

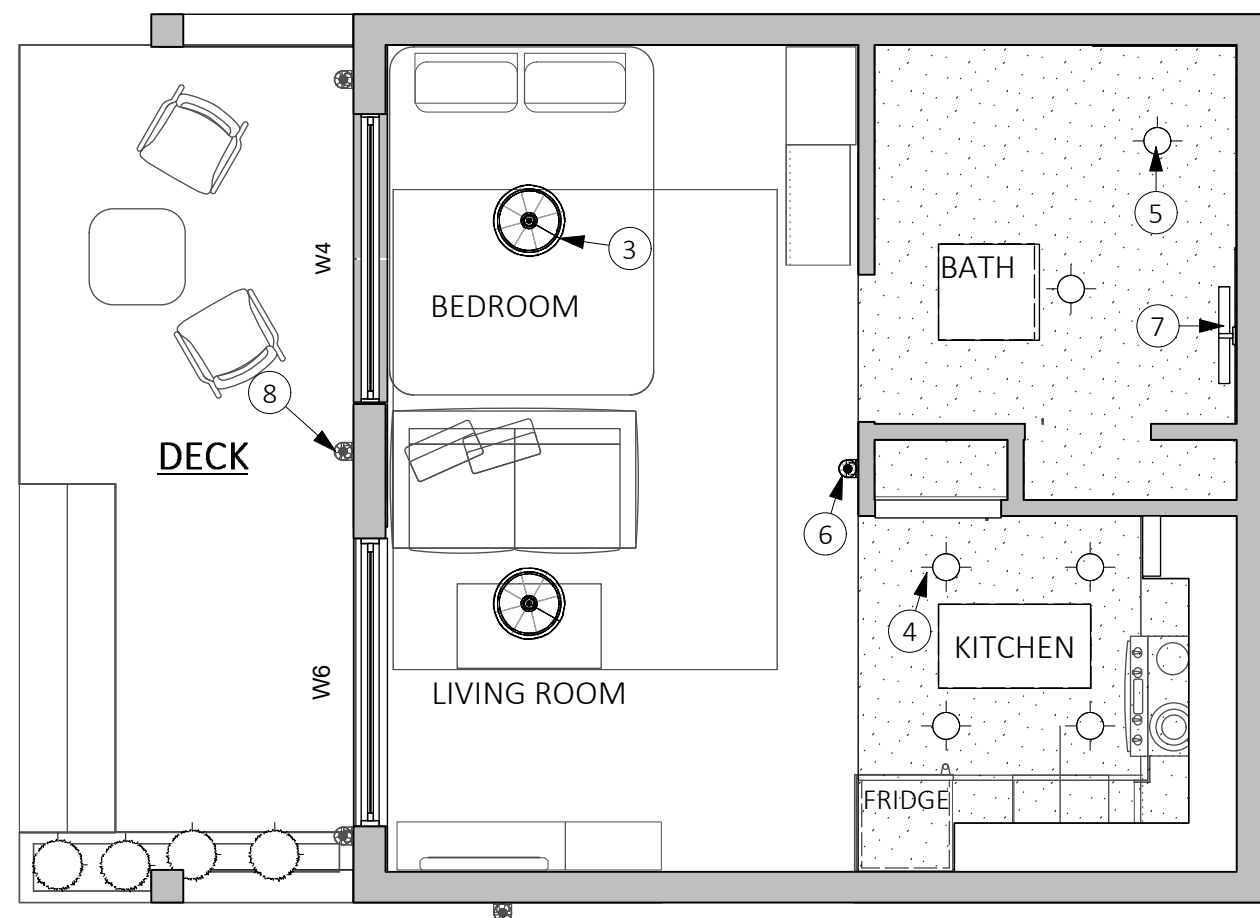


AARP
ACCESSORY
DWELLING
UNITS

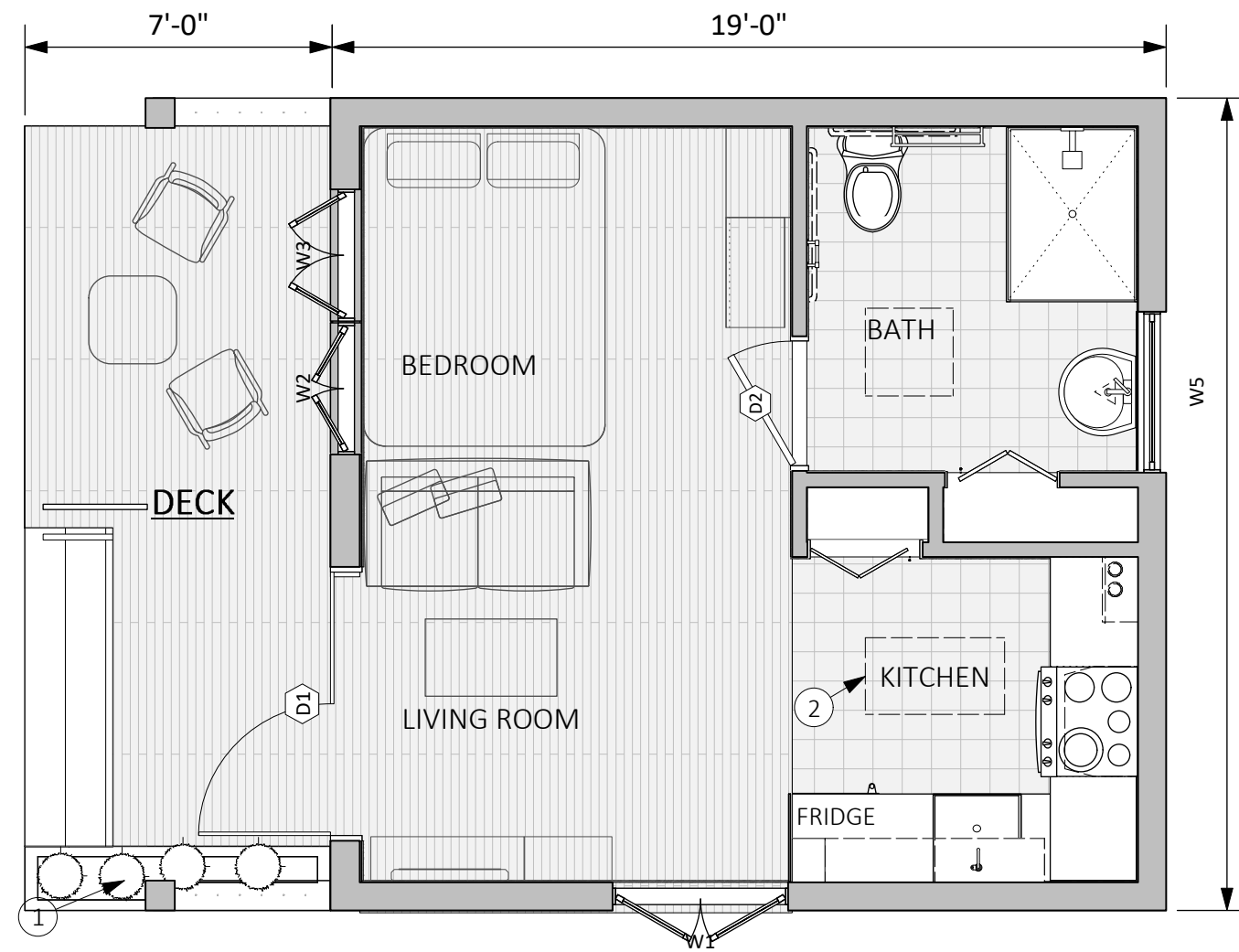
**350 SF
UNIT**

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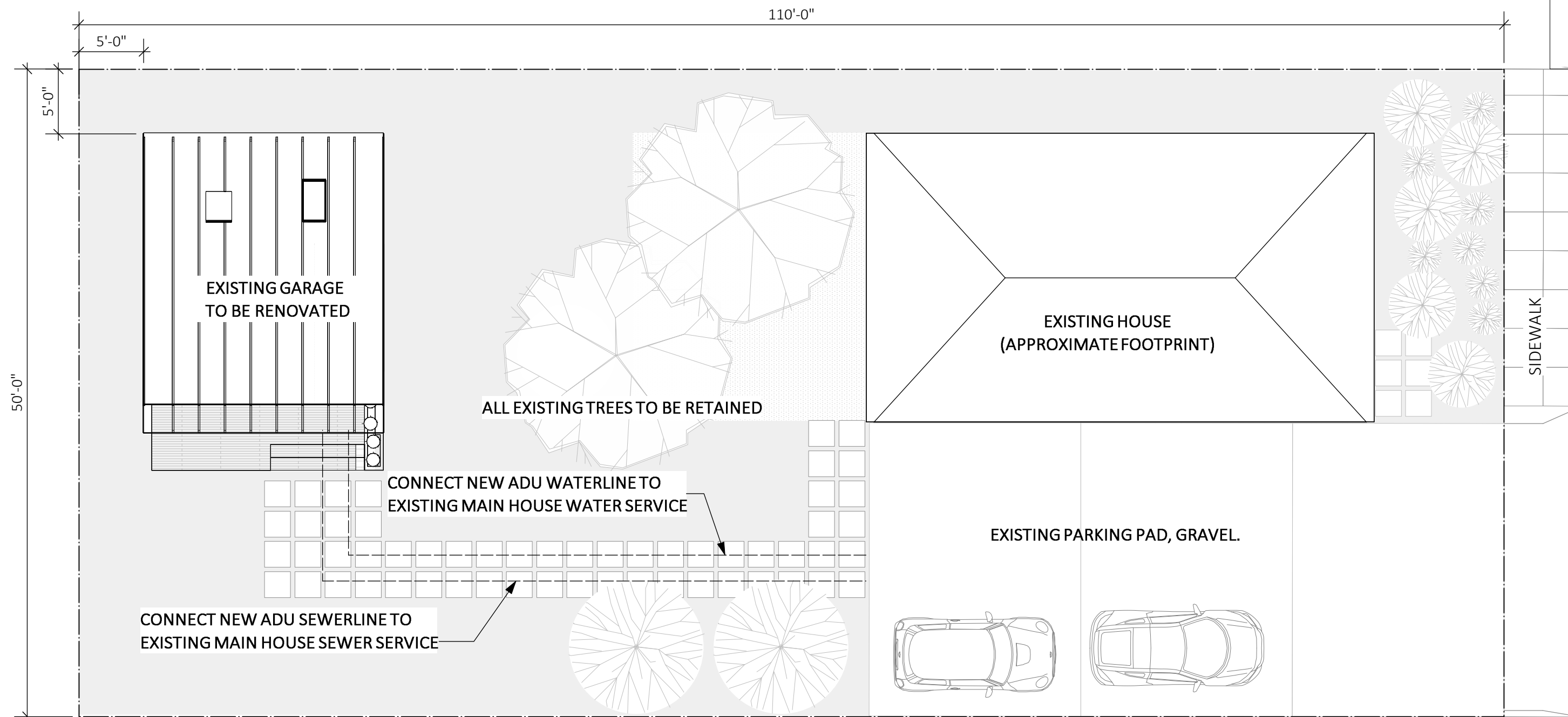
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3 REFLECTED CEILING PLAN
Scale: 1/4" = 1'-0"



2 FLOOR PLAN
Scale: 1/4" = 1'-0"



1 SITE PLAN
Scale: 1/8" = 1'-0"

ZONING INFORMATION

LOT INFORMATION

ADDRESS: 331 SE 64TH STREET
LOT & BLOCK: 069-72-3051
LOT AREA: 5500 SF
ZONE: R2

ALLOWABLE ADU SIZE: 250SF TO 800 SF
PROPOSED ADU: 350 SF
PROPOSED ADU IS LESS THAN MAXIMUM.

MAXIMUM LOT COVERAGE: 40%
MAIN HOUSE: 875 SF
PROPOSED COVERAGE (INCLUDE ADU) = 1225 SF (22%)
TOTAL BUILDINGS ARE LESS THAN MAX. LOT COVERAGE.

REQUIRED SETBACK

SIDE YARD: 5FT
REAR: 5FT
GARAGE SITES WITHIN REQUIRED SETBACKS

NOTES

REFER TO SHEETS A1, A2 AND A3

- 1 PLANTER
- 2 SKYLIGHT [QTY. 2]
- 3 PENDANT LIGHT [QTY. 2]
- 4 DOWNLIGHT [QTY. 4]
- 5 SHOWER LIGHT
- 6 WALL SCONCE
- 7 MIRROR LIGHT
- 8 EXTERIOR LIGHT [QTY. 4]
- 9 WALL OUTLETS []
- 10 WALL SWITCHES []
- 11 UNDER-COUNTER FRIDGE
- 12 KITCHEN SINK
- 13 KITCHEN FAUCET
- 14 4-BURNER STOVE WITH OVEN
- 15 HOOD
- 16 WALL-MOUNTED TANKLESS WATER HEATER.
- 17 DUAL-FLUSH TOILET
- 18 BATHROOM SINK
- 19 BATHROOM FAUCET
- 20 SHOWER
- 21 SOLAR PANELS

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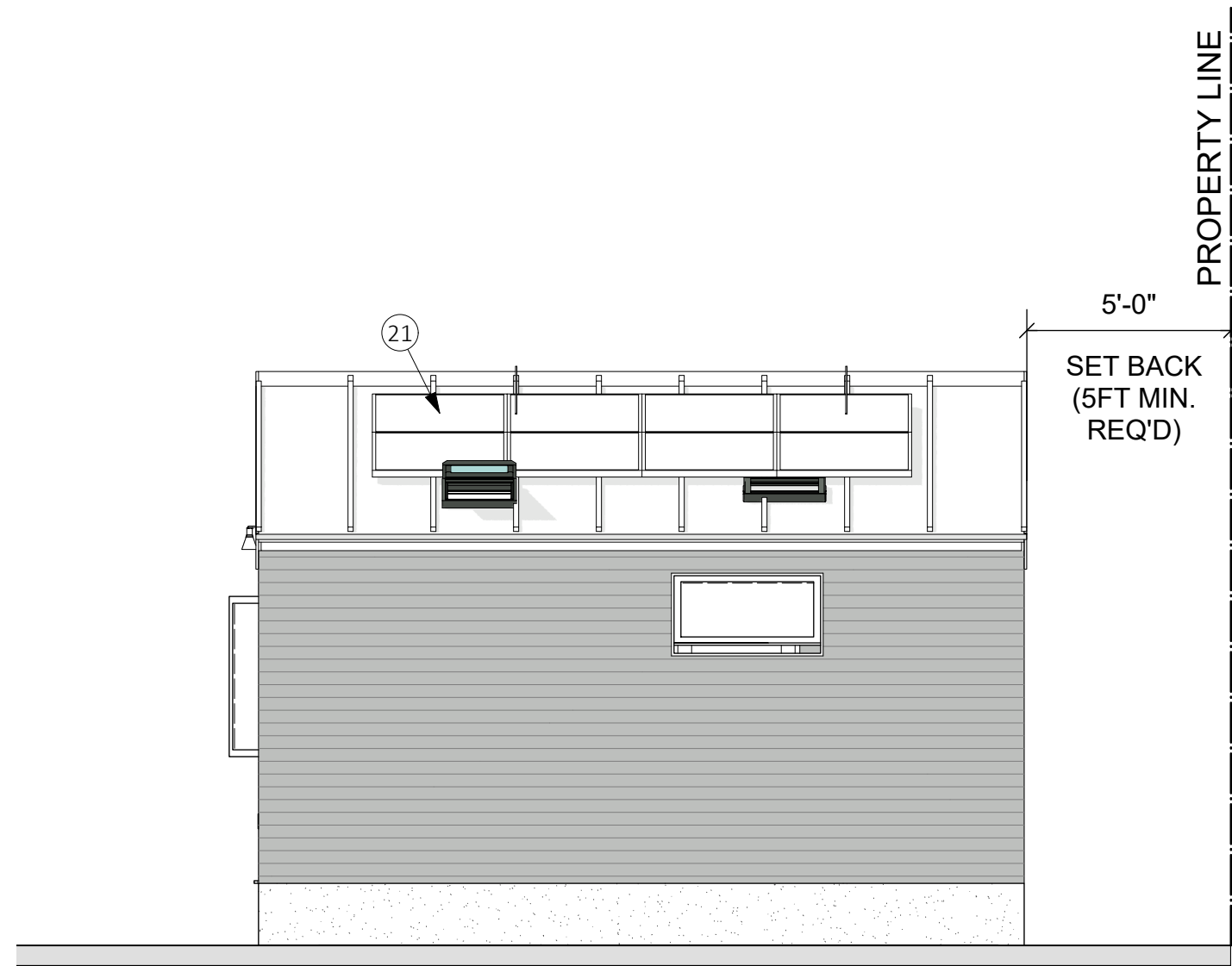
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- ⑤ SHOWER LIGHT
- ⑥ WALL SCONCE
- ⑦ MIRROR LIGHT
- ⑧ EXTERIOR LIGHT [QTY. 4]
- ⑨ WALL OUTLETS [⑨]
- ⑩ WALL SWITCHES [-⑩]
- ⑪ UNDER-COUNTER FRIDGE
- ⑫ KITCHEN SINK
- ⑬ KITCHEN FAUCET
- ⑭ 4-BURNER STOVE WITH OVEN
- ⑮ HOOD
- ⑯ WALL-MOUNTED TANKLESS WATER HEATER.
- ⑰ DUAL-FLUSH TOILET
- ⑱ BATHROOM SINK
- ⑲ BATHROOM FAUCET
- ⑳ SHOWER
- ㉑ SOLAR PANELS

Door Schedule								
Nominal Size								
Mark	Width	Height	Thickness	Door Operation	L Sidel Wid	R Sidel Wid		
2	2	8'10"	16'0"	2 3/4"		2	2'0"	2'0"
D	1	6'0"	8'0"	1"	Complex Swing		N/A	N/A
D	2	2'10"	8'0"	1 3/4"	Swing Simple		N/A	N/A

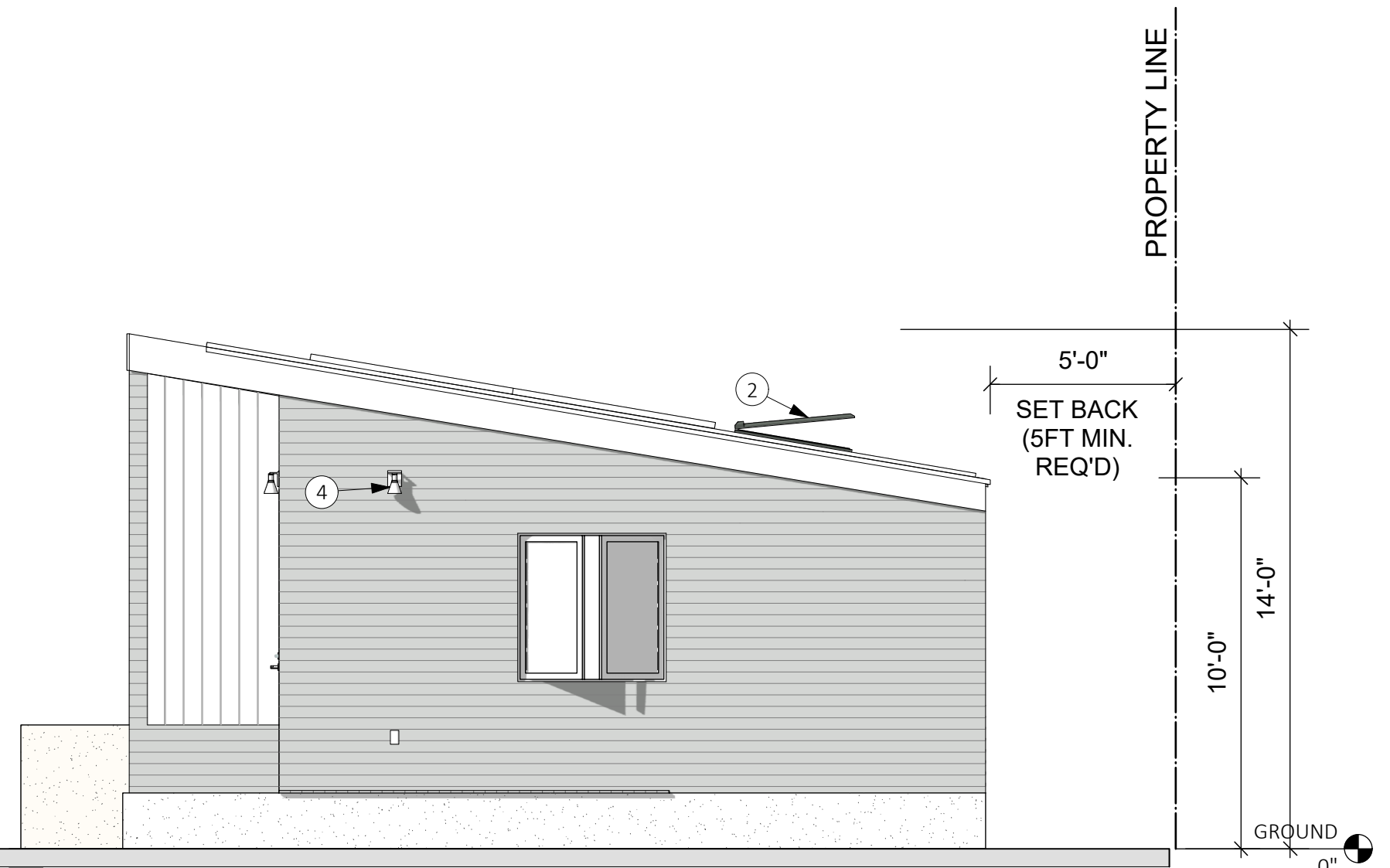
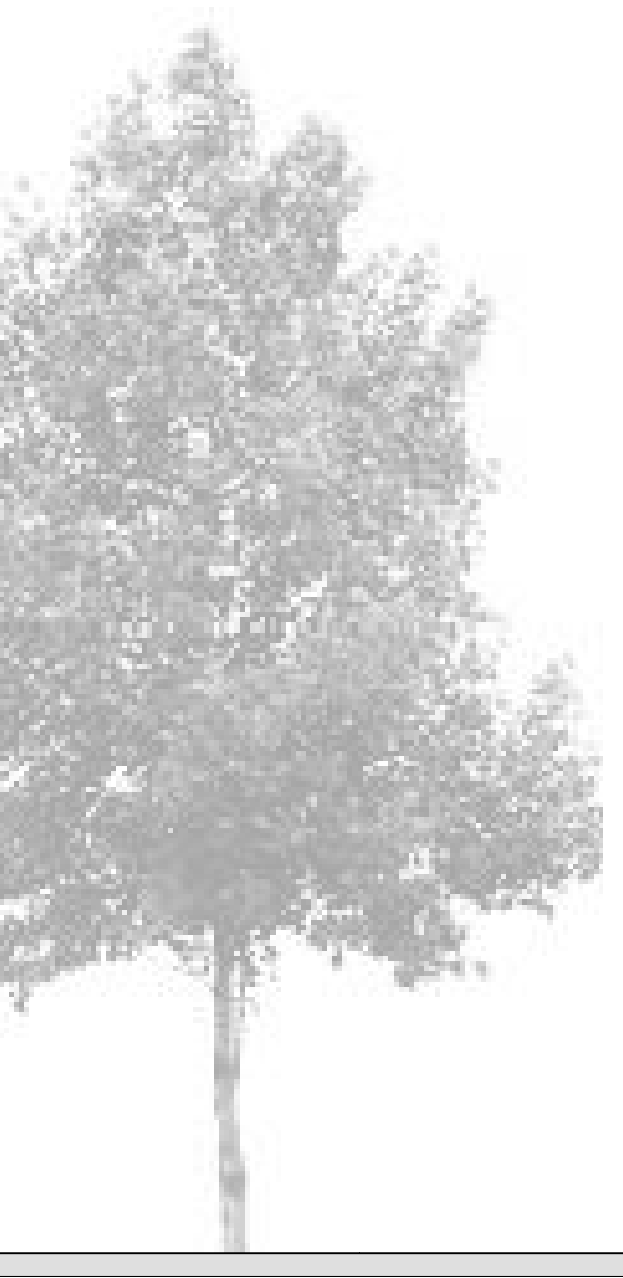
Window Schedule						
Nominal Size						
Mark	O.A. Width	O.A. Height	Sash Operation	Transom Sash	Sill	
6	6	25'8"	19'0"		6	Y 6
W	1	4'0"	4'0"	Bi-parting Casement	-	Timber
W	2	3'0"	5'0"	Bi-parting Casement	Y	Timber
W	3	3'0"	5'0"	Bi-parting Casement	Y	Timber
W	4	6'0"	1'6"	Awning	-	Timber
W	5	3'8"	2'0"	Awning	-	Timber
W	6	6'0"	1'6"	Awning	-	Timber



3 **REAR ELEVATION**
Scale: 1/4" = 1'-0"



2 **FRONT ELEVATION**
Scale: 1/4" = 1'-0"



1 **SIDE ELEVATION**
Scale: 1/4" = 1'-0"

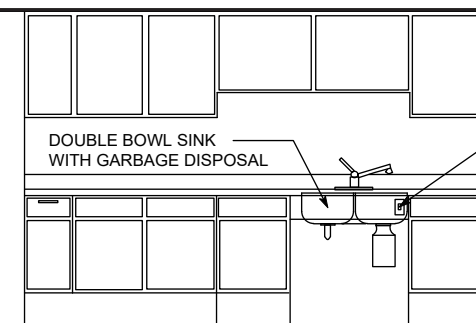
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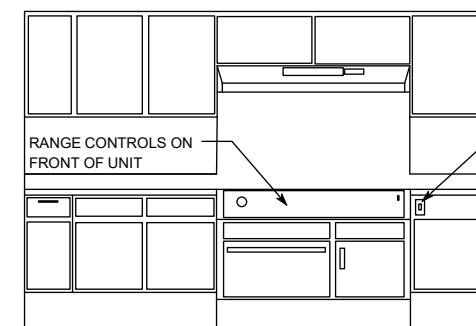
NOTES

REFER TO SHEETS A1, A2 AND A3

- ① PLANTER
- ② SKYLIGHT. [QTY. 2]
- ③ PENDANT LIGHT [QTY. 2]
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- ⑤ SHOWER LIGHT
- ⑥ WALL SCONCE
- ⑦ MIRROR LIGHT
- ⑧ EXTERIOR LIGHT [QTY. 4]
- ⑨ WALL OUTLETS [⑨]
- ⑩ WALL SWITCHES [⑩]
- ⑪ UNDER-COUNTER FRIDGE
- ⑫ KITCHEN SINK
- ⑬ KITCHEN FAUCET
- ⑭ 4-BURNER STOVE WITH OVEN
- ⑮ HOOD
- ⑯ WALL-MOUNTED TANKLESS WATER HEATER.
- ⑰ DUAL-FLUSH TOILET
- ⑱ BATHROOM SINK
- ⑲ BATHROOM FAUCET
- ⑳ SHOWER
- ㉑ SOLAR PANELS



ALTERNATIVE LOCATION OF GARBAGE DISPOSAL CONTROLS AT KITCHEN SINK

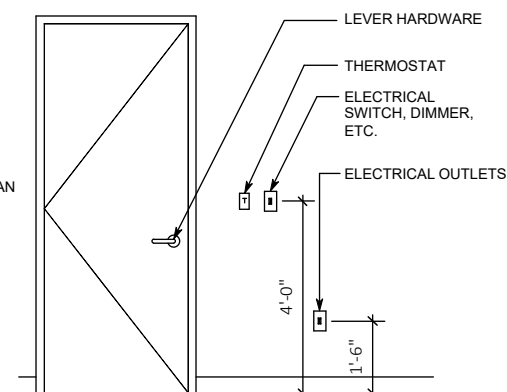


ALTERNATIVE LOCATION OF KITCHEN RANGE AND RANGE HOOD CONTROLS

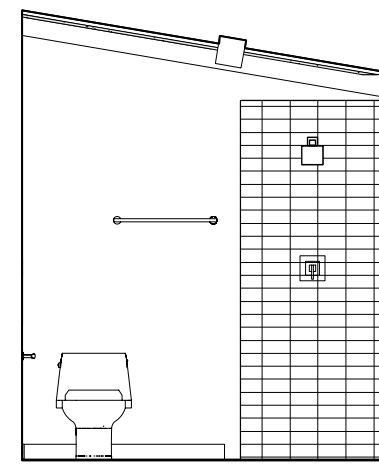
ADDITIONAL DETAILS

NOTE: TO ACHIEVE OPTIMAL KNEE SPACE, A 90° TRAP CAN BE USED WITH A SINK WHICH HAS REAR DRAINS

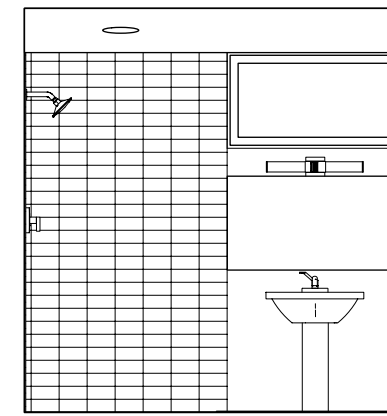
GARBAGE DISPOSAL SWITCH INSTALLED IN FASCIA



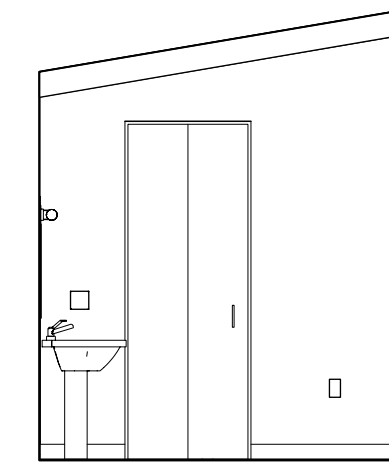
MOUNTING HEIGHTS SHOWN



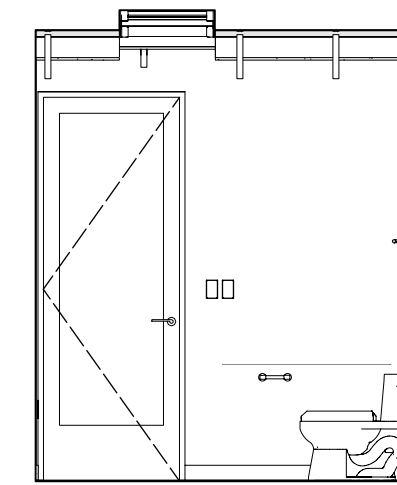
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8



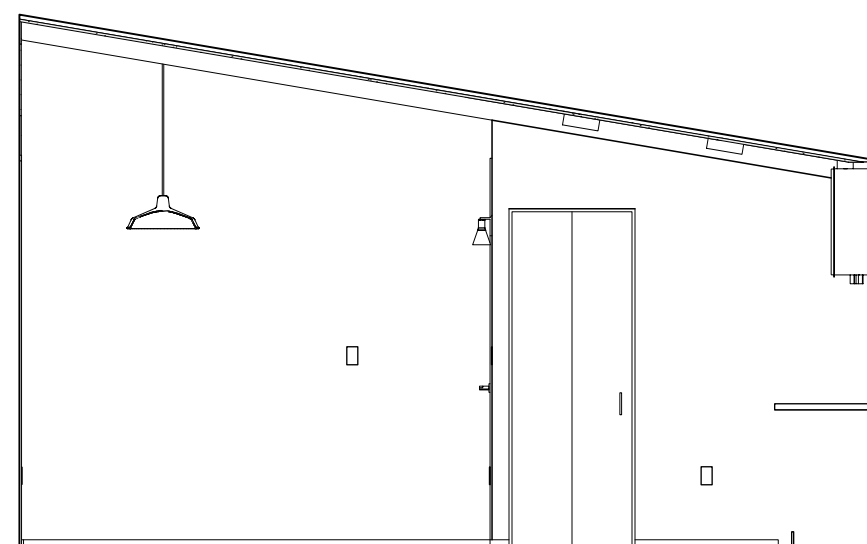
9



10

INTERIOR ELEVATION - BATHROOM

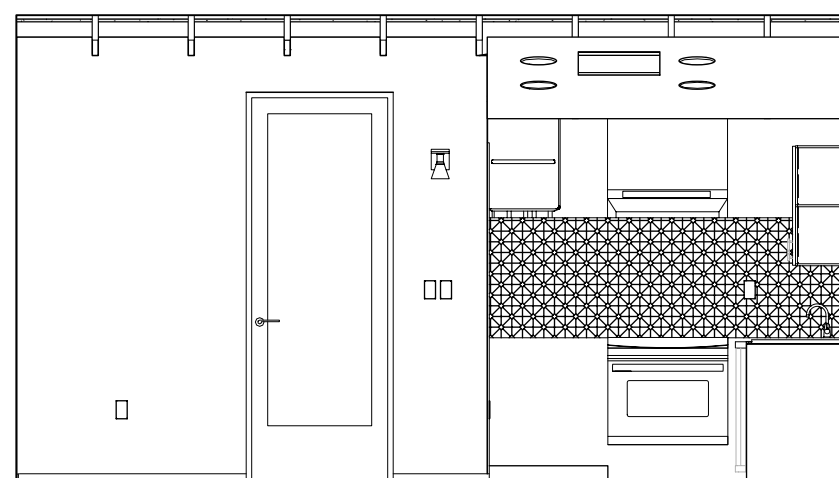
Scale: 1/4" = 1'-0"



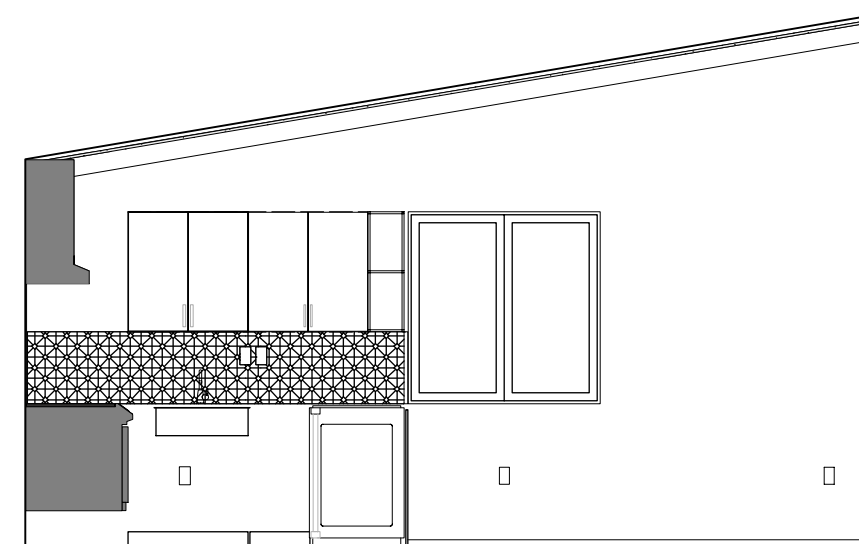
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INTERIOR ELEVATION - LIVING AREA / KITCHEN

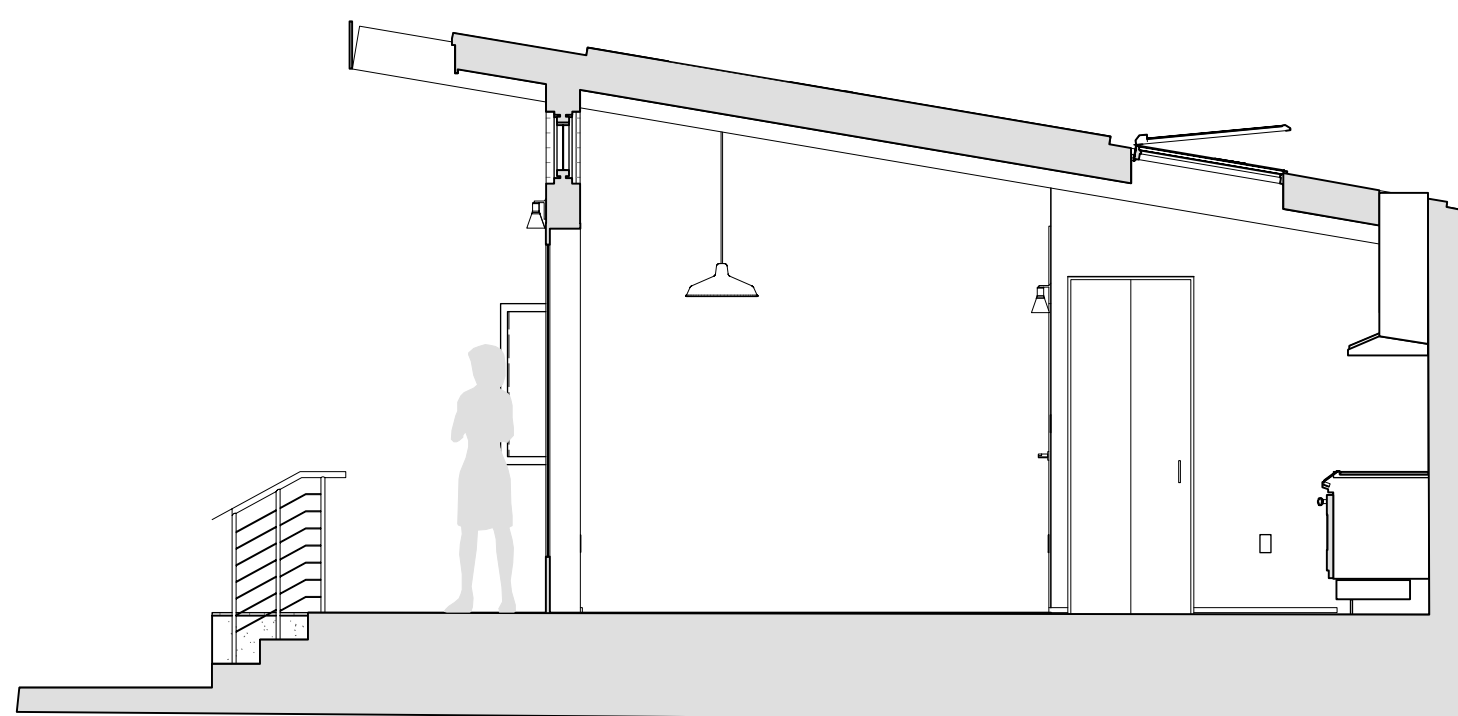
Scale: 1/4" = 1'-0"



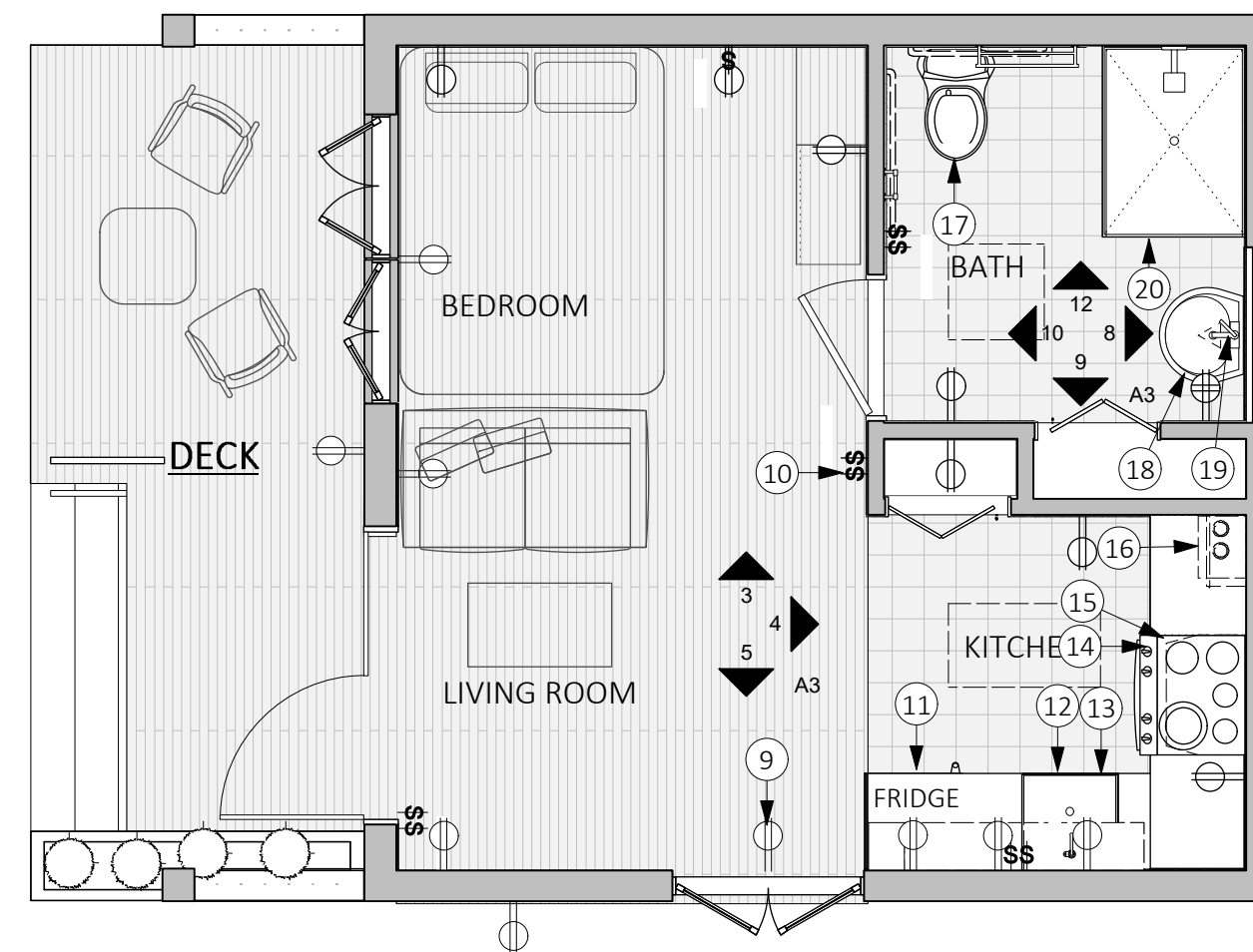
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5



2 **SECTION THROUGH LIVING ROOM AND KITCHEN**
Scale: 1/4" = 1'-0"



1 **OUTLET AND LIGHT SWITCH LOCATIONS**
Scale: 1/4" = 1'-0"

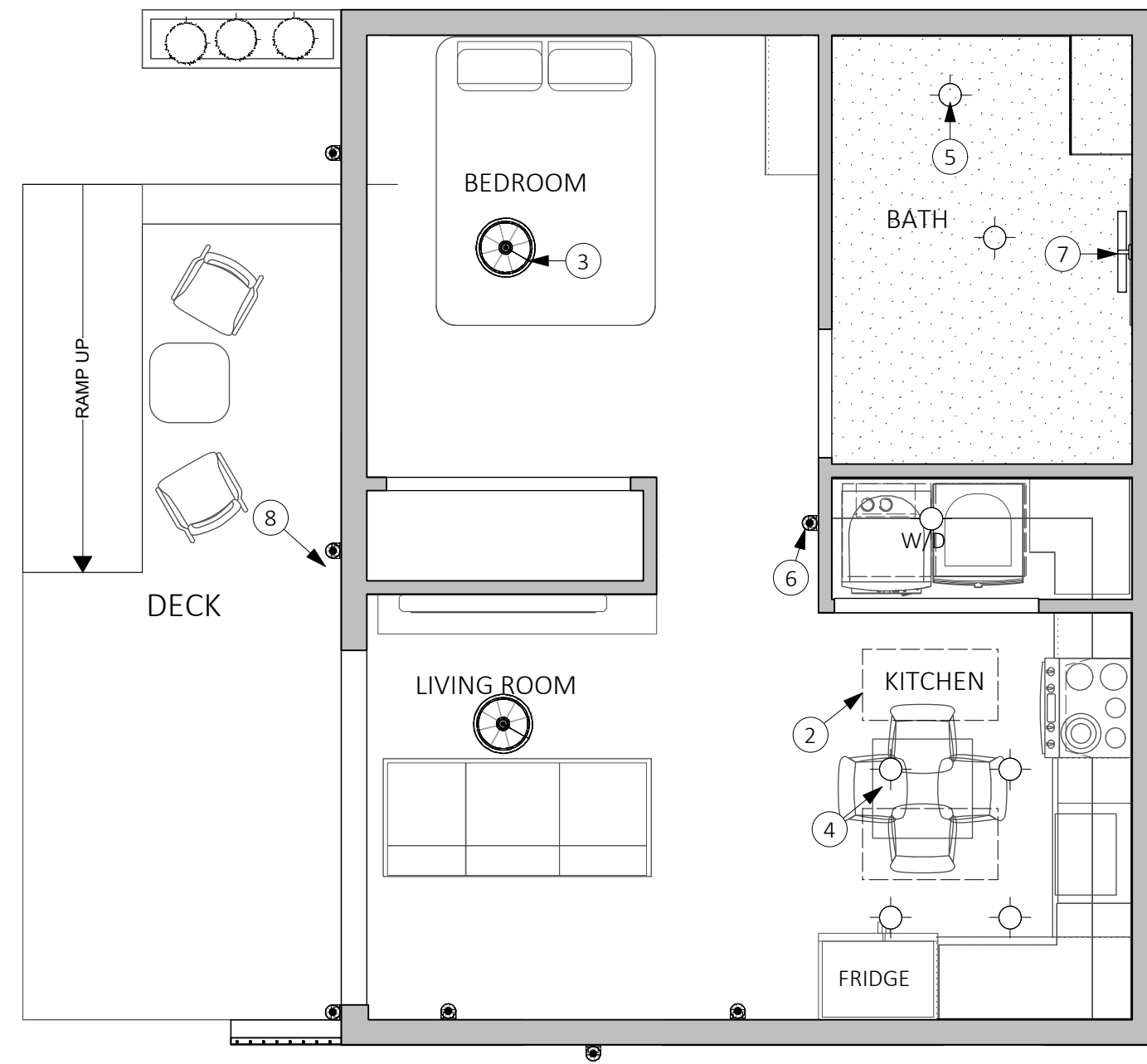
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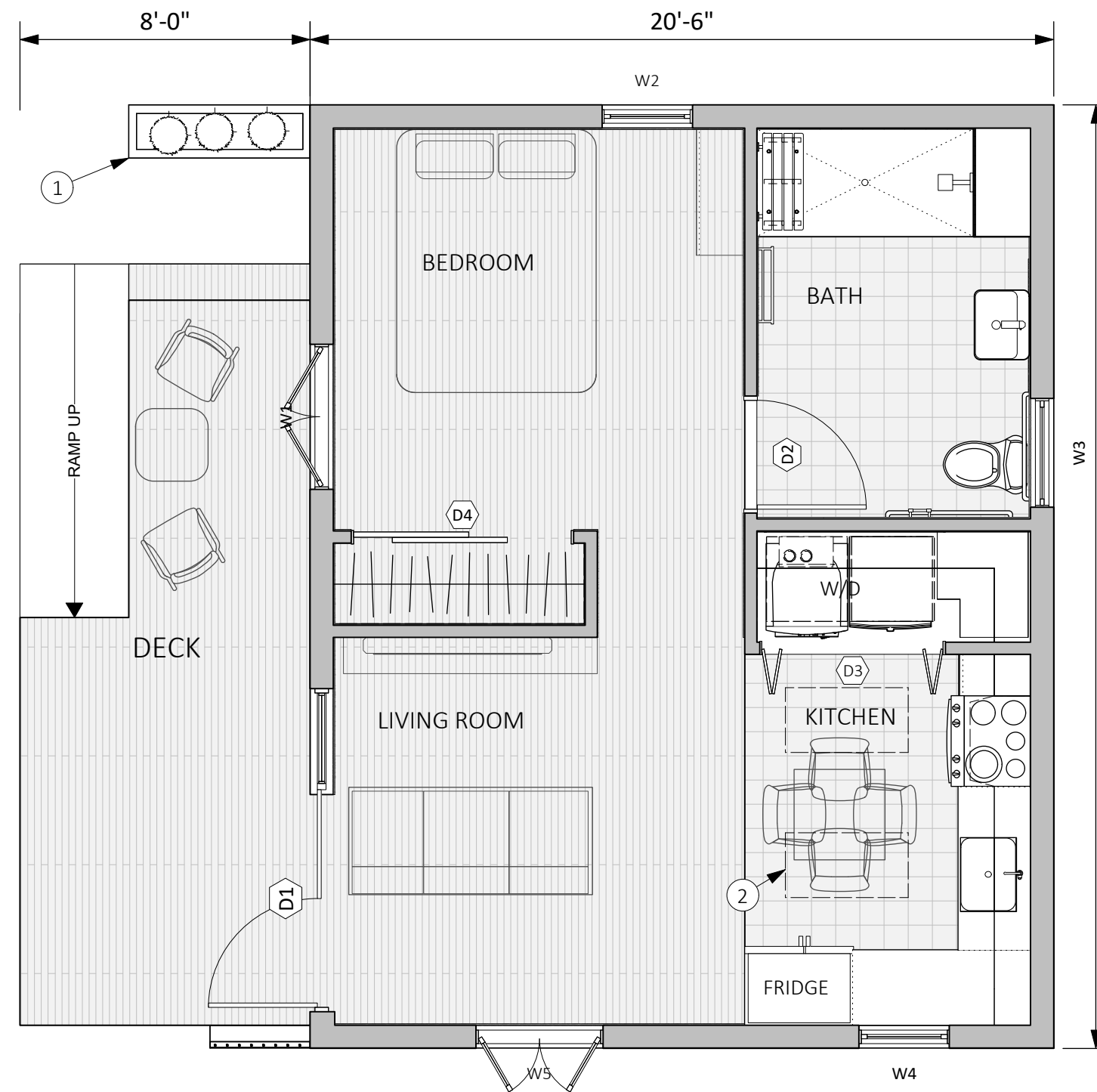


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3 REFLECTED CEILING PLAN
Scale: 1/4" = 1'-0"



2 FLOOR PLAN
Scale: 1/4" = 1'-0"

ZONING INFORMATION

LOT INFORMATION
ADDRESS: 331 SE 64TH STREET
LOT & BLOCK: 069-72-3051
LOT AREA: 5500 SF
ZONE: R2

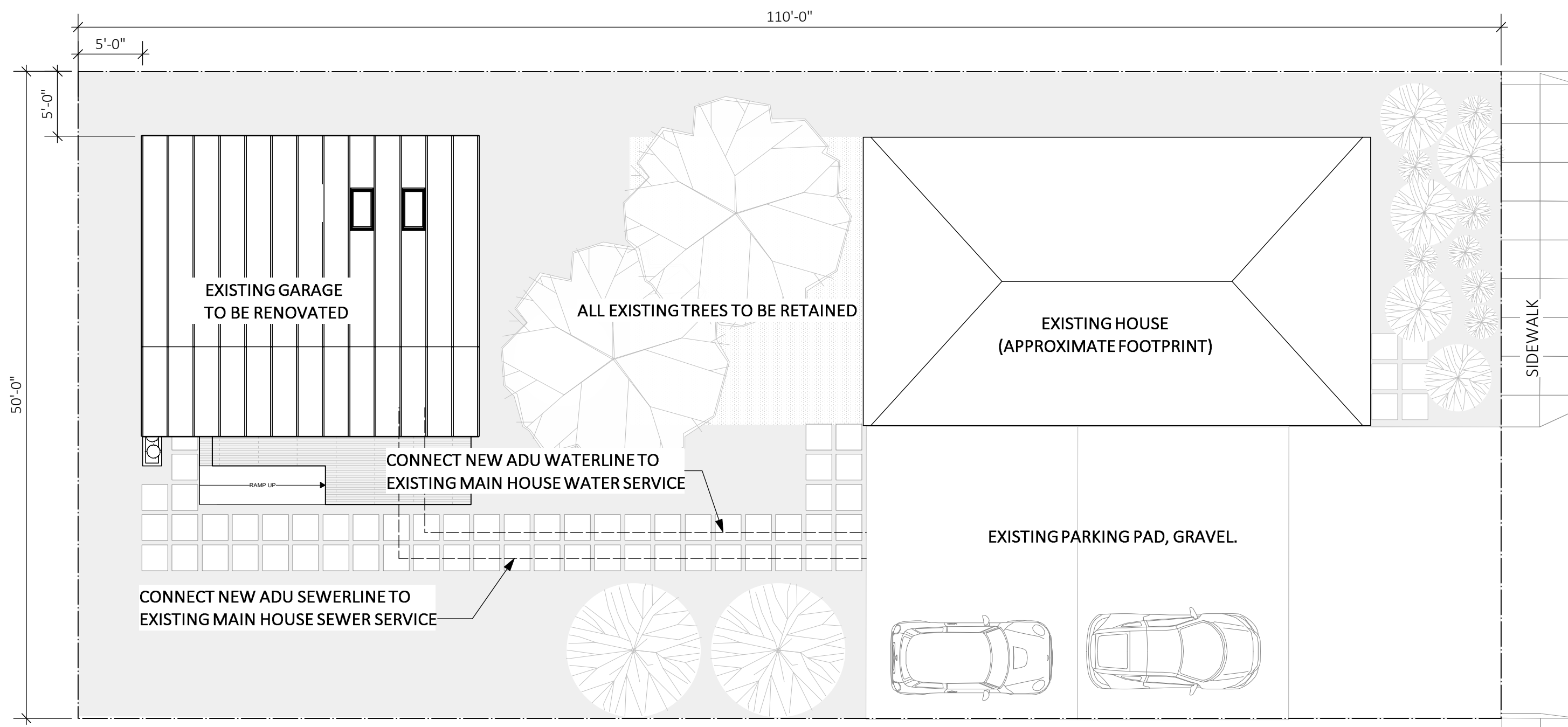
ALLOWABLE ADU SIZE: 250SF TO 800 SF
PROPOSED ADU: 533 SF
PROPOSED ADU IS LESS THAN MAXIMUM.

MAXIMUM LOT COVERAGE: 40%
MAIN HOUSE: 875 SF
PROPOSED COVERAGE (INCLUDE ADU) = 1408 SF (25.6%)
TOTAL BUILDINGS ARE LESS THAN MAX. LOT COVERAGE.

REQUIRED SETBACK
SIDE YARD: 5FT
REAR: 5FT
GARAGE SITES WITHIN REQUIRED SETBACKS

NOTES
REFER TO SHEETS A1, A2 AND A3

- 1 PLANTER
- 2 SKYLIGHT [QTY. 2]
- 3 PENDANT LIGHT [QTY. 2]
- 4 DOWNLIGHT [QTY. 4]
- 5 SHOWER LIGHT
- 6 WALL SCONCE
- 7 MIRROR LIGHT
- 8 EXTERIOR LIGHT [QTY. 4]
- 9 WALL OUTLETS []
- 10 WALL SWITCHES []
- 11 FRIDGE
- 12 KITCHEN SINK
- 13 KITCHEN FAUCET
- 14 4-BURNER STOVE WITH OVEN
- 15 HOOD
- 16 WALL-MOUNTED TANKLESS WATER HEATER.
- 17 DUAL-FLUSH TOILET
- 18 BATHROOM SINK
- 19 BATHROOM FAUCET
- 20 SHOWER
- 21 SOLAR PANELS
- 22 WASHER / DRYER



1 SITE PLAN
Scale: 1/8" = 1'-0"

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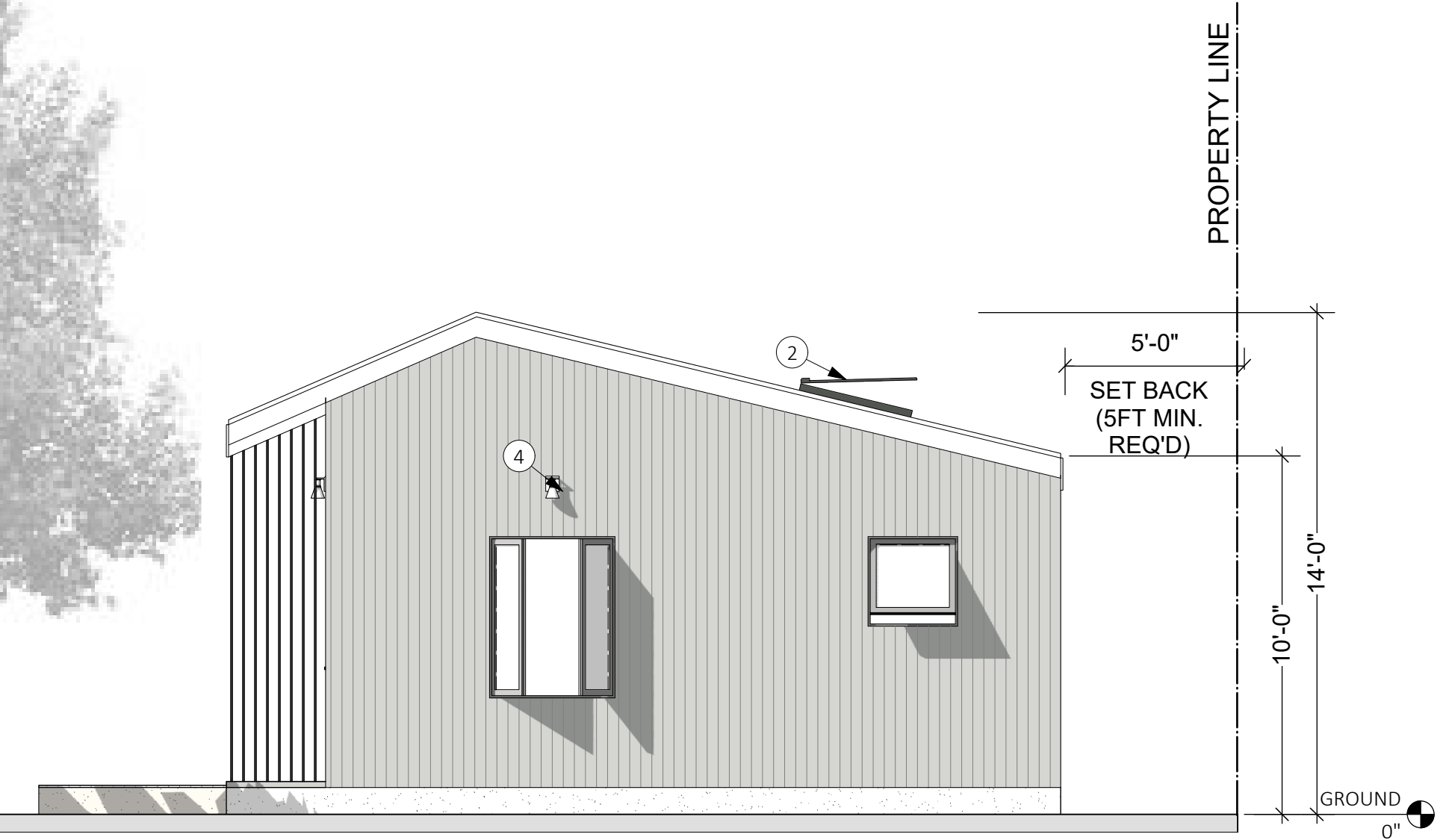
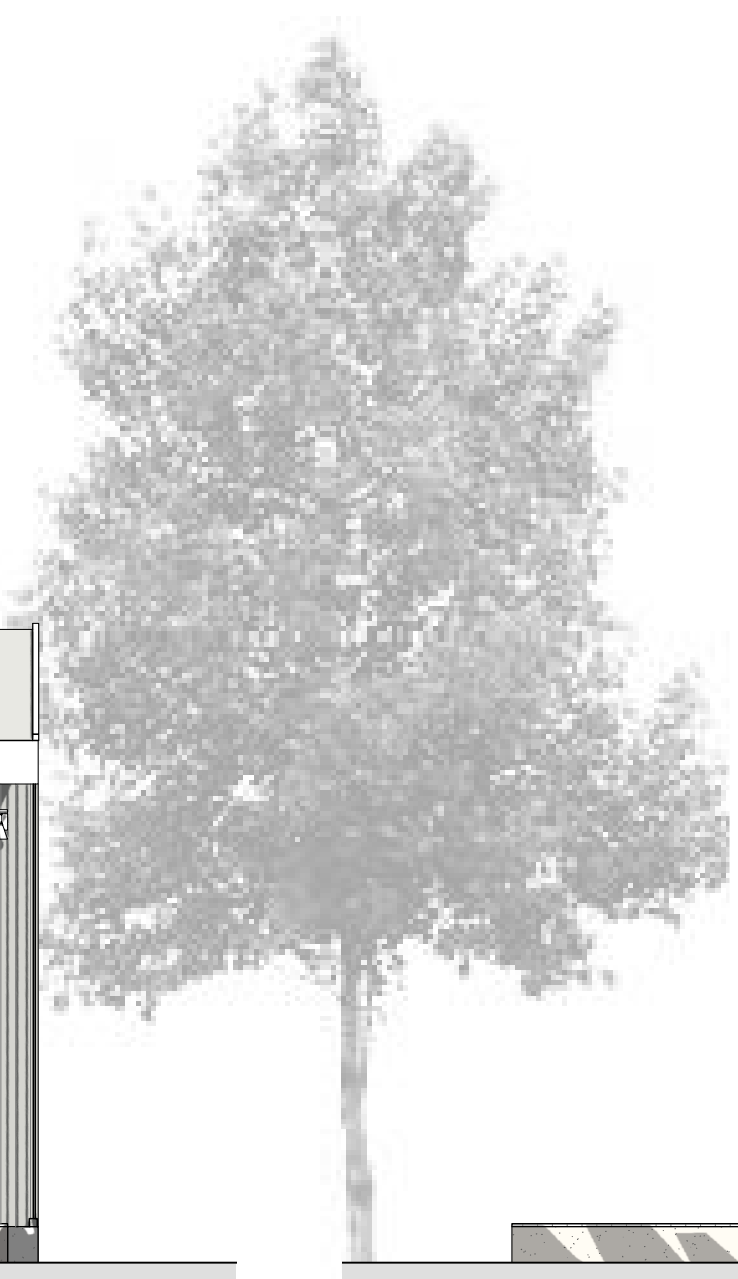
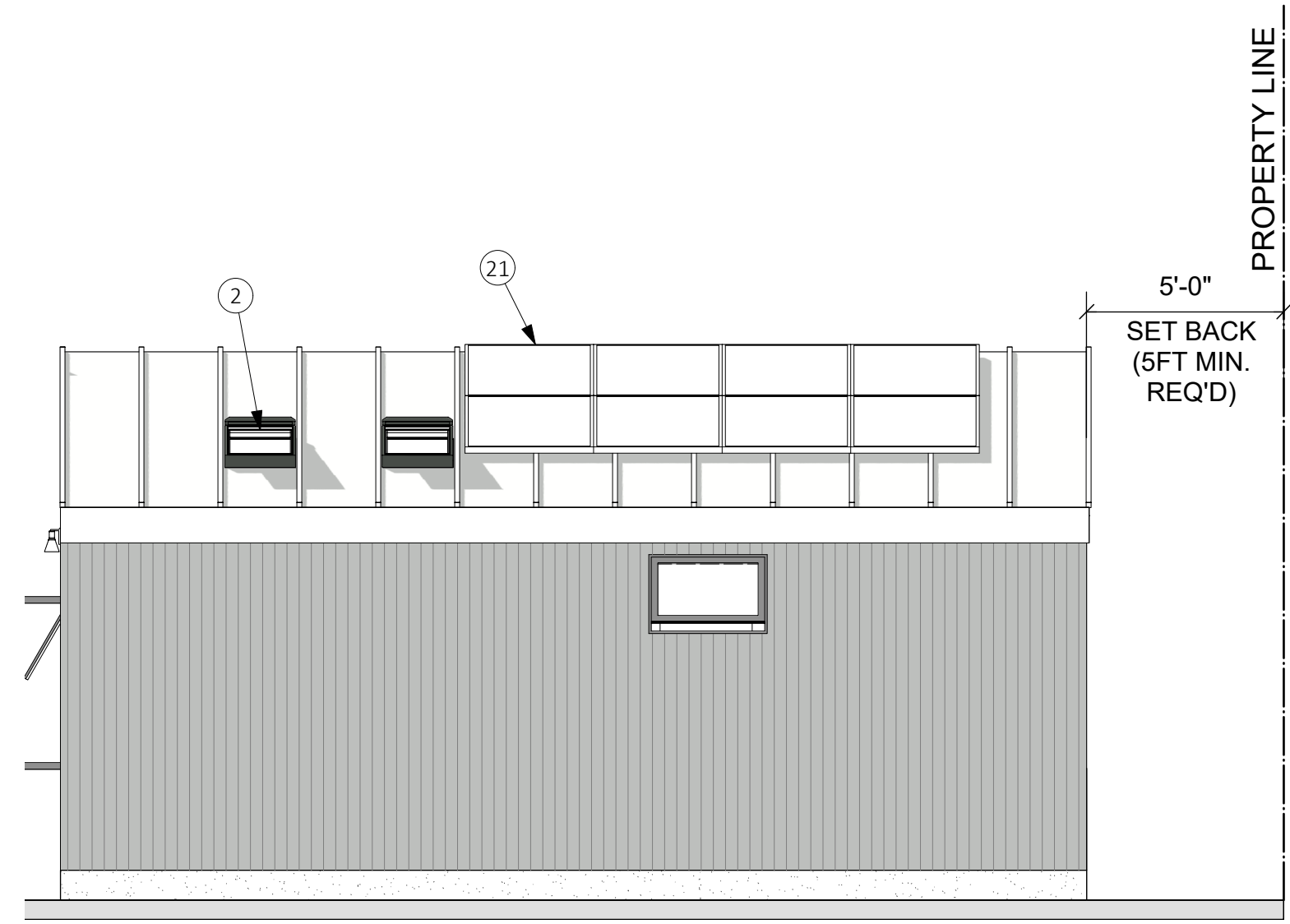
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- 17 DUAL-FLUSH TOILET
- 18 BATHROOM SINK
- 19 BATHROOM FAUCET
- 20 SHOWER
- 21 SOLAR PANELS
- 22 WASHER /DRYER

Door Schedule										
Nominal Size										
Mark	Width	Height	Thickness	Door Operation	Slab Style	L Sidelt Wid	R Sidelt Wid			
D 4	4	20'0"	28'0"	5 1/4"		4	5'6"	3'0"		
D 1	1	6'0"	7'0"	1 3/8"	Complex Swing	Panel	2'6"	0"		
D 2	2	3'0"	7'0"	1 3/8"	Swing Simple	Glass	N/A	N/A		
D 3	3	5'0"	7'0"	3/4"	Bi-fold Bi-part	Solid	N/A	N/A		
D 4	4	6'0"	7'0"	1 3/4"	Slider	Solid	N/A	N/A		

Window Schedule						
Nominal Size						
Mark	O.A. Width	O.A. Height	Sash Operation	Transom Sash	Sill	
5	5	15'6"	18'8"	5	Y	5
W 1	1	4'0"	6'10"	Bi-parting	Y	Timber
W 2	2	2'6"	2'6"	Awning	-	Timber
W 3	3	3'0"	2'0"	Awning	-	Timber
W 4	4	2'6"	2'6"	Awning	-	Timber
W 5	5	3'6"	4'10"	Bi-parting	-	Timber



AARP
ACCESSORY
DWELLING
UNITS

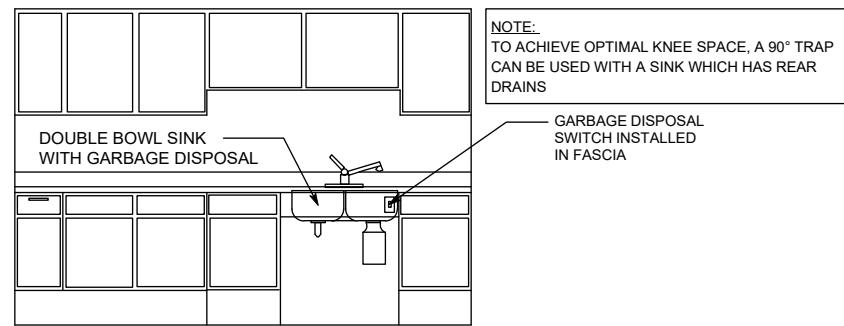
**525 SF
UNIT**

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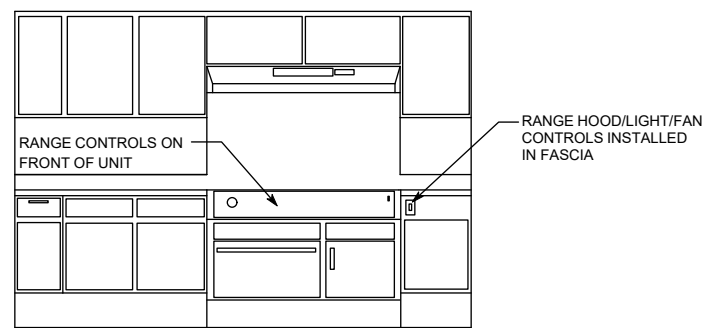
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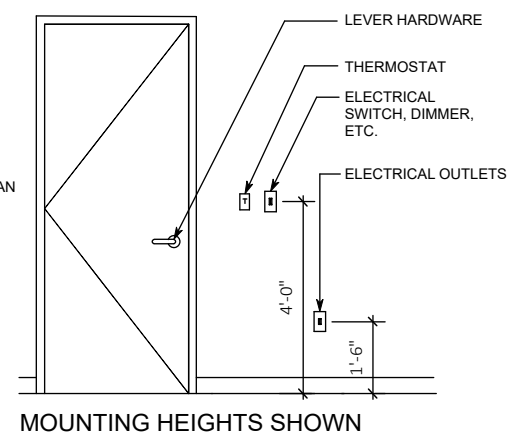
- ① PLANTER
- ② SKYLIGHT. [QTY. 2]
- ③ PENDANT LIGHT [QTY. 2]
- ④ DOWNLIGHT [QTY. 4]
- ⑤ SHOWER LIGHT
- ⑥ WALL SCONCE
- ⑦ MIRROR LIGHT
- ⑧ EXTERIOR LIGHT [QTY. 4]
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- ⑩ WALL SWITCHES []
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- ⑫ KITCHEN SINK
- ⑬ KITCHEN FAUCET
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- ⑰ DUAL-FLUSH TOILET
- ⑱ BATHROOM SINK
- ⑲ BATHROOM FAUCET
- ⑳ SHOWER
- ㉑ SOLAR PANELS
- ㉒ WASHER / DRYER



ALTERNATIVE LOCATION OF GARBAGE DISPOSAL CONTROLS AT KITCHEN SINK

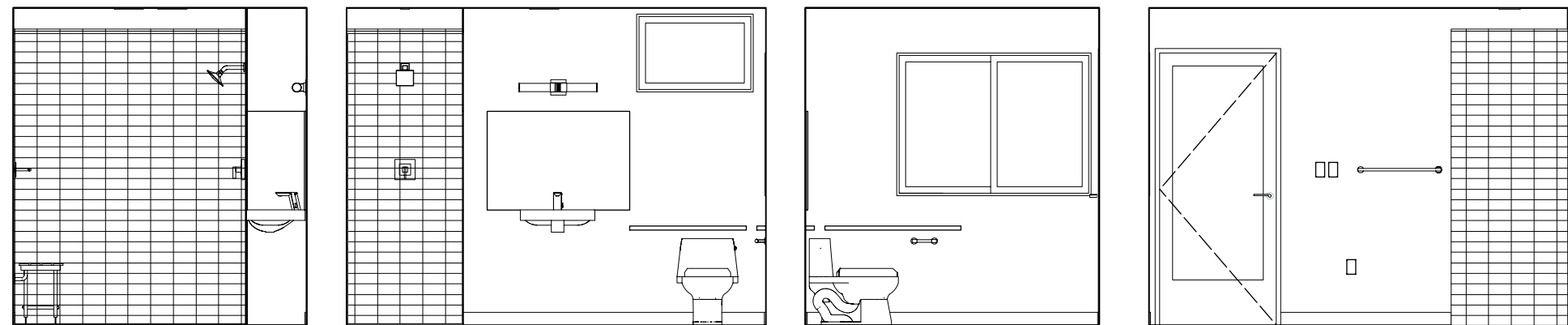


ALTERNATIVE LOCATION OF KITCHEN RANGE AND RANGE HOOD CONTROLS

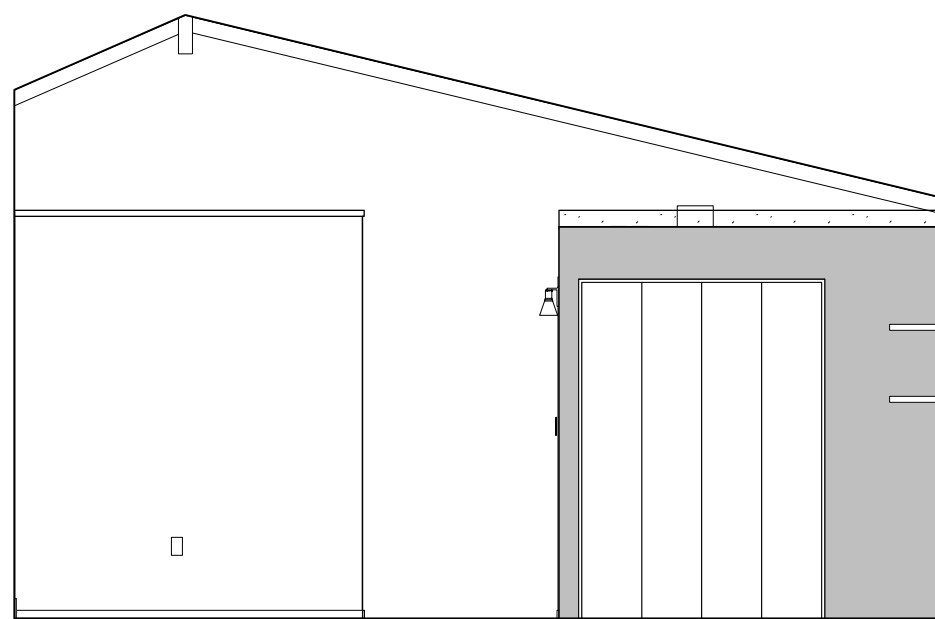


MOUNTING HEIGHTS SHOWN

ADDITIONAL DETAILS



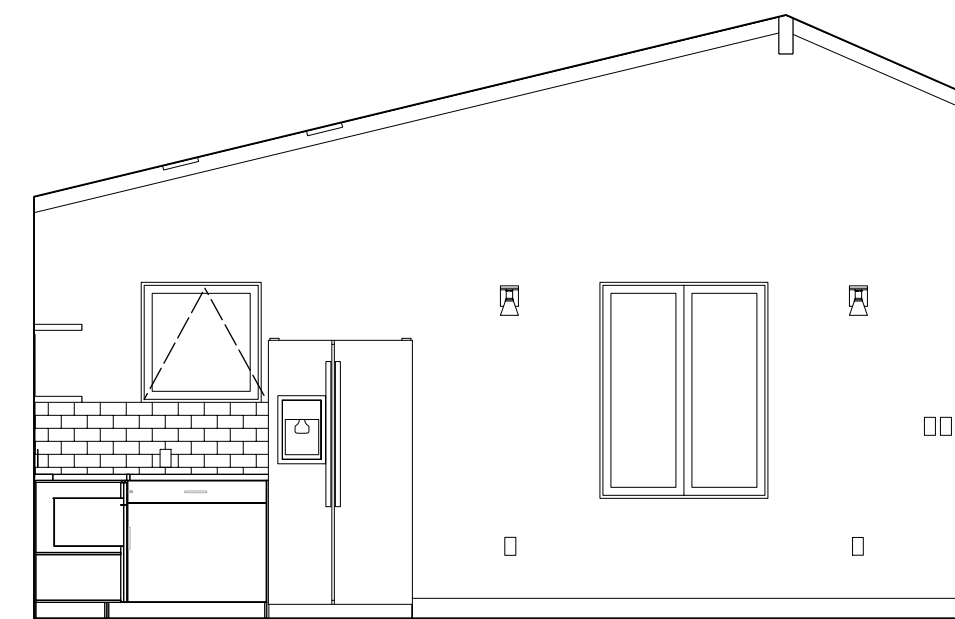
INTERIOR ELEVATION - BATHROOM
Scale: 1/4" = 1'-0"



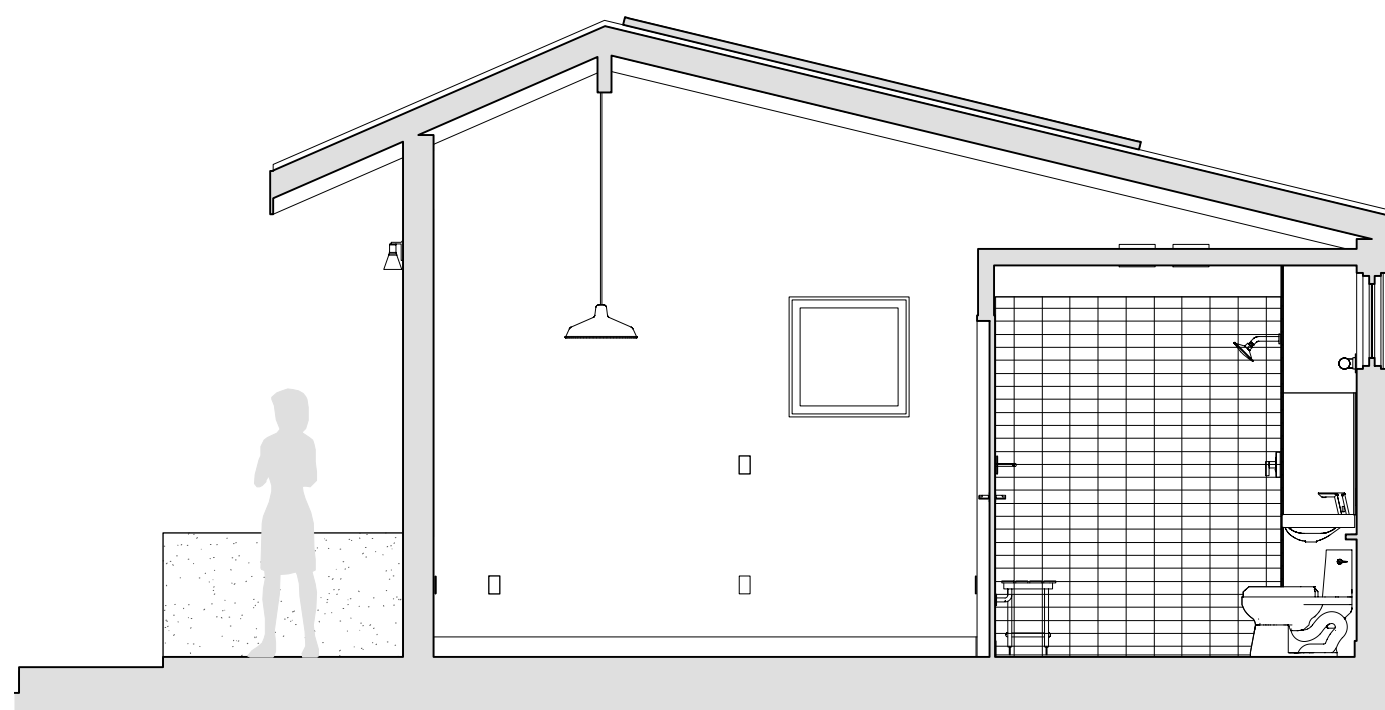
INTERIOR ELEVATION - LIVING AREA / KITCHEN
Scale: 1/4" = 1'-0"



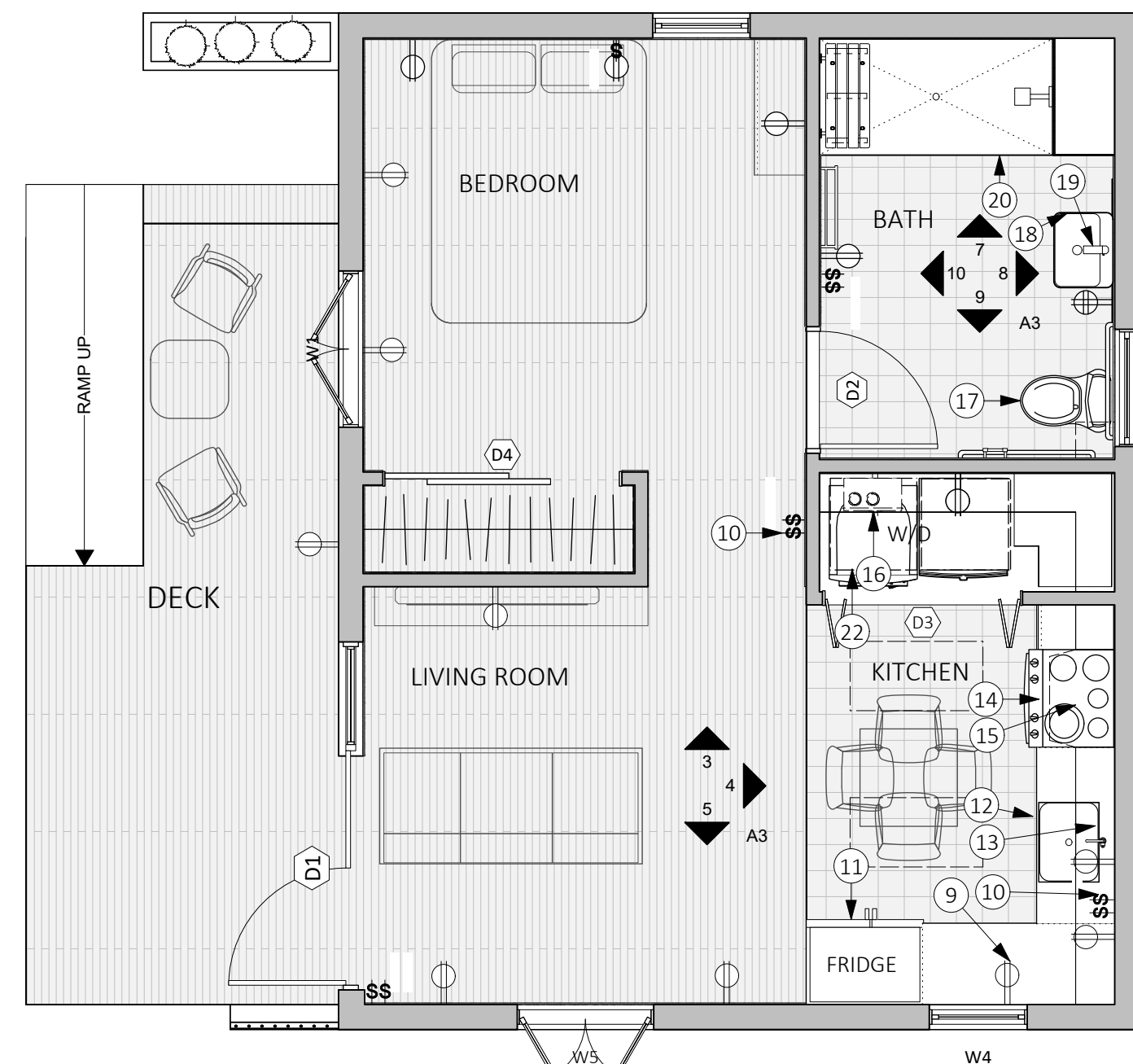
4



5



SECTION THROUGH BEDROOM AND BATHROOM
Scale: 1/4" = 1'-0"



OUTLET AND LIGHT SWITCH LOCATIONS
Scale: 1/4" = 1'-0"

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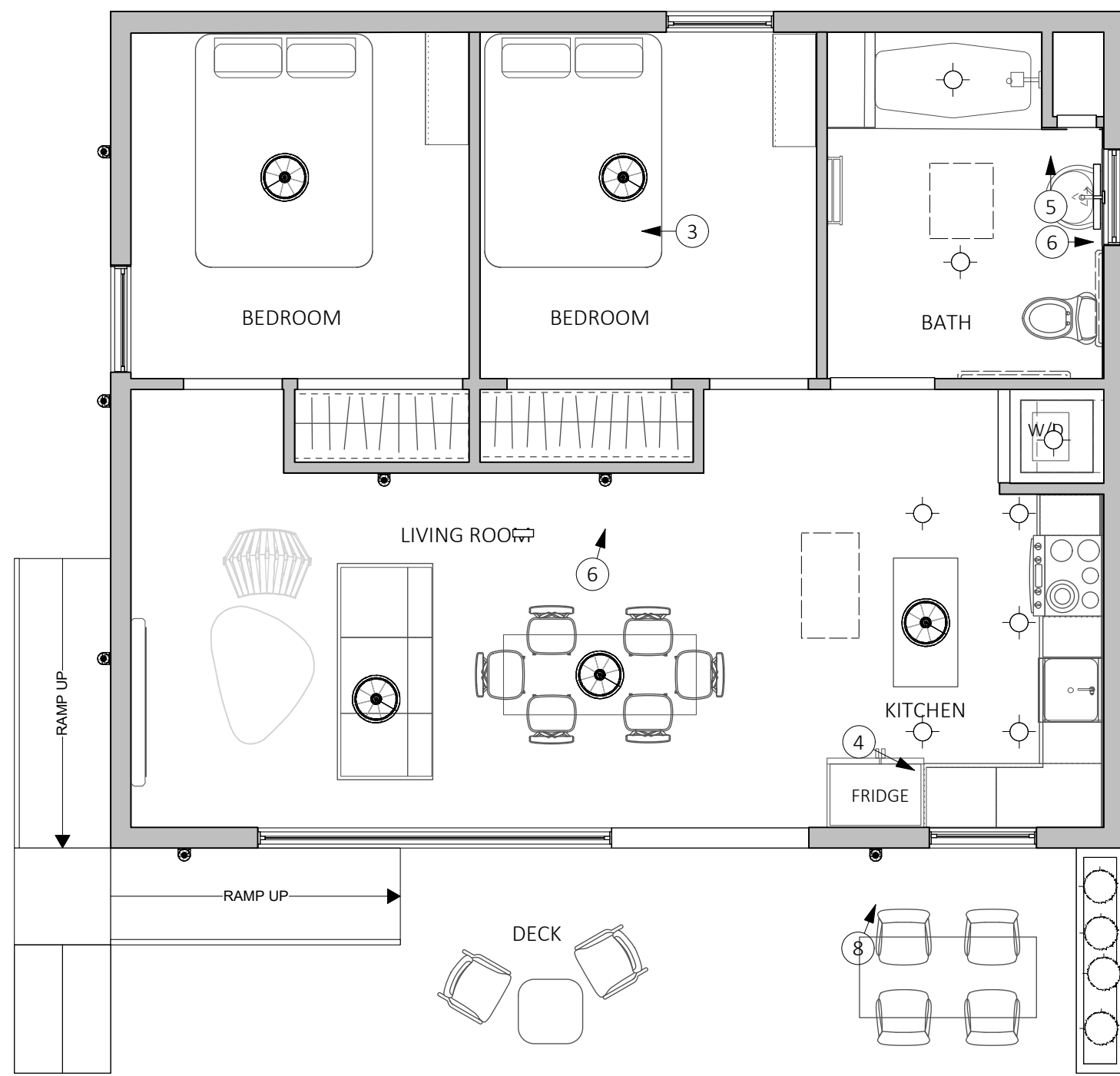


AARP
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DWELLING
UNITS

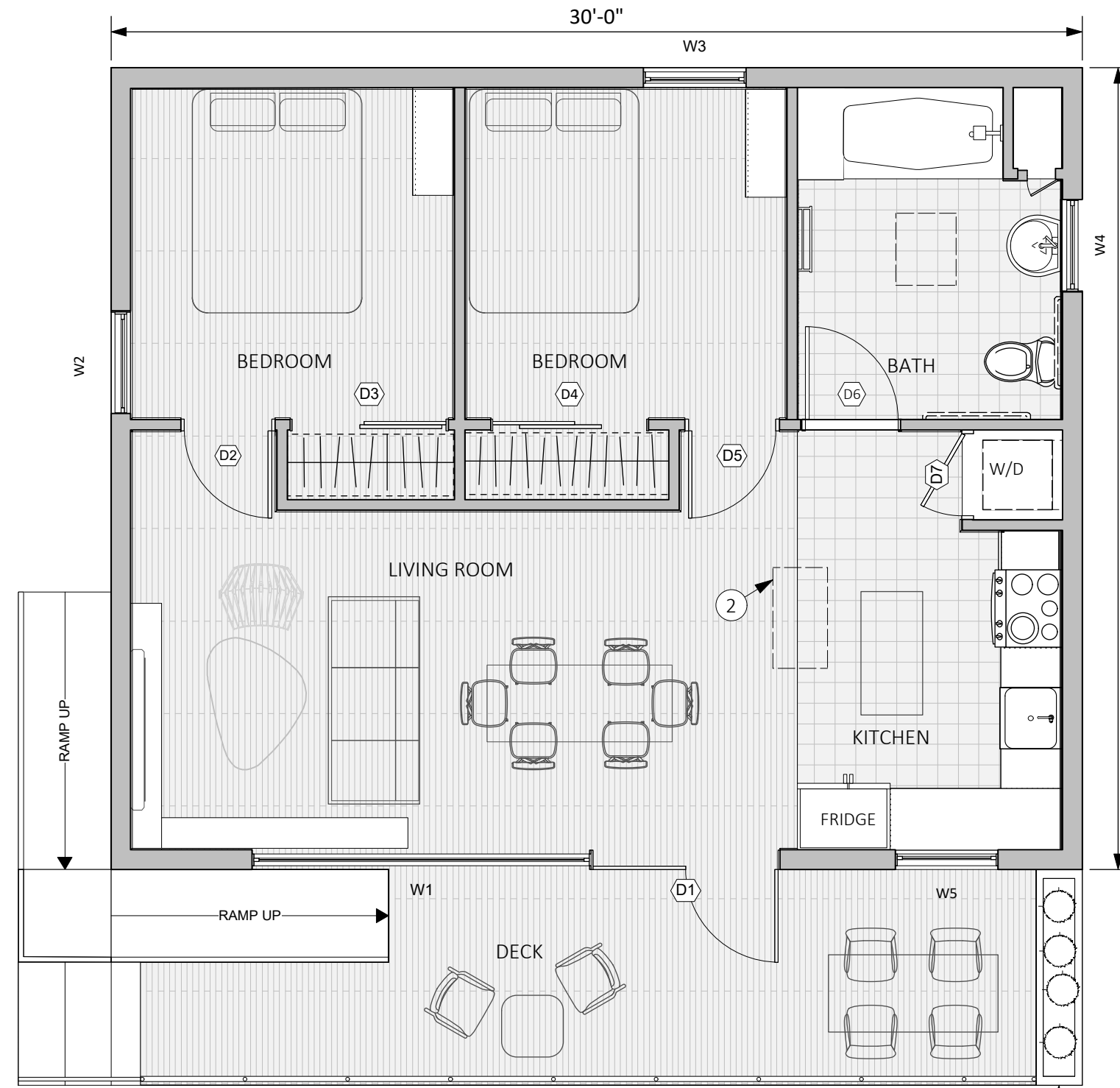
**800 SF
UNIT**

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REFLECTED CEILING PLAN
NOT TO SCALE



FLOOR PLAN
NOT TO SCALE

ZONING INFORMATION

LOT INFORMATION

ADDRESS: 331 SE 64TH STREET
 LOT & BLOCK: 069-72-3051
 LOT AREA: 5500 SF
 ZONE: R2

ALLOWABLE ADU SIZE: 250SF TO 800 SF
 PROPOSED ADU: 800 SF
 PROPOSED ADU IS THE MAXIMUM ALLOWED.

MAXIMUM LOT COVERAGE: 40%
 MAIN HOUSE: 875 SF
 PROPOSED COVERAGE (INCLUDE ADU) = 1676 SF (30%)
 TOTAL BUILDINGS ARE LESS THAN MAX. LOT COVERAGE.

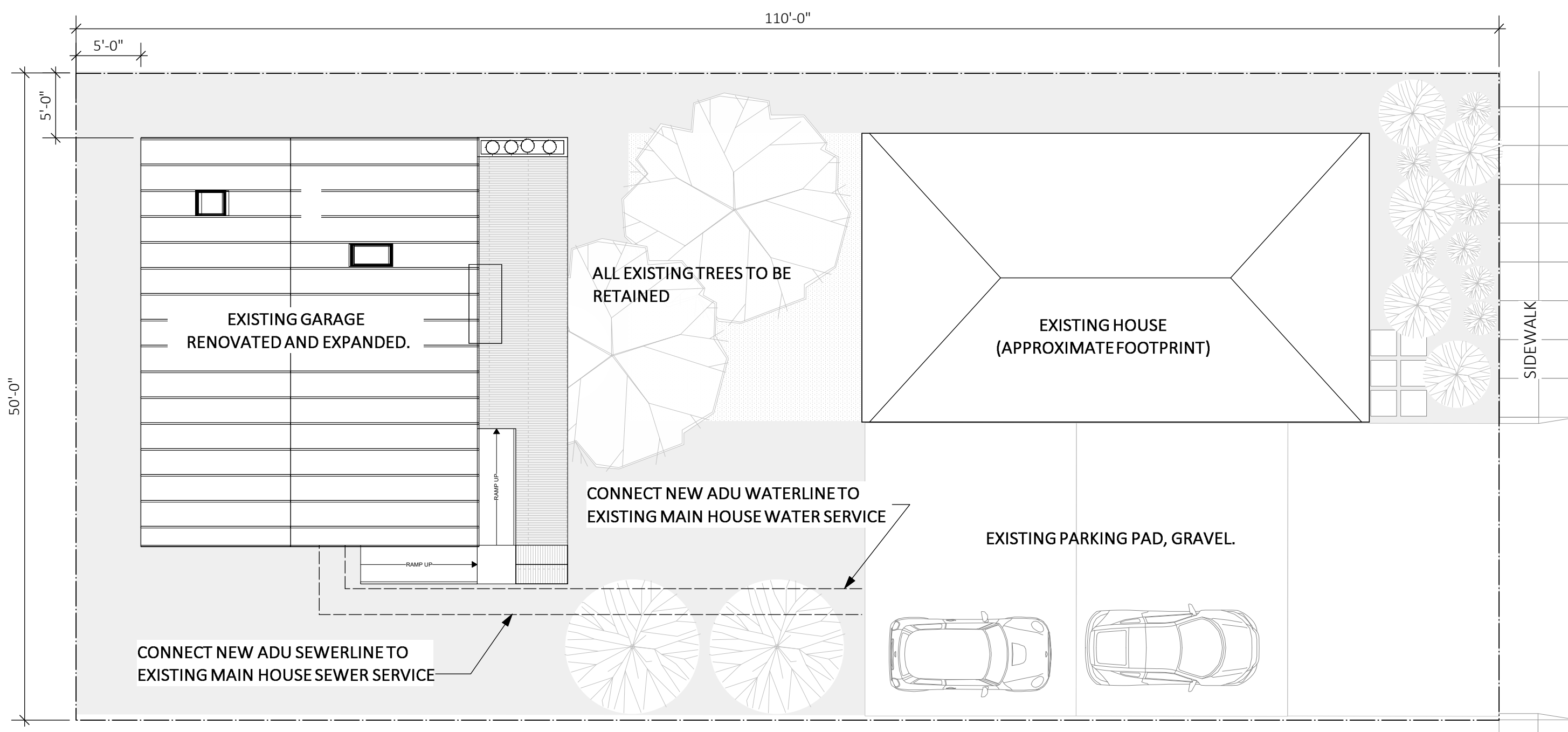
REQUIRED SETBACK

SIDE YARD: 5FT
 REAR: 5FT
 GARAGE SITES WITHIN REQUIRED SETBACKS

NOTES

REFER TO SHEETS A1, A2 AND A3

- ① PLANTER
- ② SKYLIGHT, ABOVE SHOWN DASHED [QTY. 2]
- ③ PENDANT LIGHT [QTY. 2]
- ④ DOWNLIGHT [QTY. 4]
- ⑤ SHOWER LIGHT
- ⑥ WALL SCONCE
- ⑦ MIRROR LIGHT
- ⑧ EXTERIOR LIGHT [QTY. 4]
- ⑨ WALL OUTLETS []
- ⑩ WALL SWITCHES []
- ⑪ FRIDGE
- ⑫ KITCHEN SINK
- ⑬ KITCHEN FAUCET
- ⑭ 4-BURNER STOVE WITH OVEN
- ⑮ HOOD
- ⑯ WALL-MOUNTED TANKLESS WATER HEATER.
- ⑰ DUAL-FLUSH TOILET
- ⑱ BATHROOM SINK
- ⑲ BATHROOM FAUCET
- ⑳ SHOWER OR BATHTUB
- ㉑ SOLAR PANELS
- ㉒ WASHER / DRYER



1 SITE PLAN
Scale: 1/8" = 1'-0"

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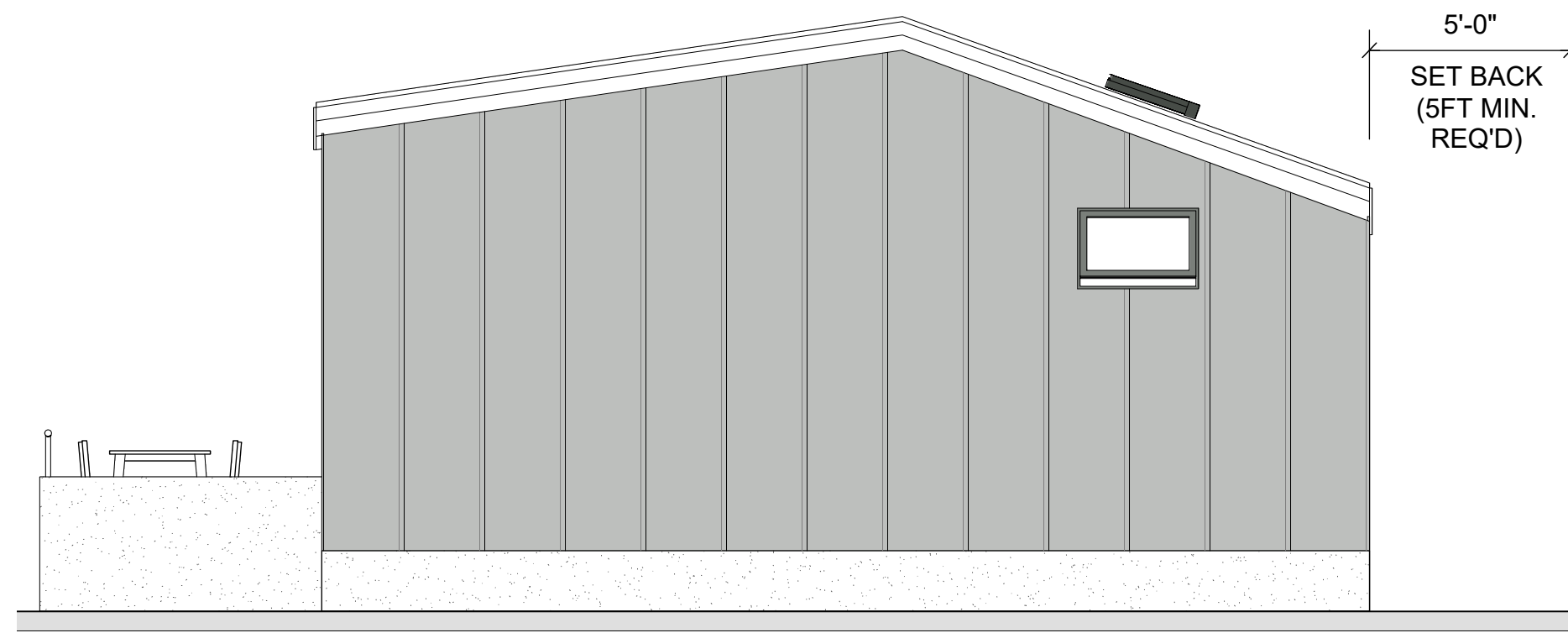
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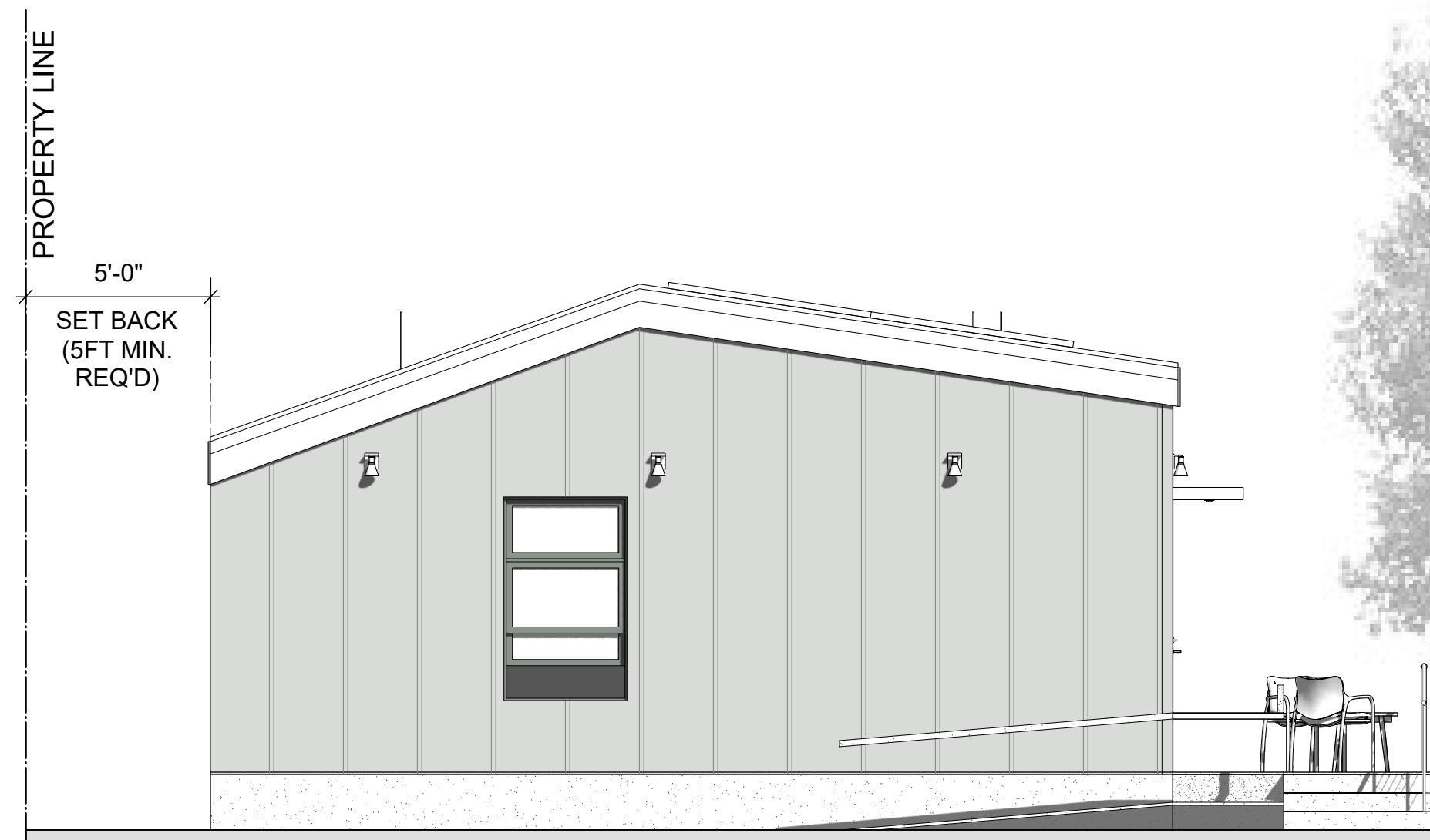
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- ⑦ MIRROR LIGHT
- ⑧ EXTERIOR LIGHT [QTY. 4]
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- ⑩ WALL SWITCHES [-69]
- ⑪ FRIDGE
- ⑫ KITCHEN SINK
- ⑬ KITCHEN FAUCET
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Door Schedule							
Mark	Nominal Size			Door Operation	L Sidelt Wid	R Sidelt Wid	
	Width	Height	Thickness				
7	27'4"		9 5/8"		7	7'0"	7'0"
D 1	6'0"	7'5 1/4"	1 3/8"	Complex S	N/A	N/A	
D 2	2'10"	8'0"	1 3/8"	Swing Sim	N/A	N/A	
D 3	5'0"	7'0"	1 3/8"	Slider	N/A	N/A	
D 4	5'0"	7'0"	1 3/8"	Slider	N/A	N/A	
D 5	2'10"	8'0"	1 3/8"	Swing Sim	N/A	N/A	
D 6	3'0"	8'0"	1 3/8"	Swing Sim	N/A	N/A	
D 7	2'8"	8'0"	1 3/8"	Swing Sim	N/A	N/A	

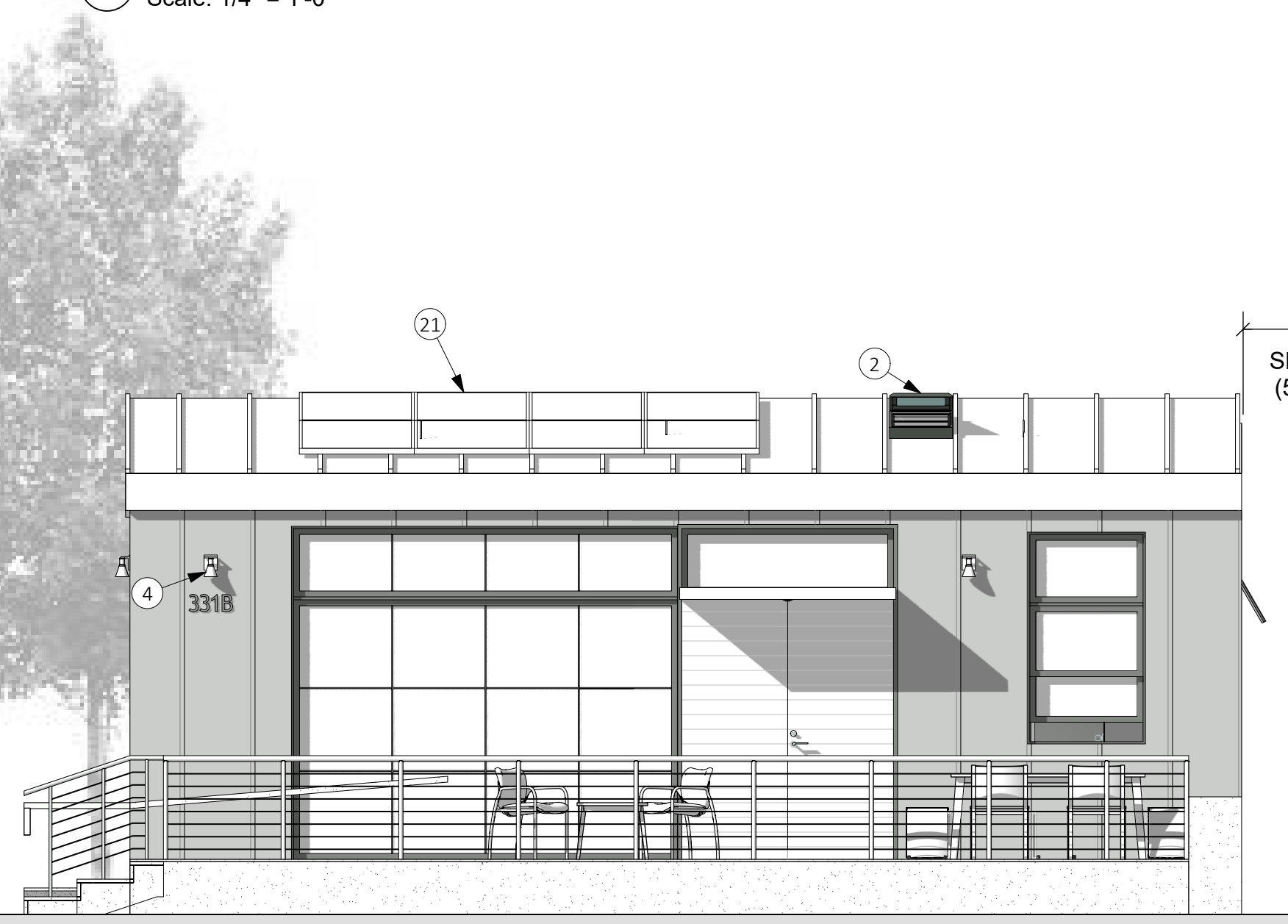
Window Schedule						
Mark	Nominal Size		Sash Operation	Transom Sash	Sill	
	O.A. Width	O.A. Height				
5	24'0"	28'6"	5	Y	5	
W 1	11'0"	9'6"	Fixed Glass	Y	Timber	
W 2	3'4"	5'6"	Double Hung	Y	Timber	
W 3	3'4"	5'6"	Double Hung	Y	Timber	
W 4	3'0"	2'0"	Awning	-	Timber	
W 5	3'4"	6'0"	Double Hung	Y	Timber	



④ SIDE ELEVATION
Scale: 1/4" = 1'-0"



② SIDE ELEVATION (WITH RAMP)
Scale: 1/4" = 1'-0"



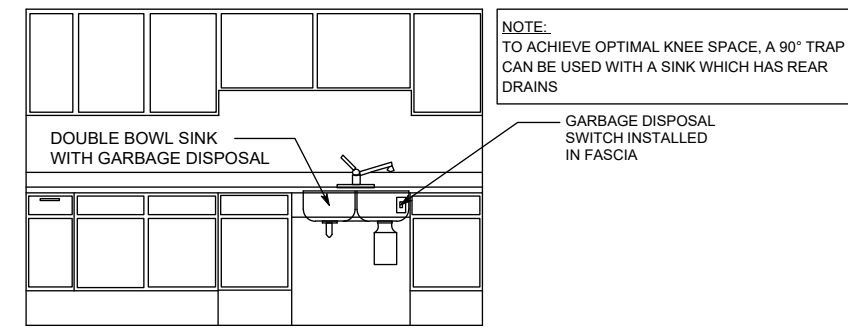
① FRONT ELEVATION
Scale: 1/4" = 1'-0"

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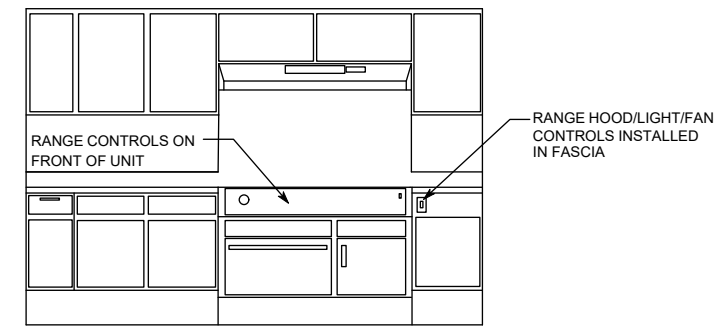
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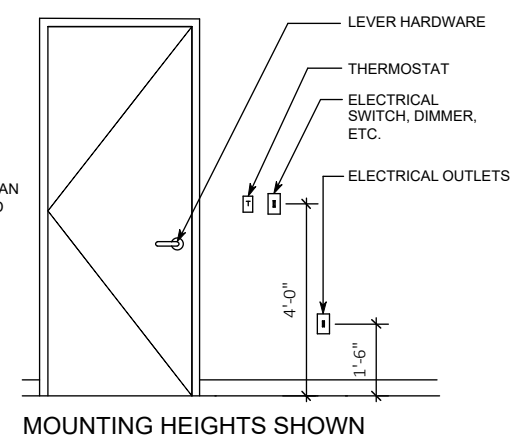
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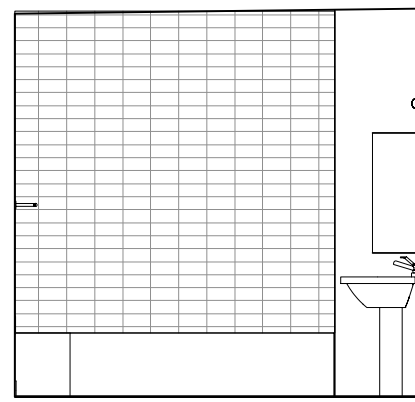
ALTERNATIVE LOCATION OF GARBAGE DISPOSAL CONTROLS AT KITCHEN SINK



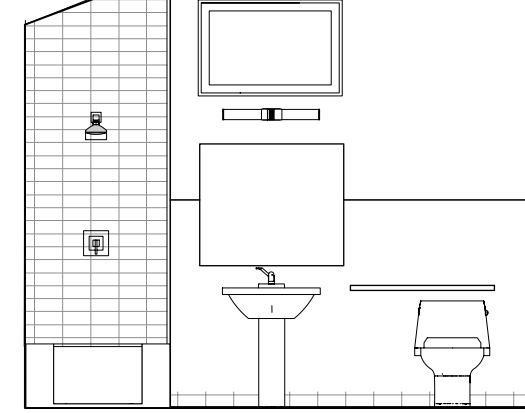
ALTERNATIVE LOCATION OF KITCHEN RANGE AND RANGE HOOD CONTROLS



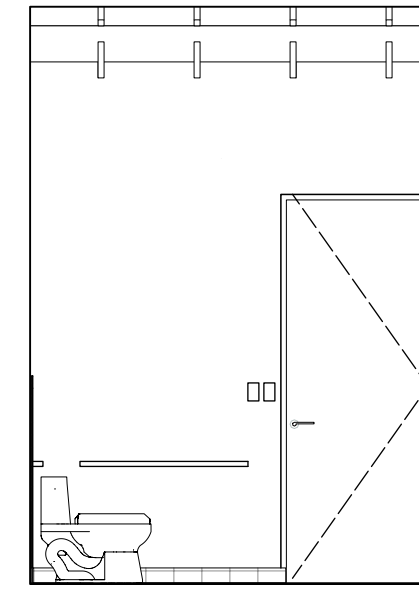
MOUNTING HEIGHTS SHOWN



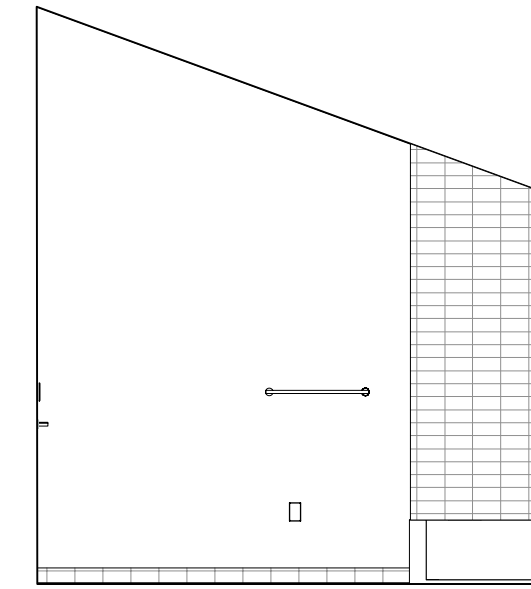
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8



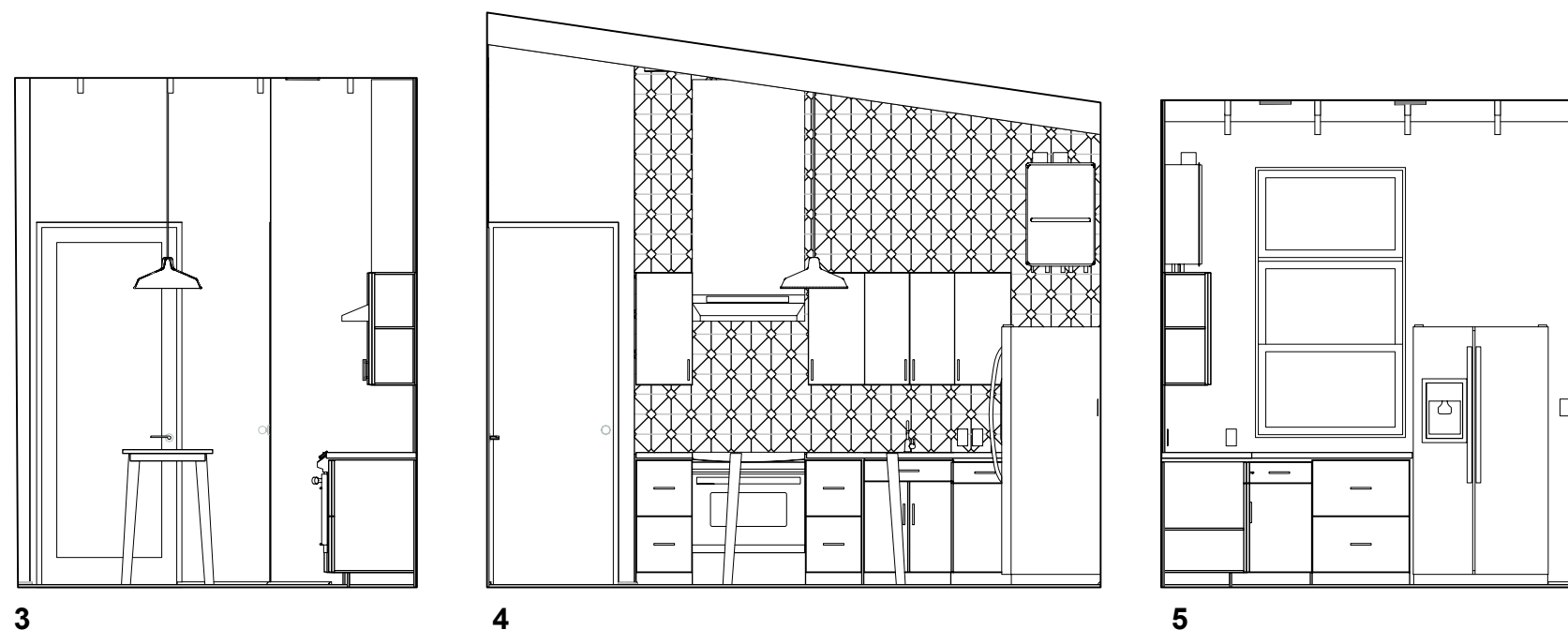
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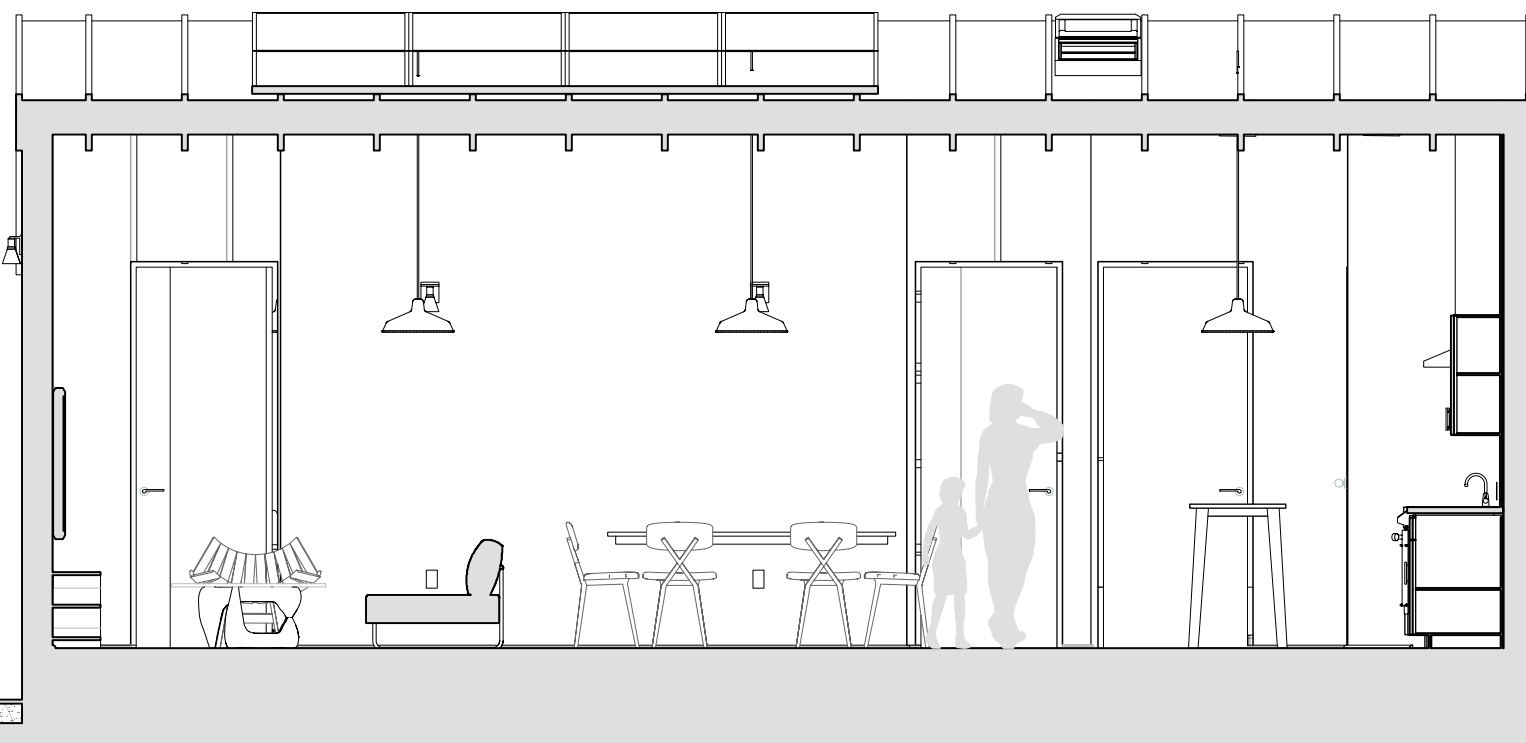
INTERIOR ELEVATION - BATHROOM

Scale: 1/4" = 1'-0"



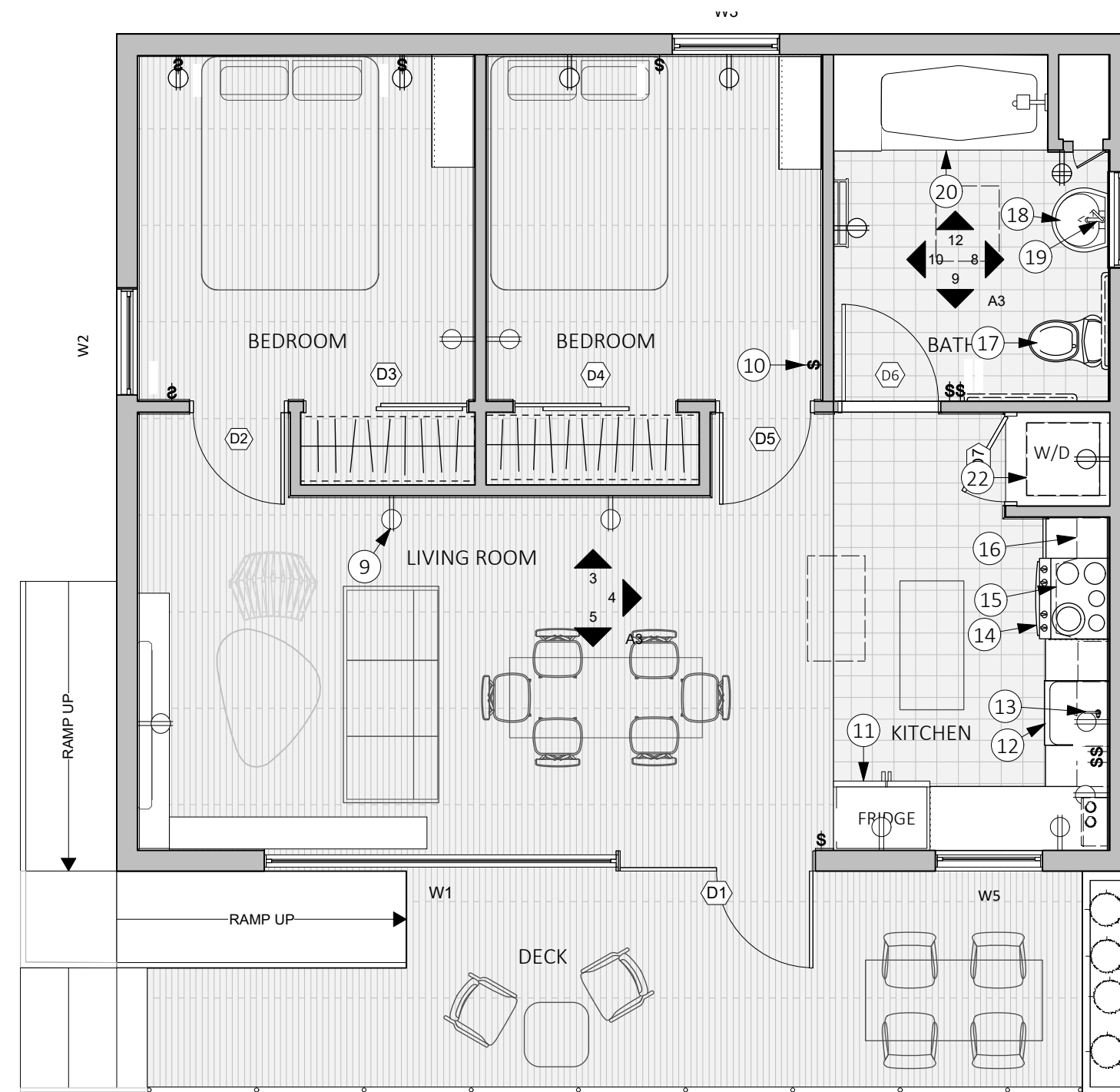
INTERIOR ELEVATION - LIVING AREA / KITCHEN

Scale: 1/4" = 1'-0"



SECTION THROUGH LIVING ROOM AND KITCHEN

Scale: 1/4" = 1'-0"



1 **OUTLET AND LIGHT SWITCH LOCATIONS**
NOT TO SCALE

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