

Project Narrative

Benitez Residence – Interior remodel and covered patio addition

3.17.20

The Benitez remodel is largely an interior renovation focused around the kitchen, dining room and great room spaces. However, there will be a small 29 SF bump-out towards the rear yard (located in kitchen) and a covered patio addition (projected towards the rear and side yards). While the bulk of the new covered patio addition takes place atop an existing concrete patio surface, all of it occurs over existing level grade.

Height Limit

The new patio roof does not result in any change to height limit, as the new roof is a single-story element on a two-story home. There is no change to the upper roof system.

Trees

There will not be any significant trees removed or impacted as a result of this project.

Drainage

This project proposes 310 SF of new lot coverage area, which is well under the 500 SF threshold for drainage review. The new patio roof will connect to the existing drainage system.

Survey

We do not have a newly completed full survey. However, we do have a partial survey that was used for a lot-line adjustment in 1992. This drawing clearly shows the boundary lines along with the location of the existing home. Because this project does not approach the site's limits for lot coverage or impervious surface, takes place over a level portion of existing grade/patio surface and has no effect on height limit or trees, we are confident the partial survey provide will be adequate.

Thank you,



Matthew Mawer