

(Photo from when owners purchased the home in 2019)



1027 Summit Ave  
Landmarks Preservation Board  
Meeting 02  
November 22, 2021

## Photos of Existing Condition Prior to Demolition

- Excessive rot to structure found during roof deck repair, under STFI permit.
- Contractor removed all rotten framing & started replacing with new wall studs & roof deck framing.



## Current State of Garage (after demo)

- Home sits currently with new wall & floor framing, tarped to protect new lumber.
- Project construction stopped. Design for upper floor addition started to commence.
- During plan review with SDCI we were notified we needed the Certificate of approval for both the demo that was already done & the new proposed design.



## PROPOSAL FOR PROJECT

- Design plans propose to replace / repair existing foundation.
- New wall framing & floor joists for new 2<sup>nd</sup> story.
- New 2<sup>nd</sup> story addition to include an additional bedroom & bathroom over repaired garage.
- New garage door / entrance to garage to remain as existing.
- No landscaping or hardscapes to be removed or replaced.

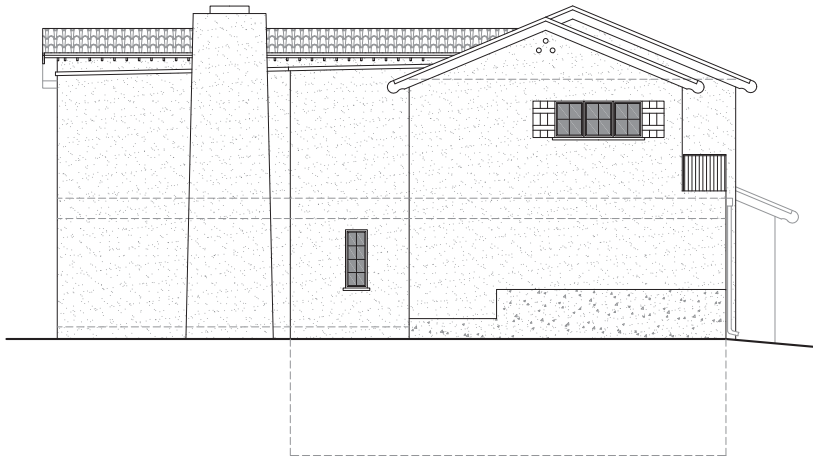
### Design Option 'A' summary

- Proposed 2<sup>nd</sup> story addition to be setback 3'-0" from front garage face of building.
- At bottom of roof balcony there will be a small single row of tile roof, centered over the garage door to create an "eyebrow" detail to recreate the existing feature (reference existing photo).
- Setback area becomes a small waterproof roof deck / balcony for use from bedroom.
- Combination of 6" tall parapet walls & 30-36" metal railings centered above the garage door for roof balcony. Scuppers & downspouts proposed next to garage door for proper drainage
- French doors & wing windows with shutters to match style & existing portions of home.
- Roof parallel to existing but less in height, to eliminate a bulky appearance, exposed rafter tails & fascia board design to match existing.
- Stucco siding finish, wood windowsills, wood garage door. Painted to match existing.



PROPOSED SOUTH ELEVATION A

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



PROPOSED EAST ELEVATION A

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



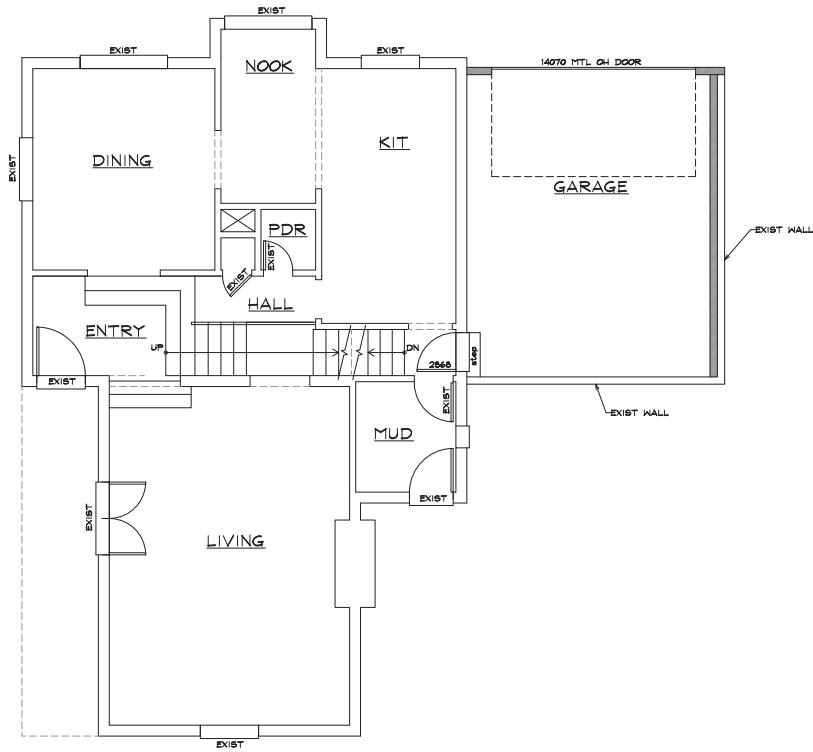
PROPOSED NORTH ELEVATION A

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

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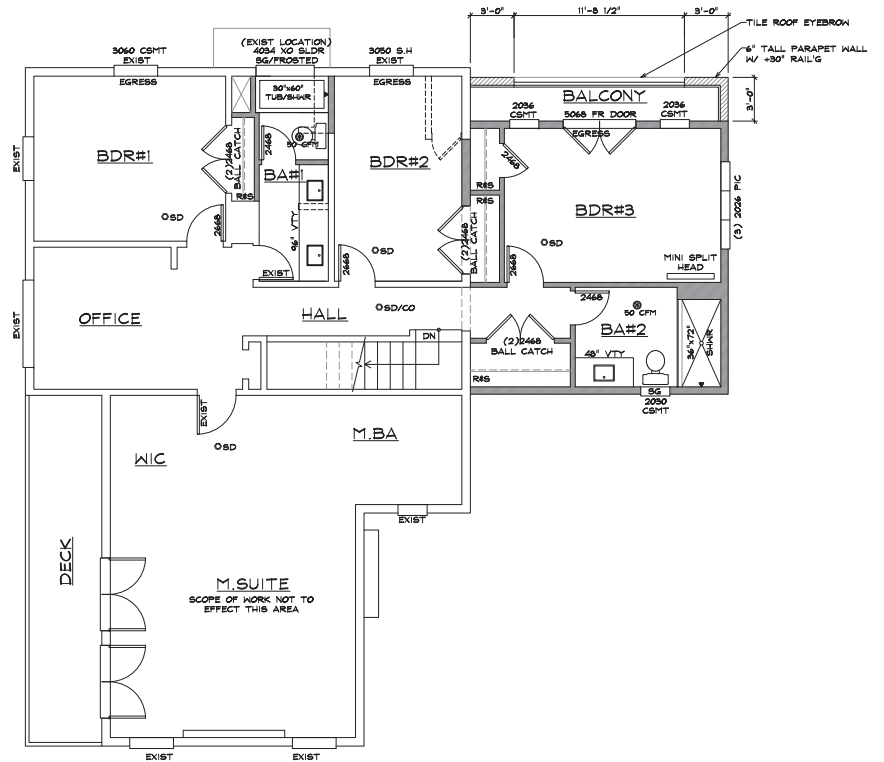
REVISION: DATE:



**PROPOSED MAIN FLR PLAN A**  
SCALE: 1/4"=1'-0"

**PLAN LEGEND:**

- NEW CONSTRUCTION =====
- EXIST. CONSTRUCTION =====
- HALLS TO BE REMOVED -----



**PROPOSED UPPER FLR PLAN A**  
SCALE: 1/4"=1'-0"

**PLAN LEGEND:**

- NEW CONSTRUCTION =====
- EXIST. CONSTRUCTION =====
- HALLS TO BE REMOVED -----

AREA SUMMARY	
EXISTING HEATED AREA:	2,440 SF
REMODELLED GARAGE:	365 SF
UPPER FLR ADD'N:	894 SF
NEW HEATED AREA:	2,834 SF



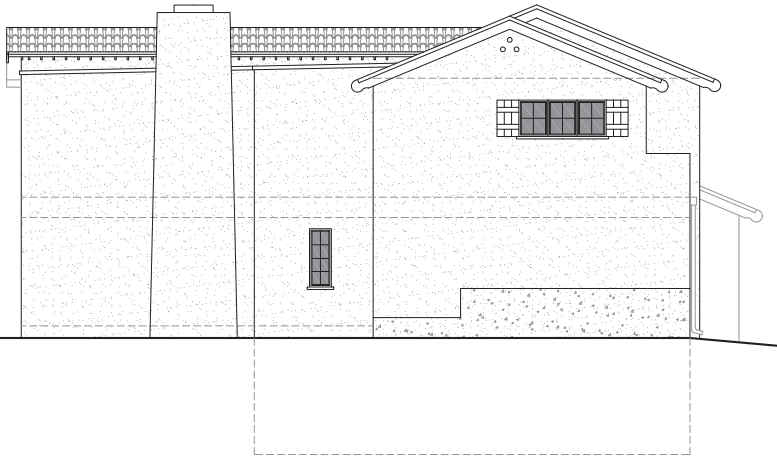
### Design Option 'B' summary

- Proposed 2<sup>nd</sup> story addition to be setback 3'-0" from front garage face of building.
- Setback area becomes a small waterproof roof deck / balcony for use from bedroom.
- Combination of 36" tall parapet walls & 36" metal railing centered above garage door for roof balcony. Scuppers & downspouts proposed next to garage door for proper drainage
- French doors to outside roof balcony. No wing windows.
- Roof parallel to existing but less in height, to eliminate a bulky appearance, exposed rafter tails & fascia board design to match existing.
- Stucco siding finish, wood windowsills, wood garage door. Painted to match existing.



PROPOSED SOUTH ELEVATION B

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



PROPOSED EAST ELEVATION B

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



PROPOSED NORTH ELEVATION B

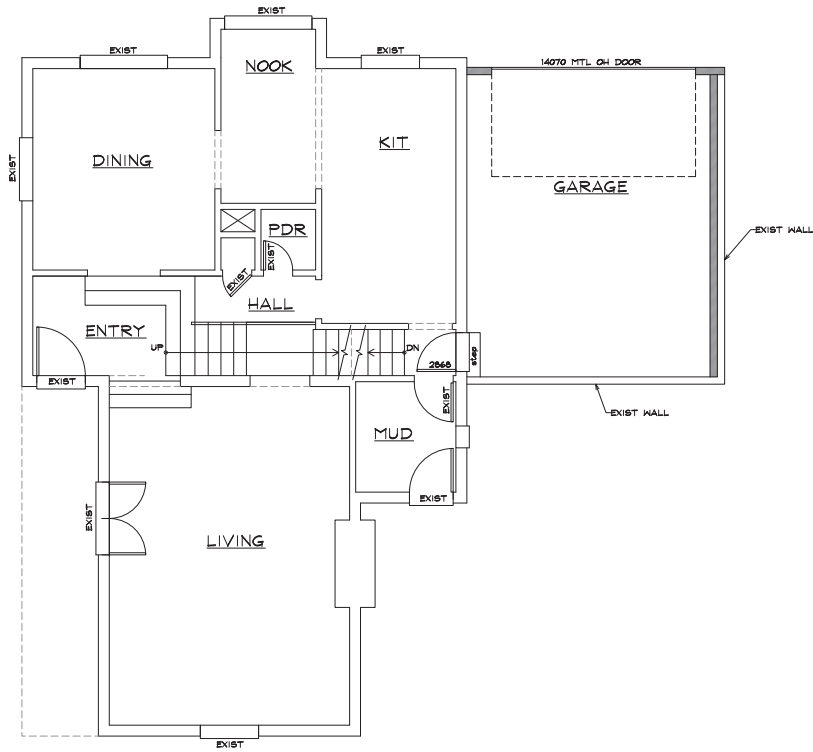
SCALE: 1/4"=1'-0"

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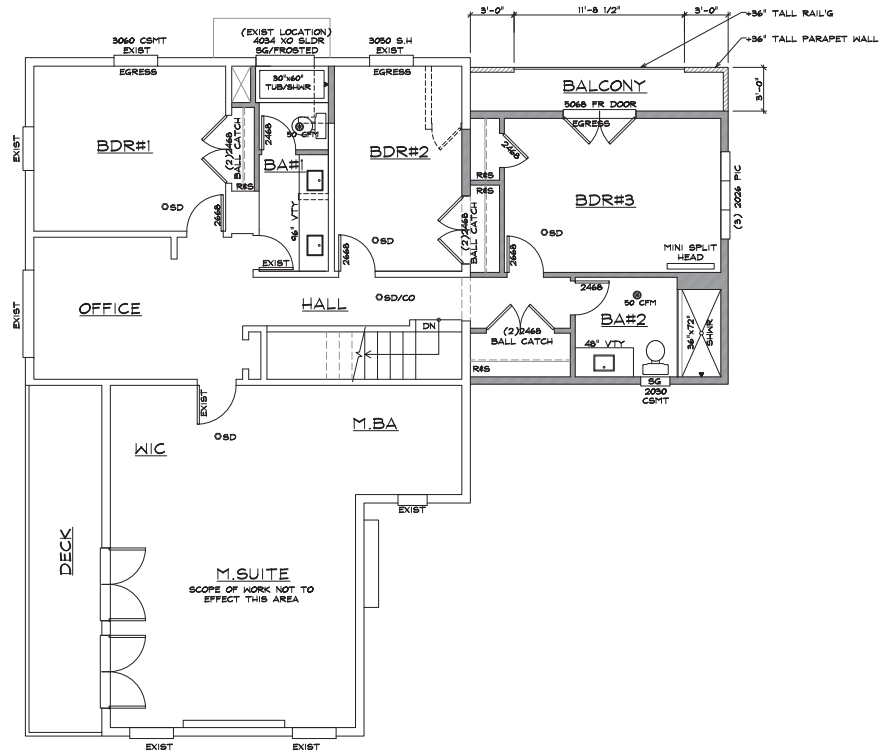




**PROPOSED MAIN FLR PLAN B**  
SCALE: 1/4"=1'-0"

**PLAN LEGEND:**

- NEW CONSTRUCTION ———
- EXIST. CONSTRUCTION ———
- HALLS TO BE REMOVED - - - - -



**PROPOSED UPPER FLR PLAN B**  
SCALE: 1/4"=1'-0"

**PLAN LEGEND:**

- NEW CONSTRUCTION ———
- EXIST. CONSTRUCTION ———
- HALLS TO BE REMOVED - - - - -

AREA SUMMARY	
EXISTING HEATED AREA:	2,440 SF
REMODELLED GARAGE:	365 SF
UPPER FLR ADD'N:	894 SF
NEW HEATED AREA:	2,834 SF



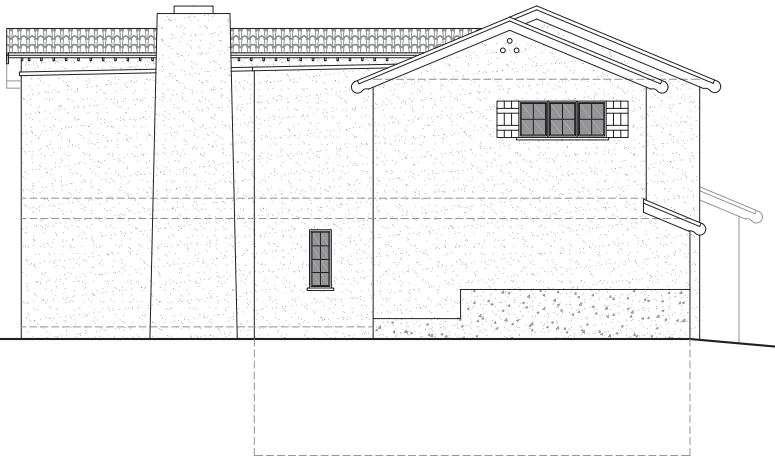
### Design Option 'C' summary

- Proposed 2<sup>nd</sup> story addition to be setback 3'-0" from front garage face of building.
- Setback area above garage creates a shed roof w/ tile to match existing bump-out at front of home.
- French 3'x6' windows open inward to Juliet balcony, matches existing one in bedroom.
- Wood shutters to match existing style.
- Roof parallel to existing but less in height, to eliminate a bulky appearance, exposed rafter tails & fascia board design to match existing.
- Stucco siding finish, wood windowsills, wood garage door. Painted to match existing.



PROPOSED SOUTH ELEVATION C

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



PROPOSED EAST ELEVATION C

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



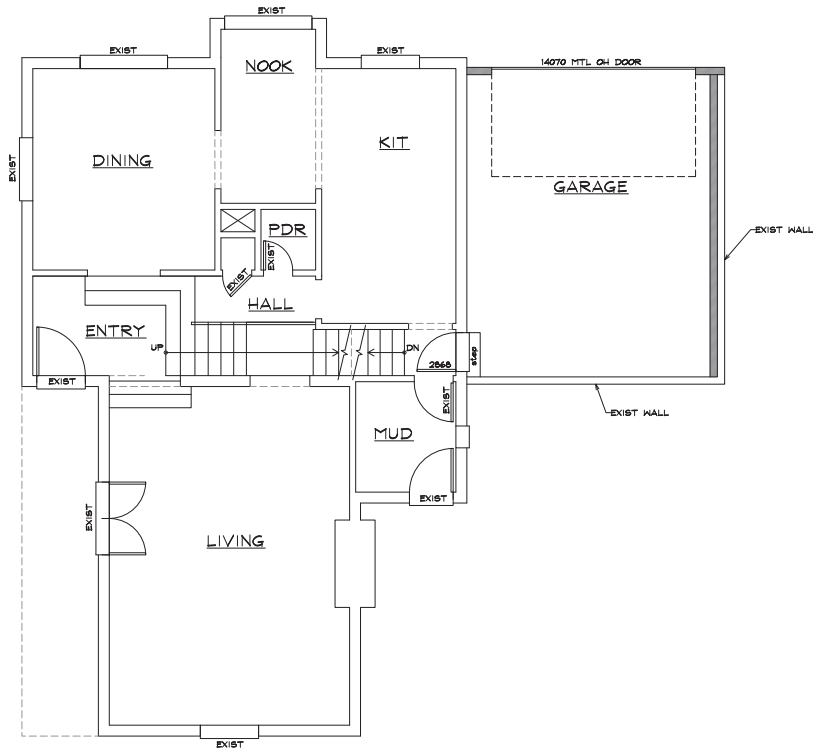
PROPOSED NORTH ELEVATION C

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

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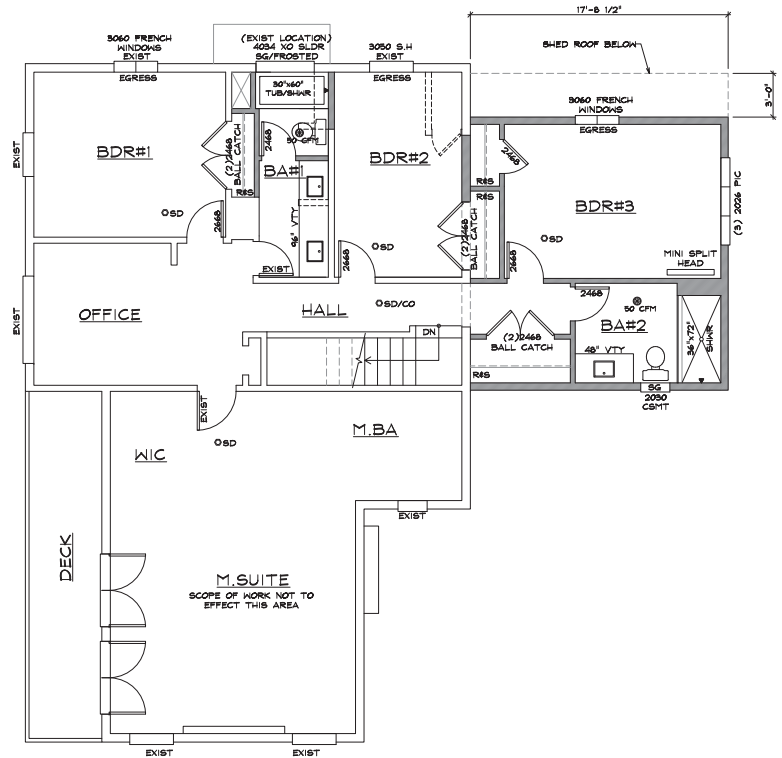
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**PROPOSED MAIN FLR PLAN C**  
SCALE: 1/4"=1'-0"

**PLAN LEGEND:**

- NEW CONSTRUCTION ———
- EXIST. CONSTRUCTION ———
- HALLS TO BE REMOVED - - - - -



**PROPOSED UPPER FLR PLAN C**  
SCALE: 1/4"=1'-0"

**PLAN LEGEND:**

- NEW CONSTRUCTION ———
- EXIST. CONSTRUCTION ———
- HALLS TO BE REMOVED - - - - -

AREA SUMMARY	
EXISTING HEATED AREA:	2,440 SF
REMODELLED GARAGE:	385 SF
UPPER FLR ADDN:	894 SF
NEW HEATED AREA:	2,854 SF

