SURVEYOR DESIGNER OWNER PATRICK WILKINSON 456 MANZANITA DRIVE LOS OSOS, CA 93402 PAT WILKINSON@GMAIL COM (806) 234-3722 NORTH 57 LAND SURVEYING LLC KELLY O'NEILL LS 13321 2007 CASCADE CREEK ROAD SITKA, AK 99335 (907) 747-8700 NORTH57LANDSURVEYING@YAHOO COM PJ DESIGNS PRESTON JONES 800 WARD CT. TEMPLETON, CA 93465 (805) 850-7436 PRESTON@PJ-DESIGNS COM NUMBER OF ORIGINALS IN SET WALKWAY EXTENDS ONTO <u>57613'W (R)90.65' (R)</u> LAKE FRONT WALL BASED ON SURVEYOR FILE SIRBET SPOT 4 PARKING PARKING SPOT 3 RESIDENTIAL UNIT 26'-5 ENTRANCE PARKING SPOT 2 12 576 13 W (R) 90.65 (R) (E) POWER POLE -(E) MAILBOX PAD

SITE PLAN

PROJECT TEAM

SHEET INDEX

COVER SHEET/SITE PLAN EXISTING FLOOR PLANS DEMO FLOOR PLANS PROPOSED FLOOR PLAN

LOT 6

17-6

Mars

SMALLER LOWER

RESIDENTIAL UNIT ENTRANCE

N815'W

RE

SHEET SET

JOB DESCRIPTION

INCREASE MAXIMUM DENSITY TO MAKE A LEGAL
TRIPLEX
 REDUCE PARKING TO 15 PER DWELLING FOR A
TOTAL OF 45 PARKING SPACES
 RECONFIGURE EXISTING FOYER INTO (2)-UTILITY
ROOMS

ROOMS
4. ADD A WATER HEATER IN THE UPSTAIRS UNIT

AREA CALCS

LOWER EXISTING 330 SQ. FT. 1027 SQ. FT. 160 SQ. FT. 86 SQ. FT. 530 SQ. FT.

CARPORT LARGER RESIDENTIAL UNIT LIVING UTILITY/FOYER SREEZZEWAY SMALLER RESIDENTIAL UNIT LIVING

UPPER EXISTING

PROPOSED REMODEL
124 SG FT LOWER UTILITY ROOM REMODEL
6 SQ. FT. UPPER WATER HEATER CLOSET

LOT CALCS

ZONING R-2 LOT SIZE: 4511 S.F. (BASED ON SURVEY) LOT COVERAGE (50%MAX), 4511 x.50 = 2256 S.F. (MAX)

LOT COVERAGE INFO
EXISTING BUILDING FOOTPRINT 1886 S.F. PROSED STAIRS & DECK 172 S F. PROPOSED LOT COVERAGE 2008 S F. < 2256 S F. = OK

EXISTING BLDG CODE DATA

OCCUPANCY: R-3AJ TYPE OF CONSTRUCTION: YB HEIGHT: 124-8* AUTOMATIC FIRE SPRINKLER: NO STORIES: 2-STORY

PROJECT DATA

LOT 6, BLOCK 19, USS 1474 CITY OF SITKA STATE OF ALASKA PARCEL #. 1-2650-0000

VICINITY MAP



DOCUMENTS

THESE RECORD DOCUMENTS HAVE BEEN PREPARED BASED UPON INFORMATION SUBMITTED, IN PART, BY OTHERS WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE PUDE SIGNS IS NOT RESPONSIBLE FOR THEIR ACCURACY, NOR FOR ERRORS OR OMISSIONS WHICH MAY HAVE BEEN INCORPORATED INTO THESE DOCUMENTS AS A RESULT.

THE OWNER IS ADVISED THAT THESE DRAWINGS AND ASSOCIATED CONSTRUCTION DOCUMENTS ARE THE ONLY MEDILM AVAILABLE TO EXPRESS THE INTENT OF PLIDESIGNS AND CANNOT BE ASSUMED ALL-INCLUSIVE WITH REGARD TO SUCH.

CODE ANALYSIS

ALL CONSTRUCTION SHALL CONFORM TO THE
2021 Informational Residential Code (not including plumbing and
electrical)
2021 Uniform Flumbing Code
2020 National Electrical Code
AS WELL AS ALL BITAS CITY BUILDING ORDINANCES AND
ORDERS SUDJOING STANDARDS

SEPARATE PERMITS

1" = 10"-0" 1. BUILDING PERMIT



Presting Down

800 Ward Ct. Templeton, CA 93465 805 550,7436 Preston@PJ-Designs.com www.PJ-Designs.com

General Building Designer
Groversone: - Remotes - ASSure - ASSure - Assure Accepting if per check control for diversity and cases in the investigation of per check control for diversity aligner in the investment block beams, along leveral check diversities from this copy of control of desiring, which is diversities individually in September and Sergia principles and sergia principles and sergia per careful and sergia per careful and sergia per careful and service and sergia per careful and service and sergia per careful and service and sergia per careful and sergia per care

Project

WILKINSON REMODEL

ST. LAKE AK 99835 408 I

CITY OF SITKA, AK

1-2650-0000

Job No. 24016 Sheet Title

COVER SHEET

Plan Set	
Prelminary Plans	2.25.24
Owner Revision	6.24.24