

Project Narrative

Nair-Wendel Residence – Office Addition

8.12.20

We are proposing to construct a new 171 SF office addition to the southern side of their existing home. This addition will maximize space allowable within the existing 10' side yard setback.

Gross Floor Area (R-15 zone)

The addition consists of 171 SF, with the resulting revised GFA of 4,506 SF **(25.2%)**

Hardscape and Lot Coverage

New addition results in a 37.9% Lot Coverage. Hardscape is 7.7%

Height Limit

This addition stays well below the tallest existing ridge height.

Trees

There are no significant trees being removed for this project.

Drainage

Addition is well under the 500sf limit for drainage review. We will tie into existing.

Survey

A partial survey is included in this submittal, mostly to show relative proximity to side yard setback.

Thank you,



Matthew Mawer