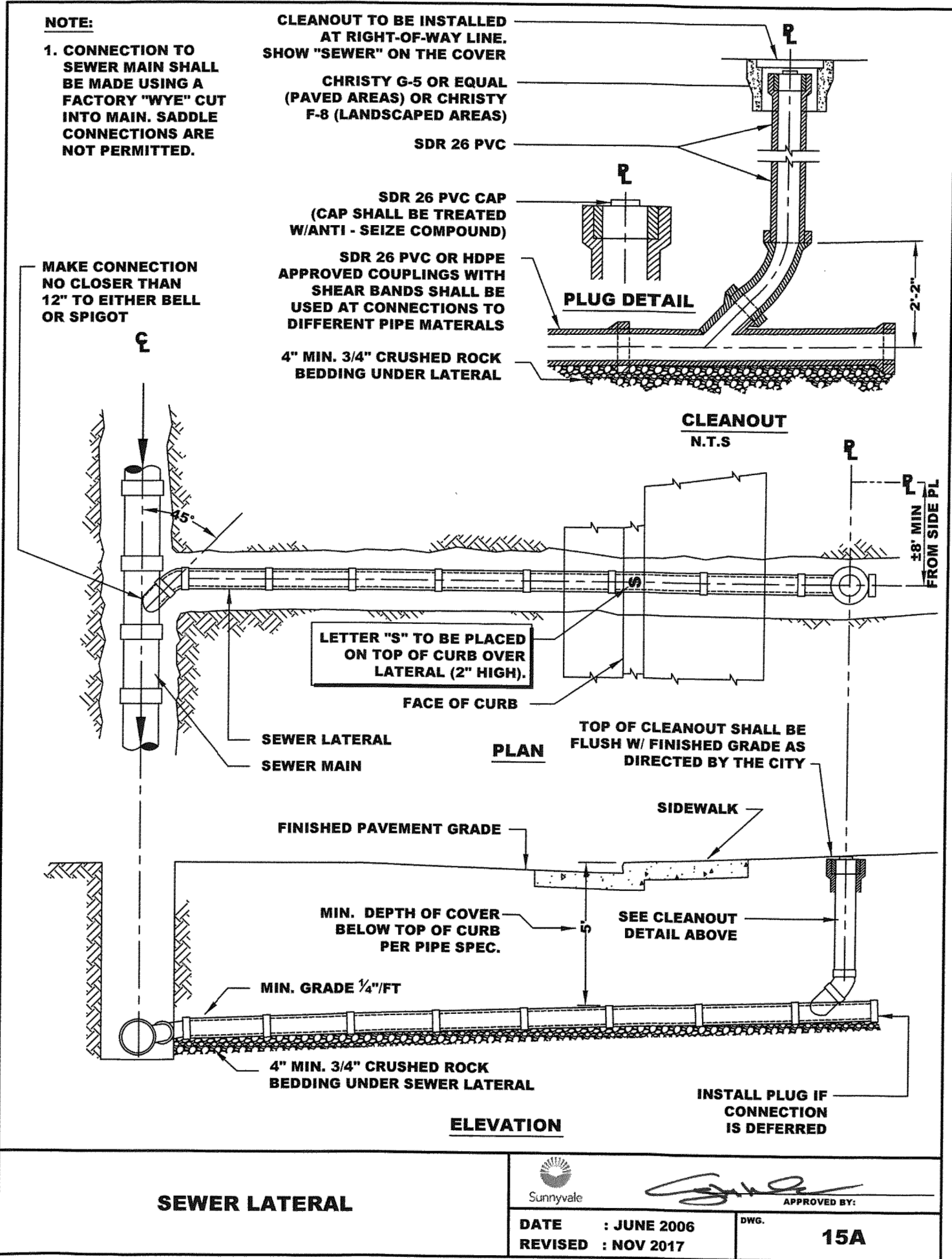


PUBLIC WORKS NOTES:

1. PRIOR TO ANY WORK IN THE PUBLIC RIGHT-OF-WAY, OBTAIN AN ENCROACHMENT PERMIT WITHIN INSURANCE REQUIREMENTS FOR ALL PUBLIC IMPROVEMENT INCLUDING A TRAFFIC CONTROL PLAN PER DE LATEST CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICE (MUTCD) STANDARDS TO BE REVIEWED AND APPROVED BY THE DEPARTMENT OF PUBLIC WORKS
2. ALL CONSTRUCTION RELATED MATERIALS, EQUIPMENT AND CONSTRUCTION WORKERS PARKING NEED TO BE MANAGED ON-SITE AND NOT LOCATED IN THE PUBLIC RIGHT-OF-WAY OF PUBLIC EASEMENTS.
3. NO UTILITY TRENCH SHALL BE ALLOWED WITHIN 15' RADIUS OF AN EXISTING MATURE TREE. BORING, AIR SPADE OR OTHER EXCAVATION METHOD AS APPROVED BY THE CITY ARBORIST SHALL BE CONSIDER TO PROTECT EXISTING MATURE TREE. CONSULT WITH A CITY ARBORIST PRIOR TO ADJUSTING LOCATION OF UTILITY LINES.
4. APPLICANT SHALL BE RESPONSIBLE TO RECTIFY ANY DAMAGE TO THE EXISTING PUBLIC IMPROVEMENT FRONTING AND ADJACENT TO THE PROJECT SITE AS A RESULT OF PROJECT CONSTRUCTION, TO CITY'S SATISFACTION BY THE PUBLIC WORKS DEPARTMENT

INSTALL SANITARY SEWER CLEANOUT PER DETAIL 15A BELOW

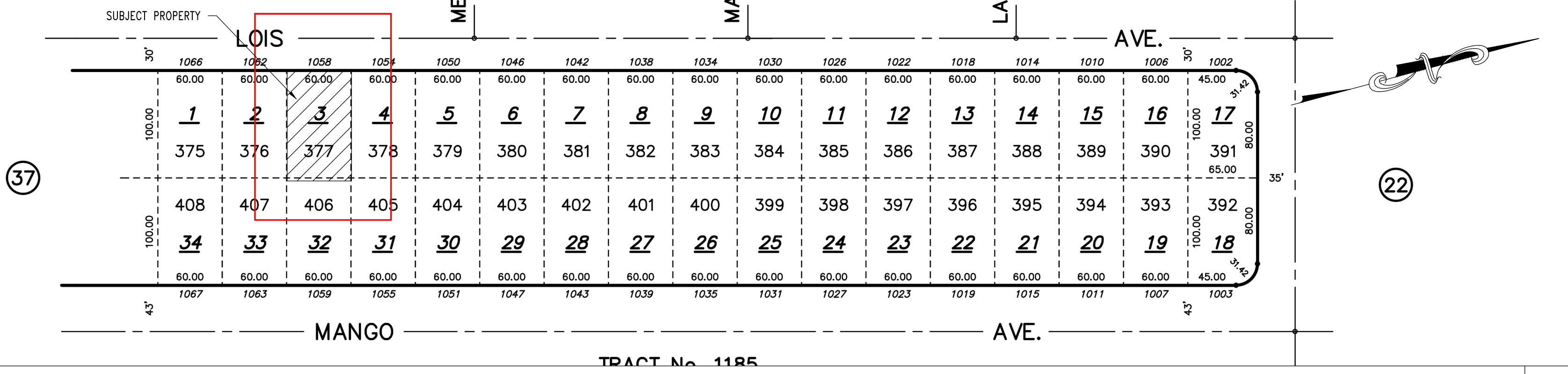


DETAIL 15A

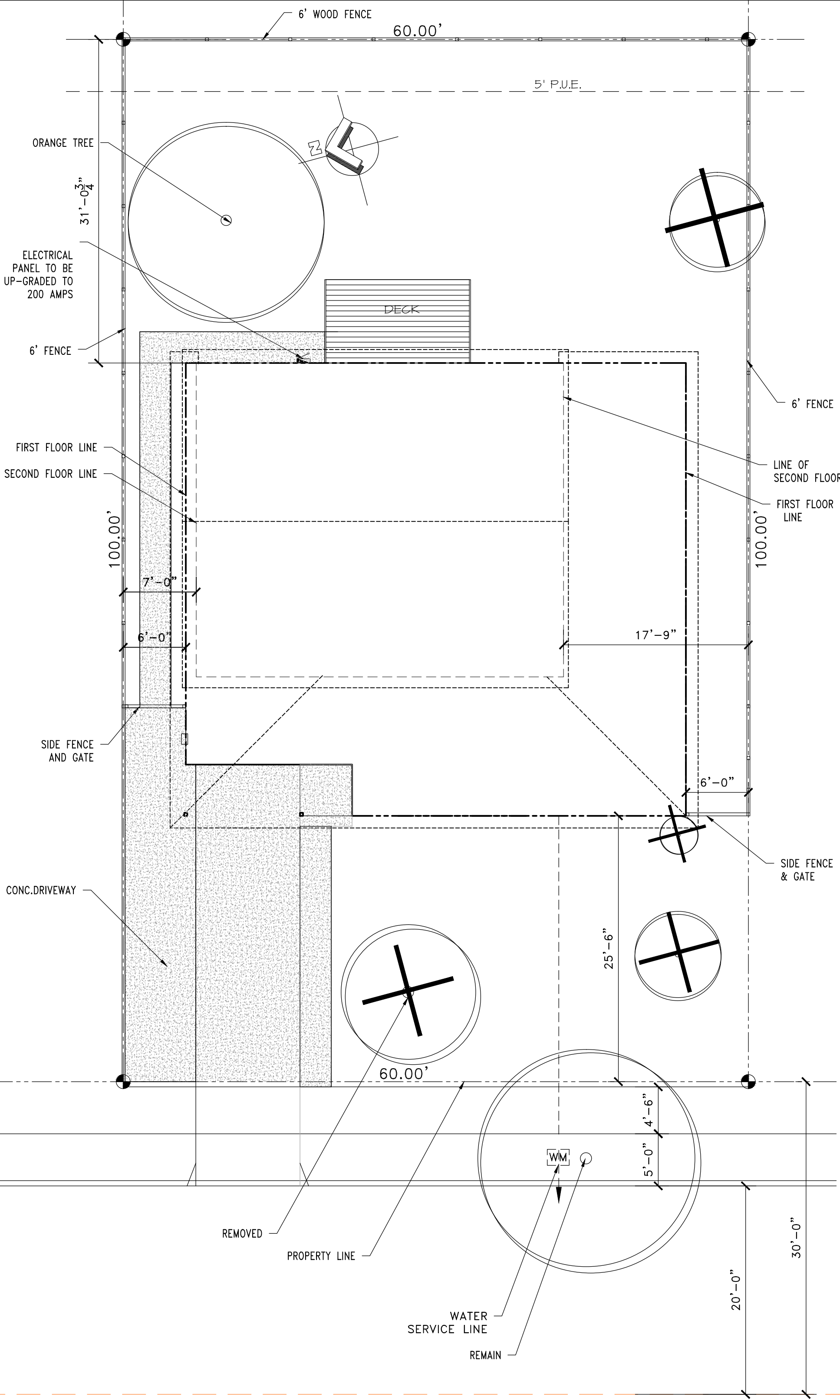
N.T.S."

4

EXISTING SITE PLAN

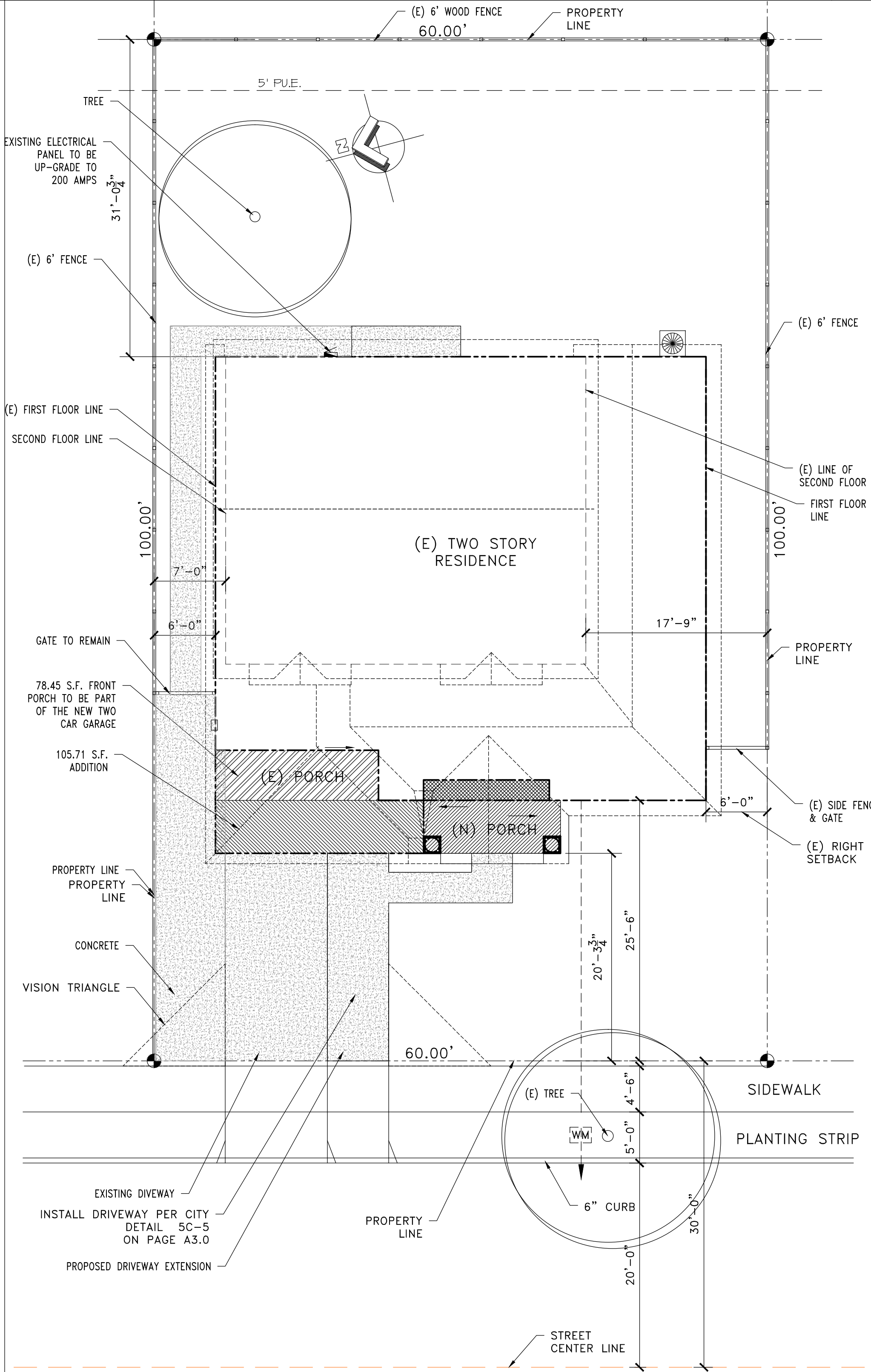


TRACT MAP FOR REFERENCE



1/8" 2

PROPOSED SITE PLAN



1/8" 1

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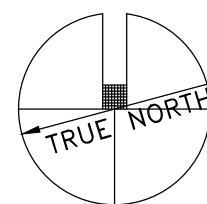
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3	



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DATE: December 14, 2017
PROJECT No. 37-0617

EXISTING AND PROPOSED SITE PLAN



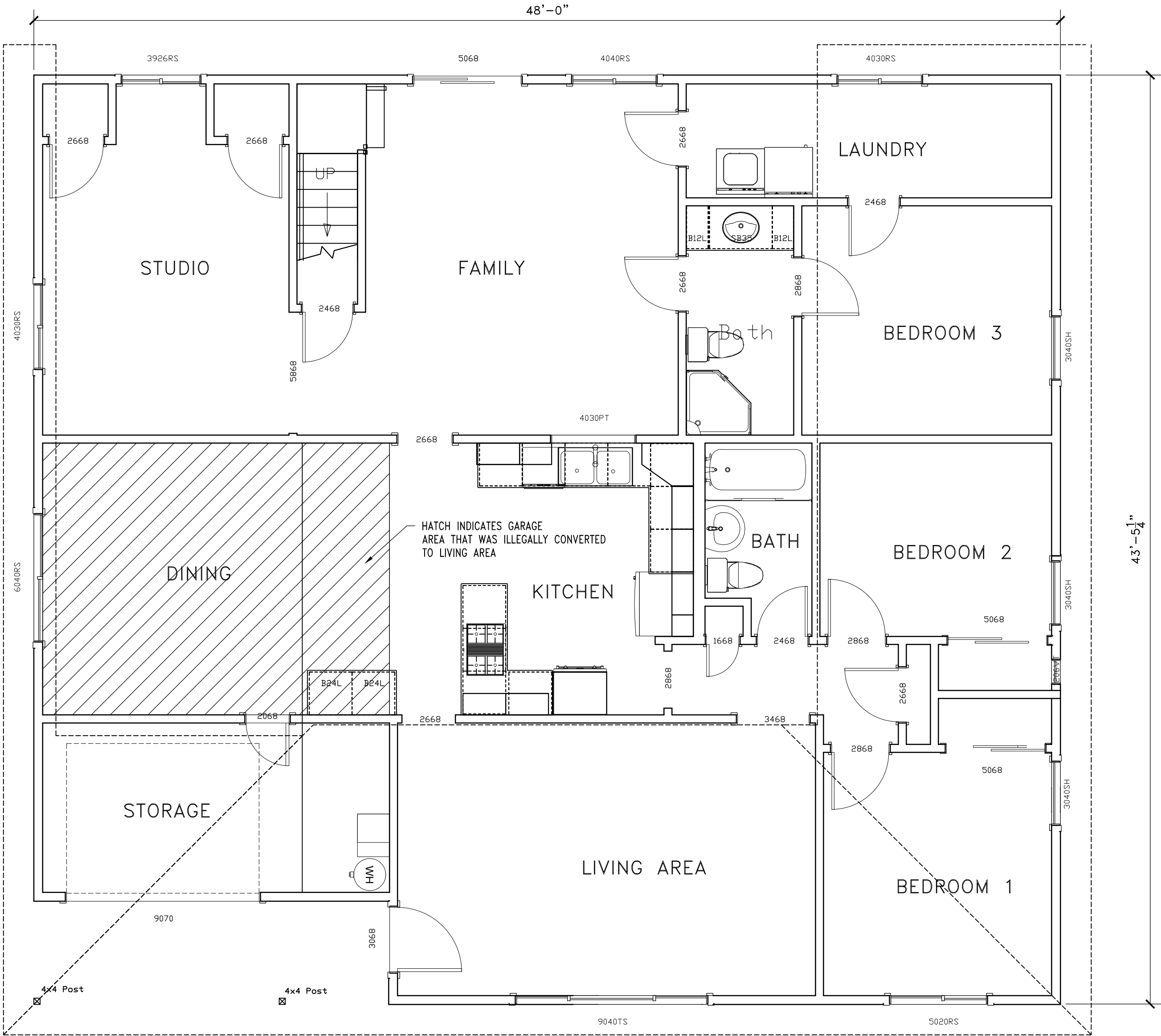
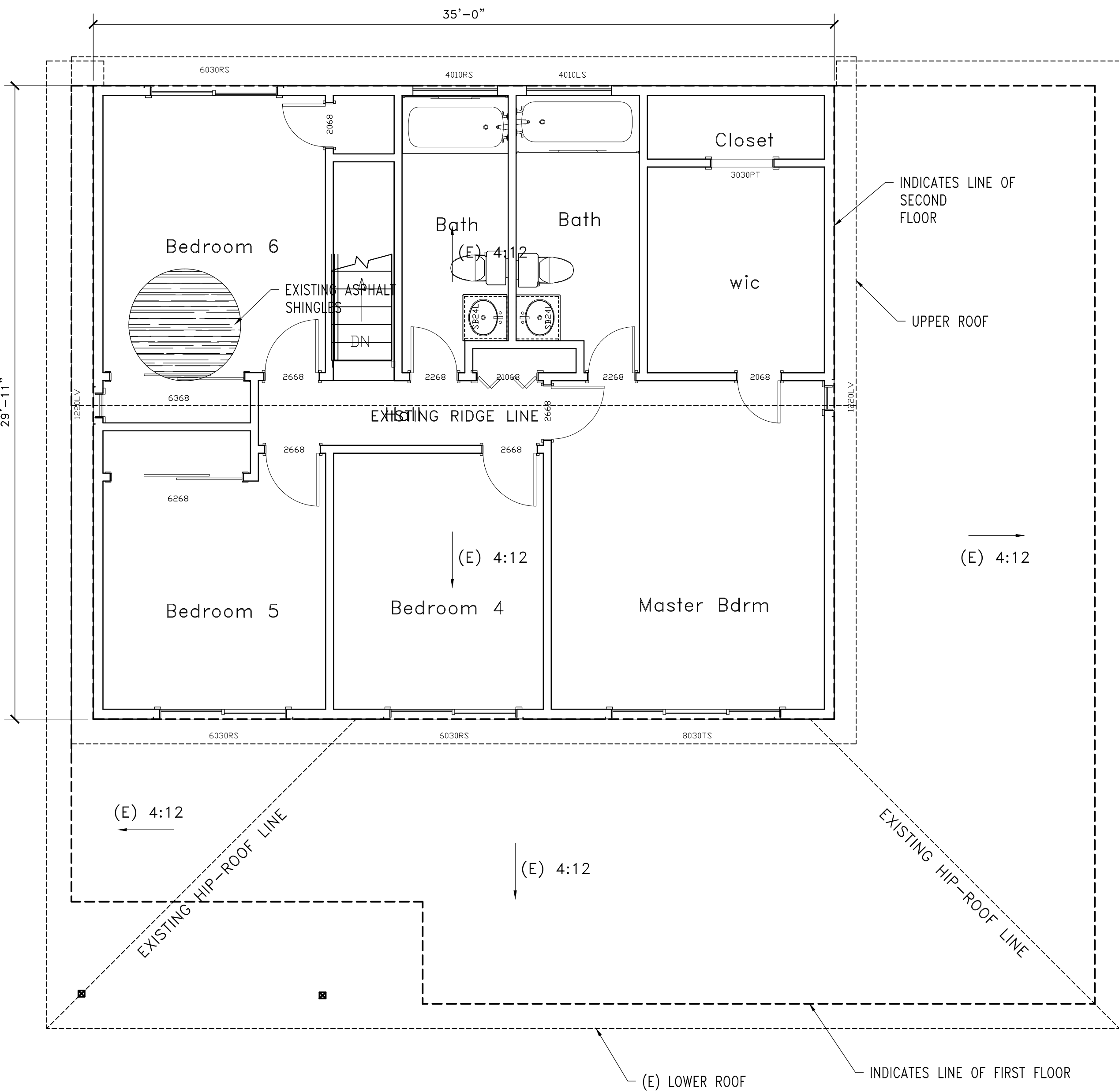
A0.1



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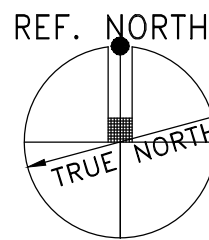
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EXISTING FIRST AND SECOND FLOOR PLANS



A1.1

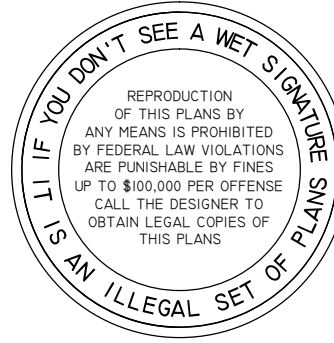


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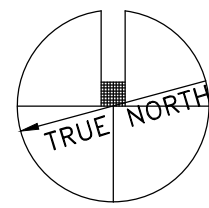
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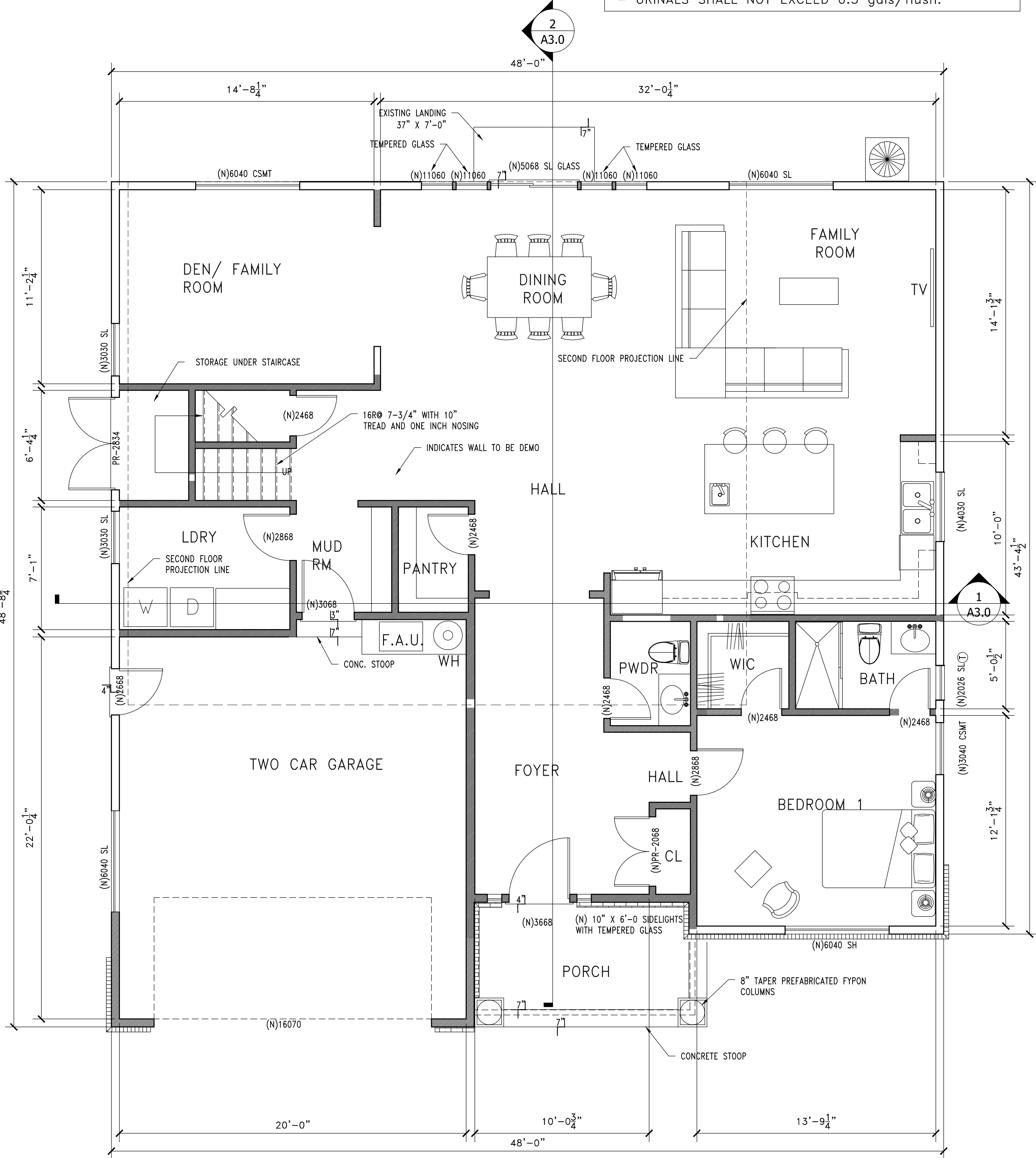
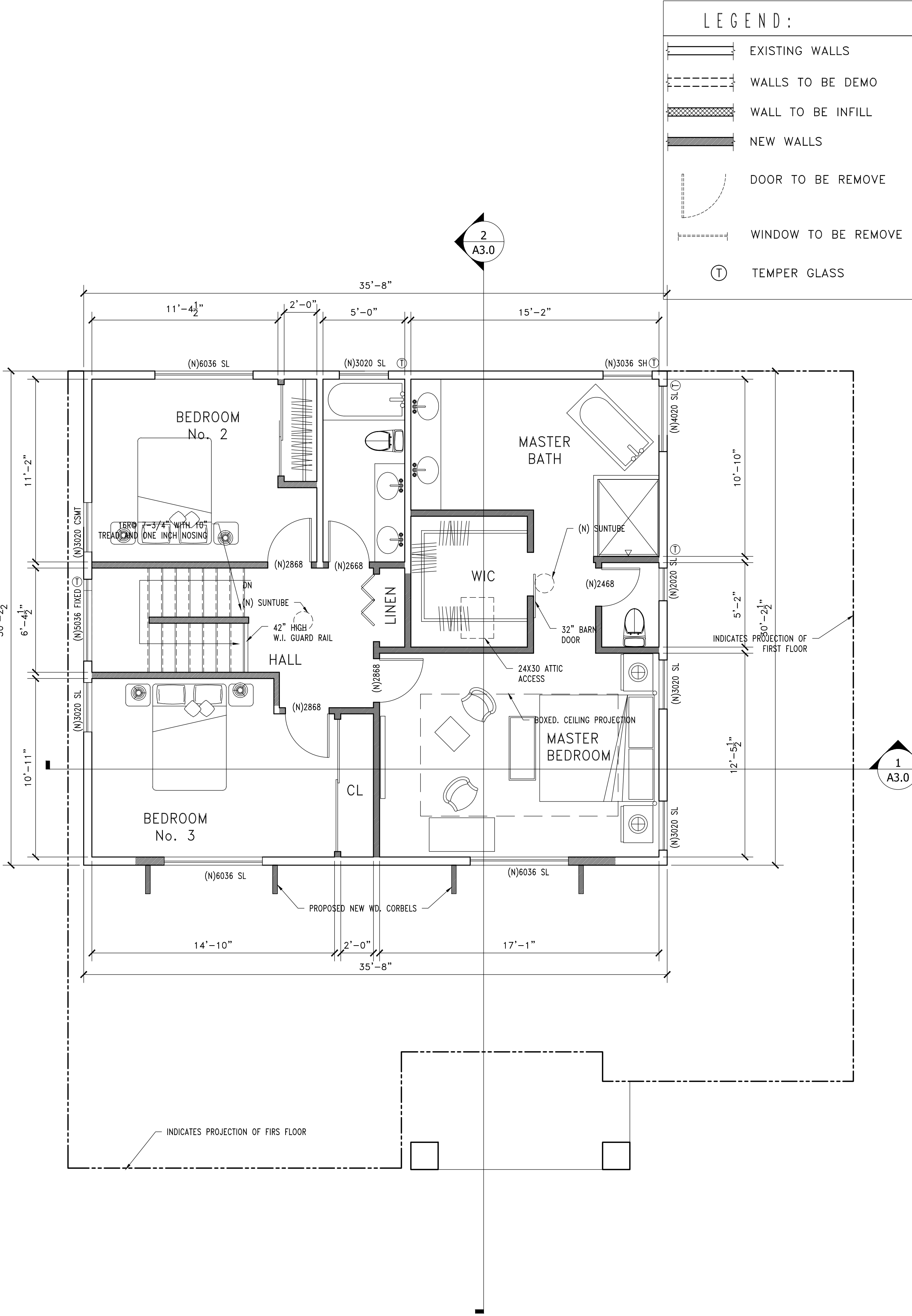
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PROJECT No. 37-0617

PROPOSED FIRST AND SECOND FLOOR PLAN



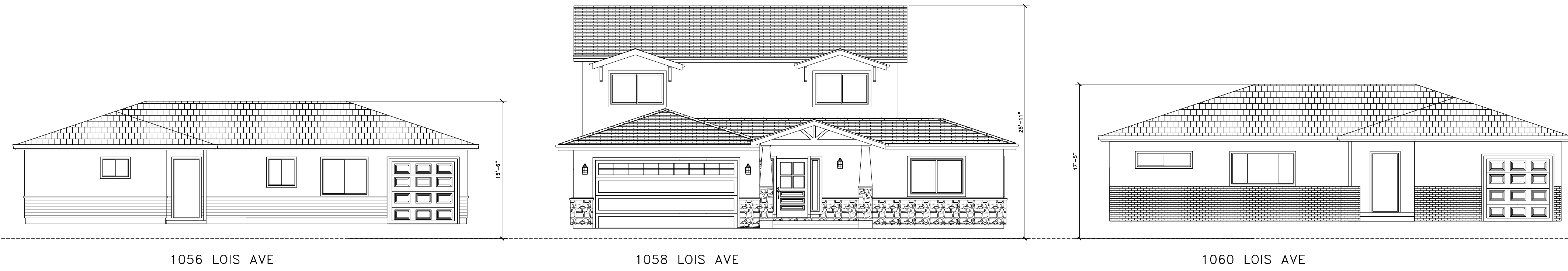
A1.2



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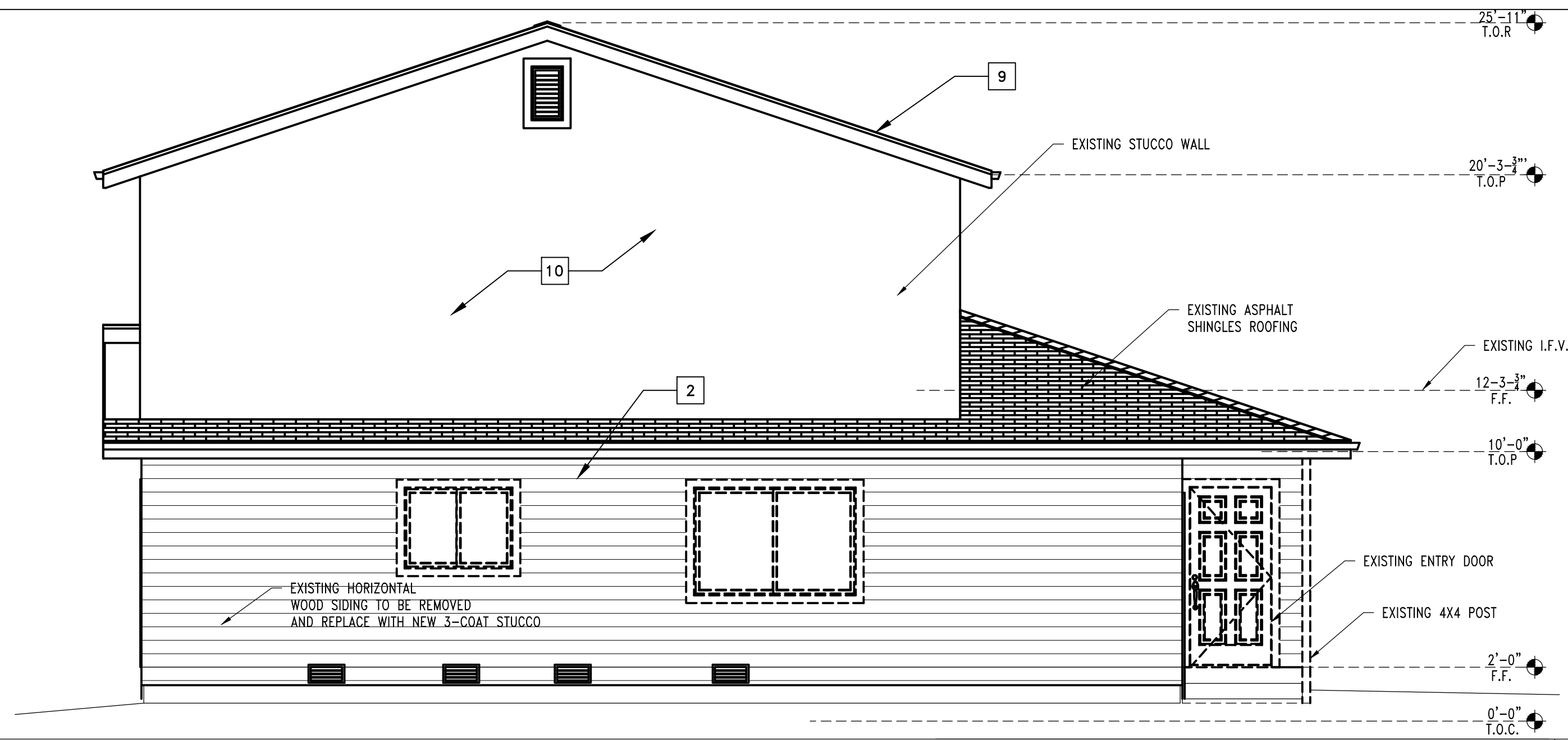
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1. EXISTING GARAGE ROLL UP DOOR TO BE REMOVED
2. WOOD SIDING TO BE REMOVED
3. EXISTING WINDOW/DOOR TO BE REMOVED
4. EXISTING WOOD SIDING TO BE REMOVED
5. EXISTING WINDOW/DOOR TO REMAIN
6. EXISTING CONCRETE LANDING AND STEPS TO BE REMOVED
7. EXISTING ELECTRICAL MAIN PANEL TO REMAIN AND UPGRADE TO 200 AMP
8. DOOR/WINDOW TO BE REMOVED
9. EXISTING ASPHALT COMPOSITION SHINGLES o/30 LBS FELT o/.5" PLYWD
10. EXISTING STUCCO WALL



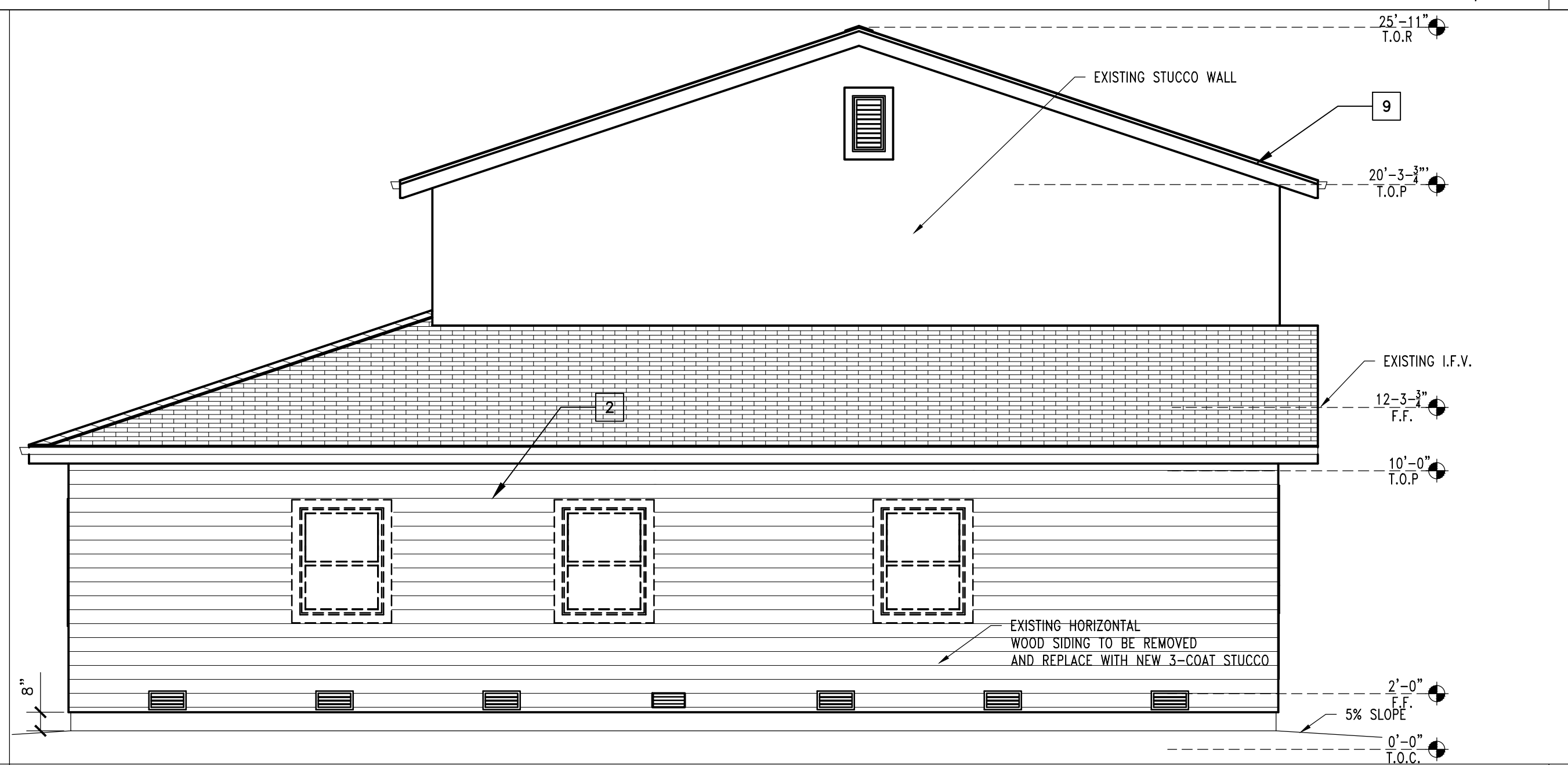
STREETSCAPE ELEVATION

1/4"	
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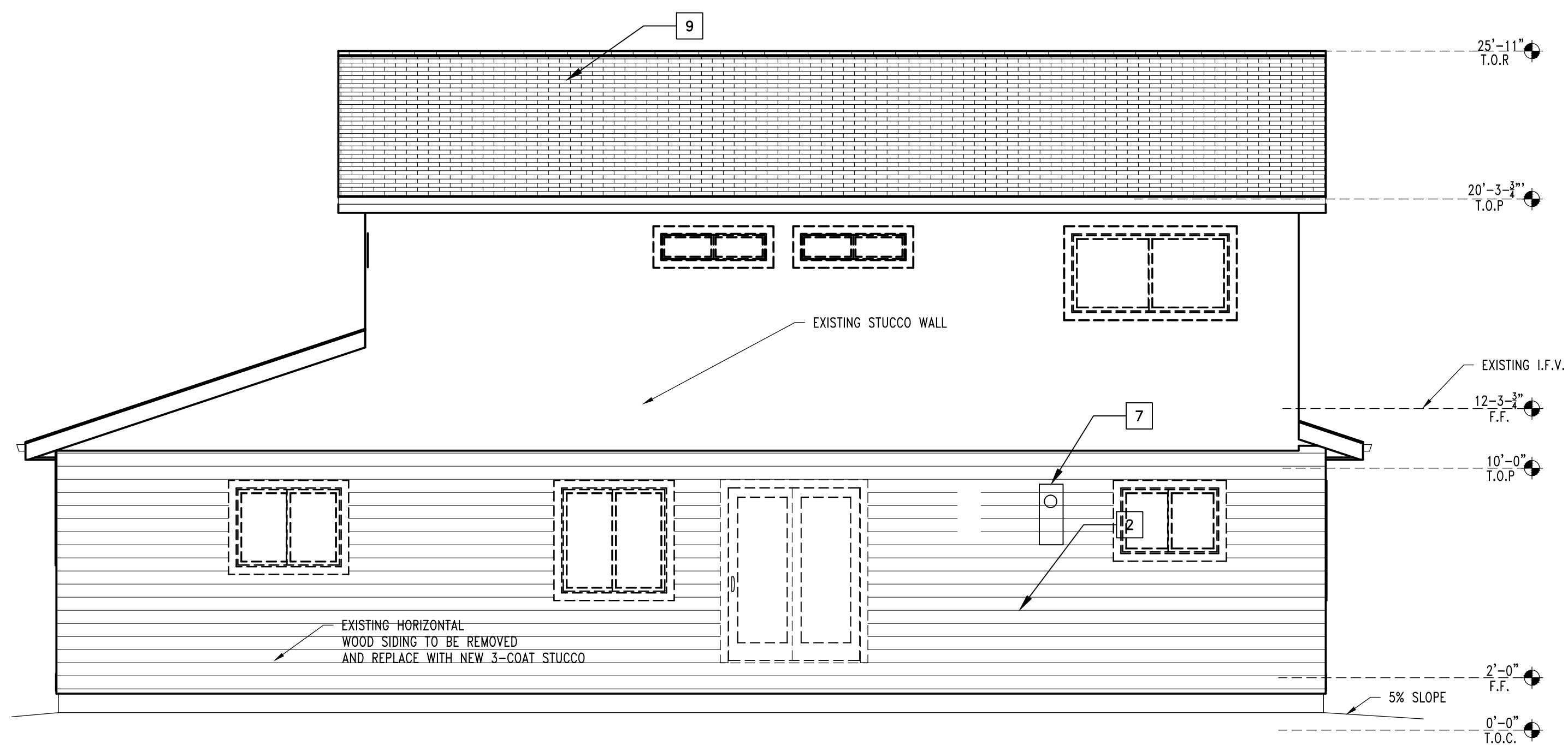
N O R T H E L E V A T I O N

1/4"	3
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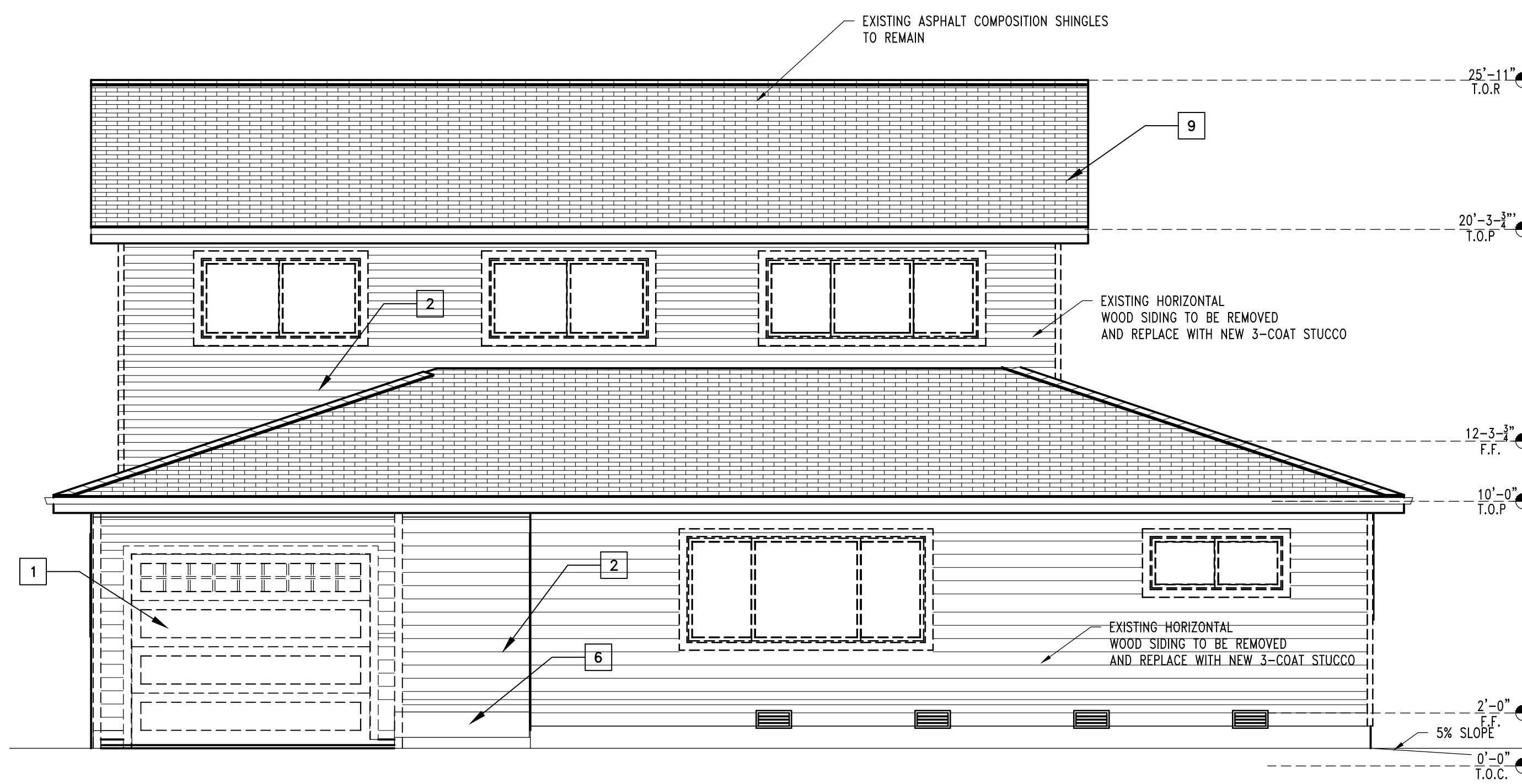
S O U T H E L E V A T I O N

1/4"	
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EAST ELEVATION

1/4"	4
------	---



WEST ELEVATION

1/4"	
------	--

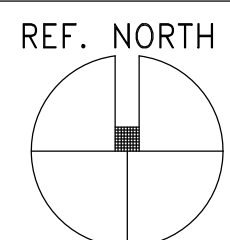
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EXISTING ELEVATIONS & STREETScape



A2.0



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ELEVATION KEY NOTES:

1. NEW GARAGE ROLL UP DOOR

2. NEW MAIN ENTRY DOOR WITH SIDE LIGHTS TO BE SELECTED BY ONWER

3. NEW WINDOW/DOOR

4. 7/8" MIN. 3-CAOT STUCCO OVER WIRE MESH, OVER TWO LAYERS OF GRADE 'D' BUILDING PAPER MATCH (E) STUCCO

5. NEW LANDING AND STEPS TO BE SELECTED BY OWNER BETWEEN CONCRETE OR REDWOOD (DECK)

6. EXISTING ELECTRICAL MAIN PANEL/METER TO BE UPGRADED TO 200 AMP

7. EXISTING ASPHALT COMPOSITION SHINGLES o/30 LBS FELT o/.5" PLYWD. MATCH EXISTING AT NEW ROOFS EXCEPT FLAT ROOF

8. NEW 8" TAPERED FYPON COLUMNS AND BASE TO BE SELECTED BY OWNER.

9. NEW EXTERIOR PENDANT LIGHTS TO BE SELECTED BY OWNER
10. NEW EL DORADO STONE VENEER(OR SIMILAR) TO BE SELECTED BY OWNER.

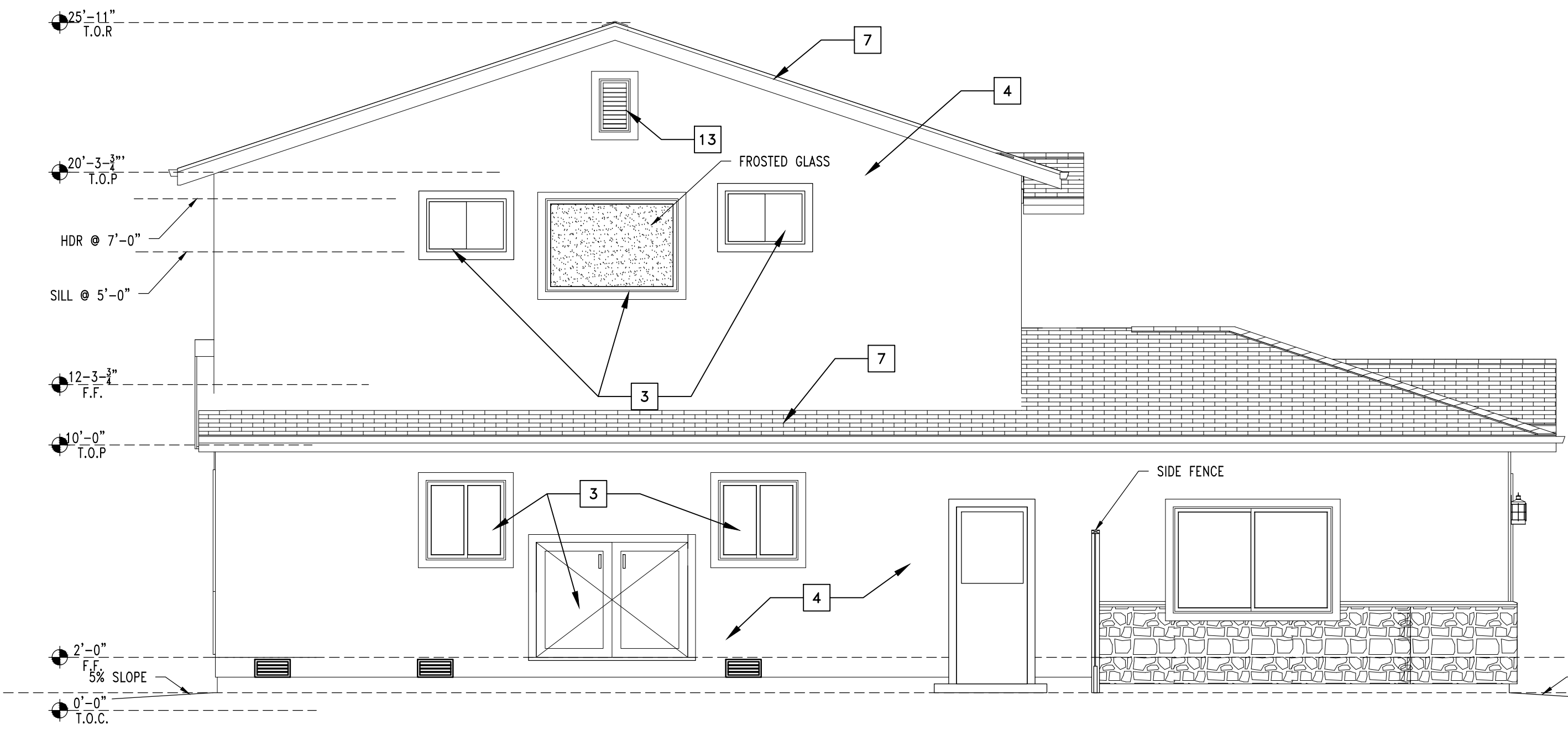
11. NEW TOP MOLDING WITH DRIP EDGE TO BE SELECTED BY OWNER

12. EXISTING FOUNDATION VENTS TO REMAIN G.C. SHALL I.F.V.

13. EXISTING ATTIC GABLE VENTS TO REMAIN

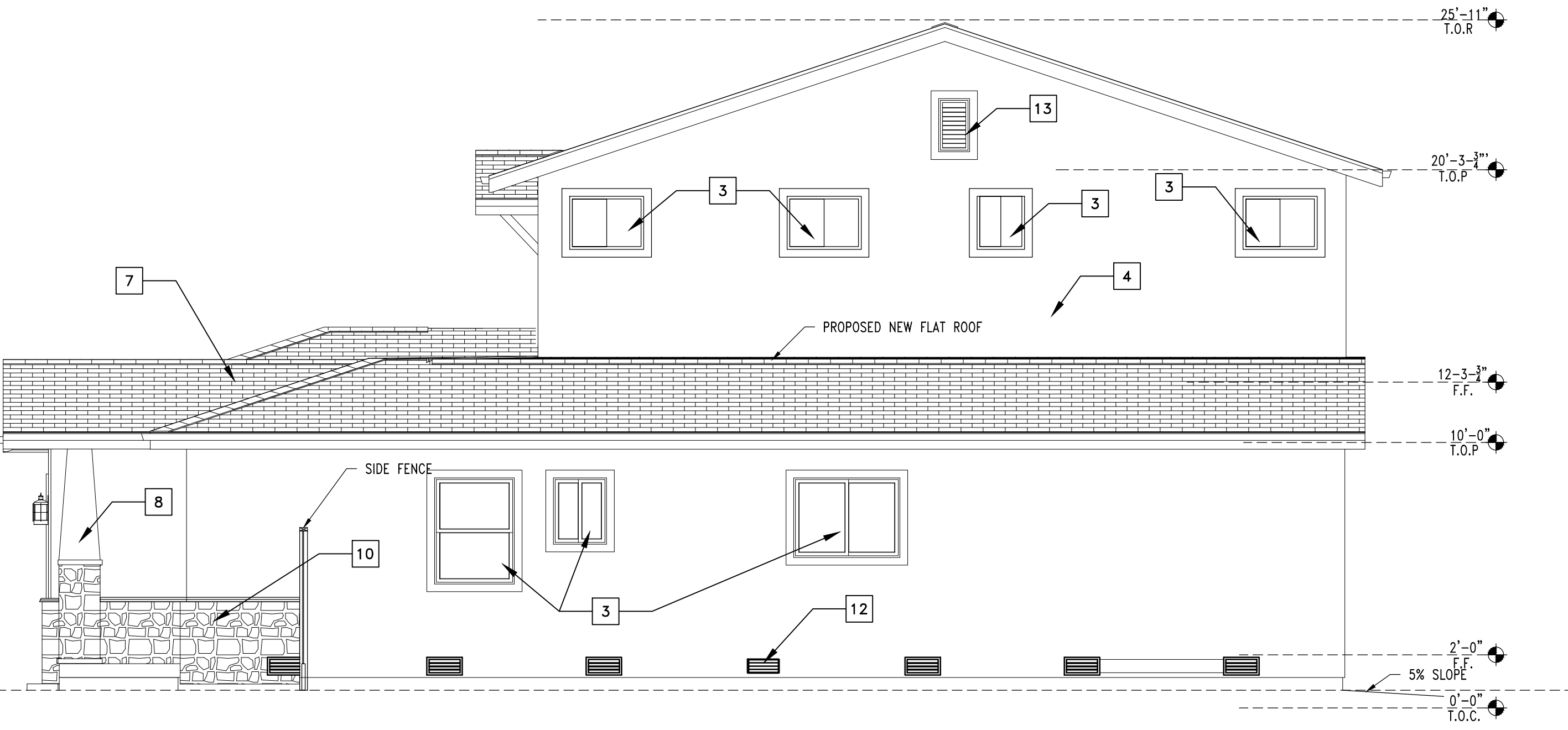
14. EXISTING SLUMINUM GUTTERS AND DOWNSPOUTS TO REMAIN ADD NEW TO MATCH EXISTING AS NEEDED
1. ALL EXTERIOR MATERIALS, FINISH AND COLOR INCLUDING THE ROOF SHOULD MATCH THE EXISTING EXTERIOR FINISH IN MATERIAL, STYLE AND COLOR

2. ALL WINDOWS REPLACEMENTS SHOULD MATCH THE EXISTING WINDOW STYLE, MATERIAL AND COLOR.



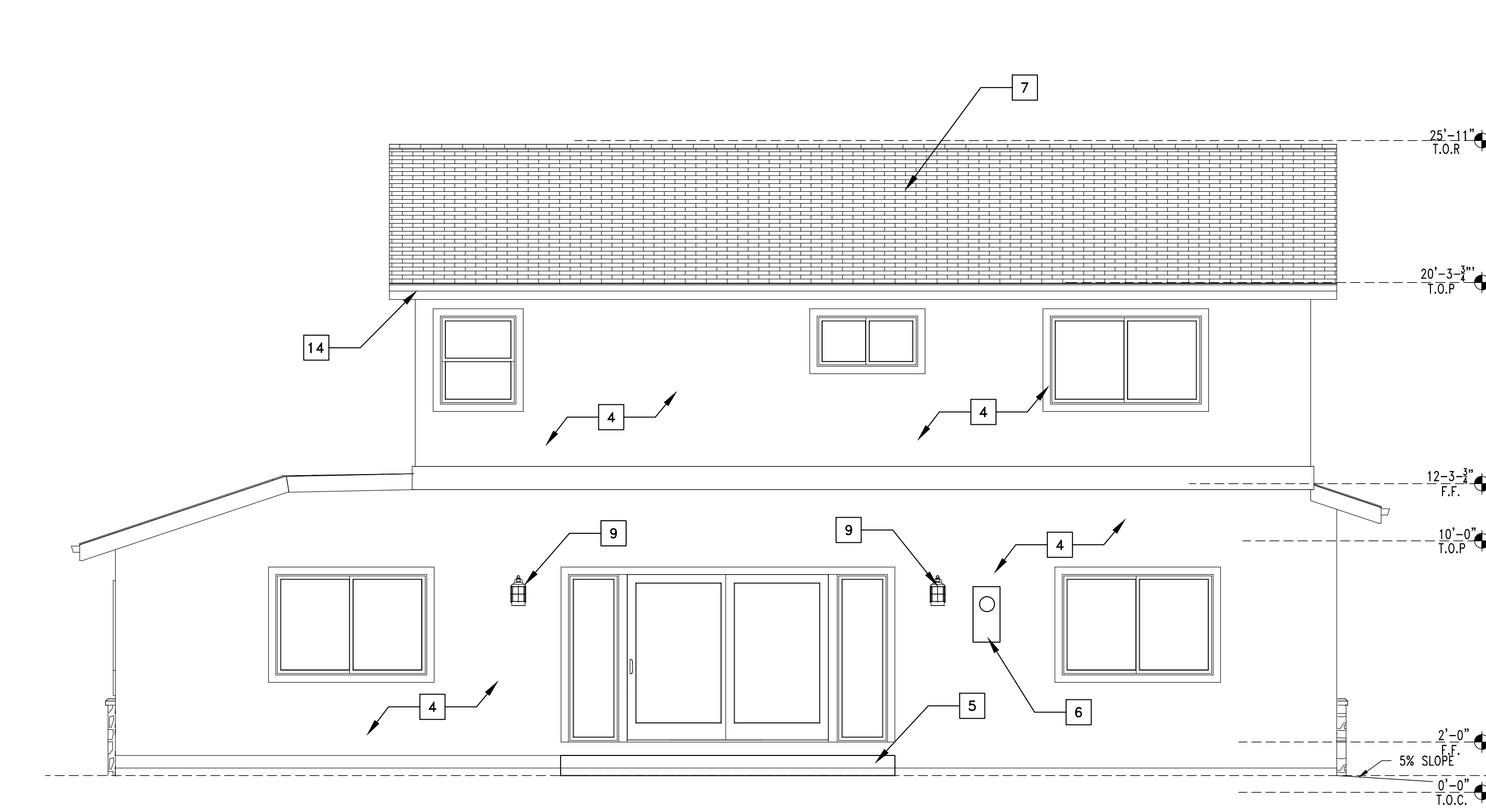
NORTH ELEVATION

1/4" 3



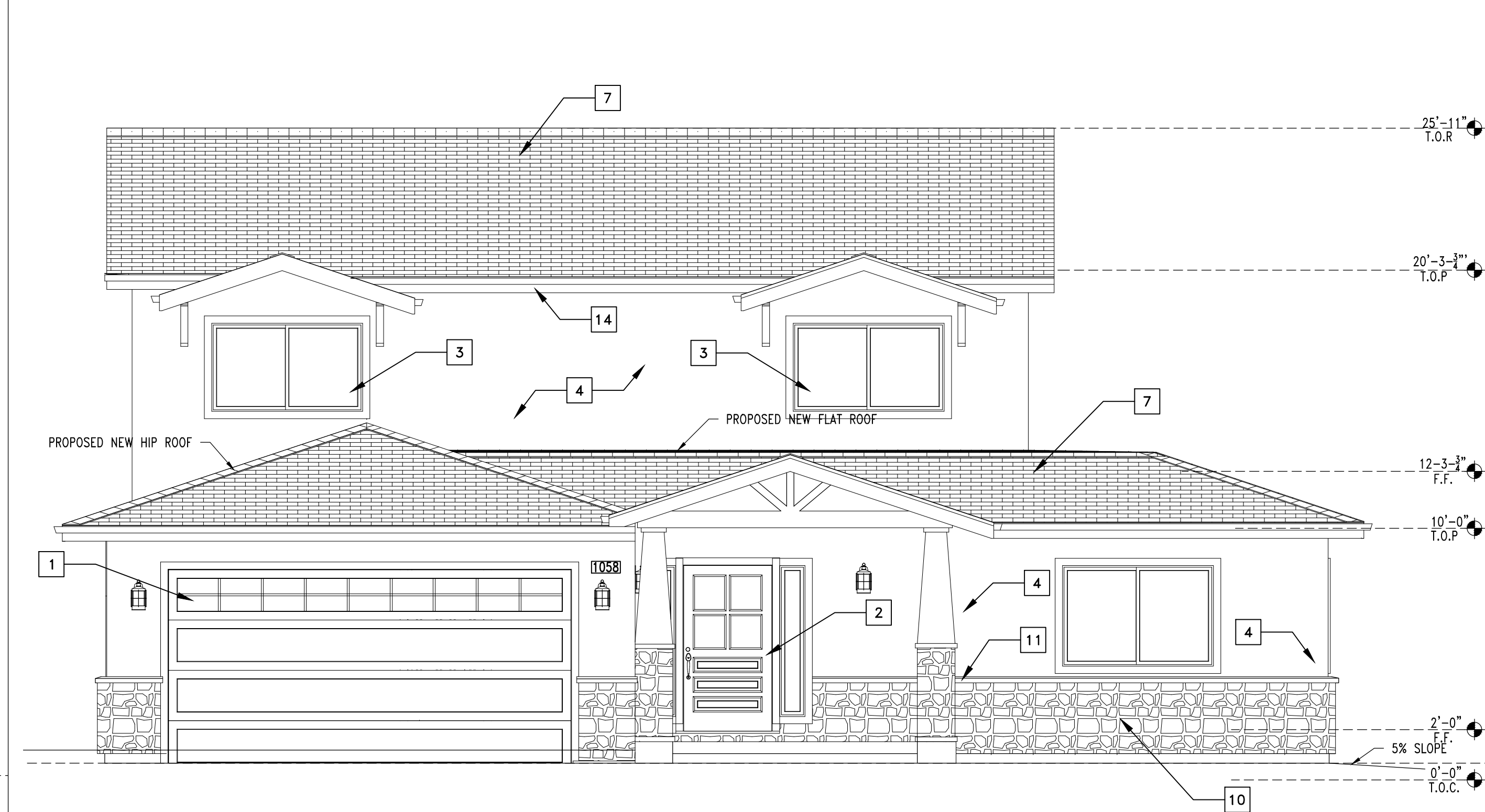
SOUTH ELEVATION

1/4" 2



EAST ELEVATION

1/4" 4



WEST ELEVATION

1/4" 1

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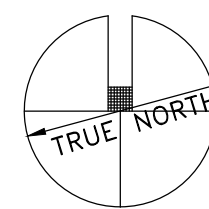
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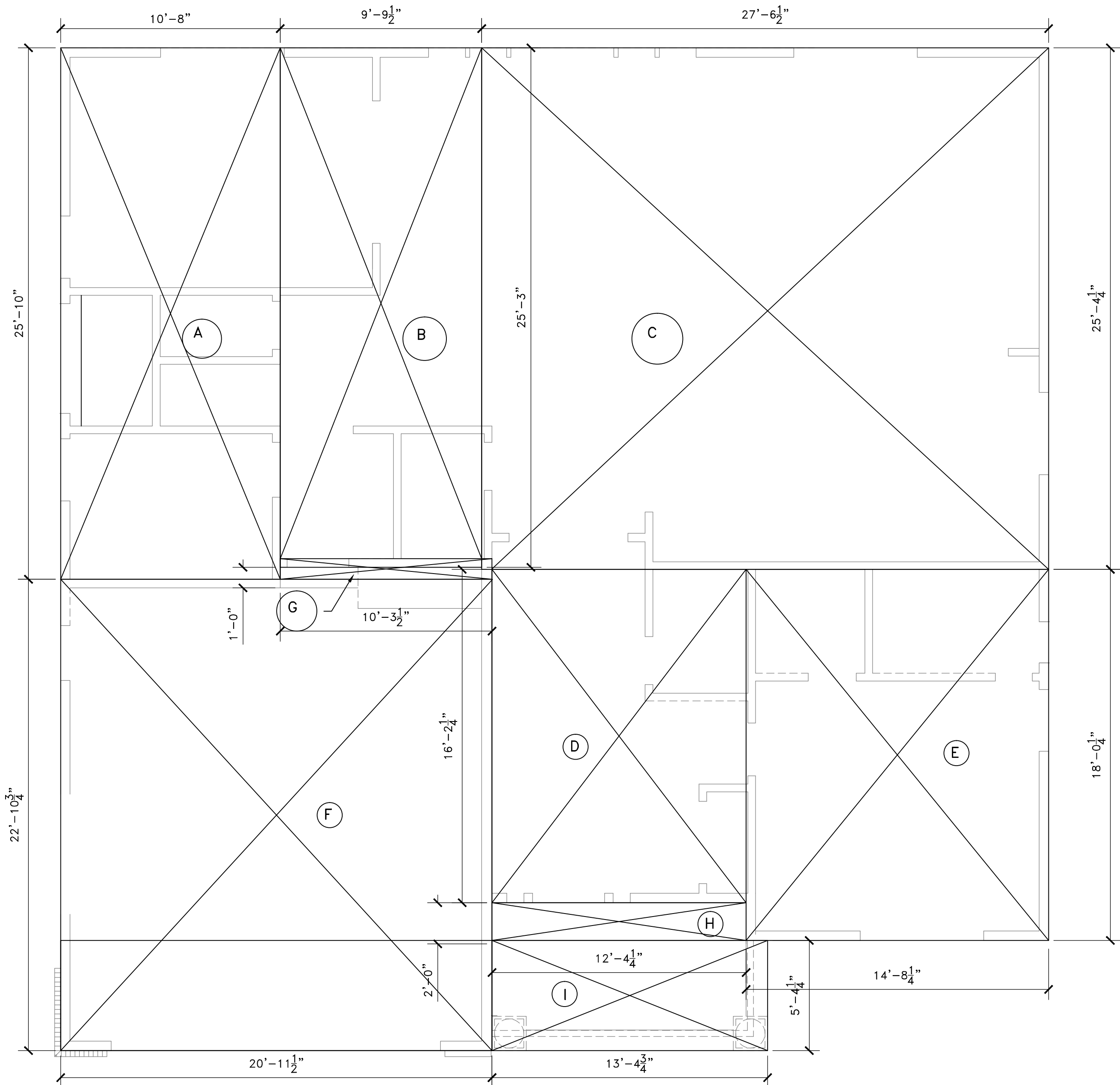
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PROPOSED ELEVATIONS



A2.1

(N) FIRST FLOOR PLAN AREA CALCULATIONS:



(E) LOT COVERAGE CALCULATIONS:

AREA A = 810 S.F.
AREA B = 646
AREA C = 411
AREA D = 137.5
AREA E = 79.46
TOTAL = 2,083.96 < 2,400 OK

(N) FIRST FLOOR AREA

AREA A = 10'-8" X 25'-10" = 275.57
AREA B = 9'-9.5" X 25'-3" = 247.11
AREA C = 27'-6.5" X 25'-4.25 = 698.02
AREA D = 16'-2.25" X 12'-4.25" = 199.97
AREA E = 14'-8.25" X 18'-.25" = 264.97
TOTAL = 1,685.64

GARAGE AREA

AREA F = 20'-11.5" X 22'-5.75" = 479.99
AREA G = 1'-0" X 10'-3.5" = 9.78
TOTAL = 490.66

PORCH AREA

AREA H = 12'-4.25" X 2'-0" = 22.63
AREA I = 13'-4.75" X 5'-4.25" = 71.69
TOTAL = 94.32

(N) SECOND FLOOR AREA

AREA J = 35'-0" X 29'-11" = 1,047.08
AREA K = 9'-8" X 6'-4.5" = 61.62
DEDUCT J FROM K J-K = 985.46

(E) FLOOR AREA CALCULATIONS:

FIRST FLOOR AREA = 1,685.64
SECOND FLOOR AREA = 985.46
GARAGE AREA = 490.66
TOTAL = 3,161.76 * $\frac{100}{6000}$ = 52.69 %

(N) FLOOR AREA CALCULATIONS:

ALLOWABLE FLOOR AREA = 6,000 * 0.45 = 2,700

FLOOR AREA RATIO = (FIRST FLOOR AREA=1,685.64) + (GARAGE 490.66) + (SECOND FLOOR AREA=985.46)=3,161.76

3,161.76/6,000 = 52%

(N) LOT COVERAGE CALCULATIONS:

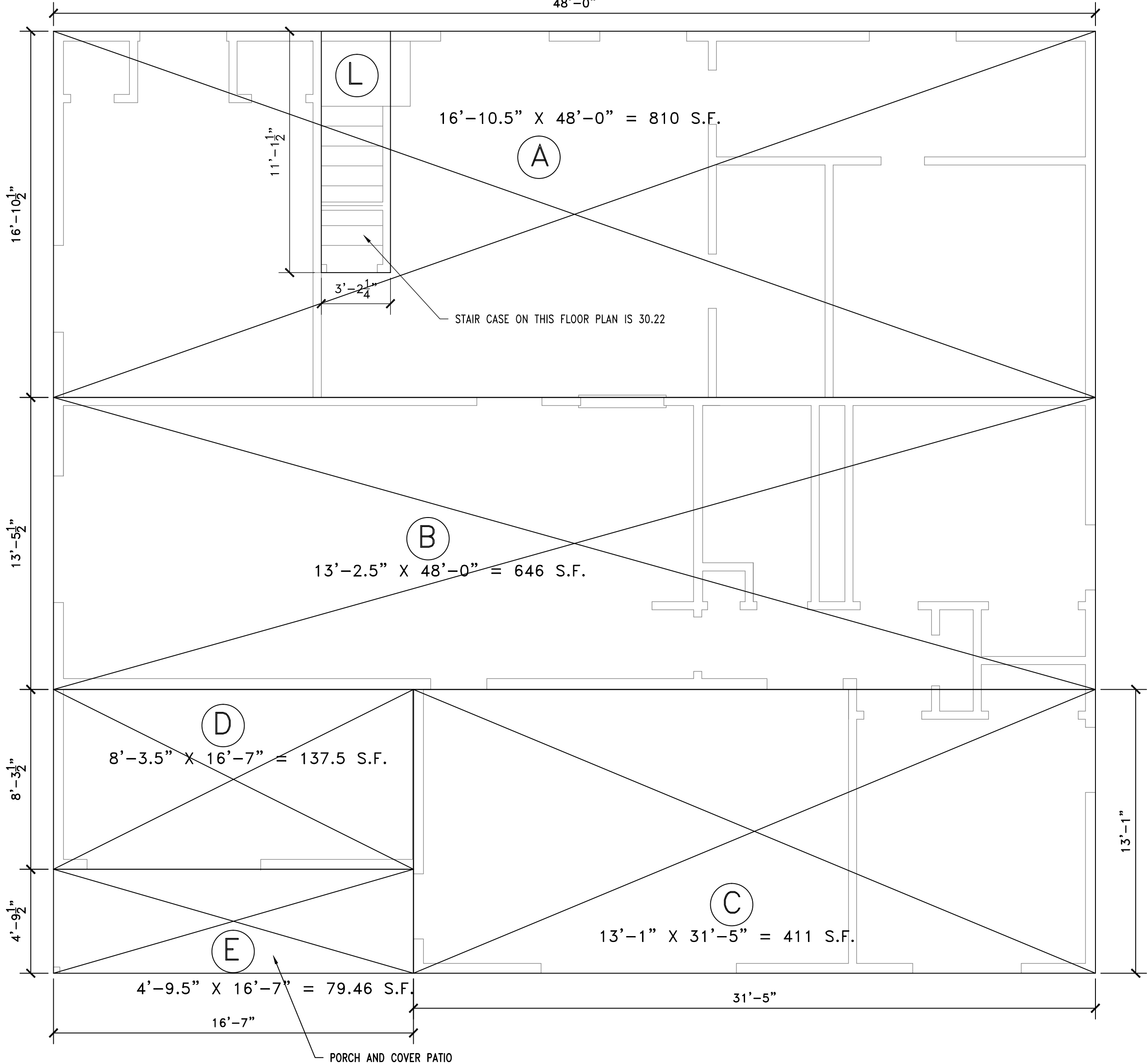
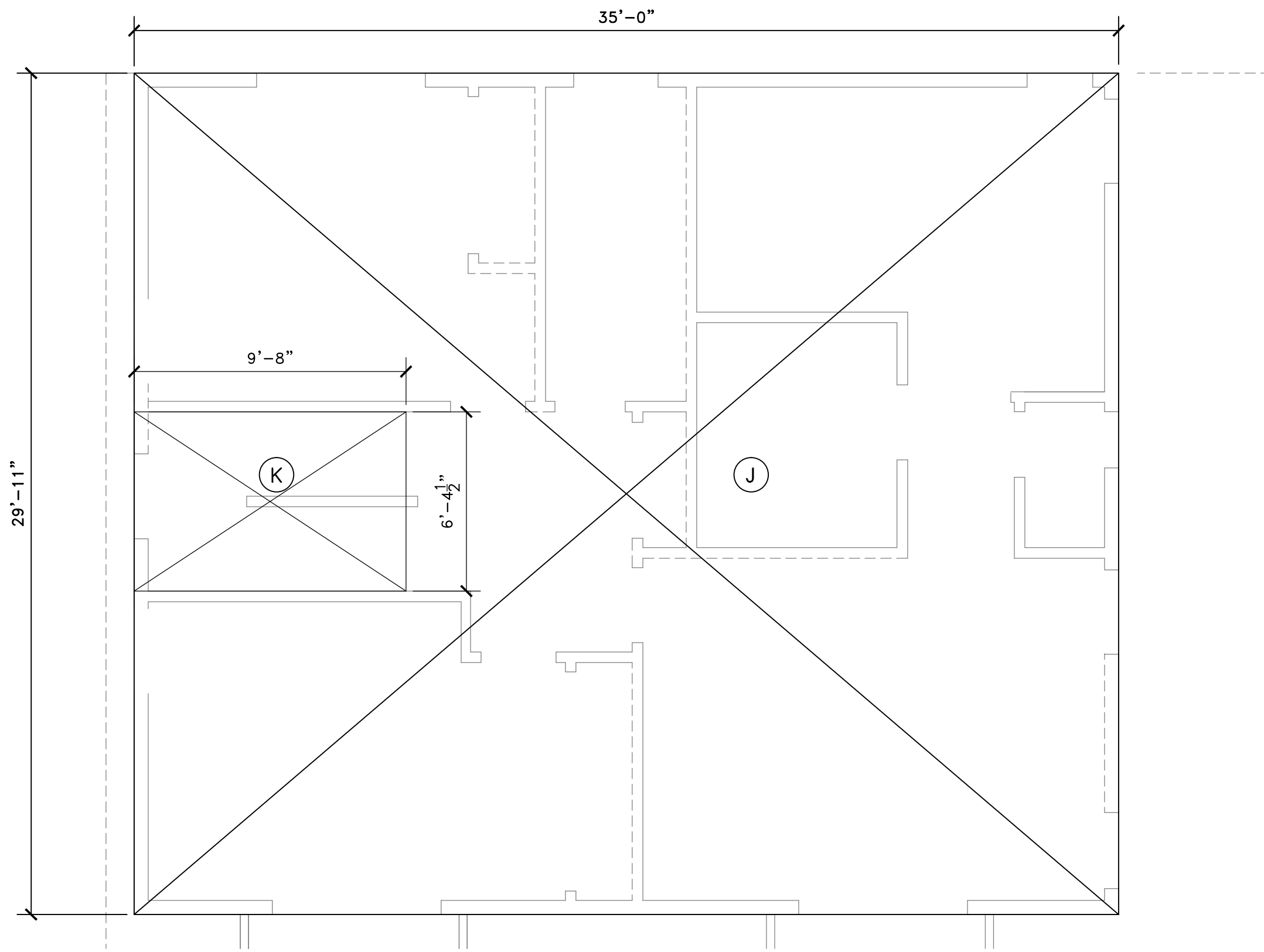
ALLOWABLE LOT COVERAGE = 6,000 * 0.40 = 2,400

FLOOR AREA RATIO = (FIRST FLOOR AREA=1,685.46) + (GARAGE = 490.66) + (PORCH 94.32) = 2,270.44

2,273 < 2,400 OK

2,400 = 40%
2,270 = 37.8%

(E) SECOND FLOOR PLAN AREA CALCULATIONS: (NO CHANGE)



(E) FIRST FLOOR PLAN AREA CALCULATIONS:



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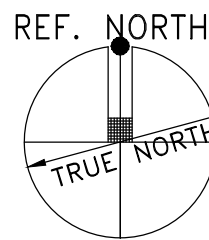
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AREA CALCATIONS



A6.0