

# O'NEIL RESIDENCE

2551 WALLACE ROAD  
SUMMERLAND CALIFORNIA

PRELIMINARY DESIGN

### SHEET INDEX

- COVER SHEET, PROJECT DATA, VICINITY MAP, GENERAL NOTES
- SITE SURVEY
- NEW SITE PLAN AND TOPOGRAPHY PLAN
- GROUND AND SECOND FLOOR PLANS
- EXTERIOR ELEVATIONS
- EXTERIOR ELEVATIONS
- SECTIONS

### EXISTING PROJECT DATA

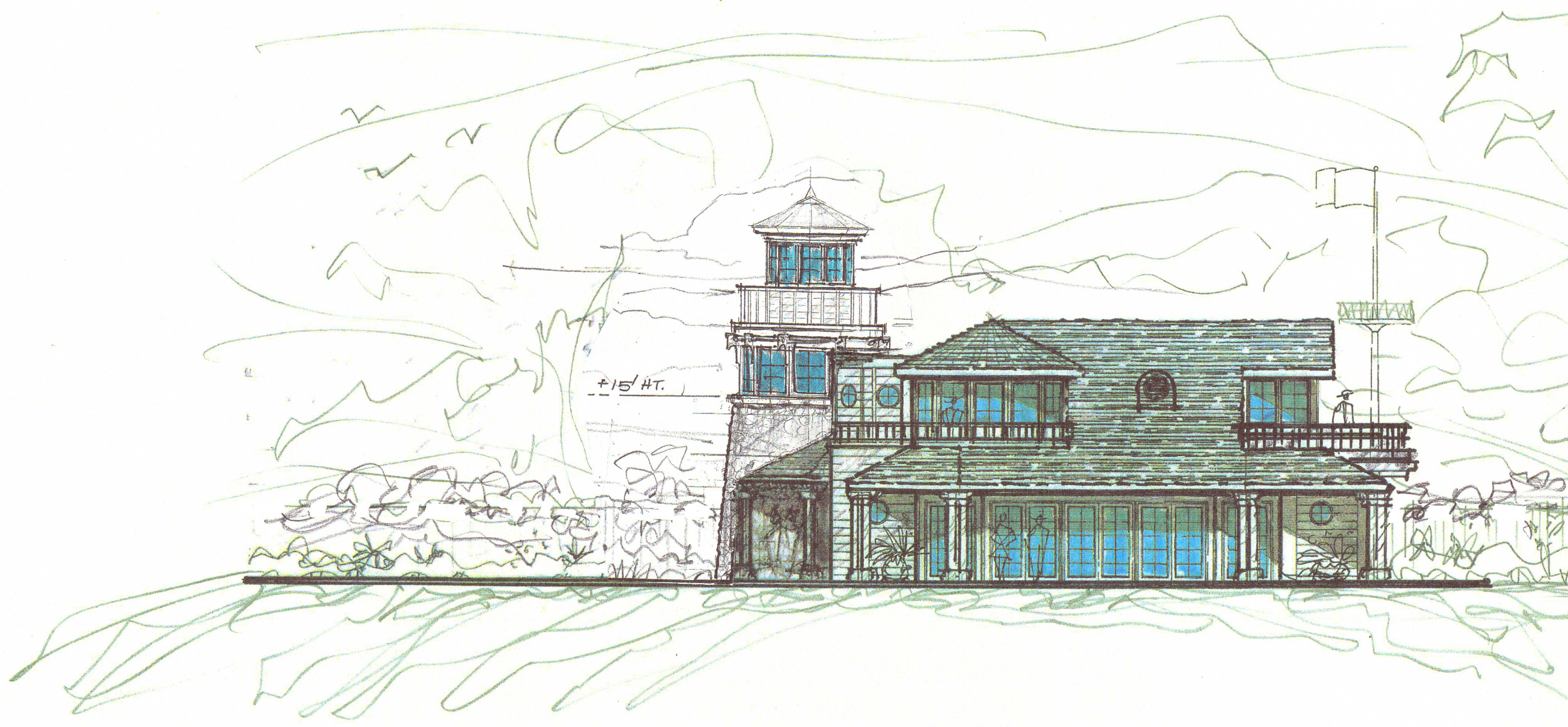
PROJECT ADDRESS	2551 WALLACE PLACE, SUMMERLAND, CA 93088
A.P.N.	060003-001
CURRENT ZONE DISTRICT	REC
PROPOSED ZONE DISTRICT	R-1.5
CLIENT NAME AND ORGANIZATION	RESIDENTIAL
PROPOSED AND USE DESCRIPTION	RESIDENTIAL
AREA CALCULATIONS	
LOT AREA	6,000 SQ FT
EXISTING RESIDENCE	
RESIDENCE	1,174 SQ FT
GARAGE (40' x 24' x 10')	960 SQ FT
SUBTOTAL EXISTING (SUBJECT TO CITY)	1,477 SQ. FT. @ 11.1%

### NEW PROJECT DATA

AREA CALCULATIONS		
LOT AREA	4,800 SQ FT	80.0%
NEW RESIDENCE		
GROUND FLOOR	1,271 SQ FT	
SECOND FLOOR	447 SQ FT	
TOTAL	1,718 SQ FT	
EXISTING GARAGE (40' x 24' x 10')	960 SQ FT	
SUBTOTAL NEW PROJECT (SUBJECT TO CITY)	2,678 SQ FT	55.7%
LANDSCAPE	210 SQ FT	4.4%
PARKING	210 SQ FT	4.4%
NEW PROJECT	2,888 SQ FT	60.1%
EXISTING RESIDENCE AND GARAGE (SUBJECT TO CITY)	1,477 SQ FT	31.1%

### PROJECT DESCRIPTION

PROJECT INCLUDES DEMOLITION OF AN EXISTING 1,440 SQUARE FOOT SINGLE-FAMILY RESIDENCE AND CONSTRUCTION OF A NEW 2,888 SQUARE FOOT SINGLE-FAMILY RESIDENCE. THE SITE AND ADJACENT LEASED PROPERTY WILL BE LANDSCAPED AND WILL ACCOMMODATE REQUIRED PARKING.



SHEET

CS

DATE

8-29-16

DATE

12-20-16

DATE

2-3-17

MISSION GROUP ARCHITECTS

MGA

R E JOHNSON

1250 COAST VILLAGE CIRCLE STE 108 SAN JUAN BAPTISTA CALIFORNIA 93108 805-969-5910

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2551 WALLACE AVENUE

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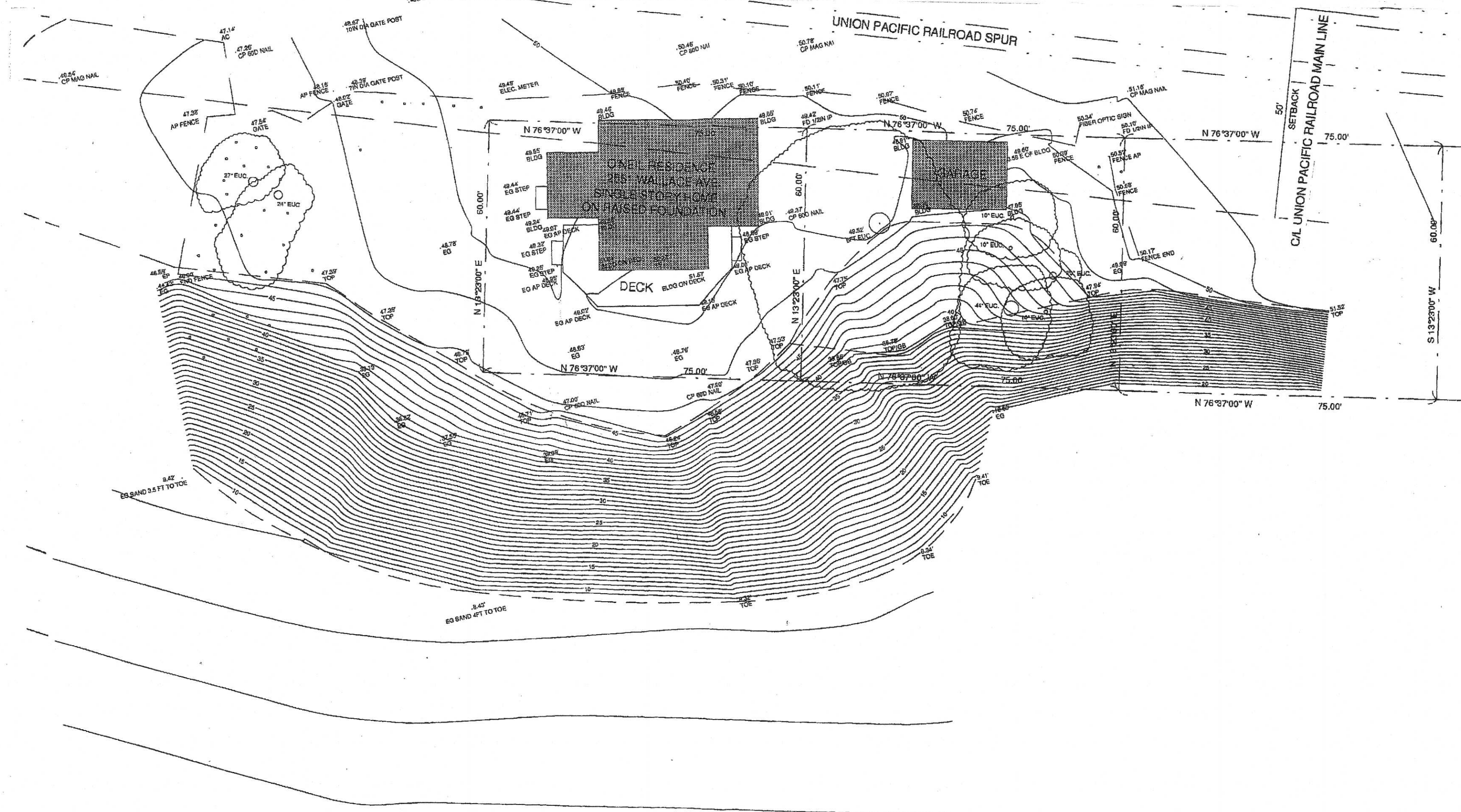
RICHARD E. JOHNSON A.L.A.

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STATE OF CALIFORNIA

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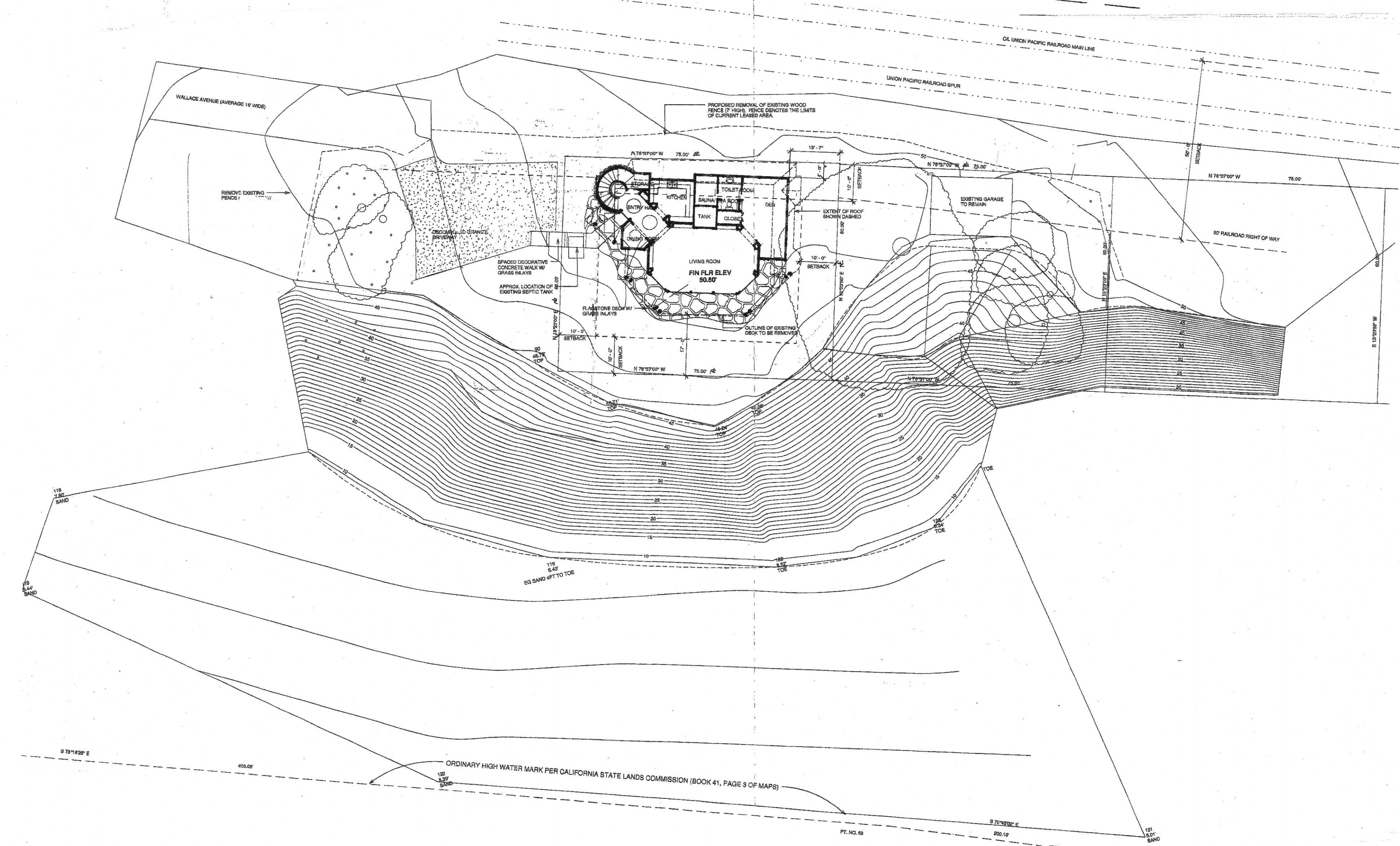




403.05' ORDINARY HIGH WATER MARK PER CALIFORNIA STATE LANDS COMMISSION (BOOK 41, PAGE 3 OF MAPS)

**EXISTING SITE SURVEY** 1"=20'

PT. NO. 69 S 70°45'02" E 200.19'



**1 NEW SITE AND GRADING PLAN** 1"=20'

DATE  
8.29.16  
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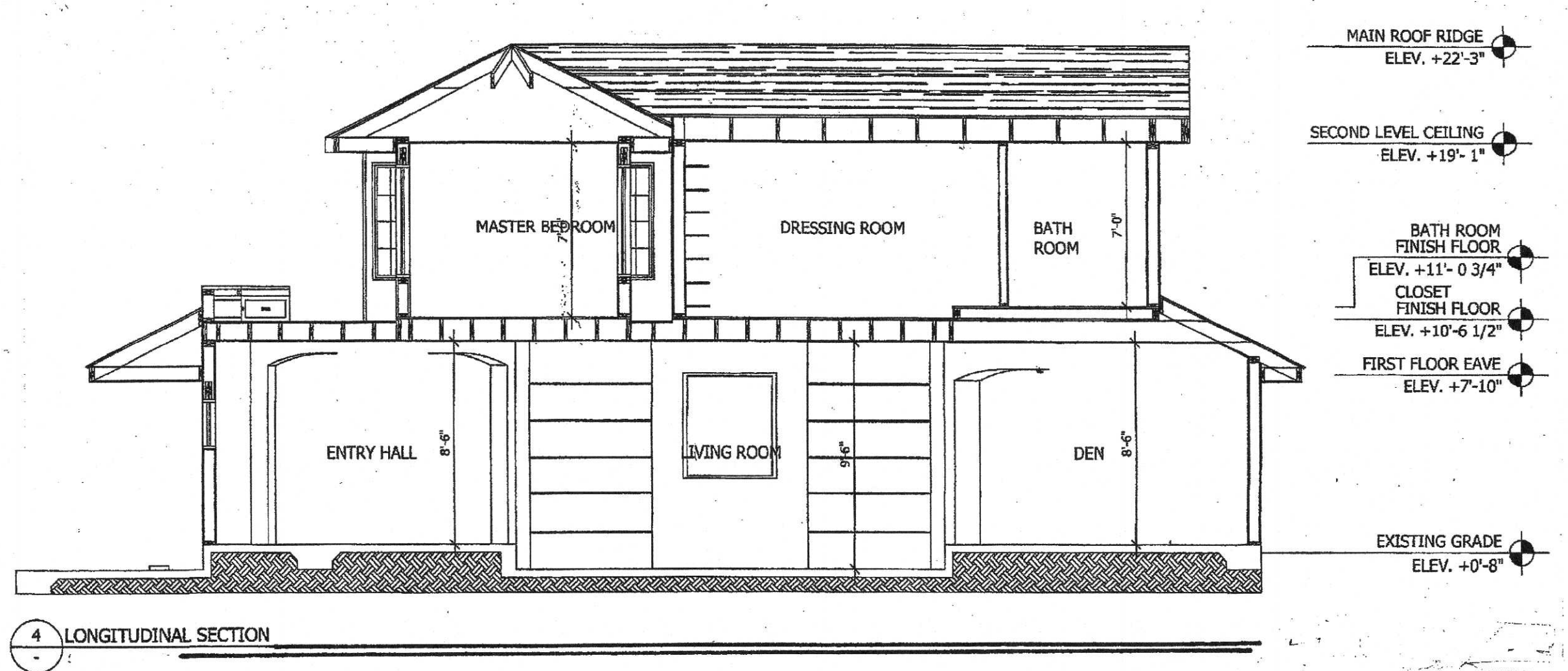
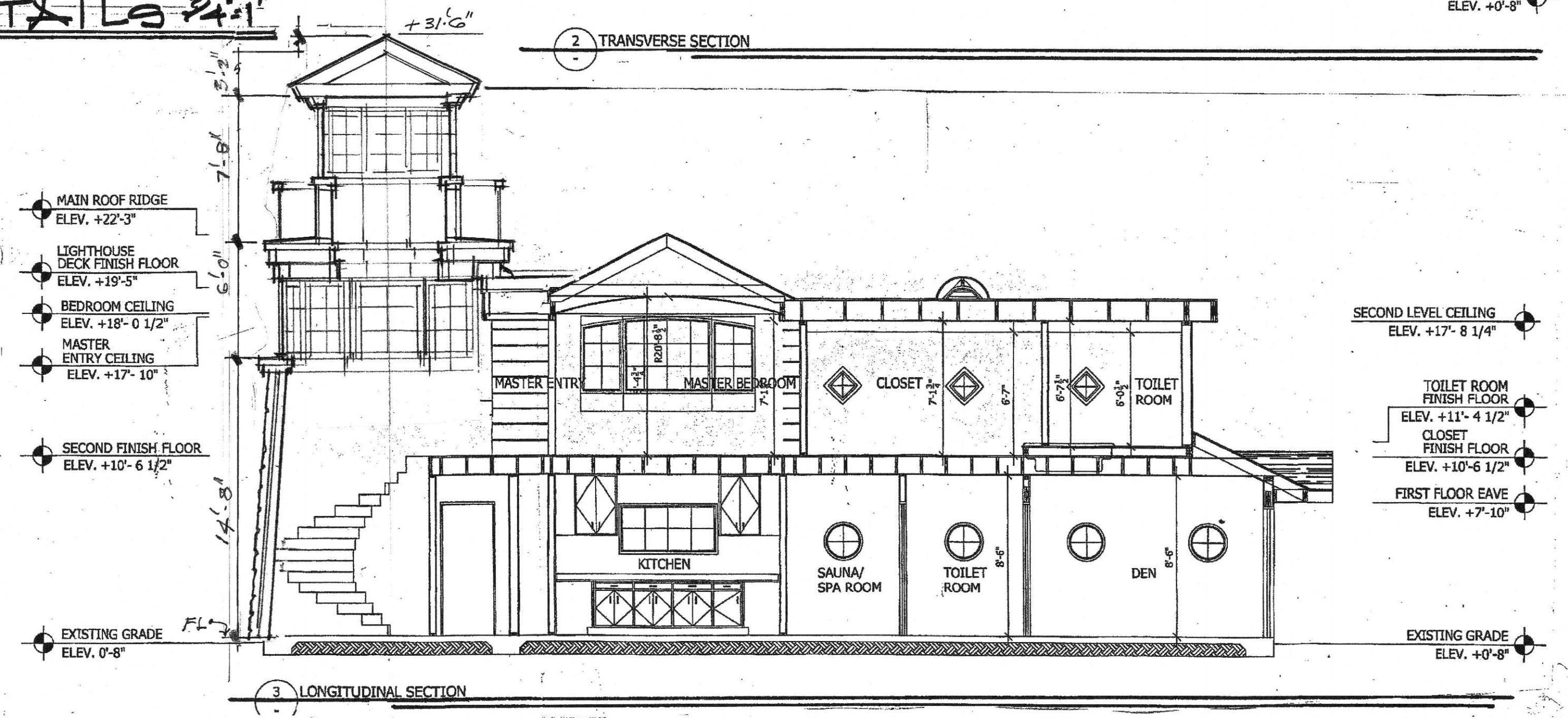
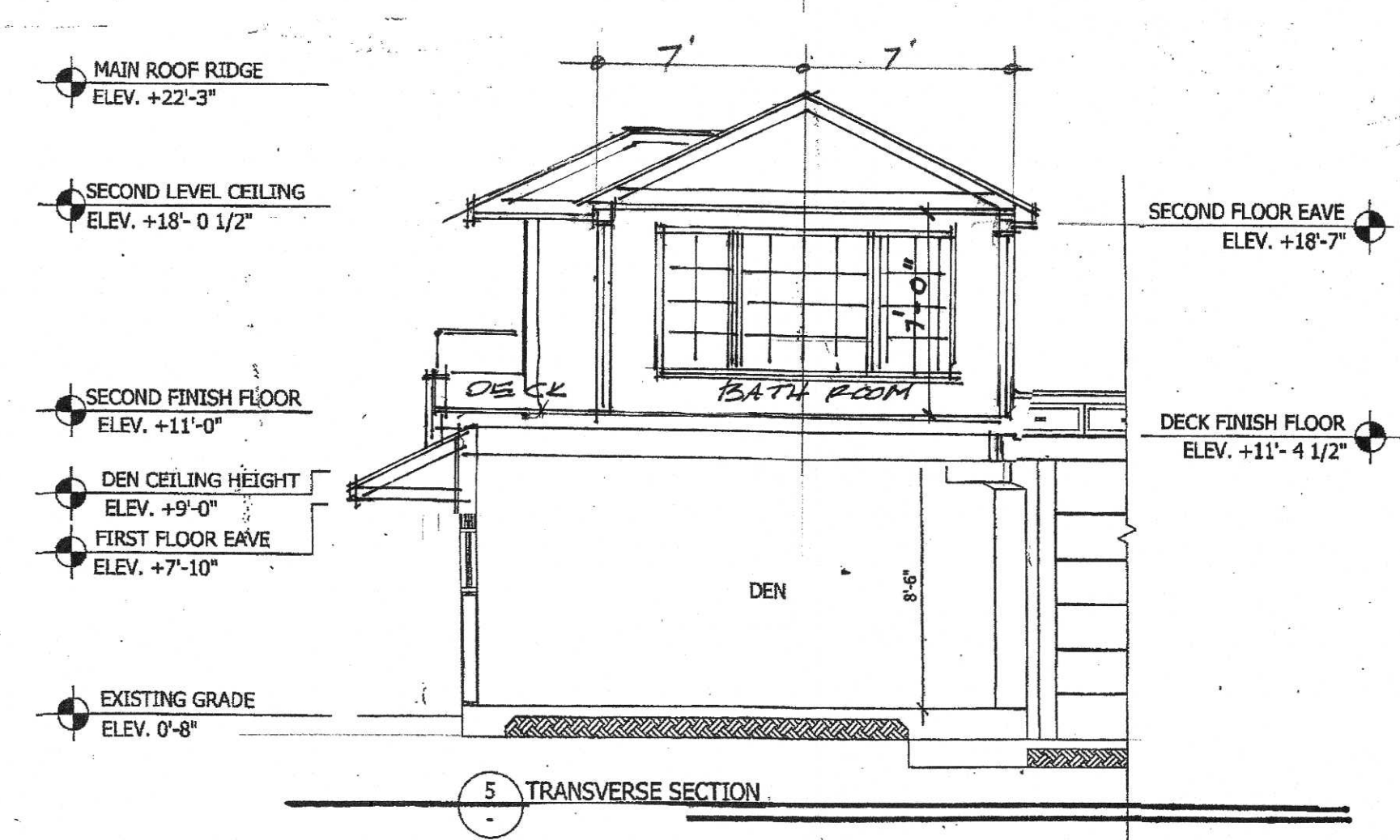
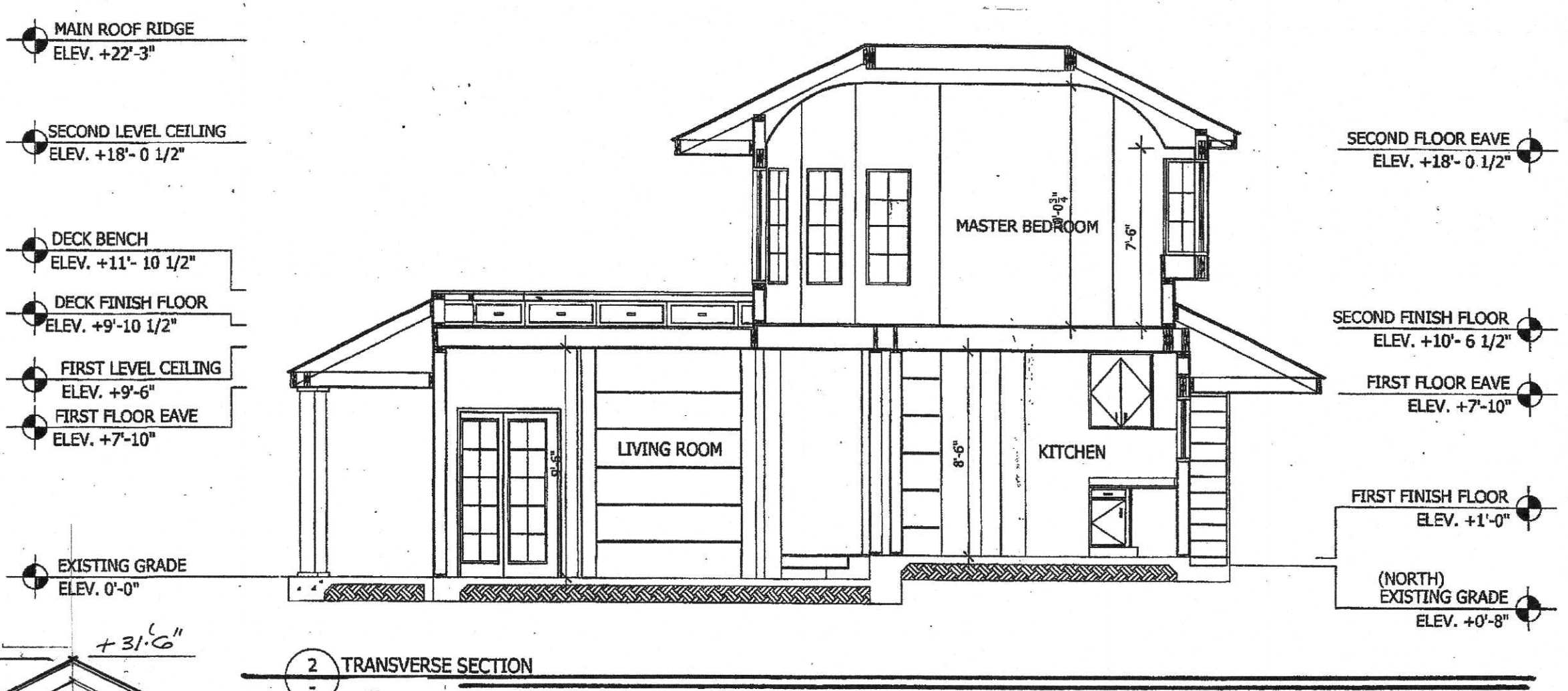
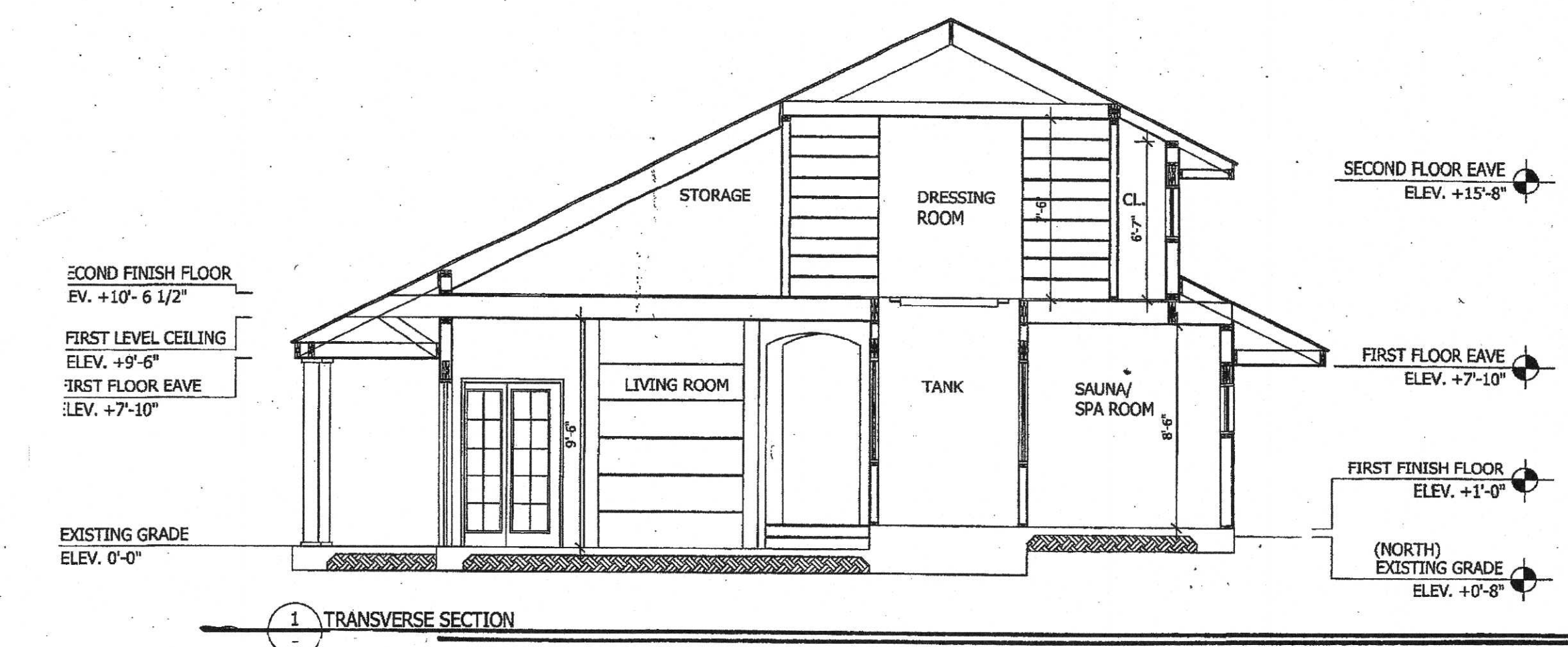
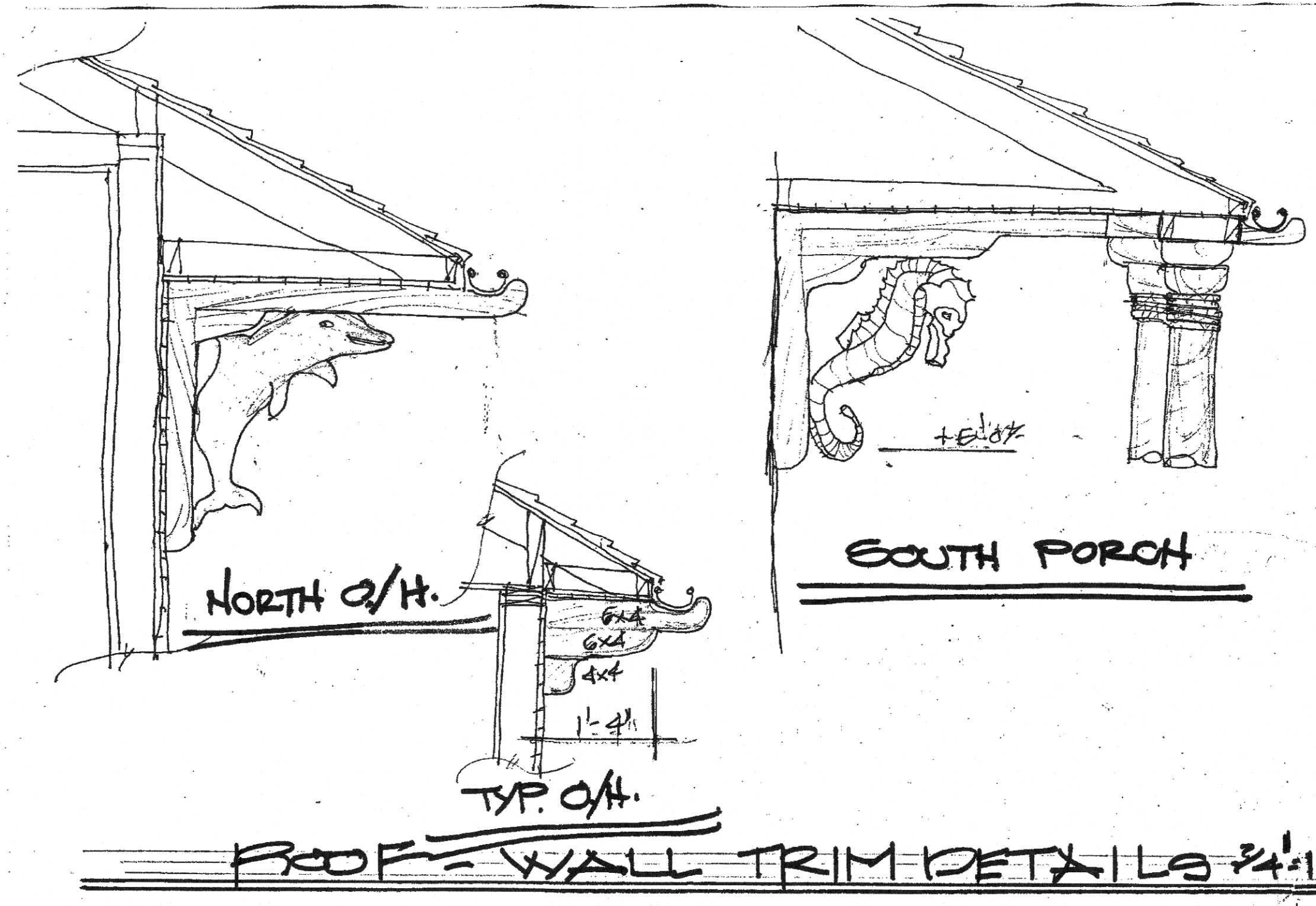
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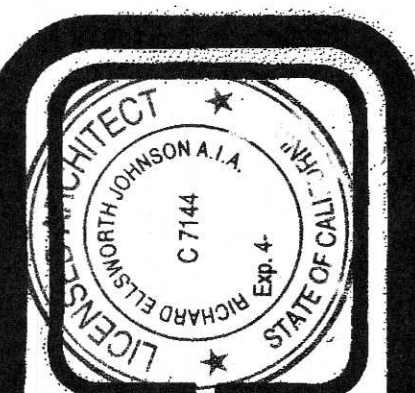
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BUILDING SECTIONS 3/16/17



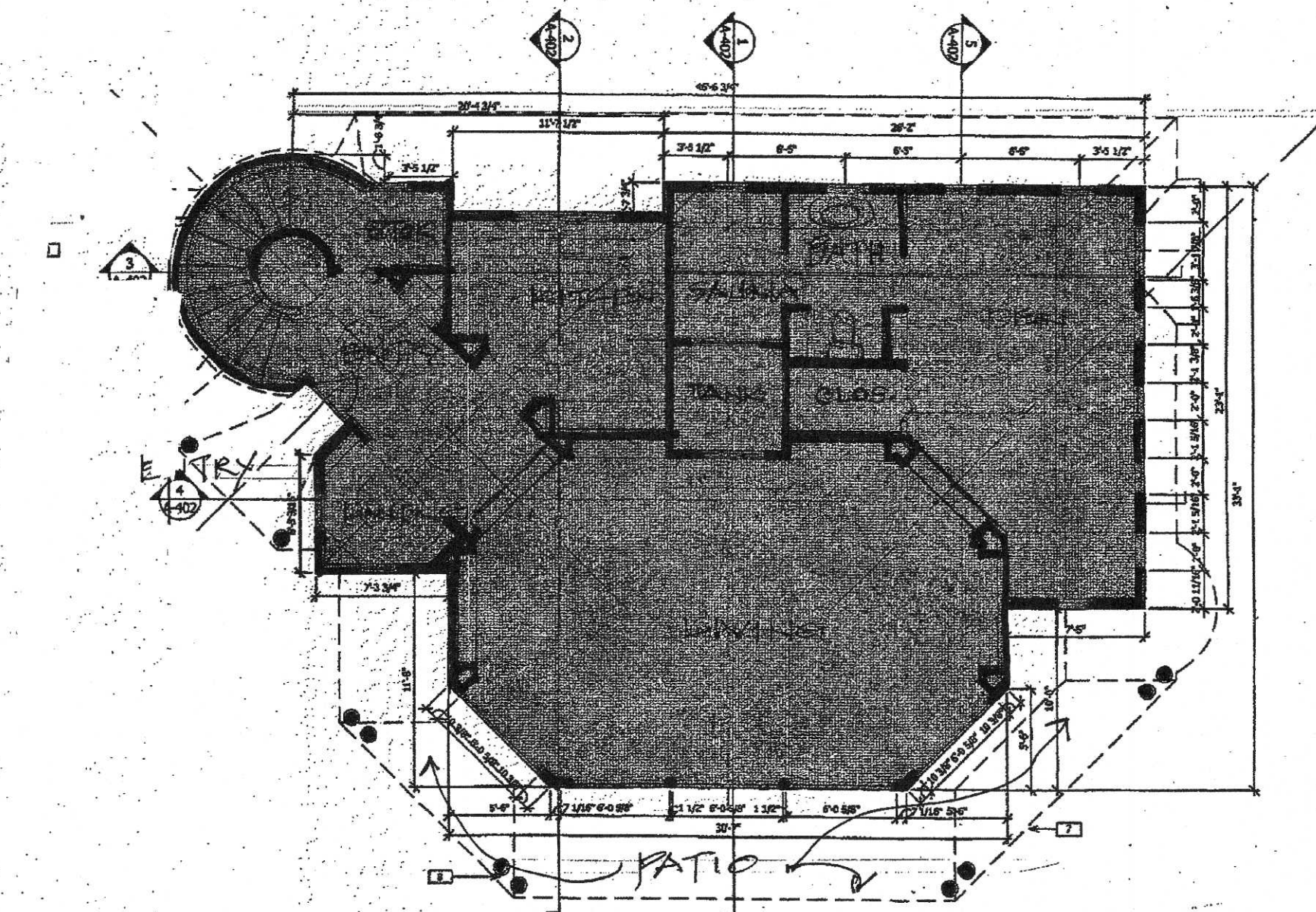
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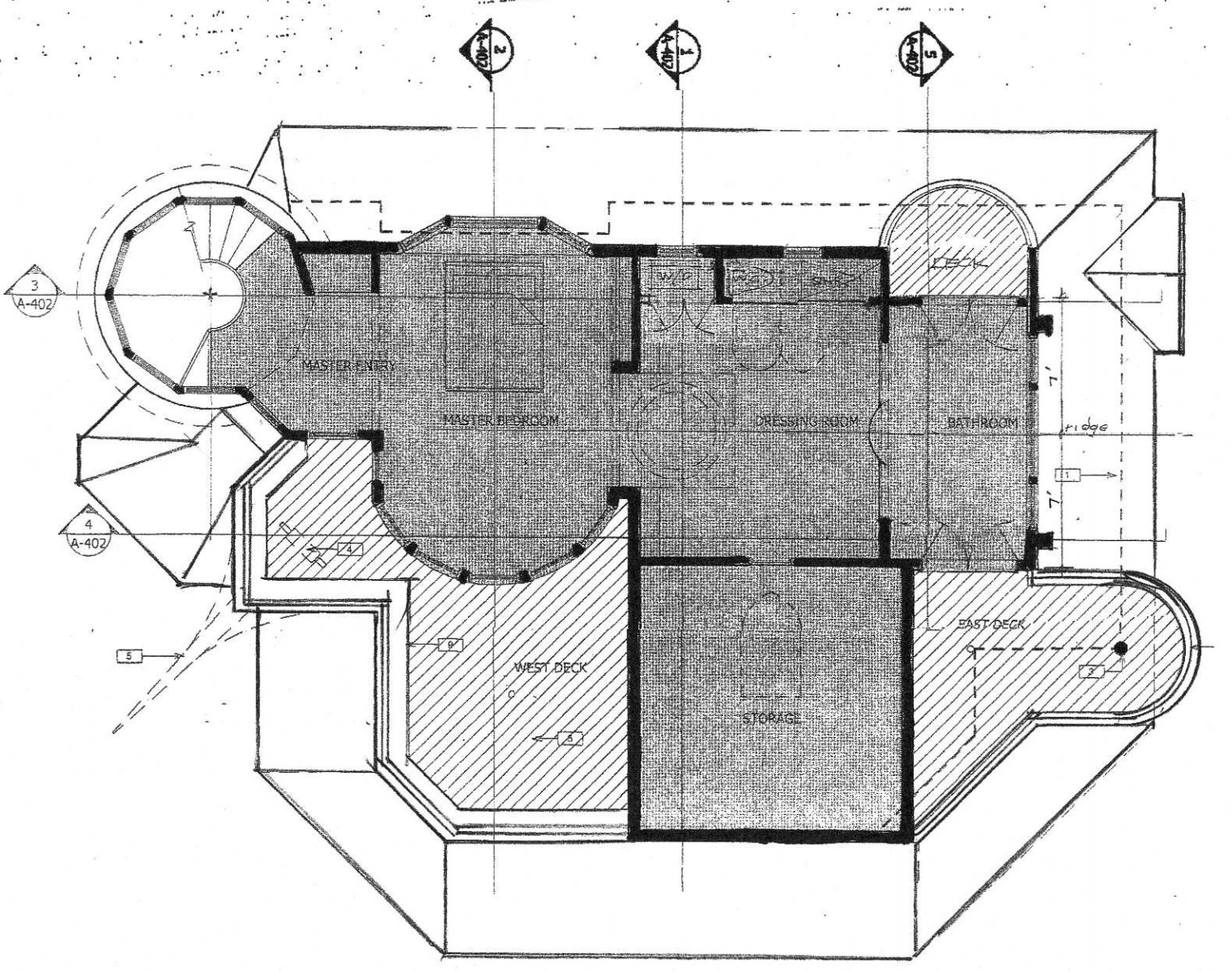
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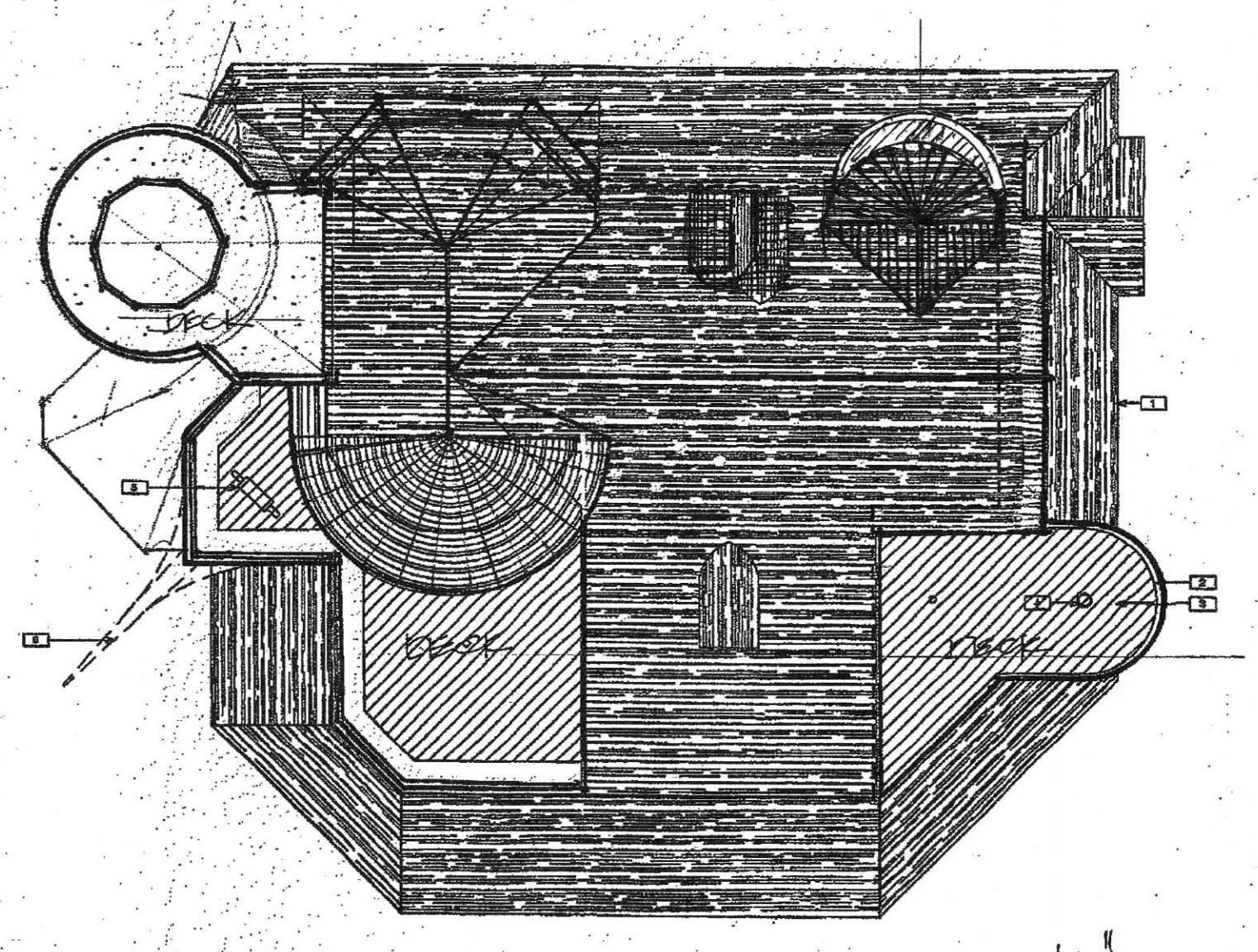




**FIRST FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



**SECOND FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



**SECOND LEVEL ROOF PLAN**  
SCALE: 1/8" = 1'-0"

1/8" TYPICAL

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O'NEIL RESIDENCE

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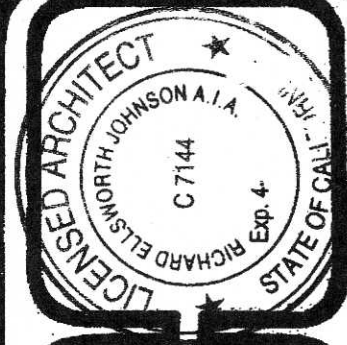
SUMMERLAND CALIFORNIA

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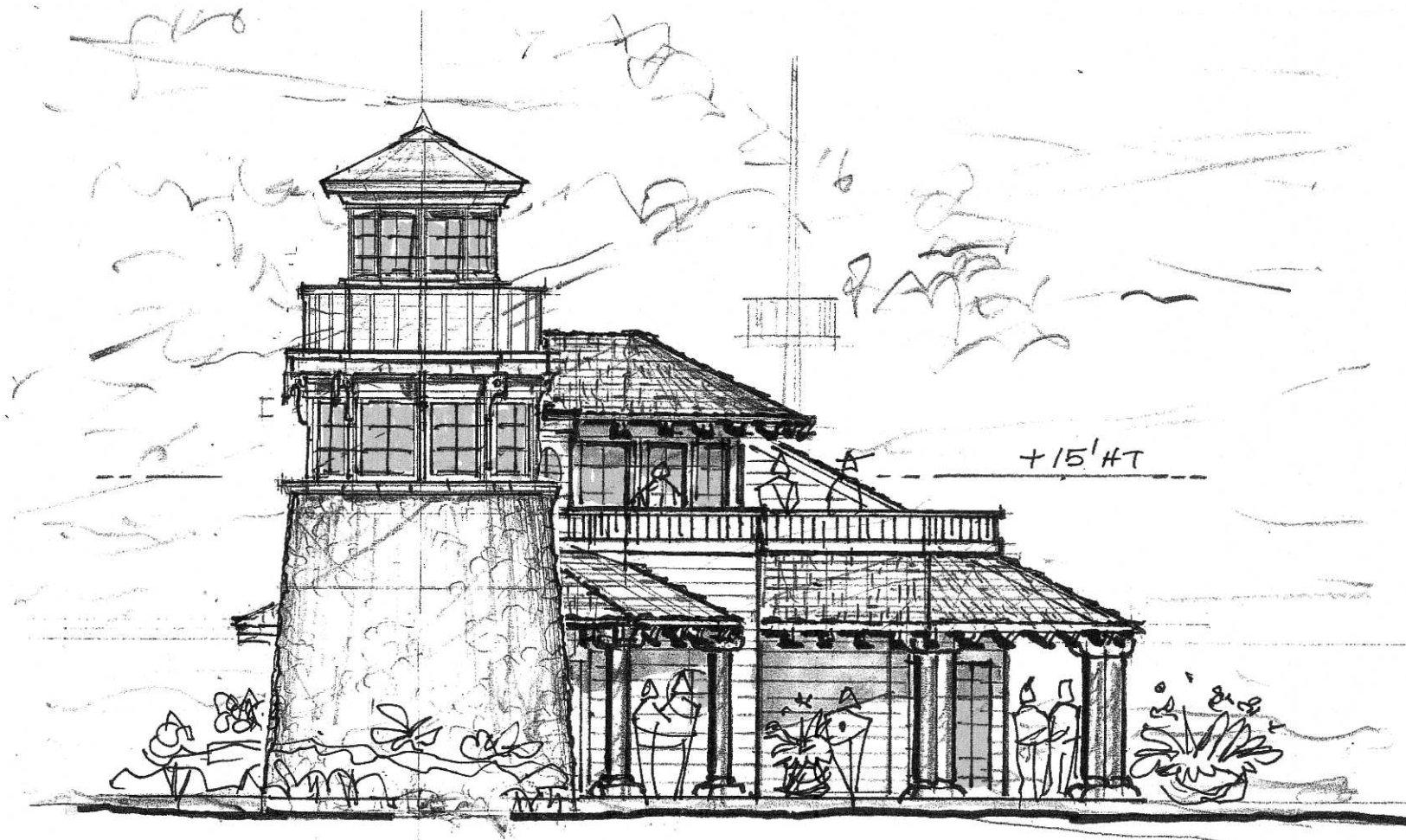
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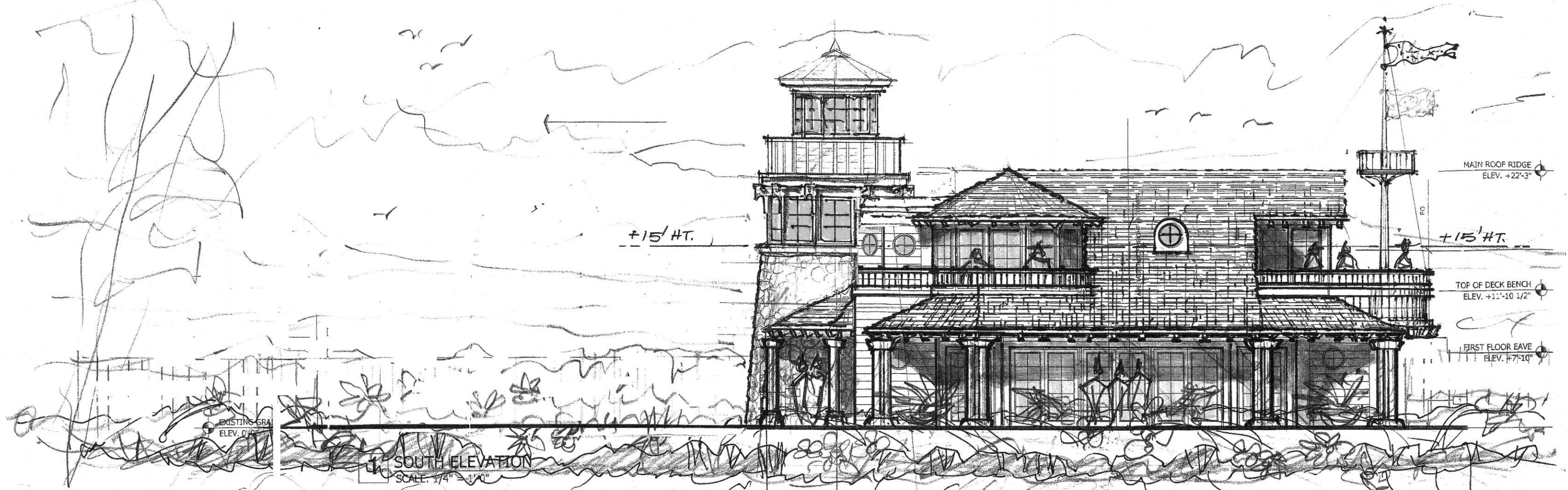


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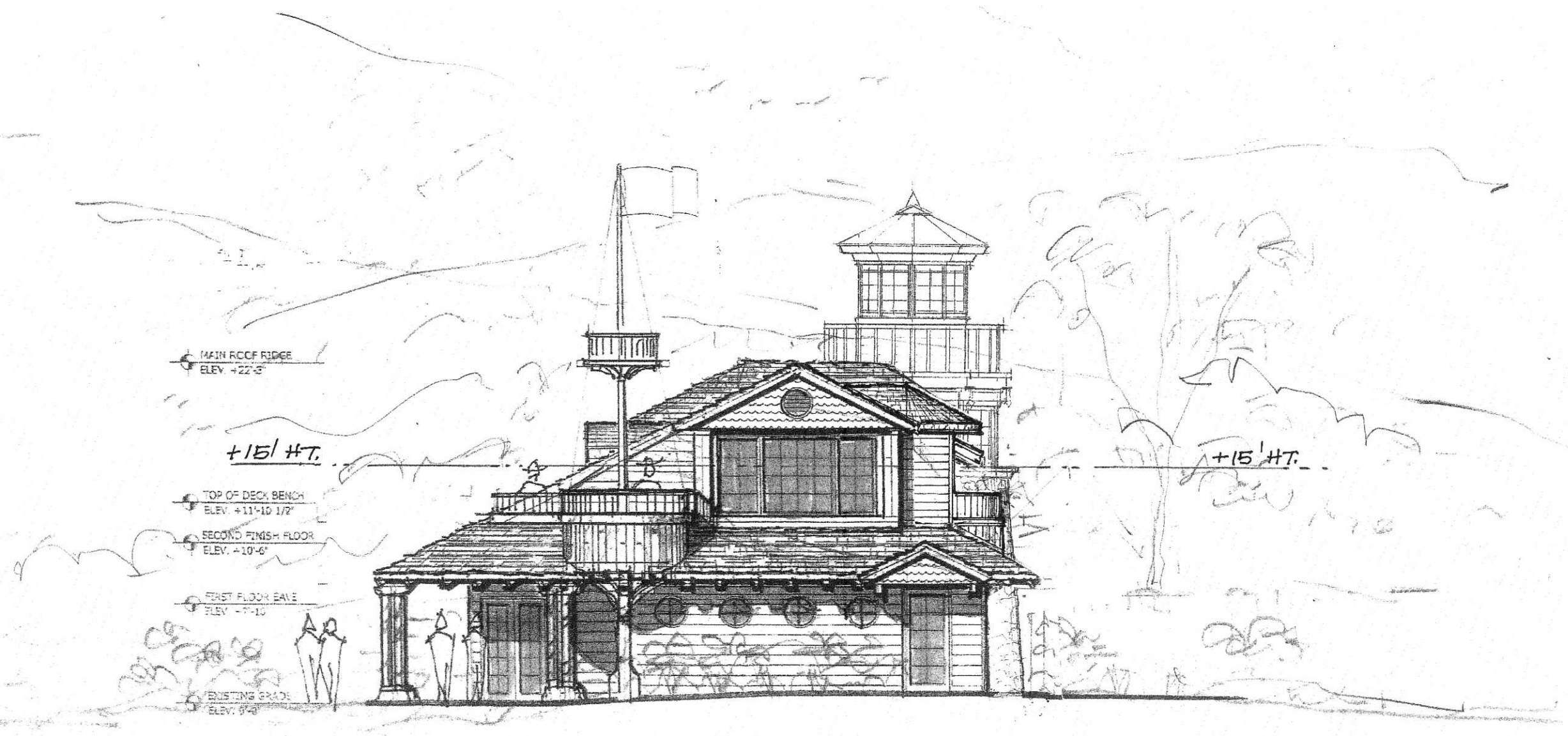




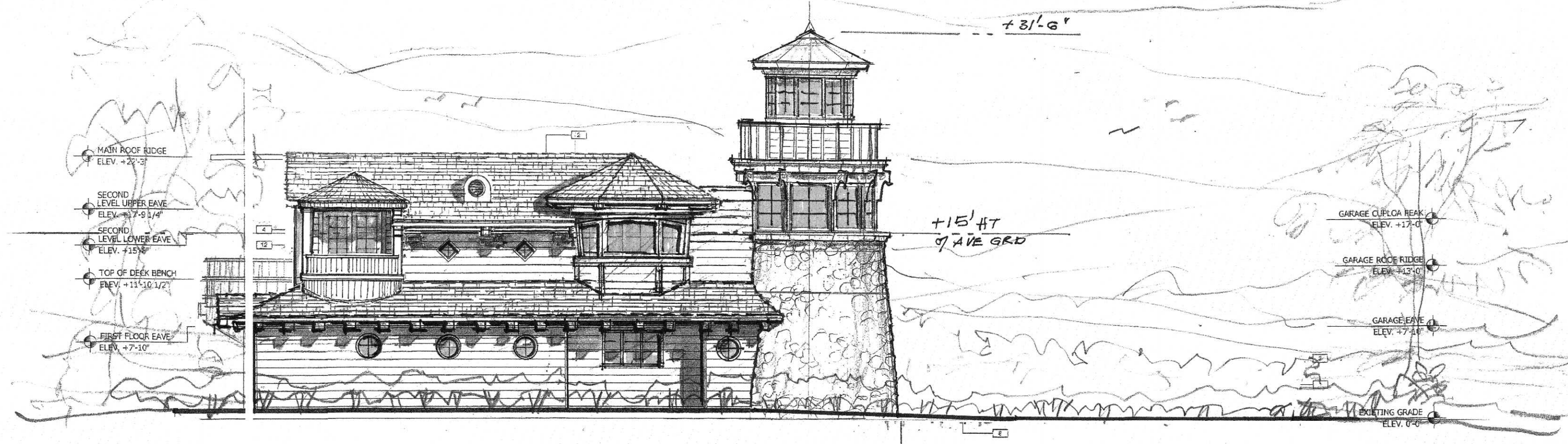
**WEST ELEVATION** 1/8" = 1'-0"



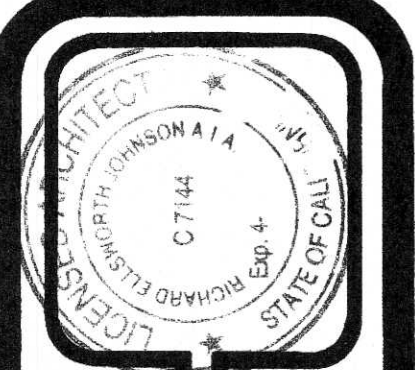
**SOUTH ELEVATION** 1/8" = 1'-0"



**EAST ELEVATION** 1/8" = 1'-0"



**NORTH ELEVATION** 1/8" = 1'-0"



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