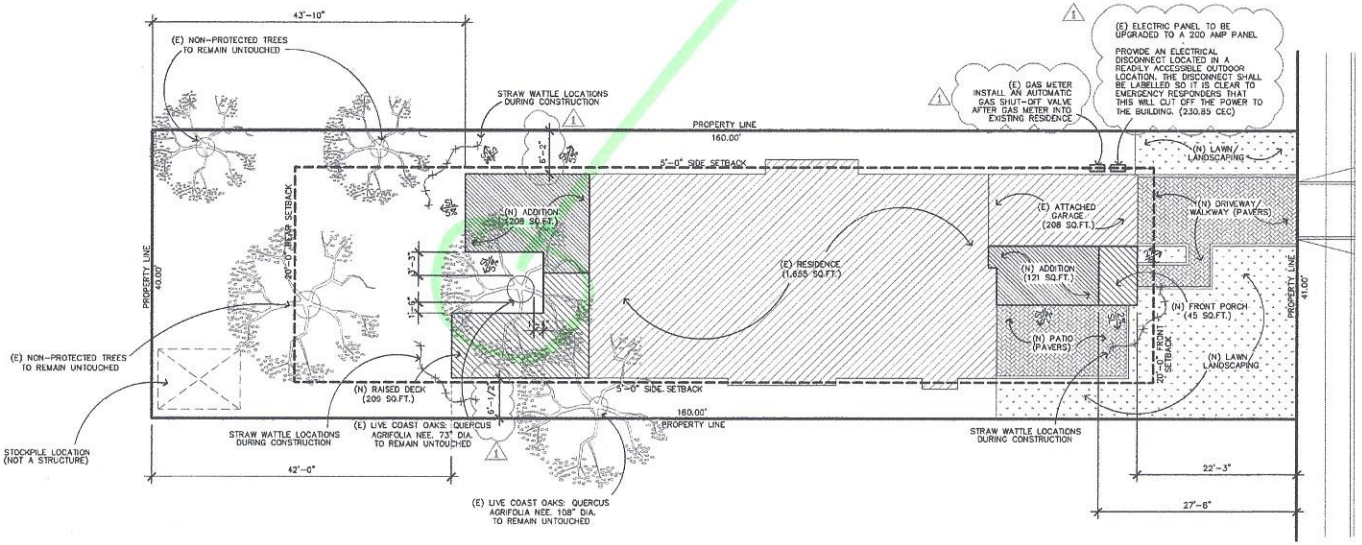

PROPOSED SITE PLAN

SCALE: 1/8" = 1'-0"

SITE AND BUILDING ANALYSIS

APN:	73-393-60
ZONING:	R-1-6
DWELLING OCCUPANCY:	R-3
GARAGE OCCUPANCY:	U
TYPE OF CONST.	V-B
SITE/LOT AREA:	6,400 SQ.FT.
(E) PRIMARY RESIDENCE AREA:	1,655 SQ.FT.
(N) ADDITION AREA:	329 SQ.FT.
(N) TOTAL LIVING AREA:	1,984 SQ.FT. 1,984/6,400 = 31% FLOOR AREA RATIO
(E) ATTACHED GARAGE:	208 SQ.FT.
(E) FRONT PORCH TO BE REMOVED:	367 SQ.FT.
(N) FRONT PORCH:	41 SQ.FT.
(N) RAISED DECK:	209 SQ.FT.
(E) TOTAL LOT COVERAGE:	2,442 SQ.FT. 2,442/6,400 = .38% LOT COVERAGE

STORM WATER/EREOSION CONTROL NOTES

- NO WATER SHALL NOT RUN OFF TO ADJACENT NEIGHBORS.
- SCOPE OF WORK IS FOCUSED ON THE REAR/RIGHT SIDE OF PROPERTY AND NO STORM WATER WILL BE CONVEYED TO THE PUBLIC DRAINAGE SYSTEM
- STORM WATER WILL BE RETAINED AT THE REAR OF PROPERTY USING STRAW WATTLES 9" DIA X 25' LONG

SITE PLAN LEGEND AND NOTES

- 9" DIA. STRAW LINE ATTACHED TO EARTH WITH 12" STEAKS @ 24"
- STOCKPILE AREA (SEPARATE TIMES WILL BE USED FOR DIFFERENT DEBRIS OR DUG UP SOIL)
- 5% SLOPE AWAY FROM FOOTING WITH-IN FIRST 10' (ON NATURAL GRADE)
- 2% SLOPE AWAY FROM FOOTING WITH-IN FIRST 10' (ON CONCRETE)
- (E) STRUCTURE AREA
- (N) STRUCTURE AREA
- (N) PERMOUS TURF
- (N) PAVERS SURFACE

1.) THERE ARE NO EASEMENTS ON THIS PROPERTY BASED ON THE LEGAL DESCRIPTION SPECIFIED ON THE TITLE REPORT. PLEASE SEE ATTACHED

2.) NO TREES WILL BE REMOVED TO ACCOMMODATE THIS PROJECT.

3.) NO PUBLIC RIGHT-A-WAY, SIDEWALKS, TREES OR STREET CURBS WILL BE AFFECTED DURING AND AFTER THIS PROJECT

4.) NEW RAINWATER DOWNSPOUTS SHALL BE DISCONNECTED AND RUNOFF DIRECTED TO A LANDSCAPE AREA. DOWNSPOUTS MAY BE CONNECTED TO A POP-UP DRAINAGE EMITTER IN THE LANDSCAPED AREA OR MAY DRAIN TO SPLASH BLOCKS OR COBBLESTONES THAT DIRECT WATER AWAY FROM THE BUILDING. "THRU-CURB" DRAINS ARE NOT ALLOWED.

5.) A GRADING PERMIT WILL NOT BE REQUIRED FOR THIS PROJECT BECAUSE NONE OF THE FOLLOWING ARE BEING MET:

A. CUT AND FILL TOTAL MORE THAN 100 CY
B. GRADING 3 FEET (CUT OR FILL) ON LAND HAVING A NATURAL SLOPE OF 4% OR LESS
C. GRADING 2 FEET(CUT OR FILL) ON LAND HAVING A NATURAL SLOPE GREATER THAN 4%
D. GRADING WHICH ALTERS A WATERCOURSE OR WITHIN 100'OF WATERCOURSE'S BANKS

REVISION BY	
1	PLAN CHECK 12/14/23

EMD DESIGNS LLC
ENRIQUE M. DE LA CRUZ
CSLB #1067827

THESE PLANS ARE INTENDED ONLY FOR THE ORIGINAL SITE AND PROJECT FOR WHICH THEY WERE PREPARED. ANY REPRODUCTION OF THESE PLANS AND ANY PROJECT DESIGNED OR PLANNED FROM THESE PLANS WITHOUT THE WRITTEN CONSENT OF EMD DESIGNS, LLC, THE OWNER OF THESE PLANS, SHALL BE PRESUMED TO BE MADE WITHOUT WRITTEN CONSENT OF EMD DESIGNS, LLC. ANY REPRODUCTION PRODUCED ON THESE PLANS SHALL BE REMOVED FROM THE PREMISES UPON WRITTEN REQUEST OF EMD DESIGNS, LLC. ANY USE, REUSE, OR REPRODUCTION OF THESE PLANS WITHOUT WRITTEN CONSENT SHALL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW, & ADDITIONAL ALL WRITTEN PROCEEDINGS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.

PROPOSED SITE PLAN

K & M RENOVATIONS, INC.
SINGLE STORY ADDITION AND REMODEL
1048 FAIR OAKS AVE., ALAMEDA, CA. 94501
APN: 73-393-60

Date: 7/27/2023
Scale: AS SHOWN
Drawn by: EMD
Job: 1048 FAIR OAKS
Sheet: A2