

*“Placerville, a Unique Historical Past Forging into a Golden Future”*



**PLANNING COMMISSION STAFF REPORT  
FEBRUARY 3, 2015 AGENDA**

**PREPARED BY:** ANDREW PAINTER, CITY PLANNER  
**PROJECT TITLE:** 3192 BIG CUT RD - 821 PHILLIPS CT - SPR 2015-01

**RECOMMENDATION SUMMARY:** Conduct public hearing to consider request, make findings to support decision, and then conditionally approve the SPR 2015-01 request.

**PROJECT DESCRIPTION:** Request for Site Plan Review to convert an existing approximately 2,700 square foot single-family residence, an existing attached 426 square foot hobby/game room, and an existing 950 square foot detached secondary dwelling unit into a multi-family residential facility. **Exhibit A** contains the project application and supporting site improvement plans.

**PROJECT DATA:**

- Property Owner:** Richard J. and Joan K. Clayton Trust
- Representative:** Richard Clayton
- Location:** 3192 Big Cut Road and 821 Phillips Court, Placerville
- APN.:** 003-182-54
- Lot Size:** 0.43 acres (18,730 square feet)
- General Plan:** High Density Residential
- Zoning:** R-2 (Multi-Family Residential)

**Adjacent Zoning & Land Use:**

	<b>Zoning</b>	<b>Land Use</b>
<b>North</b>	R-2	High Density Residential (single and multi-family residential)
<b>East</b>	R-2	High Density Residential (single and multi-family residential)
<b>South</b>	PF	Public Facility (City Corporation Yard)
<b>West</b>	R1-6 and R1-20	Single-Family Residential

**Environmental Document:** Categorically Exempt per Section 15301 and 15303 of the California Environmental Quality Act Guidelines.

**BACKGROUND & SITE DESCRIPTION:**

- a. The subject parcel was created in 2006 by Parcel Map (Book 49, Page 47).
- b. 2007: Construction of new 2,700 square foot single-family dwelling with garage, covered porch, and attached by breezeway and shop building (Building Permit (BP) No. 14280).

Construction of new 936 square foot secondary dwelling unit, with garage, covered porch and second garage (BP No. 14281). Above construction included the installation of City approved water, sewer and site drainage installation improvements, along with new driveway encroachments along Phillips Court and Big Cut Road to serve the site uses. In addition, the parcel's frontage along Phillips Court was improved with curb, gutter and sidewalk.

In accordance with the City's Secondary Dwelling Ordinance, the property owners Richard and Joan Clayton recorded an agreement (deed restriction) with the City that requires the property to be owner occupied, that one additional parking space be installed and maintained for the secondary dwelling unit, and that the secondary dwelling unit have a separate outside entrance.

BP No. 14663 involved the conversion of a 426 square foot portion of the shop to a hobby/game room. No kitchen or cooking facilities were installed.

Landscaping was installed by the property owner after construction of the primary, secondary and shop/conversion.

All structures on project site share cross gabled architectural design features, have similar scale, and use materials, colors and finishes in common with each other.

- c. 2015: Property owner no longer occupies project parcel. Project parcel and site improvements have been placed on the market for sale. Property owner has rented main (primary) home, secondary dwelling unit and hobby/game room to others. Owner occupancy deed restriction agreement has been violated.

In addition, the use of the hobby/game room as an independent, separate dwelling unit has not been permitted for compliance under the Building Code and the City Zoning Ordinance.

Property owner seeks Site Plan Review approval, per Section 10-4-9(C)3 of the Zoning Ordinance, to convert the existing single-family residential uses on site to multi-family occupancy. The request, as conditioned, would further establish a third residential unit (studio) within the hobby/game room. Successful conversion of the site to multi-family would eliminate the owner occupied deed restriction.

**STAFF EVALUATION:**

**BUILDING CODE AND HEALTH AND SAFETY CODE COMPLIANCE:**

Interim City of Placerville Building Official, Virgil Toothaker, provided the following comment and recommended condition of approval regarding the request:

*After the Planning Commission approval, applicant will need to submit three complete copies of the proposed building project. It appears the garage was converted to living space to be used as a hobby and game room. The proposal is to convert the living space to a full dwelling unit. Due to its size of only 426 square feet of living space the unit would be classified as an efficiency dwelling unit per section R304.5 California Residential Code and section 17958.1 of the State of California Health and Safety code, Building used for Human Habitation.*

*The unit shall comply with the following:*

1. *The unit shall have a living room of not less than 220 square feet of floor area. An additional 100 square feet of floor area shall be provided for each occupant of such unit in excess of two. (The total occupancy of the proposed unit would be three.)*
2. *The unit shall be provided with a separate closet.*
3. *The unit shall be provided with a kitchen sink, cooking appliance and refrigeration facilities. Each having a clear working space of not less than 30 inches in front. Light and ventilation conforming to the Residential Code shall be provided.*
4. *The unit shall be provided with a separate bathroom containing a water closet, lavatory and bathtub or shower.*

*A building permit will be required to convert into a full dwelling unit. Because of the garage conversion to R-3 occupancy in a prior permit, only a floor plan will be required showing the proposed kitchen meeting Item three of Section R304.5: Efficiency Dwelling Units, in the 2013 Residential Code. Other standard supporting documents such as the Energy Analysis Report (title 24) will not be needed for this application.*

**ZONING CONSISTENCY:** The site has a zoning designation of R-2 (Multi-Family Residential), subject to the purpose, permitted uses and general regulations per Section 10-5-9 of the Zoning Ordinance. The purpose of the R-2 zone is to provide for the development of duplex and other types of multi-family residential dwellings in areas properly located in relation to commercial and other residential areas; create conditions conducive to a desirable high-density residential environment and protect it from encroachment by unrelated and incompatible uses. The request, as conditioned, would convert existing single-family residential and accessory uses to multi-family tenancy.

Maximum density within the R-2 zone is eight (8) dwelling units per acre (Section 10-5-9(D)1). Project parcel area is 0.43 acres. Maximum density for the 0.43 acre site is therefore 3.44 dwelling units calculated as follows:

R-2 Zone Maximum Density		8 dwelling units per acre
Project parcel area	X	<u>0.43 acres</u>
	=	3.44 dwelling units

The project's three units after conversion would therefore not exceed the 3.44 maximum density permitted under the R-2 zone for the parcel area. In addition, the multi-family facility would be consistent with the purpose and allowable uses under the R-2 zone district.

**SITE PLAN REVIEW CRITERIA - SECTION 10-4-9:** The Planning Commission is granted authority under the Site Plan Review Ordinance, Section 10-4-9(C) to review each application to convert single-family structures to multi-family. The Commission shall consider the Site Plan Review Criteria of Section 10-4-9(G) before rendering its decision. Due to the existing nature of the site improvements, with buildings sharing common architectural style, scale, color and materials, along with no new exterior construction proposed, the relevant Criteria for the request involve facility landscaping, refuse collection areas and parking.

**Landscaping:** Applicant submittal materials include a "Current Landscape" exhibit with narrative. The materials show and describe the plant species that were preserved during construction, along with new species planted, the year installed and the location of irrigation within the site.

Installed landscaping has been established and appears healthy as species planted were installed between three to seven years ago and have been maintained by the owner/applicant. Species chosen provide visual interest, assist with screening for resident privacy, but do not hamper passive or active solar access within the site. Installed landscaping is consistent with Criteria 10-4-9(G)3(c), (d) and (e) that call for landscape treatment to enhance architectural features, provide structure, color interest, and provide a unity of design by use of repetition of certain plant varieties. In addition, staff has conditioned the request so that it is consistent with Criteria 10-4-9(G)(n), requiring the recordation of a landscape maintenance agreement between the property owner and the City to ensure the ongoing maintenance of landscaping.

**Refuse Collection:** On-site residents utilize El Dorado Disposal's three-cart refuse disposal system for general service, recycling and yard waste. The site complies with City Ordinance 1629 that requires mandatory collection services for all occupied properties within the City. Staff believes the use of the three-cart refuse disposal system is adequate to serve the proposed multi-family residential facility.

**Parking:** Upon completion in 2007 of the single-family and secondary dwelling units on the project site, three City Code required parking spaces were established for the two dwellings. Two spaces were required for the primary single-family dwelling, and provided in a two car attached garage. One parking space was for the secondary dwelling unit, and provided in a one car attached garage. For multi-family residential uses the City Code required parking ratio is one and one half (1.5) spaces per dwelling unit. The creation of a new studio unit by converting the hobby/game room and the conversion of the single-family and secondary dwelling units to a three unit multi-family facility on site would require five (5) spaces, rounded up to the nearest whole space (four and one half (4.5) to five (5)).

The applicant's "Current Landscape" exhibit shows the location of existing and proposed parking within the site. With the exception of the garage parking with three car capacity (two within the primary dwelling and one within the secondary dwelling), onsite parking spaces have not been shown with dimensions. There appears to be sufficient area for onsite vehicle

circulation and parking with the existing driveway improvements along Big Cut Road to serve the primary dwelling and along Phillips Court that serves the second dwelling and the proposed studio. In addition there appears adequate area available to park two additional vehicles to meet the minimum five (5) parking spaces and additional spaces for guests of onsite residents. Staff has conditioned the request to require that a minimum of two parking stalls be striped and maintained for the multi-family residential facility. Staff encourages the property owner to provide additional parking stalls for onsite residents' guests.

**GENERAL PLAN CONSISTENCY:** The project site has a land use designation of High Density Residential (HD). The purpose of the HD designation is to provide for multi-family residential development in areas with urban -level services and facilities; create conditions conducive to a desirable high-density residential environment and protect it from encroachment by unrelated and incompatible uses. Allowable uses within the HD designation include detached and attached single-family homes, condominiums, apartments and other similar and compatible uses. The request, as conditioned, would convert existing single-family residential and accessory uses to multi-family tenancy. The conversion would be consistent with the purpose and allowable uses under the HD designation. In addition, the new studio unit would assist the City in its progress to meet its Regional Housing Needs Allocation of 372 residential units within the City's current 2013-2021 Housing Element planning period.

**ENVIRONMENTAL REVIEW:** The City has reviewed this request and has determined that it is categorically exempt from environmental review pursuant to two California Environmental Quality Act Guidelines (CEQA) Categorical Exemptions:

- d. §15301 (existing structure), in that it involves minor interior alterations to an existing residential structure, and
- e. §15303(b) (conversion of small structures), in that the request involves the conversion of less than four single-family residences to multi-family use, with only minor interior alteration to an existing residential structure to establish a new studio residence.

**CONCLUSION AND RECOMMENDATION:** Staff recommends that the Planning Commission take the following action:

- I. Make the following Findings of Fact:
  - A. General Plan designation for the site High Density Residential (HD);
  - B. Zoning designation for the site is R-2 (Multi-Family Residential);
  - C. The project parcel, APN 003-182-54, contains the following existing and permitted structures and site improvements completed in 2007:
    - a. Single-Family Residence (primary dwelling), garage and attached shop building- BP No. 14280
    - b. Secondary Dwelling Unit - BP No. 14281
    - c. Conversion of portion of shop building to hobby/game room - BP No. 14663;
    - d. Sewer, water, drainage, driveway encroachments along Big Cut Road and Phillips Court, and sidewalk curb and gutter along the site's Phillips Court road frontage;

- D. The request as conditioned would convert existing single-family residential and accessory uses to multi-family tenancy, consistent with the purpose and allowable uses under the General Plan's High Density Land Use Map designation;
  - E. The new studio unit would assist the City in its progress to meet its Regional Housing Needs Allocation of 372 residential units within the City's current 2013-2021 Housing Element planning period;
  - F. The request as conditioned would not exceed the maximum density under the R-2 zone for the project site's parcel area of 0.43 acres;
  - G. The project design is consistent with the objective and criteria of the Site Plan Review Ordinance in that it encourages orderly and harmonious development through site design, minimizing impacts on the site and surrounding area; and
  - H. The request is categorically exempt from environmental review pursuant to two California Environmental Quality Act Guidelines (CEQA) Categorical Exemptions:
    - a. §15301 (existing structure), in that it involves minor interior alterations to an existing residential structure, and
    - b. §15303(b) (conversion of small structures), in that the request involves the conversion of less than four single-family residences to multi-family use, with only minor interior alteration to an existing residential structure to establish a new studio residence.
- II. Conditionally approve 3192 Big Cut Rd & 821 Phillips Ct - SPR 2015-01, subject to the conditions of approval as provided herein.

Development Services Department

Building Division

1. After the Planning Commission approval, applicant shall submit three complete copies of the proposed building project. A building permit will be needed to convert into a full dwelling unit. Because of the garage conversion to an R-3 occupancy in a prior permit, only a floor plan will be required showing the proposed kitchen meeting Item Three of Section R304.5: Efficiency Dwelling Units, in the 2013 Residential Code. Other standard supporting documents such as the Energy Analysis Report (Title 24) will not be needed for this application

The unit shall comply with the following:

- a. The unit shall have a living room of not less than 220 square feet of floor area. An additional 100 square feet of floor area shall be provided for each occupant of such unit in excess of two. (The total occupancy of the proposed unit would be three.)
- b. The unit shall be provided with a separate closet.
- c. The unit shall be provided with a kitchen sink, cooking appliance and refrigeration facilities. Each facility shall have a clear working space of not

less than 30 inches in front. Light and ventilation conforming to the Residential Code shall be provided.

- d. The unit shall be provided with a separate bathroom containing a water closet, lavatory and bathtub or shower.

Planning Division

- 2. Any proposed future change to the site or modification to the application beyond what is authorized under this permit shall be submitted to the Development Services Department for a determination of appropriate procedures.
- 3. Construction drawings submitted for permit processing shall include a sheet containing all approved conditions of approval for the SPR 2015-01 project.
- 4. The project applicant or his/her successors, heirs, assigns shall record a Landscaping Maintenance Agreement prior to the issuance of a Certificate of Occupancy for the site in accordance with City Code §10-4-9 (Site Plan Review), based on the "Current Landscape exhibit received by the City on January 15, 2015, and approved or modified as necessary by the Planning Commission.
- 5. The project applicant or his/her successors, heirs, assigns shall submit for staff review and approval, prior to issuance of a construction permit required under Condition No. 1, a parking plan for the site containing dimensions and location of the required minimum of five parking spaces for onsite uses. All required spaces shall meet minimum Zoning Ordinance standards. Staff approved parking plan shall become part of SPR 2015-01 for the site.
- 6. Required parking spaces, and if desired additional parking for resident guests, shall be striped to minimum Zoning Ordinance standards and maintained. The parking of vehicles shall only occur within those areas designated for parking as shown on the approved site plan.

Engineering Division

- 7. This Site Development project shall comply with all pertinent City Ordinances and City standard street cross-section details available at the office of the City Engineer. All remaining Development Services/Engineering items, except for sewer and water, will be designed in accordance with the County of El Dorado Design and Improvement Standards Manual, as revised May 18, 1990; the County of El Dorado Drainage Manual, dated March 14, 1995; and the 2010 State of California Department of Transportation (Caltrans) Standard Plans and Standard Specifications. Sewer service will be provided by the City and shall be designed and constructed in accordance with current El Dorado Irrigation District (EID) Design and Construction Standards except when otherwise directed by the City Engineer.
- 8. Appropriate land rights shall be obtained from the affected property owners as necessary to allow any required grading and/or facilities to be installed outside the site plan boundaries. A copy of the written authorization(s) and land rights shall be included with the final improvement plan submittal.

9. An encroachment permit shall be obtained from the City Engineering Division prior to beginning any work on this development within a public right-of-way or easement.
10. All Capital and Impact Fees are to be calculated and paid at time of Building Permit issuance for the project.
11. Improvements shall comply with Fire District requirements, including locations and spacing of fire hydrants, building sprinkler requirements, fire flows, and traffic and emergency circulation.

*Attachments*

1. [Exhibit A: Project application and supporting site improvement plans.](#)

RECEIVED

CITY OF PLACERVILLE  
PLANNING APPLICATION

JAN 06 2014

CITY OF PLACERVILLE  
COMMUNITY DEV. DEPT.

Date: 1-5-15  
Zoning: R-2 GP: MFR  
File No: SPR 2015-01  
Filing Fee (PZ) 1000.00 (Rec'd 11417)  
Filing Fee (EN) 500.00 TM  
Receipt No: \_\_\_\_\_

REQUEST FOR:

- |  |   |  |
|--|---|--|
| <input type="checkbox"/> Annexation                  | <input type="checkbox"/> Boundary Line Adjustment   | <input type="checkbox"/> CC&R Review                                   |
| <input type="checkbox"/> Conditional Use Permit      | <input type="checkbox"/> Environmental Assessment   | <input type="checkbox"/> Environmental Impact Report                   |
| <input type="checkbox"/> Final Subdivision Map       | <input type="checkbox"/> General Plan Amendment     | <input type="checkbox"/> General Plan Consistency                      |
| <input type="checkbox"/> Historic District Review    | <input type="checkbox"/> Landscape Plan Review      | <input type="checkbox"/> Minor Deviation                               |
| <input type="checkbox"/> Planned Development Overlay | <input type="checkbox"/> Preliminary Plan Review    | <input type="checkbox"/> Sign Package Review / Amendment               |
| <input checked="" type="checkbox"/> Site Plan Review | <input type="checkbox"/> Temporary Commercial Coach | <input type="checkbox"/> Temporary Use Permit                          |
| <input type="checkbox"/> Tentative Parcel Map        | <input type="checkbox"/> Tentative Subdivision Map  | <input type="checkbox"/> Variance <input type="checkbox"/> Zone Change |

(PZ only)

DESCRIPTION: convert SFR + accessory uses (secondary dwelling and guest house) to multi-family residential - no new construction

ITEMS ABOVE THIS LINE FOR OFFICE USE ONLY

\*\*\*\*\*  
City Ordinance #1577 established a Fee & Service Charge System. In some cases project review will require the services of specialists under contract to do work that City staff cannot perform. In these cases, the applicant shall pay the direct cost of these services plus fifteen percent (15%) for City Administration.

PROJECT APPLICANT

NAME RICHARD CLAYTON  
MAILING ADDRESS 465 CANAL ST. PLACERVILLE, CA 95667  
PHONE 530-306-0033  
EMAIL DICKCLAYTON@COMCAST.NET

APPLICANT'S REPRESENTATIVE (if different)

NAME \_\_\_\_\_  
MAILING ADDRESS N/A  
PHONE \_\_\_\_\_  
EMAIL \_\_\_\_\_

PROPERTY OWNER(S)

NAME RICHARD + JOAN CLAYTON PHONE 530-306-0033  
MAILING ADDRESS 465 CANAL ST. PLACERVILLE, CA 95667  
EMAIL ADDRESS DICKCLAYTON@COMCAST.NET

SURVEYOR, ENGINEER, ARCHITECT, OR OWNER'S REPRESENTATIVE (If applicable)

NAME \_\_\_\_\_ PHONE \_\_\_\_\_  
MAILING ADDRESS N/A  
EMAIL ADDRESS \_\_\_\_\_

I have notified the mortgage holder, which is: \_\_\_\_\_

DESCRIPTION OF PROPERTY (Attach legal deed description)

STREET ADDRESS 3192 BILCOUT ROAD / 821 PHILLIPS COURT  
ASSESSOR'S PARCEL NO.(S) 003-182-51  
Above described property was acquired by owner on \_\_\_\_\_

Month Day Year

List or attach any Covenants, Conditions or Restrictions, concerning use of property, of improvements contemplated; as well as yard setback and area or height requirements that were placed on the property by subdivision tract developers. Give date said restrictions expire.

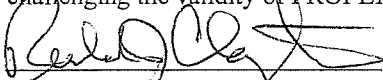
SEE DESCRIPTION ABOVE IN OFFICE USE ONLY AREA

I hereby certify that the statements and information contained in this application, including the attached drawings and the required findings of fact, are in all respects true and correct. I understand that all property lines must be shown on the drawings and be visible upon site inspection. In the event that the lines and monuments are not shown or their location found to be incorrect, the owner assumes full responsibility.

I further understand that if this request is subsequently contested, the burden will be on me to establish: that I produced sufficient factual evidence at the hearing to support this request; that the evidence adequately justifies the granting of the request; that the findings of fact furnished by me are adequate, and further that all structures or improvements are properly located on the ground. Failure in this regard may result in the request being set aside, and structures being built in reliance thereon being required to be removed at my expense.

PROPERTY OWNER agrees to and shall hold the CITY, its officers, agents, employees and representatives harmless from liability for damage or claims for damage for personal injury, including death, and claims for property damage which may arise from the direct or indirect operations of the PROPERTY OWNER or those of his contractor, subcontractor, agent, employee or other person acting on his behalf which relate to this project. PROPERTY OWNER agrees to and shall defend the CITY and its officers, agents, employees and representatives from actions for damages caused or alleged to have been caused by reason of the PROPERTY OWNER'S activities in connection with the project. This hold harmless agreement applies to all damages and claims for damages suffered or alleged to have been suffered by reason of the operations referred to in this paragraph, regardless of whether or not the CITY prepared, supplies or approved plans or specifications or both for the project.

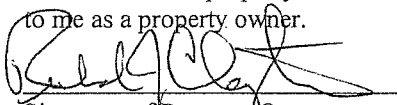
PROPERTY OWNER further agrees to indemnify, hold harmless, pay all costs and provide a defense for CITY in any action challenging the validity of PROPERTY OWNER'S project.

  
Applicant's Signature

Richard Clayton  
Printed Name of Applicant(s)


1-6-15  
Date

As owner of the property involved in this request, I have read and understood the complete application and its consequences to me as a property owner.

  
Signature of Property Owner

Richard Clayton  
Printed Name of Property Owner

1-6-15  
Date

  
Signature of Property Owner

Joan K. Clayton  
Printed Name of Property Owner

1-6-15  
Date

NOTICE: Section 10-3-9 of the Placerville Municipal Code prohibits the occupancy of a building or a release of utilities prior to the issuance of a Certificate of Occupancy by the Building Division AND the completion of all zoning requirements and conditions imposed by the Planning Commission or City Council UNLESS a satisfactory performance bond or other acceptable security has been posted to insure completion. VIOLATIONS may result in prosecution and/or disconnection of utilities.

\*\*\*\*\*

A Notice of Public Hearing and Staff Report will be prepared for applications requiring public hearing(s). Two Wednesdays prior to the hearing date, the Notice of Public Hearing will be sent to the Applicant and Owner; on the Thursday prior to the hearing date, the Staff Report will be sent to the Applicant and Owner. Notices and Staff Reports will be sent via email if addresses have been provided; if not, the documents will be sent to the mailing addresses provided on this form. Please list below any alternate or additional recipients, along with their contact information, or any alternate instructions for sending these materials to the Applicant or Owner.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**SITE PLAN REVIEW  
APPLICATION**

**SITE PLAN REVIEW**

Site Plan Review is a process under City Code Section 10-4-9 that promotes quality design, site relationships and other aesthetic considerations of development for residential, commercial and retail business structures. Special attention is given to building design, the arrangement of buildings, signs, parking and landscaped areas on the site.

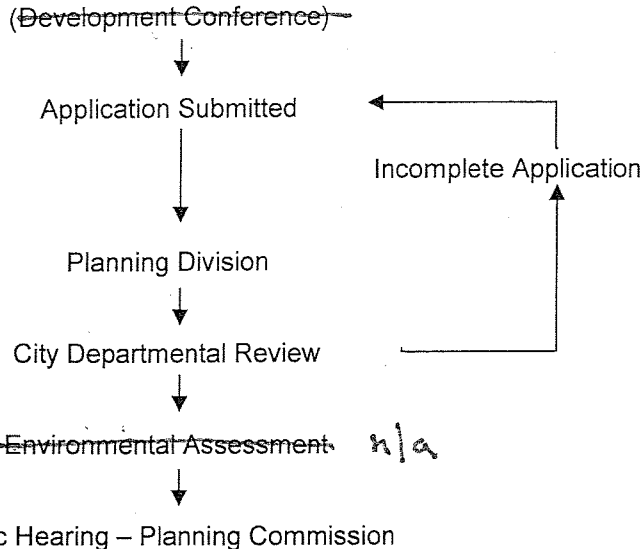
Although not required, it is recommended that the plans for major projects be submitted for preliminary review and a development conference set up during the early stages of plan preparation.

**RECEIVED**

JAN 06 2014

**CITY OF PLACERVILLE  
COMMUNITY DEV. DEPT.**

**PROCESS**



**NOTE:** This process takes approximately 4-8 weeks. Appeals of the Planning Commission's decision must be made to the City Council within 10 days of said decision.

A building permit must be issued within 18 months of the date of approval or the Site Plan becomes null and void.

**INTRODUCTION:**

Site Plan Review Required: The Planning Commission shall review each application for a building permit in the following categories:

1. All new construction or multifamily structures, including duplexes;
2. Any exterior additions which would add one thousand (1,000) square feet or more to existing commercial or multifamily buildings;
3. Any additions or conversions to commercial, multifamily, or single family structures which would cause a change in occupancy as defined by the California Building Code;
4. Relocation of buildings and structures;
5. Parking structures and lots;
6. Any destruction or alteration of buildings in a historical district or historical building as identified in City Code Section 10-4-9 (H) 1.
7. All new construction of structures in the PF Zone.
8. All new construction of single-family attached dwellings.
9. Any structure which increases the coverage of Hangtown Creek as defined in Section 8-3-28 of this Code.
10. New Formula Businesses and major exterior modifications to existing Formula Businesses within the Central Business District (CBD) zone. Major modifications are those defined in Section 10-4-9(P) herein.

CITY OF PLACERVILLE

**EXCEPTIONS:** The following shall not be subject to Site Plan Review:

1. Relocation of, or construction of, new single-family dwellings.
2. Any change in occupancy from a more intensive occupancy to a less intensive occupancy as defined in the California Building Code and where no additional parking is required.
3. The change in occupancy in any building or use that has received Site Plan approval within ten (10) years of the approval date of the original Site Plan; provided that no additional parking is required.

**SITE PLAN REVIEW APPLICATION REQUIREMENTS**

The applicant shall provide the following information for Site Plan Review and fill out the checklist below by placing a check mark in the boxes listed under Column A (for Applicant) and signing below. Column S is for staff to verify that your submittal requirements have been met.

**1. GENERAL:**

All application submittals must contain the following:

A	S	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	a) Signed, completed Planning Application Form and application fees
<input type="checkbox"/>	<input type="checkbox"/>	b) 2 Copies of a preliminary title report (dated within 90 days)
<input type="checkbox"/>	<input type="checkbox"/>	c) Signed, completed Initial Study Environmental Assessment Form Packet
<input type="checkbox"/>	<input type="checkbox"/>	d) <b>15 copies of plan sets submitted on 24" x 36" sheets or smaller, drawn to scale and of sufficient size to clearly show all details; one plan set at 8½" x 11" reduction; an electronic copy of plan set in PDF shall also be submitted. Note: All plans MUST be folded to 8 ½" x 11", No rolled drawings will be accepted.</b> (Check with staff before preparing plan sets)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	e) Project description: <u>On a separate sheet(s) describe the project</u> including but not limited to: site size, square footage/acreage, number of floors of construction, duration of construction, off-street parking provided, proposed scheduling (desired construction date), anticipated incremental development (project phasing). If residential, include the number of units, schedule of unit sizes, range of sale prices or rents and type of household size expected. If commercial or industrial, indicate the type and major function, estimated number of employees, employee shifts, and delivery loading facilities, number of traffic trips generated daily by employees, truck deliveries, and patrons, estimated occupancy, and community benefits to be derived from the project.

PROJECT  
ALREADY  
BUILT

**2. SITE PLANS:**

All plans must be drawn to standard architect's or engineer's scale at not less than 1"=50', with each sheet folded to 8.5" x 11" and contain the following information:

A	S	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	a) Sheet numbers, Project name, Architect/Engineer name, address, and phone number
<input checked="" type="checkbox"/>	<input type="checkbox"/>	b) Applicant/Representative and Owner name, address and phone number, if different from owner
<input checked="" type="checkbox"/>	<input type="checkbox"/>	c) North arrow and scale of illustration; date of preparation and/or revisions
<input checked="" type="checkbox"/>	<input type="checkbox"/>	d) Vicinity map, General Plan Designation, Zoning District, Assessor's Parcel Number
<input checked="" type="checkbox"/>	<input type="checkbox"/>	e) Land use and Zoning
<input checked="" type="checkbox"/>	<input type="checkbox"/>	f) The total area (acreage or square feet) of the project site
<input checked="" type="checkbox"/>	<input type="checkbox"/>	g) The total number of proposed and existing structures
<input checked="" type="checkbox"/>	<input type="checkbox"/>	h) The area of the site to be covered by buildings and by paved surfaces (%)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	i) Dimensioned property lines and all building setbacks
<input checked="" type="checkbox"/>	<input type="checkbox"/>	j) Location, name and width of adjacent streets
<input checked="" type="checkbox"/>	<input type="checkbox"/>	k) Street dedications and improvements;
<input checked="" type="checkbox"/>	<input type="checkbox"/>	l) Location and dimensions (width) of drainage swales, watercourses, ponds, lakes, marshes, or wetlands
<input checked="" type="checkbox"/>	<input type="checkbox"/>	m) Existing and proposed public and private easements
<input checked="" type="checkbox"/>	<input type="checkbox"/>	n) Dimensioned existing and proposed on and offsite improvements
<input checked="" type="checkbox"/>	<input type="checkbox"/>	o) Dimensioned existing and proposed buildings and square footage
<input checked="" type="checkbox"/>	<input type="checkbox"/>	p) Total number of parking spaces required and provided
<input checked="" type="checkbox"/>	<input type="checkbox"/>	q) Dimensioned parking spaces and aisles, traffic flow with directional arrows
<input checked="" type="checkbox"/>	<input type="checkbox"/>	r) Location and dimensions of proposed walls, fences, trash enclosures and exterior lights.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	s) Location, dimensions color and lettering of all existing and proposed signs

CITY OF PLACERVILLE

SITE PLAN  
ITEM #7

CONSTRUCTION DEVELOPMENT DATA

The following data is requested so that the City can provide you with necessary information as your project progresses. City Departments and other agencies will review this preliminary data and indicate requirements that must be met to implement the project. Should you not be able to provide this data or make significant changes in the proposed project, you should be aware that the City and/or other agencies may impose requirements later that could have significant financial implications.

A. Building/Classification – California Building Code

Example

Type <u>V-N</u> Group(s) <u>R-3</u> No. Stories <u>1</u> Basement Floor Area <u>192 Sq FT.</u> 1 <sup>st</sup> Floor Area <u>2537 Sq FT</u> 2 <sup>nd</sup> Floor Area <u>N/A</u> 3 <sup>rd</sup> Floor Area <u>N/A</u> Total Floor Area <u>2729 Sq FT</u> Studio <u>426 Sq FT</u>		Type <u>V-1 Hr.</u> Group(s) <u>B-2</u> No. Stories <u>2</u> 1 <sup>st</sup> Floor Area <u>5,000 sq. ft.</u> 2 <sup>nd</sup> Floor Area <u>2,500 sq. ft.</u> Total Floor Area <u>7,500 sq. ft.</u>
--	--	---

B. Exterior Walls

Structure

- Wood Framed
- Steel Framed
- Masonry
- Concrete
- Brick
- Concrete
- Poured
- Tilt-up
- Other

Covering

- Wood
- Plywood Siding
- Wood Siding 821 PHLLPS - DURA-TEMP PANELS
- Shingles
- Stucco
- Veneer
- Brick (Thin)
- Tile
- Metal
- Other 3192 Bil Ct - HAND PLANK (CONCRETE)

C. Roof

Structure

- Wood Framed BOTH STRUCTURES.
- Steel Framed
- Concrete

Covering

- Asphalt Shingles BOTH STRUCTURES.
- Built-Up
- Metal
- Tile
- Wood
- Shingles
- Shakes
- Class B
- Other

- t) Drainage system (for parking lot, roof, etc.);
- u) Sewer and water lines (existing and proposed) including easements, including locations of all existing and proposed fire hydrants, backflow preventers, pressure relief valves, etc.;
- v) Existing and proposed contours;
- w) Location of trash enclosure areas
- x) Location, type, and height of any existing and proposed exterior lighting, complete with photometric analysis prepared by a lighting professional;
- y) Exterior pedestrian circulation pattern, including handicapped-accessible path of travel.

**3. Landscape Plans:**

- |                          |                          |  |
|--------------------------|--------------------------|--|
| <b>A</b>                 | <b>S</b>                 |  |
| <input type="checkbox"/> | <input type="checkbox"/> | a. Location, type and size of existing and proposed plants to be used;   |
| <input type="checkbox"/> | <input type="checkbox"/> | b. Irrigation system plan for landscaping; — <i>INSTALLED + DISCONNECTED PER DROUGHT CONDITIONS</i> <span style="margin-left: 50px;"><i>N/A</i></span> |

**4. Elevation Plans:**

- |                                     |                          |  |
|-------------------------------------|--------------------------|--|
| <b>A</b>                            | <b>S</b>                 |  |
| <input type="checkbox"/>            | <input type="checkbox"/> | a. Exterior elevations of all sides of proposed new buildings and additions to existing buildings;                     |
| <input type="checkbox"/>            | <input type="checkbox"/> | b. Exterior treatment and color scheme;  |
| <input type="checkbox"/>            | <input type="checkbox"/> | c. Elevations of trash enclosures, including materials used, colors and finishes;                                      |
| <input type="checkbox"/>            | <input type="checkbox"/> | d. Size, color and lettering of all proposed signs;  |
| <input type="checkbox"/>            | <input type="checkbox"/> | e. Where existing slopes are greater than 10% show typical building sections through the critical slopes;              |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | f. <u>Photographs of existing buildings</u> and buildings on adjacent properties, if any.                              |
| <input type="checkbox"/>            | <input type="checkbox"/> | i. All roof equipment, <u>existing and proposed</u> ; <span style="margin-left: 50px;"><i>Solar Panels only</i></span> |

**5. Preliminary Grading Plans:**

**For projects involving grading or excavation of 50 cubic yards of material or more shall show the following:**

- |                          |                          |   |
|--------------------------|--------------------------|---|
| <b>A</b>                 | <b>S</b>                 |   |
| <input type="checkbox"/> | <input type="checkbox"/> | a. Compliance with Chapter 18 & Chapter 33 of the California Building Code;   |
| <input type="checkbox"/> | <input type="checkbox"/> | b. Method of erosion control;   |
| <input type="checkbox"/> | <input type="checkbox"/> | c. Tree Survey/Arborist Report identifying all trees over 6" diameter at breast height (dbh) that are to be removed or destroyed by grading at the site; <span style="margin-left: 50px;"><i>N/A</i></span> |
| <input type="checkbox"/> | <input type="checkbox"/> | d. Identification and method for preservation of all trees over 6" dbh.   |

**6. Additional Information:**

**Staff may determine that some or all of the following may also be necessary for your project:**

- |                          |                          |   |
|--------------------------|--------------------------|---|
| <b>A</b>                 | <b>S</b>                 |   |
| <input type="checkbox"/> | <input type="checkbox"/> | a) Preliminary Drainage Plan  |
| <input type="checkbox"/> | <input type="checkbox"/> | b) Color and Materials Board <span style="margin-left: 50px;"><i>N/A</i></span> |
| <input type="checkbox"/> | <input type="checkbox"/> | c) Roof Plan (show slope, materials, location and size of HVAC equipment)       |
| <input type="checkbox"/> | <input type="checkbox"/> | d) Sectional Drawings   |

**7. See Construction Development Data form attached.**

I certify that I have completed and have included all material checked above in the attached application submittal.

**Applicant Signature(s):** *John K Clayton*

**Date:** *1-6-15*

CITY OF PLACERVILLE

D. Floor

Structure

\_\_\_\_\_ Wood Framed  
\_\_\_\_\_ Steel Framed  
\_\_\_\_\_ Concrete  
\_\_\_\_\_ Other \_\_\_\_\_

Covering

\_\_\_\_\_  Wood  
\_\_\_\_\_  Carpet  
\_\_\_\_\_ Other Vinyl in Kitchen + Bath

E. Ceilings

Structure

\_\_\_\_\_  Wood Framed  
\_\_\_\_\_ Steel Framed  
\_\_\_\_\_ Concrete

Covering

\_\_\_\_\_  Gypsum Board 821 Phillips Ct  
\_\_\_\_\_ Non Rated  
\_\_\_\_\_  Fire Resistant →  
\_\_\_\_\_ Plaster  
\_\_\_\_\_ Suspended  
\_\_\_\_\_ Non Rated  
\_\_\_\_\_ Fire Resistant  
\_\_\_\_\_  Wood 3192 Big Ct  
\_\_\_\_\_ Other \_\_\_\_\_

F. Fire Protection

Water Supply

\_\_\_\_\_  City  
\_\_\_\_\_  EID  
\_\_\_\_\_ Other \_\_\_\_\_

Fire Hydrant(s)

\_\_\_\_\_ Feet from nearest fire hydrant to proposed structure(s). UNKNOWN

\*NOTE: If structure(s) is of combustible construction, fire hydrant(s) may have to be installed prior to starting construction.

Automatic Fire Extinguishing System(s)

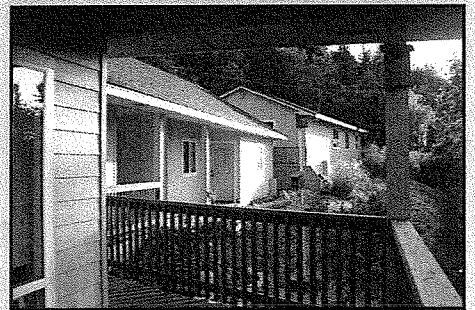
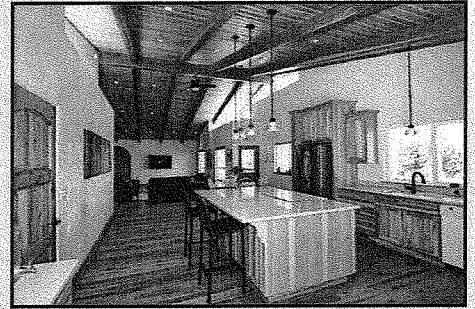
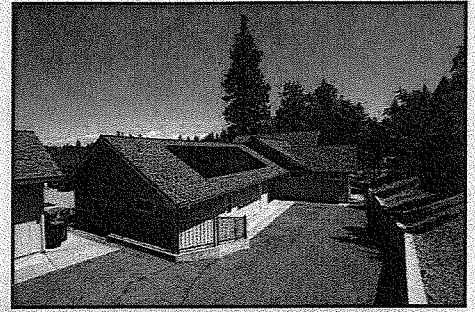
\_\_\_\_\_ Automatic Sprinkler System N/A  
\_\_\_\_\_ Other \_\_\_\_\_

Standpipes

\_\_\_\_\_ Class I ?  
\_\_\_\_\_ Class II  
\_\_\_\_\_ Class III

G. Liquefied Petroleum Gas

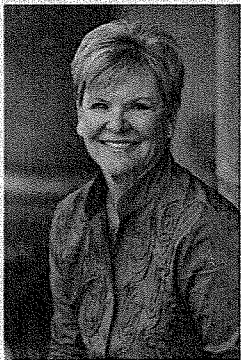
Show size and location of tank on Site Plan with dimensions from property lines and structures. N/A



## 3192 Big Cut Rd. / 821 Phillips Ct.

This beautifully crafted custom home, built in 2007 has too many features to list. Please check amenities list online. Includes 2 income producing residences. Solar produces electricity to heat flooring throughout. Pay one PGE bill/year and low utilities. Lovely views of surrounding Placerville. Close to historic downtown district. Low maintenance. Sellers thought of everything! Please call for a private tour of this outstanding property.

- \$629,000 #14054257
- Zoned Multi-Family, Includes 2 Rentals, Main home 2537 S.F.
- Total 4000 s.f., including separate studio apt & guest quarters
- Mechanical room/partial basement perfect wine cellar!
- Low maintenance landscaping. Auto sprinklers, breezeway.
- Custom hickory floors & cabinetry throughout. Whole house fan
- Vaulted pine ceilings & Kerrock counters. Covered decks.
- 950 s.f., guest house & studio apt. currently rented.



RE/MAX Gold

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JAN 06 2015

CITY OF PLACERVILLE  
COMMUNITY DEV. DEPT.

Karen Larson

Realtor, CRS, GRI  
530-305-4820 (Karen Cell)  
530-644-4998 (Direct)  
karenlarsonrealtor@gmail.com

www.VinesToPines.com License # 01023744

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RE/MAX Gold



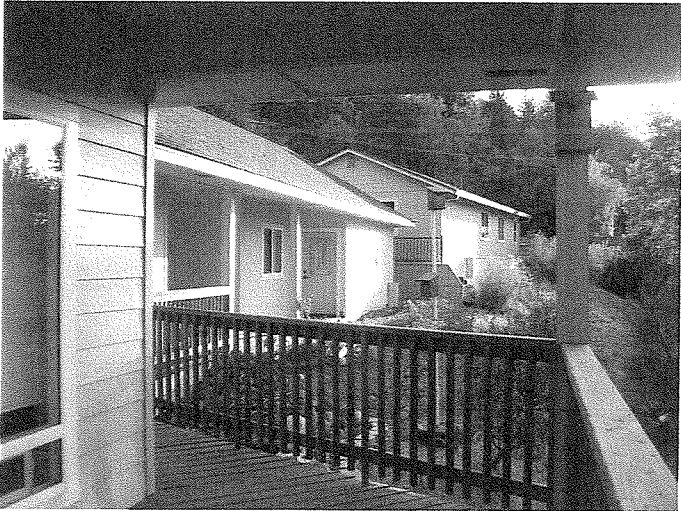
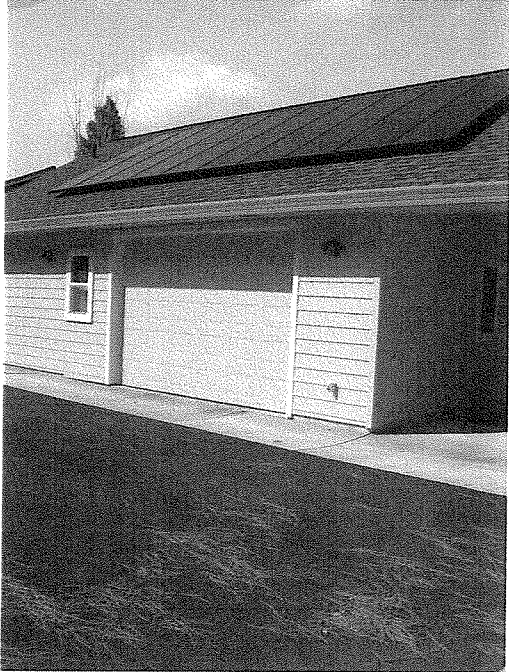
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All information provided by Seller/Other sources not verified by Broker. All interested parties should independently verify accuracy of above information.  
SELLING THE GOOD LIFE IN EL DORADO COUNTY SINCE 1989!

3317 Coach Lane #500  
Cameron Park, CA 95682

Clayton Big Cut/Phillips Crt site exterior photos

821 Phillips CT

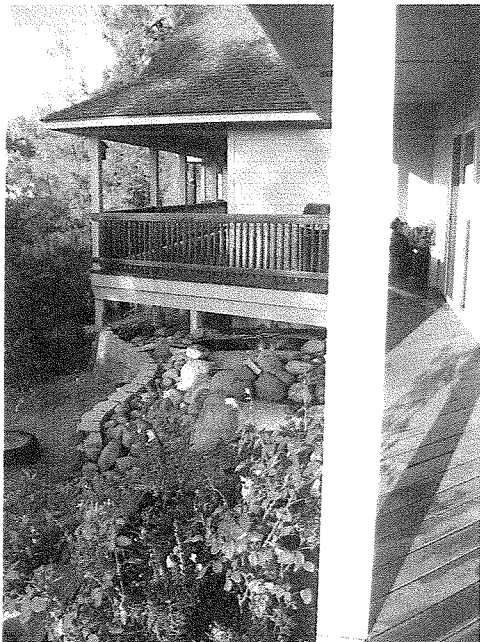
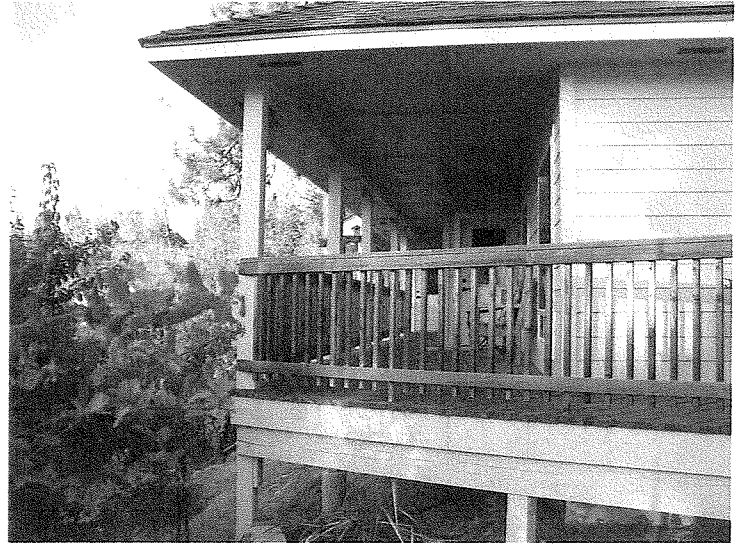


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CITY OF PLACERVILLE  
COMMUNITY DEV. DEPT.

# 3192 Big Cut Road



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JAN 06 2015

CITY OF PLACERVILLE  
COMMUNITY DEV. DEPT.

- \* PONDEROSA PINE - EXISTED
- PHOTINA - PLANTED 2011
- OLEANDERS - PLANTED 2007
- X CRAPE MYRTLE - PLANTED 2009
- △ ALMOND - EXISTED
- CHINESE PISTACHE - PLANTED 2009
- Y IVY - SOME EXISTED - SOME PLANTED

- ◎ BLACK OAK - EXISTED
- ⊙ LILACS - PLANTED 2011
- ⋯ VINCA MINOR - PLANTED 2009
- ✓ NANDINA - PLANTED 2011 (3)
- ∴ CEDAR - PLANTED 2011
- SPRINKLER SYSTEM

# BENHAM COURT



### SITE INFORMATION

OWNERS: RICHARD + JOAN CLAYTON  
 465 CANAL ST  
 PLACERVILLE, CA 95667  
 SITE: 3192 Big Cut Road +  
 821 PHILLIPS COURT  
 APN: 003-182-51  
 SIZE: .427 ACRES



TIFT HOME DESIGN & PLAN SERVICE  
www.tiftdesign.com  
P.O. BOX 59  
EL DORADO, CA. 95623  
(530) 621-0744 FAX: 6223978

OWNER:  
CLAYTON  
SECOND RESIDENCE

SHEET TITLE:  
REVISED  
FLOOR PLAN  
AND  
ELEVATIONS

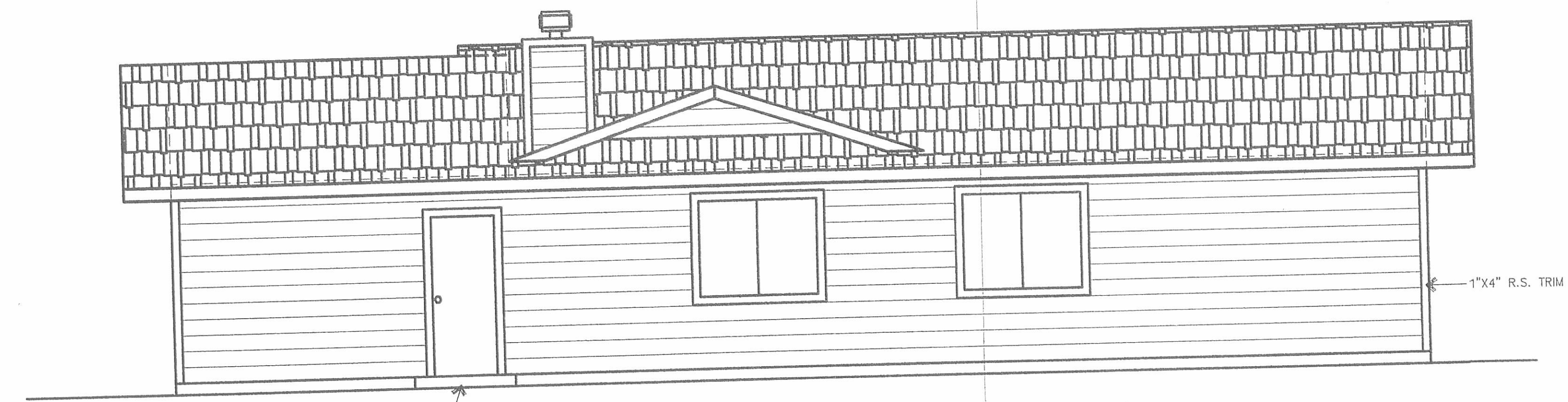
DATE: 5-1-2006  
DRAWN BY: TIFT  
SCALE: AS SHOWN  
REVISIONS:  
REVISED BUILDING  
FOOTPRINT 11-7-06

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CITY OF PLACERVILLE  
COMMUNITY DEV. DEPT.

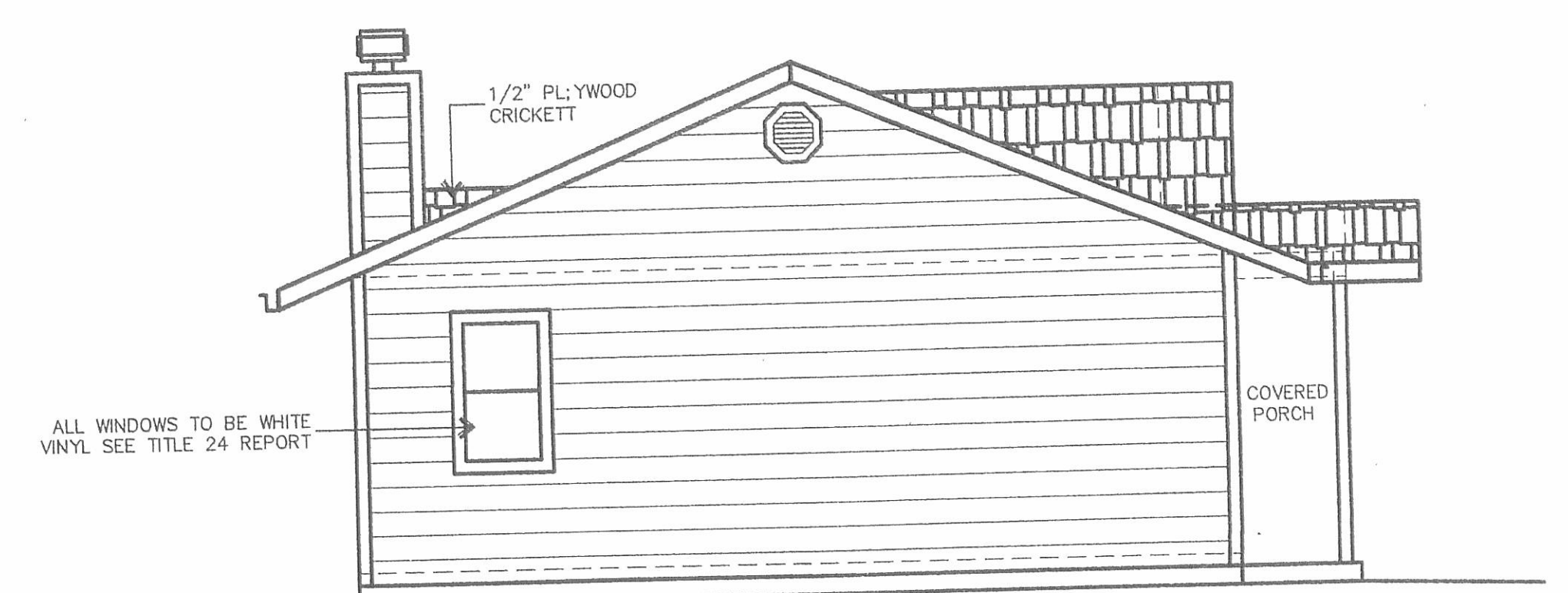
APPROVED  
CITY OF PLACERVILLE  
BUILDING DEPARTMENT  
DEC 01 2006

SHEET  
12  
OF

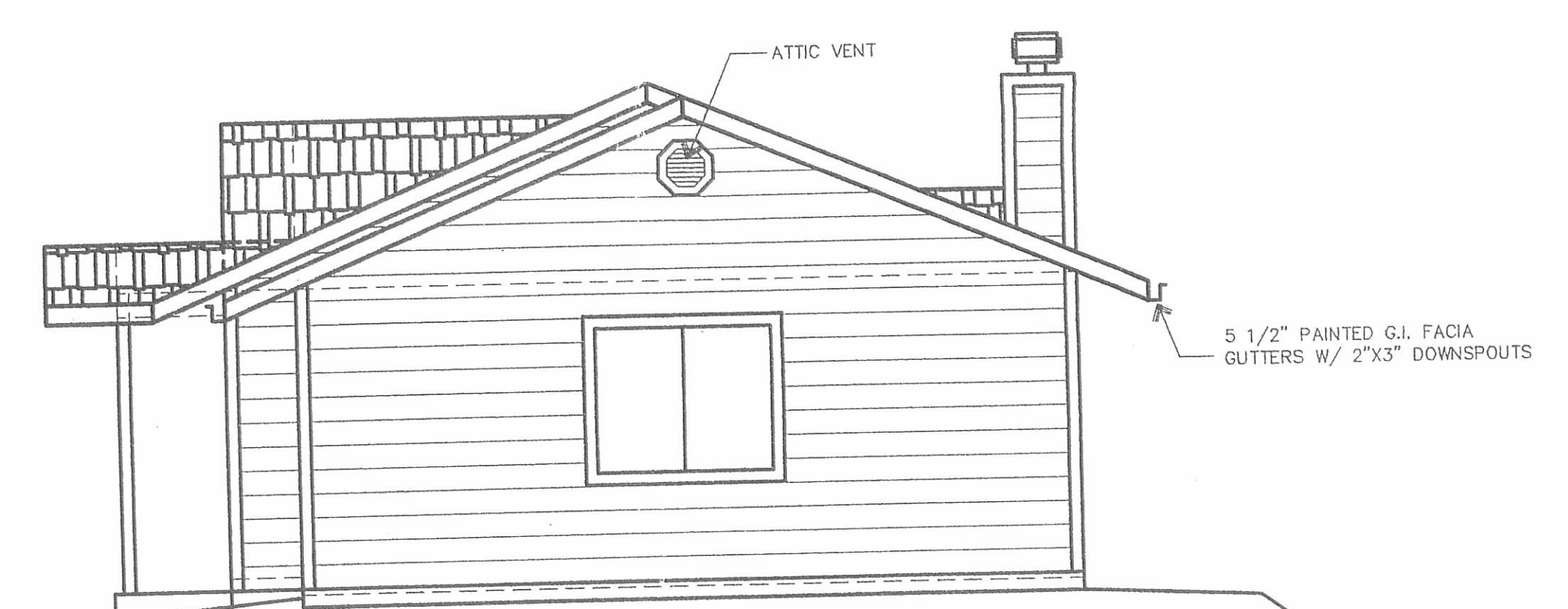
- ALL WORK ON THIS PROJECT SHALL COMPLY WITH 2001 CBC, CMC, CPC, CEC, CFC AND 2005 CALIFORNIA ENERGY CODE.
- COMPLY WITH ALL PROVISIONS OF UBC SECTION 2320 FOR "CONVENTIONAL LIGHT FRAME CONSTRUCTION PROVISIONS"
- ALL HARDWARE IS SIMPSON CO. COMPLY WITH ALL SIMPSON INSTALLATION INSTRUCTIONS.
- OSB MAY BE USED IN LIEU OF CDX PLYWOOD. OSB AND CDX MUST COMPLY WITH UBC STANDARD 23-2 OR 23-3, EXTERIOR GLUE, APA RATED SHEATHING.
- ALL FRAMING LUMBER IS TO BE DOUGLAS FIR, SOLID SAWN.
- FINGER JOINT STUDS ARE NOT ALLOWED FOR BEARING WALLS, EXTERIOR WALLS OR BRACED WALLS.
- CONCRETE STRENGTH TO BE 2000 PSI MINIMUM @ 28 DAYS. REBAR TO BE GRADE 40 OR GRADE 60.
- PROVIDE SIMPSON H1 @ EACH TRUSS BEARING POINT.
- USE MIN. DOUBLE 2X STUDS @ ALL HOLD DOWNS, U.O.N.
- STITCH NAIL DOUBLE STUDS AT HOLD DOWNS AND MSTC TIES WITH 16d SINKERS @ 6" O.C. STAGGERED.
- BLOCK ALL HORIZONTAL EDGES, NAIL EDGES W/ 8d @ 6" O.C. AND 12" O.C. FIELD, TYP. @ ALL BRACED WALL PANELS.
- NAIL DIAMETER REQUIRED FOR BRACED WALL PANELS IS (.131 INCHES) NAIL LENGTH REQUIRED FOR BRACED WALL PANELS IS (1 5/8" PLUS SHEATHING THICKNESS).
- REFER TO THE "ALTERNATE BRACED WALL PANEL" DETAILS FOR BRACED WALL PANELS LESS THAN 4' IN LENGTH.
- USE HOT DIP GALVANIZED NAILS W/ T1-11 SIDDING. USE COMMON NAILS OR GALVANIZED BOX NAILS W/ CDX OR OSB.
- ALL 4X4 AND 6X6 POSTS TO BE DF # 1 U.O.N.
- ALL POSTS AND DOUBLE STUDS TO HAVE A CONTINUOUS LOAD PATH TO FOUNDATION SOLID BLOCK JOIST SPACE.
- COUNTER TOPS WIDER THAN 12" SHALL HAVE AN ELECTRICAL RECEPTACLE OUTLET SPACED LESS THAN 48".
- SAFETY GLAZING IS REQUIRED IN FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24-INCH ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE
- SAFETY GLAZING IS REQUIRED IN DOORS AND ENCLOSURES FOR BATHUBS, HOT TUBS, WHIRLPOLS, SAUNAS, STEAM ROOMS AND SHOWERS. GLAZING IN ANY PORTION OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EDGE OF GLASS IS LESS THAN 60 INCHES ABOVE A STANDING SURFACE AND DRAIN INLET.
- ALL MTL. CONNECTORS TO BE "SIMPSON" "STRONG-TIE" - TYP. (INSTALL PER MFR'S SPECS) ALL INTERIOR NON-BEARING WALLS SHALL BE SECURED TO CONCRETE SLAB WITH 0.143" DIA X 2-1/2" LONG LOW-VELOCITY POWER DRIVEN FASTENER WITH CADMIUM WASHER PLACED 3'-0" O.C. AND WITHIN 12" OF WALL ENDS - TYP.
- A MINIMUM OF 2X2X3/16" PLATE WASHER SHALL BE USED ON EACH ANCHOR BOLT PER U.B.C. 1806.6.1(2)
- FOOTINGS SHALL HAVE A MINIMUM OF ONE # 4 BAR AT TOP AND BOTTOM PER UBC 1807. SLAB-ON-GROUND CAST MONOLITHICALLY WITH A FOOTING MAY HAVE ONE NO. 5 BAR LOCATED AT EITHER TOP OR BOTTOM.
- ONE # 4 CONTINUOUS REBAR IS REQUIRED AT TOP AND BOTTOM OF EACH STEM WALL. (2001 CBC 1806.7.1) STEM WALLS OVER 24" HIGH REQUIRE # 4 VERTICAL REBAR SPACED AT NOT MORE THAN 36" O.C. OR ENGINEERED DESIGN. STEM WALLS MORE THAN 48" HIGH REQUIRE ENGINEERED DESIGN. REBAR SHALL HAVE A MINIMUM OF 3" CONCRETE COVER. (2001 CBC 1907.7.1)
- SHOWERS SHALL BE FINISHED WITH A SMOOTH, HARD NONABSORBENT SURFACE TO A HEIGHT OF NOT LESS THAN 70" ABOVE THE DRAIN INLET. WHEN GYPSUM BOARD IS USED AS A BASE FOR TILE OR WALL PANELS AT SHOWERS, WATER-RESISTANT GYPSUM BACKING BOARD SHALL BE USED. WATER-RESISTANT GYPSUM BACKING BOARD SHALL NOT BE USED ON CEILING FRAMING SPACED MORE THAN 12" O.C.
- PLACEMENT ON PREMISES IDENTIFICATION (HOUSE NUMBER) TO BE LOCATED IN AREA PER 2001 CBC 502



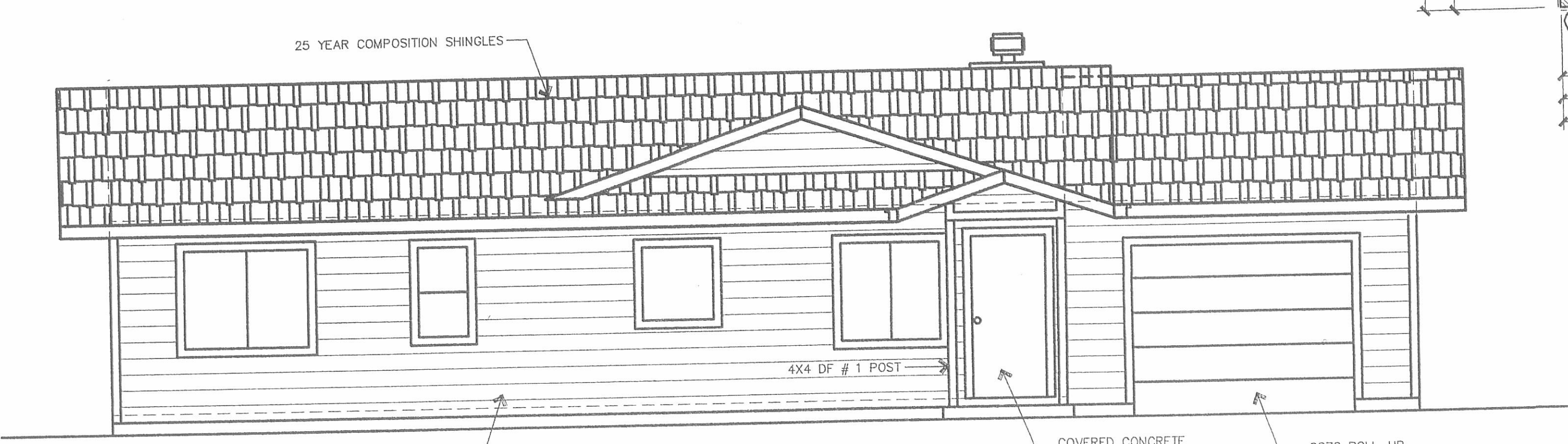
REAR VIEW (NORTH)



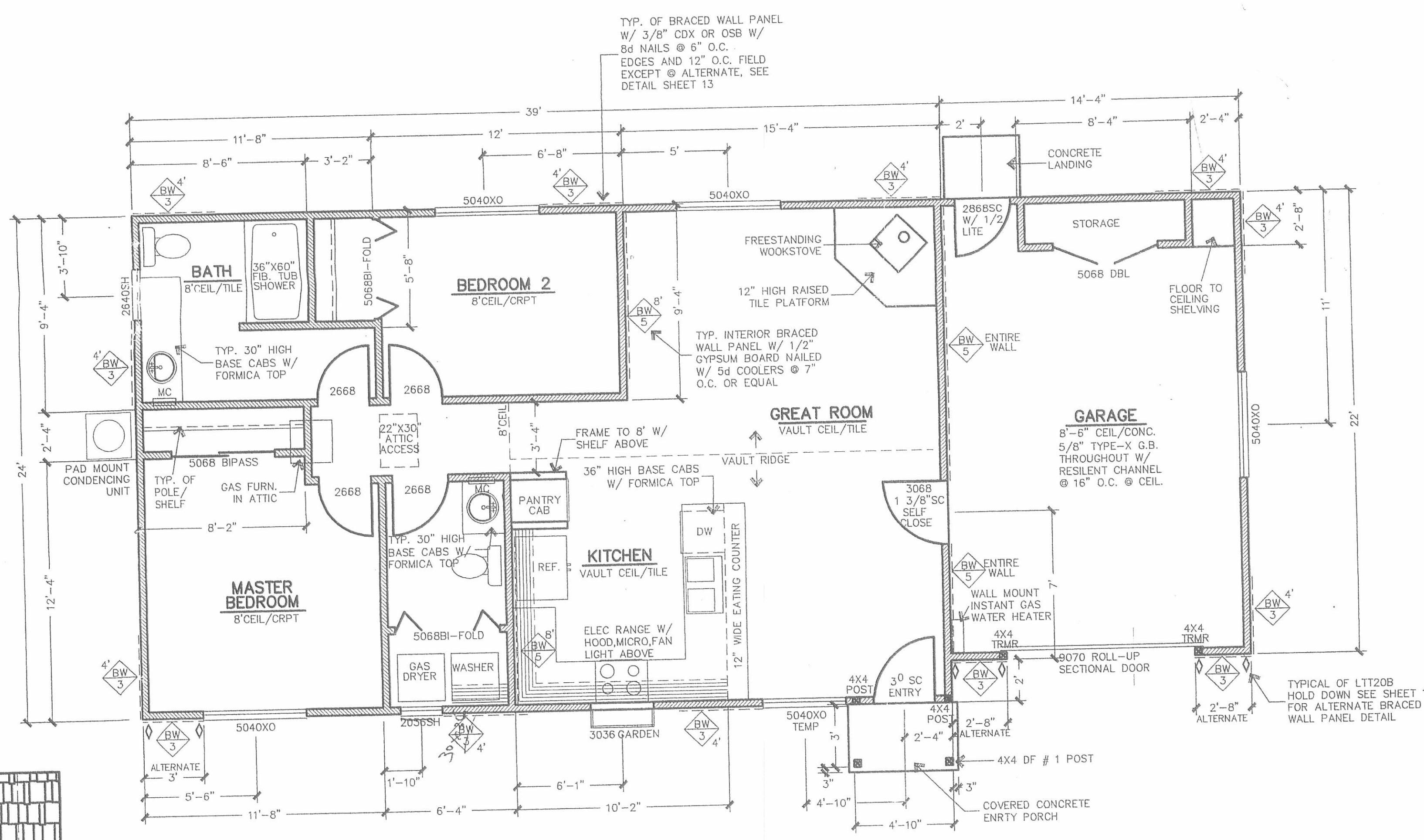
LEFT SIDE VIEW (WEST)



RIGHT SIDE VIEW (EAST)



FRONT VIEW (SOUTH)

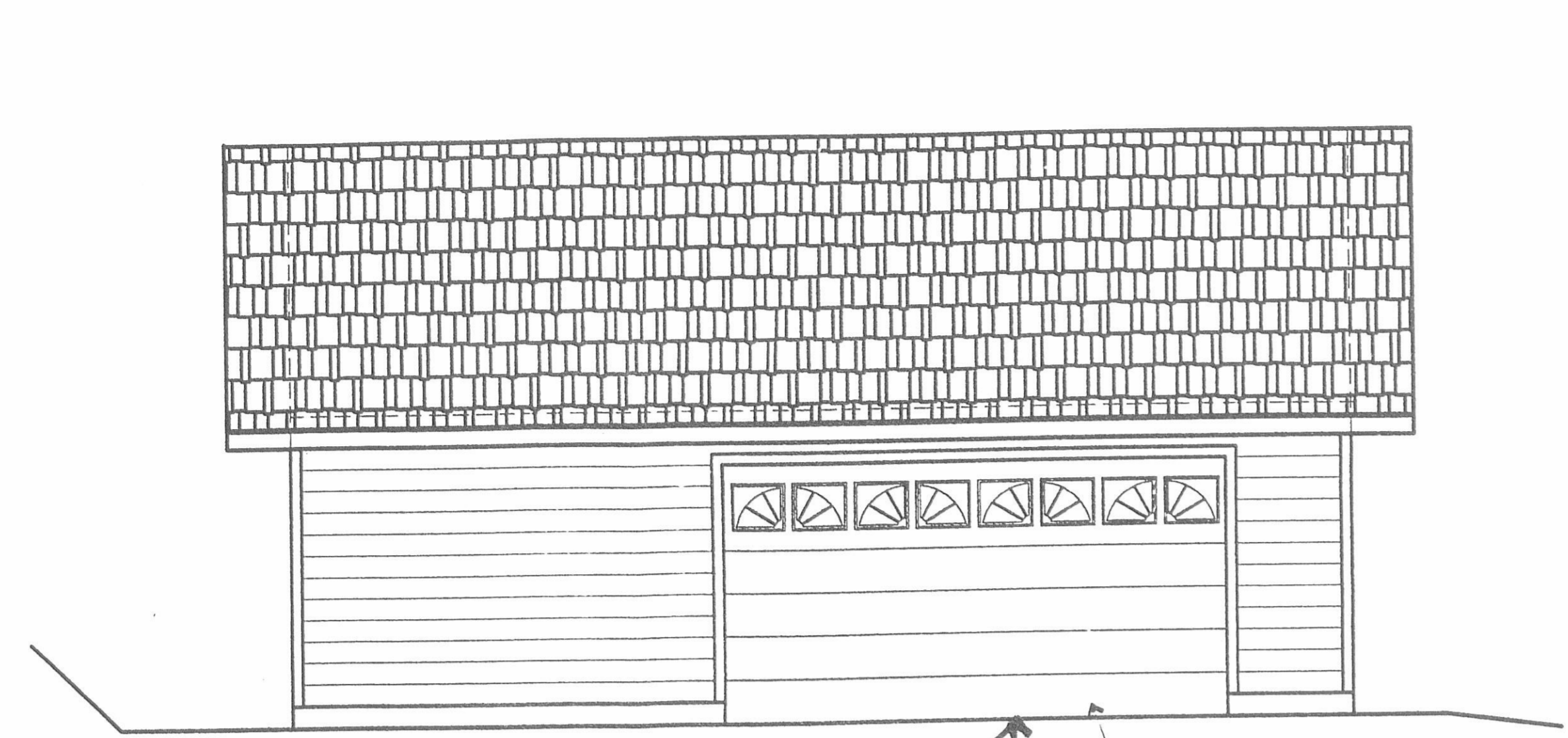


936 SQ. FT. LIVING AREA  
317 SQ. FT. GARAGE AND STORAGE AREA  
15 SQ. FT. COVERED PORCH

SCALE: 1/4" = 1'-0"

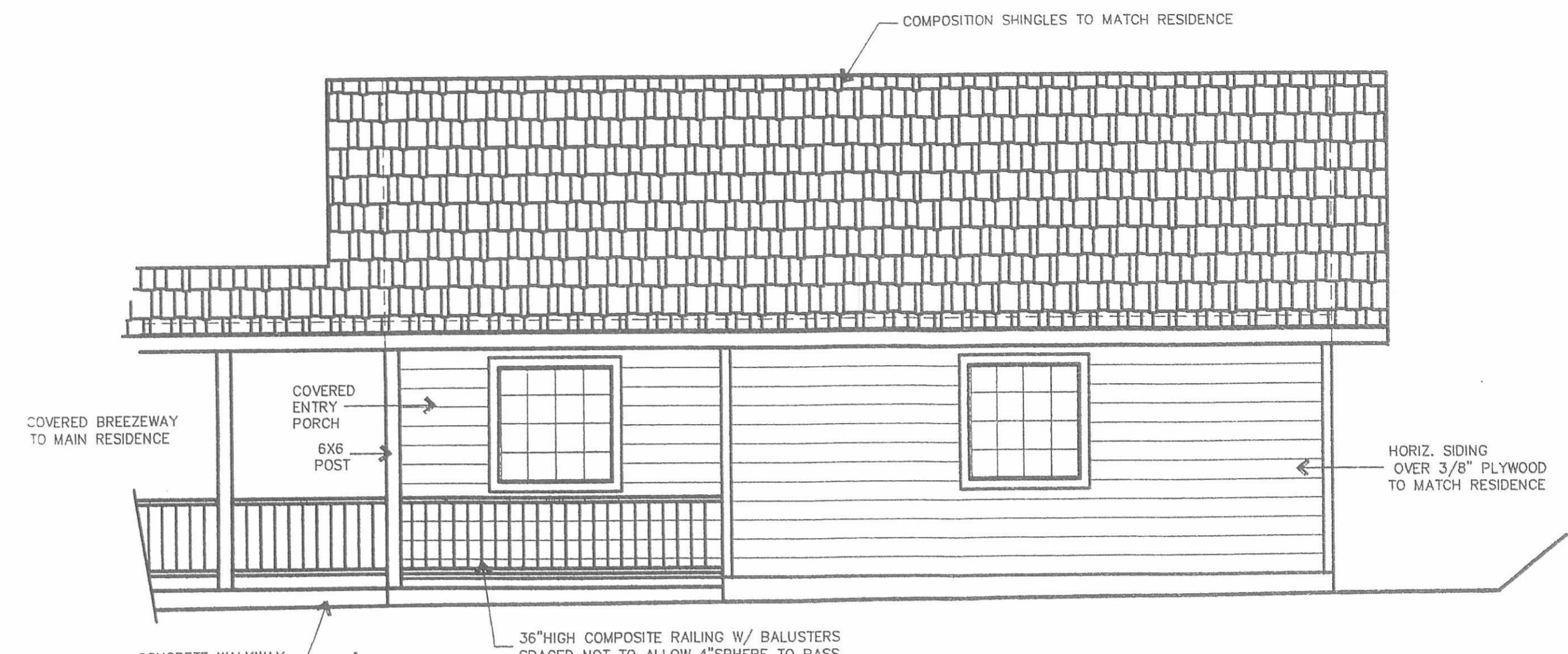
821 Phillips Court

REVISED FLOOR PLAN AND ELEVATIONS

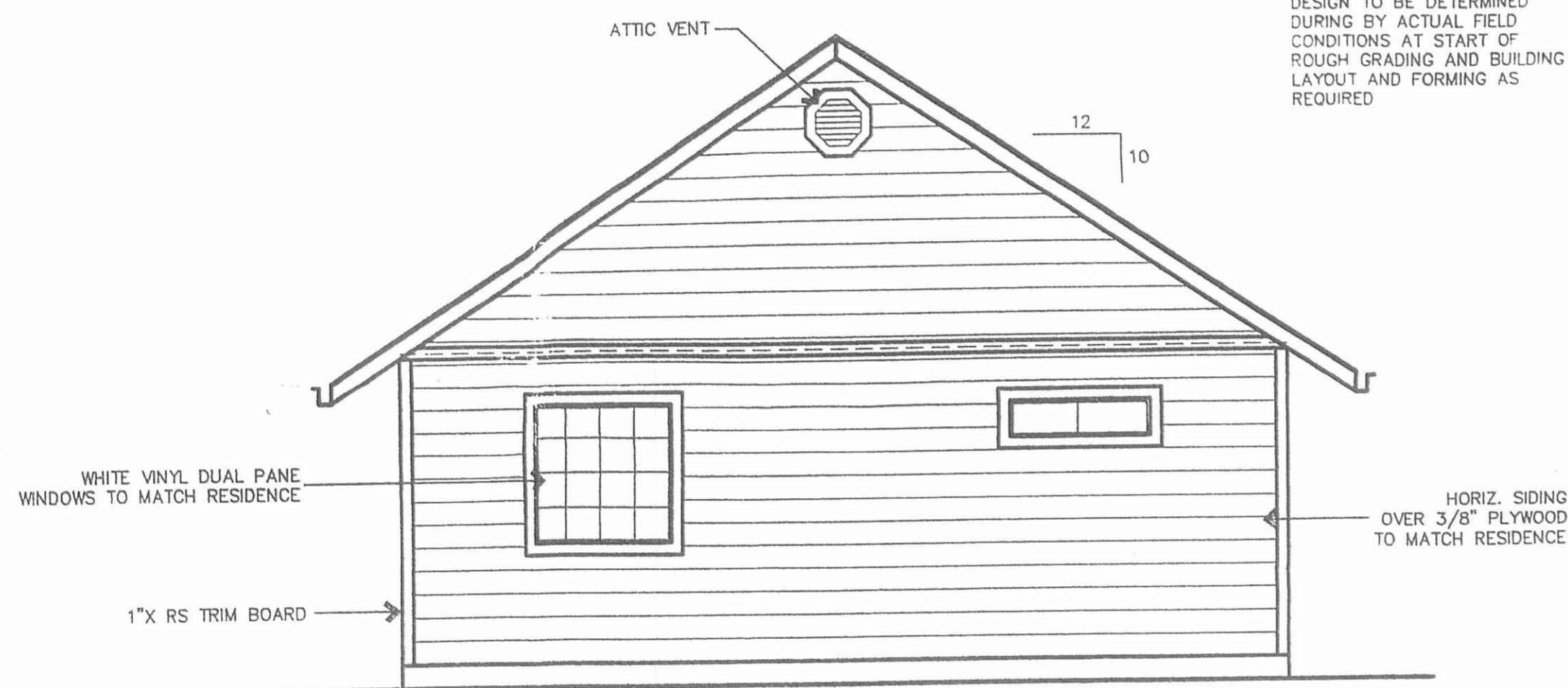


FRONT VIEW

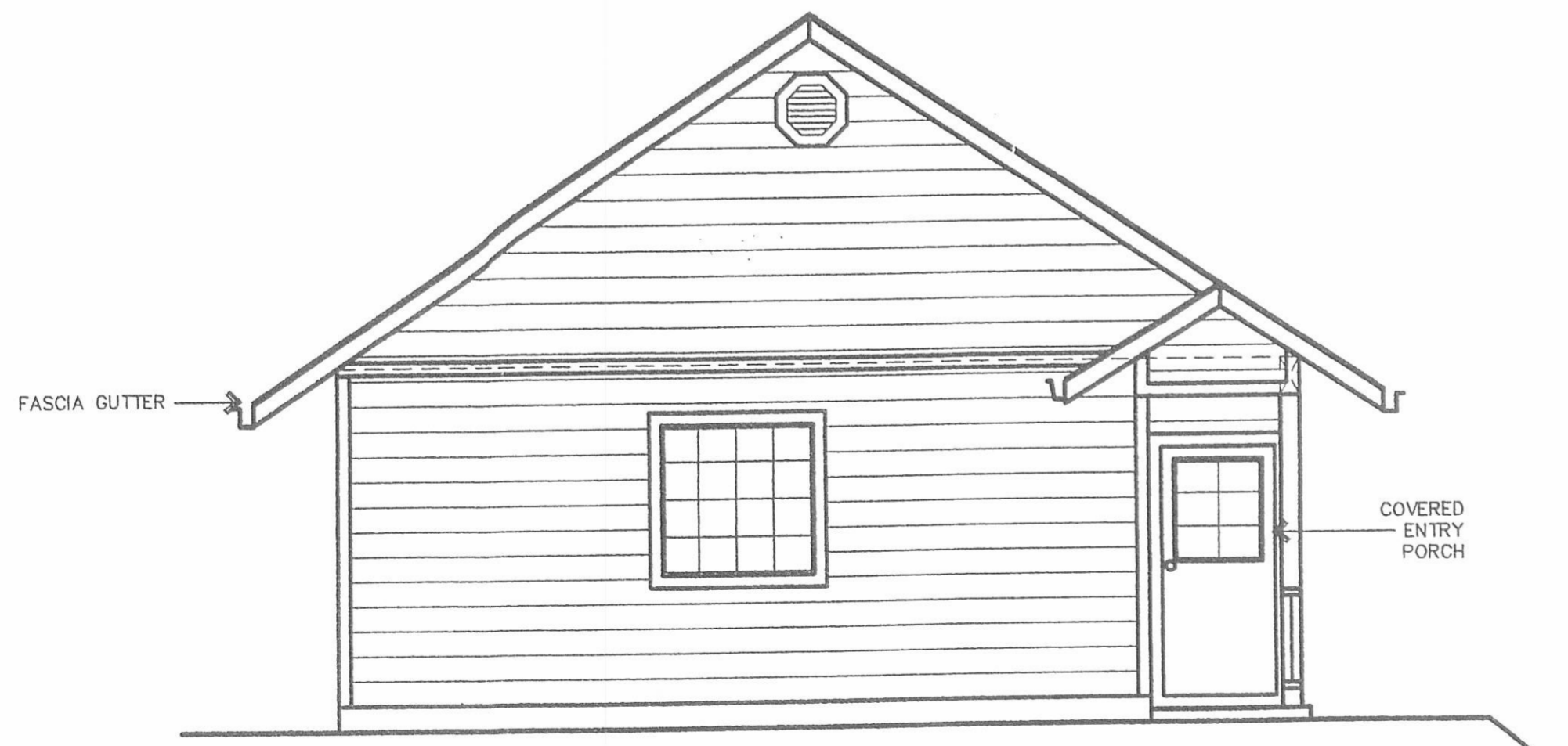
TYPICAL ROLL-UP SECTIONAL DOOR  
Door NW 12'x8'



REAR VIEW

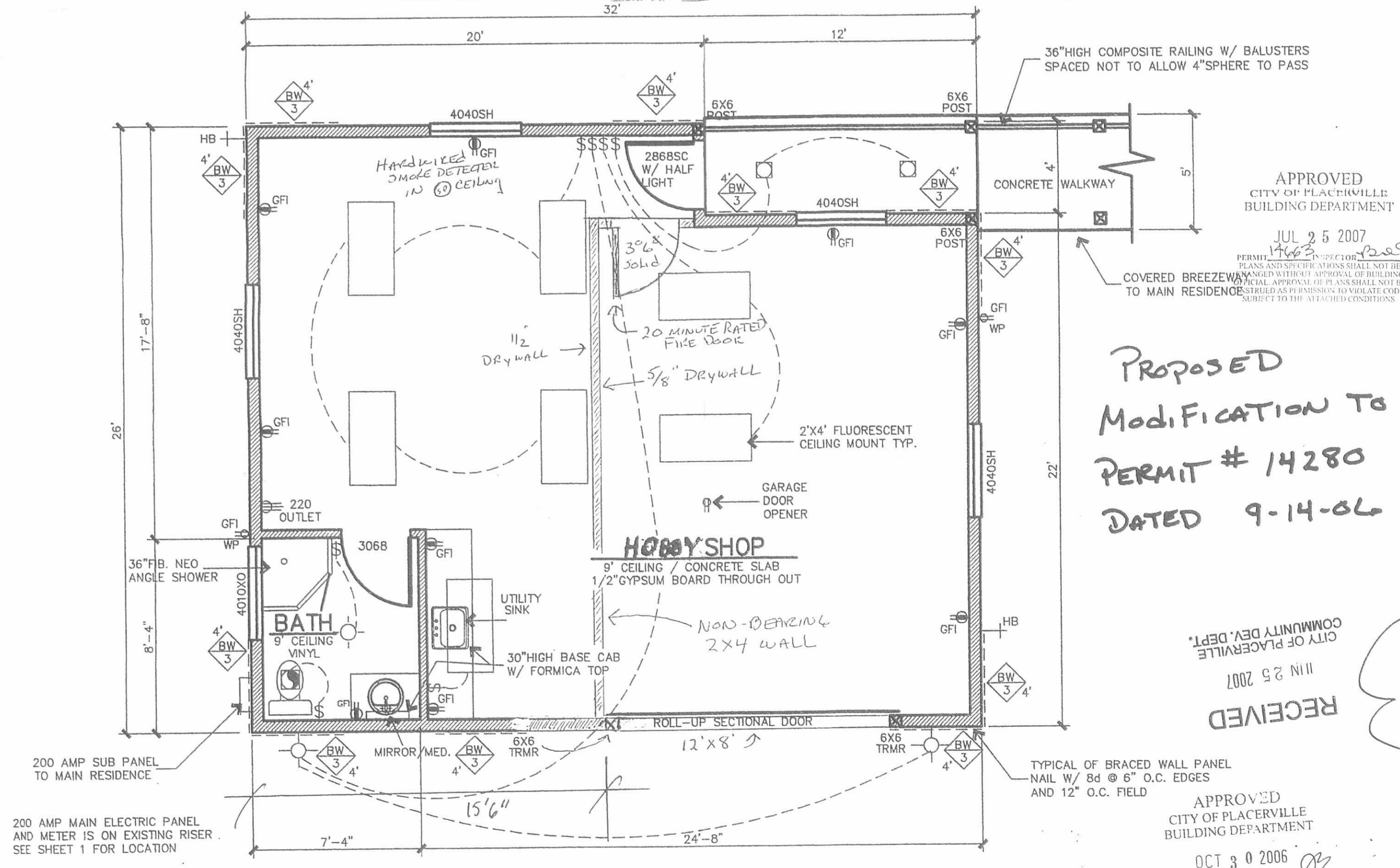


LEFT SIDE



RIGHT SIDE

- ALL WORK ON THIS PROJECT SHALL COMPLY WITH 2001 CBC, CMC, CPC, CEC, CFC AND 2005 CALIFORNIA ENERGY CODE.
- COMPLY WITH ALL PROVISIONS OF UBC SECTION 2320 FOR "CONVENTIONAL LIGHT FRAME CONSTRUCTION PROVISIONS"
- ALL HARDWARE IS SIMPSON CO. COMPLY WITH ALL SIMPSON INSTALLATION INSTRUCTIONS.
- OSB MAY BE USED IN LIEU OF CDX PLYWOOD. OSB AND CDX MUST COMPLY WITH UBC STANDARD 23-2 OR 23-3. EXTERIOR GLUE, APA RATED SHEATHING
- ALL FRAMING LUMBER IS TO BE DOUGLAS FIR, SOLID SAWN.
- FINGER JOINT STRUDES ARE NOT ALLOWED FOR BEARING WALLS, EXTERIOR WALLS OR BRACED WALLS.
- CONCRETE STRENGTH TO BE 2000 PSI MINIMUM @ 28 DAYS. REBAR TO BE GRADE 40 OR GRADE 60.
- PROVIDE SIMPSON H1 @ EACH TRUSS BEARING POINT.
- ALL 4X4 AND 6X6 POSTS TO BE DF #1 U.O.N.
- ALL POSTS AND DOUBLE STUDS TO HAVE A CONTINUOUS LOAD PATH TO FOUNDATION SOLID BLOCK JOIST SPACE.
- BLOCK ALL HORIZONTAL EDGES, NAIL EDGES W/ 8d @ 6" O.C. AND 12" O.C. FIELD, TYP. @ ALL BRACED WALL PANELS.
- NAIL DIAMETER REQUIRED FOR BRACED WALL PANELS IS (1 5/8" PLUS SHEATHING THICKNESS).
- USE HOT DIP GALVANIZED NAILS W/ T1-11 SIDING. USE COMMON NAILS OR GALVANIZED BOX NAILS W/ CDX OR OSB.
- ALL INTL. CONNECTORS TO BE "SIMPSON" STRONG-TIE - TYP. (INSTALL PER MFR'S SPECS) ALL INTERIOR NON-BEARING WALLS SHALL BE SECURED TO CONCRETE SLAB WITH 0.143" DIA X 2-1/2" LONG LOW VELOCITY POWER DRIVEN FASTENER WITH CADMIUM WASHER PLACED 3"-0" O.C. AND WITHIN 12" OF WALL ENDS - TYP.
- ANCHOR BOLTS SHALL BE EMBEDDED A MINIMUM OF 7" INTO THE CONCRETE AND SPACED NOT MORE THAN 6' APART WITH 2 BOLTS PER PIECE, LOCATED WITHIN 12" OF EACH END OF EACH PIECE PER UBC 1806.6
- A MINIMUM OF 2X2X3/16" PLATE WASHER SHALL BE USED ON EACH ANCHOR BOLT PER U.B.C. 1806.6.1(2)
- ONE #4 CONTINUOUS REBAR IS REQUIRED AT TOP AND BOTTOM OF EACH STEM WALL. (2001 CBC 1806.7.1) STEM WALLS OVER 24" HIGH REQUIRE #4 VERTICAL REBAR SPACED AT NOT MORE THAN 36" O.C. OR ENGINEERED DESIGN. STEM WALLS MORE THAN 48" HIGH REQUIRE ENGINEERED DESIGN. REBAR SHALL HAVE A MINIMUM OF 3" CONCRETE COVER. (2001 CBC 1907.7.1)



FLOOR PLAN  
832 SQ. FT. HOBBYSHOP

# KEYNOTES

- 22"x30" ATTIC ACCESS
- TYPICAL OF SHELF AND POLE
- 36" HIGH BASE CABINETS W/ TILE COUNTER TOPS
- BUILT-IN LINEN STORAGE CAB. W/ 5 SHELVES
- UPPER CABINETS TOP @ 8' A.F.F.
- TYPICAL OF AREA'S THAT WILL HAVE FRAMED ARCH OPENING SPRING @ 7'-0", CROWN @ 8'-0"
- MEDICINE CABINET
- FRAME WALL TO 8' WITH 2X6 CEILING JOISTS @ 24" O.C. AND W/ SHEETROCK LID ABOVE
- 20" HIGH X 16" WIDE FRAMED OPENING/TRIM AROUND AND AND W/ CAB STYLE HINGED DOOR EACH SIDE
- FULL MIRROR
- WALK-IN SHOWER W/ TILE FLOOR AND WALLS AND WITH TEMP. GLASS FRONT AND DOOR, AND WITH DUAL HEADS (1-HAND HELD) AND W/ 14" WIDE BENCH SEAT
- 1-3/8" SELF CLOSING SOLID CORE DOOR MIN. 2 SPRINGS
- 30" HIGH BASE CAB W/ FORMICA TOP
- WHOLE HOUSE FAN
- ELEC. JENNAIR DOWNDRAFT COOKTOP
- 12" WIDE EATING COUNTER W/ CORBELS IF REQUIRED

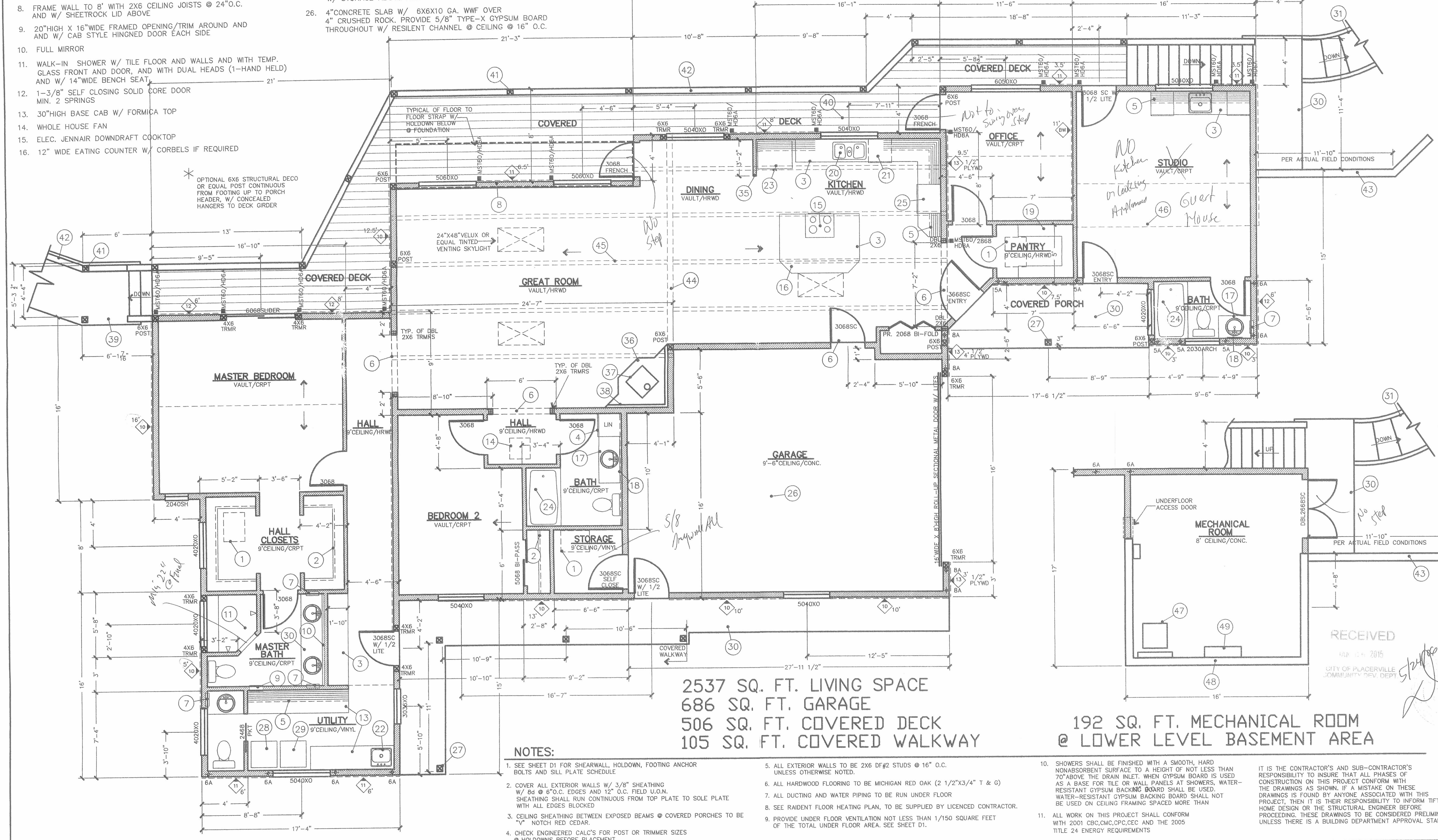
- 30" HIGH BASE CAB'S W/ TILE COUNTER TOP
- COMBO MEDICINE CAB/MIRROR
- 6- 12" WIDE SHELVES @ PANTRY
- DOUBLE SINK WITH GARBAGE DISPOSAL
- DISHWASHER
- UTILITY SINK
- REFRIGERATOR PLUMB FOR ICEMAKER
- 30"x60" FIB. TUB/ SHOWER UNIT W/ ROD, CURTAIN
- CAB UNIT W/ STACKED MICROWAVE ABOVE ELEC. OVEN W/ STORAGE ABOVE AND BELOW
- 4" CONCRETE SLAB W/ 6X6X10 GA. WWF OVER 4" CRUSHED ROCK. PROVIDE 5/8" TYPE-X GYPSUM BOARD THROUGHOUT W/ RESILIENT CHANNEL @ CEILING @ 16" O.C.

- 6X6 DF # 1 POST
- WASHING MACHINE W/ RECESSED WATER AND DRAIN HOOKUP
- GAS DRYER VENT THROUGH WALL AS REQUIRED
- 4" THICK CONCRETE WALKWAY W/ THICKENED EDGES
- FUTURE STEPS AND RAILING DOWN TO BENHAM COURT
- ALL WINDOWS TO BE WHITE VINYL LOW-E WITH NO GRIDS EXCEPT @ FRONT ELEVATION
- RADIUS ALL VERTICAL CORNERS
- ALL DOORS TO BE paneled SOLID CORE U.O.N.
- FRAME THIS WALL TO 8' A.F.F. W/ SHELF/CAP ABOVE

- TILE HEARTH @ FLOOR LEVEL
- GAS FREESTANDING FIREPLACE VENT THROUGH ROOF AS REQUIRED INSTALL PER MFG. SPEC'S
- TILE UP TO 4' A.F.F. W/ TRIM
- COVERED 4" WIDE X 4" CONCRETE WALKWAY TO WORKSHOP W/ THICKENED EDGES
- 2X COMPOSITE DECKING
- 6X6 DF # 1 POST CONTINUOUS FROM FOOTING UP TO PORCH HEADER, W/ CONCEALED HANGERS TO DECK GIRDER
- 36" HIGH COMPOSITE RAILING W/ BALUSTERS SPACED NOT TO ALLOW 4" SPHERE TO PASS

- 8" WIDE CONCRETE RETAINING WALL. HEIGHT VARIES FROM 24" TO 8'-6" ABOVE FINISHED GRADE @ LOWER FLOOR MECH. ROOM
- EXPOSED 4X10 NON-STRUCTURAL BEAM @ RIDGE
- EXPOSED 4X8 NON-STRUCTURAL BEAMS
- INDICATORS ROOM BELOW FOR MECH. EQUIPMENT AND CONTROLS
- "HYDROHEAT" GEOTHERMAL HEAT PUMP SEE ELEC. AND GAS PLAN
- 8" WIDE CONCRETE RETAINING WALL VARIES IN HEIGHT UP TO 6' A.F.F. W/ 2X6 FRAMED PONYWALL ABOVE.
- MANIFOLD AND CONTROLS FOR RADIANT FLOOR HEATING SYSTEM DESIGN TO BE PROVIDED BY MANUFACTURER

\* OPTIONAL 6X6 STRUCTURAL DECO OR EQUAL POST CONTINUOUS FROM FOOTING UP TO PORCH HEADER, W/ CONCEALED HANGERS TO DECK GIRDER



2537 SQ. FT. LIVING SPACE  
 686 SQ. FT. GARAGE  
 506 SQ. FT. COVERED DECK  
 105 SQ. FT. COVERED WALKWAY

192 SQ. FT. MECHANICAL ROOM  
 @ LOWER LEVEL BASEMENT AREA

### NOTES:

- SEE SHEET D1 FOR SHEARWALL, HOLDOWN, FOOTING ANCHOR BOLTS AND SILL PLATE SCHEDULE
- COVER ALL EXTERIOR WALLS W/ 3/8" SHEATHING W/ 8d @ 6" O.C. EDGES AND 12" O.C. FIELD U.O.N. SHEATHING SHALL RUN CONTINUOUS FROM TOP PLATE TO SOLE PLATE WITH ALL EDGES BLOCKED
- CEILING SHEATHING BETWEEN EXPOSED BEAMS @ COVERED PORCHES TO BE 7/8" NOTCH RED CEDAR.
- CHECK ENGINEERED CALC'S FOR POST OR TRIMMER SIZES @ HOLDOWNS BEFORE PLACEMENT
- ALL EXTERIOR WALLS TO BE 2X6 DF#2 STUDS @ 16" O.C. UNLESS OTHERWISE NOTED.
- ALL HARDWOOD FLOORING TO BE MICHIGAN RED OAK (2 1/2"x3/4" T & G)
- ALL DUCTING AND WATER PIPING TO BE RUN UNDER FLOOR
- SEE RADIANT FLOOR HEATING PLAN, TO BE SUPPLIED BY LICENCED CONTRACTOR.
- PROVIDE UNDER FLOOR VENTILATION NOT LESS THAN 1/150 SQUARE FEET OF THE TOTAL UNDER FLOOR AREA. SEE SHEET D1.
- SHOWERS SHALL BE FINISHED WITH A SMOOTH, HARD NONABSORBENT SURFACE TO A HEIGHT OF NOT LESS THAN 70" ABOVE THE DRAIN INLET. WHEN GYPSUM BOARD IS USED AS A BASE FOR TILE OR WALL PANELS AT SHOWERS, WATER-RESISTANT GYPSUM BACKING BOARD SHALL BE USED. WATER-RESISTANT GYPSUM BACKING BOARD SHALL NOT BE USED ON CEILING FRAMING SPACED MORE THAN
- ALL WORK ON THIS PROJECT SHALL CONFORM WITH 2001 CBC,CMC,OPC,CEC AND THE 2005 TITLE 24 ENERGY REQUIREMENTS
- IT IS THE CONTRACTOR'S AND SUB-CONTRACTOR'S RESPONSIBILITY TO INSURE THAT ALL PHASES OF CONSTRUCTION ON THIS PROJECT CONFORM WITH THE DRAWINGS AS SHOWN. IF A MISTAKE ON THESE DRAWINGS IS FOUND BY ANYONE ASSOCIATED WITH THIS PROJECT, THEN IT IS THEIR RESPONSIBILITY TO INFORM TIFT HOME DESIGN OR THE STRUCTURAL ENGINEER BEFORE PROCEEDING. THESE DRAWINGS TO BE CONSIDERED PRELIMINARY UNLESS THERE IS A BUILDING DEPARTMENT APPROVAL STAMP.

TIFT HOME DESIGN & PLAN SERVICE  
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OWNER:  
 CLAYTON RESIDENCE

SHEET TITLE:  
 FLOOR PLAN

DATE: 5-15-2006  
 DRAWN BY: TIFT  
 SCALE: AS SHOWN  
 REVISIONS

APPROVED  
 CITY OF PLACERVILLE  
 BUILDING DEPARTMENT  
 SEP 13 2006

SHEET  
 2  
 OF

## MAIN LEVEL FLOOR PLAN

SCALE: 1/4" = 1'-0"

3192 Big But Road

