

M/a
maxwell &
associates
architecture & planning

8941 Atlanta Ave. Suite 365
Huntington Beach, CA 92646
949 632-6018 tel / 949 632-7613 fax
gary@maxwarc.com
registrations: c13785 ca

OWNER:
GARRETT AND CAROLINE SHOOK
3815 E. WILTON ST
LONG BEACH, CA 90804
(760) 608-9242

ARCHITECT
MAXWELL AND ASSOCIATES
8941 ATLANTA AVENUE SUITE 365
HUNTINGTON BEACH, CA 92646
(949) 632-6018

PROJECT ADDRESS:
3815 WILTON ST
LONG BEACH, CA 90804

LEGAL DESCRIPTION:
TRACT 8613
LOT 12 AND VAC ALLEY ADJ NORTH

ASSESSOR PARCEL NUMBER:
7253014038

EXISTING FLOOR AREA:
SHED: 135 SQ. FT.
GARAGE: 256 SQ. FT.
PORCH: 54 SQ. FT.
RESIDENCE: 888 SQ. FT.

EXISTING USE:
SINGLE FAMILY RESIDENCE AND GARAGE

PROPOSED USE:
SAME

PROPOSED FLOOR AREA:
NEW SHED: 90 SQ. FT.
DEMO SHED: - 135 SQ. FT.
REMAINING GARAGE: 243 SQ. FT.
DEMO GARAGE: -13 SQ. FT.
EXISTING PORCH: 54 SQ. FT.
ADDED RESIDENCE: 644 SQ. FT.
TOTAL RESIDENCE: 1,532 SQ. FT.
ADDED COURTYARD DECK: 445 SQ. FT.

EXISTING LOT COVERAGE:
LOT AREA: 5,670 SQ. FT.
BUILDING COVERAGE: 1,230 SQ. FT.
LOT COVERAGE: 21.7%

PROPOSED LOT COVERAGE:
LOT AREA: 5,670 SQ. FT.
BUILDING COVERAGE: 1,865 SQ. FT.
LOT COVERAGE: 32.9%

EXISTING FLOOR AREA RATIO:
ONE STORY SO SAME AS LOT COVERAGE

PROPOSED FLOOR AREA RATIO:
ONE STORY SO SAME AS LOT COVERAGE

OPEN SPACE AREA:
DECK: 443 SQ. FT.
REAR YARD BEHIND ADDITION
AND SHED: 1,722.50 SQ. FT.
TOTAL: 2,165.5 SQ. FT.

EXISTING CONSTRUCTION TYPE:
V-B
NO CHANGE OF CONSTRUCTION TYPE

EXISTING OCCUPANCY:
R-1
NO CHANGE TO OCCUPANCY TYPE

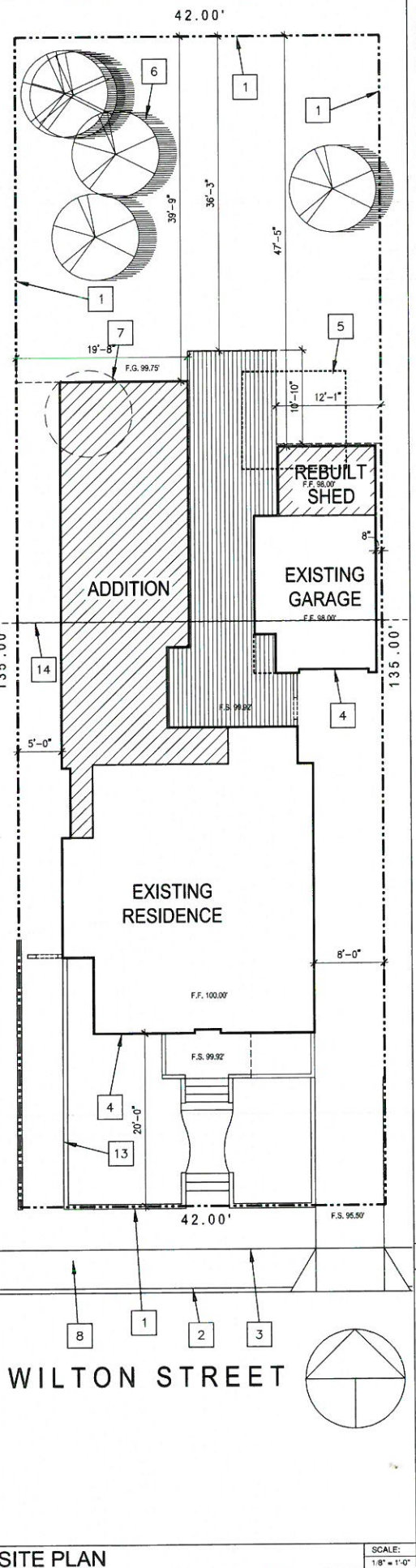
SCOPE OF WORK:
PROJECT DESCRIPTION:
ADDITION OF MASTER SUITE AND FAMILY
ROOM .REMODEL OF EXISTING GARAGE
RECONSTRUCTION OF EXISTING WOOD-
CLAD SHED TO MATCH STYLE AND BLEND
WITH EXISTING STRUCTURE

PROJECT INFO



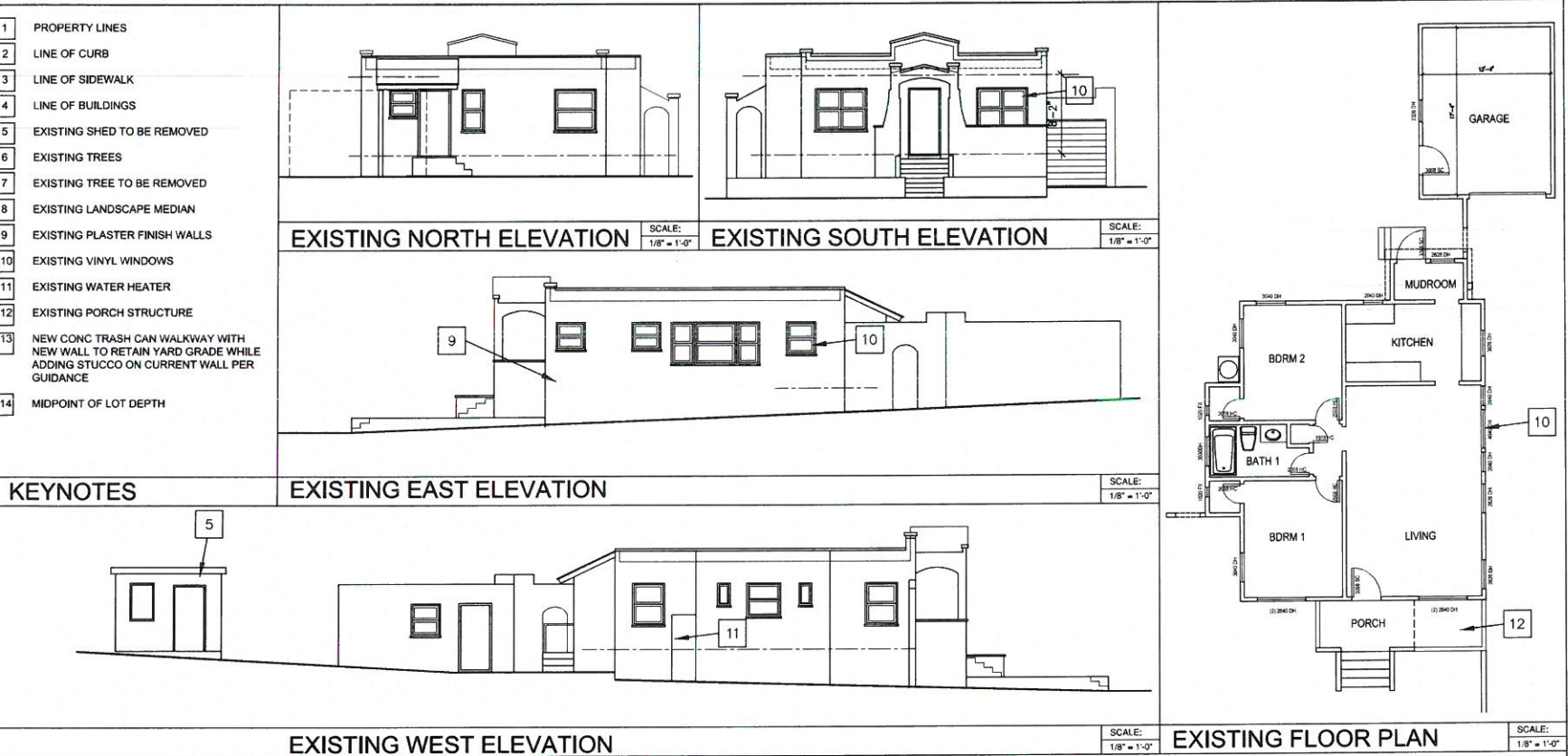
VICINITY MAP

SITE PLAN



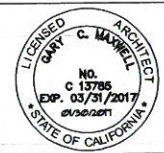
- 1 PROPERTY LINES
- 2 LINE OF CURB
- 3 LINE OF SIDEWALK
- 4 LINE OF BUILDINGS
- 5 EXISTING SHED TO BE REMOVED
- 6 EXISTING TREES
- 7 EXISTING TREE TO BE REMOVED
- 8 EXISTING LANDSCAPE MEDIAN
- 9 EXISTING PLASTER FINISH WALLS
- 10 EXISTING VINYL WINDOWS
- 11 EXISTING WATER HEATER
- 12 EXISTING PORCH STRUCTURE
- 13 NEW CONC TRASH CAN WALKWAY WITH NEW WALL TO RETAIN YARD GRADE WHILE ADDING STUCCO ON CURRENT WALL PER GUIDANCE
- 14 MIDPOINT OF LOT DEPTH

KEYNOTES



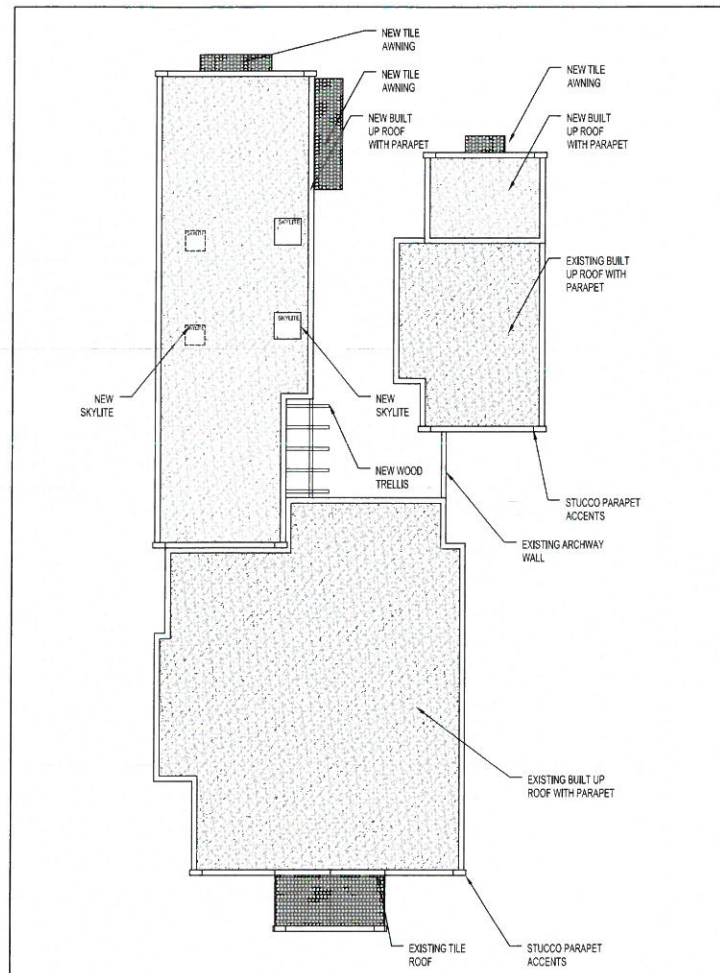
EXISTING STREET VIEW IN NEIGHBORHOOD CONTEXT

MASTER SUITE AND FAMILY ROOM ADDITION FOR
GARRETT AND CAROLINE SHOOK
3815 EAST WILTON STREET
LONG BEACH, CALIFORNIA 90804



PROJECT NO	14137
DATE	01/30/2017
DRAWN BY	GCM

REVISIONS	
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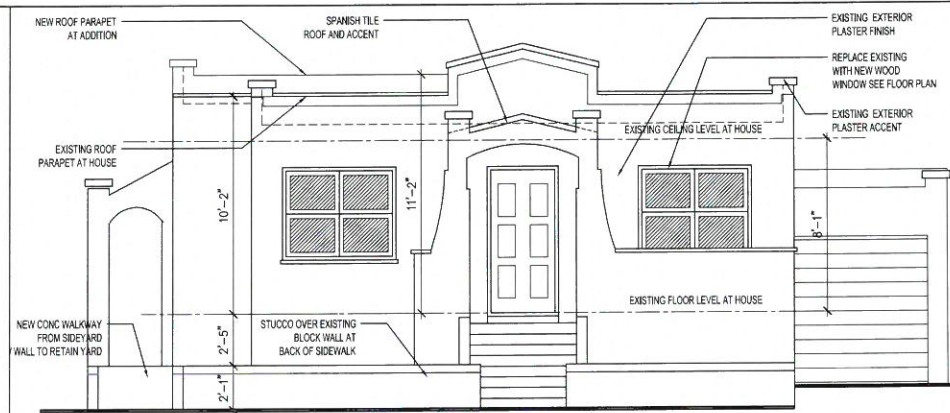


PROPOSED ROOF PLAN

SCALE:
1/8" = 1'-0"

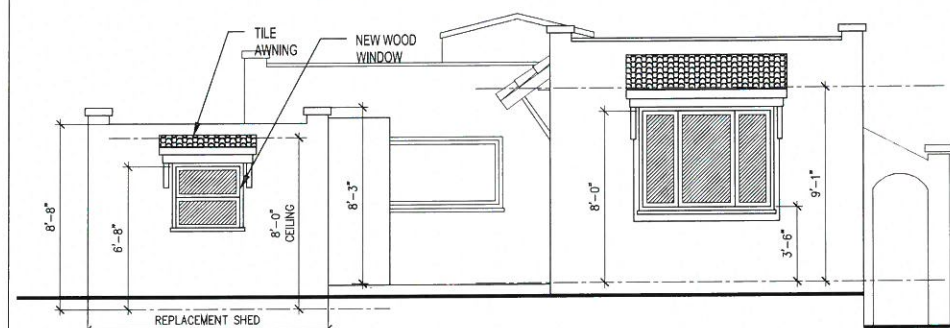
MARK	SIZE	TYPE	NEW/EXISTING/REPLACEMENT/RELOCATED
1	(2) 2'-6" W x 4'-0" H	WOOD DOUBLE HUNG	REPLACEMENT
2	(1) 3'-0" W x 2'-6" H	VINYL DOUBLE HUNG	EXISTING
3	(1) 2'-0" W x 4'-0" H	VINYL DOUBLE HUNG	EXISTING
4	(1) 4'-0" W x 4'-0" H	VINYL DOUBLE HUNG	EXISTING
5	(1) 3'-0" W x 3'-0" H	VINYL DOUBLE HUNG	EXISTING
6	(1) 6'-0" W x 3'-0" H	WOOD FIXED (1 PANEL)	NEW
7	(1) 6'-0" W x 8'-0" H	WOOD FRENCH DOOR	NEW
8	(1) 2'-6" W x 4'-6" H	WOOD DOUBLE HUNG	NEW
9	(1) 2'-0" W x 3'-0" H	WOOD FRENCH DOORS	REPLACEMENT
10	(1) 6'-0" W x 8'-0" H	WOOD DOUBLE HUNG	NEW
11	(1) 6'-0" W x 5'-0" H	WOOD CASEMENT XOX	NEW
12	(1) 6'-0" W x 3'-0" H	WOOD CASEMENT XOX	NEW
13	(1) 1'-0" W x 2'-0" H	WOOD FIXED	NEW
14	(1) 2'-0" W x 4'-0" H	WOOD DOUBLE HUNG	NEW
15	(1) 6'-0" W x 4'-6" H	WOOD CASEMENT XOX	NEW
16	(1) 1'-0" W x 2'-0" H	WOOD FIXED	EXISTING
17	(1) 3'-0" W x 1'-6" H	WOOD AWNING	NEW
18	(1) 6'-0" W x 4'-0" H	WOOD DOUBLE HUNG	NEW BEDROOM 2
19	(1) 3'-0" W x 4'-0" H	WOOD DOUBLE HUNG	REPLACE BEDROOM 1
20	(1) 3'-0" W x 3'-0" H	WOOD DOUBLE HUNG	NEW

WINDOW AND GLAZED DOOR SCHEDULE



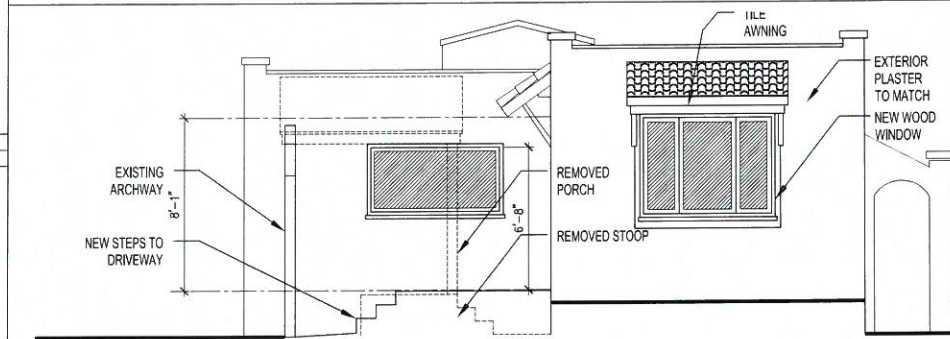
PROPOSED SOUTH ELEVATION

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



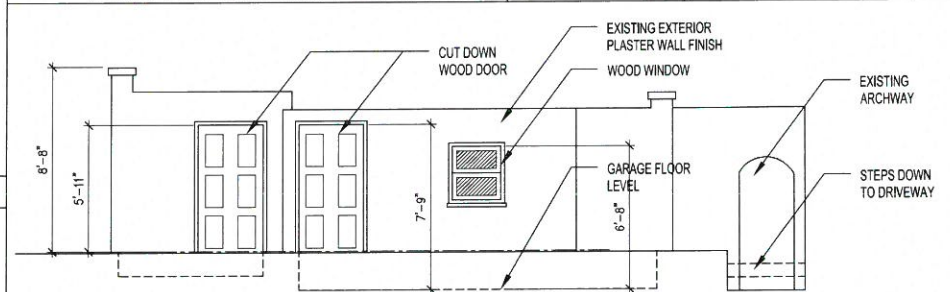
PROPOSED NORTH ELEVATION

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



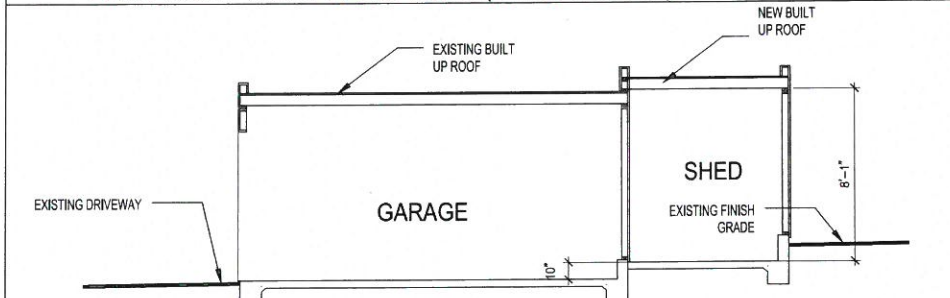
PROPOSED NORTH ELEVATION (COURTYARD)

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



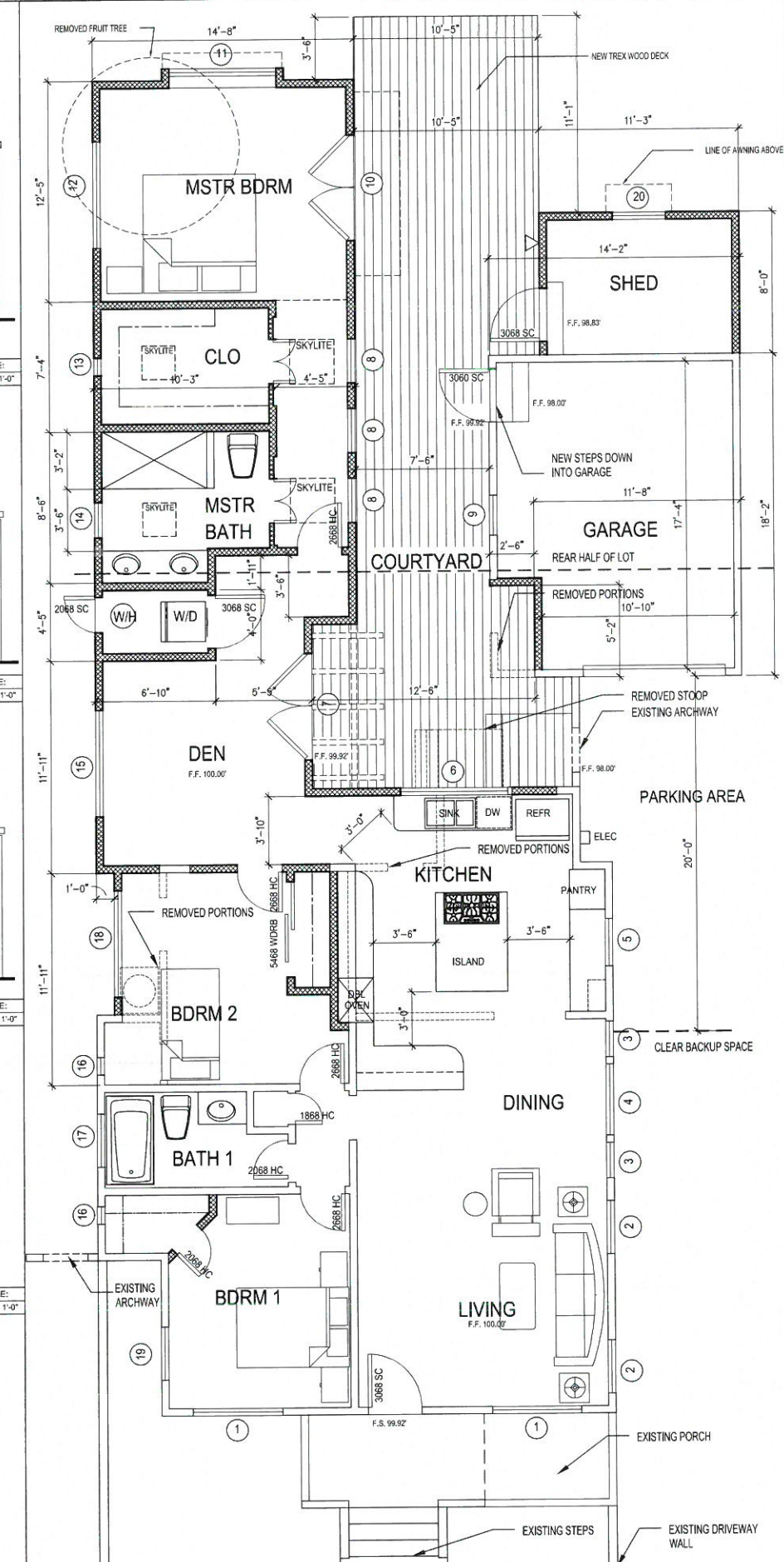
PROPOSED WEST ELEVATION (COURTYARD)

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



PROPOSED SECTION THRU GARAGE

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

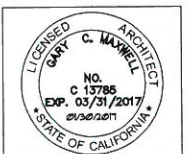


PROPOSED FLOOR PLAN

SCALE:
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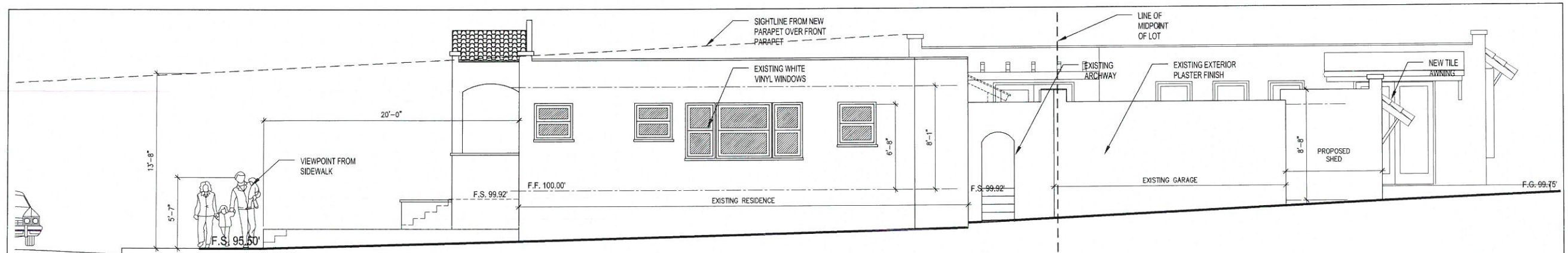
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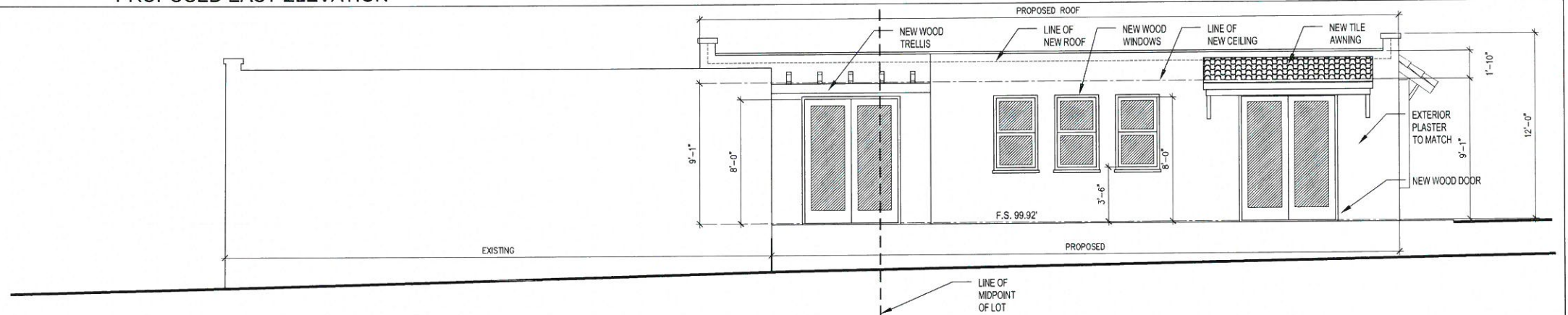
REVISIONS
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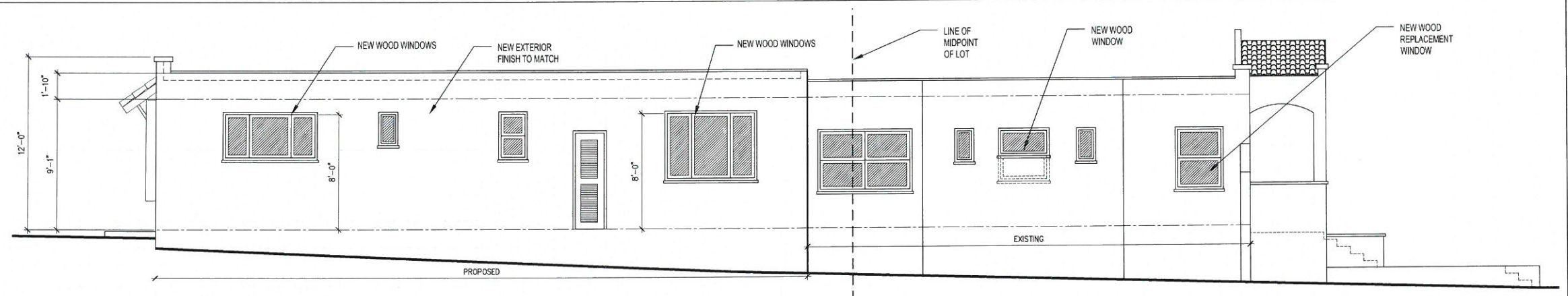
PROPOSED EAST ELEVATION

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



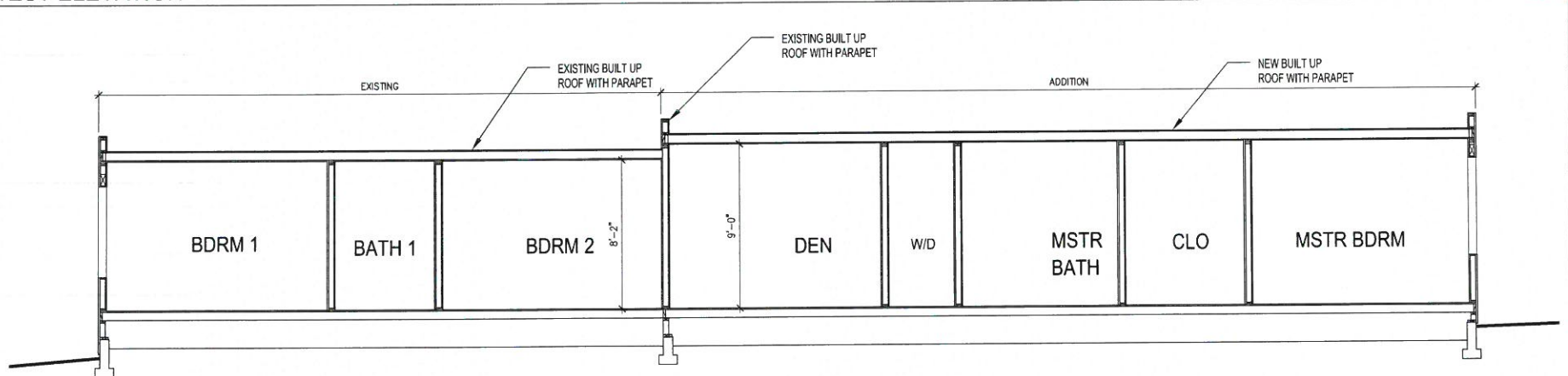
PROPOSED EAST ELEVATION AT COURTYARD

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



PROPOSED WEST ELEVATION

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

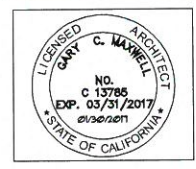


PROPOSED SECTION THRU HOUSE

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

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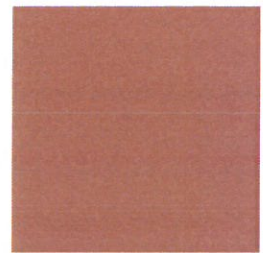


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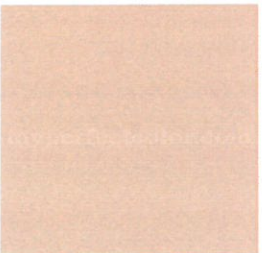
COLOR SCHEME



PORCH RAILINGS AND
RETAINING WALL TOP
Sherwin Williams (SW)
6327 Bold Brick



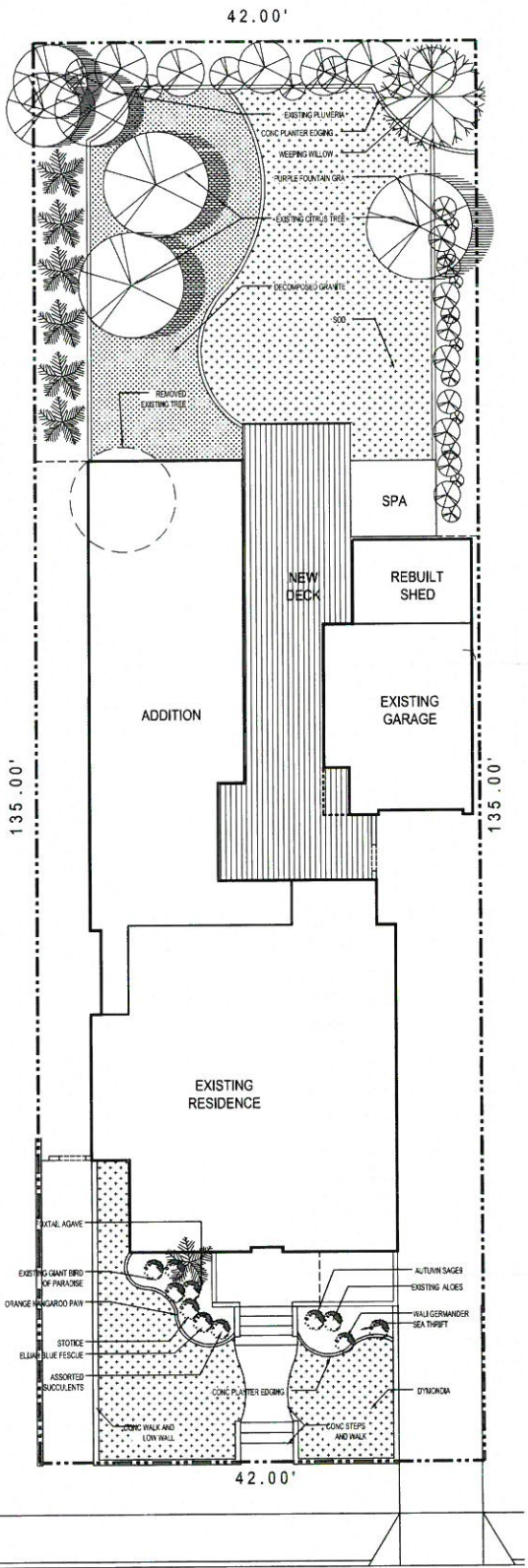
WINDOW FRAME AND
TRIM
EXTERIOR WALL
COLOR
Sherwin Williams (SW)
7615 Sea Serpent



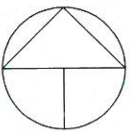
EXTERIOR WALL
COLOR
Dunn Edwards 68
Stonish Beige



WINDOW
REPLACEMENT:
WOOD SINGLE HUNG



WILTON STREET



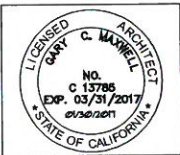
LANDSCAPE PLAN

SCALE:
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