

# ROBERTS & ASSOCIATES

ARCHITECTURE

## CLELAND RESIDENCE ADDITION

### PHASE 1 NARRATIVE

Unit 1, Lot 567  
14861 Navarro Way  
Manchester, California 95459

February 8, 2008

The owner of this parcel desires to construct a single level addition consisting of a Master Bedroom, Closet and Bathroom approximately 650 square feet in area to the northeast of the existing 1,068 square foot residence. The addition will be connected by demolition of an existing closet on the east side of the house allowing a hallway to the new bedroom space. It is also anticipated that approximately 200 square foot of decks will be constructed to the south of the new Bedroom to afford outdoor living spaces with east morning sun and fairly constant southern sunlight throughout the day.

The topography of the parcel in the area of the proposed addition is relatively flat with a slight slope towards the existing house. The proposed building area shown shaded on the attached site plan has been shaped by many factors. These include the 14 foot setback from adjacent parcels mandated by the Irish Beach CC&R's. This line is located to the south of the north property as dashed on the site plan exhibit. The depth of the proposed building area is shown as 35 feet and we feel this is adequate for the proposed programmed spaces. The remaining lines to the south and southeast are derived from minimum setback requirements from septic leach lines and a septic tank.

The owners desire to maintain a constant finish floor elevation in the proposed addition that will match the existing finish floor elevation of the house. The existing house's finish floor is set approximately 4 feet above grade as measured along the rear elevation of the house where the addition is proposed to be sited. We will strive to limit the elevation of the proposed roof ridges of the addition to elevations no greater than those found on the existing house using similar roof slope for consistency.

It is anticipated that the finish materials used on the exterior of the proposed addition will closely match those found on the existing house.

As we proceed with the design of this project, every effort will be made to design a residence that will fit the site and take advantage of its dramatic setting, while being ever mindful of owner's desires and the objectives of the design review committee. It is our intent to create an addition that will blend with the immediate surrounding natural landscape as well as complement the neighbors views.

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## ARCHITECTURE

### CLELAND RESIDENCE ADDITION

### PHASE 1 - SITE WATER DISPOSITION

Unit 1, Lot 67  
14861 Navarro Way  
Manchester, California 95459

February 8, 2008

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.

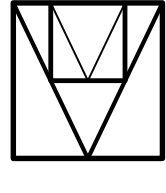
The water will be disposed of in the following manner:

Surface water generated by storm rainfall currently falls on the parcel and allowed to percolate to the subsurface soils, which seem to be fairly pervious in this area. Water falling on the residential structure is collected in gutters and directed through downspouts to splashblocks at grade and dispersed to the surrounding soil.

All storm water from roof areas of the proposed addition will be collected by a gutter and downspout system and directed to the surrounding soil. Any water from the foundation drainage system will be collected and directed through underground piping and daylighted near the street in a county approved drainage depression covered with cobbles

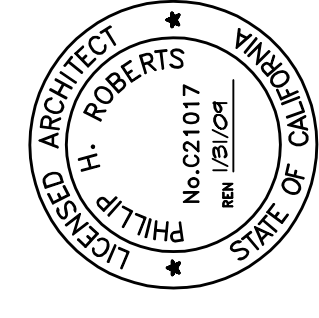
Other storm water falling on the site and irrigation water will be absorbed by the porous soil on the site or run naturally downslope through shallow swales to absorbtive areas of the parcel on the north and south side of the house near the street.

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



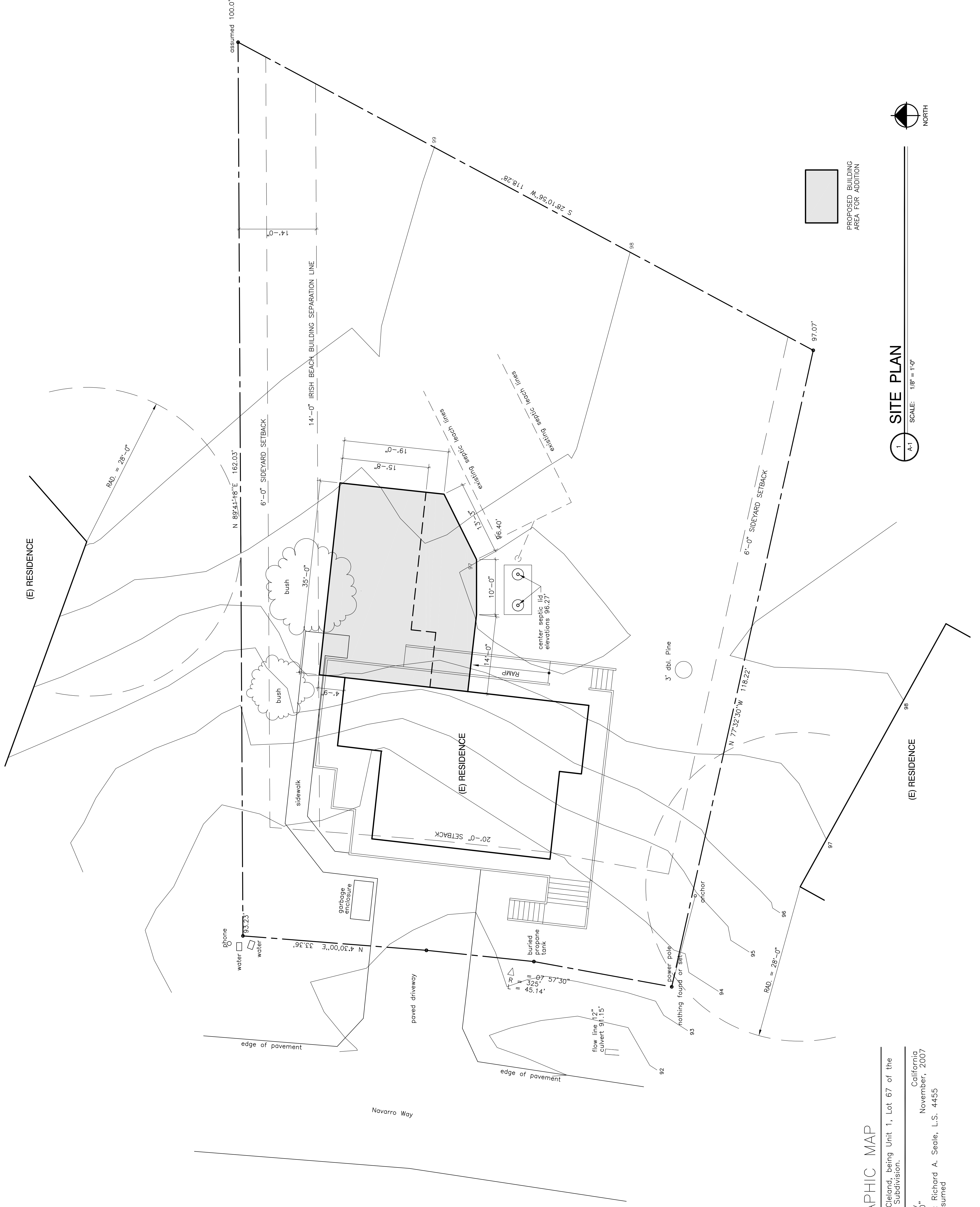
ROBERTS AND ASSOCIATES  
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CLELAND RESIDENCE ADDITION  
MANCHESTER, CALIFORNIA  
14861 NAVARRO WAY  
UNIT 1 - LOT 67

PHASE: IRISH BEACH PHASE I	JOB NO.:	DATE:	SCALE:	DRAWN BY:	CHECKED BY:	SHEET NO.:
REVISIONS:		2/8/08	AS SHOWN	P.H.R.	P.H.R.	A-1
OF: 4						



TOPOGRAPHIC MAP

Of the lands of Cleland, being Unit 1, Lot 67 of the  
Mendocino Coast Subdivision.

Mendocino County, California

Scale: 1/8"=1'-0"

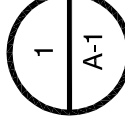
November, 2007

Map prepared by: Richard A. Seale, L.S. 4455

Elevations are assumed

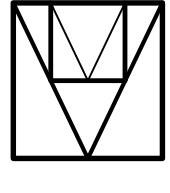
1 A-1 SITE PLAN

SCALE: 1/8" = 1'-0"

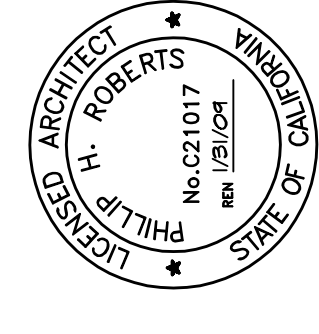


NORTH

PROPOSED BUILDING  
AREA FOR ADDITION



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CLELAND RESIDENCE ADDITION  
14861 NAVARRO WAY  
MANCHESTER, CALIFORNIA  
UNIT 1 - LOT 67

PHASE: IRISH BEACH  
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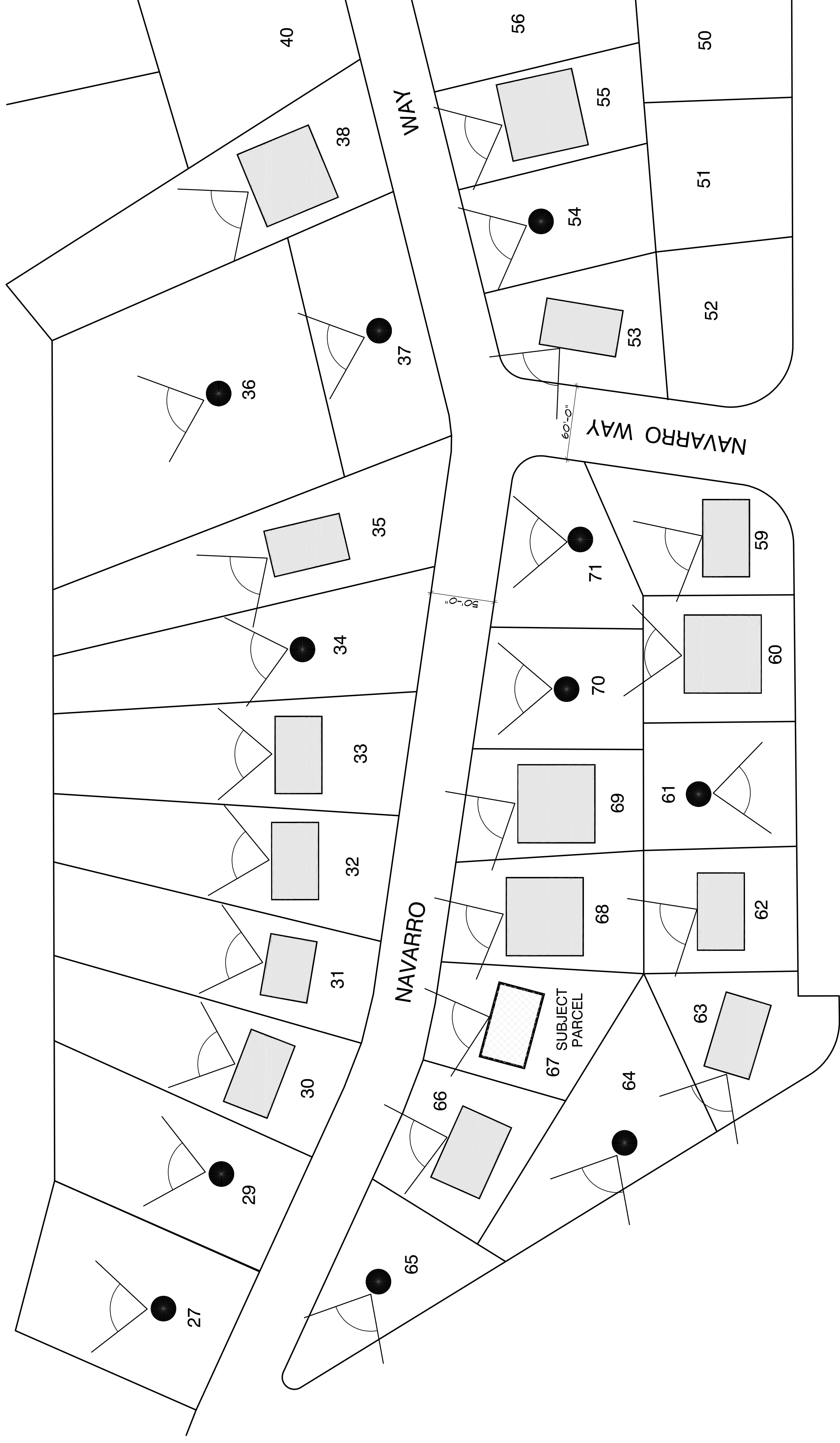
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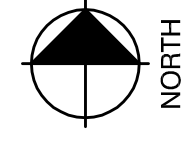
A-2

OF: 4

PACIFIC OCEAN

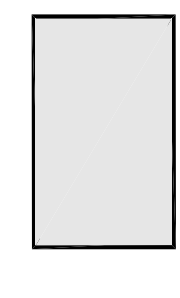
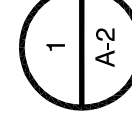


CA. STATE HWY. 1

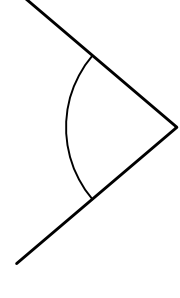


VIEW CORRIDOR MAP

SCALE: N.T.S.



(E) STRUCTURE



PRIMARY VIEW



VACANT PARCEL