

# KALASKY – CLARK RESIDENCE



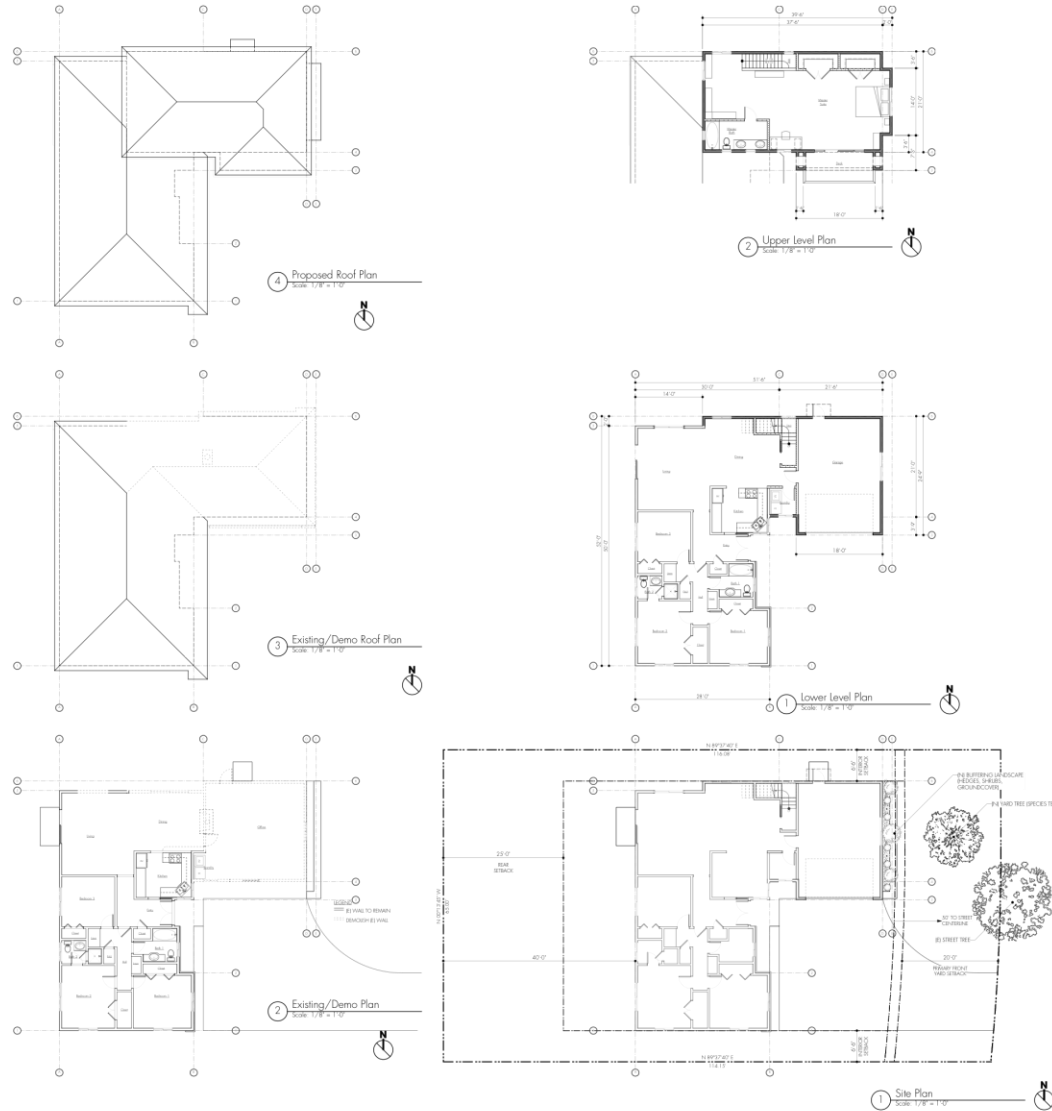
155 SANTA PAULA AVENUE

# Original Concept Basis



Similar Project at 5218 Calle Barquero

# FLOOR PLANS



**PHYSICIST DESIGN, INC.**

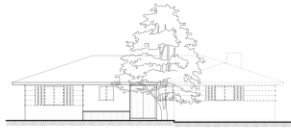
Professional Seal  
No. C 3333

NO.	DATE	DESCRIPTION

PROJECT: **155 Santa Paula Ave. Unit 105**  
 ADDRESS: **155 Santa Paula Ave. Unit 105**  
 CITY/STATE: **PHOENIX, AZ**  
 COUNTY: **Maricopa**  
 PROJECT NO.: **155-14**  
 SHEET NO.: **Site & Roof Plans**

Date: **6/6/14**  
 Project No: **1402**  
 Drawing No: **A-1.1**  
 Scale: **1/8" = 1'-0"**

# ELEVATIONS



East Elevation Existing/Demo  
Scale: 1/8" = 1'-0"



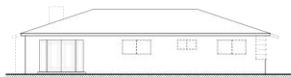
East Elevation (Street) Proposed  
Scale: 1/8" = 1'-0"



South Elevation Existing/Demo  
Scale: 1/8" = 1'-0"



South Elevation Proposed  
Scale: 1/8" = 1'-0"



West Elevation Existing/Demo  
Scale: 1/8" = 1'-0"



West Elevation Proposed  
Scale: 1/8" = 1'-0"



North Elevation Existing/Demo  
Scale: 1/8" = 1'-0"



North Elevation Proposed  
Scale: 1/8" = 1'-0"

  
**PHILLIP D. DAVIS, Inc.**  
 ARCHITECTURAL ENGINEER  
 MISSOURI LICENSE NO. 00000000000000  
 1505 S. GARDNER  
 ST. LOUIS, MISSOURI 63104-2000  
 PH: 314-435-1000  
 WWW.PHILLIPDDAVIS.COM

<b>REVISIONS</b> No. Description 1 10/2/14 2 10/17/14 3 10/22/14 4 11/10/14 5 11/20/14	6/9/14 6/9/14 6/9/14 6/9/14 6/9/14 6/9/14
Project: <b>1402</b> Drawing No.: <b>A-3.1</b> Date:	

Title: **Final Elevation Additions/Remodel**  
 Address: **155 S. Grand Blvd., St. Louis, MO 63105**  
 Project No.: **PHN10050271002**  
 Drawing No.: **Elevations**

# ELEVATIONS

## TRELLIS OPTION



East Elevation (Street) Proposed

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



South Elevation Proposed

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

# Mitigation Measures

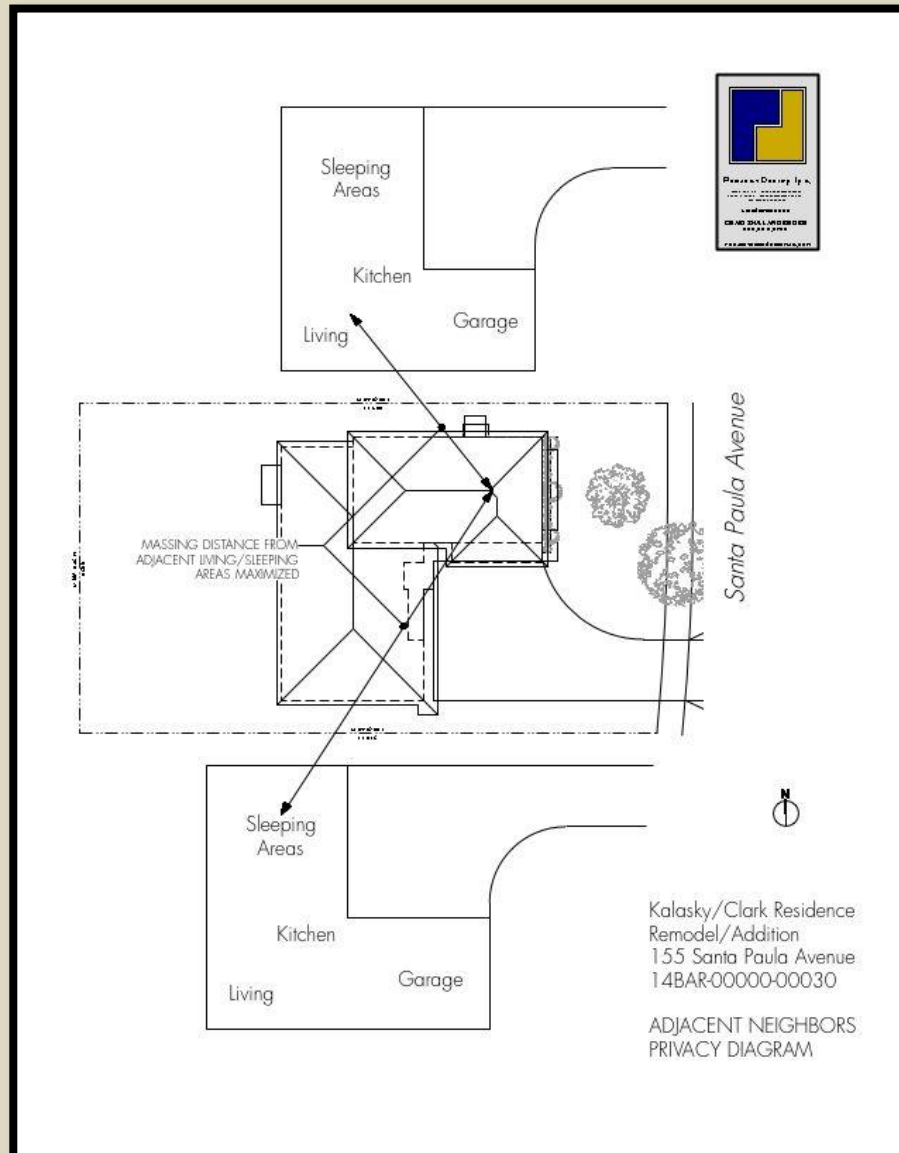
## PROGRAMMATIC REQUIREMENTS:

- Master Bedroom
- South/Southwest Facing Balcony

## DESIGN REVIEW COMPLIANCE/ MITIGATION MEASURES:

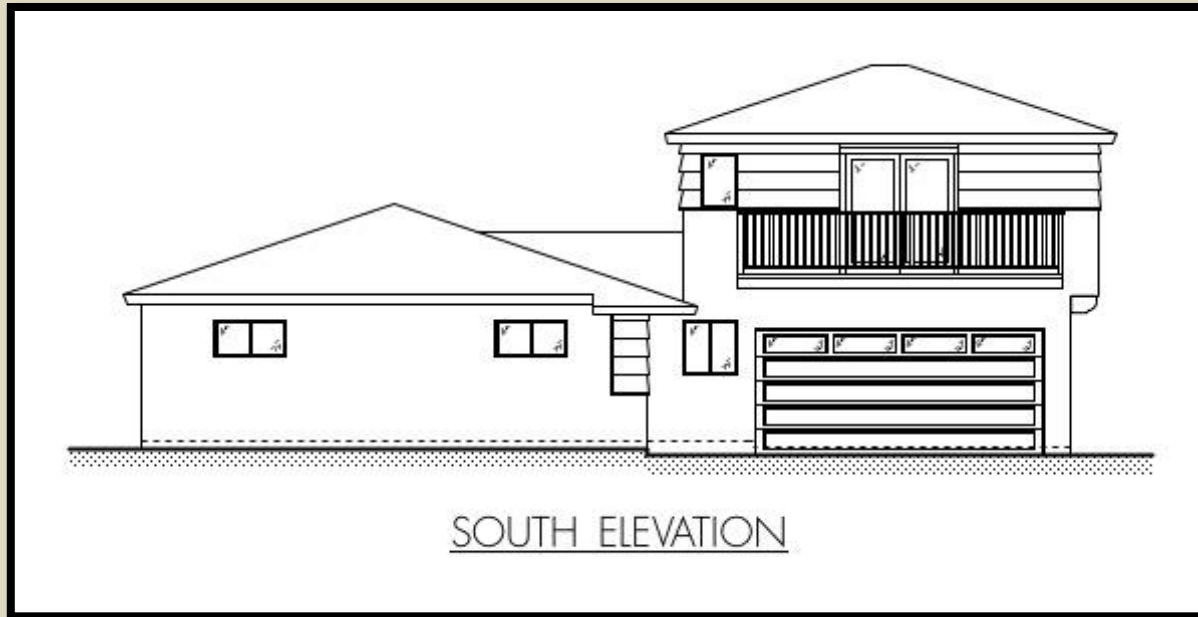
- Restore Garage
- Extend Over Dining/Living Area (Non-  
"side loaded")
- Replace All Windows
- Upgrade Doors/Windows
- Plaster Entire First Floor
- Enhanced Landscape Plan

# NEIGHBOR ADJACENCY



# INTENT OF EGVDG SEC 4.7

## CONCEPT #1 (Original)



*"AVOID LOCATING THE SECOND STORY ONLY OVER THE GARAGE OR ANY ONE PORTION OF THE DWELLING"*

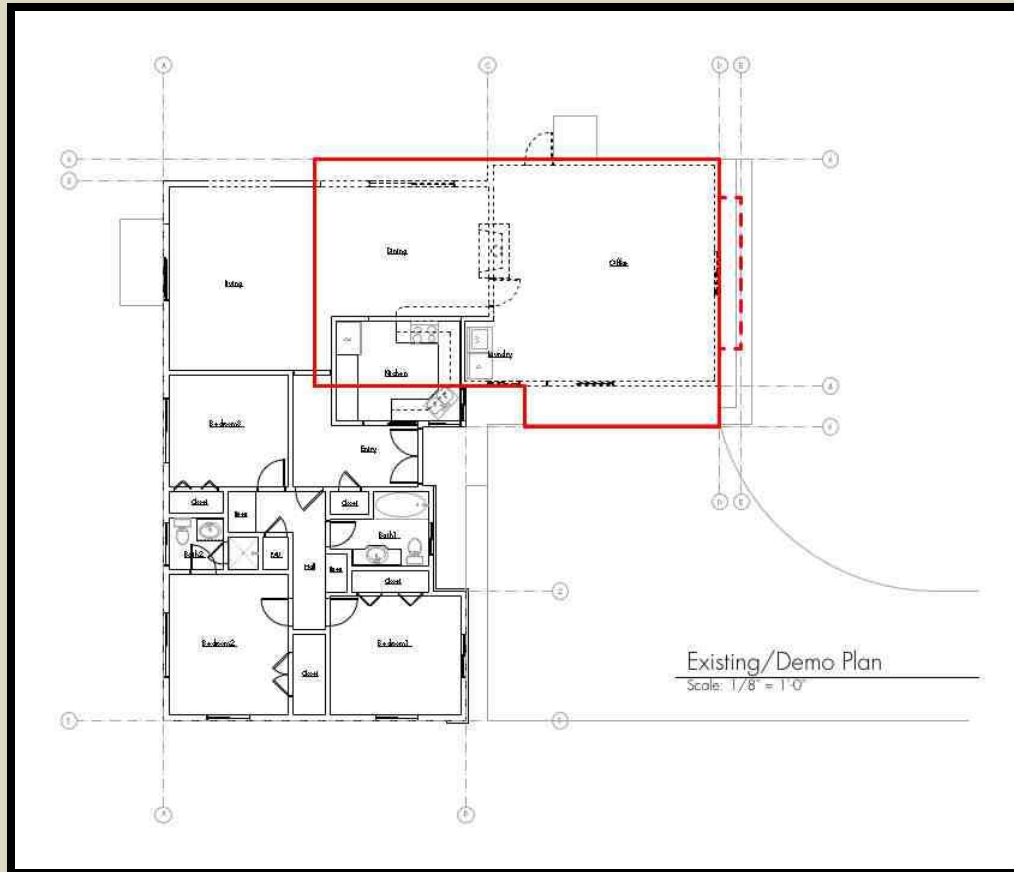


# INTENT OF EGVDG SEC 4.7 CONCEPT #5 (Current)



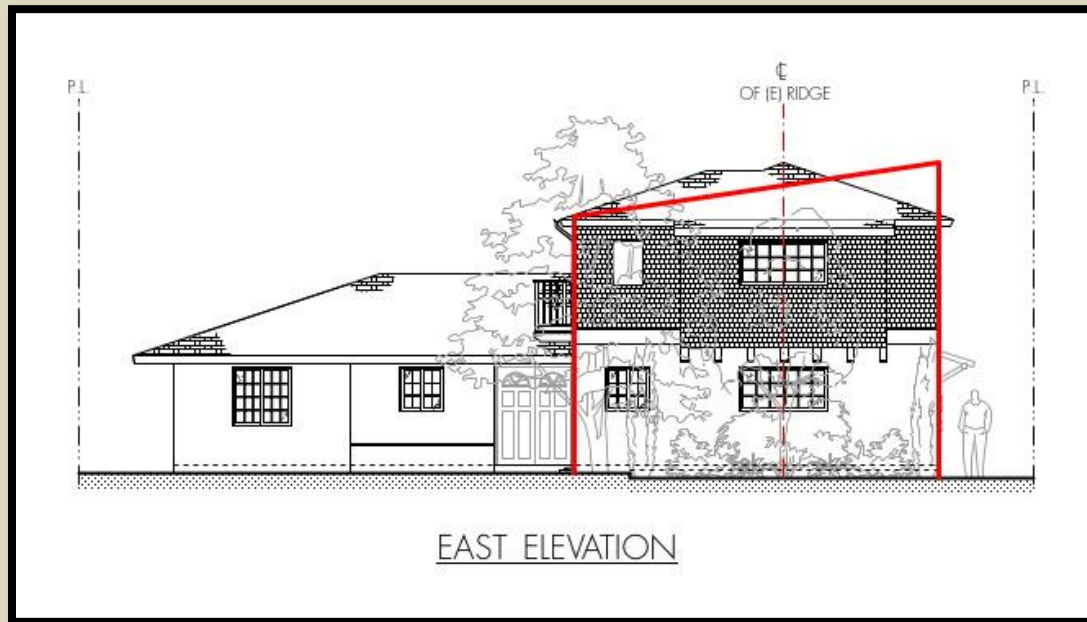
*“AVOID LOCATING THE SECOND STORY ONLY OVER THE GARAGE OR ANY ONE PORTION OF THE DWELLING”*

# INTENT OF EGVDG SEC 4.7 CURRENT CONCEPT



*“AVOID LOCATING THE SECOND STORY ONLY OVER THE GARAGE OR ANY ONE PORTION OF THE DWELLING”*

# INTENT OF EGVDG SEC 4.6



*"SET THE HIGHEST POINT OF THE SECOND STORY BACK FROM THE PROPERTY LINE AND TO THE CENTER OF THE FIRST STORY"*

# INTENT OF EGVDG SEC 4.6



*"SET THE HIGHEST POINT OF THE SECOND STORY BACK FROM THE PROPERTY LINE AND TO THE CENTER OF THE FIRST STORY"*

# Less Desirable Designs



Example #1

# Less Desirable Designs



Example #2

# Less Desirable Designs



Example #3

# Less Desirable Designs



Example #4



# Less Desirable Designs



Example #5

# Less Desirable Designs



Example #6

# Less Desirable Designs



Example #7

# Less Desirable Designs



Example #8

# Less Desirable Designs



Example #9

# Similar Project

## 5218 Calle Barquero



Before Remodel/Addition

# Similar Project

## 5218 Calle Barquero



After Remodel/Addition

# Similar Project

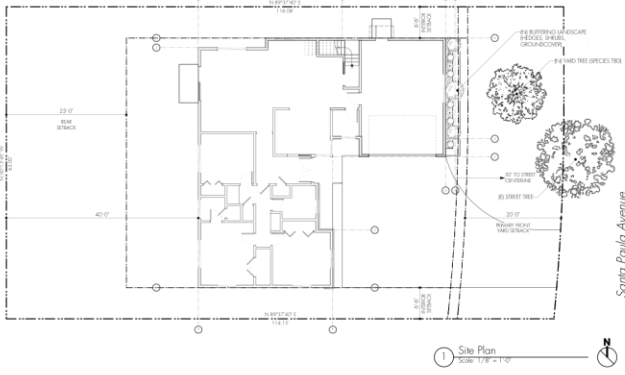
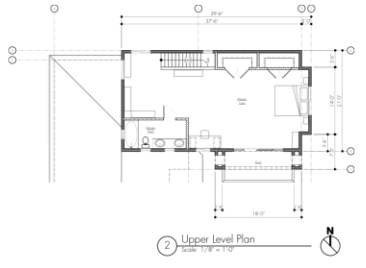
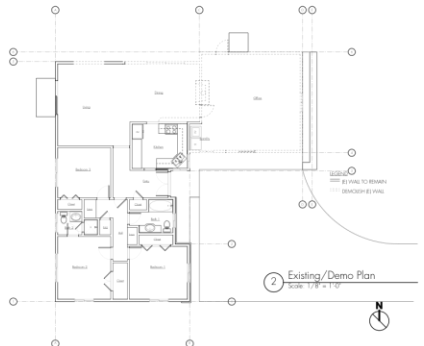
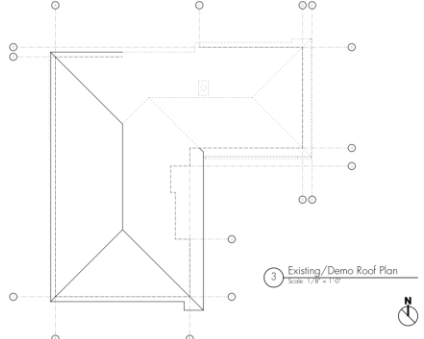
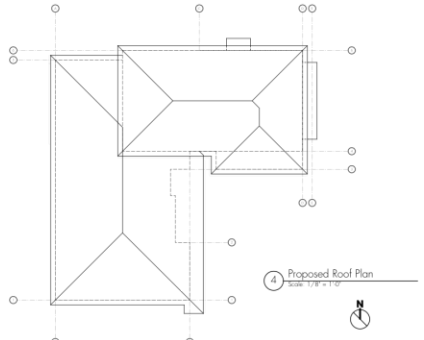
## 5218 Calle Barquero



After Remodel/Addition



# PLAN VIEWS



**PROJECT DESIGN, INC.**  
 155 Santa Paula Avenue, Suite 1402  
 Santa Paula, CA 91351  
 Phone: (805) 531-1000  
 Fax: (805) 531-1001  
 www.projectdesign.com

**REGISTERED PROFESSIONAL ARCHITECT**  
 No. C 35525  
 State of California

DATE	DESCRIPTION

Project No. 1402  
 Drawing No. A-1.1  
 Date: 6/6/14

Project Location: 155 Santa Paula Avenue, Suite 1402  
 Project Name: Site & Roof Plans

# ELEVATIONS

## TRELLIS OPTION



East Elevation (Street) Proposed

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



South Elevation Proposed

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

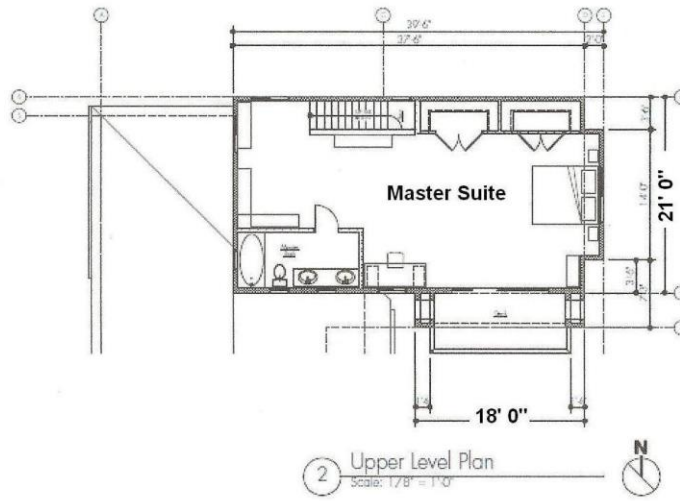
# Similar Project

## 5218 Calle Barquero

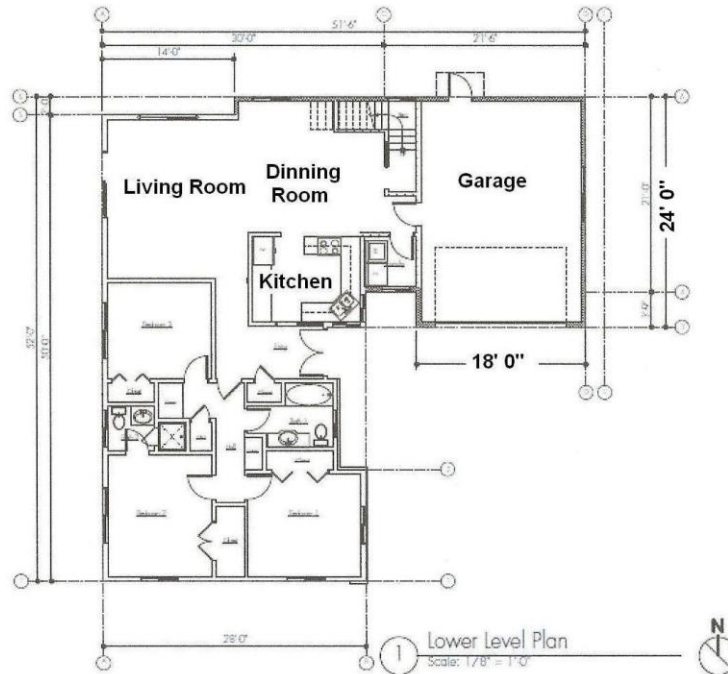


After Remodel/Addition

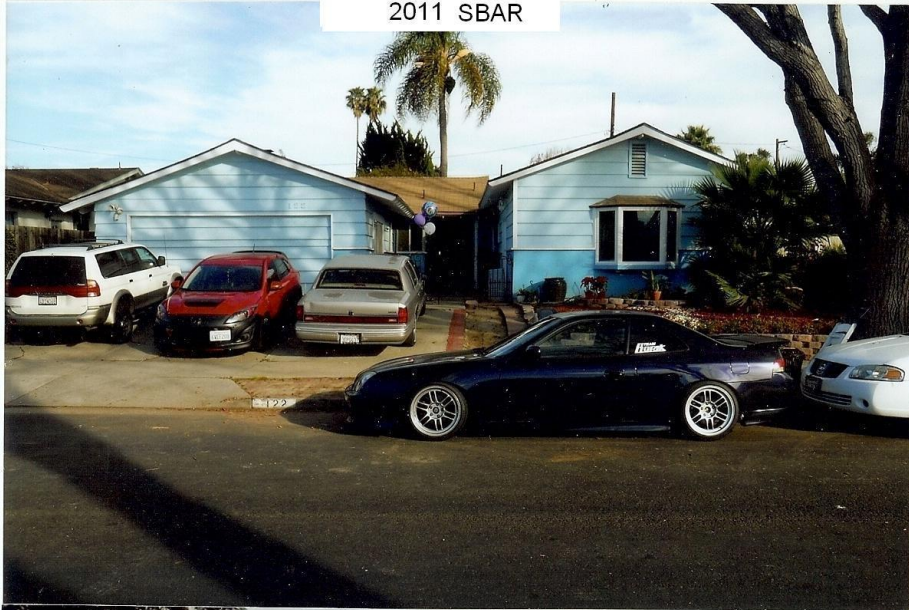
# Ed Kalasky Portion



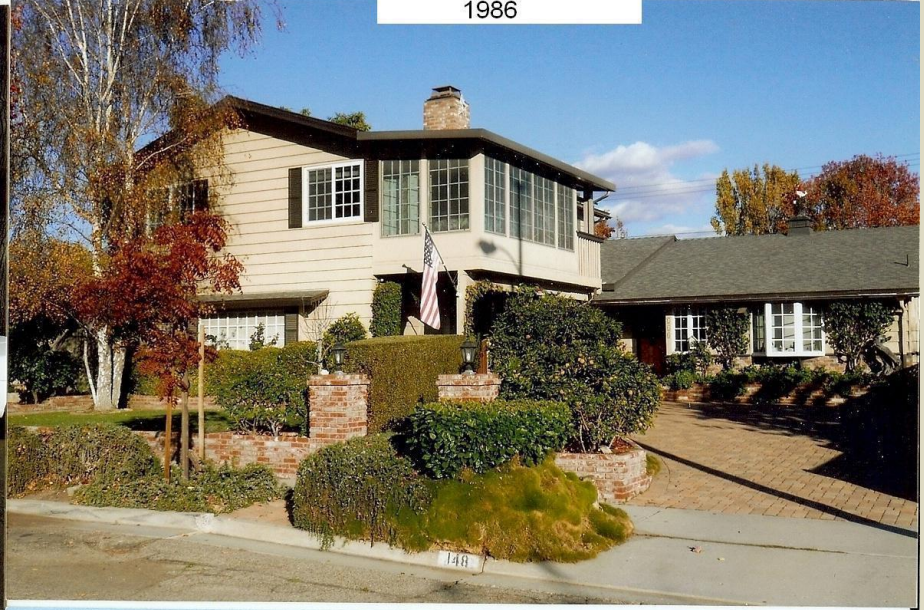
**CONCEPT 3: Barquero Design Upper and Lower Levels**  
**Note: Upper level is located over the Kitchen, Dining room, and parts of the Living room, Plus the Future Garage**



122 Santa Ana  
2011 SBAR



148 Santa Paul Ave  
1986



442 Ribera 2013 5 Current SBAR Members



5218 Calle Barquero 2013 5 Current SBAR Members

# End of Presentation