Site Analysis: Opportunities & Constraints
COLOR & MATERIAL LEGEND:

01 CEMENTITIOUS SIDING PLANKS / HORIZONTAL - NICHHA, REDWOOD STAIN COLOR
02 CORONADO STONE PRODUCT / ROUGH CUT WOODSTONE - "DEADWOOD" (GREY)
03 STUCCO SMOOTH FINISH, LAHABRA - DOVE GREY (WHITE)
04 STUCCO SMOOTH FINISH, LAHABRA - TUXEDO (DARK GREY)
05 STUCCO CEILING, SMOOTH FINISH, LAHABRA - CRYSTAL WHITE (BRIGHT WHITE)
06 WINDOW & DOOR FRAME, BLACK KYMAR FINISH, ALTERNATE: DARK BRONZE ALUMINUM
07 GARAGE DOOR, SECTIONAL, PAINT BLACK
08 COURTYARD FENCE WALL, GREY NATURAL, BOARD-FORM-CONCRETE, ALTERNATE: CMU, COVERED WITH CORONADO STONE PRODUCT (02 ABOVE)
09 FENCE INSERTS (SOUTH FENCE): 1/4" STEEL PLATE, PAINT BLACK, ALTERNATE: 2 X 2 TUBE STEEL FRAME, 1/16" STEEL SHEET BOTH SIDES, PAINT BLACK.
10 COURTYARD GATE & SIDEYARD GATE: 1/4" STEEL PLATE, PAINT BLACK, ALTERNATE: 2 X 2 TUBE STEEL FRAME, 1/16" STEEL SHEET BOTH SIDES, PAINT BLACK
11 COURTYARD ENTRY STEEL FRAME: TUBE STEEL, PAINT BLACK, ROOF CANOPY: PAINT RED
12 ENTRY DOOR POST: STEEL TUBE, PAINT RED
13 MASTER BR COURTYARD WOOD LOUVERS & GATE: TUBE STEEL FRAME, PAINT BLACK, LOUVERS: 3X6 REDWOOD, STAIN TO MATCH 01 (ABOVE)
COLOR & MATERIAL LEGEND:

01 CEMENTITIOUS SIDING PLANKS / HORIZONTAL: NICHIA, REDWOOD STAIN COLOR
02 CORONADO STONE PRODUCT / ROUGH CUT WOODSTONE - "DEADWOOD" (GREY)
03 STUCCO SMOOTH FINISH, LAHABRA - DOVE GREY (WHITE)
04 STUCCO SMOOTH FINISH, LAHABRA - TUJASO (DARK GREY)
05 STUCCO CEILING, SMOOTH FINISH, LAHABRA - CRYSTAL WHITE (BRIGHT WHITE)
06 WINDOW & DOOR FRAME, BLACK KYNAR FINISH, ALTERNATE: DARK BRONZE ALUMINUM
07 GARAGE DOOR: SECTIONAL, PAINT BLACK
08 COURTYARD FENCE WALL, GREY NATURAL, BOARD FORM CONCRETE
  ALTERNATE: CMU, COVERED WITH CORONADO STONE PRODUCT (02 ABOVE)
  FENCE INSERTS (SOUTH FENCE): 1/4" STEEL PLATE, PAINT BLACK
  ALTERNATE: 2X2 TUBE STEEL FRAME, 1/16" STEEL SHEET BOTH SIDES, PAINT BLACK
09 COURTYARD GATE & SIDEYARD GATE: 1/4" STEEL PLATE, PAINT BLACK
  ALTERNATE: 2X2 TUBE STEEL FRAME, 1/16" STEEL SHEET BOTH SIDES, PAINT BLACK
10 COURTYARD ENTRY STEEL FRAME: TUBE STEEL, PAINT BLACK, ROOF CANOPY: PAINT RED
11 ENTRY DOOR POST: STEEL TUBE, PAINT RED
12 MASTER BR COURTYARD WOOD LOUVERS & GATE: TUBE STEEL FRAME, PAINT BLACK
  LOUVERS: 3X8 REDWOOD, STAIN TO MATCH 01 (ABOVE)
COLOR & MATERIAL LEGEND:

01. NICHIA Fiber cement Siding 5.5"H

02. CORONADO : PLANK 7.5"H

03. LAHABRE STUCCO

04. LAHABRE STUCCO

08. CONCRETE BOARD-FORMED 7.5"H

REDWOOD - STAIN TO MATCH

Left-Side Perspective

Rear Perspective

Front Perspective

Alum-Clad Window : Stucco

Alum-Clad Window : Wood Siding
2. Provide information to support that this project is NOT a substantial redevelopment as defined in SBMC §30.140.200. In summary, more than 50% of the existing exterior walls and foundation must remain and be "necessary and integral structural components of the overall building." Please provide:

- A detailed demolition plan of the existing structure, calling out the lower exterior wall elements that are to be removed, and to be retained. Do not overly erase walls or foundations. Please do not delete any plans or erasures.
- Per SBMC §30.140.200, "A written verification from a registered structural engineer certifying that the remaining walls and foundation remain are structurally sound and will not be required to be removed or replaced for the project." This allows for walls to remain which are not needed, as long as they are "necessary and integral structural component of the overall building." 

3. Provide a Parking Calculation on the plans indicating the existing number of automobile parking spaces, the proposed number of spaces, and the required (by code) number of spaces for the development on site.

4. Show and label the setbacks on the floor plans, site plans, and elevations.

5. Foundation must remain and be a "necessary and integral structural component of the overall building." In summary, more than 50% of the existing exterior walls and foundation that remain per the plans are able to support the proposed project and will not be required to be removed or replaced for the project.

6. Open Yard (1,250SF MIN)

   - Open Yard (SBMC §30.165.080): 1,250 sq ft
   - This project is located within the eastern side of the parcel, and the proposed BR Addition is located on the western side of the parcel. To comply with the required 1,250 sq ft of open yard area, a 20% slope dimension will be required in this case. Additional Zoning Modification will be required for any lack of open yard area.