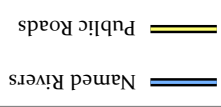
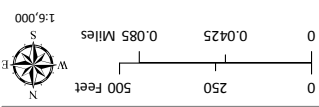


CASE: CDP 2021-0008
OWNER: DIAS, Joseph & Jacki
APN: 145-183-03
APLCT: Joseph & Jacki Dias
AGENT: Ken Eaton
ADDRESS: 38950 S. Highway 1, Gualala



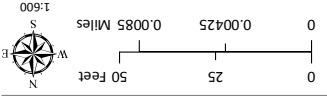


CASE: CDP 2021-0008
OWNER: DIAS, Joseph & Jacki
APN: 145-183-03
APLCT: Joseph & Jacki Dias
AGENT: Ken Eaton
ADDRESS: 38950 S. Highway 1, Gualala





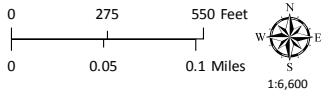
Public Roads





CASE: CDP 2021-0008
OWNER: DIAS, Joseph & Jacki
APN: 145-183-03
APLCT: Joseph & Jacki Dias
AGENT: Ken Eaton
ADDRESS: 38950 S. Highway 1, Gualala

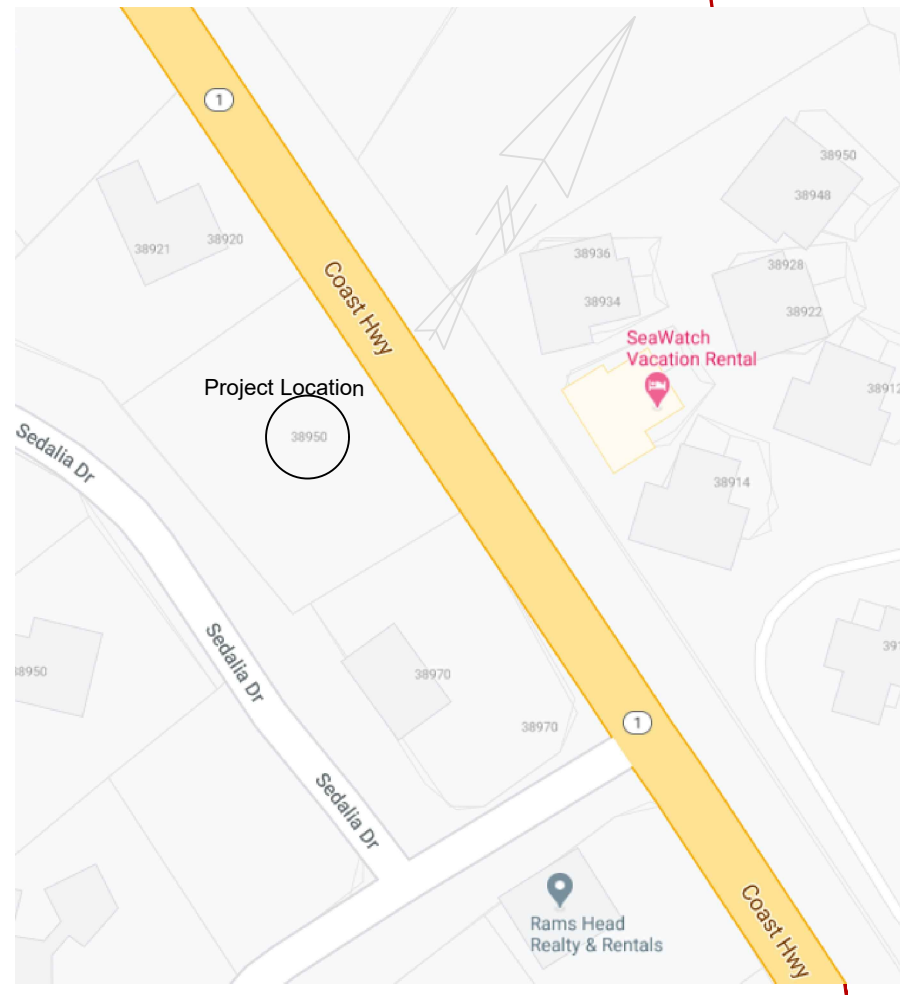
Major Towns & Places



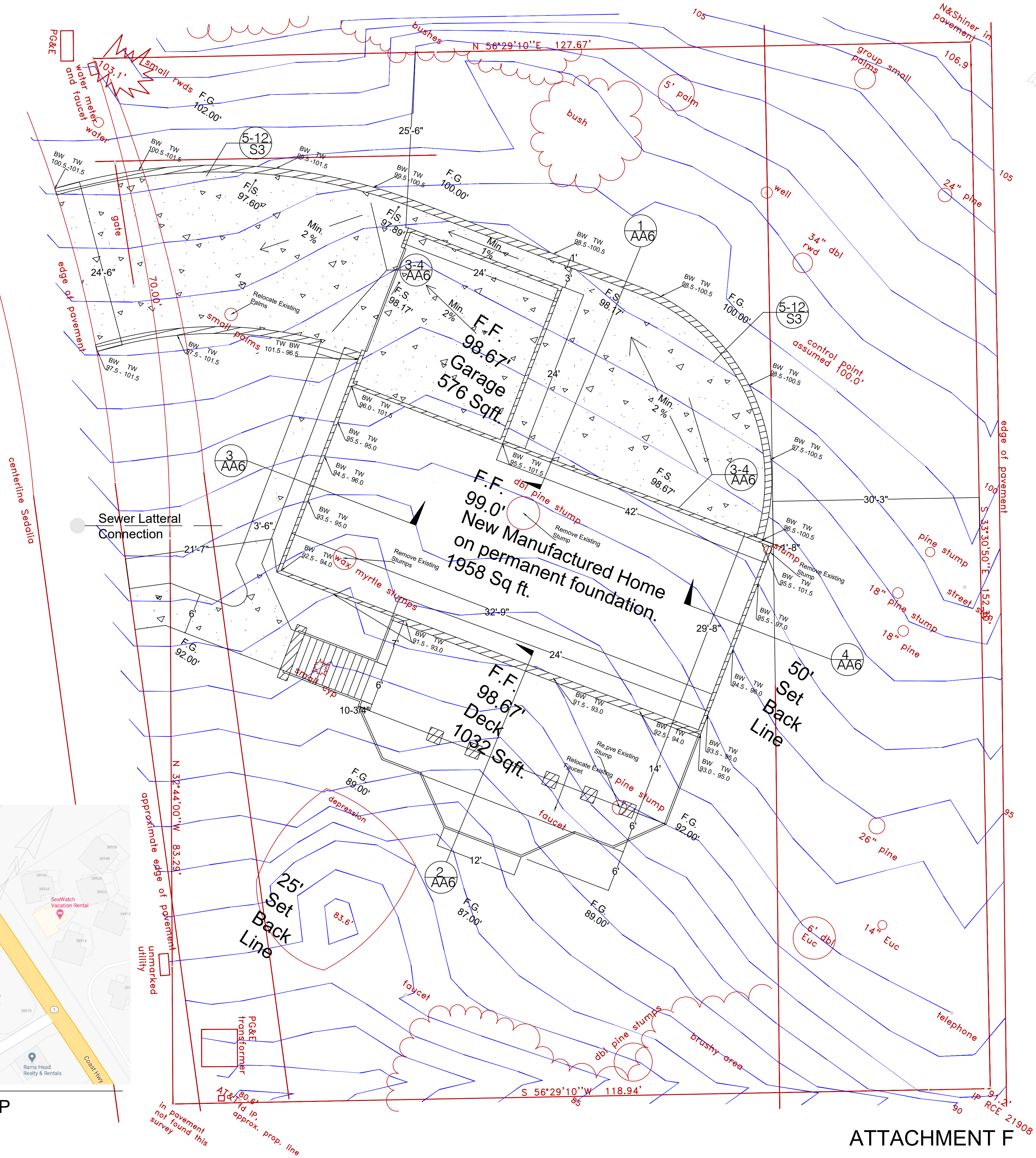
TOPOGRAPHIC MAP
CONTOUR INTERVAL IS 40 FEET

ATTACHMENT D

DIAS RESIDENCE 38950 S. HWY 1 GUALALA , CA 94558 APN: 145-183-03-00



VICINITY MAP



Map prepared by: Richard A. Seale, L.S.4455
Mendocino County California October 2020

Note:

Elevations are assumed.

All stumps are very old, no new cuts

BUILDING OCCUPANCY GROUP:

TYPE OF CONSTRUCTION:

STORIES:

SCOPE OF BUILDING AREA:

FIRE SPRINKLERS:

R-3

V-B

1

2534 SF

YES

SCOPE OF WORK

INSTALL NEW MANUFACTURED HOME, GARAGE, EXTERIOR DECK, UTILITY 'S, CONCRETE FOUNDATION,
FLAT WORK , EXTEND DRIVEWAY, AND WALK WAYS.
MINOR GRADING - CLEAR & GRUB BUILDING SITE - CUT YDS = 33 - FILL YDS = 19 (SEE SHT AA6)

17,424 SQ FT LOT AREA
536 SQUARE FOOT NE

576 SQUARE FOOT NEW TWO CAR GARAGE
1958 SQUARE FOOT NEW MANUFACTURED H

1938 SQUARE FOOT NEW MANUFACTURED HOME WITH ALL AMENITIES PER MANUFACTURER HOME INSTALLATION MANUAL GUIDE AND IMPROVEMENT PACKAGE.

- 1- NEW CONCRETE FOUNDATION, FLATWORK AND DRIVEWAY
- 2- NEW 200 AMP ELECTRICAL SERVICE, PANEL, OUTLETS, SWITCHES, SMOKE DETECTORS,
CARBON MONOXIDE DETECTORS, WIRING, AND LIGHTING FIXTURES PER MANUFACTURER
- 3- NEW WATER SERVICE TO WELL AND FIRE SPRINKLERS PER HOME MANUFACTURER
- 4- NEW ELECTRICAL PLUMBING, HVAC WATER HOOK UP TO WELL, SEPTIC SYSTEM, WATER HEATER,
Faucets, Sinks, Toilets, Tubs, & Showers PER HOME MANUFACTURER
- 5- NEW EXTERIOR SIDING, INTERIOR DRYWALL, INSULATION, INTERIOR AND EXTERIOR TRIM, INTERIOR
& EXTERIOR PAINTING, FLOORING, CABINETS, AND COUNTER TOPS, FIXTURES AND APPLIANCES

PER HOME MANUFACTURE
CODES / INFORMATION

Building Design Criteria

2019 California Building Code, Part 2, Volumes 1 & 2 (based on the 1918 International Building Code)

2019 California Mechanical Code (based on the 2018 Uniform Mechanical Code)

2019 California Plumbing Code (based on the 2018 Uniform Plumbing Code)

2019 California Electrical Code (based on the 2017 National Electrical Code)

2019 California Fire Code (based on the 2018 International Fire Code)

2019 California Energy Standards; 2019 California Residential code (based on the 2018 International Residential Code)

2019 California Green Building Code (CALGreen); 2019 California Existing Building Code, Part 10

2019 California Historical Building Code, Part 8; 2019 California Referenced Standards Code, Part 12

The International Property Maintenance Code; 2018 edition

Structural Design Criteria

Wind Speed: www.atccouncil.org/windspeed

Wind Exposure: Recommended factor: See Chapters 26-30 of ASCE 7 (2019 CBC, Volume 2 Section 1609 Wind Loads)

Exposure: shall be determined unless exposure B can be justified: 1) by a recognized engineering study; and 2) additional documentation in the form of aerial photos or topography maps may be required when determined by the Building Official.

Seismic Design Parameters: <https://earthquake.usgs.gov/designmaps/us/application.php>

Live Loads: See 2019 CBC, Volume 2, Section 1607 A

Energy Design: Climate Zone: 2

Rainfall: 3-in/ per hour in a 100-yr storm

Kinetic: Roof nailing spacing 6/12 gyp typical. Shingle nail to penetrate sheathing a minimum of 3/4-in.

Gas test: 10 lbs during 15 minutes – Residential Test duration shall not be less than 75% hour for each 500 ft³ of pipe volume or fraction thereof - Commercial

EROSION AND SEDIMENT CONTROL NOTES:

1. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE CURRENT EDITION OF THE COUNTY OF SAN JOAQUIN IMPROVEMENT STANDARDS UP TO 2020.
2. EROSION CONTROL BEST MANAGEMENT PRACTICES (BMPs) SHALL BE INSTALLED AND MAINTAINED DURING THE WET SEASON (OCTOBER 1st THROUGH APRIL 30 TH). SEDIMENT CONTROL BMPs SHALL BE INSTALLED AND MAINTAINED YEAR ROUND.
3. ALL DRAINAGE INLETS IMMEDIATELY DOWNSTREAM OF THE WORK AREAS AND WITHIN THE WORK AREAS SHALL BE PROTECTED WITH SEDIMENT CONTROL AND INLET FILTER BAGS. REAR END INLET FILTER BAGS SHALL BE REMOVED FROM THE DRAINAGE INLETS UPON ACCEPTANCE OF THE PUBLIC IMPROVEMENTS BY THE COUNTY.
4. ALL STABILIZED CONSTRUCTION ACCESS LOCATIONS SHALL BE CONSTRUCTED PER STANDARD DRAWING 11-1 WHERE CONSTRUCTION TRAFFIC ENTERS OR LEAVES PAVED AREAS. THE STABILIZED ACCESS SHALL BE MAINTAINED ON A YEAR ROUND BASIS UNTIL THE COMPLETION OF CONSTRUCTION.
5. ALL AREAS DISTURBED DURING CONSTRUCTION BY GRADING, TRENCHING, OR OTHER ACTIVITIES, SHALL BE PROTECTED FROM EROSION DURING THE WET SEASON (OCTOBER 1st THROUGH APRIL 30th). HYDROSEED, IF UTILIZED, MUST BE PLACED BY SEPTEMBER 15th . HYDROSEED PLACED DURING THE WET SEASON SHALL USE A SECONDARY EROSION PROTECTION METHOD.
6. SENSITIVE AREAS AND AREAS WHERE EXISTING VEGETATION IS BEING PRESERVED SHALL BE PROTECTED WITH CONSTRUCTION FENCING. SEDIMENT CONTROL BMPs SHALL BE INSTALLED WHERE ACTIVE CONSTRUCTION AREAS DRAIN INTO SENSITIVE OR PRESERVED VEGETATION AREAS.
7. SEDIMENT CONTROL BMPs SHALL BE PLACED ALONG THE PROJECT PERIMETER WHERE DRAINAGE LEAVES THE PROJECT. SEDIMENT CONTROL BMPs SHALL BE MAINTAINED YEAR ROUND UNTIL THE CONSTRUCTION IS COMPLETED OR THE DRAINAGE PATTERN HAS BEEN CHANGED AND NO LONGER LEAVES THE SITE.
8. EROSION AND SEDIMENT CONTROL MEASURES FOR THE PROJECT SHALL BE IN SUBSTANTIAL COMPLIANCE AT ALL TIMES WITH THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) PREPARED FOR THE PROJECT IN ACCORDANCE WITH STATE OF CALIFORNIA GENERAL CONSTRUCTION PERMIT. THIS PERMIT REQUIRES THAT THE SWPPP BE KEPT UP TO DATE TO REFLECT THE CHANGING SITE CONDITIONS AND THE SWPPP IS TO BE AVAILABLE ON SITE AT ALL TIMES FOR REVIEW STATE AND LOCAL INSPECTORS.
9. EFFECTIVE EROSION CONTROL BMPs SHALL BE IN PLACE PRIOR TO ANY STORM EVENTS.
10. CONTRACTOR SHALL INSTALL AN EFFECTIVE COMBINATION OF EROSION AND SEDIMENTATION CONTROL BMPs.

SCALE : 1/8" - 1'

ATTACHMENT F

KC1 DESIGN-DRAFTING PROCESSING

DRAFTSMAN

KC1 PROPERTIES LLC

(916) 370 3907
KEN@KC1PROPERTIES.COM
WWW.KC1PROPERTIES.COM

LEGEND

SITE Plan - SHT - T-1

PLAN- SHTs - A-1A, AA-1, AA-2,AA-3,AA-4,
AA-5, AA-6, AD-5

FOUNDATION SYSTEMS- SHTs -A1,D1,F1,F3,
S-1, S-2, S-3, S-4, S-5,

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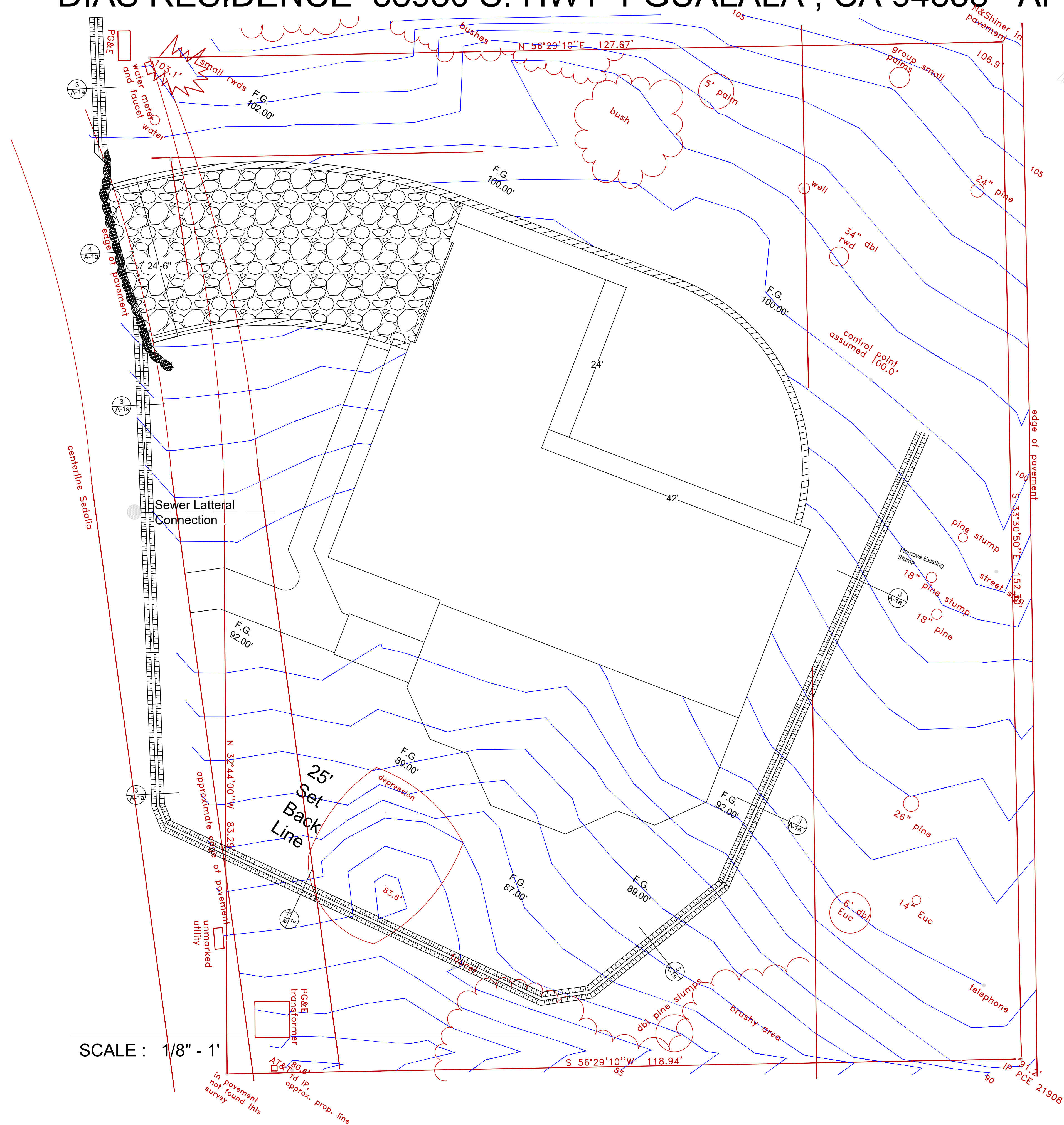
SITE P L A N

S H E E T

T1

EROSION CONTROL PLAN

DIAS RESIDENCE 38950 S. HWY 1 GUALALA , CA 94558 APN: 145-183-03-00



- EROSION AND SEDIMENT CONTROL NOTES:
1.

ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE CURRENT EDITION OF THE COUNTY OF SAN JOAQUIN IMPROVEMENT STANDARDS UP TO 2020.
2.

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3.

ALL DRAINAGE INLETS IMMEDIATELY DOWNSTREAM OF THE WORK AREAS AND WITHIN THE WORK AREAS SHALL BE PROTECTED WITH SEDIMENT CONTROL AND INLET FILTER BAGS REAR ROUND. INLET FILTER BAGS SHALL BE REMOVED FROM THE DRAINAGE INLETS UPON ACCEPTANCE OF THE PUBLIC IMPROVEMENTS BY THE COUNTY.
4.

ALL STABILIZED CONSTRUCTION ACCESS LOCATIONS SHALL BE CONSTRUCTED PER STANDARD DRAWING 11-1 WHERE CONSTRUCTION TRAFFIC ENTERS OR LEAVES PAVED AREAS. THE STABILIZED ACCESS SHALL BE MAINTAINED ON A YEAR ROUND BASIS UNTIL THE COMPLETION OF CONSTRUCTION.
5.

ALL AREAS DISTURBED DURING CONSTRUCTION BY GRADING, TRENCHING, OR OTHER ACTIVITIES, SHALL BE PROTECTED FROM EROSION DURING THE WET SEASON (OCTOBER 1st THROUGH APRIL 30th). HYDROSEED, IF UTILIZED, MUST BE PLACED BY SEPTEMBER 15th. HYDROSEED PLACED DURING THE WET SEASON SHALL USE A SECONDARY EROSION PROTECTION METHOD.
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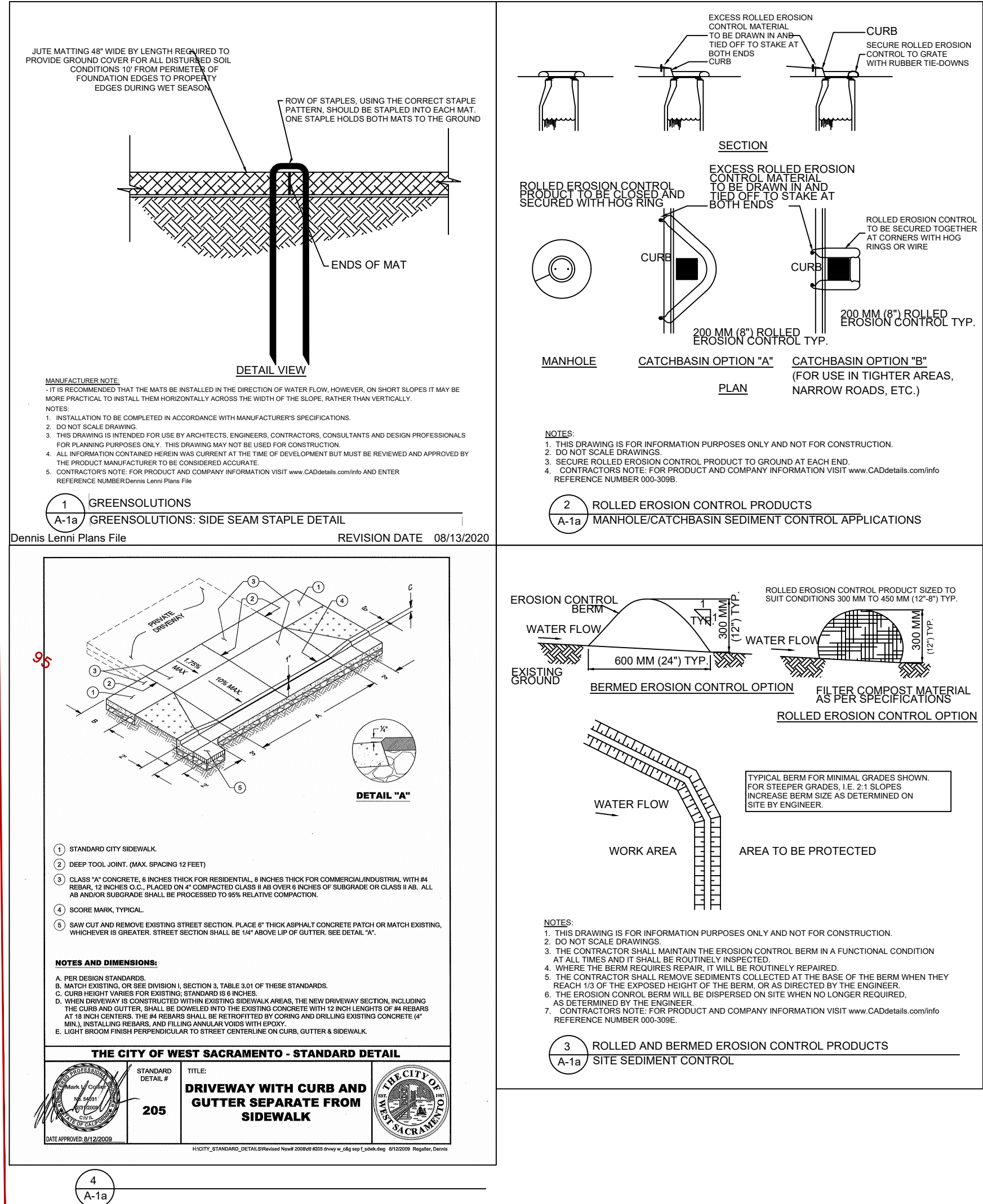
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8.

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9.

EFFECTIVE EROSION CONTROL BMPs SHALL BE IN PLACE PRIOR TO ANY STORM EVENTS.
10.

CONTRACTOR SHALL INSTALL AN EFFECTIVE COMBINATION OF EROSION AND SEDIMENTATION CONTROL BMPs.



KC1 DESIGN-DRAFTING
PROCESSING

DRAFTSMAN

KC1 PROPERTIES LLC
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LEGEND

SITE Plan - SHT - T-1

PLAN- SHTs - A-1A, AA-1, AA-2,AA-3,AA-4,

AA-5, AA-6, AD-5

FOUNDATION SYSTEMS- SHTs -A1,D1,F1,F3,
S-1, S-2, S-3, S-4, S-5,

REVISION ISSUE DATE

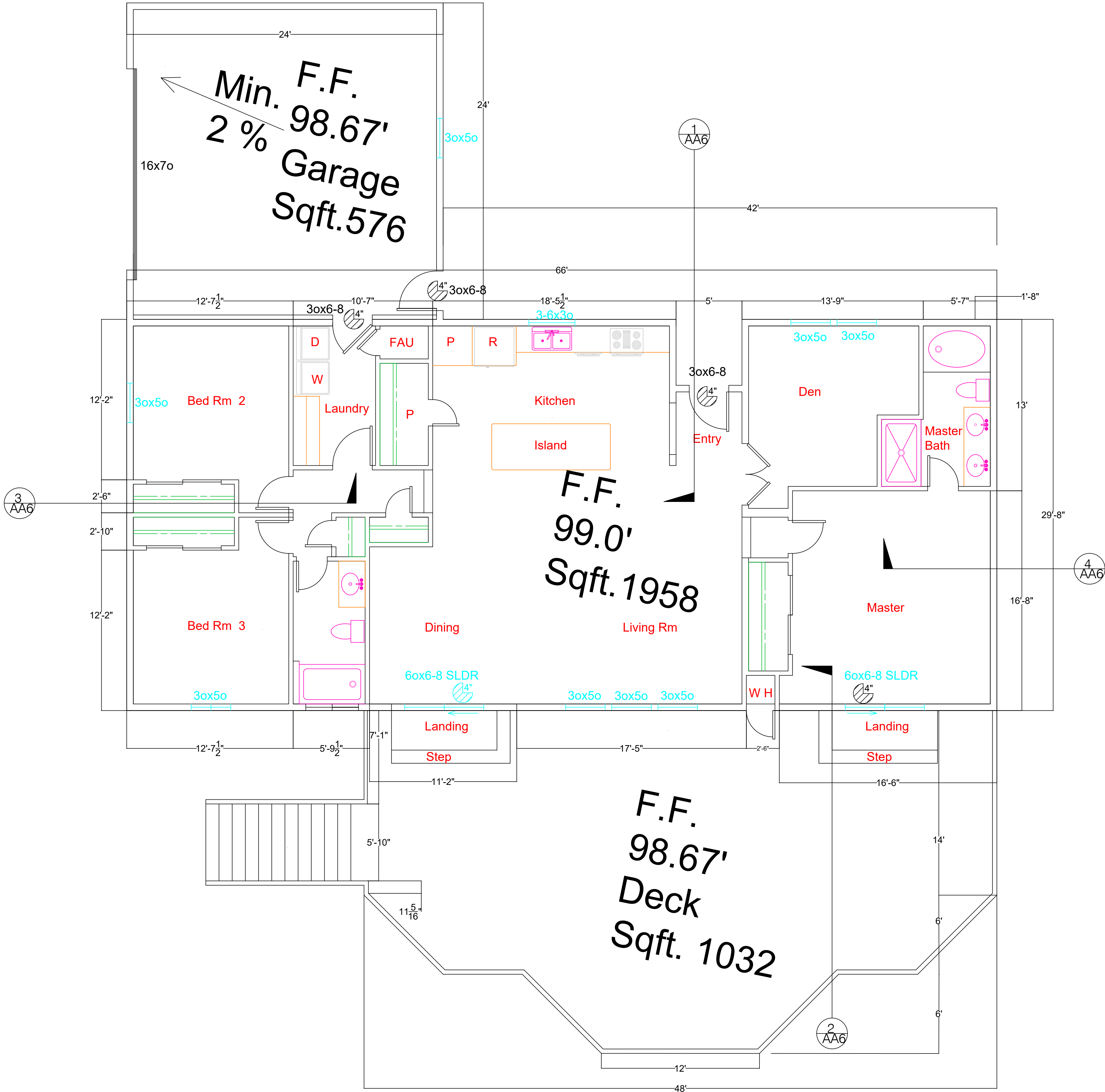
REVISION	ISSUE	DATE

EROSION CONTROL PL A N

SHEET

A-1A

FLOOR PLAN
DIAS RESIDENCE 38950 S. HWY 1 GUALALA, CA 94558 APN: 145-183-03-00



CIVIL GENERAL NOTES

- 1. ALL PUBLIC IMPROVEMENT CONSTRUCTION SHALL CONFORM TO THE CITY / COUNTY STANDARD SPECIFICATIONS AND SHALL BE SUBJECT TO A CITY ENCROACHMENT PERMIT.
- 2. ALL UNDERGROUND WATER, SEWER, AND STORM DRAIN SYSTEMS INCLUDING THEIR APPURTENANCES WITHIN THE BUILDING SITE PROPERTY UP TO WITHIN FIVE FEET OF THE BUILDING SHALL CONFORM TO THE CITY / COUNTY STANDARD SPECIFICATIONS AND SHALL BE INSPECTED BY THE ENGINEERING DIVISION WITH THE EXCEPTION OF UNDERGROUND FIRE LINES LOCATED ON THE PROBABLE SIDE OF THE PUBLIC FIRE BACK FLOW PREVENTER.
- 3. WORK SHALL INCLUDE REPLACEMENT OF ALL BROKEN PUBLIC SIDEWALK, CURB AND GUTTER, THIS EQUIPMENT OVER WALKS AND PRIOR TO CITY / COUNTY APPROVAL OF THE BUILDING FOR OCCUPANCY. THE ENGINEERING DIVISION INSPECTOR WILL MARK ALL BROKEN CURB, GUTTER AND SIDEWALK FOR REPLACEMENT UPON REQUEST.
- 4. THE ENGINEERING DIVISION WILL PLAN CHECK AND INSPECT THE MAIN WATER SERVICE TAP AND LATERAL, THE DOMESTIC METER ASSEMBLY AND DOMESTIC FIRE BACK FLOW ASSEMBLIES. ON-SITE UNDERGROUND FIRE LINE INSTALLATIONS SHALL BE PLAN CHECKED AND INSPECTED BY RIGHT-OF-WAY FIRE HYDRANTS SHALL BE SPRAY PAINTED "SAFETY YELLOW" WITH ONE PRIMER COAT AND TWO FINISH COATS OF DEVALUES 4208 SERIES WATERBORNE ACRYLIC GLOSS ENAMEL, AS MANUFACTURED BY ICI DEVOTE COATINGS, OR APPROVED EQUAL.
- 5. A FIRE HYDRANT PERMIT WILL BE REQUIRED FOR CONSTRUCTION WATER THROUGH ANY FIRE HYDRANT WITHIN THE CITY / COUNTY. CONTACT THE PUBLIC WORKS DEPARTMENT AT (916) 373-5860 FOR REQUIREMENTS.
- 6. THE CONTRACTOR SHALL REMOVE ALL THE USA MARKINGS ATTRIBUTED TO THIS PROJECT PRIOR TO BUILDING PERMIT FINAL.
- 7. PAVEMENT DESIGN BY A SOILS ENGINEER SHALL BE REQUIRED, THE MINIMUM SURFACE SLOPE SHALL BE 1%. WRITTEN CERTIFICATION OF PAVEMENT GRADE BY A LICENSED CIVIL ENGINEER OF LAND SURVEYOR, AND CERTIFICATION OF THE STRUCTURAL SECTION AND COMPACTION BY A GEOTECHNICAL ENGINEER SHALL BE REQUIRED PRIOR TO THE ISSUANCE OF BUILDING PERMIT FINAL OR A CERTIFICATE OF OCCUPANCY.
- 8. THE GEOTECHNICAL ENGINEER SHALL BE ON-SITE TO MONITOR ALL GRADING OPERATIONS. THE GEOTECHNICAL ENGINEER SHALL PROVIDE WRITTEN CERTIFICATION THAT THE SITE GRADING WAS PERFORMED IN ACCORDANCE WITH THE SOILS REPORT BY (NO.) PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- 9. ALL UTILITY WORK INCLUDING ELECTRICAL, GAS, TELEPHONE, CABLE TV AND RAILROAD WORK SHALL BE SUBJECT TO AN ENCROACHMENT PERMIT. NORMALLY, THE UTILITY COMPANIES OBTAIN SEPARATE PERMITS FOR THEIR WORK. IT IS THE RESPONSIBILITY OF THE APPLICANT TO ENSURE THAT THIS HAS BEEN DONE PRIOR TO BEGINNING WORK.
- 10. ALL UNDERGROUND FACILITIES SHALL BE LOCATED BY THE APPROPRIATE AGENCIES PRIOR TO ANY EXCAVATION. THIS SHALL BE INITIATED THROUGH UNDERGROUND SERVICE ALERT (U.S.A.) BY CALLING (800) 642-2444.
- 11. CONTRACTOR SHALL ADHERE TO NORMAL WORKING HOURS OF 7AM THROUGH 6PM MONDAY THROUGH FRIDAY, EXCLUDING CITY HOLIDAYS. CONSTRUCTION OUTSIDE OF NORMAL WORKING HOURS, OR ON SATURDAYS, SUNDAYS OR CITY / COUNTY HOLIDAYS MAY BE ALLOWED UPON PRIOR APPROVAL BY THE CITY ENGINEER. HOWEVER, WEEKEND AND CITY HOLIDAY WORK SHALL BE LIMITED TO 8AM TO 6PM UNLESS PRIOR APPROVAL IN WRITING IS OBTAINED FROM THE CITY ENGINEER. NIGHT WORK SHALL COMPLY WITH ALL CALL TRANS STANDARDS FOR SUCH WORK.
- 12. CONTRACTOR MUST GIVE THE CITY'S CONSTRUCTION INSPECTOR A MINIMUM OF TWO WORKING DAYS NOTICE OF INTENT TO WORK OUTSIDE OF NORMAL WORKING HOURS. CONSTRUCTION OUTSIDE OF NORMAL WORKING HOURS MAY INCUR ADDITIONAL OVERTIME INSPECTION REIMBURSEMENT CHARGES NOT COVERED BY PREVIOUSLY PAID PLAN CHECK AND INSPECTION FEES. THE CITY, IN ITS SOLE DISCRETION, MAY REQUIRE THE CONTRACTOR OR OWNER TO EXECUTE A REIMBURSEMENT AGREEMENT FOR SUCH ADDITIONAL CHARGES PRIOR TO ANY WORK OUTSIDE OF NORMAL WORKING HOURS.
- 13. THE CONTRACTOR IS RESPONSIBLE FOR TEMPORARY EROSION CONTROL AT ALL TIMES. TEMPORARY EROSION CONTROL SHALL CONSIST OF, BUT NOT BE LIMITED TO, CONSTRUCTING SUCH FACILITIES AND TAKING SUCH MEASURES AS ARE NECESSARY TO PREVENT, CONTROL, AND ABATE WATER, MUD, EROSION DAMAGE TO PUBLIC AND PRIVATE PROPERTY AS A RESULT OF THE PROJECT. BY OCTOBER 15TH OF EACH YEAR, IF EARLIER CONDITIONS WARRANT, SUCH TEMPORARY EROSION CONTROL FEATURES AS ARE NECESSARY TO PREVENT DAMAGE DURING THE FORTHCOMING WINTER SEASON SHALL BE CONSTRUCTED AND FUNCTIONING. MUD AND SILT SHALL BE SETTLED OUT OF THE STORM RUNOFF BEFORE SAID RUNOFF LEAVES THE CONSTRUCTION SITE OR ENTERS THE CITY STORM DRAIN SYSTEMS, OR A NATURAL CHANNEL.
- 14. ANY WATER ENTERING THE SANITARY SEWER SYSTEM TO BE CONSTRUCTED UNDER THE APPROVED PLANS, SHALL NOT BE DISCHARGED TO THE EXISTING SEWER SYSTEM CLEAR OF WATER AND DEBRIS PRIOR TO ACCEPTANCE BY THE CITY / COUNTY. CARE SHALL BE EXERCISED IN LOCATING PLUGS TO AVOID INTERRUPTING SERVICE TO EXISTING CONNECTIONS. MECHANICAL PLUGS OR MORTAR AND BRICK MUST BE USED. INFLATABLE DEVICES ARE NOT ALLOWED.

PLAN GENERAL NOTES

- 1. CONTRACTOR SHALL ADHERE TO NORMAL WORKING HOURS OF 7AM THROUGH 6PM MONDAY THROUGH FRIDAY, EXCLUDING CITY/COUNTY HOLIDAYS. CONSTRUCTION OUTSIDE OF NORMAL WORKING HOURS, OR ON SATURDAYS, SUNDAYS OR CITY/COUNTY HOLIDAYS MAY BE ALLOWED UPON PRIOR APPROVAL BY THE CITY/ COUNTY. HOWEVER, WEEKEND AND CITY/COUNTY HOLIDAY WORK SHALL BE LIMITED TO 8AM TO 6PM UNLESS PRIOR APPROVAL IN WRITING IS OBTAINED FROM THE CITY/ COUNTY.
- 2. CONTRACTOR MUST GIVE THE CITY/COUNTY CONSTRUCTION INSPECTOR A MINIMUM OF ONE WORKING DAYS NOTICE OF INTENT TO WORK OUTSIDE OF NORMAL WORKING HOURS. CONSTRUCTION OUTSIDE OF NORMAL WORKING HOURS MAY INCUR ADDITIONAL OVERTIME INSPECTION REIMBURSEMENT CHARGES NOT COVERED BY PREVIOUSLY PAID PLAN CHECK AND INSPECTION FEES. THE CITY/COUNTY, IN ITS SOLE DISCRETION, MAY REQUIRE THE CONTRACTOR OR OWNER TO EXECUTE A REIMBURSEMENT AGREEMENT FOR SUCH ADDITIONAL CHARGES PRIOR TO ANY WORK OUTSIDE OF NORMAL WORKING HOURS.
- 3. THE CONTRACTOR IS RESPONSIBLE FOR TEMPORARY EROSION CONTROL AT ALL TIMES. TEMPORARY EROSION CONTROL SHALL CONSIST OF, BUT NOT BE LIMITED TO, CONSTRUCTING SUCH FACILITIES AND TAKING SUCH MEASURES AS ARE NECESSARY TO PREVENT, CONTROL, AND ABATE WATER, MUD, EROSION DAMAGE TO PUBLIC AND PRIVATE PROPERTY AS A RESULT OF THE PROJECT. BY OCTOBER 15TH OF EACH YEAR, IF EARLIER CONDITIONS WARRANT, SUCH TEMPORARY EROSION CONTROL FEATURES AS ARE NECESSARY TO PREVENT DAMAGE DURING THE FORTHCOMING WINTER SEASON SHALL BE CONSTRUCTED AND FUNCTIONING. MUD AND SILT SHALL BE SETTLED OUT OF THE STORM RUNOFF BEFORE SAID RUNOFF LEAVES THE CONSTRUCTION SITE OR ENTERS THE CITY/COUNTY STORM DRAIN SYSTEMS, OR A NATURAL CHANNEL.
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- 5. SECTION 1705 REQUIRED SPECIAL INSPECTIONS AND TESTS.
- 1705.1 GENERAL : SPECIAL INSPECTIONS AND TESTS OF ELEMENTS AND NON-STRUCTURAL COMPONENTS OF BUILDINGS AND STRUCTURES SHALL MEET THE APPLICABLE REQUIREMENTS OF THIS SECTION.
- 6. R106.1.1 INFORMATION ON CONSTRUCTION DOCUMENTS
- CONSTRUCTION DOCUMENTS SHALL BE DRAWN UPON SUITABLE MATERIAL. ELECTRONIC MEDIA DOCUMENTS ARE PERMITTED TO BE SUBMITTED WHERE APPROVED BY THE BUILDING OFFICIAL. CONSTRUCTION DOCUMENTS SHALL BE OF SUFFICIENT CLARITY TO INDICATE THE LOCATION, NATURE AND EXTENT OF THE WORK PROPOSED AND SHOW IN DETAIL THAT IT WILL CONFORM TO THE PROVISIONS OF THIS CODE AND RELEVANT LAWS, ORDINANCES, RULES AND REGULATIONS, AS DETERMINED BY THE BUILDING OFFICIAL.
- 7. R106.1.3 INFORMATION ON BRACED WALL DESIGN
- FOR BUILDINGS AND STRUCTURES UTILIZING BRACED WALL DESIGN, AND WHERE REQUIRED BY THE BUILDING OFFICIAL, BRACED WALL LINES SHALL BE IDENTIFIED ON THE CONSTRUCTION DOCUMENTS. PERTINENT TO INFORMATION INCLUDING BUT NOT LIMITED TO, BRACING METHODS, LOCATION AND LENGTH OF BRACED WALL PANELS AND FOUNDATION REQUIREMENTS OF BRACED WALL PANELS AT TOP AND BOTTOM SHALL BE PROVIDED.
- 8. 1216.0 REQUIRED GAS PIPING SIZE SHALL BE PROVIDED UPON ROUGH INSPECTION UPON REQUEST BY BUILDING INSPECTOR
- 1216.1 PIPE SIZING METHODS
- WHERE THE PIPE SIZE IS TO BE DETERMINED USING A METHOD IN SECTION 1216.1.1 THROUGH SECTION 1216.1.3 THE DIAMETER OF PIPE OF EACH PIPE SEGMENT SHALL BE OBTAINED FROM THE PIPE SIZING TABLES IN SECTION 1216.2 OR FROM THE SIZING EQUATIONS IN SECTION 1216.3. (NFPA 54.6.1)
- 1216.1.1 LONGEST LENGTH METHOD
- THE PIPE SIZE OF EACH SECTION OF GAS PIPING SHALL BE DETERMINED USING THE LONGEST LENGTH OF PIPING FROM THE POINT OF DELIVERY TO THE MOST REMOTE OUTLET AND THE LOAD OF THE SECTION (SEE CALCULATION EXAMPLE IN FIGURE 1216.1.1). (NFPA 54.6.1.1).
- 9. SECTION 1705 REQUIRED SPECIAL INSPECTIONS AND TESTS.
- 1705.1 GENERAL SPECIAL INSPECTIONS AND TESTS OF ELEMENTS AND NONSTRUCTURAL COMPONENTS OF BUILDINGS AND STRUCTURES SHALL MEET THE APPLICABLE REQUIREMENTS OF THIS SECTION.
- 1705.1.1 SPECIAL CASES
- SPECIAL INSPECTIONS AND TESTS SHALL BE REQUIRED FOR PROPOSED WORK THAT IS, IN THE OPINION OF THE BUILDING OFFICIAL, UNUSUAL IN ITS NATURE, SUCH AS, BUT NOT LIMITED TO, THE FOLLOWING EXAMPLES:
- 1. CONSTRUCTION MATERIALS AND SYSTEMS THAT ARE ALTERNATIVES TO MATERIALS AND SYSTEMS PRESCRIBED BY THIS CODE.
- 2. UNUSUAL DESIGN APPLICATIONS OF MATERIALS DESCRIBED IN THIS CODE.
- 3. MATERIALS AND SYSTEMS REQUIRED TO BE INSTALLED IN ACCORDANCE WITH ADDITIONAL MANUFACTURERS INSTRUCTIONS THAT PRESCRIBE REQUIREMENTS NOT CONTAINED IN THIS CODE OR IN STANDARDS REFERENCED BY THIS CODE.

SCALE : 1/4" - 1'

KC1 DESIGN-DRAFTING PROCESSING

DRAFTSMAN

KC1 PROPERTIES LLC
(916) 370 3907
KEN@KC1PROPERTIES.COM
WWW.KC1PROPERTIES.COM

LEGEND

SITE Plan - SHT - T-1

PLAN- SHTs - A-1A,AA-1,AA-2,AA-3,AA-4, AA-5,AA-6,AD-5

FOUNDATION SYSTEMS- SHTs -A1,D1,F1,F3, S-1, S-2, S-3, S-4, S-5,

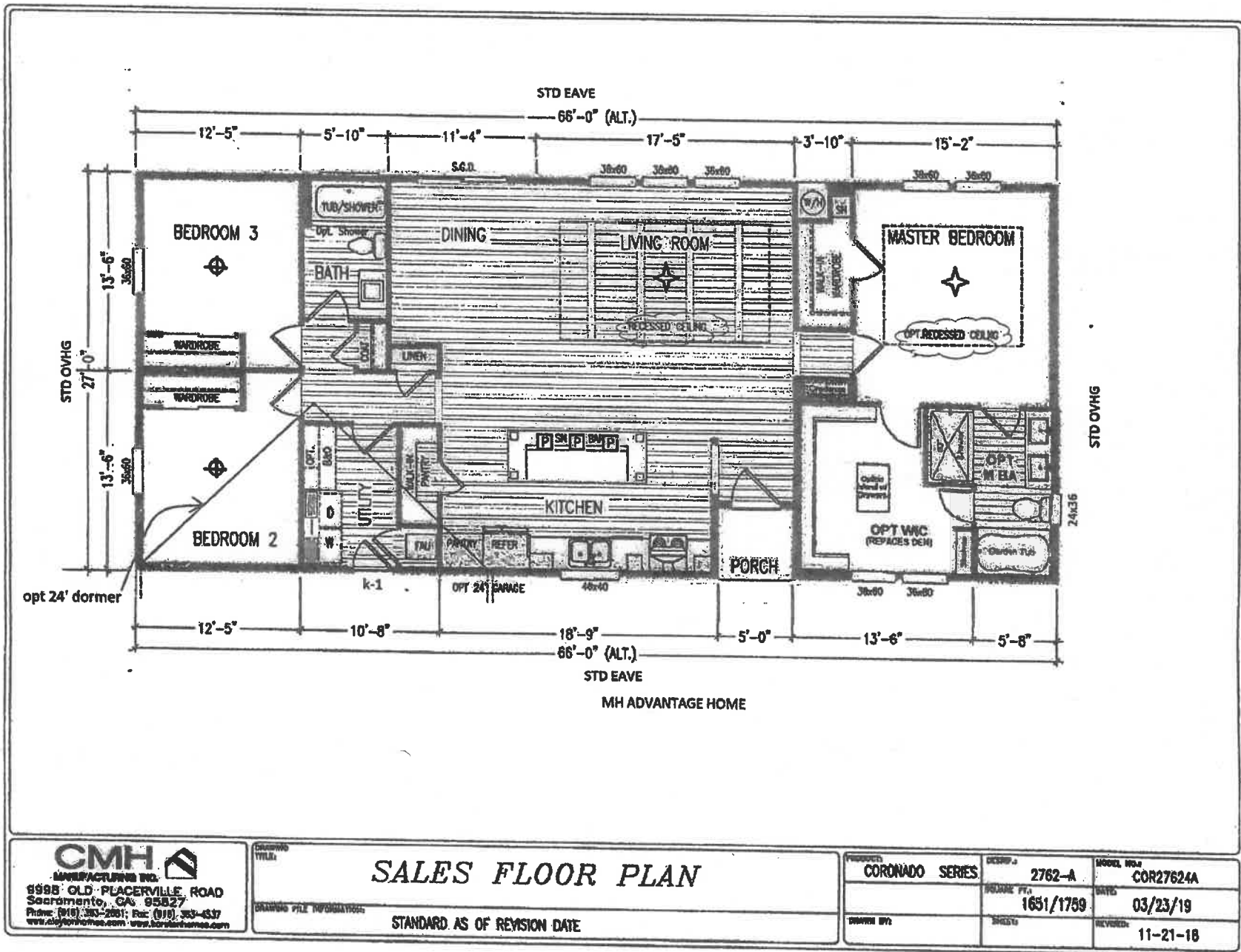
REVISION ISSUE DATE

Table with 3 columns: REVISION, ISSUE, DATE. It contains 5 empty rows for revisions.

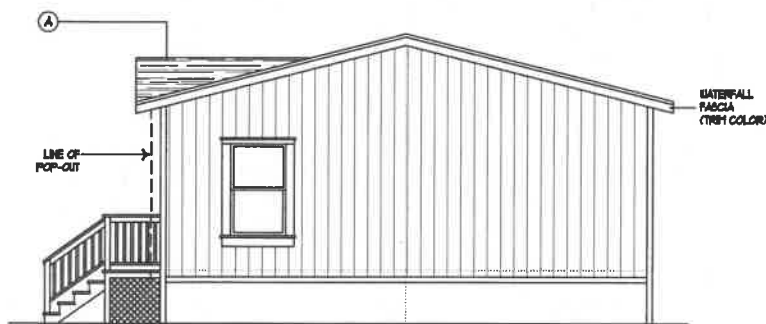
SITE PLAN

SHEET

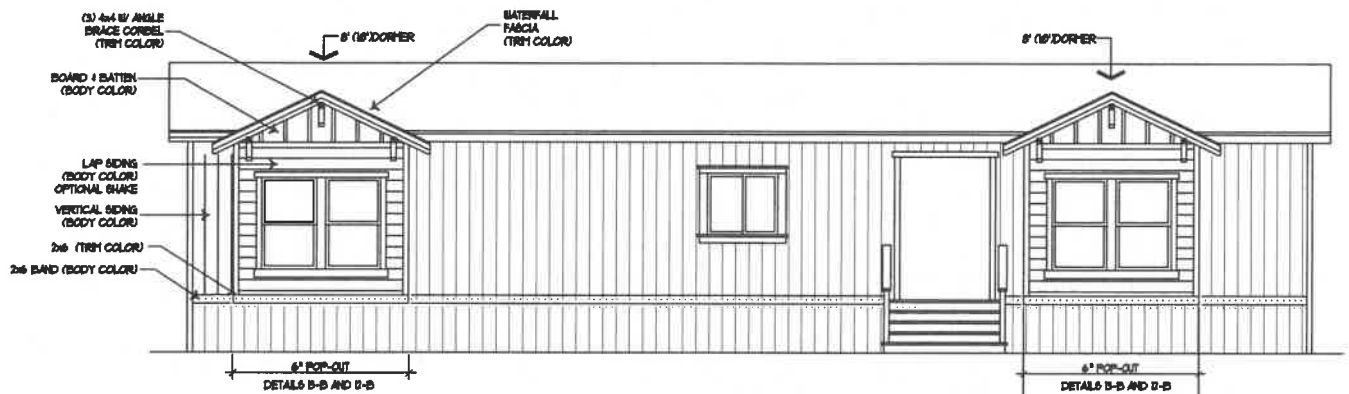
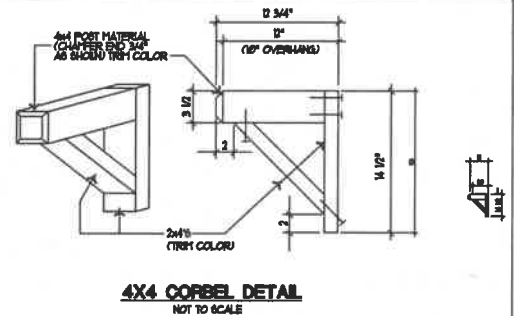
AA1



ATTACHMENT F



FRONT ENDWALL ELEVATION



FRONT DOOR SIDEWALL ELEVATION

"CRAFTSMAN SIDEWALL" EXTERIOR



9998 OLD PLACERVILLE ROAD
Sacramento, CA 95827
Phone: (916) 363-2661; Fax: (916) 363-4537
www.claytonhomes.com www.korstanhomes.com

DRAWING
TITLE

EXTERIOR ELEVATIONS

DRAWING FILE INFORMATION:

STANDARD AS OF REVISION DATE

PRODUCT: CORONADO SERIES

DESIGN: 2762-A

MODEL NO.: COR27624A

SQUARE FT.:

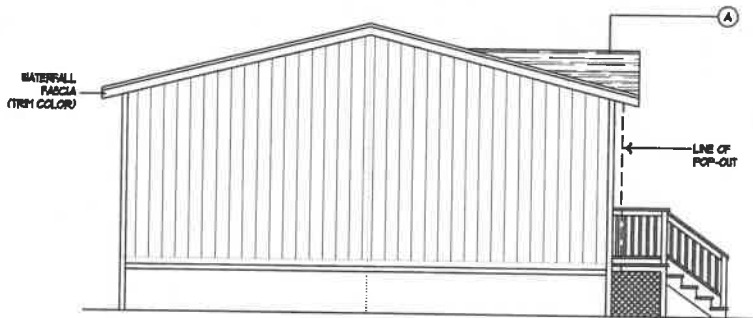
DATE: 03/23/19

DRAWN BY:

SHEET: 2-A

REVISED: 08-20-13

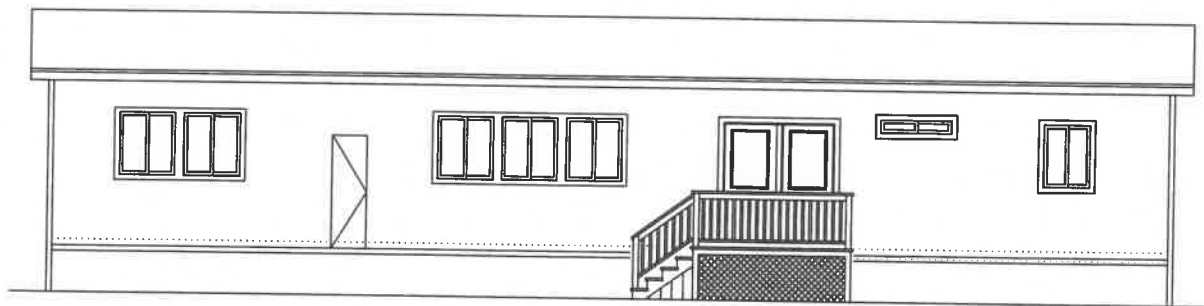
ATTACHMENT F



REAR ENDWALL ELEVATION

Legend

- A - Composition Shingle Roof
- B - Hardboard 8" V-Groove - (Body Color)
- C - 1x3" Rough Sawn - (Trim Color)
- D - 1X3" Rough Sawn - (Body Color)
- E - 2x8" Rough Sawn - (Trim Color)
- F - Light



REAR SIDEWALL ELEVATION

CMH
MANUFACTURING INC.

9998 OLD PLACERVILLE ROAD
Sacramento, CA. 95827
Phone: (916) 363-2681; Fax: (916) 363-4637
www.claytonhomes.com www.korstenhomes.com

DRAWING
TITLE:

EXTERIOR ELEVATIONS

DRAWING FILE INFORMATION:



STANDARD AS OF REVISION DATE

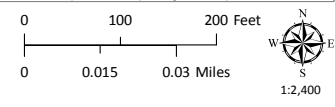
PRODUCT:	CORONADO SERIES	DESIGN:	2762-A	MODEL NO.:	COR27624A
		SQUARE FT.:		DATE:	03/23/19
DRAWN BY:		SHEET:	2-B	REVISED:	

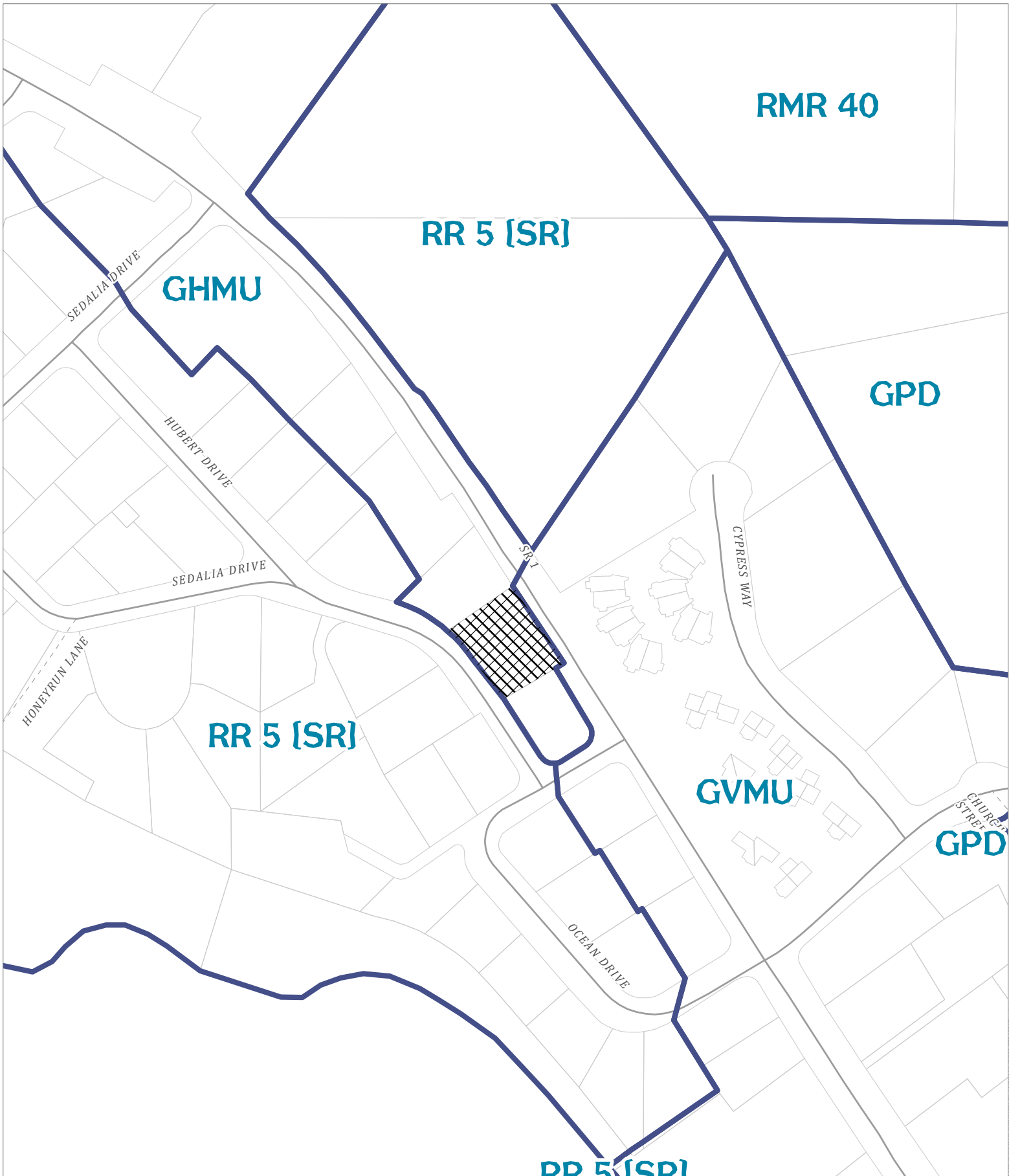
ATTACHMENT F



CASE: **CDP 2021-0008**
 OWNER: **DIAS, Joseph & Jacki**
 APN: **145-183-03**
 APLCT: **Joseph & Jacki Dias**
 AGENT: **Ken Eaton**
 ADDRESS: **38950 S. Highway 1, Gualala**

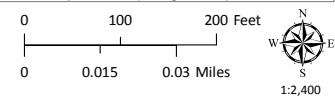
 **Zoning Districts**
 **Public Roads**



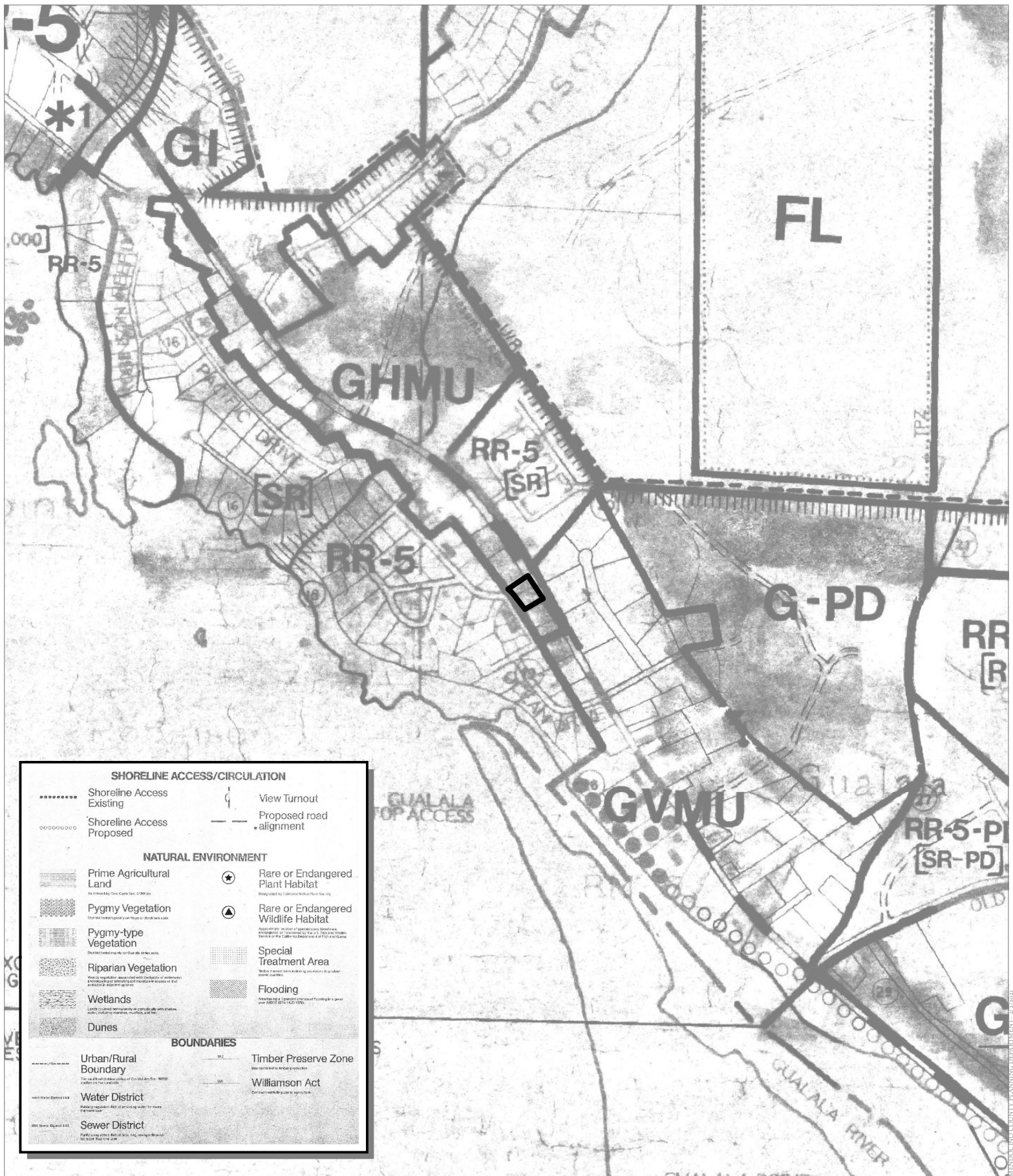


CASE: CDP 2021-0008
 OWNER: DIAS, Joseph & Jacki
 APN: 145-183-03
 APLCT: Joseph & Jacki Dias
 AGENT: Ken Eaton
 ADDRESS: 38950 S. Highway 1, Gualala

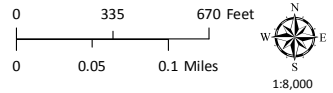
General Plan Classes
 Public Roads

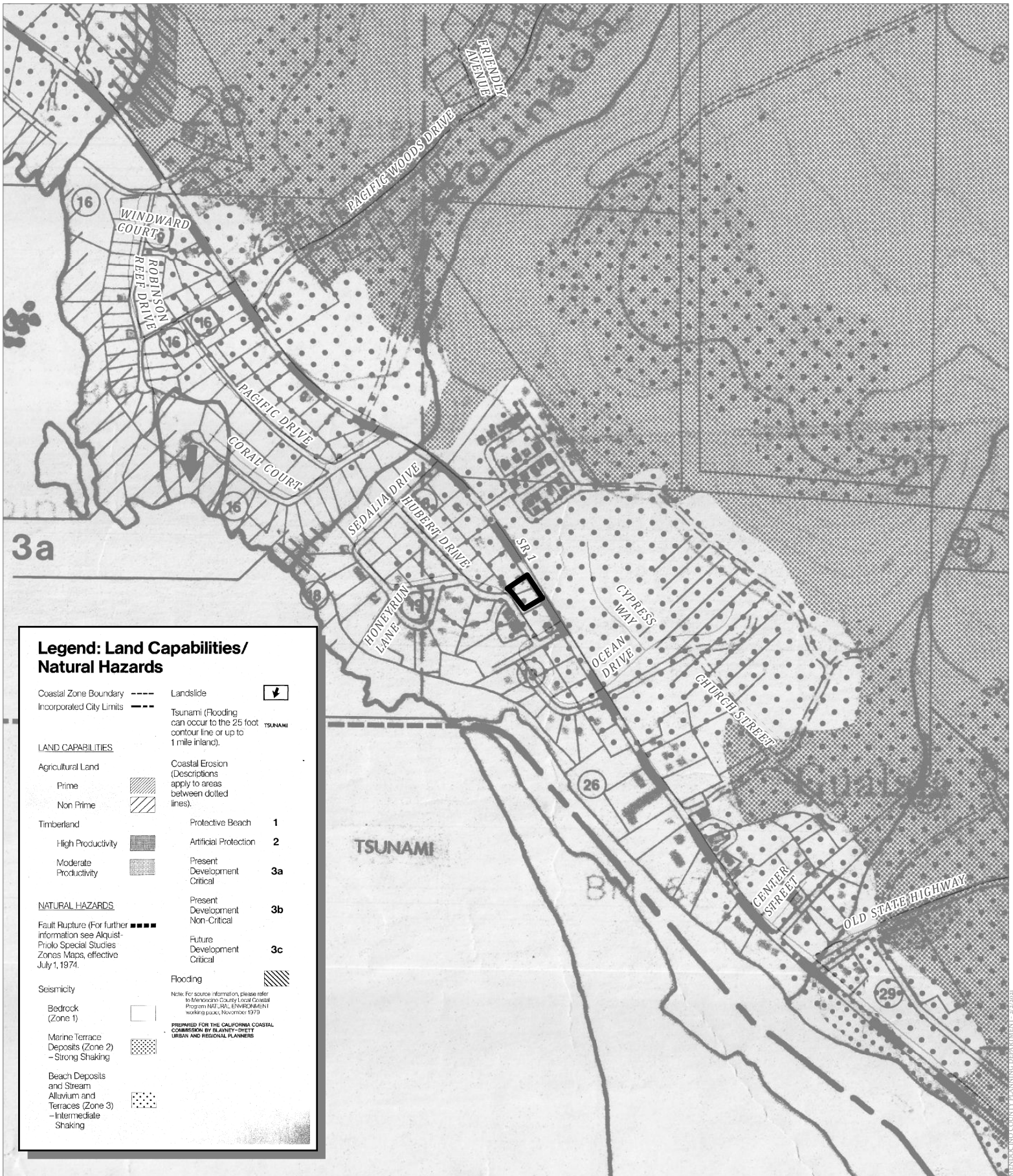


GENERAL PLAN CLASSIFICATIONS



CASE: CDP 2021-0008
 OWNER: DIAS, Joseph & Jacki
 APN: 145-183-03
 APLCT: Joseph & Jacki Dias
 AGENT: Ken Eaton
 ADDRESS: 38950 S. Highway 1, Gualala

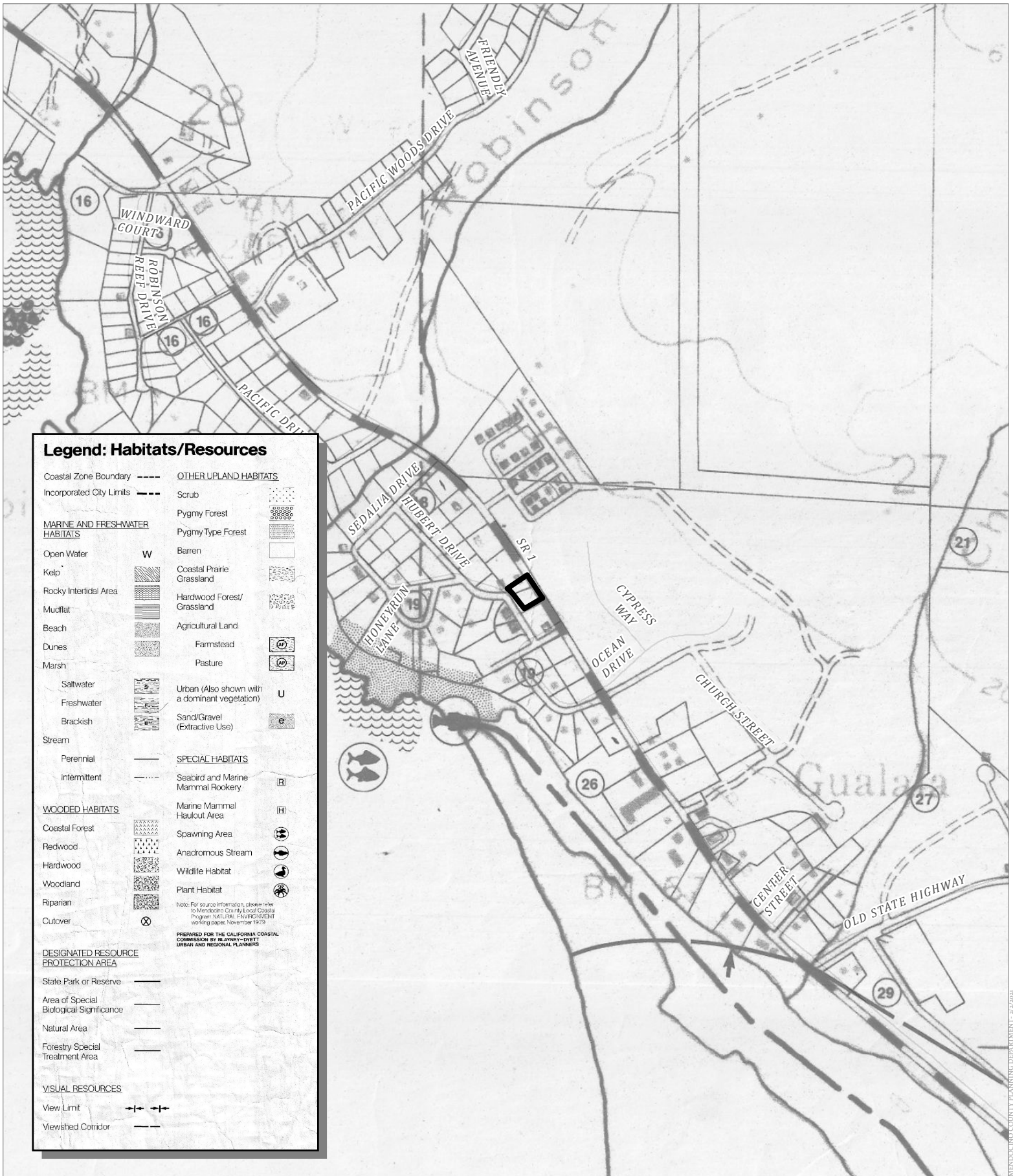




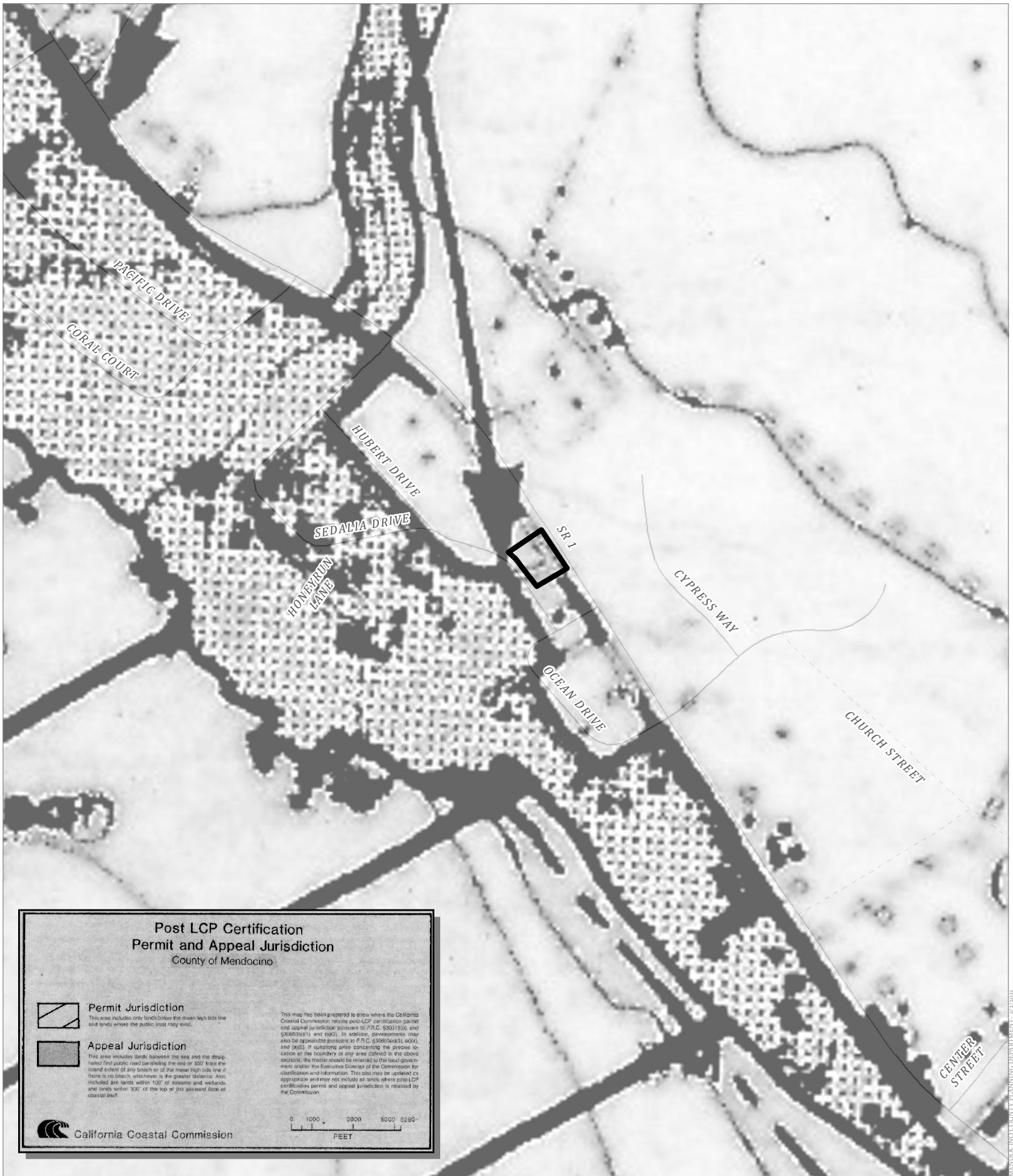
CASE: CDP 2021-0008
OWNER: DIAS, Joseph & Jacki
APN: 145-183-03
APLCT: Joseph & Jacki Dias
AGENT: Ken Eaton
ADDRESS: 38950 S. Highway 1, Gualala

LCP LAND CAPABILITIES & NATURAL HAZARDS

ATTACHMENT J

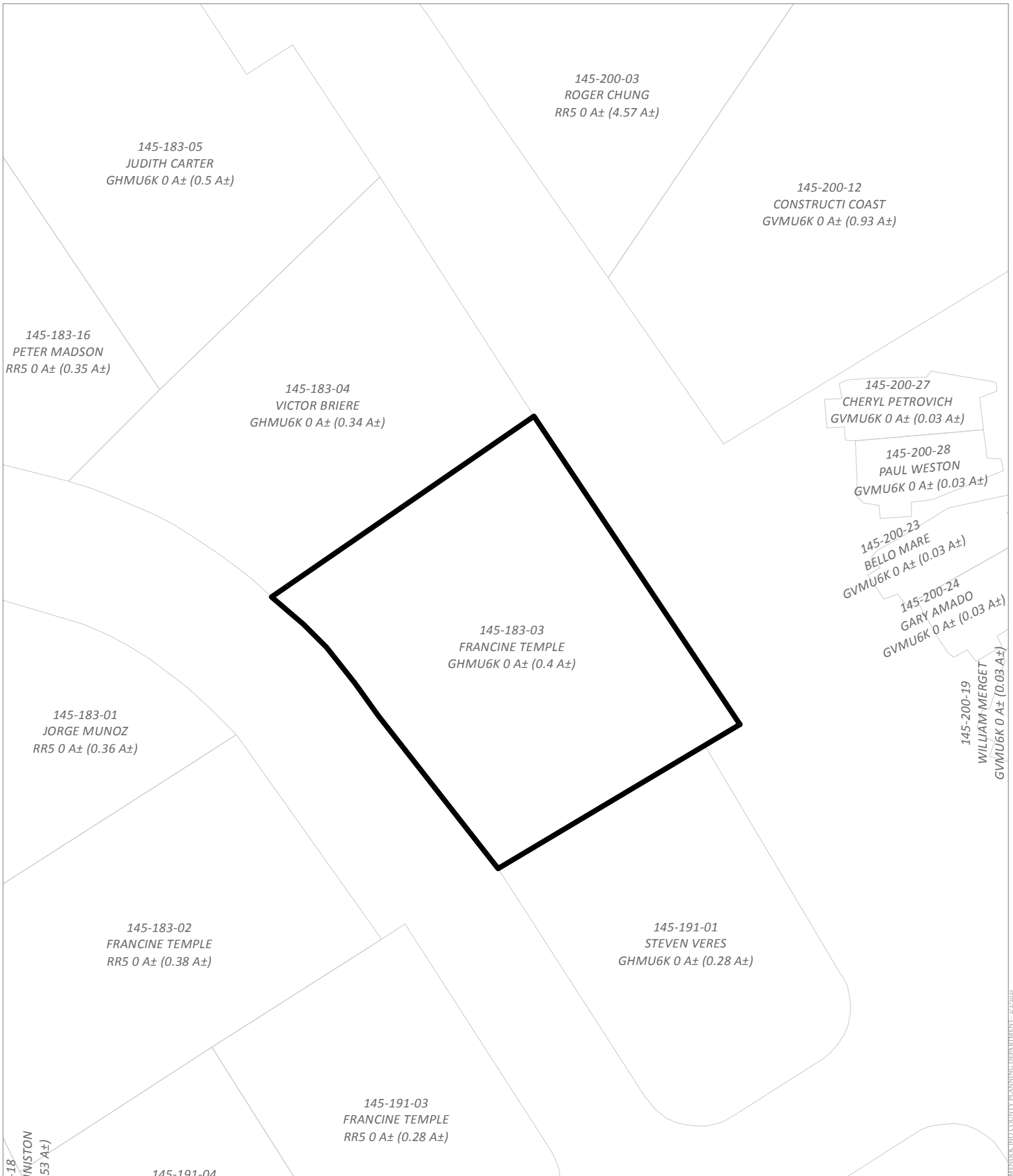


CASE: CDP 2021-0008
 OWNER: DIAS, Joseph & Jacki
 APN: 145-183-03
 APLCT: Joseph & Jacki Dias
 AGENT: Ken Eaton
 ADDRESS: 38950 S. Highway 1, Gualala

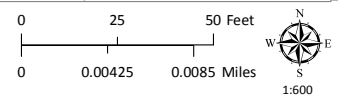


CASE: CDP 2021-0008
OWNER: DIAS, Joseph & Jacki
APN: 145-183-03
APLCT: Joseph & Jacki Dias
AGENT: Ken Eaton
ADDRESS: 38950 S. Highway 1, Gualala

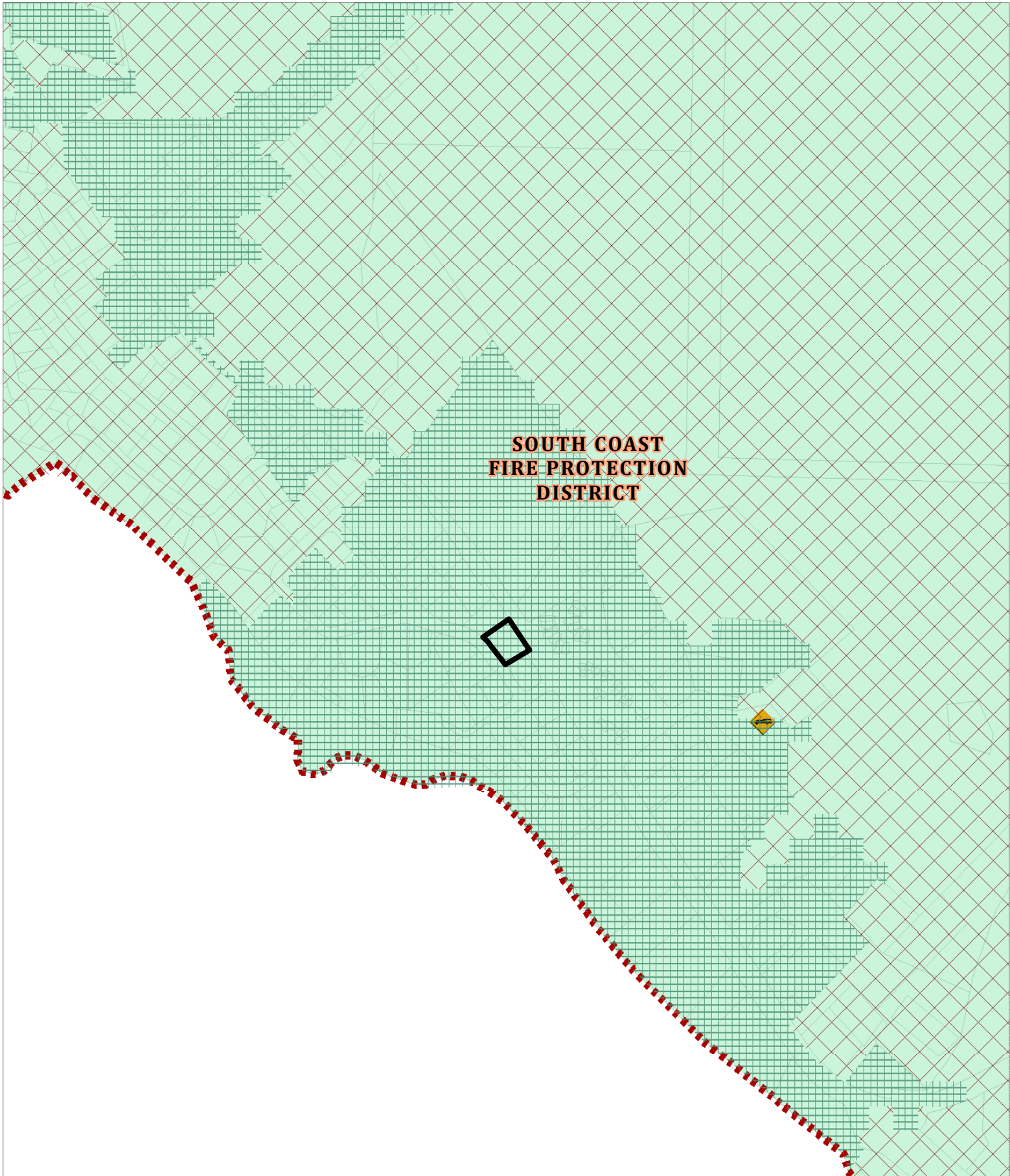
POST LCP CERTIFICATION & APPEAL JURISDICTION
ATTACHMENT L






CASE: CDP 2021-0008
OWNER: DIAS, Joseph & Jacki
APN: 145-183-03
APLCT: Joseph & Jacki Dias
AGENT: Ken Eaton
ADDRESS: 38950 S. Highway 1, Gualala

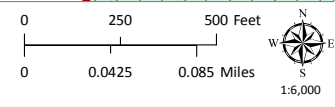


ADJACENT PARCELS
ATTACHMENT M



CASE: CDP 2021-0008
 OWNER: DIAS, Joseph & Jacki
 APN: 145-183-03
 APLCT: Joseph & Jacki Dias
 AGENT: Ken Eaton
 ADDRESS: 38950 S. Highway 1, Gualala

-  High Fire Hazard
-  Moderate Fire Hazard
-  Fire Stations
-  County Fire Districts

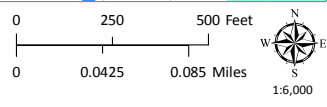


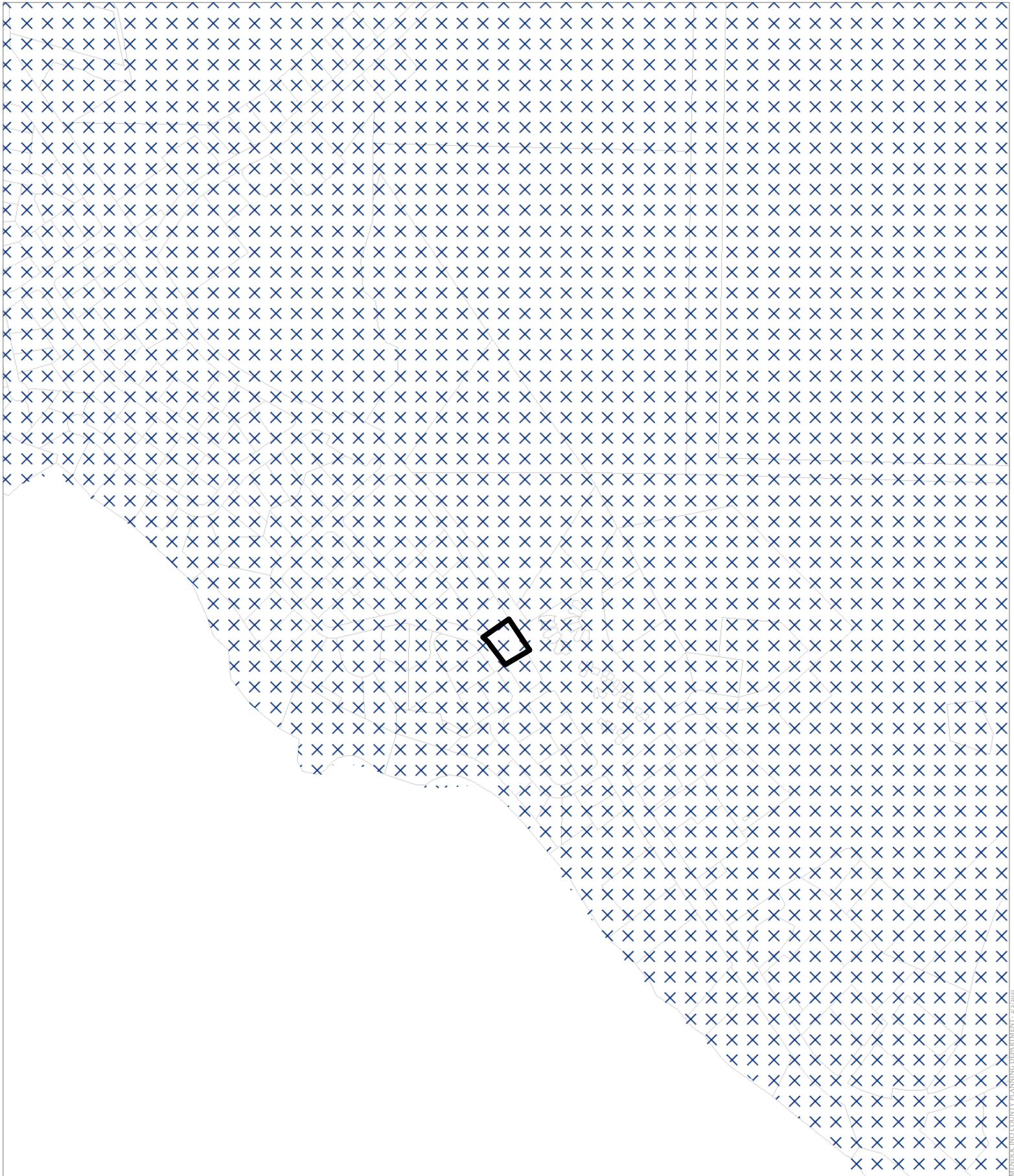
FIRE HAZARD ZONES & RESPONSIBILITY AREAS
 STATE RESPONSIBILITY AREA



CASE: CDP 2021-0008
 OWNER: DIAS, Joseph & Jacki
 APN: 145-183-03
 APLCT: Joseph & Jacki Dias
 AGENT: Ken Eaton
 ADDRESS: 38950 S. Highway 1, Gualala


Water

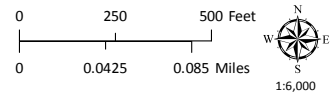


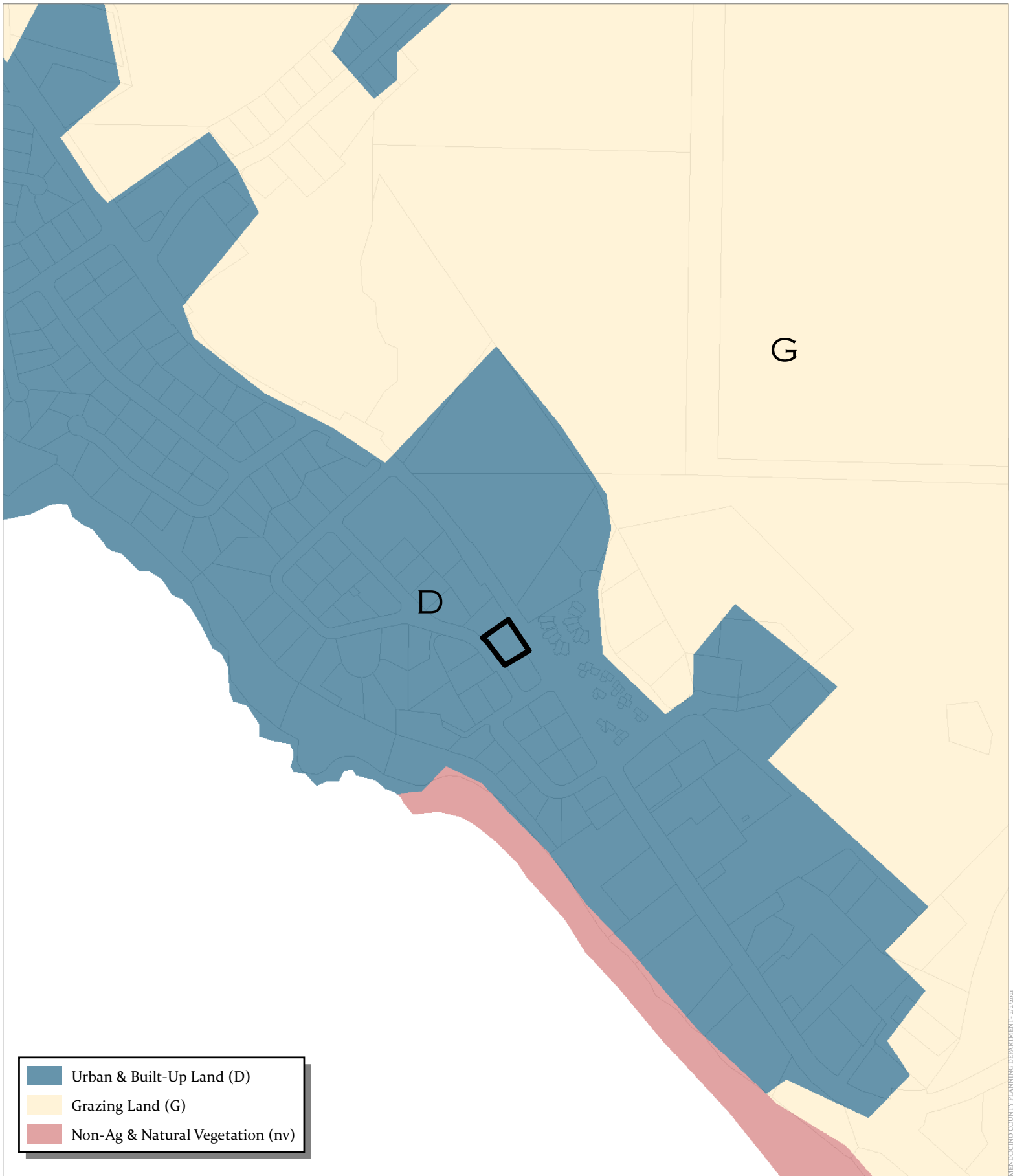


MENDOCINO COUNTY PLANNING DEPARTMENT - 2/2/2021

CASE: CDP 2021-0008
OWNER: DIAS, Joseph & Jacki
APN: 145-183-03
APLCT: Joseph & Jacki Dias
AGENT: Ken Eaton
ADDRESS: 38950 S. Highway 1, Gualala

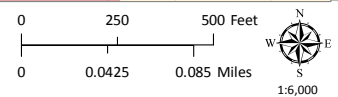
 Critical Water Areas





MENDOCINO COUNTY PLANNING DEPARTMENT - 2/7/2021

CASE: CDP 2021-0008
OWNER: DIAS, Joseph & Jacki
APN: 145-183-03
APLCT: Joseph & Jacki Dias
AGENT: Ken Eaton
ADDRESS: 38950 S. Highway 1, Gualala



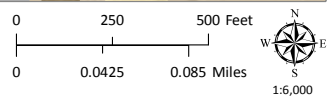
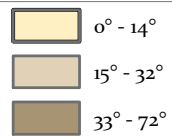
FARMLAND CLASSIFICATIONS

ATTACHMENT Q

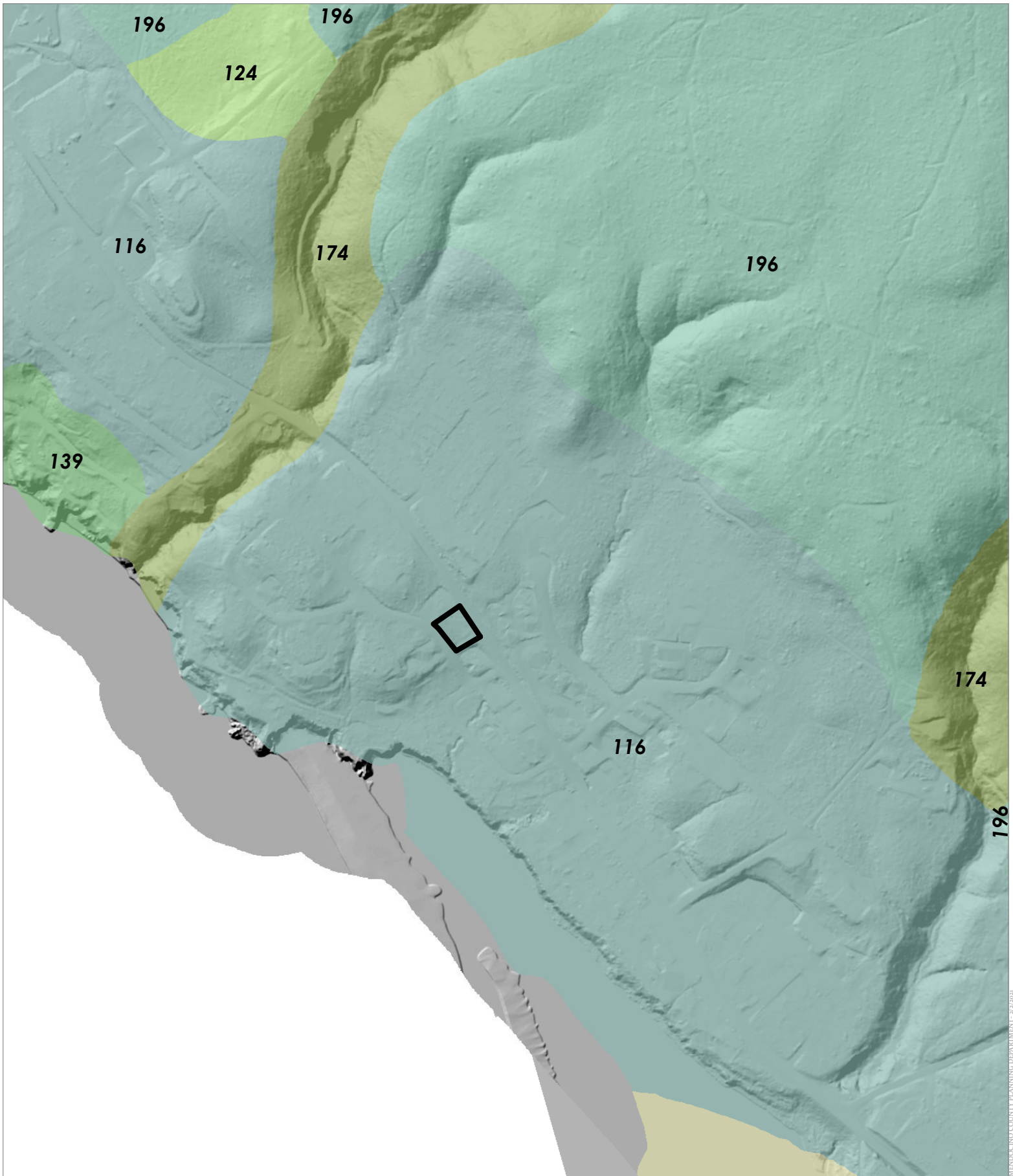


MENDOCINO COUNTY PLANNING DEPARTMENT - 2/2/2021

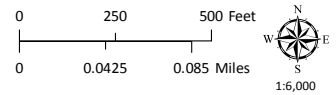
CASE: CDP 2021-0008
OWNER: DIAS, Joseph & Jacki
APN: 145-183-03
APLCT: Joseph & Jacki Dias
AGENT: Ken Eaton
ADDRESS: 38950 S. Highway 1, Gualala



ESTIMATED SLOPE
ATTACHMENT R



CASE: CDP 2021-0008
OWNER: DIAS, Joseph & Jacki
APN: 145-183-03
APLCT: Joseph & Jacki Dias
AGENT: Ken Eaton
ADDRESS: 38950 S. Highway 1, Gualala



WESTERN SOIL CLASSES

ATTACHMENT S

Gualala Community Services District

PO Box 124 • Gualala, CA 95445

Phone: (707) 785-2331 • <http://www.gualalacsd.org>

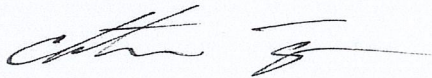
Subject: 145-183-03-00 ; Will Serve Use Permit at 38950 state Highway 1, Gualala, Ca 95445
Owners Jackie and Joe Dias

2/12/21

The Gualala Community Services District (GCSD) has reviewed the site for the above-named property, and I have determined there will be no issue with connecting to the sewer. As we discussed on the phone today, the map shows the stubout to be in the southwest corner of the property, and you will most likely have to dig for it. The cost to connect to the sewer is currently \$17,165. You will need to provide a septic tank and we will need to make an inspection, also per our discussion. Please call us when you are ready to order a septic tank and we can give you a list of approved septic tank providers.

If there are any other questions or if we need to provide anymore documents, please call or email me at the number listed below.

Thanks,



Chris Troyan
General Manager
Gualala Community Services District
ctroyan@gualalacsd.org
(707)785-2331

ATTACHMENT T

Received 2/16/21

Gualala Community Services District

PO Box 124 • Gualala, CA 95445

Phone: (707) 785-2331 • <http://www.gualalacsd.org>

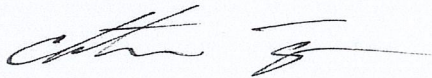
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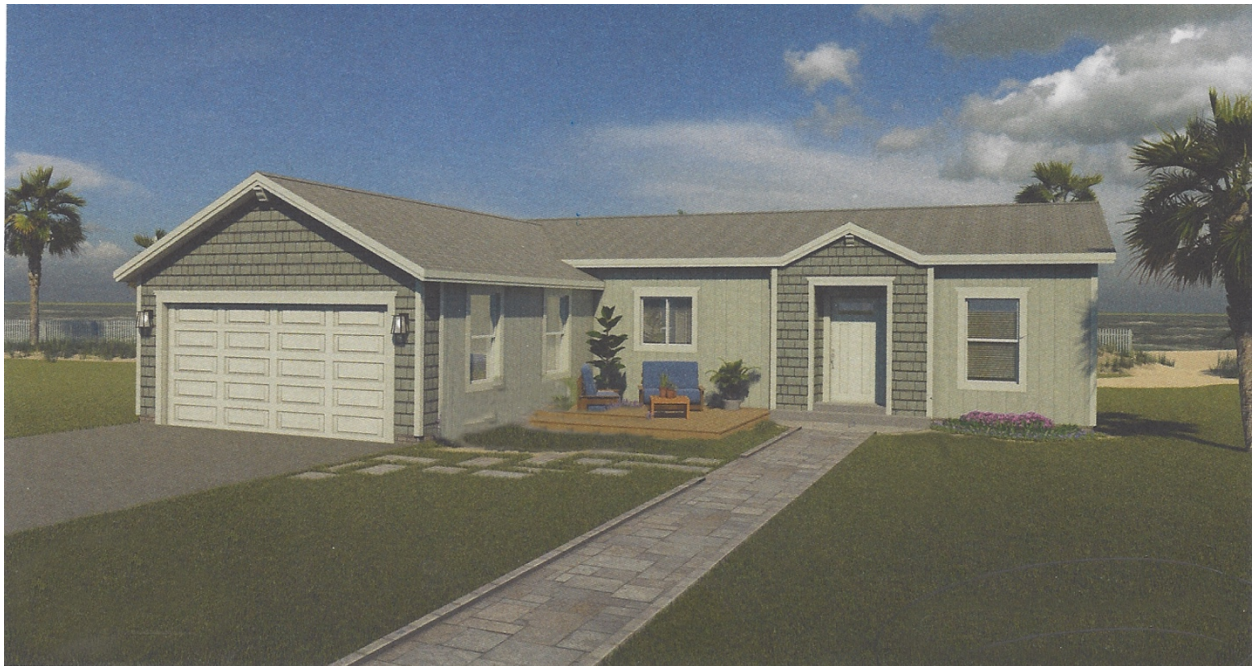
Chris Troyan
General Manager
Gualala Community Services District
ctroyan@gualalacsd.org
(707)785-2331

ATTACHMENT T

Received 2/16/21

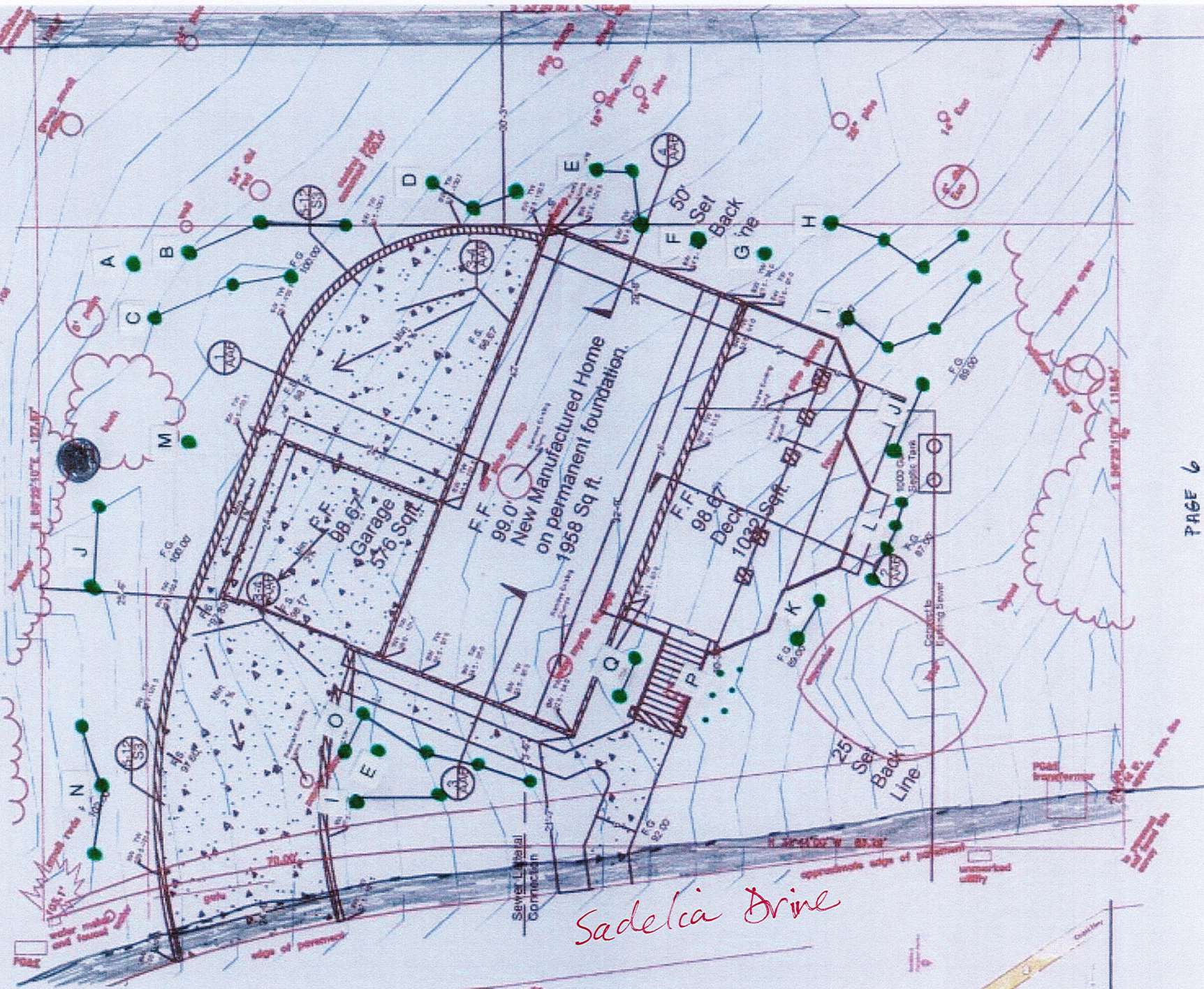
Paint Scheme for Dias Residence CDP 2021-0008

Colors: Light Drizzle (Base Color)
Gunmetal Gray (Facia around front door and above arage)
Winter Mood (Trim)
Light Brown (Roof)



Highway 1

GUALALA NURSERY PO BOX 957 GUALALA 95445-0957
LANDSCAPE DESIGN FOR 38950 S HWY 1 GUALALA
DESIGN BY TONY VENTRELLA



Sadelia Drive

P.O. BOX 957
GUALALA, CA
95445-0957

Estimate

Date	Estimate #
4/19/2021	608

Name / Address
JOE OR JACKI DIAS 450 HAWKCREST CIRCLE SACRAMENTO, CA 95835

Ship <i>FOR</i> :
JOE OR JACKI DIAS 38950 SOUTH HWY 1 GUALALA, CA 95445
<i>Plan and Plant List</i>

Proposed Landscaping

				Terms	Rep
				Due on receipt	TJV
Qty	Description	U/M	Rate	Class	Total
---LANDSCAPE PLANTING LIST---					
A 1	(A) LEPTOSPERMUM C HORIZONTALIS 5-G 5 GALLON LEPTOSPERMUM CONTINENTALE HOR...		0.00		0.00T
B 2	(B) LEPTOSPERMUM NIT. 'FLAT ROCK' PERENNIAL 5 GALLON FLAT ROCK BLM: WHT WNTR/SPRG		0.00		0.00T
C 3	(C) LEPTOSPERMUM BURGANDY QUEEN 5G 5 GALLON LEPTOSPERMUM BURGANDY QUEEN 5G		0.00		0.00T
D 3	(D) MYRICA BUSH CALIFORNICA 5G BUSH FORM 5 GALLON 30' TALL, MYRICA CALIFORNICA,...		0.00		0.00T
Thank you for your business.				Subtotal	
				Sales Tax (7.875%)	
				Total	

Signature

Phone #	Fax #	E-mail	Web Site
707-884-9633	707-884-4023	ventrellat@aol.com	

Gualala Nursery --2021--

P.O. BOX 957
GUALALA, CA
95445-0957

Estimate

Date	Estimate #
4/19/2021	608

Name / Address
JOE OR JACKI DIAS 450 HAWKCREST CIRCLE SACRAMENTO, CA 95835

Ship To
JOE OR JACKI DIAS 38950 SOUTH HWY 1 GUALALA, CA 95445

Terms	Rep
Due on receipt	TJV

Qty	Description	U/M	Rate	Class	Total
E 4	(E) CEANOTHUS DARK STAR 5G 5 GALLON 5'-6"TX8"W BLM: DRK VIOLET SM...		0.00		0.00T
F 1	(F) GARRYA ELLIPTICA JAMES ROOF 5G AISLE 6 5 GALLON 20' T, 8" CATKINS. SILK TASSEL		0.00		0.00T
G 1	(G) PINUS CONTORTA 15G CALIF NATIVE 15 GALLON 20'+X20' SHORE PINE SUN/PTSH	Ea	0.00		0.00T
H 4	(H) BACCHARIS P PIGEON POINT 5G NATIVE 5 GALLON PIGEON POINT, BACCHARIS PILUL...3'x3'		0.00		0.00T

Thank you for your business.

Subtotal

Sales Tax (7.875%)

Total

Signature

Phone #	Fax #	E-mail	Web Site
707-884-9633	707-884-4023	ventrellat@aol.com	

P.O. BOX 957
GUALALA, CA
95445-0957

Estimate

Date	Estimate #
4/19/2021	608

Name / Address
JOE OR JACKI DIAS 450 HAWKCREST CIRCLE SACRAMENTO, CA 95835

Ship To
JOE OR JACKI DIAS 38950 SOUTH HWY 1 GUALALA, CA 95445

Terms	Rep
Due on receipt	TJV

Qty	Description	U/M	Rate	Class	Total
I 4	① ECHIU FASTUOSUM PERENNIAL 5 GALLON PRIDE OF MADEIRA, 12" BLUE ECHFAS5		0.00		0.00T
J 2	② CEANOTHUS RAY HARTMAN BUSH 5G CALIF NATIVE 5 GALLON 5G 'RAY HARTMAN' CEANOTHUS		0.00		0.00T
K 2	③ HETERMOLES ARBUTIFOLIA TOYON 5G CALIF NATIVE 5 GALLON WHITE FLOWERS JUNE JULY, RED ...		0.00		0.00T
L 4	④ IMPATIENS OLIVERI 'POOR MAN'S RHODODENDRON, 5-GAL. 8" T X 10" W PART-DEEP SHADE		0.00		0.00T
M 1	⑤ ROMNEYA COULTERI (MATILJA POPPY 5-GAL. 10-12' TALL		0.00		0.00T

Thank you for your business.

Subtotal**Sales Tax (7.875%)****Total**

Signature

Phone #	Fax #	E-mail	Web Site
707-884-9633	707-884-4023	ventrellat@aol.com	

P.O. BOX 957
GUALALA, CA
95445-0957

Estimate

Date	Estimate #
4/19/2021	608

Name / Address
JOE OR JACKI DIAS 450 HAWKCREST CIRCLE SACRAMENTO, CA 95835

Ship To
JOE OR JACKI DIAS 38950 SOUTH HWY 1 GUALALA, CA 95445

Terms	Rep
Due on receipt	TJV

Qty	Description	U/M	Rate	Class	Total
N 3	Ⓜ RHODODENDRON ASSORTED 5G 5 GALLON RHODODENDRON ASSORTED 58-12' TALL		0.00		0.00T
O 5	Ⓜ HEATHER & ERICA ASSORTED 5G ASSORTED 5 GALLON ERICA & HEATHER 2' TALL		0.00		0.00T
P 6	Ⓜ IRIS DOUGLASIANA 1G AISLE 1 GALLON 12"-18" T PACIFIC COAST DOUGLA...		0.00		0.00T
Q 2	Ⓜ LUPINUS ARBOREUS -YELLOW 5G NURSERY 5 GALLON 6'T/W LUPINUS ARBORES		0.00		0.00T

Thank you for your business.

Subtotal**Sales Tax (7.875%)****Total**

Signature

Phone #	Fax #	E-mail	Web Site
707-884-9633	707-884-4023	ventrellat@aol.com	

P.O. BOX 957
GUALALA, CA
95445-0957

Estimate

Date	Estimate #
4/19/2021	608

Name / Address
JOE OR JACKI DIAS 450 HAWKCREST CIRCLE SACRAMENTO, CA 95835

Ship To
JOE OR JACKI DIAS 38950 SOUTH HWY 1 GUALALA, CA 95445

Terms	Rep
Due on receipt	TJV

Irrigation - drip only

Qty	Description	U/M	Rate	Class	Total
1	IRRITROL 6 STATION INDOOR TIMER TRUCK RD600IN		0.00		0.00T
2	LAWNLIFE ANTI SYPHON VALVE 3/4" W/UNION INSTALLED		0.00		0.00T
52	DRIP SPRINKLERS INSTALLED		0.00		0.00T
2.5	HOURS PER MONTH LABOR COST-LANDSCAPE				0.00
	A.) A MONTHLY SERVICE FOR LANDSCAPE MAINTAINED.				
	E-MAIL 04-19-2021 @ 12:20 & PHOTO OF PLAN.				
	FAX LANDSCAPE PLAN				

Thank you for your business.

Subtotal \$0.00**Sales Tax (7.875%)** \$0.00**Total** \$0.00

Signature _____

Phone #	Fax #	E-mail	Web Site
707-884-9633	707-884-4023	ventrellat@aol.com	