



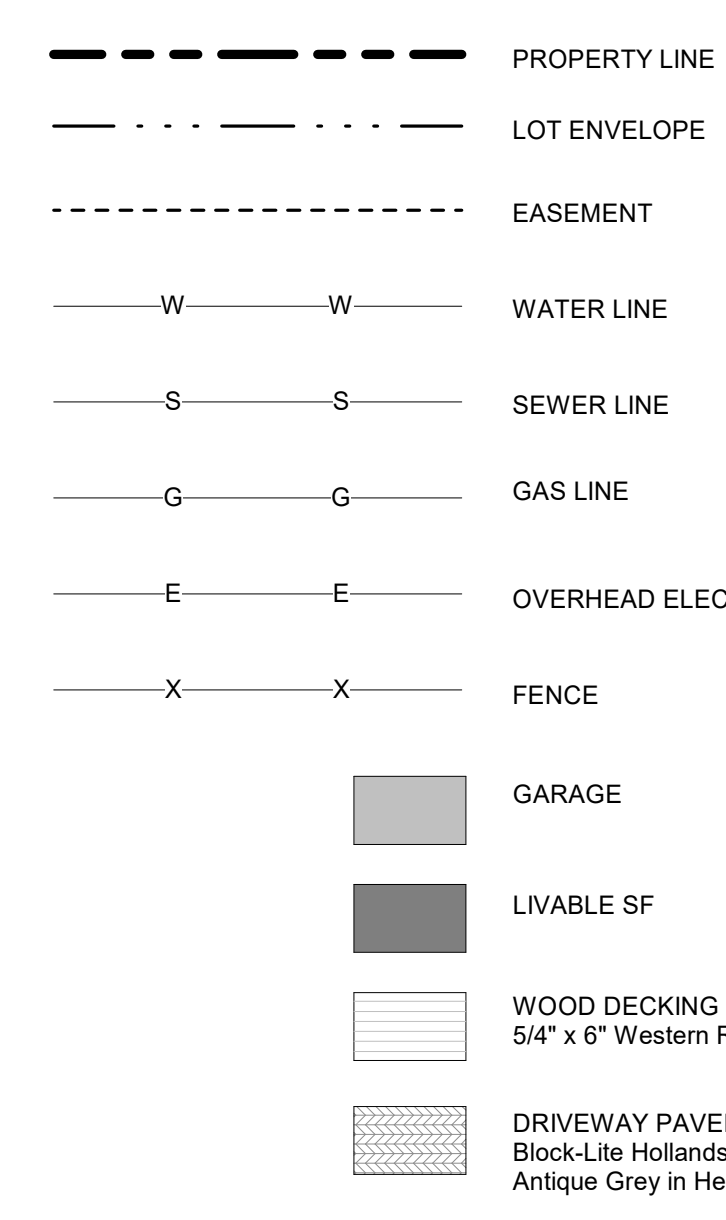
SITE PLAN NOTES

- G.C. to site verify all dimensions
- New plastic water, sewer, and gas line piping shall be installed with a yellow tracer wire (18 GA.) min. UPC 1211.1.7.
- All patios adjacent to house to be sloped away from house at 1/8" per foot.
- All exterior concrete to be exposed aggregate.

KEYNOTES

- 01 Steel gate
- 02 Stone faced CMU planter
- 03 Roof overhang above
- 04 Hose bibb
- 05 Rip-rap erosion protection. Installed with natural look - see Civil plans.

SITE PLAN LEGEND



AREA CALCULATIONS

1st Floor Livable	3,713 sf
2nd Floor Livable	1,759 sf
Total Livable	5,472 sf
Garage	1,060 sf
Mech	35 sf
1st Floor Deck	799 sf
2nd Floor Deck	383 sf
Driveway	3,089 sf
Lot Area:	30,873.25 sf
Disturbed Area:	8,815 sf
Max Disturbed Area:	50%
Proposed Disturbed Area:	28.6%

Pine Canyon - 377

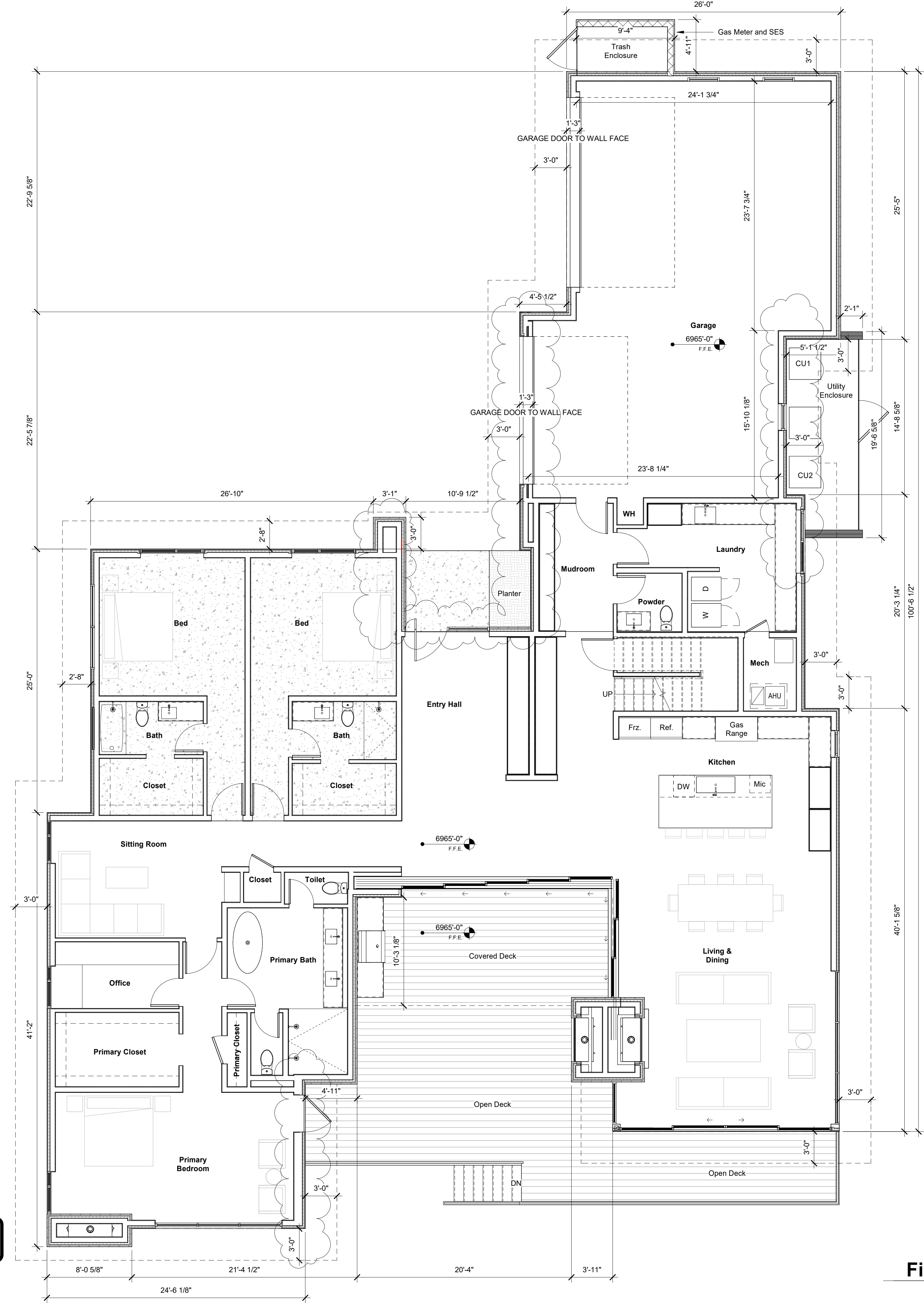
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Site Plan Enlarged

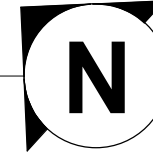
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DRC PRELIM-REV 1	01/06/25
DRC PRELIM-REV 2	02/06/25
DRC PRELIM-REV 3	05/13/25

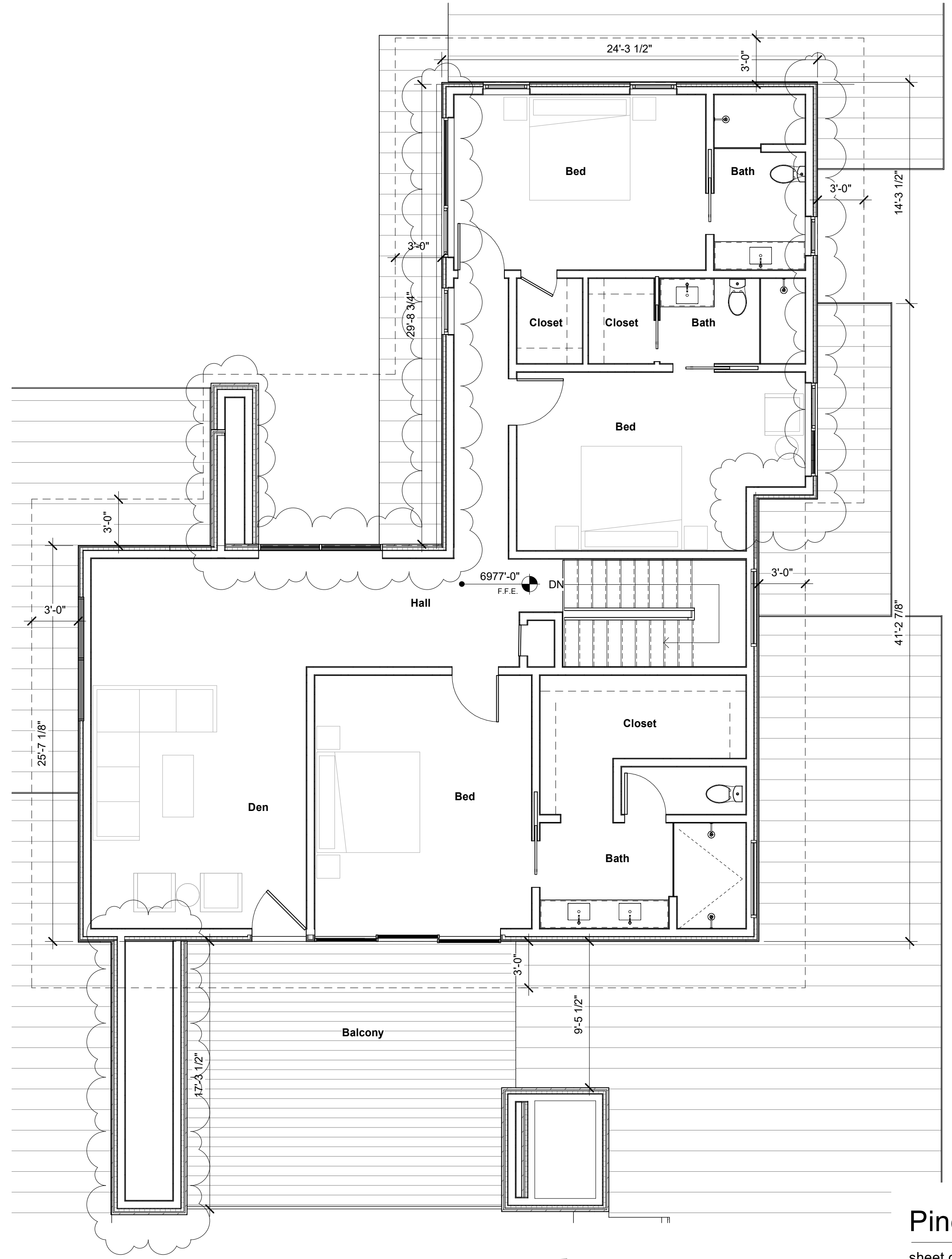
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Site Plan DR Enlarged
1" = 10'-0"

01A



First Floor DR
3/16" = 1'-0" 



Second Floor DR
3/16" = 1'-0" 

Areas:	
1st Floor Livable	3,713 sf
2nd Floor Livable	1,759 sf
Total Livable	5,472 sf
First Floor - Deck	799 sf
Second Floor - Deck	383 sf
Garage	1,060 sf



Pine Canyon - 377

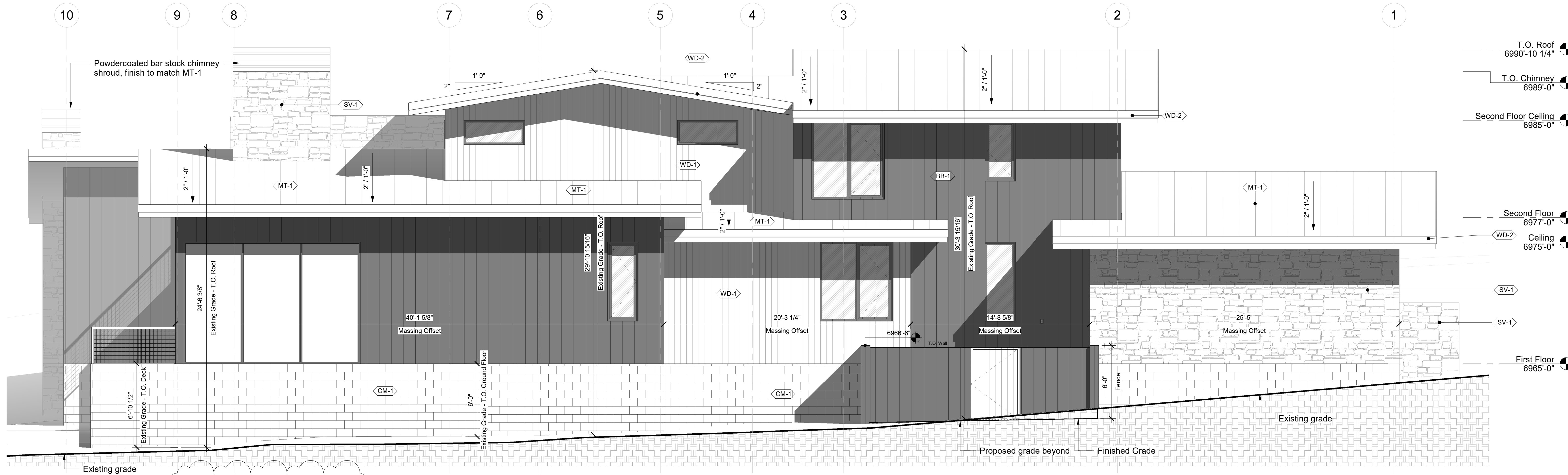
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Floor Plan

ISSUE:	date:
DRC PRELIM-REV 1	01/06/25
DRC PRELIM-REV 2	02/06/25
DRC PRELIM-REV 3	05/13/25

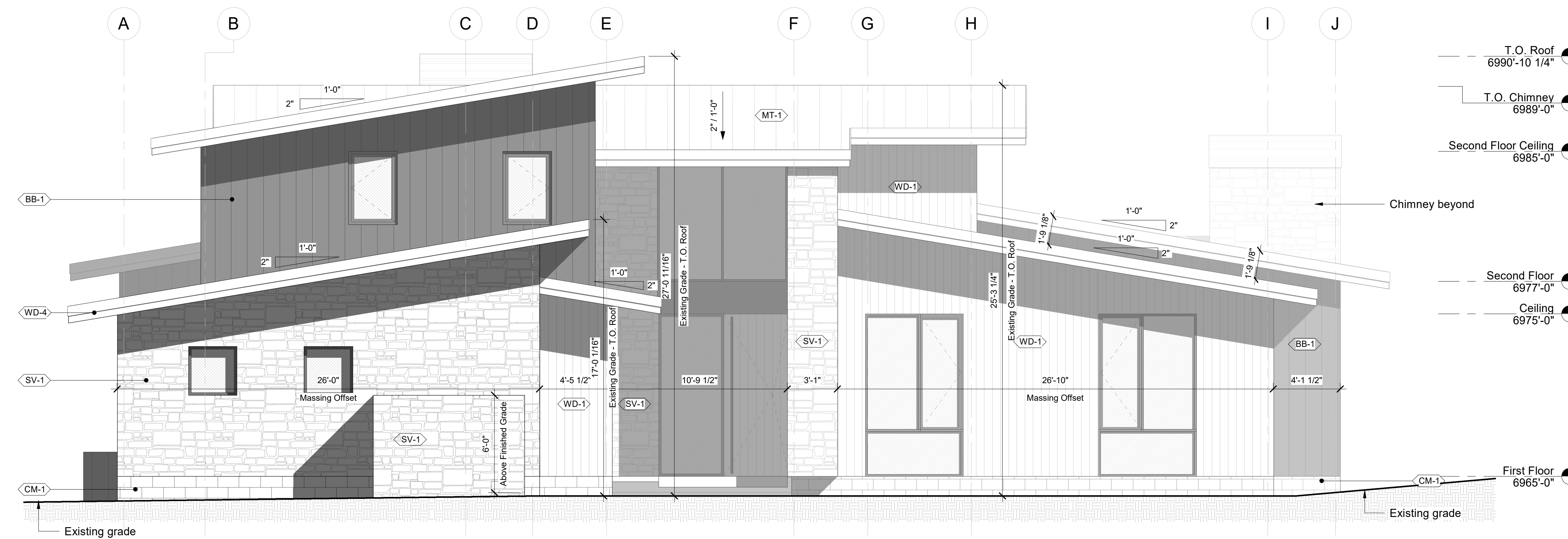
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02



1 East DR
1/4" = 1'-0"



2 North DR
1/4" = 1'-0"

- BB-1

Wood Board and Batten
12" spacing
Field Paint, Charcoal
- MT-1

Standing seam metal roof,
mechanical seamed
MFR TBD
Black
- MT-3

Exterior Doors & Windows
Ebony
- SV-1

Stone Veneer
Solstice Stone
Geneva Thin Stack - Limestone
- CM-1

Ground Face CMU
Block-Lite
Kona
- WD-1

Wood Siding - Tongue & Groove
1x6
Delta Millworks
Western Red Cedar | Smooth
HD Clear finish
- WD-2

Wood Fascia
5/4" boards
Delta Millworks
Thermo Spruce | Smooth
Black finish
- WD-3

Decking
5/4" x 6"
Delta Millworks
Western Red Cedar | Smooth
HD Clear Finish

Pine Canyon - 377

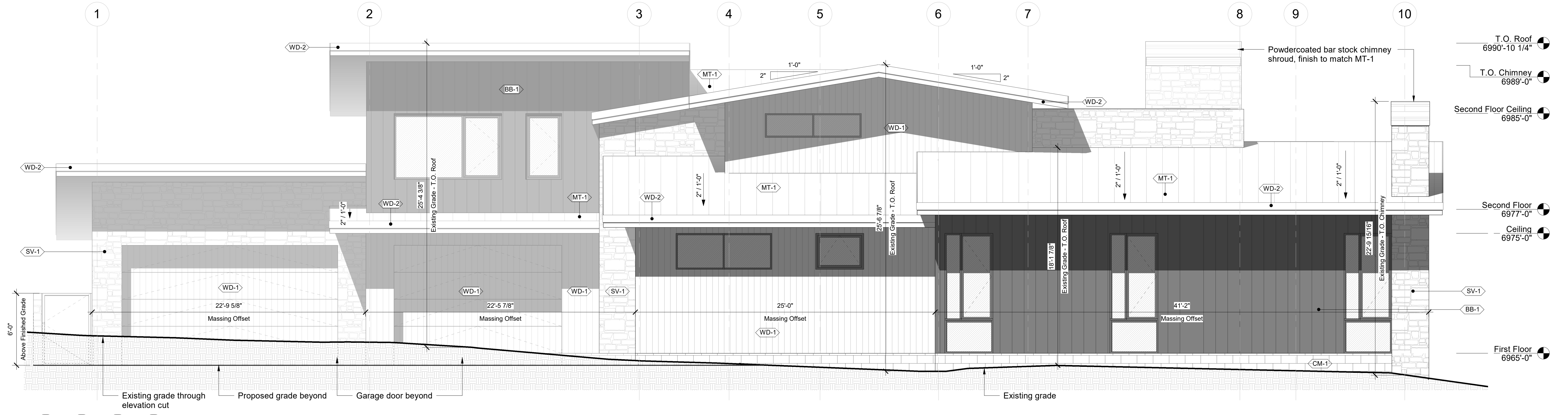
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Elevations

ISSUE:	date:
DRC PRELIM-REV 1	01/06/25
DRC PRELIM-REV 2	02/06/25
DRC PRELIM-REV 3	05/13/25

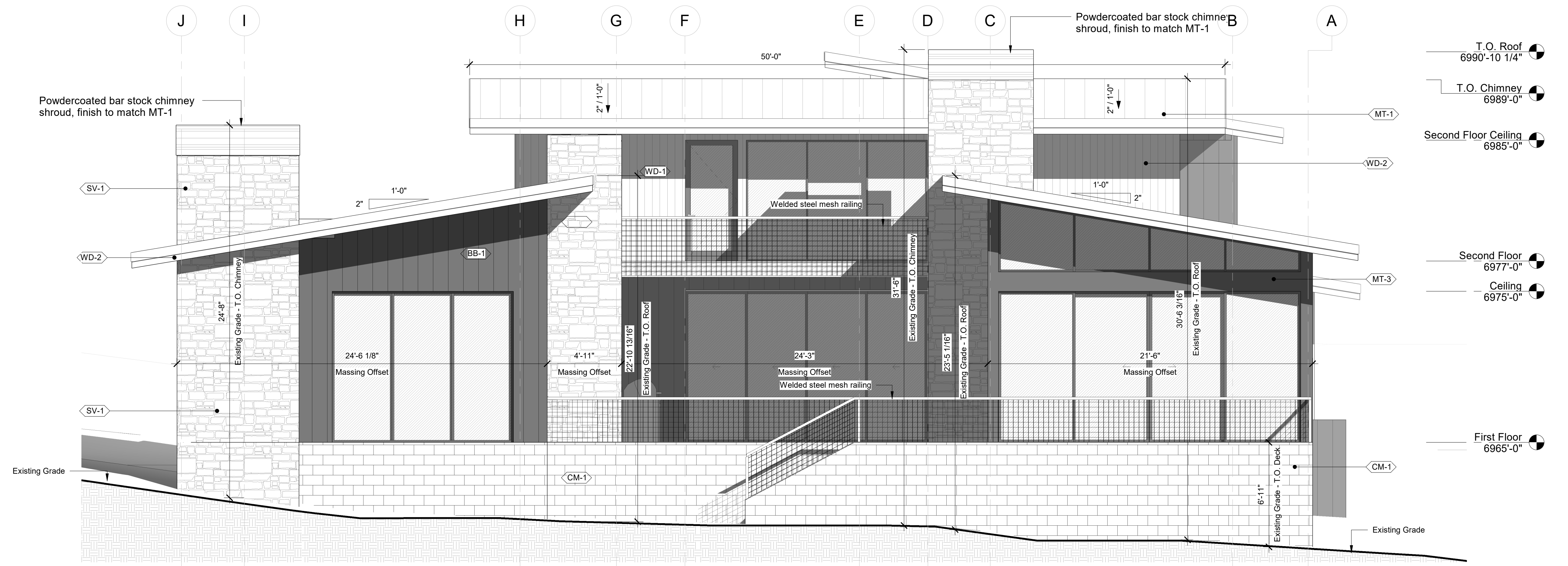
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2 West DR
1/4" = 1'-0"



1 South DR
1/4" = 1'-0"

BB-1	MT-1	MT-3	SV-1	CM-1	WD-1	WD-2	WD-3

Pine Canyon - 377

sheet contents:
Elevations
 issue: DRC PRELIM-REV 1 date: 01/06/25
 DRC PRELIM-REV 2 02/06/25
 DRC PRELIM-REV 3 05/13/25

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