



**ROBERTS AND ASSOCIATES**  
ARCHITECTURE  
P. O. BOX 888  
GUALTIERI, CALIFORNIA 95445  
707 762-9316



**NEW RESIDENCE**  
BILL & MARCIA MCCONNELL  
14822 NAVARRO WAY  
MANCHESTER, CALIFORNIA  
UNIT 1 - LOT 34

DATE	1/17/04
JOB NO.	
SCALE	AS SHOWN
DRAWN BY	P.P.
CHECKED BY	P.P.
SHEET NO.	A-1

**IRISH BEACH DESIGN REVIEW**  
PHASE 2 - BUILDING WORKSHEET  
UNIT 1, LOT 34

- BUILDING HEIGHTS AND ELEVATIONS:
  - ELEVATION OF THE MEAN NATURAL GRADE ALONG THE FOUNDATION PERIMETER = 234.5 FT.
  - ELEVATION(S) OF THE FINISHED FLOOR(S)
 

GROUND FLOOR:	295.0 FT.
GARAGE FLOOR:	295.0 FT.
  - ELEVATION(S) OF ALL ROOF RIDGES:
 

GROUND FLOOR:	307.88 FT.
GARAGE FLOOR:	307.88 FT.
- BUILDING DIMENSIONS:
 

GROUND FLOOR:	80'-0" X 28'-0" = 1,680 SQ. FT.
DECK:	28'-0" X 12'-6" = 350 SQ. FT.
GARAGE:	28'-0" X 12'-6" = 350 SQ. FT.
- PERCENT OF LOT DIMENSIONS:
 

PERCENT OF LOT BEING USED BY WIDTH:	± 69%
PERCENT OF LOT BEING USED BY LENGTH:	± 11%
- DISTANCE FROM NEAREST NEIGHBORING STRUCTURES (EAVE TO EAVE DISTANCE)
 

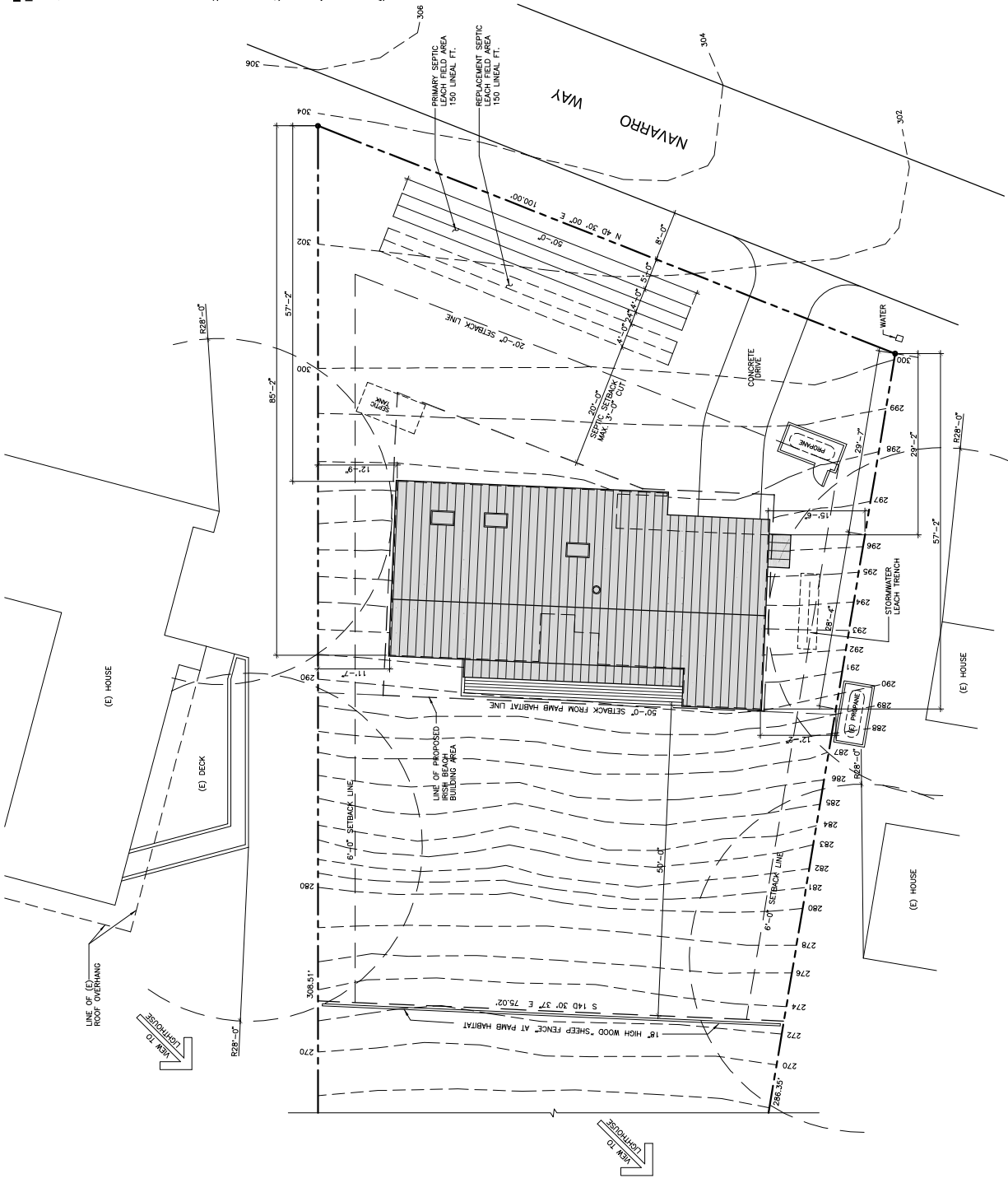
FRONT:	> 150'-0"
REAR:	> 150'-0"
NORTH SIDE:	± 28'-0"
SOUTH SIDE:	± 28'-0"
- SETBACKS FROM PROPERTY LINES:
 

FRONT:	41'-0"
REAR:	± 23'-5"
NORTH SIDE:	± 11'-2"
SOUTH SIDE:	± 12'-2"
- EXTERIOR SIDING & ROOFING MATERIALS:
  - ROOF MATERIALS: STANDING SEAM METAL ROOFING
  - EXTERIOR SIDING: FIBER CEMENT SHINGLE - CERTAINTED RANDOM SQUARE STAGGERED EDGE - 7" INCH EXPOSURE  
COLOR: SLATE
  - TRIM COLOR: TO MATCH SIDING
  - WINDOW FRAME COLOR: DARK BRONZE

AREA TABULATION:

GARAGE	344 SQ. FT.
CONDITIONED LIVING AREA	1,203 SQ. FT.
TOTAL AREA	1,547 SQ. FT.
REAR DECK	272 SQ. FT.
COVERED PORCH	48 SQ. FT.

SURVEY AND TOPOGRAPHIC INFORMATION PREPARED BY:  
DAVID E. PAOLI, P.E.  
1000 WILSON STREET  
FORT BRAGG, CA  
JULY 1983, REVISED OCTOBER 1995



**1 SITE PLAN**  
SCALE: 1/8" = 1'-0"





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P.O. BOX 1888  
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NEW RESIDENCE  
BILL & MARCIA MCCONNELL  
14820 MANARRO WAY  
MANCHESTER, CALIFORNIA  
UNIT 1-LOT 34

PROJECT:	
REVISIONS:	
JOB NO.:	DATE
SCALE:	AS SHOWN
DRAWN BY:	P.F.L.
CHECKED BY:	P.F.L.
SHEET NO.:	

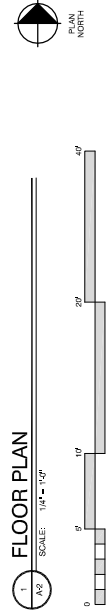
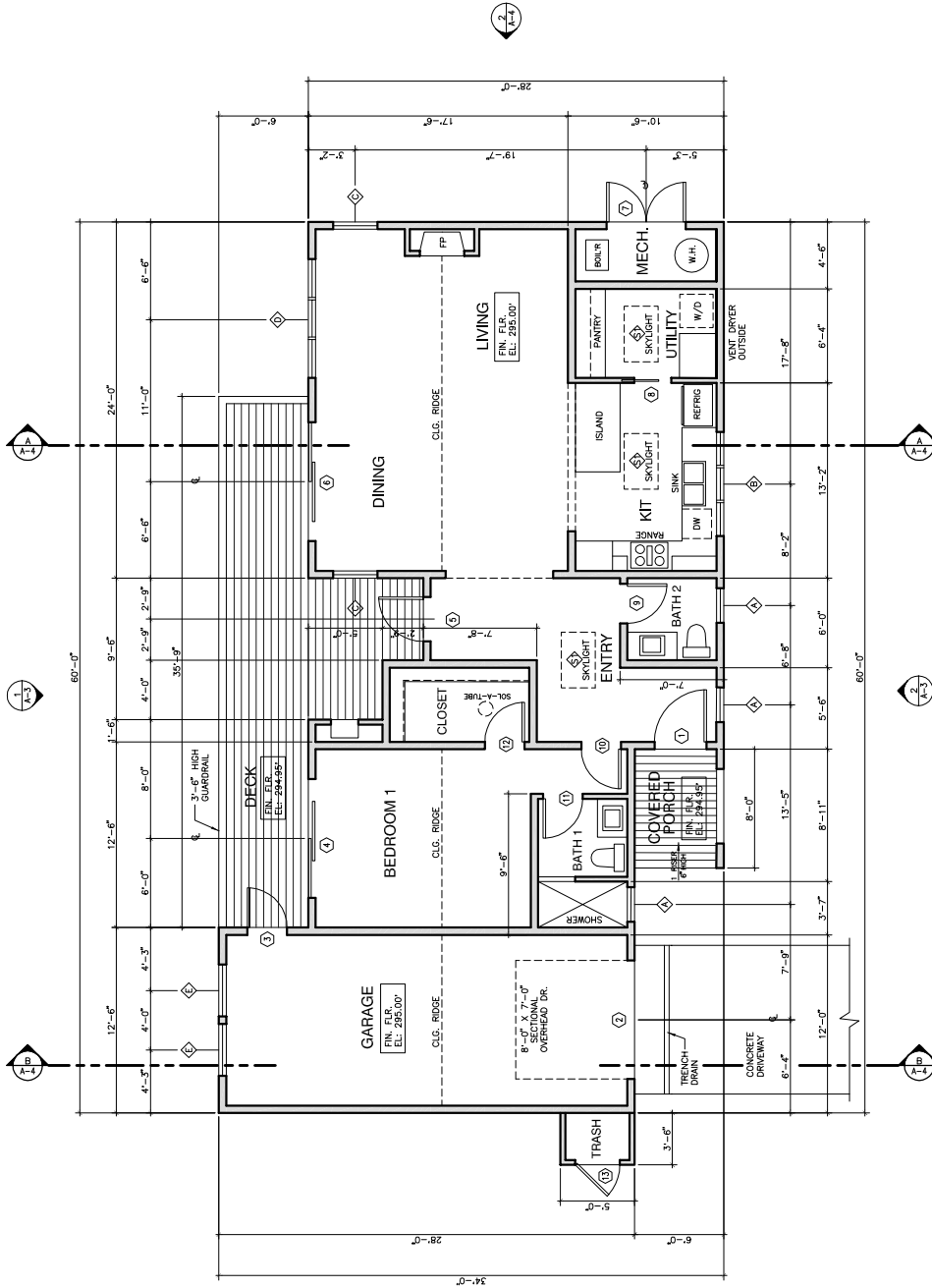
A-2

OF

WINDOW SCHEDULE		
SYM.	SIZE (WxH)	TYPE
①	2'-4" X 2'-6"	AWNING
②	7'-0" X 3'-4"	CASEMENT W/ FIXED
③	3'-0" X 6'-0"	CASEMENT
④	8'-0" X 6'-0"	CASEMENT W/ FIXED
⑤	3'-6" X 3'-6"	AWNING

DOOR SCHEDULE		
SYM.	SIZE	TYPE
①	3'-6" X 6'-5"	FRENCH SWING
②	7'-0" X 8'-0"	SECT. OVERHEAD
③	3'-0" X 6'-5"	FRENCH SWING
④	8'-0" X 8'-0"	SLIDER
⑤	3'-0" X 6'-5"	FRENCH SWING
⑥	8'-0" X 8'-0"	SLIDER
⑦	5'-4" X 6'-5"	PAIR SOLID CORE
⑧	2'-6" X 6'-5"	POCKET
⑨	2'-6" X 6'-5"	PANEL SWING
⑩	2'-6" X 6'-5"	PANEL SWING
⑪	2'-6" X 6'-5"	PANEL SWING
⑫	2'-6" X 6'-5"	PANEL SWING
⑬	3'-0" X 4'-6"	SOLID CORE

AREAS	
DECK	1,201 SF
COVERED PORCHES	344 SF
TOTAL	1,545 SF
DECKS	278 SF
COVERED PORCHES	48 SF





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14820 NAVARRO WAY  
MANCHESTER, CALIFORNIA  
UNIT 1-LOT 34

DATE		INITIALS
JOB NO.	DATE	INITIALS
SCALE	AS SHOWN	
DRAWN BY:	P.R.	
CHECKED BY:	P.R.	
SHEET NO.	A-3	
OF		

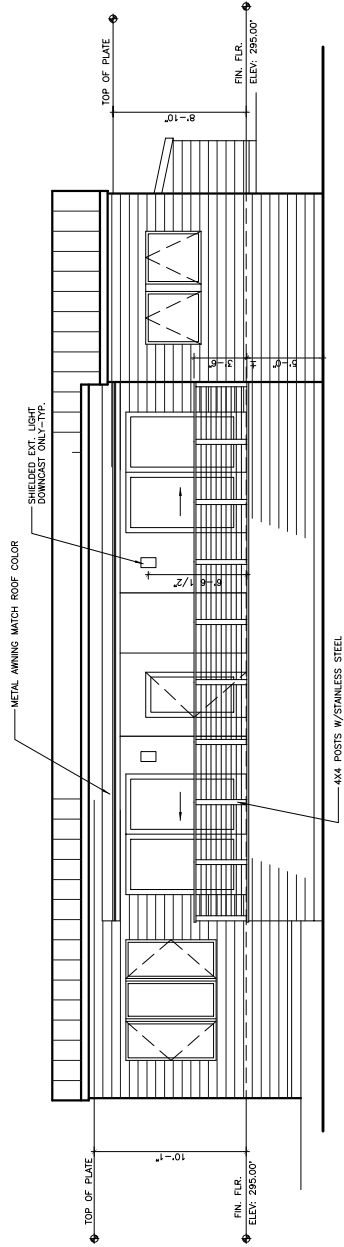


VIEW FROM NORTHWEST TOWARDS WEST ELEVATION

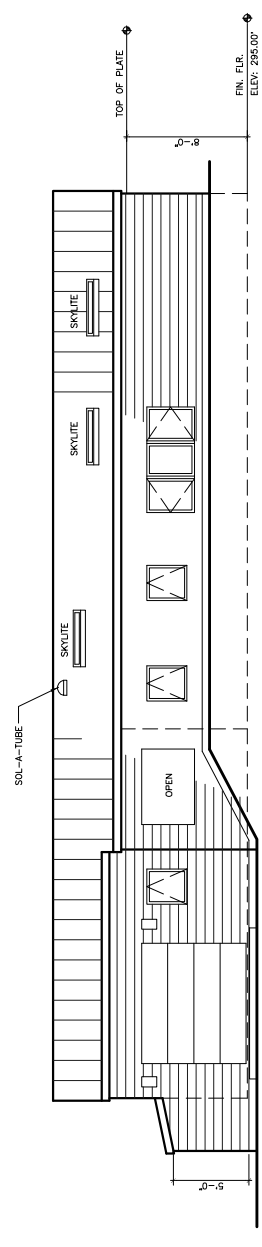


VIEW FROM SOUTHWEST TOWARDS WEST ELEVATION

EXTERIOR FINISH SCHEDULE	
1. ROOF:	STANDING SEAM METAL - COLOR: WEATHERED COPPER
2. FASCIA:	6" FIBER CEMENT BOARD FIBER CEMENT SHINGLES
3. EXTERIOR SIDING:	CEMENT BOARD CORK
4. WINDOWS:	ALUM. CLAD WOOD - COLOR: TUSCANY BROWN
5. WINDOW/FLOOR TRIM:	1 1/4" FIBER CEMENT BOARD
6. DECKS:	2" x 6" COMPOSITE DECKING - COLOR:
7. FLASHINGS:	18 OZ. COPPER FOR FLOOR VENTS, WALL-TO-WALL & WALL-TO-ROOF FLASHINGS
8. GUTTERS & DOWNSPOUTS:	18 OZ. COPPER
9. CHIMNEY PIPE:	N/A
10. APPLIANCE & PLUMBING VENTS:	PAINTED ALUMINUM OR BLACK VINYL RUBBER/PLASTIC



**1 WEST ELEVATION**  
SCALE: 1/4" = 1'-0"



**2 EAST ELEVATION**  
SCALE: 1/4" = 1'-0"



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707 788-9516

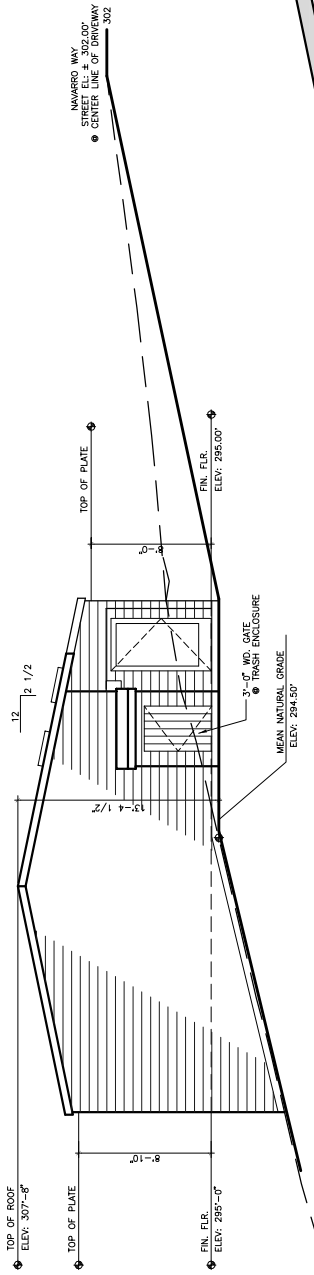


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MANCHESTER, CALIFORNIA  
UNIT 1-LOT 34

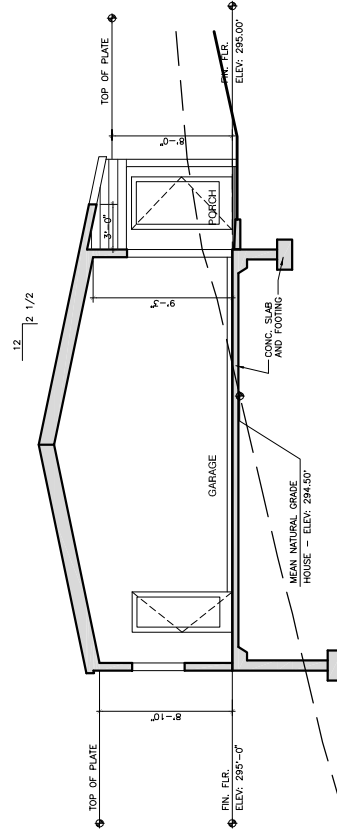
DATE:	1/11/07
REVISION:	
SCALE:	AS SHOWN
DRAWN BY:	P.F.R.
CHECKED BY:	P.F.R.
SHEET NO.:	A-4
OF:	06

**EXTERIOR FINISH SCHEDULE**

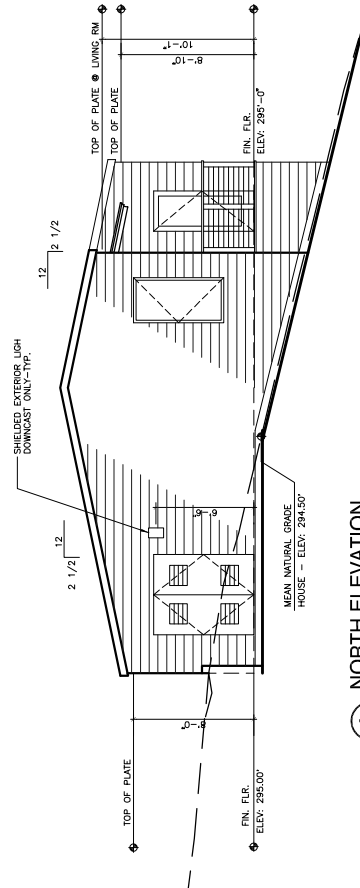
1. ROOF: STANDING SEAM METAL - COLOR: WEATHERED COPPER
2. FASCIA: 6" FIBER CEMENT BOARD
3. EXTERIOR SIDING: FIBER CEMENT SHINGLES
4. WINDOWS: ALUM. CLAD WOOD. COLOR: TUSCANY BROWN
5. WINDOW/DOOR TRIM: 1/4" FIBER CEMENT BOARD
6. DECKS: 2 x 6 COMPOSITE DECKING - COLOR: TUSCANY BROWN
7. HANDRAILS: 1 1/2" x 1 1/2" ROUND FINISH: BRASS
8. CUTTERS & DOWNSPOUTS: 16 OZ. COPPER
9. CHIMNEY PIPE: N/A
10. APPLIANCE & PLUMBING VENTS: PAINTED ALUMINUM OR BLACK VINYL RUBBER/PLASTIC



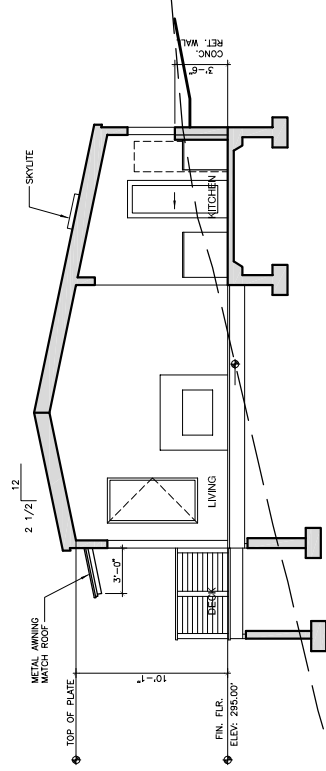
**1 SOUTH ELEVATION**  
SCALE: 1/4" = 1'-0"



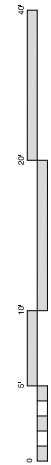
**3 SECTION-A-A**  
SCALE: 1/4" = 1'-0"



**2 NORTH ELEVATION**  
SCALE: 1/4" = 1'-0"



**4 SECTION-B-B**  
SCALE: 3/8" = 1'-0"



**ROBERTS & ASSOC**  
ARCHITECTURE

ATES

**January 17, 2009**

Irish Beach Architectural Design Committee  
P.O. Box 245  
Manchester, CA 95459

Subject: Phase 2 - Site Water Discosition

McConnell Residence  
14820 Navarro Way  
Unit 1 / Lot 34

Water affecting this site is produced by three sources surface water generated by storm runoff, water from irrigation and effluent water generated by human usage of the residence.

Surface water generated by storm rainfall on parcels to the east of Navarro Way as well as the street itself is collected in a drainage ditch located on the east side of Navarro Way and is directed to the south in bar ditches and through culverts at driveways and disposed of as part of the Irish Beach storm drainage system.

Storm water falling on parcels located north and south of the parcel does not impact this parcel as that water is channeled around the structures and allowed to percolate into the soil or sheet flow down the slope and disperse into the soil--or fall on the beaches below.

It is anticipated that water falling on this parcel at the uppermost portions will be collected in surface and subsurface drains on the uphill side of an anticipated retaining wall and directed to a subsurface leach basin located west of the proposed building area to the south of the proposed area where the septic tanks will be located.

Water running down the drive and from potential terrace areas adjacent to the house will be collected in area and trench drains to be' located at the low points of proposed drives, parking areas and terrace areas and directed through subsurface drain pipes for disposition in the proposed subsurface leach basin mentioned earlier.

All water from the roof areas of the proposed structure(s) will be collected by a gutter and downspout system and directed through subsurface pipes to the leach basin as well.

In the event excess water accumulates in the leach basin, an overflow pipe with end screening to prevent animal intrusion will allow the water to drain onto a series of stone rip-rap terraces located down slope to encourage natural dispersion and minimize soil erosion.

Other storm water falling on the site and irrigation water will be absorbed by the porous soil on the site or run naturally down slope to areas below.

Effluent water (septic) is degraded at a septic tank to gray water and absorbed by a leach field located on site.

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