PROJECT DESCRIPTION

Summary
The existing property at 1402 Solano consists of a 4,800 sq. ft. lot with two wood framed structures. A one-story commercial structure with garage fronts Solano Ave. A two-story residential structure occupies the rear (southern) portion of the lot.

This project proposes to add a second apartment to the existing residential structure by converting existing unused level 1 space to an apartment with Kitchen, Dining/Living Room, 2 bedrooms and 2 bathrooms.

The project proposes mitigation of the existing code deficient entry stair and structural upgrade of the existing cantilevered porch structure. The existing stair will be removed and a new stair constructed approximately 20’ to the east. The footprint of the existing second level porch and porch roof will be reduced in size and supported on new wood framing resting on new concrete footings.

The first floor of the existing residential building has head room greater than 7'-6" and therefore the majority of the interior work consists of rearranging interior partitions with a minor amount of structural work.

The project proposes to provide 2 parking spaces roughly configured per the existing condition; 1 enclosed and 1 on a parking pad adjacent to the structure.
AXO Existing Interior - Northwest

AXO Existing Interior - Southeast