

PROJECT NARRATIVE (ADU)

The scope of work includes a Remodel of the lower roof line and a 2-story addition with ADU.

The roof remodel entails a complete demo of the existing lower roof line and reconstruction maintaining the existing footprint with a new design. The addition is 632 SF of conditioned gross floor area and 316 SF of total lot coverage footprint. 316 SF ADU on level 1 and 316 SF addition to the existing primary bedroom on level 2. The proposed addition is located within a mapped geo-hazard area on the site.

The new foundation at the addition will consist of concrete retaining walls constructed at the south and east-facing walls to retain the soil in the backyard. A walking path for wheelchair accessibility is placed on the south face of the building leading to the ADU front door. The ADU will be conditioned with a new mini-split system. The bedroom in the ADU has a sliding door facing the backyard patio/courtyard area for ease of egress. The architectural expression of the addition shall be consistent with the existing design of the primary dwelling unit.