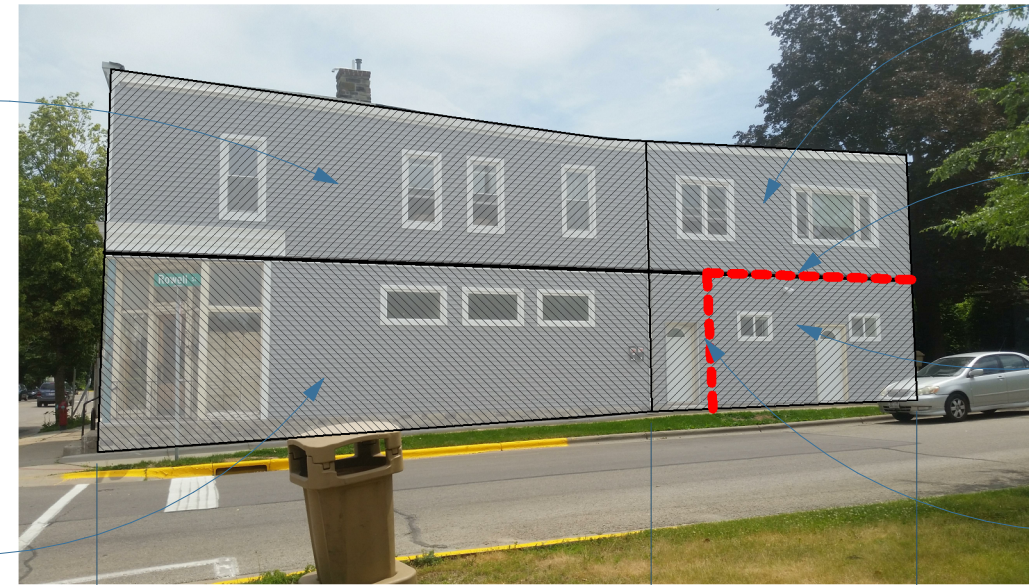


- LOT SIZE = 3,600SF
- EXISTING (2) STORY BUILDING
- BUILDING FOOTPRINT = 1500 SF
- LOT COVERAGE INCLUDING EXISTING DECKS & NEW PAVED AREAS = 1770SF
- LOT COVERAGE PERCENTAGE = 49%

- 1ST FLOOR
  - (1) COMMERCIAL TENANT (EXISTING)
  - (1) RESIDENTIAL TENANT (NEW)
- 2ND FLOOR
  - (2) RESIDENTIAL TENANTS (EXISTING)

EXISTING RESIDENTIAL (R)  
TENANT (1)  
~(895sf)

EXISTING BUSINESS (B)  
TENANT (1)  
~(895 sf)



EXISTING RESIDENTIAL (R)  
TENANT (2)  
~(523sf)

NEW 2HR FLOOR ASSEMBLY  
(UL L511)  
EXISTING JOIST AND  
SUBFLOOR TO REMAIN

PROPOSED NEW  
RESIDENTIAL TENANT (2)  
~(565 sf)

EXISTING 2HR MASONRY  
FIRE BARRIER WALL

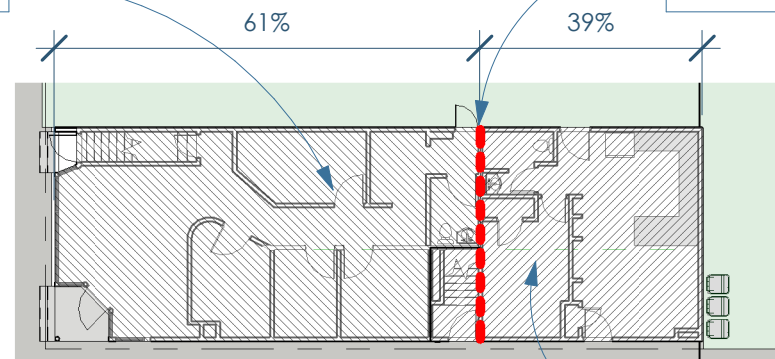
895sf (61%)

565sf (39%)

3B DIAGRAM - ELEVATION - EXISTING & PROPOSED  
1/16" = 1'-0"

EXISTING BUSINESS (B)  
TENANT  
~(895sf)

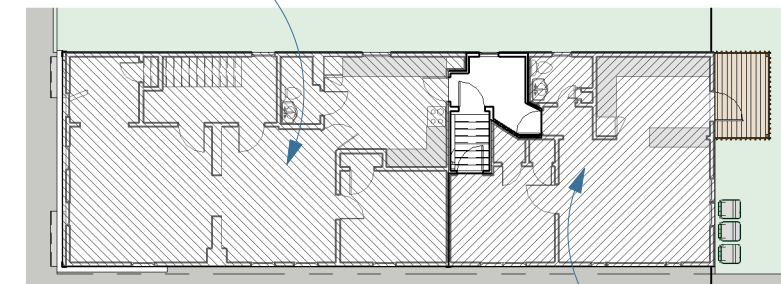
EXISTING 2HR MASONRY  
FIRE BARRIER WALL



PROPOSED NEW  
RESIDENTIAL TENANT (2)  
~(565 sf)

3A AREA DIAGRAM - 1ST FLOOR - EXISTING & PROPOSED  
1" = 20'-0"

RESIDENTIAL (R) TENANT (1)  
~(895sf)



RESIDENTIAL (R) TENANT (2)  
~(523sf)

2A AREA DIAGRAM - 2ND FLOOR - EXISTING  
1" = 20'-0"



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04/20/2018 - PROPOSED USE & LIFE SAFETY - (A003)