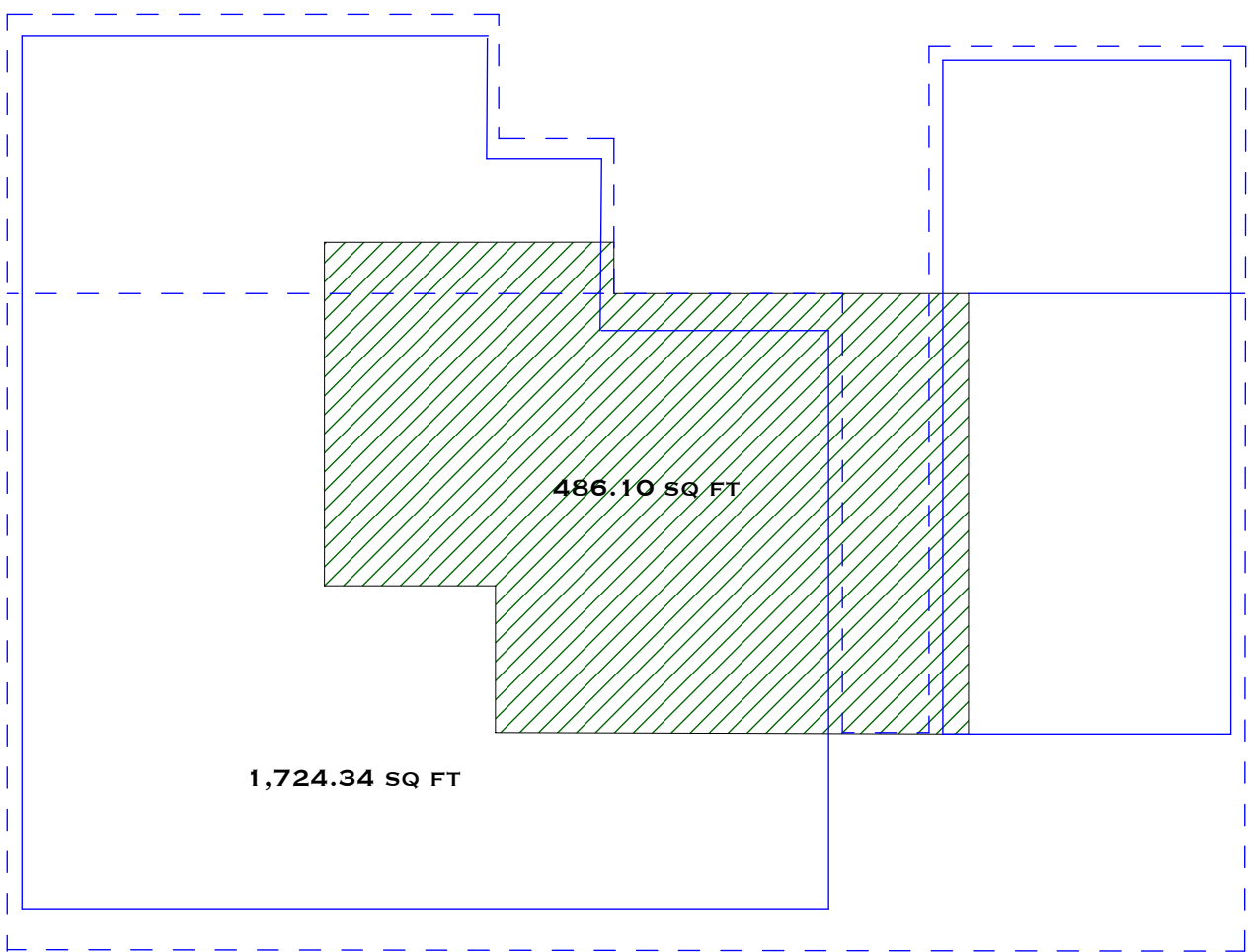


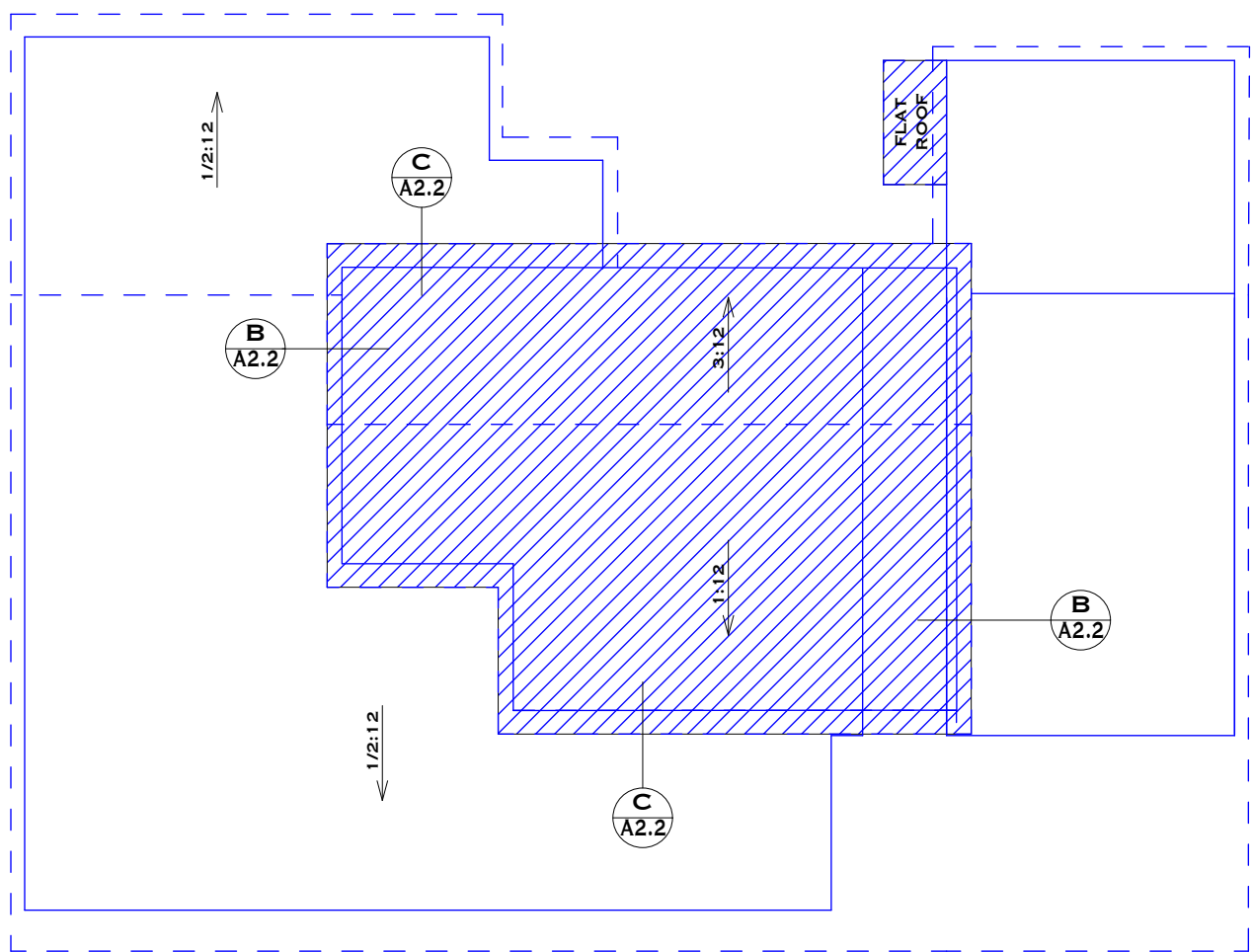


(E) ROOF PLAN

SCALE 1/8" = 1'-0"

LEGEND

- (E) ROOF - 1,724.34 SF
- ROOF DEMO - 486.10 SF

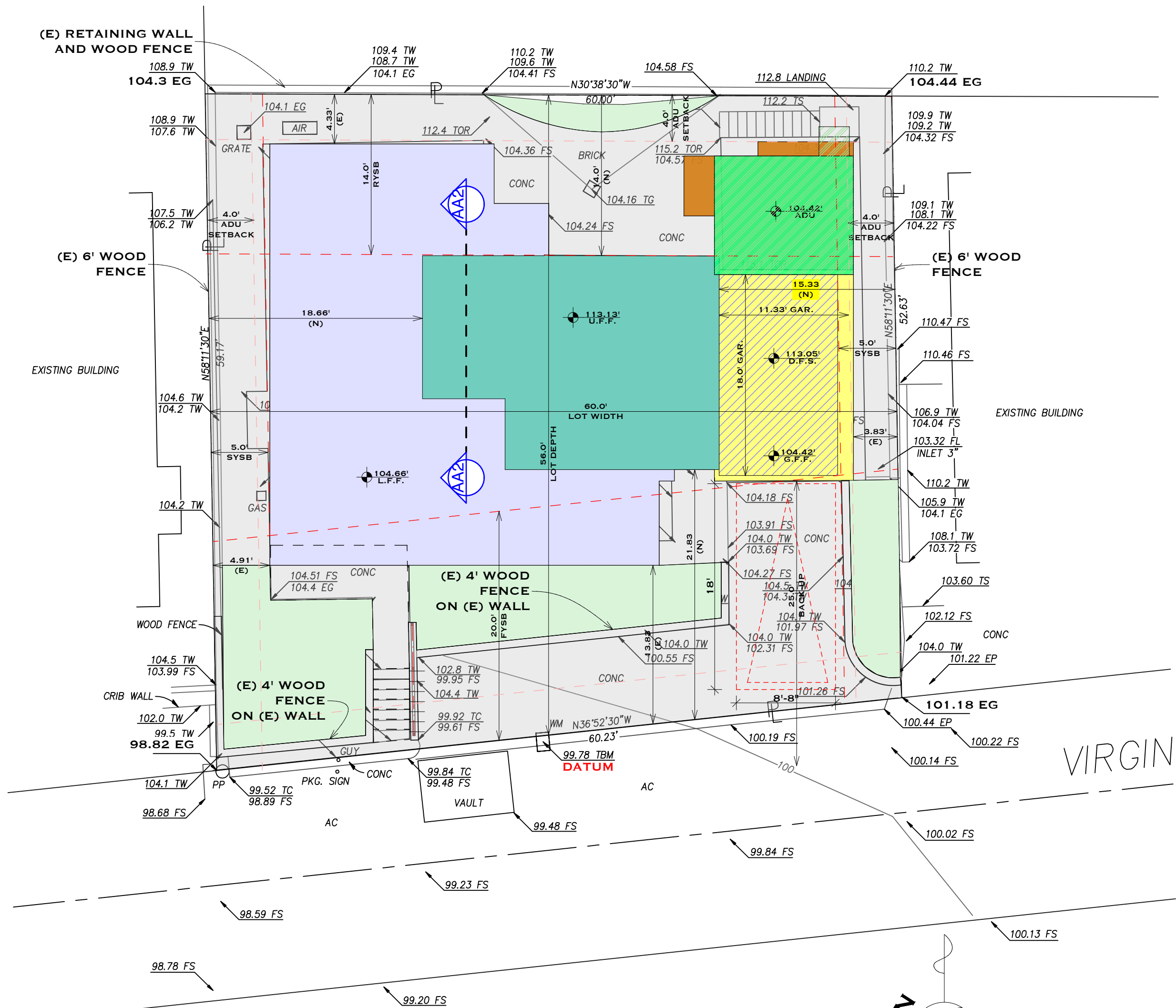


(N) ROOF PLAN

SCALE 1/8" = 1'-0"

LEGEND

- (N) ROOF



SITE PLAN

SCALE 1/8" = 1'-0"

LEGEND

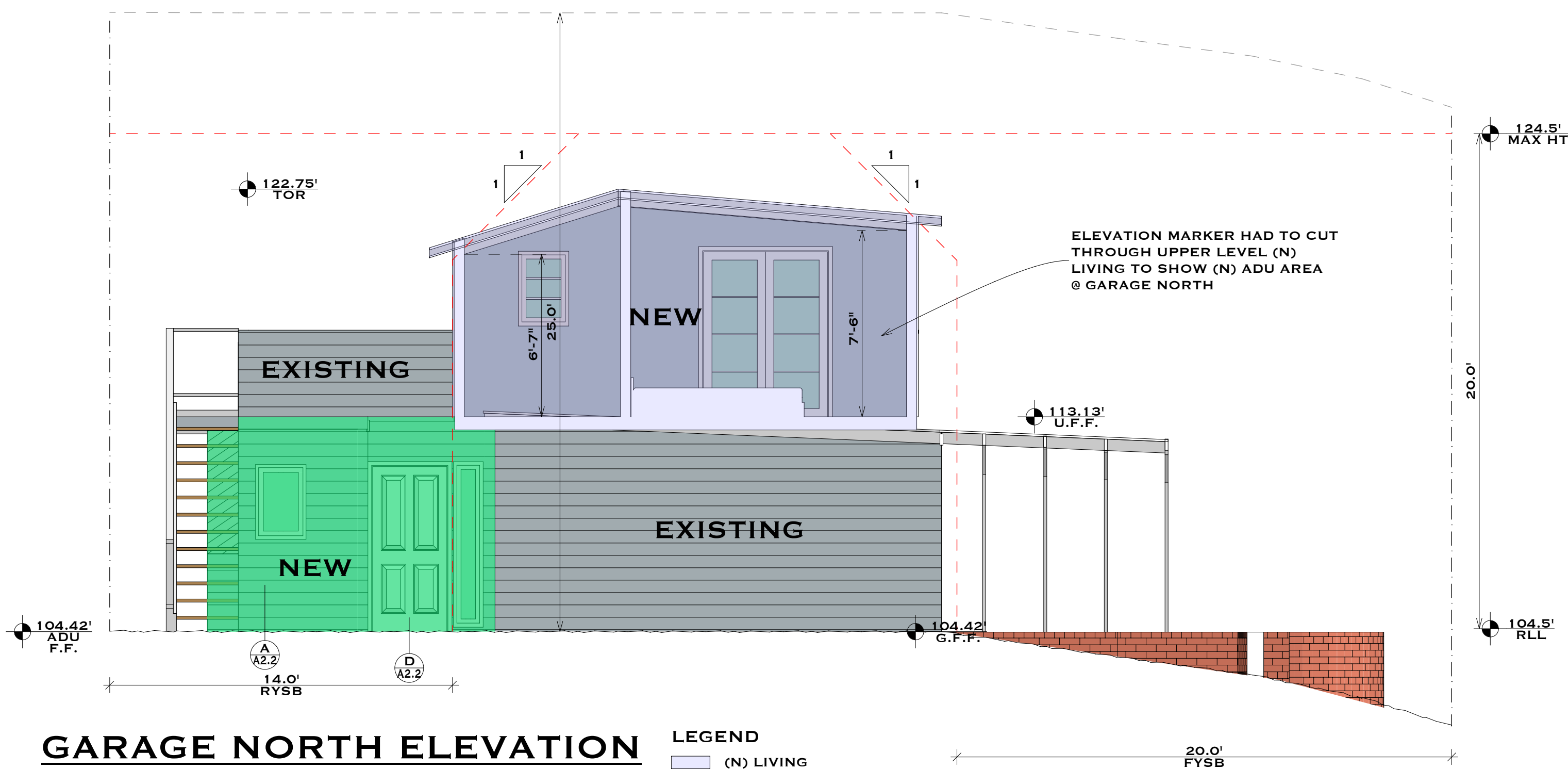
- (E) LIVING
 - (N) LIVING
 - (E) GARAGE
 - (E) DECK
 - (N) DECK
 - (E) LIV CONV. TO ADU
 - (N) ADU
 - HARDSCAPE - 1331.75 SF
 - (E) LANDSCAPE OPEN SPACE (NO CHANGES) - 448.12 SF
- 104.44+104.3=208.74/2=104.37
98.82+101.18=200/2=100
104.37-100=4.37
4.37/56=7.8% LOT SLOPE
25' ABOVE GRADE/20' ABOVE RLL



WEST ELEVATION

SCALE 1/4" = 1'-0"

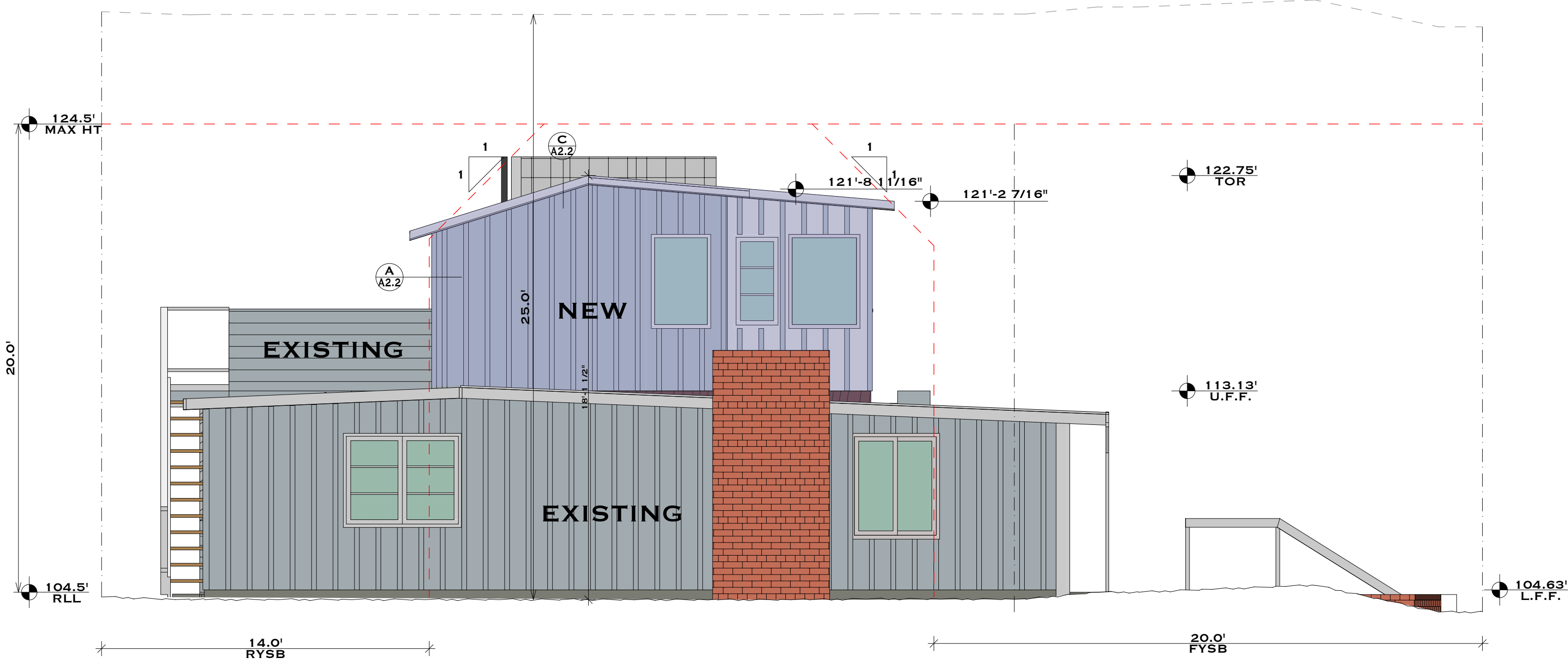
LEGEND
(N) LIVING



GARAGE NORTH ELEVATION

SCALE 1/4" = 1'-0"

LEGEND
(N) LIVING
ADU



NORTH ELEVATION

SCALE 1/4" = 1'-0"

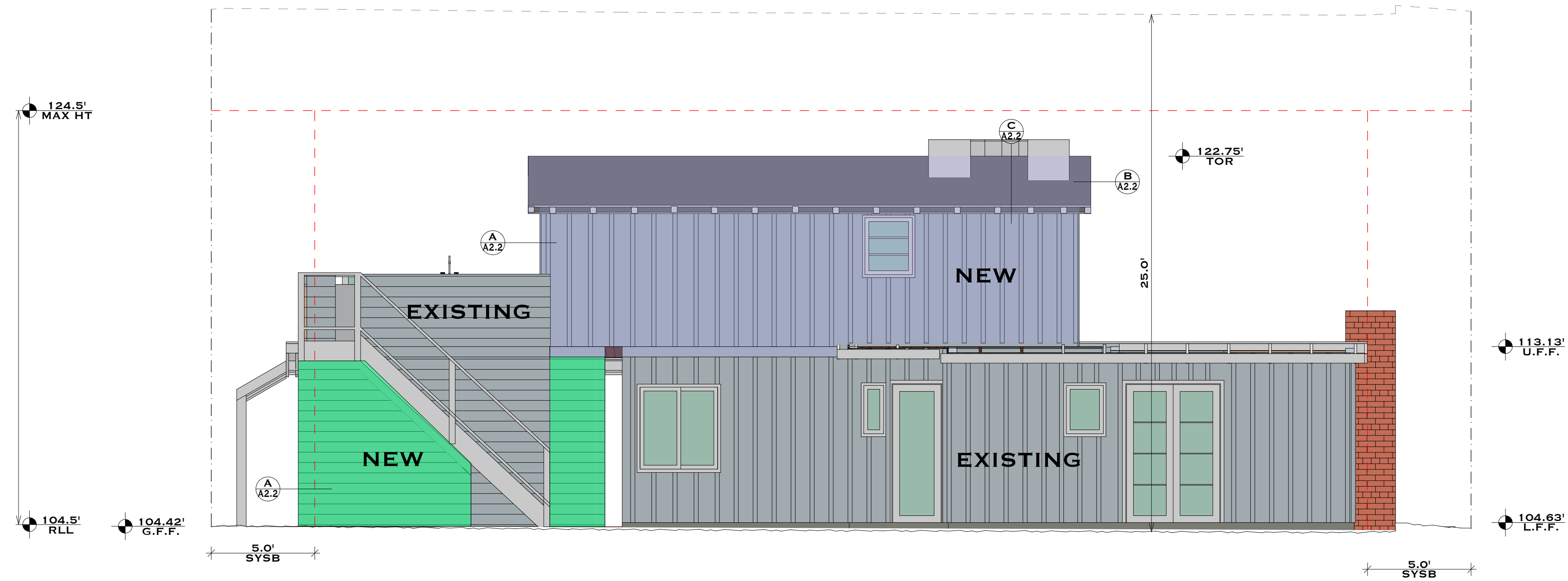
LEGEND
(N) LIVING

JAMES WARD HENRY II
DESIGN & PLANNING
31646 WILWOOD ROAD
LAGUNA BEACH, CA. 92651
(949)510-5771

A RESIDENTIAL REMODEL AND ADDITION FOR
WITTE
31982 VIRGINIA WAY, LAGUNA BEACH, CA. 92651

ELEVATIONS

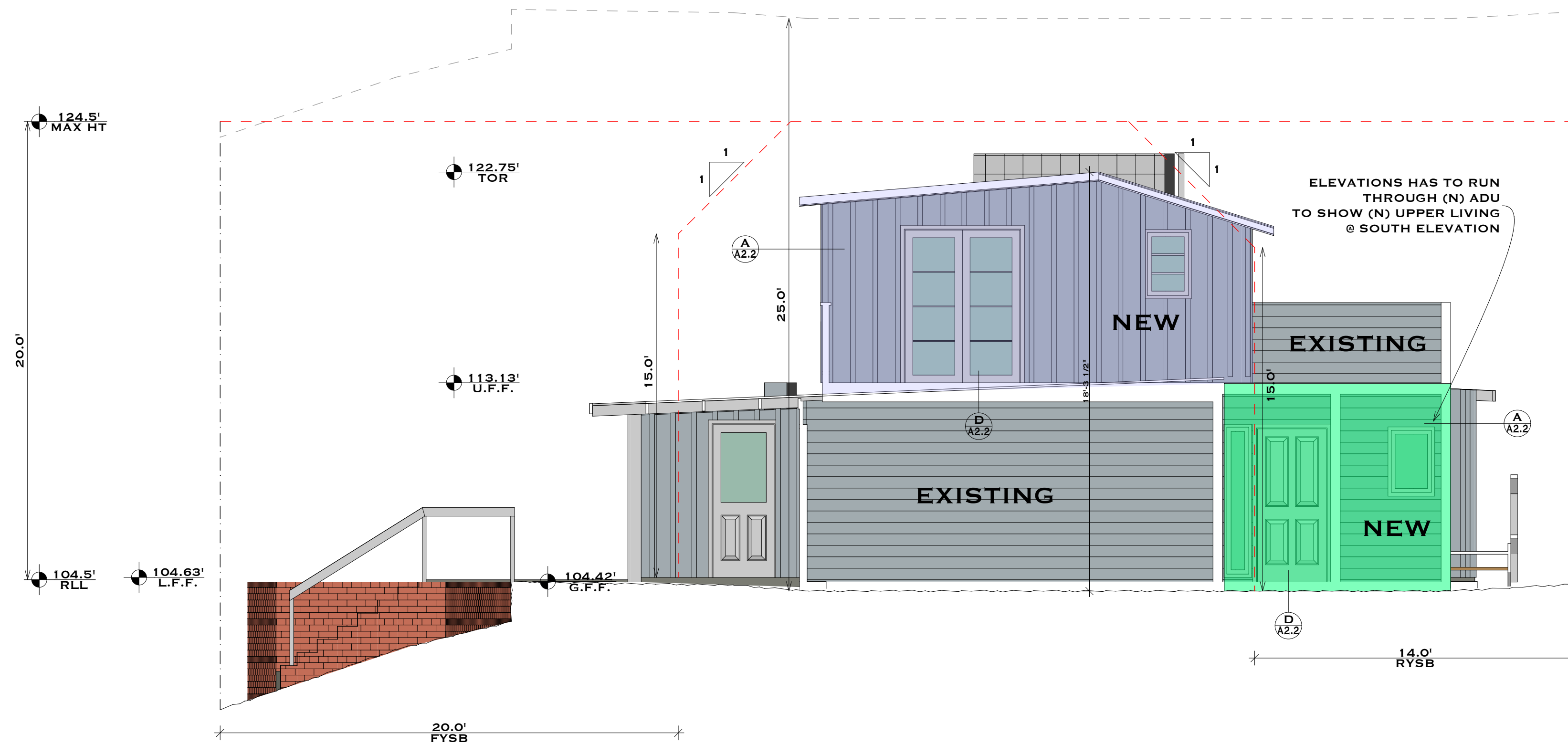
A3



EAST ELEVATION

SCALE 1/4" = 1'-0"

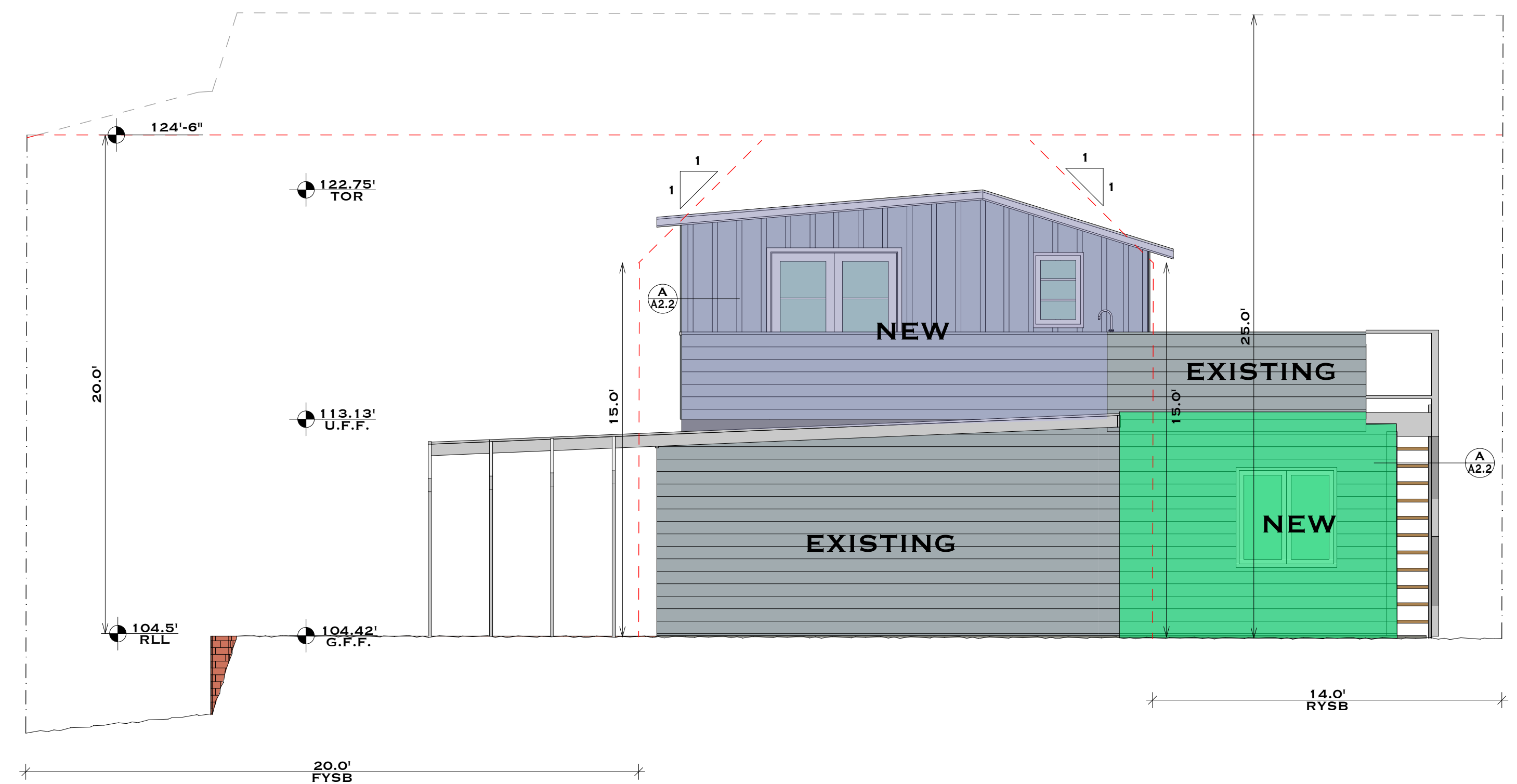
LEGEND
(N) LIVING
(N) ADU



SOUTH ELEVATION

SCALE 1/4" = 1'-0"

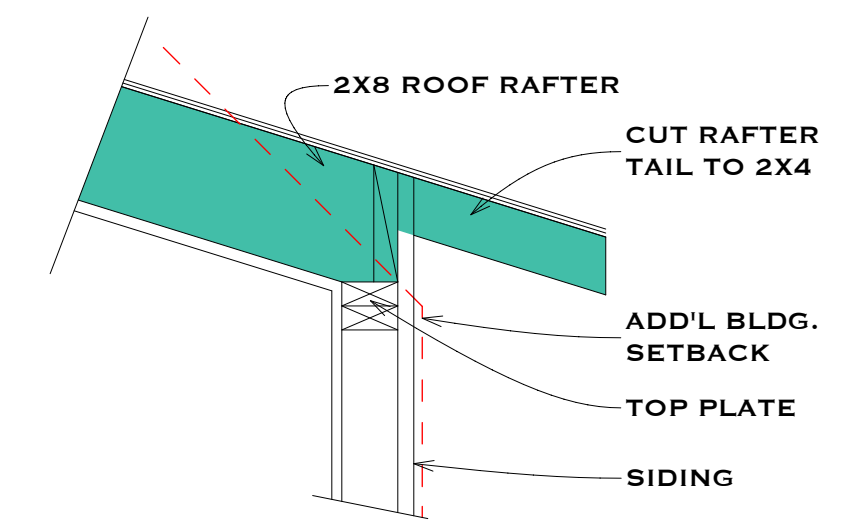
LEGEND
(N) LIVING
ADU



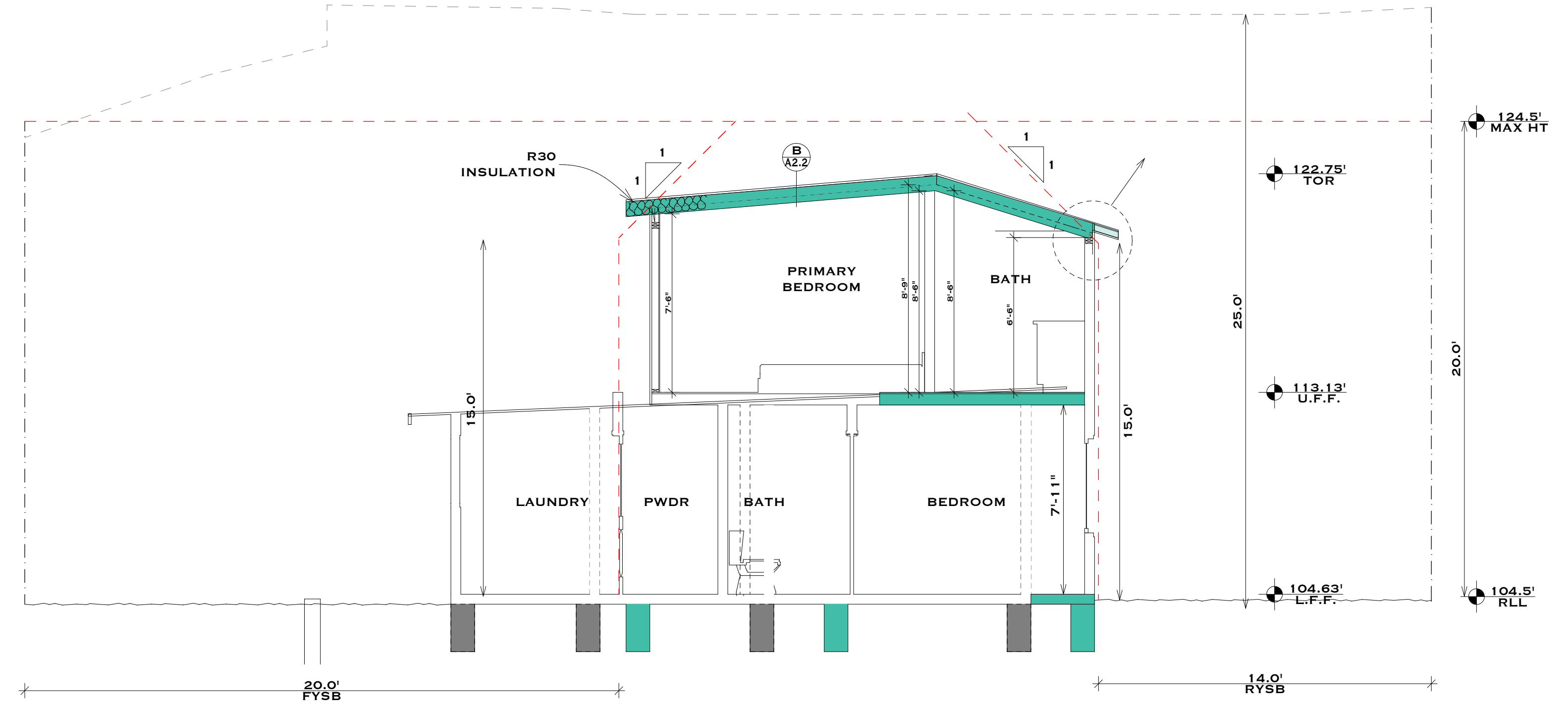
GARAGE SOUTH ELEVATION

SCALE 1/4" = 1'-0"

LEGEND
(N) LIVING
ADU

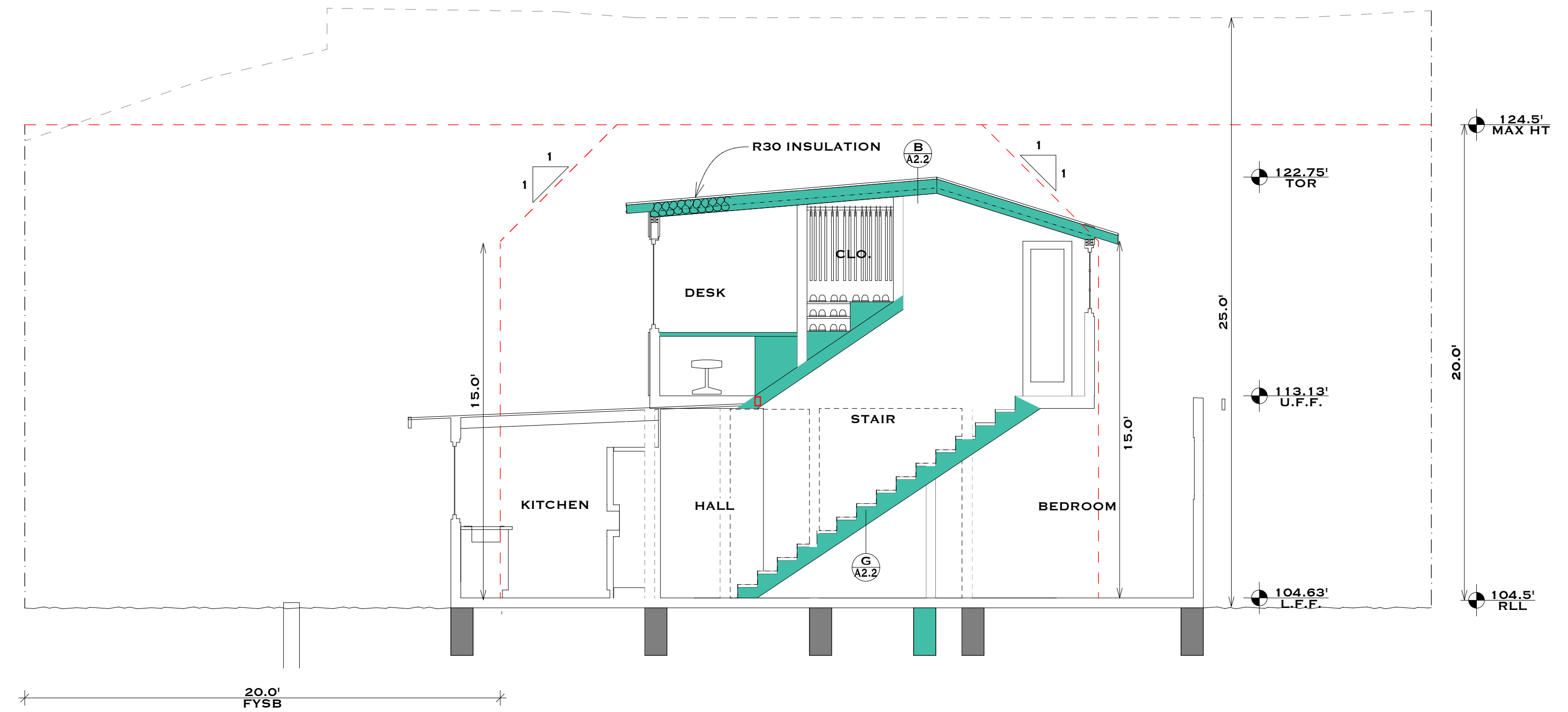


ROOF DETAIL



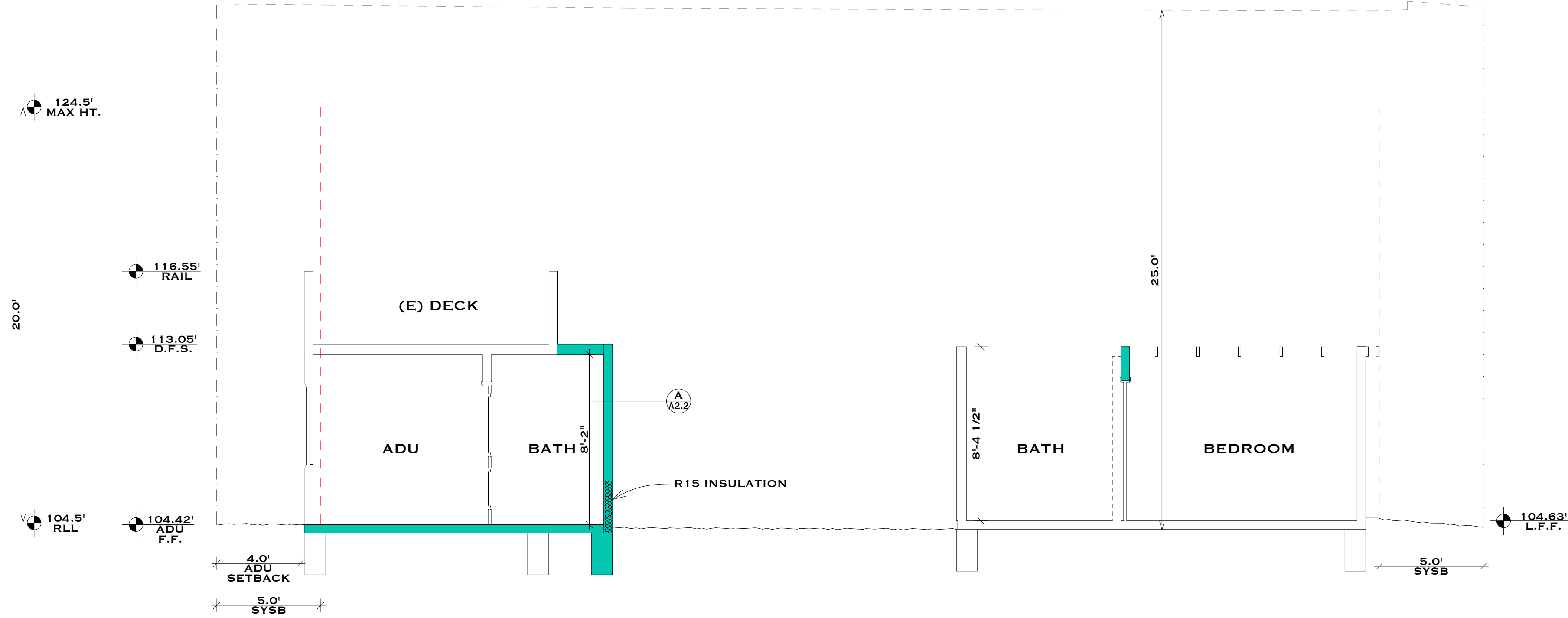
SECTION "AA"

SCALE 1/4" = 1'-0"

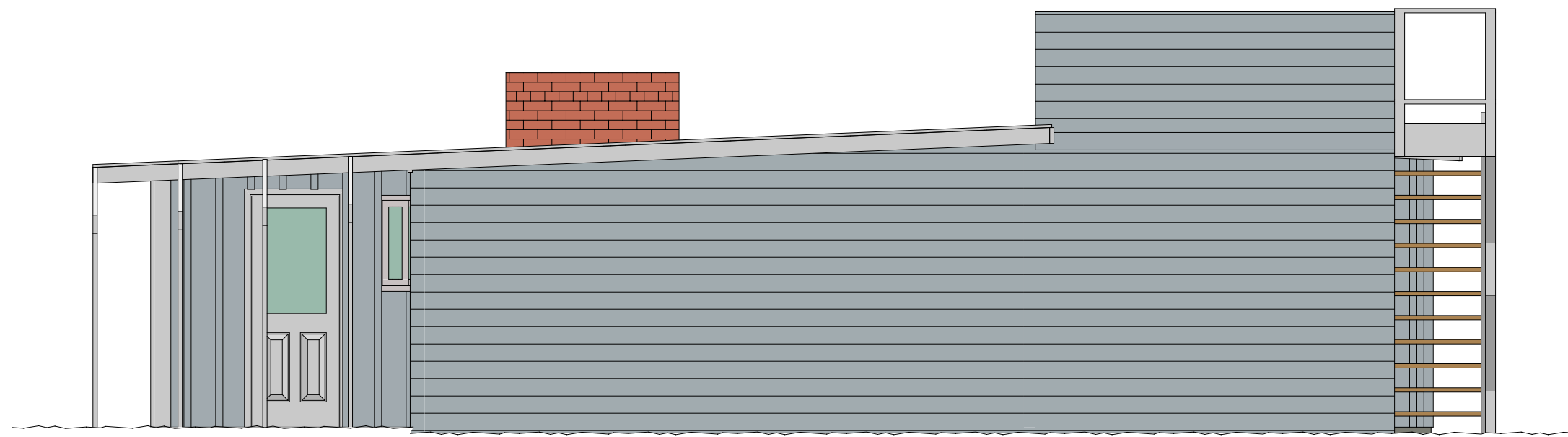


SECTION "BB"

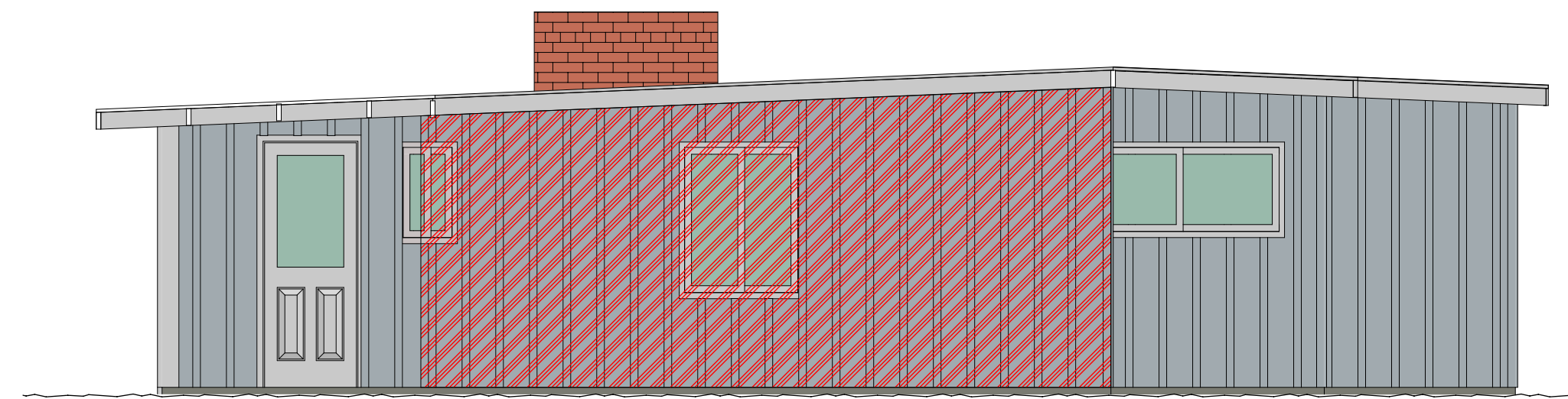
SCALE 1/4" = 1'-0"



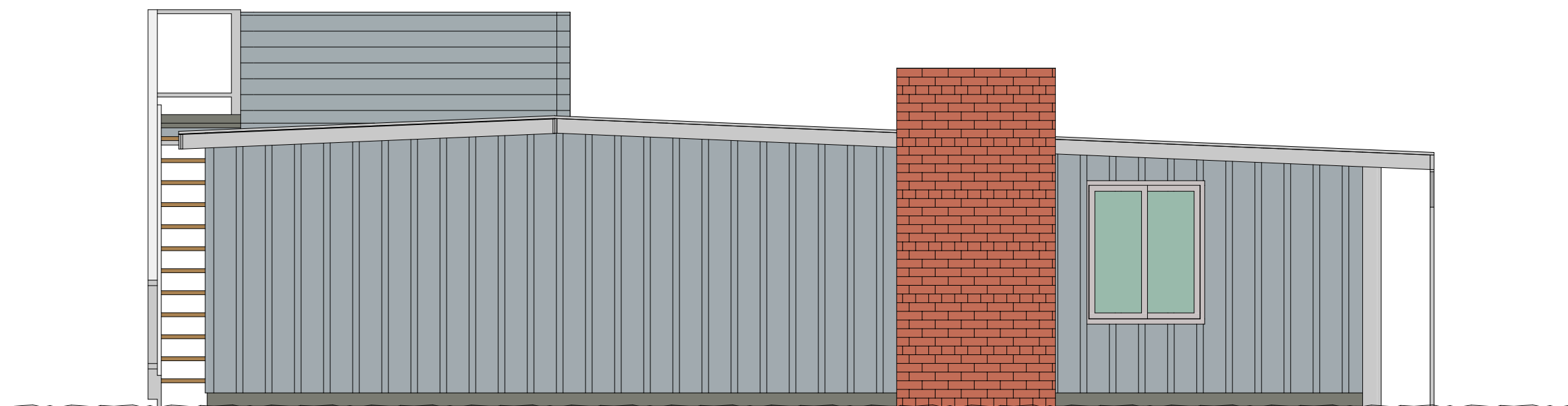
SECTION "CC"
SCALE 1/4" = 1'-0"



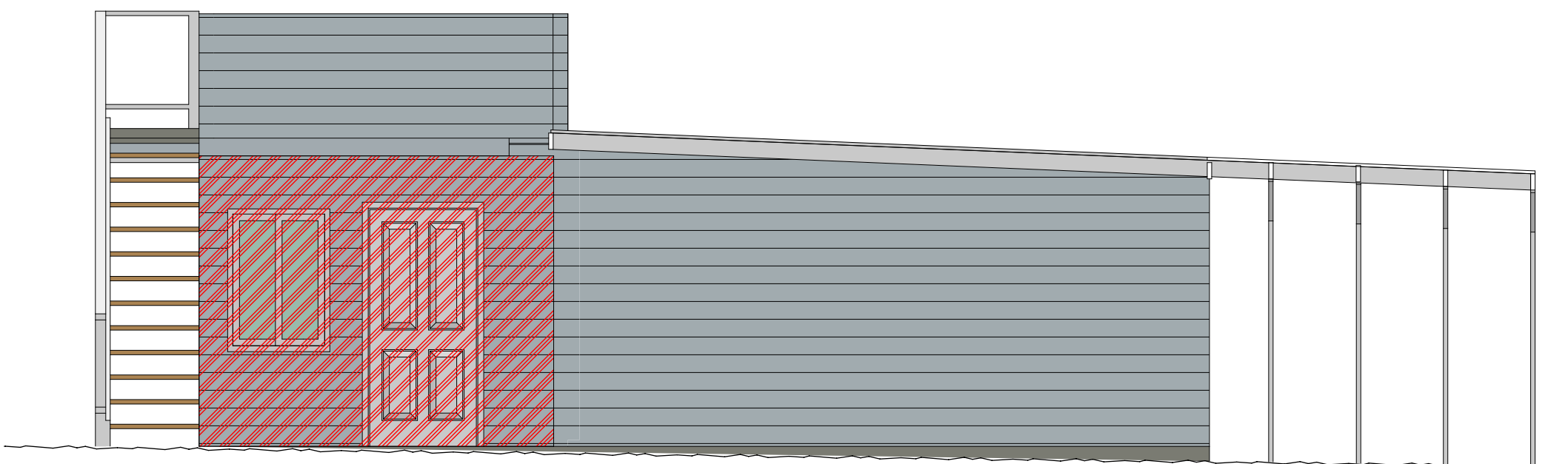
AB SOUTH ELEVATION (GARAGE)
SCALE 1/4" = 1'-0"



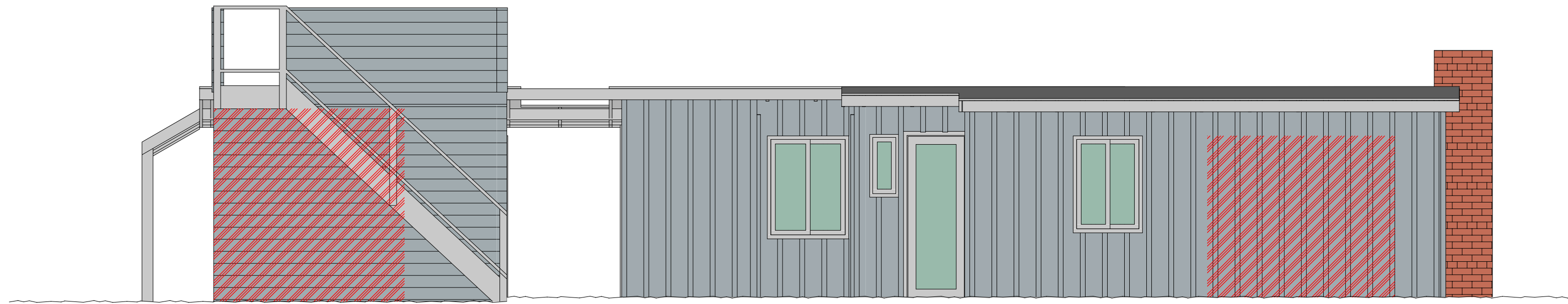
AB SOUTH ELEVATION (HOUSE) LEGEND
SCALE 1/4" = 1'-0" WALL DEMO'D



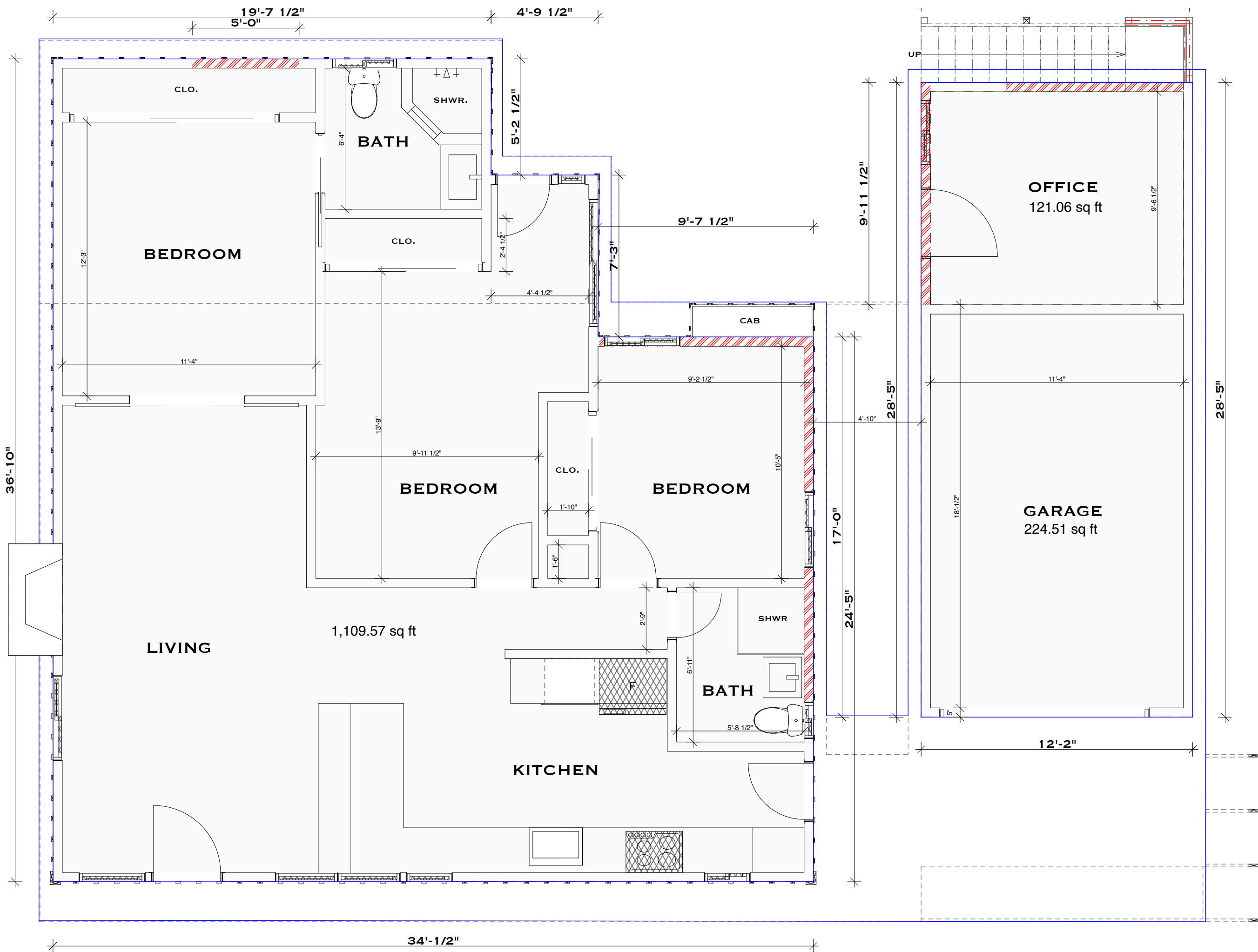
AB NORTH ELEVATION
SCALE 1/4" = 1'-0"



AB SOUTH ELEVATION (GARAGE) LEGEND
SCALE 1/4" = 1'-0" WALL DEMO'D



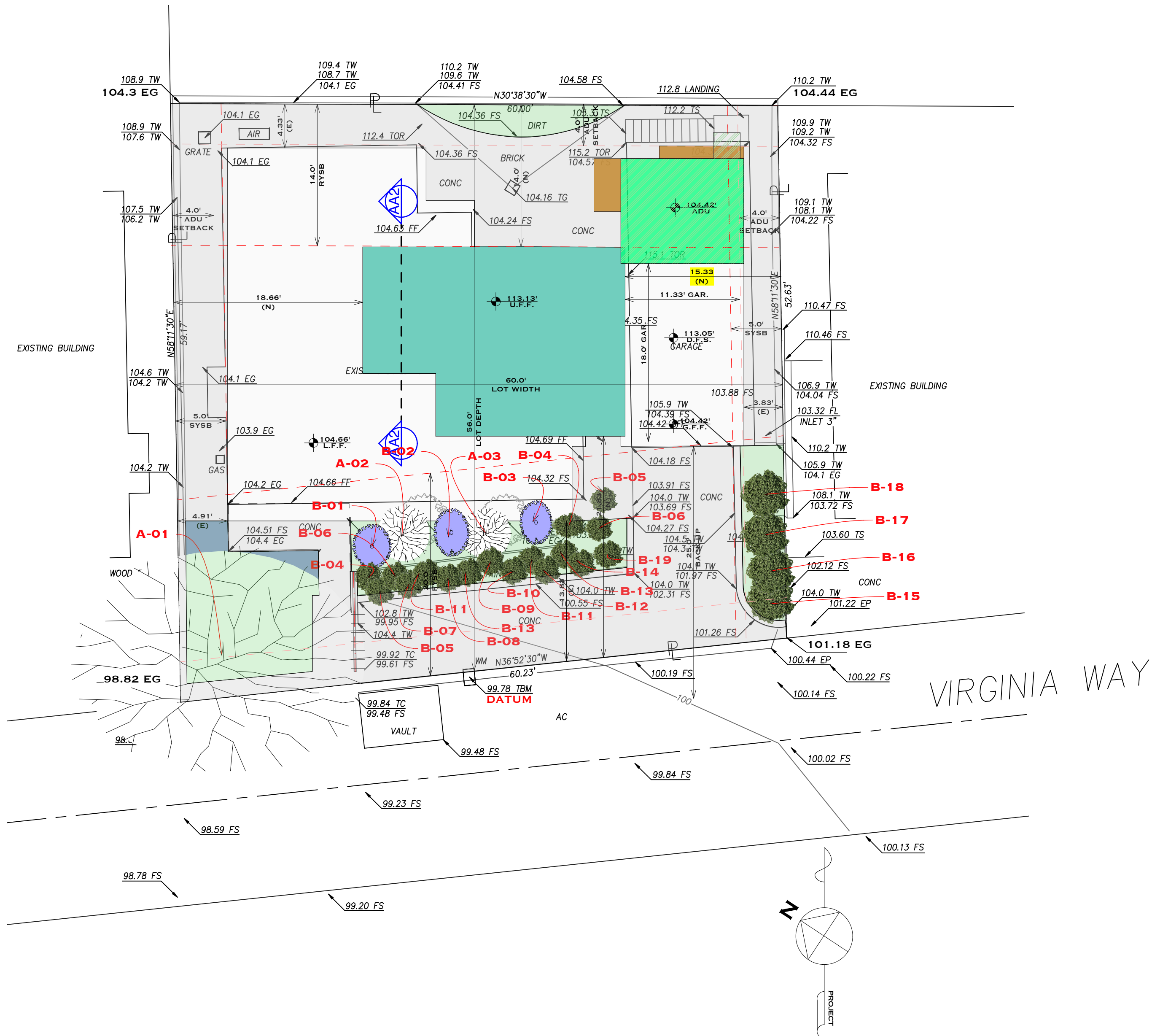
AB EAST ELEVATION LEGEND
SCALE 1/4" = 1'-0" WALL DEMO'D



AB FLOOR PLAN LEGEND
SCALE 1/4" = 1'-0"
(E) WALLS - 222.9 LF
WALL DEMO - 17.86 LF
 $19.62+4.95+5.20+7.25+9.62+24.41+34.04+36.83+12.0+28.41+12.16+28.41 = 222.9$
 $9.95+7.91+17.0+9.62+5.0 = 49.48$
 $49.48/222.9 = 0.198$ OR 22.2% WALL DEMO



AB WEST ELEVATION
SCALE 1/4" = 1'-0"



EXISTING LANDSCAPE PLAN

SCALE 1/8" = 1'-0"

- (E) LIVING
- (N) LIVING
- (E) GARAGE
- (E) DECK
- (N) DECK
- (E) LIV CONV. TO ADU
- (N) ADU
- HARDSCAPE - 1331.75 SF
- (E) LANDSCAPE OPEN SPACE (NO CHANGES) - 448.12 SF

Landscaping - Plant Detail						
Element ID	Common Name	Botanical Name	Maintained Height (ft)	Max Height (ft)	Maintained Width (ft)	Max Width (ft)
A-01	Chinese elm	Ulmus parvifolia	18	80	25	50
A-02	Buddhist pine	Podocarpus	10	50	7	20
A-03	Buddhist pine	Podocarpus	10	50	7	20
B-01	Bird of Paradise	Strelitzia reginae	8	25	6	10
B-02	Bird of Paradise	Strelitzia reginae	8	25	6	10
B-03	Bird of Paradise	Strelitzia reginae	8	25	6	10
B-04	Fire stick	Euphorbia tirucalli	4	30	4	5
B-05	Fire stick	Euphorbia tirucalli	4	30	4	5
B-06	Jade	Crassula Ovata	4	10	3	3
B-07	Jade	Crassula Ovata	4	10	3	3
B-08	Jade	Crassula Ovata	4	10	3	3
B-09	Jade	Crassula Ovata	4	10	3	3
B-10	Jade	Crassula Ovata	4	10	3	3
B-11	Jade	Crassula Ovata	4	10	6	3
B-12	Jade	Crassula Ovata	4	10	6	3
B-13	Fire stick	Euphorbia tirucalli	4	30	5	5
B-14	Fire stick	Euphorbia tirucalli	4	30	5	5
B-15	Bird of paradise	Strelitzia reginae	4	25	6	10
B-16	Bird of paradise	Strelitzia reginae	4	25	6	10
B-17	Aloe	Aloe Vera	2	3	4	10
B-18	Frangipani	Plumeria	4	30	6	25