

town of pv - hillside info

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PROPOSED RESIDENCE NARRATIVE:

PROPOSED RESIDENCE IS A REMODEL OF AN EXISTING 3,169 SQ FT RESIDENCE WITH A 900 SQ FT CARPORT (TOTAL 4,069 SQ FT). THE PROPOSED RESIDENCE WITH AN ENCLOSED GARAGE IS 4,737 SQ FT. THE INCREASE IN THE SQUARE FOOTAGE IS DUE TO A PROPOSED LARGER MASTER BEDROOM IN THE ALREADY DISTURBED AREA AND EXPANSION OF THE EXISTING GARAGE BY 180 SF

THE NEW FIN FLOOR HEIGHT OF THE LIVING AREA AND THE BEDROOMS WILL BE RAISED 2'-8" ABOVE THE CURRENT ELEVATION OF THE EXISTING CONCRETE SLAB. THE DESIRE FOR A NEW FINISHED FLOOR ELEVATION THAT IS HIGHER THAN THE EXISTING FLOOR ELEVATION IS PRIMARILY TO BETTER ENSURE THAT WATER/DRAINAGE FROM THE HILLSIDE WILL NOT BE AN ISSUE. THE FIN FLOOR HEIGHT OF THE EXISTING GARAGE WILL REMAIN THE SAME.

THE EXISTING GABLE ROOF WILL BE REMOVED AND REPLACED WITH A NEW 'FLAT' ROOF. THE EXISTING TOP OF ROOF HEIGHT IS AT 11'-0" AFF AT ITS HIGHEST POINT. THE NEW ROOF HEIGHTS ARE 13'-4" AFF AT THE LIVING ROOM AND 11'-4" AFF AT THE GARAGE AND THE BEDROOM AREAS. ALL HEIGHTS CONFORM WITH THE HILLSIDE ORDINANCE.