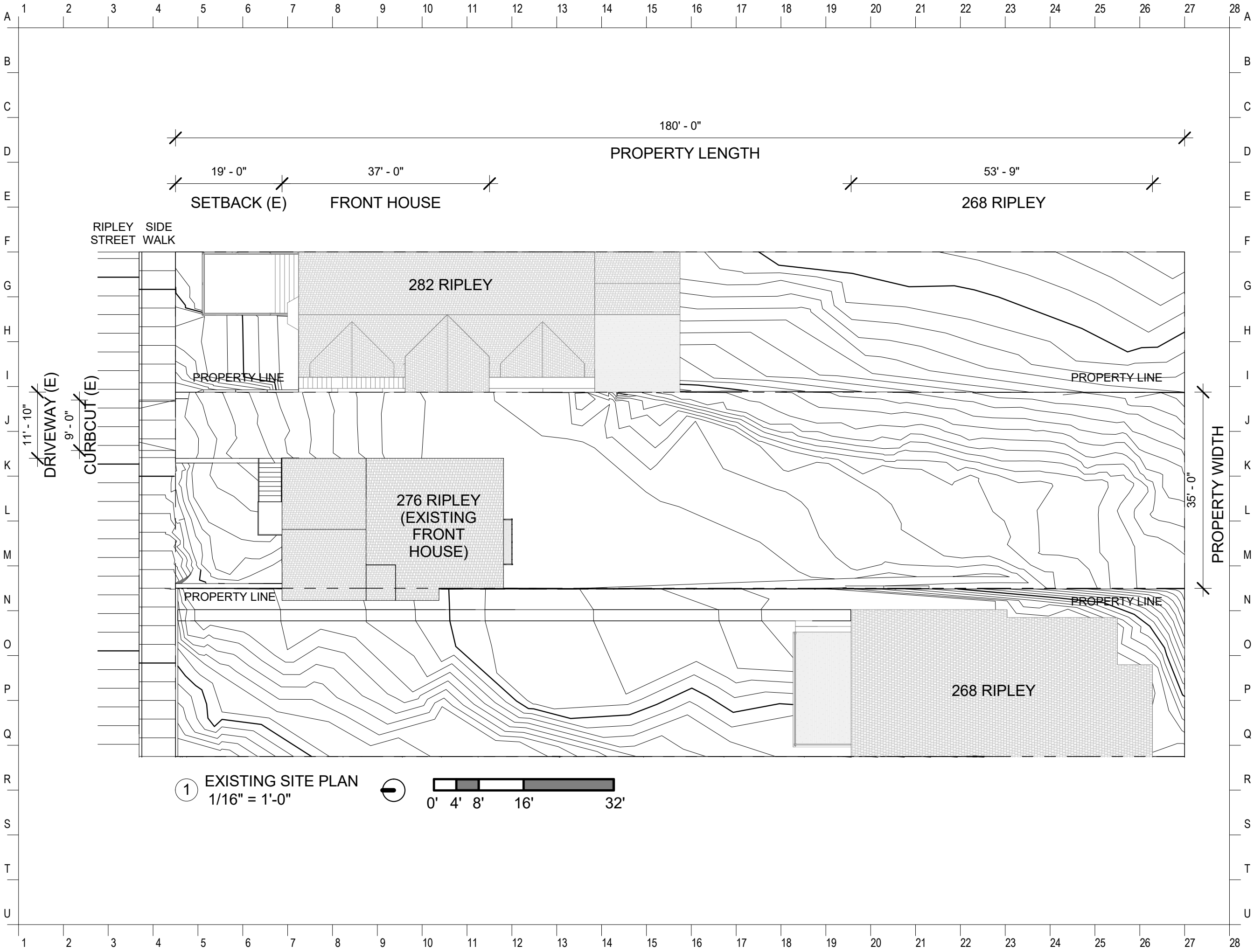




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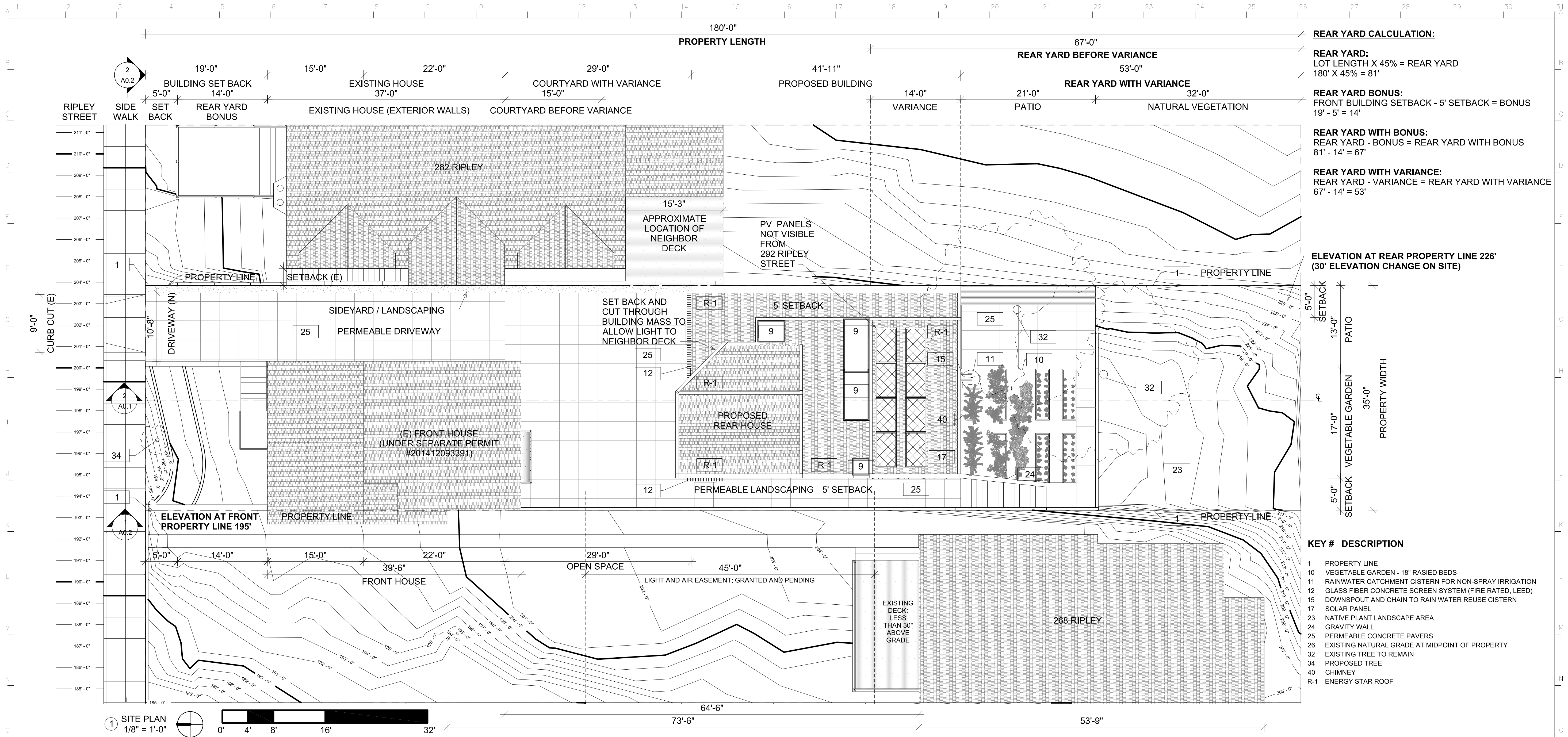
date
11/9/2016 12:48:24 PM

phase
311 NOTIFICATION

project #
25

sheet title
EXISTING
SITE PLAN

sheet number
1



REAR YARD CALCULATION:

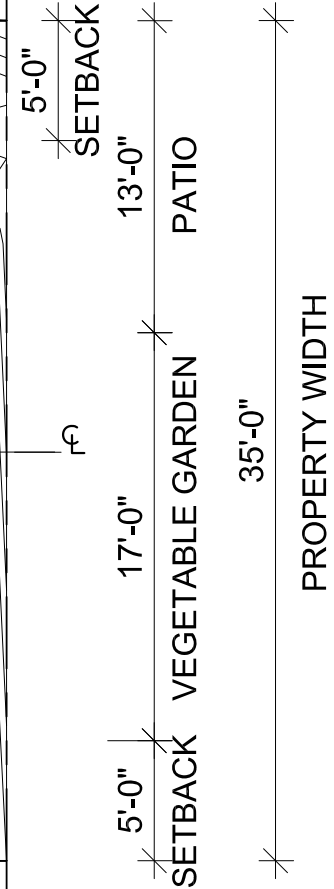
REAR YARD:
LOT LENGTH X 45% = REAR YARD
180' X 45% = 81'

REAR YARD BONUS:
FRONT BUILDING SETBACK - 5' SETBACK = BONUS
19' - 5' = 14'

REAR YARD WITH BONUS:
REAR YARD - BONUS = REAR YARD WITH BONUS
81' - 14' = 67'

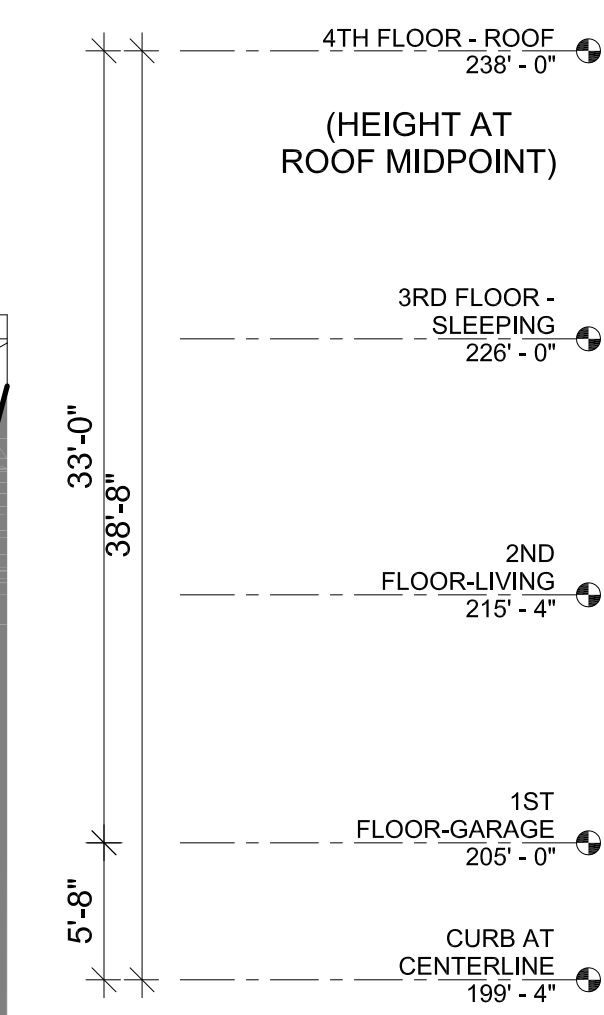
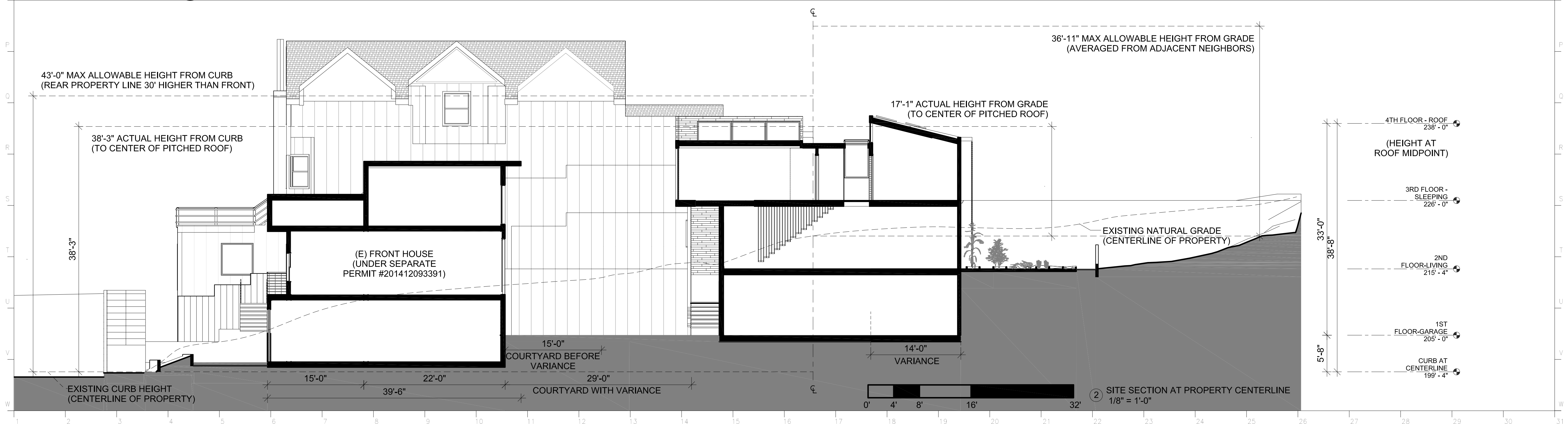
REAR YARD WITH VARIANCE:
REAR YARD - VARIANCE = REAR YARD WITH VARIANCE
67' - 14' = 53'

ELEVATION AT REAR PROPERTY LINE 226'
(30' ELEVATION CHANGE ON SITE)



KEY # DESCRIPTION

- 1 PROPERTY LINE
- 10 VEGETABLE GARDEN - 18" RASIED BEDS
- 11 RAINWATER CATCHMENT CISTERN FOR NON-SPRAY IRRIGATION
- 12 GLASS FIBER CONCRETE SCREEN SYSTEM (FIRE RATED, LEED)
- 15 DOWNSPOUT AND CHAIN TO RAIN WATER REUSE CISTERN
- 17 SOLAR PANEL
- 23 NATIVE PLANT LANDSCAPE AREA
- 24 GRAVITY WALL
- 25 PERMEABLE CONCRETE PAVERS
- 26 EXISTING NATURAL GRADE AT MIDPOINT OF PROPERTY
- 32 EXISTING TREE TO REMAIN
- 34 PROPOSED TREE
- 40 CHIMNEY
- R-1 ENERGY STAR ROOF



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All construction and assembly
shall comply with:
2013 CA Building code
2013 CA Plumbing code
2013 CA Mechanical code
2013 CA Electrical code
2013 CA Energy standards

date 01/09/2017

phase DESIGN DEVELOPMENT

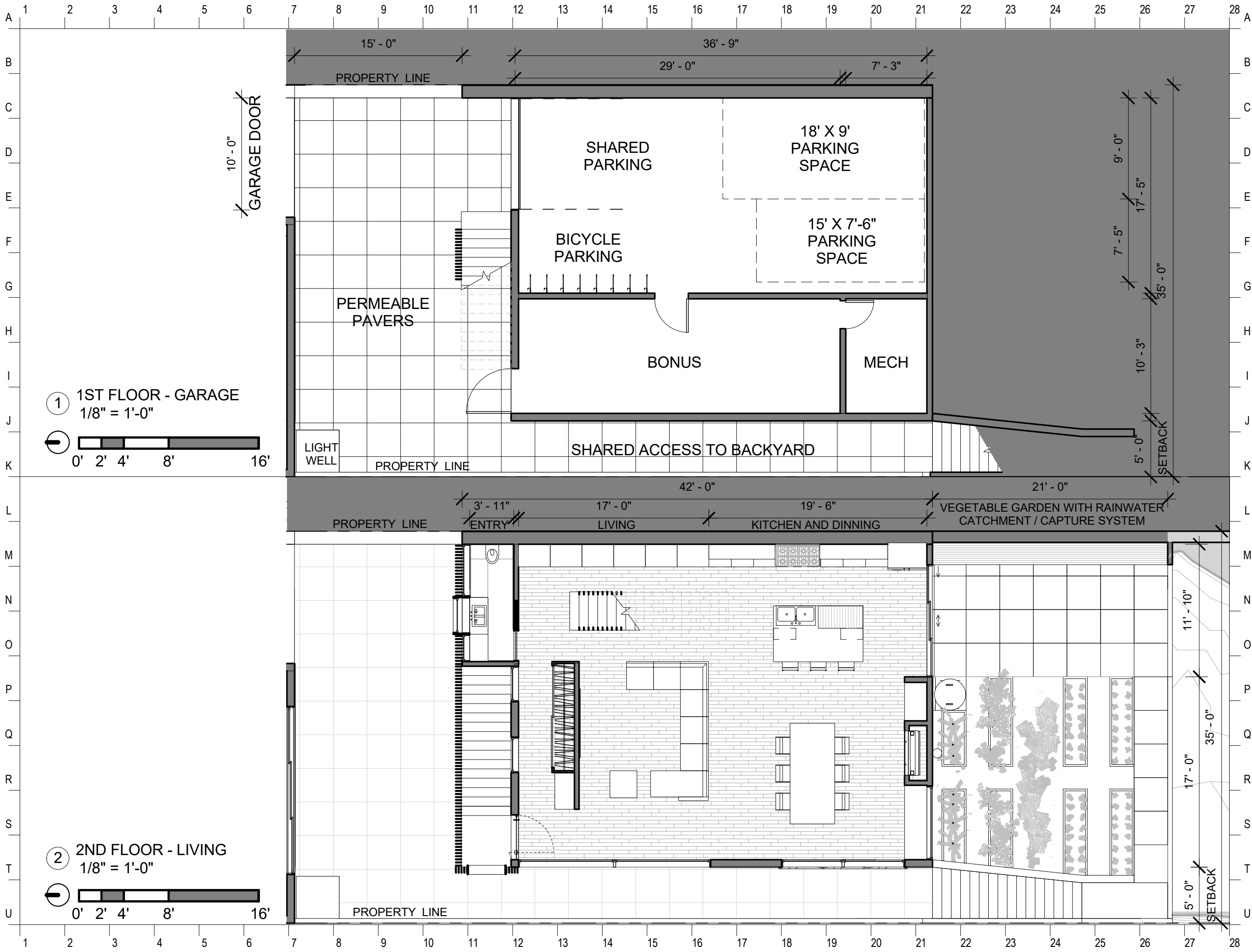
issued for VARIANCE

project # 25

sheet title
SITE PLAN AND SECTION

sheet number

A0.1



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phase

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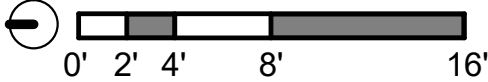
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sheet title

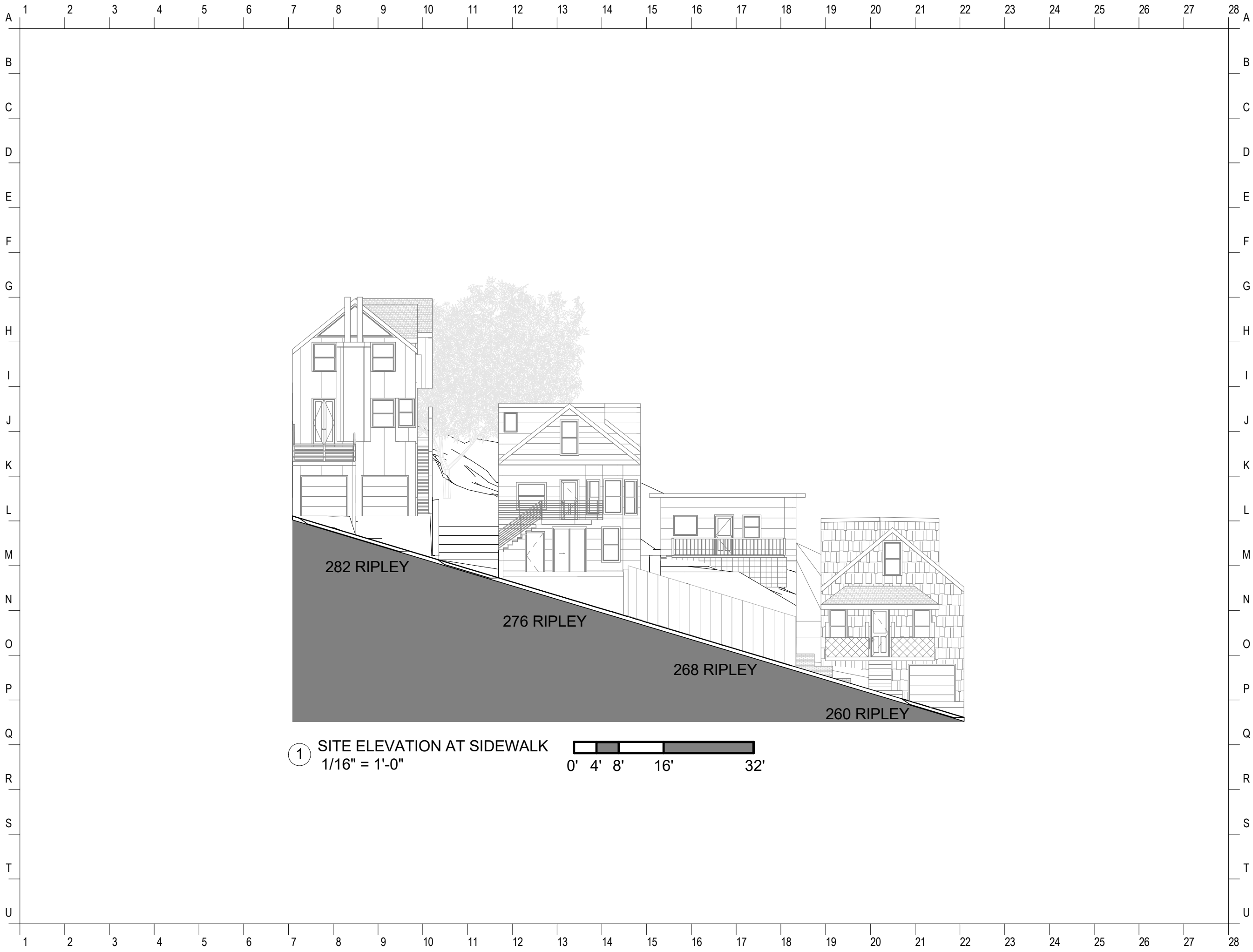
1ST AND
2ND FLOOR

sheet number

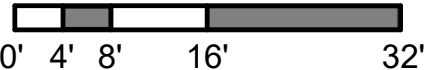
3



4



① SITE ELEVATION AT SIDEWALK
1/16" = 1'-0"



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EXISTING
ELEVATIONS

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5



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sheet title
PROPOSED
ELEVATIONS

sheet number
6