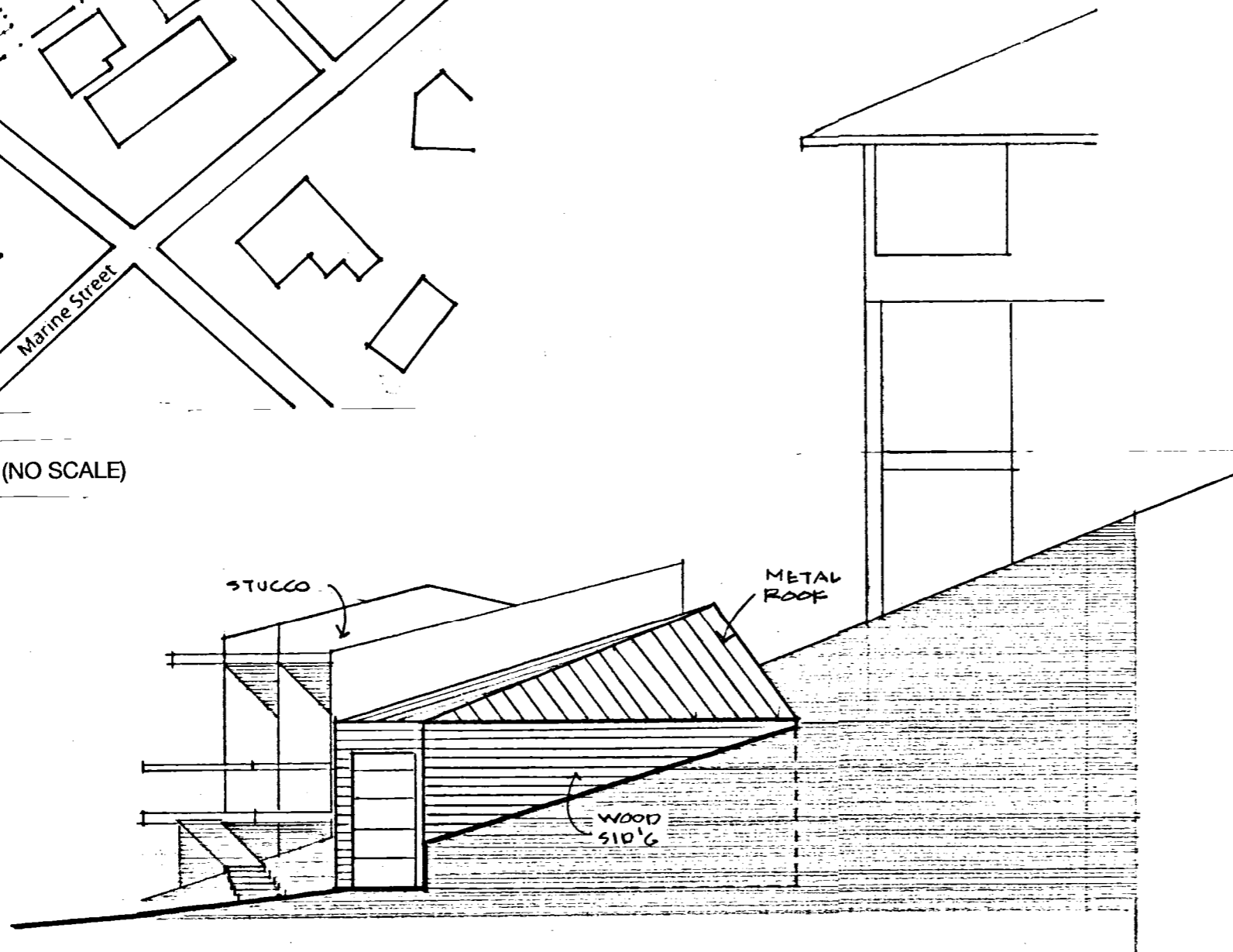


VICINITY MAP (NO SCALE)



SOUTH EAST ELEVATION

1/8" = 1'-0"

PROPOSED SECOND DWELLING

FOR
MARGI SULLIVAN AND BILL VAN DYK

714 WESTERN DRIVE, POINT RICHMOND

ARCHITECT
LEO EGAN
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PROJECT DESCRIPTION

2 BEDROOM, 2 BATH + 2 CAR GARAGE
LIVING AREA = 770 SF
GARAGE = 480 SF

TOTAL = 1,250 SF

TOTAL LOT = 10,170 SF
x 70% = 7,119 SF TOTAL
ALLOWABLE COVERAGE

EXISTING COVERAGE = 2,347 SF (23% COVERAGE)

NEW SECOND DWELLING = 1,250 SF (12% COVER)

TOTAL COVERAGE = 35%

DESIGN STATEMENT

I DESIGNED THE EXISTING RESIDENCE FOR MARGI AND BILL IN 1977 WHEN I WAS THEIR NEIGHBOR ON WESTERN DRIVE. THEY ARE ENTHUSIASTIC COMMUNITY SUPPORTERS AND ENJOY LIVING IN POINT RICHMOND. THEY RECOGNIZE THE HOUSING SHORTAGE AND ARE PROPOSING TO BUILD A SECOND DWELLING ON THEIR PROPERTY IN ACCORDANCE WITH THE CITY OF RICHMOND GUIDELINES. THE NEW DWELLING IS TUCKED INTO THE LOWER PORTION OF THE PROPERTY WITH ACCESS OFF OF WESTERN DRIVE. THE LOW PROFILE WILL MAINTAIN VIEWS FROM THE NEIGHBORING PROPERTIES AND FIT THE TOPOGRAPHY OF THE SITE. THE ORIENTATION TO THE BAY PROVIDES PLENTY OF NATURAL LIGHT AND PRIVATE OUTDOOR DECK SPACE.

DATE: FEBRUARY 18, 2019

