



446-448 RALSTON AVE



*NEW DEVELOPMENT OF  
2 NEW HOUSES IN 2 INDIVIDUAL PARCELS*

# BACKGROUND OF THE PROJECT

- EXISTING HOUSE OF 446-448 RALSTON IS A SINGLE BUILDING SET ON 2 INDIVIDUAL PARCLES.
- REDEVELOPMENT OF THE EXISING LOTS COMES TO AN IDEA OF CREATE 2 NEW HOUSES
- MAKE THE LAND IS MORE USEFULL THAN BEFORE
- MAXIMUM THE RESOURCES OF THE PROPERTY.

# DESIGN CONCEPT

- TO BUILD A HOUSE WITH 3<sup>RD</sup> STORY
- MATCH NEIGHBOR HOUSE AT 454 RALSTON, 3 STORY BUILDING
- IT WILL CREATE A HOUSE PATTERN IN THE NEIGHBORHOOD
- CONSIDER THE VIEW TO THE OCEAN, ONLY ABLE TO ACHIEVE AT 3<sup>RD</sup> STORY
- NUMBER OF BEDROOMS(4), CITY MOSTLY ALLOW(5)
- ADU AT GROUND FLOOR WITH 1 BEDROOM,
- TO MINIMIZE NUMBER OF PERSON TO LIVE IN ADU
- MAINTAIN A GARAGE PARKING SPACE, EVEN CITY DOES NOT REQUIRE IT. BICYCLE PARKING IS PROVIDED FOR EACH UNIT

# DESIGN ELEMENTS

- THE DESIGN WILL HAVE BAY WINDOWS AT 446 RALSTON
- MARINA WINDOWS AT 448 RALSTON
- WINDOW TYPES, ARCHITECTURAL SERIES FROM PELLERES.
- SIMILAR WINDOW STYLES TO THE NEIGHBORHOOD.
- 3<sup>RD</sup> STORY SETBACK TO REDUCE ITS EXPOSURE TO STREET

## BULK VIEW?

- THE DESIGN OF THE HOUSE, IN VISION WILL NOT AS BIG AS WE SEE IT AT THE ELEVATION.
- NEIGHBOR HOUSE AT 454 RALSTON, SAME AS 3 STORY HOUSE
- VISION FROM 454 RALSTON, NOT A BIGGER SIZE HOUSE
- VISION FROM 444 RALSTON, ABOUT 6' ABOVE, DUE TO SLOPE OF THE STREET.
- PHOTOS OF THE EXISTING HOUSES IN THE NEIGHBORHOOD
- AT 446 RALSTON, BUILDING FOOTPRINT IS THE SAME AS 444 RALSTON

# PHOTOS



# CHILDCARE AND BUSINESS INTEND

- AT 446 RALSTON, IT WILL HAVE A CHILDCARE SERVICE TO THE NEIGHBORHOOD
- BUSINESS IS UNDER STATE LICENSE, AND THE OPERATION IS FULLY COMPLY TO CITY ORDINANCES.
- For better service and provide more open space activities to children, a roofed play backyard is provide under city variance permit.
- OWNER DOES NOT HAVE ANY INTENTION TO OPERATE THE HOUSE AS AIR-BNB BUSINESS.
- ONE OF THE NEW HOUSE WILL BE OWNER'S SON TO OCCUPY.

# MINIMIZE IMPACT TO THE NEIGHBORHOOD

- THE DESIGN WILL DO ITS BEST TO MINIMIZE THE IMPACT TO THE NEIGHBORHOOD
- SUCH AS: PARKING, THE DESIGN WILL MAINTAIN 1 CAR PARKING GARAGE PLUS 2 BICYCLES PARKING, ALTHOUGH, NEW PLANING CODE DOES NOT REQUIRE TO PROVIDE CAR PARKING IN GARAGE.
- CHILDCARE BUSINESS WILL BENEFIT THE WORKING COUPLES IN THE NEIGHBORHOOD, TO TAKE CARE THEIR CHILDREN.
- EASY ACCESS TO PUBLIC TRANSPORTATION SYSTEM, WHICH THE ADU TENANT WILL NOT NEED TO HAVE CAR TO LIVE IN THE AREA. BENEFIT TO STATE UNIVERSITY STUDENTS.
- CONVENIENCE LOCATION FOR SHOPPING AND FOOD, STONESTOWN GALLERY SHOPPING CENTER.