

Sierra Avenue Small Lot Design Review Development Plan

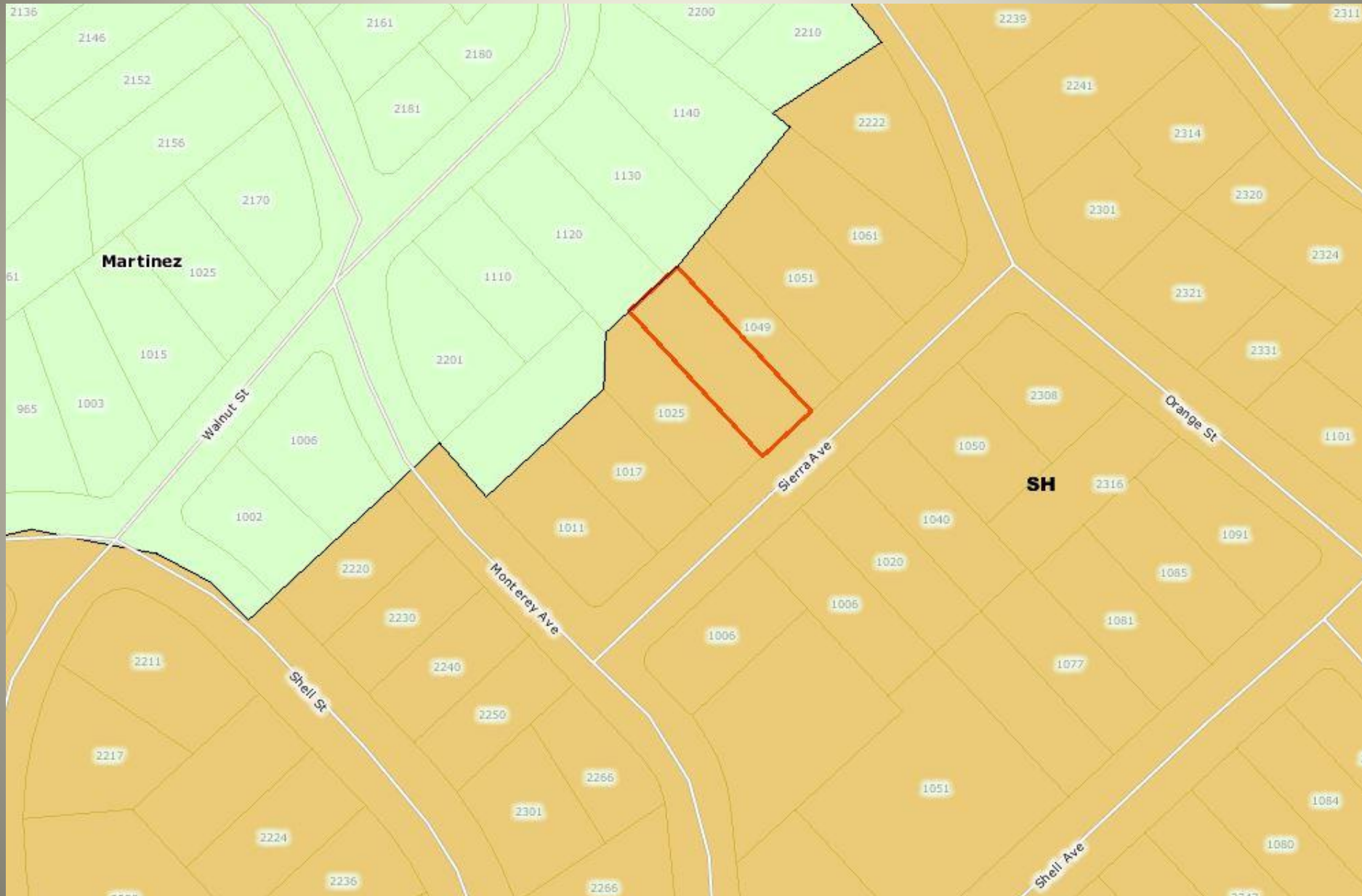
County File #DP16-3037

Board of Supervisors Hearing

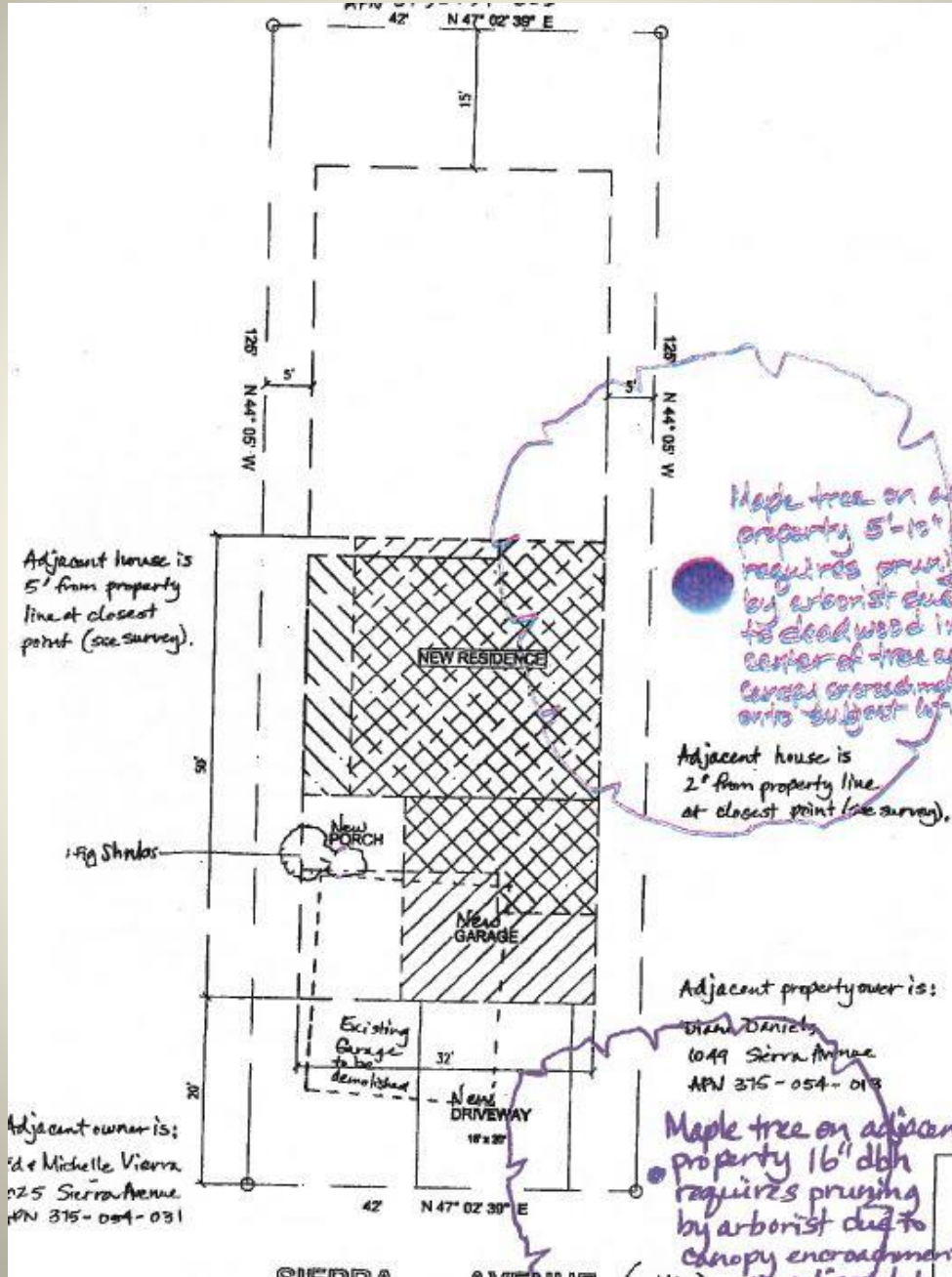
March 21, 2017

9:00 AM

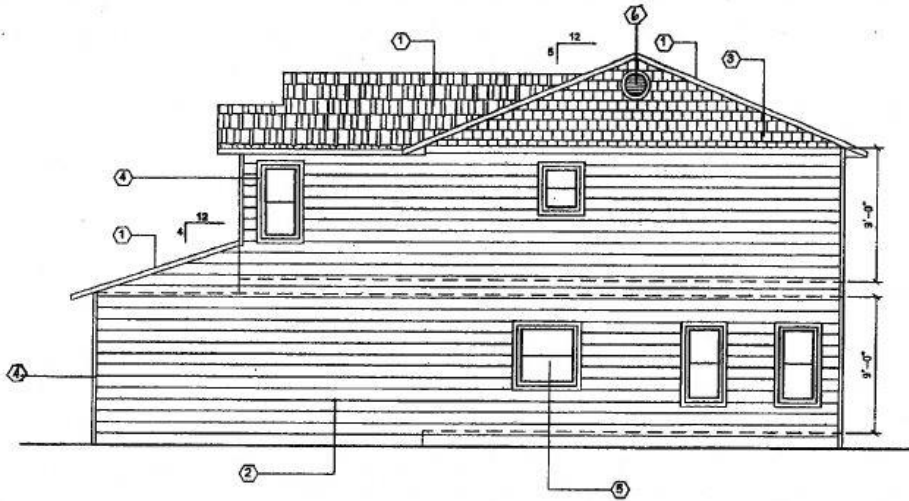
General Plan: SH



Proposed Site Plan

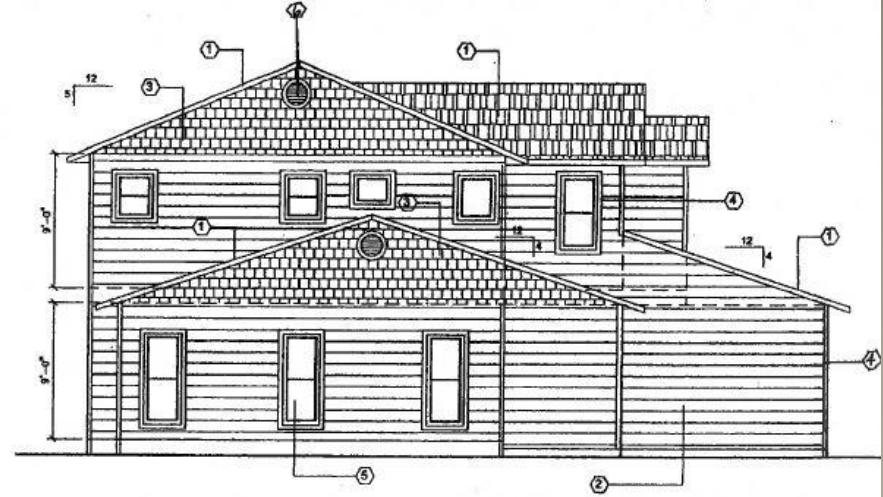


Proposed Elevations



RIGHT SIDE ELEVATION

1/4" = 1'-0"

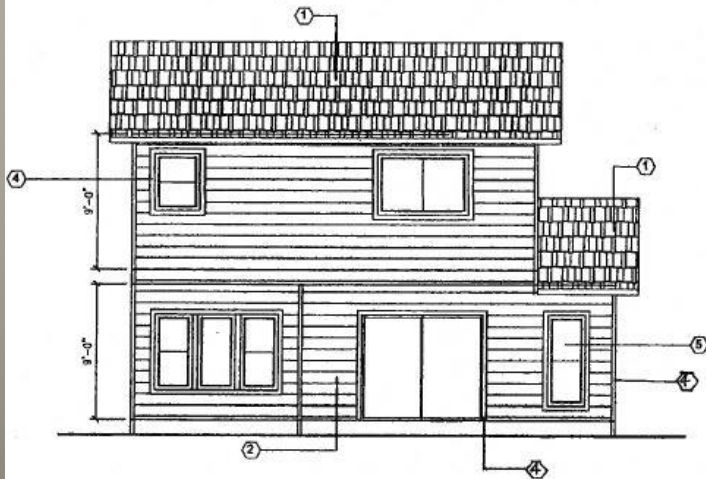


LEFT SIDE ELEVATION

1/4" = 1'-0"

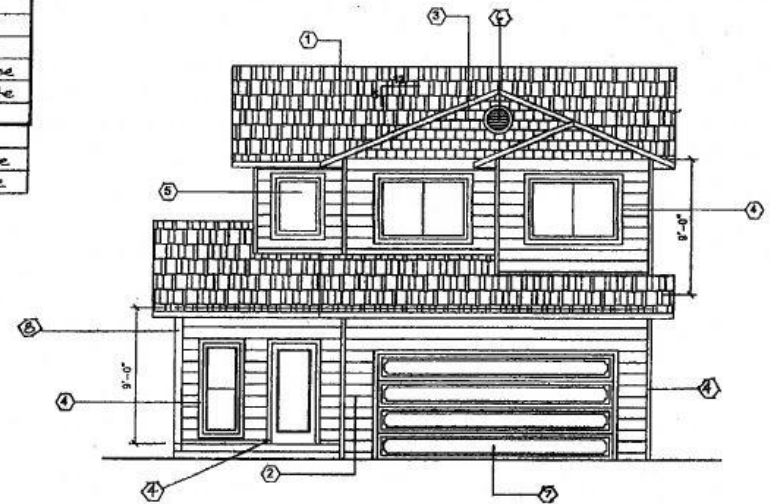
Height to tallest point of home (as shown) = 26'-9"

FINISHES	
SYMBOL	DESCRIPTION
①	ROOF: COMP ROOFING - charcoal
②	HORT. WOOD SIDING - charcoal
③	HORT. WOOD SIDING - SHINGLE STYLE - earth tone
④	TRIM: 2x4 BRUCE PRE-PRIMED TRIM - off-white
⑤	WINDOWS: VINYL WINDOWS COLOR WHITE
⑥	METAL - off-white
⑦	METAL GARAGE DOOR - off-white
⑧	WOOD POST (BIRCH) - off-white



REAR ELEVATION

1/4" = 1'-0"



FRONT ELEVATION

1/4" = 1'-0"

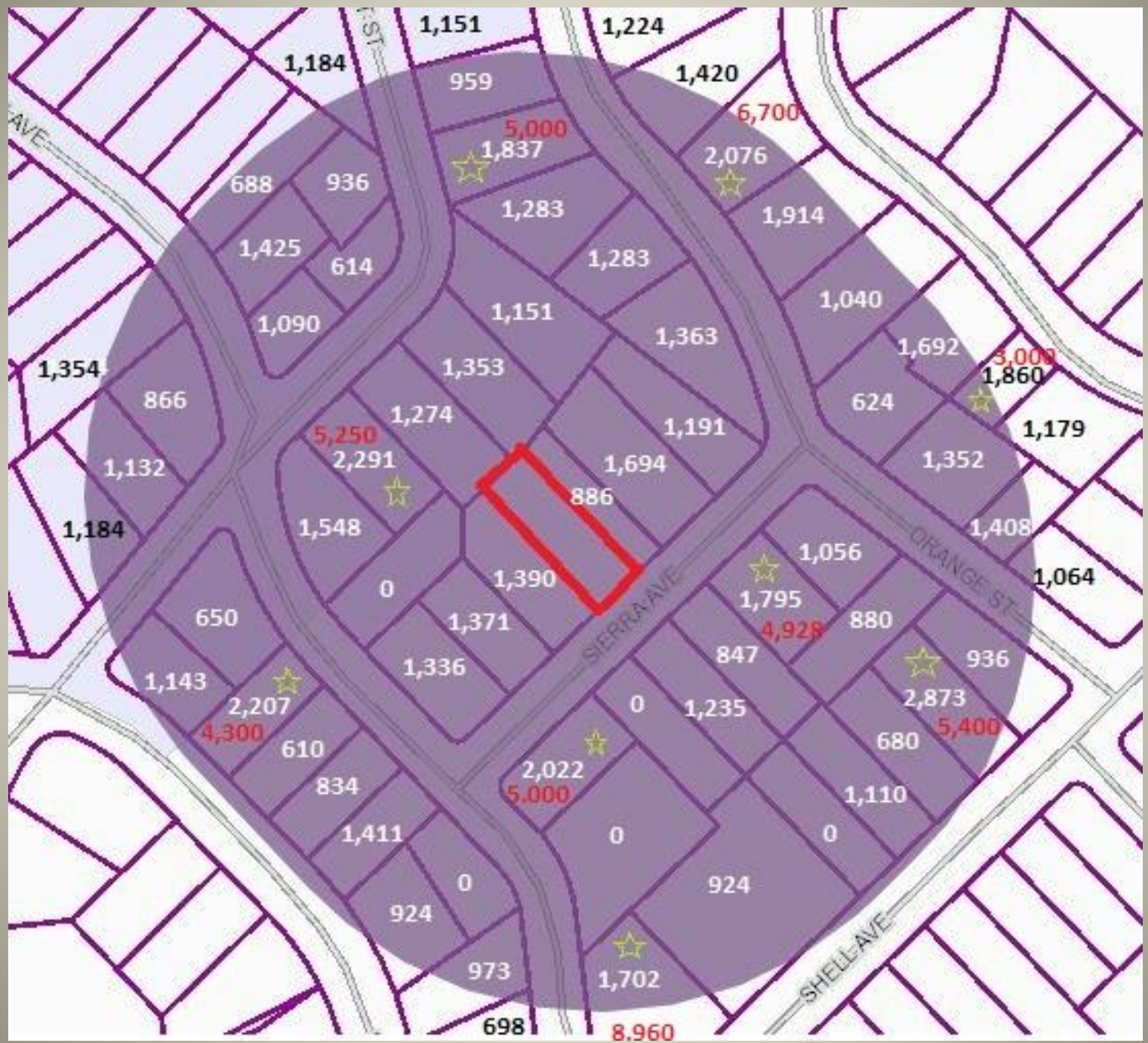
Existing Garage to be Demolished





Maple Tree #2 to be pruned

Maple Tree #1 to be pruned





1011 Sierra Ave.

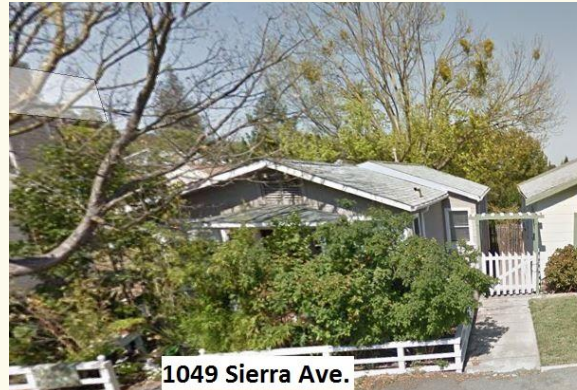


1017 Sierra Ave.

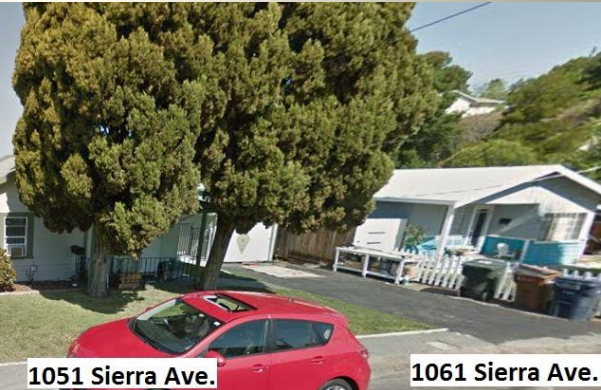
1025 Sierra Ave.



1006 Sierra Ave.



1049 Sierra Ave.

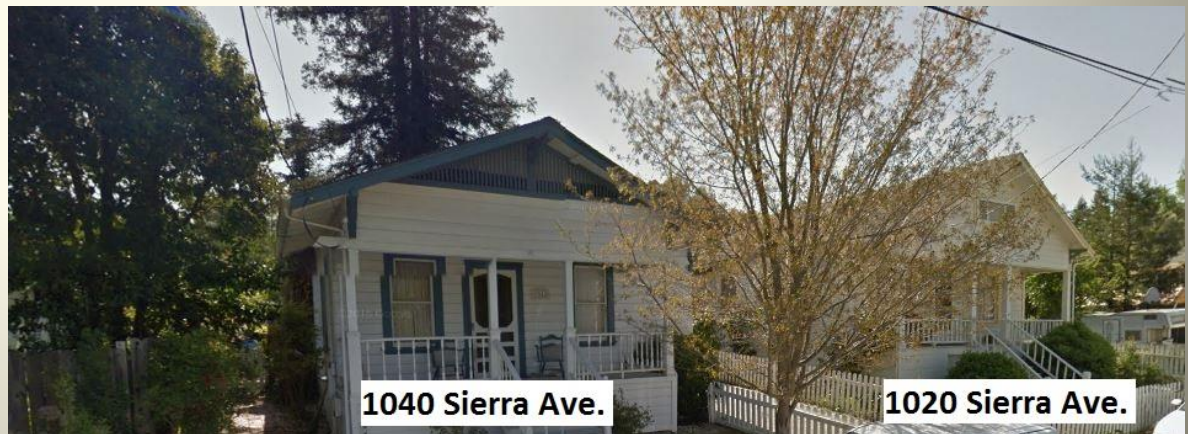


1051 Sierra Ave.

1061 Sierra Ave.

Homes on Sierra Avenue:

- Architecturally Diverse
- One and Two Story



1040 Sierra Ave.

1020 Sierra Ave.



PG&E Panel



BOUND
 LOT 3, BL
 FILED 2/
 UNINCO

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2016

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5.4.4. Working Space

Working space is defined as the whole area in front of the meter panel, the meter enclosure, the CT section, the service-conductor pulling or termination enclosure, or associated equipment. A working space permits access to the equipment and provides a safe working environment for personnel.

A working space must be located entirely on the applicant's property. Ask your local project coordinator to contact the PG&E electric meter department to review and approve of any exceptions to the Company's requirements for metering work spaces and locations.

The working space must be clear, level, and unobstructed at all times. See the descriptions below for the minimum required dimensions.

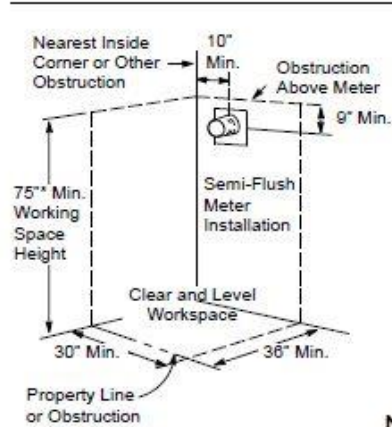
Wall-Mounted: For meter panels and service equipment the working space is 30 x 36 x 75 inches. See Figure 5-3, "Semi-Flush Meter Installation," and Figure 5-4, "Enclosed Meter Installation," both on Page 5-12.

Floor-Standing (Pad-Mounted): For 600 volt switchboards, metering enclosures, and service termination equipment rated over 225 amps, the working space is 48 inches deep by 102 inches high. For switchgear 601–25,000 volts, the working space depth is 96 inches. The width is the same dimensional width as the section. Measure the depth from the outside of the equipment's outer door. Concrete floors, housekeeping pads, and elevated platforms must extend out in front of the whole area to the minimum depth. See Figure 5-5 on Page 5-13 for additional requirements.

Table 5-2 Working Space Dimensional Requirements¹

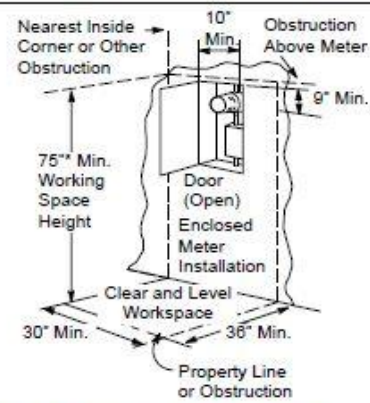
Voltage (Volts)	Equipment Type	Dimensions (Inches)			Figure(s)
		Width	Depth	Height	
0–600	Wall Mounted	30	36	75	5-3 & 5-4
	Floor Standing (Pad-Mounted)	Same as enclosure section	48	102	5-5
601–25,000	Floor Standing (Pad-Mounted)	Same as enclosure section	96	102	5-5

¹ Pad-mounted meter pedestals up to 200 amps require a 30 x 36 x 75-inch work space.



* 78" minimum for installations other than individual, field-installed meter panels.

Figure 5-3
Semi-Flush Meter Installation



Note: To allow the cabinet door to open fully (90° or more), increase the 30" minimum-width dimension of the meter working space, as necessary.

Figure 5-4
Enclosed Meter Installation