

STRICKLAND RESIDENCE - BARN - 640 WILLOW SPRINGS ROAD

PLANNING SUBMITTAL: 2022.02.28

STRUCTURAL	CIVIL	ARCHITECT	OWNER
UNIVERSAL STRUCTURAL ENGINEERS, LLC	MH ENGINEERING CO.	MODULUS	KEVIN & LISA STRICKLAND
1660 S. AMPHLETT BLVD., SUITE 335 SAN MATEO, CA 94402 [T] 650.312.9233 [CONTACT] KEVIN O'KEEFE [E] ktokeefe@universalstructuralengineers.com	16075 VINEYARD BOULEVARD MORGAN HILL, CA 95037 [T] 408.779.7381 [CONTACT] DAVID FARIA [E] DavidF@mhengineering.com	746 THE ALAMEDA, SUITE 30 SAN JOSE, CA 95126 [T] 408.278.7038 [CONTACT] DAVID FENSTER, AIA LEED AP [E] david@modulus.com	640 WILLOW SPRINGS ROAD MORGAN HILL, CA 95037 [T] 408.205.4195 [CONTACT] KEVIN STRICKLAND [E] kevstrick@gmail.com

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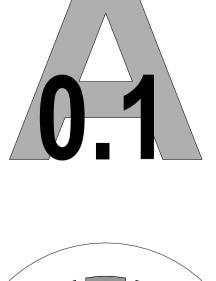
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PROGRESS PRINT NOT FOR CONSTRUCTION **GENERAL NOTES TABULATIONS AND SHEET INDEX**

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GENERAL AND FIRE PROTECTION NOTES

MODULUSMOD

- PRIOR TO SUBMITTING COST PROPOSAL, THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS ON SITE AND REVIEW MODIFICATIONS REQUIRED TO SUIT EXISTING CONDITIONS, INCLUDING EXISTING SITE CONDITIONS WHICH MAY EFFECT THE WORK.
- CONTRACT DOCUMENTS ARE COMPLEMENTARY, WHAT IS CALLED FOR ON ANY DOCUMENT WILL BE BINDING AS IF CALLED FOR ON ALL DOCUMENTS. ALL WORK SHOWN OR REFERENCED ON ANY CONSTRUCTION DOCUMENT SHALL BE PROVIDED AS THOUGH SHOWN ON ALL RELATED DOCUMENTS.
- THE CONTRACTOR SHALL EXAMINE, READ AND BE THOROUGHLY FAMILIAR WITH ALL OF THE CONTRACT DOCUMENTS. SHOULD THE CONTRACTOR FIND DISCREPANCIES IN OR OMISSIONS FROM THE DRAWINGS AND SPECIFICATIONS, OR SHOULD BE IN DOUBT AS TO THEIR INTENT OR MEANING, HE/SHE SHALL NOTIFY THE ARCHITECT IMMEDIATELY FOR CLARIFICATION OR INTERPRETATION.
- CONTRACTOR SHALL CONFIRM DURING THE PRICING PERIOD ON-SITE DELIVERY DATES OF ALL MATERIALS SPECIFIED IN THE CONTRACT DOCUMENTS AND IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING OF POTENTIAL DELAYS TO THE COMPLETION OF THE PROJECT. IF THE CONTRACTOR FAILS TO ORDER MATERIALS IN SUFFICIENT TIME FOR ORDERLY INSTALLATION, THE ARCHITECT WILL NOT ENTERTAIN ANY REQUESTS FOR MATERIAL SUBSTITUTION.
- 5. THE CONTRACTOR SHALL REMOVE ALL RUBBISH AND WASTE MATERIALS ON A REGULAR BASIS, AND SHALL EXERCISE STRICT CONTROL OVER JOB CLEANING TO PREVENT ANY DIRT, DEBRIS OR DUST FROM AFFECTING FINISHED AREAS IN OR OUTSIDE OF THE JOB SITE. ANY ON-SITE REFUSE FACILITIES SHALL NOT BE USED FOR THIS PURPOSE WITHOUT PERMISSION FROM OWNER.
- CONTRACTOR SHALL LEAVE THE PREMISES AND ALL AFFECTED AREAS CLEAN AND IN AN ORDERLY MANNER READY FOR MOVE IN AT THE END OF THE PROJECT. THIS SHALL INCLUDE CLEANING OF ALL INTERIOR AND EXTERIOR GLASS AND FRAMES.
- FIRE EXTINGUISHERS (MINIMUM 2A:10BC) SHALL BE LOCATED WITHIN A MAXIMUM AREA OF 3,000 SQ. FT. OF COVERAGE AND A MAX. TRAVEL DISTANCE OF 75'-0", UNLESS OTHERWISE REQUIRED BY STRICTER REGULATIONS SUCH AS LOCAL ORDINANCES.
- PRESERVE AND MAINTAIN (E) EXITS DURING DEMOLITION AND CONSTRUCTION PHASES. PROVIDE EXIT ILLUMINATION & SIGNAGE PER APPLICABLE CBC SECTIONS AS WELL AS LOCAL BUILDING AND FIRE AMENDMENTS.
- 9. ALL WORK SHALL MEET FEDERAL, STATE AND LOCAL BUILDING CODES AND ORDINANCES IN EFFECT AT THE TIME OF CONSTRUCTION. CODE REFERENCE SHALL MEET THE EDITIONS SPECIFIED ON THIS SHEET AND AS AMENDED BY THE STATE OF CALIFORNIA AND LOCAL
- ALL MECHANICAL, ELECTRICAL AND PLUMBING LOCATIONS SHOWN ON ARCHITECTURAL PLANS ARE FOR DESIGN INTENT ONLY. ALL ELECTRICAL. MECHANICAL AND PLUMBING WORK SHALL BE PROVIDED AS PART OF THIS PACKAGE PER THE LOCAL JURISDICTION. FIRE SPRINKLER DRAWINGS
- ARE TO BE SUBMITTED PROMPTLY AFTER INITIAL PLAN CHECK SUBMITTAL. 11. CONTRACTOR SHALL COORDINATE ALL WORK WITH MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS, AND REPORT TO MODULUS ANY DISCREPANCIES FOR CORRECTION OR ADJUSTMENT

NO ALLOWANCE WILL BE MADE FOR INCREASED COSTS INCURRED DUE TO LACK OF PROPER

12. THE CONTRACTOR, OR SUBCONTRACTORS, SHALL SECURE AND PAY FOR ALL PERMITS, GOVERNMENTAL FEES AND LICENSES REQUIRED FOR PROPER COMPLETION OF THE WORK. THE CONTRACTOR SHALL REQUEST ALL INSPECTIONS REQUIRED BY LOCAL GOVERNMENTAL

COORDINATION.

13. THE CONTRACTOR SHALL SUBMIT TO MODULUS AND THE OWNER FOR APPROVAL, A DETAILED CONSTRUCTION SCHEDULE SHOWING PHASING OF WORK.

AGENCIES AND COORDINATE THE WORK ACCORDINGLY.

- 14. REVIEW MECHANICAL SYSTEM TO DETERMINE IF RETURN AIR PLENUMS EXIST. WHERE APPLICABLE, MATERIALS EXPOSED IN RETURN AIR PLENUMS MUST MEET THE SPECIFIC REQUIREMENTS FOR SUCH AN APPLICATION IN THE NATIONAL ELECTRICAL CODE AND UNIFORM MECHANICAL CODE. THIS INCLUDES THE TELEPHONE AND COMPUTER CABLES. LL PERFORM ALL DESIGNS, PROVIDE ALL MATERIALS AND LABOR TO MODIFY EXISTING, AND ADD NEW SPRINKLER SYSTEM TO ACCOMMODATE THE NEW AREA MODIFICATIONS.
- 15. THE MAXIMUM FLAMESPREAD CLASSIFICATION OF FINISH MATERIALS USED ON INTERIOR WALLS AND CEILINGS MUST NOT EXCEED THE LIMITS SET FORTH IN CBC, TABLE NO. 8A AND 8B. IN ADDITION, CARPETING OR SIMILAR MATERIAL HAVING A NAPPED, TUFTED, LOOPED OR SIMILAR SURFACE AS WALL OR CEILING FINISH MUST HAVE A CLASS A FLAMESPREAD CLASSIFICATION.
- 16. NOISE REDUCTION: EQUIPMENT WILL BE MUFFLED & NOISE SHIELDED, AND ELECTRIC POWERED TOOLS USED WHERE POSSIBLE. NOISE TO NEIGHBORING PROPERTIES SHALL BE MINIMIZED, AND EQUIPMENT SHALL BE OPERATED AND MAINTAINED TO MINIMIZE NOISE AND EMISSIONS.
- PROVIDE CALCULATIONS AND ANCHORAGE DETAILS FOR ALL EQUIPMENTS WITH THE WEIGHT OF 400LBS OR MORE. EQUIPMENTS OF ANY WEIGHT MOUNTED AT MORE THAN 4 FEET ABOVE THE FLOOR HEIGHT SHALL BE PROVIDED WITH ANCHORAGE PER [ASCE 7-10 SEC.13.1.4].
- 18. ALL FIRE SPRINKLER WORK SHALL COMPLY WITH NFPA- LATEST EDITION, AND THE 2016 CALIFORNIA FIRE CODE.
- 19. FIRE SPRINKLER CONTRACTOR TO PROVIDE AT LEAST THREE COPIES OF SHOP QUALITY DRAWINGS, HYDRAULIC CALCULATIONS (IF OF HYDRAULIC DESIGN), PERMIT APPLICATION AND FEES TO THE CITY BUILDING DEPARTMENT FOR REVIEW PRIOR TO CONSTRUCTION.
- 20. A SYSTEM TEST ON NEW OR MODIFIED FIRE SPRINKLER SHALL BE WITNESSED BY THE CITY FIRE PREVENTION DEPARTMENT PRIOR TO ANY PORTION BEING CONCEALED. GIVE AT LEAST 48 HOURS NOTICE FOR INSPECTION.
- 21. A LICENSED FIRE PROTECTION CONTRACTOR SHALL PERFORM ALL DESIGNS, PROVIDE ALL MATERIALS AND LABOR TO MODIFY EXISTING, AND ADD NEW SPRINKLER SYSTEM TO ACCOMMODATE THE NEW AREA MODIFICATIONS.
- 22. THE QUANTITIES, LOCATION, AND SIZES OF THE PROPOSED NEW AND RELOCATED HEADS, PIPING AND FIRE HOSE CABINETS, IF SHOWN, ARE FOR REFERENCE ONLY. THE LICENSED FIRE PROTECTION CONTRACTOR IS RESPONSIBLE TO FIELD MEASURE THE EXISTING SYSTEM AND DETERMINE THE EXACT QUANTITIES, LOCATIONS AND SIZES OF THE COMPLETE NEW AND MODIFIED SPRINKLER SYSTEM OVER THE AFFECTED AREA, I.E. HEADS, PIPING, FIRE HOSE CABINETS, ETC.
- 23. THE FIRE SPRINKLER SYSTEM SHALL BE A WET-PIPE CALCULATED SYSTEM OR PIPE SCHEDULED SYSTEM (MATCH EXISTING).
- 24. SPRINKLER SHALL BE INSTALLED ABOVE AND BELOW CEILINGS, UNDER CANOPIES AND OVERHANGS, AND ALL OTHER AREAS AS REQUIRED BY CODE, AND THE LOCAL ADOPTIVE
- 25. ALL SPRINKLER HEADS SHALL BE PROVIDED BY THE CONTRACTOR. ALL HEADS SHALL BE SEMI-RECESSED WITH ESCUTCHEON PLATES.
- 26. ALL SPRINKLER HEADS ARE TO BE CENTERED IN ACOUSTIC CEILING TILES OR CENTERED IN 2 X 2 SECTIONS OF SECOND LOOK TILES. FINAL LOCATIONS OF ALL SPRINKLER HEADS ARE TO BE SUBMITTED TO AND APPROVED BY MODULUS.
- 27. ALL PORTIONS OF THE BUILDING SHALL BE WITHIN 75 FEET OF A FIRE EXTINGUISHER. THE MINIMUM SIZE OF THE EXTINGUISHER SHALL BE 2-A:10-BC. ALL FIRE EXTINGUISHER CABINETS SHALL BE RECESSED UNLESS NOTED OTHERWISE.
- ALL COMPONENTS OF THE FIRE SPRINKLER AND FIRE ALARM SYSTEM SHALL BE OPERATIONAL, INCLUDING DURING DEMOLITION AND CONSTRUCTION AS DENOTED HEREIN.
- 29. THE SPRINKLER SYSTEM SHALL BE APPROVED BY FIRE PREVENTION DIVISION PRIOR TO INSTALLATION.

VICINITY MAPS Les' Tennis Service 😜

PROJECT DATA AND TABULATIONS

OVERALL SITE AREA

MAXIMUMHEIGHT

PROPOSED HEIGHT

TOTAL PARKING REQUIRED

TOTAL PARKING PROVIDED

LIFE SAFETY CODE:

ENERGY CODE:

GREEN CODE:

SETBACKS

APPLICABLE CODES

TOTAL LOT COVERAGE

FRONT, REAR & SIDE

FRONT (SCENIC ROAD) 100 FEET

640 WILLOW SPRINGS ROAD, MORGAN HILL, CA 95037

STRICKLAND RESIDENCE

<u>A-20Ac-sr</u>

<u>764-08-012</u>

KEVIN STRICKLAND

PROJECT CONTACT

PROJECT ADDRESS:

OWNER/CONTACT:

BUILDING & PLANNING

CONSTRUCTION TYPE

SPRINKLER PROPOSED

TOTAL FLOOR AREA

BUILDING CODE:

PLUMBING CODE:

FIRE CODE:

ELECTRICAL CODE:

MECHANICAL CODE: CMC, 2019

STATE AMENDMENTS: CBC, 2019

CPC, 2019

CEC, 2019

AERIAL

CFC, 2019 + NFPA, 2019

PROJECT NAME:

PROPOSED USE:

OCCUPANCY TYPE

APN:

ZONE

PROJECT DESCRIPTION

THIS SUBMITTAL IS FOR THE PROPOSED CONSTRUCTION OF A NEW ACCESSORY BARN STRUCTURE FOR THE FUNCTIONAL NEEDS OF THE AGRICULTURAL / VINEYARD PROPERTY MAINTENANCE.

SHEET INDEX-ARCHITECTURAL (BARN)

A 1.1 RENDERINGS

CIVIL SHEET INDEX

C 1 CIVIL SITE PLAN

SHEET NAME

A 2.1 MATERIAL SCHEDULES

A 3.1 OVERALL SITE PLAN

A 3.2 ENLARGED SITE PLAN

A 4.1 FLOOR AND ROOF PLANS

A 5.1 EXTERIOR ELEVATIONS AND SECTION

A 0.1 GENERAL NOTES TABULATIONS AND SHEET INDEX

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131987 SF (3.03 acres)

30 FEET

<u>35 FEET</u>

22.25 FEET

<u>0 STALLS</u>

<u>0 STALLS</u>

CRC, 2019

LOCAL GREEN ALT: SANTA CLARA COUNTY

STREET MAP

CBC, 2019 + TITLE24

CBC, 2019 + CALGREEN

CONSTRUCTION: A SINGLE-STORY UTILITARIAN BARN WILL BE CONSTRUCTED TO SUPPORT OWNER'S LABOR ON VINEYARD. THE BARN WILL BE USED FOR STORAGE OF TOOLS, MATERIALS, AND EQUIPMENT FOR MAINTENANCE OF THE VINEYARD. THE DESIGN AIMS TO BRING MORE AUTHENTICITY TO THE LOCATION IN CONSIDERATION OF HARMONY WITH SURROUNDING AESTHETIC AND THE ADJACENT SINGLE FAMILY RESIDENCE.

ALL ADHESIVES, SEALANTS, CAULKS, PAINTS, COATINGS, AND AEROSOL PAINT CONTAINERS MUST REMAIN ON THE SITE FOR FIELD VERIFICATION BY THE BUILDING INSPECTOR, PER CGBC SECTION 5.504.4.3.2. ALL NEW CONSTRUCTION SHALL MEET THE ACCESS COMPLIANCE REQUIREMENTS & STANDARDS OF THE CALIFORNIA STATE CODE.

SYMBOL LEGEND ROOM NAME ROOM NAME ROOM #/ AREA **ROOM NAME ROOM NAME** OCCUPANT LOAD 111 OCCUPANTS M.XxXx(x) Finishes WALL TAG XXX" Height x/A9.X Detail Structure G.BxXx(x) Mullions (Finishes) XXX" Height GLAZING TAG x/A9.X Detail (X.XX **KEYNOTE TAG** DOOR TAG WINDOW TAG POKE THRU JUNCTION BOX CENTER LINE DETAIL CALLOUT SECTION TAG **ELEVATION TAG** FIRE EXTINGUISHER (R= RECESSED CABINET) (S= SURFACE CABINET) (B=BRACKET MMOUNT)

DIMENSIONS (FACE OF STUD)

DIMENSIONS (FACE OF FINISH)

33' - 0"

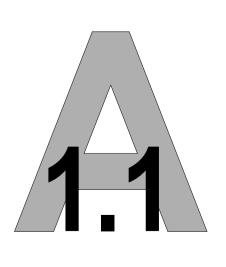
NET FLOOR AREA 3/16" = 1'-0" **1**

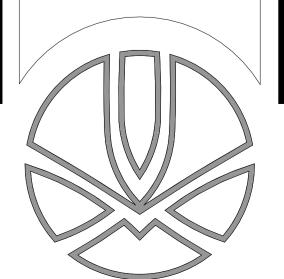
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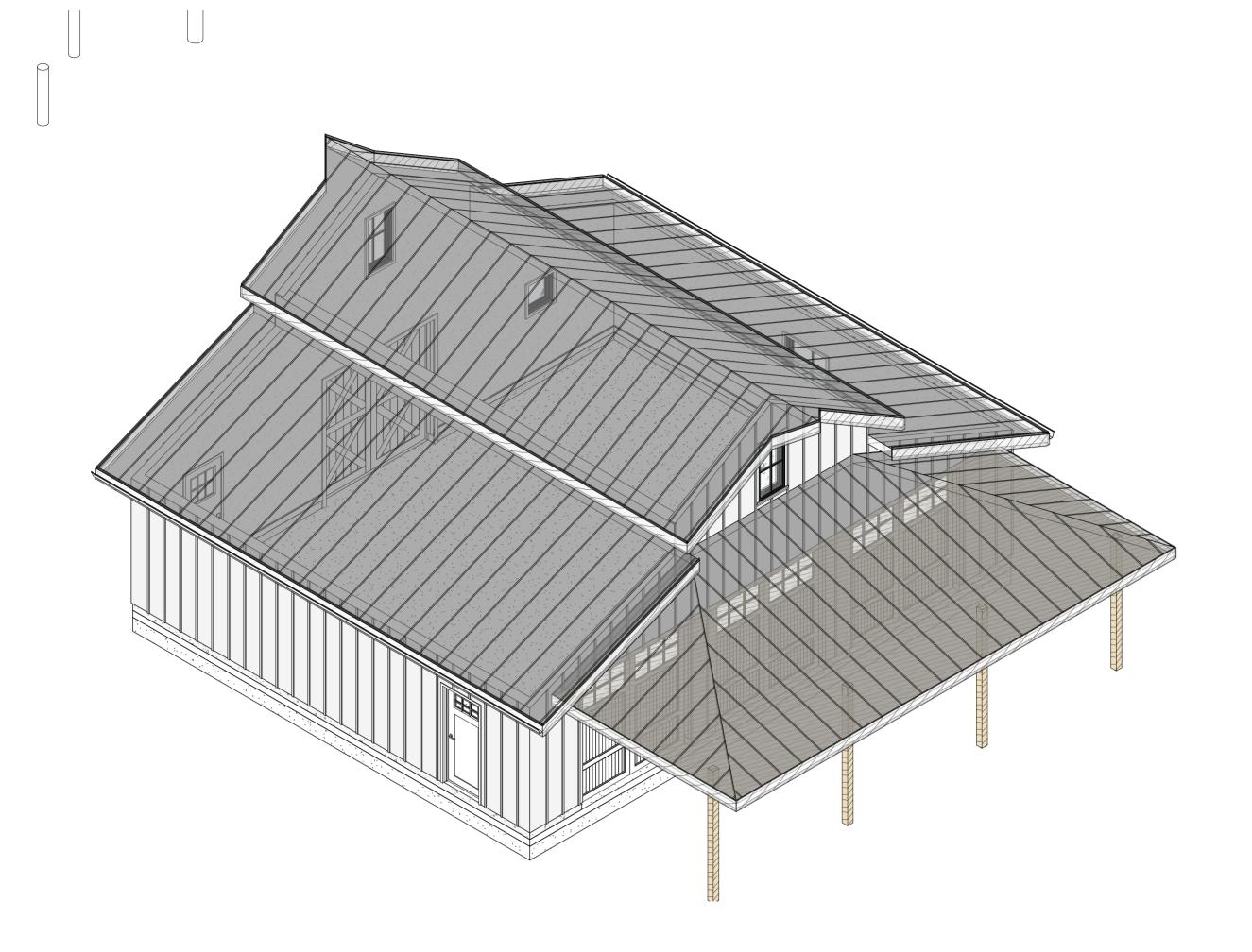
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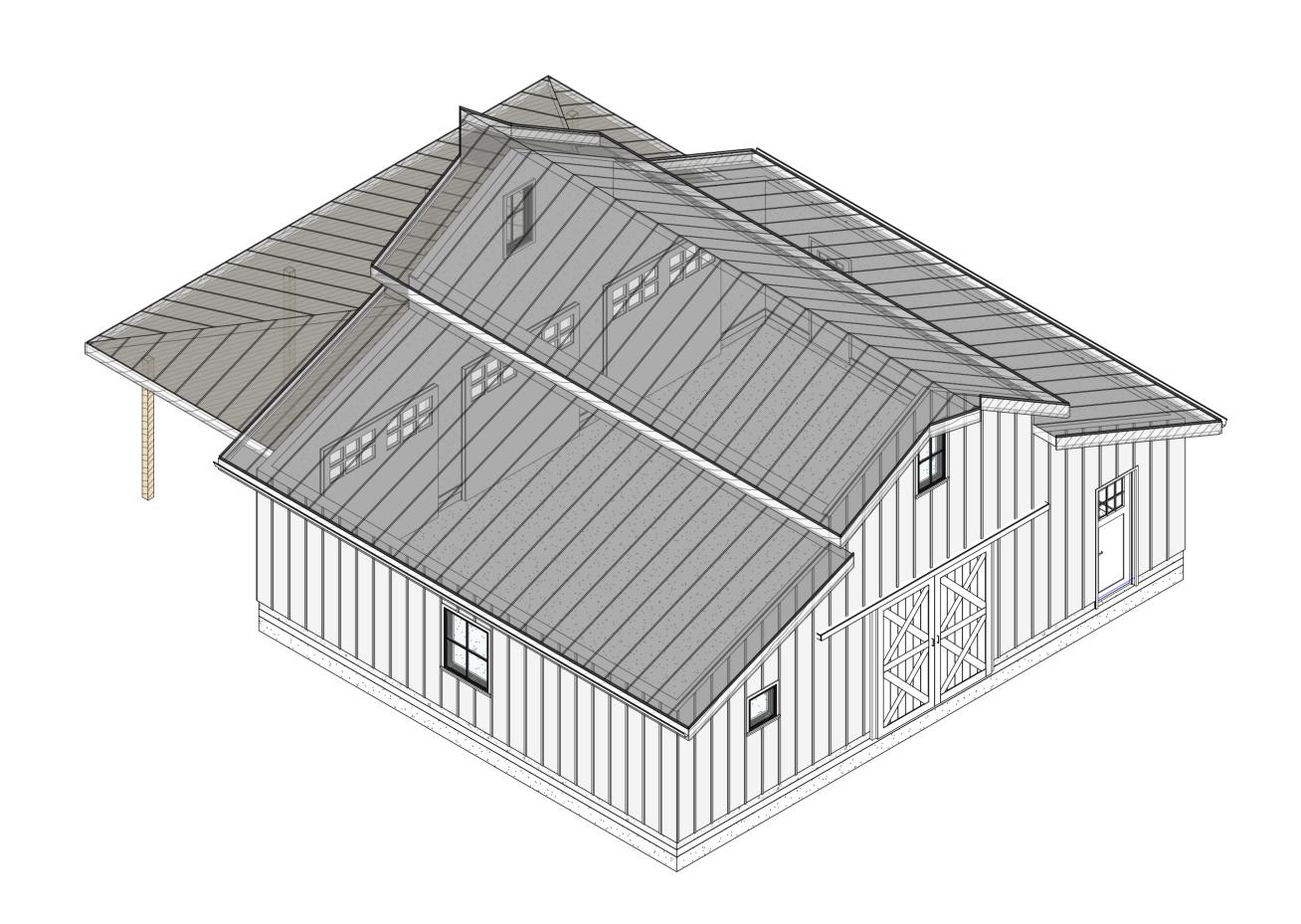




REAR AXONOMETRIC



RENDERING OF BARN FROM MAIN HOUSE



FRONT AXONOMETRIC







RENDERINGS OF MAIN HOUSE & ADU (FOR REFERENCE ONLY)

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STRICKLANI RESIDENCE

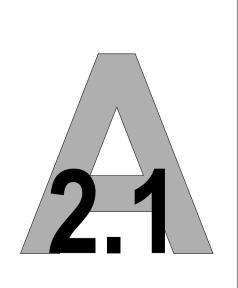
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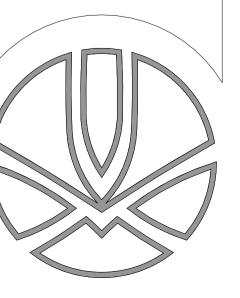
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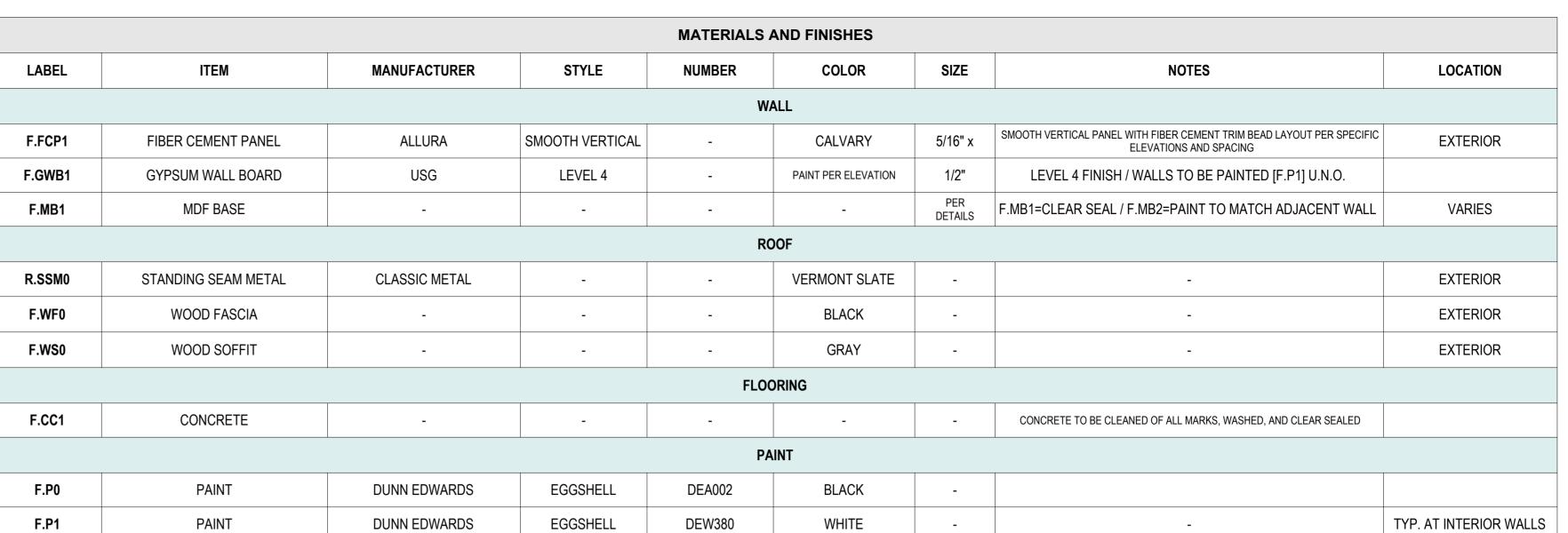
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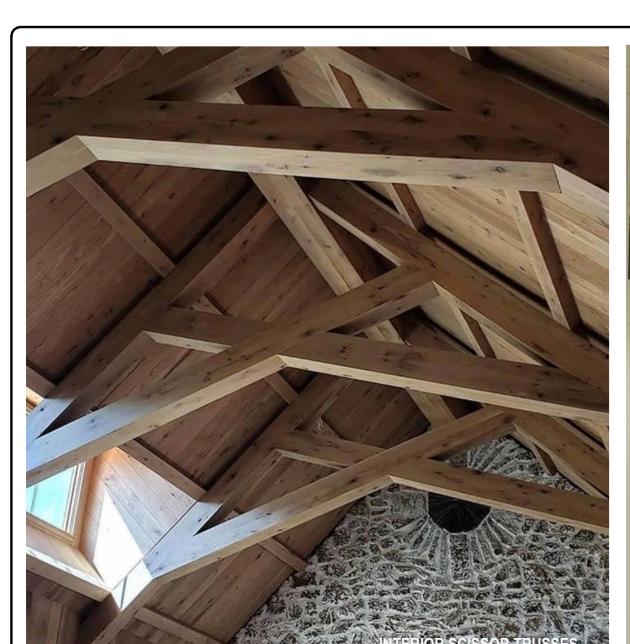
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MATERIAL SCHEDULES

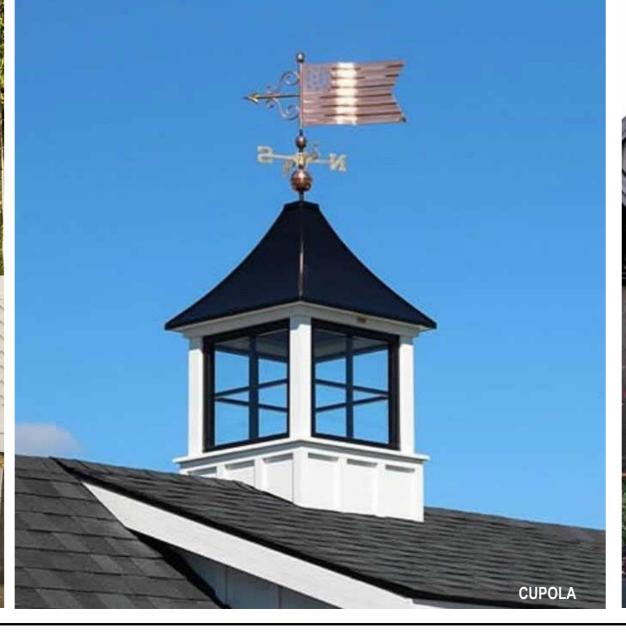










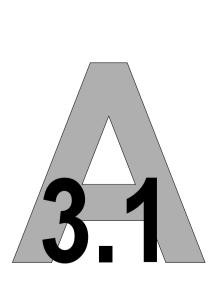


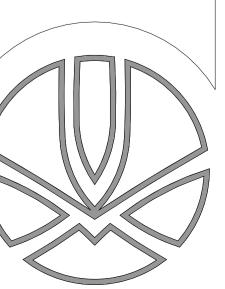




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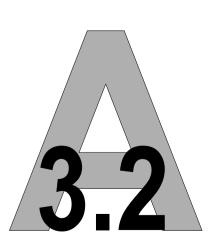
(3/64" = 1'-0") **1**

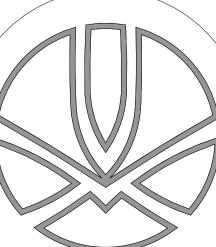
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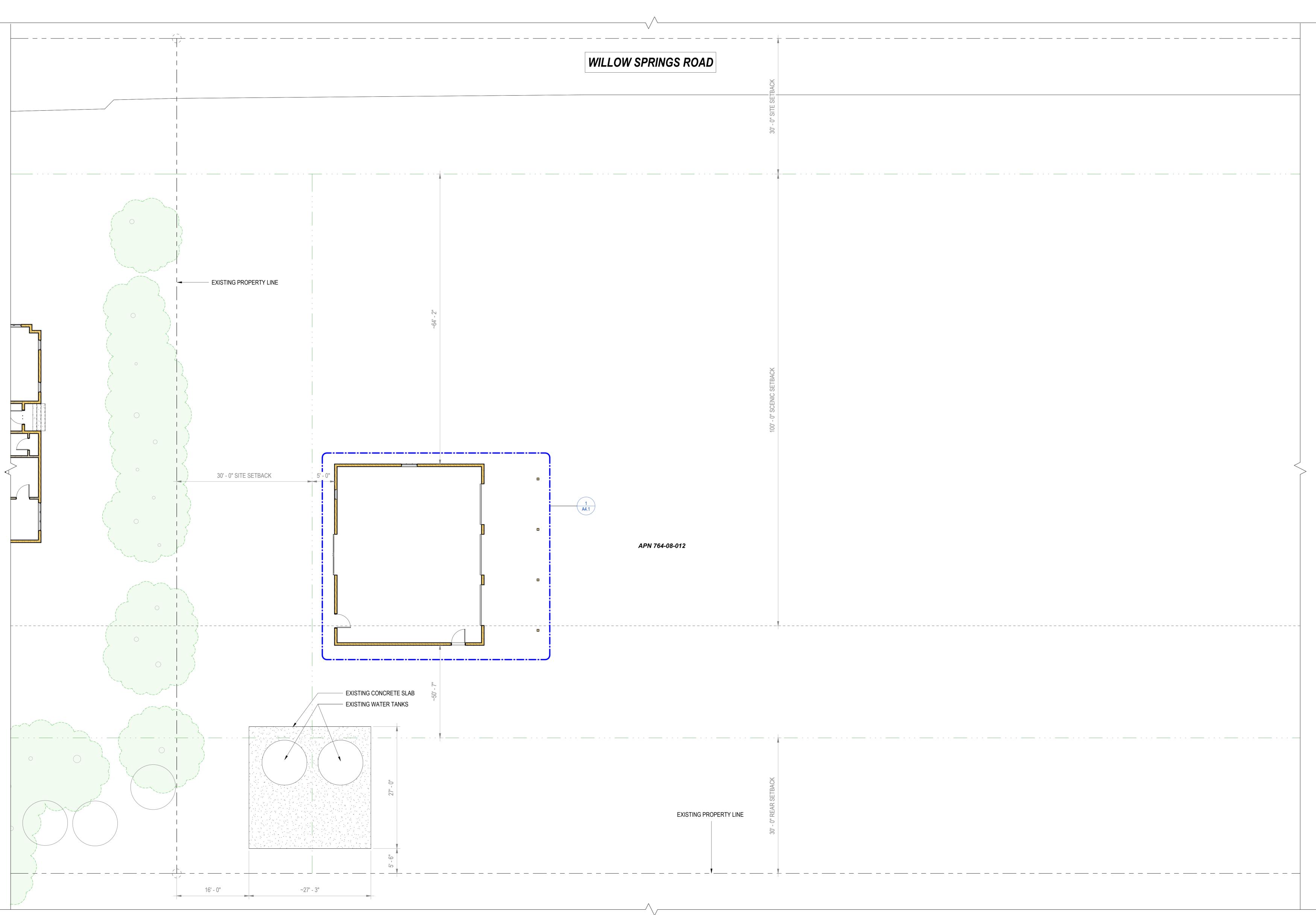
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ENLARGED SITE







(1/8" = 1'-0") **1**

	SCH	EDULE-WALL TYPES-BARN					
MARK	WALL DESCRIPTION	STRUCTURAL MATERIAL	WIDTH	INSULATION	LINEAR FEET	RATING	DETAIL
W.6FGm	Exterior - 6" Wood Stud with 5/16" Fiber Cement Siding & 1/2" GWB (1 Sides) & MDF Base (1 Sides)	Structure, Wood (2x6 Stud - DF#1)	6 13/16"	Insulation - Generic - Fiberglass Batt - 5 1/2"	144.27	-	

1.	CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS & REPORT ALL VARIANCES BETWEEN EXISTING CONDITIONS & DOCUMENTS TO MODULUS PRIOR TO START OF CONSTRUCTION FOR
	RESOLUTION.

FLOOR PLAN GENERAL NOTES

MARK

DESCRIPTION

F.WF0 Painted wood fascia with gutters and downspouts as denoted

R.SSM0 Standing seam metal roofing over plywood sheathing per schedules and details

DIMENSIONS NOTED AS "CLEAR" ARE REQUIRED CLEARANCES & MUST BE MAINTAINED.

ALL DIMENSIONS ON DRAWINGS TAKE PRECEDENCE OVER SCALE. HEIGHTS ARE DIMENSIONED FROM TOP OF SLAB UNLESS NOTED "A.F.F.". ACOUSTICALLY INSULATED WALLS, GYPSUM BOARD PERIMETERS, VERTICAL JOINTS, CUTOUTS,

HARDENING, PERMANENT RESILIENT ACOUSTICAL SEALANT. PROVIDE FIRE RETARDENT CAULKING AROUND ALL CONDUIT PENETRATIONS AT RATED WALLS, AND BETWEEN FLOORS, TO ENSURE FIRE RATING.

DOORWAYS, OUTLETS AND OTHER PENETRATIONS SHALL BE COMPLETELY CAULKED WITH NON-

ALL WET LOCATIONS SHALL RECEIVE WATER RESISTANT GYPSUM BOARD, WITH ALL PAINT FINISHES TO BE GLOSS OR SEMI-GLOSS WITH MILDEW GUARD.

PRIOR TO INSTALL.

VERTICAL APPLICATIONS OF TILE OR STONE TO STUD WALL SHALL BE BACKED BY DENS SHEILD TILE BACKER.

ALL GLASS/GLASS DOORS SHALL BE TEMPERED, UNLESS NOTED OTHERWISE.

10. ALL WORK SHALL BE ERECTED & INSTALLED PLUMB, LEVEL, SQUARE, TRUE & IN PROPER ALIGNMENT.

11. ALL GYPSUM BOARD PARTITIONS SHALL BE TAPED AND SANDED SMOOTH WITH NO VISIBLE JOINTS. ALL EXPOSED GYP. BOARD EDGES TO HAVE METAL EDGE TRIM. COORDINATE OUTLETS, THERMOSTATS, SWITCHES, AND ALL OTHER CONTROLS WITH OWNER

13. PROVIDE BACKING IN WALL FOR THERMOSTATS, LIGHT SWITCHES, SHELVING, ETC. AS REQUIRED.

STRICKLAND RESIDENCE

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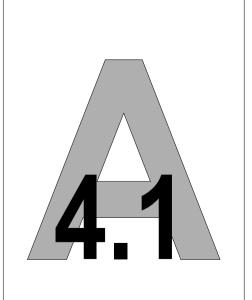
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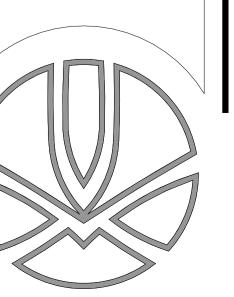
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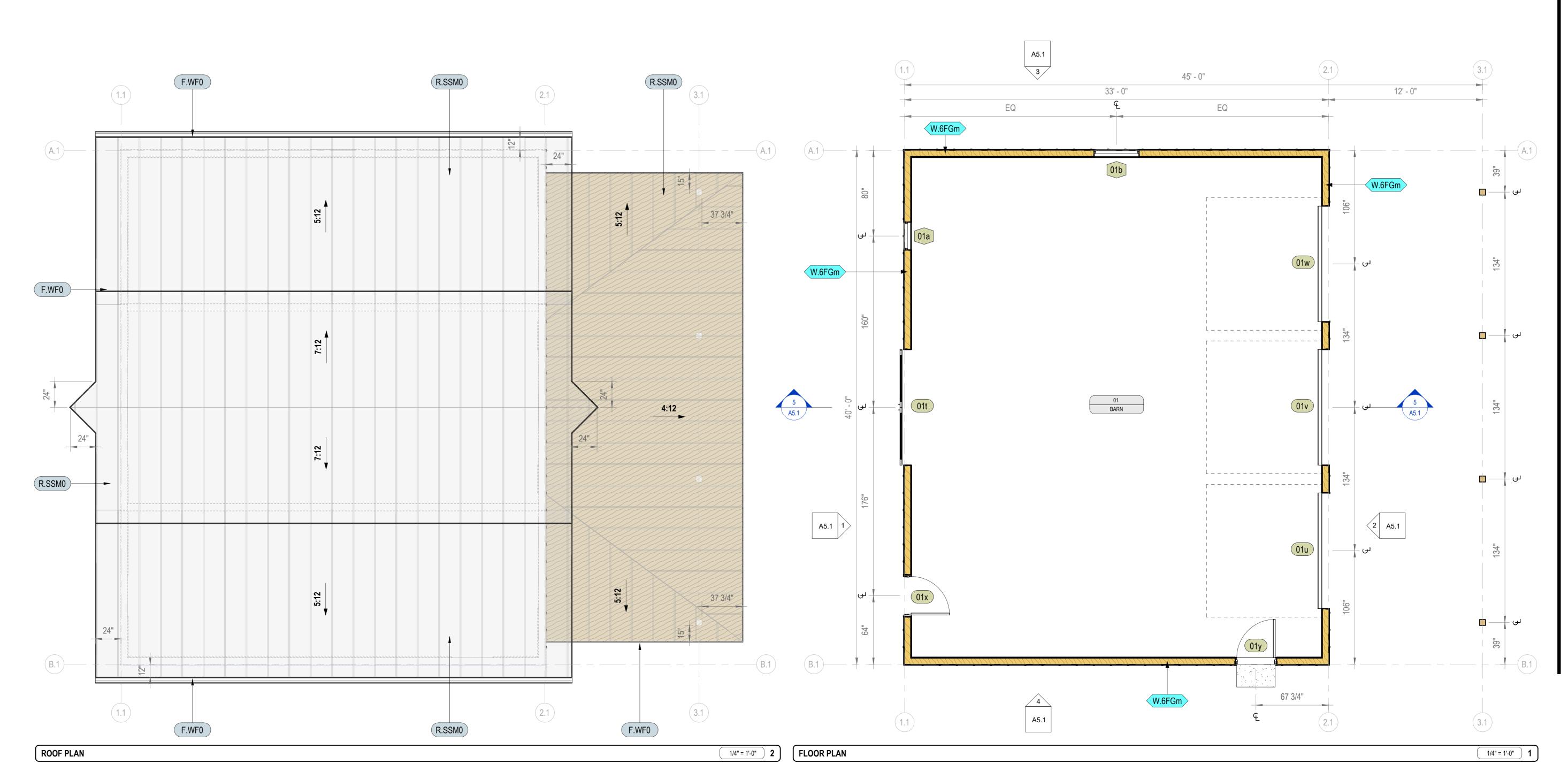
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FLOOR AND ROOF PLANS







MODULUS

STRICKLAND **RESIDENCE**

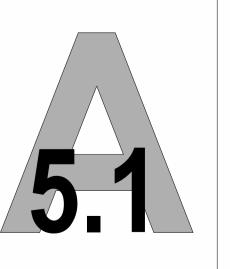
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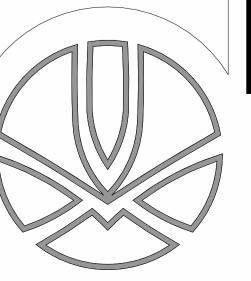
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EXTERIOR ELEVATIONS AND SECTION





LEGEND

Proposed Structure Proposed Pavement

Applicant/Owner:

Kevin Strickland 640 Willow Spings Road Morgan Hill, CA 95037 408.205.4195 kevstrick@gmail.com

Engineer:

David Faria PE 92432 MH Engineering 16075 Vineyard Blvd. Morgan Hill, CA 95037 408.779.7381 davidf@mhengineering.com

Project Information:

764-08-012 Present Use: Agriculture Present Zoning: A-20Ac-sr Sanitary Sewer: N/A Gas and Electric: PG&E N/A Telephone: Verizon Existing Improvements: As Shown Gross Are: 3.03 acres Net Area: 2.44 acres Field Topo

Basis of Bearings: Bearings shown on these plans are based upon the centerline of Willow Springs Road as found and monumented as North 38°06' East as shown on that certain Record of Survey recorded at Book 355 of Maps, Page 32, Santa Clara County Records.

Benchmark: Elevations shown on this plan are based upon the top of the 1" iron pipe with plug RCE 13769 located 20' from the centerline of Willow Springs Road. Elevation= 344.32' (assumed)

Flood Zone: This property lies wholly in Zone D, areas in which flood hazards are undetermined, but possible per FEMA FIRM 06085C0440H, effective May 18, 2009 and FEMA FIRM 06085C0443H, effective May 18, 2009.

Topography Note: Topography shown from field surveys conducted by MH engineering in November of 2019.

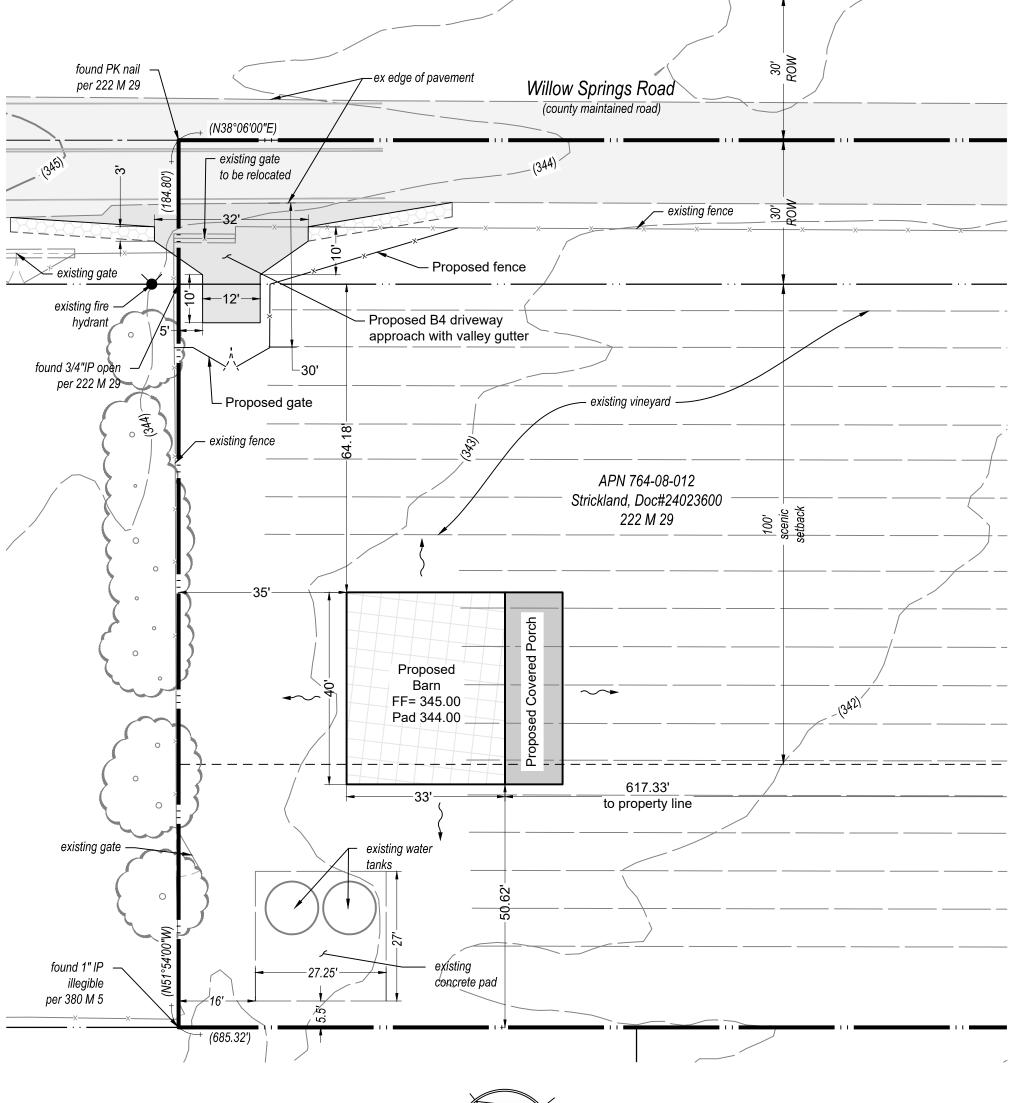
Boundary Note: Property lines shown on this plan are based on record data and boundary monumentation measured to date per 355 M 32.

Proposed Impervious Area Summary

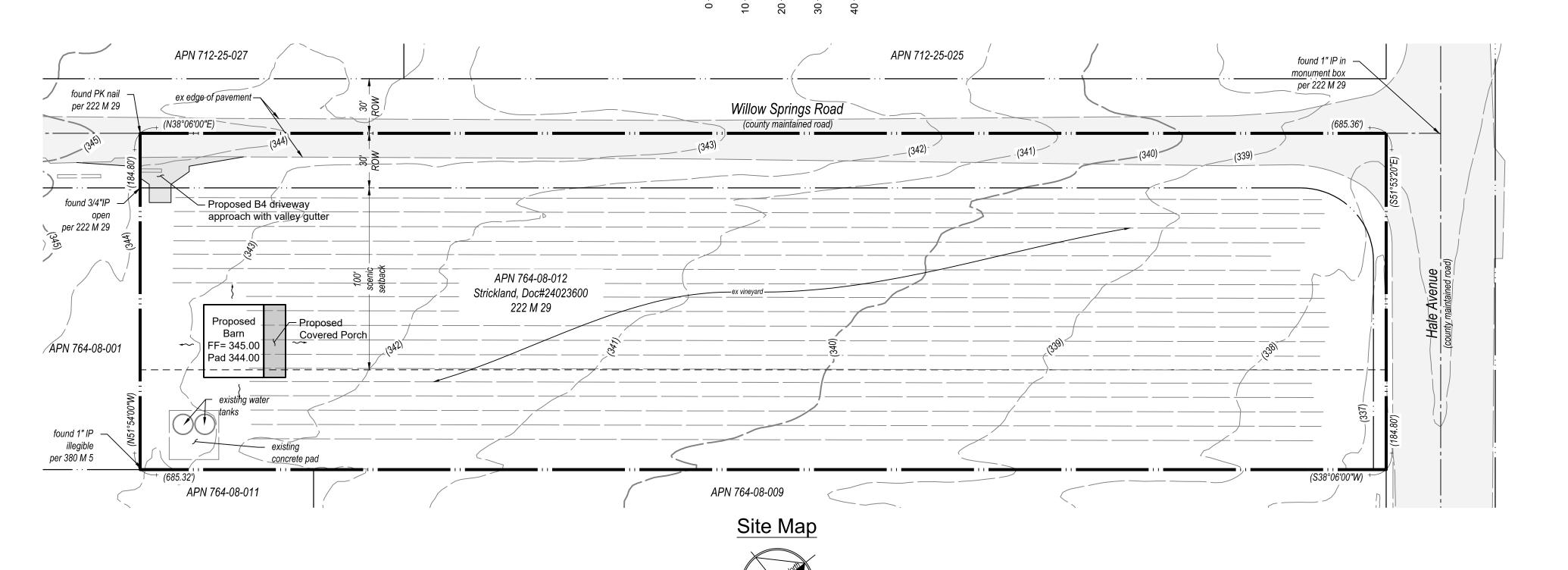
Proposed Covered Porch 480 SF Totals 1,800 SF	Proposed Barn	1,320 SF
Totals 1,800 SF	Proposed Covered Porch	480 SF
	Totals	1,800 SF

Proposed Floo	or Area
Proposed Barn	1,320 SF
Total Floor Area	1,320 SF

Earthwork Quantities				
	Cut	Fill	Max Cut	Max Fill
Barn Pad	0 cy	60 cy	0.00'	1.56'
Porch	0 cy	20 cy	0.00'	1.50'
Total	0 су	80 cy		







100 200 300 400 400 600 800 1000

H

Strickland - Site Plan Springs Road - APN 764-08-012

640 Willow

219152 SHEET