PROPOSED SCOPE OF WORK

A. Addition to rear facing corner of primary house, with demolition of exterior wall
B. Detached garage at south side of primary house
C. Detached pool house and covered patio at rear of lot
D. Covered patio areas on rear-facing side of house
E. Landscaping front and rear of lot, including a swimming pool in rear
F. Replacement of a front facing original window with a larger original window
G. Replacement of a side facing original window & door with a larger original window
H. Replacement of rear facing original windows with similar style insulated windows
**SCOPE OF WORK - ADDITION**

A. ADDITION TO REAR FACING CORNER OF PRIMARY HOUSE WITH DEMOLITION OF EXTERIOR WALL

- PARTS OF EXTERIOR EAST AND NORTH WALLS ON LEVEL 1 TO BE DEMOLISHED
- NORTH FACING WINDOW TO BE SALVAGED FOR USE ON FRONT FACADE
- TOTAL FACADE AREA OF HOUSE: 4,197 SF
- TOTAL FACADE AREA TO BE DEMOLISHED: 460 SF
- DEMO PERCENTAGE: 11% (< 40%)

COUNTED IN LOT COVERAGE:

A1 ADDITION CONNECTED TO PRIMARY HOUSE AT MAIN LEVEL
A2 COVERED PATIO

INCLUDED IN ADDITION LOT COVERAGE ABOVE:

A3 OPEN ROOF DECK AT LEVEL 2
A4 ENLARGED BASEMENT AT BASEMENT LEVEL

NOT COUNTED IN LOT COVERAGE:

A5 EGRESS WINDOW WELLS

---

**NORTHEAST FACADE - EXISTING**

**NORTHEAST FACADE - PROPOSED ADDITION**
SCOPE OF WORK - GARAGE

B. DETACHED GARAGE AT SOUTH SIDE OF PRIMARY HOUSE

B1 DETACHED GARAGE, SEPARATED FROM PRIMARY HOUSE
B2 ACCESS GATE
B3 PORTION OF ORIGINAL WALL

- FACADE SET AT FACE OF EXISTING WALL AT END OF DRIVEWAY
- WITHIN ALLOWED SETBACKS AND HEIGHT FOR ACCESSORY STRUCTURES
- MATERIALS TO MATCH PRIMARY HOUSE
- TOTAL FLOOR AREA OF GARAGE: 433 SF

PROPOSED DETACHED GARAGE

ST-1 LIMESTONE DETAIL
PL-1 3 COAT STUCCO

PORTIONS OF WALL TO BE DEMOLISHED
SCOPE OF WORK - POOL HOUSE

C. DETACHED POOL HOUSE AND COVERED PATIO AT REAR OF LOT

COUNTED IN LOT COVERAGE:
C1 POOL HOUSE ACCESSORY STRUCTURE
C2 FIREPLACE AND CHIMNEY STRUCTURE
C3 COVERED OVERHANG AND PATIO ATTACHED TO POOL HOUSE

NOT COUNTED IN LOT COVERAGE:
C4 SHADE STRUCTURE
C5 POOL AND POOL DECK

BACK YARD - EXISTING

POOL HOUSE - LOOKING EAST - PROPOSED

POOL HOUSE - LOOKING NORTHEAST - PROPOSED
SCOPE OF WORK - COVERED PATIOS

D. COVERED PATIO AREAS ON REAR-FACING SIDE OF HOUSE

COUNTED IN LOT COVERAGE:
D1 COVERED PATIO ATTACHED TO HOUSE
D2 COVERED WALKWAY CONNECTING HOUSE AND NEW GARAGE

NOT COUNTED IN LOT COVERAGE:
D3 SHADE STRUCTURE, >50% OPEN

ST-1 LIMESTONE CORNICE
ST-2 LIMESTONE CLADDING
TL-1 SILVER TRAVERTINE
PL-1 3 COAT STUCCO
WD-1 WOOD SOFFIT
FB-1 FABRIC SHADE

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11.09.2021

EAST FACADE - PROPOSED
SCOPE OF WORK - LANDSCAPE

E. LANDSCAPING FRONT AND REAR OF LOT

LEGEND

1. Existing trees in lawn
2. Proposed 15" high limestone walls (A)
3. Existing bluestone walk
4. Proposed bluestone terrace (B)
5. Proposed bluestone steppers to driveway (B)
6. Garbage and storage area
7. Concrete steppers on lawn
8. Dining terrace and outdoor kitchen
9. Activity lawn
10. Deciduous ornamental trees
11. Evergreen hedge
12. Multi-stem ornamental trees
13. Existing large trees preserved

PROPOSED LANDSCAPE PLAN

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11.09.2021
SCOPE OF WORK - FRONT FACING WINDOW

F. REPLACEMENT OF A FRONT FACING ORIGINAL WINDOW WITH A LARGER ORIGINAL WINDOW

F1 ORIGINAL WINDOW TO BE REPLACED

- The relocated window is from the north facade to be demolished for the addition.
- The muntins and casements of the proposed relocated window are a closer match to the nearby existing front windows, than the window to be removed.
- The width and top lintel of the opening will not change.
- The sill to be relocated down to the ledge line to align with other windows in front.
- The original ironwork to be relocated down to the ledge line, to follow the pattern of other ironwork in front.
- We feel the original window height appears to be a compromise in the original design, and would like to take this opportunity to realize the design to its full potential.

WEST FACADE - PROPOSED

REPLACEMENT WINDOW
RELOCATED FROM NORTH FACADE (74"W x 64"H)

WEST FACADE - EXISTING

REMOVED WINDOW
TO BE RELOCATED TO NORTH FACADE (74"W x 40"H)
SCOPE OF WORK - SIDE FACING WINDOW & DOOR

G. REPLACEMENT OF A SIDE FACING ORIGINAL WINDOW & DOOR WITH A SINGLE ORIGINAL WINDOW

ONE SMALL ORIGINAL WINDOW AND SIDE DOOR TO BE REPLACED WITH ONE LARGER ORIGINAL WINDOW RELOCATED FROM WEST FACADE / FRONT OF HOUSE

G1 SMALL WINDOW TO BE REMOVED (37" W x 40" H)
G2 DOOR TO BE REMOVED (36" W x 84" H)
G3 RELOCATED ORIGINAL WINDOW TO BE CENTERED ON FAÇADE. LINTEL AND SILL HEIGHT UNCHANGED. (74" W x 40" H)

NORTH WINDOW - PROPOSED
74" W x 40" H, CENTERED ON FAÇADE

PROPOSED SIDE WINDOW AND DOOR REPLACEMENT
VIO Residence
11.09.2021
**SCOPE OF WORK - REAR FACING WINDOWS & DOORS**

H. REPLACEMENT OF REAR FACING ORIGINAL WINDOWS WITH SIMILAR STYLE INSULATED WINDOWS

- WINDOWS AT REAR OF HOUSE TO BE REPLACED WITH NEW WINDOWS AND/OR DOORS.
- ALL REPLACEMENT WINDOWS AND DOORS TO BE THERMALLY BROKEN, STEEL FRAME DIVIDED LITE, WITH PUTTY GLAZE STYLE MUNTINS, PAINT COLOR SIMILAR TO EXISTING/REPAINTED.

H1 REPLACE WINDOW WITH SIMILAR THERMALLY BROKEN IN EXISTING OPENING
H2 REPLACE WINDOW WITH SIMILAR THERMALLY BROKEN, LOWER SILL TO ALIGN WITH ADJACENT
H3 REPLACE WINDOW WITH SIMILAR THERMALLY BROKEN DOORS, LOWER SILL TO FLOOR HEIGHT
H4 REPLACE DOORS WITH THERMALLY BROKEN, STEEL FRAME SIMILAR TO WINDOWS

**EAST FACADE - EXISTING**

**EAST FACADE - PROPOSED**

**SIDE WINDOWS - EXISTING**
SIDE INTERIOR SETBACK - 7.5'

ACCESSORY SETBACK - 5'

SIDE INTERIOR SETBACK - 7.5'

REAR 35% OF LOT

ACCESSORY SETBACK - 5'

PRIMARY REAR SETBACK NO ALLEY - 20'

0' SIDE SETBACK FOR GARAGE AND ACCESSORY STRUCTURE IF ENTIRELY IN REAR 35%.

0' SIDE SETBACK FOR GARAGE AND ACCESSORY STRUCTURE IF ENTIRELY IN REAR 35%.

ACCESSORY SETBACK - 5'

10' GARAGE AND ACCESSORY STRUCTURE SETBACK FROM FACADE OF PRIMARY STRUCTURE.

10' GARAGE AND ACCESSORY STRUCTURE SETBACK FROM FACADE OF PRIMARY STRUCTURE.

EXISTING SIDEWALK

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

ELEV. 5306.05 (99.0 ft)

ELEV. 5306.05 (99.0 ft)

ELEV. 5305.65 (98.4 ft)

ELEV. 5305.65 (98.4 ft)

ELEV. 5305.3 (98.0 ft)

ELEV. 5305.3 (98.0 ft)

ELEV. 5306.05 (100.0 ft)

ELEV. 5306.05 (100.0 ft)

ELEV. 5307.3 (100.0 ft)

ELEV. 5307.3 (100.0 ft)

LEVEL 1

LEVEL 1

FRONT 65% OF LOT

REAR BASE PLANE

ELEV. 5305.5 (98.2 ft)

ELEV. 5305.5 (98.2 ft)

ELEV. 5305.3 (98.0 ft)

ELEV. 5305.3 (98.0 ft)

10' GARAGE AND ACCESSORY STRUCTURE SETBACK FROM FACADE OF PRIMARY STRUCTURE.

10' GARAGE AND ACCESSORY STRUCTURE SETBACK FROM FACADE OF PRIMARY STRUCTURE.

1/16" = 1'-0"
MATERIAL LEGEND - ROOF EXISTING

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<td>CLAY TILE</td>
<td>EXISTING ROOF MATERIAL</td>
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CL-1
BLUE CLAY TILE

L1.13 EXISTING ROOF PLAN
V10 Residence
11.09.2021
PROPOSED LEVEL 2 FLOOR PLAN
V10 Residence
11.09.2021
74" W X 40" H WINDOW RELOCATED TO NORTH FACADE. METALWORK PRESERVED FOR RELOCATION.

**1 ELEVATION - WEST EXISTING**

1/8" = 1'-0"  
PROPERTY LINE
SIDE SETBACK PRIMARY
SIDE SETBACK ACCESSORY
PROPOSED ADDITION BEYOND, SEE SIGHLINE STUDY
17 ft MAX HT. GARAGE
30 ft MAX HT. PRIMARY
98.4 ft  
FRONT BULK PLANE
10'-0"  
74" W X 64" H WINDOW RELOCATED TO NORTH FACADE. METALWORK REINSTALLED AT LEDGE LEVEL SIMILAR TO OTHERS.

**2 ELEVATION - WEST PROPOSED**

1/8" = 1'-0"  
PROPERTY LINE
SIDE SETBACK PRIMARY
SIDE SETBACK ACCESSORY
PROPOSED DETACHED GARAGE & GATES, REWORKED WALLS
NEW GATE & WALL HIDDEN BEHIND EXISTING WING WALL
98.4 ft
90'-0"
180'-0"  
EXTERIOR WEST - EXISTING & PROPOSED
VIO Residence
11.09.2021

**MATERIAL LEGEND - ELEVATIONS**

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<td>ST-4</td>
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**LEGEND**

- [ ] CONSTRUCTION TO BE DEMOLISHED
- PRIMARY SETBACK / BULK PLANE
- ACCESSORY SETBACK / BULK PLANE
**AWNING TO BE REMOVED**

**WING WALL & WINDOW WELL TO BE REWORKED**

1 **ELEVATION - SOUTH EXISTING**

1/8" = 1'-0"

VIO Residence
11.09.2021

**2 ELEVATION - SOUTH PROPOSED**

1/8" = 1'-0"

**MATERIAL LEGEND - ELEVATIONS**

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<td>STONE CLADDING</td>
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**LEGEND**

- **[E] CONSTRUCTION TO BE DEMOLISHED**
- **PRIMARY SETBACK / BULK PLANE**
- **ACCESSORY SETBACK / BULK PLANE**

**EXTERIOR SOUTH - EXISTING & PROPOSED**
**MATERIAL LEGEND - ELEVATIONS**

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</tr>
</tbody>
</table>

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**1 ELEVATION - EAST EXISTING**

1/8" = 1'-0"

**2 ELEVATION - EAST PROPOSED**

1/8" = 1'-0"

---

**LEGEND**

- **E** CONSTRUCTION TO BE DEMOLISHED
- **S** PRIMARY SETBACK / BULK PLANE
- **A** ACCESSORY SETBACK / BULK PLANE

---

**L2.3 EXTERIOR EAST - EXISTING & PROPOSED**

V10 Residence

11.09.2021
MATERIAL LEGEND - ELEVATIONS

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<td>ST-4</td>
<td>STONE CLADDING</td>
<td>POOL HOUSE CLADDING</td>
</tr>
</tbody>
</table>

1 ELEVATION - NORTH EXISTING

1/8" = 1'-0"  

PROPERTY LINE  
REAR SETBACK ACCESSORY  
BASEMENT  
REAR SETBACK PRIMARY  
15'-0"  
5'-0"  
POOL HOUSE AC UNIT  
PROPOSED POOL HOUSE  
15'-0" MAX HT. ACCESSORY  
17'-0" MAX HT. GARAGE  
PROPOSED ROOF DECK  
PROPOSED COVERED PATIO  
PROPOSED ADDITION  
APPROX 210 SF FACADE DEMOLITION  
74" W X 64" H WINDOW SALVAGED AND RELOCATED TO WEST FACADE

2 ELEVATION - NORTH PROPOSED

1/8" = 1'-0"  

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11.09.2021

L2.4 EXTERIOR NORTH - EXISTING & PROPOSED

LEGEND

[ ] CONSTRUCTION TO BE DEMOLISHED  
PRIMARY SETBACK / BULK PLANE  
ACCESSORY SETBACK / BULK PLANE
L2.8 LANDSCAPE PRECEDENCE
V10 Residence
11.09.2021
WINDOW SCHEDULE
VIO Residence
11.09.2021

S1
POOL HOUSE STOREFRONT

TYPE MMM
NEW TO LOOK LIKE EXISTING

TYPE LLL
NEW TO LOOK LIKE EXISTING

TYPE K
EXISTING TO BE REFINISHED

TYPE J
EXISTING TO BE REMOVED

TYPE H
EXISTING TO BE REMOVED

TYPE GGG
NEW TO MATCH EXISTING THERMALLY BROKEN WITH DOUBLE GLAZING

TYPE GG
EXISTING TO BE REMOVED

TYPE G
EXISTING TO BE REFINISHED

TYPE F
EXISTING TO BE REFINISHED

TYPE E
EXISTING TO BE REFINISHED

TYPE DD
EXISTING TO BE REMOVED

TYPE D
EXISTING TO BE REFINISHED

TYPE C
EXISTING TO BE REFINISHED

TYPE BBB
NEW TO MATCH EXISTING THERMALLY BROKEN WITH DOUBLE GLAZING

TYPE B
EXISTING TO BE REFINISHED

TYPE AAA
NEW TO MATCH EXISTING THERMALLY BROKEN WITH DOUBLE GLAZING

TYPE AA
EXISTING TO BE REMOVED

TYPE A
EXISTING TO BE REFINISHED

LEGEND:
C = CASEMENT
F = FIXED
**DOOR TYPE - EXISTING**

**DOOR TYPE: EA**  
WOOD CUSTOM DOOR

**DOOR TYPE: EB**  
WOOD SCREEN DOOR - DIVIDED

**DOOR TYPE: EC**  
WOOD DOOR W/GLASS LITE - FULL

**DOOR TYPE: ED**  
DOUBLE WOOD SCREEN DOOR - FULL

**DOOR TYPE: EE**  
DOUBLE WOOD DOOR W/GLASS LITE - FULL

**DOOR TYPE: EF**  
DOUBLE WOOD DOOR W/GLASS LITE - FULL

**DOOR TYPE: EG**  
WOOD OVERHEAD DOOR

---

### DOOR SCHEDULE

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<th>WIDTH</th>
<th>HEIGHT</th>
<th>THICKNESS</th>
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**L3.4**  
**DOOR SCHEDULE**  
**VIO Residence**  
11.09.2021
DOOR TYPE - NEW

DOOR TYPE: A
STEEL SINGLE DOOR
W/ SIDELITE
W/ DIVIDED GLASS LITES

DOOR TYPE: B
STEEL DOUBLE DOOR
W/ DIVIDED GLASS LITES

DOOR TYPE: C
STEEL SLIDING DOOR
W/ DIVIDED GLASS LITES

DOOR TYPE: D
STEEL SLIDING DOOR
W/ FULL GLASS LITES

DOOR TYPE: E
HM DOOR

DOOR TYPE: F
HM DOUBLE DOOR

DOOR TYPE: G
WO OVERHEAD DOOR

FRAME TYPE LEGEND

FRAME TYPE 1: WOOD FRAME

FRAME TYPE 2: HM FRAME

FRAME TYPE 3: STEEL FRAME

DOOR SCHEDULE
VIO Residence
11.09.2021
1. DOOR INSET IN WALL - TYP.
3/4” = 1'-0"

2. WINDOW INSET IN WALL - TYP.
3/4” = 1'-0"
LEGEND

1. Existing trees in lawn
2. Two low terraced walls with planting
3. Low seat wall and patio with existing tree
4. New front path to driveway
5. Garbage and storage area
6. Concrete steppers on lawn
7. Dining terrace and outdoor kitchen
8. Activity lawn
9. Deciduous ornamental trees
10. Evergreen hedge
11. Multi-stem ornamental trees
12. Existing large trees preserved

× WALL LIGHTS
○ LANDSCAPE PATH LIGHTS
☐ POOL/SPA LIGHTING
○ TREE DOWN LIGHT
☐ TREE UP LIGHT
☐ WALL MOUNTED MOTION LIGHTS

L4.1 LANDSCAPE LIGHTING
VIO Residence
11.09.2021
222 GAYLORD STREET
WINDOW/ DOOR ASSESSMENT

1941 Harry M Mulhill Residence
DPL, Western History

General Notes:
Constructed in 1941, this two-story stucco Mediterranean style house at 222 Gaylord Street is located in the Denver Landmark County Club District, #448, established in 1990. It is not included in the National Register County Club District of 1979. It is a clean, rectangular form with low-pitched hipped roof and an ornate main entry surround. Windows are simple, punched openings with minimal depth, some with wrought iron balconets on the front facade.

Windows and doors proposed for alteration were inspected and documented in November, 2021. All windows are similar steel casements and appear original to the house. Their condition is generally good except for instances of failed glazing putty, minor paint failure, and stiffness of operation. Most windows were found to be difficult to operate and lock, owing to minor rusting of operators and some warping of vent sash.
## Window Assessment Evaluation Matrix

This document is intended to determine the need to replace original existing windows in commercial or multi-unit structures or if more than three (3) replacements are proposed. This form is also used for any potential front façade or windows of a significant character.

Demonstrated need is shown in the form of a window assessment. The assessment needs to correspond to photos of each window to be replaced. Items such as window glazing, glass or finishes (paint) are typically easily repairable and as such are not considered conditions that warrant window replacement. Lintel and sill condition is a structural issue and would warrant window replacement.

### Address

222 GAYLORD ST

### Instructions

- Please make sure completed form is legible. Forms that are not legible will be returned and the review of the application could be put on hold.
- Using one line per window, evaluate each window proposed for replacement. Evaluate each window based on the overall condition and not just one part of the overall component. (Window repair does not require permit approval).


### Frame and Sash section value explanations

- **Repair class 1:** Window component needs only normal routine maintenance to upgrade a window to “like new” condition. This normally includes: 1) some degree of interior and exterior paint removal, 2) removal and repair of sash (including reglazing where necessary), 3) simple repairs to the frame, 4) weather stripping and reinstallation of the sash, and 5) repainting. These types of repairs would be classified as a number 1.
- **Repair class 2:** Window component is operationally sound, but shows some additional degree of physical deterioration than repair type 1. Component can be repaired using simple processes, such as patching or consolidated and then painted to achieve a sound condition, good appearance, and greatly extended life. These types of repairs would be classified as a number 2.
- **Repair class 3:** When components are so badly deteriorated that they cannot be stabilized. Repair would involve replacing the deteriorated parts with new matching pieces, or splicing new wood into existing members. Most cases could involve removal of the sash and/or the affected parts of the frame and have a carpenter or woodworking mill reproduce the damaged or missing parts. These types of repairs would be classified as a number 3.

### Name of person completing form

Nancy R Lyons

### Company

Lyons Historic Window/Preservation Partnership

### Address

1540 Cook St, Denver

### E-Mail

nancy@lyonswindow.com

### Phone

720/ 849-9444

### Years of Experience in regard to Historic Window Repair

18

### Notable historic projects you have been associated with in Denver

- State Capitol Dome
- Union Station
- Horace Mann Middle School
- Governor’s Residence
- Myrtle Hill Lofts
- Montview Church
- Aromor Apartments
- Shorter Church
- Casa Grande
- Shorter Church
- Chateau Apartments
- Park Hill Elementary School
- The Molkery
- Ten Winkle Apartments
- Denver Historic Schools Project
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TYPE AA
EXISTING TO BE REMOVED
TYPE B
EXISTING TO BE REFINISHED AND RELOCATED

PROJECT NUMBER: VIO Residence
PROJECT NUMBER: 210150
DATE: 11/05/21
SCALE: 1" = 1'-0"
TITLE: ASSESSMENT

ARCHITECTS AND DESIGNERS

1800 SANTA FE DRIVE
DENVER, CO 80204
SEMPLERBROWN.COM

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A PROFESSIONAL CORPORATION
TYPE DD
EXISTING TO BE REMOVED

PROJECT NUMBER: 210150
DATE: 11/09/21
SCALE: 1" = 1'-0"
TITLE: ASSESSMENT
TYPE GG
EXISTING TO BE REMOVED

PROJECT: Vio Residence
PROJECT NUMBER: 210150
DATE: 11/09/21
SCALE: 1" = 1'-0"
TITLE: ASSESSMENT
TYPE H
EXISTING TO BE REMOVED
TYPE J
EXISTING TO BE REFINISHED AND RELOCATED
TYPE K
EXISTING TO BE REMOVED
PLANS AND ELEVATIONS
1 ELEVATION - WEST EXISTING

- 74" W X 40" H WINDOW RELOCATED TO NORTH FACADE.
- METAL WORK PRESERVED FOR RELOCATION.

2 ELEVATION - WEST PROPOSED

- 74" W X 64" H WINDOW RELOCATED FROM NORTH FACADE.
- METAL WORK REINSTALLED AT LEDGE LEVEL SIMILAR TO OTHERS.
- NEW GATE & WALL HIDDEN BEHIND EXISTING WING WALL.
- PROPOSED DETACHED GARAGE & GATES, REWORKED WALLS

LEGEND
- [ ] CONSTRUCTION TO BE DEMOLISHED
- - PRIMARY SETBACK / BULK PLANE
- - ACCESSORY SETBACK / BULK PLANE

L2.1 EXTERIOR WEST - EXISTING & PROPOSED
VIO Residence
09.21.2021
AWNING TO BE REMOVED

WING WALL & WINDOW WELL TO BE REWORKED

PROPERTY LINE
REAR SETBACK ACCESSORY EASEMENT
REAR SETBACK PRIMARY
REAR 35% OF LOT
FRONT 65% OF LOT
PRIMARY SETBACK
ACCESSORY SETBACK

SOUTH
10' - 0"
15' - 0"
5' - 0"
17 ft - MAX HT. GARAGE
30 ft - MAX HT. PRIMARY
30 ft - MAX HT. PRIMARY

PROPOSED POOL HOUSE
PROPOSED DETACHED GARAGE
PROPOSED COVERED PATIO BEYOND

LEGEND
[ ] CONSTRUCTION TO BE DEMOLISHED
PRIMARY SETBACK / BULK PLANE
ACCESSORY SETBACK / BULK PLANE

L2.2 EXTERIOR SOUTH - EXISTING & PROPOSED
V10 Residence
09.21.2021
1 ELEVATION - EAST EXISTING

2 ELEVATION - EAST PROPOSED

EXTerior EAST- EXISTING & PROPOSED

VIO Residence

09.21.2021

LEGEND

[ ] CONSTRUCTION TO BE DEMOLISHED

[ ] PRIMARY SETBACK / BULK PLANE

[ ] ACCESSORY SETBACK / BULK PLANE
**1 ELEVATION - NORTH EXISTING**
1/8" = 1'-0"

- **PROPERTY LINE**
- **REAR SETBACK ACCESSORY**
- **BASEMENT**
- **BASEMENT PRIMARY**
- **REAR SETBACK PRIMARY**
- **FRONT 35% OF LOT**
- **FRONT 65% OF LOT**
- **ACCESSORY SETBACK - NORTH**
- **PRIMARY SETBACK - NORTH**
- **ACCESSORY SETBACK / BULK PLANE**
- **PRIMARY SETBACK / BULK PLANE**

- **ELEVATION - NORTH EXISTING**
- **30 ft - MAX HT. PRIMARY**
- **30 ft - MAX HT. PRIMARY**
- **15 ft - MAX HT. ACCESSORY**
- **15 ft - MAX HT. GARAGE**
- **17 ft - MAX HT. GARAGE**
- **PROPOSED POOL HOUSE**
- **PROPOSED COVERED PATIO**
- **PROPOSED ADDITION**

**2 ELEVATION - NORTH PROPOSED**
1/8" = 1'-0"

- **PROPOSED 74" X 64" H WINDOW SALVAGED AND RELOCATED TO WEST FACADE**
- **APPROX 210 SF FACADE DEMOLITION**
- **PROPOSED COVERED PATIO**
- **PROPOSED ROOF DECK**
- **PROPOSED POOL HOUSE**
- **74" W X 48" H WINDOW RELOCATED FROM WEST FACADE**

**LEGEND**
- [-] CONSTRUCTION TO BE DEMOLISHED
- [---] PRIMARY SETBACK / BULK PLANE
- [-] ACCESSORY SETBACK / BULK PLANE

**L2.4 EXTERIOR NORTH - EXISTING & PROPOSED**
V10 Residence
09.21.2021
EXISTING CONDITIONS PHOTOS