

**TREE REMOVAL LEGEND:**

TREE NO.	SPECIES
2	CHERRY PLUM
3	PLUM
29	COAST LIVE OAK
30	COAST LIVE OAK
31	CABBAGE PALM
32	INCENSE CEDAR
40	INDIAN STONE PINE

TOTAL NUMBER OF TREES REMOVED 7

**PROPOSED SITE PLAN**

SEE CIVIL DRAWINGS FOR ALL GRADING TYPICAL

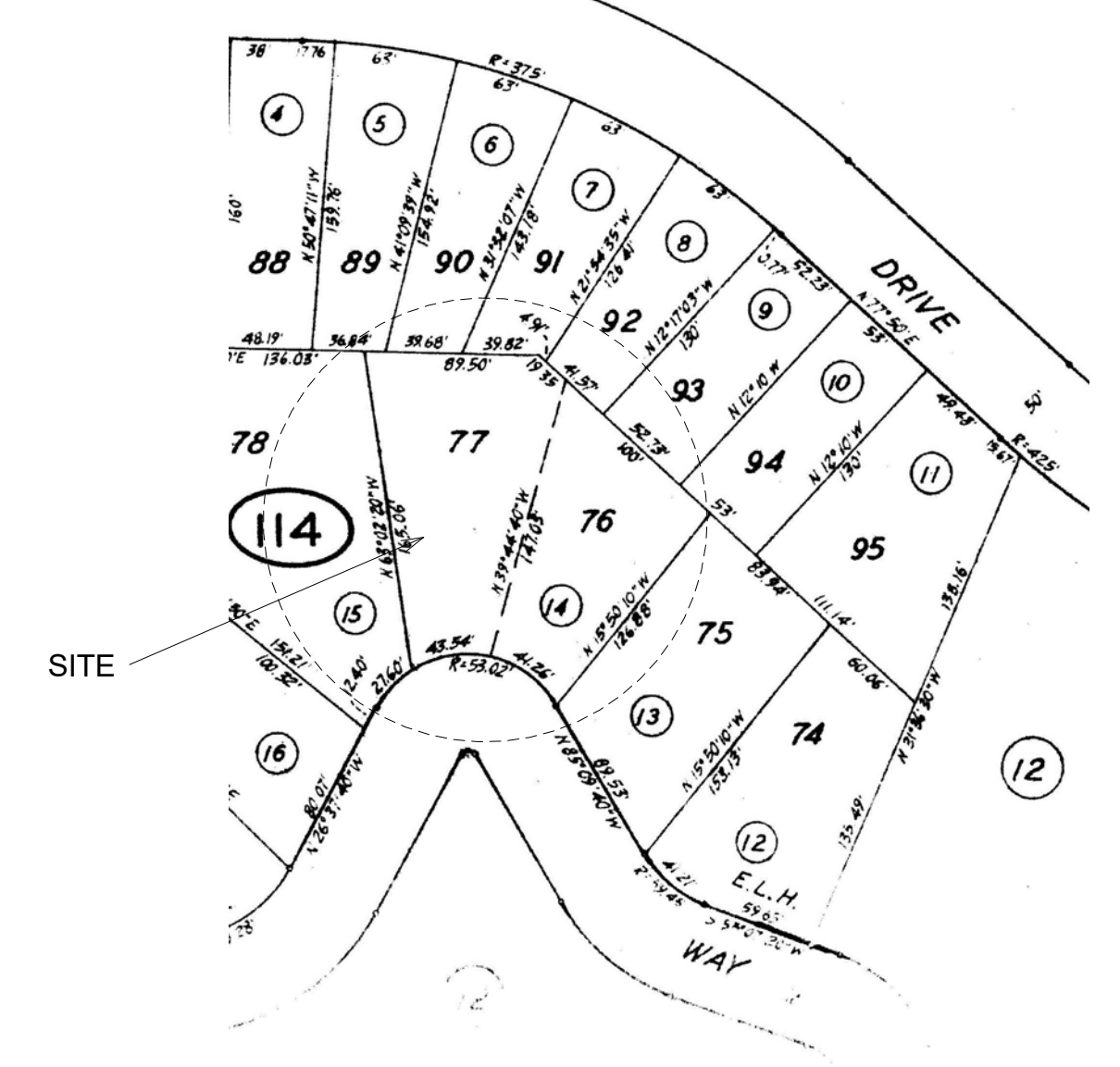
SEE CIVIL DRAWINGS FOR LOCATION ON (E) FIRE HYDRANT.



**SITE DATA**

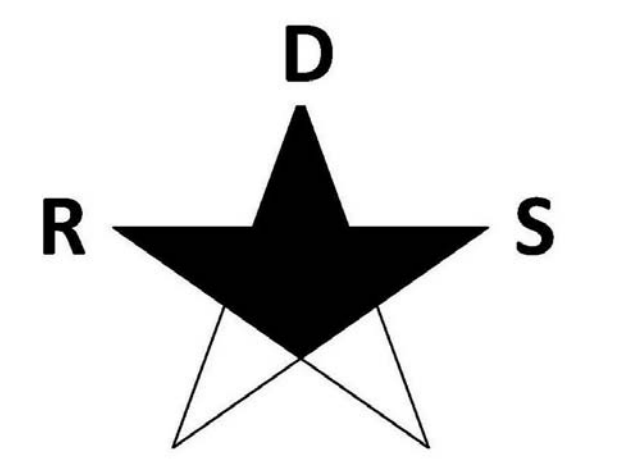
GROSS LOT AREA	=	22551 SF	
APN		057-141-140	
ZONING-RH-DR			
ALLOWABLE FLOOR AREA	=	6765.30 SF	
LOT X 30%			
PROPOSED FLOOR AREAS:			
MAIN LEVEL		2015 SF	
UPPER LEVEL	+	1555 SF	
FRONT PORCH	+	261 SF	
SUB TOTAL	=	3831 SF	
GARAGE	+	528 SF	
TOTAL	=	4359 SF	
FLOOR AREA RATIO	=	19.33%	
PROPOSED LOT COVERAGE	=	2803 SF	12%
ALLOWABLE LOT COVERAGE 25%	=	5637.75 SF	
SETBACKS	=	20'	
FRONT	=	7.5'	
SIDES	=	20'	
REAR	=	28'	
HEIGHT LIMIT	=		

**LOCATION MAP**



**SITE PLAN NOTES**

1. NEW RESIDENCE SHALL BE PROVIDED WITH A NFPA 13 LIGHT HAZARD AUTOMATIC FIRE SPRINKLER SYSTEM. A LISTED FIRE PUMP WHERE PUMPS ARE USED TO PROVIDE THE FLOW, AND WATER SUPPLY TANKS TO MEET NFPA 22.
2. DWELLING UNITS ARE TO BE SEPARATED BY WALL AND/OR FLOOR ASSEMBLIES HAVING NO LESS THAN A 1 HOUR FIRE RESISTANCE RATING (CRC R302.3). ASSEMBLY SHALL EXTEND TO THE EXTERIOR WALL AND FROM THE FOUNDATION TO THE UNDERSIDE OF THE ROOF SHEATHING.



**RESIDENTIAL DESIGN SOLUTIONS**

406 LA JOLLA STREET  
 SAN MATEO, CA 94403  
 (650) 218-8161  
 CHRISRUFFAT@YAHOO.COM  
 LIC. # 48803

REVISIONS	DESCRIPTION	DATE	BY
1	PLANNING RESPONSES	11-17-17	CR
2			
3			
4			
5			

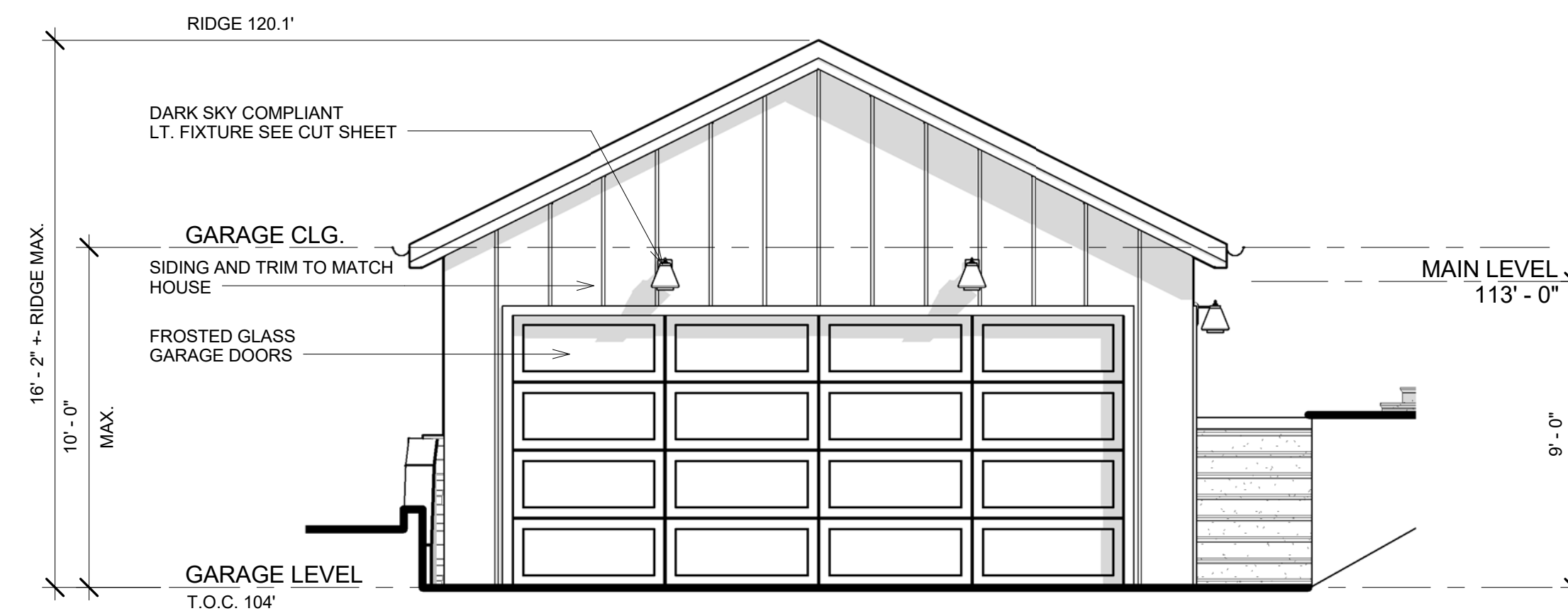
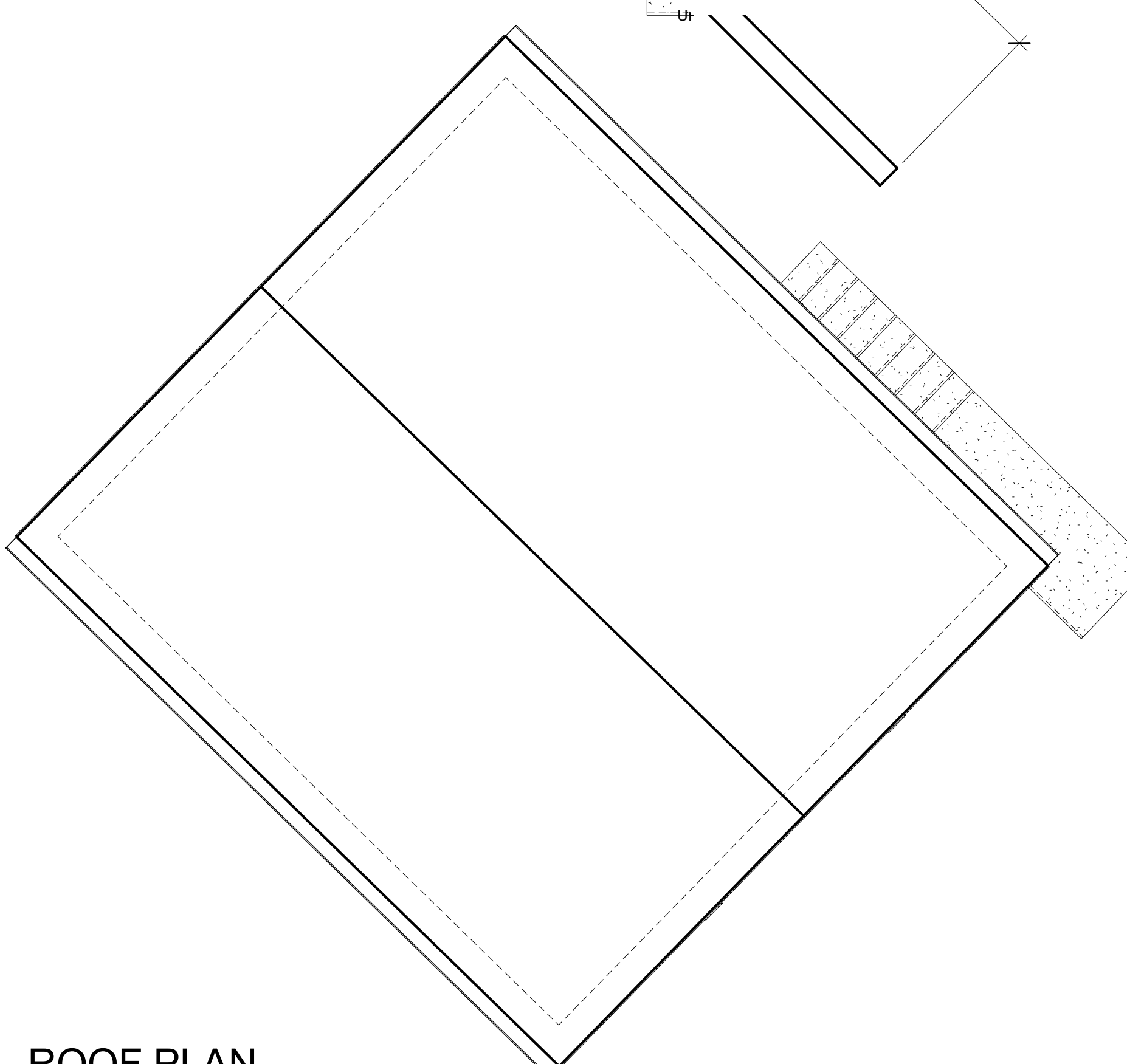
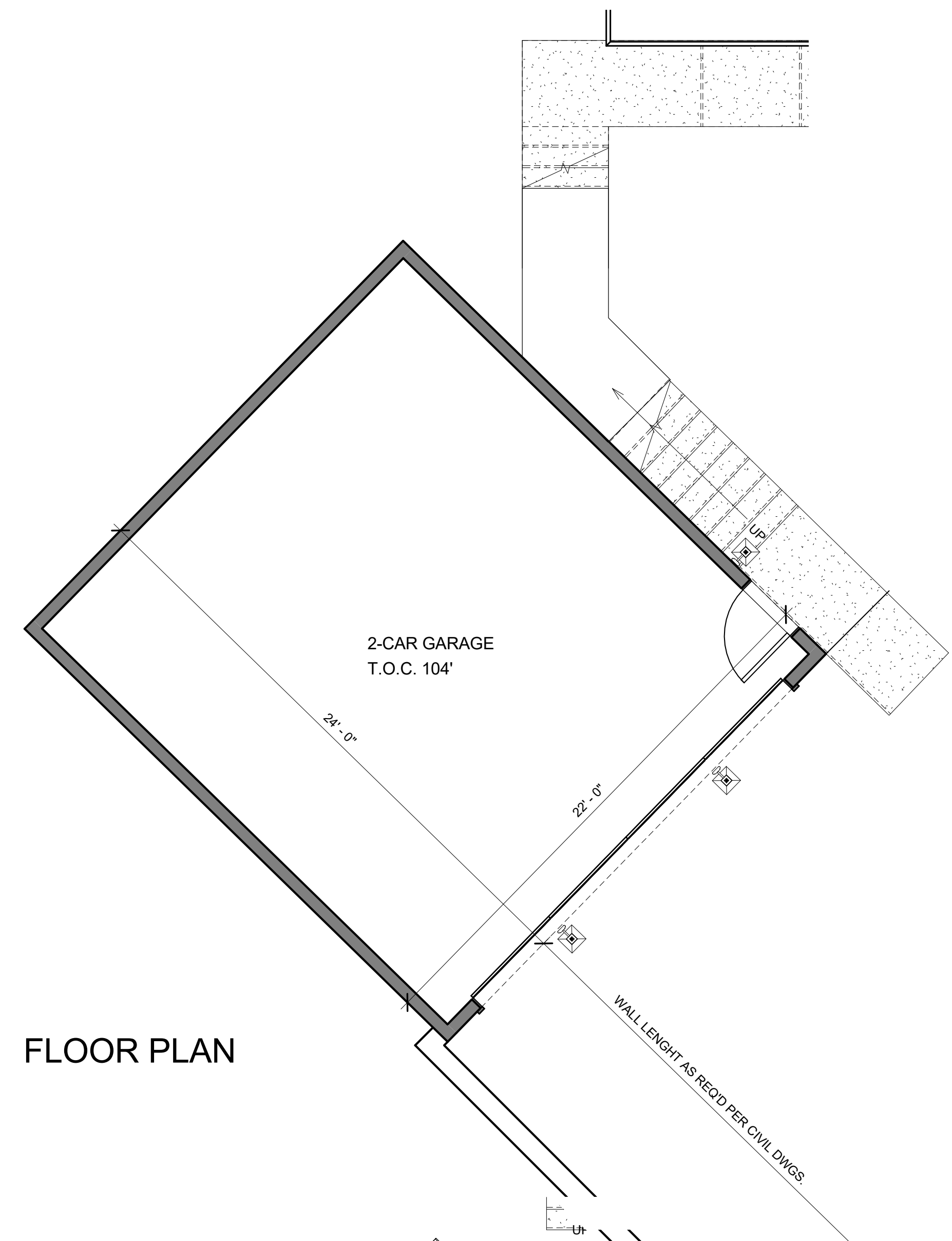
**NEW RESIDENCE**  
 572 LAKEVIEW WAY  
 EMERALD LAKE HILLS, CA.

DATE 9/10/17 Drawing Number

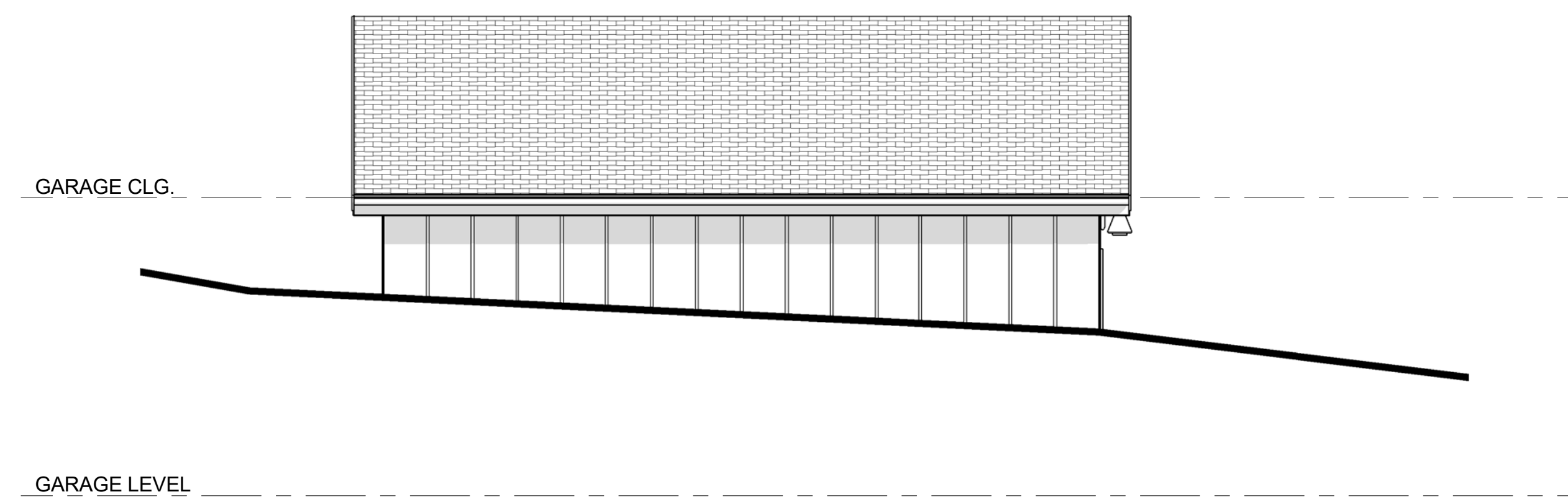
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Project Number RAV06

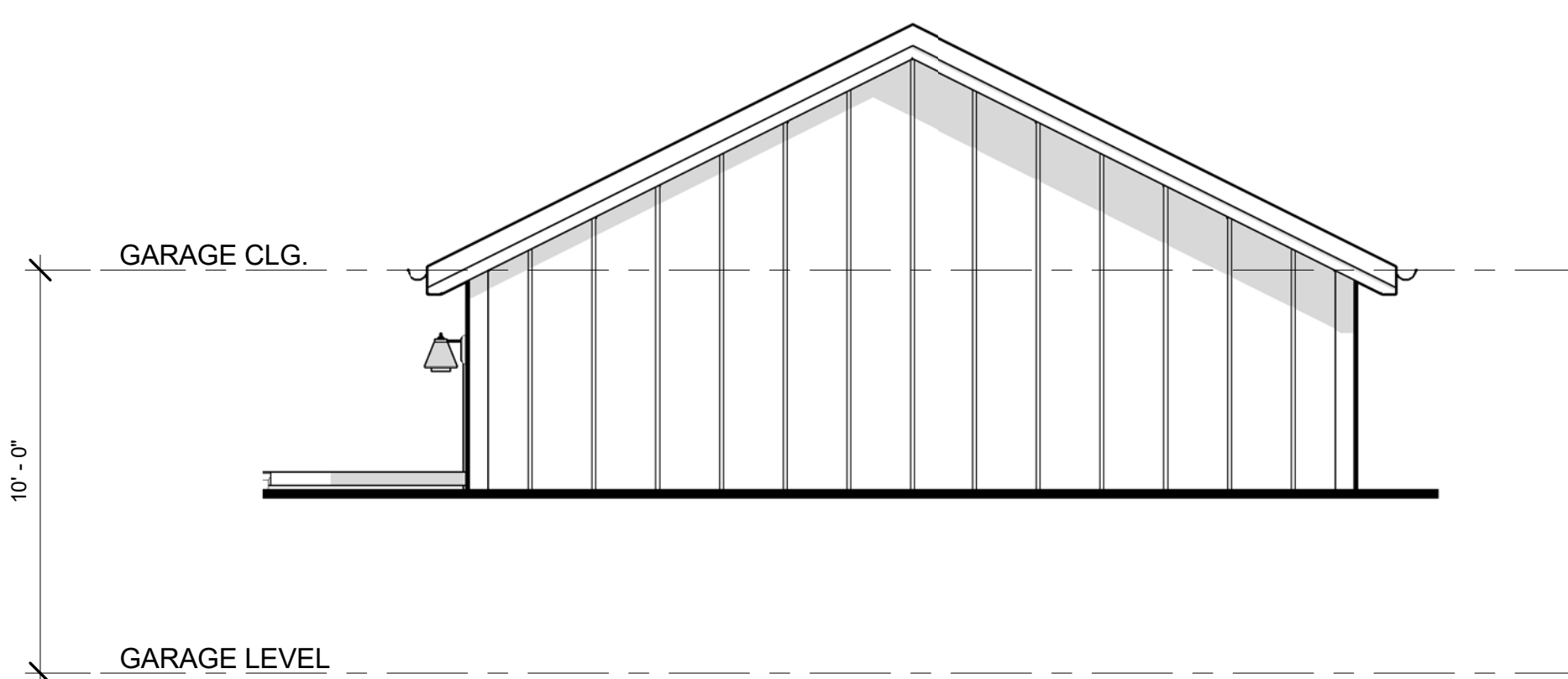




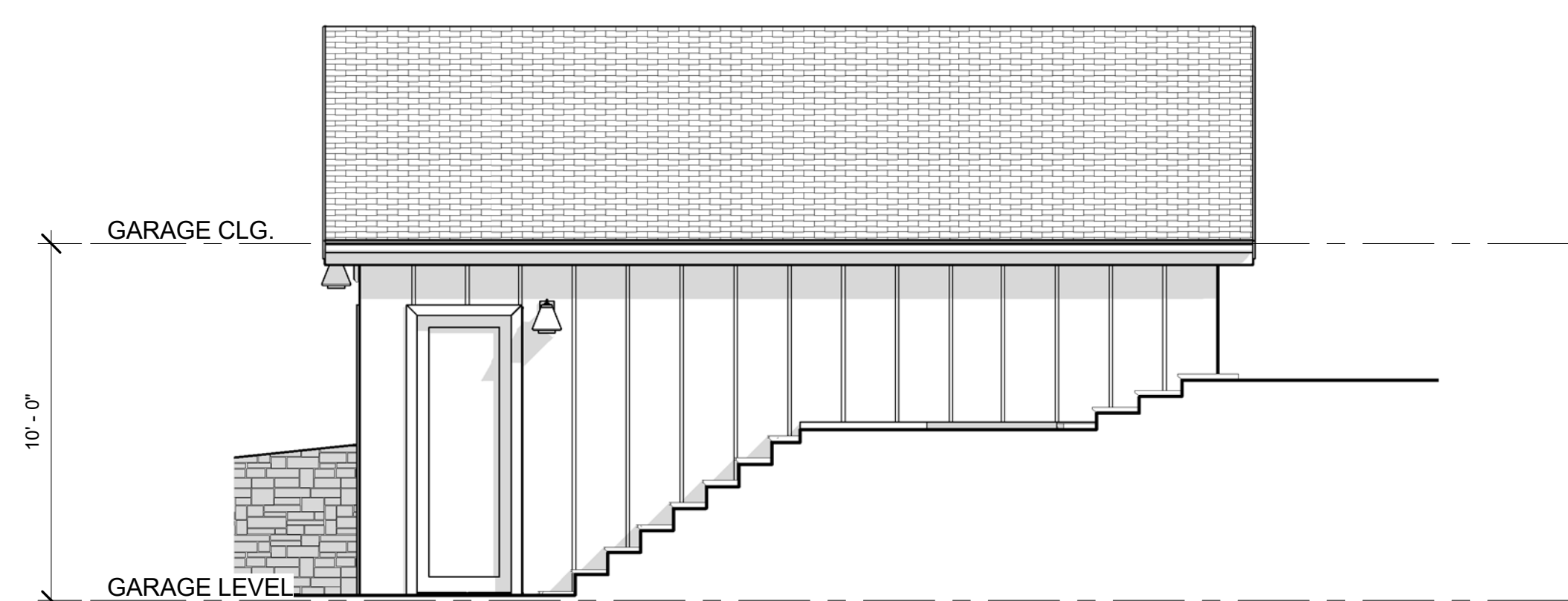
FRONT ELEVATION



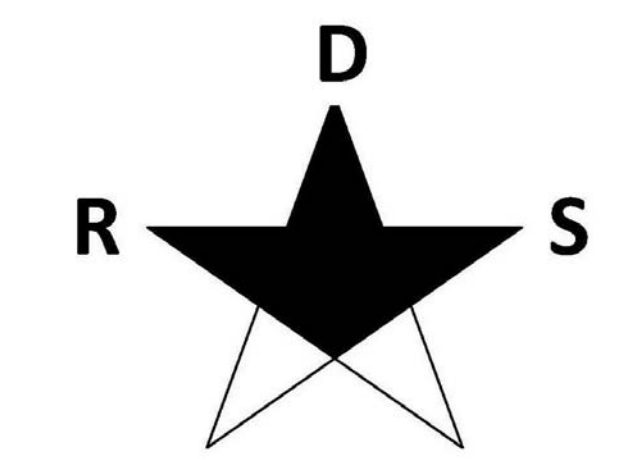
LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION



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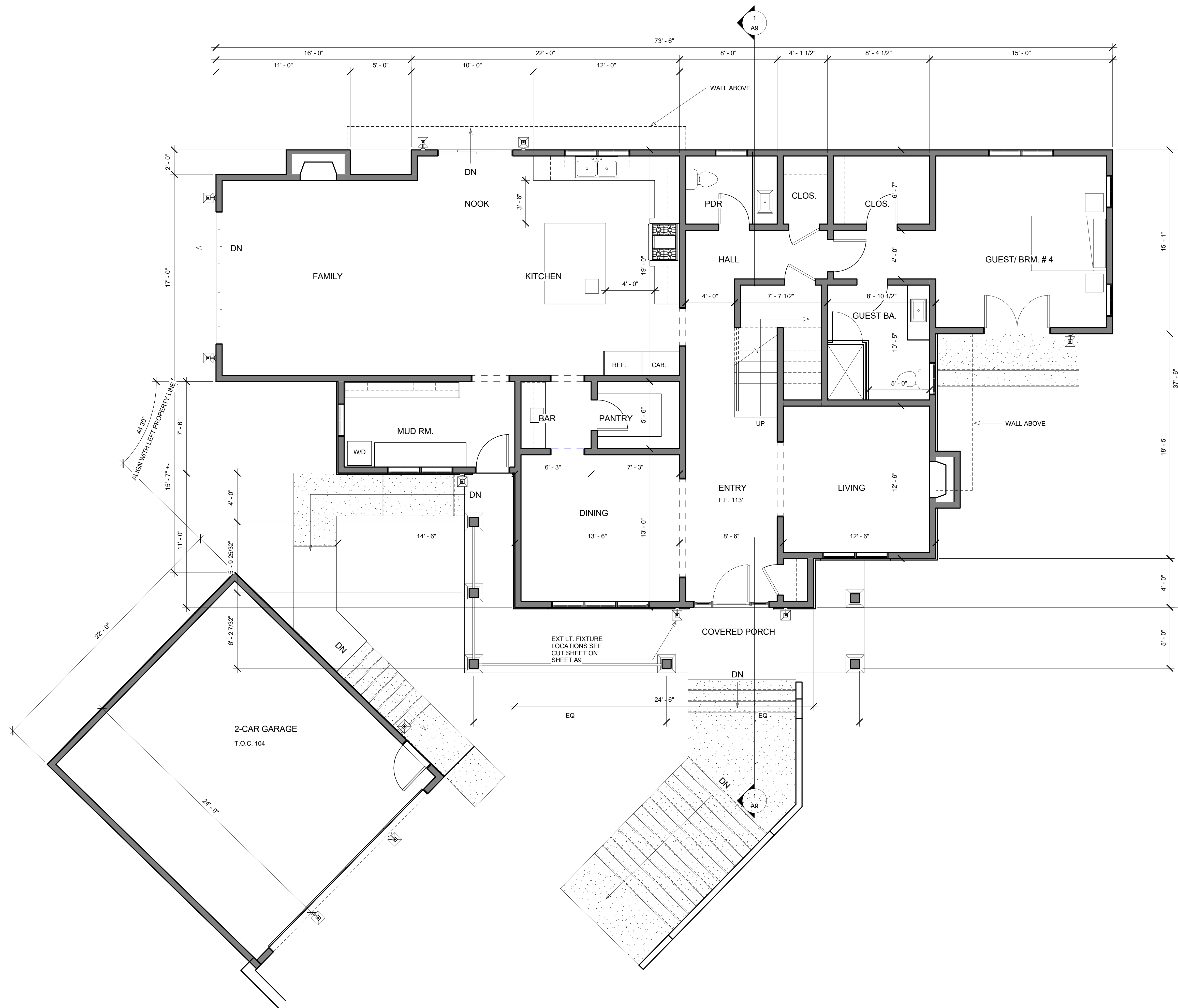
**NEW  
RESIDENCE**  
572 LAKEVIEW WAY  
EMERALD LAKE  
HILLS, CA.

DATE  
9/10/17

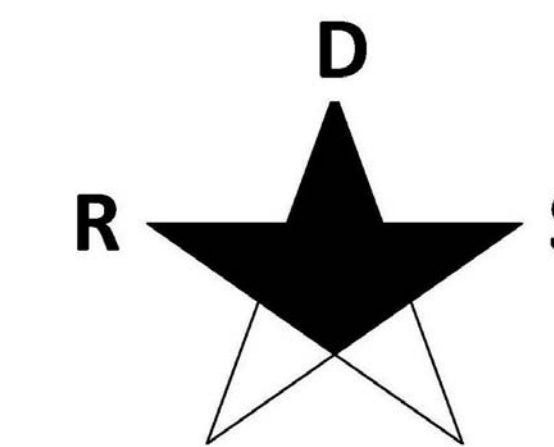
Scale  
1/4" = 1'-0"

Project Number  
RAV06

Drawing Number  
**A1.1**



PROPOSED MAIN FLOOR PLAN



**RESIDENTIAL  
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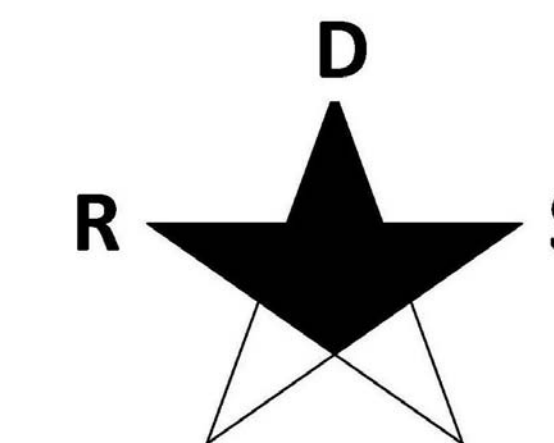
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REVISIONS	DESCRIPTION	DATE	BY
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**NEW  
RESIDENCE**  
572 LAKEVIEW WAY  
EMERALD LAKE  
HILLS, CA.

DATE 9/10/17 Drawing Number  
Scale 1/4" = 1'-0" **A2**  
Project Number RAV06

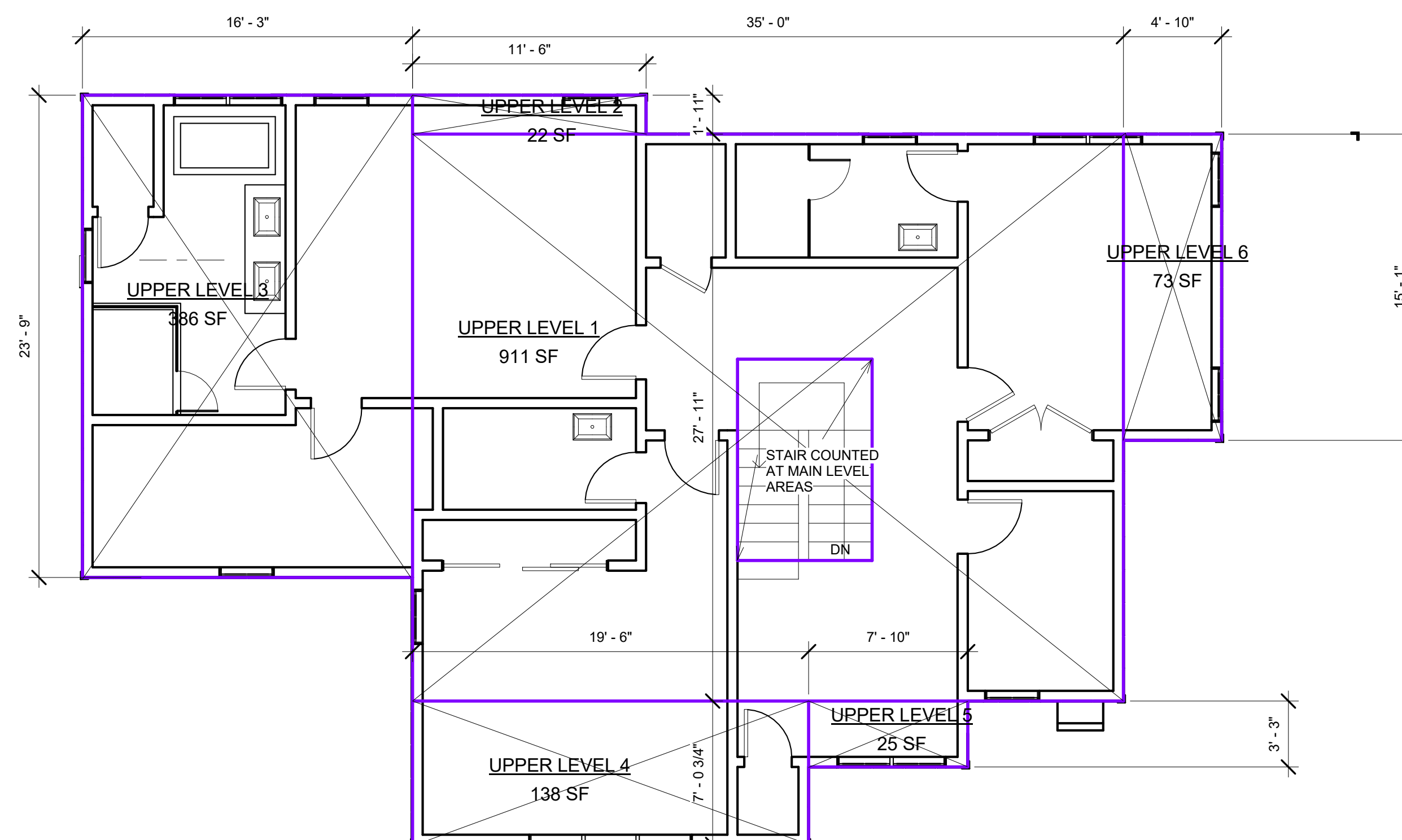




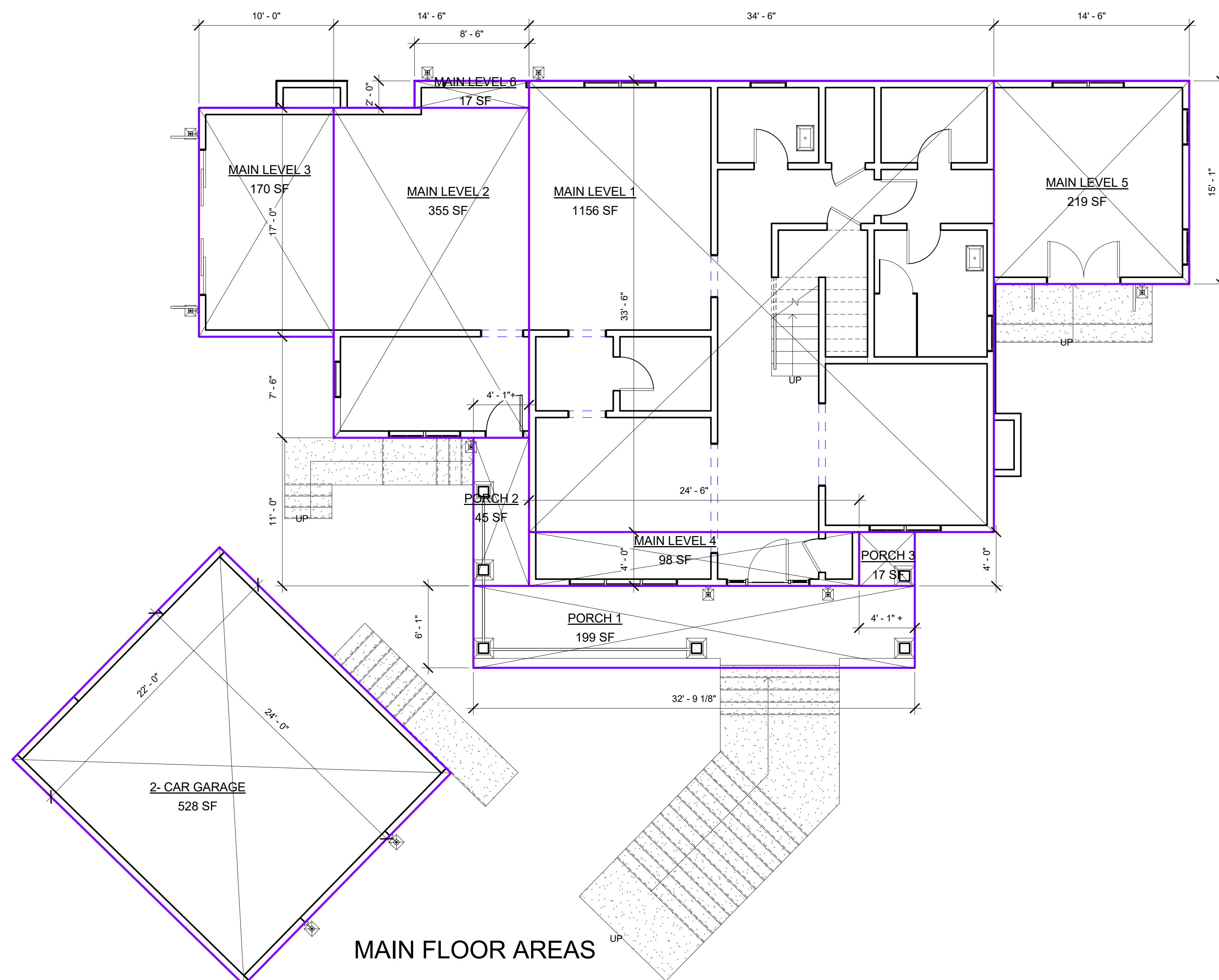
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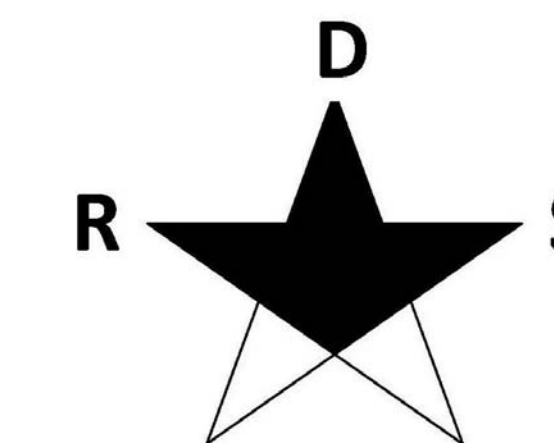


UPPER FLOOR AREAS



Gross Building Area		
Name	Sizes	Area
UPPER LEVEL 6	4'10"X15'1"	73 SF
UPPER LEVEL 5	7'10"X3'3"	25 SF
UPPER LEVEL 4	19'6"X7'1" +/-	138 SF
UPPER LEVEL 3	16'3"X23'9"	386 SF
UPPER LEVEL 2	11'6"X1'11"	22 SF
UPPER LEVEL 1	35'X26' SEE NOTE	911 SF
PORCH 3	4'1"X4'1"	17 SF
PORCH 2	4'1"X11'	45 SF
PORCH 1	32'9"X6'	199 SF
MAIN LEVEL 6	8'6"X2'	17 SF
MAIN LEVEL 5	14'6"X15'1"	219 SF
MAIN LEVEL 4	24'6"X4'	98 SF
MAIN LEVEL 3	10'X17'	170 SF
MAIN LEVEL 2	14'6"X24'6"	355 SF
MAIN LEVEL 1	34'6"X33'6"	1156 SF
2-CAR GARAGE	22'X24'	528 SF
		4359 SF

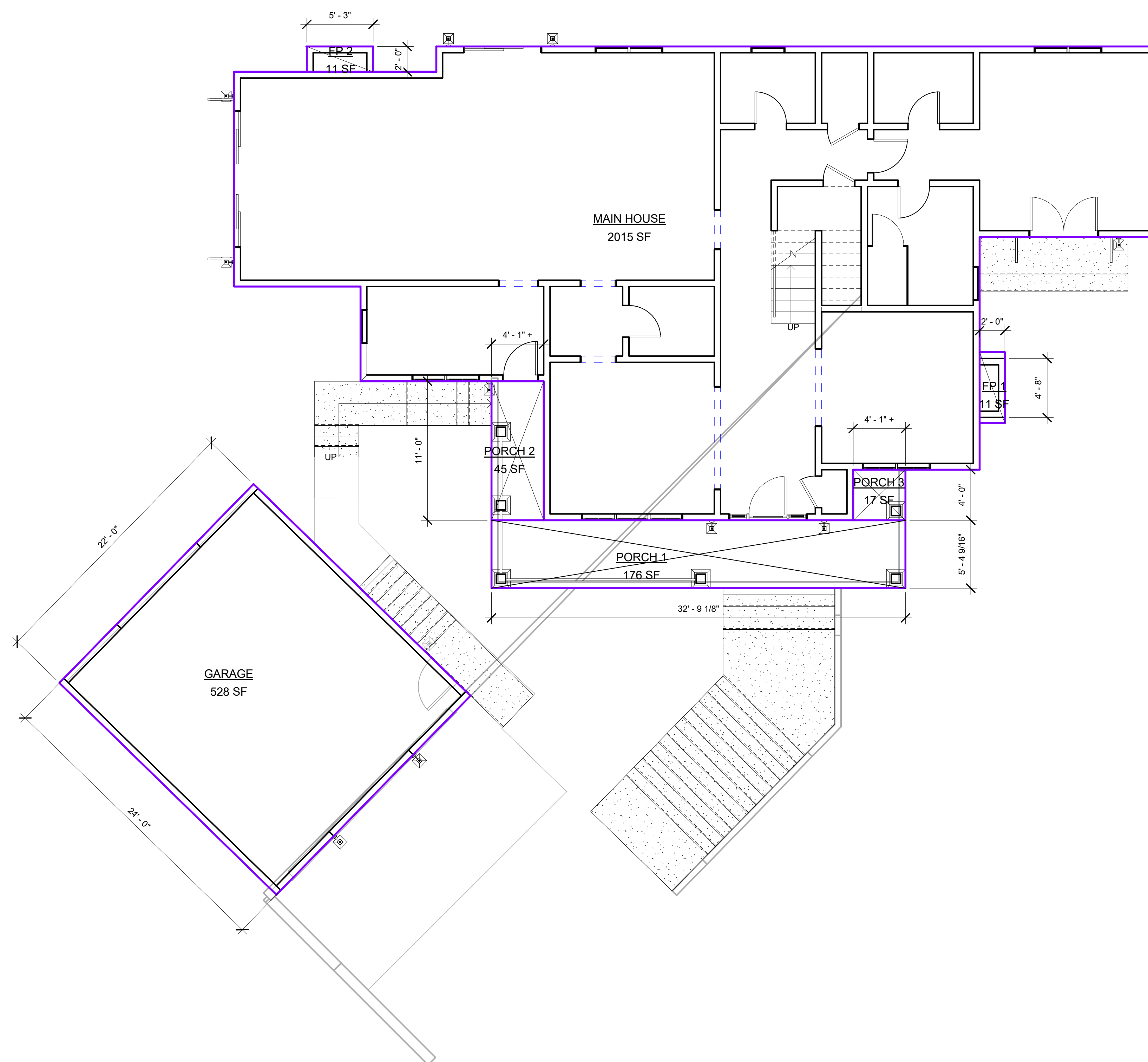
DATE 9/10/17 Drawing Number  
Scale 3/16" = 1'-0" **A2.1**  
Project Number RAV06



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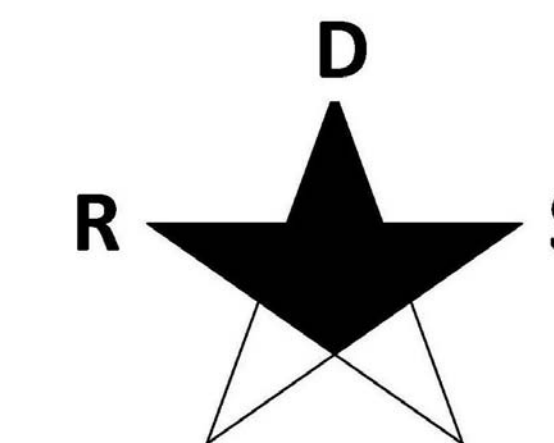
LOT COVERAGE CALCULATIONS

Lot Coverage		
Name	Size	Area
PORCH 3	4'1"X4'	17 SF
PORCH 2	4'1"X11'	45 SF
PORCH 1	32'9"X5'4.5"	176 SF
MAIN HOUSE	SEE GROSS BLDG. AREA	2015 SF
GARAGE	22'X24'	528 SF
FP 2	5'3"X2'	11 SF
FP 1	2'X5'7.5"	11 SF
		2803 SF

DATE 9/10/17 Drawing Number  
Scale 3/16" = 1'-0" **A2.2**  
Project Number RAV06







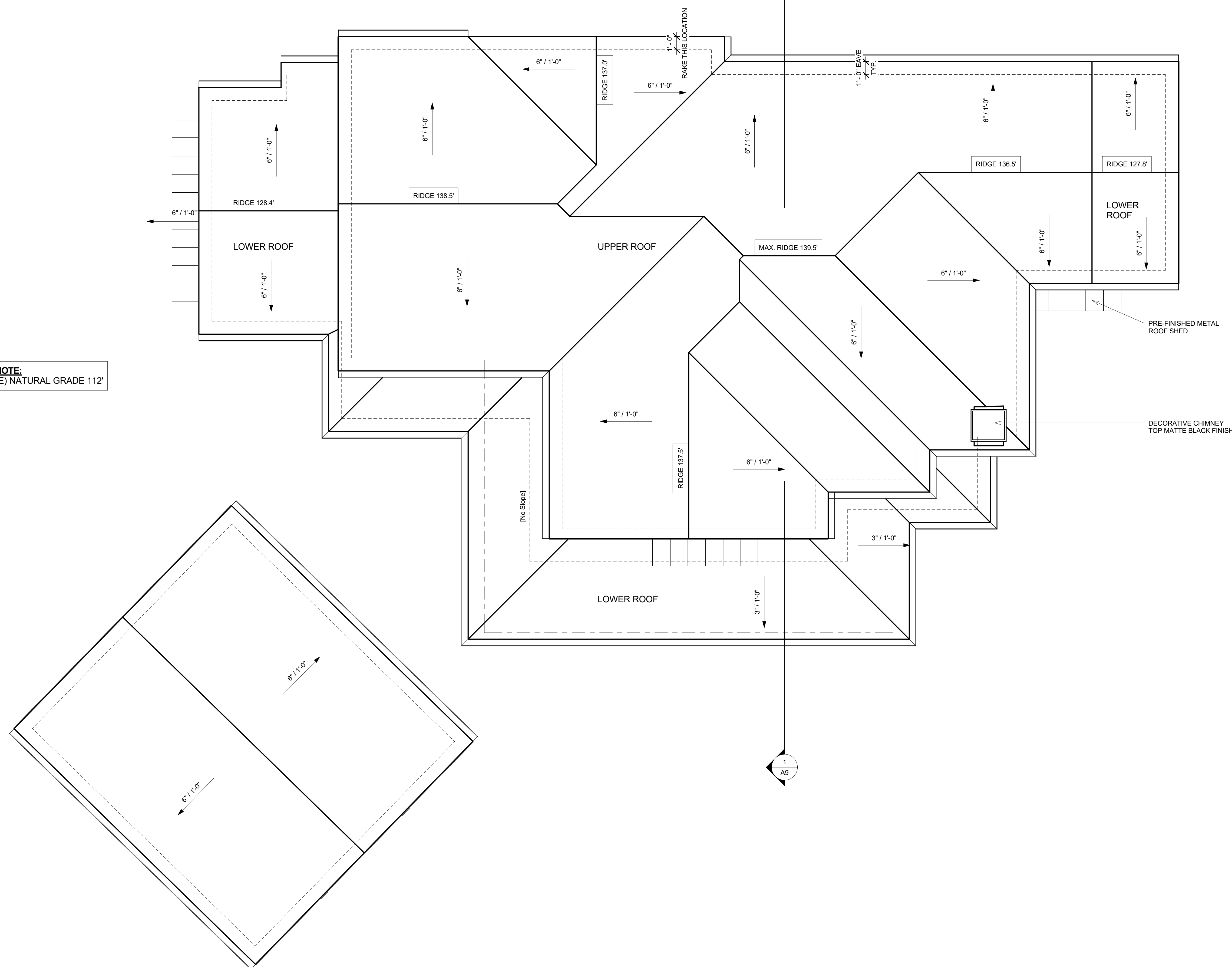
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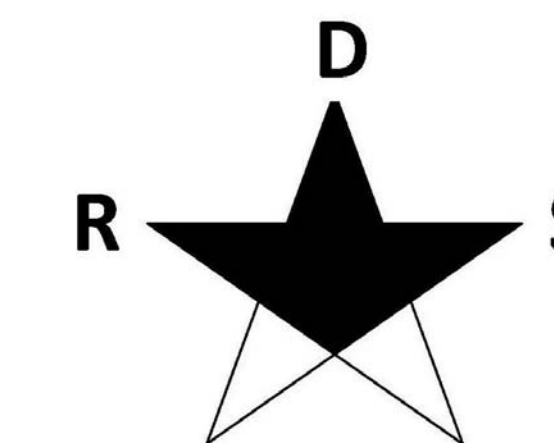
**NEW  
RESIDENCE**  
572 LAKEVIEW WAY  
EMERALD LAKE  
HILLS, CA.

**NOTE:**  
(E) NATURAL GRADE 112'



ROOF PLAN

DATE 9/10/17 Drawing Number  
Scale 1/4" = 1'-0" **A5**  
Project Number RAV06



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REVISIONS	DESCRIPTION	DATE	BY
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**NEW  
RESIDENCE**  
572 LAKEVIEW WAY  
EMERALD LAKE  
HILLS, CA.

DATE: 9/10/17  
Scale: 1/4" = 1'-0"  
Project Number: RAV06  
Drawing Number: **A6**

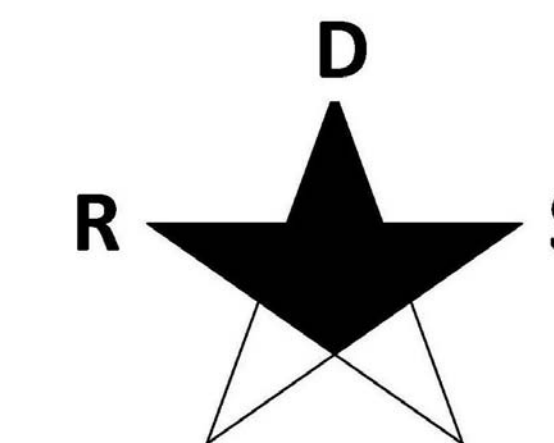


FRONT ELEVATION



REAR ELEVATION

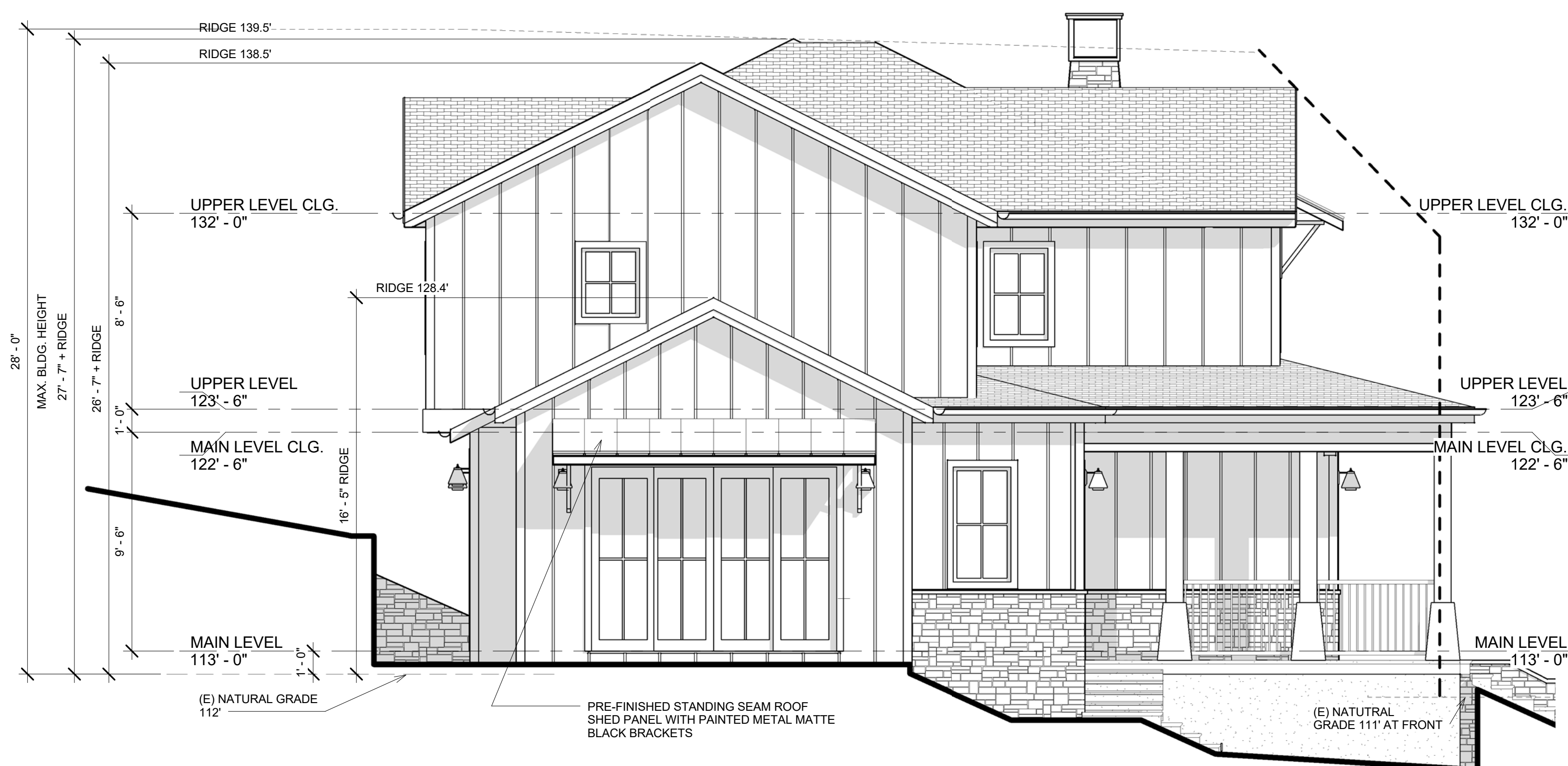




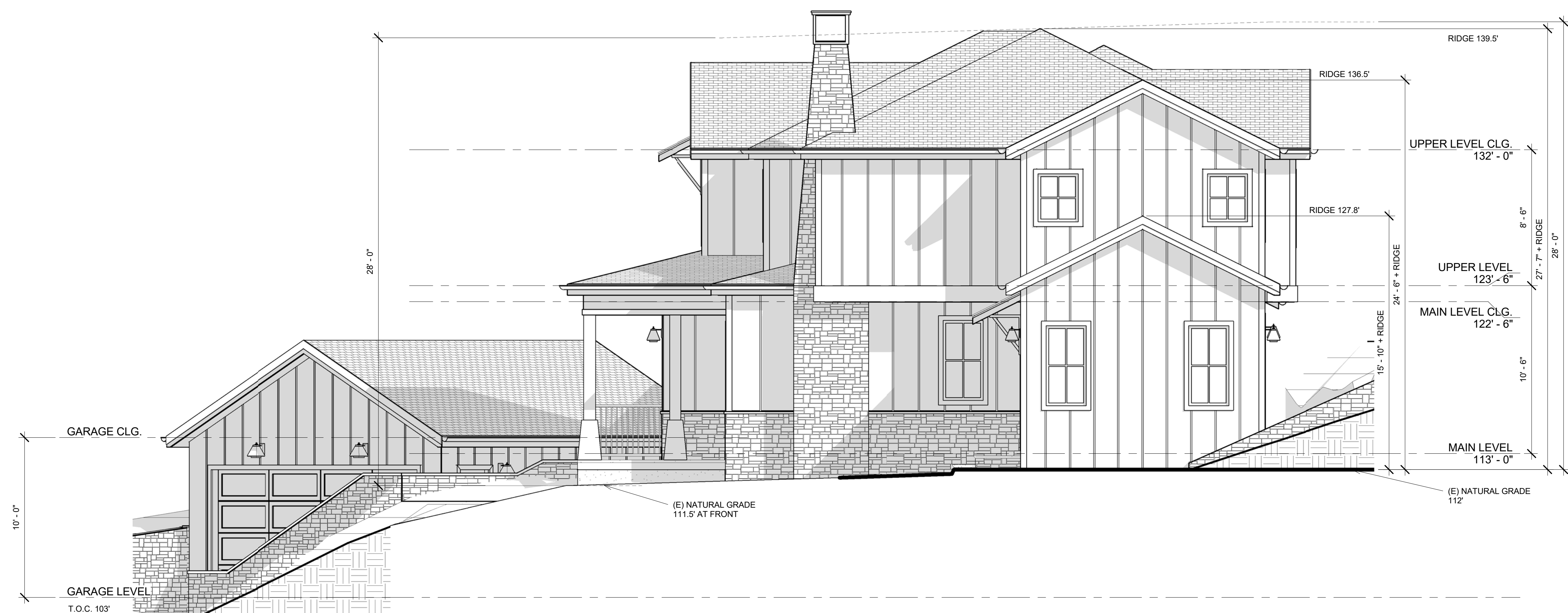
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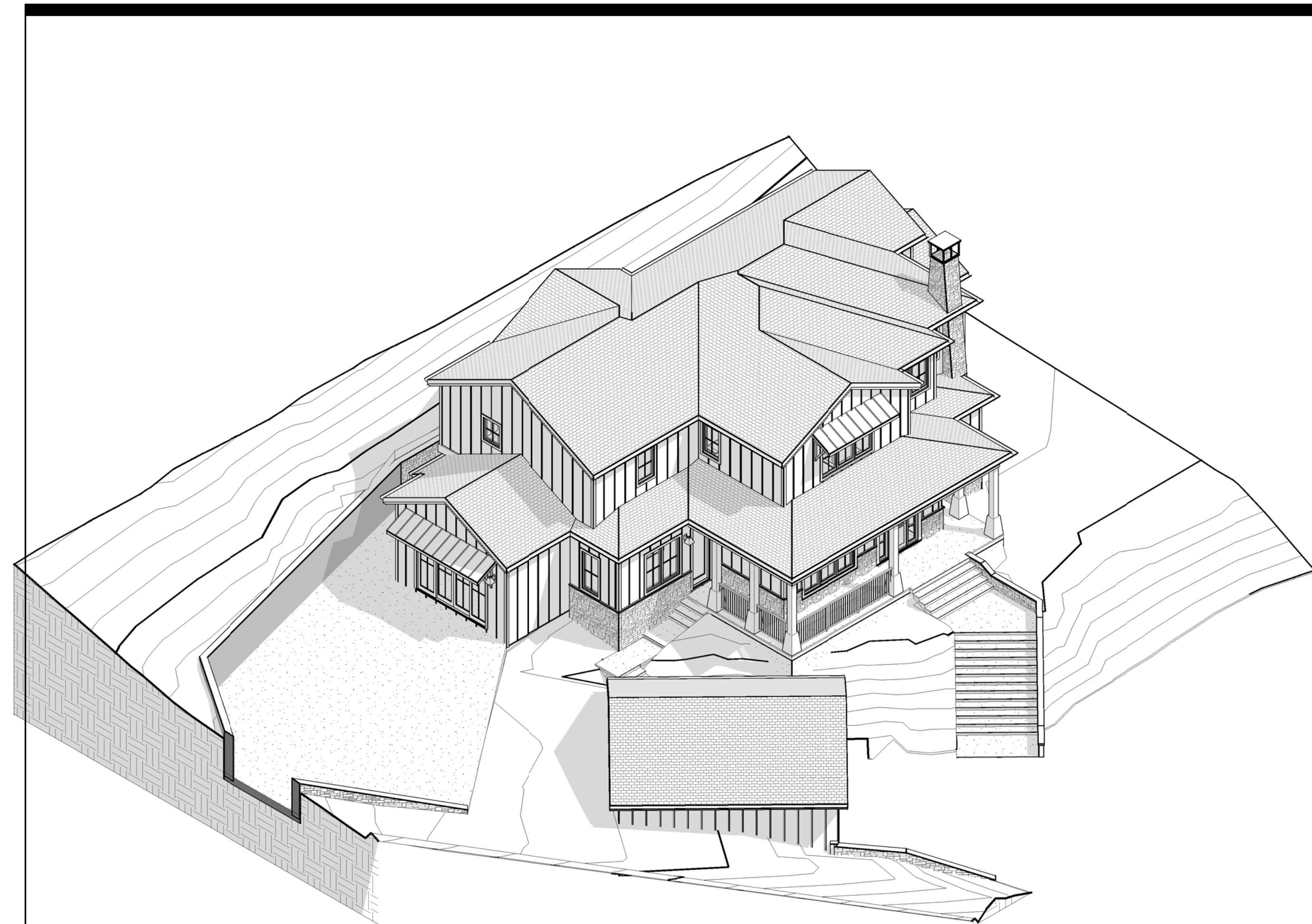
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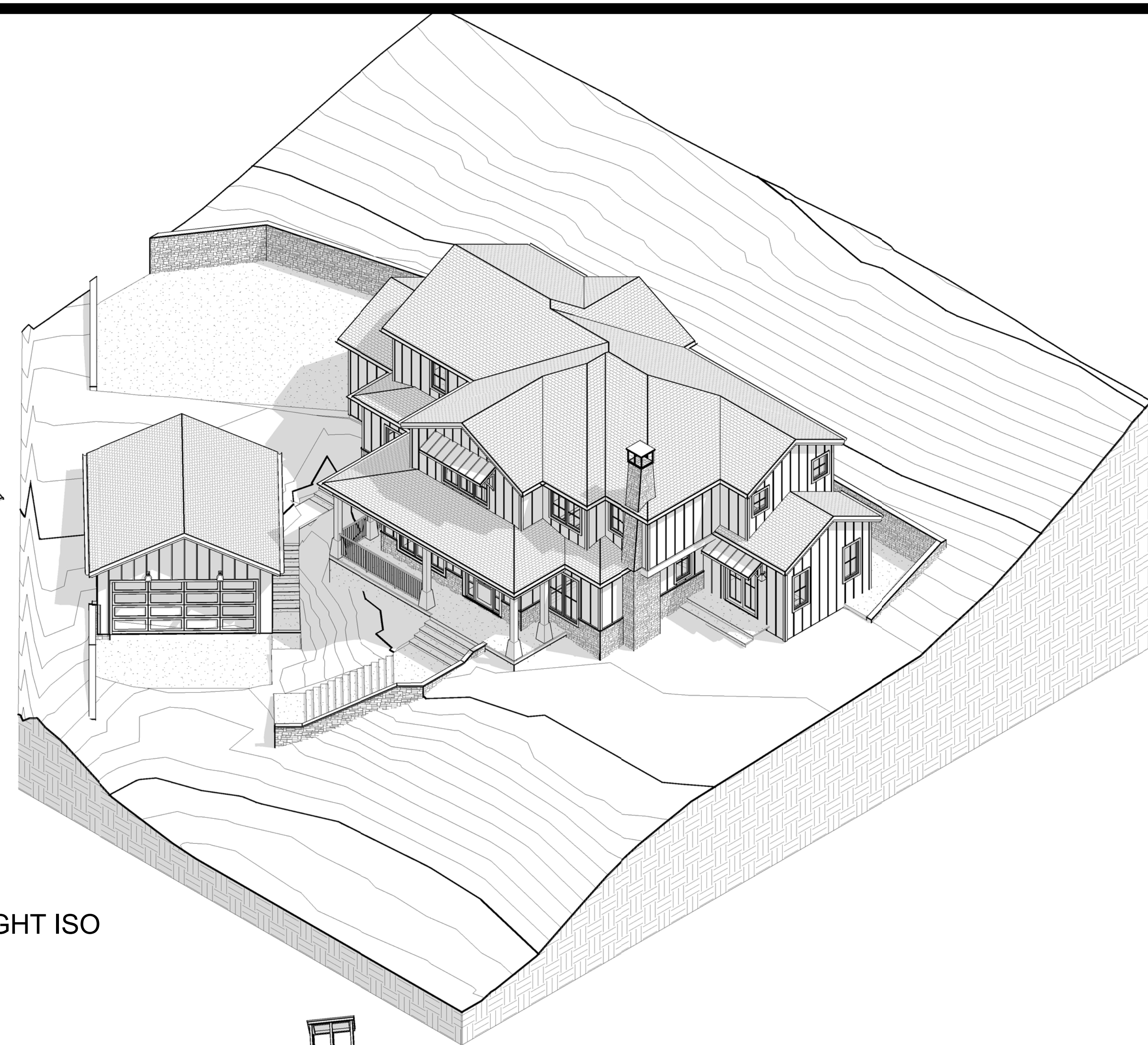
RIGHT ELEVATION

DATE 9/10/17 Drawing Number  
Scale 1/4" = 1'-0" **A7**  
Project Number RAV06

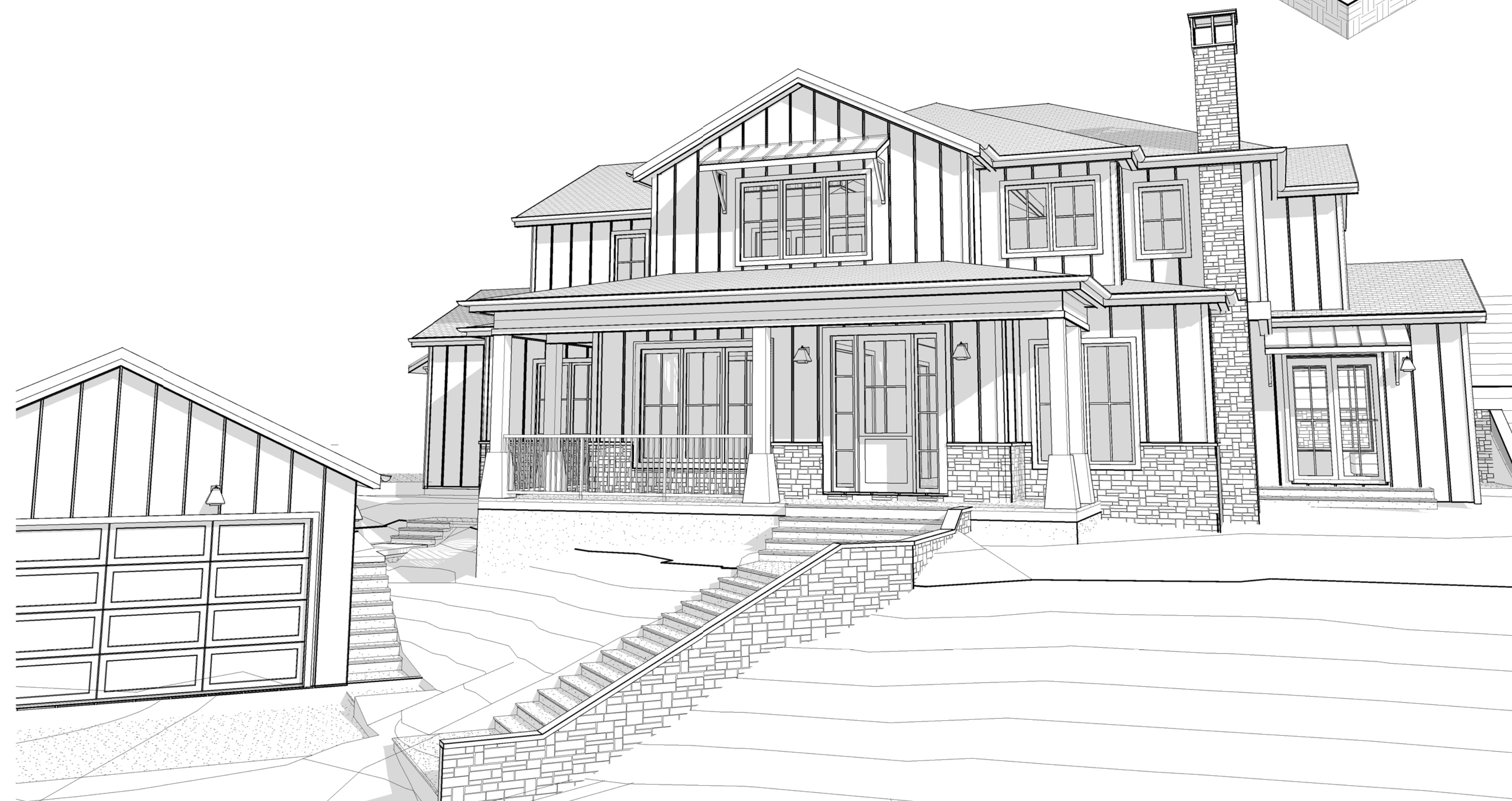




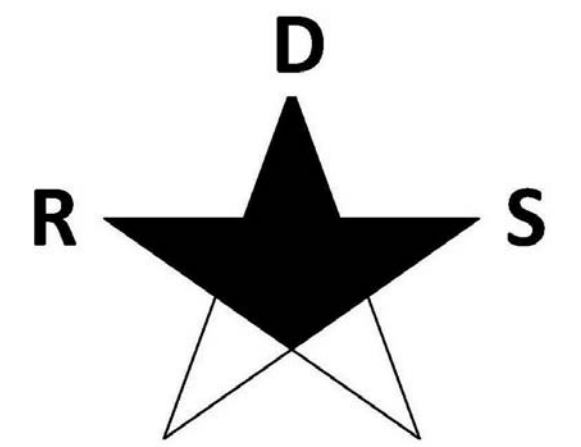
FRONT LEFT ISO



FRONT RIGHT ISO



STREET VIEW



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**NEW  
RESIDENCE**  
572 LAKEVIEW WAY  
EMERALD LAKE  
HILLS, CA.

DATE  
9/10/17

Drawing Number

Scale

**A8**

Project Number  
RAV06



Capital Lighting - 9092RI-GD - Outdoor Dark Sky-Energy Saver One Light Wall Lantern in Mediterranean Bronze  
 SKU#: 9092RI-GD  
 Availability: In Stock



Capital Lighting - 9092RI-GD - Outdoor Dark Sky-Energy Saver One Light Wall Lantern in Mediterranean Bronze

Retail Price: \$145.00  
 Your Savings: \$29.00  
**Your Price:**  
**\$116.00**

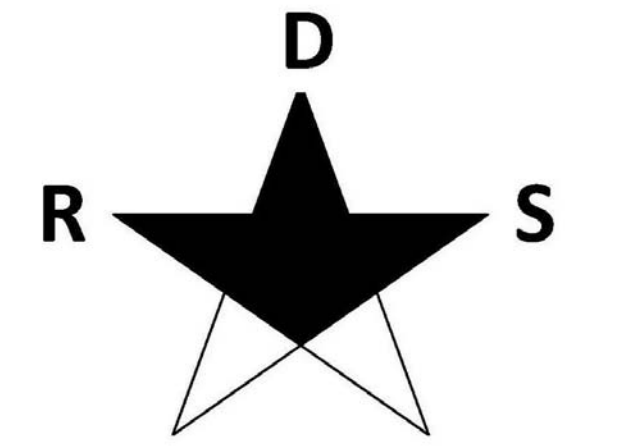
Quantity

DESCRIPTION

- Features:
- Wall lantern
  - Outdoor collection
  - Mediterranean Bronze finish
  - Acid washed glass lens shade
  - Traditional style
  - UL listed for wet locations
  - Dark sky
  - Energy saver
  - Eco friendly

- Specifications:
- Accommodates (1) 18W GU24 fluorescent base bulb (included)
  - Backplate dimensions: 7.64" H x 5.71" W x 1.1" D
  - Overall dimensions: 8.25" H x 10" W x 11" D

**2 LIGHT FIXTURE CUT SHEET**  
 SCALE: 12" = 1'-0"

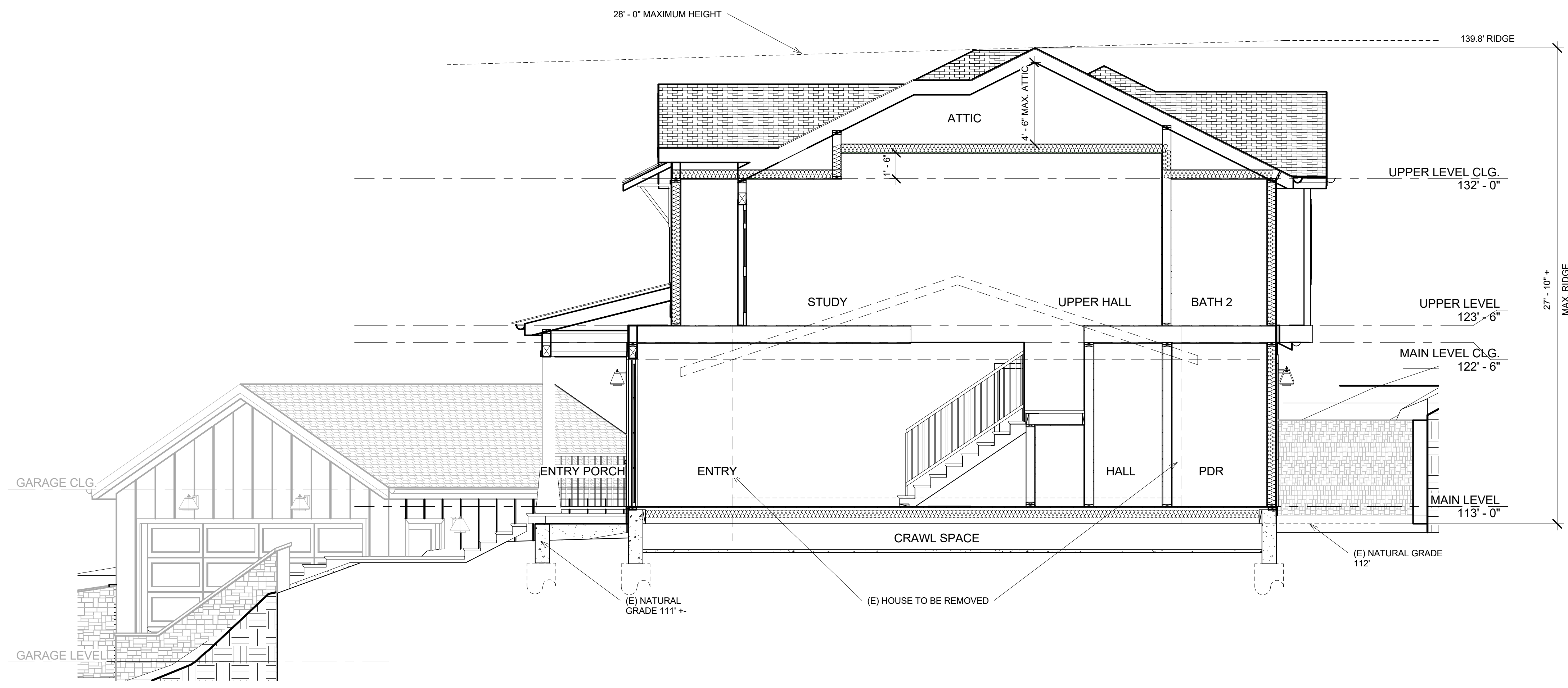


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REVISIONS	1		
	2		
	3		
	4		
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**NEW  
 RESIDENCE**  
 572 LAKEVIEW WAY  
 EMERALD LAKE  
 HILLS, CA.



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

DATE	Drawing Number
9/10/17	
Scale	<b>A9</b>
As indicated	
Project Number	
RAV06	