



Filed: June 19, 2013  
Staff: Trever Parker  
Staff Report: July 9, 2013  
Commission Hearing Date: July 17, 2013  
Commission Action:

**STAFF REPORT: CITY OF TRINIDAD**

APPLICATION NO: 2013-07

APPLICANT (S): Zack and Susan Rotwein

PROPERTY OWNER: Zach and Susan Rotwein

PROJECT LOCATION: 54 North Westhaven Dr.

PROJECT DESCRIPTION: Design Review and Coastal Development Permit for (1) a 2,100 sq. ft. addition to an existing, 2-story, 3-bedroom, 1,650 sq. ft. primary residence and (2) replacement of a 1-story, 2-bedroom, 728 sq. ft. accessory dwelling unit with a 2-story, 2-bedroom, 1,320 sq. ft. accessory dwelling unit.

ASSESSOR'S PARCEL NUMBER: 515-331-11

ZONING: PD – Planned Development

GENERAL PLAN DESIGNATION: PD – Planned Development

ENVIRONMENTAL REVIEW: Categorically Exempt from CEQA per §15303 of the CEQA Guidelines exempting new construction of small structures.

**APPEAL STATUS:**

Planning Commission action on a coastal development permit, a variance or a conditional use permit, and Design Assistance Committee approval of a design review application will become final 10 working days after the date that the Coastal Commission receives a "Notice of Action Taken" from the City unless an appeal to the City Council is filed in the office of the City Clerk at that time. Furthermore, this project is \_\_\_ / **is not \_X\_** appealable to the Coastal Commission per the City's certified LCP, but may be appealable per Section 30603 of the Coastal Act.

## **SITE CHARACTERISTICS:**

The property is located on the northern end of North Westhaven Drive, the third parcel east of the intersection of U.S. Highway 101 and North Westhaven Drive. Access to the property is from North Westhaven Drive through a fence and up a northbound driveway. The parcels to the east and west are also zoned PD-Planned Development with existing residences. Directly behind and uphill from the property are SR-Suburban Residential parcels. The parcel across the street is zoned VS-Visitor Services and contains an RV park. At present, the 1.67 acre lot accommodates a 728 ft<sup>2</sup> accessory dwelling unit (ADU) on the southeastern quadrangle of the property and a two-story 1,650 ft<sup>2</sup> primary residence on an approximately 800 ft<sup>2</sup> footprint northeast of the other residence. On the southwest portion of the property there is an approximately 3,000 sq. ft. pole barn and a staging area for the landowners' commercial crabbing business. Twelve off-street parking spaces are provided on the property – three allocated for each residence and six near the pole barn. Most of the northern portion of the property has an approximate 6% slope that flattens to around 2% at the southwestern end. There is an existing septic system on the property located northwest of the two residences.

## **STAFF COMMENTS:**

All uses in the Planned Development (PD) Zone require a Use Permit, including any change in use (§17.36.020), and §17.36.080 requires all uses in the PD Zone to be approved by the City Council. However, no new uses are proposed for this project, and a new use permit is not required; Planning Commission approval of this project will be final, unless appealed. Because alterations to existing structures are proposed, Zoning Ordinance §17.56.160 requires Design Review approval. The application materials show the project location, the site plan, floor plans and elevations of the proposed structures / additions.

Referrals were sent to the Building Inspector, City Engineer and Division of Environmental Health (DEH). The City Engineer had no comments or conditions. The Building Inspector responded that the site could have a high groundwater table, and therefore a site-specific soils investigation with foundation and drainage recommendations prepared by an engineer will be required at the time of building permit application in order to mitigate any subsurface water and runoff issues; this has been included as a condition of approval. The Building Inspector may have additional comments at the time of building permit application. Environmental Health responded that the applicant will have to provide certification from a qualified onsite wastewater treatment system designer indicating that the existing OWTS is sized appropriately for the total number of bedrooms resulting from the proposed development. This is discussed in more detail below under the 'sewage disposal' section.

A note on the history of this property could be helpful in the consideration of this application. Both of the existing residences were constructed, or at least approved, prior to the property being annexed into the City in 1992. The County approved the construction of the primary residence in 1992, but required that the original residence (now the ADU) be converted into a shop, because second units were not allowed by the County under their

existing zoning. Concurrently, that property and several neighboring ones were annexed into the City and given the PD zoning designation, which was approved by LAFCO and the Coastal Commission that same year. The City later processed a use permit to allow the secondary dwelling to be reestablished in 1994, which is allowed in the PD zone on a lot of this size.

***Potential Conflicts of Interest***

Commissioner Rotwein resides on the property and is related to the applicant, so there would be an assumed conflict of interest in accordance with the Fair Political Practices Act. She will need to recuse herself from the discussion if in attendance and will not be able to vote on the project.

**ZONING ORDINANCE/GENERAL PLAN CONSISTENCY**

The property where the project is located is zoned PD – Planned Development. The purpose of this Zone is to provide flexibility when considering what type of development should be permitted. The Zoning Ordinance (§17.36.020) defines the established purpose of the planned development (PD) zone as *“either residential areas where limited commercial activity may be appropriate, subject to special integrating design, or they are areas where design flexibility is needed to adapt appropriate uses to the site and to surrounding uses. Limited commercial uses, including visitor accommodations, visitor services, recreational uses, offices, gift shops and personal services may be appropriate.”* This zone allows for the development of personal services, professional offices and some limited commercial uses. The existing and proposed use of the site with two residences and a commercial crabbing gear shed is consistent with these allowable uses.

***PD Zone Requirements***

The minimum lot size in the PD zone depends on the type of project, but the largest minimum is 8,000 ft<sup>2</sup> (§17.36.030) and the lot in question is 72,745 ft<sup>2</sup>, or 1.74 acres. Maximum density is 8,000 sq. ft. per residential unit, not including any areas dedicated to commercial uses. This lot is plenty large enough to meet these requirements, being able to potentially accommodate up to nine residences (not considering other limitations).

Required yards in the PD Zone for this type of project are the same as for the UR (Urban Residential) zone (§17.36.050): front – 20 ft.; rear – 15 ft.; and side – 5 ft. The required yards will easily be met by the proposed remodeled buildings as shown on the site plan, with the shortest distance to a property line being the existing 35 ft. side setback on the primary residence. Section 17.36.050 also states that the minimum yard between buildings shall be equal to the height of the higher building. The distance between the barn and the nearest building on the site—the accessory dwelling unit (ADU)—is 80 ft, and the distance between the ADU and primary unit (as measured to the front porch) will be approximately 30 ft. which complies, since the primary unit is also approximately 30 ft. in height (see below for more information). Architectural features such as eaves are allowed to extend up to 3 ft. into a required side yard, and the proposed structures will meet this requirement.

Though Trinidad does not have an upper limit on building size, there is a 2,000 ft. maximum guideline found in the Design Review criteria. The Planning Commission also considers a 25% maximum floor-to-area-ratio based on a 2,000 sq. ft. residence on an 8,000 sq. ft. lot. Though the primary unit is proposed to exceed the 2,000 guideline significantly, it is only a guideline and allows exceptions if the location, orientation and design are unobtrusive (see Design Review Criteria H for additional information). Table 1 summarizes the structures on the lot and their square footages.

**TABLE 1 - AREAS**

|                         | EXISTING    | PROPOSED           |
|-------------------------|-------------|--------------------|
| LOT AREA                | 72,000 s.f. | <b>72,000 s.f.</b> |
| FLOOR AREA              |             |                    |
| Primary Residence       | 1,650 s.f.  | 3,750 s.f.         |
| Secondary Residence     | 730 s.f.    | 1,320 s.f.         |
| <b>Total Residences</b> | 2,380 s.f.  | <b>5,070 s.f.</b>  |
| Pole Barn               | 3,000 s.f.  | 3,000 s.f.         |
| FOOTPRINT (w/ barn)     | 4,530 s.f.  | 5,700 s.f.         |
| FLOOR TO LOT AREA RATIO |             |                    |
| <b>Total Residence</b>  | 3.3%        | <b>7.0%</b>        |
| Total Footprint         | 6.3%        | 7.9%               |

The maximum building height allowed in the PD zone is 25 ft. (§17.36.060) measured from the average ground elevation covered by the structure to the highest point on the roof (§17.56.100). Both of the proposed structures are near (or above) the maximum height limits, but it is difficult to determine exact heights based on the ground elevation in this case. Normally we use the native ground elevation, prior to grading, to measure heights (that way, taller houses have been built by digging into the ground somewhat). But, because the property is already developed, much of the southern portion of the lot has already been graded. The original plans for the primary unit that were approved by the County state that the maximum height of the structure would be 30 ft., as measured from the lowest ground elevation (south corner). This would indicate that, based on the City's method of measuring height, the structure would be something less than 30 ft tall as measured from the average ground elevation. But it still appears that the structure is likely nonconforming as to the City's height limitation of 25 ft.

Based on the scale of the current plans, the residence appears to be somewhere near 31 ft in height in the front, which would exceed what the County approved. But I am unsure how accurately the ground elevation was drawn on the plans. The plans do clearly indicate that the ridgeline of the proposed addition will be at the same elevation as the existing ridgeline. In addition, the existing slope on the lot rises to the northeast. This means that the ground elevation is higher (up to 8 ft) near the back of the house and somewhat higher where the addition will be. Therefore, the height of the addition will be less than the

existing structure due to a higher ground elevation. Zoning Ordinance §17.64.010 allows nonconforming structures to be altered and expanded as long as the existing degree of nonconformity is not increased. The addition will be at the same or lesser height as the existing structure, which would not increase the existing degree of nonconformity. Because this lot is not in an area that would affect views, the exact height of the structure may be less important than in other areas of town. If the Planning Commission does not agree with this assessment, there are a couple of other options: (1) require the applicants to reduce the height of the addition as needed to meet the 25 ft. height limit, which could complicate construction; or (2) to require a Variance for the excess height, which would require additional findings and therefore a continuance.

The elevations for the replaced accessory dwelling unit show the elevation to be 24.5 ft. in height, but that appears to be measured from the highest ground elevation. The site plan also states that the proposed ridge at the northeast corner will be 24.5 ft. in height. Based on the scaled elevations, it appears that the ridge height is closer to 25.5. or 26 ft. in height above the average ground elevation covered by the structure, which slightly exceeds the maximum height limit. Exceeding the height limit would require a variance to be approved by the Planning Commission. There doesn't seem to be a need to exceed the height limit in this case, and the roofline could easily be lowered by lowering the pitch of the roof or by additional grading for the foundation. Therefore, this has been included as a condition of approval.

Zoning Ordinance §17.36.070 deals with open space requirements for lots with dwelling units, which includes 25% of the lot plus 800 sq. ft. for each dwelling unit; this property is well in compliance with these policies. In addition, the applicant has complied with the application requirements set forth in §17.36.080 that are applicable to this project. Parking in the PD Zone is regulated by Zoning Ordinance §17.56.180.B(8). The project site currently includes two residences with parking that exceeds minimum requirements (2 spaces in addition to any garage spaces). The pole barn did not require parking spaces, but the site plan and photos show that there is room for several more vehicles in a graveled area north of the barn.

### **SLOPE STABILITY:**

The project site is not mapped as being in an unstable area or area of questionable stability on Plate 3 of the General Plan. The property is located adjacent to, but outside of the Alquist-Priolo Fault Zone. Therefore, no geologic study is required by for the project by City regulations.

### **SEWAGE DISPOSAL:**

The existing residences are served by a septic system that is maintained by the property owners. The DEH file for this property indicates that proper SDS permits were obtained for the residential development, but it is also a rather large and somewhat ambiguous file. Therefore, DEH staff were unable to determine exactly what has been installed on the

property in terms of the OWTS. In addition, although the applicants state that the primary residence will remain 3-bedrooms, the footprint and square footage is being more than doubled. At a minimum, the proposed office on the second floor would meet both the City's, County's and Building Code's definition of a bedroom. Some of the new rooms on the first floor could also potentially meet such definitions. In response to a referral that was sent to them for this project, DEH responded that the *"applicant shall provide certification from a qualified onsite wastewater treatment system designer indicating that the existing onsite treatment system is sized to current standards for the total number of bedrooms resulting from the proposed development."* This puts the burden on a professional to show that the OWTS meets current standards for the proposed project, and the applicants will need to work closely with DEH to meet their requirements. Due to the configuration of the office and the size of the addition, City staff is also specifying that the OWTS must, at a minimum, be designed to accommodate a 4-bedroom primary residence and 2-bedroom accessory dwelling unit. This is because, at 3,750 sq. ft. and with the proposed number of rooms, this residence will likely be considered at least a 4-bedroom residence for the purpose of any future sale or future residents. This is not to say that the existing OWTS has to be expanded or upgraded; that will have to be determined between a qualified professional and DEH.

#### **LANDSCAPING AND FENCING:**

This project does not involve any new landscaping or fencing. No large trees (>12" DBH) are proposed to be removed in order to accommodate the project.

#### **DESIGN REVIEW / VIEW PROTECTION FINDINGS:**

The project will alter the external profile and appearance of both the residential structures on the property, therefore the project requires Design Review approval from the Planning Commission in accordance with §17.60.030. Recommended Design Review / View Preservation Findings are written in a manner to allow approval, without endorsing the project. However, if public hearing information is submitted or public comment received indicating that views, for instance, may be significantly impacted, or the structure proposed is obtrusive, the findings should be reworded accordingly.

#### **Design Review Criteria**

- A. *The alteration of natural landforms caused by cutting, filling, and grading shall be minimal. Structures should be designed to fit the site rather than altering the landform to accommodate the structure.* Response: The sites of the proposed structures / additions have already been graded and developed. Some new grading will be required, but it will be minimal.
  
- B. *Structures in, or adjacent to, open space areas should be constructed of materials that reproduce natural colors and textures as closely as possible.* Response: The project site is not adjacent to any open space areas.

- C. *Materials and colors used in construction shall be selected for the compatibility both with the structural system of the building and with the appearance of the building's natural and man-made surroundings. Preset architectural styles (e.g. standard fast food restaurant designs) shall be avoided.* Response: The addition to the primary unit will match the existing building, with wooden structural components, wood shingle siding and a composite shingle roof. The proposed secondary unit has been designed to match the primary unit.
- D. *Plant materials should be used to integrate the manmade and natural environments to screen or soften the visual impact of new development, and to provide diversity in developed areas. Attractive vegetation common to the area shall be used.* Response: The property is well vegetated with redwood trees and other plants. The construction is set back a minimum of 50 ft. from the roadway, and new landscaping can be found to be unnecessary.
- E. *On-premise signs should be designed as an integral part of the structure and should complement or enhance the appearance of new development.* Response: No signs are proposed as part of this project.
- F. *New development should include underground utility service connections. When above ground facilities are the only alternative, they should follow the least visible route, be well designed, simple and unobtrusive in appearance, have a minimum of bulk and make use of compatible colors and materials.* Response: Overhead utilities already exist from the street to the secondary residence. Underground utilities exist from the street to the northern residence. Existing overhead utilities are not readily visible due to sight-obscuring vegetation. No changes to the existing utilities are proposed.
- G. *Off-premise signs needed to direct visitors to commercial establishments, as allowed herein, should be well designed and be clustered at appropriate locations. Sign clusters should be a single design theme.* Response: No off-premise signs are proposed as part of this project.
- H. *When reviewing the design of commercial or residential buildings, the committee shall ensure that the scale, bulk, orientation, architectural character of the structure and related improvements are compatible with the rural, uncrowded, rustic, unsophisticated, small, casual open character of the community. In particular:*
1. *Residences of more than two thousand square feet in floor area and multiple family dwellings or commercial buildings of more than four thousand square feet in floor area shall be considered out of scale with the community unless they are designed and situated in such a way that their bulk is not obtrusive.* Response: The proposed addition to the primary residence will bring it to well above the 2,000 sq. ft. guideline at 3,750 sq. ft. However, the existing structure has a rustic design that helps it blend with its natural surroundings; the addition will match the current design, and it includes architectural features that help break up the lines of the structure. In addition, the addition will be constructed north of the existing structure, which is already located 120 ft. from the street, and therefore is not readily visible.

Due to the configuration, slope and location of the property, there is little potential to block views. The City also uses a 25% floor-to-area ration, which due to the size of the lot, would allow a much larger structure or more lot coverage.

2. *Residential and commercial developments involving multiple dwelling or business units should utilize clusters of smaller structures with sufficient open space between them instead of a consolidated structure.* Response: The property already contains two dwelling units which are spaced well apart from each other. Similarly, the proposed barn is a stand-alone structure located away from the other buildings that preserves the open space and character of the lot.

## **View Protection**

- A. *Structures visible from the beach or a public trail in an open space area should be made as visually unobtrusive as possible.* Response: This project is not visible from open space areas.
- B. *Structures, including fences over three feet high and signs, and landscaping of new development, shall not be allowed to significantly block views of the harbor, Little Trinidad Head, Trinidad Head or the ocean from public roads, trails, and vista points, except as provided in subdivision 3 of this subsection.* Response: The project, due to its location, slope, vegetation, configuration, etc., does not have the potential to significantly block views.
- C. *The committee shall recognize that owners of vacant lots in the SR and UR zones, which are otherwise suitable for construction of a residence, are entitled to...* Response: The project is not located in an SR or UR zone.
- D. *If a residence is removed or destroyed by fire or other means on a lot that is otherwise usable, the owner shall be entitled to construct a residence in the same location with an exterior profile not exceeding that of the previous residence even if such a structure would again significantly obstruct public views of important scenes, provided any other nonconforming conditions are corrected.* Response: There was no residence that was destroyed by fire associated with this project.
- E. *The Tsurai Village site, the Trinidad Cemetery, the Holy Trinity Church and the Memorial Lighthouse are important historic resources. Any landform alterations or structural construction within one hundred feet of the Tsurai Study Area, as defined in the Trinidad general plan, or within one hundred feet of the lots on which identified historical resources are located shall be reviewed to ensure that public views are not obstructed and that development does not crowd them and thereby reduce their distinctiveness or subject them to abuse or hazards.* Response: The proposed project is not within 100 feet of the Tsurai Study Area, Holy Trinity Church, the Memorial Lighthouse or the Cemetery.

## STAFF RECOMMENDATION

Based on the above analysis, the project can be found to be consistent with the City's Zoning Ordinance and General Plan and other policies and regulations, and the necessary findings for granting approval of the project can be made. If the Planning Commission agrees with staff's analysis, the proposed motion might be similar to the following:

Based on application materials, information and findings included in this Staff Report, and based on public testimony, I move to adopt the information and required Design Review and View Protection findings in this staff report and approve the proposed project as conditioned in this staff report.

## PLANNING COMMISSION ALTERNATIVES

If the Planning Commission does not agree with staff's analysis, or if information is presented during the hearing that conflicts with the information contained in the staff report, the Planning Commission has several alternatives.

- A. Add conditions of approval to address any specific concerns on the part of the Commission or the public.
- B. Delay action / continue the hearing to obtain further information.
  - In this case, the Planning Commission should specify any additional information required from staff or the applicant and / or suggestions on how to modify the project and / or conditions of approval.
- C. Denial of the project.
  - The Planning Commission should provide a motion that identifies the Finding(s) that can not be made and giving the reasons for the inability to make said Finding(s).

## CONDITIONS OF APPROVAL

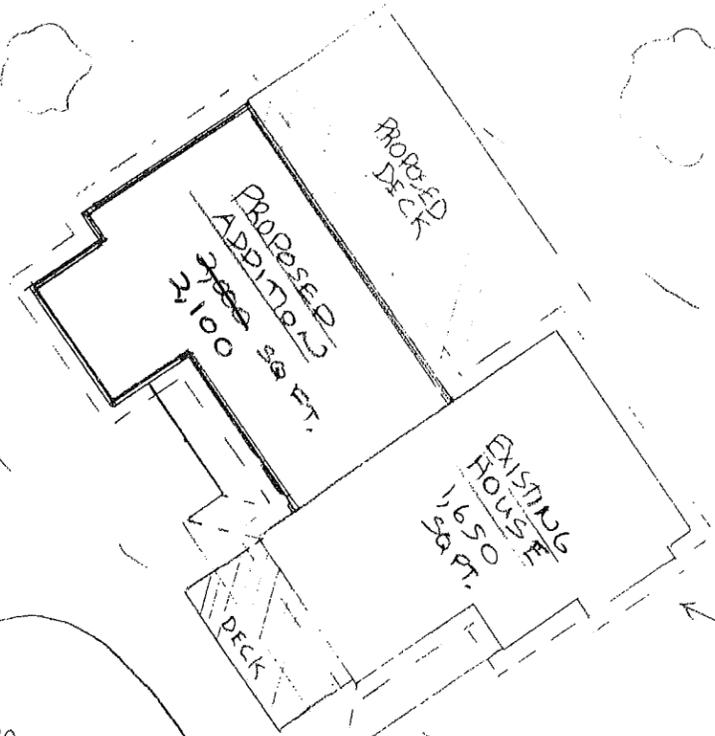
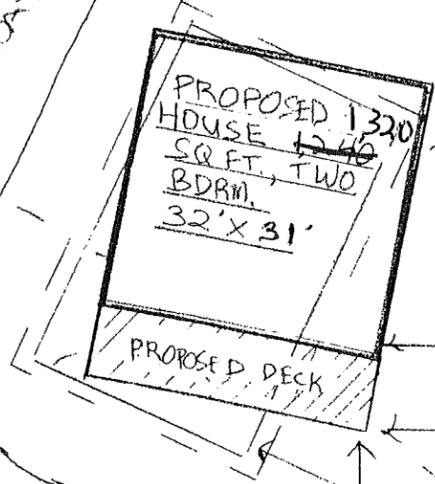
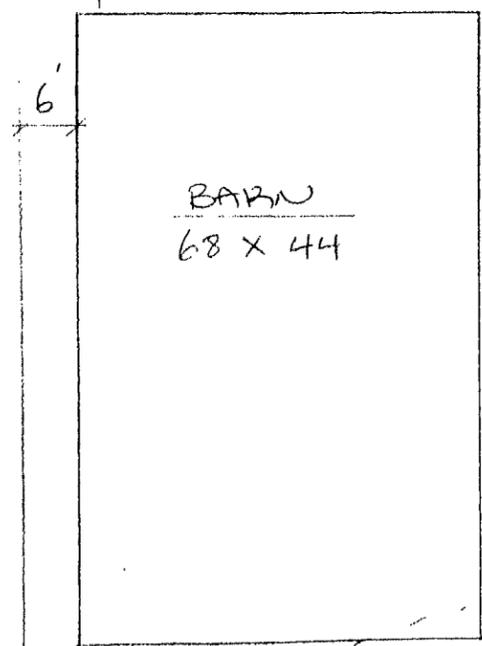
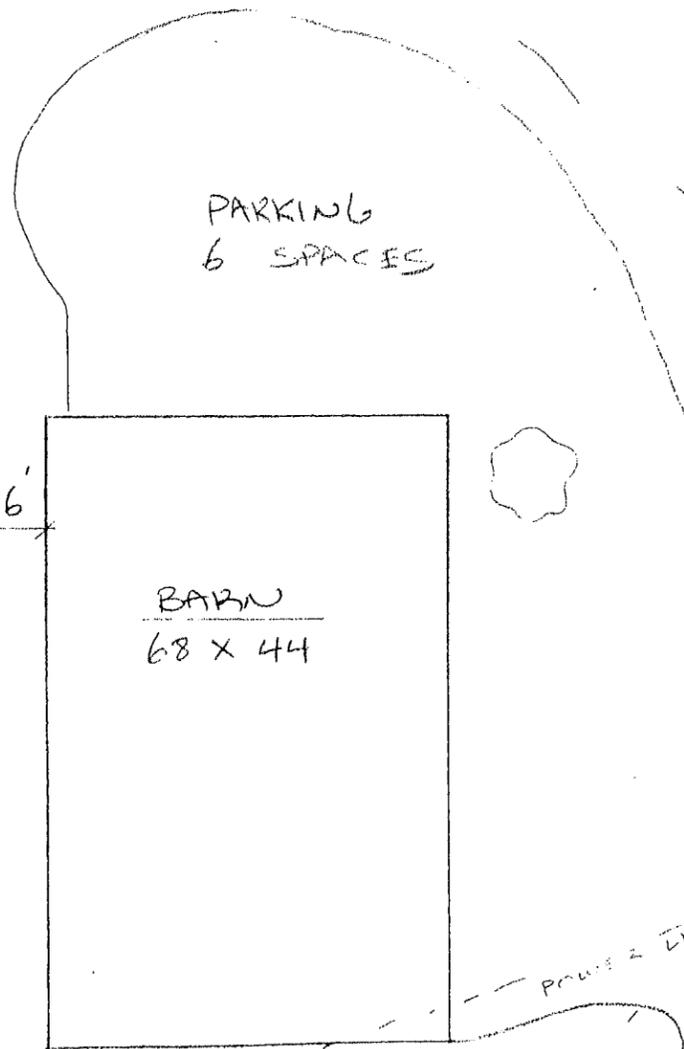
1. The applicant is responsible for reimbursing the City for all costs associated with processing the application. *Responsibility: Building Official prior to building permits being issued.*
2. Based on the findings that community values may change, but also recognizing that this project may be constructed in phases, approval of this Design Review is for a two-year period starting at the effective date and expiring thereafter unless a building permit application has been submitted or an extension is requested from the Planning Commission prior to that time. *Responsibility: Building Official prior to building permits being issued.*
3. Applicant shall provide certification from a qualified onsite wastewater treatment systems designer indicating that the existing OWTS is sized to current standards for the total number of bedrooms resulting from the proposed development (at least 4 for the primary and 2 in the accessory unit, 6 total) to the satisfaction of the DEH or obtain a sewage disposal permit from DEH for the necessary alterations to the existing system to accommodate the proposed development. The system must

- include risers and an in-line filter. *Responsibility: Building Official to verify prior to building permits being issued and during construction.*
4. Construction related activities are to occur in a manner that will not impact the integrity of the septic system. The leachfield area shall be staked and flagged to keep equipment off the area. Alternatively, a written description of techniques/timing to be utilized to protect the system will be required from the contractor. If the existing system area is impacted by construction activities, an immediate Stop-Work Order will be placed on the project. The contractor will be required to file a mitigation report for approval by the City and County Health Department prior to permitting additional work to occur. *Responsibility: Building Official to verify prior to building permits being issued and during construction.*
  5. Applicant shall direct roof drainage downspouts away from the septic system tank and leachfields. *Responsibility: Building Official to confirm at time building permits are issued.*
  6. The applicant is responsible for submitting proof that a statement on the deed, in a form approved by the City Attorney, has been recorded indicating that any increase in development above the design capacity of the OWTS (e.g. the number of residential units above two, and the and total number of bedrooms above six) on the property will require City approval of adequate sewage disposal capabilities and other applicable standards. *Responsibility: Building Official to verify prior to building permits being issued.*
  7. Recommended conditions of the City Building Official shall be required to be met as part of the building permit application submittal including providing a site-specific soils investigation with foundation and drainage recommendations prepared by a geotechnical or civil engineer. Grading, drainage and street improvements will need to be specifically addressed at the time of building permit application. *Responsibility: Building Official prior to building permits being issued.*
  8. Construction related activities are to occur in a manner that incorporates storm water runoff and erosion control measures in order to protect water quality considerations near the bluffs. Specific water quality goals include, but are not limited to:
    - a. Limiting sediment loss resulting from construction
    - b. Limiting the extent and duration of land disturbing activities
    - c. Replacing vegetation as soon as possible
    - d. Maintaining natural drainage conditions*Responsibility: Building Official to confirm at time building permits are issued.*
  9. The accessory dwelling shall not be taller than 25 ft. from the average ground elevation under the building, and the height of the addition to the primary unit shall not exceed the roofline of the existing structure. *Responsibility: Building Official to verify prior to building permits being issued and during construction.*

AP 042-052-05 + AP 515-331-12

275'

LEACHFIELD PRIMARY



EXISTING HOUSE IS 26' X 40'  
 728 SQ FT, TWO BDRM.  
 RIDGE APPROX 20' FROM  
 GROUND S. WEST CORNER  
 16' N. EAST COR.

PROPOSED RIDGE 24' 6"  
 N. EAST CORNER

3/4 IRON PIPE

POWER LINE OVERHEAD

UTILITY POLE

DITCH

CITY WATER LINE TO HOLE

198'

20'

AP 515-331-10

60'-6"

20'

60'

52'

120'

35'

5'

# ROTWEIN HOUSE ADDITION

SCALE 1/4" = 1' MAY 20<sup>th</sup> 13

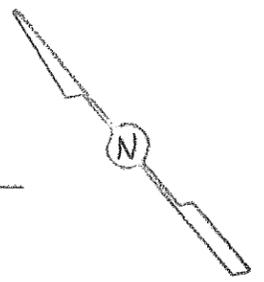
PROPOSED ADDITION  
2100 SQ FT.

EXISTING HOUSE  
1650 SQ FT.



# ROTHWEIN ADDITION

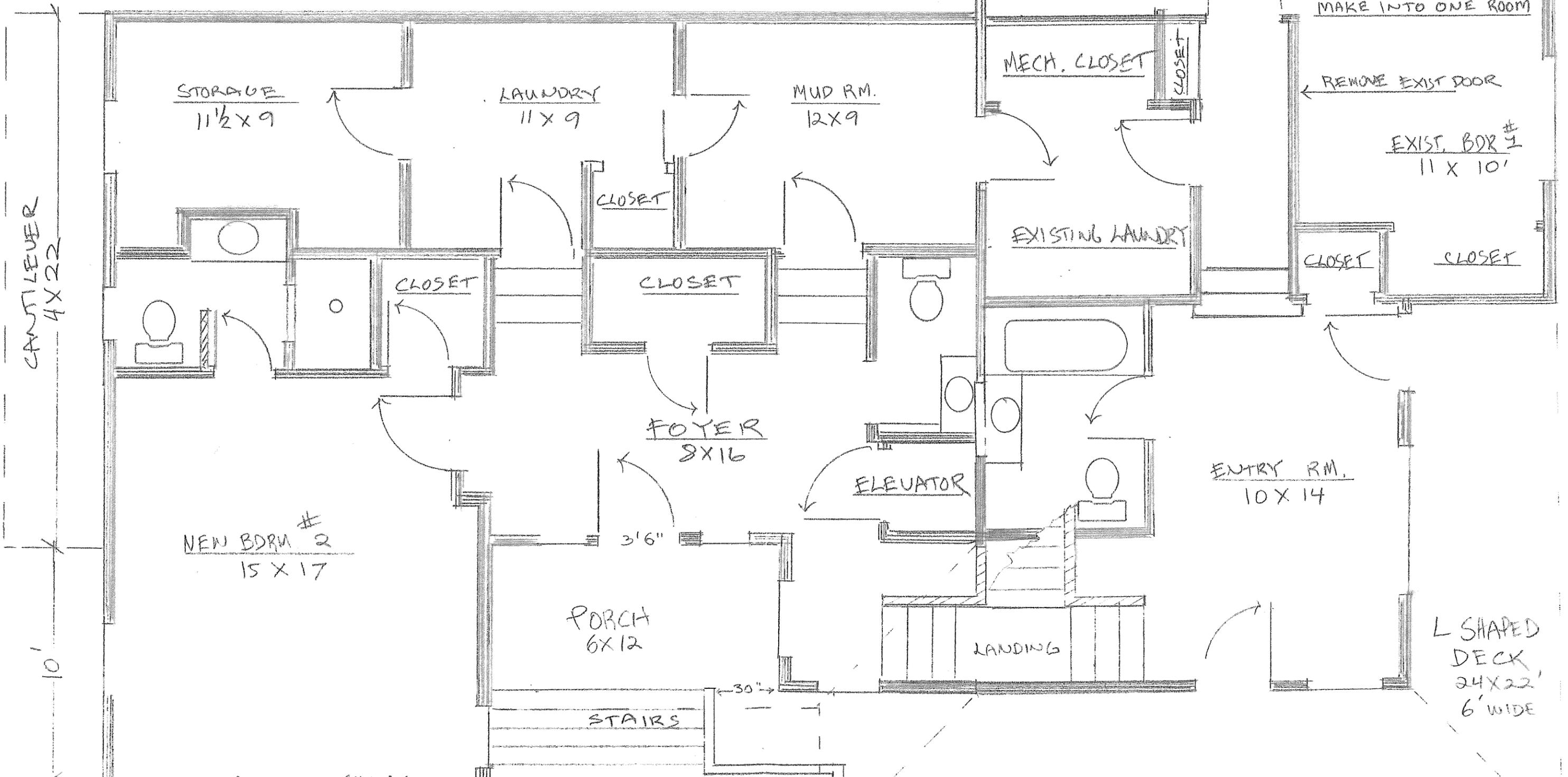
SCALE 1/4" = 1'0" MAY/2013



FIRST FLOOR  
1,000 SQ FT.

24' EXISTING DOWNSTAIRS

PROPOSED ADDITION 36'



STORAGE  
11 1/2 x 9

LAUNDRY  
11 x 9

MUD RM.  
12 x 9

BIGGER CLOSET  
7 x 7

EXIST. BDRM #2  
7 x 16'

MECH. CLOSET

REMOVE WALL  
MAKE INTO ONE ROOM

REMOVE EXIST DOOR

EXIST. BDR #1  
11 x 10'

EXISTING LAUNDRY

CLOSET

CLOSET

CLOSET

CLOSET

CLOSET

FOYER  
8 x 16

ELEVATOR

ENTRY RM.  
10 x 14

NEW BDRM #2  
15 x 17

PORCH  
6 x 12

LANDING

L SHAPED DECK  
24 x 22'  
6' WIDE

STAIRS

30"

CANTILEVER  
4 x 22

10'

# ROTWEIN ADDITION

SCALE 1/4" = 1'0" MAY 2013

PROPOSED  
SECOND FLOOR  
1100 SQ. FT.

PROPOSED ADDITION 40'  
DECK

EXIST. MST. BATH  
10 X 12

MASTER BEDROOM  
13 X 18

OFFICE  
11 X 15

FUTURE PANTRY  
8 X 12

EXISTING  
KITCHEN  
11 X 12

KITCHEN  
21 X 23

CLOSET

BUILT IN

ELEVATOR

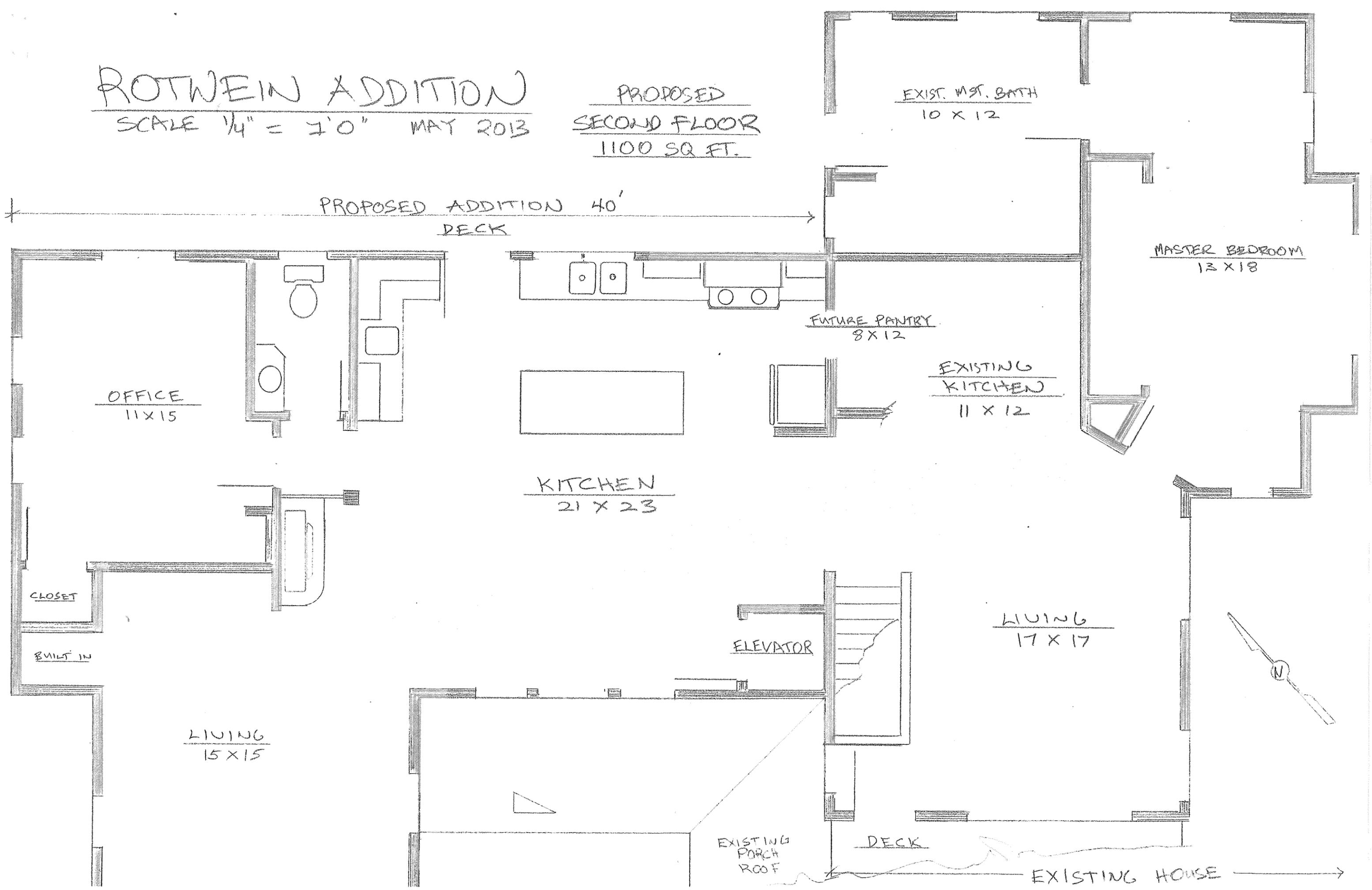
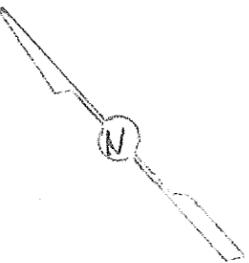
LIVING  
17 X 17

LIVING  
15 X 15

EXISTING  
PORCH  
ROOF

DECK

EXISTING HOUSE



ROTWEIN PROPOSED 2<sup>ND</sup> HOUSE  
1,320 SQ FT.

WEST VIEW  
SCALE 1/4" = 1'0"



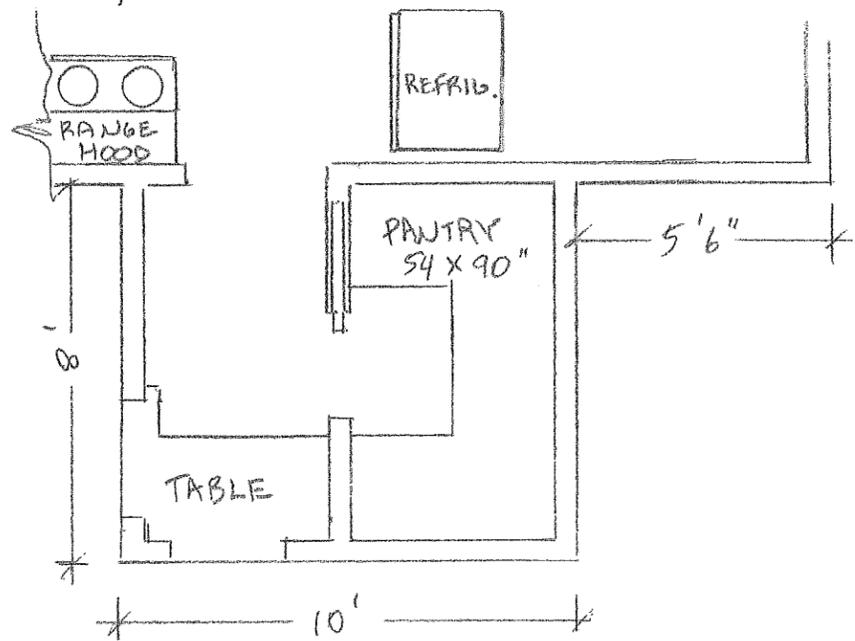
3<sup>RD</sup> DRAFT JUNE 15<sup>TH</sup>, 13

ROTHWEIN 3RD HOUSE

SOUTH VIEW  
SCALE 1/4" = 1'0"



3RD DRAFT 6/15



BETWEEN 2ND HOUSE

EAST VIEW  
SCALE 1/4" = 1'0"

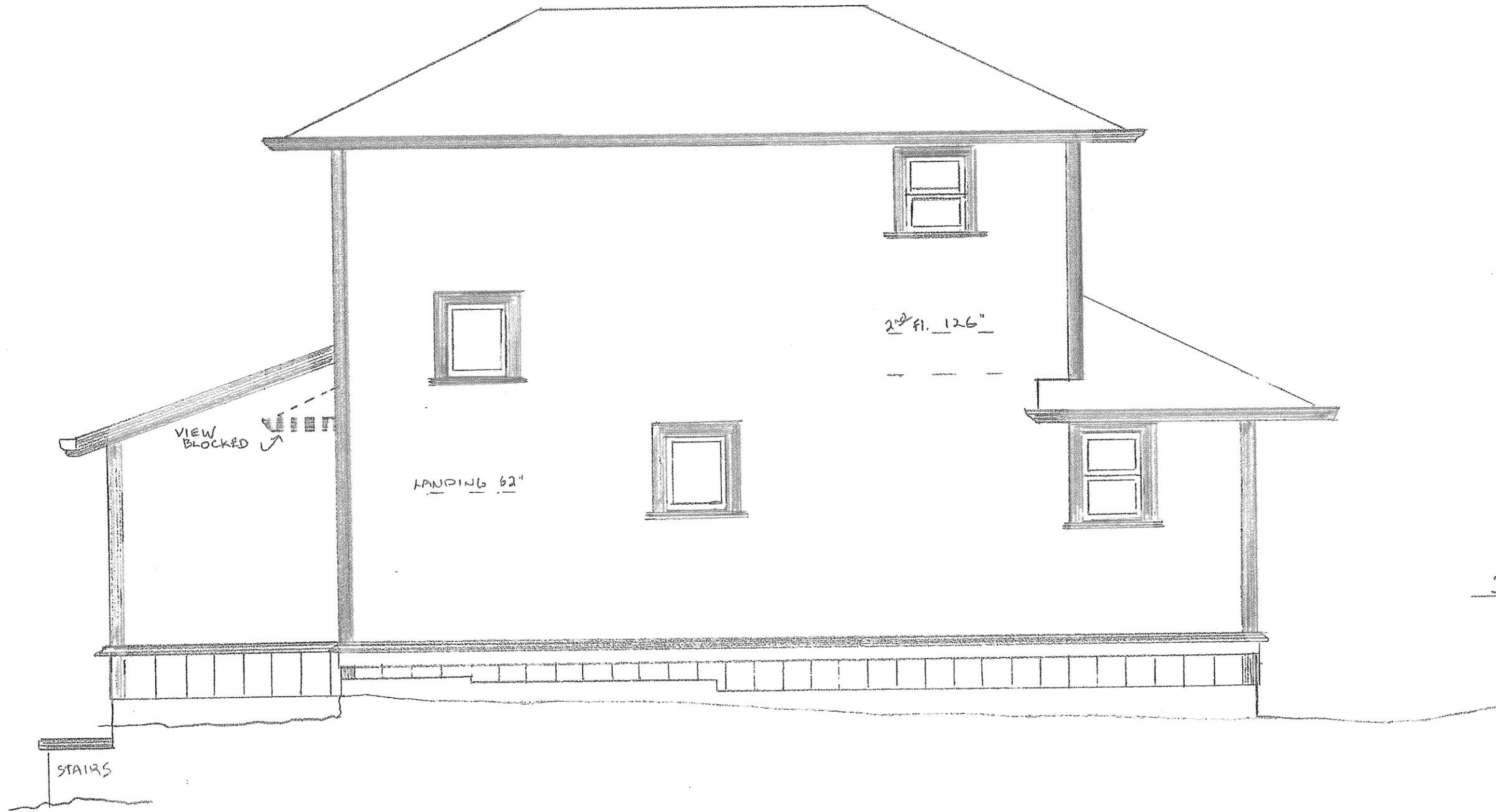
1st FLOOR PLAN PANTRY EXTENSION  
80 SQ FT. 1/4" = 1'0"

3rd DRAFT 6/15

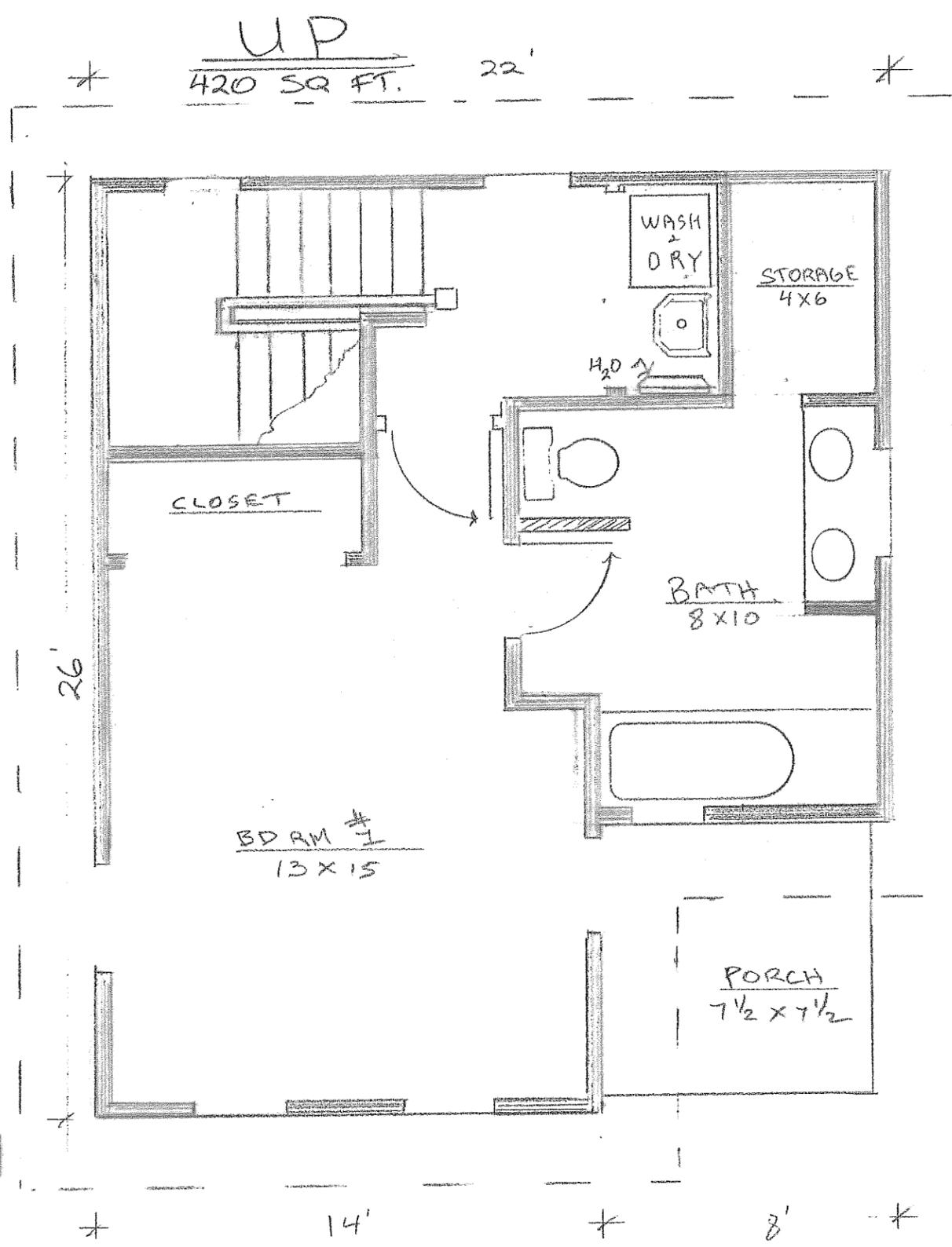
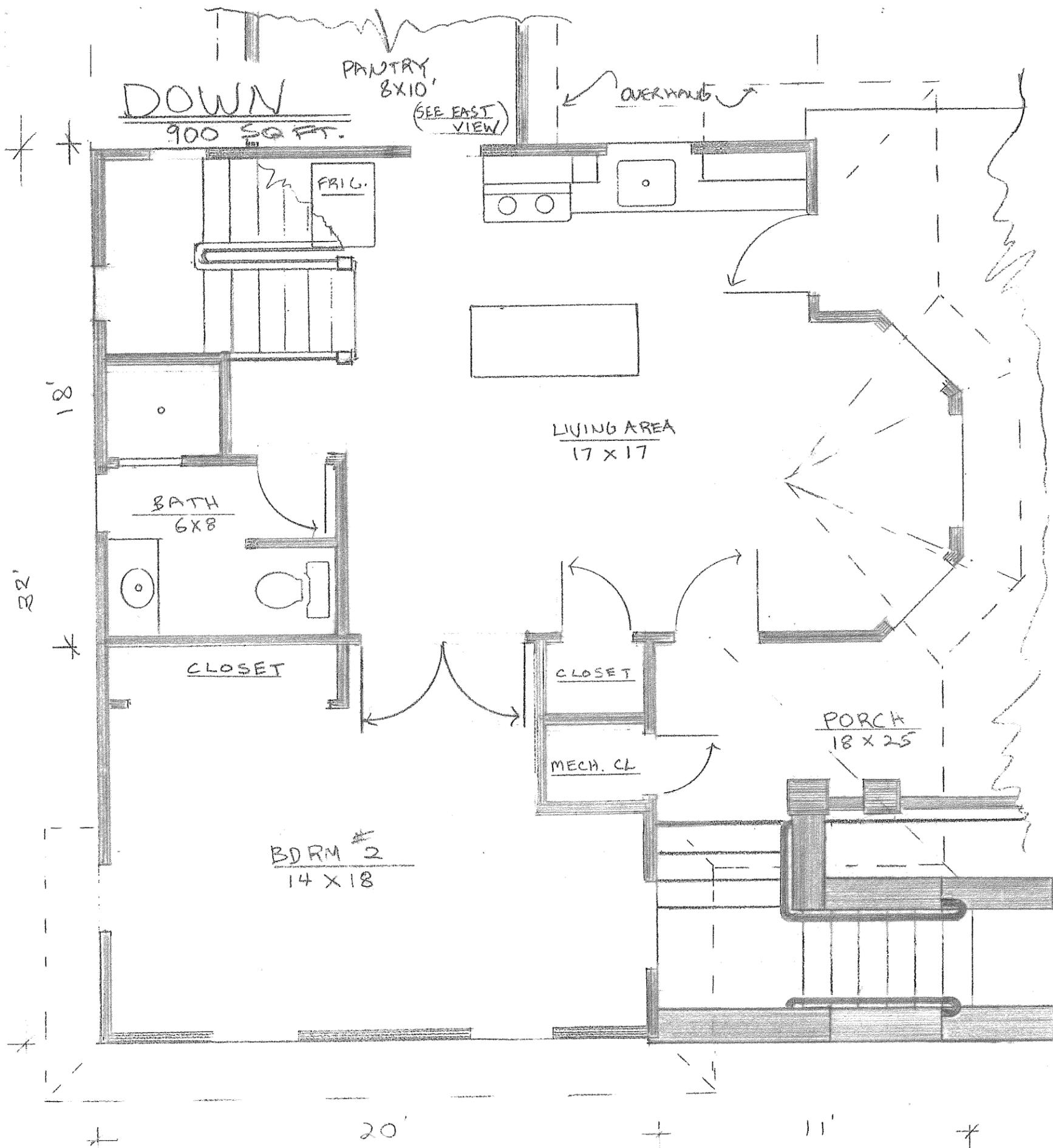


ROTWEIL 2<sup>nd</sup> HOUSE

NORTH VIEW  
SCALE 1/4" = 1'0"



3<sup>rd</sup> DRAFT 6/15



ROTWELD 2<sup>ND</sup> HOUSE  
 SCALE 1/4" = 1'0"  
 SHEET 11 OF 13  
 3<sup>RD</sup> DRAFT





