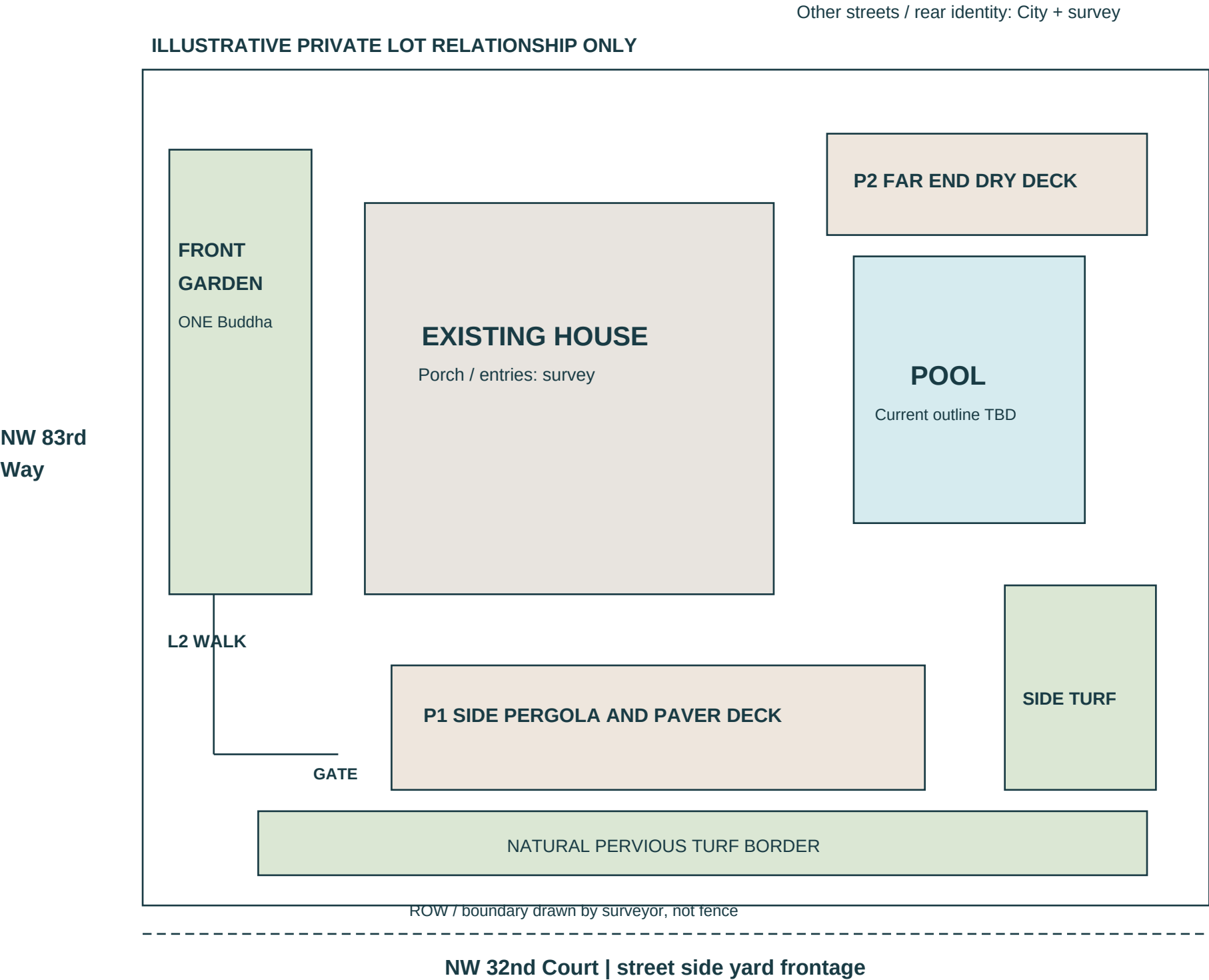


DIAGRAMMATIC / NOT TO SCALE / NO FIELD DIMENSIONS ASSIGNED



Zones indicate the requested relationships. They are not a trace of the 2016 survey, a cardinal orientation or an approved layout. Actual boundaries include curves and must come from the current survey.

P1: maximize side-yard coverage only after City structure classification. A pergola classification triggers a 230 SF overall cap and 14-foot height cap.

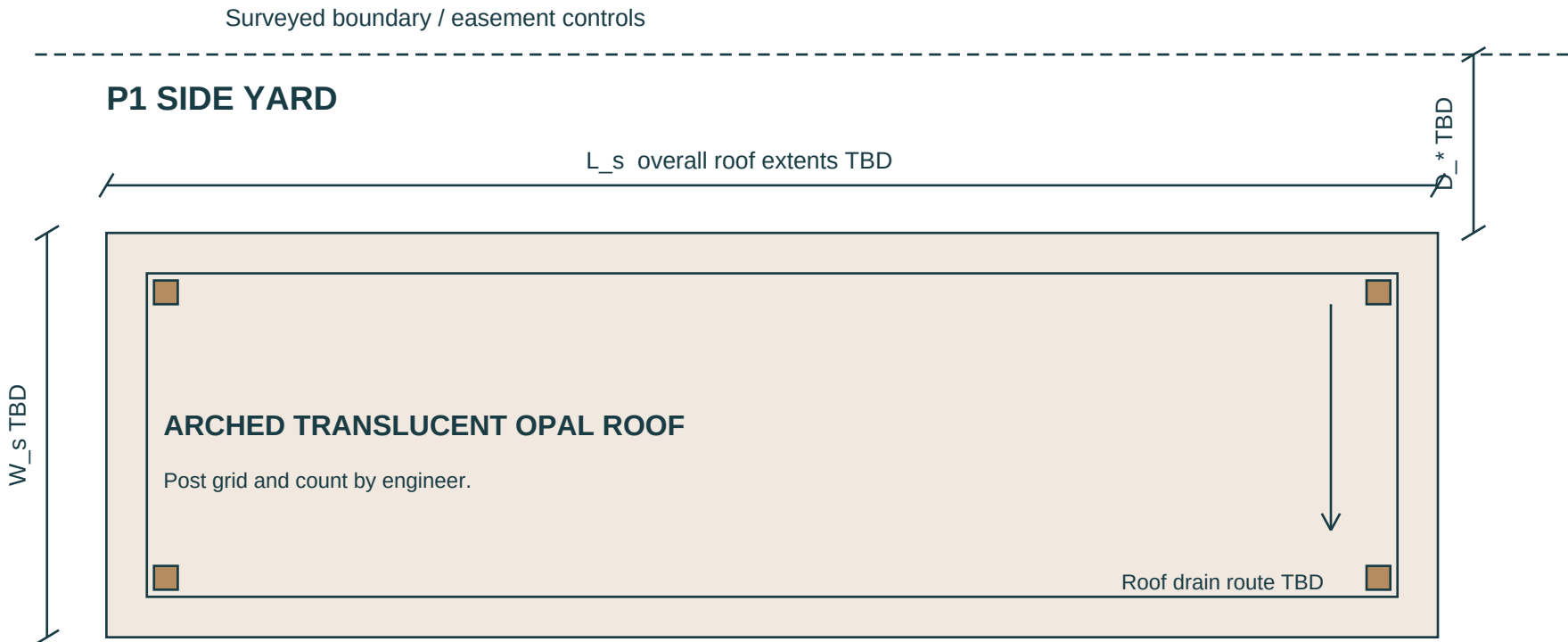
P2: far-end seating on dry pool deck. Do not relocate to the raised lounge platform or span pool water.

L1: side turf plus front planting with one chosen Buddha. Turf permit, natural border and living landscape quantities must be shown.

L2: gate-to-front pedestrian pavers. Plot gate swing, hydrant/utilities, offsets, elevations and ties. No ROW or driveway apron modification assumed.

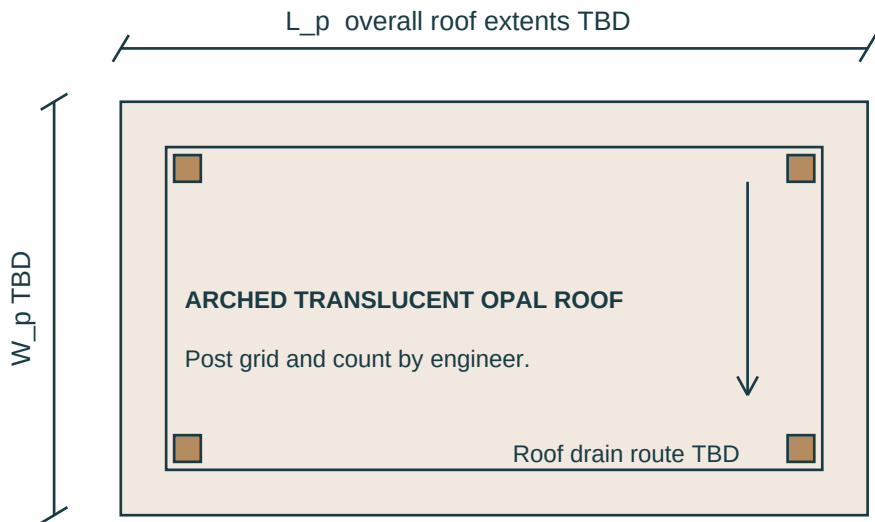
Historic survey omits current pool/deck and shows fence encroachments. Fence line does not establish legal work limits.

DIAGRAMMATIC / NOT TO SCALE / NO FIELD DIMENSIONS ASSIGNED



A_s = actual approved projected outline; not deck area

P2 FAR END POOL DECK



A_p = actual approved projected outline; not deck area

The long P1 rectangle depicts design intent only. No aspect ratio or footprint from this page is a permit proposal.

Screening if classified as pergolas: each overall roof area <=230 SF; each maximum height <=14 feet. City confirms how overhangs are measured and whether the rigid covered roof has a different classification.

Total existing plus new accessory count <=2, subject to City interpretation of current code versus the questionnaire one-storage/one-recreation wording.

City-defined aggregate accessory area <=35 percent of rear-yard area. Inventory existing structures and establish how the street-side structure is counted.

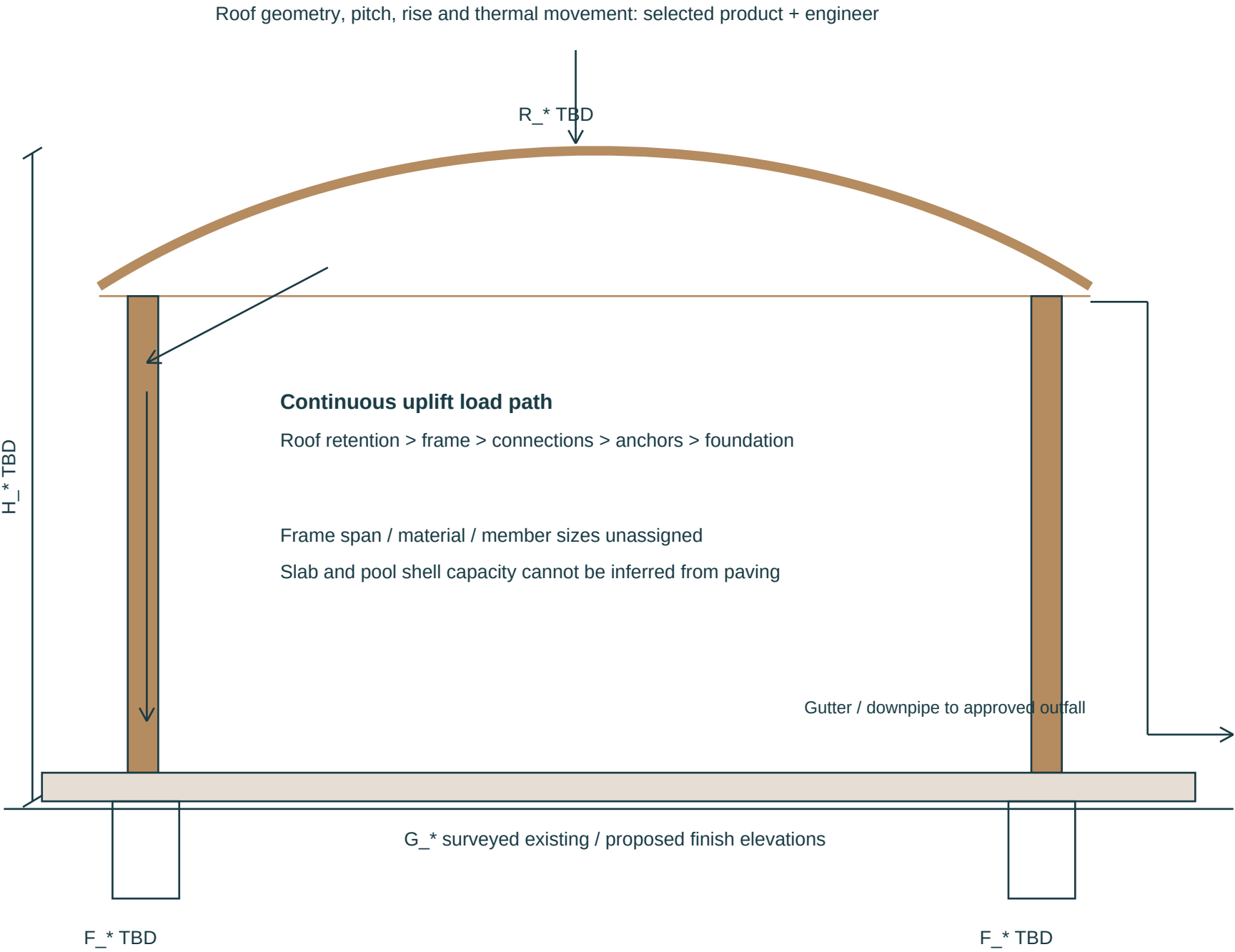
Street-side, rear/interior-side, house and utility offsets must be measured from the current survey. A 3-foot privacy-fence exception is not a street-side allowance.

SK05-SK06 control setbacks. PMUD street-side building baseline is 15 feet if applicable; 6 feet is only a potential accessory exception. City must classify the rigid translucent roof.

CAD: add plan north, datum, full boundary dimensions, post/roof/deck offsets, pool water/coping distances, gate swing and protected circulation.

DIAGRAMMATIC / NOT TO SCALE / NO FIELD DIMENSIONS ASSIGNED

SECTION THROUGH SELECTED SYSTEM



The translucent roof makes this a covered structure for classification review. Confirm roof type and exact accepted assembly before supplier selection.

Engineer establishes HVHZ/ultimate wind, exposure, risk, pressures, load combinations, spans, uplift, connections and soil/foundation criteria. Do not design to the legacy questionnaire wind checkbox alone.

Maximum height for a pergola: 14 feet, with City-defined measurement datum. Clear headroom, eave and highest point must be dimensioned separately.

Keep roof outfalls compatible with approved drainage; no intentional discharge to pool or neighboring property. Drain sizes, storage and elevations require design.

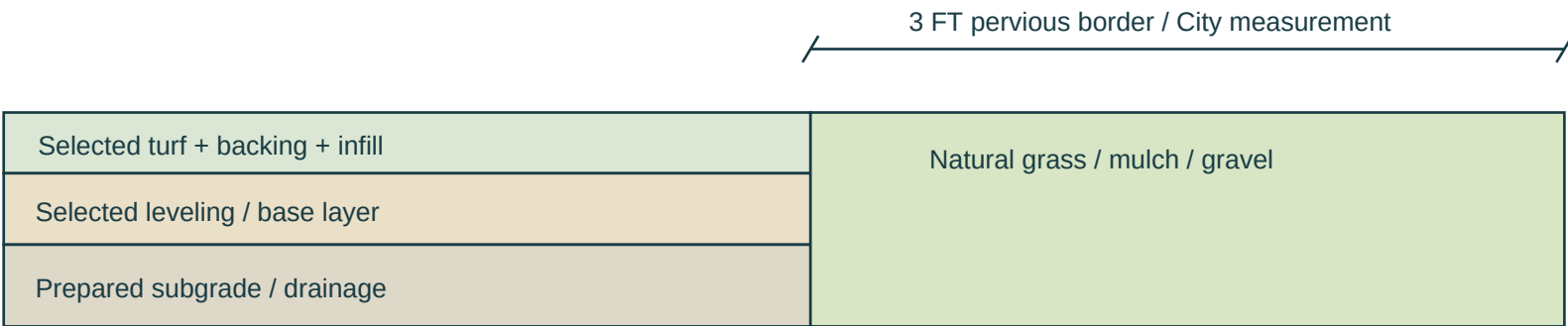
No footing/rebar/anchor dimensions are prescribed here. Provide excavation clearances from pool shell, house foundations, trees, conduits and utilities.

Use exact product approvals or accepted engineered evidence within their limitations. Generic translucent roofing data does not approve a different frame or attachment.

Electrical lights/fans are alternates. Add only after NEC/pool-proximity and permit review.

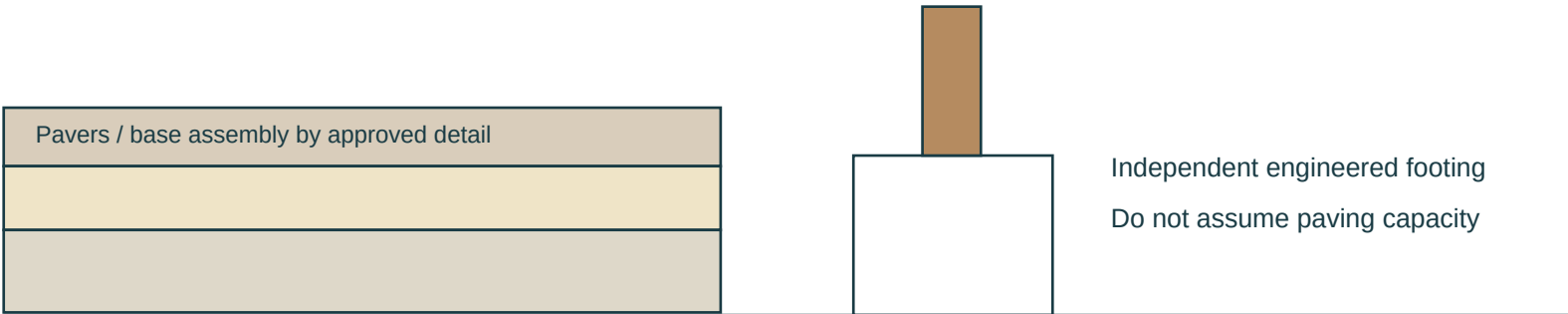
DIAGRAMMATIC / NOT TO SCALE / NO FIELD DIMENSIONS ASSIGNED

TURF TO NATURAL BORDER



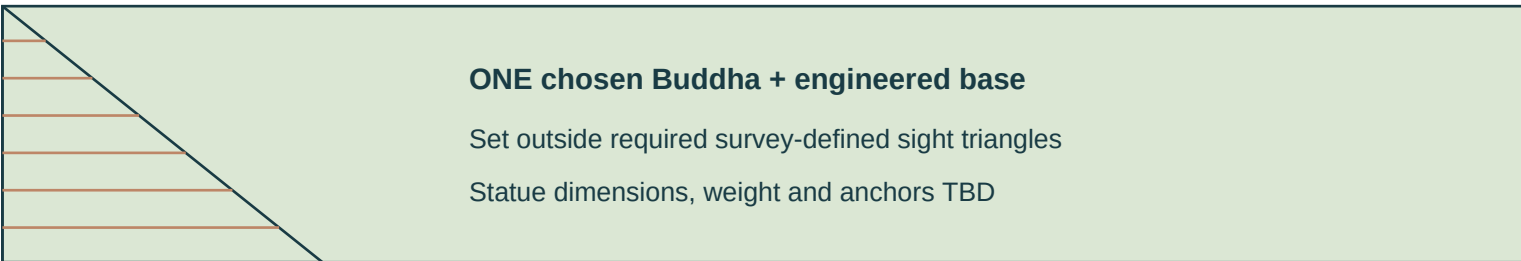
Layer depths and edge system: manufacturer/design TBD

WALKWAY TIE AND PERGOLA FOOTING



Flush transitions; grade/drainage and gate swing verified

FRONT GARDEN AND SIGHT CONTROLS



Turf: City building permit is required. Submit current survey, living/artificial landscape plan, scaled assembly/drainage detail and complete product/warranty data.

Maintain natural pervious setback and required planting; confirm City interpretation at borders and walkway crossings. Easement turf needs applicable agency approval.

Walk/deck: City R23 standard references 60 mm pavers, 1-inch bedding sand and 6-inch compacted base. Confirm application and walkway setback conflicts before detailing.

Impervious: sand pavers count 50 percent, turf 20 percent; total <=55 percent of lot. Do not double-count covered paving and roof. No conditional pool credit is assumed.

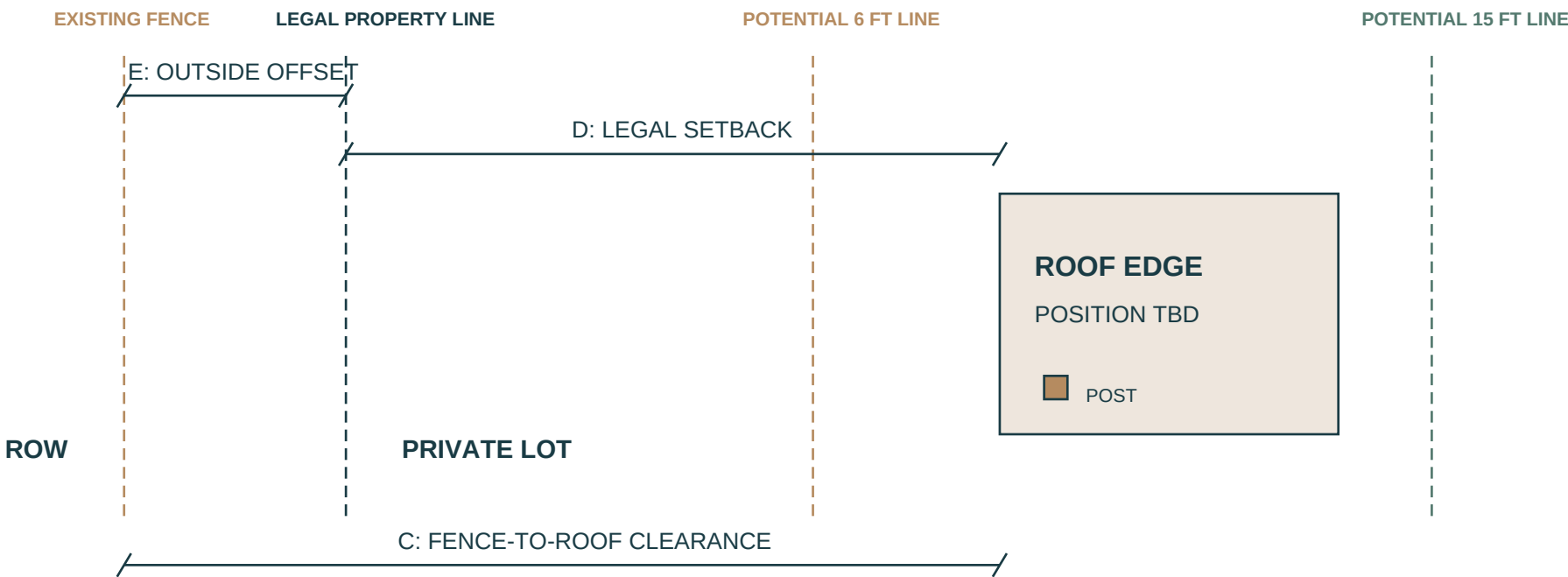
Sight diagram is illustrative, not a surveyed triangle. Plot 23-108 street corner 40-foot and driveway 10-foot controls; maintain cross visibility 2.5 to 8 feet above street center grade.

Front planting must meet counts and mature clearances. Select one Buddha from pale limestone, dark basalt or aged bronze, then obtain supplier mass and anchorage design.

Preserve hydrant, utilities, retained trees, pool security and all service routes. No driveway apron, ROW work or tree removal selected.

DIAGRAMMATIC / NOT TO SCALE / NO FIELD DIMENSIONS ASSIGNED

A / STREET-SIDE CONTROL SECTION IN PLAN



At a common survey station: $D = C - E$ when fence is outside lot.

Fence inside lot by I: $D = C + I$. Confirm geometry with surveyor.

Measure shortest horizontal/legal distance; do not use this sketch as scale.

B / HISTORICAL EXAMPLE - NOT A PROPOSED DIMENSION

2016 survey: NW 32nd Court fence offsets 0.90 ft and 1.65 ft outside lot.

If $C = 6.00$ ft and $E = 1.65$ ft, then $D = 4.35$ ft: below a 6 ft test.

For $D = 6.00$ ft at that station, C must be at least 7.65 ft.

For $D = 15.00$ ft at that station, C must be at least 16.65 ft.

Offsets vary. Historic common-area fence offset: 1.60 ft outside lot.

Neither the fence nor this calculation grants permission to use the ROW.

City 23-82(a)(5): pergolas may enter required side/rear yards, with 6 feet to rear/side property lines or the minimum required setback, whichever is less. Applicability to this roof and this lot is unresolved.

City 23-70(j): PMUD single-family street-side building baseline is 15 feet. Lot zoning, approved development guidelines and accessory exception must be established in writing. Neither dashed line is an approved envelope.

The 3-foot exception is limited to rear/interior-side locations with a 6-foot privacy fence and required easement releases. It is NOT a street-side option. A fence height alone does not establish privacy-fence eligibility.

Roof, gutter, beam, post, footing and deck limits are distinct. Use outermost roof/gutter as a conservative CAD control until City defines the measurement reference and any lawful projection allowance.

ARC guide pages 22-26 give aesthetics, not numeric setbacks. Obtain governing declarations and written ARC confirmation of this actual plan.

QC links: A02-A04, C01-C08 and C11. Current survey must include pool, fence, utilities, easements, ROW and all three street relationships.

DIAGRAMMATIC / NOT TO SCALE / NO FIELD DIMENSIONS ASSIGNED

ZONE	REQUIREMENT / CONDITIONAL BASIS	MEASURE FROM / TO	PROPOSED / RESULT	CLOSURE EVIDENCE
P1 / roof	Potential 6 ft accessory exception OR applicable building envelope; PMUD street side baseline 15 ft.	Legal boundary to outer roof/gutter*	TBD / HOLD	C01-C08. No street-side 3 ft exception.
P2 / roof	Rear/interior side: 6 ft or lesser required setback if 23-82 applies. 3 ft conditional only.	City-classified boundary to roof*	TBD / HOLD	C03-C08, C19. Pool/screen 5 ft exception does not govern pergola.
P1 / P2 deck	R-23 walkway/deck: 3 ft side, 5 ft rear. Confirm applicability at street side and pool deck.	Boundary to outer paving edge	TBD / HOLD	C11-C12. Generic easement form excludes pool decks/roofed enclosures.
L1 / turf	3 ft pervious setback in permitted side/rear locations. Show natural grass, mulch or gravel.	Boundary/border as City confirms	TBD / HOLD	C13-C16. Fence is not the boundary; crossings need resolution.
L2 / walk	R-23: 3 ft side / 5 ft rear. Code 23-116 permits yards unless otherwise prohibited.	Boundary to paving/edge restraint	TBD / HOLD	C12. Confirm route, street side, gate tie and driveway interface.
Front / Buddha	No verified numeric statue setback assigned. Apply City classification, sight controls and ARC decision.	ROW sight triangle / approved line	TBD / HOLD	A07, C17-C18. Plot 10 ft driveway and 40 ft street sight triangles.
All / fence	Record outside (+E) or inside (I) offset at every controlling station. No assumed fence ownership line.	Fence, legal boundary and feature	TBD / HOLD	Current survey: never offset proposed work from fence alone.

* Measurement endpoint is a CAD reserve, pending written City interpretation of roof projections / eaves / gutters.

CAD MUST ADD: required | proposed | field-verified | surplus/deficit | rule source | reviewer/date, at each controlling point.

Hold the maximum footprint until zoning, roof classification, easements, current survey, ARC and engineering agree.