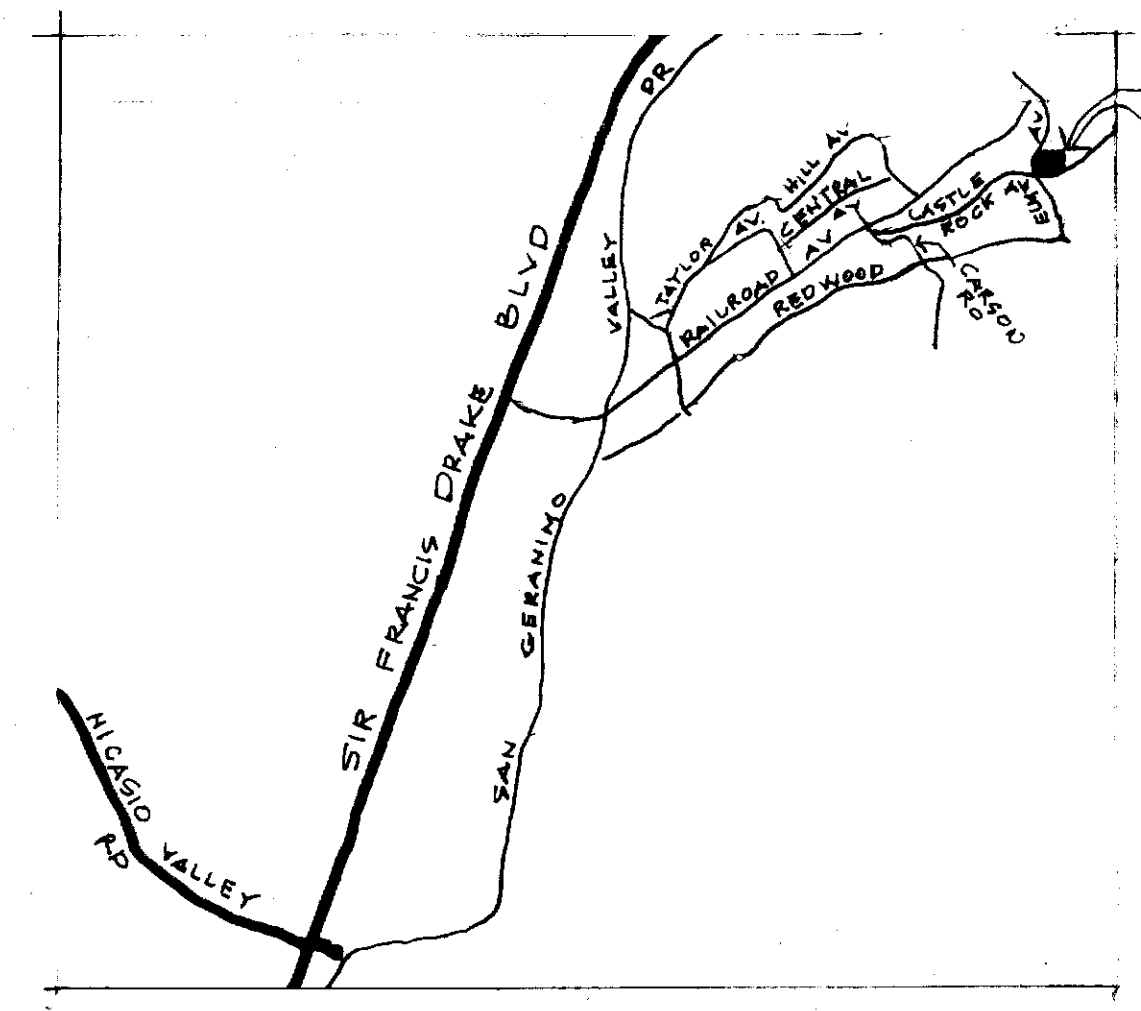
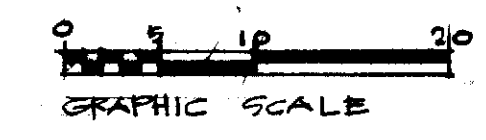
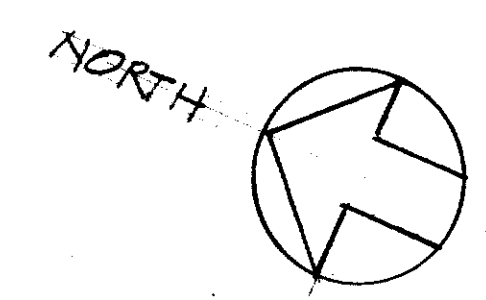
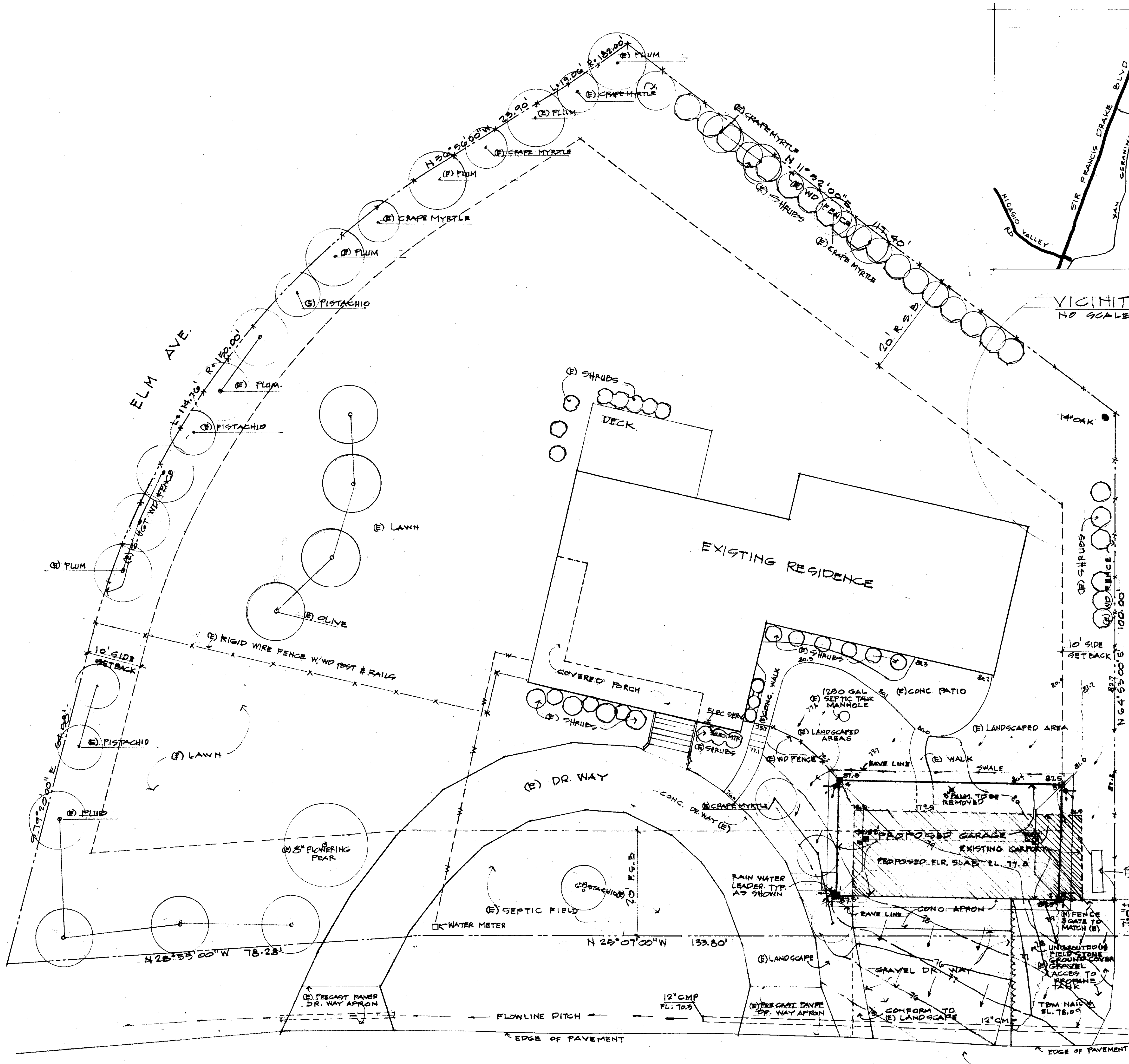


REVISIONS	BY
4-28-21	T.E.
5-7-21	T.E.
5-14-21	T.E.



VICINITY MAP
NO SCALE



CASTLE ROCK AVE
SITE PLAN
1"=10'

NOTE:
GRADE ELEV. & CONTOURS
TAKEN FROM A TOPOGRAPHIC MAP
BY WHITE & PRESCOTT.

PROJECT DATA:

Project description:
Proposal to demolish existing four carport and build a new three car garage.

Project Location:
51 Castlerock Avenue, Woodacre, Ca 94973

APN:	= 172-121-01
Zoning:	= R1-B2
Occupancy Classification:	= U
Description of use:	= Private garage
Construction Type:	= VB
Fire sprinklers:	= No

Lot area	= 25,420 sq. ft.
Existing building area	= 4,103 sq. ft.
Proposed building area	= 4,345 sq. ft.
Existing floor area	= 2,625 sq. ft.
Proposed floor area	= 2,867 sq. ft.
Existing floor area ratio (2625/25420)	= 10.3 %
Proposed floor area ratio (3091/25420)	= 12.2 %
Existing carport	= 704 sq. ft.
Proposed garage	= 946 sq. ft.
Existing Lot coverage (4103/25420)	= 16 %
Proposed lot coverage (4345/25420)	= 17 %
Grading calculation (Excavation)	= 225 +/- cu. yds.
On site parking	= 3 garage

Minimum Set backs for exterior walls:	Existing Set backs for exterior walls
Western Front Side	20' Min. Existing 38'-10"
Southern Side	10' Min. Existing 16'-9"
Eastern Rear	20' Min. Existing 27' +/-
Northern Side	10' Min. Existing 63' +/-

Detached carport	Detached Garage
Western Front Side	7'-0" Proposed 7'-0"
Southern Side	6'-0" Proposed 10'-0"

Demolition:
Demolition of the existing 4 carport will consist of removing approximately 660 sq. ft. of tar and gravel roof, concrete footing, and 156 sq. ft. of plywood panel walls. Concrete will be separated from building materials and all demolished materials hauled away via dumpster to a disposal site for further recycling or land fill.

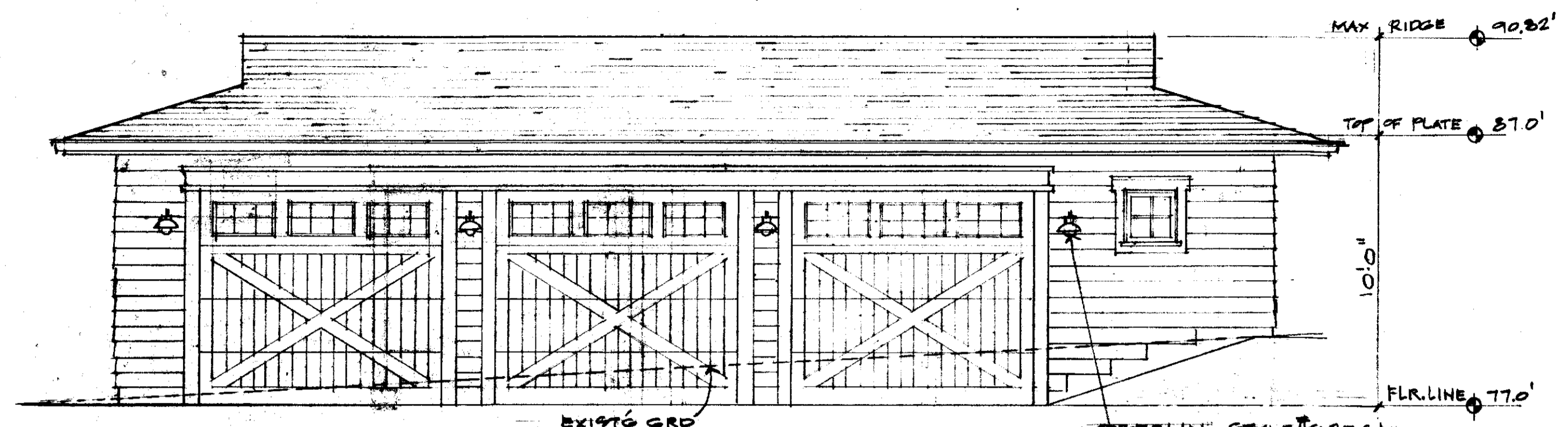
Grading:
Grading will consist of removing 225 yards of soil, approximately 200 yards will be sent to a landfill or quarry for reuse. Erosion control methods will be put in place as needed.

Landscape removal and re-planting:
One existing 3 inch palm and 4 shrubs will be removed from the rear of the existing Carport and be replaced with shrubs that are fire resistant and spaced to meet Fire resistant requirements.

THOMAS ECHAVEZ
Design Consultant
9 Tyler Street
Novato, California 94947
Telephone (415) 897-6259

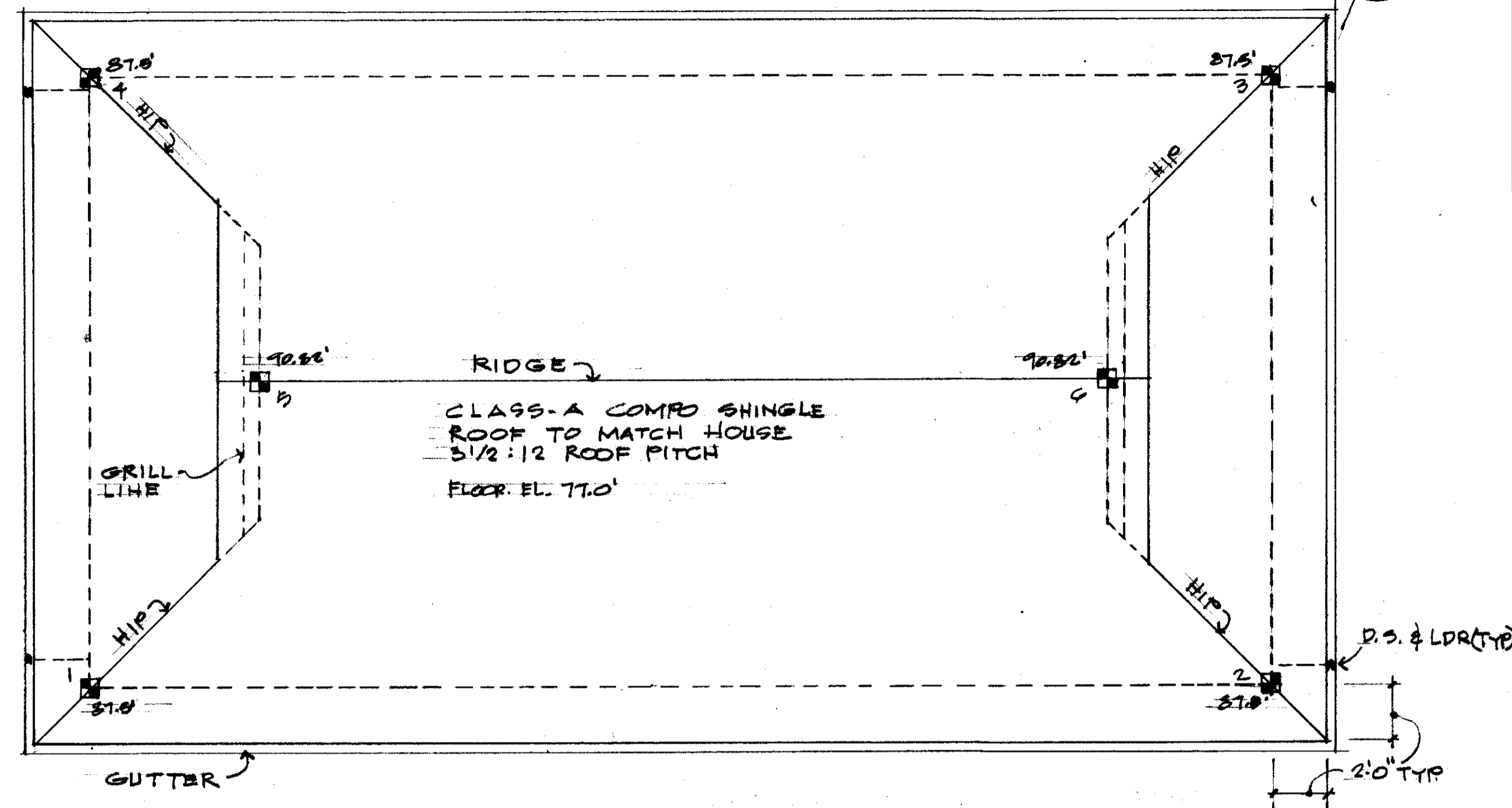
GARAGE 51 CASTLE ROCK AVE. WOODACRE, CA
FOR: **MR. KEN MASSUCCO**
APN 172-121-01

REVISIONS	BY
4-20-21	T.E.
5-7-21	T.E.



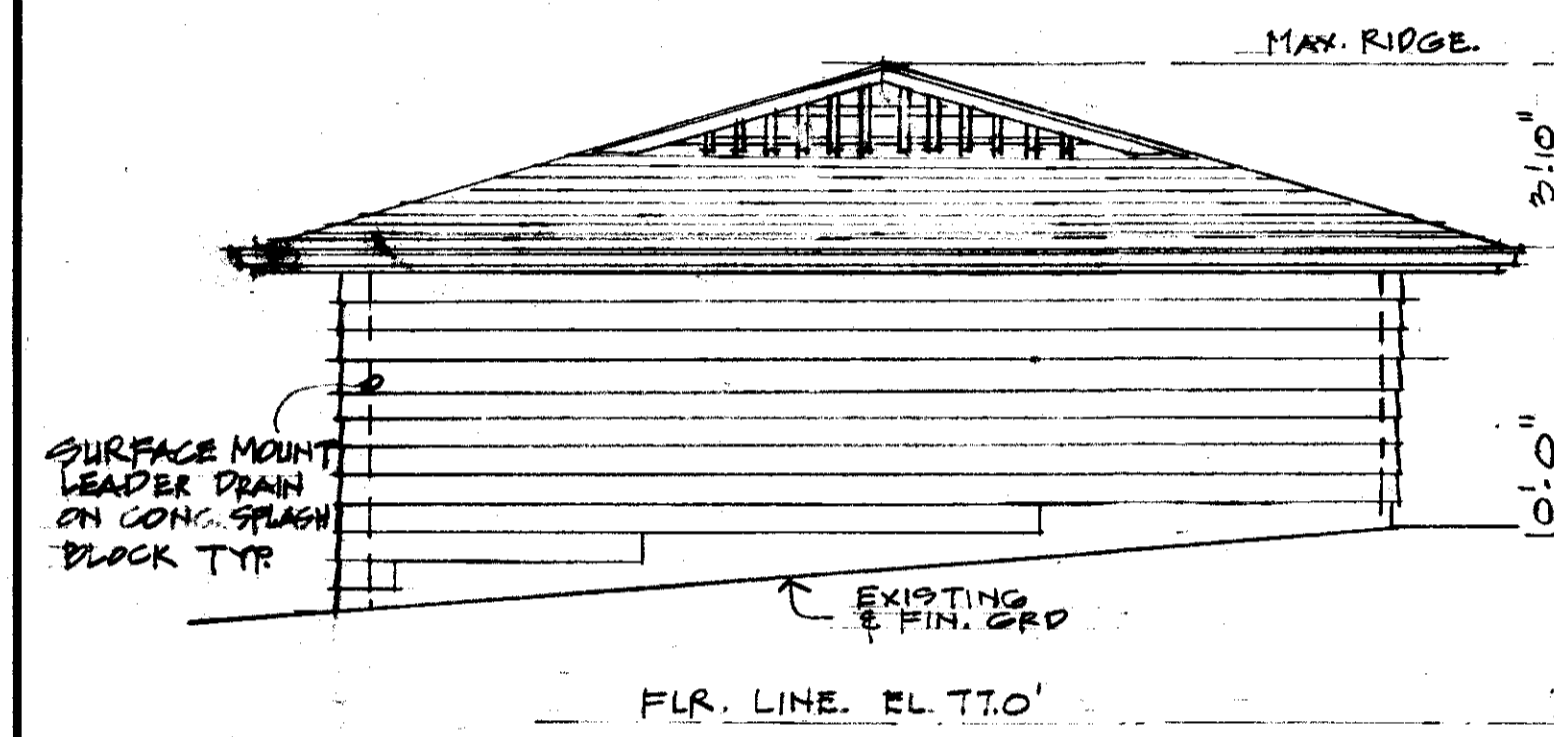
FRONT ELEV. - WEST
1/4" = 1'-0"

OBELIN STYLE #02861
LED MOTION SENSOR
WALL BRACKET - BLACK,
2 1/2" W. 5 1/2" H. 4 3/4" DISC MOUNT.

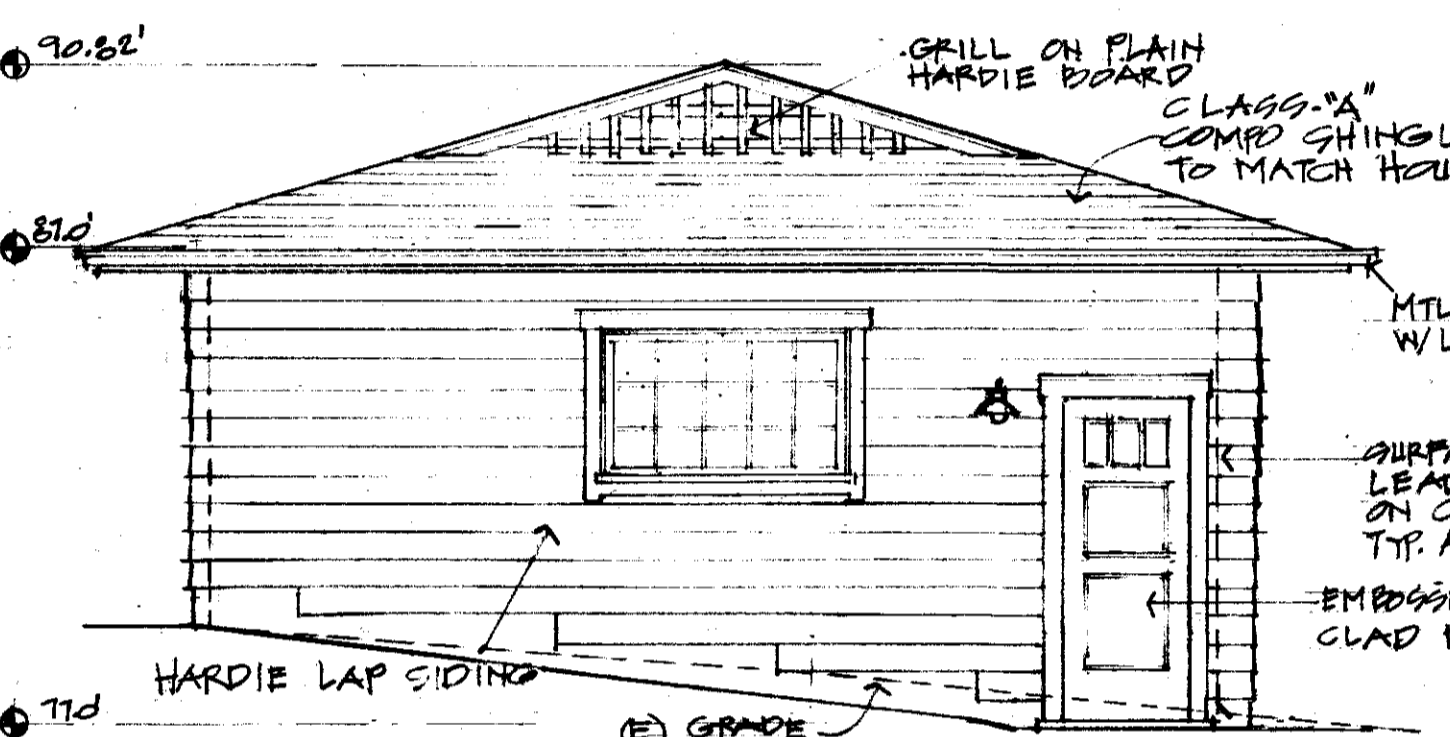


ROOF PLAN
1/4" = 1'-0"

CLASS-A COMPO SHINGLE
ROOF TO MATCH HOUSE
5/12:12 ROOF PITCH
FLOOR EL. 77.0'

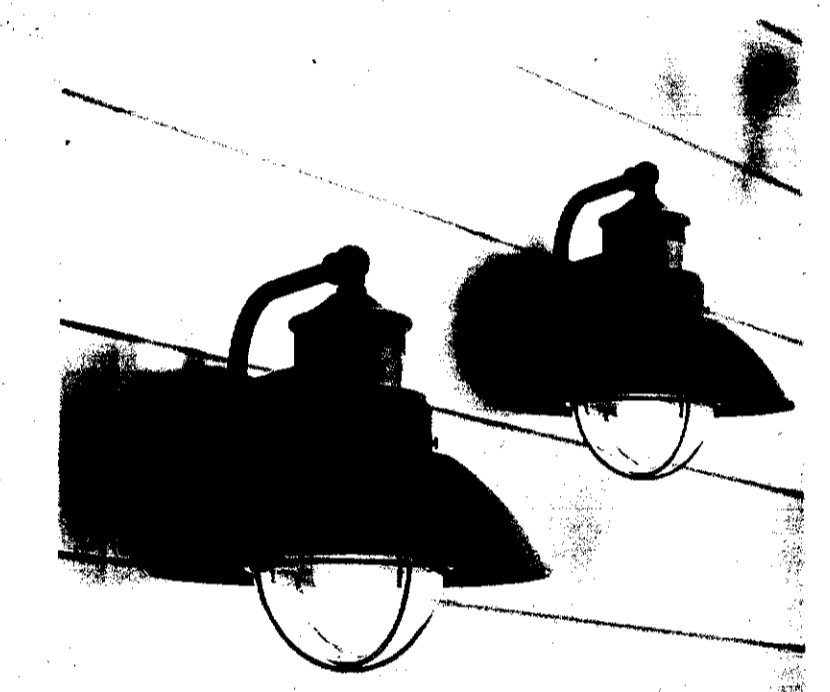


RIGHT SIDE ELEV. - SOUTH
1/4" = 1'-0"

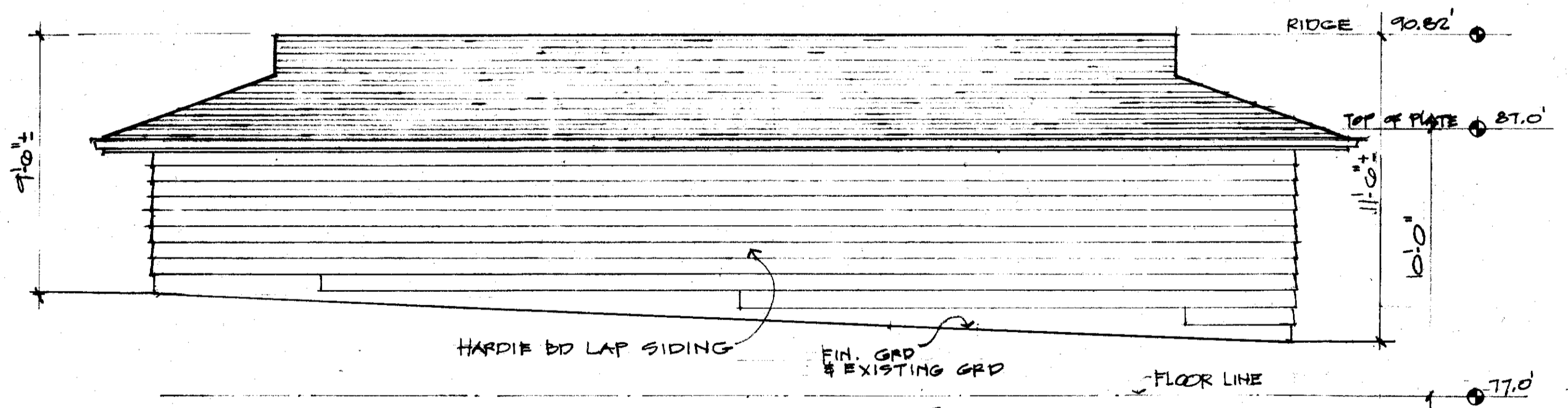


LEFT SIDE ELEV. - NORTH
1/4" = 1'-0"

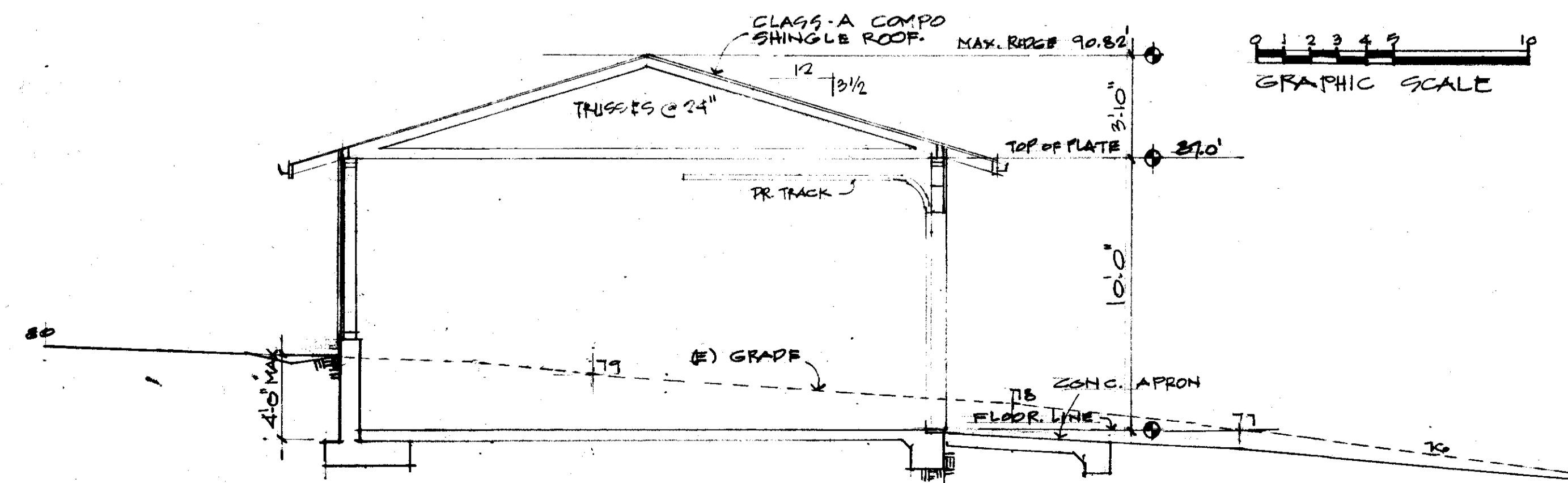
EXTERIOR COLORS:
ROOF - CHARCOAL TO MATCH HOUSE
SIDING - KELLY MOORE "EDMUND" TO MATCH HOUSE
TRIM - KELLY MOORE "ACOUSTIC WHITE" TO MATCH HOUSE.



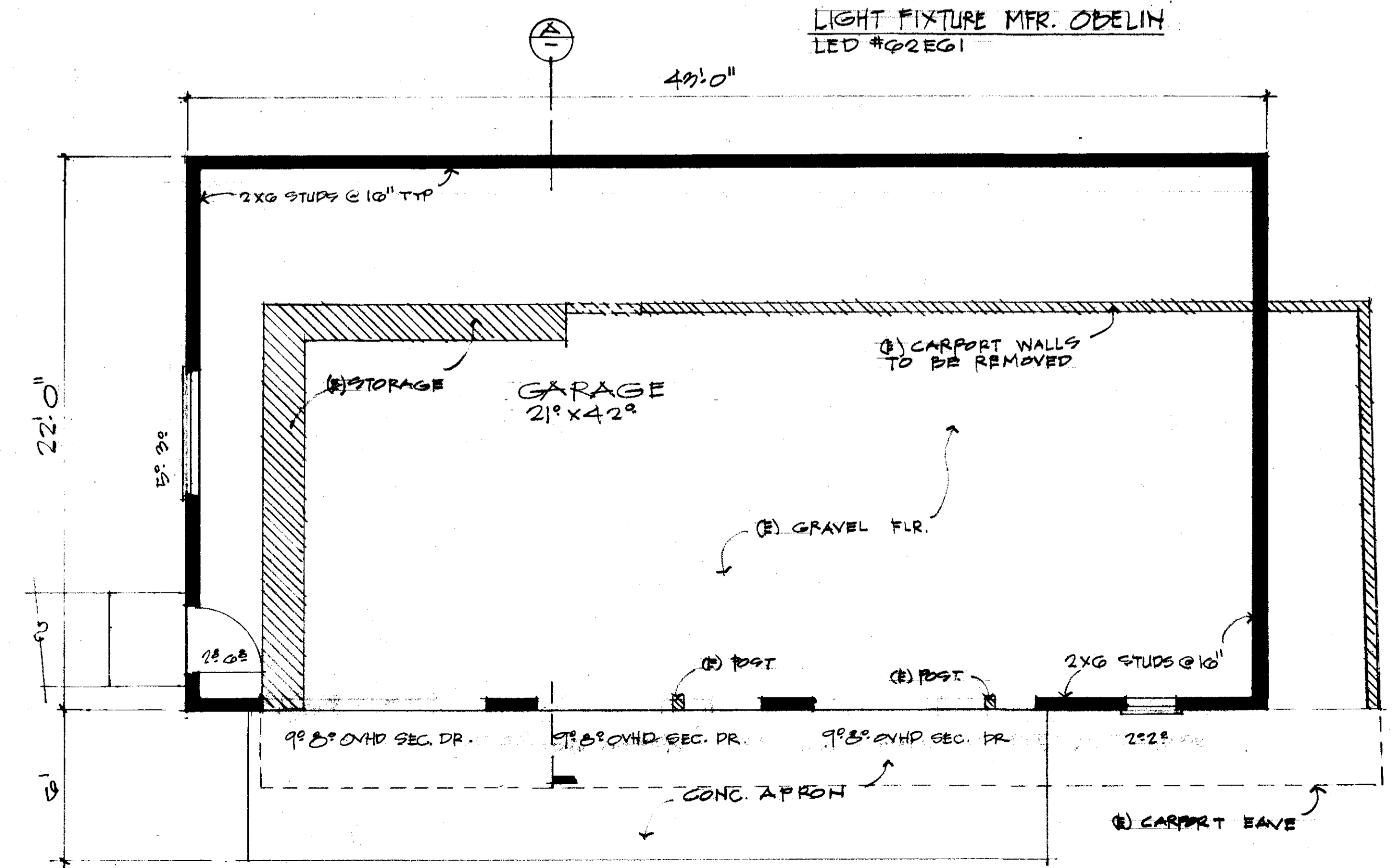
LIGHT FIXTURE MFR. OBELIN
LED #G2EG1



REAR ELEV. - EAST
1/4" = 1'-0"



SECT. A
1/4" = 1'-0"



FLOOR PLAN
1/4" = 1'-0"

LEGEND
 [Hatched] EXISTING WALL
 [Solid] NEW WALL
 (E) EXISTING
 (N) NEW

THOMAS ECHAVEZ
Design Consultant
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Novato, California 94947
Telephone (415) 897-6259

GARAGE
51 CASTLE ROCK AVE.
WOODCREE, CA.
FOR: MR. KEN MASSUGO
A.P.N. 172-121-0

Date 4-5-21
Scale AS NOTED
Drawn T.E.
Job 20.16
Sheet **2**
Of 2 Sheets