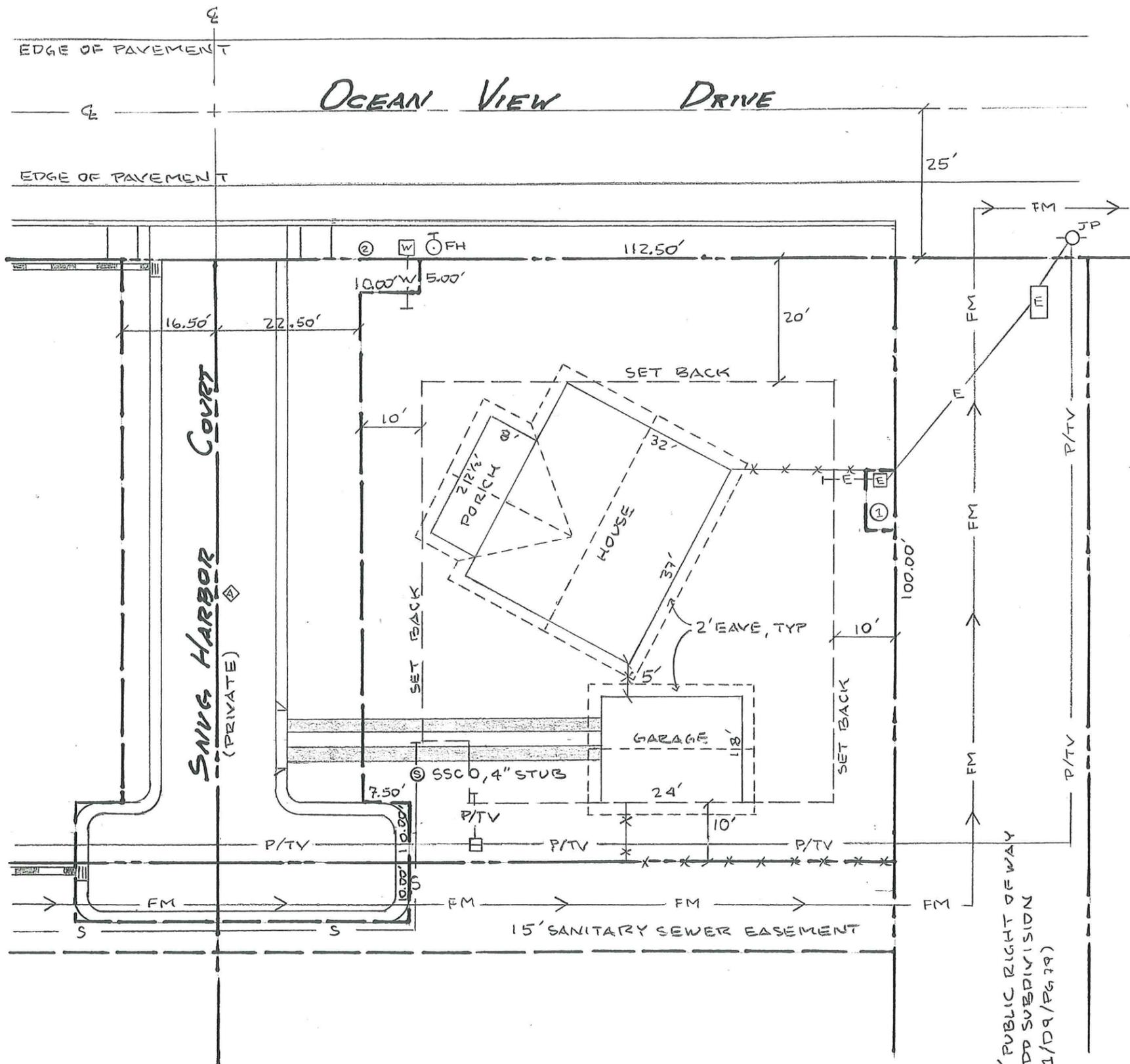


SITE PLAN

FOR
SINGLE FAMILY RESIDENCE
PARCEL 2 OF SNUG HARBOR
400 OCEAN VIEW DRIVE



25' PUBLIC RIGHT OF WAY
TODD SUBDIVISION
(M1/D9/P679)

LEGEND:

- UTILITY LOCATIONS ARE APPROXIMATE
- E - 1" ELECTRIC CONDUIT
 - W - 1" WATER SERVICE
 - S - 6" GRAVITY SEWER
 - > FM - 4" SEWER FORCE MAIN WITH DIRECTION OF FLOW
 - P/TV - 4" PHONE CONDUIT
2" CATV CONDUIT
2" ELECTRIC CONDUIT
 - JP ○ JOINT POLE
 - FH ○ FIRE HYDRANT
 - ▣ STORM DRAIN INLET
 - ▨ STORM DRAIN
 - * * NEW FENCE

- ④ 4'x9' PUBLIC UTILITY EASEMENT
- ② EASEMENT FOR WATER METER BOXES
- ◇ EASEMENT FOR ROADWAY & PUBLIC UTILITY EASEMENT

OTHER NOTES:

- NO EXISTING BUILDINGS OR OTHER STRUCTURES ON SITE
- NO TREES ON SITE
- NO NEW LANDSCAPING PROPOSED
- FLAT BUILDING SITE, NO GRADING PROPOSED
- NO ADDITIONAL DRAINAGE IMPROVEMENTS PROPOSED
- DRAINAGE SHALL BE INFILTRATIVE. STORM WATER MANAGEMENT AND EROSION CONTROL MEASURES SHALL COMPLY WITH TITLE 17 OF THE CITY OF FORT BRAGG COASTAL LAND USE DEVELOPMENT CODE
- TRASH CANS, PROPANE TANK, ETC. BEHIND FENCE OR OTHER SCREEN
- NO EXTERIOR LIGHTING

PROJECT SUMMARY:

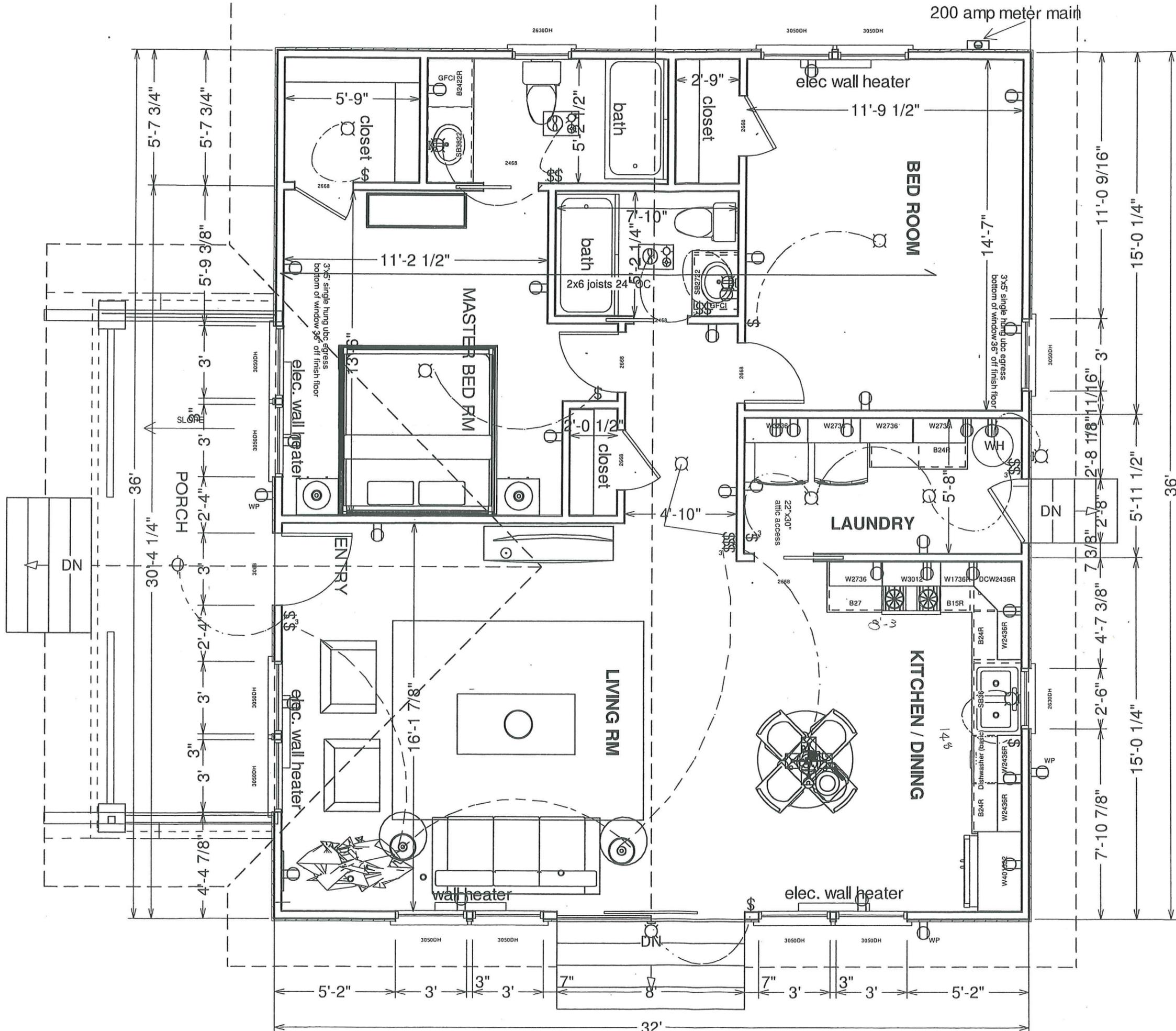
- ONE STORY, SINGLE FAMILY RESIDENCE PROPOSED. FUTURE, SECOND UNIT TO BE BUILT OVER GARAGE.
- 28' MAXIMUM BUILDING HEIGHT
- 1,184 S.F. CONDITIONED AREA
- 180 S.F. COVERED PORCH
- 432 S.F. DETACHED GARAGE

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MAY 05 2015

CITY OF FORT BRAGG
COMMUNITY DEVELOPMENT DEPT

TOM VARGA
MAY 2015



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

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COMMUNITY DEVELOPMENT DEPT

Owners:
Job address:
Fort Bragg
a.p.

PG. 1

date:

24"x 30" crawl space opening

concrete piers set in 16"x16"x8" concrete pads typical through out with 4"x4" post from pier to girder w/ simpson bc4 post to girder connection

4"x6" d.f. girders 6'-0 o.c.

2"x6" d.f. floor joist 16" o.c. typical through out w/ 3/4" plywood sub-floor nailed w/ #8 com.6" edge nailing, 12" in field. Block over all girders

12" footing 12" into undisturbed soil w/ 8" stem wall through out #4 re-bar 18" o.c. 3" from top of stem wall & 3" from bottom of footing.

2'x6" p.t.d.f. mud sill through out w/ 5/8"x10" h.d. anchor bolts 32" o.c. w/ 3"x3" bearing plates

2"x6" d.f. floor jt. 16" o.c.

4"x6" d.f. girders

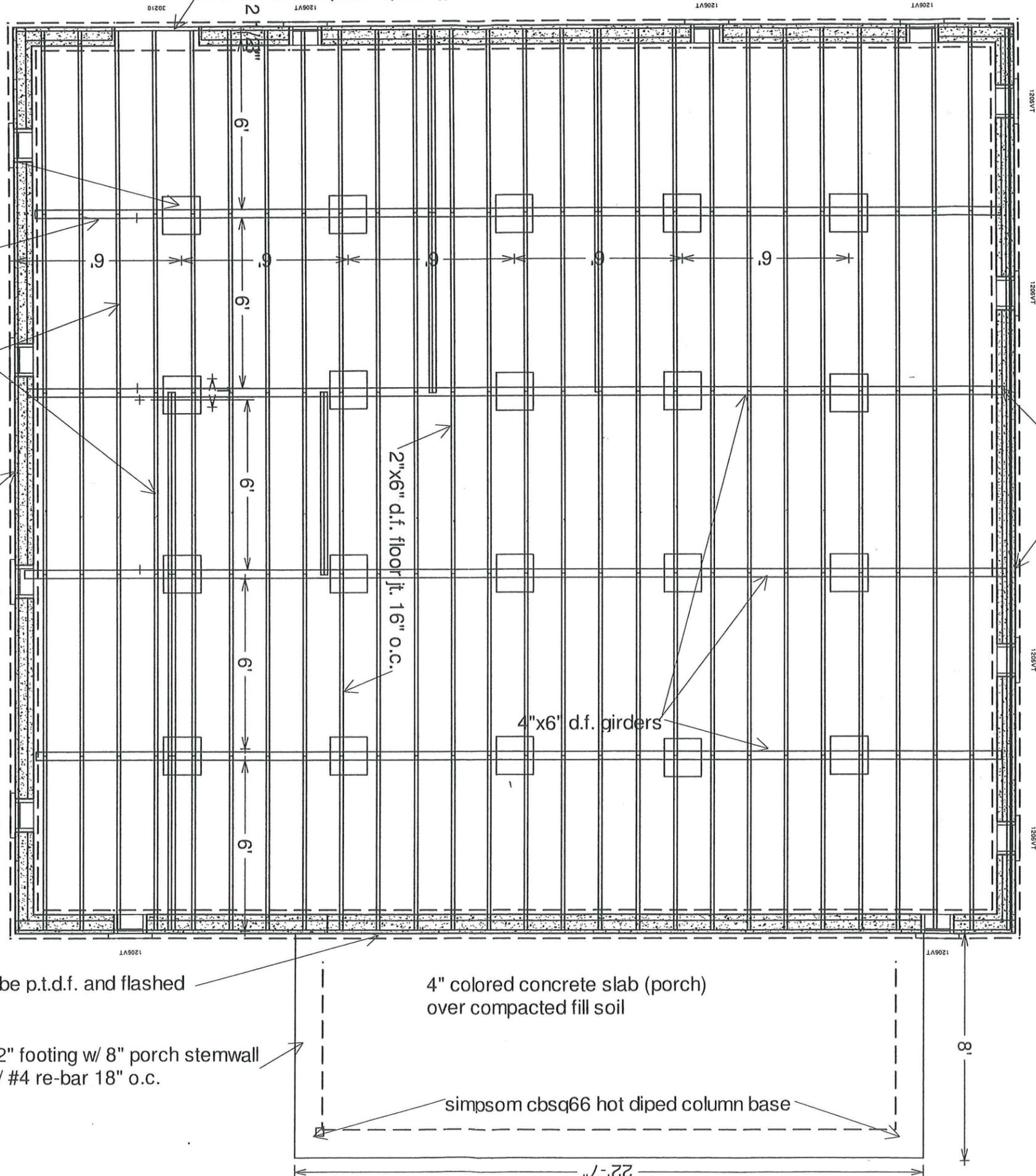
simpson hg46-8 girder hangers typical at girder/ stemwall

rim framing behind concrete porch to be p.t.d.f. and flashed

4" colored concrete slab (porch) over compacted fill soil

12" footing w/ 8" porch stemwall w/ #4 re-bar 18" o.c.

simpson cbsq66 hot dipped column base

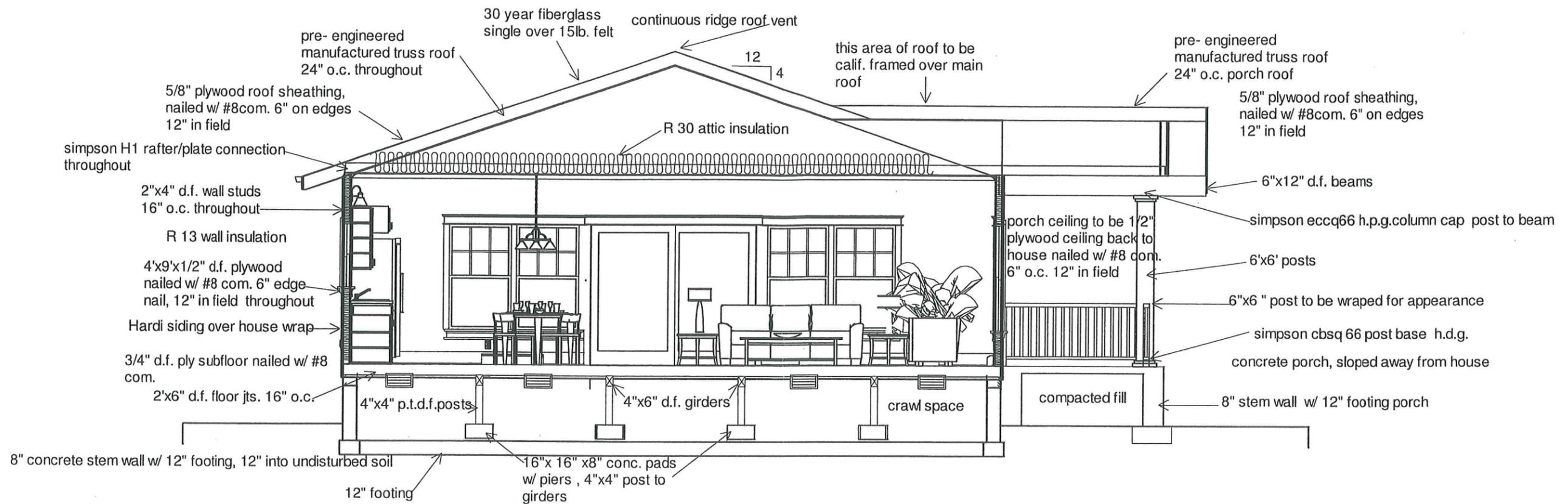


FOUNDATION PLAN scale: 1/4"=1'-0"

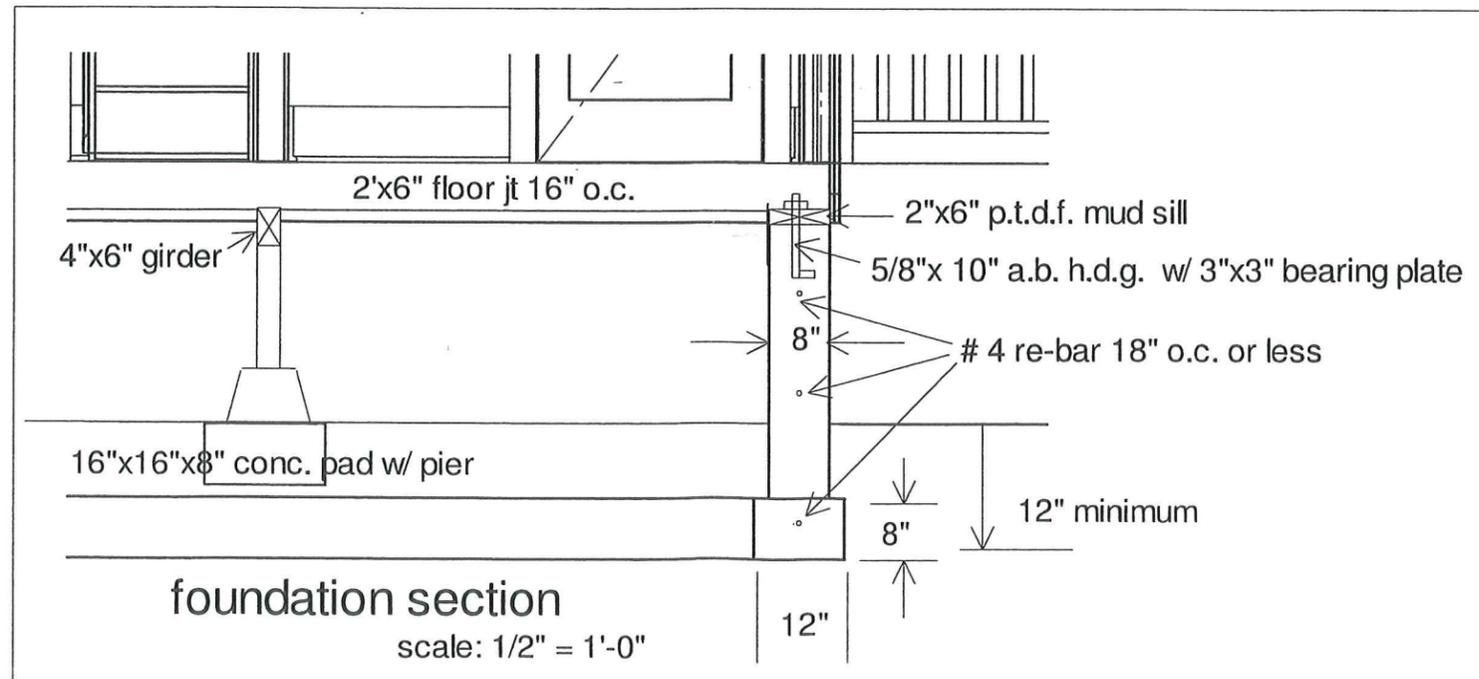
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PG. 2



SECTION scale: 3/16"=1'-0"



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NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

ELEVATIONS

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GARAGE

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