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GENERAL NOTES:

- THE SCOPE OF THIS PROJECT COVERS THE FOLLOWING:
- 1. REMOVAL OF EXISTING HOME.
 - 2. CONSTRUCTION OF NEW, TWO STORY, SINGLE FAMILY HOME (2,164 SF)
 - 3. CONSTRUCTION OF ATTACHED GARAGE/SHOP/ APARTMENT (BY BREEZEWAY).
 - A. GARAGE (580 SF) - ON BASEMENT LEVEL (BELOW 1ST FLOOR),
 - B. SHOP (480 SF) - ON FIRST FLOOR (ENTRANCE LEVEL WITH HPR),
 - C. APARTMENT (666 SF INCLUDES ENTRY) - ON SECOND FLOOR (TOP LEVEL)

REQUEST FOR WAIVER OF FOLLOWING ADU REQUIREMENTS UNDER SITKA GENERAL CODE 22.20.160:

- C 2. USE AS SHORT TERM RENTAL.
- C 3. MEETING ALL DEVELOPMENT REQUIREMENTS AT TIME OF CONSTRUCTION (PRIMARILY DUE TO HEIGHT RESTRICTIONS).
- C 9. LOCATION OF SEPARATE EXTERNAL ENTRANCE INTO ADU ON SIDE OR REAR OF STRUCTURE.
- C 14. PROHIBITION OF VARIANCES
- 22.20.035 #18. MAXIMUM HEIGHT OF 25'



CONCEPTUAL PLANS - 1601 HPR

HACKETT RESIDENCE



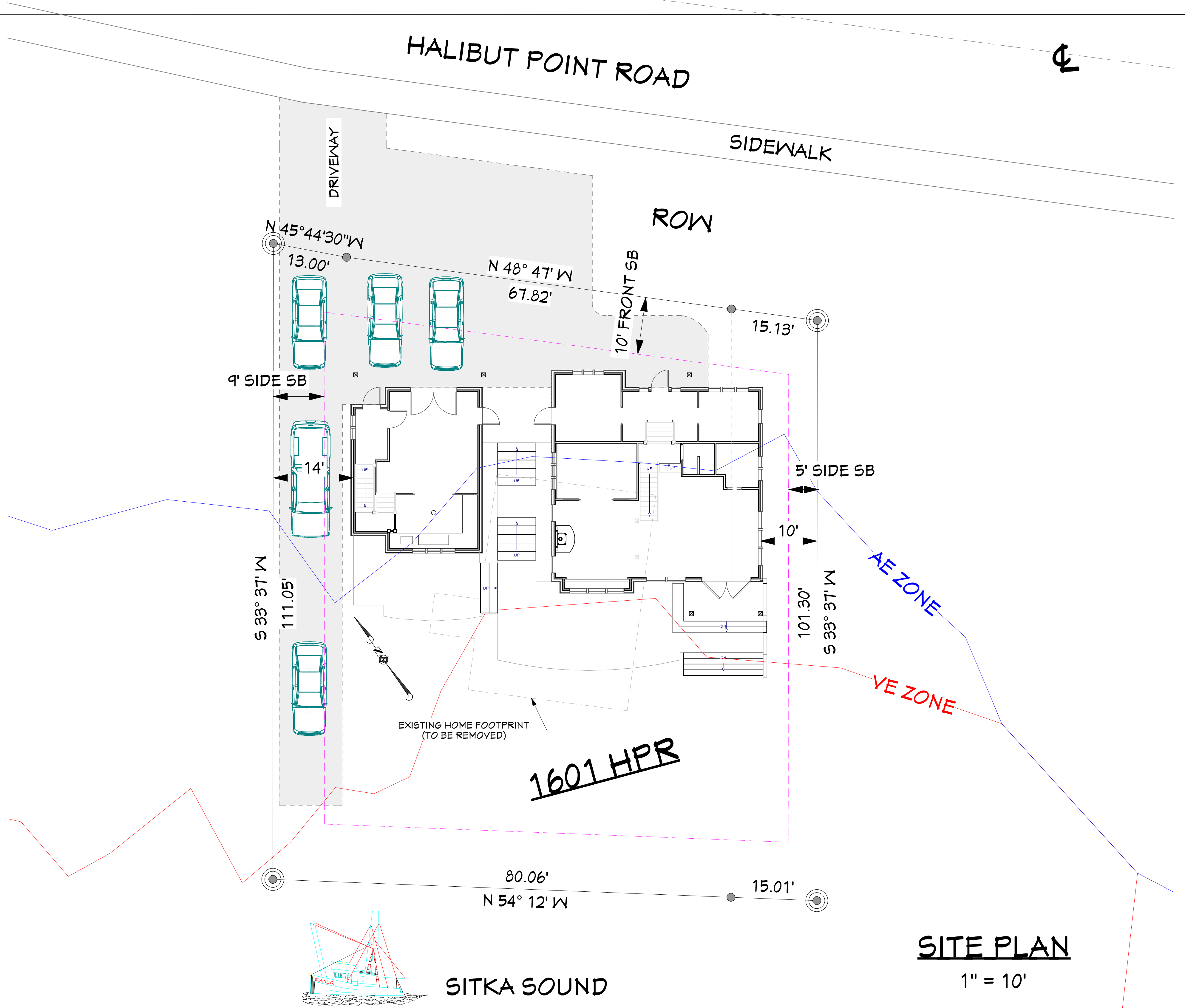
TITLE PAGE

PROPERTY OWNERS:
LEXI AND ADAM HACKETT
228 LAKEVIEW DRIVE
SITKA, ALASKA 99835 (907) 758-5684

PROJECT:
HACKETT RESIDENCE - CONCEPTUAL
1601 HALIBUT POINT ROAD
SITKA, ALASKA 99835

OCEANSIDE CUSTOM CARPENTRY
GENERAL CONTRACTING AND DESIGN
204 Jeff Davis Street • Sitka, Alaska 99835
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SITE PLAN

Drawings by Randy Hiltchcock
Updated 1/5/2023

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ELEVATION - SOUTH



ELEVATION - NORTH

ELEVATIONS

Drawings by Randy Hiltchcock
Updated 1/5/2023

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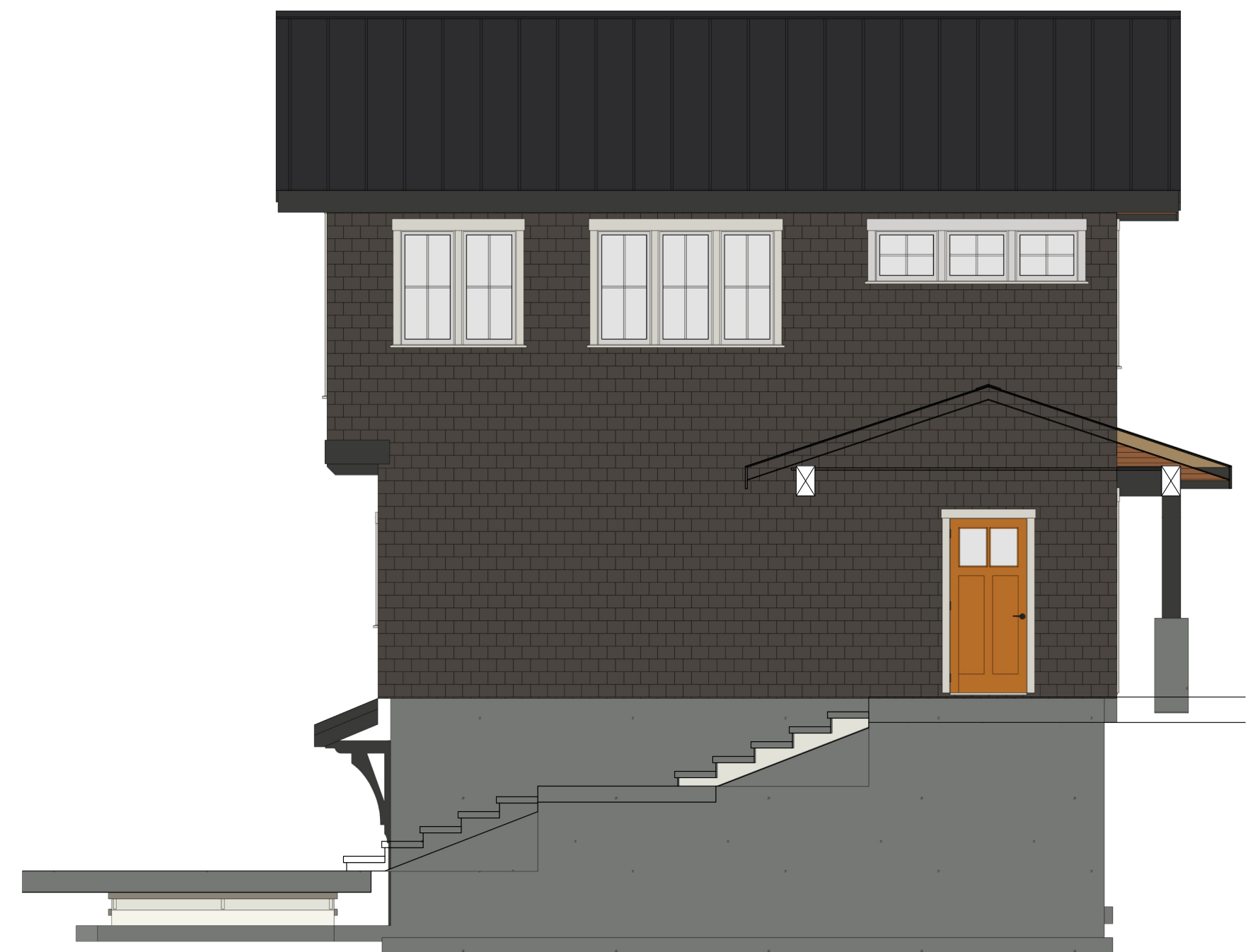
MAIN HOUSE ELEVATION - WEST



MAIN HOUSE ELEVATION - EAST



GARAGE ELEVATION - WEST



GARAGE ELEVATION - EAST

ELEVATIONS

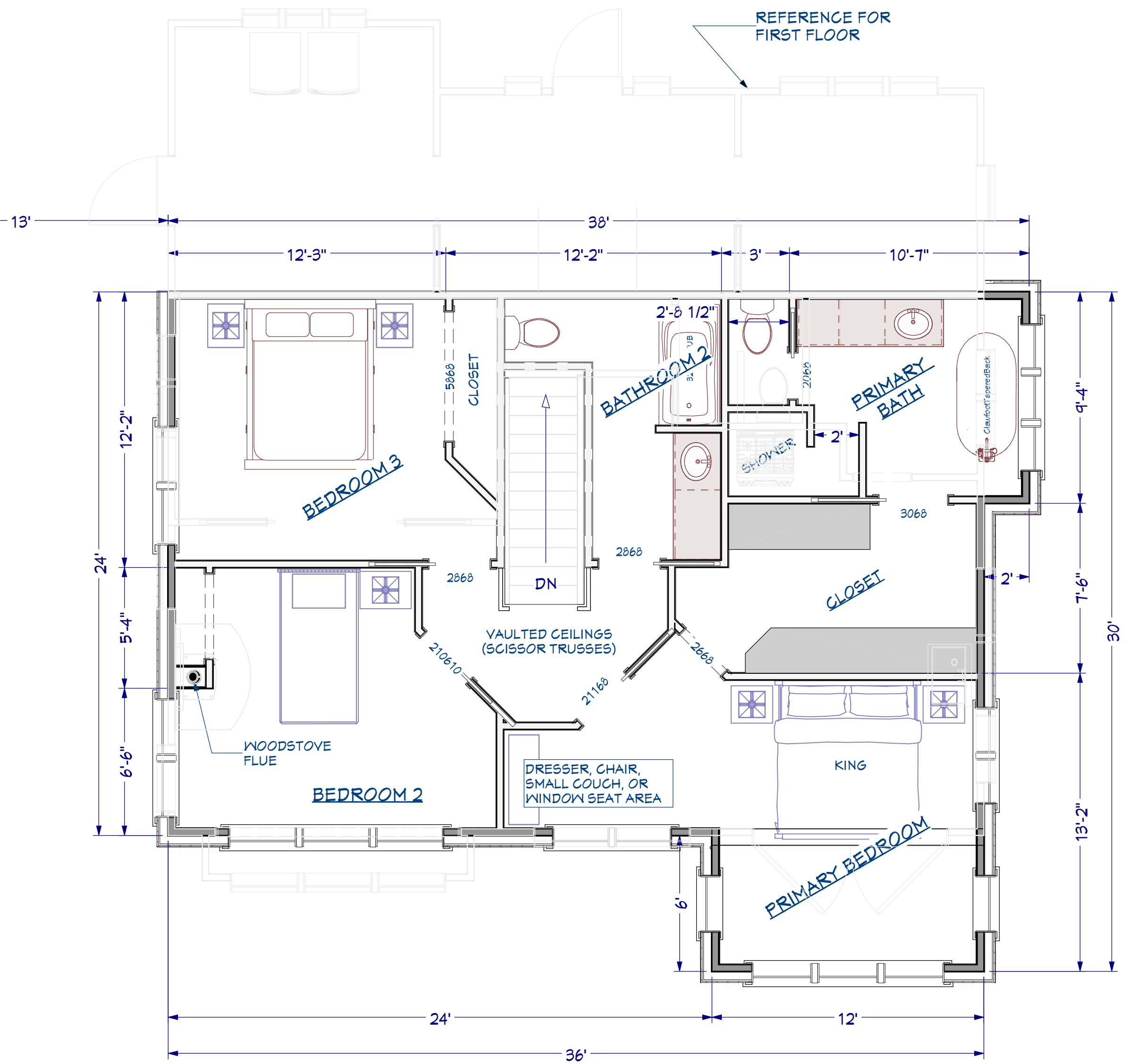
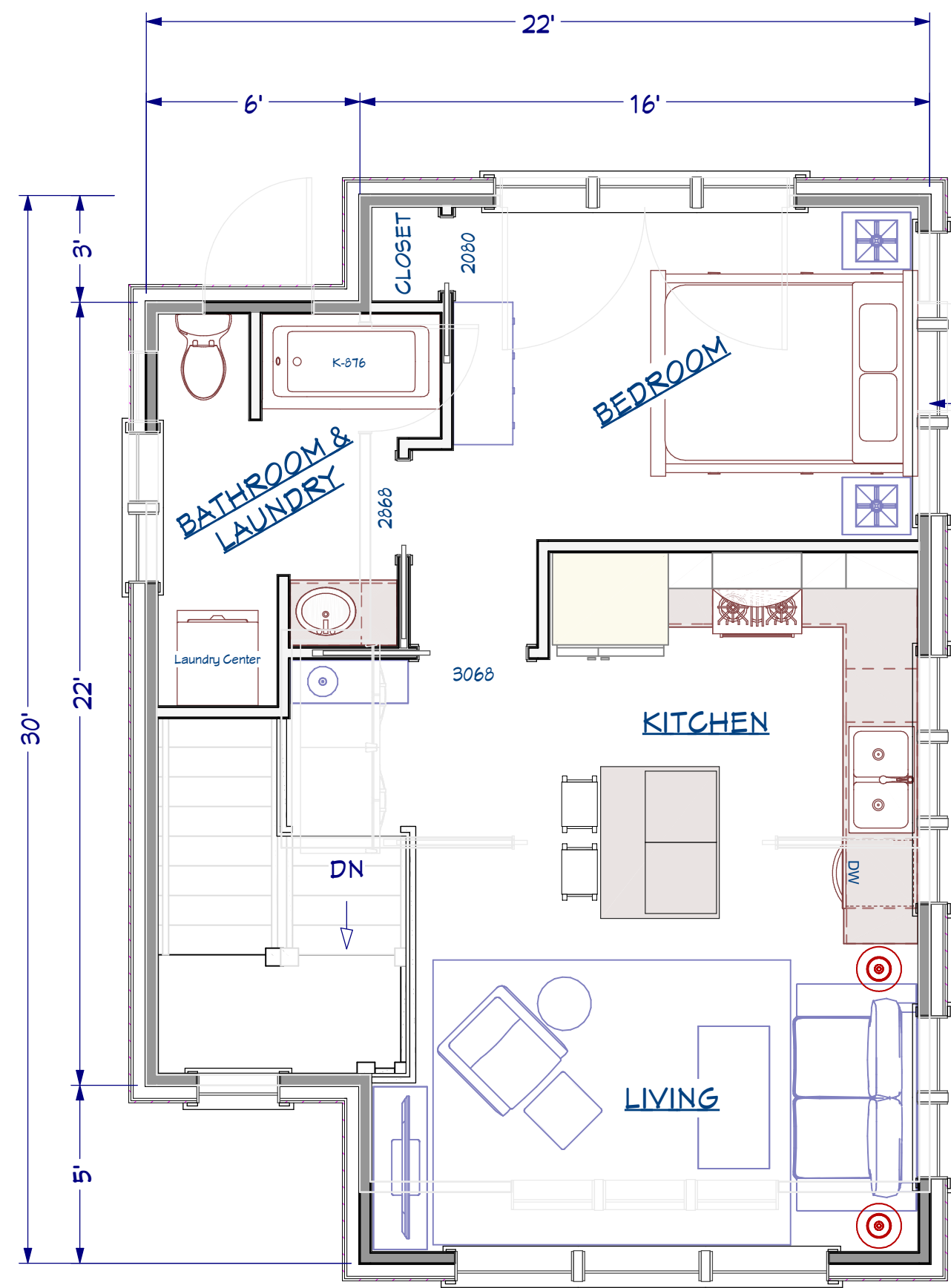
Drawings by Randy Hitchcock
Updated 1/5/2023

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HACKETT CONCEPT - 2ND FLOOR

APARTMENT 2ND FLOOR SF = 612
HOUSE 2ND FLOOR SF = 940

FLOOR 2 PLAN

FLOOR 2 PLAN

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Updated 1/5/2023

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