



Zoning	R-1 Single Family Residential District	
Use	One single family dwelling	
Lot width	100' (50' min. lot width)	
Front Setback	15' living, 20' garage	
Side setback	5'	
Rear setback	20'	
Maximum height	35'	
Parking	2 car garage + 2 car outside (2 spaces min)	
Lot Size	15,000 sq.ft. (100%)	5000sq.ft. min.
House & Deck coverage	1757 sq.ft. (12%)	40% max
Driveway coverage	3085 sq.ft. (21%)	
Fire turnaround coverage	1033 sq.ft. (7%)	
Landscaping	9125 sq.ft. (61%)	20% min.
Total lot coverage	5875 sq.ft. (39%)	
Average lot slope	35%	Buchanan's Homes

■ Impervious areas shall be 24 hour notice.
 Construction materials shall not extend beyond 7am to 6pm, Monday through Friday, initial special permit from the City of Pacifica.
 Roadways shall be maintained clear of construction materials and debris at all times. Daily road cleanup shall be enforced. Roadways curbs, sidewalks or streets adjacent to property frontage that is damaged or obstructed shall be repaired or replaced over 48 hours or replacement occurred prior to any work performed for this project.
 Any damage to improvements shall be repaired or replaced at any time by any contractor, whether subject to a bid, contract or not, shall be determined by the city engineer to have resulted from construction activities related to this project, shall be repaired or replaced as directed by the city engineer.
 ■ Street improvements shall be constructed in accordance with the city of Pacifica specifications and shall be subject to inspection and approval by the city.
 Storm shall use no major structural encroachments into the public right of way.
 The contractor or owner shall contact the wastewater treatment plant (phone 755-7545) 24 hours prior to starting the work of the following items: trenching, backfilling, placement, installation, sewer tap, pipe installation or any other sewage work.
 No work shall be undertaken until all work is permitted to the permit. No additional encroachment permit shall be required.
 No sewer work shall be undertaken until all work is permitted to the permit. Sewer work shall be installed and tested before the project.
 No survey is required for this project per planning commission decision.
 Sidewalks are not part of the full driveway, and so a sidewalk encroachment shall not be required.

- Landscaping Key
- 1, Cypress
 - 2, Coastal Redwood
 - 3, Mix of Chrysanthemum & Lilium
 - 4, Rosmarinus Officinalis

All contour lines are both proposed and existing. There is no proposed grading for this project. The earth work will be contained beneath the proposed home and driveway.
 All elevation are relative to the monument on Grand Ave/ Athenian.
 No Fences are proposed.
 Landscaping will be both indigenous, 3 proposed Redwoods, and proposed drought resistant landscaping & woodchips along Grand Ave.
 There are no heritage trees.

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Drawn By: DPB	Scale:
1/16" = 1'	

Grand Heights
 1578 Grand Ave.
 Pacifica, CA 94044

1091 Bannan Way
 Pacifica, CA 94044
 (650) 766-6216
 Lic 676429 AL, BL, DL

