1105 Key Route Boulevard
House Rear Remodel

Project Data - previous basement project

Site Area: 3875 s.f.
FAR Allowed: .55 x 3875 = 2131 s.f.
Existing Floor Area: 1380 s.f. (not including basement)
Existing FAR: .36
Proposed Floor Area: 1452 s.f. (not including basement)
Proposed FAR: .375
Existing Site Coverage: 1619 s.f. / 3875 = 42%
Proposed Site Coverage: 1619 s.f. / 3875 = 42%.

Average height of first floor: (3.50+3.09+6.61+5.621)/4 = 4.7 ft

All Construction to Comply with the following Codes:

Work Description
• Remove walls from rear porch
• Fill in porch walls
• Add sliding glass doors

Building Data

Occupancy: R-3
Construction Type: VB (sprinklered)
Seismic Design Category: D

Floor Area (Gross):
Basement: 1626 s.f.
First Floor: 1380 s.f.
Total: 3006 s.f.
Stories: 1 + Basement

Index of Drawings
T-1 Title Sheet/ Site Plan
A-1 Floor Plans
A-2 Elevations
Work Description

- Remove walls from rear porch
- Fill in porch walls
- Add sliding glass doors

Existing FAR: .36
Proposed FAR: (75 sq ft) .375