

COPY



City of Clearlake

14050 Olympic Drive, Clearlake, California 95422
(707) 994-8201 Fax (707) 995-2653

CUP 2022-11
CE 2022-10

(Please type or print)

Planning Application

Type: ADMINISTRATIVE USE PERMIT

Project Name: CLEARLAKE CARE HOME

Assessor's Parcel #: 039-066-25

INITIAL FEES:

Permit CUP \$750.00

CEQA

Receipt #

Received By

Date

APPLICANT:

NAME: GARY SHIMOTSU, ARCHITECT

MAILING ADDRESS: PO BOX 160785

CITY: SACRAMENTO

STATE: CA

ZIP: 95816

PRIMARY PHONE: 916 904-9872

EMAIL: spdracer27@yahoo.com

SIGNATURE:

I declare under penalty of perjury that I am the owner of said property or have written authority from property owner to file this application. I certify that all of the submitted information is true and correct to the best of my knowledge and belief. I understand that any misrepresentation of submitted data may invalidate any approval of this application.

PROPERTY OWNER (IF NOT APPLICANT):

NAME: BE APRIL IMPORTANTE

MAILING ADDRESS: 16118 DESCANSO

CITY: SAN LORENZO

STATE: CA

ZIP: 94580

PRIMARY PHONE: 510 329-3779

EMAIL: beaimportante@gmail.com

SIGNATURE:

I declare under penalty of perjury that I am the owner of said property or have written authority from property owner to file this application. I certify that all of the submitted information is true and correct to the best of my knowledge and belief. I understand that any misrepresentation of submitted data may invalidate any approval of this application.

PROJECT LOCATION:

ADDRESS: 14139 KONOCTI STREET

PROPERTY SIZE:

PRESENT USE OF LAND:

WATER SUPPLY:

SEWER/SEPTIC:

FLOOD ZONE:

OFFICE ONLY:

ZONING:

GENERAL PLAN:

APPROVED:

DATE:

RELATED FILES:

NOTES:

DESCRIPTION OF PROJECT:

DUE TO FIRE, REBUILD A NEW ADULT RESIDENTIAL FACILITY (ARF) AND A NEW SEPARATE EMPLOYEE HOUSING BUILDING. A NEW FIRE ACCESS/ TRASH/RECYCLE DRIVE ACCESS THAT RUNS FROM KONOCTI STREET TO LUPOYOMA STREET. NEW FIRE SPRINKLERS AND PHOTO VOLTIC SOLAR ON ROOF.

CITY OF CLEARLAKE

MAY 05 2022

RECEIVED

CITY OF CLEARLAKE

COPY

APPLICATION FORM FOR USE PERMITS

Name BE APRIL IMPORTANTE

Mailing Address 16118 DESCANSO, SAN LORENZO, CA 94580
 Address City Zip Code

Telephone Number (510) 329-3779

Project Location 14139 KONOCTI STREET, CLEARLAKE, CA 94522

Assessor's Parcel Number 039-066-25

Project Description
 (Add additional pages if needed) DUE TO FIRE, REBUILD A NEW ADULT RESIDENTIAL FACILITY (ARF) AND A SEPARATE EMPLOYEE HOUSING BUILDING.

Owners Authorization:

I hereby authorize the City of Clearlake to process this application and to enter upon the property described on the site plan as reasonably necessary to evaluate the project. I also understand that if the application materials do not contain truthful and accurate information the processing may be delayed and any approval may be revoked.

[Signature]
 Owner's Signature

5/5/2022
 Date

I also authorize the agent identified below to file this application and to represent me in all matters concerning the application.

Agent's Name GARY SHIMOTSU, ARCHITECT

Agent's Address PO BOX 160785, SACRAMENTO, CA 95816

STAFF USE ONLY

DATE RECEIVED: _____ FEES: _____ RECEIPT # _____

FILE NUMBER: _____ INITIAL STUDY NUMBER: _____

EXISTING USE: _____ ZONE: _____

PUBLIC HEARING DATES: _____

PLANNING DIRECTOR _____ PLANNING COMMISSION

ENVIROMENTAL REVIEW: ☐ REQUIRED ☐ EXPEMPT (Sec. 153 _____, Class _____)

Supplemental Data for Use Permit

Please answer the following questions as thoroughly as possible. If questions do not apply to your project, please provide an explanation of why. Use separate sheets of paper if necessary. **IF YOU HAVE ANY QUESTIONS, PLEASE CONTACT THE CITY OF CLEARLAKE - PLANNING DIVISION.**

Description of objective of project and its operational characteristics:

Type of Business: ARF - ADULT RESIDENTIAL FACILITY

Product or service provided: HOME CARE FOR MENTALLY ILL ADULTS

Hours of operation: 24 HOURS

Days of operation: 7 DAYS

Number of shifts (normal): 3 SHIFTS

Number of shifts (peak): 1ST & 2ND SHIFTS

Employees per shift (normal): 2

Employees per shift (peak): 2

Number of deliveries per day: N/A

Number of customer per day: 6

Number of pick-ups per day: N/A

Lot size: 0.74 ACRES / 32,720 SQ. FT.

Number and type of company Vehicles: 2
1 VAN, 1 SUV

Type of loading facilities: N/A

Floor area of existing structures: 352 SQ. FT.
STORAGE SHED

Proposed building floor area: BUILDING 1 =

BUILDING 2 = 1,176 SQ. FT. 4,331 SQ. FT.

Number of existing parking spaces: 0

Number of proposed parking spaces: 10

TOTAL = 10

(STANDARD = 8, ACCESSIBLE = 2)

Number of floors: 1

Additional relevant information: EXISTING 2-STORY STRUCTURE DESTROYED IN

2017 FIRE. ONLY AN EXISTING STORAGE SHED REMAINS AND WILL BE
REHABILITATED AS NEEDED. BUILDING 1 HEIGHT IS AT 23'-4 1/4" MAX.
BUILDING 2 HEIGHT IS AT 16'-6" MAX.

Supplemental Data Continued)

When do you anticipate starting construction?

FALL 2022

How long will construction take?

APPROXIMATELY 1-YEAR

What days/times will construction occur?

MONDAY - FRIDAY 7:00AM - 4:00PM

What type of construction equipment will be used?

UNKNOWN AT THIS TIME

How many truck/vehicle trips will be necessary for construction?

UNKNOWN AT THIS TIME

Will equipment be idling during construction?

UNKNOWN AT THIS TIME

Where will construction equipment be staged/stored?

ON SITE

Will any trees or vegetation be removed? If yes, please provide type and amounts.

EXISTING AND PROPOSED REMOVAL OF TREES IS INDICATED ON
LANDSCAPE PLAN.

Supplemental Data (Continued)

How much grading is anticipated to occur and where?

SEE SITE PLAN FOR LOCATION OF THE GRADING.

CUT ≈ 1,200 CY, FILL ≈ 750 CY, EXPORT ≈ 450 CY

Will soil be imported or exported to/from the site? If so from where and what amount?

EXPORT 450 CY

Is trenching required? If yes, please provide location, dimensions and cubic yards.

SEE SITE PLAN FOR LOCATION TRENCHING.

How much water will be used for construction, operation and maintenance? What is the water source?

UNKNOWN AT THIS TIME. PROJECT WILL UTILIZE CITY WATER.

Describe how scenic views or vistas are impacted by the cultivation site.

N/A

What lighting is proposed for the project? Will areas be lit at night?

SITE POLE LIGHTING AT TWO PARKING AREAS WILL BE LIT AT NIGHT. EXTERIOR PATH LIGHTING IS ALSO PROPOSED.

What type of hazardous materials may and/or will occur on site? How will the hazardous material be disposed of?

N/A

Supplemental Data for (Continued)

Will this project result in the loss of forest land? If so, describe how many acres and what type of trees.

THIS PROJECT IS ON EXISTING CITY LOTS. SOME NATIVE TREES ARE
PROPOSED TO BE REMOVED TO ACCOMMODATE BUILDINGS & PARKING AREAS.

How will dust, ash, smoke, fumes or odors generated by the cultivation site be managed?

N/A

Are there any water features (drainages, streams, creeks, lakes, rivers, vernal pools, wetlands, etc.) on-site or immediately adjacent to the project? If yes, will any work take place in or near them?

RETENTION PONDS ARE PROPOSED BY CIVIL PLAN FOR SEASONAL
WATER RETENTION TILL WATER CAN PERCOLATE INTO SOILS.

Will there be a loss of any wetland or streamside vegetation? If yes, describe where, total area, and type of vegetation lost.

THIS IS NOT LOCATED IN A WETLAND AREA; PROPOSED VEGETATION IN
RETENTION PONDS CAN TOLERATE VERY WET TO DRY SEASONAL MOISTURE
CONDITIONS.

Describe and site or buildings have any archaeological or historical significance.

N/A

What are the slopes on project site?

TYPICAL 2:1 CUT & FILL SLOPES

Supplemental Data (Continued)

Describe the soils found at the site and their potential for landslides, erosion, lateral spreading, subsidence, liquefaction, or collapse.

UNKNOWN AT THIS TIME.

Describe methods to be taken to reduce greenhouse gases.

LANDSCAPE IS DESIGNED TO HAVE TREES SHADING HANDICAP/PARKING AREAS WHERE POSSIBLE WITHOUT INTERFERING WITH WALKS, CURBS/PARKING OR

Will solid waste be produced? If yes, how will it be disposed of? POWER LINES/UTILITIES.

YES. FOOD & PAPER SOLID WASTE WILL BE DISPOSED VIA WEEKLY GARBAGE PICKUP.

YARD CLIPPINGS WILL BE DISPOSED VIA YARD WASTE PICKUP. RECYCLING (PAPER, PLASTICS, GLASS) WILL BE DISPOSED VIA RECYCLING PICKUP.

Will hazardous waste be produced? If yes, how will it be disposed of?

N/A

How will vegetative waste be managed?

SEE COMMENT BELOW.

How will growth medium waste be managed?

SITE MAINTENANCE SERVICE SHOULD BE MANAGING AND REMOVING GRASS CLIPPINGS & OCCASIONAL SHRUB/TREE PRUNINGS & DISPOSING THEM IN LOCAL GREEN WASTE DISPOSAL SITE.

Will any material be taken to a landfill? If yes, which one and how much material is anticipated?

LANDSCAPE MAINTENANCE TRIMMING: GRASS - WEEKLY MAXIMUM CUTTINGS TO BE REMOVED FROM SITE & DISPOSED IN GREEN WASTE DISPOSAL SITE. TREE/SHRUB PRUNINGS WASTE MAY OCCUR EVERY FEW MONTHS DEPENDING ON SEASONAL GROWTH ARE TO BE REMOVED FROM SITE & DISPOSED IN GREEN WASTE DISPOSAL SITE.

Supplemental Data (Continued)

Describe risk of an explosion or release of hazardous substances in case of an accident.

NONE TO LOW RISK LEVEL.

Do portions of the cultivation site periodically flood?

NO

Describe the existing drainage patterns on the site and how they may be alternated and to what degree as a result of this project.

THE IMPERVIOUS AREA WILL BE INCREASED FROM THE PREVIOUSLY EXISTING BUILDINGS. THE NET INCREASE IN IMPERVIOUS AREA SHALL BE DETAINED AND TREATED IN THE DETENTION POND.

What Best Management Practices (BMP's) or measures will be implemented in order to prevent erosion and impacts to water quality?

DURING CONSTRUCTION, FIBER ROLLS, SILT FENCING, STANDARD CONSTRUCT ENTRANCES, CONCRETE WALKWAYS, ON-SITE MATERIALS WILL BE COVERED WHEN RAIN IS EXPECTED.

Is wastewater treatment required for the project? If yes, what is the source?

NO

Describe how this project is consistent with the City's General Plan and Zoning Ordinance.

PROJECT SITE IS IN MIX ZONE, ALLOWING USE OF MIX OF RESIDENTIAL & NON-RESIDENTIAL USES. BUILDING 1 IS INSTITUTIONAL AND BUILDING 2 IS RESIDENTIAL (EMPLOYEE HOUSING).

Describe the level and frequency of noise or vibration that will be generated from this project.

SOUND LEVELS WILL BE CONSISTENT WITH SOUND LIMITATIONS PER MUNICIPAL REQUIREMENTS.

Supplemental Data for Initial Study (Continued)

Describe what measures have been taken to maintain or improve level of service for the appropriate emergency services (Fire, Police, etc.).

AN EMERGENCY ACCESS/TRASH & RECYCLE ACCESS DRIVEWAY HAS BEEN ADDED TO WESTERN EDGE OF PROPERTY SPANNING FROM KONOCTI STREET TO LUPOYONA STREET.

How is the site accessed?

PRIMARY ACCESS FROM KONOCTI STREET, SECONDARY ACCESS FOR EMPLOYEES FROM LUPOYONA STREET.

Describe the amount of traffic the project will generate.

MINIMAL TRAFFIC AS THE EMPLOYEES LIVE ON SITE AND IN MOST CASES, RESIDENTS DO NOT HAVE PERSONAL VEHICLES.

Are there any road improvements that would be required? If yes, please provide specs (type of materials and dimensions).

NOT AT THIS TIME.

Describe if this project will result increased traffic hazards to motor vehicles, bicyclists, or pedestrians?

N/A

Are greenhouses or other accessory structures proposed? If yes, what are the dimensions of the structures and materials/colors they will be constructed out of?

TWO GAZEBOS ARE PROVIDED ON SITE TO MEET STATE OF CALIFORNIA ADULT RESIDENTIAL FACILITIES REGULATION SECTION 85087.2(b).

What sources of energy will be used?

SOLAR ENERGY WILL BE SOURCED VIA SOLAR VOLTAGE PANELS ON ROOFS. ELECTRICAL POWER WILL BE SOURCED VIA CITY POWER GRID.

Clearlake Care Home – Site Photos



View 1: Looking west down Konocti Street, project site to the left.



View 2: Looking southwesterly towards project site, frontage along Konocti Street.

Clearlake Care Home – Site Photos



View 3: Looking south of project site. Proposed parking will be to the left. High grade of site at left center of photo.



View 4: Looking north, towards Konocti Street. High grade of project site to the right.

Clearlake Care Home – Site Photos



View 5: Looking south, from northeastern corner of project site. Highest grade on project site & proposed parking area.



View 6: Looking southwest, from northeastern corner of project site and proposed vehicle entry.

Clearlake Care Home – Site Photos



View 7: Looking southwesterly, towards Lupoyoma Street. Proposed employee parking & trash enclosure beyond.



View 8: Looking southwesterly, towards Lupoyoma Street. Building 2 (employee housing) will be located at left.

Clearlake Care Home – Site Photos



View 9: Looking northwesterly, towards Konocti Street. Existing slab of burned down 2-story structure shown.



View 10: Looking north, towards Konocti Street. Location is approximately at the center of the project site.

Clearlake Care Home – Site Photos



View 11: Looking south, west property line to the right. Existing slab and flatwork shown.



View 12: Looking southeasterly, the majority of project site is visible. Approximate location of emergency access entry.

Clearlake Care Home – Site Photos



View 13: Looking southeasterly, the highest grade of project site beyond car.



View 14: Looking northeasterly, towards Konocti Street.

Clearlake Care Home – Site Photos



View 15: Looking east, highest grade beyond the car to the right.



View 16: Existing storage shed on project site to remain, with rehabilitation as needed.

Clearlake Care Home – Site Photos



View 17: Looking southwesterly, towards the southwestern corner of project site. Lupoyoma Street beyond.



View 18: Looking southeasterly, towards high grade on project site. Existing building slab in foreground.

Clearlake Care Home – Site Photos



View 19: Looking north, towards Konocti Street. Proposed emergency access/trash access along the left property line.



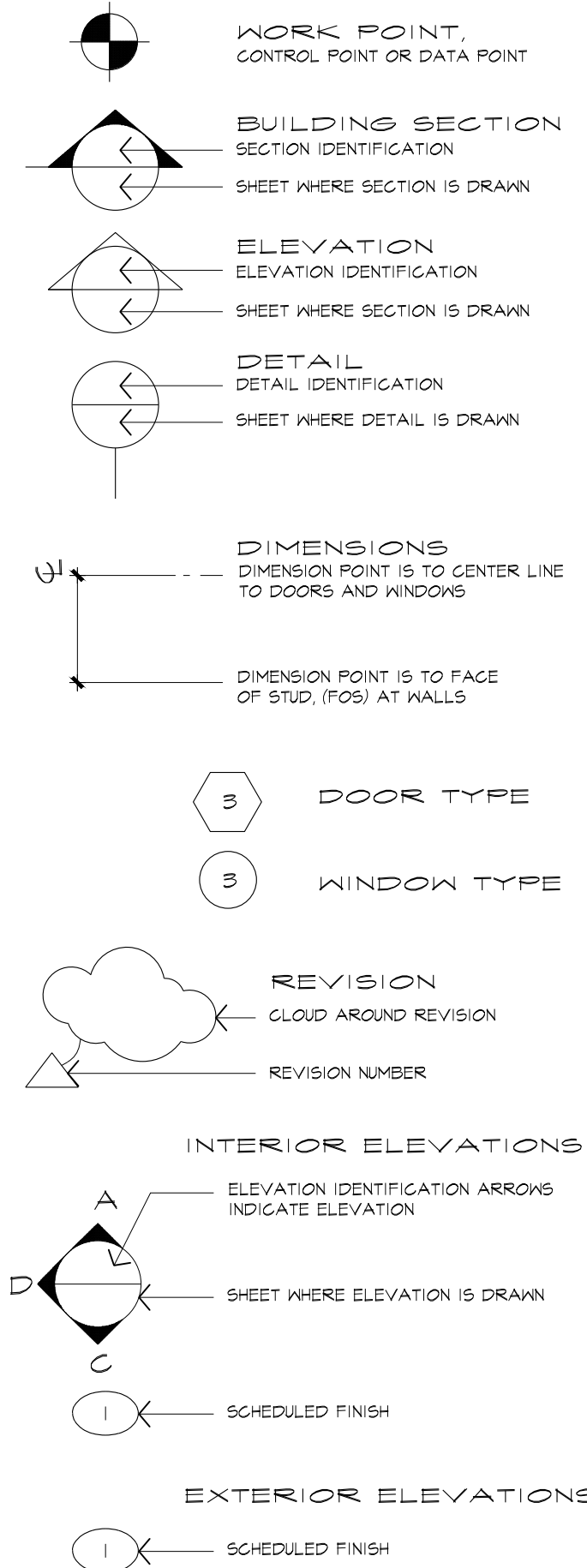
View 20: Looking northeasterly, towards Konocti Street. Proposed parking will be beyond area of car shown.

CLEARLAKE CARE HOME

14139 KONOCTI STREET

CLEARLAKE, CA 95422

SYMBOL LEGEND

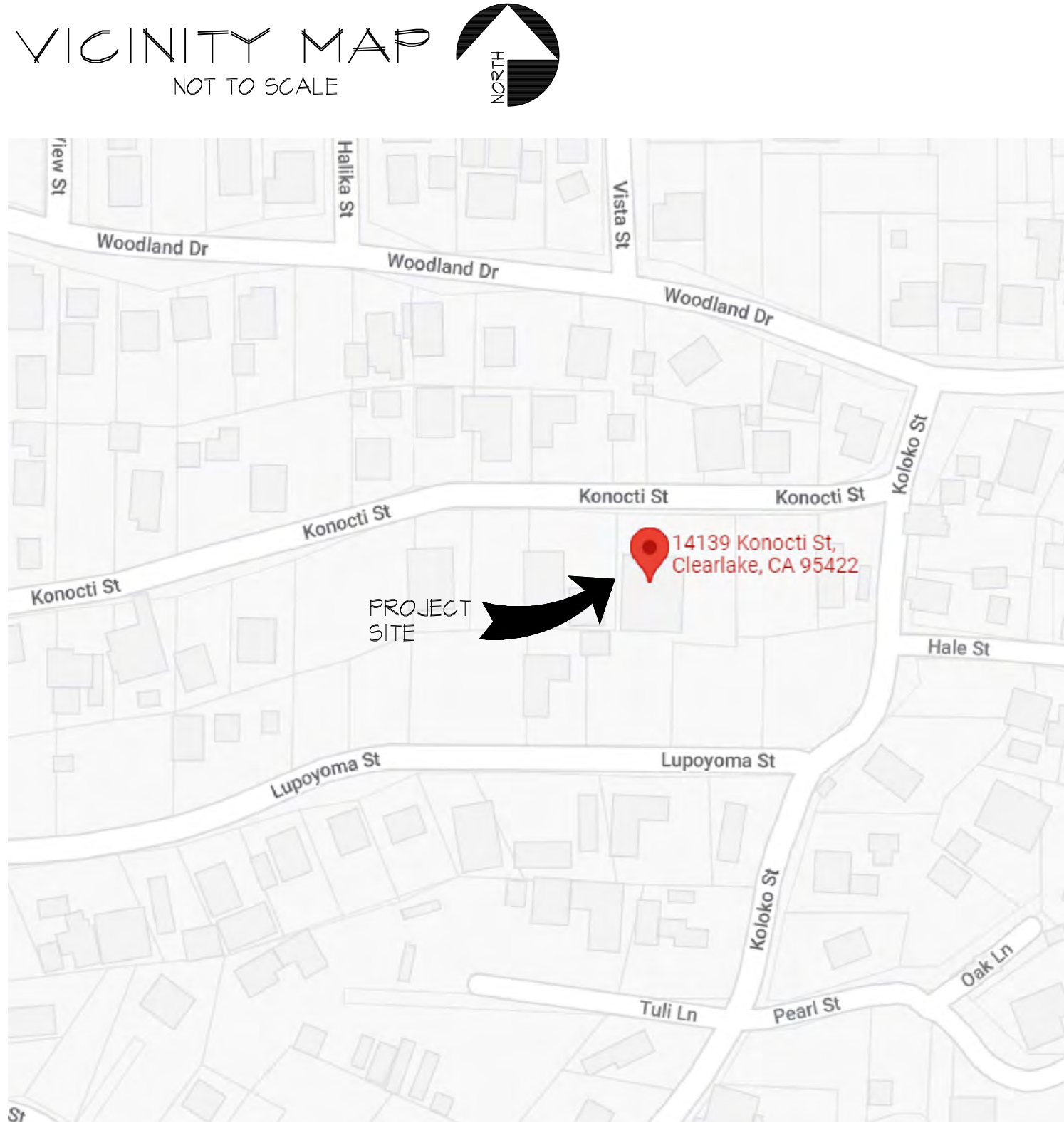


GENERAL NOTES

- IN CASE OF DISCREPANCY CONCERNING DIMENSIONS, QUANTITIES, AND LOCATION, THE CONTRACTOR AND/OR THE APPLICABLE SUBCONTRACTOR SHALL, IN WRITING, CALL TO THE ATTENTION OF THE ARCHITECT ANY DISCREPANCIES BETWEEN SPECIFICATIONS, PLANS, DETAILS, OR SCHEDULES. THE ARCHITECT WILL THEN INFORM THE CONTRACTOR AND/OR THE APPLICABLE SUB CONTRACTOR IN WRITING, WHICH DOCUMENT TAKES PRECEDENCE. THERE SHALL BE NO ADJUSTMENT TO THE COST OF THE WORK RESULTING FROM SUCH CLARIFICATION OF DISCREPANCIES.
- FAILURE TO REPORT A CONFLICT IN THE CONTRACT DOCUMENTS SHALL BE DEEMED EVIDENCE THAT THE CONTRACTOR AND/OR THE APPLICABLE SUBCONTRACTOR HAS ELECTED TO PROCEED IN THE MORE EXPENSIVE MANNER.
- THE CONTRACTOR AND/OR THE APPLICABLE SUBCONTRACTOR SHALL INVESTIGATE, VERIFY AND BE RESPONSIBLE FOR ALL CONDITIONS AND DIMENSIONS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT ABOUT CONDITIONS REQUIRING MODIFICATIONS BEFORE PROCEEDING WITH THE WORK.
- DIMENSIONS:
 - IT SHALL BE THE CONTRACTOR'S AND/OR THE APPLICABLE SUBCONTRACTOR'S RESPONSIBILITY TO VERIFY ALL DIMENSIONS SHOWN ON THE ARCHITECTURAL DRAWINGS WITH RELATED REQUIREMENTS OF THE STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL, AND LANDSCAPE DRAWINGS, NOTIFY ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.
 - ALL DIMENSIONS SHOWN ARE F.O.S. (FACE OF STUD) UNLESS A CENTERLINE (LINE INTERRUPTED WITH ONE DOT) OR NOTED C IS SHOWN.
 - ALL DIMENSIONS ARE TO THE ROUGH UNLESS OTHERWISE SHOWN.
 - ALL DIMENSIONS SHALL BE VERIFIED IN THE FIELD BEFORE PROCEEDING WITH THE WORK.
- PROVIDE ALL NECESSARY ANCHORAGE BLOCKING, BACKING AND FRAMING NOT NECESSARILY LIMITED TO THE INSTALLATION OF LIGHT FIXTURES, FIRE EXTINGUISHERS, TOILET ACCESSORIES, BRACKETS, HANDICAP EQUIPMENT, AND TOILET PARTITIONS.
- DOOR SIZES INDICATED ON DRAWINGS ARE OPENING DIMENSIONS; ALLOWANCES FOR THRESHOLDS, ETC. SHALL BE TAKEN FOR NET DOOR SIZES.
- DETAILS MARKED TYPICAL (TYP.) SHALL APPLY IN ALL CASES UNLESS SPECIFICALLY INDICATED OTHERWISE.
- WHERE NO SPECIFIC DETAIL IS SHOWN, THE FRAMING OR CONSTRUCTION SHALL BE IDENTICAL OR SIMILAR TO THAT INDICATED FOR LIKE CASES OF CONSTRUCTION ON THIS PROJECT.
- FIRE SAFETY DURING CONSTRUCTION: 2016 CRC CHAPTER 33 REQUIRES CERTAIN SAFETY PROCEDURES BE FOLLOWED DURING NEW CONSTRUCTION. THE FIRE PREVENTION BUREAU WILL BE INSPECTING THE SITE IN ACCORDANCE WITH THIS ARTICLE.
- FINAL APPROVAL IS DEPENDENT UPON FIELD INSPECTIONS AND/OR ANY NECESSARY ACCEPTANCE TESTS.
- PROVIDE METAL ESCUTCHEON PLATE OVER ANNULAR SPACE CREATED BY THE PENETRATIONS OF A FIRE SPRINKLER.

VICINITY MAP

NOT TO SCALE



PROJECT DATA

PROJECT SCOPE NARRATIVE

THE PROJECT CONSISTS OF THE DESIGN AND RE-CONSTRUCTION OF A PREVIOUS RESIDENTIAL CARE FACILITY THAT WAS DESTROYED IN THE 2017 SULPHUR FIRE IN CLEARLAKE, CA. THE PROJECT WILL BE REQUIRED TO MEET CURRENT BUILDING CODE AND IS INTENDED TO IMPROVE ENERGY EFFICIENCY.

THE REDESIGN WILL CONSIST OF CHANGING THE EXISTING 2-STORY STRUCTURES TO TWO NEW 1-STORY STUCTURES FOR A TOTAL OF APPROXIMATELY 5,000 SQUARE FEET; THE ADDITION OF A FIRE SPRINKLER SYSTEM; THE ADDITION OF A FIRE ACCESS ROAD FROM KONOCTI STREET TO LUPOYOMA STREET, AND THE REMOVAL OF THE LARGE WOODEN DECKS AND BALCONIES, RAMPS, AND STAIRS.

LEGAL DESCRIPTION

ONE PARCEL COMPRISED OF PARCELS A AND C, AS SHOWN ON THAT CERTAIN MAP FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID LAKE COUNTY ON MAY 12, 1983 IN BOOK 23 OF PARCEL MAPS AT PAGE 38, PURSUANT TO "NOTICE OF MERGER OF CONTIGUOUS PARCELS", RECORDED OCTOBER 1, 1999 AS INSTRUMENT NO. 99-017953, LAKE COUNTY RECORDS. PARCELS B AND C AS SHOWN ON A MAP FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID LAKE COUNTY ON MAY 12, 1983, IN BK. 23 OF PM, AT PG. 38.

GOVERNING CODES

2019 CALIFORNIA BUILDING CODE
2019 CALIFORNIA MECHANICAL CODE
2019 CALIFORNIA PLUMBING CODE
2019 CALIFORNIA FIRE CODE
2019 CALIFORNIA ELECTRICAL CODE
2019 CALIFORNIA ENERGY CODE
2019 CALIFORNIA GREEN BLDG STANDARDS

MUNICIPAL REVIEW	CITY OF CLEARLAKE PLANNING AND BUILDING DEPARTMENT, LAKE COUNTY FIRE PROTECTION DISTRICT
ZONING	RR DISTRICT, RURAL RESIDENTIAL
SITE AREA	0.74 ACRE 32,220 SF
BUILDING AREA	BUILDING 1: 4,331 GSF BUILDING 2: 1,176 GSF
LOT COVERAGE AREA	IMPERVIOUS AREA:
CONSTRUCTION TYPE	BUILDING 1: TYPE V-A BUILDING 2: TYPE V-A
BUILDING HEIGHT	BUILDING 1: BUILDING 2:
OCCUPANCY	BUILDING 1 AND 2: R-4

PROJECT DIRECTORY

OWNER

BE APRIL IMPORTANTE
16118 DESCANSO
SAN LORENZO, CA 94580
TEL. (510) 329-3779
beaimportante@gmail.com

ARCHITECT

GARY SHIMOTSU, ARCHITECT
PO BOX 160785
SACRAMENTO, CA 95816
TEL. (916) 704-9872
GARY R. SHIMOTSU, C25149
spdracr27@yahoo.com

LANDSCAPE DESIGNER

LANDSCAPE DESIGN SOLUTIONS
3471 BUENA VISTA DRIVE
SHINGLE SPRINGS, CA 95682
TEL. (916) 532-6395
FRISCILLA GIBSON
landesolpg@gmail.com

CIVIL ENGINEER

NELSON ENGINEERING
159 SOUTH AUBURN STREET
GRASS VALLEY, CA 95945
TEL. (530) 432-4818
KEVIN NELSON
k2nelsonengineer.com

INSPECTIONS

ARCHITECT/ENGINEER INSPECTIONS

IN ADDITION TO INSPECTIONS BY THE BUILDING AUTHORITIES & TESTING LABS, THE ARCHITECT/ENGINEERS WILL INSPECT THE ITEMS LISTED BELOW. THE CONTRACTOR SHALL REQUEST ALL INSPECTIONS (USING THE ARCHITECT INSPECTION REQUEST FORM) FROM THE ARCHITECT AT LEAST 72 HOURS IN ADVANCE OF THE REQUIRED INSPECTION. IF CORRECTIVE ACTION IS REQUIRED, ALLOW FOR RE-INSPECTION OF THE CORRECTED WORK BEFORE PROCEEDING.

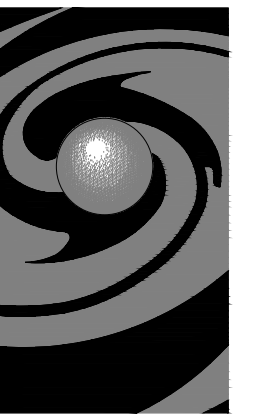
- PLUMBING UNDERGROUND
- ELECTRICAL UNDERGROUND
- FOOTING & EMBEDS
- PLUMBING ROUGH-IN
- MECHANICAL ROUGH-IN
- ELECTRICAL ROUGH-IN
- FRAMING/SHEAR NAILING
- FINAL PLUMBING/MECHANICAL
- FINAL ELECTRICAL
- FINAL ARCHITECTURAL

SHEET INDEX

A0.1	COVER SHEET
-	EXISTING SURVEY
-	CIVIL PLAN
A1.1	SITE PLAN
A2.1	BUILDING 1, FLOOR PLAN AND ROOF PLAN
A2.2	BUILDING 2, FLOOR PLAN AND ROOF PLAN
A4.1	BUILDING 1, EXTERIOR ELEVATIONS
A4.2	BUILDING 2, EXTERIOR ELEVATIONS
A5.1	3D RENDERINGS
A5.2	3D RENDERINGS
A5.3	3D RENDERINGS
-	LANDSCAPE PLAN

DEFERRED SUBMTITALS

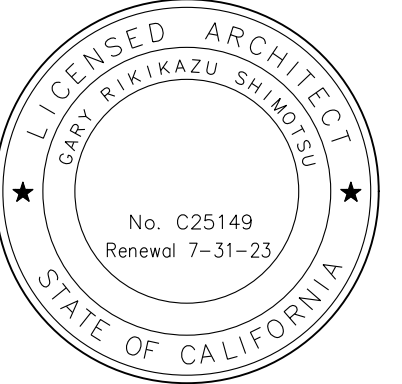
FIRE ALARM PLANS
FIRE SPRINKLER PLANS
ALL FIRE AND LIFE SAFETY SYSTEMS.



SHIMOTSU

Gary Shimotsu, Architect
PO Box 160785
Sacramento, CA 95816
916-704-9872

Architect



These drawings and accompanying specifications as instruments of service are the exclusive property of the Architect and their use and publication shall be restricted to the original site for which they were prepared. Re-use, reproduction or publication by any method in whole or part is prohibited except by written permission from the Architect. Title to these plans and specifications shall remain with the Architect without prejudice and visual contact with them shall constitute prima facie evidence of acceptance of these restrictions.
© 2022 GARY SHIMOTSU ARCHITECT

Consultant

Revisions

1	-	-
2	-	-

Key Plan

Project

CLEARLAKE CARE HOME
14139 KONOCTI STREET
CLEARLAKE, CALIFORNIA 95422

APN: 039-066-25

Drawing

COVER SHEET

-

-

Proj. No. 021-001

Sheet

Drawn

-

Reviewed

GRS

Date

04.03.22

A0.1

OWNER:

BE APRIL IMPORTANTE
18060 MEE/LAND AVENUE
HAYWARD, CALIFORNIA 94541
ASSessor's PARCEL NUMBER:
039-066-25

SITE ADDRESS:
14139 KONOCTI ROAD, CLEARLAKE, CA.95422

ZONING:
"RR" DISTRICT, RURAL RESIDENTIAL

WATER SUPPLY:
GOLDEN STATE WATER DISTRICT

SEWAGE DISPOSAL:
LAKE COUNTY SPECIAL DISTRICTS

FIRE PROTECTION:
LAKE COUNTY FIRE PROTECTION DISTRICT

SURVEYOR:
MICHAEL S. CONSER PLS 8383

LEGEND:

INDICATES FENCE
INDICATES POWER POLE
INDICATES SEWER MAN HOLE
INDICATES WATER METER
INDICATES GUY ANCHOR
INDICATES IRRIGATION CONTROL VAULT
INDICATES WATER SPIGOT
INDICATES 2 INCH SEWER CLEANOUT
INDICATES TREE
INDICATES STUMP
INDICATES RETAINING WALL
INDICATES GATE POST
INDICATES FOUND 5/8" REBAR WITH PLASTIC CAP RCE 26920
PER CORNER RECORD CC-52 ON FILE WITH THE LAKE COUNTY
SURVEYOR'S OFFICE.
INDICATES FOUND MONUMENT AS NOTED

#	10" PINE
1	10" PINE
2	8 FOOT OAK CLUSTER
3	8 FOOT TREE CLUSTER
4	14" PINE
5	10" ACACIA
6	24" OAK
7	12" TREE
8	12" MULBERRY
9	6 FOOT OAK CLUSTER
10	18" OAK
11	12" OAK
12	8 FOOT OAK CLUSTER
13	4 FOOT OAK CLUSTER
14	30" PINE
15	5 FOOT OAK CLUSTER
16	10" PINE
17	36" ALMOND

TOPOGRAPHICAL SURVEY

FOR
BE APRIL IMPORTANTE

ONE PARCEL COMPRISED OF PARCELS A AND C, AS SHOWN ON THAT CERTAIN MAP FILED IN THE
OFFICE OF THE COUNTY RECORDER OF SAID LAKE COUNTY ON MAY 12, 1983 IN BOOK 23 OF
PARCEL MAPS AT PAGE 38, PURSUANT TO "NOTICE OF MERGER OF CONTIGUOUS PARCELS",
RECORDED OCTOBER 7, 1999 AS INSTRUMENT NO. 99-017953, LAKE COUNTY RECORDS, PARCELS B
AND C AS SHOWN ON A MAP FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID LAKE
COUNTY ON MAY 12, 1983, IN BK. 23 OF PM, AT PG. 38,
CITY OF CLEARLAKE,
CALIFORNIA

JOB NO. 20-119

ACAD FILE TOPO

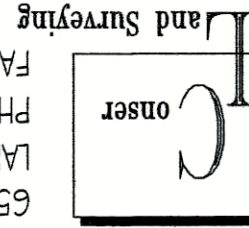
DESIGNED C3

CAD BY C3

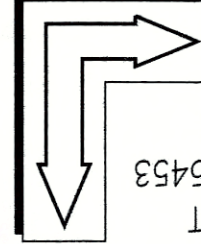
CHECKED C1

DATE 1-14-20

SHEET NO. 1 OF 1 SHEETS

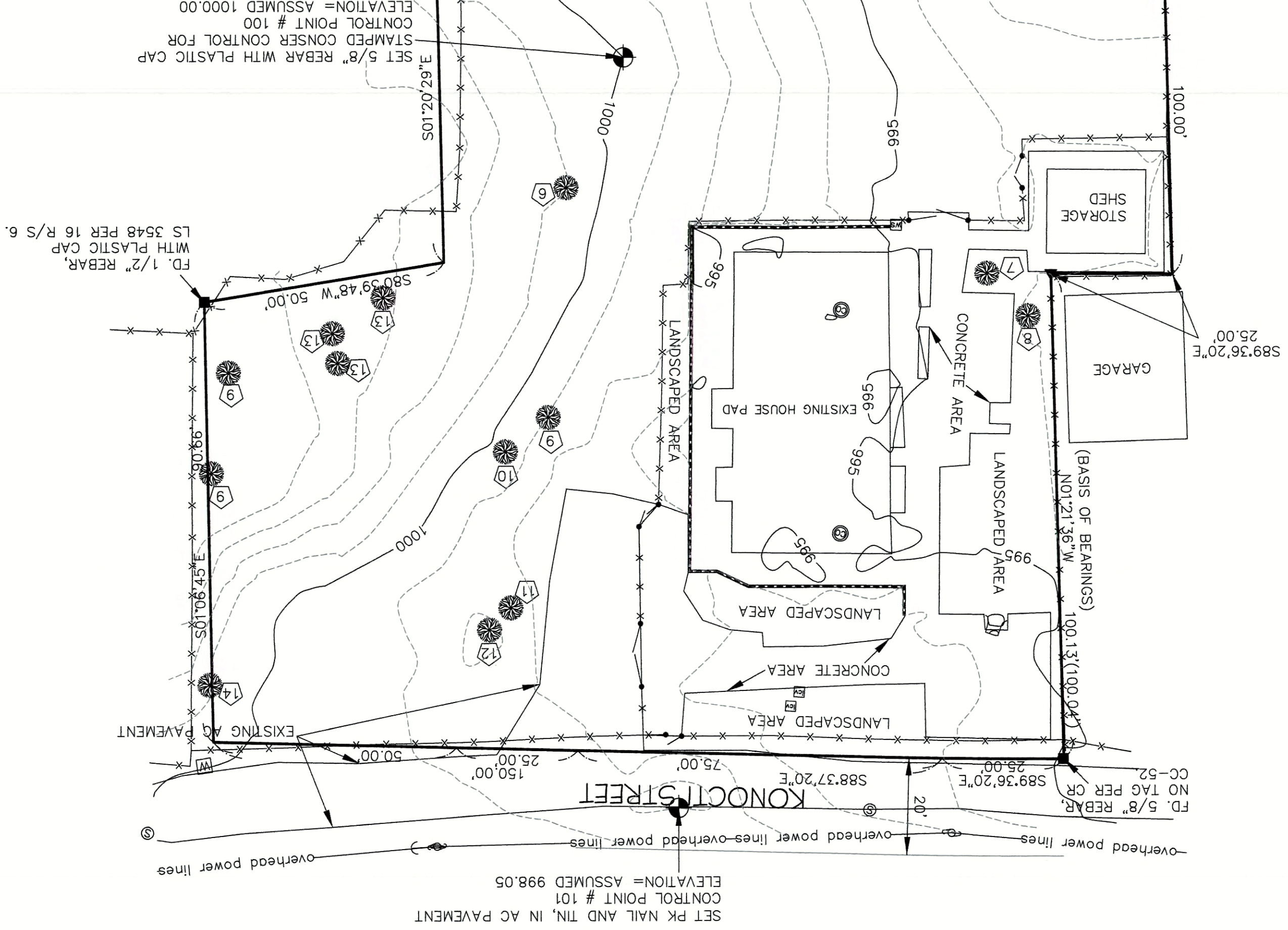


650 SOUTH MAIN STREET
LAKEPORT, CALIFORNIA 95453
PHONE (707) 263-5512
FAX (707) 263-0455
Land Surveying



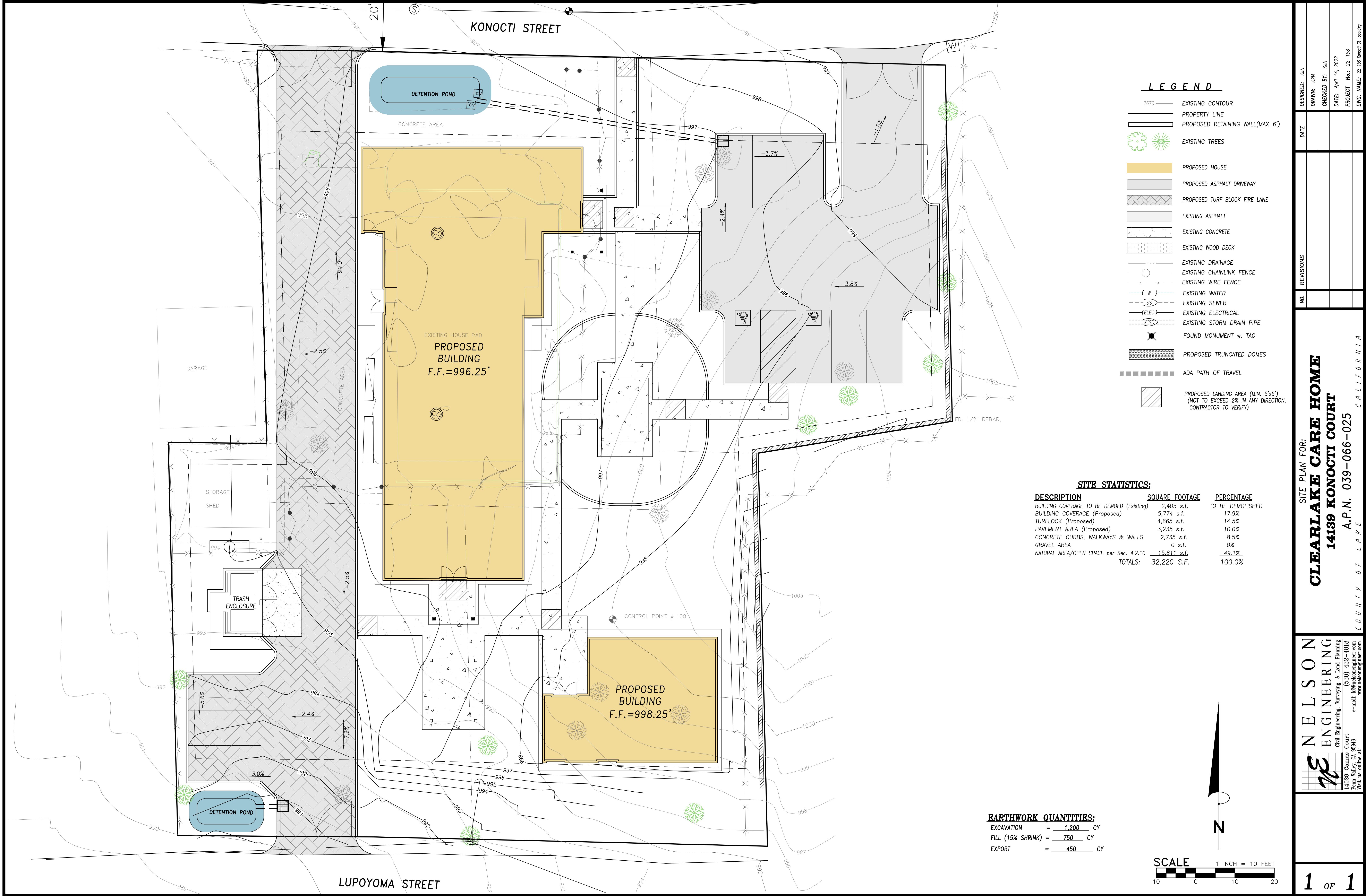
GRAPHIC SCALE

1 inch = 20 ft.



NOTE:
THERE ARE SEVERAL PVC PIPES OF DIFFERENT SIZES WITHIN THE HOUSE PAD AREA
THAT ARE NOT SHOWN ON THIS SURVEY.
BEARINGS AND DISTANCES SHOWN ARE RECORD PER CORNER RECORD CC-52.

FLOOD PLAIN NOTE:
ACCORDING TO THE FLOOD INSURANCE RATE MAP DATED SEPT. 30, 2005
THE SITE IS LOCATED IN THE ZONE "X" AREA DETERMINED TO BE AREAS OF
MINIMAL FLOODING. (06033C0684 "D", COUNTY OF LAKE
COMMUNITY NO. 060714).





Architect



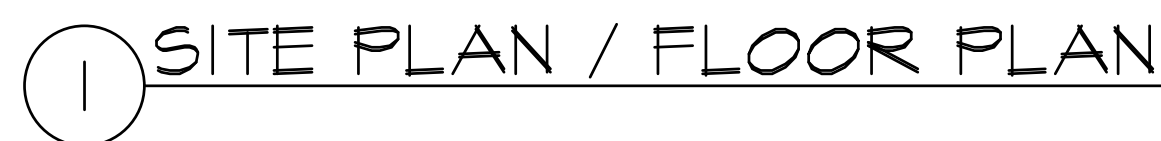
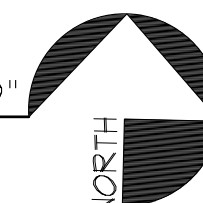
Revisions

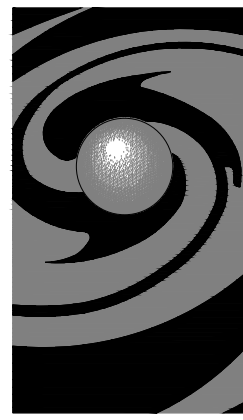


APN: 039-066-21

Proj. No.	021-00
Drawn	-
Reviewed	GRS
Date	04.03.22

Al.

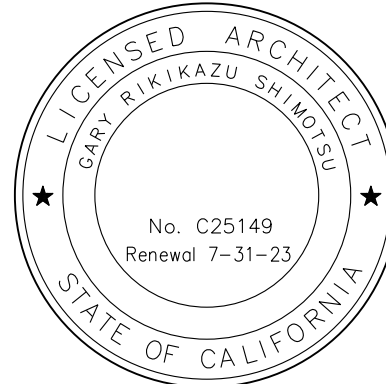

$$1'' = 16' - 0$$




SHIMOTSU

Gary Shimotsu, Architect
PO Box 160785
Sacramento, CA 95816
916-704-9872

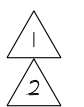
Architect



These drawings and accompanying specifications as instruments of service are the exclusive property of the Architect and their use and publication shall be restricted to the original site for which they were prepared. Re-use, reproduction or publication by any method in whole or part is prohibited except by written permission from the Architect. Title to these plans and specifications shall remain with the Architect without prejudice and visual contact with them shall constitute prima facie evidence of acceptance of these restrictions.
© 2022 GARY SHIMOTSU ARCHITECT

Consultant

Revisions



Key Plan

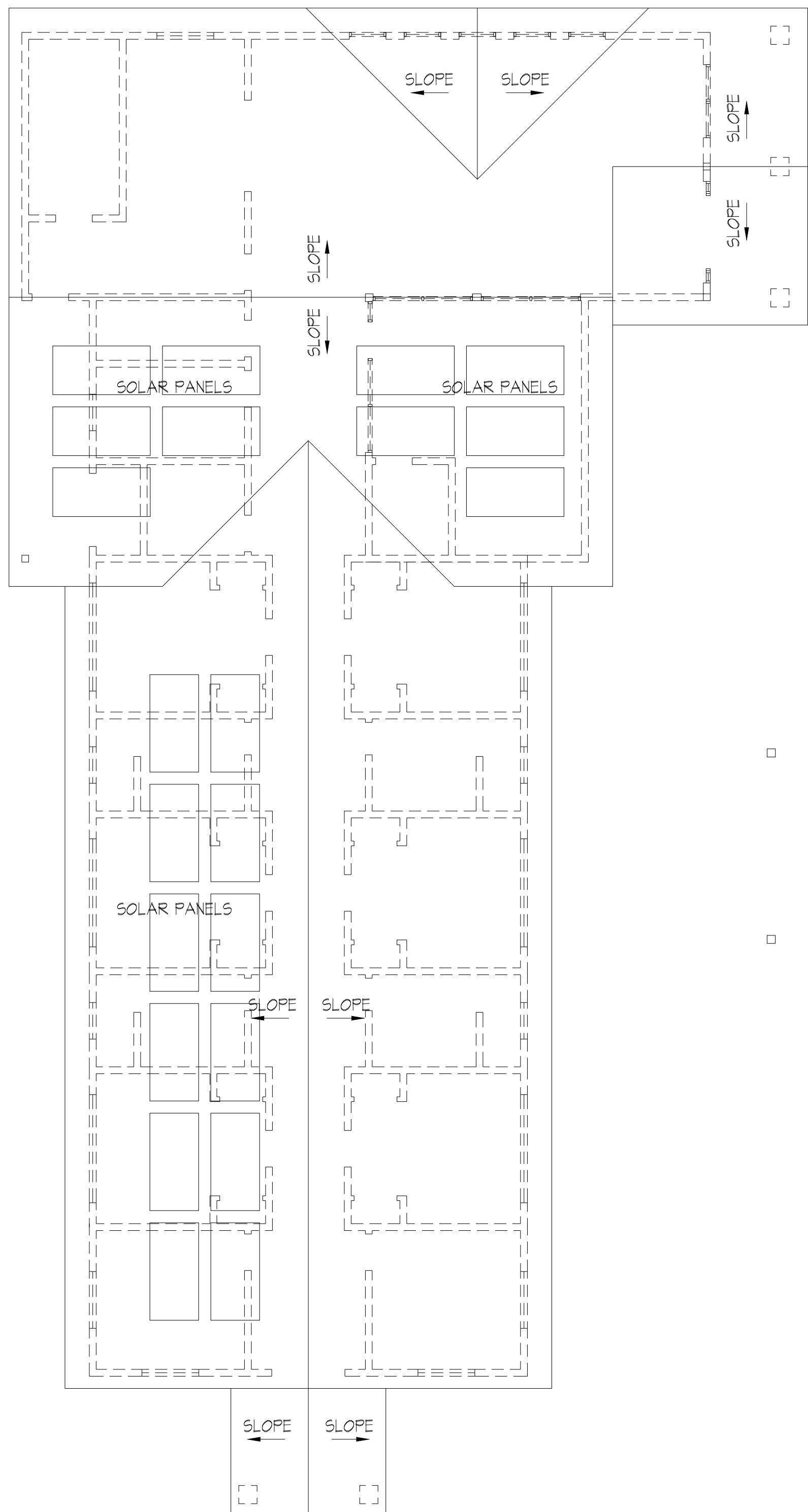
Project
CLEARLAKE CARE HOME
14139 KONOCTI STREET
CLEARLAKE, CALIFORNIA 95422

APN: 039-066-25

Drawing
FLOOR PLAN
ROOF PLAN
BUILDING 1

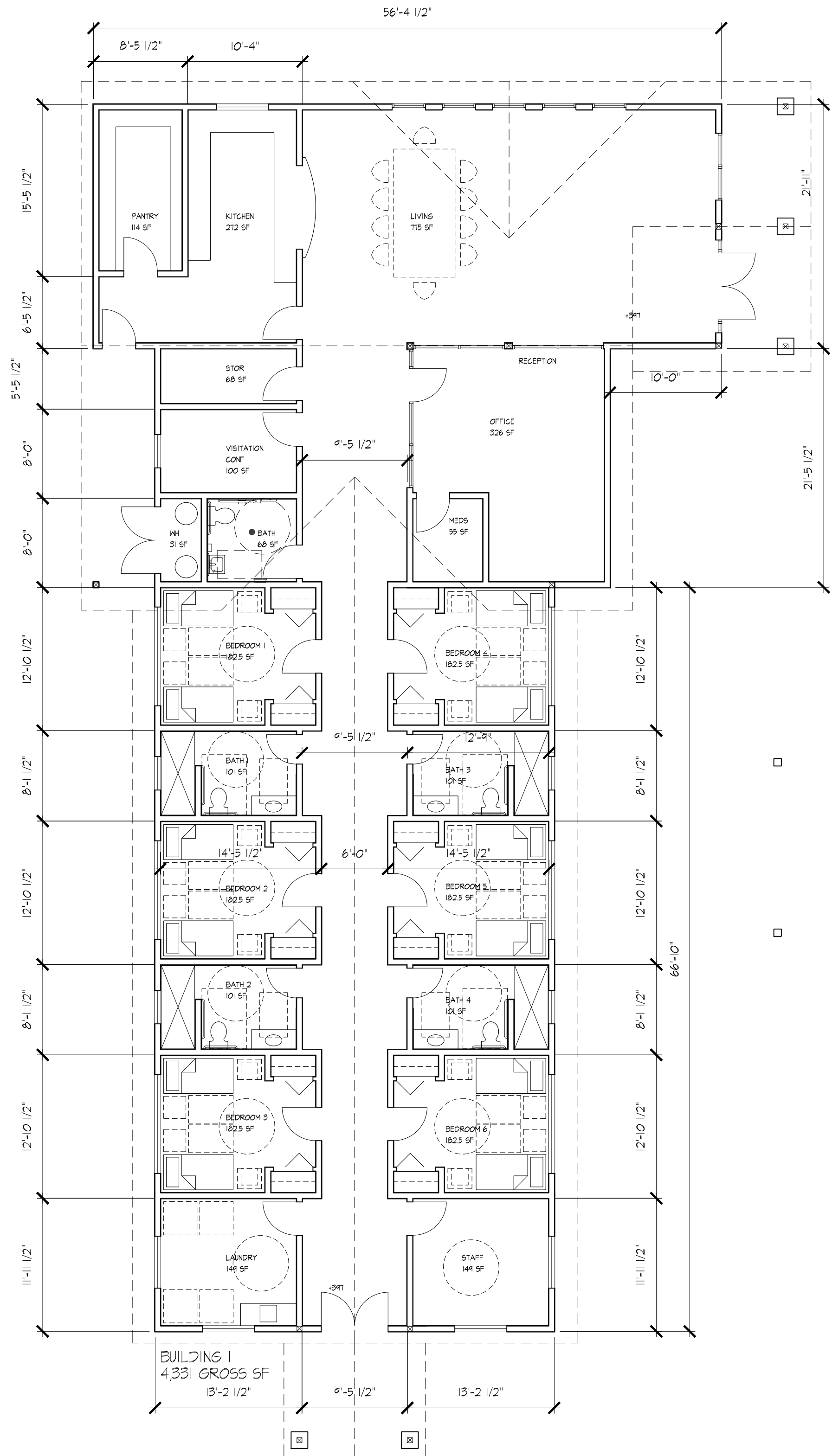
Proj. No. 021-001
Drawn -
Reviewed GRS
Date 04.03.22

Sheet
A2.1



2 ROOF PLAN
BUILDING 1

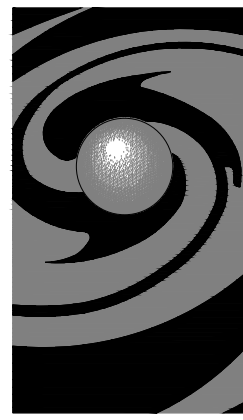
1/8" = 1'-0"



1 FLOOR PLAN
BUILDING 1

1/8" = 1'-0"

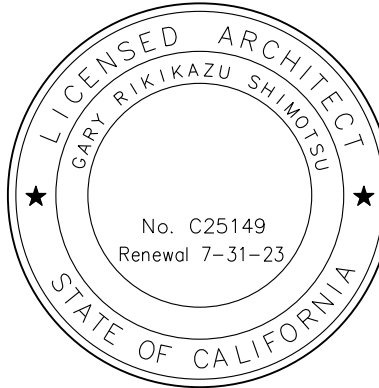




SHIMOTSU

Gary Shimotsu, Architect
PO Box 160785
Sacramento, CA 95816
916-704-9872

Architect



These drawings and accompanying specifications as instruments of service are the exclusive property of the Architect and their use and publication shall be restricted to the original site for which they were prepared. Re-use, reproduction or publication by any method in whole or part is prohibited except by written permission from the Architect. Title to these plans and specifications shall remain with the Architect without prejudice and visual contact with them shall constitute prima facie evidence of acceptance of these restrictions.
© 2022 GARY SHIMOTSU ARCHITECT

Consultant

Revisions

1	-	-
2	-	-

Key Plan

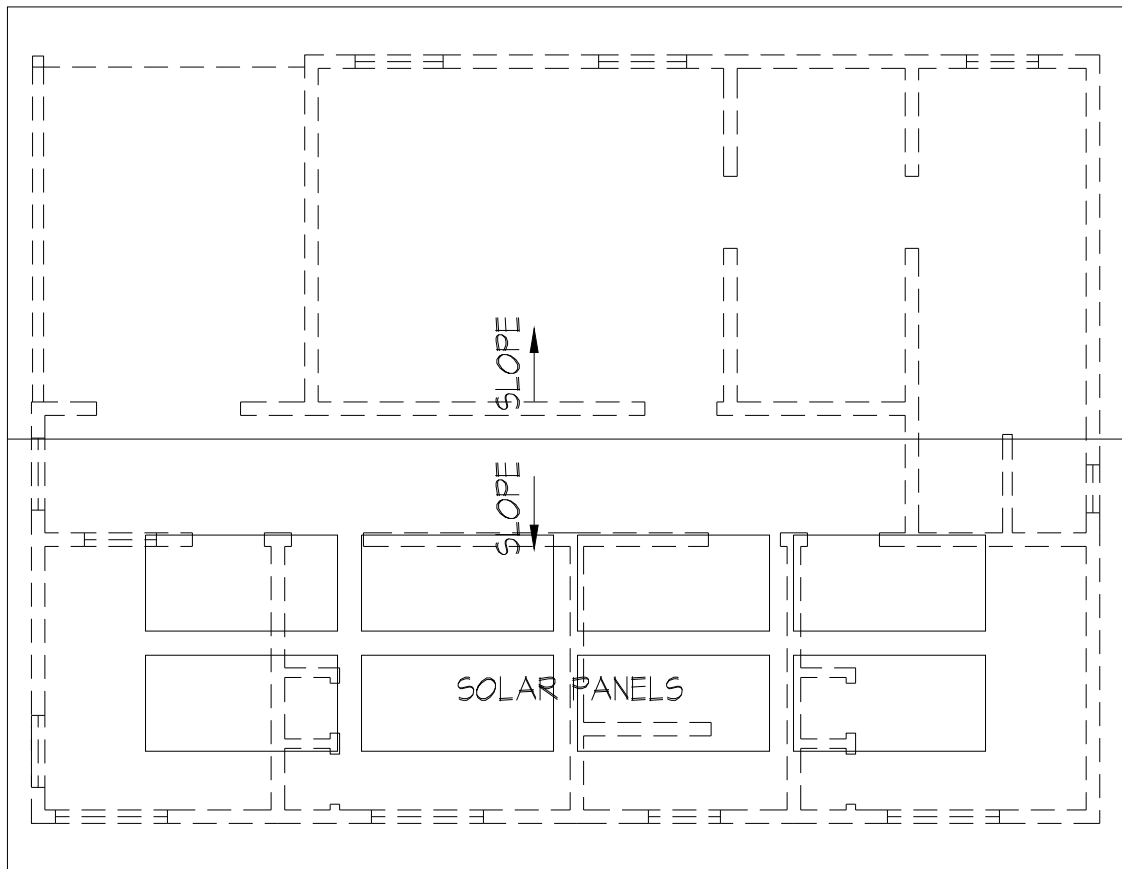
Project
CLEARLAKE CARE HOME
14139 KONOCTI STREET
CLEARLAKE, CALIFORNIA 95422

APN: 039-066-25

Drawing
FLOOR PLAN
ROOF PLAN
BUILDING 2

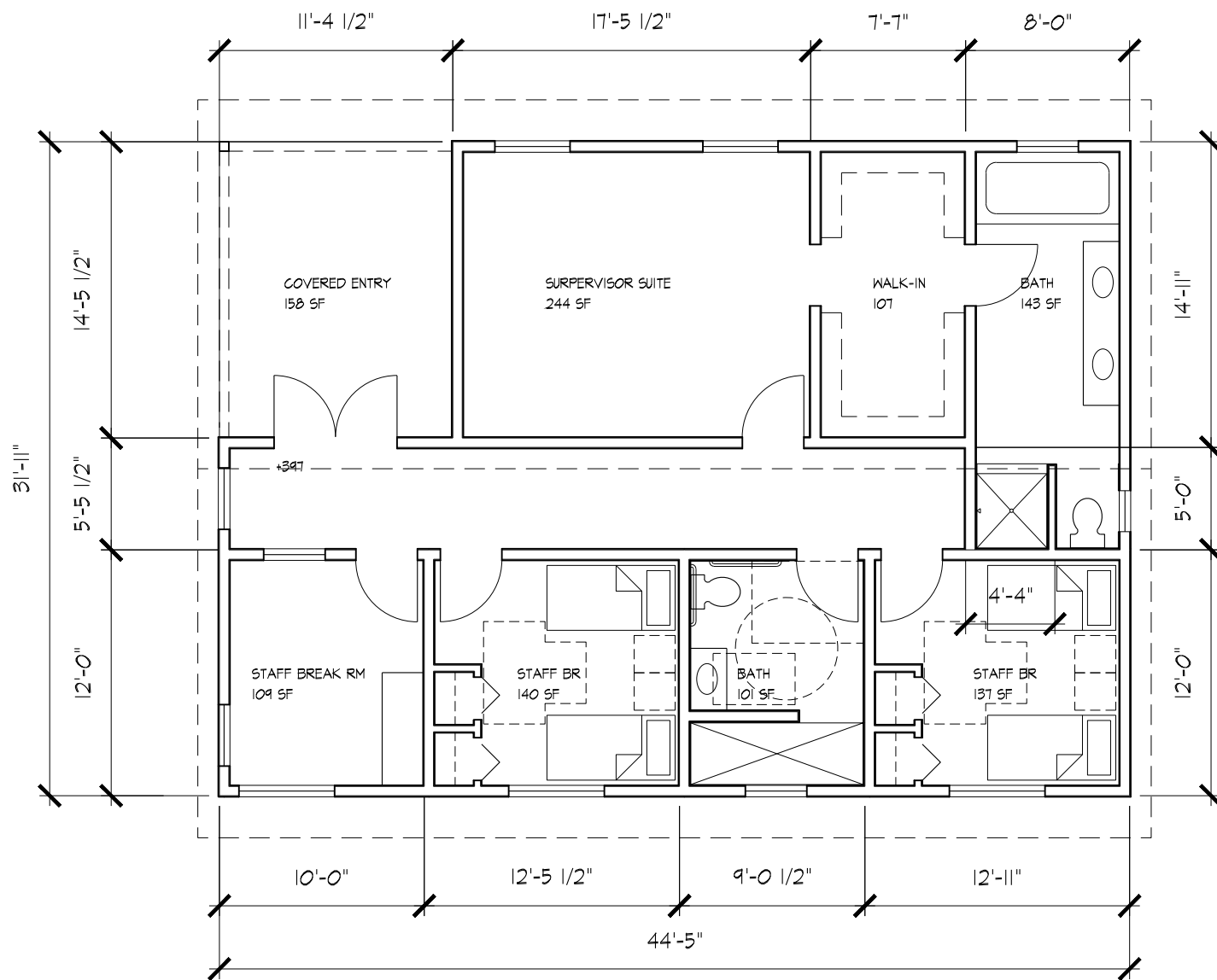
Proj. No. 021-001
Drawn -
Reviewed GRS
Date 04.03.22

Sheet
A2.2



2 ROOF PLAN
BUILDING 1

1/8" = 1'-0"

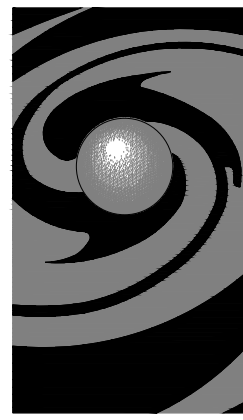


BUILDING 2 - STAFF
1,176 GROSS SF

1 FLOOR PLAN
BUILDING 2

1/8" = 1'-0"





SHIMOTSU

Gary Shimotsu, Architect
PO Box 160785
Sacramento, CA 95816
916-704-9872

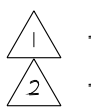
Architect



These drawings and accompanying specifications as instruments of service are the exclusive property of the Architect and their use and publication shall be restricted to the original site for which they were prepared. Re-use, reproduction or publication by any method in whole or part is prohibited except by written permission from the Architect. Title to these plans and specifications shall remain with the Architect without prejudice and visual contact with them shall constitute prima facie evidence of acceptance of these restrictions.
© 2022 GARY SHIMOTSU ARCHITECT

Consultant

Revisions



Key Plan

Project

CLEARLAKE CARE HOME
14139 KONOCTI STREET
CLEARLAKE, CALIFORNIA 95422

APN: 039-066-25

Drawing

EXTERIOR ELEVATIONS
BUILDING 1

Proj. No.

021-001

Sheet

Drawn

-

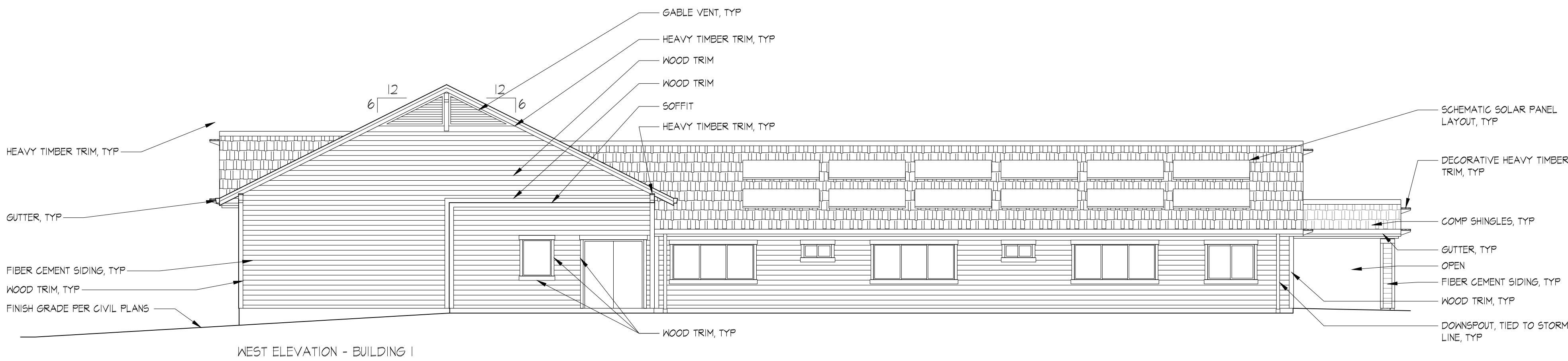
Reviewed

GRS

Date

04.03.22

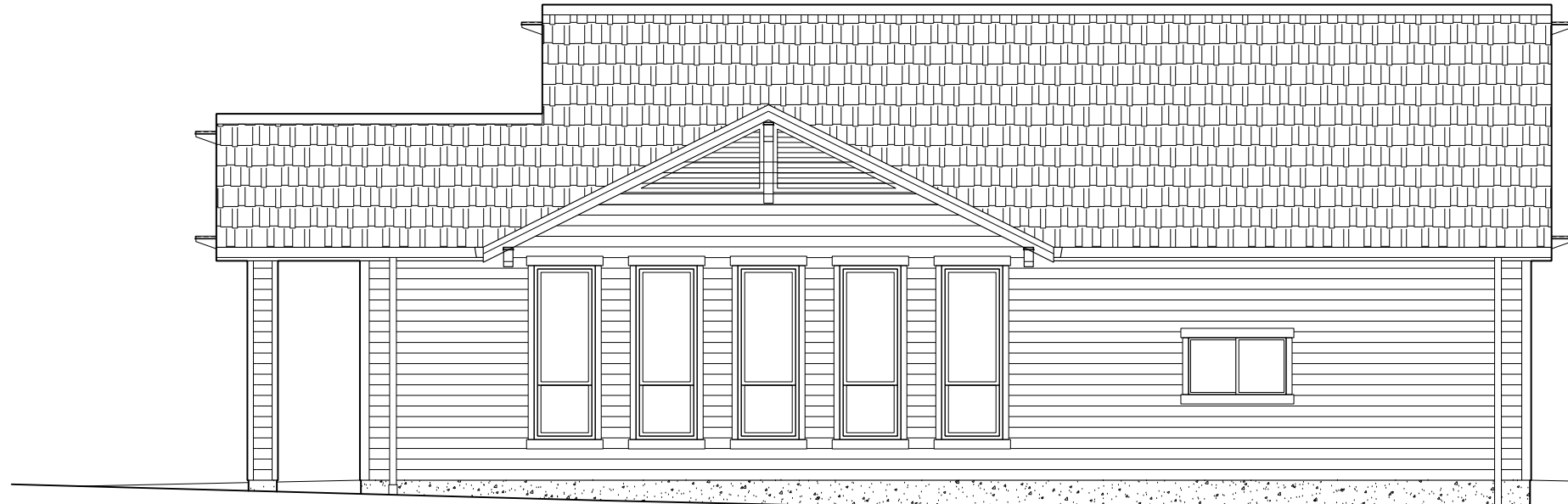
A4.1



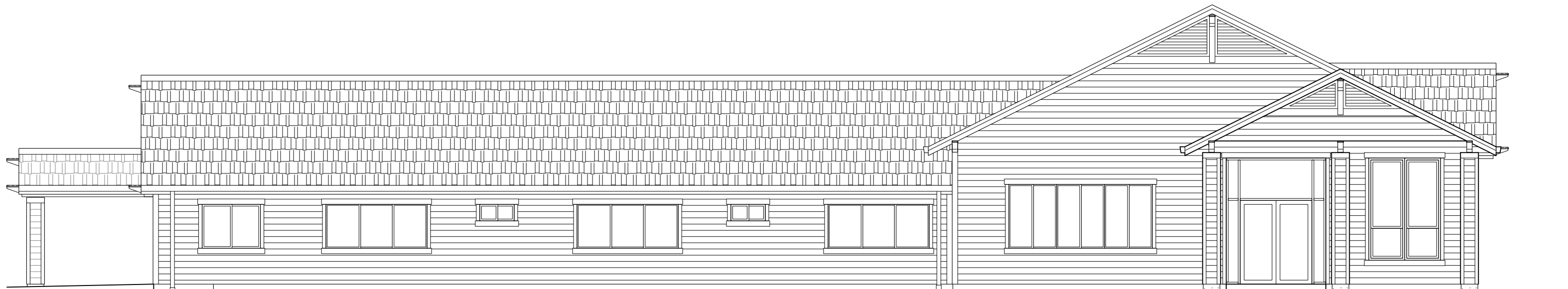
WEST ELEVATION - BUILDING 1



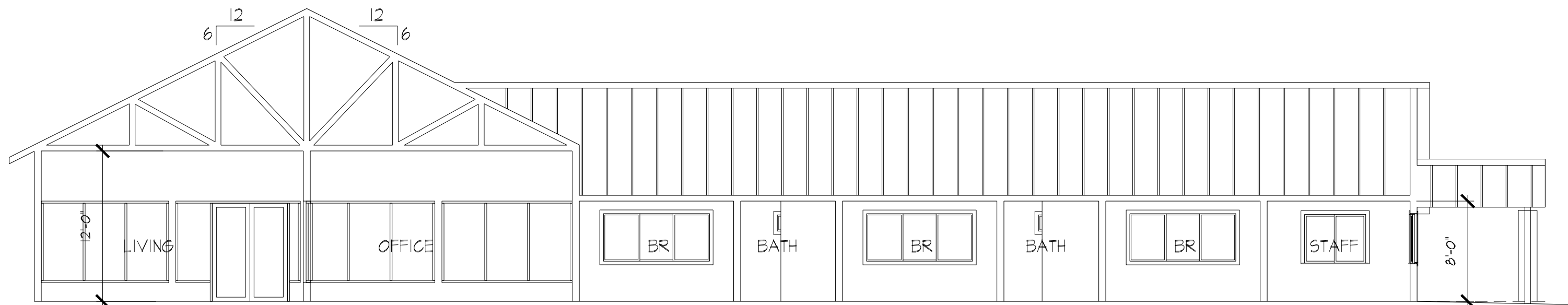
SOUTH ELEVATION - BUILDING 1



NORTH ELEVATION - BUILDING 1



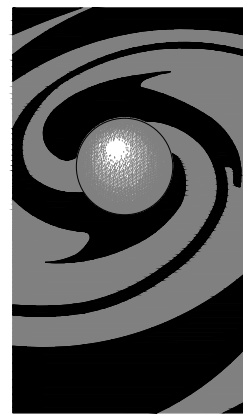
EAST ELEVATION - BUILDING 1



PRELIM SECTION

1 EXT ELEVATIONS - BLDG 1

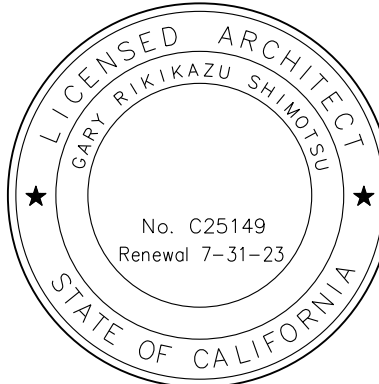
1/8" = 1'-0"



SHIMOTSU

Gary Shimotsu, Architect
PO Box 160785
Sacramento, CA 95816
916-704-9872

Architect



These drawings and accompanying specifications as instruments of service are the exclusive property of the Architect and their use and publication shall be restricted to the original site for which they were prepared. Re-use, reproduction or publication by any method in whole or part is prohibited except by written permission from the Architect. Title to these plans and specifications shall remain with the Architect without prejudice and visual contact with them shall constitute prima facie evidence of acceptance of these restrictions.
© 2022 GARY SHIMOTSU ARCHITECT

Consultant

Revisions

1	-	-
2	-	-

Key Plan

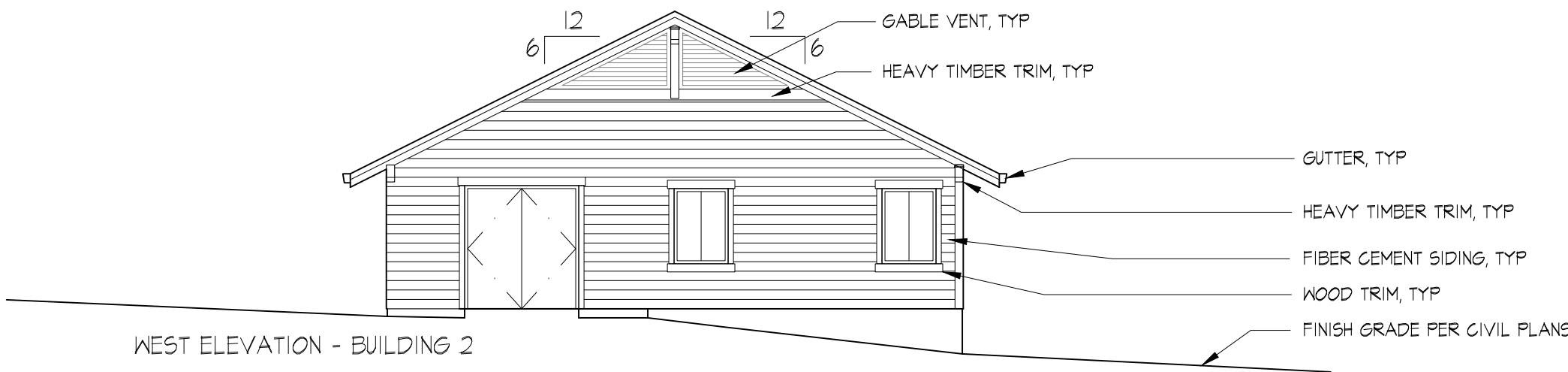
Project
CLEARLAKE CARE HOME
14139 KONOCTI STREET
CLEARLAKE, CALIFORNIA 95422

APN: 039-066-25

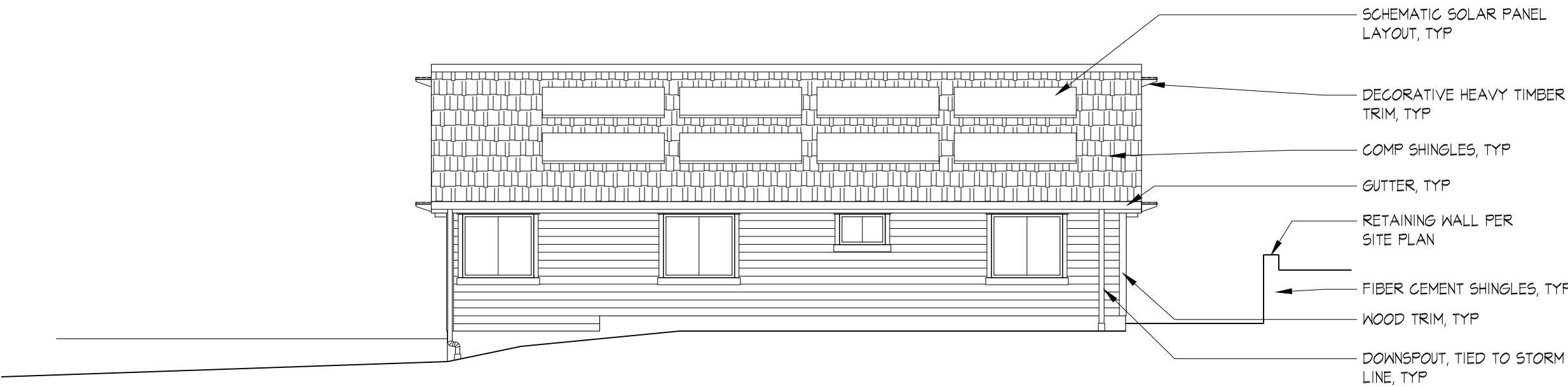
Drawing
EXTERIOR ELEVATIONS
BUILDING 2
-

Proj. No.	021-001
Drawn	-
Reviewed	GRS
Date	04.03.22

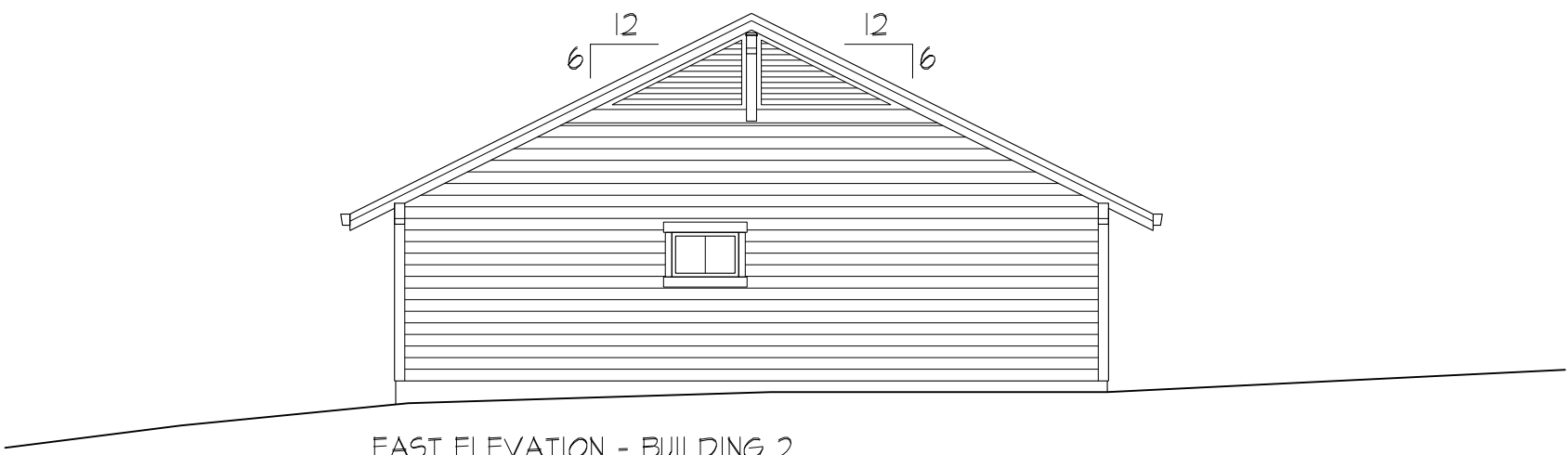
Sheet
A4.2



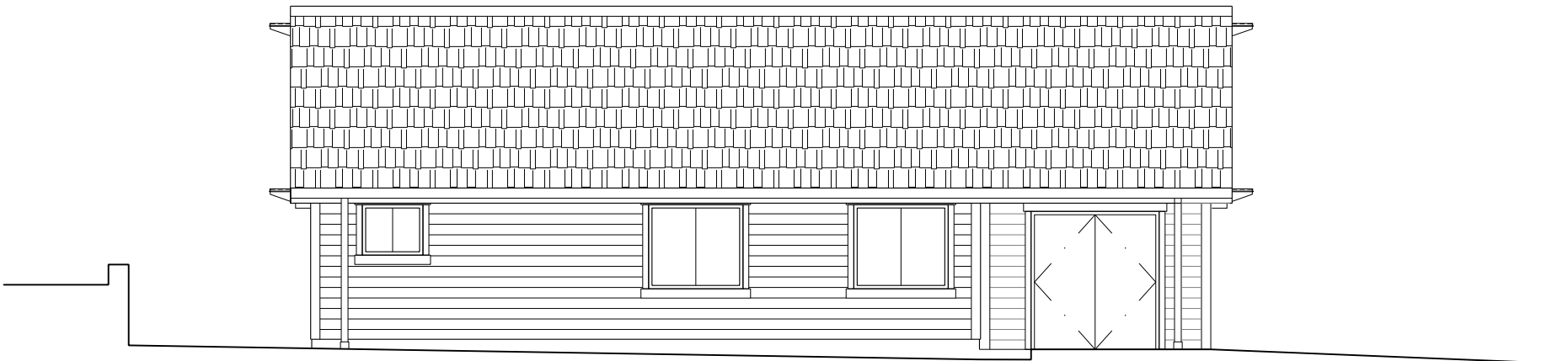
WEST ELEVATION - BUILDING 2



SOUTH ELEVATION - BUILDING 2



EAST ELEVATION - BUILDING 2



NORTH ELEVATION - BUILDING 2

1 EXT ELEVATIONS - BLDG 2

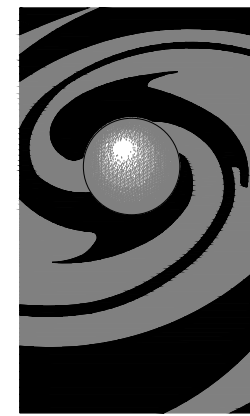
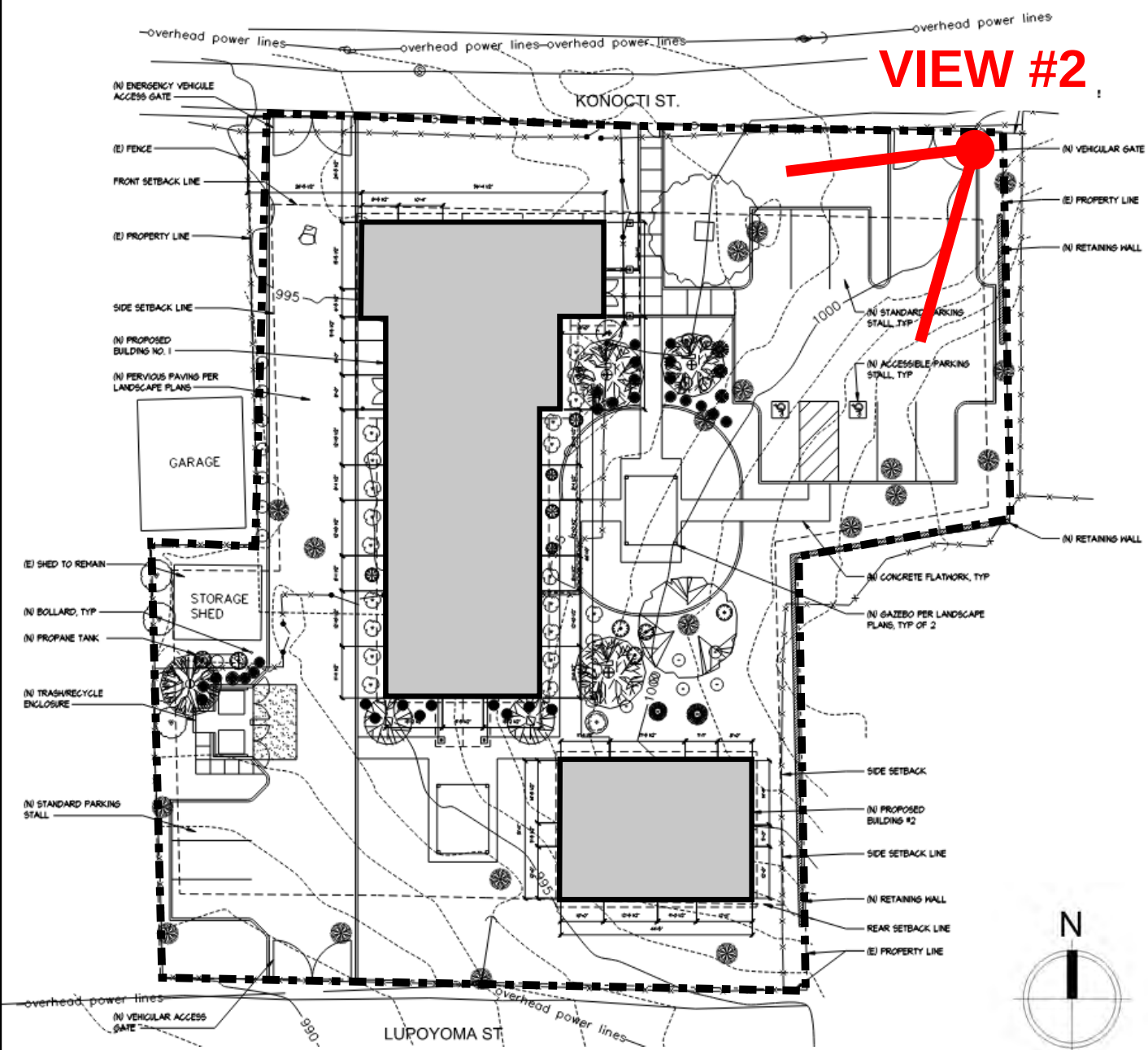
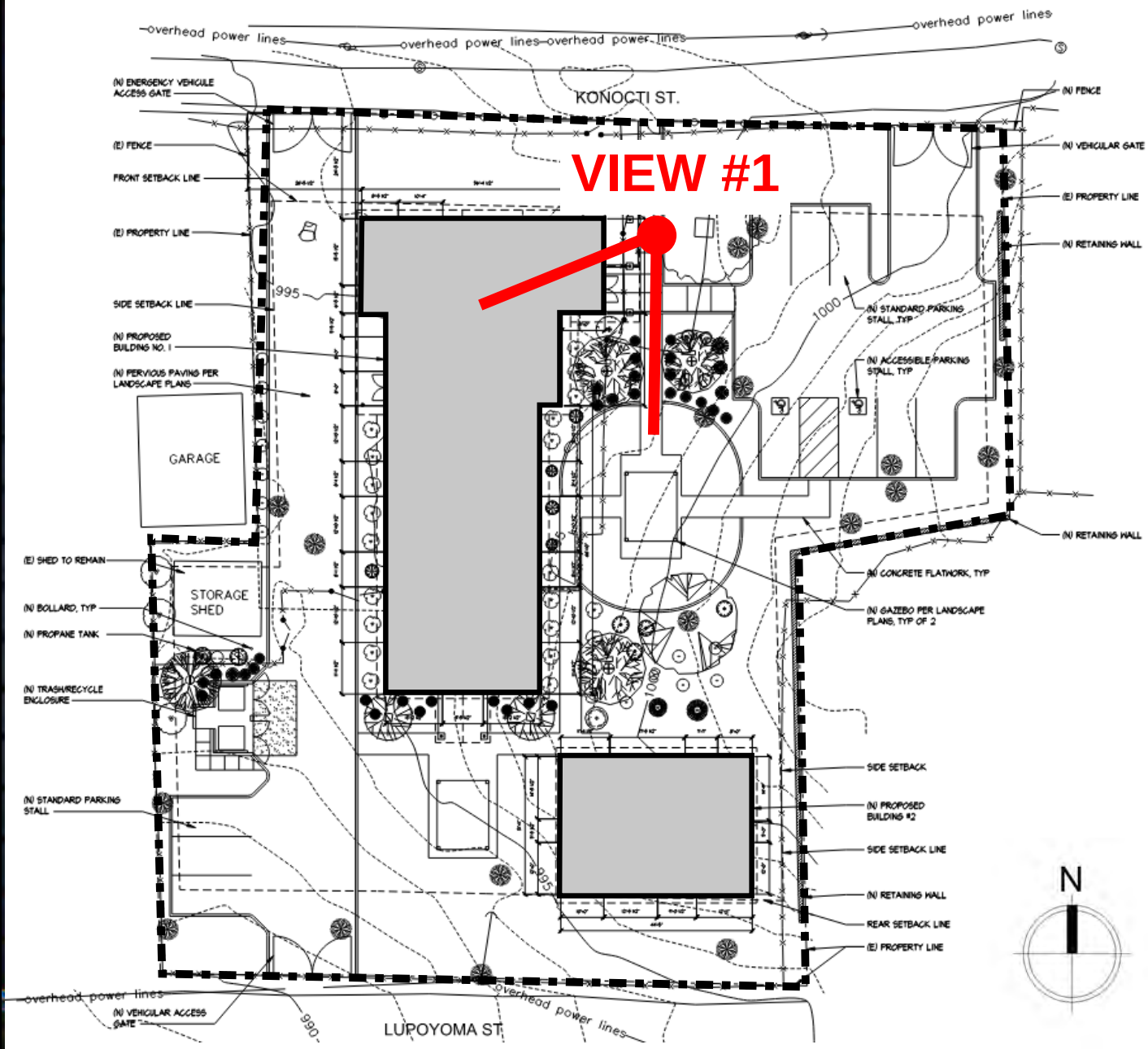
1/8" = 1'-0"



VIEW #1



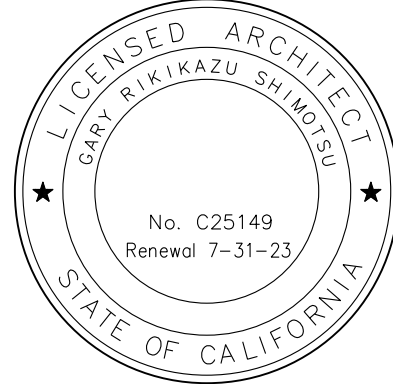
VIEW #2



SHIMOTSU

Gary Shimotsu, Architect
PO Box 160785
Sacramento, CA 95816
916-704-9872

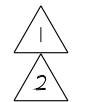
Architect



These drawings and accompanying specifications as instruments of service are the exclusive property of the Architect and their use and publication shall be restricted to the original site for which they were prepared. Re-use, reproduction or publication by any method in whole or part is prohibited except by written permission from the Architect. Title to these plans and specifications shall remain with the Architect without prejudice and visual contact with them shall constitute prima facie evidence of acceptance of these restrictions.
© 2022 GARY SHIMOTSU ARCHITECT

Consultant

Revisions



Key Plan

Project
CLEARLAKE CARE HOME
14139 KONOCTI STREET
CLEARLAKE, CALIFORNIA 95422

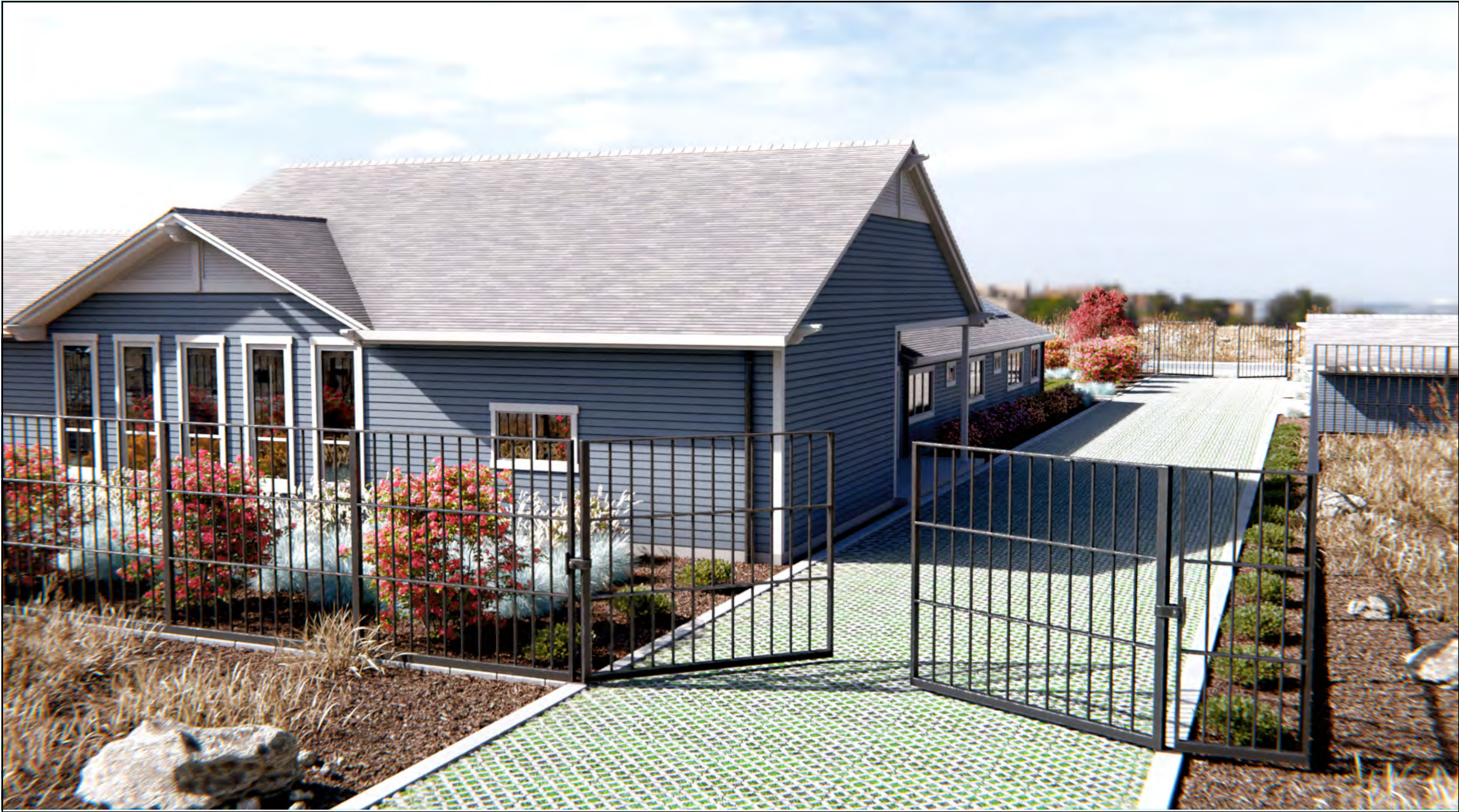
APN: 039-066-25

Drawing
3D RENDERINGS

Proj. No. 021-001
Drawn -
Reviewed GRS
Date 04.03.22

Sheet

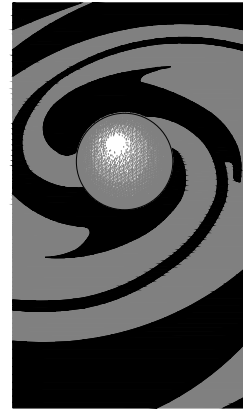
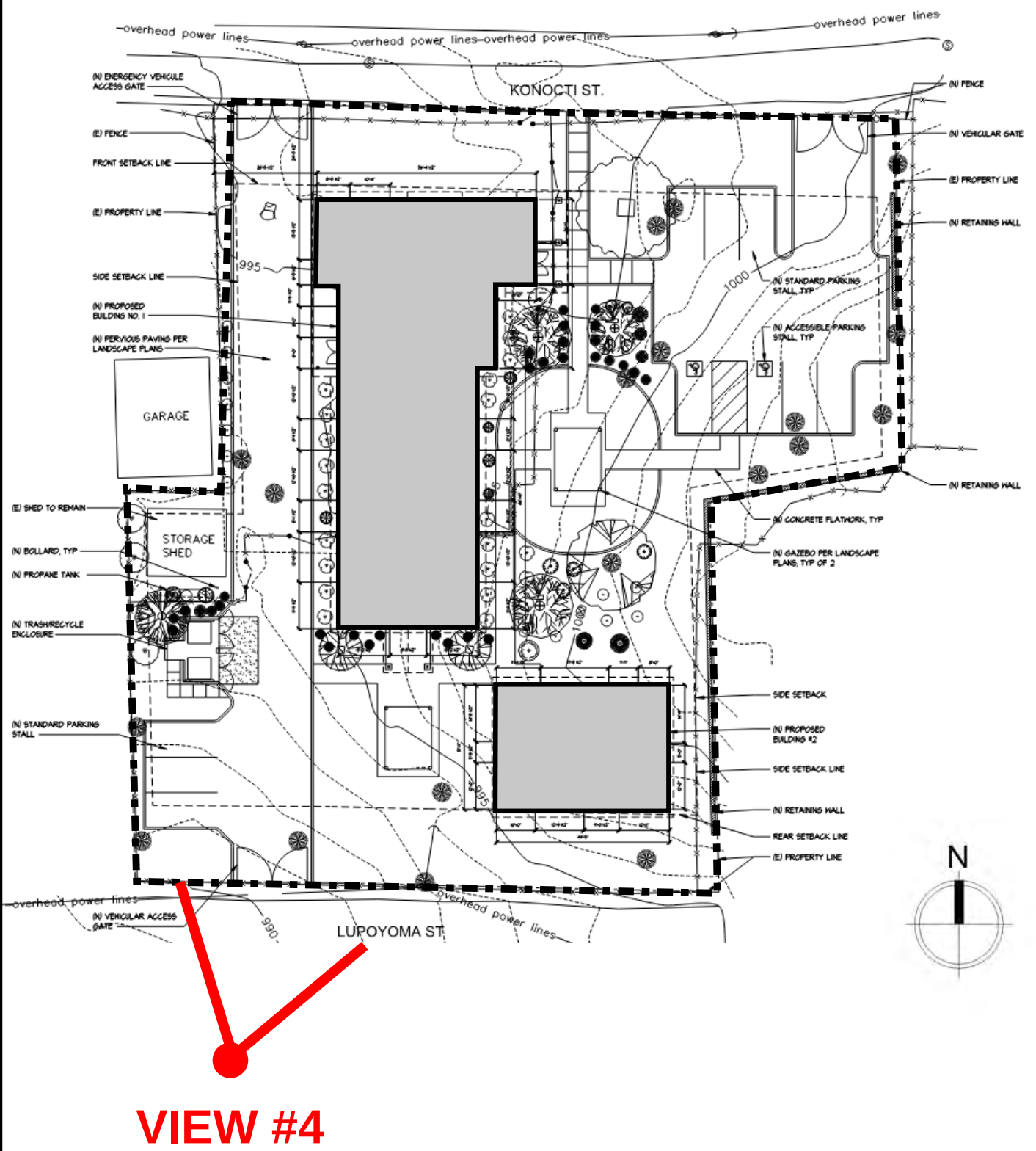
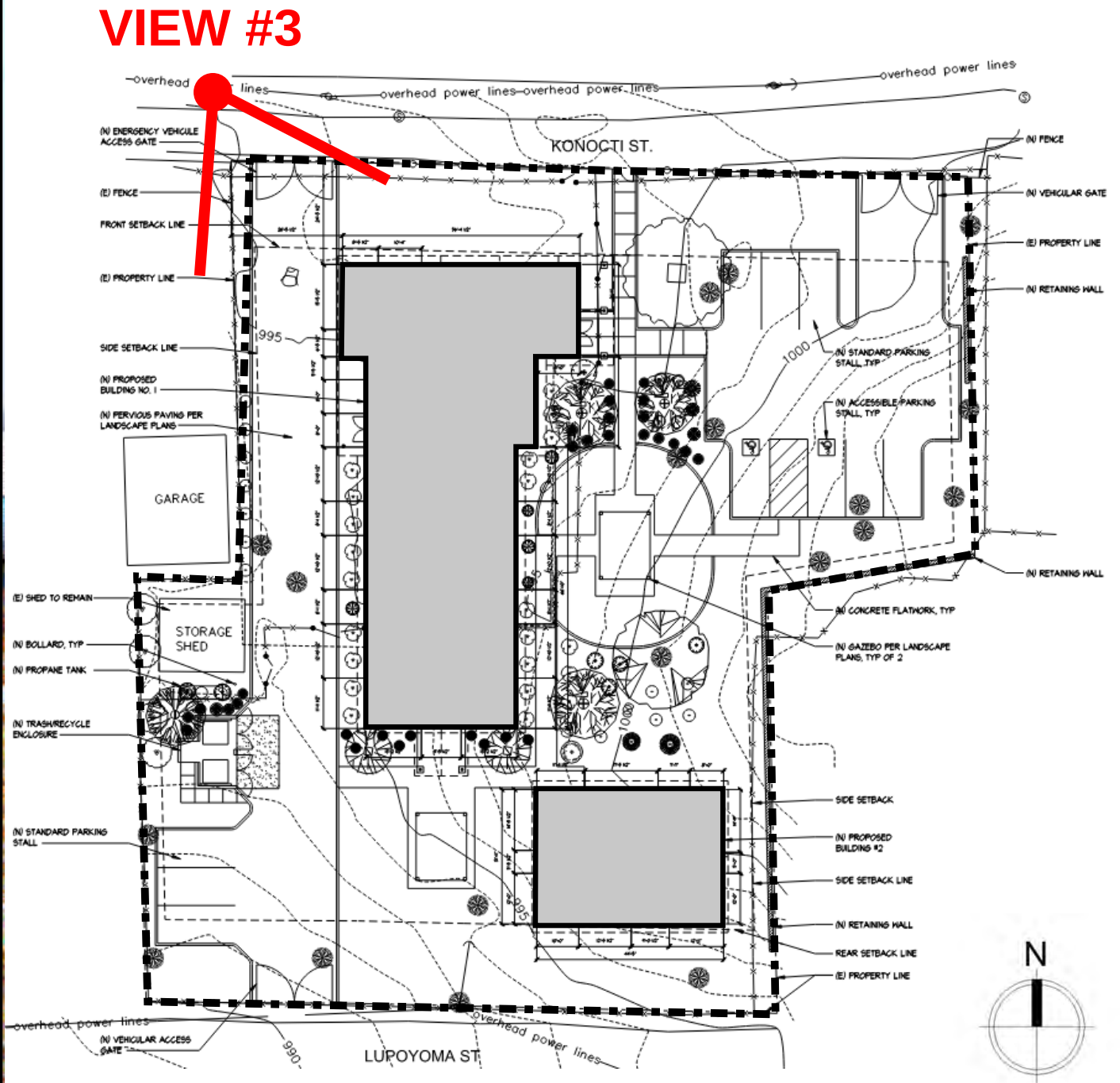
A5.1



VIEW #3

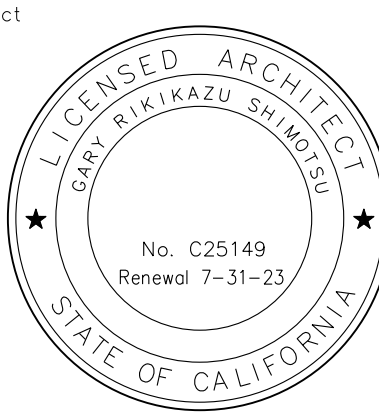


VIEW #4



SHIMOTSU

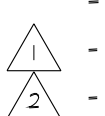
Gary Shimotsu, Architect
PO Box 160785
Sacramento, CA 95816
916-704-9872



These drawings and accompanying specifications as instruments of service are the exclusive property of the Architect and their use and publication shall be restricted to the original site for which they were prepared. Re-use, reproduction or publication by any method in whole or part is prohibited except by written permission from the Architect. Title to these plans and specifications shall remain with the Architect without prejudice and visual contact with them shall constitute prima facie evidence of acceptance of these restrictions.
© 2022 GARY SHIMOTSU ARCHITECT

Consultant

Revisions



Key Plan

Project
CLEARLAKE CARE HOME
14139 KONOCTI STREET
CLEARLAKE, CALIFORNIA 95422

APN: 039-066-25

Drawing
3D RENDERINGS

Proj. No. 021-001
Drawn -
Reviewed GRS
Date 04.03.22

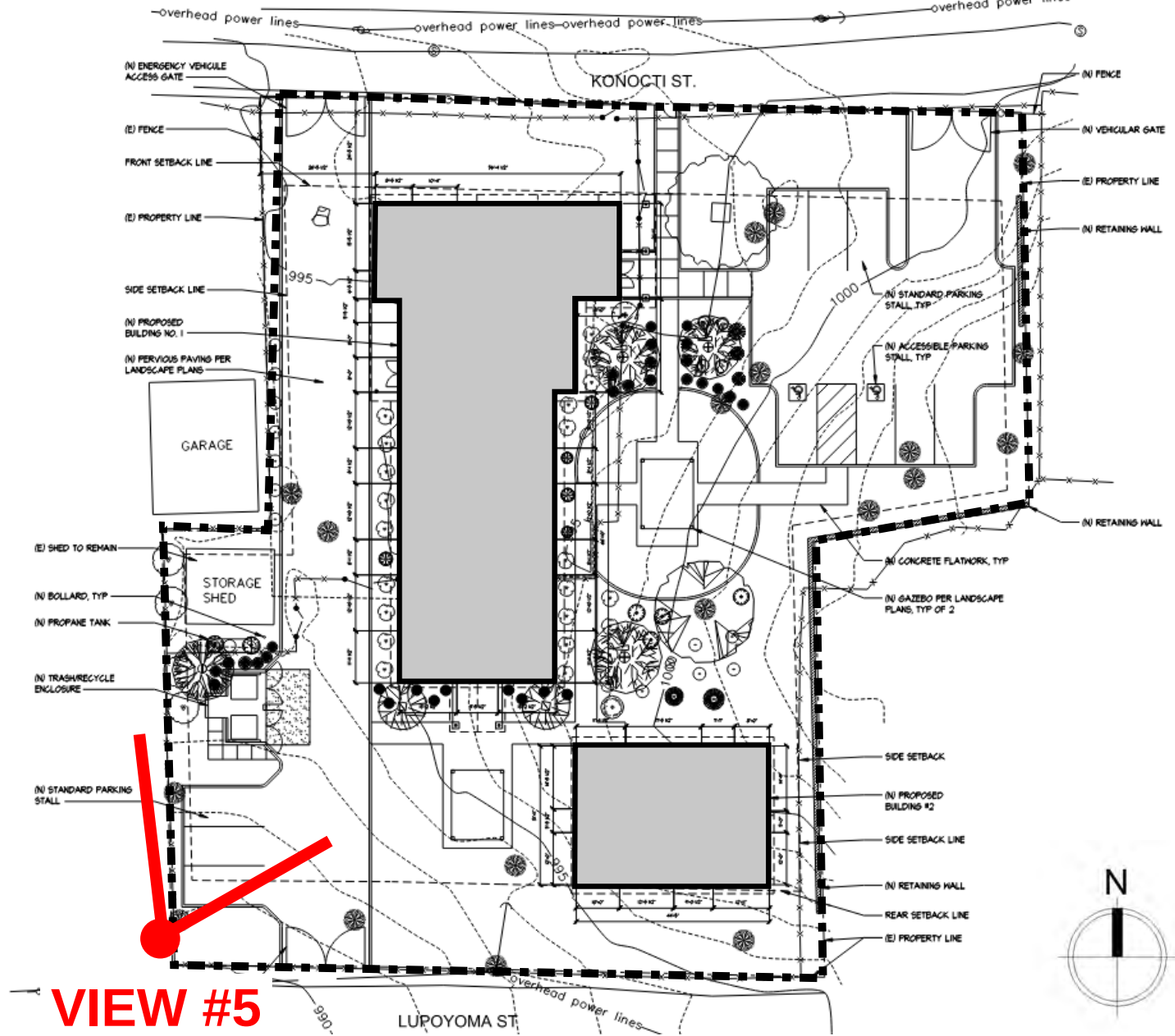
Sheet
A5.2



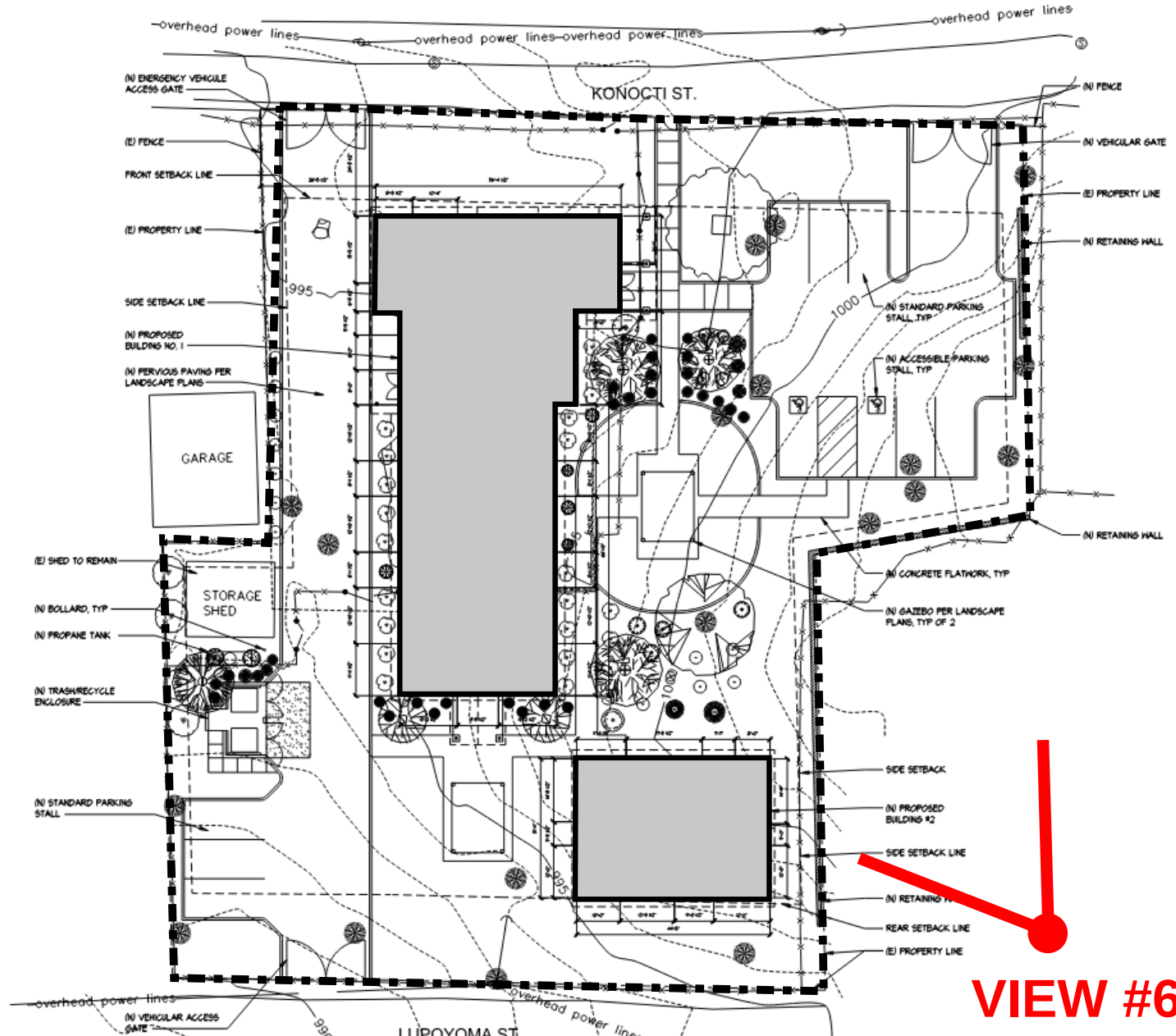
VIEW #5



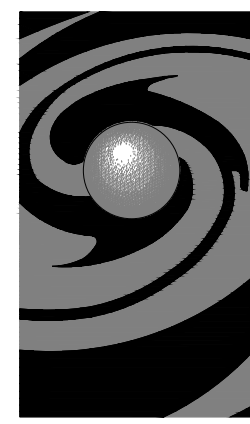
VIEW #6



VIEW #5



VIEW #6



SHIMOTSU

Gary Shimotsu, Architect
PO Box 160785
Sacramento, CA 95816
916-704-9872

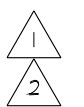
Architect



These drawings and accompanying specifications as instruments of service are the exclusive property of the Architect and their use and publication shall be restricted to the original site for which they were prepared. Re-use, reproduction or publication by any method in whole or part is prohibited except by written permission from the Architect. Title to these plans and specifications shall remain with the Architect without prejudice and visual contact with them shall constitute prima facie evidence of acceptance of these restrictions.
© 2022 GARY SHIMOTSU ARCHITECT

Consultant

Revisions



Key Plan

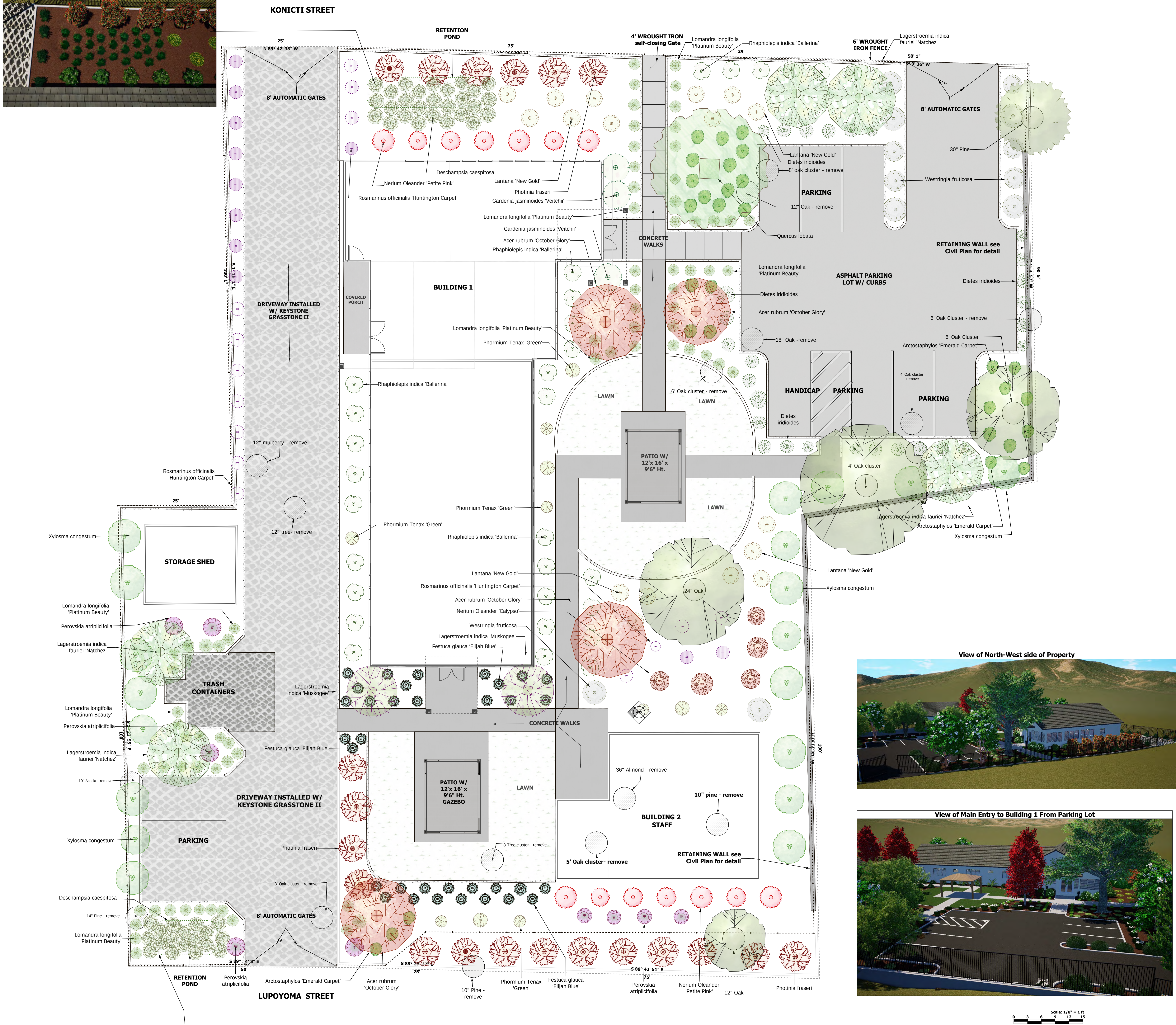
Project
CLEARLAKE CARE HOME
14139 KONOCTI STREET
CLEARLAKE, CALIFORNIA 95422

APN: 039-066-25

Drawing
3D RENDERINGS

Proj. No. 021-001
Drawn -
Reviewed GRS
Date 04.03.22

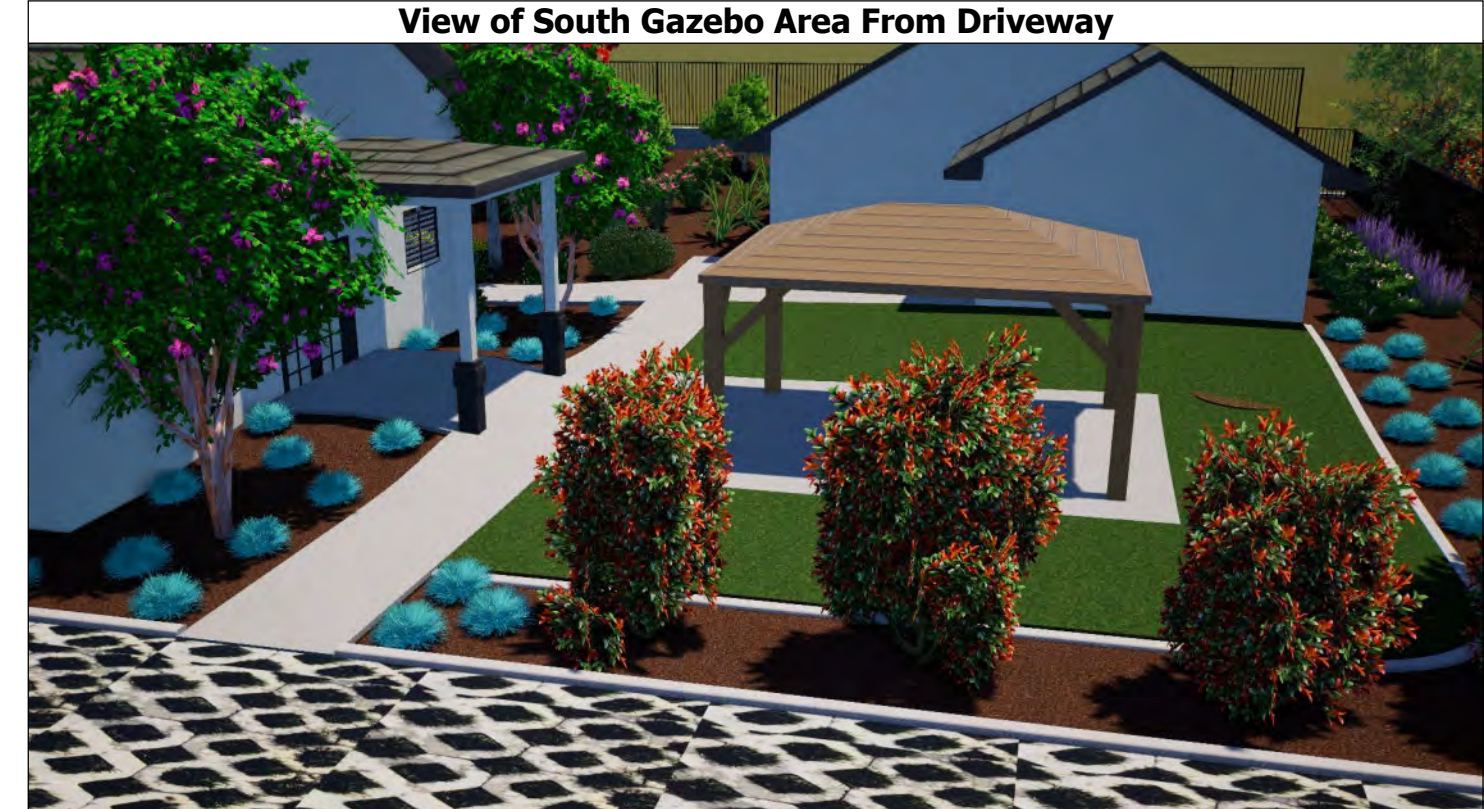
Sheet
A5.3



PLANT LEGEND					
Symbol	Botanical Name	Common Name	Qty	Size	Water
	Aster rubrum 'October Glory'	Aster rubrum 'October Glory'	4	#15	Med
	Antrozaphylos 'Emerald Carpet'	Emerald Carpet Manzanita	30	#1	Med
	Deschampsia caespitosa	Tufted Hair Grass	45	#1	low
	Dianes indicades	Furnright Lily	28	#1	low
	Festuca grass 'Eligh Blue'	Blue Fescue	34	#1	low
	Gardenia jasminodes 'Veltchir' Everblooming Gardenia	Gardenia jasminodes 'Veltchir'	3	#5	Med
	Lagerstroemia indica laurali 'Natchez'	Crapemyrtle 'Natchez' Tree	5	#15	low
	Lagerstroemia indica 'Maukegner'	Maukegner Crape Myrtle	2	#15	low
	Lantana 'New Gold'	New Gold Lantana	17	#5	low
	Lomandra gladiolium 'Platinum Beauty'	Lomandra 'Platinum Beauty'	74	#1	low
	Nerium Oleander 'Calypso'	Oleander 'Calypso'	5	#5	low
	Nerium Oleander 'Festie Pink'	Oleander 'Festie Pink'	14	#5	low
	Petrorhiza argophylla	Russian Sage	9	#5	low
	Phloxum Texae	New Zealand Flax, Green	11	#5	low
	Phloxina frozen 'Red Robin'	Red Robin Phloxina	20	#5	Med
	Quercus lobata	Valley Oak	1	#15	low
	Rhapheophyes indica 'Bakerina'	Bakerina Indian Hawthorn	30	#5	Med
	Rosemarinus officinalis 'Huntington Carpet'	Huntington Carpet Rosemary	25	#1	low
	Westringia fruticosa	Coast Rosemary	12	#1	low
	Xyloana conopseum	Shiny Xyloana	19	#5	low

* NOTE*

ALL PLANTS MAY NOT BE AVAILABLE AT PLANTING TIME. CONSULT WITH LANDSCAPE DESIGNER, LANDSCAPE CONTRACTOR OR NURSERY PROFESSIONAL FOR SUITABLE SUBSTITUTIONS COMPLIANT TO WUCOLS LOW OR MED WATER REQUIREMENTS

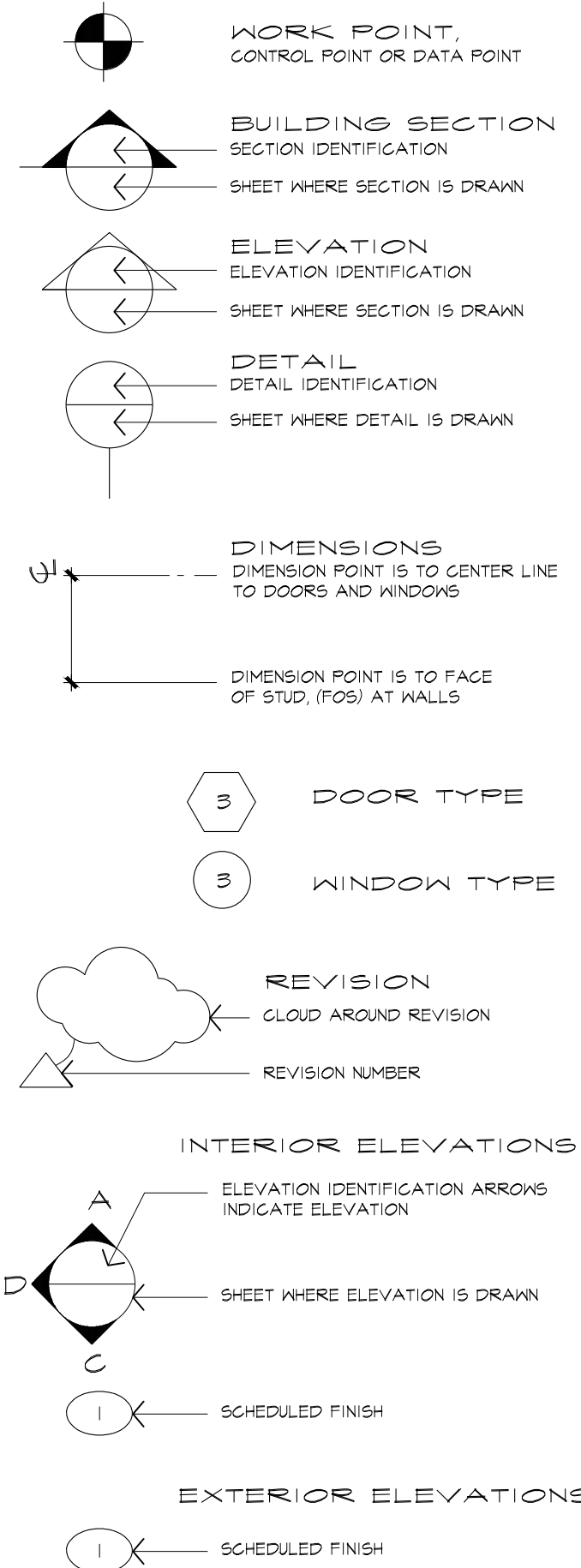
[illegible]

CLEARLAKE CARE HOME

14139 KONOCTI STREET

CLEARLAKE, CA 95422

SYMBOL LEGEND

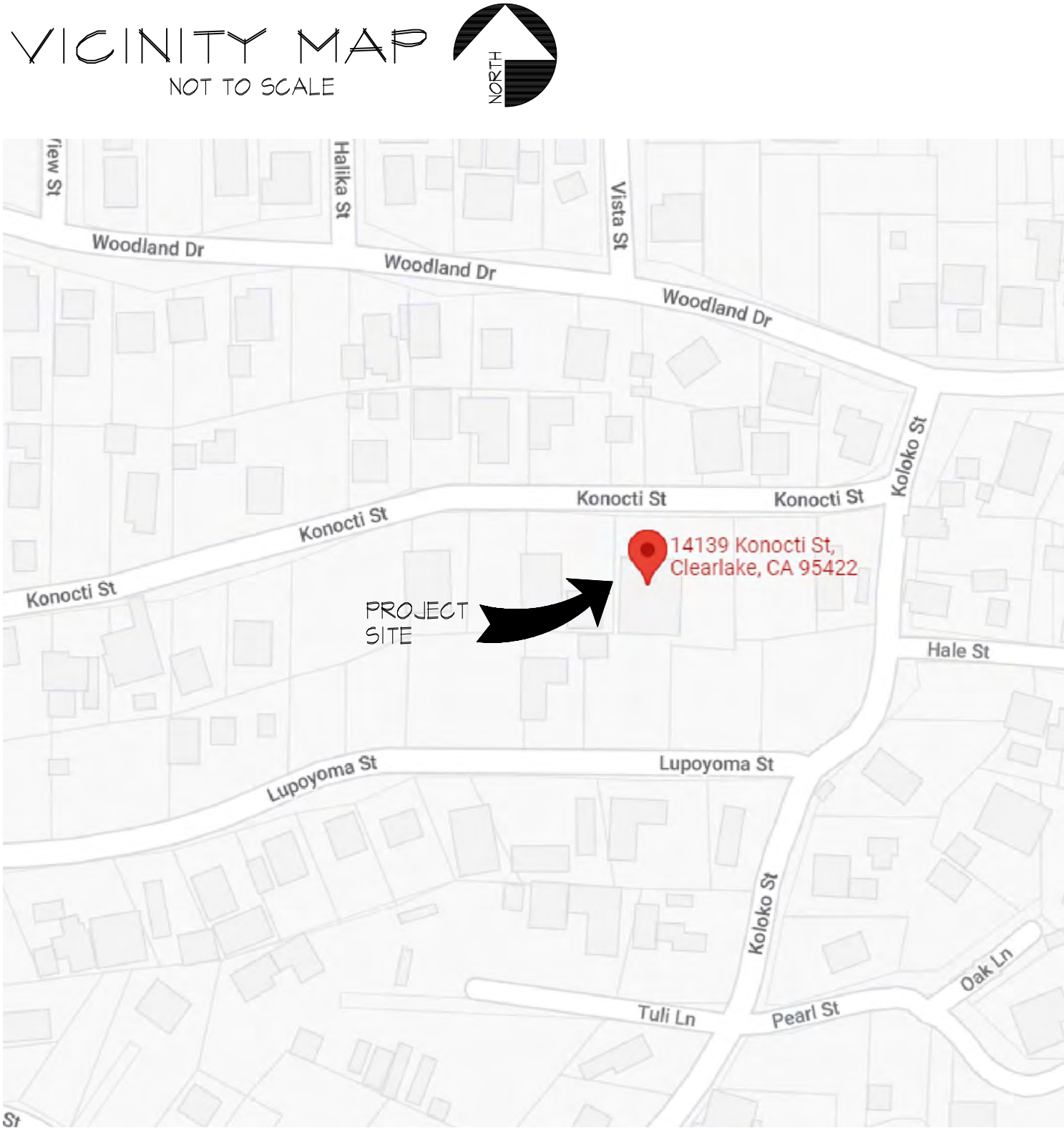


GENERAL NOTES

- IN CASE OF DISCREPANCY CONCERNING DIMENSIONS, QUANTITIES, AND LOCATION, THE CONTRACTOR AND/OR THE APPLICABLE SUBCONTRACTOR SHALL, IN WRITING, CALL TO THE ATTENTION OF THE ARCHITECT ANY DISCREPANCIES BETWEEN SPECIFICATIONS, PLANS, DETAILS, OR SCHEDULES. THE ARCHITECT WILL THEN INFORM THE CONTRACTOR AND/OR THE APPLICABLE SUB CONTRACTOR IN WRITING, WHICH DOCUMENT TAKES PRECEDENCE. THERE SHALL BE NO ADJUSTMENT TO THE COST OF THE WORK RESULTING FROM SUCH CLARIFICATION OF DISCREPANCIES.
- FAILURE TO REPORT A CONFLICT IN THE CONTRACT DOCUMENTS SHALL BE DEEMED EVIDENCE THAT THE CONTRACTOR AND/OR THE APPLICABLE SUBCONTRACTOR HAS ELECTED TO PROCEED IN THE MORE EXPENSIVE MANNER.
- THE CONTRACTOR AND/OR THE APPLICABLE SUBCONTRACTOR SHALL INVESTIGATE, VERIFY AND BE RESPONSIBLE FOR ALL CONDITIONS AND DIMENSIONS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT ABOUT CONDITIONS REQUIRING MODIFICATIONS BEFORE PROCEEDING WITH THE WORK.
- DIMENSIONS:
 - IT SHALL BE THE CONTRACTOR'S AND/OR THE APPLICABLE SUBCONTRACTOR'S RESPONSIBILITY TO VERIFY ALL DIMENSIONS SHOWN ON THE ARCHITECTURAL DRAWINGS WITH RELATED REQUIREMENTS OF THE STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL, AND LANDSCAPE DRAWINGS, NOTIFY ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.
 - ALL DIMENSIONS SHOWN ARE F.O.S. (FACE OF STUD) UNLESS A CENTERLINE (LINE INTERRUPTED WITH ONE DOT) OR NOTED C IS SHOWN.
 - ALL DIMENSIONS ARE TO THE ROUGH UNLESS OTHERWISE SHOWN.
 - ALL DIMENSIONS SHALL BE VERIFIED IN THE FIELD BEFORE PROCEEDING WITH THE WORK.
- PROVIDE ALL NECESSARY ANCHORAGE BLOCKING, BACKING AND FRAMING NOT NECESSARILY LIMITED TO THE INSTALLATION OF LIGHT FIXTURES, FIRE EXTINGUISHERS, TOILET ACCESSORIES, BRACKETS, HANDICAP EQUIPMENT, AND TOILET PARTITIONS.
- DOOR SIZES INDICATED ON DRAWINGS ARE OPENING DIMENSIONS; ALLOWANCES FOR THRESHOLDS, ETC. SHALL BE TAKEN FOR NET DOOR SIZES.
- DETAILS MARKED TYPICAL (TYP.) SHALL APPLY IN ALL CASES UNLESS SPECIFICALLY INDICATED OTHERWISE.
- WHERE NO SPECIFIC DETAIL IS SHOWN, THE FRAMING OR CONSTRUCTION SHALL BE IDENTICAL OR SIMILAR TO THAT INDICATED FOR LIKE CASES OF CONSTRUCTION ON THIS PROJECT.
- FIRE SAFETY DURING CONSTRUCTION: 2016 CRC CHAPTER 33 REQUIRES CERTAIN SAFETY PROCEDURES BE FOLLOWED DURING NEW CONSTRUCTION. THE FIRE PREVENTION BUREAU WILL BE INSPECTING THE SITE IN ACCORDANCE WITH THIS ARTICLE.
- FINAL APPROVAL IS DEPENDENT UPON FIELD INSPECTIONS AND/OR ANY NECESSARY ACCEPTANCE TESTS.
- PROVIDE METAL ESCUTCHEON PLATE OVER ANNULAR SPACE CREATED BY THE PENETRATIONS OF A FIRE SPRINKLER.

VICINITY MAP

NOT TO SCALE



PROJECT DATA

PROJECT SCOPE NARRATIVE

THE PROJECT CONSISTS OF THE DESIGN AND RE-CONSTRUCTION OF A PREVIOUS RESIDENTIAL CARE FACILITY THAT WAS DESTROYED IN THE 2017 SULPHUR FIRE IN CLEARLAKE, CA. THE PROJECT WILL BE REQUIRED TO MEET CURRENT BUILDING CODE AND IS INTENDED TO IMPROVE ENERGY EFFICIENCY.

THE REDESIGN WILL CONSIST OF CHANGING THE EXISTING 2-STORY STRUCTURES TO TWO NEW 1-STORY STUCTURES FOR A TOTAL OF APPROXIMATELY 5,000 SQUARE FEET; THE ADDITION OF A FIRE SPRINKLER SYSTEM; THE ADDITION OF A FIRE ACCESS ROAD FROM KONOCTI STREET TO LUPOYOMA STREET, AND THE REMOVAL OF THE LARGE WOODEN DECKS AND BALCONIES, RAMPS, AND STAIRS.

LEGAL DESCRIPTION

ONE PARCEL COMPRISED OF PARCELS A AND C, AS SHOWN ON THAT CERTAIN MAP FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID LAKE COUNTY ON MAY 12, 1983 IN BOOK 23 OF PARCEL MAPS AT PAGE 38, PURSUANT TO "NOTICE OF MERGER OF CONTIGUOUS PARCELS", RECORDED OCTOBER 1, 1999 AS INSTRUMENT NO. 99-017953, LAKE COUNTY RECORDS. PARCELS B AND C AS SHOWN ON A MAP FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID LAKE COUNTY ON MAY 12, 1983, IN BK. 23 OF PM, AT PG. 38.

GOVERNING CODES

2019 CALIFORNIA BUILDING CODE
2019 CALIFORNIA MECHANICAL CODE
2019 CALIFORNIA PLUMBING CODE
2019 CALIFORNIA FIRE CODE
2019 CALIFORNIA ELECTRICAL CODE
2019 CALIFORNIA ENERGY CODE
2019 CALIFORNIA GREEN BLDG STANDARDS

MUNICIPAL REVIEW	CITY OF CLEARLAKE PLANNING AND BUILDING DEPARTMENT, LAKE COUNTY FIRE PROTECTION DISTRICT
ZONING	RR DISTRICT, RURAL RESIDENTIAL
SITE AREA	0.74 ACRE 32,220 SF
BUILDING AREA	BUILDING 1: 4,331 GSF BUILDING 2: 1,176 GSF
LOT COVERAGE AREA	IMPERVIOUS AREA:
CONSTRUCTION TYPE	BUILDING 1: TYPE V-A BUILDING 2: TYPE V-A
BUILDING HEIGHT	BUILDING 1: BUILDING 2:
OCCUPANCY	BUILDING 1 AND 2: R-4

PROJECT DIRECTORY

OWNER

BE APRIL IMPORTANTE
16118 DESCANSO
SAN LORENZO, CA 94580
TEL. (510) 329-3779
beaimportante@gmail.com

ARCHITECT

GARY SHIMOTSU, ARCHITECT
PO BOX 160785
SACRAMENTO, CA 95816
TEL. (916) 704-9872
GARY R. SHIMOTSU, C25149
spdracr21@yahoo.com

LANDSCAPE DESIGNER

LANDSCAPE DESIGN SOLUTIONS
3471 BUENA VISTA DRIVE
SHINGLE SPRINGS, CA 95682
TEL. (916) 532-6395
FRISCILLA GIBSON
landesolpg@gmail.com

CIVIL ENGINEER

NELSON ENGINEERING
159 SOUTH AUBURN STREET
GRASS VALLEY, CA 95945
TEL. (530) 432-4818
KEVIN NELSON
k2nelsonengineer.com

INSPECTIONS

ARCHITECT/ENGINEER INSPECTIONS

IN ADDITION TO INSPECTIONS BY THE BUILDING AUTHORITIES & TESTING LABS, THE ARCHITECT/ENGINEERS WILL INSPECT THE ITEMS LISTED BELOW. THE CONTRACTOR SHALL REQUEST ALL INSPECTIONS (USING THE ARCHITECT INSPECTION REQUEST FORM) FROM THE ARCHITECT AT LEAST 72 HOURS IN ADVANCE OF THE REQUIRED INSPECTION. IF CORRECTIVE ACTION IS REQUIRED, ALLOW FOR RE-INSPECTION OF THE CORRECTED WORK BEFORE PROCEEDING.

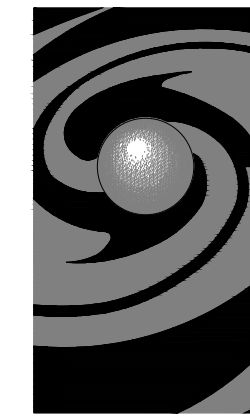
- PLUMBING UNDERGROUND
- ELECTRICAL UNDERGROUND
- FOOTING & EMBEDS
- PLUMBING ROUGH-IN
- MECHANICAL ROUGH-IN
- ELECTRICAL ROUGH-IN
- FRAMING/Shear NAILING
- FINAL PLUMBING/MECHANICAL
- FINAL ELECTRICAL
- FINAL ARCHITECTURAL

SHEET INDEX

A0.1	COVER SHEET
-	EXISTING SURVEY
-	CIVIL PLAN
A1.1	SITE PLAN
A2.1	BUILDING 1, FLOOR PLAN AND ROOF PLAN
A2.2	BUILDING 2, FLOOR PLAN AND ROOF PLAN
A4.1	BUILDING 1, EXTERIOR ELEVATIONS
A4.2	BUILDING 2, EXTERIOR ELEVATIONS
A5.1	3D RENDERINGS
A5.2	3D RENDERINGS
A5.3	3D RENDERINGS
-	LANDSCAPE PLAN

DEFERRED SUBMTITALS

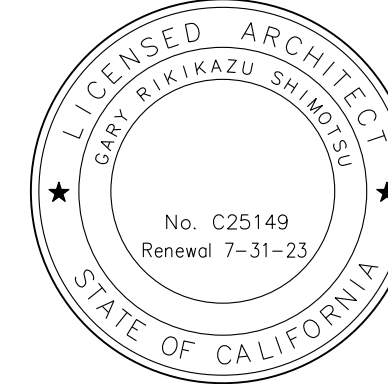
FIRE ALARM PLANS
FIRE SPRINKLER PLANS
ALL FIRE AND LIFE SAFETY SYSTEMS.



SHIMOTSU

Gary Shimotsu, Architect
PO Box 160785
Sacramento, CA 95816
916-704-9872

Architect



These drawings and accompanying specifications as instruments of service are the exclusive property of the Architect and their use and publication shall be restricted to the original site for which they were prepared. Re-use, reproduction or publication by any method in whole or part is prohibited except by written permission from the Architect. Title to these plans and specifications shall remain with the Architect without prejudice and visual contact with them shall constitute prima facie evidence of acceptance of these restrictions.
© 2022 GARY SHIMOTSU ARCHITECT

Consultant

Revisions

1	-	-
2	-	-

Key Plan

Project

CLEARLAKE CARE HOME
14139 KONOCTI STREET
CLEARLAKE, CALIFORNIA 95422

APN: 039-066-25

Drawing

COVER SHEET

-

-

Proj. No. 021-001

Sheet

Drawn

-

Reviewed

GRS

Date

04.03.22

A0.1

OWNER:
BE APRIL IMPORTANTE
18060 MEE;LAND AVENUE
HAYWARD, CALIFORNIA 94541
ASSESSOR'S PARCEL NUMBER:
039-066-25
SITE ADDRESS:
14139 KONOCTI ROAD, CLEARLAKE, CA.95422
ZONING:
"RR" DISTRICT, RURAL RESIDENTIAL

WATER SUPPLY:
GOLDEN STATE WATER DISTRICT
SEWAGE DISPOSAL:
LAKE COUNTY SPECIAL DISTRICTS

FIRE PROTECTION:
LAKE COUNTY FIRE PROTECTION DISTRICT

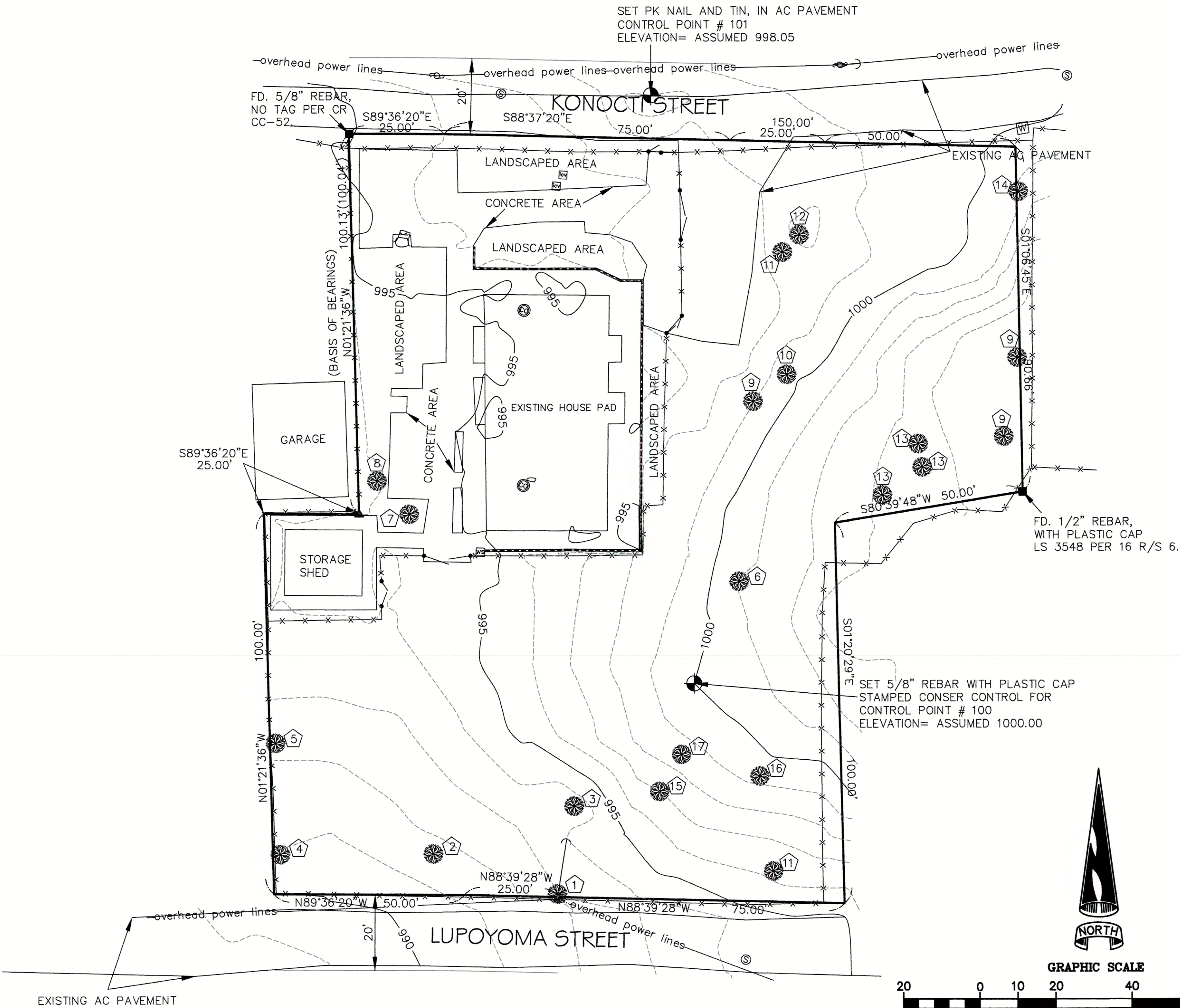
SURVEYOR:
MICHAEL S. CONSER PLS 8383

- LEGEND:
- x—x—x— INDICATES FENCE
 - ⊙ INDICATES POWER POLE
 - ⊙ INDICATES SEWER MAN HOLE
 - W INDICATES WATER METER
 - INDICATES GUY ANCHOR
 - ⊕ INDICATES IRRIGATION CONTROL VAULT
 - ⊕ INDICATES WATER SPIGOT
 - ⊕ INDICATES 2 INCH SEWER CLEANOUT
 - ⊕ INDICATES TREE
 - ⊕ INDICATES STUMP
 - INDICATES RETAINING WALL
 - INDICATES GATE POST
 - ▲ INDICATES FOUND 5/8" REBAR WITH PLASTIC CAP RCE 26920 PER CORNER RECORD CC-52 ON FILE WITH THE LAKE COUNTY SURVEYOR'S OFFICE.
 - INDICATES FOUND MONUMENT AS NOTED

FLOOD PLAIN NOTE:
ACCORDING TO THE FLOOD INSURANCE RATE MAP DATED SEPT. 30, 2005 THE SITE IS LOCATED IN THE ZONE "X" AREA DETERMINED TO BE AREAS OF MINIMAL FLOODING. (06033C0684 "D", COUNTY OF LAKE COMMUNITY NO. 060714).

NOTE:
THERE ARE SEVERAL PVC PIPES OF DIFFERENT SIZES WITHIN THE HOUSE PAD AREA THAT ARE NOT SHOWN ON THIS SURVEY.
BEARINGS AND DISTANCES SHOWN ARE RECORD PER CORNER RECORD CC-52.

TREE TABLE	
#	
1	10" PINE
2	8 FOOT OAK CLUSTER
3	8 FOOT TREE CLUSTER
4	14" PINE
5	10" ACACIA
6	24" OAK
7	12" TREE
8	12" MULBERRY
9	6 FOOT OAK CLUSTER
10	18" OAK
11	12" OAK
12	8 FOOT OAK CLUSTER
13	4 FOOT OAK CLUSTER
14	30" PINE
15	5 FOOT OAK CLUSTER
16	10" PINE
17	36" ALMOND



TOPOGRAPHICAL SURVEY
FOR
BE APRIL IMPORTANTE

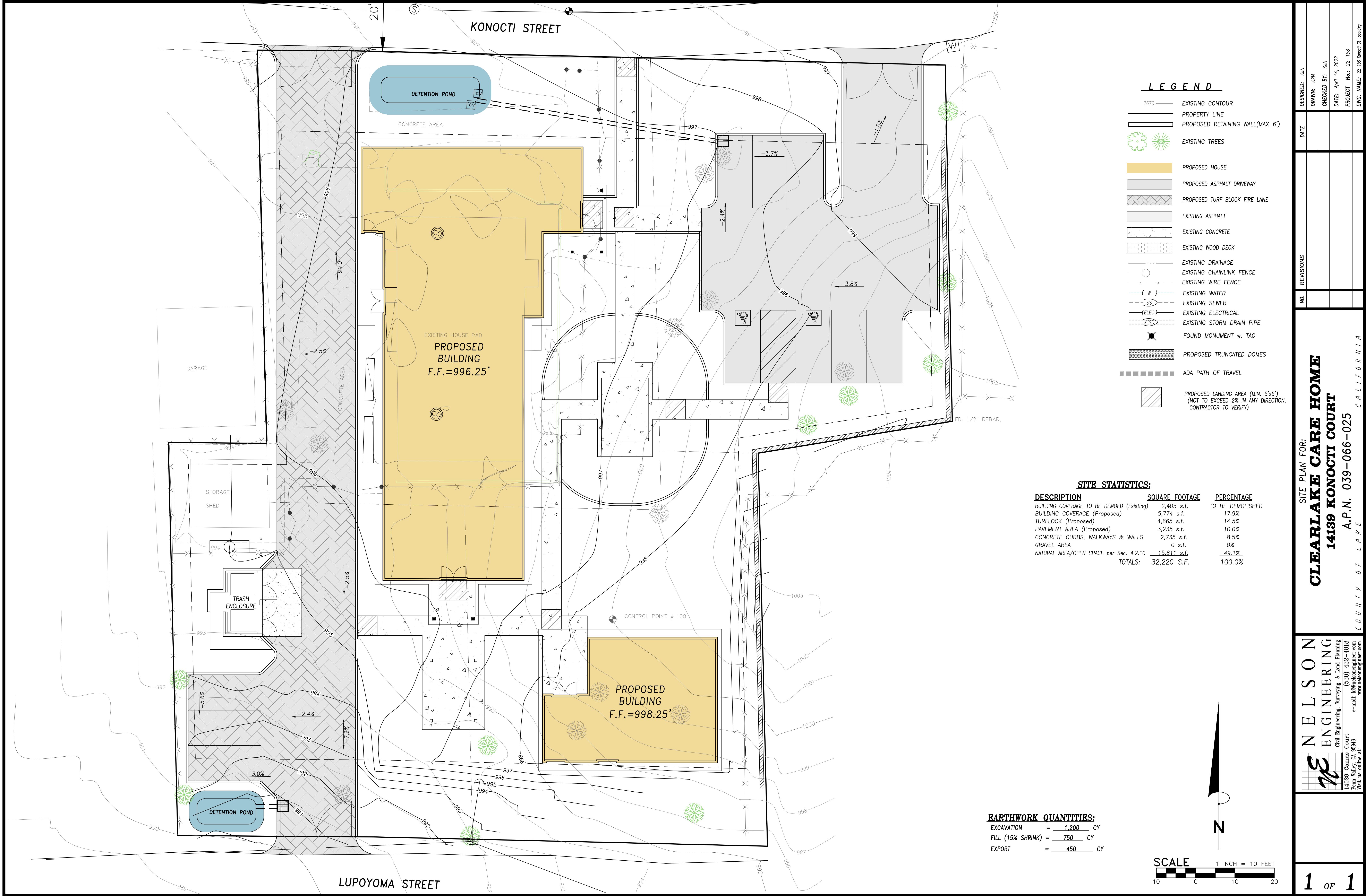
ONE PARCEL COMPRISED OF PARCELS A AND C, AS SHOWN ON THAT CERTAIN MAP FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID LAKE COUNTY ON MAY 12, 1983 IN BOOK 23 OF PARCEL MAPS AT PAGE 38, PURSUANT TO "NOTICE OF MERGER OF CONTIGUOUS PARCELS", RECORDED OCTOBER 7, 1999 AS INSTRUMENT NO. 99-017953, LAKE COUNTY RECORDS. PARCELS B AND C AS SHOWN ON A MAP FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID LAKE COUNTY ON MAY 12, 1983, IN BK. 23 OF PM, AT PG. 38.

CITY OF CLEARLAKE, COUNTY OF LAKE, CALIFORNIA

650 SOUTH MAIN STREET
LAKEPORT, CALIFORNIA 95453
PHONE (707) 263-5512
FAX (707) 263-0455

Conser
Land Surveying

JOB NO. 20-119
ACAD FILE TOPO
DESIGNED C3
CAD BY C3
CHECKED C1
DATE 1-14-20
SHEET NO. 1 OF 1 SHEETS



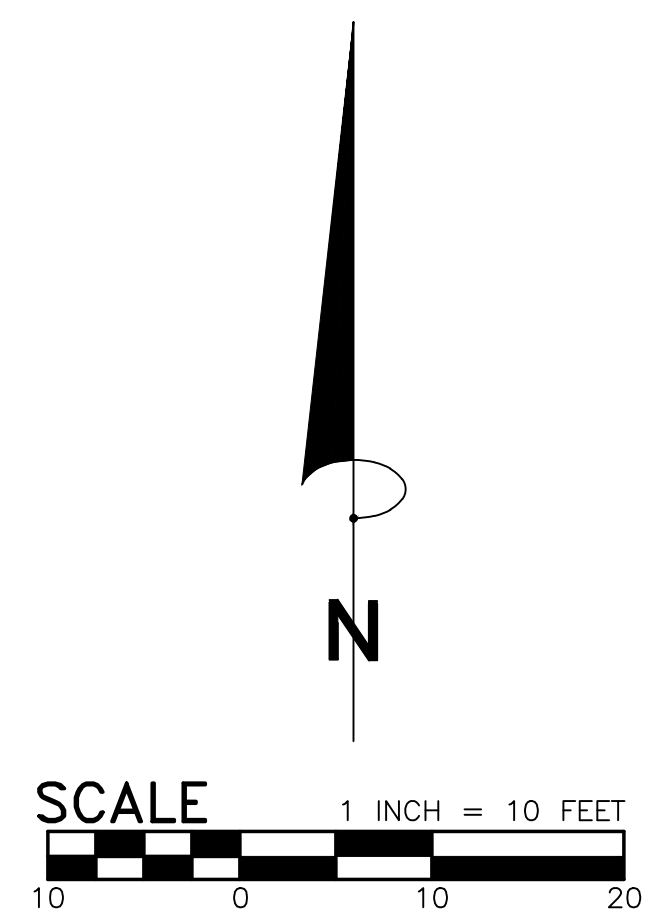
- LEGEND**
- 2670 ——— EXISTING CONTOUR
 - PROPERTY LINE
 - PROPOSED RETAINING WALL(MAX 6')
 - EXISTING TREES
 - PROPOSED HOUSE
 - PROPOSED ASPHALT DRIVEWAY
 - PROPOSED TURF BLOCK FIRE LANE
 - EXISTING ASPHALT
 - EXISTING CONCRETE
 - EXISTING WOOD DECK
 - EXISTING DRAINAGE
 - EXISTING CHAINLINK FENCE
 - EXISTING WIRE FENCE
 - EXISTING WATER
 - EXISTING SEWER
 - EXISTING ELECTRICAL
 - EXISTING STORM DRAIN PIPE
 - FOUND MONUMENT w. TAG
 - PROPOSED TRUNCATED DOMES
 - ADA PATH OF TRAVEL
 - PROPOSED LANDING AREA (MIN. 5'x5')
(NOT TO EXCEED 2% IN ANY DIRECTION, CONTRACTOR TO VERIFY)

SITE STATISTICS:

DESCRIPTION	SQUARE FOOTAGE	PERCENTAGE
BUILDING COVERAGE TO BE DEMOED (Existing)	2,405 s.f.	TO BE DEMOLISHED
BUILDING COVERAGE (Proposed)	5,774 s.f.	17.9%
TURFLOCK (Proposed)	4,665 s.f.	14.5%
PAVEMENT AREA (Proposed)	3,235 s.f.	10.0%
CONCRETE CURBS, WALKWAYS & WALLS	2,735 s.f.	8.5%
GRAVEL AREA	0 s.f.	0%
NATURAL AREA/OPEN SPACE per Sec. 4.2.10	15,811 s.f.	49.1%
TOTALS:	32,220 S.F.	100.0%

EARTHWORK QUANTITIES:

EXCAVATION	=	1,200	CY
FILL (15% SHRINK)	=	750	CY
EXPORT	=	450	CY



DESIGNED: KJN

DRAWN: KJN

CHECKED BY: KJN

DATE: April 14, 2022

PROJECT No.: 22-158

DWG. NAME: 22-158 Konocti Ct. Topology

DATE

REVISIONS

NO.

SITE PLAN FOR:

CLEARLAKE CARE HOME

14139 KONOCTI COURT

A.P.N. 039-066-025

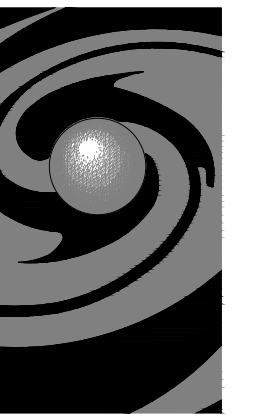
CALIFORNIA

COUNTY OF LAKE

NELSON
ENGINEERING

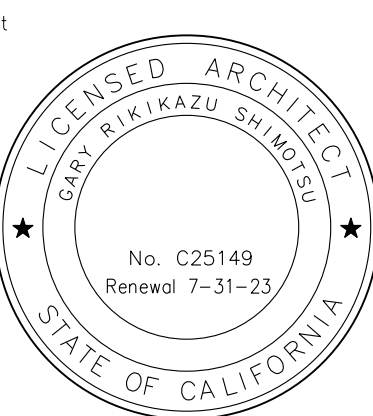
Civil Engineering, Surveying, & Land Planning
14028 Camas Court
Palo Alto, CA 94304
e-mail: k@nelsonengineering.com
www.nelsonengineering.com

1 OF 1



SHIMOTSU

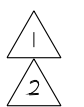
Gary Shimotsu, Architect
PO Box 160785
Sacramento, CA 95816
916-704-9872



These drawings and accompanying specifications as instruments of service are the exclusive property of the Architect and their use and publication shall be restricted to the original site for which they were prepared. Re-use, reproduction or publication by any method in whole or part is prohibited except by written permission from the Architect. Title to these plans and specifications shall remain with the Architect without prejudice and visual contact with them shall constitute prima facie evidence of acceptance of these restrictions.
© 2022 GARY SHIMOTSU ARCHITECT

Consultant

Revisions



Key Plan

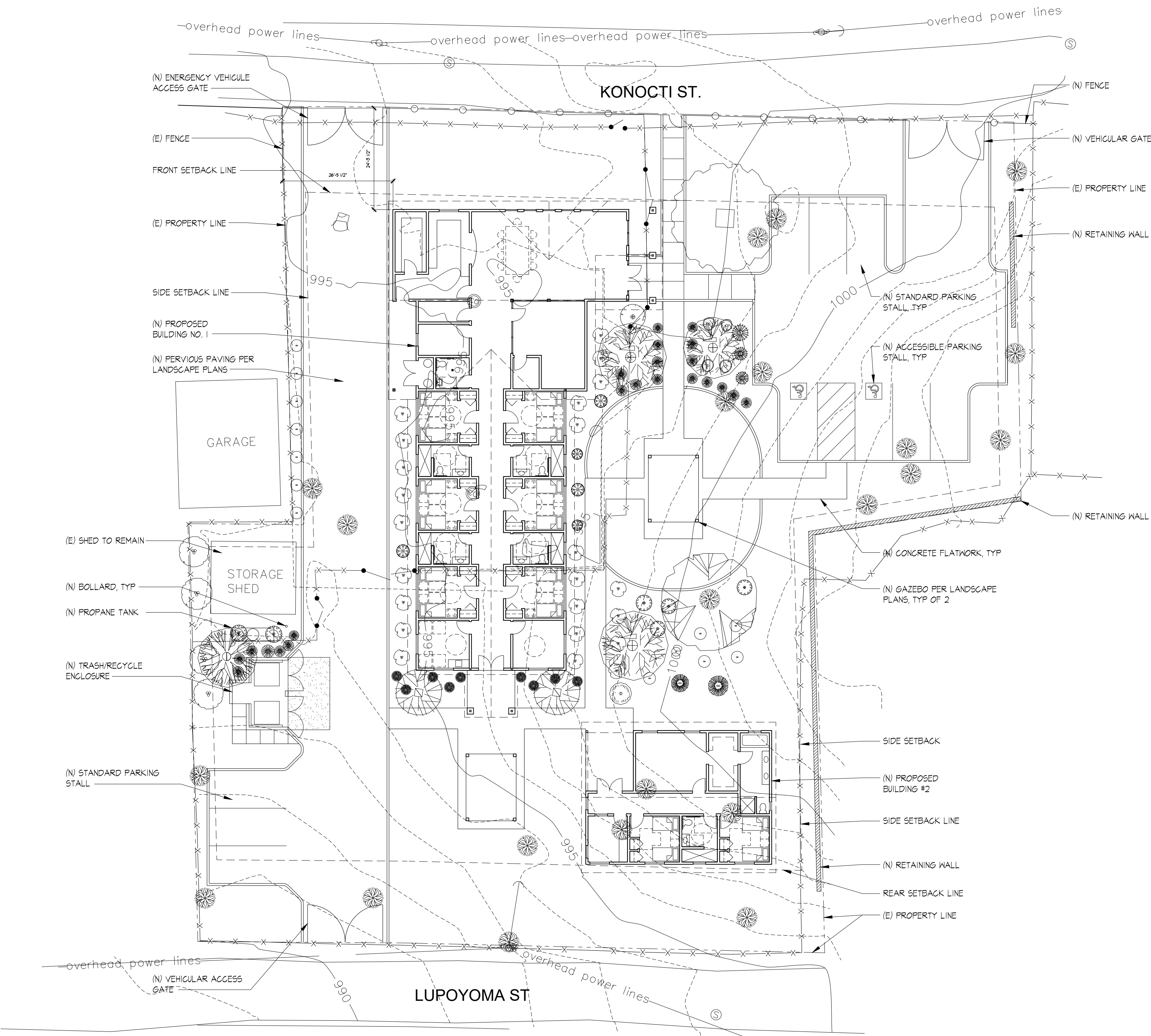
Project
CLEARLAKE CARE HOME
14139 KONOCTI STREET
CLEARLAKE, CALIFORNIA 95422

APN: 039-066-25

Drawing
SITE PLAN

Proj. No. 021-001
Drawn -
Reviewed GRS
Date 04.03.22

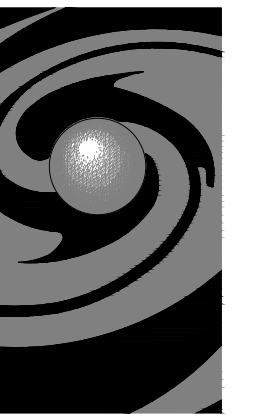
Sheet
A1.1



1 SITE PLAN / FLOOR PLAN

1" = 16'-0"





SHIMOTSU

Gary Shimotsu, Architect
PO Box 160785
Sacramento, CA 95816
916-704-9872

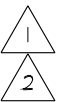
Architect



These drawings and accompanying specifications as instruments of service are the exclusive property of the Architect and their use and publication shall be restricted to the original site for which they were prepared. Re-use, reproduction or publication by any method in whole or part is prohibited except by written permission from the Architect. Title to these plans and specifications shall remain with the Architect without prejudice and visual contact with them shall constitute prima facie evidence of acceptance of these restrictions.
© 2022 GARY SHIMOTSU ARCHITECT

Consultant

Revisions



Key Plan

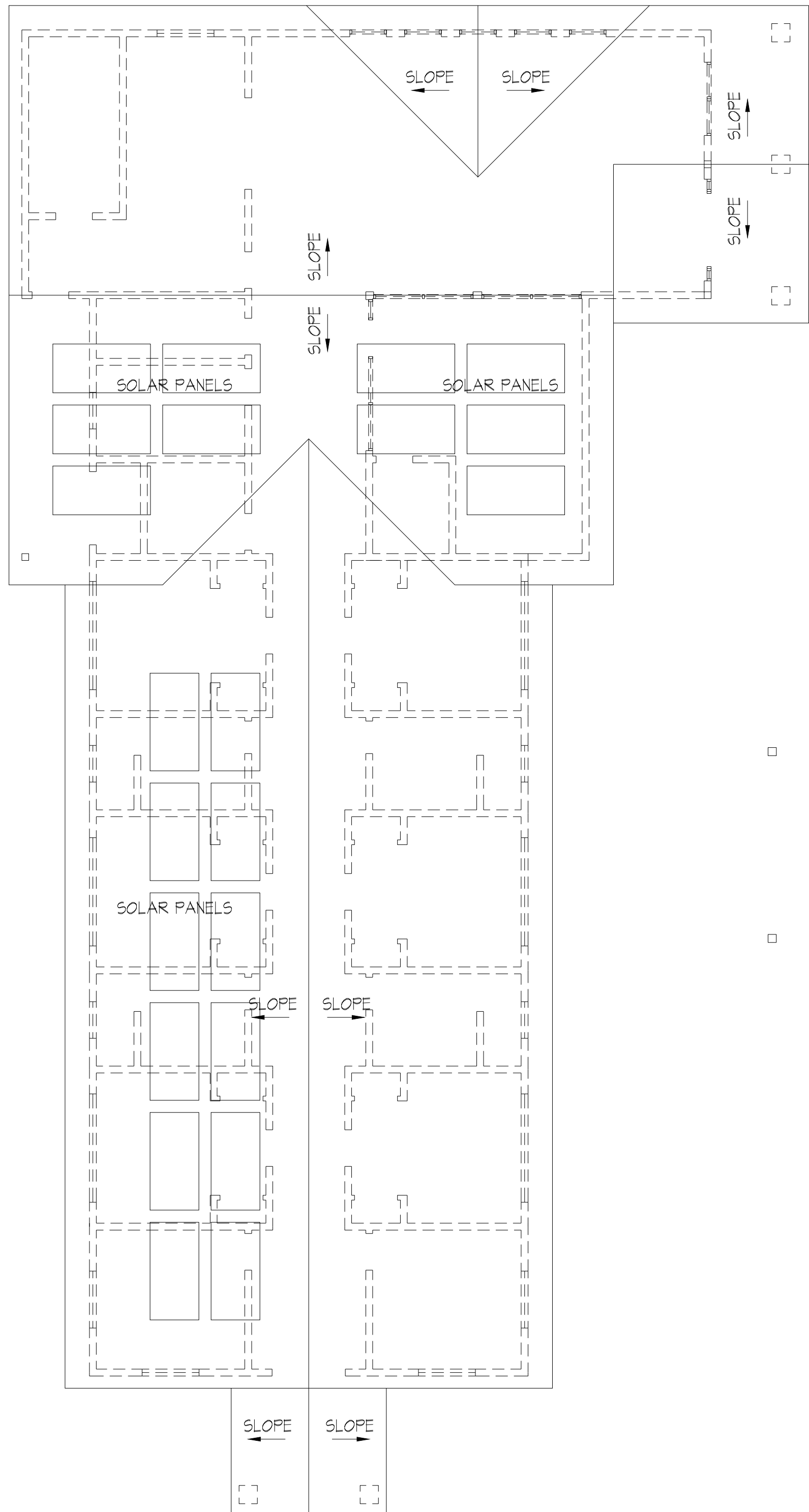
Project
CLEARLAKE CARE HOME
14139 KONOCTI STREET
CLEARLAKE, CALIFORNIA 95422

APN: 039-066-25

Drawing
FLOOR PLAN
ROOF PLAN
BUILDING 1

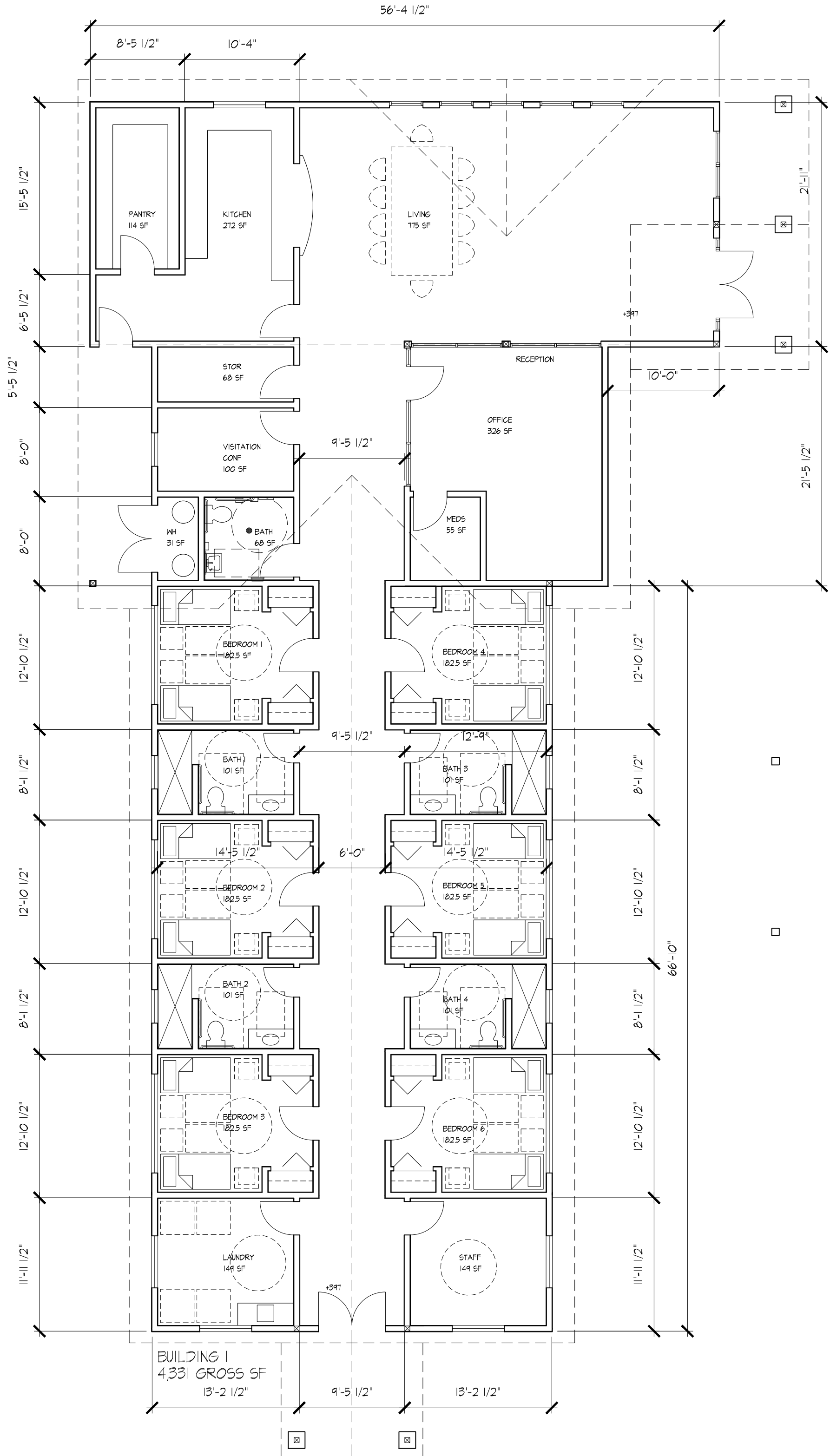
Proj. No. 021-001
Drawn -
Reviewed GRS
Date 04.03.22

Sheet
A2.1



2 ROOF PLAN
BUILDING 1

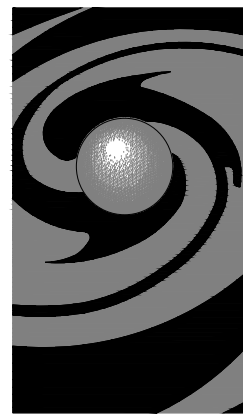
1/8" = 1'-0"



1 FLOOR PLAN
BUILDING 1

1/8" = 1'-0"

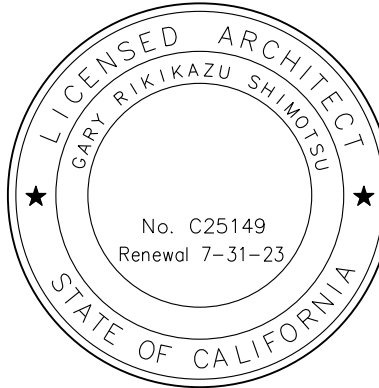




SHIMOTSU

Gary Shimotsu, Architect
PO Box 160785
Sacramento, CA 95816
916-704-9872

Architect



These drawings and accompanying specifications as instruments of service are the exclusive property of the Architect and their use and publication shall be restricted to the original site for which they were prepared. Re-use, reproduction or publication by any method in whole or part is prohibited except by written permission from the Architect. Title to these plans and specifications shall remain with the Architect without prejudice and visual contact with them shall constitute prima facie evidence of acceptance of these restrictions.
© 2022 GARY SHIMOTSU ARCHITECT

Consultant

Revisions

1	-	-
2	-	-

Key Plan

Project
CLEARLAKE CARE HOME
14139 KONOCTI STREET
CLEARLAKE, CALIFORNIA 95422

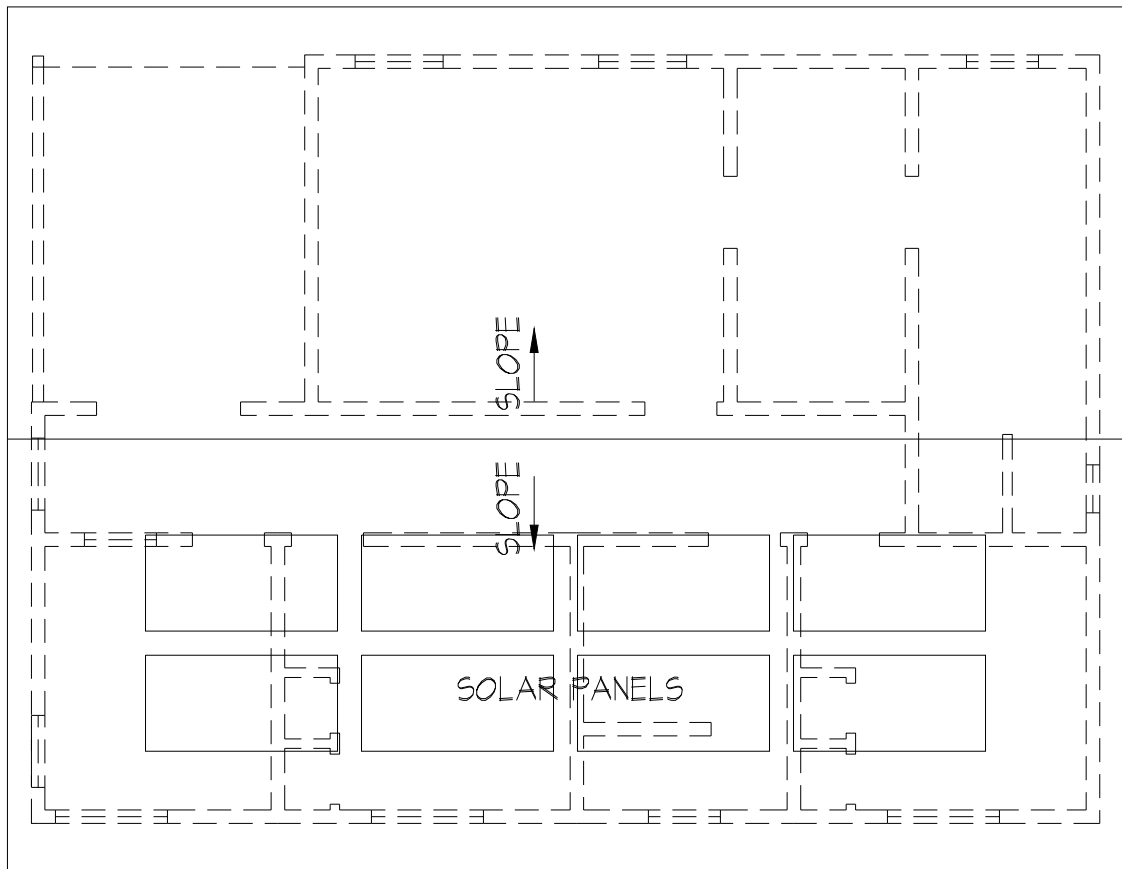
APN: 039-066-25

Drawing
FLOOR PLAN
ROOF PLAN
BUILDING 2

Proj. No.	021-001
Drawn	-
Reviewed	GRS
Date	04.03.22

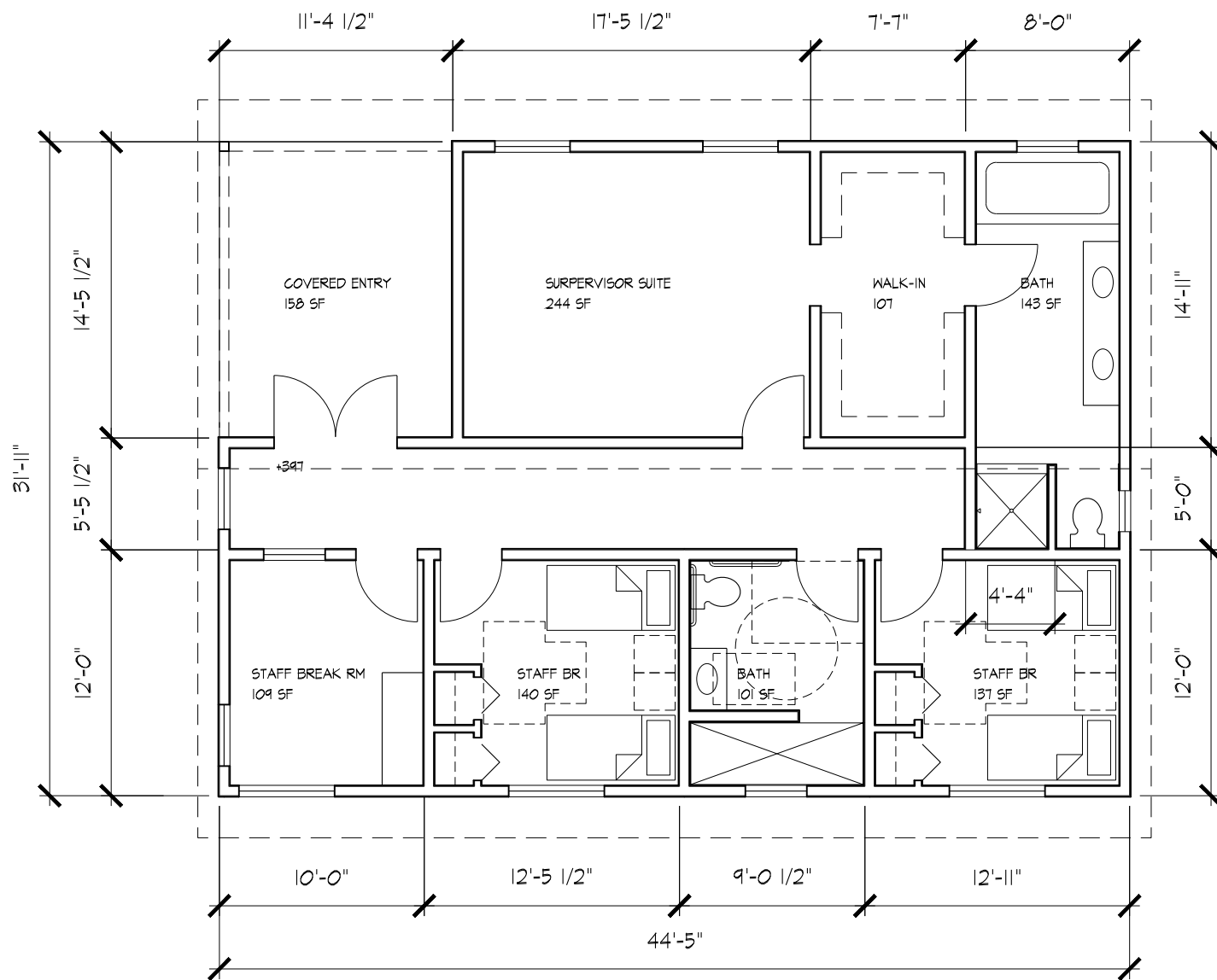
Sheet

A2.2



2 ROOF PLAN
BUILDING 1

1/8" = 1'-0"

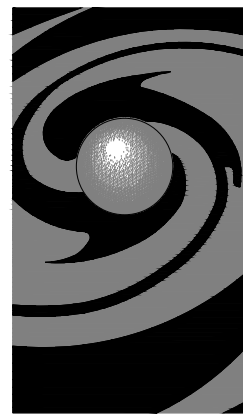


BUILDING 2 - STAFF
1,176 GROSS SF

1 FLOOR PLAN
BUILDING 2

1/8" = 1'-0"





SHIMOTSU

Gary Shimotsu, Architect
PO Box 160785
Sacramento, CA 95816
916-704-9872

Architect



These drawings and accompanying specifications as instruments of service are the exclusive property of the Architect and their use and publication shall be restricted to the original site for which they were prepared. Re-use, reproduction or publication by any method in whole or part is prohibited except by written permission from the Architect. Title to these plans and specifications shall remain with the Architect without prejudice and visual contact with them shall constitute prima facie evidence of acceptance of these restrictions.
© 2022 GARY SHIMOTSU ARCHITECT

Consultant

Revisions



Key Plan

Project

CLEARLAKE CARE HOME
14139 KONOCTI STREET
CLEARLAKE, CALIFORNIA 95422

APN: 039-066-25

Drawing

EXTERIOR ELEVATIONS
BUILDING 1

Proj. No.

021-001

Sheet

Drawn

-

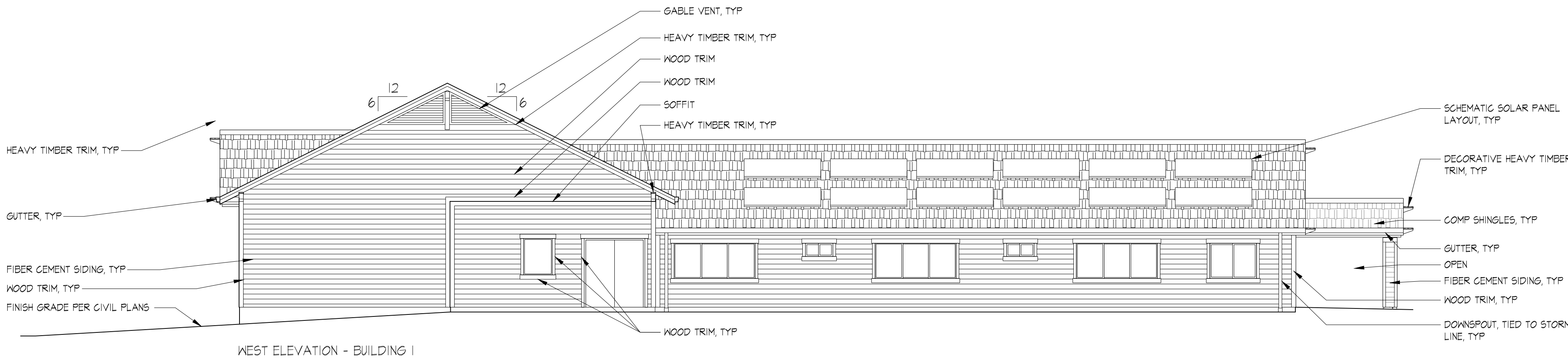
Reviewed

GRS

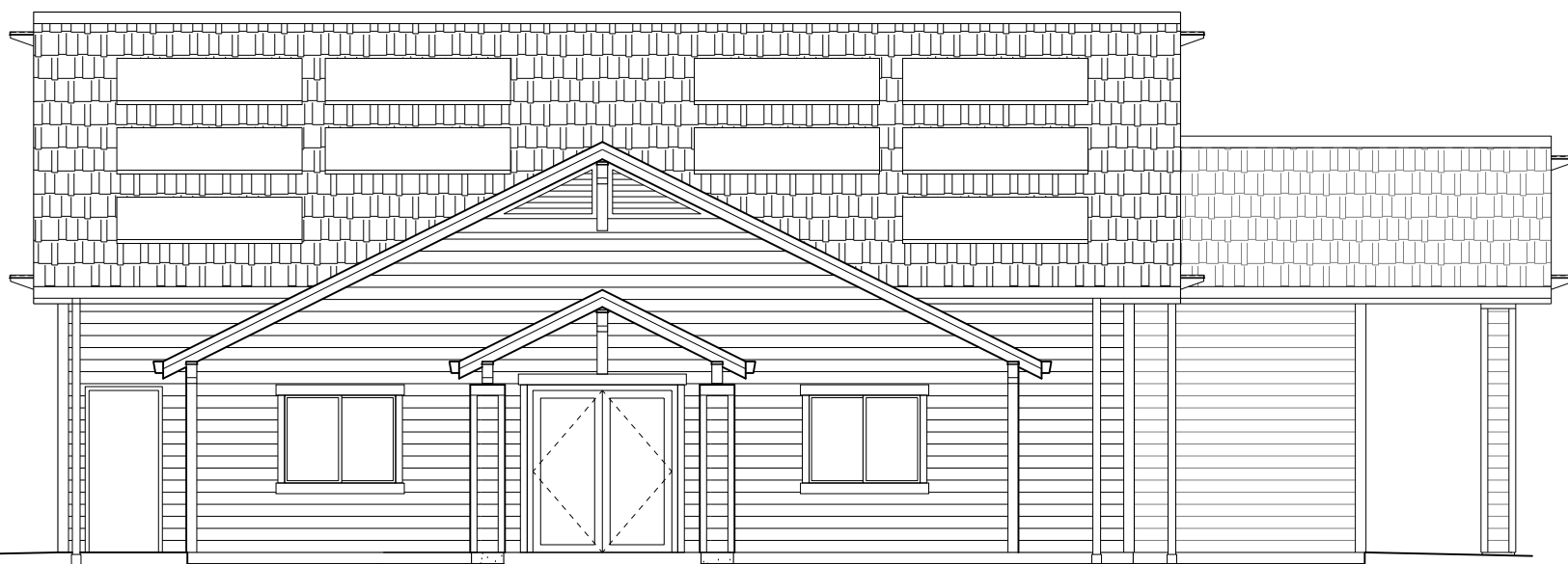
Date

04.03.22

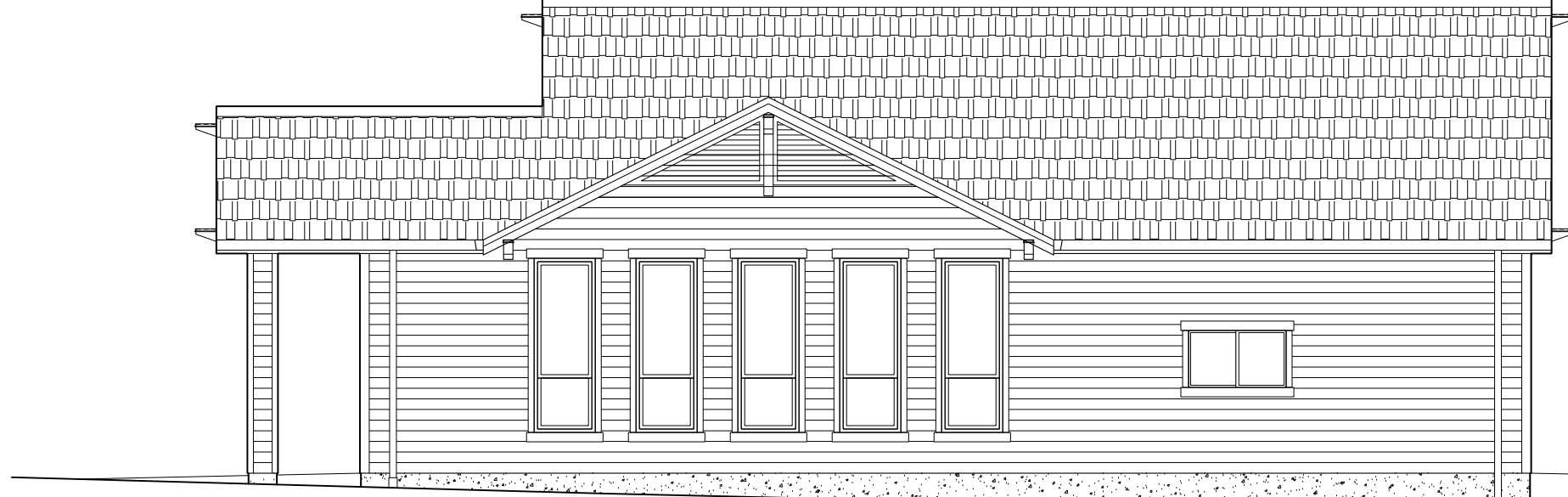
A4.1



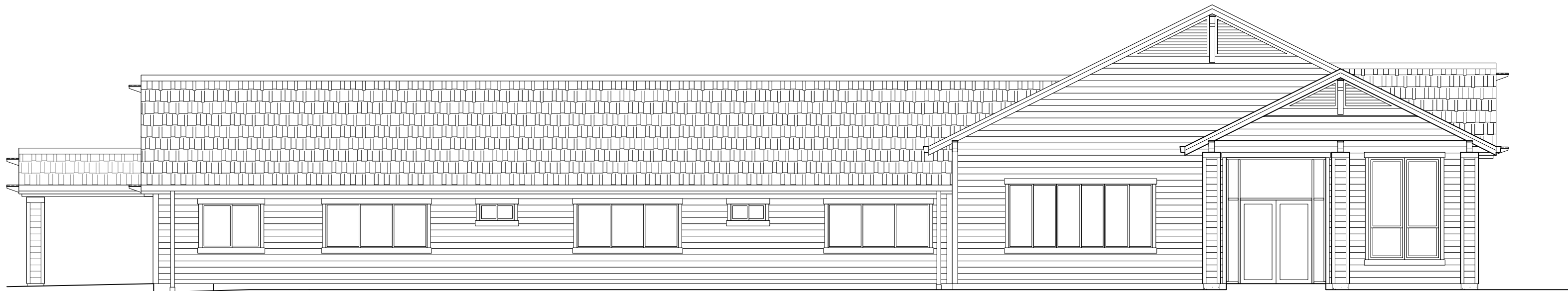
WEST ELEVATION - BUILDING 1



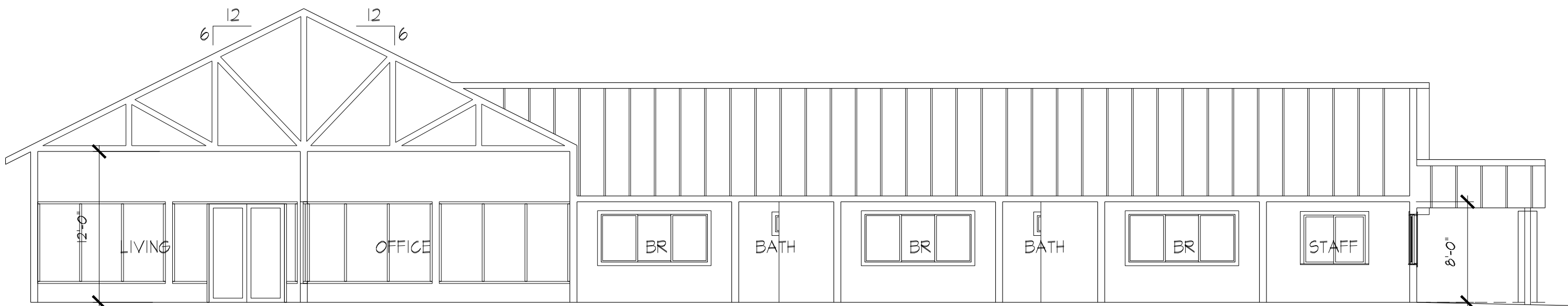
SOUTH ELEVATION - BUILDING 1



NORTH ELEVATION - BUILDING 1



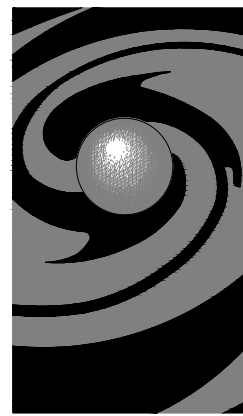
EAST ELEVATION - BUILDING 1



PRELIM SECTION

1 EXT ELEVATIONS - BLDG 1

1/8" = 1'-0"



SHIMOTSU

Gary Shimotsu, Architect
PO Box 160785
Sacramento, CA 95816
916-704-9872

Architect



These drawings and accompanying specifications as instruments of service are the exclusive property of the Architect and their use and publication shall be restricted to the original site for which they were prepared. Re-use, reproduction or publication by any method in whole or part is prohibited except by written permission from the Architect. Title to these plans and specifications shall remain with the Architect without prejudice and visual contact with them shall constitute prima facie evidence of acceptance of these restrictions.
© 2022 GARY SHIMOTSU ARCHITECT

Consultant

Revisions

1	-	-
2	-	-

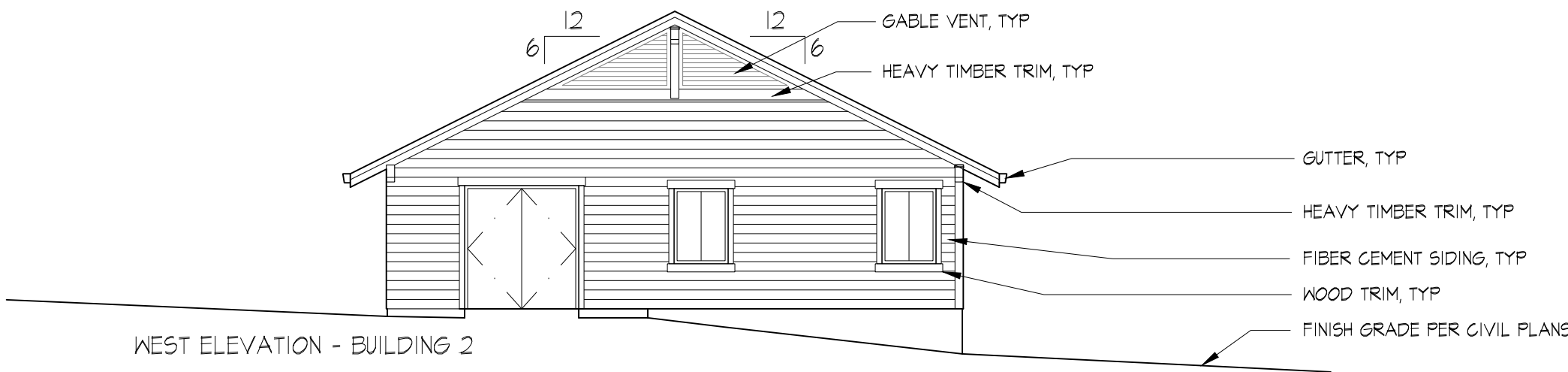
Key Plan

Project
CLEARLAKE CARE HOME
14139 KONOCTI STREET
CLEARLAKE, CALIFORNIA 95422

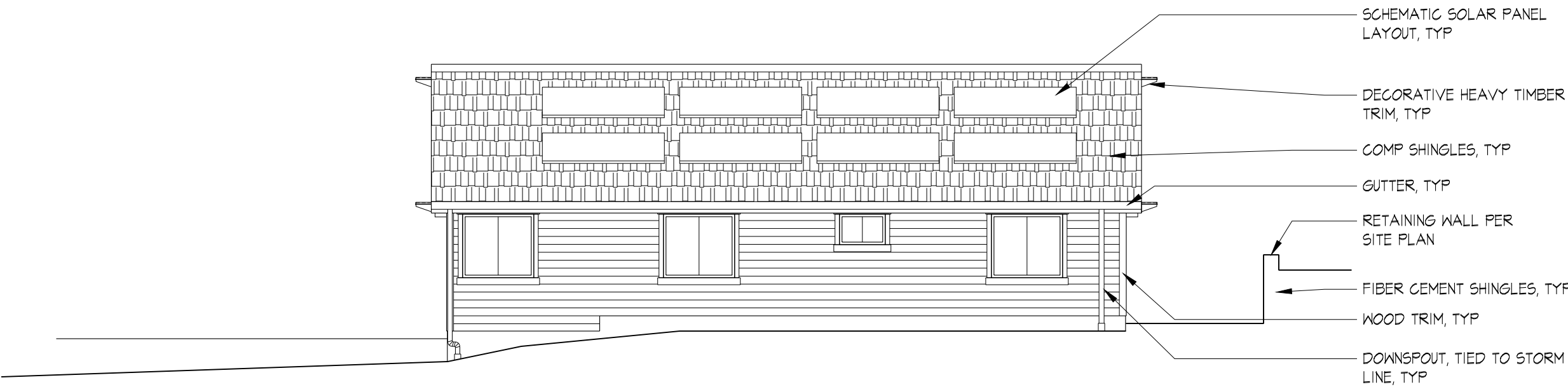
APN: 039-066-25

Drawing
EXTERIOR ELEVATIONS
BUILDING 2
-

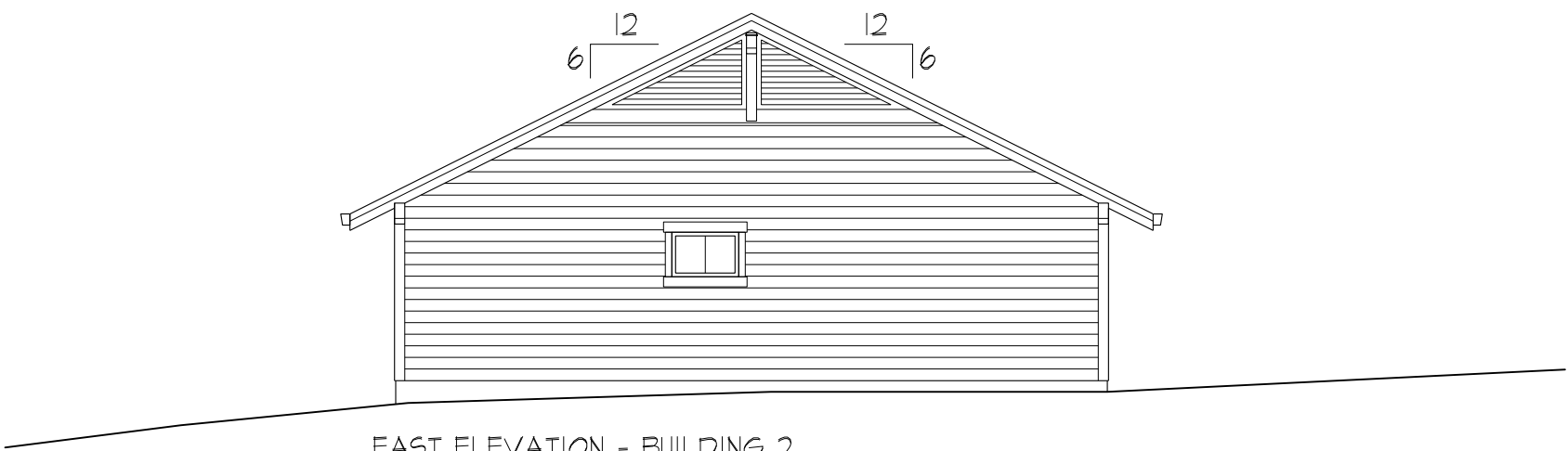
Proj. No. 021-001	Sheet
Drawn -	A4.2
Reviewed GRS	
Date 04.03.22	



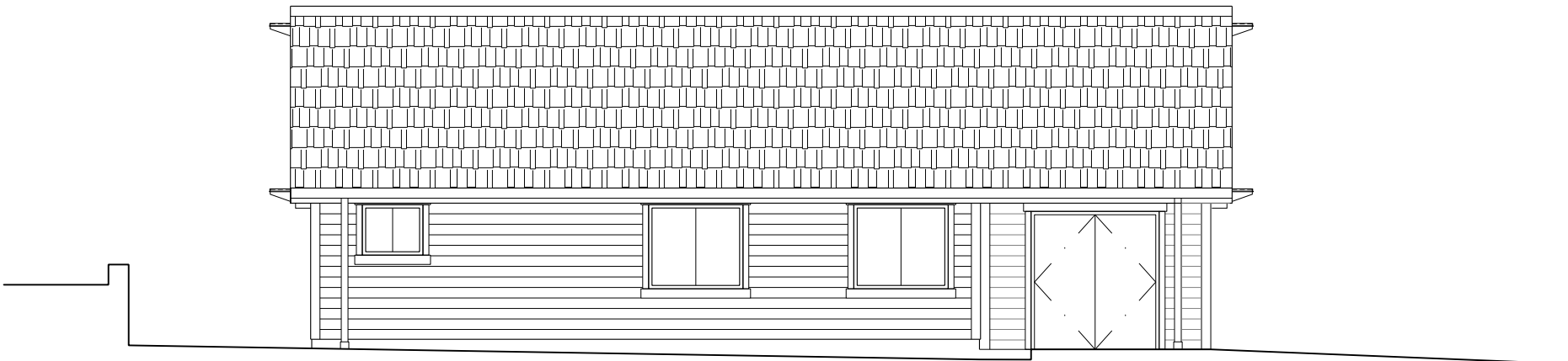
WEST ELEVATION - BUILDING 2



SOUTH ELEVATION - BUILDING 2



EAST ELEVATION - BUILDING 2



NORTH ELEVATION - BUILDING 2

1 EXT ELEVATIONS - BLDG 2

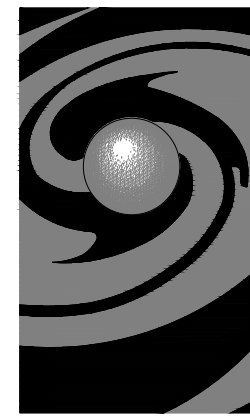
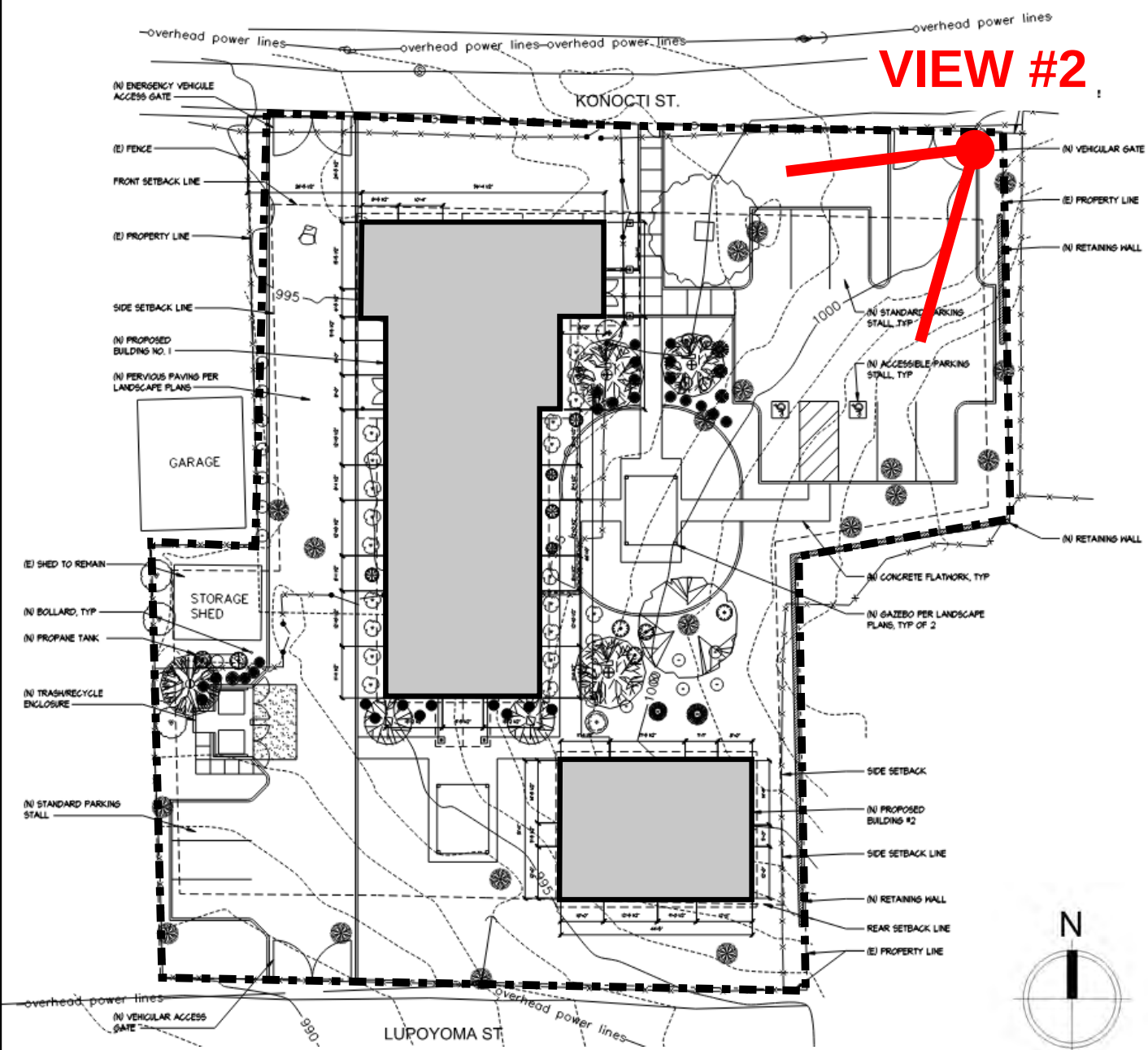
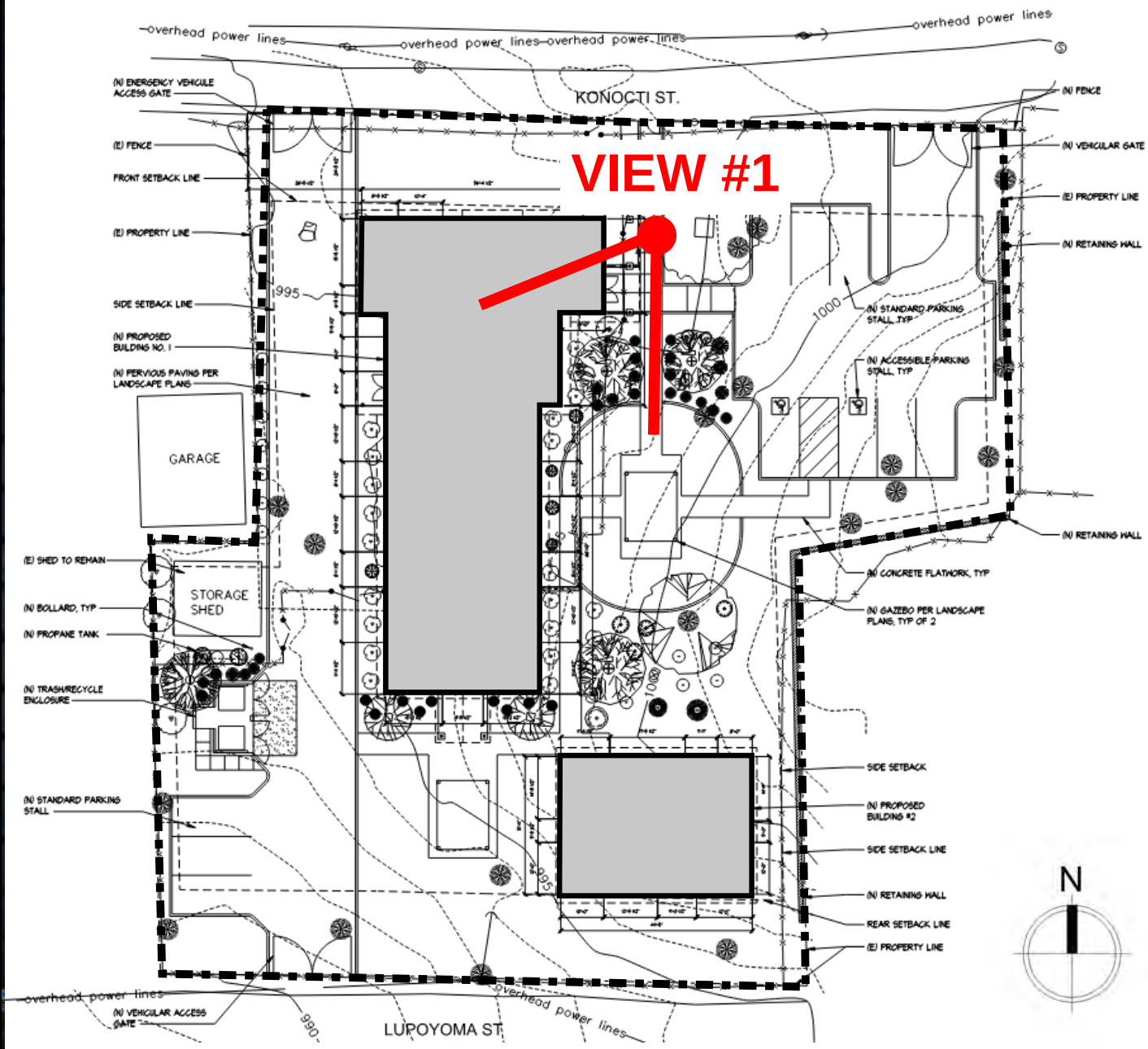
1/8" = 1'-0"



VIEW #1



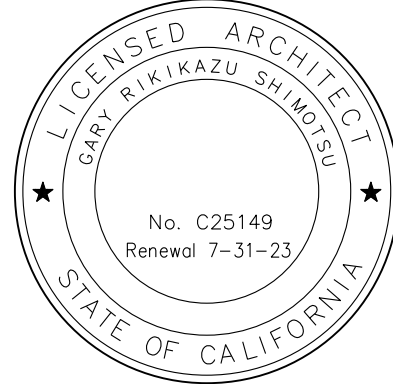
VIEW #2



SHIMOTSU

Gary Shimotsu, Architect
PO Box 160785
Sacramento, CA 95816
916-704-9872

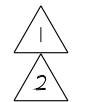
Architect



These drawings and accompanying specifications as instruments of service are the exclusive property of the Architect and their use and publication shall be restricted to the original site for which they were prepared. Re-use, reproduction or publication by any method in whole or part is prohibited except by written permission from the Architect. Title to these plans and specifications shall remain with the Architect without prejudice and visual contact with them shall constitute prima facie evidence of acceptance of these restrictions.
© 2022 GARY SHIMOTSU ARCHITECT

Consultant

Revisions



Key Plan

Project
CLEARLAKE CARE HOME
14139 KONOCTI STREET
CLEARLAKE, CALIFORNIA 95422

APN: 039-066-25

Drawing
3D RENDERINGS

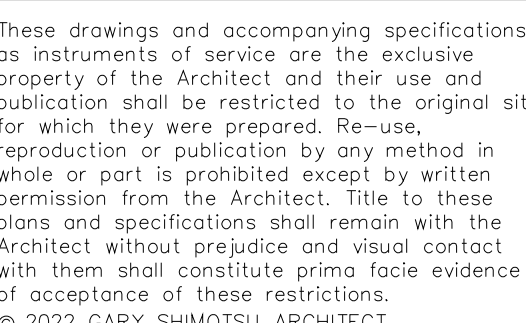
Proj. No. 021-001
Drawn -
Reviewed GRS
Date 04.03.22

Sheet

A5.1

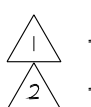


Architect



Consultor:

Revisions



Key Plan

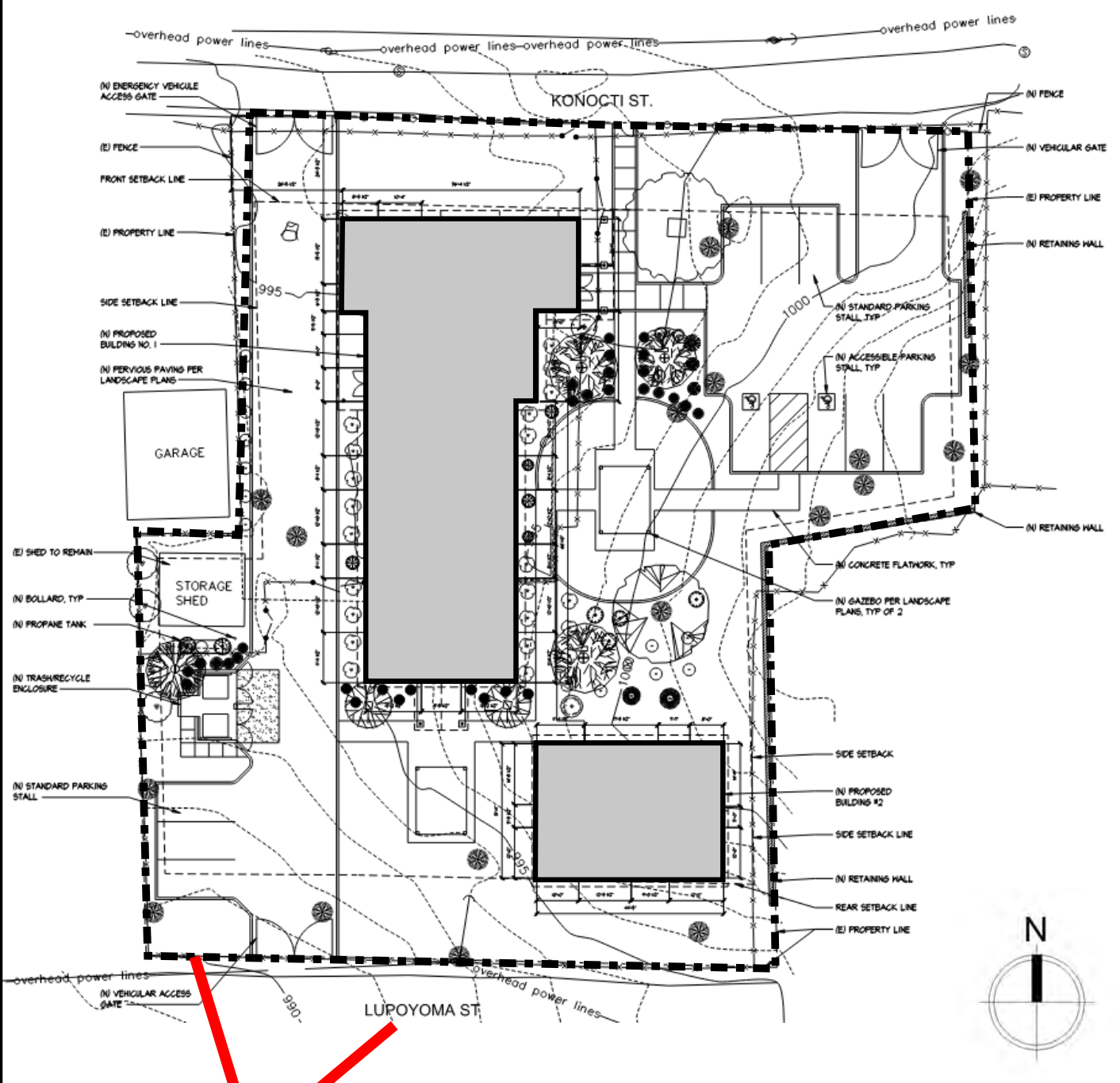
APN: 039-066-21

Proj. No. 021-00

Top	NO.	Q	Q	Q	Q	Q
-----	-----	---	---	---	---	---

Drawn -

A5.2

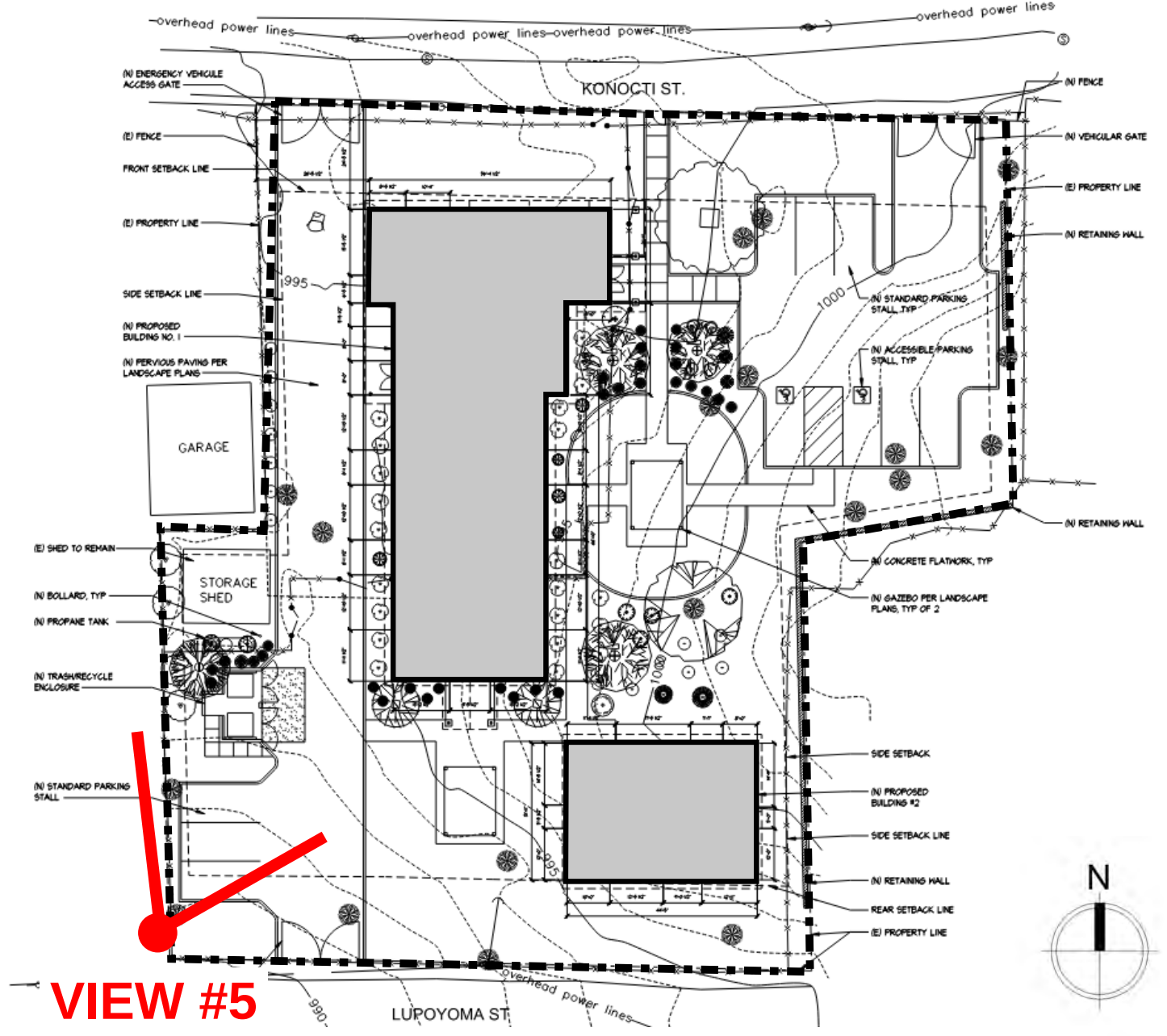




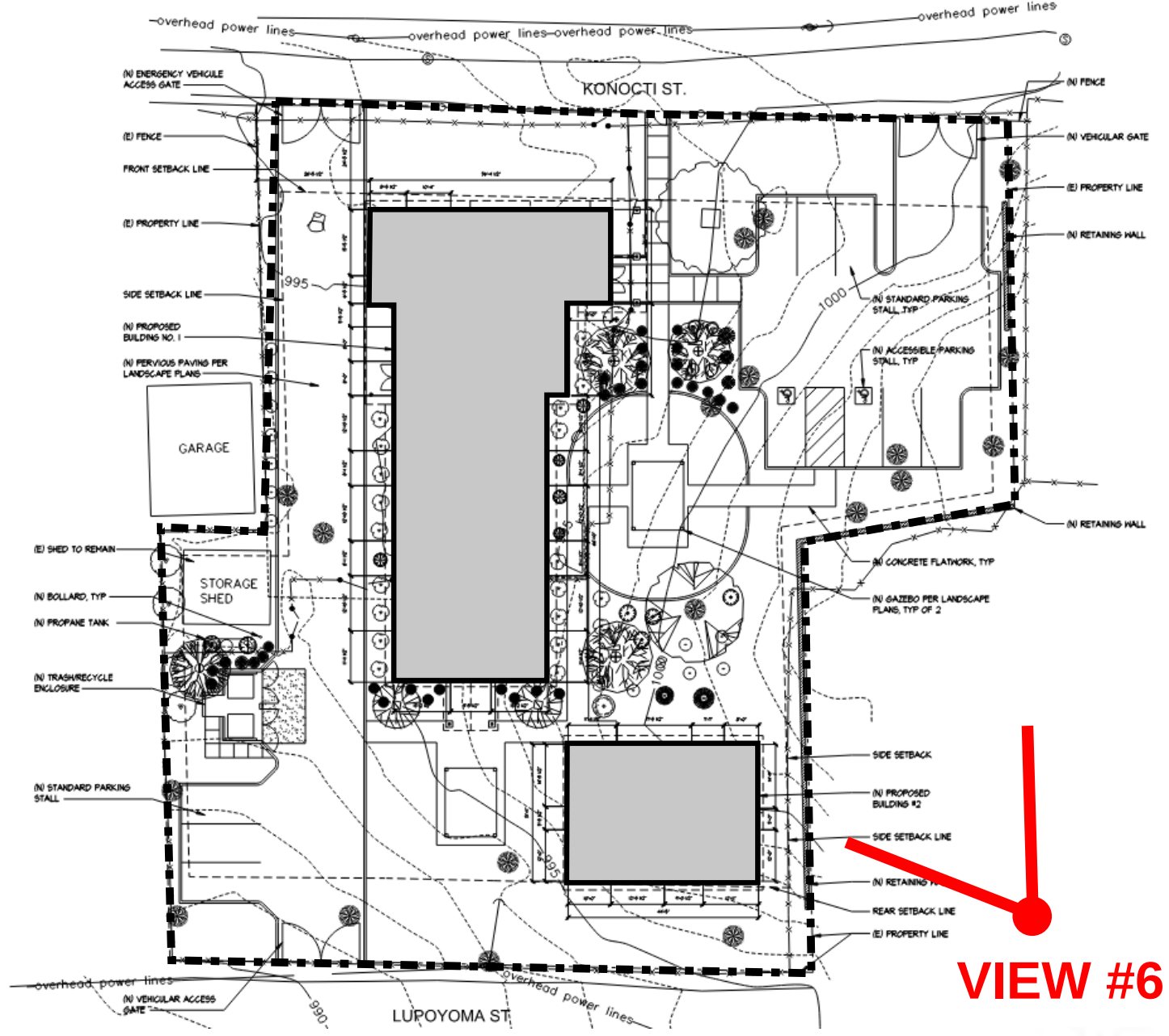
VIEW #5



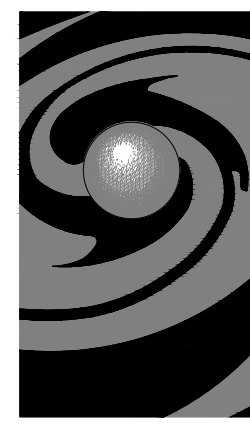
VIEW #6



VIEW #5



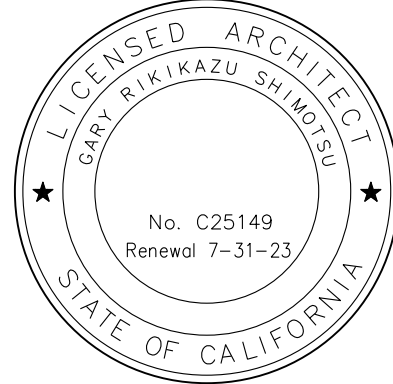
VIEW #6



SHIMOTSU

Gary Shimotsu, Architect
PO Box 160785
Sacramento, CA 95816
916-704-9872

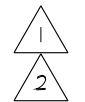
Architect



These drawings and accompanying specifications as instruments of service are the exclusive property of the Architect and their use and publication shall be restricted to the original site for which they were prepared. Re-use, reproduction or publication by any method in whole or part is prohibited except by written permission from the Architect. Title to these plans and specifications shall remain with the Architect without prejudice and visual contact with them shall constitute prima facie evidence of acceptance of these restrictions.
© 2022 GARY SHIMOTSU ARCHITECT

Consultant

Revisions



Key Plan

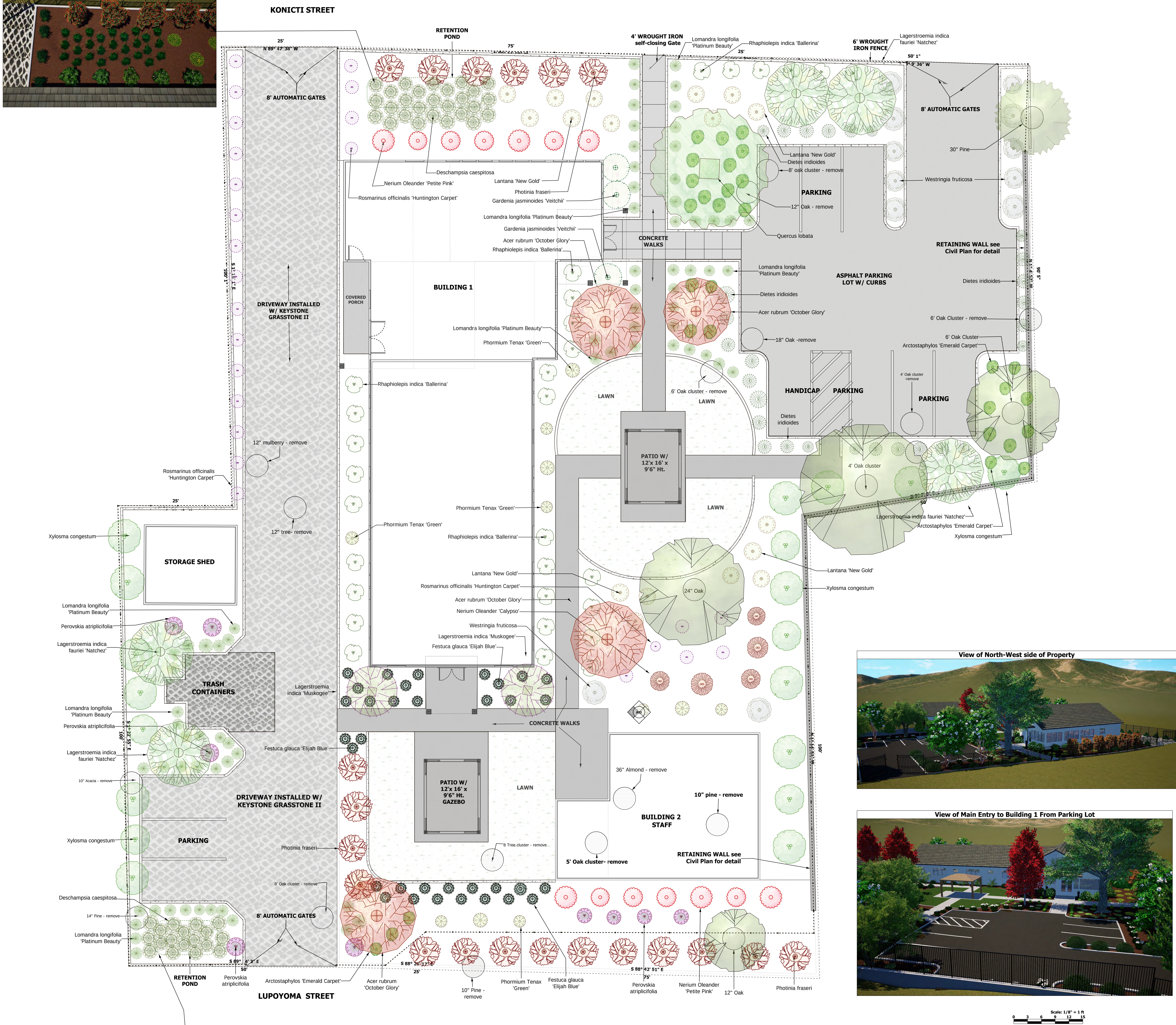
Project
CLEARLAKE CARE HOME
14139 KONOCTI STREET
CLEARLAKE, CALIFORNIA 95422

APN: 039-066-25

Drawing
3D RENDERINGS

Proj. No. 021-001
Drawn -
Reviewed GRS
Date 04.03.22

Sheet
A5.3



PLANT LEGEND					
Symbol	Botanical Name	Common Name	Qty	Size	Water
	Aster rubrum 'October Glory'	Aster rubrum 'October Glory'	4	#15	Med
	Antrozaphylos 'Emerald Carpet'	Emerald Carpet Manzanita	30	#1	Med
	Deschampsia caespitosa	Tufted Hair Grass	45	#1	low
	Dianes indicades	Furnright Lily	28	#1	low
	Festuca grass 'Eligh Blue'	Blue Fescue	34	#1	low
	Gardenia jasminodes 'Veltchir' Everblooming Gardenia	Gardenia jasminodes 'Veltchir'	3	#5	Med
	Lagerstroemia indica laurali 'Natchez'	Crapemyrtle 'Natchez' Tree	5	#15	low
	Lagerstroemia indica 'Maukegner'	Maukegner Crape Myrtle	2	#15	low
	Lantana 'New Gold'	New Gold Lantana	17	#5	low
	Lomandra gladiolium 'Platinum Beauty'	Lomandra 'Platinum Beauty'	74	#1	low
	Nerium Oleander 'Calypso'	Oleander 'Calypso'	5	#5	low
	Nerium Oleander 'Festie Pink'	Oleander 'Festie Pink'	14	#5	low
	Petovskia argenteola	Russian Sage	9	#5	low
	Phormium Tenax	New Zealand Flax, Green	11	#5	low
	Photinia fraseri 'Red Robin'	Red Robin Photinia	20	#5	Med
	Quercus lobata	Valley Oak	1	#15	low
	Rhapheophyes indica 'Bakerina'	Bakerina Indian Hawthorn	30	#5	Med
	Rosemarinus officinalis 'Huntington Carpet'	Huntington Carpet Rosemary	25	#1	low
	Westringia fruticosa	Coast Rosemary	12	#1	low
	Xylocma conopseum	Shiny Xylocma	19	#5	low

* NOTE*

ALL PLANTS MAY NOT BE AVAILABLE AT PLANTING TIME. CONSULT WITH LANDSCAPE DESIGNER, LANDSCAPE CONTRACTOR OR NURSERY PROFESSIONAL FOR SUITABLE SUBSTITUTIONS COMPLIANT TO WUCOLS LOW OR MED WATER REQUIREMENTS

[illegible]