

# 165 Circuit Ave.

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To: Alex Elvin <elvin@mvcommission.org>;

📎 4 attachments

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Alex -

-Current and proposed square feet (footprints and cumulative, with shed separately)

I'm attaching two plan views of the property to more fully show these answers; short explanations here:

Existing House: First floor - 'footprint' 642.3 sq/ft  
Second floor 580.3 sq/ft  
Total habitable space 1,222.6 sq/ft  
Covered Porch 190 sq/ft

Proposed house: First floor 'footprint' 726 sq/ft  
Second Floor 726 sq/ft  
Total habitable space 1,452 sq/ft  
  
Covered Porch 132 sq/ft

The proposed house is still in keeping with the original plan of a 1 1/2 story building; the second floor knee wall is 5'0", the simple shed dormers add living space.

The height will be approx. the same, reflecting many of the similar age houses in the neighborhood.

The exterior will be simple, using the farmhouse aesthetic: stained clapboards, simple 1x8 trim, no added decoration.

The only real footprint change will be widening the main front ell to accommodate a 'real' bathroom and code compliant stairs.

The front porch will be maintained, with the same treatment as the original.

I sent on previously the schematic elevations. Do you need any further plans for this process?

The shed is 344 sq/ft. It will be preserved for storage. (not a garage, as there is no viable entrance.)

-Any additional info about the drainage plan

Drainage: in the rear, beside the outdoor shower and the patio, there will be a dry well, shown on the plan; the rear gutter downspouts will feed into this.

The front downspouts will be spread into the garden areas. The owner plans substantial garden beds in front of the porch, some decorative trees, shrubs on the side line.

