

Visual Analysis

Scott Smith
130 Snug Harbor Pl
Fort Bragg Ca
95437

March 29, 2018

Summary:

This parcel APN 018-440-66 is located on the city limit border in the South West area of the City of Fort Bragg, in the area known as Todds Point. The parcel is lot #4 of a four parcel sub-division. This parcel is bordered by a row of Cypress trees approximately 30-35 ft in height to the South and West, to the North of the proposed building site is a SFR With a roof height of 19 ft. The proposed construction is the second phase of a required two unit housing on this lot. There is an existing unit to the West of the proposed construction with a height of 24 ft completed in 2017. The proposed construction is a 1300 sq ft single story unit with a maximum height of 18.5 ft. The proposed home is lower in height than both the surrounding trees and structures and will not block any public views of the sky or ocean from any direction.

16. Requirements for reducing pollutants in storm water
Pursuant to Mendocino County Code Section 16.30.70
4. whenever stormwater construction or grading work anywhere in the County shall implement appropriate Best Management Practices to prevent the discharge of construction waste, silt, debris, or contaminants from construction materials, tools and equipment from entering the storm drainage system. Best Management Practices as appropriate to each project shall include, but not be limited to the use of the following:

1. Scheduling construction activity
2. Preservation of natural features, vegetation and soil
3. Grillage sowing or brush disks to control storm water flow
4. Mulching or hydroseeding to stabilize disturbed soils
5. Erosion control to protect soils
6. Protection of storm drain inlets with gravel bags or catch basin inserts
7. Perimeter sediment control, silt fence
8. Sediment trap or sediment basin to retain sediment on site
9. Stabilize construction soils
10. Minimize erosion control
11. Other soil loss BMP acceptable to the County
12. Material handling and waste management
13. Building material stockpile management
14. Management of washed areas (concrete, paint, stains, etc.)
15. Control of vehicle/equipment fueling to Contractors staging area
16. Vehicle and equipment cleaning performed off site
17. Spill prevention and control
18. Other housekeeping BMP acceptable to the county.

Project Description

APN 018-440-66

Build new Home with attached garage

Building Data
Number of Stories : 1
Building Height : 30' ft.
Conditioned Floor Area : 1,369 sq. ft.
Attached Garage : 426sq.ft.
Covered Porches : 40sq.ft.
Occupancy type : Single family Residential - R3
Construction type : Type V

Applicable Building Codes

2016 California Building Code
2016 California Green Building Standards
2016 California Fire Code
2016 California Plumbing Code
2016 California Mechanical Code
2016 California Electrical Code
2016 California Energy Code
Mendocino County Ordinances

Seismic & Wind Loads

Seismic Design Category : D Floor Live Load : 40 lbs./sq.ft.
Wind Exposure : B Roof Live Load : 20 lbs./sq.ft.
Basic Wind Speed : 50 mph
Site Elevation : > 800'

Fire sprinklers are required for this residence and shall be provided as a deferred submittal prior to final framing inspection.
Roof truss engineering is required for this residence and shall be provided as a deferred submittal prior to foundation inspection.
Propane piping system is required for this residence, a piping and appliance schematic diagram shall be provided as a deferred submittal prior to under floor plumbing inspection.
Address numbers with contrasting background shall be clearly visible from street or road fronting property.
Numbers shall be a minimum of 4 inches high with a minimum stroke width of 1/2 inch.

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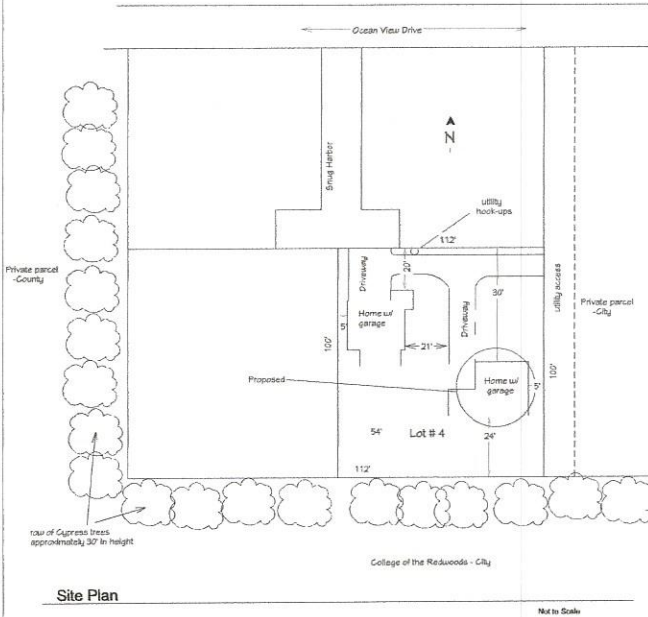


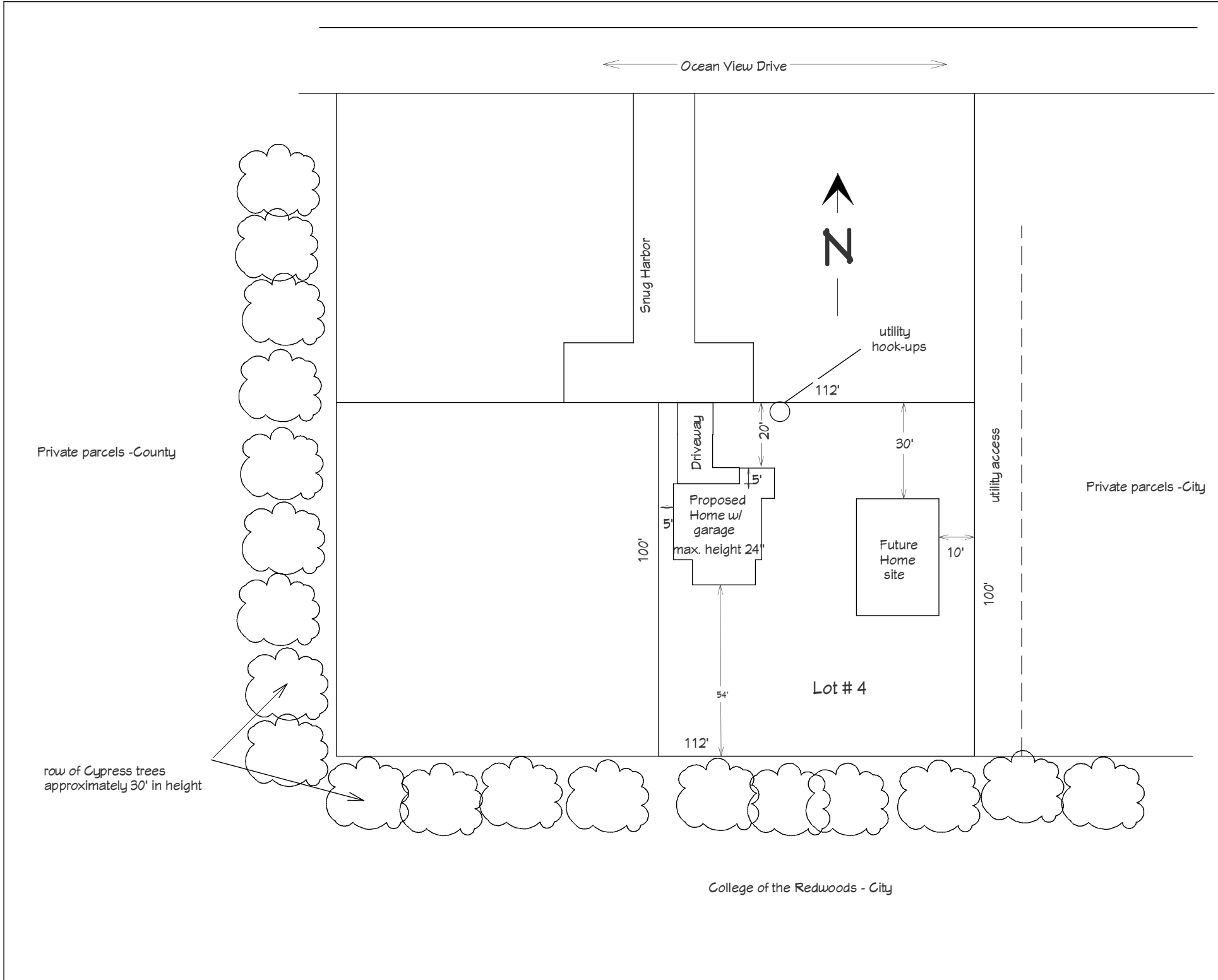
Revisions	By	Date
1	SS	1/20/18
2		
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Scott Smith
130 #B Snug Harbor
Fort Bragg, CA 95437
APN 018-440-66

Building Data
Site Plan
North Elevation
South Elevation

A1







East View - The proposed home is overall height is lower than the existing tree height
No obstruction of sky or ocean view



North View - The proposed home is overall height is lower than the existing tree height
No obstruction of sky or ocean view



West view - The proposed home is not visible



View looking southeast



View looking north



View looking west