

143 Claremont Avenue; APN: 296-16-011  
File No: PLN2021-14903

Our Journey towards home extension plan:

- Started architectural plans in April 2020 by consulting with the city planning for design requirements/guidelines via emails/phone calls.
- As we felt that we can extend our home per our requirements within the city guidelines, we have started the home extension process.
- Our Intent to remodel this home is for the family use only. Our kids have grown up and decided to stay with us and hence remodeling the home.
- We want to keep the existing first floor as is and extend further to add an office room and a family room on the first floor.
- Current bedrooms are very small, hence adding 2 bedrooms on the 2nd floor with total of 5 bed rooms plus an office.
- Our older son already got a job locally and planning to stay with us.
- Also, our parents and in-laws will be visiting us every year, staying with us up to 6 months during each visit.



3575 Mauricia Ave



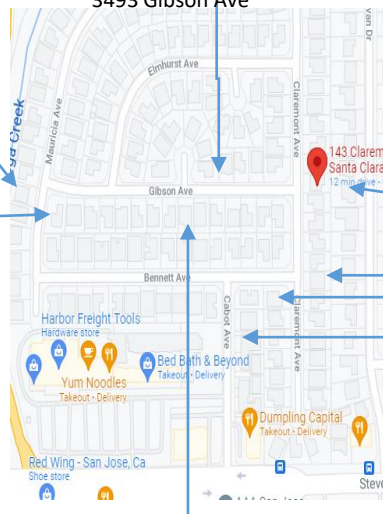
3493 Gibson Ave



93 Claremont Ave



3592 Gibson Ave



Existing Two-story home behind (106 Rodonovan Dr)

New two-story home construction in progress (92 Claremont Ave)



3522 Gibson Ave

**Neighborhood features:**

- Diversity in styles
- Layered 2 story buildings
- massing
- Front Balconies

143 Claremont Avenue; APN: 296-16-011  
File No: PLN2021-14903



Cabot Avenue

143 Claremont Avenue; APN: 296-16-011  
File No: PLN2021-14903

**03/17/2021:** First submission to city:



1 PROPOSED WEST ELEVATION  
A3.1 SCALE: 1/4" = 1' - 0"

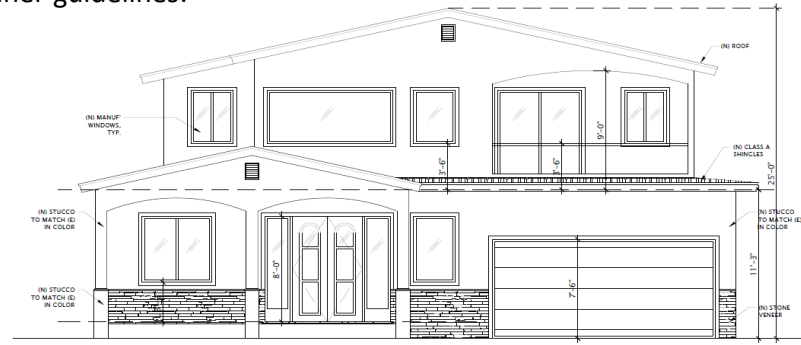
**10/14/2021:** 5<sup>th</sup> submittal: More changes were done to incorporate the suggestions by the planning team and we were told these are the final changes.



3 PROPOSED WEST / FRONT ELEVATION  
A-4 SCALE: 1/4" = 1' - 0"

Started architectural plans in Jun 2020 by consulting with City

**06/29/2021:** Second submission with complete redesign and setbacks per planner guidelines:



3 PROPOSED WEST / FRONT ELEVATION  
A-4 SCALE: 1/4" = 1' - 0"

**08/18/2021:** 3<sup>rd</sup> submittal: Revised our submittal to incorporate the comments and feedback to change the roof and reduce the massiveness.



3 PROPOSED WEST / FRONT ELEVATION  
A-4 SCALE: 1/4" = 1' - 0"

143 Claremont Avenue; APN: 296-16-011  
File No: PLN2021-14903

**01/12/2022:** 6<sup>th</sup> submittal:

Revised Plan to incorporate the changes as discussed and agreed upon with the Development Review Officer after the Nov 3<sup>rd</sup> 2021 DRH meeting:

1. Overall building FAR (per Planning) reduced to 0.6
2. Building reduction achieved by further stepping back the storage and Family Loft on the 2nd level, additional 4'9" (on top of initial 5'). The total step back from front first level wall below is now 9'9"
3. More sloping roof at the first level in front façade due to step back (brings massing down and away from street)
4. A new small pitched roof over the double height stair area, that maintains the 2nd floor eaves. Keeps roof eave consistent.
5. Increasing the roof eave fascia to 8" wide, so there is a prominent eave band on all sides of the home, at both levels.



143 Claremont Avenue; APN: 296-16-011  
File No: PLN2021-14903

Project Data – 143 Claremont Avenue - Revised

Lot Size: 6,090 sq.ft	Existing Floor Area (sq.ft.)	Proposed Floor Area (sq.ft.)
First Floor	1,662	2,235
Garage	426	0
Covered Porches	0	0
Second Floor	n/a	1,449 (1,236 Actual square footage)
Gross Floor Area	1,694	3,684 (3,471 Actual square footage)
Lot Coverage	2,088 / 6,090 = 34%	2,235 / 6,090 = 35%
ADU	n/a	495 (1 bedroom)
2nd:1st Floor Coverage	n/a	1,449 / 2,730 = 53%
F.A.R	2,088 / 6,090 = 0.34	3,684 / 6,090 = 0.60 (3,471 / 6,090 = 0.57 Actual)
Bedrooms/Baths	3 / 2	5 Bedrooms + Office / 4 Bath
Flood Zone	X	X

Open Atrium area on 2nd Floor: 213 Sq. ft.