**FLOOR AREA RATIO**

<table>
<thead>
<tr>
<th></th>
<th>EXISTING</th>
<th>PROPOSED</th>
<th>ALLOWABLE</th>
</tr>
</thead>
<tbody>
<tr>
<td>LOT SIZE</td>
<td>3750</td>
<td>3750</td>
<td>3750</td>
</tr>
<tr>
<td>FLOOR AREA</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>GARAGE</td>
<td>0</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>COVERED PORCH</td>
<td>0</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>STAIRS</td>
<td>0</td>
<td>37</td>
<td></td>
</tr>
<tr>
<td>MAIN LEVEL</td>
<td>1195</td>
<td>1256</td>
<td>55%</td>
</tr>
<tr>
<td>LOWER FLOOR</td>
<td>0</td>
<td>806</td>
<td></td>
</tr>
<tr>
<td>TOTAL</td>
<td>1195</td>
<td>2099</td>
<td>50%</td>
</tr>
<tr>
<td>TOTAL COUNTED*</td>
<td>1195</td>
<td>2062</td>
<td>50%</td>
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</tbody>
</table>

**FLOOR AREA RATIO**

- Lot Coverage: 1195 / 3750 = 32%
- 1660 / 3750 = 44%

*220 SQ. FT. MAY BE EXEMPTED FROM "TOTAL COUNTED" FOR COVERED PARKING AND 60 SQ. FT. MAY BE EXEMPTED FOR STAIRS AS PERMITTED BY MC 20.24.050

**zoning information**

- SCALE: na
- 733 JEnKSON/WATTS House
- DEVI DUTTA ARCHITECTURE
- 8/17/16
733 Jackson Street
existing footprint 1195 sf

adjacent single family home

entry

733 Jackson Street

adjacent single family home

adjacent single family home

adjacent accessory bldg (currently under construction)

adjacent single family home

parking 283 sf paved area

18" dia pine tree

19'-0" 1/2"

driveway

8' sidewalk

15' req'd setback

15'-6"

entry

18" dia pine tree

8' sidewalk

15' req'd setback

15'-6"

entry

18" dia pine tree

8' sidewalk

15' req'd setback

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entry

18" dia pine tree

8' sidewalk

15' req'd setback

15'-6"

entry

18" dia pine tree

8' sidewalk

15' req'd setback

15'-6"
existing house/site photos

existing north side yard
existing south side yard
existing rear of house
existing front of house
existing rear yard

733 jackson/watts house
DEVI DUTTA ARCHITECTURE
7/22/16

SCALE: nts
zoning
neighborhood context

adjacent properties

733 Jackson Street: subject property

adjacent properties

subject property

733 Jackson/watts house
EXISTING/DEMO PLAN, GROUND FLOOR

- Entry
- Living/Dining
- Kitchen
- Master Bedroom
- Bedroom 2
- Bedroom 3
- Bath 1
- Bath 2

- Remove existing deck and stairs down
- Remove window for proposed doors
- Remove existing planter

SCALE: 1/8" = 1'-0"
existing/demo plan, lower level

733 jackson/watts house

remove exterior stairs to upper level deck

remove (e) exterior walls & perimeter foundation shown dashed

remove portion of planter

remove wall area for new door

required setbacks

edge of house above

crawl space

storage

17'-3"

16'-5"

100'

3'-6"

1/8" = 1'-0"
existing/demo exterior elevations

existing west/front elevation
- existing cement plaster
- existing windows to remain
- no changes proposed at existing facade
- existing chimney beyond
- remove existing wood stair
- remove wall area for proposed addition; remove finishes only where existing framing to remain
- remove existing window for replacement with French doors

existing east/rear elevation
- existing aluminum windows to remain
- existing wood stair to be removed
- remove wood stair, posts, and concrete footings

existing north elevation
- existing composition roof to remain
- existing exterior finishes, door & window at wall to be removed for proposed addition - see plans for extent

existing south elevation
- existing wood stair and deck to be removed
proposed main floor plan

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

733 jackson/watts house

DEVI DUTTA ARCHITECTURE
8/17/16

new roof deck

new stair down to lower level

replace existing windows with french door & window

required setbacks
desk access

existing house

10'-0"

9'-0 1/2"

15'-3"

55'-8 1/2"

30' existing house

28'-7"

entry

living/dining

kitchen

master bedroom

bedroom 2

bedroom 3

bath 1

bath 2

replace existing windows with french door & window

skylight above

5'-7 1/2"

15'-3"

9'-11"

35' existing house

55'-8 1/2 existing house

14'-11 1/2"

13'
proposed lower level floor plan

733 jackson/watts house

DEVI DUTTA ARCHITECTURE

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

zoningR1 8/17/16

790 sf

A5
733 Jackson/Watts House

Proposed Roof Plan

- Proposed roof plan
- Existing composition shingle roof to remain
- Edge of wall below
- New roof area at stair addition
- Proposed roof deck below
- (e) Chimney to remain

790 sf

SCALE: 1/8" = 1'-0"
proposed exterior elevations

733 jackson/watts house

zoningR1

DEVI DUTTA ARCHITECTURE

8/17/16

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

no changes to existing house to remain

new stair enclosure with windows and skylights

natural wood railing

regrade slope for storage access

storage access at crawl space

wood clad windows w/ painted trim

painted siding

wood siding w/ wood clad windows

cement plaster to match (e) house

french doors

addition with roof deck

rear/east elevation

south elevation

733 Jackson/Watts House

A7

8/17/16

DEVI DUTTA ARCHITECTURE

zoningR1

SCALE: 1/8" = 1'-0"
proposed exterior elevations

733 jackson/watts house

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

dating: 8/17/16

DATUM: 733 jackson/watts house

north elevation

ewest elevation

existing front of house; no changes proposed

addition beyond

west elevation

Jackson St.

13'-8 1/2"

14'

12'-8 1/2"
proposed preliminary section

733 jackson/watts house

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

existing house to remain

new deck access from existing master bedroom

new concrete foundation w/ vapor barrier

new conditioned area

long section