COUNTY OF PLACER
Community Development/Resource Agency

Michael J. Johnson, AICP
Agency Director

PLANNING SERVICES DIVISION

EJ Ivaldi, Deputy Director

HEARING DATE: September 25, 2014
ITEM NO.: 3
TIME: 10:20 am

TO: Placer County Planning Commission

FROM: Development Review Committee

DATE: September 9, 2014

SUBJECT: FOREST GLEN SUBDIVISION NO. 2 – FORTE GARAGE AND COVERED ENTRY
SUBDIVISION MODIFICATION (PLN 14-00110)
CATEGORICAL EXEMPTION
SUPERVISORIAL DISTRICT 5 (MONTGOMERY)

COMMUNITY PLAN AREA: Squaw Valley General Plan

GENERAL PLAN DESIGNATION: Low Density Residential

ZONING: LDR DR=4 (Low Density Residential, Density Factor of 4 bedrooms per acre)

ASSESSORS PARCEL NUMBER: 096-200-036

STAFF PLANNER: Stacy Wydra, Senior Planner

LOCATION: The subject property is located at 940 Squaw Valley Road in the Forest Glen Subdivision No. 2, in the Olympic Valley area.

APPLICANT: Gary Davis Group for owner, Michele Forte

PROPOSAL:
The applicants request the approval of an amendment to the Forest Glen Subdivision No.2 Final Map to modify the 20-foot mapped front setback shown on Lot 3 and a portion of Lot 4 to allow for a mapped front setback of seven (7) feet measured from the front property line in order to permit the construction of a 934 square foot three (3) vehicle garage and a covered entry feature addition accessory to the existing single-family residence located on the project site at 940 Squaw Valley Road in the Olympic Valley area.

CEQA COMPLIANCE:
The project is Categorically Exempt from environmental review pursuant to provisions of Section 15303 of the California Environmental Quality Act Guidelines and Section 18.36.050 of the Placer County Environmental Review Ordinance (Class 3, New construction or conversion of small structures). The Planning Commission will be required to make a finding to this effect and a recommended finding for this purpose is included at the end of this report.

PUBLIC NOTICES AND REFERRAL FOR COMMENTS:
Public notices were mailed to property owners of record within 300 feet of the project site. A public hearing notice was also published in the *Sierra Sun* Newspaper. Other appropriate public interest groups and citizens were sent copies of the public hearing notice, including the Squaw Valley Municipal Advisory Council. Copies of the project plans and application were transmitted to the Community Development Resource Agency Staff and the Departments of Public Works and Environmental Health Services, the Air Pollution Control District and Special Districts for their review and comment.

EXISTING ZONING AND LAND USE:

Location	Zoning	Alpine Meadows General Plan	Existing Conditions & Improvements
Site	LDR DF = 4 (Low Density Residential Density Factor = 4 bedrooms per acre)	Low Density Residential	Single-Family Residence
North	LDR DF = 4 (Low Density Residential Density Factor = 4 bedrooms per acre)	Low Density Residential	Residential
South	CP Conservation Preserve	Conservation Preserve	Squaw Valley Road Bike Path Meadow Golf Course
East	LDR DF = 4 (Low Density Residential Density Factor = 4 bedrooms per acre)	Low Density Residential	Residential
West	LDR DF = 4 (Low Density Residential Density Factor = 4 bedrooms per acre)	Low Density Residential	Residential

BACKGROUND AND ANALYSIS:
The Forte property comprises 21,314 square feet (0.489 acres) and is located on the northeast side of Squaw Valley Road, in the Olympic Valley area. The adjacent properties to the west, northwest, and northeast are currently developed with single-family residences. The project site is located on Squaw Valley Road which is located to the south. Across from Squaw Valley Road is the public bike path, a meadow and a golf course. There are existing single-family residences and/or garages that have been constructed within the recorded, mapped setback within the general vicinity of the subject parcel.

Staff visited the site in August of 2014 and found that the property is an upsloping parcel with vegetation consisting of multiple Ponderosa Pines. The project site is currently developed with a single-family residence consisting of 2,994 square feet of gross floor area, a two-car garage, and parking area. The existing driveway contains an existing slope of approximately 21 percent which leads up to a parking area which contains a slope of 13 percent in front of the garage and an approximately cross slope of nine percent. The existing driveway provides access to a two-vehicle garage that is attached to the existing residence. The project site requires a minimum of four on-site parking spaces. There is an existing rock retaining wall constructed along a portion of the frontage of the property that was constructed for the driveway serving the existing residence located to the east of the subject property. Should the project be approved, the driveway and parking area providing access to the existing garage will be abandoned and the garage will be converted to living space in the future.

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General Plan and Zoning Consistency

The project site is located within the Squaw Valley General Plan and has a land use designation of Low-Density Residential and zoning of LDR DF = 4 (Low Density Residential, Density Factor of four bedrooms per acre. The project site is consistent with the Residential designation and density of the Squaw Valley General Plan in that the project consists of the proposal of the construction of a garage, accessory to the existing single-family residence. Furthermore, the garage addition is consistent with the intent of the Low Density Residential zoning district of the Squaw Valley General Plan: "The intent of this district is to create areas within which land uses are restricted to single-family dwellings and related uses. The district provides for the traditional lot and block subdivisions containing single-family dwelling detached homes as well as low-density Planned Unit Developments (condominiums). This designation has been used primarily to provide for the in-fill development of existing single-family subdivisions."

The purpose and intent of the LDR zone district is to provide areas for residential development characterized by detached single-family homes in standard subdivision form. The project consists of a three-vehicle garage addition, an exterior parking space and covered entry addition accessory to the existing single-family residence. The project continues to comply with the development standards for the LDR zone district, including but not limited to, setbacks (with the exception of the front setback request), height, coverage and required on-site parking. Specifically, four on-site parking spaces are required for the existing single-family residence. The proposed Map Modification for the garage and entry will maintain consistency with the LDR zoning district in that the proposed garage and decks are accessory to the existing single-family residence and will not change the density of the single-family residence.

Map Modification – Garage and Covered Entry Analysis

The Final Map for the Forest Glen Subdivision No. 2 was recorded in January of 1960. On the Final Map, a 20 foot building setback was established along the frontage of all twelve lots within the subdivision. In November of 1973, the Forest Glen Subdivision No.2 Final Map (Book K Maps 22) was modified and lots seven through twelve were reverted to acreage and the 20 foot building setback was abandoned only on lots seven through twelve. The Forte's are requesting that the Map be modified to allow for a seven (7) foot front setback in order to allow for the construction of the proposed garage, and driveway. Approximately 495 square feet of the garage is proposed within the 20 foot mapped setback.

The project is proposed to address the steep driveway and provide for an alternative to accessing the existing single-family residence and on-site parking. The applicant, Gary Davis Group, explored alternative locations to locate the proposed garage outside of the required setback however, due to the location and placement of the existing residence on the subject parcel, the roof design of the existing residence, the front entrance, and the slope and topography of the site there are limited design choices for the placement of the proposed garage. The applicants are proposing to construct the garage closer to street grade to eliminate the existing steep driveway that provides access to the existing residence.

The residential garage addition proposed, contains adequate site distance from the traveled way, allows for a vehicle to be parked in front of the garage without sticking out into the traveled way, does not contain living space above the proposed garage and provides adequate snow storage areas. Staff does not find that the project would significantly alter the design of the subdivision.

SQUAW VALLEY DESIGN REVIEW COMMITTEE

On September 4, 2014 the Squaw Valley Design Review Committee (SVDRC) considered the project proposal. Public comment was received and concerns regarding safety of vehicles entering and exiting onto Squaw Valley Road, safety of motorists travelling along Squaw Valley Road, slope retention, alternative locations of the placement of the garage were considered. The SVDRC recommended approval of the project as proposed and designed.

RECOMMENDATION:
The Development Review Committee (DRC) recommends the Planning Commission approve the Subdivision Modification (PLN14-00110) to allow for a 7-foot front setback measured from the property line in order to allow construction of a garage and covered entry feature to be accessory to the existing residence subject to the following findings and attached recommended conditions of approval:

FINDINGS:
CEQA
The Planning Commission finds that this project is Categorically Exempt from review under CEQA pursuant to Section 15303 of the California Environmental Quality Act Guidelines and Section 18.36.050 of the Placer County Environmental Review Ordinance (Class 3, New construction or conversion of small structures) because the exemptions consists of construction and location of limited numbers of new structures including but not limited to garages and patios.

Subdivision Modification

1. The proposed Subdivision Modification does not significantly alter the design of the subdivision and will not affect the consistency of the Forest Glen Subdivision No.2 of the Squaw Valley General Plan in that parcels within close proximity of the subject parcel have been granted reduced setbacks for the construction of garages and residences with the recorded, mapped setback.

2. Pursuant to Section 66472.1, (*Amending of Final Maps)* of the Subdivision Map Act, Placer County finds that there are changes in circumstances that make the front setback as applied by the conditions of the map no longer appropriate or necessary. The modifications do not impose any additional burden on the fee owners of the real property, and the modifications do not alter any right, title, or interest in the real property reflected on the recorded map, and Placer County finds that the map as modifies conforms to Section 66474 of the Subdivision Map Act. The change in circumstance is that existing setbacks together with the parcels sloping topography, the setback requirement of the map, the location of the existing single-family residence, the slope of the existing driveway and existing on-site conditions limit the expansion to the existing single-family residence for a garage. Furthermore, the construction of the existing single family residences throughout the subdivision have dictated the character of the neighborhood determining that the designated setback is not essential to provide adequate snow storage and building setbacks, for example as previously intended.

3. The proposed Subdivision Modification, with the recommended conditions, is compatible with the single-family residential neighborhood with garages.

4. The proposed Subdivision Modification is physically suitable for the type and proposed density of the existing development. The development proposed is a garage and a covered entry feature to be used by the existing single-family residence. The project does not exceed the allowed density of one single-family dwelling per parcel of the Low Density Residential zoning district for the Forest Glen Subdivision No 2.

5. Granting the Subdivision Modification will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity and zoning district in which the property is located in that other residences have been approved on parcels within close proximity to the subject parcel with construction into the required mapped setback. It can be demonstrated through previous reduced setback approvals, the distances to be maintained from the front of the garage to the edge of the existing traveled way, that granting the Subdivision Modification will not be materially detrimental to the neighborhood and surrounding properties or to snow removal operations.

Respectfully submitted,

STACY WYDRA
Senior Planner

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ATTACHMENTS:

Attachment A – Recommended Conditions of Approval
Attachment B – Vicinity Map
Attachment C – Site Plan

cc: Michael J Johnson - Agency Director
E.J.Ivaldi – Deputy Planning Director
Sharon Boswell - Engineering and Surveying Division
Justin Hansen - Environmental Health Services
Andy Fisher - Parks Department
Gerry Haas - Air Pollution
Karin Schwab - County Counsel's Office
Michele Forte – Owners
Gary Davis Group – Applicant
Subject/chrono files

5

RECOMMENDED CONDITIONS OF APPROVAL – "FORTE RESIDENCE-FOREST GLEN #2" (PLN 14-00110)

THE FOLLOWING CONDITIONS SHALL BE SATISFIED BY THE APPLICANT, OR AN AUTHORIZED AGENT. THE SATISFACTORY COMPLETION OF THESE REQUIREMENTS SHALL BE DETERMINED BY THE DEVELOPMENT REVIEW COMMITTEE (DRC), COUNTY SURVEYOR, AND/OR THE PLANNING COMMISSION.

1. This Subdivision Modification approves an amendment to Forest Glen Subdivision No.2, Book F – Maps, page 65 to reduce the 20 foot mapped front setback on Lot 3 and a portion of Lot 4 to allow for a front setback of seven (7) feet measured from the front property line in order to permit the construction of a residential garage and covered entry feature accessory to the existing single-family residence at 940 Squaw Valley Road in Olympic Valley.

2. Prior to Building Permit final, the applicant shall prepare and submit to the Planning Services Division an exhibit map for a Notice of Map Modification to modify the building setback line for this lot, as shown on Forest Glen Subdivision No. 2 (Book F, Page 65), and to conform with the approval of this application. (PD)

3. Prior to commencement of any work on site, the applicant shall obtain a grading permit for the grading of the site and/or building permit(s) to include both grading and construction of the building. Complete building plans and engineering in accordance with the County Building Code will be required for the structure. (PD)

4. The final site and building designs for the project shall comply with the site plans and building elevations approved on September 25, 2014 and on file in the Community Development/Resource Agency and as modified by the conditions of approval. The garage and covered entry feature shall comply with the applicable development standards, including but not limited, to height, on-site coverage allowances, side setbacks. (PD)

5. Prior to the issuance of any grading permit, the applicant shall place tree protection measures, i.e. protective fencing around the trees to be retained. The protective fencing shall be placed around the tree to the drip line. (PD)

6. The applicant shall comply with any conditions imposed by CalFire or the serving fire district, Squaw Valley Fire Department. (PD)

7. The applicant shall, upon written request of the County, defend, indemnify, and hold harmless the County of Placer, the County Board of Supervisors, and its officers, agents, and employees, from any and all actions, lawsuits, claims, damages, or costs, including attorney's fees awarded by a certain development project known as the Forte Map Modification Project PLN 14-00110. The applicant shall, upon written request of the County, pay or, at the County's option, reimburse the County for all costs

for preparation of an administrative record required for any such action, including the costs of transcription, County staff time, and duplication. The County shall retain the right to elect to appear in and defend any such action on its own behalf regardless of any tender under this provision. This indemnification obligation is intended to include, but not be limited to, actions brought by third parties to invalidate any determination made by the County under the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) for the Project or any decisions made by the County relating to the approval of the Project. Upon request of the County, the applicant shall execute an agreement in a form approved by County Counsel incorporating the provision of this condition. (CC)

8. Prior to Final Occupancy, dedicate to Placer County a 20' wide snow storage easement along the property frontage on Squaw Valley Road. The County Surveyor will prepare the legal description of the Snow Storage Easement and the description can be obtained by contacting the ESD. The easement needs to be signed and notarized by the applicant prior to Building Permit issuance. (ESD)

9. Prior to Final Occupancy, the applicant shall obtain from the Department of Public Works an encroachment permit for locating the proposed structure within the required easement. Said permit shall be in recordable form and hold Placer County harmless from any damage resulting to the structure. (ESD)

10. Any proposed driveways, which will connect to a County maintained highway (Squaw Valley Road), shall be constructed to a Plate R-18, LDM standard for a residential unit. The design speed of the roadway is 35 mph or as otherwise specified by the DPW. An Encroachment Permit shall be obtained from DPW prior to Building Permit issuance. The maximum width of the residential driveway shall be 35', unless otherwise approved by DPW. (ESD)

11. No living space is permitted within the portion of the structure that is proposed within the required front setback. Any windows of the proposed structure within the setback/snow storage easement and facing Squaw Valley Road shall be tempered/wired safety glass or equivalent. (ESD)

12. Prior to any construction activities, the applicant shall obtain a Grading Permit for any grading work outside the building footprint in excess of 10,000 square feet of area on slopes of 10% or greater, 250 cubic yards in volume, retaining walls 4 feet or taller, and/or for cuts or fills of 4 feet or greater measured vertically. All retaining walls measuring 4 feet tall or greater, as measured from the bottom of footing to the top of wall, need to be designed by a California Registered Civil Engineer. (ESD)

13. The proposed garage and existing house are affected by an existing 10' Drainage Easement (ref: Forest Glen Subdivision No. 2, recorded in Book F of Maps, Page 65). Prior to any Building Permit issuance, the applicant shall apply for an abandonment of the public's interest in the portion of the easement affected by this project (contact John Weber at DPW (530)745-7564). (ESD)

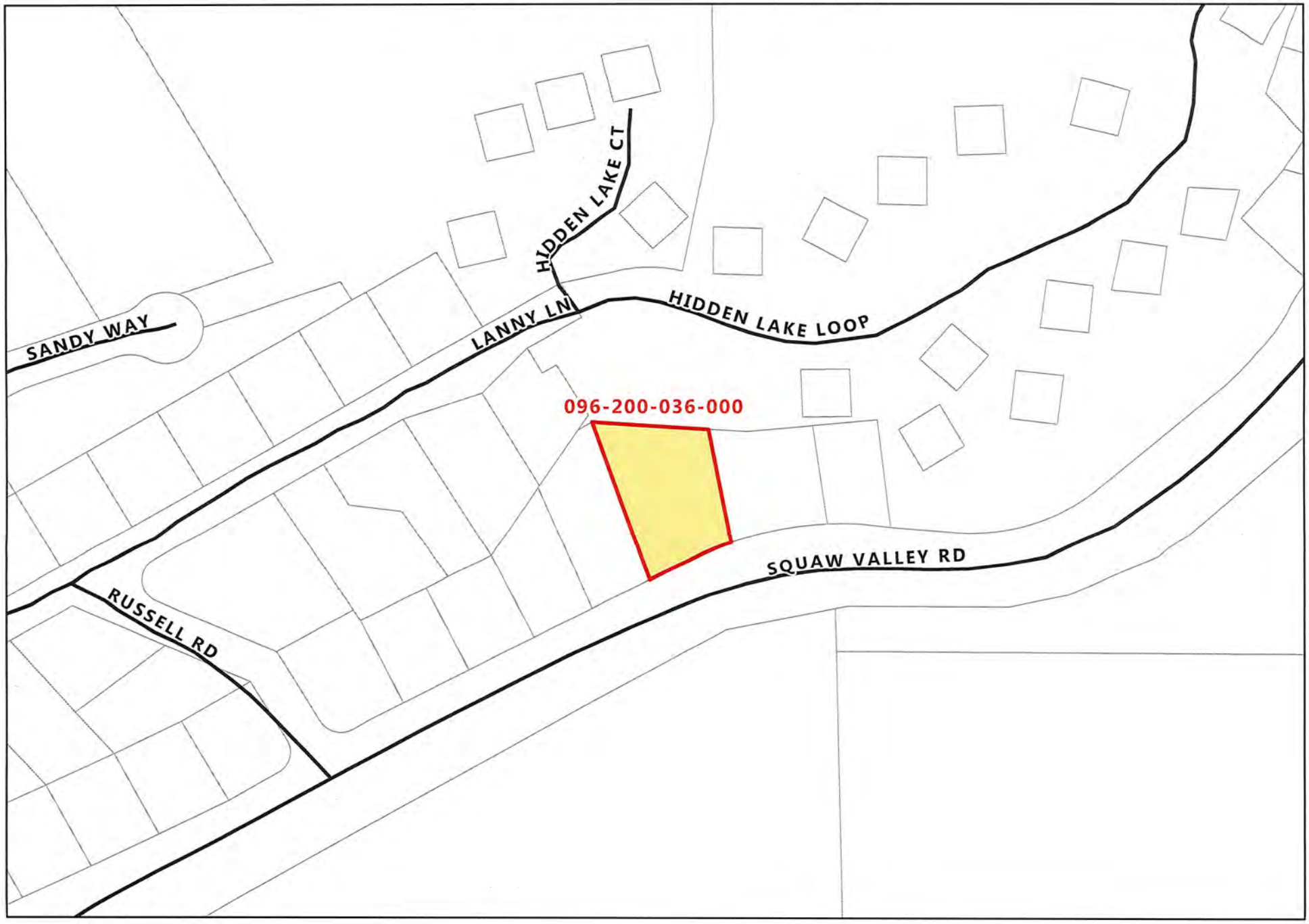
EXERCISE OF PERMIT

14. The effective date of approval shall be September 25, 2014, unless the approval is appealed to the Board of Supervisors. The applicant shall have thirty-six (36) months to exercise this Subdivision Modification. Unless exercised, this approval shall expire on September 25, 2017. (PD)

096-200-036-000 Vicinity Map

ATTACHMENT B

096-200-036-000 Vicinity Map



FORTE RESIDENCE GARAGE ADDITION

940 SQUAW VALLEY ROAD
OLYMPIC VALLEY, CA
PLACER COUNTY
APN: 096-200-036

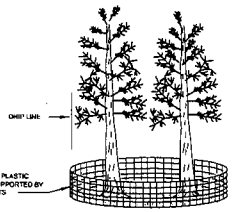
GARY DAVIS GROUP
DESIGN AND ENGINEERING

post office box 7409 [illegible]hoe city, ca [illegible]
tel 530.583.9222 [illegible] 530.58[illegible]

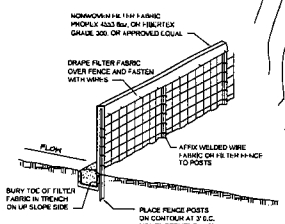
garydavisgroup.com

NOTES

1. THE BOUNDARY SHOWN HEREON IS FROM A TOPOGRAPHIC SURVEY DATED SEPTEMBER 4, 2013, BY ANDERGG GEOMATICS.
2. IT IS RECOMMENDED THAT A LICENSED LAND SURVEYOR BE ENGAGED TO VERIFY THE ACTUAL PROPERTY CORNERS ON THE GROUND PRIOR TO MILLWORK ON THIS SITE PLAN FOR CONSTRUCTION OF ANY IMPROVEMENTS.
3. NO INVESTIGATION HAS BEEN MADE FOR EASEMENTS OF RECORD, TITLE EVIDENCE, OR ANY OTHER FACTS WHICH A CURRENT TITLE SEARCH MAY DISCLOSE, OTHER THAN THOSE SHOWN HEREON.
4. NO INVESTIGATION CONCERNING ENVIRONMENTAL AND SUBSURFACE CONDITIONS, OR THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES WHICH MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY WAS MADE AS A PART OF THIS PLAN.
5. NO INVESTIGATION CONCERNING THE LOCATION OR ON EXISTENCE OF UTILITY SERVICE LINES TO THIS PROPERTY WAS MADE AS A PART OF THIS PLAN.
6. ALL UTILITY LOCATIONS SHOULD BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION.
7. CONTOUR INTERVAL IS TWO FEET. CONTOUR ACCURACY IS PLUS/MINUS ONE HALF OF CONTOUR INTERVAL (T).
8. ALL BARREN AREAS AND AREAS DISTURBED BY CONSTRUCTION SHALL BE REVEGETATED IN ACCORDANCE WITH THE TRPA HANDBOOK OF BEST MANAGEMENT PRACTICES AND LIVING WITH FIRE, LAKE TAHOE REGION, SECOND EDITION. APPLICATION OF A MULCH MAY DAMAGE VEGETATIVE ESTABLISHMENT.
9. DUST CONTROL MEASURES SHALL BE IN PLACE DURING CONSTRUCTION. BROADCAST MULCH SHALL NOT BE PERMITTED AS A DUST CONTROL MEASURE WITHIN 50 FEET OF STRUCTURES.
10. PROVIDE 3" LAYER OF GRAVEL (PEA OR 3/4") DRAINROCK BENEATH ALL RAISED DECKS & STAIRS.
11. ALL PLANTINGS SHALL BE NATIVE SPECIES. NO FERTILIZER SHALL BE USED ON SITE.
12. VEGETATION PROTECTION FENCING SHALL BE PLACED AROUND ENTIRE CONSTRUCTION SITE. LOCATE FENCING WITHIN PARCEL PROPERTY AND NO MORE THAN 10' FROM ANY STRUCTURE, FOOTPRINT, DRIVEWAY, OR LIMITS OF GRADING. EROSION CONTROL FENCING MAY DOUBLE AS VEGETATION PROTECTION FENCING IN AREAS WHERE ITS PLACEMENT IS IN CONFORMANCE TO VEGETATION PROTECTION FENCING PLACEMENT. NEITHER VEGETATION PROTECTION FENCING OR EROSION CONTROL FENCING MAY BE CROSSED WITH CONSTRUCTION EQUIPMENT OR ACTIVITIES.
13. PRIOR TO COMMENCEMENT OF ANY VEHICULAR CONSTRUCTION ACTIVITY ON SITE, INSTALL 3/4-3" CRUSHED ROCK AGGREGATE AT PROPOSED DRIVEWAY LOCATION. NO VEHICULAR TRAFFIC PERMITTED OUTSIDE ROCKED AREA. ALL SEDIMENT DEPOSITS ON ROADWAYS TO BE REMOVED WITHIN 24 HOURS. CONTRACTOR TO MAINTAIN CONSTRUCTION ENTRANCE AT ALL TIMES.



VEGETATION PROTECTION FENCE



EROSION CONTROL FENCE

LEGEND

- TREE
- TREE TO BE REMOVED
- VEGETATION PROTECTION FENCE
- EROSION CONTROL FENCE
- OFFSITE COVERAGE

PROJECT DATA

APN: 096-200-036
ZONING: RESIDENTIAL
ZONING: LDR DRM
HEIGHT: TWO STORY
OCCUPANCY: GROUPS R2U
CONST TYPE: TYPE V-B
NON-SPRINKLERED
AREAS: PARCEL SIZE: 0.4803 ACRE
EXISTING RESIDENCE:
BOTH LEVELS 2,984 SF
PROPOSED REDEVELOPMENT:
BOTH LEVELS 2,984 SF
(N) GARAGE 934 SF
(N) COVERED WALKWAY STAIR 247 SF

THIS BUILDING IS LOCATED IN AN AREA DESIGNATED BY THE STATE FIRE MARSHALL AS "VERY HIGH FIRE HAZARD SEVERITY ZONE".

SLOPE CALCS

GRID NUMBER	SLOPE %
A	= 18.23 %
B	= 25.68 %
C	= 24.32 %
D	= 21.05 %
E	= 22.37 %
F	= 18.94 %
G	= 16.80 %
AVG. SLOPE	= 21.36 %

WUI NOTICE TO CONTRACTOR

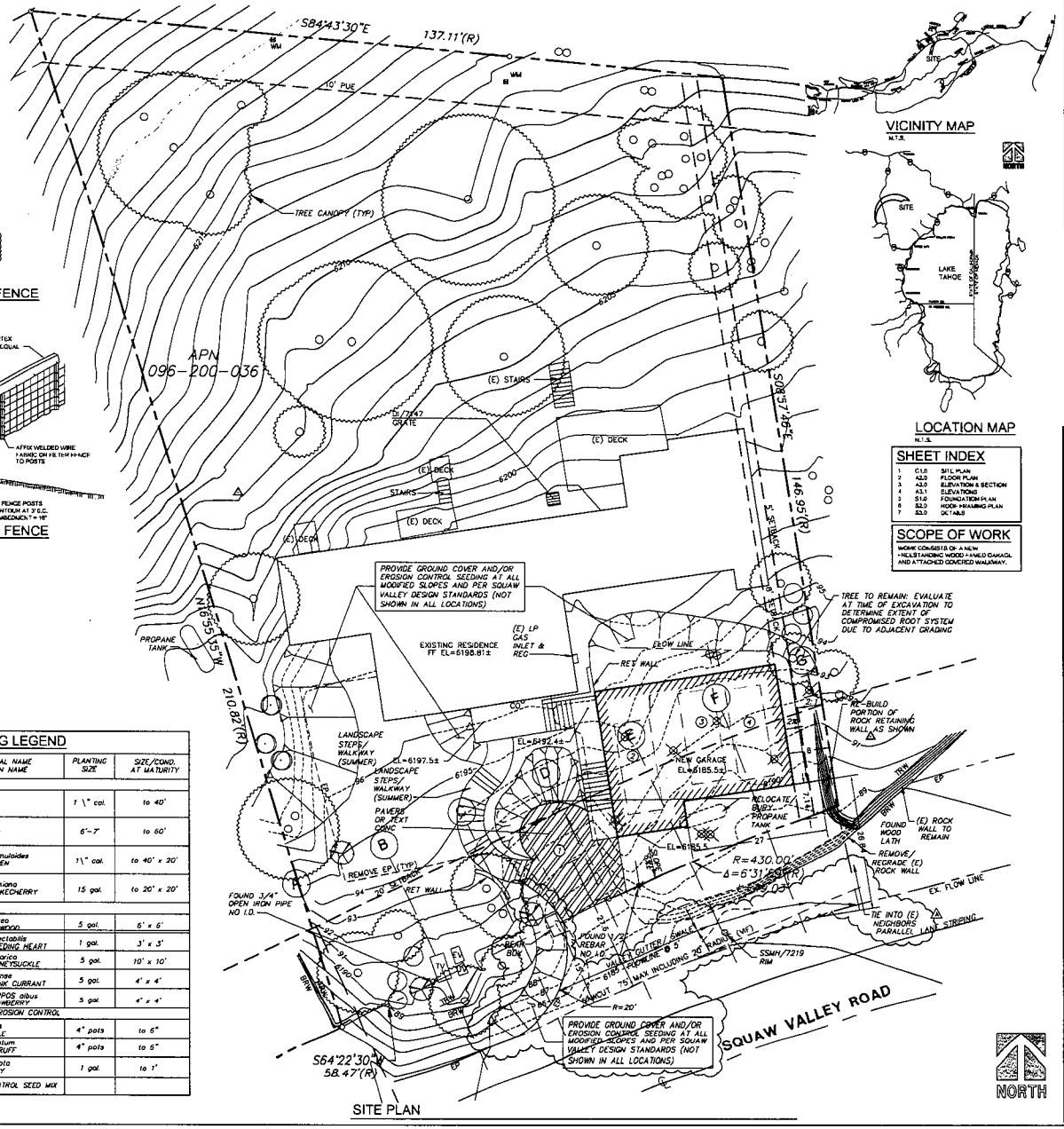
2010 CRC R337 WILDLAND-URBAN INTERFACE AREA. THIS STRUCTURE, WHICH IS LOCATED IN A WILDLAND-URBAN INTERFACE AREA, HAS AT LEAST ONE PANE OF TEMPERED GLASS ON ALL EXTERIOR WINDOWS IN ACCORDANCE WITH THE 2010 CRC SECTION R337.8

APPLICABLE CODES

2010 124 CRC, CMC, CPC, CEC, CALGREEN CODE, 2010 CA ENERGY CODE W/ 2008
124 CA ENERGY STANDARDS

PLANTING LEGEND

SYMBOL	QUANTITY	BOTANICAL NAME COMMON NAME	PLANTING SIZE	SIZE/COND. AT MATURITY
TREES				
	PER PLAN	ACER rubrum RED MAPLE	1 \" cal.	to 40'
	PER PLAN	PINUS jeffrey JEFFREY PINE	6'-7'	to 60'
	PER PLAN	POPULUS tremuloides QUAKING ASPEN	1\" cal.	to 40' x 20'
	PER PLAN	PRUNUS virginiana COMMON CHOKECHERRY	15 gal.	to 20' x 20'
SHRUBS AND PERENNIALS				
	PER PLAN	CORNUS sericea RED-TWIG DOGWOOD	5 gal.	6' x 6'
	PER PLAN	DICENTRA spectabilis COMMON BLEEDING HEART	1 gal.	3' x 3'
	PER PLAN	LONICERA tatarica TATARIAN HONEYSUCKLE	5 gal.	10' x 10'
	PER PLAN	RIBES nevadense MOUNTAIN PINK CURRANT	5 gal.	4' x 4'
	PER PLAN	SYMPHORICARPOS albus COMMON SNOWBERRY	5 gal.	4' x 4'
MIXED GROUNDCOVERS, VINES, AND EROSION CONTROL				
	18" O.C.	AJUGA reptans CARPET BUGLE	4" pots	to 6"
	18" O.C.	GALIUM odoratum SWEET WOODRUFF	4" pots	to 5"
	18" O.C.	HOSTA decorata PLANTAIN LILY	1 gal.	to 1'
		EROSION CONTROL SEED MIX		



LOCATION MAP
N.T.S.

SHEET INDEX

1	C1.0	SITE PLAN
2	A2.0	FLOOR PLAN
3	A3.0	ELEVATION & SECTION
4	A3.1	ELEVATIONS
5	S1.0	FOUNDATION PLAN
6	S2.0	ROOF FRAMING PLAN
7	S3.0	DETAILS

SCOPE OF WORK

WORK CONSISTS OF: A NEW HILLSTANDING WOOD FRAMED GARAGE AND ATTACHED COVERED WALKWAY.

PREPARED BY: MARK MCCAY-MORAN

REVISIONS

NO	DATE	ISSUE & REVISION	BY	CHKD.
1	8/19/14	PLANCHECK COMMENTS	GS	MM

DESIGNED BY MM
DRAFTED BY GS
CHECKED BY GD

CLIENT INFORMATION
MICHELLE FORTE
2937 SACRAMENTO STREET
SAN FRANCISCO, CA 94115
415.713.0419

PROJECT NUMBER 2311.10

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DESCRIPTION

SITE PLAN

SCALE 1" = 10'-0" U.N.O.
FILE 2311.10 Site Plan.dwg
ISSUE DATE AUGUST 6, 2014

C1.0

ATTACHMENT C

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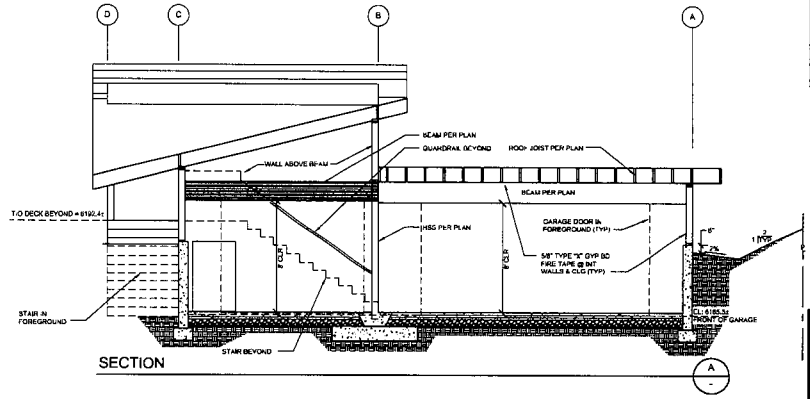
FORTE RESIDENCE GARAGE ADDITION

940 SQUAW VALLEY ROAD
OLYMPIC VALLEY, CA
PLACER COUNTY
APN: 096-200-036

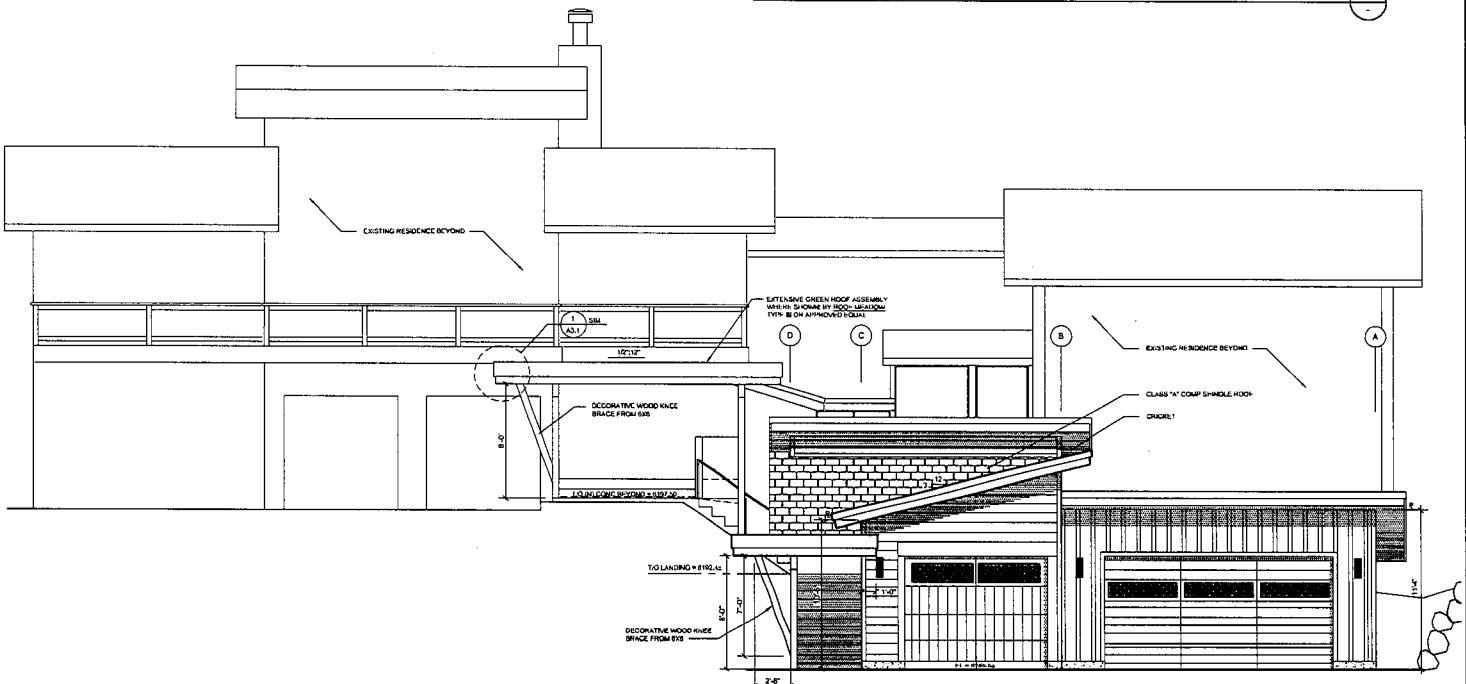
GARY DAVIS GROUP
DESIGN AND ENGINEERING

post office box 7409 tahoe city, ca 96145
tel 530.583.9222 fax 530.583.9223

garydavisgroup.com



SECTION



SOUTH ELEVATION

PREPARED BY: MARK MCCAY-MORAN

REVISIONS

NO	DATE	ISSUE & REVISION	BY	CHECK

DESIGNED BY	MM
DRAFTED BY	GS
CHECKED BY	MM

CLIENT INFORMATION
MICHELLE FORTE
2937 SACRAMENTO STREET
SAN FRANCISCO, CA 94115
415.713.0419

PROJECT NUMBER 2311.10

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DESCRIPTION

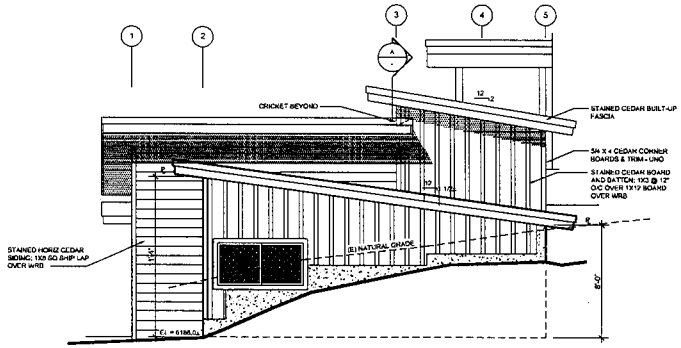
ELEVATIONS & SECTION

SCALE	1/4" = 1'-0" U.N.O.
FILE	2311.10 Elevs.dwg
ISSUE DATE	AUGUST 8, 2014

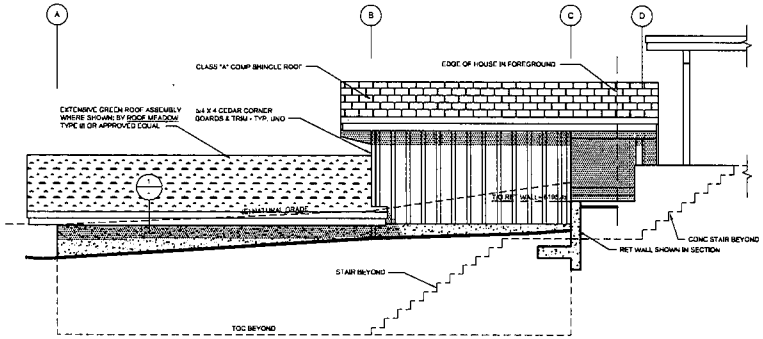
A3.0

P:\PROJECTS\2000s\2311.10 Forte Garage\DRAWINGS\2311.10 Elevs.dwg, 8/6/2014 10:39:10 AM, PDF.pc

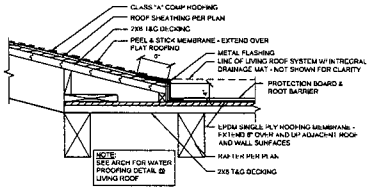
13



EAST ELEVATION

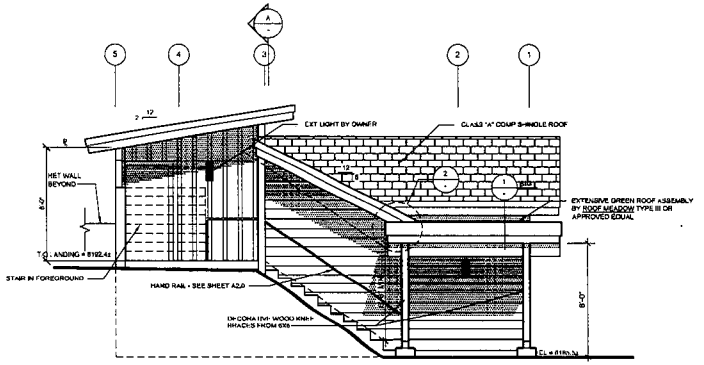


NORTH ELEVATION

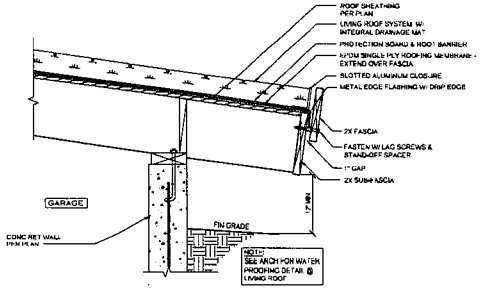


ROOF TRANSITION @ LIVING ROOF (2)

SCALE: 1" = 1'-0"



WEST ELEVATION



EAVE @ LIVING ROOF (1)

SCALE: 1" = 1'-0"

FORTE RESIDENCE GARAGE ADDITION

940 SQUAW VALLEY ROAD
OLYMPIC VALLEY, CA
PLACER COUNTY
APN: 096-200-036

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PREPARED BY: MARK MCCAY-MORAN

REVISIONS

NO	DATE	ISSUE & REVISION	BY	CHECK

DESIGNED BY	MM
DRAFTED BY	GS
CHECKED BY	MM

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PROJECT NUMBER 2311.10

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DESCRIPTION

ELEVATIONS & DETAILS

SCALE 1/4" = 1'-0" U.N.O.
FILE 2311.10 Elevs.dwg
ISSUE DATE AUGUST 6, 2014

A3.1

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