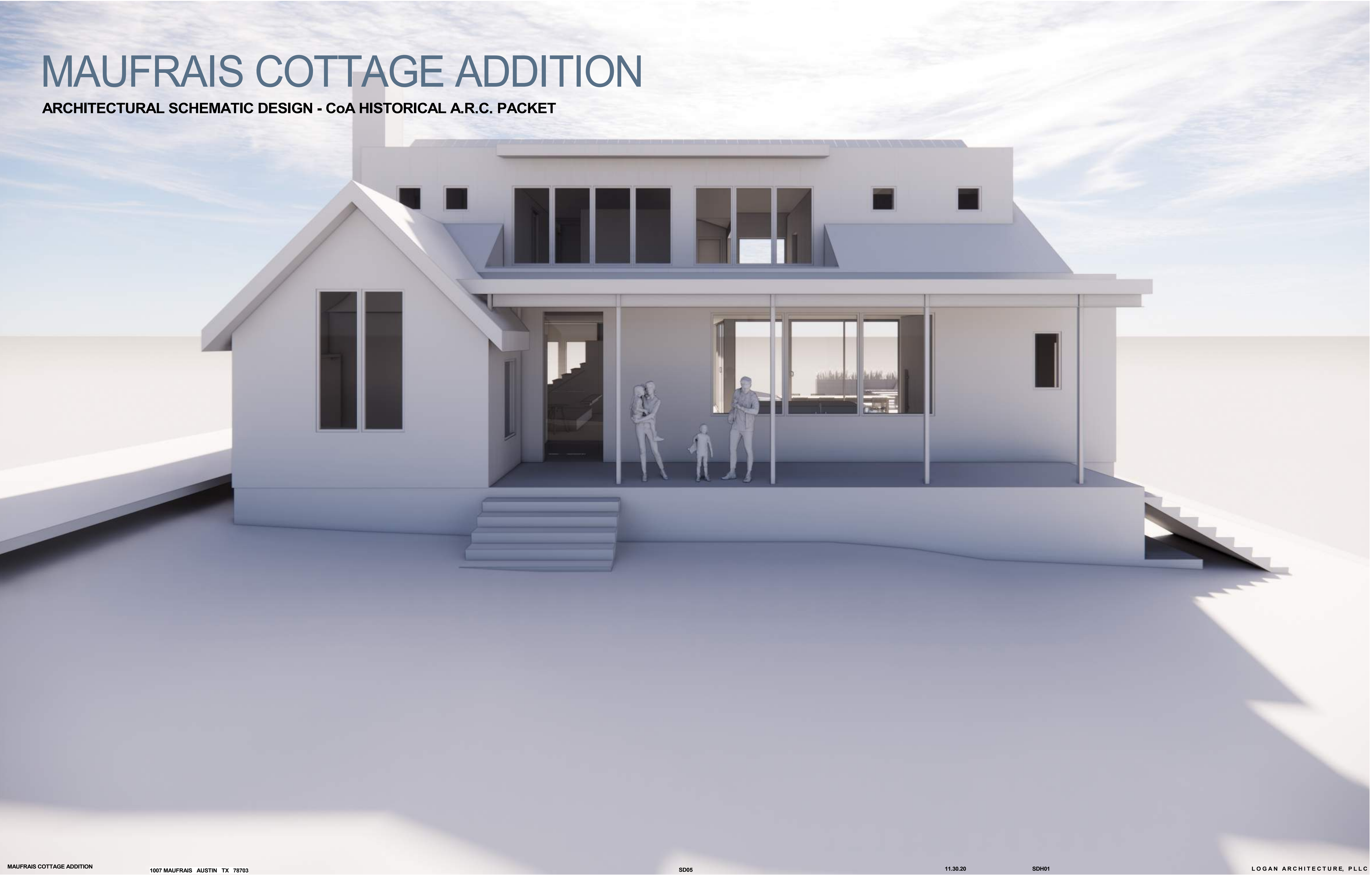


MAUFRAIS COTTAGE ADDITION

ARCHITECTURAL SCHEMATIC DESIGN - CoA HISTORICAL A.R.C. PACKET



1/6/2021 6:28:32 AM



REBUILD, AND EXTEND EXISTING PORCH. RAISE FLOOR HT TO MATCH HOME.

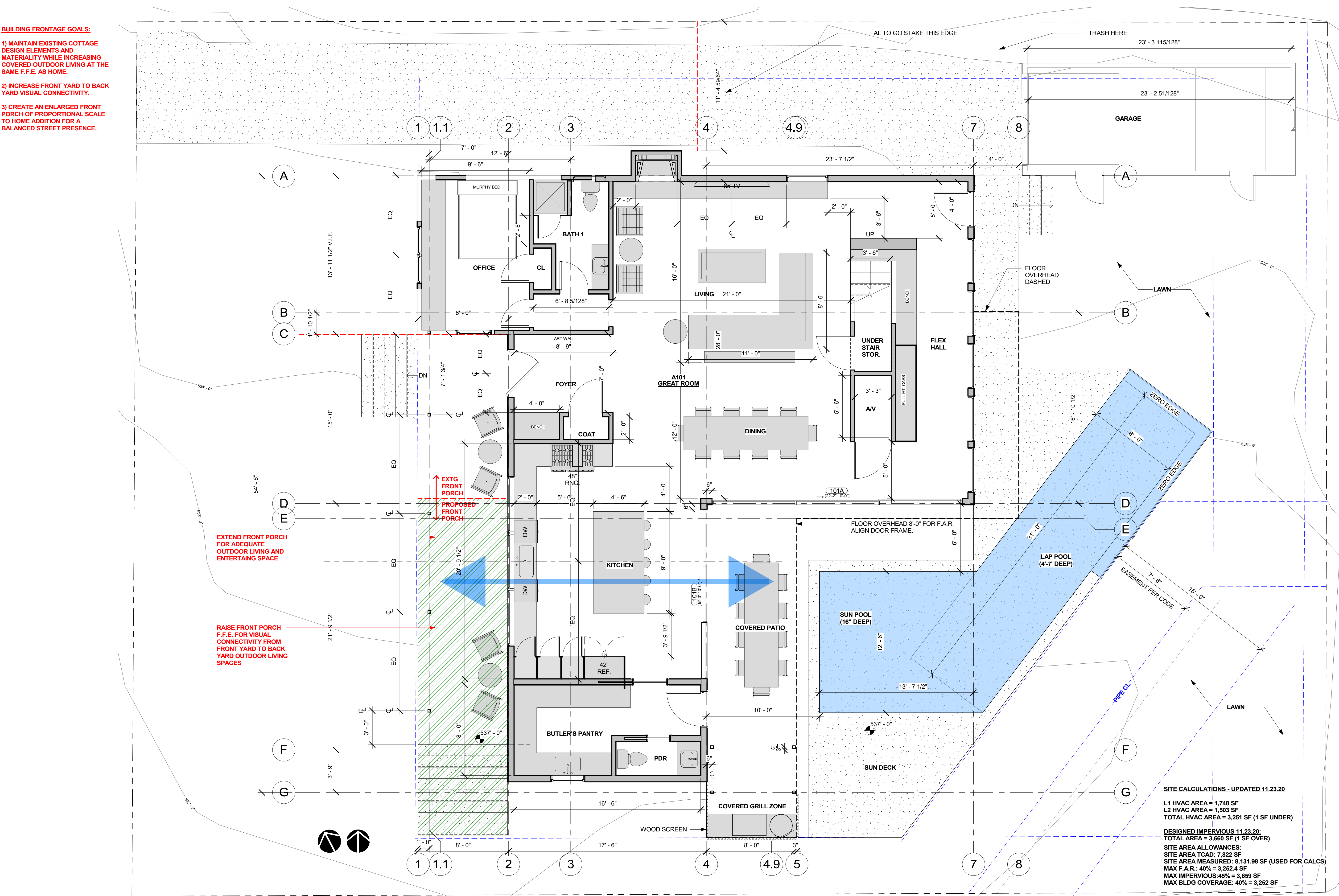
MAINTAIN EXISTING FRONT GABLE

MAINTAIN AND EXTEND FRONT PRIMARY ROOF SLOPE



MAINTAIN FRONT GABLE TRIM DETAILS AND REPLACE WITH THE SAME LAP & GAP DROP SIDING

- BUILDING FRONTAGE GOALS:**
- 1) MAINTAIN EXISTING COTTAGE DESIGN ELEMENTS AND MATERIALITY WHILE INCREASING COVERED OUTDOOR LIVING AT THE SAME F.F.E. AS HOME.
 - 2) INCREASE FRONT YARD TO BACK YARD VISUAL CONNECTIVITY.
 - 3) CREATE AN ENLARGED FRONT PORCH OF PROPORTIONAL SCALE TO HOME ADDITION FOR A BALANCED STREET PRESENCE.



EXTEND FRONT PORCH FOR ADEQUATE OUTDOOR LIVING AND ENTERTAINING SPACE

RAISE FRONT PORCH F.F.E. FOR VISUAL CONNECTIVITY FROM FRONT YARD TO BACK YARD OUTDOOR LIVING SPACES

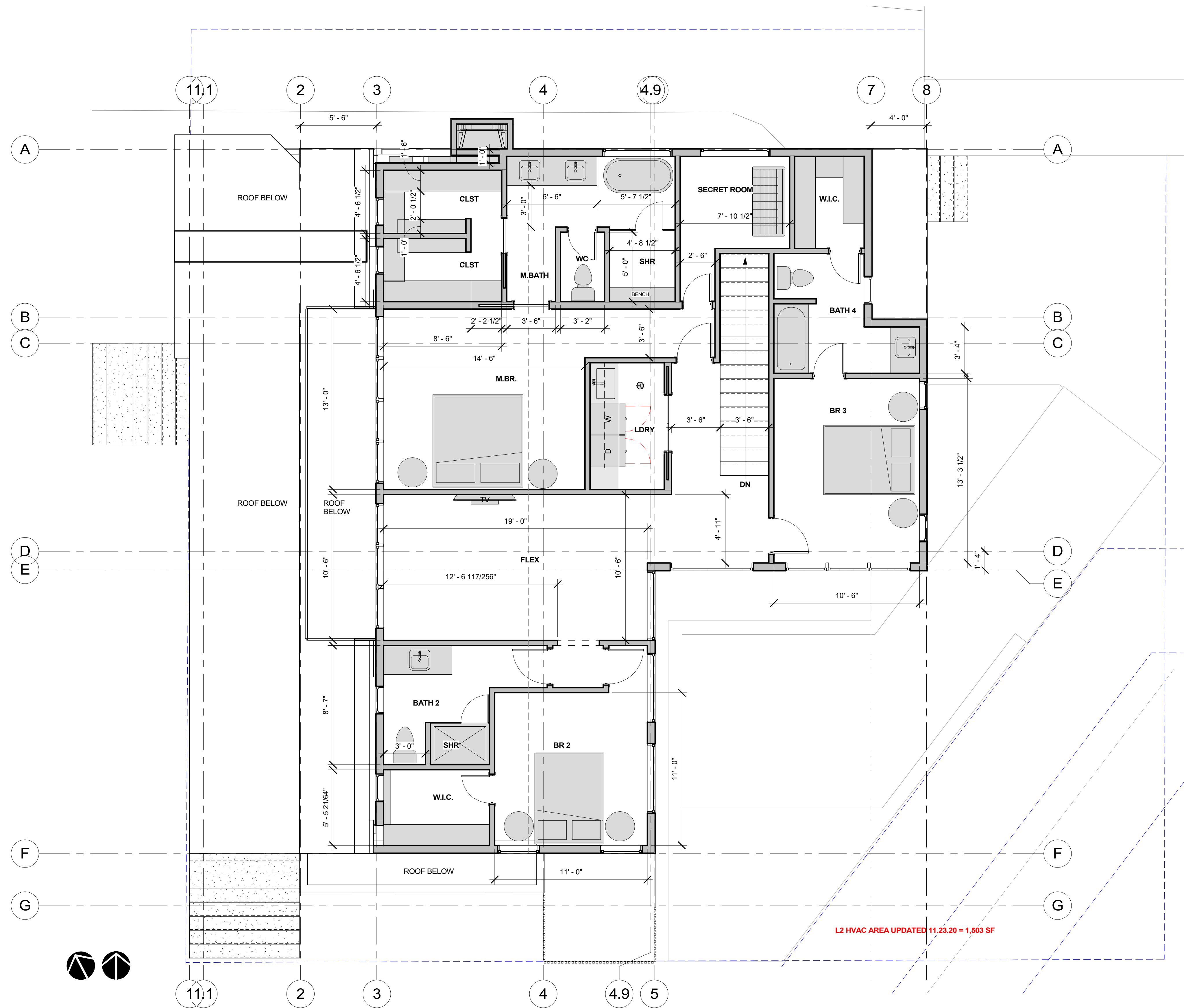
SITE CALCULATIONS - UPDATED 11.23.20

L1 HVAC AREA = 1,748 SF
L2 HVAC AREA = 1,503 SF
TOTAL HVAC AREA = 3,251 SF (1 SF UNDER)

DESIGNED IMPERVIOUS 11.23.20:
TOTAL AREA = 3,660 SF (1 SF OVER)

SITE AREA ALLOWANCES:
SITE AREA TCAD: 7,822 SF
SITE AREA MEASURED: 8,131.98 SF (USED FOR CALCS)
MAX F.A.R.: 40% = 3,252.4 SF
MAX IMPERVIOUS: 45% = 3,659 SF
MAX BLDG COVERAGE: 40% = 3,252 SF

1 LEVEL 1 NEW CONSTRUCTION
1/4" = 1'-0"



1 LEVEL 2_NEW CONSTRUCTION
1/4" = 1'-0"

RAISE WINDOW HEAD FOR
INCREASED DAYLIGHT AND
STREET/TREE CANOPY
CONNECTIVITY

NEW SECOND FLOOR
WITHIN SHED DORMER ALL
WITHIN NEW ROOF OF
ORIGINAL COTTAGE ROOF
SLOPE.

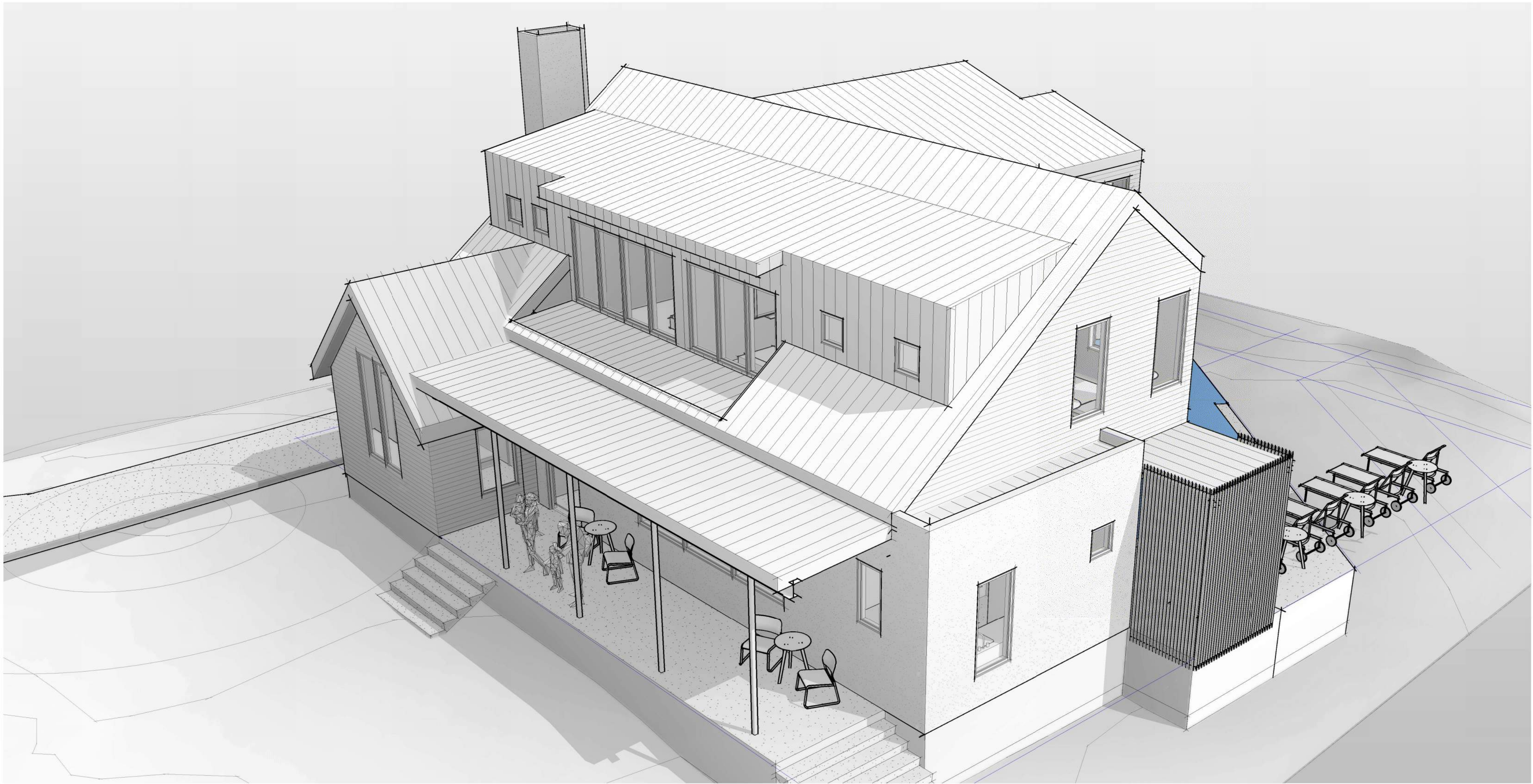
EXTENDED FRONT PORCH FOR
STREET CONNECTIVITY AND
ADEQUATE OUTDOOR LIVING
SPACE FACING STREET.

REUSE EXTG. STONE IN
STAIRS AND LANDSCAPE
PLANTERS

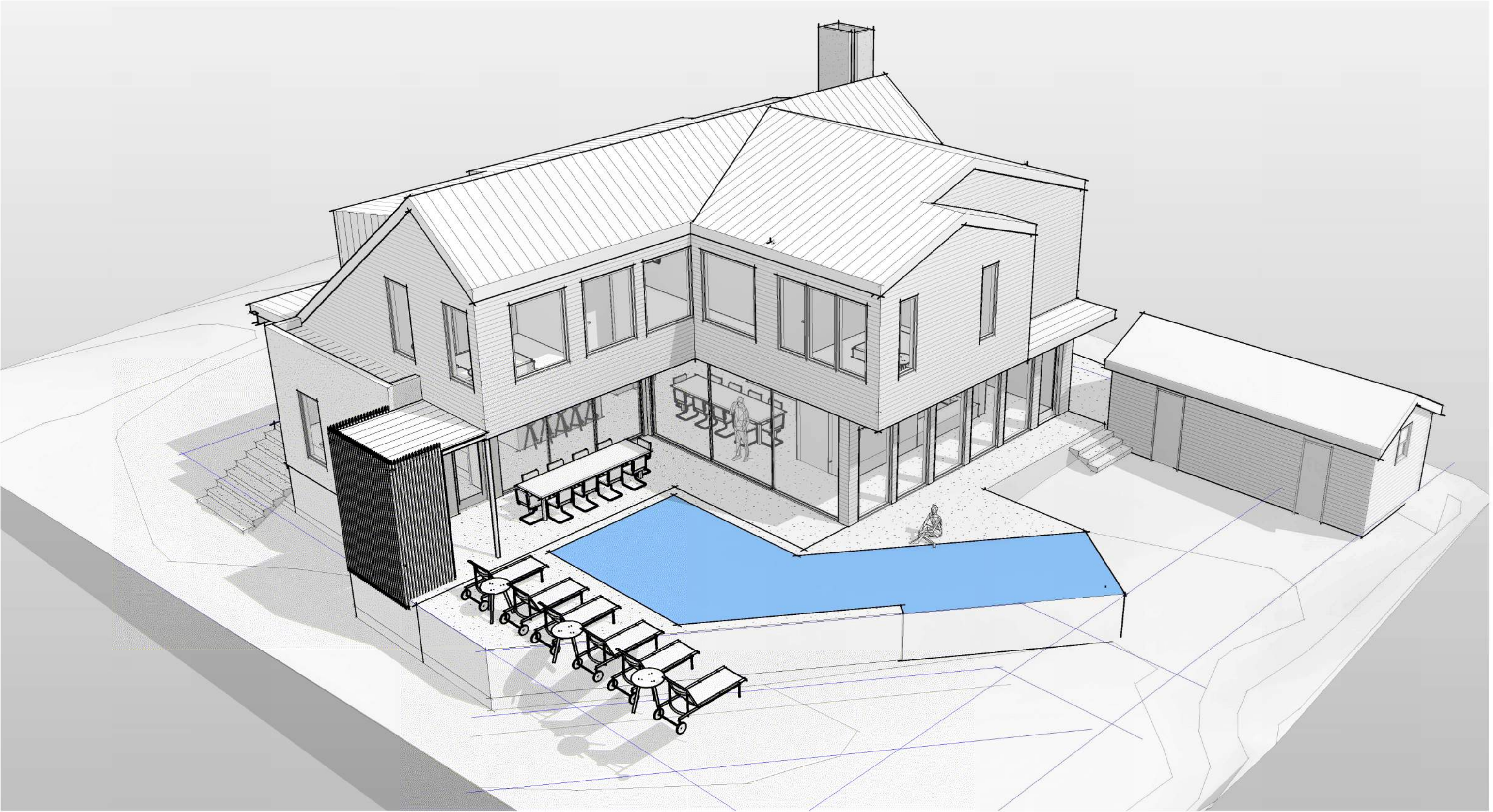
1 FRONT PERSPECTIVE 1



2 FRONT PERSPECTIVE 2



① FRONT AERIAL



② REAR AERIAL