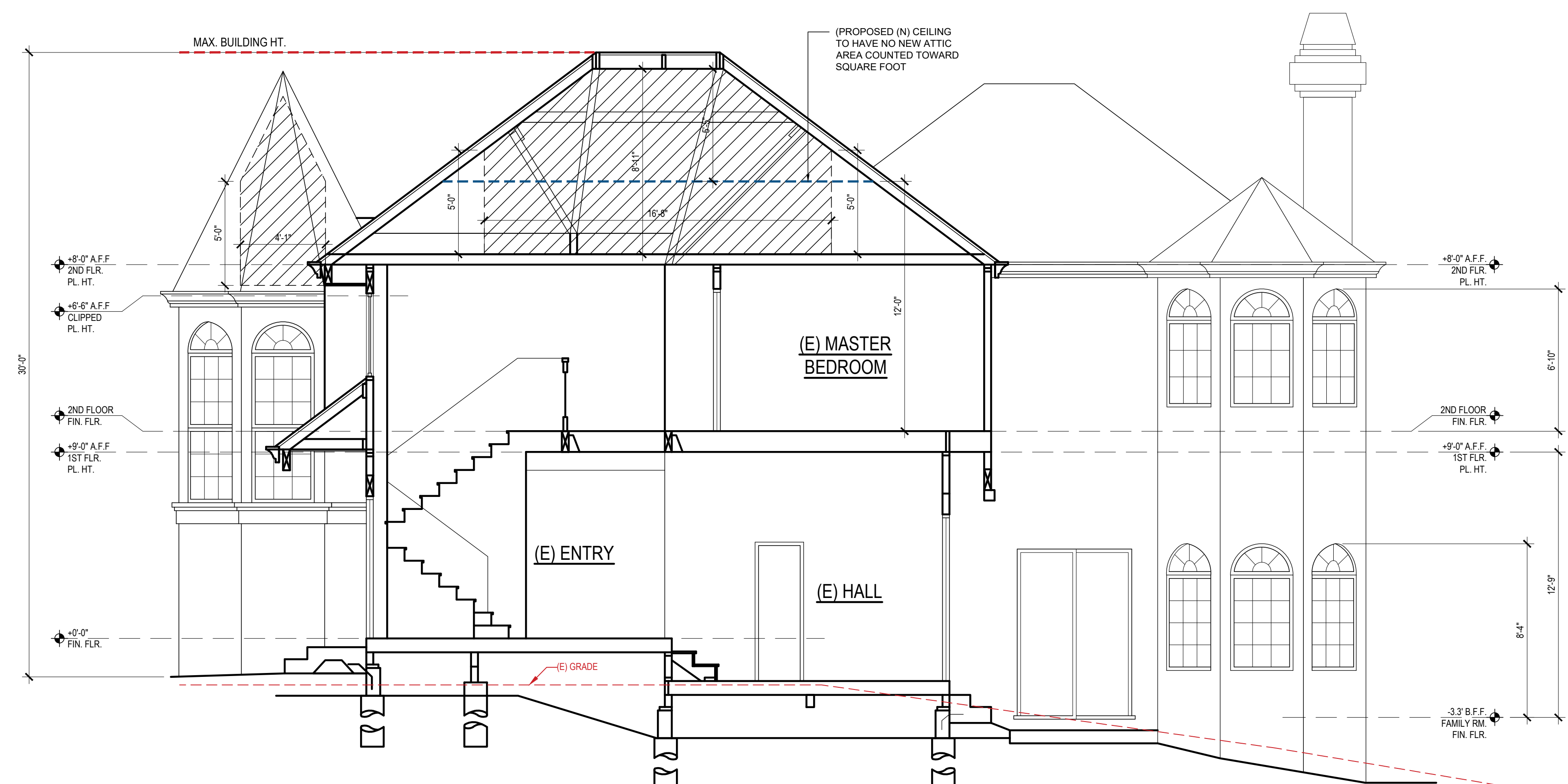
(E) BUILDING SECTION - E2

LEGEND:
ATTIC SPACE COUNTING TOWARDS OVER 7'-0" HEIGHT
DOWN TO 5'-0"



(E) BUILDING SECTION - E3

LEGEND:
ATTIC SPACE COUNTING TOWARDS OVER 7'-0" HEIGHT
DOWN TO 5'-0"



(E) BUILDING SECTION - E4

LEGEND:
ATTIC SPACE COUNTING TOWARDS OVER 7'-0" HEIGHT
DOWN TO 5'-0"



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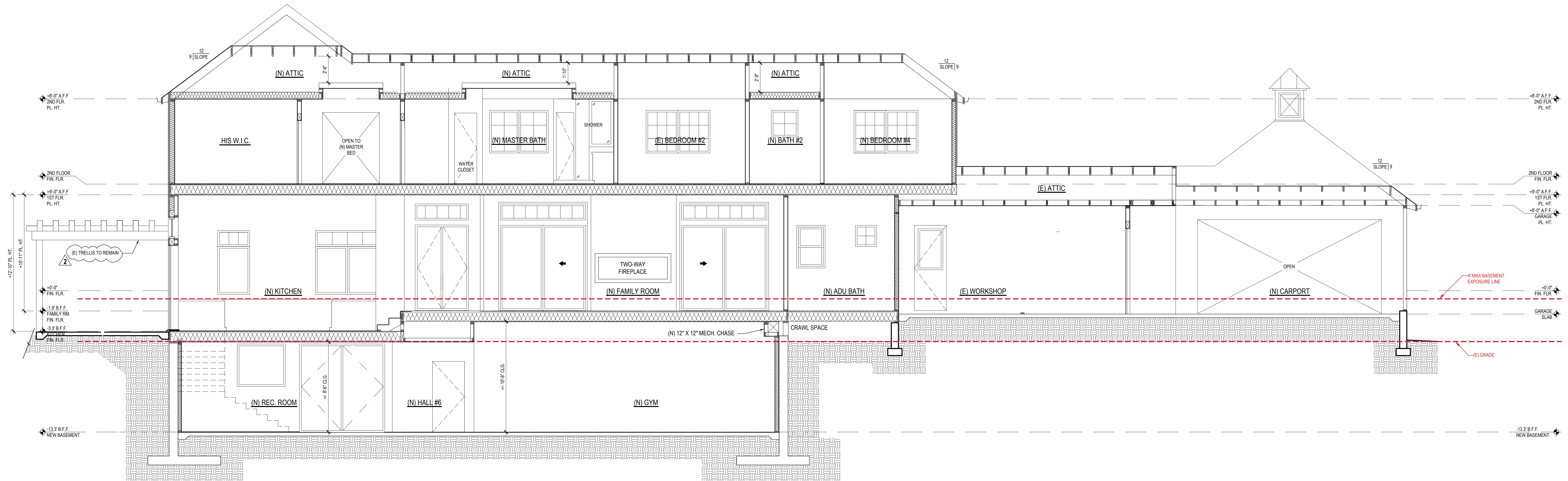
12 NOVEMBER 2025
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SCALE: 1/4" = 1'-0"

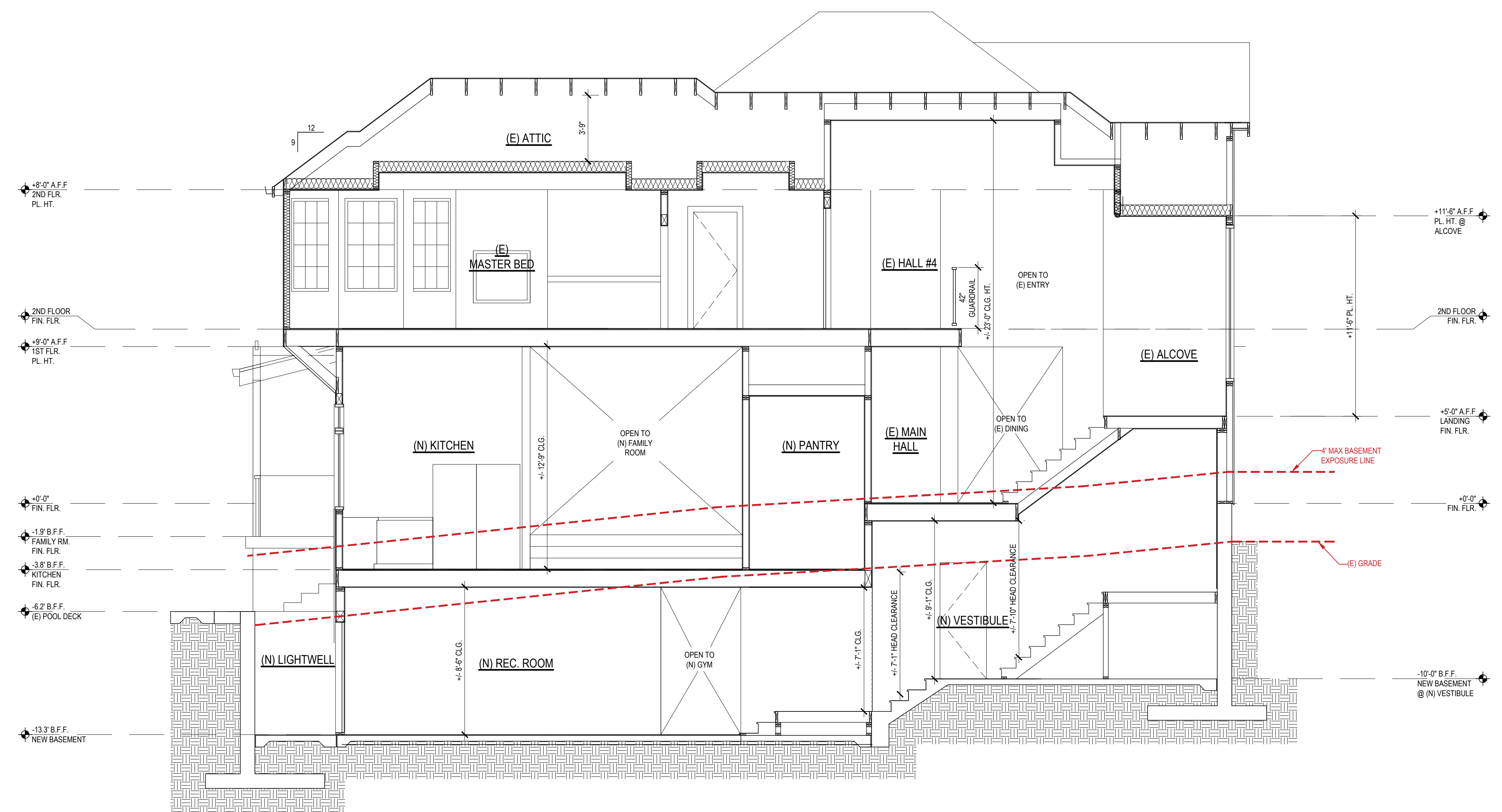
PROPOSED
BUILDING SECTIONS

A4.2



BUILDING SECTION - A

SEE STRUCTURAL DRAWINGS FOR ALL FRAMING & FOUNDATION
REQUIREMENTS



BUILDING SECTION - B

SEE STRUCTURAL DRAWINGS FOR ALL FRAMING & FOUNDATION
REQUIREMENTS



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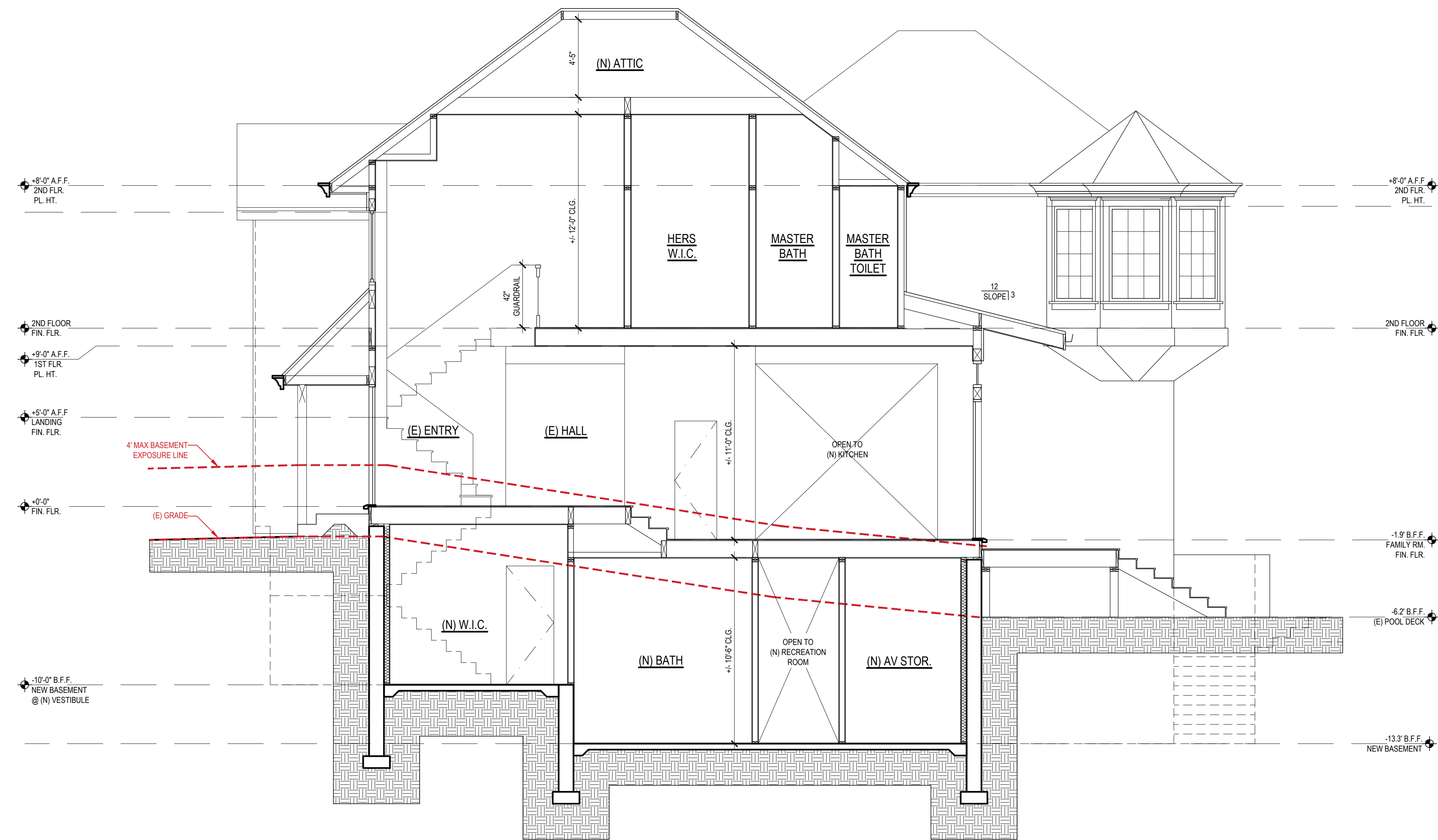
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PLANNING SUBMITTAL #2
22 JANUARY 2026
PLANNING SUBMITTAL #3

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

PROPOSED
BUILDING SECTIONS

A4.3



BUILDING SECTION - C

SEE STRUCTURAL DRAWINGS FOR ALL FRAMING & FOUNDATION REQUIREMENTS