



Administrative Use Permit

HOW TO OBSERVE THE MEETING:

Interested individuals may attend the meeting in-person at Atascadero City Hall. To observe remotely, the meeting may be livestreamed on Zoom. The video recording of the meeting will be available upon request. To observe remotely using the Zoom platform, please visit:

To join the virtual hearing:

<https://us02web.zoom.us/j/84567568854>

Webinar ID: 845 6756 8854

HOW TO SUBMIT PUBLIC COMMENT:

Public comment may be provided in-person.

Written public comments are accepted at aup-comments@atascadero.org by 5:00 pm the day before the meeting. Such email **comments must identify the Agenda Item Number in the subject line of the email**. The comments will be forwarded to the Administrative Hearing Officer and made a part of the administrative record. If a comment is received after the deadline for submission but before the close of the meeting, the comment will still be included as a part of the administrative record of the meeting but will be forwarded to the Zoning Administrator the next business day. ***Please note, email comments will not be read into the record.***

AMERICAN DISABILITY ACT ACCOMMODATIONS:

Any member of the public who needs accommodations should contact the City Clerk's Office at cityclerk@atascadero.org or by calling (805) 470-3400 at least 48 hours prior to the meeting or time when services are needed. The City will use their best efforts to provide reasonable accommodations to afford as much accessibility as possible while also maintaining public safety in accordance with the City procedure for resolving reasonable accommodation requests.

Administrative Use Permit agendas and staff reports may be viewed on the City's website: www.atascadero.org. Final Action Reports will be available after the meeting, and upon request from the Community Development Department.

Copies of the staff reports or other documentation relating to each item of business referred to on the Agenda are on file in the Community Development Department and are available for public inspection on our website, www.atascadero.org. All documents submitted by the public during AUP meetings that are either read into the record or referred to in their statement will be noted in the audio recording and available for review by contacting the Community Development Department. All documents will be available for public inspection during City Hall business hours by appointment request.

Working together to **serve**, build **community** and enhance **quality of life**.



Administrative Use Permit Hearing

A G E N D A

The City of Atascadero's Administrative Hearing Officer will hold a public hearing in person at **3:00 P.M. on Wednesday, August 13, 2025** at City Hall at 6500 Palma Ave., Room 104 to consider the following project:

1. 8150 SAN MARCOS ROAD (USE24-0025)

The application is to consider a sloping lot setback exception to allow encroachment of an attached garage into the front setback. The setback reduction would be from 25 feet to 17 feet on APN 031-202-031, subject to conditions. The proposed project qualifies for a Class 5 categorical exemption from the provisions of the California Environmental Quality Act (California Public Resources Code §§ 21000, et seq., "CEQA") and CEQA Guidelines (Title 14 California Code of Regulations §§ 15000, et seq.) pursuant to CEQA Guidelines Section 15305, because it is limited to a minor setback adjustment that does not result in a change in land use or density. Staff recommendation is to approve the project. (*Sam Mountain, Assistant Planner*)

PLEASE NOTE: Any court challenge to the actions taken at the public hearing may be limited to considering only those issues raised at the public hearing described in this notice or in written correspondence to the City of Atascadero at, or prior to, the public hearing.

Any decision of the Hearing Officer is final unless appealed to the Planning Commission within 14 days of the action. Any person aggrieved by the decision may file an appeal. Appeal forms are available in the Community Development Department or on the City's website (www.atascadero.org). The fee for filing an appeal is \$1,714 (fee as of 7-28-25) and must accompany the appeal documentation.

Working together to **serve**, build **community** and enhance **quality of life**.



CITY OF ATASCADERO

ADMINISTRATIVE HEARING

STAFF REPORT

ITEM #1
Department: Community Development
Date: 08/13/2025

TO: Phil Dunsmore, Administrative Hearing Officer
FROM: Kelly Gleason, Planning Manager
PREPARED BY: Sam Mountain, Assistant Planner

SUBJECT: USE24-0025, San Marcos Sloping Lot Adjustment

RECOMMENDATION:

The Administrative Hearing Officer approve Administrative Use Permit USE24-0025, approving a sloping lot setback reduction for an attached garage from 25 feet to 17 feet, based on findings and subject to conditions of approval.

DISCUSSION:

PROJECT SUMMARY

The applicants, James and Laurel Netz, request a sloping lot adjustment to reduce the front setback from 25 feet to 17 feet for a garage and carport attached to a proposed Urban Dwelling Unit (UDU). The UDU includes 1,342 square-feet (SF) of livable space with a 494 SF attached garage, 490 SF carport, and approximately 1,638 SF of deck and porch space. The primary structure on the property is a 2,154 SF single-family residence with an attached 440 SF garage. The subject property is a 0.87-acre lot in the Residential Single-Family Z (RSF-Z) zoning district located at 8150/8160 San Marcos Road (APN 031-202-031), directly fronts the public right-of-way, and has access to City sewer. No site distance concerns were identified by the Public Works Department during their review.

ANALYSIS

Street setbacks are regulated through Title 9 of the Atascadero Municipal Code (AMC). Properties in the RSF-Z zoning district are generally subject to a street setback of 25 feet from the front property line. AMC § 9-4.106(a)(3) allows the setback to be reduced for garages with approval of an AUP if the lot and proposed structure meets certain standards, as follows:

1. *A point on the subject property 50 feet from the centerline of the adjacent right-of-way is 7 feet above or below the elevation of that centerline.*

Points on the property 50' from the centerline of the San Marcos right-of-way measure approximately 7'-6" above the elevation of the centerline.

2. *The garage is set back a minimum of 5 feet from the front property line.*

The garage is set back 17 feet from the front property line.

3. *All other portions of the associated dwelling unit maintain the setback otherwise required.*

All portions of the dwelling space are set back a minimum of 25 feet from the front property line as required by the Municipal Code.

FINDINGS:

In addition to the above listed standards, AMC § 9-1.112 requires the Administrative Hearing Officer to make the following findings in order to approve an Administrative Use Permit:

1. *Modification of the applicable standard will not result in a project that is inconsistent with the General Plan.*

Discussion: Reduced setback standards are consistent with the Single-Family Residential land use designation and SFR-Z land use designation within the Atascadero 2025 General Plan. The sloping lot adjustment is intended to reduce cut grading into existing natural hillsides consistent with General Plan Goal LOC 5, which notes that construction on steep slopes should follow existing topography as the basis for design decisions. Building to a 25-foot standard front setback on this lot would require more extensive cuts and modifications to the site's natural topography.

2. *Modification of the applicable standards will not result in a project that is inconsistent with the character of the neighborhood or contrary to its orderly development.*

Discussion: The project is appropriately designed given the context of the site and neighborhood. The residence and attached garage are compatible with neighboring development in scale and design. Adjacent lots are developed with single-family residences and accessory structures. The nearest off-site neighboring residence is located approximately 140 feet from the proposed structure, across the San Marcos right-of-way.

3. *Modification of the applicable standard will not result in a project that is not in compliance with any pertinent City policy or criteria adopted by ordinance or resolution of the City Council.*

Discussion: The project, as conditioned, will not conflict with any applicable City policy or criteria and is consistent with all applicable provisions of the Atascadero Municipal Code and State law.

4. *Modification of the applicable standard will not result in the authorization of a use not otherwise allowed.*

Discussion: Urban Dwelling Units and attached accessory structures are allowed in the RSF-Z zoning district subject to Title 9 of the Atascadero Municipal Code and applicable State law. The subject property qualifies for the development of an Urban Dwelling Unit under the provisions of State law.

ENVIRONMENTAL DETERMINATION:

The proposed project qualifies for a Class 5 categorical exemption from the provisions of the California Environmental Quality Act (California Public Resources Code §§ 21000, et seq., "CEQA")

and CEQA Guidelines (Title 14 California Code of Regulations §§ 15000, et seq.) pursuant to CEQA Guidelines Section 15305, "Minor Alterations in Land Use Limitations."

CONDITIONS:

1. Approval of Administrative Use Permit USE24-0025, as depicted and described on the following attachments, allows for the reduction in the front yard setback for an attached garage from 25-feet to 17-feet at 8150 San Marcos Road, Atascadero, CA 93422 (APN 031-202-031), as depicted on the attached plans. The approval of this entitlement runs with the land, regardless of the owner.
2. The approval of this entitlement shall become final and effective for the purposes of issuing building permits fourteen (14) days after the Administrative Officer action unless an appeal is made in accordance with the Atascadero Municipal Code.
3. Approval of this entitlement shall be valid for twenty-four (24) months after its effective date. At the end of the period, the approval shall expire and become null and void unless building permits have been issued for the project and construction has begun or the project has received a time extension consistent with the Atascadero Municipal Code.
4. The Community Development Department shall have the authority to approve minor changes to the project that result in a superior site design or appearance.
5. The Applicant shall defend, indemnify, and hold harmless the City of Atascadero or its agents, officers, and employees against any claim or action brought to challenge an approval by the City, or any of its entities, concerning this administrative use permit.

ACTION:

☐ APPROVE

☐ APPROVE AS MODIFIED

☐ DENY

☐ CONTINUE TO ALLOW _____

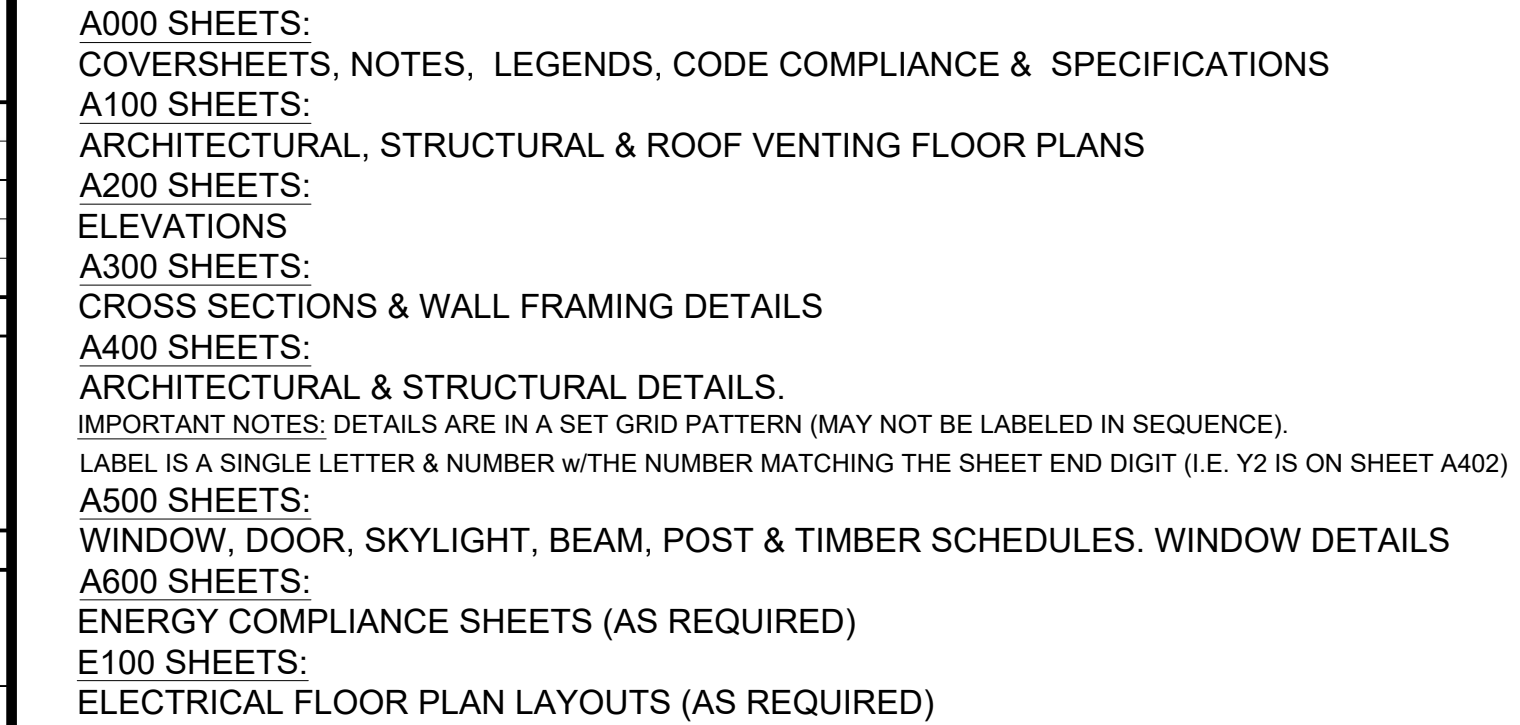
SIGNED: _____
Phil Dunsmore, Administrative Hearing Officer Date

ATTACHMENTS:

1. Project Plans

SEE FOLLOWING SHEETS

| | |
|--|----------------------------|
| <u>INT. PARTITIONS:</u> | |
| Finish type: | 1/2" gypsum board (N.I.C.) |
| Framing Studs: | 2x6 @ 16" o.c. |
| (see plans for locations) | |
| Strapping @ concrete | 2x4 studs @ 16" o.c. |
| Stair Material: base to main | Not Applicable |
| <u>(N.I.C.):</u> | |
| EVERY NOTATION FOLLOWED BY 'N.I.C.' INDICATES THAT THE ITEM IS NOT INCLUDED IN THE CONTRACT | |

[illegible]

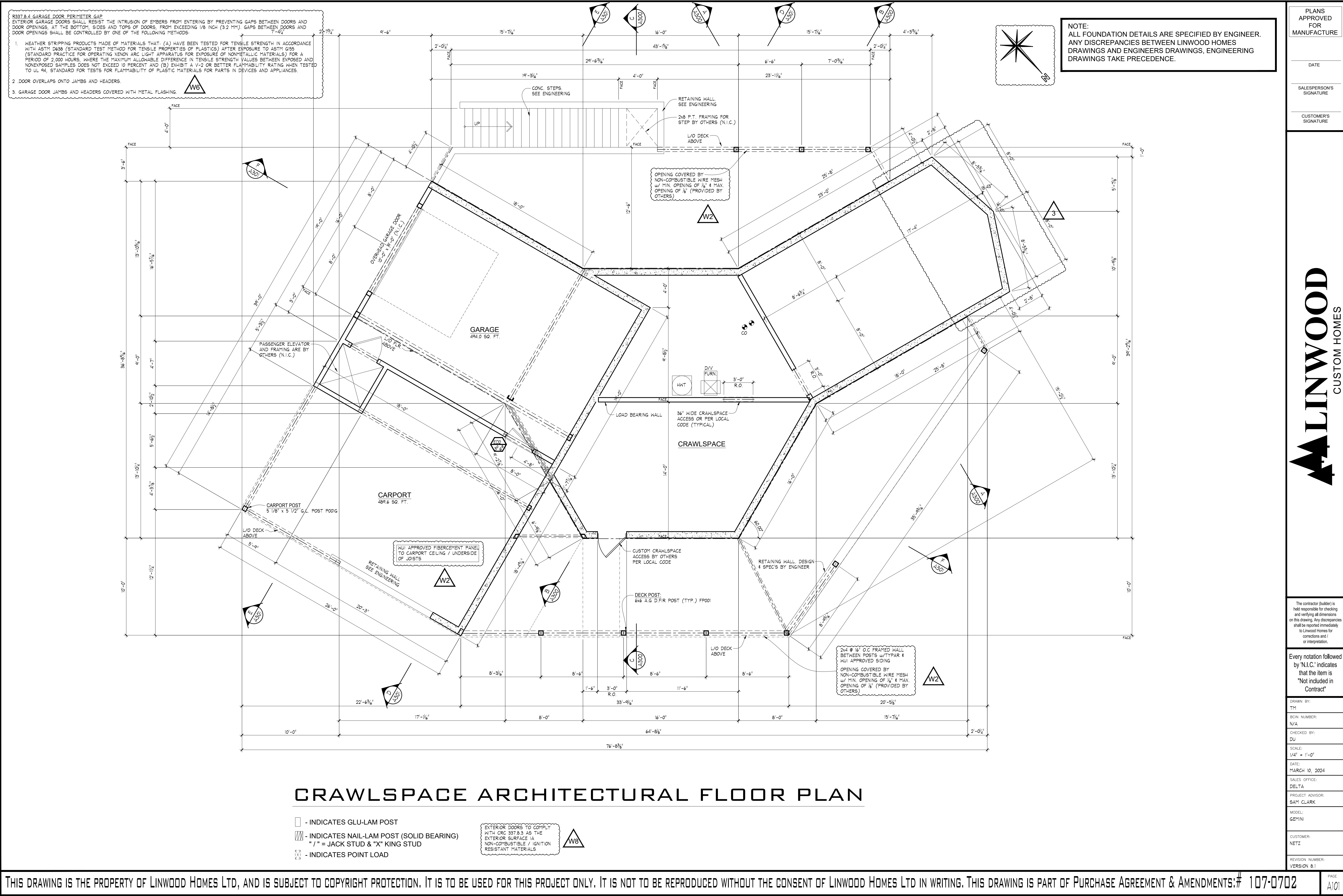
| | |
|---|--|
| PLANS TO COMPLY WITH (CALIFORNIA) | |
| 2022 California Building Code Volumes 1 & 2 | |
| 2022 California Mechanical Code | |
| 2022 California Plumbing Code | |
| 2022 California Electrical Code | |
| 2022 California Existing Buildings Code | |
| 2022 California Fire Code | |
| 2022 California Energy Code | |
| 2022 California Residential Building Code | |
| 2022 California Green Building Standards Code | |
| 2022 California Historical Building Code | |
| 2018 International Pool and Spa Safety Code | |
| 2018 International Property Management Code | |
| Atascadero Municipal code | |

| | | |
|---|-----------------|---|
| SITE AREA: | 37,897 SQ.FT. | |
| BUILDING FOOTPRINT: | 2981.04 SQ.FT. | 7.87% |
| BUILDING: | | BUILDING FOOTPRINT: MAIN FLOOR + COV'D PORCH + SUNDECK **GARAGE IS BELOW MAIN FLOOR** **CARPORT IS BELOW THE SUNDECK** |
| MAIN FLOOR: (TOTAL CONDITIONED AREA) | 1,342.42 SQ.FT. | |
| ATTACHED GARAGE: | 494.0 SQ.FT. | |
| TOTAL BUILDING AREA: | 1,836.42 SQ.FT. | 4.85% |
| ATTACHED CARPORT: | 489.6 SQ. FT. | 1.29% |
| PORCH & DECK | | |
| COVERED PORCH: | 442.34 SQ.FT. | 1.17% |
| SUNDECK DECK: | 1,196.28 SQ.FT. | 3.16% |
| TOTAL DECKS & PORCHES | 1,638.62 SQ.FT. | 4.33% |

| | |
|---|----------------|
| OFFICES / LOCATIONS | |
| CANADIAN CORPORATE OFFICE: | 1-800-663-5693 |
| 8250 RIVER ROAD, DELTA, BC, CANADA | |
| USA CORPORATE OFFICE: | 1-800-451-4888 |
| 535 DOCK STREET, SUITE 100 TACOMA, WASHINGTON, USA | |
| CALGARY OFFICE: | 1-800-267-4586 |
| 11 BOWDRIDGE DRIVE NW. CALGARY, ALBERTA, CANADA | |
| MARMORA OFFICE: | 1-613-689-1255 |
| 265 IRON TOWN LANE. MARMORA, ONTARIO, CANADA | |
| BARRIE OFFICE: | 1-800-668-6896 |
| 2027 COMMERCE PARK DRIVE, INNISFIL, ONTARIO, CANADA | |

PROJECT ADVISOR: SAM CLARK

COPYRIGHT: THIS DRAWING IS THE PROPERTY OF LINWOOD HOMES LTD., AND IS SUBJECT TO COPYRIGHT PROTECTION. IT IS TO BE USED FOR THIS PROJECT ONLY. IT IS NOT TO BE REPRODUCED WITHOUT THE WRITTEN CONSENT OF LINWOOD HOMES LTD.



R337.8.4 GARAGE DOOR PERIMETER GAP
EXTERIOR GARAGE DOORS SHALL RESIST THE INTRUSION OF EMBERS FROM ENTERING BY PREVENTING GAPS BETWEEN DOORS AND DOOR OPENINGS, AT THE BOTTOM, SIDES AND TOPS OF DOORS, FROM EXCEEDING 1/8 INCH (3.2 MM). GAPS BETWEEN DOORS AND DOOR OPENINGS SHALL BE CONTROLLED BY ONE OF THE FOLLOWING METHODS:

1. WEATHER STRIPPING PRODUCTS MADE OF MATERIALS THAT: (A) HAVE BEEN TESTED FOR TENSILE STRENGTH IN ACCORDANCE WITH ASTM D638 (STANDARD TEST METHOD FOR TENSILE PROPERTIES OF PLASTICS) AFTER EXPOSURE TO ASTM G95 (STANDARD PRACTICE FOR OPERATING XENON ARC LIGHT APPARATUS FOR EXPOSURE OF NONMETALLIC MATERIALS) FOR A PERIOD OF 2,000 HOURS, WHERE THE MAXIMUM ALLOWABLE DIFFERENCE IN TENSILE STRENGTH VALUES BETWEEN EXPOSED AND NONEXPOSED SAMPLES DOES NOT EXCEED 10 PERCENT AND (B) EXHIBIT A V-2 OR BETTER FLAMMABILITY RATING WHEN TESTED TO UL 94, STANDARD FOR TESTS FOR FLAMMABILITY OF PLASTIC MATERIALS FOR PARTS IN DEVICES AND APPLIANCES.
2. DOOR OVERLAPS ONTO JAMBS AND HEADERS.
3. GARAGE DOOR JAMBS AND HEADERS COVERED WITH METAL FLASHING.

NOTE:
ALL FOUNDATION DETAILS ARE SPECIFIED BY ENGINEER.
ANY DISCREPANCIES BETWEEN LINWOOD HOMES
DRAWINGS AND ENGINEERS DRAWINGS, ENGINEERING
DRAWINGS TAKE PRECEDENCE.

PLANS
APPROVED
FOR
MANUFACTURE

DATE

SALESPERSON'S
SIGNATURE

CUSTOMER'S
SIGNATURE

LINWOOD

CUSTOM HOMES

The contractor (builder) is held responsible for checking and verifying all dimensions on this drawing. Any discrepancies shall be reported immediately to Linwood Homes for corrections and/or interpretation.

Every notation followed by "N.I.C." indicates that the item is "Not included in Contract"

DRAWN BY:
TM

BCN NUMBER:
N/A

CHECKED BY:
DU

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

DATE:
MARCH 10, 2024

SALES OFFICE:
DELTA

PROJECT ADVISOR:
SAM CLARK

MODEL:
GEMINI

CUSTOMER:
NETZ

REVISION NUMBER:
VERSION 8.1

THIS DRAWING IS THE PROPERTY OF LINWOOD HOMES LTD, AND IS SUBJECT TO COPYRIGHT PROTECTION. IT IS TO BE USED FOR THIS PROJECT ONLY. IT IS NOT TO BE REPRODUCED WITHOUT THE CONSENT OF LINWOOD HOMES LTD IN WRITING. THIS DRAWING IS PART OF PURCHASE AGREEMENT & AMENDMENTS:# 107-0702

PAGE
A101

CRAWLSPACE ARCHITECTURAL FLOOR PLAN

- INDICATES GLU-LAM POST
 - INDICATES NAIL-LAM POST (SOLID BEARING)
" / " = JACK STUD & "X" KING STUD
 - INDICATES POINT LOAD
- EXTERIOR DOORS TO COMPLY WITH CRC 337.8.3 AS THE EXTERIOR SURFACE IS NON-COMBUSTIBLE / IGNITION RESISTANT MATERIALS
- W8

PLANS
APPROVED
FOR
MANUFACTURE

DATE

SALES PERSON'S
SIGNATURE

CUSTOMER'S
SIGNATURE

THE CONTRACTOR (BUILDER) IS
HOLD RESPONSIBLE FOR CHECKING
AND VERIFYING ALL DIMENSIONS
ON THIS DRAWING. ANY DISCREPANCIES
SHALL BE REPORTED IMMEDIATELY
TO LINWOOD HOMES FOR
CORRECTIONS AND /
OR INTERPRETATION.

Every notation followed
by "N.I.C." indicates
that the item is
"Not included in
Contract"

DRAWN BY:
TM

ROOM NUMBER:
N/A

CHECKED BY:
DU

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

DATE:
MARCH 10, 2024

SALES OFFICE:
DELTA

PROJECT ADVISOR:
SAM CLARK

MODEL:
GEMINI

CUSTOMER:
NETZ

REVISION NUMBER:
VERSION 8.1

DATE:
MARCH 10, 2024

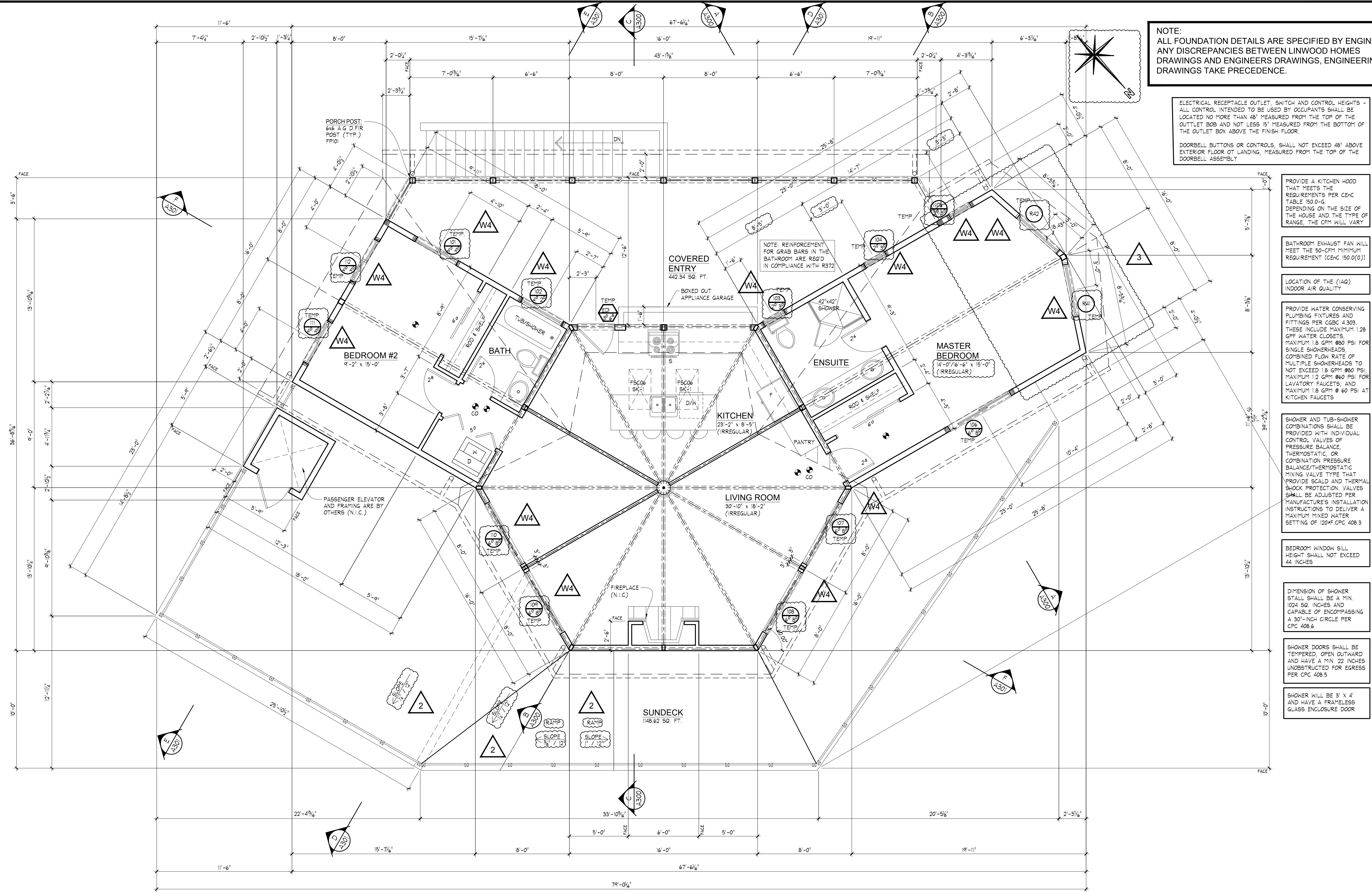
SALES OFFICE:
DELTA

PROJECT ADVISOR:
SAM CLARK

MODEL:
GEMINI

CUSTOMER:
NETZ

REVISION NUMBER:
VERSION 8.1



NOTE:
ALL FOUNDATION DETAILS ARE SPECIFIED BY ENGINEER.
ANY DISCREPANCIES BETWEEN LINWOOD HOMES
DRAWINGS AND ENGINEERS DRAWINGS, ENGINEERING
DRAWINGS TAKE PRECEDENCE.

ELECTRICAL RECEPTACLE OUTLET SWITCH AND CONTROL HEIGHTS -
ALL CONTROL INTENDED TO BE USED BY OCCUPANTS SHALL BE
LOCATED NO MORE THAN 48" MEASURED FROM THE TOP OF THE
OUTLET BOB AND NOT LESS 15" MEASURED FROM THE BOTTOM OF
THE OUTLET BOX ABOVE THE FINISH FLOOR.

DOORBELL BUTTONS OR CONTROLS, SHALL NOT EXCEED 48" ABOVE
EXTERIOR FLOOR OT LANDING, MEASURED FROM THE TOP OF THE
DOORBELL ASSEMBLY

PROVIDE A KITCHEN HOOD
THAT MEETS THE
REQUIREMENTS PER CEC
TABLE 150.0-G.
DEPENDENT ON THE SIZE OF
THE HOUSE AND THE TYPE OF
RANGE, THE CFM WILL VARY

BATHROOM EXHAUST FAN WILL
MEET THE 50-CFM MINIMUM
REQUIREMENT [CEC 150.0(0)]

LOCATION OF THE (IAQ)
INDOOR AIR QUALITY

PROVIDE WATER CONSERVING
PLUMBING FIXTURES AND
FITTINGS PER CBC 4.303.
THESE INCLUDE MAXIMUM 1.28
GPF WATER CLOSETS,
MAXIMUM 1.8 GPM @ 80 PSI FOR
SINGLE SHOWERHEADS,
COMBINED FLOW RATE OF
MULTIPLE SHOWERHEADS TO
NOT EXCEED 1.8 GPM @ 80 PSI,
MAXIMUM 1.2 GPM @ 60 PSI FOR
LAVATORY FAUCETS, AND
MAXIMUM 1.8 GPM @ 60 PSI AT
KITCHEN FAUCETS

SHOWER AND TUB-SHOWER
COMBINATIONS SHALL BE
PROVIDED WITH INDIVIDUAL
CONTROL VALVES OF
PRESSURE BALANCE,
THERMOSTATIC, OR
COMBINATION PRESSURE
BALANCE/THERMOSTATIC
MIXING VALVE TYPE THAT
PROVIDE SCALD AND THERMAL
SHOCK PROTECTION. VALVES
SHALL BE ADJUSTED PER
MANUFACTURER'S INSTALLATION
INSTRUCTIONS TO DELIVER A
MAXIMUM MIXED WATER
SETTING OF 120°F CPC 408.3

BEDROOM WINDOW SILL
HEIGHT SHALL NOT EXCEED
44 INCHES

DIMENSION OF SHOWER
STALL SHALL BE A MIN.
1024 SQ. INCHES AND
CAPABLE OF ENCOMPASSING
A 30"-INCH CIRCLE PER
CPC 408.6

SHOWER DOORS SHALL BE
TEMPERED, OPEN OUTWARD
AND HAVE A MIN. 22 INCHES
UNOBSTRUCTED FOR EGRESS
PER CPC 408.5

SHOWER WILL BE 3' X 4'
AND HAVE A FRAMELESS
GLASS ENCLOSURE DOOR

| 0" CLEARANCE FIREPLACE (N.I.C.) | |
|---------------------------------|------------------|
| TYPE OF FUEL: | (GAS/WOOD) |
| UNIT HEIGHT: | (80"/88") |
| FINISH MATERIAL: | (STONE/OTHER) |
| FINISH HEIGHT: | (MARBLE/CEILING) |
| (CLIENT'S SIGNATURE) | |

MAIN FLOOR ARCHITECTURAL PLAN

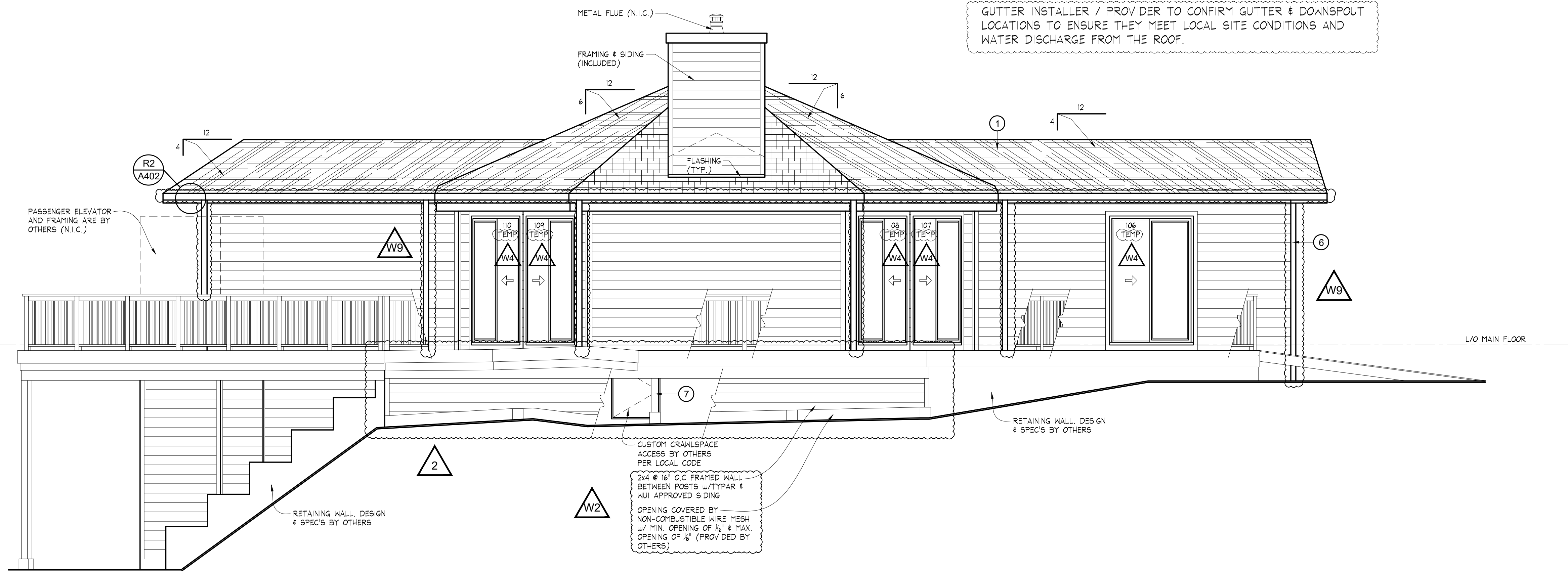
1c 1342.42 SQ. FT.

ALL INTERIOR AND EXTERIOR RAKED WALLS ARE TO BE FRAMED FULL HEIGHT w/ BLOCKING @ 8'-0" o.c.
STUDS EXCEEDING 20' IN LENGTH ARE TO BE 2-2x LAMINATED STUDS w/ STAGGERED JOINTS

ALL EXTERIOR WALLS ARE TO BE PRE-FABRICATED

- INDICATES GLU-LAM POST
- INDICATES NAIL-LAM POST (SOLID BEARING)
" / " = JACK STUD & "X" KING STUD
- INDICATES POINT LOAD

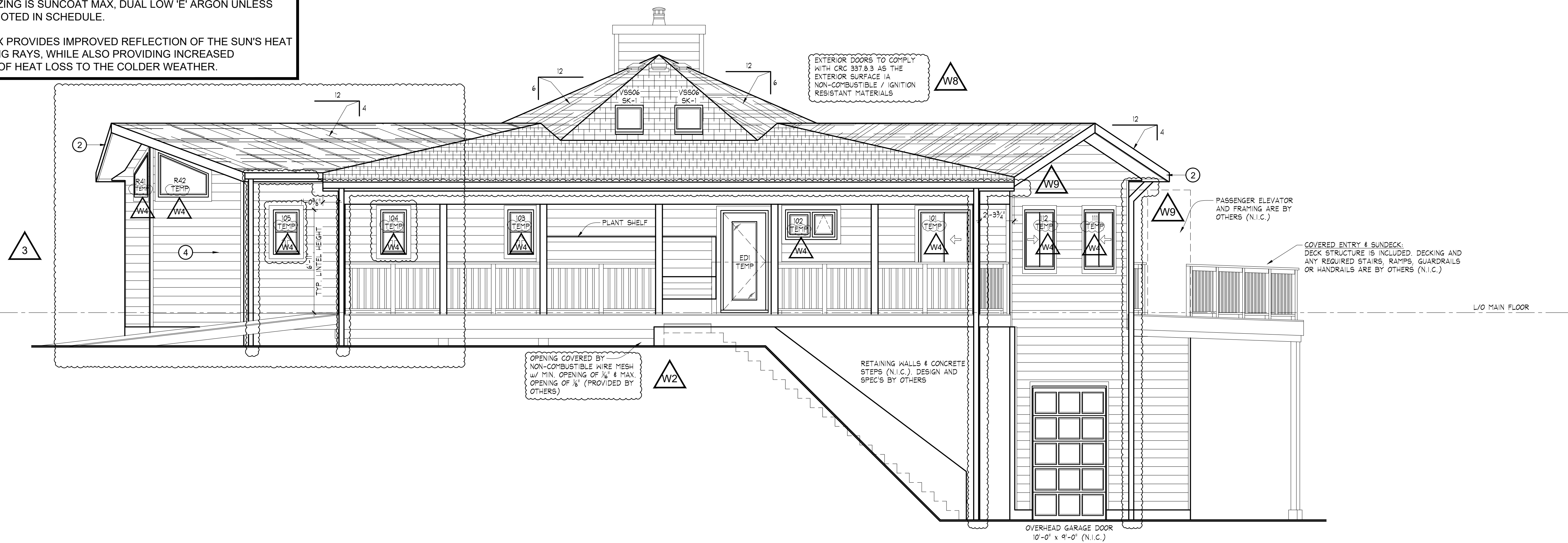
EXTERIOR DOORS TO COMPLY
WITH CBC 307.8.3 AS THE
EXTERIOR SURFACE IS
NON-COMBUSTIBLE / IGNITION
RESISTANT MATERIALS



FRONT ELEVATION

NOTE:
WINDOW GLAZING IS SUNCOAT MAX, DUAL LOW 'E' ARGON UNLESS OTHERWISE NOTED IN SCHEDULE.

SUNCOAT MAX PROVIDES IMPROVED REFLECTION OF THE SUN'S HEAT AND DAMAGING RAYS, WHILE ALSO PROVIDING INCREASED PREVENTION OF HEAT LOSS TO THE COLDER WEATHER.



REAR ELEVATION

| TYPICAL EXTERIOR MATERIALS & FINISHES | |
|---------------------------------------|---|
| TAG | MATERIAL & FINISHES |
| 1 | ROOF FINISH: CERTAINTED LANDMARK (AR) |
| 2 | FASCIA (A): 2x8 COMBED FACE SPF |
| 3 | FASCIA (B): 2x8 COMBED FACE SPF |
| 4 | SIDING (A): ALLURA FIBER CEMENT CEDAR 8-1/4" LAP SIDING (7' EXP.) |
| 5 | WINDOW & DOOR TRIM: 2x4 COMBED FACE SPF. SEE DETAIL 'F3' ON SHT. A403 |
| 6 | CORNER TRIM: 2x4 COMBED FACE SPF. SEE DETAIL 'Y2' ON SHT. A402 |
| 7 | DECK POST: 6x6 A.G. D.FIR POST (TYP.) FPO01 |
| 8 | PORCH POST: 6x6 A.G. D.FIR POST (TYP.) FPO01 |
| 9 | RAMPS TO GRADE BY OTHERS (N.I.C.) |
| 10 | CONC. STEPS TO GRADE BY OTHERS (N.I.C.) |
| 11 | CARPORT POST: 5 1/8" x 5 1/2" G.L. POST FPO0G |

PLANS
APPROVED
FOR
MANUFACTURE

DATE

SALESPERSON'S
SIGNATURE

CUSTOMER'S
SIGNATURE

LINWOOD
CUSTOM HOMES

The contractor (builder) is held responsible for checking and verifying all dimensions on this drawing. Any discrepancies shall be reported immediately to Linwood Homes for corrections and/or interpretation.

Every notation followed by 'N.I.C.' indicates that the item is "Not included in Contract"

DRAWN BY:

TM

BCN NUMBER:

N/A

CHECKED BY:

DU

SCALE:

1/4" = 1'-0"

DATE:

MARCH 10, 2024

SALES OFFICE:

DELTA

PROJECT ADVISOR:

BAM CLARK

MODEL:

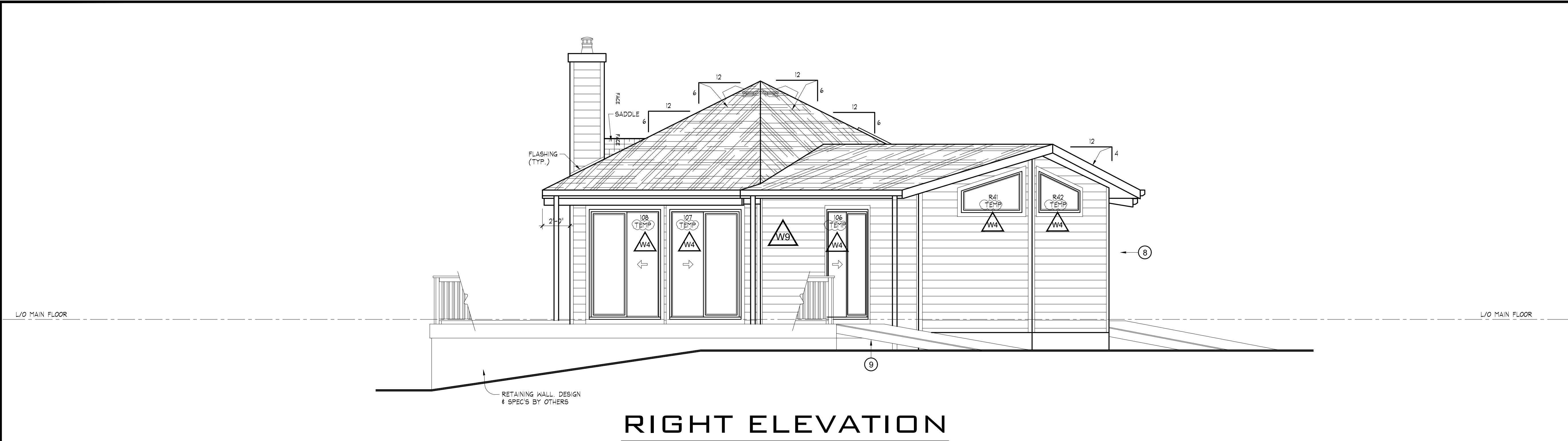
GEMINI

CUSTOMER:

NETZ

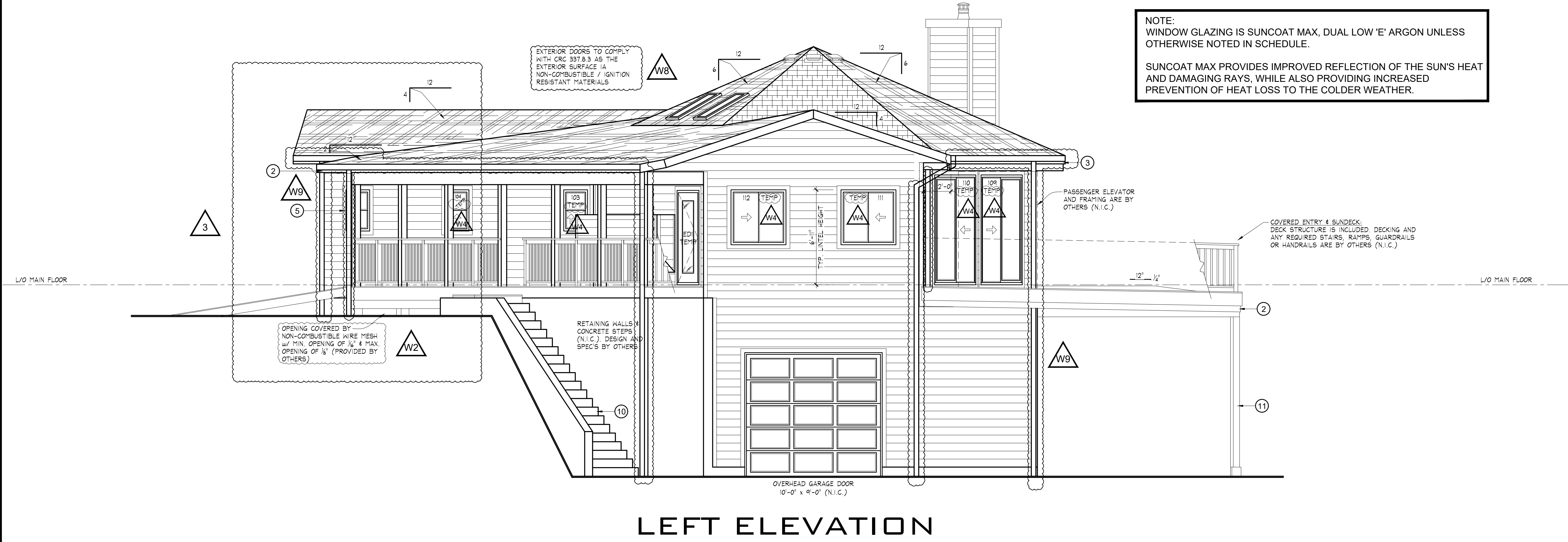
REVISION NUMBER:

VERSION 8.1



RIGHT ELEVATION

| TYPICAL EXTERIOR MATERIALS & FINISHINGS | |
|---|---|
| TAG | MATERIAL & FINISHES |
| 1 | ROOF FINISH: CERTAINTED LANDMARK (AR) |
| 2 | FASCIA (A): 2x8 COMBED FACE SPF |
| 3 | FASCIA (B): 2x8 COMBED FACE SPF |
| 4 | SIDING (A): ALLURA FIBER CEMENT CEDAR 8-1/4" LAP SIDING (7' EXP.) |
| 5 | WINDOW & DOOR TRIM: 2x4 COMBED FACE SPF. SEE DETAIL 'F3' ON SHT. A403 |
| 6 | CORNER TRIM: 2x4 & 2x6 COMBED FACE SPF. SEE DETAIL 'Y2' ON SHT. A402 |
| 7 | DECK POST: 6x6 A.G.D.FIR POST (TYP.) FP001 |
| 8 | PORCH POST: 6x6 A.G.D.FIR POST (TYP.) FP101 |
| 9 | RAMPS TO GRADE BY OTHERS (N.I.C.) |
| 10 | CONC. STEPS TO GRADE BY OTHERS (N.I.C.) |
| 11 | CARPOR POST 5 1/8" x 5 1/2" G.L. POST P001G |



LEFT ELEVATION

NOTE:
WINDOW GLAZING IS SUNCOAT MAX, DUAL LOW 'E' ARGON UNLESS OTHERWISE NOTED IN SCHEDULE.

SUNCOAT MAX PROVIDES IMPROVED REFLECTION OF THE SUN'S HEAT AND DAMAGING RAYS, WHILE ALSO PROVIDING INCREASED PREVENTION OF HEAT LOSS TO THE COLDER WEATHER.

PLANS
APPROVED
FOR
MANUFACTURE

DATE

SALESPERSON'S
SIGNATURE

CUSTOMER'S
SIGNATURE

LINWOOD

CUSTOM HOMES

The contractor (builder) is held responsible for checking and verifying all dimensions on this drawing. Any discrepancies shall be reported immediately to Linwood Homes for corrections and/or interpretation.

Every notation followed by "N.I.C." indicates that the item is "Not included in Contract"

DRAWN BY:
TM

BCN NUMBER:
N/A

CHECKED BY:
DU

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

DATE:
MARCH 10, 2024

SALES OFFICE:
DELTA

PROJECT ADVISOR:
SAM CLARK

MODEL:
GEMINI

CUSTOMER:
NETZ

REVISION NUMBER:
VERSION 8.1

THIS DRAWING IS THE PROPERTY OF LINWOOD HOMES LTD, AND IS SUBJECT TO COPYRIGHT PROTECTION. IT IS TO BE USED FOR THIS PROJECT ONLY. IT IS NOT TO BE REPRODUCED WITHOUT THE CONSENT OF LINWOOD HOMES LTD IN WRITING. THIS DRAWING IS PART OF PURCHASE AGREEMENT & AMENDMENTS:# 107-0702

PAGE
A201

| ABBREVIATIONS | | |
|---------------|---------------------------------|------------------------------------|
| ± | APPROXIMATE VALUE PLUS OR MINUS | LF LINEAL FEET |
| () | EXISTING ELEVATION | MAX MAXIMUM |
| AB | AGGREGATE BASE | MEP MECHANICAL ELECTRICAL PLUMBING |
| AC | ASPHALT CONCRETE | MH MANHOLE |
| BC | BEGINNING OF CURVE | MIN MINIMUM |
| BVC | BEGINNING OF VERTICAL CURVE | (N) NEW ITEM |
| BFE | BASE FLOOD ELEVATION | NTS NOT TO SCALE |
| BLD | BUILDING | OH OVERHEAD UTILITY |
| BO | BLOW-OFF ASSEMBLY | OR OVERLAND RELEASE FOR DRAINAGE |
| BOW | BACK OF WALK | (P) PROPOSED ITEM |
| CO | CLEANOUT | PL PROPERTY LINE |
| CL | CENTERLINE | PUE PUBLIC UTILITY EASEMENT |
| DIP | DUCTILE IRON PIPE | PVC POLYVINYL CHLORIDE PIPE |
| DW | DOMESTIC WATER SERVICE | RCP REINFORCED CONCRETE PIPE |
| (E) | EXISTING ITEM | ROW RIGHT OF WAY |
| EC | END OF CURVE | R/W RIGHT OF WAY |
| EVC | END OF VERTICAL CURVE | SD STORM DRAIN |
| EP | EDGE OF PAVEMENT | SS SANITARY SEWER |
| EX | EXISTING | STA STATION |
| FF | FINISH FLOOR | STD STANDARD |
| FG | FINISH GRADE | SIDEWALK |
| PH | FIRE HYDRANT | S/W TOP OF CURB |
| FS | FINISH SURFACE | TF TOP OF FOOTING |
| FL | FLOW LINE | TG TOP OF GRATE |
| FW | FIRE WATER SERVICE | TW TOP OF WALL |
| GB | GRADE BREAK | TYP TYPICAL |
| HP | HIGH POINT | UNO UNLESS NOTED OTHERWISE |
| HWM | HIGH WATER MARK | VC VERTICAL CLAY PIPE |
| INV | INVERT | W WATER SERVICE |
| IRR | IRRIGATION | WR RECLAIMED WATER SERVICE |
| JT | JOINT TRENCH UTILITIES | |

ANNOTATION LEGEND

| | |
|--|--|
| | GENERAL NOTE |
| | STORM DRAIN KEY NOTE/GENERAL KEY NOTE |
| | WATER KEY NOTE |
| | SANITARY SEWER KEY NOTE |
| | DRY UTILITY KEY NOTE |
| | CAUTIONARY KEY NOTES |
| | REVISION TO PLAN OR MODIFICATION TO DETAIL |
| | DETAIL CALLOUT (TOP=DETAIL NO./BTM.=SHEET NO.) |
| | SECTION CALLOUT (TOP=SECTION NO./BTM.=SHEET NO.) |
| | ELEVATION GRADE CALLOUT (PROPOSED) |
| | ELEVATION GRADE CALLOUT (MATCH EXISTING) |
| | BUILDING FINISH FLOOR ELEVATION/PAD ELEVATION |
| | DIRECTION OF FLOW/ PERCENT SLOPE |
| | UTILITY INVERT (SIZE, DIRECTION, ELEVATION) |
| | DIMENSION |

GENERAL LEGEND

| | |
|--|---|
| | EXISTING/PROPOSED CENTERLINE (CL) |
| | EXISTING PROPERTY LINE (EX. PL) |
| | PROPOSED PROPERTY LINE (PL) |
| | PROPOSED SETBACK LINE |
| | EXISTING/PROPOSED EASEMENT |
| | PROPOSED SAWCUT |
| | GUTTER FLOWLINE |
| | PROPOSED CURB AND GUTTER |
| | PROPOSED SLOTTED CURB |
| | PROPOSED RETAINING WALL HEIGHT PER PLAN. |
| | PROPOSED CONCRETE PAVEMENT/HARDSCAPE |
| | PROPOSED ASPHALT CONCRETE PAVEMENT |
| | PROPOSED GRAVEL |
| | PROPOSED PAVER PAVEMENT |
| | DEEPEENED FOUNDATION WALL, RETAINED HEIGHT PER PLAN. SEE STRUCTURAL PLANS BY OTHERS FOR CONSTRUCTION DETAILS. |
| | RAISED FOUNDATION WALL, RETAINED HEIGHT PER PLAN. SEE STRUCTURAL PLANS BY OTHERS FOR CONSTRUCTION DETAILS. |

GRADING LEGEND

| | |
|--|--|
| | GRADE BREAK |
| | DAYLIGHT OF GRADING LIMITS (CUT/FILL LINE) |
| | LIMIT OF DISTURBANCE |
| | SWALE |
| | CONTOUR MAJOR |
| | CONTOUR MINOR |
| | TOP OF SLOPE |
| | TOE OF SLOPE |
| | OVERLAND RELEASE PATH |

STORM DRAIN LEGEND:

| | |
|--|--|
| | STORM DRAIN PIPE LENGTH, SIZE AND SLOPE (SD) |
| | PROPOSED SLOT/TRENCH DRAIN |
| | PROPOSED BIO RETENTION BASIN |
| | ENERGY DISSIPATOR |
| | HEADWALL/ENDWALL |
| | FLARED END SECTION |
| | DROP INLET |
| | MANHOLE |
| | CLEANOUT |

SANITARY SEWER LEGEND:

| | |
|--|---|
| | SANITARY SEWER PIPE LENGTH, SIZE AND SLOPE (SS) |
| | SANITARY SEWER MANHOLE (SSMH) |
| | SANITARY SEWER CLEANOUT TO GRADE (SSCO) |
| | SANITARY SEWER BACKWATER VALVE |

WATER LEGEND:

| | |
|--|---|
| | DOMESTIC WATER SERVICE AND SIZE (DW) |
| | FIRE WATER SERVICE AND SIZE (FW) |
| | GATE VALVE |
| | FIRE HYDRANT (FH) |
| | POST INDICATOR VALVE (PIV) |
| | FIRE DEPARTMENT CONNECTION (FDC) |
| | BACKFLOW DEVICE FOR FIRE SERVICE (RPZ OR DDC) |
| | BACKFLOW DEVICE FOR DOMESTIC SERVICE (RPZ) |
| | DOMESTIC WATER METER |
| | IRRIGATION METER (DESIGN BY OTHERS) |
| | THRUST BLOCK |

DRY UTILITY LEGEND:

| | |
|--|---------------------|
| | DRY UTILITY SERVICE |
|--|---------------------|

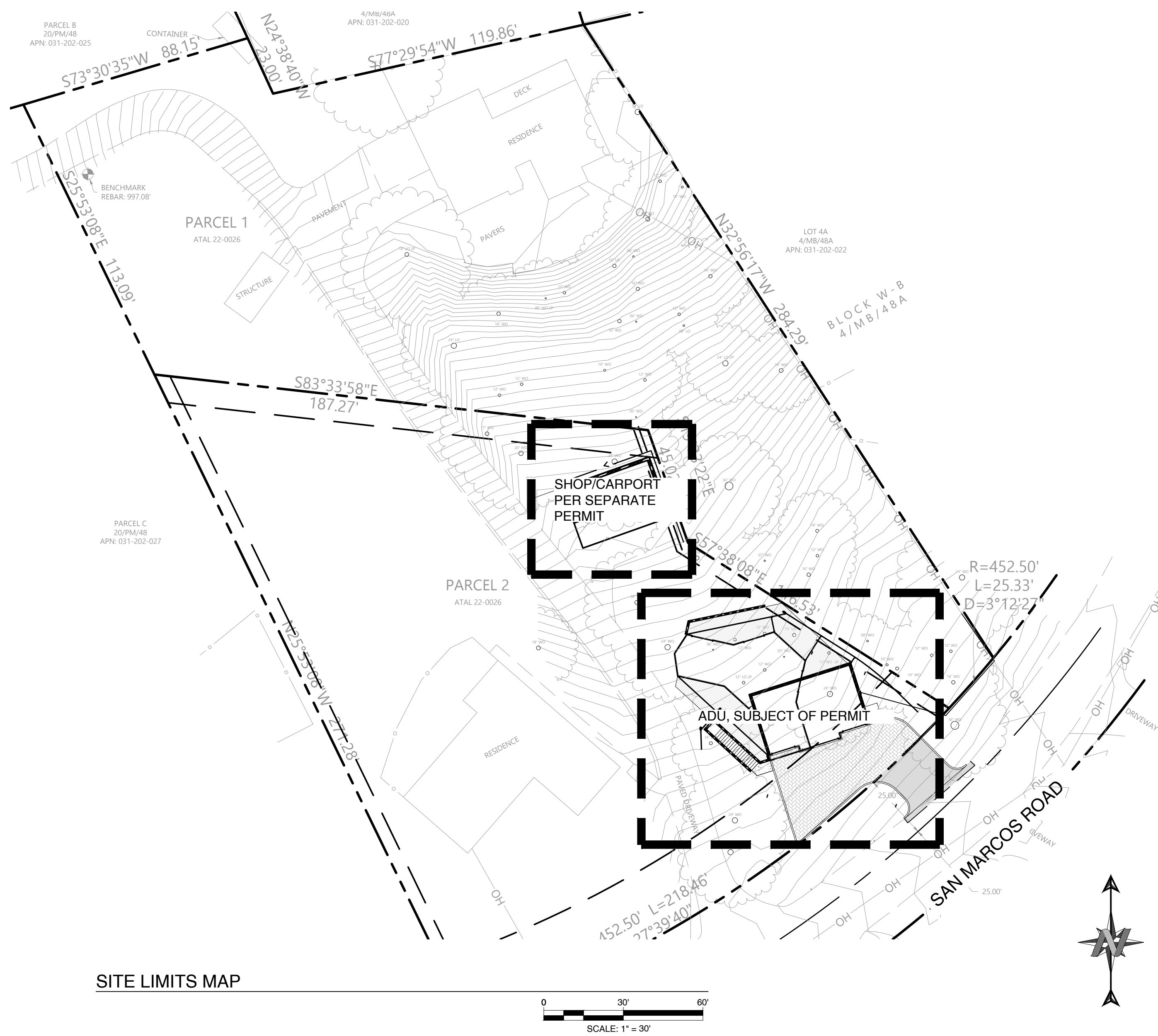
ONSITE IMPROVEMENT PLANS

FOR

NETZ PROPERTY ADU

8160 SAN MARCOS ROAD, ATASCADERO, CA 93422

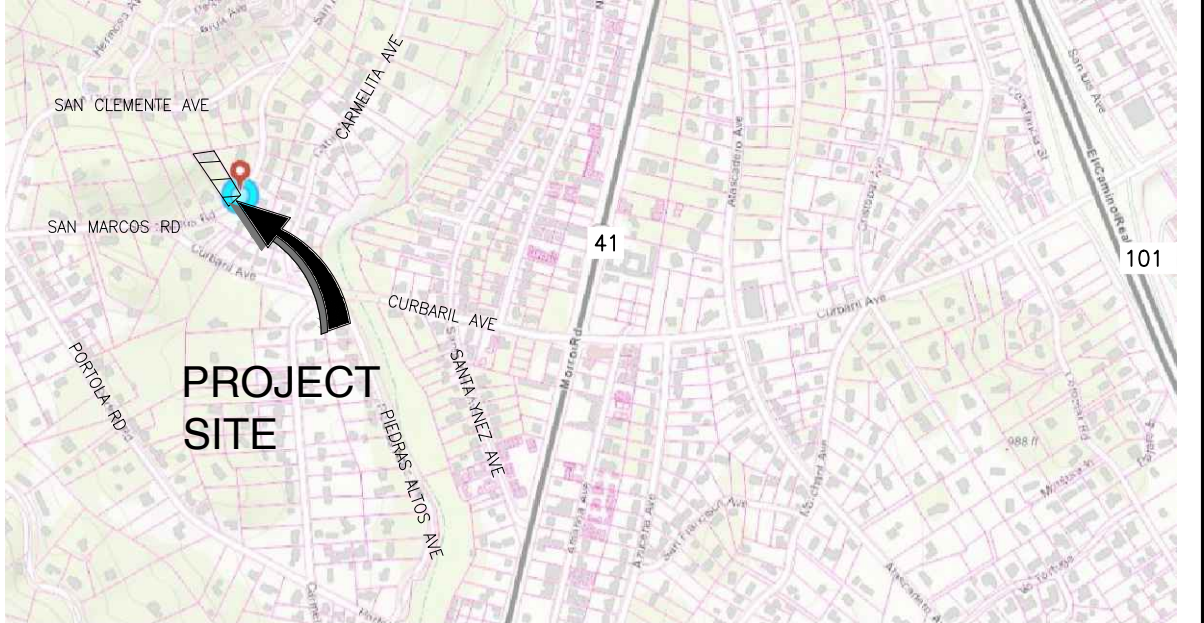
APN: 031-202-017



SITE LIMITS MAP

SHEET INDEX

| | |
|-------|--------------------------------------|
| C1.0 | - COVER |
| C2.0 | - NOTES |
| C3.0 | - GRADING AND DRAINAGE PLAN |
| C4.0 | - UTILITY PLAN |
| C5.0 | - SITE CROSS SECTIONS |
| C6.0 | - DETAILS |
| C7.0 | - TREE PROTECTION PLAN |
| EC1.0 | - EROSION & SEDIMENT CONTROL PLAN |
| EC2.0 | - EROSION & SEDIMENT CONTROL DETAILS |



VICINITY MAP

APPLICABLE CODES

2022 CALIFORNIA ADMINISTRATIVE CODE (CAC)
PART 1, TITLE 24, CALIFORNIA CODE OF REGULATIONS (CCR)
2022 CALIFORNIA BUILDING CODE (CBC)
PART 2, TITLE 24, CCR
2022 CALIFORNIA PLUMBING CODE (CPC)
PART 5, TITLE 24, CCR
2022 CALIFORNIA FIRE CODE (CFC)
PART 9, TITLE 24, CCR
2022 CALIFORNIA RESIDENTIAL CODE (CRC)
PART 2.5, TITLE 24, CCR

ALL WORK AND MATERIALS SHALL BE IN CONFORMANCE WITH THE APPLICABLE STANDARDS OF THE CODE SECTIONS REFERENCED ABOVE, AND ANY OTHER APPLICABLE STATE AND LOCAL GOVERNING AGENCY ORDINANCES, LAWS, RULES, REGULATIONS, AND PROJECT CONDITIONS OF APPROVAL.

NOTHING IN THESE DRAWINGS SHALL BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES, STANDARDS, OR PROJECT REQUIREMENTS.

STANDARDS

THE IMPROVEMENTS SHOWN ON THESE PLANS SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE STANDARD DRAWINGS AND SPECIFICATIONS LISTED BELOW. IN THE EVENT OF A DISCREPANCY BETWEEN THESE PLANS AND THE STANDARD DRAWINGS AND SPECIFICATIONS, THE GOVERNING ORDER OF PRECEDENCE SHALL BE AS FOLLOWS:

1. STATE STANDARD PLANS AND SPECIFICATIONS (CALTRANS)
2. CITY OF ATASCADERO STANDARD PLANS AND SPECIFICATIONS
3. STANDARD PLANS AND SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (PWC)
4. IMPROVEMENT PLAN DRAWINGS AND SPECIFICATIONS BY WALSH ENGINEERING

SURVEY AND MAPPING

THE TOPOGRAPHIC SURVEY AND MAPPING INFORMATION, INCLUDING BUT NOT LIMITED TO EXISTING SURFACE FEATURES, PROPERTY LINES, RIGHT-OF-WAY, CENTERLINE, EASEMENTS, AND RECORD INFORMATION, SHOWN ON THESE IMPROVEMENT PLANS WERE PROVIDED BY THE SURVEY BELOW. A COPY WAS PROVIDED TO WALSH ENGINEERING BY THE PROFESSIONAL LAND SURVEYOR OR OWNER UPON THE START OF OUR DESIGN. A COPY OF SAID SURVEY IS ON FILE WITH THE DESIGN ENGINEER. WALSH ENGINEERING ASSUMES NO RESPONSIBILITY FOR INCORRECT, INACCURATE OR INSUFFICIENT INFORMATION SUPPLIED TO US AT THE TIME OF PROJECT DESIGN OR PROJECT REVISIONS.

TITLE: "TOPOGRAPHIC SURVEY"
DATED: 05/13/2022

DAKOS LAND SURVEYS
7600 MORRO ROAD, UNIT B
ATASCADERO, CA 93422
(805)466-2445

A TITLE REPORT WAS NOT AVAILABLE AT THE TIME OF INITIAL SURVEY, THEREFORE EASEMENTS OR OTHER FEE CONVEYANCES WHICH MAY AFFECT THE SUBJECT PROPERTY HAVE NOT BEEN SHOWN AND THE BOUNDARY LINES SHOWN DO NOT REPRESENT THE TRUE OR ACTUAL BOUNDARY LINES. DETERMINATION OF THE ACTUAL PROPERTY BOUNDARIES WILL REQUIRE A COMPLETE BOUNDARY SURVEY, THE SETTING OF PROPERTY MONUMENTS AND THE FILING OF A CORNER RECORD OR RECORD OF SURVEY IN CONFORMANCE WITH STATE LAW (LS ACT SEC. 8762). PROPERTY LINES, EASEMENTS, AND BUILDING SETBACKS SHOULD BE DETERMINED FROM AN ACTUAL BOUNDARY SURVEY. IF NOT, MODIFICATIONS TO THE STRUCTURE MAY BE NECESSARY DURING CONSTRUCTION.

BENCHMARK

THE BASIS OF BEARINGS FOR THIS SURVEY IS EQM96, ACCORDING TO GPS OBSERVATION AND POST PROCESSING CALCULATION PROVIDED BY UNAVCO. THE LOCAL REFERENCE POINT IS THE SET OF REBAR SHOWN HEREON HAVING AN ELEVATION OF 997.08'.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS BASED ON THE SURVEYED TIES FOUND MONUMENTS HAVING A RECORD BEARING OF N32°29'45"W PER 20/PM/48.

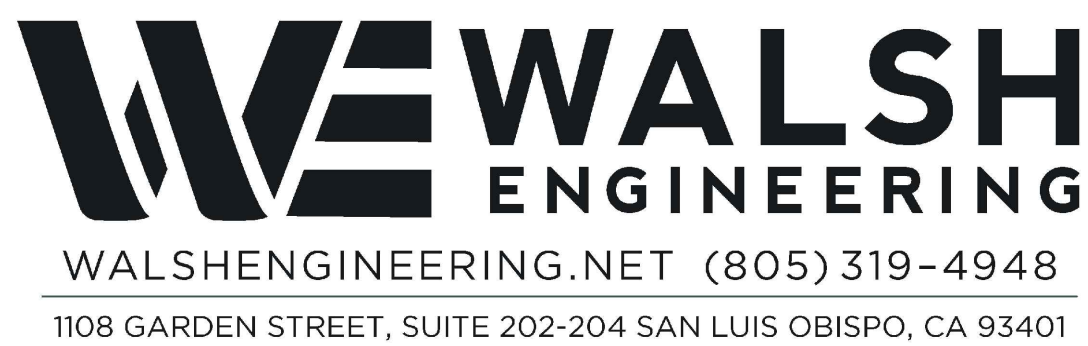
GEOTECHNICAL REPORT/LETTER

GEOTECHNICAL ENGINEERING REPORT(S):
TITLE: "GEOTECHNICAL ENGINEERING REPORT"
BY: BEACON GEOTECHNICAL, INC.
DATE: 09/26/2022

THE IMPROVEMENTS SHOWN ON THESE PLANS SHALL BE CONSTRUCTED IN CONFORMANCE WITH GEOTECHNICAL ENGINEERING RECOMMENDATIONS PREPARED FOR THIS PROJECT. IT IS UNDERSTOOD THAT THE CONTRACTOR(S) PERFORMING THE WORK WILL UTILIZE THE GEOTECHNICAL ENGINEERING REPORT AS A SUPPLEMENT TO THESE PLANS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR(S) TO REFERENCE THE PLANS AND REPORTS AND INCORPORATE THE RECOMMENDATIONS AND STANDARDS PROVIDED IN EACH DOCUMENT.

THESE PLANS SHALL BE REVIEWED BY THE PROJECT GEOTECHNICAL ENGINEER TO VERIFY CONFORMANCE WITH THE RECOMMENDATIONS AND SPECIFICATIONS STATED IN THE REFERENCED GEOTECHNICAL ENGINEERING REPORT PREPARED FOR THIS PROJECT. NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.

GEOTECHNICAL ENGINEER SHALL BE ENGAGED TO REVIEW THESE PLANS AND ISSUE APPROVAL LETTER INCLUDING REVIEW OF THE ALTERNATE SLOPE SETBACK (IF NECESSARY) IN COMPLIANCE WITH THE FOLLOWING CODE SECTION: CBC 1803.5.10, WHERE SETBACKS OR CLEARANCES OTHER THAN THOSE REQUIRED IN SECTION 1808.7 ARE DESIRED, THE BUILDING OFFICIAL SHALL BE PERMITTED TO REQUIRE A GEOTECHNICAL INVESTIGATION BY A REGISTERED DESIGN PROFESSIONAL TO DEMONSTRATE THAT THE INTENT OF SECTION 1808.7 WOULD BE SATISFIED. SUCH AN INVESTIGATION SHALL INCLUDE CONSIDERATION OF MATERIAL, HEIGHT OF SLOPE, SLOPE GRADIENT, LOAD INTENSITY AND EROSION.



NETZ PROPERTY
8160 SAN MARCOS ROAD
ATASCADERO, CA 93422

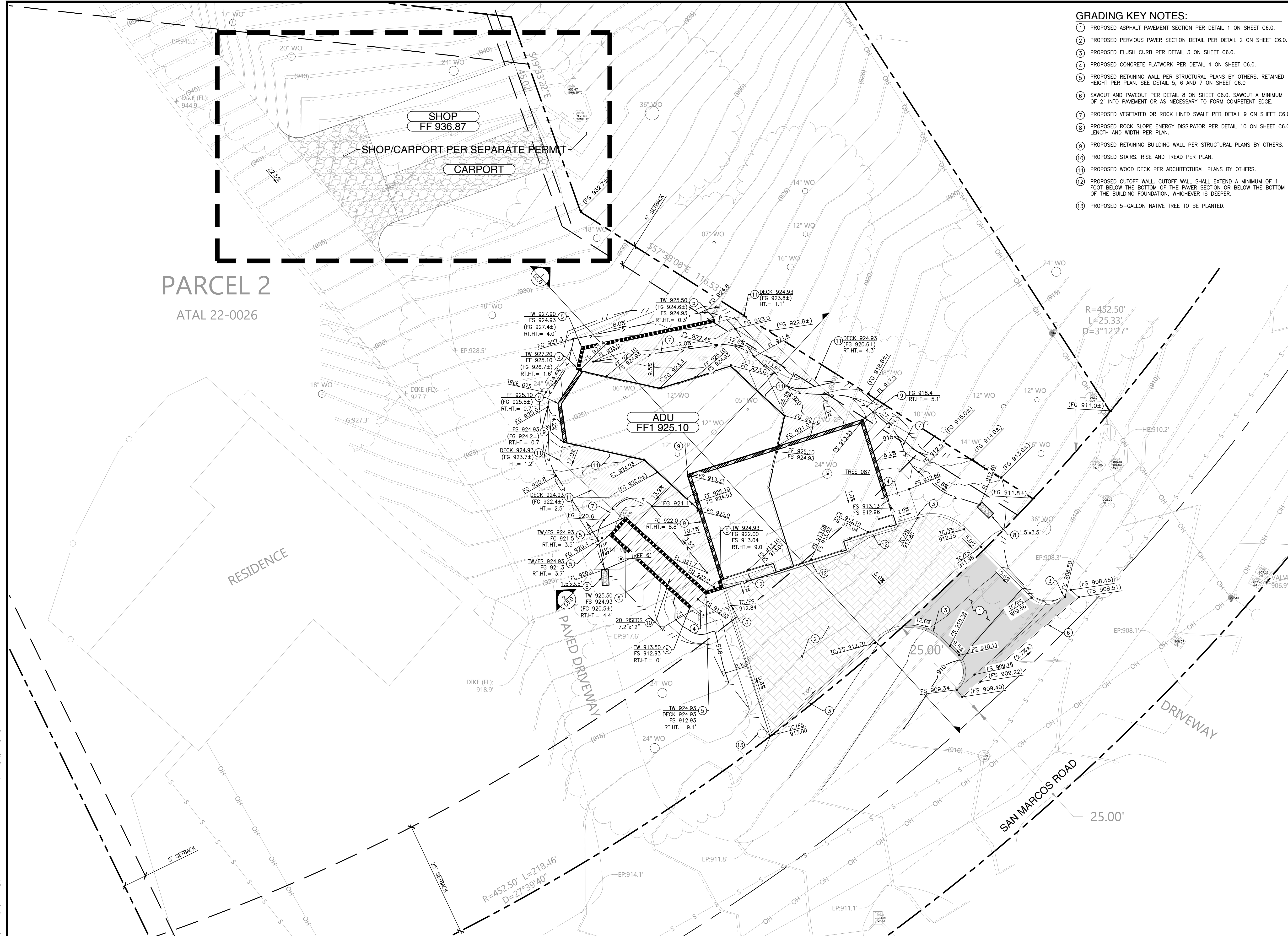


DESIGNED BY: MLB
CHECKED BY: KDG
APPROVED BY: KDG
DATE: 04/26/2024

COVER

C1.0

SHEET



GRADING KEY NOTES:

1. PROPOSED ASPHALT PAVEMENT SECTION PER DETAIL 1 ON SHEET C6.0.
2. PROPOSED PERVIOUS PAVER SECTION DETAIL PER DETAIL 2 ON SHEET C6.0.
3. PROPOSED FLUSH CURB PER DETAIL 3 ON SHEET C6.0.
4. PROPOSED CONCRETE FLATWORK PER DETAIL 4 ON SHEET C6.0.
5. PROPOSED RETAINING WALL PER STRUCTURAL PLANS BY OTHERS. RETAINED HEIGHT PER PLAN. SEE DETAIL 5, 6 AND 7 ON SHEET C6.0.
6. SAWCUT AND PAVEDOUT PER DETAIL 8 ON SHEET C6.0. SAWCUT A MINIMUM OF 2' INTO PAVEMENT OR AS NECESSARY TO FORM COMPETENT EDGE.
7. PROPOSED VEGETATED OR ROCK LINED SWALE PER DETAIL 9 ON SHEET C6.0.
8. PROPOSED ROCK SLOPE ENERGY DISSIPATOR PER DETAIL 10 ON SHEET C6.0. LENGTH AND WIDTH PER PLAN.
9. PROPOSED RETAINING BUILDING WALL PER STRUCTURAL PLANS BY OTHERS.
10. PROPOSED STAIRS. RISE AND TREAD PER PLAN.
11. PROPOSED WOOD DECK PER ARCHITECTURAL PLANS BY OTHERS.
12. PROPOSED CUTOFF WALL. CUTOFF WALL SHALL EXTEND A MINIMUM OF 1 FOOT BELOW THE BOTTOM OF THE PAVER SECTION OR BELOW THE BOTTOM OF THE BUILDING FOUNDATION, WHICHEVER IS DEEPER.
13. PROPOSED 5-GALLON NATIVE TREE TO BE PLANTED.

GENERAL LEGEND

- EXISTING/PROPOSED CENTERLINE (E)
- EXISTING PROPERTY LINE (EX. E)
- PROPOSED PROPERTY LINE (E)
- PROPOSED SETBACK LINE
- EXISTING/PROPOSED EASEMENT
- PROPOSED SAWCUT
- GUTTER FLOWLINE
- PROPOSED CURB AND GUTTER
- PROPOSED SLOTTED CURB
- PROPOSED RETAINING WALL. HEIGHT PER PLAN.
- PROPOSED CONCRETE PAVEMENT/HARDSCAPE
- PROPOSED ASPHALT CONCRETE PAVEMENT
- PROPOSED GRAVEL
- PROPOSED PAVER PAVEMENT
- DEEPEEN FOUNDATION WALL. RETAINED HEIGHT PER PLAN. SEE STRUCTURAL PLANS BY OTHERS FOR CONSTRUCTION DETAILS.
- RAISED FOUNDATION WALL. RETAINED HEIGHT PER PLAN. SEE STRUCTURAL PLANS BY OTHERS FOR CONSTRUCTION DETAILS.

GRADING LEGEND

- GB - RIDGE - HINGE. GRADE BREAK
- CUT FILL DAYLIGHT OF GRADING LIMITS (CUT/FILL LINE)
- LIMIT OF DISTURBANCE
- SWALE
- 100 CONTOUR MAJOR
- 99 CONTOUR MINOR
- TOP OF SLOPE
- TOE OF SLOPE
- OVERLAND RELEASE PATH

STORM DRAIN LEGEND:

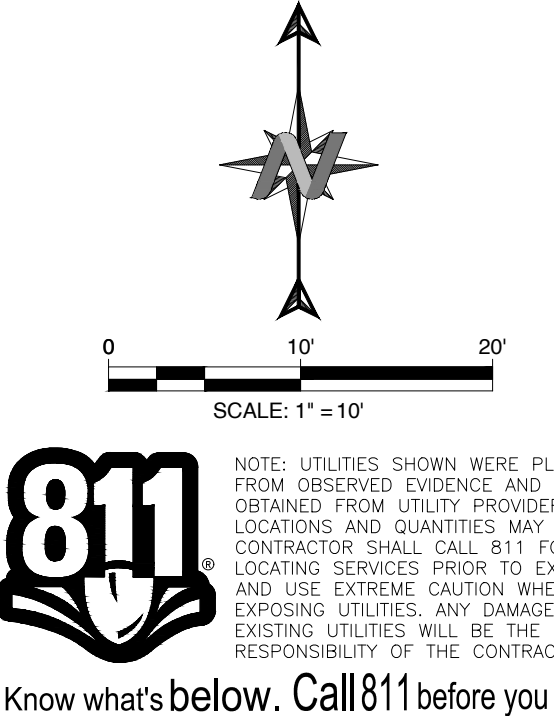
- 50L12"SD00.5% STORM DRAIN PIPE LENGTH, SIZE AND SLOPE (SD)
- PROPOSED SLOTT/TRENCH DRAIN
- PROPOSED BIO RETENTION BASIN
- ENERGY DISSIPATOR
- HEADWALL/ENDWALL
- FLARED END SECTION
- DROP INLET
- MANHOLE
- CLEANOUT

GRADING GENERAL NOTES:

- SEE STORM DRAIN AND UTILITY INFORMATION ON SHEET C4.0.
- ALL CLEARING, GRUBBING, SITE PREPARATION, OVER-EXCAVATION, EARTHWORK, ENGINEERED FILL, GEOTEXTILE MATERIAL, AND MATERIAL TESTING SHALL BE IN COMPLIANCE WITH THE GEOTECHNICAL ENGINEERING REPORT BY BEACON GEOTECHNICAL, INC., DATED SEPTEMBER 26, 2022.
- ESTIMATED EARTHWORK QUANTITIES:

| CUT | FILL | NET (CUT) |
|--------|-------|-----------|
| 500 CY | 50 CY | 450 CY |

NOTE: THE CUT AND FILL QUANTITIES SHOWN ABOVE ARE FOR PERMIT PURPOSES ONLY. THE CONTRACTOR SHALL, AFTER EXAMINING THE GRADING PLAN, SOILS REPORT AND TERRAIN, PREPARE HIS/HER ESTIMATE INDEPENDENTLY OF THE ENGINEER'S ESTIMATE.
- GRADING TO COMPLY WITH CBC 1804.4. SLOPE PERVIOUS GROUND AWAY FROM FOUNDATION AT A MINIMUM SLOPE OF 5% FOR A MINIMUM DISTANCE OF 10 FEET. SLOPE IMPERVIOUS GROUND AT A MINIMUM SLOPE OF 2% FOR A MINIMUM DISTANCE OF 10 FEET. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT 10 FEET OF HORIZONTAL DISTANCE, PROVIDE A 5% SLOPE TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING DRAINAGE AWAY FROM FOUNDATIONS WITH THE USE OF SWALES SLOPED AT 2% LONGITUDINALLY ALONG FLOW LINE, OR DRAINAGE INLETS WITH STORM DRAIN PIPE DIRECTED TO DISCHARGE AWAY FROM FOUNDATIONS IN A NON-EROSIVE MANNER.
- PER CBC SECTION 2304, IN LANDSCAPE AREAS ADJACENT TO BUILDING FOUNDATIONS, CONTRACTOR SHALL PROVIDE 8" FROM FINISH FLOOR ELEVATION DOWN TO SOIL FINISH GRADE FOR PROPER CLEARANCE BETWEEN SOIL AND BOTTOM SILL PLATES. IN HARDSCAPE AREAS, CONTRACTOR SHALL PROVIDE MINIMUM OF 2" FROM FINISH FLOOR TO DOWN TO FINISH SURFACE OF HARDSCAPE FOR PROPER CLEARANCE BETWEEN SOIL AND WOOD SIDING, UNLESS OTHER MEANS OF WATERPROOFING IS NOTED ON BUILDING PLANS/DETAILS AND APPROVED BY LOCAL AGENCY.



| NO. | DATE | REVISIONS |
|-----|------|-----------|
| 1 | | |
| 2 | | |
| 3 | | |
| 4 | | |

W WALSH
ENGINEERING
WALSHENGINEERING.NET (805) 319-4948
1108 GARDEN STREET, SUITE 202-204 SAN LUIS OBISPO, CA 93401

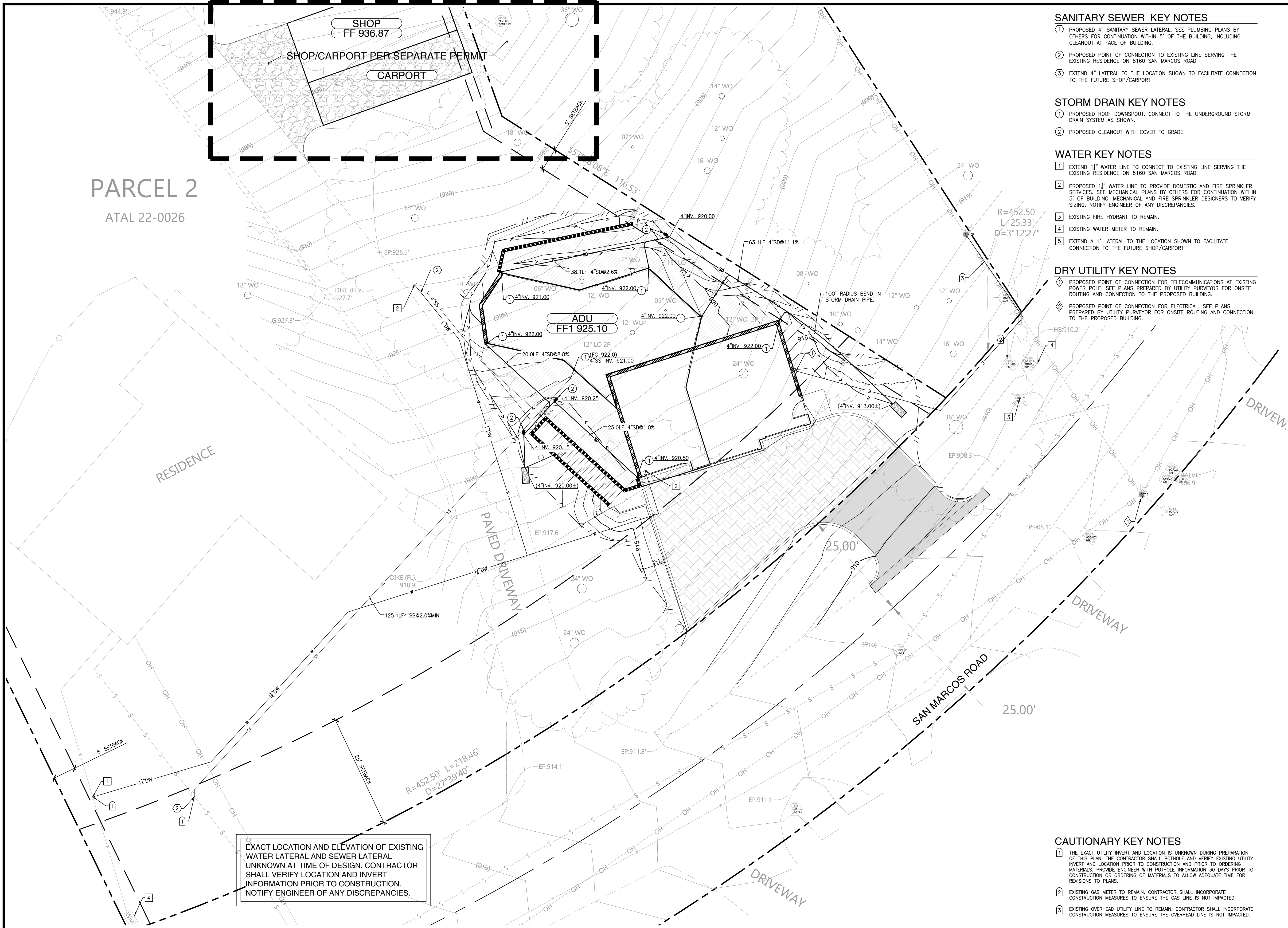
NETZ PROPERTY
8160 SAN MARCOS ROAD
ATASCADERO, CA 93422



DESIGNED BY: MLB
CHECKED BY: KDG
APPROVED BY: KDG
DATE: 04/26/2024

GRADING AND
DRAINAGE
PLAN

SHEET
C3.0



SANITARY SEWER KEY NOTES

- 1 PROPOSED 4" SANITARY SEWER LATERAL. SEE PLUMBING PLANS BY OTHERS FOR CONTINUATION WITHIN 5' OF THE BUILDING, INCLUDING CLEANOUT AT FACE OF BUILDING.
- 2 PROPOSED POINT OF CONNECTION TO EXISTING LINE SERVING THE EXISTING RESIDENCE ON 8160 SAN MARCOS ROAD.
- 3 EXTEND 4" LATERAL TO THE LOCATION SHOWN TO FACILITATE CONNECTION TO THE FUTURE SHOP/CARPORT

STORM DRAIN KEY NOTES

- 1 PROPOSED ROOF DOWNSPOUT. CONNECT TO THE UNDERGROUND STORM DRAIN SYSTEM AS SHOWN.
- 2 PROPOSED CLEANOUT WITH COVER TO GRADE.

WATER KEY NOTES

- 1 EXTEND 1/2" WATER LINE TO CONNECT TO EXISTING LINE SERVING THE EXISTING RESIDENCE ON 8160 SAN MARCOS ROAD.
- 2 PROPOSED 1/2" WATER LINE TO PROVIDE DOMESTIC AND FIRE SPRINKLER SERVICES. SEE MECHANICAL PLANS BY OTHERS FOR CONTINUATION WITHIN 5' OF BUILDING. MECHANICAL AND FIRE SPRINKLER DESIGNERS TO VERIFY SIZING. NOTIFY ENGINEER OF ANY DISCREPANCIES.
- 3 EXISTING FIRE HYDRANT TO REMAIN.
- 4 EXISTING WATER METER TO REMAIN.
- 5 EXTEND A 1" LATERAL TO THE LOCATION SHOWN TO FACILITATE CONNECTION TO THE FUTURE SHOP/CARPORT

DRY UTILITY KEY NOTES

- 1 PROPOSED POINT OF CONNECTION FOR TELECOMMUNICATIONS AT EXISTING POWER POLE. SEE PLANS PREPARED BY UTILITY PURVEYOR FOR ONSITE ROUTING AND CONNECTION TO THE PROPOSED BUILDING.
- 2 PROPOSED POINT OF CONNECTION FOR ELECTRICAL. SEE PLANS PREPARED BY UTILITY PURVEYOR FOR ONSITE ROUTING AND CONNECTION TO THE PROPOSED BUILDING.

GENERAL LEGEND

- EXISTING/PROPOSED CENTERLINE (CL)
- EXISTING PROPERTY LINE (EX. PL)
- PROPOSED PROPERTY LINE (PL)
- PROPOSED SETBACK LINE
- EXISTING/PROPOSED EASEMENT
- PROPOSED SAWCUT
- GUTTER FLOWLINE
- PROPOSED CURB AND GUTTER
- PROPOSED SLOTTED CURB
- PROPOSED RETAINING WALL. HEIGHT PER PLAN.
- PROPOSED CONCRETE PAVEMENT/HARDSCAPE
- PROPOSED ASPHALT CONCRETE PAVEMENT
- PROPOSED GRAVEL
- PROPOSED PAVER PAVEMENT
- DEEPEEN FOUNDATION WALL. RETAINED HEIGHT PER PLAN. SEE STRUCTURAL PLANS BY OTHERS FOR CONSTRUCTION DETAILS.
- RAISED FOUNDATION WALL. RETAINED HEIGHT PER PLAN. SEE STRUCTURAL PLANS BY OTHERS FOR CONSTRUCTION DETAILS.

STORM DRAIN LEGEND:

- 50LF12"SD@0.5% STORM DRAIN PIPE LENGTH, SIZE AND SLOPE (SD)
- PROPOSED SLOTT/TRENCH DRAIN
- PROPOSED BIO RETENTION BASIN
- ENERGY DISSIPATOR
- HEADWALL/ENDWALL
- FLARED END SECTION
- DROP INLET
- MANHOLE
- CLEANOUT

SANITARY SEWER LEGEND:

- 75LF6"SS@2.0% SANITARY SEWER PIPE LENGTH, SIZE AND SLOPE (SS)
- SANITARY SEWER MANHOLE (SSMH)
- SANITARY SEWER CLEANOUT TO GRADE (SSCO)
- SANITARY SEWER BACKWATER VALVE

WATER LEGEND:

- 6"DW DOMESTIC WATER SERVICE AND SIZE (DW)
- 8"FW FIRE WATER SERVICE AND SIZE (FW)
- GATE VALVE
- FIRE HYDRANT (FH)
- POST INDICATOR VALVE (PIV)
- FIRE DEPARTMENT CONNECTION (FDC)
- BACKFLOW DEVICE FOR FIRE SERVICE (RP2 OR DDC)
- BACKFLOW DEVICE FOR DOMESTIC SERVICE (RP2)
- DOMESTIC WATER METER
- IRRIGATION METER (DESIGN BY OTHERS)
- THRUST BLOCK

DRY UTILITY LEGEND:

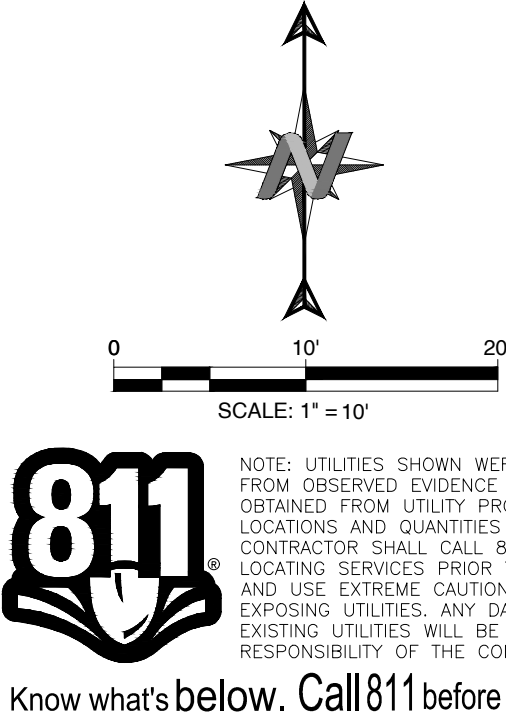
- 6"EH OH JT DRY UTILITY SERVICE

UTILITY GENERAL NOTES


- 1. FOR PIPE MATERIALS AND ADDITIONAL NOTES, SEE SHEET C2.0.
- 2. FOR TRENCH SECTION, BACKFILL AND SURFACE REPLACEMENT, SEE DETAIL 12 ON SHEET C6.0.
- 3. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL VERIFY ALL INVERTS OF EXISTING UTILITIES AT POINTS OF CONNECTION AND PROPOSED UTILITY CROSSINGS BY OBSERVATION OR POTHOLING METHODS. NOTIFY THE ENGINEER OF ANY CONFLICTS OR DISCREPANCIES IN THESE PLANS AND ACTUAL FIELD INFORMATION.

CAUTIONARY KEY NOTES

- 1 THE EXACT UTILITY INVERT AND LOCATION IS UNKNOWN DURING PREPARATION OF THIS PLAN. THE CONTRACTOR SHALL POTHOLE AND VERIFY EXISTING UTILITY INVERT AND LOCATION PRIOR TO CONSTRUCTION AND PRIOR TO ORDERING MATERIALS. PROVIDE ENGINEER WITH POTHOLE INFORMATION 30 DAYS PRIOR TO CONSTRUCTION OR ORDERING OF MATERIALS TO ALLOW ADEQUATE TIME FOR REVISIONS TO PLANS.
- 2 EXISTING GAS METER TO REMAIN. CONTRACTOR SHALL INCORPORATE CONSTRUCTION MEASURES TO ENSURE THE GAS LINE IS NOT IMPACTED.
- 3 EXISTING OVERHEAD UTILITY LINE TO REMAIN. CONTRACTOR SHALL INCORPORATE CONSTRUCTION MEASURES TO ENSURE THE OVERHEAD LINE IS NOT IMPACTED.

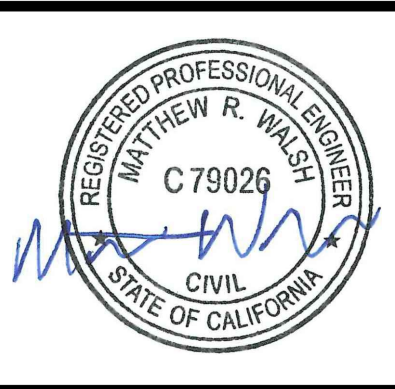


| NO. | DATE | REVISIONS |
|-----|------|-----------|
| 1 | | |
| 2 | | |
| 3 | | |
| 4 | | |



WALSH ENGINEERING
WALSHENGINEERING.NET (805) 319-4948
1108 GARDEN STREET, SUITE 202-204 SAN LUIS OBISPO, CA 93401

NETZ PROPERTY
8160 SAN MARCOS ROAD
ATASCADERO, CA 93422



DESIGNED BY: MLB
CHECKED BY: KDG
APPROVED BY: KDG
DATE: 04/26/2024

UTILITY PLAN

SHEET

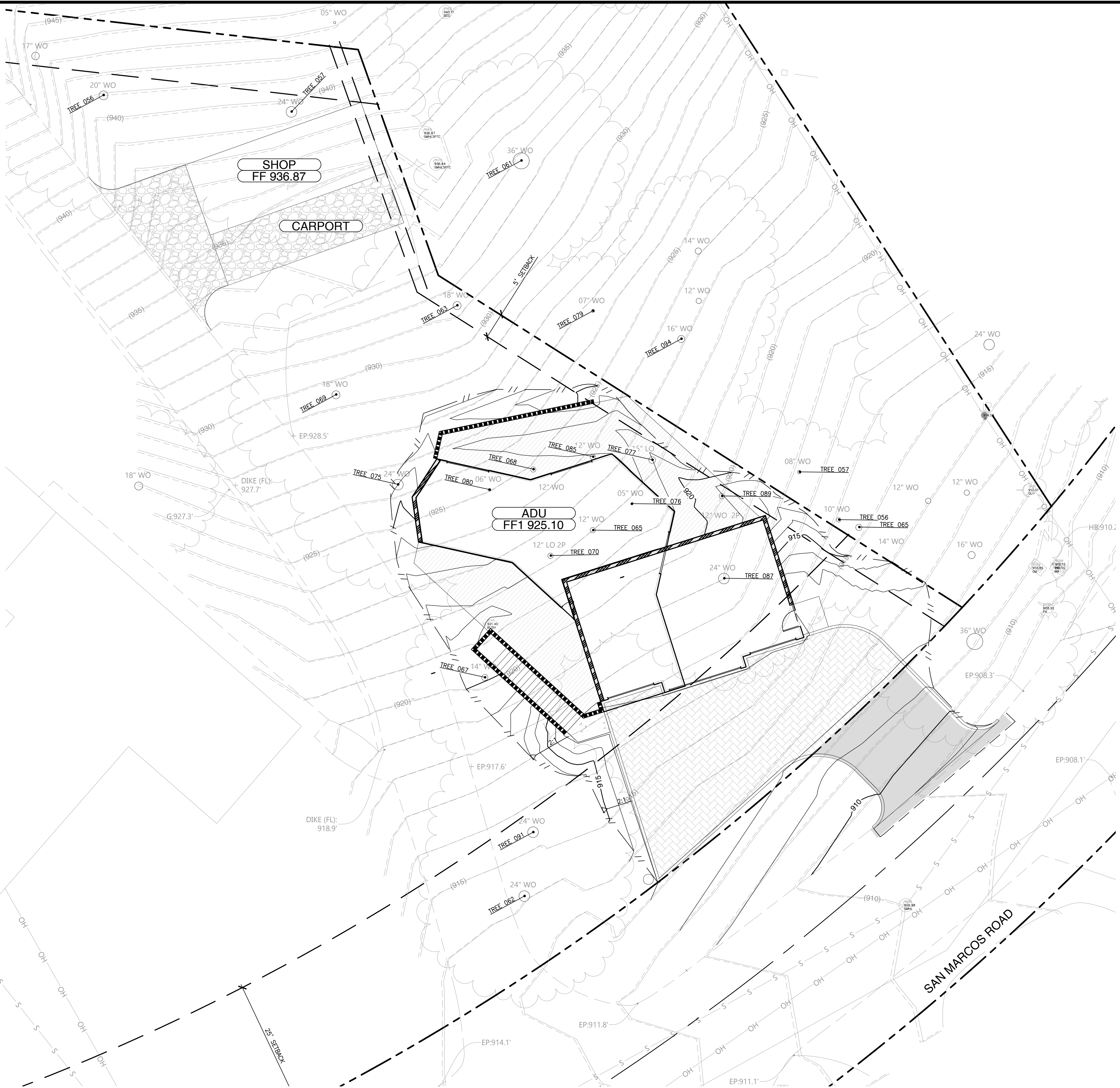
C4.0

| TREE SUMMARY TABLE ₁ | | | | |
|---------------------------------|--------------|-----------|-----------------------------|---------------------|
| TREE NO. | TREE SPECIES | TRUNK DBH | TREE CONDITION ₂ | CONSTRUCTION STATUS |
| 56 | BO | 21 IN | 5 | AVOIDED |
| 057 | BO | 21 IN | 4 | IMPACTED |
| 058 | BO | 6 IN | 5 | AVOIDED |
| 061 | BO | 25.5 IN | 4 | AVOIDED |
| 063 | BO | 23.5 | 3 | IMPACTED |
| 069 | BO | 22 IN | 3 | IMPACTED |
| 075 | BO | 12 IN | 1 | REMOVAL |
| 080 | BO | 5 IN | 4 | REMOVAL |
| 068 | BO | 10.2 IN | 4 | REMOVAL |
| 085 | BO | 9.2 IN | 3 | REMOVAL |
| 077 | LO | 16.6 IN | 3 | REMOVAL |
| 076 | BO | 5 IN | 4 | REMOVAL |
| 089 | BO | 18.5 IN | 4 | REMOVAL |
| 087 | VO | 28.9 IN | 4 | REMOVAL |
| 065 | BO | 9.9 IN | 4 | REMOVAL |
| 070 | BO | 10.2 IN | 4 | REMOVAL |
| 092 | LO | 13.4 IN | 4 | REMOVAL |
| 067 | BO | 11.5 IN | 4 | REMOVAL |
| 091 | VO | 24.8 IN | 4 | IMPACTED |
| 062 | VO | 25.2 IN | 3 | IMPACTED |
| 095 | BO | 5 IN | 3 | IMPACTED |
| 055 (BLUE TAG) | BO | 11 IN | 4 | IMPACTED |
| 056 (BLUE TAG) | BO | 9 IN | 4 | IMPACTED |
| 057 (BLUE TAG) | BO | 7 IN | 4 | IMPACTED |
| 094 | BO | 13 IN | 3 | AVOIDED |
| 079 | BO | 7 IN | 4 | AVOIDED |

NOTES:

1. TREE INFORMATION SHOWN HEREON HAS BEEN TAKEN FROM ARBORIST REPORT BY CENTRAL COAST ARBORISTS, DATED NOVEMBER 12, 2023.

2. SEE ARBORIST REPORT FOR A DESCRIPTION OF EACH TREE CONDITION VALUE.



GENERAL LEGEND

EXISTING/PROPOSED CENTERLINE (C)

EXISTING PROPERTY LINE (EX. P)

PROPOSED PROPERTY LINE (P)

PROPOSED SETBACK LINE

EXISTING/PROPOSED EASEMENT

PROPOSED SAWCUT

GUTTER FLOWLINE

PROPOSED CURB AND GUTTER

PROPOSED SLOTTED CURB

PROPOSED RETAINING WALL, HEIGHT PER PLAN. SEE STRUCTURAL PLANS BY OTHERS FOR CONSTRUCTION DETAILS.

PROPOSED CONCRETE PAVEMENT/HARDSCAPE

PROPOSED ASPHALT CONCRETE PAVEMENT

PROPOSED GRAVEL

PROPOSED PAVER PAVEMENT

DEEPEENED FOUNDATION WALL, RETAINED HEIGHT PER PLAN. SEE STRUCTURAL PLANS BY OTHERS FOR CONSTRUCTION DETAILS.

RAISED FOUNDATION WALL, RETAINED HEIGHT PER PLAN. SEE STRUCTURAL PLANS BY OTHERS FOR CONSTRUCTION DETAILS.

GRADING LEGEND

GRADE BREAK

DAYLIGHT OF GRADING LIMITS (CUT/FILL LINE)

LIMIT OF DISTURBANCE

SWALE

CONTOUR MAJOR

CONTOUR MINOR

TOP OF SLOPE

TOE OF SLOPE

OVERLAND RELEASE PATH

STORM DRAIN LEGEND:

STORM DRAIN PIPE LENGTH, SIZE AND SLOPE (SD)

PROPOSED SLOT/TRENCH DRAIN

PROPOSED BIO RETENTION BASIN

ENERGY DISSIPATOR

HEADWALL/ENDWALL

FLARED END SECTION

DROP INLET

MANHOLE

CLEANOUT

010°

0

10'

20'

SCALE: 1" = 10'

811

NOTE: UTILITIES SHOWN WERE PLOTTED FROM OBSERVED EVIDENCE AND PLANS OBTAINED FROM UTILITY PROVIDERS. EXACT LOCATIONS AND QUANTITIES MAY VARY. THE CONTRACTOR SHALL CALL 811 FOR UTILITY LOCATING SERVICES PRIOR TO EXCAVATION AND USE EXTREME CAUTION WHEN EXPOSING UTILITIES. ANY DAMAGE TO EXISTING UTILITIES WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

Know what's below. Call 811 before you dig.

| NO. | DATE | REVISIONS |
|-----|------|-----------|
| △ | | |
| △ | | |
| △ | | |
| △ | | |

WALSH

ENGINEERING

WALSHENGINEERING.NET (805) 319-4948

1108 GARDEN STREET, SUITE 202-204 SAN LUIS OBISPO, CA 93401

NETZ PROPERTY

8160 SAN MARCOS ROAD

ATASCADERO, CA 93422

REGISTERED PROFESSIONAL ENGINEER

MATTHEW R. WALSH

C 79026

CIVIL

STATE OF CALIFORNIA

DESIGNED BY: MLB

CHECKED BY: KDG

APPROVED BY: KDG

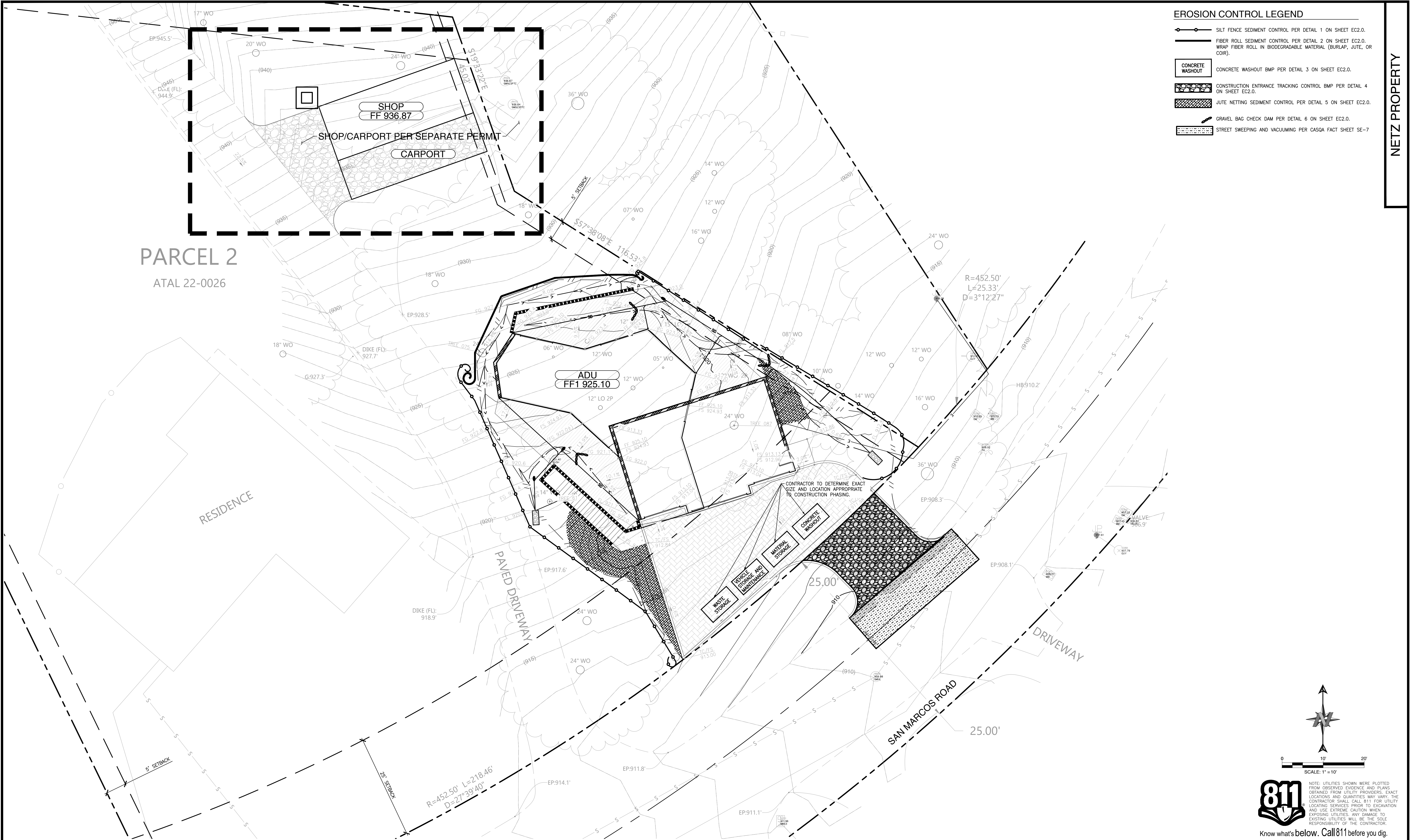
DATE: 04/26/2024

TREE PROTECTION PLAN

SHEET

C7.0

NETZ PROPERTY



| NO. | DATE | REVISIONS |
|-----|------|-----------|
| △ | | |
| △ | | |
| △ | | |
| △ | | |

W WALSH
ENGINEERING

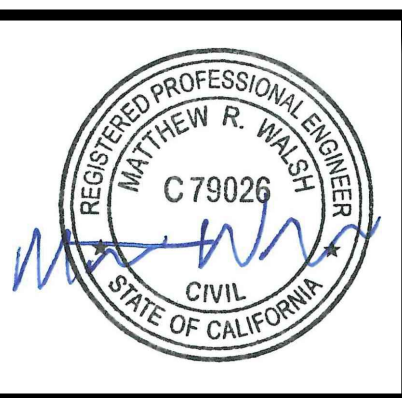
WALSHENGINEERING.NET (805) 319-4948

1108 GARDEN STREET, SUITE 202-204 SAN LUIS OBISPO, CA 93401

NETZ PROPERTY

8160 SAN MARCOS ROAD

ATASCADERO, CA 93422



DESIGNED BY: MLB
CHECKED BY: KDG
APPROVED BY: KDG
DATE: 04/26/2024

EROSION & SEDIMENT CONTROL PLAN

SHEET

EC1.0