CITY OF SOLANA BEACH

SOLANA BEACH CITY COUNCIL, SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY,
PUBLIC FINANCING AUTHORITY, & HOUSING AUTHORITY



AGENDA

Joint REGULAR Meeting Wednesday, April 26, 2023 * 6:00 p.m.

City Hall / Council Chambers, 635 S. Highway 101, Solana Beach, California

- > City Council meetings are video recorded and archived as a permanent record. The <u>video</u> recording captures the complete proceedings of the meeting and is available for viewing on the City's website.
- Posted Reports & Supplemental Docs contain records up to the cut off time prior to meetings for processing new submittals. Complete records containing meeting handouts, PowerPoints, etc. can be obtained through a <u>Records</u> <u>Request</u>.

PUBLIC MEETING ACCESS

The Regular Meetings of the City Council are scheduled for the 2nd and 4th Wednesdays and are broadcast live. The video taping of meetings are maintained as a permanent record and contain a detailed account of the proceedings. Council meeting tapings are archived and available for viewing on the City's <u>Public Meetings</u> webpage.

WATCH THE MEETING

- <u>Live web-streaming:</u> Meetings web-stream live on the City's website on the City's <u>Public Meetings</u> webpage. Find the large Live Meeting button.
- <u>Live Broadcast on Local Govt. Channel:</u> Meetings are broadcast live on Cox Communications Channel 19 / Spectrum (Time Warner)-Channel 24 / AT&T U-verse Channel 99.
- Archived videos online: The video taping of meetings are maintained as a permanent record and contain a
 detailed account of the proceedings. Council meeting tapings are archived and available for viewing on the
 City's Public Meetings webpage.

AGENDA MATERIALS

A full City Council agenda packet including relative supporting documentation is available at City Hall, the Solana Beach Branch <u>Library</u> (157 Stevens Ave.), La Colonia Community Ctr., and online <u>www.cityofsolanabeach.org</u>. Agendas are posted at least 72 hours prior to regular meetings and at least 24 hours prior to special meetings. Writings and documents regarding an agenda of an open session meeting, <u>received</u> after the official posting, and distributed to the Council for consideration, will be made available for public viewing at the same time. In addition, items received at least 1 hour 30 minutes prior to the meeting time will be uploaded online with the agenda posting. Materials submitted for consideration should be forwarded to the <u>City Clerk's Department</u> 858-720-2400. The designated location for viewing of hard copies is the City Clerk's office at City Hall during normal business hours.

PUBLIC COMMENTS

<u>Written correspondence</u> (supplemental items) regarding an agenda item at an open session meeting should be submitted to the City Clerk's Office at <u>clerkoffice@cosb.org</u> with a) Subject line to include the meeting date b) Include the Agenda Item # as listed on the Agenda.

- Correspondence received after the official posting of the agenda, but two hours prior to the meeting start time, on the meeting day, will be distributed to Council and made available online along with the agenda posting. All submittals received before the start of the meeting will be made part of the record.
- Written submittals will be added to the record and not read out loud.

And/Or

Verbal Comment Participation:

Please submit a speaker slip to the City Clerk prior to the meeting, or the announcement of the Section/Item, to provide public comment. Allotted times for speaking are outlined on the speaker's slip for each agenda section: Oral Communications, Consent, Public Hearings and Staff Reports.

Public speakers have 3 minutes each to speak on each topic. Time may be donated by another individual

who is present at the meeting to allow an individual up to 6 minutes to speak. Group: Time may be donated by two individuals who are present at the meeting allowing an individual up to 10 minutes to speak. Group Hearings: For public hearings only, time may be donated by two individuals who are present at the meeting allowing an individual up to 15 minutes to speak.

SPECIAL ASSISTANCE NEEDED

In compliance with the Americans with Disabilities Act of 1990, persons with a disability may request an agenda in appropriate alternative formats as required by Section 202. Any person with a disability who requires a modification or accommodation in order to participate in a meeting should direct such request to the City Clerk's office (858) 720-2400 at least 72 hours prior to the meeting.

As a courtesy to all meeting attendees, <u>please set all electronic devices to silent mode</u> and engage in conversations outside the Council Chambers.

CITY COUNCILMEMBERS

Lesa Heebner Mayor

David A. Zito

Deputy Mayor / Councilmember District 1

Kristi Becker

Councilmember District 2

Jewel Edson

Councilmember District 3

Jill MacDonald

Councilmember District 4

Gregory Wade City Manager Johanna Canlas City Attorney Angela Ivey City Clerk

SPEAKERS:

Please submit your speaker slip to the City Clerk prior to the meeting or the announcement of the Item. Allotted times for speaking are outlined on the speaker's slip for Oral Communications, Consent, Public Hearings and Staff Reports.

READING OF ORDINANCES AND RESOLUTIONS:

Pursuant to <u>Solana Beach Municipal Code</u> Section 2.04.460, at the time of introduction or adoption of an ordinance or adoption of a resolution, the same shall not be read in full unless after the reading of the title, further reading is requested by a member of the Council. If any Councilmember so requests, the ordinance or resolution shall be read in full. In the absence of such a request, this section shall constitute a waiver by the council of such reading.

CALL TO ORDER AND ROLL CALL:

CLOSED SESSION REPORT:

FLAG SALUTE:

APPROVAL OF AGENDA:

PROCLAMATIONS/CERTIFICATES: Ceremonial

Bike Month

PRESENTATIONS: Ceremonial items that do not contain in-depth discussion and no action/direction. None at the posting of this agenda

ORAL COMMUNICATIONS:

Comments relating to items on this evening's agenda are taken at the time the items are heard. This portion of the agenda provides an opportunity for members of the public to address the City Council on items relating to City business and <u>not appearing on today's agenda</u> by submitting a speaker slip (located on the back table) to the City Clerk. Pursuant to the Brown Act, no action shall be taken by the City Council on public comment items. Council may refer items to the City Manager for placement on a future agenda. The maximum time allotted for each presentation is THREE MINUTES. No donations of time are permitted (SBMC 2.04.190). Please be aware of the timer light on the Council Dais

COUNCIL COMMUNITY ANNOUNCEMENTS / COMMENTARY:

An opportunity for City Council to make brief announcements or report on their activities. These items are not agendized for official City business with no action or substantive discussion.

A. CONSENT CALENDAR: (Action Items) (A.1. - A.4.)

Items listed on the Consent Calendar are to be acted in a single action of the City Council unless pulled for discussion. Any member of the public may address the City Council on an item of concern by submitting to the City Clerk a speaker slip (located on the back table) before the Consent Calendar is addressed. Those items removed from the Consent Calendar by a member of the Council will be trailed to the end of the agenda, while Consent Calendar items removed by the public will be heard immediately after approval of the Consent Calendar to hear the public speaker.

All speakers should refer to the public comment section at the beginning of the agenda for details. Please be aware of the timer light on the Council Dais.

A.1. Minutes of the City Council.

Recommendation: That the City Council

1. Approve the Minutes of the City Council meetings held on March 22, 2023.

Item A.1. Report (click here)

Posted Reports & Supplemental Docs contain records up to the cut off time, prior to the start of the meeting, for processing new submittals. The final official record containing handouts, PowerPoints, etc. can be obtained through a Records Request to the City Clerk's Office.

A.2. Register Of Demands. (File 0300-30)

Recommendation: That the City Council

1. Ratify the list of demands for March 25, 2023 – April 07, 2023.

Item A.2. Report (click here)

Posted Reports & Supplemental Docs contain records up to the cut off time, prior to the start of the meeting, for processing new submittals. The final official record containing handouts, PowerPoints, etc. can be obtained through a Records Request to the City Clerk's Office.

A.3. General Fund Adopted Budget for Fiscal Year 2022/2023 Changes. (File 0330-30)

Recommendation: That the City Council

1. Receive the report listing changes made to the Fiscal Year 2022/2023 General Fund Adopted Budget.

Item A.3. Report (click here)

Posted Reports & Supplemental Docs contain records up to the cut off time, prior to the start of the meeting, for processing new submittals. The final official record containing handouts, PowerPoints, etc. can be obtained through a Records Request to the City Clerk's Office.

A.4. Local Conflict of Interest Code Update. (File 0440-20)

Recommendation: That the City Council

 Adopt Resolution 2023-043 adopting an amended Solana Beach Conflict of Interest Code.

Item A.4. Report (click here)

Posted Reports & Supplemental Docs contain records up to the cut off time, prior to the start of the meeting, for processing new submittals. The final official record containing handouts, PowerPoints, etc. can be obtained through a Records Request to the City Clerk's Office.

NOTE: The City Council shall not begin a new agenda item after 10:30 p.m. unless approved by a unanimous vote of all members present. (SBMC 2.04.070)

B. PUBLIC HEARINGS: (B.1. – B.4.)

This portion of the agenda provides citizens an opportunity to express their views on a specific issue as required by law after proper noticing by <u>submitting a speaker slip</u> (located on the back table) <u>to the City Clerk</u>. After considering all of the evidence, including written materials and oral testimony, the City Council must make a decision supported by findings and the findings must be supported by substantial evidence in the record. An applicant or designee(s) for a private development/business project, for which the public hearing is being held, is allotted a total of fifteen minutes to speak, as per SBMC 2.04.210. A portion of the fifteen minutes may be saved to respond to those who speak in opposition. All other speakers should refer to the public comment section at the beginning of the agenda for time allotment. Please be aware of the timer light on the Council Dais.

B.1. Public Hearing: 502 S. Rios Ave., Applicant: Buchanan, Case: DRP22-012. (File 0600-40)

The proposed project meets the minimum objective requirements under the SBMC, may be found to be consistent with the General Plan and may be found, as conditioned, to meet the discretionary findings required as discussed in this report to approve a DRP. Therefore, Staff recommends that the City Council:

- 1. Conduct the Public Hearing: Open the Public Hearing, Report Council Disclosures, Receive Public Testimony, and Close the Public Hearing.
- 2. Find the project exempt from the California Environmental Quality Act pursuant to Section 15303 of the State CEQA Guidelines; and
- 3. If the City Council makes the requisite findings and approves the project, adopt Resolution 2023-048 conditionally approving a DRP to construct a remodel, a 203 square-foot conversion of garage area to habitable area, a 176 square-foot addition to the garage, and perform associated site improvements at 502 South Rios Avenue, Solana Beach.
- 4. Adopt **Resolution 2023-049** vacating the 4 feet of excess public street right-of-way at 502 South Rios Avenue, Solana Beach.

Item B.1. Report (click here)

Posted Reports & Supplemental Docs contain records up to the cut off time, prior to the start of the meeting, for processing new submittals. The final official record containing handouts, PowerPoints, etc. can be obtained through a Records Request to the City Clerk's Office.

B.2. Public Hearing: 658 Marsolan Ave., Applicants: Gumanoyskaya & Shlopov, Case: DRP21-018/SDP21-016. (File 0600-40)

The proposed project meets the minimum zoning requirements under the SBMC, may be found to be consistent with the General Plan and may be found, as conditioned, to meet the discretionary findings required as discussed in this report to approve a DRP. Therefore, should the City Council be able to make the findings to approve the SDP, Staff recommends that the City Council:

- 1. Conduct the Public Hearing: Open the Public Hearing, Report Council Disclosures, Receive Public Testimony, and Close the Public Hearing.
- 2. Find the project exempt from the California Environmental Quality Act pursuant to Section 15303 of the State CEQA Guidelines; and
- 3. If the City Council makes the requisite findings and approves the project, adopt Resolution 2023-009 conditionally approving a DRP, and SDP, to demolish the existing single-family residence, construct a replacement multi-level single-family residence of 2,745 square-feet built above a 392 square-foot basement with an attached 509 square-foot basement level two-car garage, and perform associated site improvements at 658 Marsolan Avenue, Solana Beach.

Item B.2. Report (click here)

Posted Reports & Supplemental Docs contain records up to the cut off time, prior to the start of the meeting, for processing new submittals. The final official record containing handouts, PowerPoints, etc. can be obtained through a Records Request to the City Clerk's Office.

B.3. Public Hearing: 1466 Santa Luisa, Applicant: Krems, Case: DRP22-005/SDP22-002. (File 0600-40)

The proposed project meets the minimum zoning requirements under the SBMC, may be found to be consistent with the General Plan and may be found, as conditioned, to meet the discretionary findings required as discussed in this report to approve a DRP. Therefore, Staff recommends that the City Council:

- 1. Conduct the Public Hearing: Open the Public Hearing, Report Council Disclosures, Receive Public Testimony, and Close the Public Hearing.
- 2. Find the project exempt from the California Environmental Quality Act pursuant to Section 15301 of the State CEQA Guidelines; and
- 3. If the City Council makes the requisite findings and approves the project, adopt **Resolution 2023-042** conditionally approving a DRP and SDP for an interior remodel and a square footage addition to the existing two-story, single-family residence with an attached garage and associated site improvements at 1466 Santa Luisa, Solana Beach.

Item B.3. Report (click here)

Posted Reports & Supplemental Docs contain records up to the cut off time, prior to the start of the meeting, for processing new submittals. The final official record containing handouts, PowerPoints, etc. can be obtained through a Records Request to the City Clerk's Office.

B.4. Introduction (1st Reading) of Ordinance 530 Public Hearing: Zoning text Amendment – San Elijo Hills. (File 0600-05)

Recommendation: That the City Council

- 1. Conduct the Public Hearing: Open the Public Hearing, Report Council Disclosures, Receive Public Testimony, and Close the Public Hearing.
- 2. Introduce Ordinance 530 adding section 17.68.030(C)(1)(c)(i-vii) to the Solana Beach Municipal Code that would allow for modifications to roof structures of legal nonconforming garages that encroach into the required front yard setback and are located in the Low-Medium Residential Zone north of Lomas Santa Fe Drive and east of the Interstate 5 Freeway.

Item B.4. Report (click here)

Posted Reports & Supplemental Docs contain records up to the cut off time, prior to the start of the meeting, for processing new submittals. The final official record containing handouts, PowerPoints, etc. can be obtained through a Records Request to the City Clerk's Office.

WORK PLAN COMMENTS:

Adopted June 22, 2022

COMPENSATION & REIMBURSEMENT DISCLOSURE:

GC: Article 2.3. Compensation: 53232.3. (a) Reimbursable expenses shall include, but not be limited to, meals, lodging, and travel. 53232.3 (d) Members of a legislative body shall provide brief reports on meetings attended at the expense of the local agency "City" at the next regular meeting of the legislative body.

COUNCIL COMMITTEE REPORTS: Council Committees

REGIONAL COMMITTEES: (outside agencies, appointed by this Council)

- a. City Selection Committee (meets twice a year) Primary-Heebner, Alternate-Edson
- b. Clean Energy Alliance (CEA) JPA: Primary-Becker, Alternate-Zito
- c. County Service Area 17: Primary-MacDonald, Alternate-Edson
- d. Escondido Creek Watershed Authority: Becker / Staff (no alternate).
- e. League of Ca. Cities' San Diego County Executive Committee: Primary-MacDonald, Alternate-Becker. Subcommittees determined by its members.
- f. League of Ca. Cities' Local Legislative Committee: Primary-MacDonald, Alternate-Becker
- g. League of Ca. Cities' Coastal Cities Issues Group (CCIG): Primary-MacDonald, Alternate-Becker
- h. North County Dispatch JPA: Primary-MacDonald, Alternate-Becker
- i. North County Transit District: Primary-Edson, Alternate-MacDonald
- j. Regional Solid Waste Association (RSWA): Primary-Zito, Alternate-MacDonald
- k. SANDAG: Primary-Heebner, 1st Alternate-Zito, 2nd Alternate-Edson. Subcommittees determined by its members.
- I. SANDAG Shoreline Preservation Committee: Primary-Becker, Alternate-Zito
- m. San Dieguito River Valley JPA: Primary-MacDonald, Alternate-Becker
- n. San Elijo JPA: Primary-Zito, Primary-Becker, Alternate-City Manager
- o. 22nd Agricultural District Association Community Relations Committee: Primary-Edson, Primary-Heebner

STANDING COMMITTEES: (All Primary Members) (Permanent Committees)

- a. Business Liaison Committee Zito, Edson
- b. Fire Dept. Management Governance & Organizational Evaluation Edson, MacDonald
- c. Highway 101 / Cedros Ave. Development Committee Heebner, Edson
- d. Parks and Recreation Committee Zito, Becker
- e. Public Arts Committee Edson, Heebner

- f. School Relations Committee Becker, MacDonald
- g. Solana Beach-Del Mar Relations Committee Heebner, Edson

CITIZEN COMMISSION(S)

a. Climate Action Commission - Zito, Becker

ADJOURN:

Next Regularly Scheduled Meeting is May 10, 2023

Always refer to the City's website Event Calendar for an updated schedule or contact City Hall. www.cityofsolanabeach.org 858-720-2400

AFFIDAVIT OF POSTING

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO
CITY OF SOLANA BEACH

I, Angela Ivey, City Clerk of the City of Solana Beach, do hereby certify that this Agenda for the April 26, 2023 Council Meeting was called by City Council, Successor Agency to the Redevelopment Agency, Public Financing Authority, and the Housing Authority of the City of Solana Beach, California, was provided and posted on April 19, 2023 at 3:30 p.m. on the City Bulletin Board at the entrance to the City Council Chambers. Said meeting is held at 6:00 p.m., April 26, 2023, in the Council Chambers, at City Hall, 635 S. Highway 101, Solana Beach, California.

Angela Ivey, City Clerk City of Solana Beach, CA

UPCOMING CITIZEN CITY COMMISSION AND COMMITTEE MEETINGS:

Regularly Scheduled, or Special Meetings that have been announced, are posted on each Citizen Commission's Agenda webpage. See the <u>Citizen Commission's Agenda webpages</u> or the City's Events <u>Calendar</u> for updates.

- Budget & Finance Commission
- Climate Action Commission
- Parks & Recreation Commission
- Public Arts Commission
- View Assessment Commission

CITY OF SOLANA BEACH

SOLANA BEACH CITY COUNCIL, SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY, PUBLIC FINANCING AUTHORITY, & HOUSING AUTHORITY



MODIFIED AGENDA

Joint Meeting - Closed Session Wednesday, March 22, 2023 at 5:00 p.m.

City Hall / Council Chambers, 635 S. Highway 101, Solana Beach, California

CITY COUNCILMEMBERS

Lesa Heebner

Mayor

David A. Zito

Deputy Mayor / Councilmember District 1

Kristi Becker

Councilmember District 2

Jewel Edson

Councilmember District 3

Jill MacDonald

Councilmember District 4

Gregory Wade City Manager

Johanna Canlas City Attorney Angela Ivey City Clerk

CALL TO ORDER AND ROLL CALL:

Mayor Heebner called the meeting to order at 5:00 p.m.

Present: Lesa Heebner, David A. Zito, Jewel Edson, Kristi Becker, Jill MacDonald

Absent: None

Also Present: Greg Wade, City Manager

Johanna Canlas, City Attorney

PUBLIC COMMENT ON CLOSED SESSION ITEMS (ONLY):

Report to Council Chambers and submit speaker slips to the City Clerk before the meeting recesses to closed session.

CLOSED SESSION:

1. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION

Pursuant to Government Code Section 54956.9(d)(2) Two (2) Potential cases

2. CONFERENCE WITH LABOR NEGOTIATORS (added 3/15 at 3:40pm)

Pursuant to Government Code Section 54957.6

Agency designated representative: Gregory Wade

Employee organizations: Marine Safety Unit, Miscellaneous

No reportable action.

ADJOURN:

Mayor Heebner adjourned the meeting at 6:12 p.m.

Agenda Item A.1.

CITY OF SOLANA BEACH

SOLANA BEACH CITY COUNCIL, SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY,
PUBLIC FINANCING AUTHORITY, & HOUSING AUTHORITY



MINUTES

Joint REGULAR Meeting Wednesday, March 22, 2023 * 6:00 p.m.

City Hall / Council Chambers, 635 S. Highway 101, Solana Beach, California Minutes contain a summary of significant discussions and formal actions taken at a City Council meeting.

- > City Council meetings are video recorded and archived as a permanent record. The video recording captures the complete proceedings of the meeting and is available for viewing on the City's website.
- Posted Reports & Supplemental Docs contain records up to the cut off time prior to meetings for processing new submittals. Complete records containing meeting handouts, PowerPoints, etc. can be obtained through a Records Request.

CITY COUNCILMEMBERS

Lesa Heebner Mayor

David A. ZitoDeputy Mayor / Councilmember District 1

Kristi Becker
Councilmember District 2

Jewel Edson
Councilmember District 3

Jill MacDonald
Councilmember District 4

Gregory Wade City Manager Johanna Canlas City Attorney Angela Ivey City Clerk

CALL TO ORDER AND ROLL CALL:

Mayor Heebner called the meeting to order at 6:17 p.m.

Present: Lesa Heebner, David A. Zito, Jewel Edson, Kristi Becker, Jill MacDonald

Absent: None

Also Greg Wade, City Manager Present: Johanna Canlas, City Attorney

Angela Ivey, City Clerk

Dan King, Assistant City Manager

Mo Sammak, City Engineer/Public Works Dir.

Rodnev Greek. Interim Finance Dir.

Joseph Lim, Community Development Dir.

CLOSED SESSION REPORT: None

FLAG SALUTE:

APPROVAL OF AGENDA:

Motion: Moved by Councilmember Zito and second by Councilmember Edson to approve. **Approved 5/0.** Ayes: Heebner, Zito, Edson, Becker, MacDonald. Noes: None. Motion carried unanimously.

ORAL COMMUNICATIONS:

Comments relating to items on this evening's agenda are taken at the time the items are heard. This portion of the agenda provides an opportunity for members of the public to address the City Council on items relating to City business and not appearing on today's agenda by submitting a speaker slip (located on the back table) to the City Clerk. Pursuant to the Brown Act, no action shall be taken by the City Council on public comment items. Council may refer items to the City Manager for placement on a future agenda. The maximum time allotted for each presentation is THREE MINUTES. No donations of time are permitted (SBMC 2.04.190). Please be aware of the timer light on the Council Dais.

Cole Reed stated that he was the new local liaison for Senator Toni Atkins' office.

COUNCIL COMMUNITY ANNOUNCEMENTS / COMMENTARY:

An opportunity for City Council to make brief announcements or report on their activities. These items are not agendized for official City business with no action or substantive discussion.

A. CONSENT CALENDAR: (Action Items) (A.1. - A.6.)

Items listed on the Consent Calendar are to be acted in a single action of the City Council unless pulled for discussion. Any member of the public may address the City Council on an item of concern by submitting to the City Clerk a speaker slip (located on the back table) before the Consent Calendar is addressed. Those items removed from the Consent Calendar by a member of the Council will be trailed to the end of the agenda, while Consent Calendar items removed by the public will be heard immediately after approval of the Consent Calendar to hear the public speaker.

A.1. Minutes of the City Council.

Recommendation: That the City Council

1. Approve the Minutes of the City Council meetings held on February 22, 2023 and February 25, 2023.

Approved Minutes https://www.cityofsolanabeach.org/en/government/public-meetings/agendas-minutes-videos **Motion:** Moved by Councilmember Becker and second by Councilmember Zito to approve. Approved 5/0. Ayes: Heebner, Zito, Edson, Becker, MacDonald. Noes: None. Motion carried unanimously.

A.2. Register Of Demands. (File 0300-30)

Recommendation: That the City Council

1. Ratify the list of demands for February 25, 2023 – March 03, 2023.

Item A.2. Report (click here)

Motion: Moved by Councilmember Becker and second by Councilmember Zito to approve. Approved 5/0. Ayes: Heebner, Zito, Edson, Becker, MacDonald. Noes: None. Motion carried unanimously.

A.3. General Fund Adopted Budget for Fiscal Year 2022/2023 Changes. (File 0330-30)

Recommendation: That the City Council

1. Receive the report listing changes made to the Fiscal Year 2022/2023 General Fund Adopted Budget.

Item A.3. Report (click here)

Motion: Moved by Councilmember Becker and second by Councilmember Zito to approve. **Approved 5/0.** Ayes: Heebner, Zito, Edson, Becker, MacDonald. Noes: None. Motion carried unanimously.

A.4. Housing Element Annual Progress Report and Housing Successor Annual Report for Fiscal Year 2021/22. (File 0610-10)

Recommendation: That the City Council

 Adopt Resolution 2023-039 approving the 2022 Housing Element Annual Progress Report and the 2021/22 Housing Successor Annual Report as submitted and directing City Staff to file the report with the California Department of Housing and Community Development and the Governor's Office of Planning and Research.

Item A.4. Report (click here)

Posted Reports & Supplemental Docs contain records up to the cut off time, prior to the start of the meeting, for processing new submittals. The final official record containing handouts, PowerPoints, etc. can be obtained through a Records Request to the City Clerk's Office.

Motion: Moved by Councilmember Becker and second by Councilmember Zito to approve. **Approved 5/0.** Ayes: Heebner, Zito, Edson, Becker, MacDonald. Noes: None. Motion carried unanimously.

A.5. Lomas Santa Fe East Side Construction Contract. (File 0820-15)

Recommendation: That the City Council

1. Adopt **Resolution 2023-035**:

- a. Authorizing the City Manager to execute an amendment to the Professional Services Agreement, for an increase of \$148,480, with Michael Baker International for the preparation of a set of bid documents for the east side of the project, which would extend from Santa Helena to Highland Drive.
- b. Appropriating \$148,480 to the Lomas Santa Fe Corridor Improvement CIP project from Gas Tax.
- c. Authorizing the City Treasurer to amend the Fiscal Year 2022/23 Adopted Budget accordingly.

Item A.5. Report (click here)

Posted Reports & Supplemental Docs contain records up to the cut off time, prior to the start of the meeting, for processing new submittals. The final official record containing handouts, PowerPoints, etc. can be obtained through a Records Request to the City Clerk's Office.

Motion: Moved by Councilmember Becker and second by Councilmember Zito to approve. **Approved 5/0.** Ayes: Heebner, Zito, Edson, Becker, MacDonald. Noes: None. Motion carried unanimously.

A.6. Americans with Disability Act (ADA) Pedestrian Ramps Construction Contract. (File 0820-20)

Recommendation: That the City Council

Adopt Resolution 2023-034:

- a. Awarding a construction contract to Portillo Concrete in the amount of \$55,000 for the ADA Pedestrian Ramps, Bid No. 2023-02.
- b. Approving an amount of \$5,500 for construction contingency.

- c. Authorizing the City Manager to execute the construction contract on behalf of the City.
- d. Appropriating \$8,926 to the Federal Grants revenue account and to the ADA Pedestrian Ramps CIP project, both in the CDBG fund.
- e. Appropriating \$5,874 to the ADA Pedestrian Ramps CIP project from Gas Tax.
- f. Authorizing the City Treasurer to amend the FY 2022/23 Adopted Budget accordingly.

Item A.6. Report (click here)

Posted Reports & Supplemental Docs contain records up to the cut off time, prior to the start of the meeting, for processing new submittals. The final official record containing handouts, PowerPoints, etc. can be obtained through a Records Request to the City Clerk's Office.

Motion: Moved by Councilmember Becker and second by Councilmember Zito to approve. **Approved 5/0.** Ayes: Heebner, Zito, Edson, Becker, MacDonald. Noes: None. Motion carried unanimously.

B. PUBLIC HEARINGS: (B.1.)

This portion of the agenda provides citizens an opportunity to express their views on a specific issue as required by law after proper noticing by <u>submitting a speaker slip</u> (located on the back table) <u>to the City Clerk</u>. After considering all of the evidence, including written materials and oral testimony, the City Council must make a decision supported by findings and the findings must be supported by substantial evidence in the record. An applicant or designee(s) for a private development/business project, for which the public hearing is being held, is allotted a total of fifteen minutes to speak, as per SBMC 2.04.210. A portion of the fifteen minutes may be saved to respond to those who speak in opposition. All other speakers should refer to the public comment section at the beginning of the agenda for time allotment. Please be aware of the timer light on the Council Dais.

B.1. Public Hearing: 722 W. Solana Circle, Applicant: JWK Holdings, Inc., Case: DRP22-004. (File 0600-40)

The proposed project meets the minimum zoning requirements under the under the Park Del Mar Development regulations and the underlying SBMC, could be found to be consistent with the General Plan and could be found, as conditioned, to meet the discretionary findings required as discussed in this report to approve a DRP. Therefore, Staff recommends that the City Council:

- 1. Conduct the Public Hearing: Open the Public Hearing, Report Council Disclosures, Receive Public Testimony, and Close the Public Hearing.
- 2. Find the project exempt from the California Environmental Quality Act pursuant to Section 15303 of the State CEQA Guidelines; and
- 3. If the City Council makes the requisite findings and approves the project, adopt Resolution 2023-037 conditionally approving a DRP to demolish a single-family residence, construct a replacement one-story, single-family residence with an attached two-car garage and perform associated site improvements at 722 W. Solana Circle.

Item B.1. Report (click here)

Item B.1. Supplemental Docs (updated 3-22-23 at 4pm)

Posted Reports & Supplemental Docs contain records up to the cut off time, prior to the start of the meeting, for processing new submittals. The final official record containing handouts, PowerPoints, etc. can be obtained through a Records Request to the City Clerk's Office.

Greg Wade, City Manager, introduced the item.

Corey Andrews, Principal Planner, presented a PowerPoint (on file).

Mayor Heebner opened the public hearing.

Council disclosures.

John Kenyan, Applicant, said that they designed a house with the awareness of the neighborhood charm and culture, presented a PowerPoint (on file) and said that they took time to get to know the neighbors and any parties affected by their project, that they had met with most concerned parties, that all view issues were addressed, that they aimed for an aesthetically pleasing landscape and roof deck, they had lowered the roof so the deck would be lower taking into consideration any view obstructions, and would limit vegetation heights.

Jim Edson presented a PowerPoint (on file) and spoke about concerns with the relationship to the adjacent land uses, minimizing adverse impacts, the roof deck not being compatible with the surrounding developments, windows on the south wall were clear and could see directly into their own bedroom, lighting, grading and elevation, and landscaping.

John Kenyan, Applicant, rebuttal, said that the small confined neighbor lots limited the design options, that the landscape heights in front of the home would be maintained at a specified height limit, the landscape on the side of the house could not climb above the wall, that many homes in the area share window views to the next home, that they were not opposed to making concessions on down lighting and landscape.

Council, Staff, and Applicant discussed other letters from the public regarding the firepit which was already removed, to consider limiting landscaping in the front to 3 ft. and on the south side yard to 4 ft., the size of the outside lights, removing the roof deck and the related stairwell, moving windows due to the viewing out impacts to the neighbor, that they intended to screen the exterior stairs, obscuring kitchen windows, grading of 162 msl at finished grade, that the grill was removed from the southern front yard, that this is their second home, that the house design was lovely and charming, that the roof deck was not compatible with the neighborhood and a view was already provided from other areas of the home, to relocate, obscure, raise or remove some windows.

Mayor Heebner recessed the meeting at 7:19 p.m. for a break and reconvened at 7:37 p.m. and moved to the next item, leaving the public hearing open.

Mayor Heebner reconvened the public hearing at 8:11 p.m.

Mr. Edson stated that he and John Kenyan had agreed on removing the roof deck, removing the south facing bathroom windows, moving the closet windows to the east wall, changing the kitchen windows to obscured glass or limit its window height to 5 ft. 6 in. from the bottom sill, limiting the front yard vegetation to 42 inches in height, limiting the side south yard vegetation to 4 ft, specifying the hardscape construction language from Mr. Edson's letter, and making all external light fixtures down-lighting.

Motion: Moved by Deputy Mayor Zito and second by Councilmember Becker to close the public hearing. **Approved 4/0/1.** Ayes: Heebner, Zito, Becker, MacDonald. Noes: None. Absent/Recused: Edson. Motion carried.

Motion: Moved by Mayor Heebner and second by Councilmember Becker to approve with additional conditions, as agreed upon by the Applicant and stated by Jim Edson, removing the roof deck, moving the closet windows to the east wall, changing the two kitchen windows to obscured glass or limiting the height to 5 ft. 6 in. from the bottom sill, limiting the front yard vegetation to a max height of 42 in., limit the south side yard vegetation to 4 ft. height, that the hardscape construction in the front yard of any hardscape fire fixture or facilities such as a firepit, fireplace, chimney, barbecue, outdoor kitchen or any other structure shall be constructed at least 28 feet away from and north of the south property line of the lot, and that the external light fixtures be down-lighting. **Approved 4/0/1.** Ayes: Heebner, Zito, Becker, MacDonald. Noes: None. Absent/Recused: Edson. Motion carried.

C. STAFF REPORTS: (C.1. – C.3.)

Submit speaker slips to the City Clerk.

All speakers should refer to the public comment section at the beginning of the agenda for time allotments. Please be aware of the timer light on the Council Dais.

C.1. Mid-Year Budget Adjustments for Fiscal Year 2022/23. (File 0330-30)

Recommendation: That the City Council

1. Adopt **Resolution 2023-023**:

- a. Authorizing creation of the Principal Human Resources Analyst position and job description.
- b. Approving adjustments to the Fiscal Year (FY) 2022/23 Executive and Management Salary Schedule (Exhibit B).
- c. Approving revised appropriations in the FY 2022/23 Adopted Budget.
- d. Authorize the City Treasurer to amend the FY 2022/23 Adopted Budget accordingly.
- e. Authorize an adjustment to the FY 2022/23 Executive and Management Salary Schedule to add Principal Human Resources Analyst position at pay grade M4 on the Management Employees' Salary and Classification Plan.
- f. Authorize the move of the Human Resources Manager position to pay grade M4-A of the Management Employees' Salary and Classification Plan.
- g. Authorize the move of the Finance Manager position to pay grade M6 of the Management Employees' Salary and Classification Plan.
- h. Authorize the reclassification of the temporary Help Desk Management Assistant position to a regular/part-time Help Desk Management Assistant position at pay grade MIS-92 on the Miscellaneous Employees' Salary and Classification Plan.

Item C.1. Report (click here)

Posted Reports & Supplemental Docs contain records up to the cut off time, prior to the start of the meeting, for processing new submittals. The final official record containing handouts, PowerPoints, etc. can be obtained through a Records Request to the City Clerk's Office.

Greg Wade, City Manager, introduced the item.

Rodney Greek, Interim Finance Dir., presented a PowerPoint (on file).

Motion: Moved by Deputy Mayor Zito and second by Councilmember MacDonald to approve. **Approved 4/0/1.** Ayes: Heebner, Zito, Becker, MacDonald. Noes: None. Absent: Edson. Motion carried.

C.2. Age-Friendly Solana Beach Action Plan. (File 0220-30)

Recommendation: That the City Council

1. Adopt **Resolution 2023-038** adopting the Age-Friendly Solana Beach Action Plan.

Item C.2. Report (click here)

Item C.2. Updated Report #1 (added 3-20-23)

Item C.2. Supplemental Docs (updated 3-22-23 at 4pm)

Posted Reports & Supplemental Docs contain records up to the cut off time, prior to the start of the meeting, for processing new submittals. The final official record containing handouts, PowerPoints, etc. can be obtained through a Records Request to the City Clerk's Office.

Greg Wade, City Manager, introduced the item.

Dan King, Assistant City Manager, presented a PowerPoint (on file).

Council and Staff discussed sending mailers such as the Shorelines newsletter as well as some educational outreach as well as posting them at the Community Center and the Library. They discussed removing the reference to 'hiring of additional Staff' in Parks & Recreation and leaving it to the City Manager to achieve the goal of expanding programmatic reach, that building sidewalks in some areas of town could be controversial and should be considered by Council and the community first, that all mobility language aim toward environmental friendly and green options, that 41% of the population on the east side of the City was 65 years or older, and that additional Staff would probably be required to implement many items in the plan.

Motion: Moved by Mayor Heebner and second by Councilmember MacDonald to approve. **Approved 4/0/1.** Ayes: Heebner, Zito, Becker, MacDonald. Noes: None. Absent: Edson. Motion carried.

WORK PLAN COMMENTS:

Adopted June 22, 2022

COMPENSATION & REIMBURSEMENT DISCLOSURE:

GC: Article 2.3. Compensation: 53232.3. (a) Reimbursable expenses shall include, but not be limited to, meals, lodging, and travel. 53232.3 (d) Members of a legislative body shall provide brief reports on meetings attended at the expense of the local agency "City" at the next regular meeting of the legislative body.

COUNCIL COMMITTEE REPORTS: Council Committees

REGIONAL COMMITTEES: (outside agencies, appointed by this Council)
STANDING COMMITTEES: (All Primary Members) (Permanent Committees)

CITIZEN COMMISSION(S)

ADJOURN: Mayor Heebner adjourned the meeting at 8:26 p.m.



STAFF REPORT CITY OF SOLANA BEACH

ГО:	Honorable Ma	yor and City	Councilmembers

FROM: Gregory Wade, City Manager

MEETING DATE: April 26, 2023

ORIGINATING DEPT: Finance

SUBJECT: Register of Demands

BACKGROUND:

Section 3.04.020 of the Solana Beach Municipal Code requires that the City Council ratify a register of demands which represents all financial demands made upon the City for the applicable period.

Register of Demands - 03/25/23 tl	nrough 04/07/23	
Check Register-Disbursement Fu	\$ 392,473.87	
Net Payroll Retiree Health	April 5, 2023	3,721.00
Net Payroll Staff N20	March 31, 2023	 234,870.06
TOTAL		\$ 631,064.93

DISCUSSION:

Staff certifies that the register of demands has been reviewed for accuracy, that funds are available to pay the above demands, and that the demands comply with the adopted budget.

CEQA COMPLIANCE STATEMENT:

Not a project as defined by CEQA.

FISCAL IMPACT:

The register of demands for March 25, 2023 through April 7, 2023 reflects total expenditures of \$631,064.93 from various City sources.

WO	RK	PL	AN:

N/A

CITY COUNCIL ACTION:		

OPTIONS:

- Ratify the register of demands.
- Do not ratify and provide direction.

DEPARTMENT RECOMMENDATION:

Staff recommends that the City Council ratify the above register of demands.

CITY MANAGER'S RECOMMENDATION:

Approve Department Recommendation.

Gregory Wade, City Manager

Attachments:

1. Check Register – Disbursement Fund



City of Solana Beach

Register of Demands

3/25/2023 - 4/7/2023

Amour	Check/EFT Number	Date	Description	Department Vendor
			•	100 - GENERAL FUND
\$17,467.2	9000741	03/30/2023	Payroll Run 1 - Warrant N20	MISSION SQUARE PLAN 302817
\$45.0	103553	03/30/2023	LCW CONF FLIGHT	US BANK
\$118.0	103553	03/30/2023	PARMA PARKING	US BANK
\$694.3	103553	03/30/2023	PARMA HOTEL	US BANK
\$364.4	103553	03/30/2023	LCW CONF FLIGHT	US BANK
\$25.9	103607	04/07/2023	MAR 23-PPD LEGAL	PRE-PAID LEGAL SERVICES, INC
\$789.7	103586	04/07/2023	MARCH 23	AFLAC
\$2,115.9	9000742	03/30/2023	Payroll Run 1 - Warrant N20	MISSION SQUARE RHS 801939
\$1,409.3	9000749	04/07/2023	MAR 23 LIFE&ADD INS	SUN LIFE FINANCIAL
\$341.8	9000749	04/07/2023	MAR 23 SUPP LIFE INS	SUN LIFE FINANCIAL
\$1,724.0	9000749	04/07/2023	MAR 23 LTD	SUN LIFE FINANCIAL
\$1,390.9	9000749	04/07/2023	APR 23 LIFE&ADD INS	SUN LIFE FINANCIAL
\$341.8	9000749	04/07/2023	APR 23 SUPP LIFE INS	SUN LIFE FINANCIAL
\$1,678.5	9000749	04/07/2023	APR 23 LTD	SUN LIFE FINANCIAL
\$308.0	103613	04/07/2023	OVERPAYMENT CK#954169-SB BUSINESS CERTIFICATE	STANDARD PLUMBING SUPPLY COMPANY
\$2,829.2	9000745	04/07/2023	APR 23-DENTAL	SELF INSURED SERVICES COMPANY
\$100.0	103563	03/30/2023	Payroll Run 1 - Warrant N20	FRANCHISE TAX BOARD
\$28,393.7	990120226	04/04/2023	N20 TAX INPUT	INSTATAX
\$1,547.6	990120226	04/04/2023	N20 TAX INPUT	INSTATAX
\$7,118.9	990120226	04/04/2023	N20 TAX INPUT	INSTATAX
\$10,277.3	990120226	04/04/2023	N20 TAX INPUT	INSTATAX
\$2,109.0	990120226	04/04/2023	N20 TAX INPUT	INSTATAX
\$496.9	103599	04/07/2023	APR 23- VISION	FIDELITY SECURITY LIFE INSURANCE COMPANY
\$500.0	103549	03/30/2023	RFND-FCCC-03/17/23	AMY RODE
\$980.0	103550	03/30/2023	RFND-FCCC-11/12/22-CANCELLED	ARIANNE BETTAZZI
\$156.3	103550	03/30/2023	RFND-FCCC-11/12/22-CANCELLED	ARIANNE BETTAZZI
\$500.0	103605	04/07/2023	RFND-03/25/23-FCCC	PHOEBE LUFF
\$83,824.1			TOTAL GENERAL FUND	
				1005150 - CITY CLERK
\$612.5	103566	03/30/2023	FEB 23 - STORAGE	IRON MOUNTAIN
\$526.4	103566	03/30/2023	MAR 23 - STORAGE	IRON MOUNTAIN
\$563.0	103588	04/07/2023	01/014/23-TEMP SVC-CLK	APPLE ONE, INC
\$281.5	103588	04/07/2023	01/07/23-TEMP SVC-CLK	APPLE ONE, INC
\$749.0	103606	04/07/2023	01/30/23-04/29/23-POSTAGE	PITNEY BOWES GLOBAL FINANCIAL SVC
(\$37.25	103578	03/30/2023	RFND-TABLE CLOTHS	STAPLES CONTRACT & COMMERCIAL
(\$48.47	103578	03/30/2023	RFND-TABLE CLOTH	STAPLES CONTRACT & COMMERCIAL
\$67.8	103578	03/30/2023	PACKING TAPE	STAPLES CONTRACT & COMMERCIAL
\$922.3	103578	03/30/2023	FILE CABINETS	STAPLES CONTRACT & COMMERCIAL
(\$67.86	103578	03/30/2023	PACKING TAPE	STAPLES CONTRACT & COMMERCIAL
\$32.7	103578	03/30/2023	PACKING TAPE	STAPLES CONTRACT & COMMERCIAL
(\$32.75	103578	03/30/2023	RFND-PACKING TAPE	STAPLES CONTRACT & COMMERCIAL
(40			-	

ATTACHMENT 1

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UT SAN DIEGO - NRTH COUNTY	POSTING-VOLUNTEERS NEEDED	03/30/2023	103580	\$250.00
FEDEX	INVOICE 8-027-64304-LATE FEE	03/30/2023	103562	\$3.36
FEDEX	SHIPPING-02/09/23	04/07/2023	103598	\$33.64
FEDEX	LATE FEE-8-049-67650	04/07/2023	103598	\$6.35
FEDEX	LATE FEE-8-042-48214	04/07/2023	103598	\$2.69
FEDEX	SHIPPING-02/21/23 & 02/15/23	04/07/2023	103598	\$79.32
CODE PUBLISHING COMPANY INC	MUNICIPAL CODE-WEB UPDATE	03/30/2023	103555	\$648.00
ECS IMAGING INC	LASERFICHE ANNUAL MAINT	03/30/2023	103561	\$2,890.00
PERFECT IMAGE VIDEO	Council Mtgs Video Tape conversion	04/07/2023	103604	\$274.45
	TOTAL CITY CLER	K		\$7,833.39
1005300 - FINANCE				
US BANK	BUSINESS CARDS	03/30/2023	103553	\$29.64
KOPPEL & GRUBER PUBLIC FINANCE	JAN-MAR 23- ADMIN SERVICES	04/07/2023	103600	\$600.61
LANCE,SOLL & LUNGHARD, LLP	FY22 AUDIT	04/07/2023	103601	\$1,230.00
BUSINESS PRINTING COMPANY INC	BUSINESS CARDS-FIN	04/07/2023	103592	\$116.57
THE ARTINA GROUP	AP CHECKS	04/07/2023	103619	\$451.04
KFORCE INC.	03/16/23-TEMP SERVICES-FIN	04/07/2023	9000746	\$1,220.00
KFORCE INC.	03/23/23-TEMP SERVICES-FIN	04/07/2023	9000746	\$1,280.00
AMAZON.COM SALES, INC	FILE FOLDER BIN	04/07/2023	103587	\$24.56
AMAZON.COM SALES, INC	FILE BOX ORGANIZER	04/07/2023	103587	\$32.31
	TOTAL FINANC	Œ		\$4,984.73
1005350 - SUPPORT SERVICES				
STAPLES CONTRACT & COMMERCIAL	PAPER	04/07/2023	103614	\$561.74
AMAZON.COM SALES, INC	PAPER PLATES/BOWLS	04/07/2023	103587	\$86.15
	TOTAL SUPPORT SERVICE	:S		\$647.89
1005400 - HUMAN RESOURCES				
PRISM	APR-JUN 23/PEPM-67 EMPLOYEES	04/07/2023	103608	\$418.08
COASTAL LIVE SCAN AND INSURANCE	MAR 23-FINGERPRINTS	04/07/2023	103594	\$150.00
HANS SCHMIDT	PANEL LUNCH	03/30/2023	103565	\$62.50
	TOTAL HUMAN RESOURCE	S		\$630.58
1005450 - INFORMATION SERVICES				
US BANK	SECURITY CAMERA	03/30/2023	103553	\$495.63
US BANK	ETHERNET/SEC RADIO ACCESS PNT	03/30/2023	103553	\$999.67
US BANK	ATT LC INTERNET	03/30/2023	103553	\$64.20
US BANK	ENTERPRISE LICENSE	03/30/2023	103553	\$204.60
US BANK	NETWORK CABLE	03/30/2023	103553	\$177.76
US BANK	CLOUD STORAGE	03/30/2023	103553	\$1,440.00
	TOTAL INFORMATION SERVICE	:S		\$3,381.86
1005550 - PLANNING				
UT SAN DIEGO - NRTH COUNTY	PUB NTC-DRP22-005/SDP22-002	04/07/2023	103620	\$352.36
UT SAN DIEGO - NRTH COUNTY	PUB NTC-DRP22-014	04/07/2023	103620	\$400.38
AMAZON.COM SALES, INC	LABELS/NOTE PADS	04/07/2023	103587	\$113.17
AMAZON.COM SALES, INC	FILE BANDS	04/07/2023	103587	\$38.36
AMAZON.COM SALES, INC	HEADSET/FILE FOLDER/FASTENERS	04/07/2023	103587	\$101.90
	TOTAL PLANNIN	G		\$1,006.17
1005560 - BUILDING SERVICES				
ESGIL CORPORATION	FEB 23-PLAN REVIEW & BUILDING INSPECTION SVC	04/07/2023	103597	\$427.50
ESGIL CORPORATION	OCT 22-BUILDING	04/07/2023	103597	\$43,128.05
ESGIL CORPORATION	NOV 22-BUILDING	04/07/2023	103597	\$23,924.14
ESGIL CORPORATION	DEC 22-BUILDING	04/07/2023	103597	\$24,739.65

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ESGIL CORPORATION	JAN 23-BUILDING	04/07/2023	103597	\$23,451.10
	TOTAL BUILDING SERVICE	S		\$115,670.44
1005590 - PARKING ENFORCEMENT				
DATATICKET INC.	FEB 23-PARKING CITATION PROCESSING SERVICES	03/30/2023	103558	\$641.66
BILL SMITH FOREIGN CAR SERVICE INC	OIL/FILTER	04/07/2023	103590	\$48.96
1 STOP TONER & INKJET, LLC	TONER	04/07/2023	103603	\$248.56
AMAZON.COM SALES, INC	GLOVES	04/07/2023	103587	\$47.38
	TOTAL PARKING ENFORCEMEN	Т		\$986.56
1006120 - FIRE DEPARTMENT				
US BANK	RESCUE PULLEYS	03/30/2023	103553	\$398.68
US BANK	RESCUE HELMETS/GEAR BAG	03/30/2023	103553	\$657.17
US BANK	FIRESTATION SUPPLIES	03/30/2023	103553	\$659.85
US BANK	FORD SHADOW BOX	03/30/2023	103553	\$422.66
US BANK	PINNING CEREMONY CAKE	03/30/2023	103553	\$106.00
US BANK	TRAINING GUIDE BOOK	03/30/2023	103553	\$479.92
US BANK	PINNING CEREMONY INVITES	03/30/2023	103553	\$43.00
US BANK	PINNING CEREMONY POSTAGE	03/30/2023	103553	\$12.60
	TOTAL FIRE DEPARTMEN	т		\$2,779.88
1006170 - MARINE SAFETY				
AT&T CALNET 3	9391053651-02/25/23-03/24/23	04/07/2023	103589	\$274.58
AT&T CALNET 3	9391012281-02/25/23-03/24/23	04/07/2023	103589	\$83.46
BOARDRIDERS WHOLESALE, LLC	LG BOARDSHORTS	03/30/2023	103552	\$720.00
858APPLIANCE, INC	DOOR HARDWARE REPLACED	04/07/2023	103585	\$295.00
	TOTAL MARINE SAFET	Υ		\$1,373.04
1006510 - ENGINEERING				
LEAGUE OF CALIFORNIA CITIES INC	2023 STREET ASSESSMENT	03/30/2023	103568	\$300.00
UT SAN DIEGO - NRTH COUNTY	REQUEST BID: 2023-06	03/30/2023	103580	\$316.72
VERIZON WIRELESS-SD	362455526-02/02/23-03/01/23	03/30/2023	103582	\$51.35
MOHAMMAD SAMMAK	RFND-ENGINEERS LUNCHEON	03/30/2023	103571	\$16.74
	TOTAL ENGINEERING	G		\$684.81
1006520 - ENVIRONMENTAL SERVICES				
MISSION LINEN & UNIFORM INC	LAUNDRY-PW	03/30/2023	103570	\$14.99
MISSION LINEN & UNIFORM INC	LAUNDRY-PW	03/30/2023	103570	\$14.97
MISSION LINEN & UNIFORM INC	LAUNDRY-PW	04/07/2023	103602	\$14.99
VERIZON WIRELESS-SD	362455526-02/02/23-03/01/23	03/30/2023	103582	\$51.36
CLEAN EARTH ENVIROMENTAL SOLUTIONS	FEB 23-HHW	03/30/2023	103554	\$540.32
	TOTAL ENVIRONMENTAL SERVICE	S		\$636.63
1006530 - STREET MAINTENANCE				
MISSION LINEN & UNIFORM INC	LAUNDRY-PW	03/30/2023	103570	\$25.68
MISSION LINEN & UNIFORM INC	LAUNDRY-PW	03/30/2023	103570	\$25.69
MISSION LINEN & UNIFORM INC	LAUNDRY-PW	04/07/2023	103602	\$25.68
DIXIELINE LUMBER CO INC	PRO SERIES RESP ASSEMBLY LRG	03/30/2023	103559	\$60.33
DIXIELINE LUMBER CO INC	FLEX RAKE/MARKER	03/30/2023	103559	\$30.33
DIXIELINE LUMBER CO INC	BOLTS/WASHERS/RAZORS/SAW BLADES/SILICONE SPRAY	03/30/2023	103559	\$159.41
DIXIELINE LUMBER CO INC	PAINT/ROLLER/PAINT TRAY	03/30/2023	103559	\$31.10
DIXIELINE LUMBER CO INC	BLACK TOP PATCH	04/07/2023	103595	\$156.13
DIXIELINE LUMBER CO INC	HEX NUT/PAINT/SPRAY	04/07/2023	103595	\$58.27
SDG&E CO INC	01/10/23-03/09/23-UTILITIES	04/07/2023	103612	\$622.87
SDG&E CO INC	02/01/23-03/09/23-UTILITIES	04/07/2023	103612	\$88.04
VERIZON WIRELESS-SD	362455526-02/02/23-03/01/23	03/30/2023	103582	\$51.36

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NISSHO OF CALIFORNIA	FEB 23- LANDSCAPE MAINTENANCE SERVICES	03/30/2023	103573	\$1,827.01
NISSHO OF CALIFORNIA	FEB-23 LANDSCAPE MAINTENANCE SERVICES	03/30/2023	103573	\$326.42
BILL SMITH FOREIGN CAR SERVICE INC	OIL/FILTER	03/30/2023	103551	\$60.08
WEST COAST ARBORISTS, INC.	MAR 23-TREE MAINTENANCE SERVICES	03/30/2023	103583	\$1,057.35
WEST COAST ARBORISTS, INC.	FEB/MAR 23-TREE MAINTENANCE SERVICES	04/07/2023	103623	\$3,551.25
WESTERN MOWER & ENGINE	TRIMMER/WEED WACKER	03/30/2023	103584	\$820.81
CARLO EMAMI	FACE RESPIRATOR/FILTERS/EXHALATION VALVE	04/07/2023	103611	\$241.67
CARLO EMAMI	RESPIRATORY TRAINING/FIT TEST/CLEARANCE LETTE	R 04/07/2023	103611	\$775.00
	TOTAL STREET MAINTENAN	ICE		\$9,994.48
1006540 - TRAFFIC SAFETY				
SDG&E CO INC	01/10/23-03/09/23-UTILITIES	04/07/2023	103612	\$725.95
SDG&E CO INC	02/01/23-03/09/23-UTILITIES	04/07/2023	103612	\$153.64
VERIZON WIRELESS-SD	362455526-02/02/23-03/01/23	03/30/2023	103582	\$36.68
TRAFFIC SUPPLY, INC	CUSTOM SIGNS	03/30/2023	103579	\$175.03
TRAFFIC SUPPLY, INC	SIGNS/SOLAR LIGHTS/BATTERIES/ADHESIVE	03/30/2023	103579	\$696.85
TRAFFIC SUPPLY, INC	CUSTOM SIGNS	03/30/2023	103579	\$582.59
AT&T CALNET 3	9391012279-02/24/23-03/23/23	04/07/2023	103589	\$58.74
STC TRAFFIC, INC	FEB 23- ON-CALL TRAFFIC CONSULTING	04/07/2023	103615	\$2,590.00
	TOTAL TRAFFIC SAFE	ETY		\$5,019.48
1006550 - STREET CLEANING				
SCA OF CA, LLC	FEB 23-STREET SWEEPING SERVICES	03/30/2023	103575	\$3,910.15
	TOTAL STREET CLEANI	NG		\$3,910.15
1006560 - PARK MAINTENANCE				
MISSION LINEN & UNIFORM INC	LAUNDRY-PW	03/30/2023	103570	\$18.19
MISSION LINEN & UNIFORM INC	LAUNDRY-PW	03/30/2023	103570	\$18.19
MISSION LINEN & UNIFORM INC	LAUNDRY-PW	04/07/2023	103602	\$18.19
RANCHO SANTA FE SECURITY SYS INC	FY23 -CODE ADDED	04/07/2023	103609	\$10.00
RANCHO SANTA FE SECURITY SYS INC	APR 23- ALARM MONITORIN	04/07/2023	103609	\$331.20
SANTA FE IRRIGATION DISTRICT	005506-015-01/17/23-03/15/23	03/30/2023	103574	\$133.89
SANTA FE IRRIGATION DISTRICT	005506-016-01/17/23-03/15/23	03/30/2023	103574	\$127.60
SANTA FE IRRIGATION DISTRICT	005979-003-01/17/23-03/15/23	03/30/2023	103574	\$224.86
SHURLOCK FENCE COMPANY	FENCE REPAIR AT LA COLONIA SKA	03/30/2023	103577	\$3,750.00
VERIZON WIRELESS-SD	362455526-02/02/23-03/01/23	03/30/2023	103582	\$73.37
NISSHO OF CALIFORNIA	FEB 23- LANDSCAPE MAINTENANCE SERVICES	03/30/2023	103573	\$15,562.92
NISSHO OF CALIFORNIA	FEB-23 LANDSCAPE MAINTENANCE SERVICES	03/30/2023	103573	\$580.79
NISSHO OF CALIFORNIA	FEB 23-LANDSCAPE MAINTENANCE SERVICES	03/30/2023	103573	\$993.85
DOG WASTE DEPOT	DOG WASTE BAGS	04/07/2023	103596	\$2,405.52
THE HOME DEPOT PRO	BLEACH/CLEANER POLISH/LINER/GRAFFITI REMOVER	04/07/2023	103617	\$1,225.97
	TOTAL PARK MAINTENAN	ICE		\$25,474.54
1006570 - PUBLIC FACILITIES				
SEASIDE HEATING & AIR CONDITIONING	FY23 HVAC SERVICES AT CITY FACILITIES	03/30/2023	103576	\$880.00
DIXIELINE LUMBER CO INC	CAULK/PUTTY KNIFE/CLEANER/LITHIUM SPRAY	03/30/2023	103559	\$46.24
DIXIELINE LUMBER CO INC	SOAP DISPENSER	03/30/2023	103559	\$52.34
DIXIELINE LUMBER CO INC	PUTTY KNIFE/ROOF CEMENT	04/07/2023	103595	\$27.84
DIXIELINE LUMBER CO INC	LIGHT CONTROL/BOLTS	04/07/2023	103595	\$17.62
DIXIELINE LUMBER CO INC	O-RING	03/30/2023	103559	\$1.92
DIXIELINE LUMBER CO INC	LIGHT CONTROL	04/07/2023	103595	\$12.11
DIXIELINE LUMBER CO INC	GLOVES/PAINT BRUSHES/WEATHERSTRIP	04/07/2023	103595	\$92.48
DIXIELINE LUMBER CO INC	PAINT TRAY/TRAY LINER	04/07/2023	103595	\$16.27
SDG&E CO INC	01/10/23-03/09/23-UTILITIES	04/07/2023	103612	\$7,785.41
SDG&E CO INC	02/01/23-03/09/23-UTILITIES	04/07/2023	103612	\$1,794.74

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LEE'S LOCK & SAFE INC	REPAIR HARDWARE	03/30/2023	103569	\$810.04
NAPA AUTO PARTS INC	MOTOR TUNE UP	03/30/2023	103572	\$23.68
NISSHO OF CALIFORNIA	FEB 23- LANDSCAPE MAINTENANCE SERVICES	03/30/2023	103573	\$2,839.50
NISSHO OF CALIFORNIA	FEB 23- LANDSCAPE MAINTENANCE SERVICES	03/30/2023	103573	\$145.88
CINTAS CORPORATION NO. 2	FIRST AID SUPPLIES	04/07/2023	103593	\$118.05
HABITAT PROTECTION, INC	MAR 23- PEST/RODENT CONTROL-PW	03/30/2023	103564	\$35.00
HABITAT PROTECTION, INC	MAR 23- PEST/RODENT CONTRO-FS	03/30/2023	103564	\$38.00
HABITAT PROTECTION, INC	MAR 23- PEST/RODENT CONTROL-FCCC	03/30/2023	103564	\$64.00
HABITAT PROTECTION, INC	MAR 23-PEST/RODENT CONTROL	03/30/2023	103564	\$52.00
HABITAT PROTECTION, INC	MAR 23- PEST/RODENT CONTROL-LC	03/30/2023	103564	\$35.00
SYMONS FIRE PROTECTION	FY23 FIRE SUPRESSION EQUIPMENT SERVICES	04/07/2023	103616	\$474.00
	TOTAL PUBLIC FACILI	TIES		\$15,362.12
1205460 - SELF INSURANCE RETENTION				
RANDY H RIECKEN	CLAIM 2202.RIECKEN	04/07/2023	103610	\$2,095.40
	TOTAL SELF INSURANCE RETENT	TON		\$2,095.40
1255465 - WORKERS COMPENSATION				
TRISTAR RISK MANAGEMENT	Q4-CLAIMS SERVICES	04/07/2023	103618	\$7,245.47
	TOTAL WORKERS COMPENSAT	ION		\$7,245.47
1355450 - ASSET REPLACEMENT-INFO SYS				
US BANK	WEBSITE AI POWER WIDGET	03/30/2023	103553	\$490.00
	TOTAL ASSET REPLACEMENT-INFO	SYS		\$490.00
1605360 - OPEB OBLIGATION				
MIDAMERICA	APRIL 23-CTYSOLANAG5	04/07/2023	9000747	\$7,320.00
	TOTAL OPEB OBLIGAT	ION		\$7,320.00
2037510 - HIGHWAY 101 LANDSC #33				
SANTA FE IRRIGATION DISTRICT	005979-004-01/17/23-03/15/23	03/30/2023	103574	\$127.60
SANTA FE IRRIGATION DISTRICT	007732-000-01/17/23-03/15/23	03/30/2023	103574	\$135.32
SDG&E CO INC	01/10/23-03/09/23-UTILITIES	04/07/2023	103612	\$3,006.47
KOPPEL & GRUBER PUBLIC FINANCE	JAN-MAR 23- SSSW ADMIN SERVICE	04/07/2023	103600	\$15.00
KOPPEL & GRUBER PUBLIC FINANCE	JAN-MAR 23- ADMIN SERVICES	04/07/2023	103600	\$788.23
NISSHO OF CALIFORNIA	FEB 23- LANDSCAPE MAINTENANCE SERVICES	03/30/2023	103573	\$2,079.50
	TOTAL HIGHWAY 101 LANDSC	#33		\$6,152.12
2047520 - MID 9C SANTA FE HILLS				
KOPPEL & GRUBER PUBLIC FINANCE	JAN-MAR 23- ADMIN SERVICES	04/07/2023	103600	\$52.56
	TOTAL MID 9C SANTA FE H	IILLS		\$52.56
2057530 - MID 9E ISLA VERDE				
KOPPEL & GRUBER PUBLIC FINANCE	JAN-MAR 23- ADMIN SERVICES	04/07/2023	103600	\$27.04
	TOTAL MID 9E ISLA VE	RDE		\$27.04
2077550 - MID 9H SAN ELIJO #2				
KOPPEL & GRUBER PUBLIC FINANCE	JAN-MAR 23- ADMIN SERVICES	04/07/2023	103600	\$28.53
	TOTAL MID 9H SAN ELIJO	O #2		\$28.53
2087580 - COASTAL RAIL TRAIL MAINT				
KOPPEL & GRUBER PUBLIC FINANCE	OCT-DEC 23- CRT ADMIN	03/30/2023	103567	\$327.50
NISSHO OF CALIFORNIA	FEB 23- LANDSCAPE MAINTENANCE SERVICES	03/30/2023	103573	\$3,996.53
	TOTAL COASTAL RAIL TRAIL MA	AINT		\$4,324.03
2117600 - STREET LIGHTING DISTRICT				
SDG&E CO INC	02/01/23-03/09/23-UTILITIES	04/07/2023	103612	\$4,404.82
KOPPEL & GRUBER PUBLIC FINANCE	OCT-DEC 23- CRT ADMIN	03/30/2023	103567	\$682.45
VERIZON WIRELESS-SD	362455526-02/02/23-03/01/23	03/30/2023	103582	\$14.67
- INLOW WINELESS SP	TOTAL STREET LIGHTING DISTI			\$5,101.94
	TOTAL STREET LIGHTING DISTI			¥0,101.0T

2135550 - DEVELOPER PASS-THRU- PLANNI	NG			
PAMELA ELLIOTT LANDSCAPE ARCHITECT	FEBRUARY 2023	03/30/2023	9000743	\$350.00
PAMELA ELLIOTT LANDSCAPE ARCHITECT	FEBRUARY 2023	03/30/2023	9000743	\$350.00
PAMELA ELLIOTT LANDSCAPE ARCHITECT	FEBRUARY 2023	03/30/2023	9000743	\$350.00
PAMELA ELLIOTT LANDSCAPE ARCHITECT	FEBRUARY 2023	03/30/2023	9000743	\$350.00
PAMELA ELLIOTT LANDSCAPE ARCHITECT	FEBRUARY 2023	03/30/2023	9000743	\$350.00
PAMELA ELLIOTT LANDSCAPE ARCHITECT	FEBRUARY 2023	03/30/2023	9000743	\$350.00
PAMELA ELLIOTT LANDSCAPE ARCHITECT	FEBRUARY 2023	03/30/2023	9000743	\$350.00
PAMELA ELLIOTT LANDSCAPE ARCHITECT	FEBRUARY 2023	03/30/2023	9000743	\$500.00
PAMELA ELLIOTT LANDSCAPE ARCHITECT	FEBRUARY 2023	03/30/2023	9000743	\$500.00
PAMELA ELLIOTT LANDSCAPE ARCHITECT	FEBRUARY 2023	03/30/2023	9000743	\$350.00
PAMELA ELLIOTT LANDSCAPE ARCHITECT	FEBRUARY 2023	03/30/2023	9000743	\$500.00
PAMELA ELLIOTT LANDSCAPE ARCHITECT	FEBRUARY 2023	03/30/2023	9000743	\$350.00
	TOTAL DEVELOPER PASS-THRU- PLANN	IING		\$4,650.00
2556180 - CAMP PROGRAMS				
BOARDRIDERS WHOLESALE, LLC	JG UNIFORMS	03/30/2023	103552	\$2,075.80
BOARDRIDERS WHOLESALE, LLC	JG UNIFORMS	03/30/2023	103552	\$1,249.90
BOARDRIDERS WHOLESALE, LLC	JG UNIFORMS	03/30/2023	103552	\$7,682.40
BOARDRIDERS WHOLESALE, LLC	JG UNIFORMS	04/07/2023	103591	\$840.45
BOARDRIDERS WHOLESALE, LLC	JG UNIFORMS	04/07/2023	103591	\$1,583.93
BOARDRIDERS WHOLESALE, LLC	JG UNIFORMS	04/07/2023	103591	\$129.30
	TOTAL CAMP PROGRA	AMS		\$13,561.78
4506190 - SAND REPLNSHMNT/RETENTION				
WARWICK GROUP CONSULTANTS, LLC	MAR 23-CONSULTANT SERVICES	04/07/2023	103622	\$5,833.00
WARWICK GROUP CONSULTANTS, LLC	MAR 23-CONSULTANT SERVICES	04/07/2023	103622	\$5,833.00
SUMMIT ENVIROMENTAL GROUP, INC.	MAR 23-9926-PROF SVC	04/07/2023	9000748	\$9,506.00
	TOTAL SAND REPLNSHMNT/RETENT	ΓΙΟΝ		\$21,172.00
4506510 - SANDREPLNSHMNT/RETNTN-CIP				
DOMUSSTUDIO ARCHITECTURE	JAN 23-9449 MS CENTR	03/30/2023	103560	\$1,710.00
	TOTAL SANDREPLNSHMNT/RETNTN	I-CIP		\$1,710.00
4566190 - SAND MITIGATION IMPACT FEE				
CTE, INC	DEC 22-COSB SAND CALCS	03/30/2023	103557	\$1,330.00
CTE, INC	JAN 23-COSB SAND CALCS	03/30/2023	103557	\$1,400.00
CTE, INC	FEB 23-COSB SAND CALCS	03/30/2023	103557	\$3,390.00
	TOTAL SAND MITIGATION IMPACT	Γ FEE		\$6,120.00
4596510 - MISC.CAPITALPROJECTS-ENG				
VAN DYKE LANDSCAPE ARCHITECTS	JAN 23-FCP/LCP DESIGN	03/30/2023	103581	\$840.00
VAN DYKE LANDSCAPE ARCHITECTS	9438 FC PRK DSN	03/30/2023	103581	\$940.00
VAN DYKE LANDSCAPE ARCHITECTS	JAN 23-LA COLONIA MASTER PLAN UPDATE	04/07/2023	103621	\$4,520.00
VAN DYKE LANDSCAPE ARCHITECTS	FEB 23- 9438 FC PRK DSN	04/07/2023	103621	\$1,110.00
VAN DYKE LANDSCAPE ARCHITECTS	FEB 23-LA COLONIA MASTER PLAN UPDATE	04/07/2023	103621	\$6,010.00
VAN DYKE LANDSCAPE ARCHITECTS	JAN 23- 9438 FC PRK DSN	04/07/2023	103621	\$10,812.50
	TOTAL MISC.CAPITALPROJECTS-	ENG		\$24,232.50
4596520 - MISC CAPITAL PROJ - ENVIR				
UNIVERSITY OF SAN DIEGO	FEB 23-CLIMATE ACTION PLAN UPDATE	03/30/2023	9000744	\$2,796.70
	TOTAL MISC CAPITAL PROJ - E	NVIR		\$2,796.70
5096510 - SANITATION-CIP-ENG				
UT SAN DIEGO - NRTH COUNTY	INVITING BIDS: 2023-04	03/30/2023	103580	\$423.98
	TOTAL SANITATION-CIP-	ENG		\$423.98
5097700 - SANITATION				

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MISSION LINEN & UNIFORM INC	LAUNDRY-PW	03/30/2023	103570	\$10.70
MISSION LINEN & UNIFORM INC	LAUNDRY-PW	03/30/2023	103570	\$10.71
MISSION LINEN & UNIFORM INC	LAUNDRY-PW	04/07/2023	103602	\$10.70
VERIZON WIRELESS-SD	362455526-02/02/23-03/01/23	03/30/2023	103582	\$14.67
AT&T CALNET 3	9391012277-02/24/23-03/23/23	04/07/2023	103589	\$16.55
	TOTAL SANITATION			\$63.33
6527820 - SUCCESSOR AGENCY				
COLANTUONO, HIGHSMITH, & WHATLEY PC	FEB 23-SDCOE CONSORTIUM	03/30/2023	103556	\$141.70
COLANTUONO, HIGHSMITH, & WHATLEY PC	FEB 23-SDCOE CONSORTIUM	03/30/2023	103556	\$141.70
	TOTAL SUCCESSOR	R AGENCY		\$283.40
6768560 - SO SOLANA SEWER DISTR-DS				
KOPPEL & GRUBER PUBLIC FINANCE	JAN-MAR 23- SSSW ADMIN SERVICE	04/07/2023	103600	\$422.23
	TOTAL SO SOLANA SEWER	DISTR-DS		\$422.23

REPORT TOTAL:

\$392,473.87



STAFF REPORT CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers

FROM: Gregory Wade, City Manager

MEETING DATE: April 26, 2023

ORIGINATING DEPT: Finance

SUBJECT: Report on Changes Made to the General Fund Adopted

Budget for Fiscal Year 2022-23

BACKGROUND:

Staff provides a report at each Council meeting that lists changes made to the current Fiscal Year (FY) General Fund Adopted Budget. The information provided in this Staff Report lists the changes made through April 12, 2023.

DISCUSSION:

The following table reports the revenue, expenditures, and transfers for 1) the Adopted General Fund Budget approved by Council on June 23, 2021 (Resolution 2021-092) and 2) any resolutions passed by Council that amended the Adopted General Fund Budget.

GENERAL FUND - ADOPTED BUDGET PLUS CHANGES
As of April 12, 2023
General Fund - Operations

Date	Action	Description	Revenues	Expenditures	Transfers from GF	Net Surplus
06/23/2021	Reso 2021-092	Adopted Budget	22,148,385	(20,867,260)	(482,500)	\$ 798,625
07/14/2021	Reso 2021-097	MS MOU		(11,570)		787,055
04/13/2022	Reso 2022-034	Keyser Marston		(15,000)		772,055
06/08/2022	Reso 2022-041	On-Call Repair Svcs		(30,000)		742,055
06/08/2022	Reso 2022-065	Janitorial		(20,000)		722,055
06/22/2022	Reso 2022-082	FY23 Budget Update	1,965,100	(615,680)	(1,423,000)	648,475
08/24/2022	Reso 2022-106	Lew Edwards Group		(36,000)		612,475
09/14/2022	Reso 2022-102	SBFA MOU		(182,000)		430,475
12/14/2022	Reso 2022-138	Pacific Ave Utility Underground - Pase 2			(42,000)	388,475
02/22/2023	Reso 2023-017	Yunex Traffic		(45,000)		343,475
01/25/2023	Reso 2023-007	CIP - Roof Replacement FCCC and MS Cntr		(120,000)		223,475
01/25/2023	Reso 2023-014	Emanuel Jones and Associates		(150)		223,325
01/25/2023	Reso 2023-015	License Plate Recognition Cameras		(46,064)		177,261
02/22/2023	Reso 2023-022	Nissho Landscape Maint. Services		(25,000)		152,261
03/08/2023	Reso 2023-027	HDL Audit Services		(25,000)		127,261
03/08/2023	Reso 2023-028	USACE Construction Funding		(313,556)		(186,295)
03/22/2023	Reso 2023-023	FY23 Mid-Year Update	400,000	68,117		281,822
04/12/2023	Reso 2023-044	Principal Mgmt Analyst Position		(20,000)		261,822
04/12/2023	Reso 2023-046	Building Permit Revenue and Services	220,000	(200,000)		281,822

COUNCIL ACTION:		

		General Fund -	Measure S			
Date	Action	Description	Revenues	Expenditures	Transfers from GF	Net Surplus
03/22/2023	Reso 2023-023	FY23 Mid-Year Update	750,000			750,000
		General Fund Unre	served Balan	ce		
Date	Action	Description	Revenues	Expenditures	Transfers from GF	Net
12/09/2022	Reso 2022-123	FY22 Surplus - PARS Contribution		(720,000)		(720,000)
12/09/2022	Reso 2022-123	FY22 Surplus - Pavement Mgmt Prgm		(150,000)		(870,000)

CEQA COMPLIANCE STATEMENT:

Not a project as defined by CEQA

FISCAL IMPACT:

N/A

WORK PLAN:

N/A

OPTIONS:

- Receive the report.
- Do not accept the report

DEPARTMENT RECOMMENDATION:

Staff recommends that the City Council receive the report listing changes made to the FY 2022-2023 General Fund Adopted Budget.

CITY MANAGER'S RECOMMENDATION:

Approve Department Recommendation

Gregory Wade, City Manager



STAFF REPORT CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers

FROM: Gregory Wade, City Manager

MEETING DATE: April 26, 2023

ORIGINATING DEPT: City Clerk Department

SUBJECT: City's Conflict of Interest Code Required Update

BACKGROUND:

The City's Conflict of Interest Code, which is the legal instrument requiring those individuals holding designated positions to disclose their financial interests and requires review and adoption when necessary updates are triggered.

Pursuant to Government Code Section 87306, state law requires every agency to amend its Conflict of Interest Code "when change is necessitated by changed circumstances, including the creation of new positions, and relevant changes in the duties assigned to existing positions" and/or review annually for updates in or by October.

This item is before City Council (Council) to consider approval of Resolution 2023-043 (Attachment 1) reviewing and adopting the proposed updates to the Solana Beach Conflict of Interest Code amending certain position titles.

DISCUSSION:

Additions or modifications of job titles have triggered an update to the City's Conflict of Interest Code. These modifications include the positions of Principal Management Analyst, Information Technology Director and Risk Manager and are reflected in Exhibit A of Attachment 1.

Pursuant to Government Code 87306, any amendments to the code must be submitted to the code reviewing body, the City Council, within 90 days once the need for an amendment has become apparent.

CEQA COMPLIANCE STATEMENT: N/A

FISCAL IMPACT: N/A

CITY COUNCIL ACTION:		

WORK PLAN: N/A

OPTIONS:

- Approve Staff recommendation.
- Deny Staff recommendation and provide direction.

DEPARTMENT RECOMMENDATION:

Staff recommends that the City Council adopt Resolution 2023-043 adopting an amended Solana Beach Conflict of Interest Code.

CITY MANAGER'S RECOMMENDATION:

Approve Department recommendation.

Gregory Wade, City Manager

Attachments:

1. Resolution 2023-043 with Exhibit A (Conflict of Interest Code)

RESOLUTION 2023-043

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, ADOPTING AN UPDATED CONFLICT OF INTEREST CODE

WHEREAS, pursuant to Government Code Section 87300, the Political Reform Act (PRA) requires all local governmental agencies to adopt conflict of interest codes applicable to every officer, employee, member or consultant of the agency whose position entails the making, or participating in the making, of decisions which may foreseeably have a material financial effect on any financial interest, and the Code requires such designated employees to disclose and disqualify themselves from making, participating in, or attempting to influence such decisions; and

WHEREAS, the City adopted a Conflict of Interest Code that incorporated Fair Political Practices Commission Reg. 18730 by reference with Resolution 1987-11 and last updated the Code in 2018; and

WHEREAS, State Law requires local Conflict of Interest Codes to be amended when changed circumstances arise such as the creation of new positions or relevant changes in the duties assigned to existing positions; and

WHEREAS, the City occasionally modifies job titles as necessary thereby requiring amendments to the City's current Conflict of Interest Code, as noted on Exhibit A; and

WHEREAS, local government agencies are required by Government Code Section 87311 to amend the code according to procedures that guarantee to officers, employees, members, consultants, and residents of the jurisdiction adequate notice and a fair opportunity to present their views.

NOW, THEREFORE, the City Council of the City of Solana Beach, California, does resolve as follows:

- 1. The above recitations are true and correct.
- 2. That the City's Conflict of Interest Code be amended due to reclassification of designated employee positions resulting in modified titles.

Resolution 2023-043 Conflict of Interest Code Update Page 2 of 2

3. That the Solana Beach City Council and Public Financing Authority of the City of Solana Beach do hereby adopt the attached Conflict of Interest Code, Exhibit A.

PASSED AND ADOPTED this 26th day of April 2023, at a regularly scheduled meeting of the City Council of the City of Solana Beach, California by the following vote:

AYES: NOES: ABSENT: ABSTAIN:	Councilmembers – Councilmembers – Councilmembers – Councilmembers –		
		LESA HEEBNER, Mayor	
APPROVED AS T	O FORM:	ATTEST:	
JOHANNA N. CAI	NLAS, City Attorney	ANGELA IVEY, City Clerk	

EXHIBIT A

Resolution 2023-043

CITY OF SOLANA BEACH CONFLICT OF INTEREST CODE

The Political Reform Act of 1974 (Government Code Sections 81000 et. seq.) requires local government agencies to adopt and promulgate conflict of interest codes. The Fair Political Practices Commission has adopted a regulation (2 Cal. Code of Regs. Section 18730) that contains the terms of a standard conflict of interest code and may be incorporated by reference in an agency's code. After public notice and hearing, the standard code may be amended by the Fair Political Practices Commission to conform to amendments in the Political Reform Act.

Therefore, the terms of 2 California Code of Regulations Section 18730 and any amendments to it duly adopted by the Fair Political Practices Commission are hereby incorporated by reference. This regulation and the attached Appendix designating positions and establishing disclosure requirements shall constitute the Conflict of Interest Code for the City of Solana Beach.

Individuals holding designated positions shall file their statements with the City Clerk's Office, which will retain the statements and make the statements available for public inspection and reproduction. (Gov. Code Section 81008.)

Adopted _____, 20XX

APPENDIX

Disclosure Categories

Individuals holding designated positions must report their interests according to the following disclosure category(ies) to which their position has been assigned.

Category 1: All Sources

Interests in real property (not including primary residence) located within the City or within two miles of the City; and investments and business positions in business entities, and income, including loans, gifts, and travel payments *from all sources*.

Category 2: Agency Specific

Interests in real property (not including primary residence) located within the City or within two miles of the City; investments and business positions in business entities doing business with the City and/or located in San Diego County; and income, including but not limited to loans, gifts, and travel payments, from sources in San Diego County, and/or from sources outside the County whose economic position may be affected by decisions or recommendations made by the agency at all levels.

Category 3: Department Specific

Interests in real property (not including primary residence) located within the City or within two miles of the City; investments and business positions in business entities located in San Diego County; and income, including loans, gifts, and travel payments from sources whose economic position may be affected by the decisions or recommendations made by the department to which the filer is assigned duties.

Category 4: Property/Facilities Entitlement

Interests in real property (not including primary residence) located within the City or within two miles of the City; investments and business positions in business entities located in San Diego County; and income, including loans, gifts, and travel payments from sources that are of the type to request an entitlement to use agency property or facilities, including, but not limited to: a license; a facilities use permit; or a vendor permit.

Category 5: Commission/Consultant Specific

Interests in real property (not including primary residence) located within the City or within two miles of the City; investments and business positions in business entities doing business with the City and/or located in San Diego County; and income, including but not limited to loans, gifts, and travel payments, from sources in San Diego County, and/or from sources outside the County, whose economic position may be affected by the decisions or recommendations of the designated commission or consultant.

The following designated positions, when active, file according to the assigned categories associated with their title.

Designated Positions

Disclosure Categories

Legisla	tive Bodies other than City Council:	
	Public Financing Authority Officers/Members1	
	Housing Authority1	
	Successor Agency for the Redevelopment Agency1	
	Oversight Board to the Successor Agency for the	
	Redevelopment Agency1	
City Sta	· · · · · · · · · · · · · · · · · · ·	
	Deputy City Manager/Dir. Of Admin Services	
	Assistant City Manager2	
	Assistant to the City Manager2	
	Deputy City Attorney(s)	
	Principal Management Analyst	
	Senior Management Analyst	
	Management Analyst3	
	Human Resources Director3	
	Human Resources Manager3	
	Senior Human Resources Analyst	
	City Clerk1	
	Deputy City Clerk	
	Network Systems Engineer3	
	Information Technology Director	
	Information Technology Manager	
	Recreation Manager	1
	Community Services Coordinator	4
	Finance Director	
	Finance Manager	
	Risk Manager	
	Senior Accountant	
	Community Development Director	
	Principal Planner	
	Assistant Planner	
	Associate Planner	
	Junior Planner3	
	Senior Planner	
	City Engineer/Public Works Director	
	Senior Civil Engineer	
	Principal Civil Engineer3	
	Associate Civil Engineer3	
	Assistant Civil Engineer3	
	Public Works Operations Manager3	
	Building Inspector3	
	Public Works Inspector	
	Environmental Programs Manager	
	Building Officials3	
	Permit Technician3	
	Code Compliance Officer3,	
	Sr. Code Compliance Officer3,	4
	Parking Control Officer3	
	Code Enforcement Specialist3	
	Code Compliance Specialist3	
	Deputy Fire Chief/Fire Marshal	4
	Fire Chief/Public Safety Director2	
	Fire Battalion Chief2	
	Fire Prevention Specialist3	
	Marine Safety Captain2	

Marine Safety Lieutenant	3
Non-City Employees:	
Budget and Finance Commission Members	2
Climate Action Commission Members	2
Parks and Recreation Commission Members	5
Public Arts Commission Members	5
View Assessment Commission Members	5
Consultants	5

- I. Consultants shall be included in the list of designated positions and shall disclose in accordance with the disclosure requirements in this code if the consultant, pursuant to a contract either (Reg.18701(2)):
 - 1. Makes a governmental decision whether to:
 - Approve a rate, rule or regulation;
 - Adopt or enforce a law;
 - Issue, deny, suspend, or revoke a permit, license, application, certificate, approval, order, or similar authorization or entitlement;
 - Authorize the agency to enter into, modify, or renew a contract provided it is the type of contract which requires agency approval;
 - Grant agency approval to a contract which requires agency approval and in which the agency is a party to the specifications for such a contract;
 - Grant agency approval to a plan, design, report study, or similar item;
 - Adopt, or grant agency approval of, policies, standards, or guidelines for the agency, or for any subdivision of the agency; or
 - 2. Serves in a staff capacity and in that capacity participates in making governmental decisions as defined in Regulation 18702.2; or performs substantially the same functions as a position specified in the agency's Conflict of Interest Code.
- II. The Department Head of the department for which the consultant provides primary services, with the approval of the City Attorney, may determine in writing that a particular consultant, although a "designated position," is hired to perform a range of duties that is limited in scope and thus is not required to fully comply with the disclosure requirements described in this paragraph. The written determination shall include a description of the consultant's duties and, based upon that description, a statement of the extent of disclosure requirements. The written determination is a public record and shall be retained for public inspection in the office of the City Clerk.

Non-Designated Positions

The following positions are not covered by this conflict of interest code because those individuals holding these positions must file under Government Code Section 87200. These positions are listed for informational purposes only:

- City Councilmembers
- City Manager
- City Attorney
- City Treasurer
- Consultants involved in the investment of public funds*

*Pursuant to 2 California Code of Regulations section 187014(b), "other public officials who manage public investments" means, members of boards and commissions, including pension and retirement boards or commissions, or of committees who exercise the responsibility for the management of public investments; high level officers and employees who exercise primary responsibility for the management of public investments, such as chief or principal investment officers or chief financial managers. This category shall not include officers and

employees who work under the supervision of the chief or principal investment officers or the chief financia managers; and individuals who pursuant to a contract with a state or local government agency, perform the same or substantially all the same functions that would otherwise be performed by the public officials.



STAFF REPORT CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers

FROM: Gregory Wade, City Manager

MEETING DATE: April 26, 2023

ORIGINATING DEPT: Community Development Department

SUBJECT: Public Hearing: Request for a DRP to Construct a Remodel and Addition to a Single-Family Residence with an

Attached Two-Car Garage and Perform Associated Site Improvements at 502 South Rios Avenue. (DRP22-012 Applicant: Michelle Buchanan; APN: 298-093-23;

Resolution 2023-048 and 2023-049)

BACKGROUND:

The Applicant, Michelle Buchanan, is requesting City Council approval of a Development Review Permit (DRP) to construct a remodel, a 203 square-foot conversion of garage area to habitable area, a 176 square-foot addition to the garage, and perform associated site improvements. The Applicant is also requesting a partial street vacation of the easterly four feet of an existing eight-foot Irrevocable Offer to Dedicate (IOD) along the frontages of South Rios Avenue and Palmitas Street. The 11,643 square-foot lot is located in the Low Residential (LR) Zone and the Scaled Residential Overlay Zone (SROZ). The project proposes 157 cubic yards of excavation, 29 cubic yards of fill, 7 cubic yards of excavation for footings and 135 cubic yards of export, for 193 cubic yards of aggregate (total) grading. The maximum height of the proposed garage addition would be 14.0 feet above the proposed grade or approximately 143 feet above Mean Seal Level (MSL).

The project requires a DRP for proposed grading in excess of 100 cubic yards and a proposed maximum floor area in excess of 60 percent of the maximum allowable for the property. The maximum proposed building height of the residence would not exceed 16 feet as measured from the pre-existing grade; therefore, the project is exempt from the requirements of View Assessment/Structure Development Permit (SDP) (SBMC Chapter 17.63). The issue before the Council is whether to approve, approve with conditions, or deny the Applicant's requests for a DRP, as contained in Resolution 2023-048 (Attachment 1) and a partial street vacation, as contained in Resolution 2023-049 (Attachment 2).

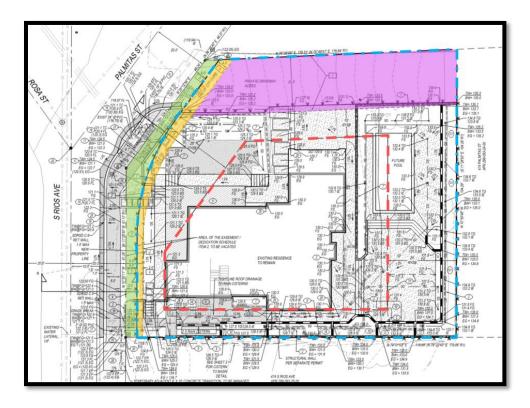
CITY COUNCIL ACTION:		

DISCUSSION:

The subject property is located on the east side of South Rios Avenue and south of the intersection with Palmitas street. There is a 20-foot shared driveway easement located along the northern property line and an eight-foot IOD along the frontages of Palmitas Street and South Rios Avenue. The driveway easement would be maintained with the project, while the westerly four feet of the IOD would be dedicated to the City, and the Applicant is requesting a partial street vacation of the easterly four feet of the IOD.

The existing development includes a multi-level, single-family residence with a 209 square foot Accessory Dwelling Unit (ADU) that was recently legally converted from a loft area, and an attached two-car garage that is accessed from the shared driveway easement. The existing ADU portion of the residence is legal nonconforming as it is approximately 28 feet in height and exceeds the maximum allowable 25-foot height limit, however, it would not be modified by the proposed project.

The existing residence encroaches into the required front yard setback and is considered legal nonconforming. Pursuant to the definition of a front lot line in the SBMC (17.08 "Lot Line, Front"), Staff has determined the front lot line to be the frontage along Palmitas Street and the frontage along South Rios Avenue to be a street lot line (17.08 "Lot Line, Street") in order to avoid adding to the level of nonconformity. The front and street side yard setbacks would be measured from the dedication line (or center of the IOD). The Site Plan included in Attachment 3 is provided in the diagram below with the dedication area shown in green, the proposed partial street vacation area shown in yellow, the existing driveway easement shown in purple, the proposed property line shown in blue, and the required setback line shown in red.



The Applicant's proposal consists of the conversion of 203 square feet of the southerly extent of the garage to habitable area consisting of a utility room, bathroom, and laundry room. The garage would be expanded by 176 square feet to the north, resulting in a 412 square-foot garage that would accommodate two unobstructed parking spaces. An existing deck off of the primary bedroom, and above the garage, would be expanded to the north and follow the footprint of the garage addition below. The Applicant's proposal also consists of associated site improvements including grading, drainage, hardscape, a pool, spa, detached shade structure, barbeque counter, and landscaping. In compliance with applicable regulations, the nonconforming portions of the residence would not be modified by the proposed project.

Table 1 (below) provides a comparison of the SBMC applicable zoning regulations with the Applicant's proposed design.

Table 1				
	LOT INFO	RMATION		
Property Address:	502 S Rios Ave	Zoning Designation:	LR (3 du/ad	c)
Lot Size:	11,643 sf	# Units Allowed:	1 SFR, 1 A	DU, 1JADU
Max. Allowable Floor Area:	3,988 sf		1 SFR, 1 A	DU
Proposed Floor Area:	3,841 sf	(-)	Required	Proposed
Below Max. Floor Area by:	147 sf	Front (Palmitas)*	25 ft	9 ft
Max. Allowable Height:	25 ft		10 ft	10 ft
Max. Existing Height:*	28 ft	min Grad (G, m, Laconnome)	10 ft	10 ft
Max. Proposed Height:	14.0 ft	. (Ca. (L)	25 ft	40 ft
Highest Proposed Point:	143.0 MSL	*Legal Nonconforming encroad	chment and buildi	ing height
PF	ROPOSED PROJ	ECT INFORMATION		
Proposed Floor Area Breakdown: Required Permits: DRP for grading in excess of				
Existing Basement and Storage	813 sf			
Existing First Floor to Remain	1,770 sf	exceed 60% of maximum allowable		
Existing Second Floor to Remain	n 1,043 sf	43 sf Required Parking: 2 (SFR) 0 (ADU)		
Existing Garage to Remain	236 sf	9		
Existing Garage to be Converted		•	Walls: Yes	
Proposed Garage Addition	176 sf	Proposed Accessory	Structure: Yo	es
Subtotal	4,241 sf	Existing Development	: Single-fami	ly residence
Off-Street Parking Exemption	- 400 sf	with attached garage	J	
Total Proposed Floor Area:	3,841 sf			
Proposed Grading: 157 CY of			ings; an aggre	egate grading
qı	uantity of 193 CY;	and 135 CY of export		

Staff has prepared draft findings for approval of the DRP in the attached Resolution 2023-048 and approval of the partial street vacation in the attached Resolution 2023-049 for Council's consideration based upon the information in this report. The applicable SBMC sections are provided in italicized text and recommended conditions of approval from the Community Development, Engineering, and Fire Departments are incorporated in the DRP Resolution of Approval. The Council may direct Staff to modify the Resolution to reflect the findings and conditions it deems appropriate as a result of the Public Hearing process. If the Council determines the project is to be denied, Staff will prepare a Resolution of Denial for adoption at a subsequent Council meeting.

The following is a discussion of the findings for a DRP as each applies to the proposed project as well as references to recommended conditions of approval contained in Resolution 2023-048.

Development Review Permit Compliance (SBMC Section 17.68.40):

A DRP is required because the proposed development includes grading in excess of 100 cubic yards and the total floor area would exceed 60 percent of the maximum allowable for the property. The Council may approve, or conditionally approve, a DRP only if all of the findings listed below can be made. If the findings cannot be made, the Council shall deny the DRP. Resolution 2023-048 provides a full discussion of the findings.

- 1. The proposed development is consistent with the general plan and all applicable requirements of the zoning ordinance including special regulations, overlay zones, and specific plans.
- 2. The proposed development complies with the development review criteria.
- 3. All required permits and approvals issued by the city, including variances, conditional use permits, comprehensive sign plans, and coastal development permits have been obtained prior to or concurrently with the development review permit.
- 4. If the development project also requires a permit or approval to be issued by a state or federal agency, the city council may conditionally approve the development review permit upon the Applicants obtaining the required permit or approval from the other agency.

DRP Finding #1

General Plan Consistency

The proposed project may be found consistent with the General Plan, which designates the property as Low Density Residential and is intended for single-family residential development at a maximum density of three dwelling units per acre. The proposed development could be found to be consistent with the objectives of the General Plan as it encourages the development and maintenance of healthy residential neighborhoods, the stability of transitional neighborhoods, and the rehabilitation of deteriorated neighborhoods.

Specific Plans and Special Overlays

The property is located in the SROZ, which specifies development standards to preserve and enhance the existing community character and aesthetic quality of the City of Solana Beach, by providing regulations to ensure and protect the character, traditional scale, and seaside orientation of established residential neighborhoods. The project, as designed, complies with the SROZ maximum allowable floor area.

The entire City of Solana Beach is located within the Coastal Zone. As a condition of project approval, the Applicant will be required to obtain a Coastal Development Permit, Waiver, or Exemption from the California Coastal Commission prior to the issuance of building or grading permits.

Zoning Ordinance Consistency

SBMC Section 17.20.010(C) specifies that the LR Zone is intended for residential development in areas characterized primarily by detached single-family homes on both older and newer subdivided lots. SBMC Section 17.20.030 outlines property development regulations, which are analyzed below.

Minimum Yards/Setbacks:

Minimum yard dimensions (setbacks) for the LR Zone are determined by the setback designator indicated on the City of Solana Beach official zoning map. The setback designator for the subject property is "c", which requires 25-foot front and rear yard setbacks and 10-foot street and interior side yard setbacks. The existing residence is legal nonconforming as portions of the basement and first floor encroach into the front yard setback. In compliance with nonconforming regulations, the proposed project would not increase the size or degree of the nonconformity. The proposed project includes allowable encroachments into the rear-yard setback, including a pool and spa, barbeque counter and detached patio cover.

Maximum Floor Area Ratio:

The property is located within the boundaries of the SROZ, which specifies a tiered calculation for maximum allowable floor area. The maximum allowable floor area calculation for 11,643 square-foot lot, pursuant to the provisions of the SROZ, is as follows:

0.50 for first 6,000 ft ²	$3,000 \text{ ft}^2$
0.175 for 6,000 to 15,000 ft ²	988 ft ²
Maximum Allowable Floor Area:	3,988 ft ²

The existing residence includes an 813 square-foot partial basement living and storage area, a 1,770 square-foot first floor consisting of living, dining and family rooms, a kitchen, pantry, powder room, and a bedroom, and a 1,043 square-foot second story consisting of two additional bedrooms and the primary suite. It should be noted that due to the level of exposure, the partial basement does not meet the development standards for basements in the SROZ, and therefore, counts toward the gross floor area calculation. A loft area was previously converted to an ADU, and pursuant to current regulations, does not count toward the gross floor area calculation. The Applicant's proposal consists of the conversion of 203 square feet of the southerly extent of the garage to habitable area consisting of a utility room, bathroom, and laundry room. The garage would be expanded by 176 square feet to the north, resulting in a 412 square-foot garage. The subtotal of the gross floor area with the project would be 4,241 square feet.

The SBMC parking regulations require two off-street parking spaces per single-family residence. The ADU would not require off-street parking spaces. When required spaces are provided in a garage, 200 square feet of floor area is exempted for each required space. The proposed 412 square-foot garage would provide two unobstructed parking spaces and two spaces are required in total for the project; therefore, the project is afforded a 400 square-foot exemption from gross floor area calculation. With the exemption, the total gross floor area of the project would be 3,841 square feet, which is 147 square feet below the maximum allowable for the property.

Maximum Building Height:

The maximum building height for the LR Zone is 25 feet. The maximum height of the project would be 14.0 feet above the proposed grade and measured to the proposed deck railing above the garage addition. The proposed addition would not exceed 16 feet in height from the pre-existing grade. Therefore, a Structure Development Permit (SDP) is not required under SBMC Chapter 17.63. A portion of the existing residence consisting of the existing legally constructed ADU exceeds the maximum allowable height limit for the LR Zone. However, in compliance with nonconforming regulations, this portion of the structure would not be modified by the project.

Required Off-Street Parking:

A single-family residence requires two off-street parking spaces, pursuant to SBMC Section 17.52.040 and the Off-Street Parking Design Manual (OSPDM). There is no off-street parking requirement for the ADU. A total of two off-street parking spaces are required by the project and two unobstructed 9-foot by 19-foot parking spaces are accommodated in the garage.

Fences, Walls and Retaining Walls:

Within the front yard setback, the SBMC Section 17.20.040(O) allows fences and walls, or any combination thereof, to be no higher than 42 inches in height as measured from existing grade, except for an additional 2 feet that is at least 80% open to light. Fences, walls and retaining walls located within the rear and interior side yards are allowed to be up to 6 feet in height with an additional 2 feet that is 50% open to light and air. Fence and wall height is measured from the pre-existing grade.

Existing perimeter property fencing would be maintained with the project. A new six-foothigh combination of white stucco wall and wood fence would surround the proposed pool in order to comply with pool safety requirements. Currently, the plans show fences and walls that comply with the requirements of SBMC 17.20.040(O) and 17.60.070(C). If the Applicants decide to modify any of the proposed fences and walls or construct additional fences and walls on the project site, a condition of project approval indicates that they would be required to comply with the Municipal Code.

Landscape:

Compliance with the current water efficient landscaping regulations of SBMC Chapter 17.56 and submittal of a Landscape Documentation Package is required for new development projects with an aggregate landscape equal to or greater than 500 square feet. The Applicant provided a conceptual landscape plan (including a planting plan and water use calculations) that has been reviewed by the City's third-party landscape architect, who has recommended approval. The Applicant will be required to submit detailed construction landscape drawings that will be reviewed by the City's third-party landscape architect for substantial conformance with the conceptual plan and consistency with the water efficient landscape regulations. In addition, the City's third-party landscape architect will perform an inspection during the construction phase of the project to verify consistency.

DRP Finding #2

The development review criteria topics referenced in DRP Finding #2 are listed below with further discussion as to how they relate to the proposed Project:

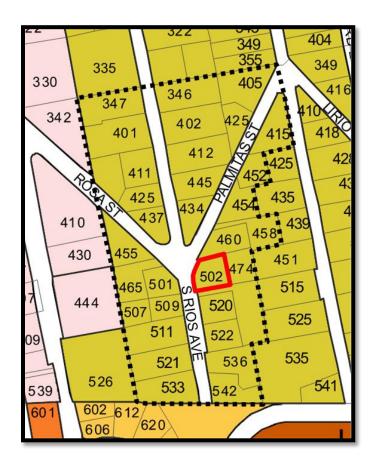
- 1. Relationship with Adjacent Land Uses
- 2. Building and Structure Placement
- 3. Landscaping
- 4. Roads, Pedestrian Walkways, Parking, and Storage Areas
- 5. Grading
- 6. Lighting
- 7. Usable Open Space

Relationship with Adjacent Land Uses:

The property is located within the LR Zone and SROZ as are the properties located in the immediate surrounding neighborhood on South Rios Avenue, Palmitas Street and Rosa Street. These properties are developed with a mix and one-and two-story single-family residences. Properties further to the west on Rosa Street and South Cedros Avenue are located in the Special Commercial (SC) Zone and are developed with a variety of commercial uses.

Neighborhood Comparison:

Staff compared the proposed project to 32 nearby properties within the surrounding neighborhood and located on South Rios Avenue, Rosa Street, Palmitas Street, and South Granados Avenue, as shown on the following map:



The properties evaluated in this comparison are also located in the LR Zone and SROZ, and the lot sizes range from approximately 7,000 square feet to 23,000 square feet. The surrounding properties are developed primarily with single-family homes ranging in size from 1,430 square feet to 6,754 square feet. It should be noted that the two properties in the range that exceed 6,000 square feet were approved in recent years with finished basements that otherwise do not count as gross floor area.

The existing square footage information is obtained through the County Assessor records. It should be noted that the County Assessor does not include garages, covered patio or enclosed exterior areas, accessory buildings, or unfinished basements in the total square footage. Accordingly, the building area of the proposed project has been calculated for comparison purposes by deleting the area of the garage:

Project Gross Building Area:	4,241 ft ²
Delete Attached Garage:	- 412 ft ²
Project Area for Comparison to Assessor's Data:	3,829 ft ²

Table 2, on the following page, is based upon the County Assessor's data and SanGIS data. It contains neighboring lot sizes, the square footage of existing development and the maximum allowable square footage for potential development on each lot.

Table	e 2					
#	Property Address	Lot Size in ft2 (GIS)	Existing ft2 Onsite (Assessor's)	Proposed / Recently Approved ft ²	Max. Allowable ft ²	Zone
1	542 S Rios Ave	12,871	3,043		4,202	LR
2	536 S Rios Ave	16,268	2,474		4,702	LR
3	522 S Rios Ave	10,253	3,119		3,744	LR
4	520 S Rios Ave	10,157	Vacant		3,727	LR
5	474 S Rios Ave	19,410	Vacant		5,016	LR
6	502 S Rios Ave	11,643	3,626	3,829	3,988	LR
7	474 Palmitas St	9,231	3,231		3,565	LR
8	460 Palmitas St	12,212	3,262		4,087	LR
9	458 Palmitas St	12,190	3,078		4,083	LR
10	454 Palmitas St	11,944	3,986		4,040	LR
11	452 Palmitas St	8,929	2,483		3,513	LR
12	415 S Granados Ave	15,652	3,408		4,689	
13	434 S Rios Ave	13,153	1,708		4,252	LR
14	445 Palmitas St	14,925	5,559		4,562	LR
15	412 S Rios Ave	19,430	1,764		5,018	LR
16	425 Palmitas St	10,517	3,055		3,790	LR
17	402 S Rios Ave	20,535	6,754		5,102	LR
18	346 S Rios Ave	19,291	3,937		5,004	LR
19	405 S Granados Ave	20,348	4,353		5,092	
20	347 S Rios Ave	18,517	3,394		4,927	LR
21	401 S Rios Ave	23,149	2,017		5,232	LR
22	0 Rosa Street	12,371	Vacant		4,115	LR
23	411 S Rios Ave	13,108	N/A		4,244	LR
24	425 S Rios Ave	9,975	3,461		3,696	LR
25	437 S Rios Ave	10,127	2,992		3,722	LR
26	455 Rosa St	14,593	1,430		4,504	LR
27	465 Rosa St	12,785	2,192		4,187	LR
28	501 S Rios Ave	9,511	1,496		3,614	LR
29	507 S Rios Ave	7,169	2,408		3,205	LR
30	509 S Rios Ave	7,987	2,062		3,348	LR
31	511 S Rios Ave	18,403	Vacant		4,915	LR
32	521 S Rios Ave	18,420	Vacant	6,685	4,917	LR
33	533 S Rios Ave	17,346	4,732		4,810	LR

The project, as designed, is consistent with the permitted uses for the LR Zone as described in SBMC Sections 17.20.010 and 17.12.020. The maximum proposed floor area would be 147 square feet below the maximum allowable for the property.

Building and Structure Placement:

The proposed project includes a 203 square-foot conversion of existing garage area to habitable area and a 176 square-foot addition to the remainder of the garage and deck above located in the northeast corner of the buildable area. Other improvements include a pool and spa in the northeast corner of the rear yard and a detached trellis in the southeast corner of the rear yard.

Landscape:

The proposed "conceptual" landscape plan includes a variety of trees, shrubs, and groundcover. The City's third-party landscape architect will review the construction drawings to verify consistency with the conceptual planting plan, ensuring that if alternative plantings are proposed, the mature heights would not exceed those shown on the conceptual plan considered by the City Council and included in Attachment 3. The City's consultant will also perform an inspection after the landscape installation is complete to verify consistency with both the water efficient landscape regulations and the approved planting plan.

Roads, Pedestrian Walkways, Parking, and Storage Areas:

The two required off-street parking spaces would be located within the garage, which is accessed by a driveway from the existing driveway easement along the northern side of the property. Pedestrian access to the property would be maintained from the driveway easement, and pathways would wrap around all sides of the property. Trash and recycling storage would be located on the south side of the residence.

Grading:

The Applicant is proposing approximately 157 cubic yards of cut and 29 cubic yards of fill to create a stepped levels in the rear yard. The project also includes 7 cubic yards of excavation for footings. The total grading would result in an aggregate grading quantity of 193 cubic yards, and 135 cubic yards of export off site. The maximum cut would lower portions of the yard by 3.0 feet and the maximum fill would raise portions of the yard by 4.1 feet in order to construct the stepped pool and patio improvements in the rear yard.

<u>Lighting</u>:

A condition of project approval requires that all new exterior lighting fixtures comply with the City-Wide Lighting Regulations of the Zoning Ordinance (SBMC 17.60.060). All light fixtures shall be shielded so that no light or glare is transmitted or reflected in such concentrated quantities or intensities as to be detrimental to the surrounding area.

Usable Open Space:

The project consists of the construction of a remodel, addition, and yard improvements to and existing single-family residence with an attached ADU, therefore, usable open space and recreational facilities are neither proposed nor required according to SBMC Section

17.20.040. As a condition of project approval, the Applicant will be required to pay the applicable Park Development Fee.

Property Frontage and Public Right-of-Way Improvements:

The existing property fronts both South Rios Avenue and Palmitas Street. The frontage is unimproved with vegetation, a mature Italian Stone Pine tree, and an open ditch on the edge of the roadway that flows into the City's storm drain system.

The Applicant has requested to keep the existing pine tree located in the right-of-way along the South Rios Avenue property frontage. In an effort to save the existing pine tree, the City worked closely with the Applicant's engineer and landscape architect to creatively provide a stabilized, decomposed granite (DG) walking surface along the property frontage and provide ample space for the future growth of the existing tree. This design option, if approved, would result in a section of the DG walkway along the property frontage (approximately 40-ft long) to be slightly elevated from the street surface. The rest of the property frontage would be improved with the City standard 9-inch by 9-inch by 12-inch concrete curb. The existing drainage ditch located at the corner of South Rios Avenue and Palmitas Street will also be improved to enhance the right-of-way for walking purposes as well as increasing the efficiency of the drainage system.

There is an existing IOD along South Rios Avenue and Palmitas Street with variable widths of 6 feet to 8 feet. If approved, the Applicant will be required to dedicate 4 feet of the right-of-way along the entire property frontage. The remainder of the IOD will be vacated to the satisfaction of the City Engineer. Resolution 2023-049 for approval for the partial street vacation is included in Attachment 2.

Public Hearing Notice:

Notice of the City Council Public Hearing for the project was published in the Union Tribune more than 10 days prior to the public hearing. The same public notice was mailed to property owners and occupants within 300 feet of the proposed project site on April 13, 2023. As of the publication of this report, no correspondence has been received on the current design of the project.

CEQA COMPLIANCE STATEMENT:

The project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 of the State CEQA Guidelines. Class 3 consists of construction and location of limited numbers of new, small facilities or structures. Examples of this exemption include one single-family residence or second dwelling unit in a residential zone. In urbanized areas, up to three-single-family residences may be constructed or converted under this exemption.

FISCAL IMPACT: N/A

WORK PLAN: N/A

OPTIONS:

- Approve Staff recommendation adopting the attached Resolutions 2023-048 and 2023-049.
- Approve Staff recommendation subject to additional specific conditions necessary for the City Council to make all required findings for the approval of a DRP.
- Deny the project if all required findings for the DRP cannot be made.

DEPARTMENT RECOMMENDATION:

The proposed project meets the minimum zoning requirements under the SBMC, may be found to be consistent with the General Plan and may be found, as conditioned, to meet the discretionary findings required as discussed in this report to approve a DRP. Therefore, Staff recommends that the City Council:

- 1. Conduct the Public Hearing: Open the Public Hearing, Report Council Disclosures, Receive Public Testimony, and Close the Public Hearing.
- 2. Find the project exempt from the California Environmental Quality Act pursuant to Section 15303 of the State CEQA Guidelines; and
- 3. If the City Council makes the requisite findings and approves the project, adopt Resolution 2023-048 conditionally approving a DRP to construct a remodel, a 203 square-foot conversion of garage area to habitable area, a 176 square-foot addition to the garage, and perform associated site improvements at 502 South Rios Avenue, Solana Beach.
- 4. Adopt Resolution 2023-049 vacating the 4 feet of excess public street right-of-way at 502 South Rios Avenue, Solana Beach.

CITY MANAGER'S RECOMMENDATION:

Approve Department Recommendation.

Gregory Wade, City Manager

Attachments:

- 1. Resolution 2023-048 (DRP)
- 2. Resolution 2023-049 (Partial Street Vacation)
- 3. Project Plans Dated April 17, 2023

RESOLUTION 2023-048

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, CONDITIONALLY APPROVING A DEVELOPMENT REVIEW PERMIT TO CONSTRUCT A REMODEL AND ADDITION TO A SINGLE-FAMILY RESIDENCE AND PERFORM ASSOCIATED SITE IMPROVEMENTS AT 502 SOUTH RIOS AVENUE, SOLANA BEACH, APN: 298-094-23

APPLICANT: MICHELLE BUCHANAN APPLICATION: DRP22-012

WHEREAS, Michelle Buchanan (hereinafter referred to as "Applicant"), has submitted an application for a Development Review Permit (DRP) pursuant to Title 17 (Zoning) of the Solana Beach Municipal Code (SBMC); and

WHEREAS, the Public Hearing was conducted pursuant to the provisions of Solana Beach Municipal Code Section 17.72.030; and

WHEREAS, at the Public Hearing on April 26, 2023, the City Council received and considered evidence concerning the proposed application; and

WHEREAS, the City Council found the application request exempt from the California Environmental Quality Act pursuant to Section 15303 of the State CEQA Guidelines; and

WHEREAS, this decision is based upon the evidence presented at the Hearing, and any information the City Council gathered by viewing the site and the area as disclosed at the Hearing.

NOW THEREFORE, the City Council of the City of Solana Beach, California, does resolve as follows:

- I. That the foregoing recitations are true and correct.
- II. That the request for a DRP to construct a remodel, a 203 square-foot conversion of garage area to habitable area, a 176 square-foot addition to the garage, and perform associated site improvements at 502 South Rios Avenue is conditionally approved based upon the following Findings and subject to the following Conditions:

III. FINDINGS

A. In accordance with Section 17.68.040 (Development Review Permit) of the City of Solana Beach Municipal Code, the City Council finds the following:

I. The proposed project is consistent with the General Plan and all applicable requirements of SBMC Title 17 (Zoning Ordinance), including special regulations, overlay zones and specific plans.

General Plan Consistency: The proposed project is found to be consistent with the General Plan, which designates the property as Low Density Residential and is intended for single-family residences developed at a maximum density of three dwelling units per acre. The proposed development could be found to be consistent with the objectives of the General Plan as it encourages the development and maintenance of healthy residential neighborhoods, the stability of transitional neighborhoods, and the rehabilitation of deteriorated neighborhoods.

The property is also located in the SROZ, which specifies development standards to preserve and enhance the existing community character and aesthetic quality of the City of Solana Beach, by providing regulations to ensure and protect the character, traditional scale, and seaside orientation of established residential neighborhoods. The project, as designed, complies with the SROZ maximum allowable floor area.

The project is also located within the Coastal Zone. As a condition of project approval, the Applicant will be required to obtain a Coastal Development Permit, Waiver, or Exemption from the California Coastal Commission prior to the issuance of building or grading permits.

Zoning Ordinance Consistency: SBMC Section 17.20.010(C) specifies that the LR Zone is intended for residential development in areas characterized primarily by detached single-family homes on both older and newer subdivided lots. SBMC Section 17.20.030 outlines property development regulations, which are analyzed below.

Minimum Yards/Setbacks:

Minimum yard dimensions (setbacks) for the LR Zone are determined by the setback designator indicated on the City of Solana Beach official zoning map. The setback designator for the subject property is "c", which requires 25-foot front and rear yard setbacks and 10-foot street and interior side yard setbacks. The existing residence is legal nonconforming as portions of the basement and first floor encroach into the front yard setback. In compliance with nonconforming regulations, the proposed project will not increase the size or degree of the nonconforming. The proposed project includes allowable encroachments into the rear-yard setback, including a pool and spa, barbeque counter and detached patio cover.

Maximum Floor Area Ratio:

The property is located within the boundaries of the SROZ, which specifies a tiered calculation for maximum allowable floor area. The maximum allowable floor area calculation for this project, pursuant to the provisions of the SROZ, is as follows:

0.50 for first 6,000 ft ²	3,000 ft ²
0.175 for 6,000 to 15,000 ft ²	988 ft ²
Maximum Allowable Floor Area:	3.988 ft ²

The existing residence includes an 813 square-foot partial basement living and storage area, a 1,770 square-foot first floor consisting of living, dining and family rooms, a kitchen, pantry, powder room, and a bedroom, and a 1,043 square-foot second story consisting of two additional bedrooms and the primary suite. It should be noted that due to the level of exposure, the partial basement does not meet the development standards for basements in the SROZ, and therefore, counts toward the gross floor area calculation. A loft area was previously converted to a ADU, and pursuant to current regulations, does not count toward the gross floor area calculation. The Applicant's proposal consists of the conversion of 203 square feet of the southerly extent of the garage to habitable area consisting of a utility room, bathroom, and laundry room. The garage would be expanded by 176 square feet to the north, resulting in a 412 square-foot garage. The subtotal of the gross floor area with the project is 4,241 square feet.

The SBMC parking regulations require two off-street parking spaces per single-family residence. The ADU would not require off-street parking spaces. When required spaces are provided in a garage, 200 square feet of floor area is exempted for each required space. The proposed 412 square-foot garage would provide two unobstructed parking spaces and two spaces are required in total for the project; therefore, the project is afforded a 400 square-foot exemption from gross floor area calculation. With the exemption, the total gross floor area of the project is 3,841 square feet, which is 147 square feet below the maximum allowable for the property.

Maximum Building Height:

The maximum building height for the LR Zone is 25 feet. The maximum height of the project is 14.0 feet above the proposed grade and measured to the proposed deck railing above the garage addition. The proposed addition would not exceed 16 feet in height from the pre-existing grade. Therefore, the project is not subject to the requirements of SBMC Chapter 17.63 – View Assessment and the approval of an SDP. A portion of the existing residence consisting of the existing legally constructed ADU exceeds the maximum allowable height limit for the LR

Zone. However, in compliance with nonconforming regulations, this portion of the structure will not be modified by the project.

Required Off-Street Parking:

A single-family residence required two off-street parking spaces, pursuant to SBMC Section 17.52.040 and the Off-Street Parking Design Manual (OSPDM). Two unobstructed 9-foot by 19-foot parking spaces are proposed in the garage.

Fences, Walls and Retaining Walls:

Within the front yard setback, the SBMC Section 17.20.040(O) allows fences and walls, or any combination thereof, to be no higher than 42 inches in height as measured from existing grade, except for an additional 2 feet that is at least 80% open to light. Fences, walls and retaining walls located within the rear and interior side yards are allowed to be up to 6 feet in height with an additional 2 feet that is 50% open to light and air.

Existing perimeter property fencing would be maintained with the project. A new six-foot-high combination of white stucco wall and wood fence would surround the proposed pool in order to comply with pool safety requirements. Currently, the plans show fences and walls that comply with the requirements of SBMC 17.20.040(O) and 17.60.070(C). If the Applicant decides to modify any of the proposed fences and walls or construct additional fences and walls on the project site, a condition of project approval indicates that they would be required to comply with the Municipal Code.

Landscape:

Compliance with the current water efficient landscaping regulations of SBMC Chapter 17.56 and submittal of a Landscape Documentation Package is required for new development projects with an aggregate landscape equal to or greater than 500 square feet. The Applicant provided a conceptual landscape plan (including a planting plan and water use calculations) that has been reviewed by the City's third-party landscape architect, who has recommended approval. The Applicant will be required to submit detailed construction landscape drawings that will be reviewed by the City's third-party landscape architect for substantial conformance with the conceptual plan and consistency with the water efficient landscape regulations. In addition, the City's third-party landscape architect will perform an inspection during the construction phase of the project to verify consistency.

- II. The proposed development complies with the following development review criteria set forth in Solana Beach Municipal Code Section 17.68.040.F:
 - a. Relationship with Adjacent Land Uses: The development shall be designed in a manner compatible with and where feasible, complimentary to existing and potential development in the immediate vicinity of the project site. Site planning on the perimeter of the development shall give consideration to the protection of surrounding areas from potential adverse effects, as well as protection of the property from adverse surrounding influences.

The property is located within the LR Zone and SROZ as are the properties located in the immediate surrounding neighborhood on South Rios Avenue, Palmitas Street and Rosa Street. These properties are developed with a mix and one-and two-story single-family residences. Properties further to the west on Rosa Street and South Cedros Avenue are located in the Special Commercial (SC) Zone and are developed with a variety of commercial uses.

b. Building and Structure Placement: Buildings and structures shall be sited and designed in a manner which visually and functionally enhances their intended use

The proposed project includes a 203 square-foot conversion of existing garage area to habitable area and a 176 square-foot addition to the remainder of the garage and deck above located in the northeast corner of the buildable area. Other improvements include a pool and spa in the northeast corner of the rear yard and a detached trellis in the southeast corner of the rear yard.

c. Landscaping: The removal of significant native vegetation shall be minimized. Replacement vegetation and landscaping shall be compatible with the vegetation of the surrounding area. Trees and other large plantings shall not obstruct significant views when installed or at maturity.

The proposed landscape plan includes a variety of trees, shrubs, and groundcover throughout the property. In addition to complying with the water efficient landscape regulations, the Applicant will also be required to submit a landscape construction plan in substantial conformance with the conceptual planting plan. A condition has also been added to require that native or drought-tolerant and non-invasive plant materials and

water-conserving irrigation systems are required to be incorporated into the landscaping to the extent feasible.

d. Roads, Pedestrian Walkways, Parking and Storage Areas: Any development involving more than one building or structure shall provide common access roads and pedestrian walkways. Parking and outside storage areas, where permitted, shall be screened from view to the extent feasible, by existing topography, by the placement of buildings and structures, or by landscaping and plantings.

The two required off-street parking spaces will be located within the garage, which is accessed by a driveway from the existing driveway easement along the northern side of the property. Pedestrian access to the property will be maintained from the driveway easement, and pathways will wrap around all sides of the property. Trash and recycling storage will be located on the south side of the residence.

e. Grading: To the extent feasible, natural topography and scenic features of the site shall be retained and incorporated into the proposed development. Any grading or earth-moving operations in connection with the proposed development shall be planned and executed so as to blend with the existing terrain both on and adjacent to the site. Existing exposed or disturbed slopes shall be landscaped with native or naturalized non-native vegetation and existing erosion problems shall be corrected.

The Applicant is proposing approximately 157 cubic yards of cut and 29 cubic yards of fill to create stepped levels in the rear yard. The project also includes 7 cubic yards of excavation for footings. The total grading will result in an aggregate grading quantity of 193 cubic yards, and 135 cubic yards of export off site. The maximum cut will lower portions of the yard by 3.0 feet and the maximum fill will raise portions of the yard by 4.1 feet in order to construct the stepped pool and patio improvements in the rear yard.

f. Lighting: Light fixtures for walkways, parking areas, driveways, and other facilities shall be provided in sufficient number and at proper locations to assure safe and convenient nighttime use. All light fixtures shall be appropriately shielded so that no light or glare is transmitted or reflected in such concentrated quantities or intensities as to be detrimental to the surrounding areas per SBMC 17.60.060 (Exterior Lighting Regulations).

All new exterior lighting fixtures comply with the City-Wide Lighting Regulations of the Zoning Ordinance (SBMC

17.60.060). All light fixtures shall be shielded so that no light or glare is transmitted or reflected in such concentrated quantities or intensities as to be detrimental to the surrounding area.

g. Usable Open Space: Recreational facilities proposed within required usable open space shall be located and designed to maintain essential open space values.

The project consists of the construction of a remodel, addition, and yard improvements to and existing single-family residence with an attached ADU, therefore, usable open space and recreational facilities are neither proposed nor required according to SBMC Section 17.20.040. As a condition of project approval, the Applicant will be required to pay the applicable Park Development Fee.

III. All required permits and approvals including variances, conditional use permits, comprehensive sign plans, and coastal development permits have been obtained prior to or concurrently with the development review permit.

All required permits are being processed concurrently with the Development Review Permit.

IV. If the development project also requires a permit or approval to be issued by a state or federal agency, the city council may conditionally approve the development review permit upon the Applicant obtaining the required permit or approval from the other agency.

The Applicant is required to obtain approval from the California Coastal Commission prior to issuance of Building or Grading Permits.

IV. CONDITIONS

Prior to use or development of the property in reliance on this permit, the Applicant shall provide for and adhere to the following conditions:

- A. Community Development Department Conditions:
 - I. The Applicant shall pay required Fire Mitigation, Park Development, Public Use Facilities, and Public Facilities Impact Fees.
 - II. Building Permit plans must be in substantial conformance with the architectural plans presented to the City Council on April 26, 2023, and located in the project file with a submittal date of April 19, 2023.
 - III. Any proposed onsite fences, walls and retaining walls and any

- proposed railing located on top, or any combination thereof, shall comply with applicable regulations of SBMC Section 17.20.040 and 17.60.070 (Fences and Walls).
- IV. The Applicant shall obtain required California Coastal Commission (CCC) approval of a Coastal Development Permit, Waiver or Exemption as determined necessary by the CCC, prior to the issuance of Building and Grading Permits.
- V. The Applicant shall provide a full Landscape Documentation Package in compliance with SBMC Chapter 17.56 and in substantial conformance with the conceptual landscape plan included in the project plans presented to the City Council on April 26, 2023, prior to Building Permit issuance and consistent with the building construction and grading plans. The Applicant shall obtain and submit landscape security in a form prescribed by the City Engineer in addition to the grading security. The landscape plan and installation will be reviewed and inspected by the City's third-party landscape professional. The landscape security deposit shall be released when applicable regulations have been satisfied and the installation has passed inspection by the City's third-party landscape professional.
- VI. Native or drought tolerant and non-invasive plant materials and water conserving irrigation systems shall be incorporated into any proposed landscaping and compatible with the surrounding area to the extent feasible.
- VII. All new exterior lighting fixtures shall be in conformance with the Citywide lighting regulations of the Zoning Ordinance (SBMC 17.60.060). All light fixtures shall be appropriately shielded so that no light or glare is transmitted or reflected in such concentrated quantities or intensities as to be detrimental to the surrounding area.
- VIII. Construction vehicles shall be parked on the subject property at all times feasible. If construction activity prohibits parking on the subject property, the Applicant shall ensure construction vehicles are parked in such a way to allow sufficient vehicular access on the street and minimize impact to the surrounding neighbors.
- IX. The Applicant shall connect to temporary electrical service as soon as feasible to the satisfaction of the City. The use of gas-powered generator(s) during construction activity is discouraged and shall be limited only to selective use at the discretion of the City.
- X. Pursuant to SBMC 17.68.040 subsection K, the signed final development plan shall be the official site layout for the property and shall be attached to any application for a building permit for the subject

property. Any subsequent revisions or changes to the final development plan as approved by the Council will require an amendment to the approved DRP.

B. Fire Department Conditions:

- I. OBSTRUCTION OF ROADWAYS DURING CONSTRUCTION: All roadways shall be a minimum of 20 feet in width during construction and maintained free and clear, including the parking of vehicles per the 2019 California Fire Code Chapter 5 Section 503.4 and 503.2.1.
- II. ADDRESS NUMBERS: STREET NUMBERS: Approved numbers and/or addresses shall be placed on all new and existing buildings and at appropriate additional locations as to be plainly visible and legible from the street or roadway fronting the property from either direction of approach. Said numbers shall contrast with their background, and shall meet the following minimum standards as to size: 4" high with a ½" inch stroke width for residential buildings, 8" high with a ½" stroke for commercial and multi-family residential buildings, 12" high with a 1" stroke for industrial buildings. Additional numbers shall be required where deemed necessary by the Fire Marshal, such as rear access doors, building corners, and entrances to commercial centers per the 2019 California Fire Code Chapter 5 Section 505.1.

III. Basement:

- a. All basements shall be designed and equipped with emergency exit systems consisting of operable windows, window wells or exit door that's leads directly outside via staircase and exit door or exit door at grade.
- b. Window wells/Light wells that intrude into side yard or backyard setbacks of five feet or less, shall require a hinged grating covering the window well/lightwell opening. The grating shall be capable of supporting a weight of 250lb person; yet must be able to be opened by someone of minimal strength with no special knowledge, effort or use of key or tool. Any modification of previously approved plans related to this condition shall be subject to re-submittal and review by City Staff (Fire, Building, Planning).

C. Engineering Department Conditions:

I. The Applicant is required to obtain an Encroachment Permit in accordance with SBMC Section 11.20 for the below improvements being done in the public right-of-way. The improvements shall be done to the satisfaction of the City Engineer prior to the occupancy of the proposed project:

- a. Construction of a low profile mountable 9" X 9" X 12" concrete curb along the frontage of the property of Rios Ave and Palmitas Street at the flow line of the street with transitions to existing improvements.
- b. Construction of a SDRSD C-03 & C-09 retaining wall.
- c. Installation of a stabilized, compacted, Decomposed Granite (DG) at maximum from the property line down toward the curb with a 10-foot concrete transition to the south connecting to the existing improvements for walking purposes to the satisfaction of the City Engineer.
- d. Construction of a SDRSD D-07 modified Type F inlet.
- e. Construction of a three-inch curb outlet.
- f. Construction of the concrete entry steps.
- II. All proposed improvements within the Public Right-Of-Way shall comply with City Standards, including, but not limited to the Off-Street Parking Design Manual (OSPDM).
- III. The Applicant shall record the Encroachment Maintenance Removal Agreement (EMRA) with the County of San Diego prior to the release of the Grading Bond and Security Deposit/Final Inspection of the Building Permit. The EMRA shall be recorded against this property for all private improvements in the Public Right-Of-Way including, but not limited to:
 - a. SDRSD C-03 & C-09 Retaining Wall
 - b. SDRSD D-07 Modified Type F Inlet
 - c. 3" Curb Outlet
 - d. Landscaping
 - e. Existing Pine Tree
 - f. Concrete Entry Steps
- IV. The Applicant shall dedicate 4 feet of property frontage for public right-of-way to the City of Solana Beach of the existing 6-foot to 8-foot Irrevocable Offer to Dedicate (IOD) along South Rios Avenue and Palmitas Street prior to the Final Inspection of the Building Permit.
- V. The remaining 2 feet to 4 feet of the IOD along South Rios Avenue and Palmitas Street, as shown in the attached Exhibit A and B, is requested by the Applicant to be vacated by the City of Solana Beach.

- VI. All construction demolition materials shall be recycled according to the City's Construction and Demolition recycling program and an approved Waste Management Plan (WMP) shall be submitted.
- VII. Construction fencing shall be located on the subject property unless the Applicant has obtained an Encroachment Permit in accordance with SBMC Chapter 11.20 which allows otherwise.

Grading Conditions

- VIII. The Applicant shall obtain a Grading Permit in accordance with Chapter 15.40 of the Solana Beach Municipal Code. Conditions prior to the issuance of a Grading Permit shall include, but not be limited to, the following:
 - a. The Applicant shall obtain a grading plan prepared by a Registered Civil Engineer and approved by the City Engineer. On-site grading design and construction shall be in accordance with Chapter 15.40 of the Solana Beach Municipal Code.
 - b. The Applicant shall obtain a Soils Report prepared by a Registered Soils Engineer and approved by the City Engineer. All necessary measures shall be taken and implemented to assure slope stability, erosion control, and soil integrity. The grading plan shall incorporate all recommendations contained in the soils report.
 - c. The Applicant shall provide a Drainage Report prepared by a Registered Civil Engineer. This report shall address the design for detention basin and corresponding outflow system to ensure the rate of runoff for the proposed development is at or below that of pre-existing condition. All recommendations of this report shall be incorporated into the Preliminary Grading Plan. A detention basin easement(s) shall be recorded for maintenance of the detention basins by the property owner(s) in perpetuity, prior to the release of the Grading Bond and Security Deposit.
 - d. The Applicant shall show all retaining walls and drainage structures. Retaining walls shown on the grading plan shall conform to the San Diego Regional Standards or be designed by a licensed civil engineer. Engineering calculations for all designed walls with a surcharge and nonstandard walls shall be submitted at grading plan check. Retaining walls may not exceed the allowable height within the property line setback as determined by the City of Solana Beach Municipal Code. Contact the Community Development department for further information.

- e. The Applicant is responsible for protecting the adjacent properties during construction. If any grading, construction activity, access or potential construction-related impacts are anticipated beyond the property lines, as determined by the City Engineer, the Applicant shall obtain a letter of permission from the adjoining property owners. All required letters of permission shall be submitted to the City Engineer prior to the issuance of the Grading Permit.
- f. The Applicant shall pay a grading plan check fee in accordance with the current Engineering Fee Schedule at initial grading plan submittal. Inspection fees shall be paid prior to issuance of the Grading Permit.
- g. The Applicant shall obtain and submit grading security in a form prescribed by the City Engineer.
- h. The Applicant shall obtain haul permit for import / export of soil. The Applicant shall transport all excavated material to a legal disposal site.
- i. The Applicant shall submit certification from the Engineer of Record and the Soils Engineer that all public or private drainage facilities and finished grades are functioning and are installed in accordance with the approved plans. This shall be accomplished by the Engineer of Record incorporating as-built conditions on the Mylar grading plans and obtaining signatures of the Engineer of Record and the Soils Engineer certifying the as-built conditions.
- j. An Erosion Prevention and Sediment Control Plan shall be prepared by the Applicant. Best management practices shall be developed and implemented to manage storm water and nonstorm water discharges from the site at all times during excavation and grading activities. Erosion prevention shall be emphasized as the most important measure for keeping sediment on site during excavation and grading activities. Sediment controls shall be used as a supplement to erosion prevention for keeping sediment on site.
- k. The Applicant shall show all proposed on-site private drainage facilities intended to discharge water run-off. Elements of this design shall include a hydrologic and hydraulic analysis verifying the adequacy of the facilities and identify any easements or structures required to properly convey the drainage. The construction of drainage structures shall comply with the standards set forth by the San Diego Regional Standard Drawings.

I. Post Construction Best Management Practices meeting City and RWQCB Order No. R9-2013-001 requirements shall be implemented in the drainage design.

D. City Council Conditions:

I. N/A.

I. ENFORCEMENT

Pursuant to SBMC 17.72.120(B) failure to satisfy any and all of the above-mentioned conditions of approval is subject to the imposition of penalties as set forth in SBMC Chapters 1.1.6 and 1.18 in addition to any applicable revocation proceedings.

II. EXPIRATION

The Development Review Permit and Structure Development Permit for the project will expire 24 months from the date of this Resolution, unless the Applicant has obtained building permits and has commenced construction prior to that date, and diligently pursued construction to completion. An extension of the application may be granted by the City Council according to SBMC 17.72.110.

III. INDEMNIFICATION AGREEMENT

The Applicant shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify the Applicant of any claim, action, or proceeding. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, the Applicant shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Applicant regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Applicant shall not be required to pay or perform any settlement unless such settlement is approved by the Applicant.

NOTICE TO APPLICANT: Pursuant to Government Code Section 66020, you are hereby notified that the 90-day period to protest the imposition of the fees, dedications, reservations or other exactions described in this resolution commences on the effective date of this resolution. To protest the imposition of any fee, dedications, reservations or other exactions described in this resolution you must comply with the

Resolution 2023-048 DRP22-012 – Buchanan – 502 S Rios Page 14 of 14

provisions of Government Code Section 66020. Generally the resolution is effective upon expiration of the tenth day following the date of adoption of this resolution, unless the resolution is appealed or called for review as provided in the Solana Beach Zoning Ordinance.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Solana Beach, California, held on the 26th day of April, 2023, by the following vote:

AYES: NOES: ABSENT: ABSTAIN:	Councilmembers – Councilmembers – Councilmembers – Councilmembers –		
		LESA HEEBNER, Mayor	
APPROVED AS T	O FORM:	ATTEST:	
JOHANNA N. CAN	NLAS, City Attorney	ANGELA IVEY, City Clerk	

RESOLUTION 2023-049

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, ORDERING THE VACATION OF EXCESS PUBLIC STREET RIGHT-OF-WAY AT 502 SOUTH RIOS AVENUE, APN: 298-094-23

WHEREAS, according to Document 73-213972 recorded August 1, 1973, lying within Parcel 1 of Parcel Map 1872, there is currently an Irrevocable Offer to Dedicate (IOD) with variable widths of 6 feet to 8 feet along South Rios Avenue and Palmitas Street; and

WHEREAS, the City is requiring a 4-foot dedication of right-of-way and the City has determined that the remaining IOD is not being used for street purposes or maintained by the City, and the City cannot find any evidence that the remaining IOD will ever be used for street purposes; and

WHEREAS, there are no plans to use the excess right-of-way and the vacation does not affect the Circulation Element of the General Plan; and

WHEREAS, a minimum right-of-way half width of 24 feet would remain after the vacation; and

WHEREAS, the proposed resolution includes legal description and plats and, if approved by the City Council, the Resolution would be recorded by the County Recorder. The proposed vacation was published and posted in accordance with Sections 8320, 8322 and 8323 of the Streets and Highways Code; and

WHEREAS, the City Council of the City of Solana Beach has considered the proposed vacation in relation to the General Plan of the City of Solana Beach; and

WHEREAS, after consideration of all evidence submitted, the City Council finds the portion of the street right-of-way described and shown on Exhibits A and B unnecessary for present or prospective public use as a public street.

NOW, THEREFORE, the City Council of the City of Solana Beach, California, does resolve as follows:

- **1.** That the foregoing recitations are true and correct.
- **2.** The portion of the public street right-of-way described and shown on Exhibits A and B of this Resolution shall be vacated.
- 3. That the City Council authorizes the City Clerk to certify a copy of this resolution and have it recorded at the County of San Diego Recorder in accordance with Section 8325 of the Streets and Highway Code.

Resolution 2023-049 Street Vacation – Buchanan – 502 S Rios Page 2 of 2

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Solana Beach, California, held on the 26th day of April, 2023, by the following vote:

AYES: NOES ABSEI ABST/	: NT:	Councilmembers – Councilmembers – Councilmembers – Councilmembers –		
			LESA HEEBNER, Mayor	_
APPROVED	AS TO	FORM:	ATTEST:	
JOHANNA N	. CANL	AS, City Attorney	ANGELA IVEY, City Clerk	

EXHIBIT "A"

DESCRIPTION

ALL OF SAID DOCUMENT FOR AN IRREVOCABLE OFFER TO DEDICATE FOR ROADWAY PURPOSES TO THE COUNTY OF SAN DIEGO RECORDED AUGUST 1, 1973 PER DOCUMENT NO 73-213972 OF OFFICIAL RECORDS, LYING WITHIN PARCEL 1 OF PARCEL MAP NO. 1872, IN THE CITY OF SOLANA BEACH, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, AUGUST 29, 1973.

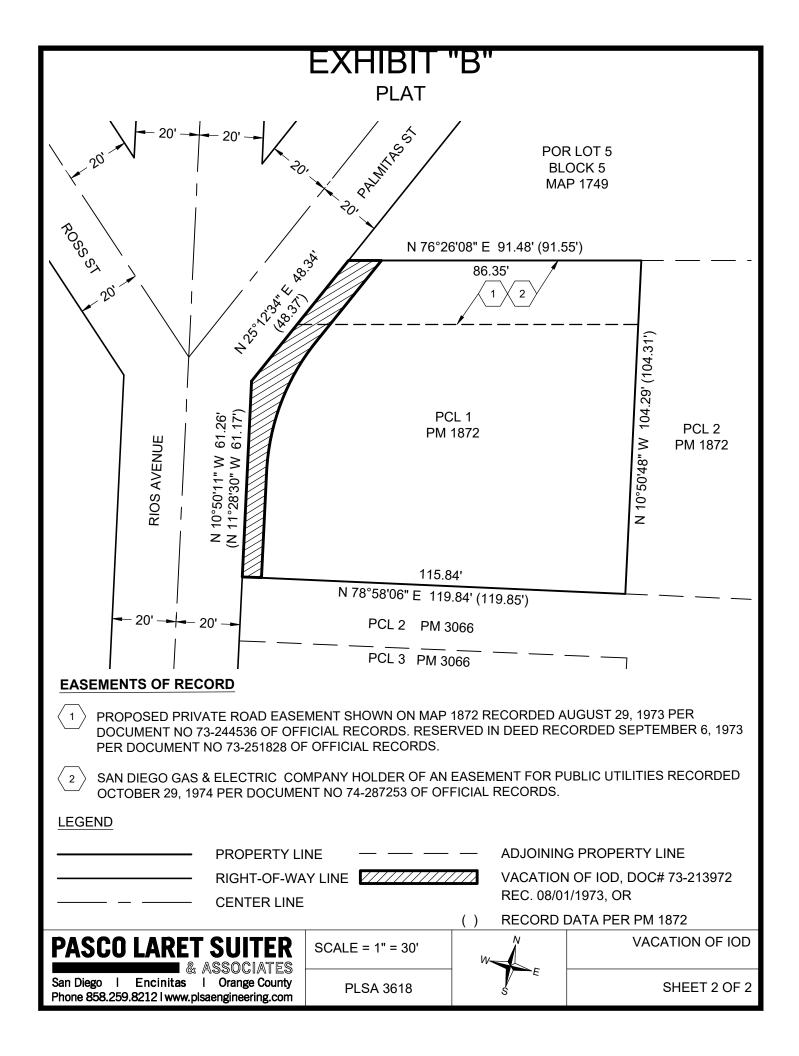
EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.



Maximilian LEBL, PLS 9323
03/22/2023

DATE:

PASCO LARET SUITER & ASSOCIATES		VACATION OF IOD
San Diego Encinitas Orange County Phone 858.259.8212 www.plsaengineering.com	PLSA 3618	SHEET 1 OF 2



ABBREVIATIONS

AMP AMPERAGE A.B. ANCHOR BOLT	
ABV ABOVE	
A/C AIR CONDITION	
AC ASPHALT CONCRETE	
ACC ACCESS	
ADJ ADJUSTABLE or ADJACENT	
AGG AGGREGATE	
ALT ALTERNATE	
ALUM ALUMINUM	
ANOD ANODIZED	
ASPH ASPHALT	
A.S.T.M. AMERICAN SOCIETY FOR	
TESTING MATERIALS	
AUTO AUTOMATIC	
AWN AWNING	
APPL APPLIANCE	
ADDN'L ADDITIONAL	
& AND	
@ AT	
BA BATHROOM	
BD BOARD	
BDRM BEDROOM	
BETWN BETWEEN	
BLDG BUILDING	
BLK BLOCK	
BLK'G BLOCKING	
BLW BELOW	
BM BEAM	
B M BENCH MARK	
B.N. BOUNDARY NAIL	
BOT OR BOTT BOTTOM	
BRG BEARING (NON)	
BRM CST BROOM CLOSET	
BRZ BRONZE	
BTU BRITISH THERM UNIT	
BIO BRITISH THERM. UNIT	

JAC JACUZZI JAN JANITOR JST JOIST JT JOINT

RD ROOF DRAIN
REF REFRIGERATOR
REF REFRINCE
RECO REQUIRED
RES RESILIENT
RS RESAWN
REV REVISED
RHMS ROUNDHEAD MI
RHMS ROUNDHEAD MI
RHMS ROUNDHEAD MI
ROOM
ROOM ROOM
ROOF ROUGH SAWN
ROOM SOUNDHOOF SOUR
ROOM SOUNDHOOF SOUR
ROOM ROUGH SAWN
ROU

DEMOLITION NOTES

1.THE WORK INCLUDES ALL LABOR, EQUIPMENT, TRANSPORTATION, AND SERVICES NECESSARY TO ACCOMPLISH THE DEMOLITION AS SHOWN AND NOTED ON THE DRAWINGS AND AS SPECIFIED. THE GENERAL CONDITIONS AND DIVISION 1 APPLY TO THIS SECTION AS FULLY AS IF REPEATED HEREIN

2.THE DRAWINGS SHOW GENERAL INFORMATION ONLY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO EXAMINE THE SITE TO DETERMINE THE EXACT EXISTING CONDITIONS, CHARACTER, AND EXTENT OF THE WORK TO BE PERFORMED AND

3.THE FAILURE OR OMISSION OF THE CONTRACTOR TO VISIT THE SITE AND ACQUAINT HIMSELF WITH THE EXISTING CONDITIONS SHALL IN NO WAY RELIEVE HIM FROM OBLIGATIONS WITH RESPECT TO HIS BID OR TO HIS CONTRACT.

4.THE INFORMATION INDICATED ON THE DRAWINGS REPRESENTS THE CHARACTER OF THE MATERIALS TO BE ENCOUNTERED AND THEIR LOCATIONS.

5 IT IS EXPRESSLY UNDERSTOOD AND AGREED THAT THERE IS NO WARRANTY OR GUARANTEED, EITHER EXPRESSED OR IMPLIED, THAT THE EXISTING CONDITIONS REPRESENTED ON THE PLANS REFLECT THE ACTUAL CONDITIONS.

6.EXISTING UNDERGROUND LINES SHALL BE VERIFIED PRIOR TO START OF ANY WORK.

7.IT IS UNDERSTOOD AND AGREED THAT CERTAIN LINES CANNOT BE OR HAVE NOT BEEN LOCATED, AND NO INDICATION IS CONTAINED ON ANY OF THE DRAWINGS OR REFERRED TO IN THE SPECIFICATIONS (I.E., STORM DRAINAGE, ELECTRICAL, PLUMBING, SEWER. WATER, OR GAS); THEREFORE, EXERCISE EXTREME CAUTION DURING CLEARING, GRADING, EXCAVATING, TRENCHING, AND LIKE WORK. SHOULD ANY SUCH LINES BE ENCOUNTERED, GIVE NOTICE (IN WRITING) AND DO NOT PROCEED UNTIL ADEQUATE INVESTIGATION HAS BEEN MADE, THE LINE IDENTIFIED, AND INSTRUCTIONS ARE ISSUED AS TO HOW TO

8.PROVIDE BARRICADE WARNINGS (SIGNS AND LIGHTING), DUST BARRIER, AND MAINTENANCE AND SUPERVISION THEREOF, IN ACCORDANCE WITH APPLICABLE FEDERAL. MAINT LENANCE AND SUFERVISION THEREOF, IN ACCORDANCE WITH A PPLICABLE PEDS STATE, AND LOCAL CODES AND THEIR RESPECTIVE REQUIREMENTS, OR AS MAY BE DIRECTED FROM TIME TO TIME. ALL TEMPORARY BARRICADES, ENCLOSURES, AND PROTECTIONS OF ADJACENT PROPERTY AND EXISTING CONSTRUCTION SHALL BE IN PLACE BEFORE DEMOLITION WORK IS STARTED.

9.THE USE OF PROPER PLANT AND EQUIPMENT IS THE RESPONSIBILITY OF THE

10 EXISTING WORK AND ITEMS WHICH ARE REQUIRED TO BE REMOVED SHALL BE TO EAST TIME WORK AND IT IEMS WHICH ARE REQUIRED TO BE REMOVED SHALL BE REMOVED IN SUCH MANNER THAT MINIMUM DAMAGE AND DISTURBANCE IS CAUSED TO ADJACENT AND CONNECTION WORK SCHEDULED TO REMAIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING AND/OR REPLACING ALL EXISTING WORK SCHEDULED TO REMAIN WHICH IS DAMAGED BY THESE OPERATIONS.

11.DEMOLITION SHALL INCLUDE DEMOLITION OF EXISTING STRUCTURE, PREPARATION OF EXISTING AREAS TO RECEIVE NEW MATERIALS, AND REMOVAL OF MATERIALS AND EQUIPMENT TO ALTER OR REPAIR THE EXISTING BUILDING AS INDICATED ON THE DRAWINGS AND AS SPECIFIED. ALL AREAS TO BE PATCHED TO MATCH ADJACENT

12 ALL REMOVED MATERIAL RESULTING FROM THE WORK OF THIS SECTION EXCEPT AS IZALE REMOVED MATERIAL RESULTING FROM THE WORK OF THIS SECTION, EXCEPT A MIDICATED OR SPECIFIED OTHERWISE, IS THE PROPERTY OF THE CONTRACTOR AND SHALL BE PROMPTLY REMOVED TO A LEGAL DISPOSAL AREA. ALL DEBRIS RESULTING FROM THIS WORK SHALL BE REMOVED FROM THE SITE DAILY AND SHALL NOT BE ALLOWED TO ACCUMULATE

13.STOCKPILING OF REMOVED MATERIALS ON THE PROJECT SITE WILL NOT BE PERMITTED WITHOUT WRITTEN APPROVAL.

14.EXISTING APPURTENANCES AND IMPROVEMENTS WHICH ARE TO REMAIN SHALL BE PROTECTED FROM DAMAGE DUE TO WORK UNDER THIS SECTION. SUCH DAMAGED FACILITIES SHALL BE PROMPTLY REPAIRED AND/OR REPLACED IN KIND.

15.PROVIDE AND MAINTAIN BRACING AND SHORING AS REQUIRED BY APPLICABLE

16.PROTECTION OF UTILITIES. PRESERVE IN OPERATING CONDITION ALL ACTIVE UTILITIES TRAVERSING OR WITHIN AND ABOUT THE SITE; PROTECT ALL SUCH PROPERTY AND ITEMS, INCLUDING BUT NOT LIMITED TO PIPING, CONDUITS, DRAINS, MANHOLES, MAINS, LATERALS, INCLIDING BUT NOT LIMITED TO PIPING, CONDUITS, DRAINS, MANDILES, MAINS, LATERALS, CATCH BASINS, VALVE BOXES, METERS, AND OTHER APPURTENANCES AND STRUCTURES. PROMPTLY REPAIR ANY DAMAGE TO SUCH UTILITY OR WORK DUE TO WORK UNDER THIS CONTRACT TO THE SATISFACTION OF THE OWNING UTILITY OR MUNICIPAL BODIES HAVING

17.NO BLASTING OR ON-SITE BURNING WILL BE PERMITTED.

18.NOISE ABATEMENT. NOISE SHALL BE KEPT AT A REASONABLE LEVEL AS RELATED TO SPECIFIC ITEMS OF EQUIPMENT USED AND THEIR HOURS OF USE. THIS DOES NOT PRECLUDE USE OF MECHANICAL EQUIPMENT, I.E., JACK HAMMERS, POWER-DRIVEN FASTENERS, ETC. NOISE ABATEMENT CONTROL SHALL CONFORM TO LOCAL

19.DUST PALLIATION. DURING DEMOLITION AND SITE CLEARING, KEEP DUST, DIRT, AND POLLEN FROM VEGETATION FROM BLOWING OR SPREADING BY MEANS OFWATERING DOWN AT REGULAR INTERVALS AND AS DIRECTED.

20 AIR POLLUTION CONTROLS. CONTRACTOR SHALL COMPLY WITH SECTION 11017 OF THE GOVERNMENT CODE AND WITH THE REQUIREMENTS OF THE SAN DIEGOCOUNTY AIR POLLUTION CONTROL DISTRICT.

MISCELLANEOUS and FIRE NOTES

2) APPROVED NUMBERS AND/OR ADDRESSES SHALL BE PLACED ON ALL NEW AND EXISTING BUILDINGS AND AT APPROPRIATE ADDITIONAL LOCATIONS SO AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROADWAY FRONTING THE PROPERTY WHEN APPROACHING FROM EITHER DIRECTION. SAID NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND AND SHALL MEET THE FOLLOWING MINIMUM STANDARDS AS TO SIZE: 4" HIGH WITH A MIN. X" STROKE FOR RESIDENTIAL BUILDINGS. ADDITIONAL NUMBERS SHALL BE REQUIRED WHERE DEEMED NECESSARY BY THE FIRE MARSHALL, SUCH AS REAR ACCESS DOORS, BUILDING CORNERS, AND ENTRANCES TO COMMERCIAL CENTER PER THE 2019 CALIFORNIA FIRE CODE CHAPTER 5 SECTION 505.1

3. ALL BASEMENTS SHALL BE DESIGNED AND EQUIPPED WITH EMERGENCY EXIT SYSTEMS CONSISTING OF OPERABLE WINDOWS, WINDOW WELLS, OR EXIT DOORS THAT LEADS DIRECTLY OUTSIDE VIA STAIRCASE AND EXIT DOOR

OR EXIT DOOR AT GRADE
WINDOW WELLSLIGHT WELLS THAT INTRUDE INTO SIDE YARD OR BACKYARD SETBACKS OF 5' OR LESS SHALL REQUIRE A HINGED GRATING COVERING THE WINDOW WELL/LIGHTWELL OPENING. THE GRATING SHALL BE CAPABLE
OF SUPPORTING A WEIGHT OF A 250 LB PERSON; YET MUST BE ABLE TO BE OPENED BY SOMEONE OF MINIMAL STRENGTH WITH NO SPECIAL KNOWLEDGE, EFFORT OR USE OF KEY OR TOOL. ANY MODIFICATION OF PREVIOUSLY
APPROVED PLANS RELATED TO THIS CONDITION SHALL BE SUBJECT TO RE-SUBMITTAL AND REVIEW BY CITY STAFF (FIRE, BUILDING, PLANNING).

4. ALL ROADWAYS SHALL BE A MINIMUM OF 20' IN WIDTH DURING CONSTRUCTION AND MAINTAINED FREE AND CLEAR, INCLUDING THE PARKING OF VEHICLES PER THE 2019 CALIFORNIA FIRE CODE CHAPTER 5 SECTION 503.4 AND

VICINITY MAP



PROJECT DATA

SCOPE:
- EXPANSION OF GARAGE
- CONVERSION OF SOME EXISTING GARAGE SPACE TO UTILITY ROOM AND BATHROOM
- MINOR REMODELING TO BASEMENT BEDROOM

OWNER INFORMATION:
MICHELLE AND SEAN BUCHANAN
ADDRESS: 502 S RIOS AVENUE, SOLANA BEACH 92075
EMAIL: cheliniboba@gmail.com
PHONE: 760-840-0717

LEGAL DESCRIPTION:
PARCEL MAP 1872 IN THE CITY OF SOLANA BEACH, COUNTY OF SAN DIEGO, STATE OF
CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, AUG. 29, 1973

A.P.N.#: 298-093-2300

SITE ADRESS: 502 S RIOS AVENUE, SOLANA BEACH, CA. 92075

LOT SIZE: 11,643 S.F. GROSS 11,144 S.F. NET (MINUS DEDICATION)

USE ZONE:

TYPE OF CONSTRUCTION:
TYPE VB-NON RATED (EXISTING HOUSE IS NOT SPRINKLERED)

PROJECT FAR CALCULATIONS:	
EXISTING BASEMENT & STORAGE	813 S.F.
EXISTING 1ST STORY TO REMAIN	1770 S.F.
EXISTING 2ND STORY TO REMAIN	1043 S.F.
EXISTING GARAGE TO REMAIN	236 S.F.
EXISTING GARAGE TO BE CONVERTED	203 S.F.
PROPOSED ADDITION (@ GARAGE)	176 S.F.
CLEARSTORY (15' + CLG.)	0
COVERED & ENCLOSED EXTERIOR	0
SUB TOTAL:	4241 S.F.
GARAGE FAR EXEMPTION:	-400 S.F.
TOTAL FLOOR AREA	3841 S.F.
EXISTING BASEMENT NOT INCLUDED IN FAR:	0
MAXIMUM FLOOR AREA ALLOWED:	3988 S.F.
EXISTING ADU:	209 S.F.

NUMBER OF PARKING SPACES REQUIRED: 2 NUMBER OF PARKING SPACES PROVIDED: 2

LANDSCAPE TABLE

	Existing (SF)	Proposed Total (SF)
Non-landscaped Area	0	0
Non-irrigated Landscape	0	0
Irrigated Landscape	4510	2798
Water Features	0	360
Decorative Hardscape	3225	4312
Total Lot Area	7735	7470

Irrigated Landscape	2798
Water Features	360
Decorative Hardscape	4312
Aggregate Landscape Area	7470

OR ROADWAY						
MITH A MIN.		EARTHWORK				
		SITE GRADING (OUTSIDE STRUCTURE)	CUT		CY	
EXIT DOOR	1	SITE GRADING (BELOW STRUCTURE)	FILL		CY	
EXII DOOK	1	and devices (second and and)	FILL		CY	
BE CAPABLE REVIOUSLY	1	EXCAVATE FOR FOOTINGS REMOVAL - RECOMPACT		0	CY	
		TOTAL GRADING - CUT FILL OUTSIDE		193	CY	
N 503.4 AND		MAX CUT 3.0 FT MAX FILL 4.1 FT				
ATTACH	IMENT	3 ENGINEER OF WORK	T		CITY APPROVED CHANGES	APPD

SHEET INDEX

Г	TS	TITLE SHEET / DEMO NOTES	
	C-1	PRELIMINARY GRADING PLAN	
	C-2	CIVIL DETAILS & SECTIONS	
	Α	SITE PLAN	
	FAR	FAR PLANS DEMO PLANS	
	EXIST. 1	EXISTING 1ST FLOOR PLAN	
	EXIST. 2	EXISTING BASEMENT & 2ND FLOOR PLANS	
	A-1	NEW 1ST FLOOR & BASEMENT FLOOR PLANS	
	A-2	NEW 2ND FLOOR PLAN	
	A-5	ARCHITECTURAL DETAILS & SECTIONS	
	A-6	ELEVATIONS	
	A-7	ELEVATIONS	
	L-1	LANDSCAPE CONCEPTUAL SITE PLAN	
	L-2	PLANTING PLAN	
	L-3	WATER CONSERVATION PLAN	
	L-4	DEMOLITION PLAN	
	L-5	SITE SECTIONS	
ı			

PROJECT CONSULTANTS

Structural Engineer: Alex Brown Engineering 935 Oldham Court Encinitas, CA 92024 Contact: Alex Brown 760-815-1216

Title 24 Calculations D & R Calcs 14107 Ipava Drive Poway, Ca 92064 Contact: Diane Mendoza 858/486-9506

Civil Engineer: PLSA Engineering 535 N. Hwy. 101 Suite A Solana Beach, CA 92075 858-259-8212

Nature Designs 116 Hannalei Drive Vista, Ca 92083 Contact: Doug Dilworth 760/945-4321

Landscape Architect:

CODES & GOVERNING AGENCIES

Construction of the proposed project shall comply with the 2019 California Code of Regulations (title 24), which adopts the 2019 CRC, 2019 CBC, as well as the following:

- * City of Solana Beach, zoning ordinance; current edition
- 2019 CEC
- * Occupational Safety & Health Standards; current edition California Green Building Standards Code

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CALIFORNIA

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GENERAL NOTES APPROVAL OF THIS GRADING PLAN DOES NOT CONSTITUTE APPROVAL OF VERTICAL OR HORIZONTAL ALIGNMENT OF ANY PRIVATE ROAD SHOWN HEREIN FOR PURIL ROAD PURPOSES. FINAL APPROVAL OF THESE GRADING PLANS IS SUBJECT TO FINAL APPROVAL OF THE ASSOCIATED IMPROVEMENT PLANS WHERE APPLICABLE. FINAL CURB GRADE ELEVATIONS MAY REQUIRE CHANGES 3. IMPORT MATERIALS SHALL BE LEGALLY OBTAINED 4. A SEPARATE PERMIT FROM THE CITY ENGINEER WILL BE REQUIRED FOR ANY WORK IN THE PUBLIC 5. ALL SLOPES OVER THREE (3) FEET IN HEIGHT SHALL BE LANDSCAPED AND IRRIGATED. THE CONTRACTOR SHALL VERIFY THE EXISTENCE AND LOCATION OF ALL UTILITIES BEFORE UNDERGROUND S.A. - (800)-422-4133, OR CALL 811. 7. THE SOILS REPORTS SHALL BE PROVIDED AS REQUIRED BY THE CITY OF SOLANA BEACH PRIOR TO APPROVAL OF THESE PLANS BY THE CITY ENGINEER DOES NOT AUTHORIZE ANY WORK OR GRADING TO BE PERFORMED UNTIL THE PROPERTY OWNER'S PERMISSION HAS BEEN OBTAINED AND A VALID GRADING PERMIT HAS BEEN ISSUED. 9. THE CITY ENGINEER'S APPROVAL OF THESE PLANS DOES NOT CONSTITUTE THE BUILDING OFFICIAL'S

- COMMENCING WORK, NOTICE OF PROPOSED WORK SHALL BE GIVEN TO THE FOLLOWING AGENCIES.

- APPROVAL OF ANY FOUNDATION FOR STRUCTURES TO BE PLACED ON THE AREA COVERED BY THESE PLANS. NO WAIVER OF THE GRADING ORDINANCE REQUIREMENTS CONCERNING MINIMUM COVER OVER EXPANSIVE SOILS IS MADE OR IMPLIED
- 10. ALL OPERATIONS CONDUCTED ON THE PREMISES, INCLUDING THE WARMING UP, REPAIR, ARRIVAL, DEPARTURE OR RUNNING OF TRUCKS, EARTHMOVING EQUIPMENT, CONSTRUCTION EQUIPMENT AND ANY OTHER ASSOCIATED GRADING EQUIPMENT SHALL BE LIMITED TO THE PERIOD BETWEEN 7:00 A.M. AND 8:00 P.M. EACH DAY, MONDAY THROUGH FRIDAY, AND NO EARTHMOVING OR GRADING OPERATIONS SHALL BE CONDUCTED ON THE PREMISES ON SATURDAYS, SUNDAYS OR HOLIDAYS WITHOUT THE WRITTEN PERMISSION OF THE CITY ENGINEER.
- 11 ALL MAJOR SLOPES SHALL BE ROUNDED INTO EXISTING TERRAIN TO PRODUCE A CONTOURED TRANSITION FROM CUT OR FILL SURFACES TO NATURAL GROUND AND ABUTTING CUT OR FILL SURFACES.
- NOTWITHSTANDING THE MINIMUM STANDARDS SET FORTH IN THE GRADING ORDINANCE, AND
 NOTWITHSTANDING THE APPROVAL OF THESE GRADING PLANS, THE PERMITTEE IS RESPONSIBLE FOR
 THE PREVENTION OF DAMAGE TO THE ADJACENT PROPERTY. NO PERSON SHALL EXCAVATE ON LAND SO CLOSE TO THE PROPERTY LINE AS TO ENDANGER ANY ADJOINING PUBLIC STREET, SIDEWALK, ALLEY, FUNCTION OF ANY SEWAGE DISPOSAL SYSTEM, OR ANY OTHER PUBLIC OR PRIVATE PROPERTY WITHOUT SUPPORTING AND PROTECTING SUCH PROPERTY FROM SETTLING, CRACKING, EROSION TITIOU SOFT ON THE PROPERTY OF THE SOURCE OF THE PROPERTY AND SET TAINS, UNCLUSIONED EXCUSION. SITTING SCOUR ON OTHER DAMAGE WHICH MIGHT RESULT FROM THE GRADING DESCRIED ON THIS PLAN. THE CITY WILL HOLD THE PERMITTEE RESPONSIBLE FOR CORRECTION ON NON-DEDICATED IMPROVEMENTS WHICH DAMAGE ADJACENT PROPERTY.
- 13. SLOPE RATIOS: CUT 2:1 FILL 2:1 CUT: 157 CY FILL: 29 CY EXPORT: 128 CY

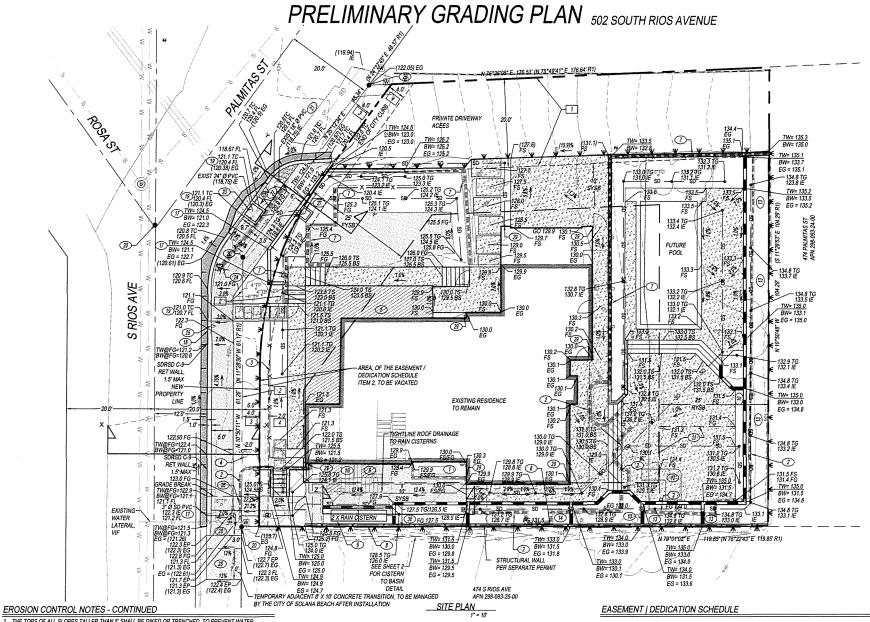
(NOTE: A SEPARATE VALID PERMIT MUST EXIST FOR OFFSITE IMPORT OR EXPORT AREAS.)
"THE CUMPITIES ESTIMATED ABOVE ARE FOR PERMIT PURPOSES ONLY AND SHOULD NOT BE USED
FOR CONSTRUCTION BIDS. CONTRACTORS ARE RESPONSIBLE FOR THEIR OWN EARTHWORK

- 14. SPECIAL CONDITIONS: IF ANY ARCHAELOGICAL RESOURCES ARE DISCOVERED ON THE SITE OF THIS GRADING DURING GRADING OPERATIONS, SUCH OPERATIONS WILL CEASE IMMEDIATELY, AND THE PERMITTER WILL NOTIFY THE CITY EMISHER OF THE DISCOVERY, GRADING OPERATIONS WILL NOT COMMENCE UNTIL THE PERMITTEE HAS RECEIVED WRITTEN AUTHORITY FROM THE CITY ENGINEER TO
- 15. ALL GRADING SHOWN ON THIS PLAN SHALL BE COMPLETED AS A SINGULAR UNIT WITH NO PROVISION FOR PARTIAL RELEASES. SHOULD IT BE ANTICIPATED THAT A PORTION OF THIS PROJECT BE COMPLETED SEPARATELY, A SEPARATE PLAN AND PERMIT APPLICATION SHALL BE SUBMITTED FOR
- THE CONTRACTOR SHALL NOTIFY THE CITY OF SOLANA BEACH 858,720,2470 24 HOURS BEFORE GRADING OPERATIONS BEGIN.
- 17. FINISHED GRADING AND PLANTING SHALL BE ACCOMPLISHED ON ALL SLOPES PRIOR TO OCTOBER 1, OR IMMEDIATELY UPON COMPLETION OF ANY SLOPES GRADED BETWEEN OCTOBER 1 AND APRIL 1. PRIOR TO ANY PLANTING, ALL LANDSCAPING SHALL BE APPROVED BY THE PLANNING DEPRATEMENT AT THE DEVELOPMENT REVIEW STAGE, OR BY SEPARATE LANDSCAPE PLAN
- 18 ALL OFF-SITE HAUL ROUTES SHALL BE SUBMITTED BY THE CONTRACTOR TO THE CITY ENGINEER FOR APPROVAL 72 HOURS PRIOR TO THE BEGINNING OF WORK.
- 19. UPON FINAL COMPLETION OF THE WORK UNDER THE GRADING PERMIT, BUT PRIOR TO FINAL GRADING APPROVAL AND/OR FINAL RELEASE OF SECURITY, PRIOR TO FINAL GRADING APPROVAL AND/OR FINAL RELEASE OF SECURITY, AN AS-GRADED CERTIFICATE SHALL BE PROVIDED STATING: "THE GRADING UNDER PERMIT NO. SBGR- HAS BEEN PERFORMED IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED GRADING PLAN OR AS SHOWN ON THE ATTACHED AS GRADED PLAN* THIS STATEMENT SHALL BE FOLLOWED BY THE DATE AND SIGNATURE OF THE CIVIL ENGINEER WHO CERTIFIES SUCH A
- THE CONTRACTOR SHALL DESIGN, CONSTRUCT, AND MAINTAIN ALL SAFETY DEVICES INCLUDING SHORING, AND SHALL BE RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE, AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS AND REGULATIONS.

EROSION CONTROL NOTES

- 1. STORM WATER AND NON-STORM WATER DISCHARGE CONTROL: BEST MANAGEMENT. PRACTICES SHALL BE DEVELOPED AND IMPLEMENTED TO MANAGE STORM WATER AND NON-STORM WATER DISCHARGES FROM THE SITE AT ALL TIMES DURING EXCAVATION AND GRADING ACTIVITIES
- EROSION AND SEDIMENT CONTROL: EROSION PREVENTION SHALL BE EMPHASIZED AS THE MOST IMPORTANT MEASURE FOR KEEPING SEDIMENT ON SITE DURING EXCAVATION AND GRADING ACTIVITIES. SEDIMENT CONTROLS SHALL BE USED AS A SUPPLEMENT TO EROSION PREVENTION FOR KEEPING SEDIMENT ON SITE.
- 3. EROSION CONTROL ON SLOPES SHALL BE MITIGATED BY INSTALLING LANDSCAPING AS PER APPROVED LANDSCAPE PLANS AS REQUIRED BY THE DEVELOPMENT REVIEW CONDITIONS, OR BY TEMPORARY EROSION CONTROL. CONFORMING TO THE FOLLOWING

	NON-IRRIGATED HYDROSEED MIX WITH A FIBER MATRIX APPLIED AT 4,000 LB/ACRE.	
.BS/ACRE	% PURITY/ACRE	SEED SPECIES
20 50	70% PLUS	ATRIPLEX GLAUCA PLANTAGE INSULARIS
8 6 7	SCARIFIED	ENCELIS FARINOSA LOTUS SCOPARIUS EXCUSCUOLTZIA CALIF



THE TOPS OF ALL SLOPES TALLER THAN 5' SHALL BE DIKED OR TRENCHED TO PREVENT WATER FLOWING OVER CRESTS OF SLOPES.

2. CATCH BASINS, DESILTING BASINS, AND STORM DRAIN SYSTEMS SHALL BE INSTALLED TO THE SATISFACTION OF THE CITY ENGINEER.

3 SAND BAG CHECK DAMS SILT FENCES FIBER ROLLS OR OTHER APPROVED, BMP'S SHALL BE PLACED. IN UNPAYED AREAS WITH GRADIENTS IN EXCESS OF 2%, AS WELL AS AT OR NEAR EVERY POIN WHERE CONCENTRATED FLOW LEAVE THE SITE.

4. SAND BAGS SHALL BE PLACED ON THE UPSTREAM SIDE OF ALL DRAINAGE INLETS TO MINIMIZE SILT BUILDUP IN THE INLETS AND PIPES.

5. THE CONTRACTOR SHALL REPAIR ANY ERODED SLOPES AS DIRECTED BY THE OFFICE OF THE CITY

6. THE CONTRACTOR SHALL SWEEP ROADWAYS AND ENTRANCES TO AND FROM THE SITE ON A REGULAR THE OF SOLE STREET WAS INVESTIGATED AND FROM THE SITE ON A REGULAR BASIS TO KEEP THEM FREE OF SOIL ACCUMULATION AND AT ALL OTHER TIMES DIRECTED BY THE CITY ENGINEER.

THE CONTRACTOR SHALL WATER SITE ON A CONTINUOUS BASIS TO MINIMIZE AIR BORNE DUST CREATED FROM GRADING AND HAULING OPERATIONS OR EXCESSIVE WIND CONDITIONS, AND AT ALL TIMES DIRECTED BY THE CITY ENGINEER.

8. IN THE EVENT SILT DOES ENTER THE EXISTING PUBLIC STORM DRAIN SYSTEM. REMOVAL OF THE SILT FROM THE THE SYSTEM WILL BE DONE AT THE DEVELOPER'S EXPENSE

CUT 157 CY FILL 29 CY CUT 0 CY FILL 0 CY

193 CY

EARTHWORK

REMOVAL + RECOMPACT

MAY CUT

SITE GRADING (OUTSIDE STRUCTURE)

SITE GRADING (BELOW STRUCTURE)

TOTAL GRADING - CUT I FILL I OUTSIDE

VICINITY MAP

20.0 ' PROPOSED PRIVATE ROAD EASEMENT SHOWN ON MAP 1872 RECORDED AUGUST 29, 1973 PER DOCUMENT NO 73-244536 OF OFFICIAL RECORDS.

1 COUNTY OF SAN DIEGO HOLDER OF AN IRREVOCABLE OFFER TO DEDICATE FOR ROADWAY PURPOSES RECORDED AUGUST 1, 1973 PER DOCUMENT NO 73-213972 OF OFFICIAL RECORDS. PROPOSED RIGHT-OF-WAY DEDICATION

PROPOSED VACATION OF A EASTERLY PORTION OF THE IRREVOCABLE OFFER TO DEDICATE

IMPERVIOUS/ PERVIOUS AREAS

EXISTING CONDITION

JASON A SANTOS

IMPERVIOUS: PERVIOUS:	4,648 SF 5,170 SF	IMPERVIOUS REMOV	: E REPLACE	5,541 SF 1,822 SF	(TOTAL) (SUBTOTAL)	
		PERVIOUS:		4,277 SF		
ABBREVIATIONS						
INVERT ELEVATION		IE	TOP OF CUP	RB		TC
FINISHED FLOOR		FF	TOP OF GRA	TE		TG
FINISHED GRADE		FG				
FINISHED SURFACE		FS	FRONT YAR	D SETBACK		FYSB
FLOW LINE		FL	REAR YARD	SETBACK		RYSB
EDGE OF ASPHALT		EA	SIDE YARD	SETBACK		SYSB

PROPOSED CONDITION

DECLARATION OF RESPONSIBLE CHARGE

I, JASON A. SANTOS, HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT. THAT I HAVE EXCERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT AS DEFINED IN SECTION 6703 OF THE BUSINESS AND PROFESSIONS CODE, AND THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS AND THE CITY OF SOLANA BEACH DRP NO. 20-007

LUNDERSTAND THAT THE CHECK OF PROJECT DRAWINGS AND SPECIFICATIONS BY THE CITY OF SOLANA BEACH IS CONFINED TO A REVIEW ONLY AND DOES NOT RELIEVE ME OF RESPONSIBILITIES

WORK TO BE DONE

THE IMPROVEMENTS CONSIST OF THE FOLLOWING WORK TO BE DONE ACCORDING TO THESE PLANS AND THE LATEST EDITIONS OF:

STANDARD SPECIFICATIONS A STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION INCLUDING THE REGIONAL

- SUPPLEMENTAL AMENDMENTS.

 8. CALIFORNIA DEPARTMENT OF TRANSPORTATION "MANUAL OF TRAFFIC CONTROLS FOR CONSTRUCTION AND MAINTENANCE WORK ZONES".

 C. STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS

STANDARD DRAWINGS

SAN DIEGO REGIONAL STANDARD DRAWINGS STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION STANDARD PLANS

PROPERTY INFORMATION

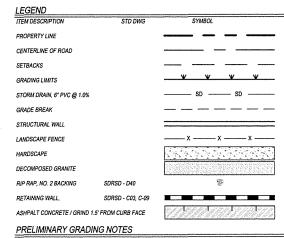
SITE ADDRESS: 502 S RIOS AVE SOLANA REACH CA 92075 OWNER / PERMITTEE MICHELLE D BUCHANAN / SEAN BUCHANAN ACCESSOR PARCEL NUMBERS 298-093-23-00

TOPOGRAPHIC SURVEY

PASCO LARET SUITER + ASSOCIATES COMPANY PHONE 858-259-8212 ADDRESS 119 ABERDEEN DRIVE, ENCINITAS, CA, 92007

LEGAL DESCRIPTION

PARCEL 1 OF PARCEL MAP NO. 1872, IN THE CITY OF SOLANA BEACH, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA. FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, AUGUST 29,1973.



- ① EXISTING A/C PAD / UNITS EXISTING WALL REMOVED
- (2) **EXISTING FENCE TO REMAIN**
- (3) EXISTING PINE TREE TO REMAIN **(**
- (5) EXISTING DECK TO REMAIN
- (6) **FXISTING STAIRS TO REMAIN** EXISTING WALL TO REMAIN
- 7 (8) LANDSCAPE WALL
- 9 CISTERN / STORMWATER DETENTION, BY OTHERS
- 10 PLANTING STRIP
- (11) LANDSCAPE COVER OVER GATHERING AREA
- BRO COUNTER + FOUIPMENT (12)
- (13) LANDSCAPE NATIVE PLANTING
- (14) LANDSCAPE GARDEN (15)

21)

30

- 6 INCH PVC SLOPED AT 0.5%
- POOL EQUIPMENT (16)
- (17) PVT_IMPROVEMENTS IN RIGHT-OF-WAY
- (18) TRANSTION GRADE TO SDRSD C-09 GRAVITY WALL - 5' TRANSITIO
- (19) TRANSITION CITY OF SOLANA BEACH 4" CURB TO SDRSD C-03 INLETS, 10" CURB - 5' TRANSITIO
- (20) EXISTING MONUMENT TO BE PROTECTED IN PLACE
- (22) EXISTING BROW DITCH TO BE REMOVED AND REPLACED WITH ASPHALT CONCRETE, S = 1.0%
- 23 PROPOSED SORSD D-07 MODIFIED TYPE F 118 50 IF BOTTOM OF BASIN
- 24
 - EXISTING MAILBOX TO REMAIN IN PLACE
- (25) 26) REMOVE PORTION OF EXISTING WALL FOR PEDESTRIAN INGRESS / EGRESS DG PATH
- 24"x24" BROOKS BOX OR EQUIVALENT
- (27) (28) +16' CONCRETE TRANSITION TO THE SATISFACTION OF CITY ENGINEER
- 29
 - EXISTING DOWNSPOUT LOCATIONS, PER ARCHITECT + LANDSCAPE ARCHITECT PLANS PROPOSED DETENTION BASIN - 70.5 SF

127.5 PREPARED BY

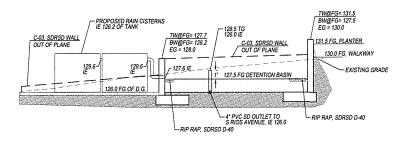
FG 127.5 PONDING 1.0' OVERFLOW 128.5 BASIN IE 126.0

PASCO LARET SUITER

San Diego | Encinitas | Orange County Phone 858 259 8212 I www.plsa

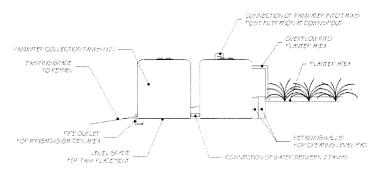
RCE NO. 86418 EXP 3/31/2023 PASCO LARET SUITER & ASSOCIATES 3.0 4.1 PRELIMINARY GRADING PLAN DETAILS + SECTIONS CITY APPROVED CHANGES APP'D DATE ENGINEER OF WORK RECOMMENDED FOR APPROVAL APPROVED FOR CONSTRUCTION CITY OF SOLANA BEACH DRAWING NO. ENGINEERING DEPARTMENT DESCRIPTION: BASED ON 2.5" BRASS DISK IN DRAINAGE INLET ON SBGR-THE EAST SIDE OF HIGHWAY 101, AS SHOWN OF ROS 18971 AS SOLB-1. BUCHANAN RESIDENCE JASON A. SANTOS RCE #86418 DATUM: NAVD88 EXP: 12/31/23 SHEET 1 OF 2

SHEET SCHEDULE



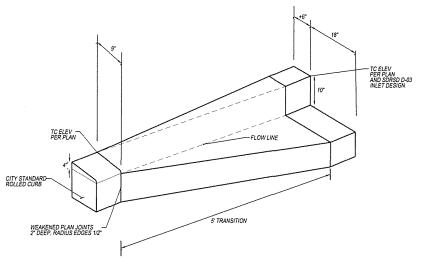
Z - Z SECTION

NOT TO SCALE

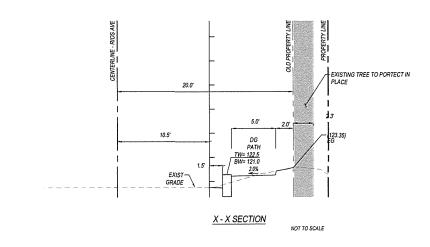


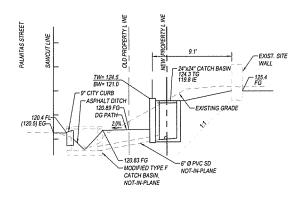
RAINBARREL TANK SYSTEM





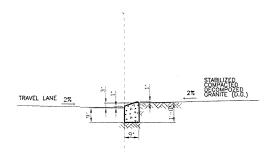
CURB + GUTTER TO ROLLED CURB TRANSITION
NOT TO SCALE





Y - Y SECTION

NOT TO SCALE



CITY 4" TALL (9" WIDE) ROLLED CURB (TYPICAL) DETAIL

PREPARED BY:

PASCO LARET SUITER

& ASSOCIATES San Diego I Encinitas I Orange County Phone 858.259.8212 I www.plsaengineering.com

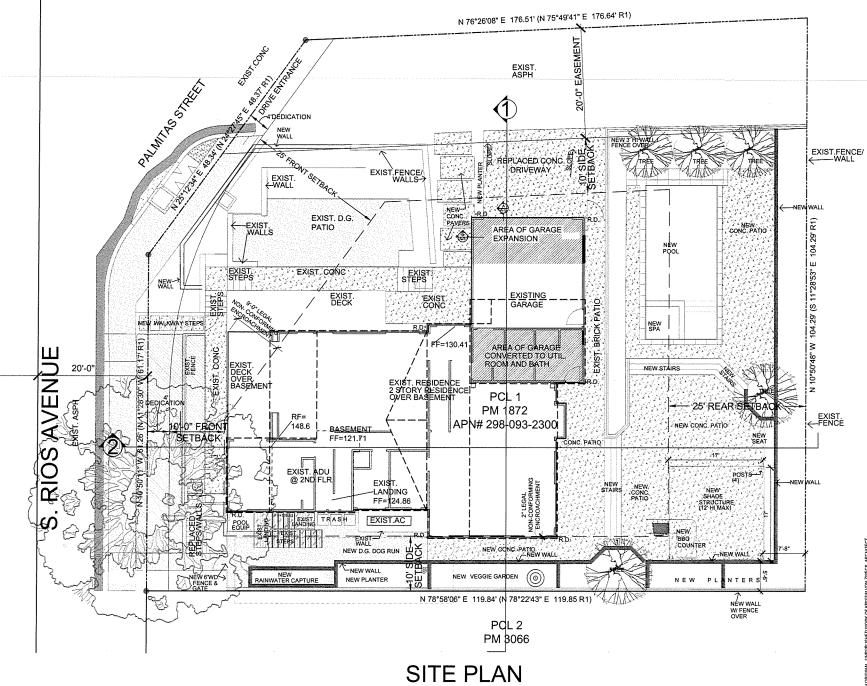
ENGINEER OF WORK	CITY APPROVED CHANGES	APP'D DATE	RECOMMENDED FOR APPROVAL	APPROVED FOR CONSTRUCTION	BENCH MARK	CITY OF SOLANA BEACH ENGINEERING DEPARTMEN	DRAWING NO.
BY: DATE:		BY:	DATE:	BY: DATE:	DESCRIPTION: BASED ON 2.5" BRASS DISK IN DRAINAGE INLET ON THE EAST SIDE OF HIGHWAY 101, AS SHOWN ON ROS 18971 AS SOLB-1.		SBGR-
DRAWN BY JASON A. SANTOS RCE # 86418 EXP. 12/31/23		BY:	DATE:	R.C.E.: 37146 EXP: 690722	ELEV.: 71.45 DATUM: NAVD88		SHEET 2 OF 2



BUCHANAN RESIDENCE

SOLANA BEACH, CALIFORNIA 92075

502 S. RIOS AVENUE



SITE PLAN GENERAL NOTES

LINE OF SIDE SETBACK

20'-0"

BALCONY

ALL EAVES ARE "O" OVER-HANG (FASCIAS ONLY:2")

 \Rightarrow

LINE OF FRONT SETBACK

 \bigcirc

 \Rightarrow

LINE OF SIDE SETBACK

ALL ROOF ARE EXISTING: ASPHALT SHINGLE.

 \Rightarrow

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

2/WEST FACING ROOFS TO BE RE-ROOFED PER ELEVATIONS

- 1. A SEPARATE GRADING PLAN WILL BE SUBMITTED FOR THIS PROJECT. REFER TO GRADING PLAN BY CIVIL ENGINEER FOR ALL SITE WORK
- FLOOR PLAN SHOWN FOR SITE REFERENCE ONLY, SEE FLOOR PLANS FOR EXACT LAYOUT.
- 3. FIELD VERIFY ALL UTILITY LATERALS, CONNECTIONS AND METERS.
- 4. ALL WALKS, DRIVEWAYS, FENCING AND GENERAL LANDSCAPE IS DIAGRAMMATIC, SEE LANDSCAPE PLANS FOR EXACT LOCATION AND DESCRIPTION.

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

5. PROVIDE EXPANSION AND CONTROL JOINTS AS REQUIRED FOR ALL CONCRETE DRIVES AND WALKS. CONSTRUCT CONCRETE SIDEWALKS, CURBS, GUTTERS AND DRIVEWAY APPROACHES TO PUBLIC WORKS STANDARD SPECIFICATIONS. ALL FLAT WORK AREAS AND EXTERIOR PLANTERS WHICH REQUIRE RETAINING WALLS SHALL BE BUILT PER COUNTY STANDARD RETAINING WALL DETAILS U.N.O.

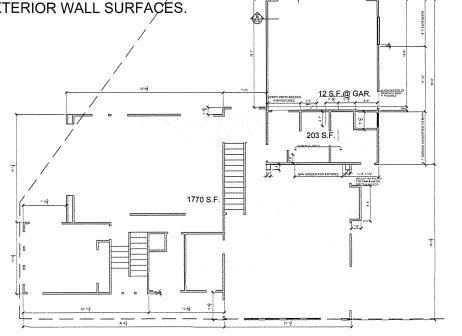
- 6. CONNECT ROOF DRAINS, YARD DRAINS AND FOUNDATION DRAIN TILES TO LANDSCAPED AREAS OR BMP'S, PER LANDSCAPE PLANS
- 7. PROVIDE MINIMUM 5% SLOPE AWAY FROM BUILDING AT ALL ADJACENT SURFACES TO BUILDING, FOR A MINIMUM OF 10' (2% FOR IMPERVIOUS SURFACES.) SITE DRAINAGE SHALL NOT DRAIN ONTO ADJACENT PROPERTIES.
- 8. LOCATE 36" SQ. CONCRETE PAD FOR CONDENSER UNIT (VERIFY SIZE WITH MANUFACTURER)
- 9. REFER TO GRADING PLAN BY CIVIL ENGINEER FOR ALL SITE WORK
- 10. RESIDENCE SHALL BE FIRE SPRINKLERED. CONTRACTOR SHALL SUBMIT FIRE SPRINKLER PLANS FOR APPROVAL AND PERMIT PRIOR TO INSTALLATION. PROVIDE APPROVED COPY TO ARCHITECT.

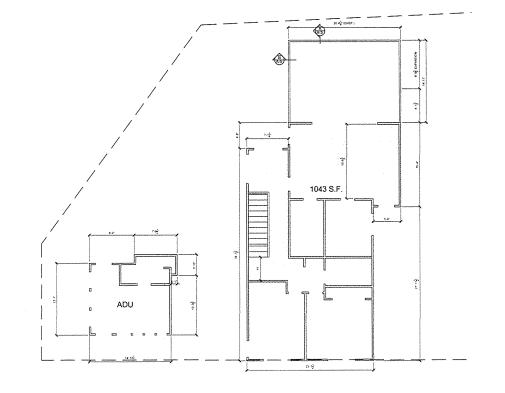
KRISTIN VON EXPRESSOR CONTRACTOR OF THE STATE OF THE STAT

DRAWN KVZ

DATE 3-14-2023 SCALE 1/8" = 1'-0" JOB NO 21200 **BASEMENT FAR PLAN**

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

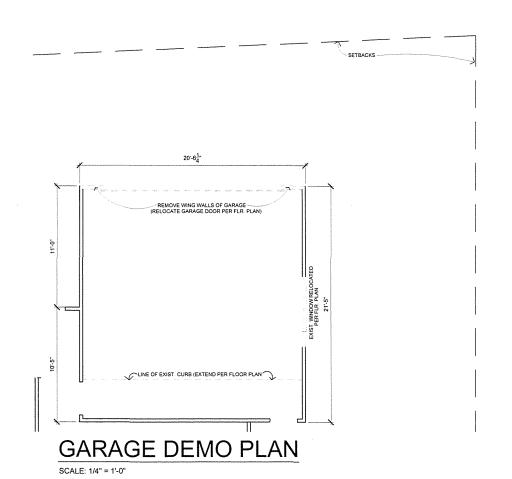


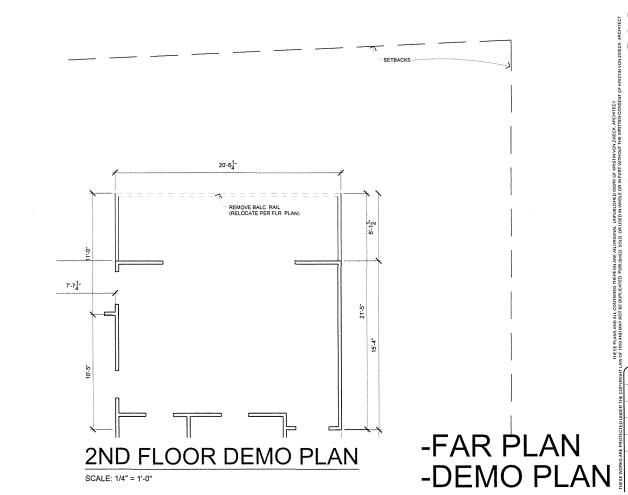


2ND FLOOR FAR PLAN SCALE: 1/8" = 1'-0"

1ST FLOOR FAR PLAN SCALE: 1/8" = 1'-0"







ON ZWECK, KRISTIN A R C H I 7 6 0 S A X O N Y R O A D . PHONE: 760-479-0537 EMAIL: WEBSITE: ARCHITECTBYTHE SCALE VARIES **FAR**

RESIDENCE

BUCHANAN

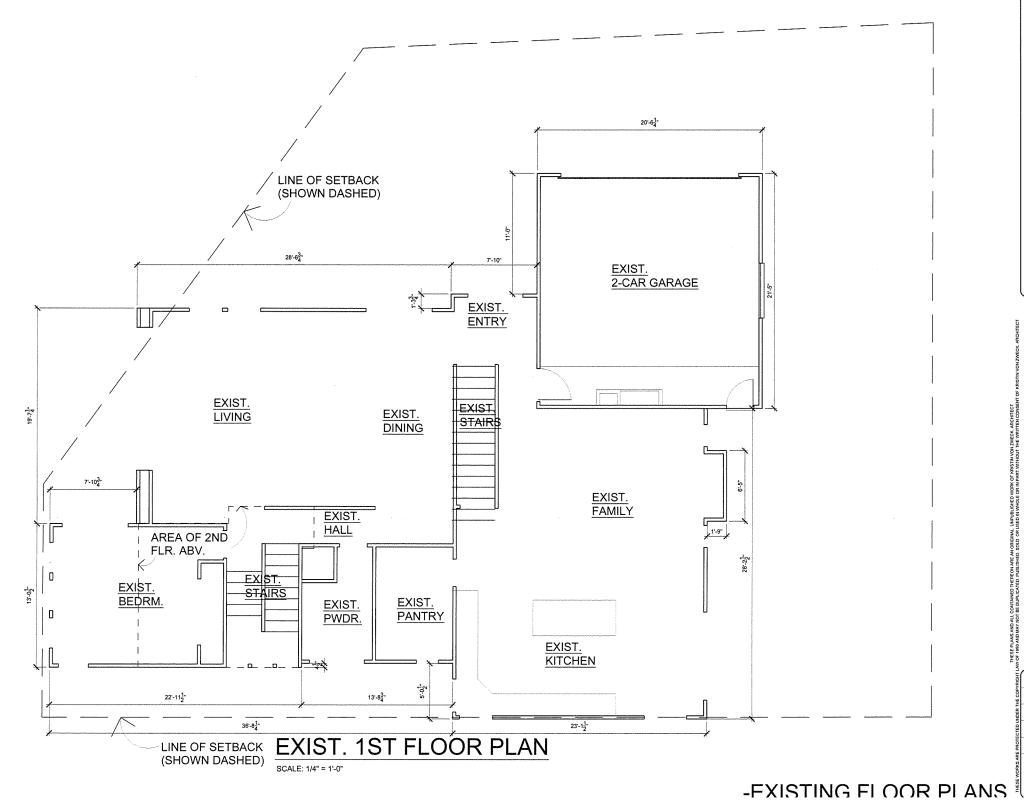
502 S. RIOS AVENUE SOLANA BEACH, CALIFORNIA 92075



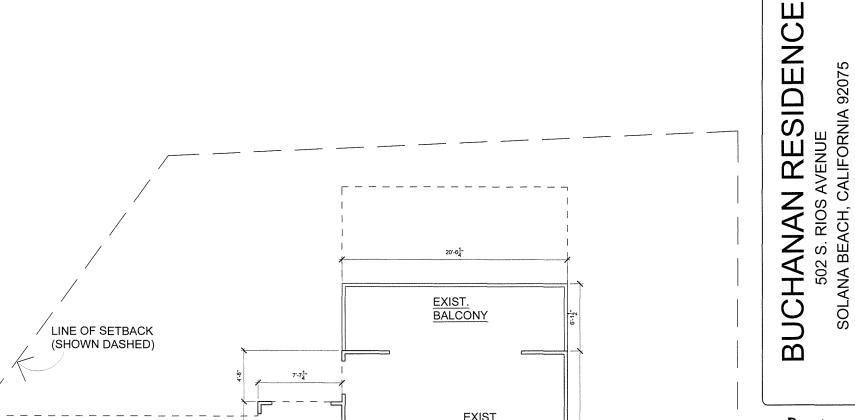


ON ZWECK,

4 DRAWN KVZ CHECKED KVZ DATE 3-14-2023 SCALE JOB NO 21200 EXIST.1







EXIST. BASEMENT FLOOR PLAN

EXIST. STORAGE

EXIST. BEDRM.

EXIST. BONUS RM.

EXIST. BATH

LINE OF SETBACK (SHOWN DASHED)

EXIST CLOS.

EXIST. STAIRS

ON ZWECK, KRISTIN A R C H I

DATE 3-14-2023 SCALE JOB NO 21200 EXIST.2 -FXISTING FLOOR PLANS

EXIST. BEDRM. EXIST. STAIRS EXIST. BATH EXIST. CLOSET EXIST. BATH EXIST. HALL EXIST. ADU EXIST. BEDRM. EXIST. BEDRM. EXIST. EXTERIOR **STAIRS** EXIST. 2ND FLOOR PLAN

SCALE: 1/4" = 1'-0"



BUCHANAN RESIDENCE 502 S. RIOS AVENUE

SISTIN VON ZWECK

Α-

A DATE 3-14-2023

LEGEND

EXIST.WALLS TO REMAIN

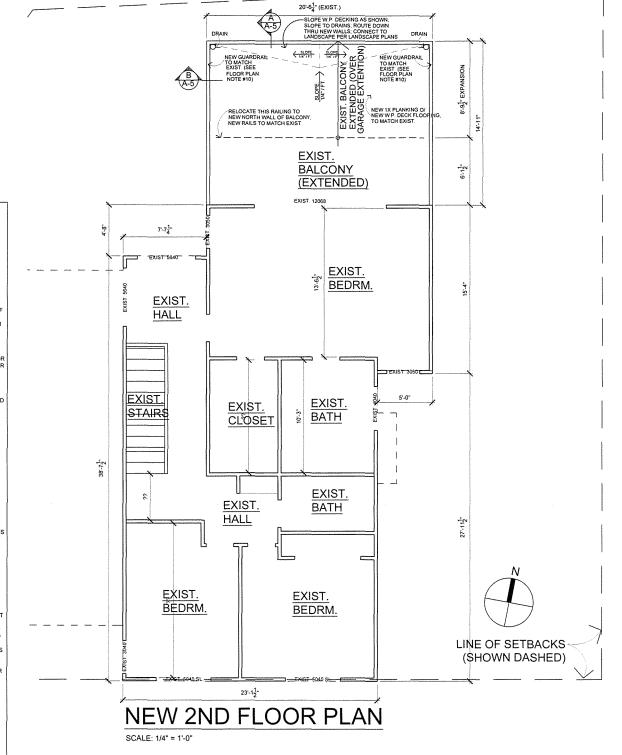
NEW 2X WD.STUD WALLS

FLOOR PLAN GENERAL NOTES

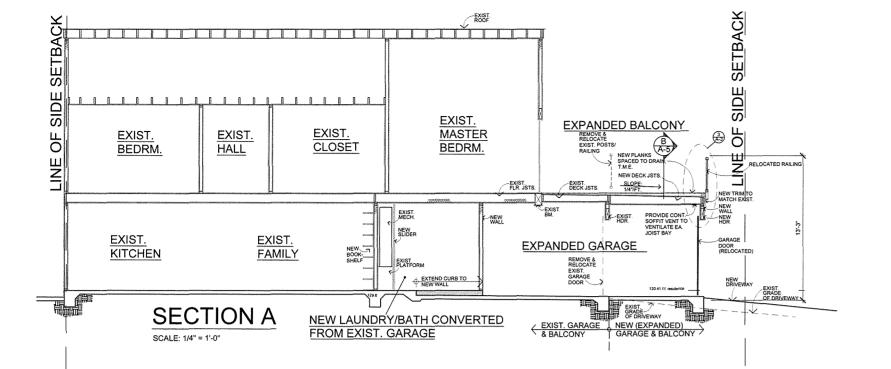
- 1. SEE TYPICAL SPECIFICATION SHEETS FOR GENERAL REQUIREMENTS.
- 2. IN SHOWER/TUB COMBINATIONS, SHOWERS, BATHTUBS AND BIDETS, CONTROL VALVES MUST BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES, (CPC SECTIONS 408,409 & 410)
- 3 NEW WATER CLOSETS AND ASSOCIATED FLUSHOMETER VALVES, IF ANY, SHALL USE NO MORE THAN 128 GALLONS PER FLUSH. (FOR DUAL FLUSH TO HETS. THE EFFECTIVE FLUSH VOLUME) IS THE AVERAGE FLUSH VOLUME). NEW KITCHEN FAUCETS MAY NOT EXCEED 1.8 GPM @ 60 PSI. AND LANATORY FAUCETS SHALL NOT EXCEED 1.2 GPM @ 60 PSI. NEW SHOWERHEADS MAY NOT EXCEED 1.2 GPM @ 80 PSI. NEW SHOWERHEADS MAY NOT EXCEED 1.8 GPM @ 80 PSI. NEW IRRIGATION CONTROLLERS SHALL BE WEATHER OR SOIL MOISTURE-BASED IF WEATHER-BASED. THE CONTROLLER SHALL HAVE EITHER A RAIN SENSOR OR BE EQUIPPED WITH A COMMUNICATION SYSTEM THAT ACCOUNTS FOR LOCAL RAINFALL.
- 4. ALL FRENCH DOORS TO HAVE TEMPERED GLASS.
- 5. ALL PLUMBING WALLS AND BATHROOM WALLS TO BE FULLY SOUND INSULATED WITH R-11 MIN. INSULATION BATTS.
- 6. SEE FLOOR PLAN FOR SCUPPER LOCATIONS AND DRAINAGE PATTERNS.
- ALL SKYLIGHTS SHALL BE: VELUX (I.C.B.O. #:NER-216) OR EQUAL. SKYLIGHTS MUST BE TEMPERED GLASS OR "CLASS A" RATED ASSEMBLY WITH AN APPROVED ICC/ICBO LISTING.
- 8. ALL CEILING JOISTS AT DROPPED AREAS TO BE 2x6 AT 16" O.C. MINIMUM U.N.O.
- 9. ALL NEW GLAZING (FENESTRATIONS) WILL BE INSTALLED WITH A CERTIFYING LABEL ATTACHED, SHOWING THE U-VALUE AND CERTIFICATION BY THE MATIONAL FENESTRATION RATING COUNCIL (NFRC) WHICH SHOWS COMPLIANCE WITH THE ENERGY CALCULATIONS.
- 10. PROVIDE 42" HIGH PROTECTIVE RAILING FOR PORCHES, BALCONIES, AND OPEN SIDES OF LANDINGS. MAXIMUM OPENING BETWEEN RAILING IS 4" CRC SECTION R312.2 A R312.3) HAVE ROUNDED TERMINATIONS OR BENDS.
- 11. ALL WEATHER EXPOSED SURFACES SHALL HAVE A WEATHER-RESISTIVE BARRIER TO PROTECT THE INTERIOR WALL COVERING AND THAT EXTERIOR OPENING SHALL BE WEATHERPROOF. (CBC CHAPTER 14)
- 12. FIRE STOPS SHALL BE PROVIDED AT THE FOLLOWING LOCATIONS
- A. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS.
 INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS AND AT
 10 FT. INTERVALS BOTH VERTICAL AND HORIZONTAL

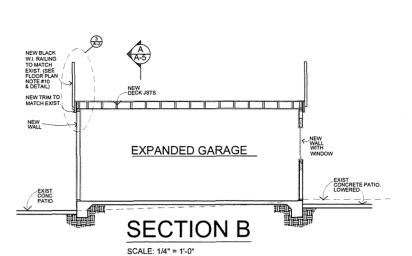
 B. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND
 HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND
 COVE CEILINGS.
 C. IN OPENINGS AROUND VENTS PIPES, DUCTS, CHIMNEYS, FIREPLACES
 AND SIMILAR OPENINGS THAT AFFORD A PASSAGE FOR FIRE AT CEILING
 AND FLOOR LEVELS, WITH NONCOMBUSTIBLE MATERIALS.
 D. AT OPENINGS BETWEEN ATTIC SPACES AND CHIMNEY CHASES FOR
 FACTORY-BUILT CHIMNEYS

- 13 GAS VENTS AND NONCOMBUSTIBLE PIPING IN WALLS. PASSING THROUGH THREE FLOORS OR LESS, SHALL BE EFFECTIVELY DRAFT STOPPED AT EACH FLOOR OR CEILING.



-NEW 2ND FLOOR PLAN







SOLANA BEACH, CALIFORNIA 92075

502 S. RIOS AVENUE

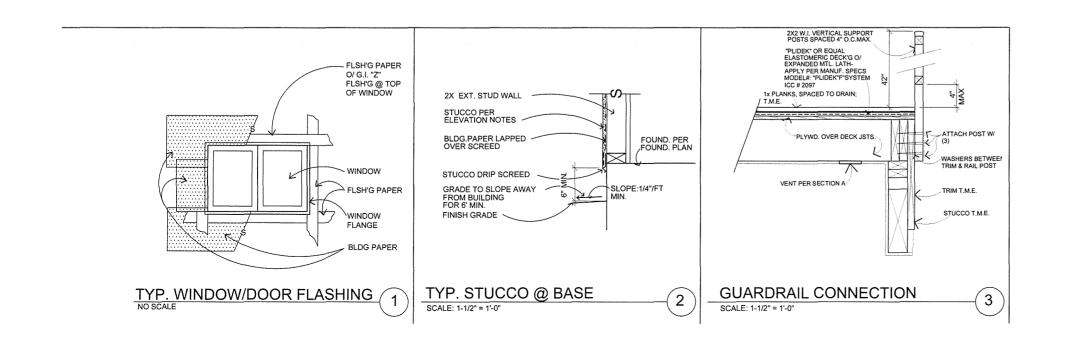
ZWECK, BUCI

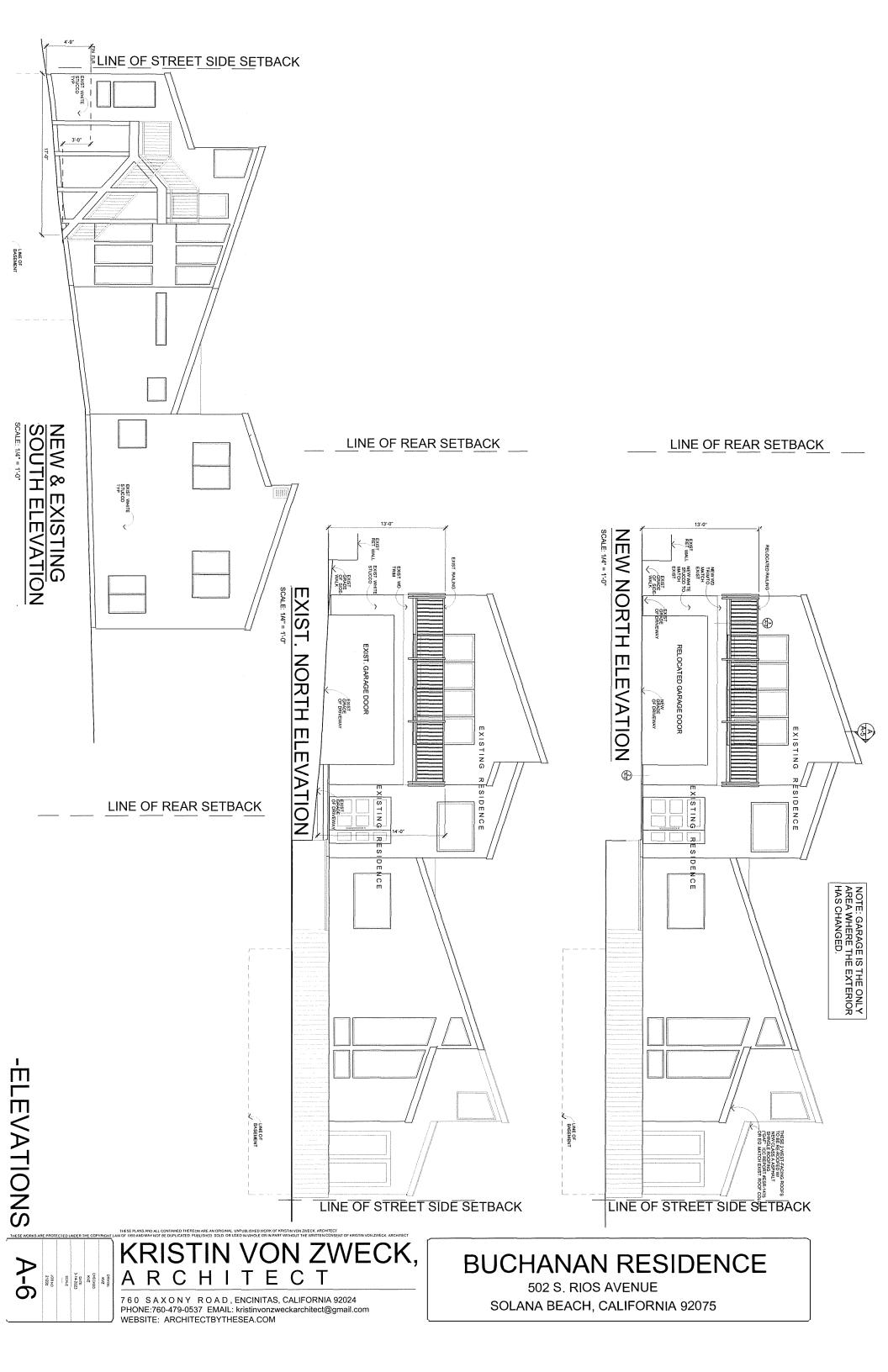
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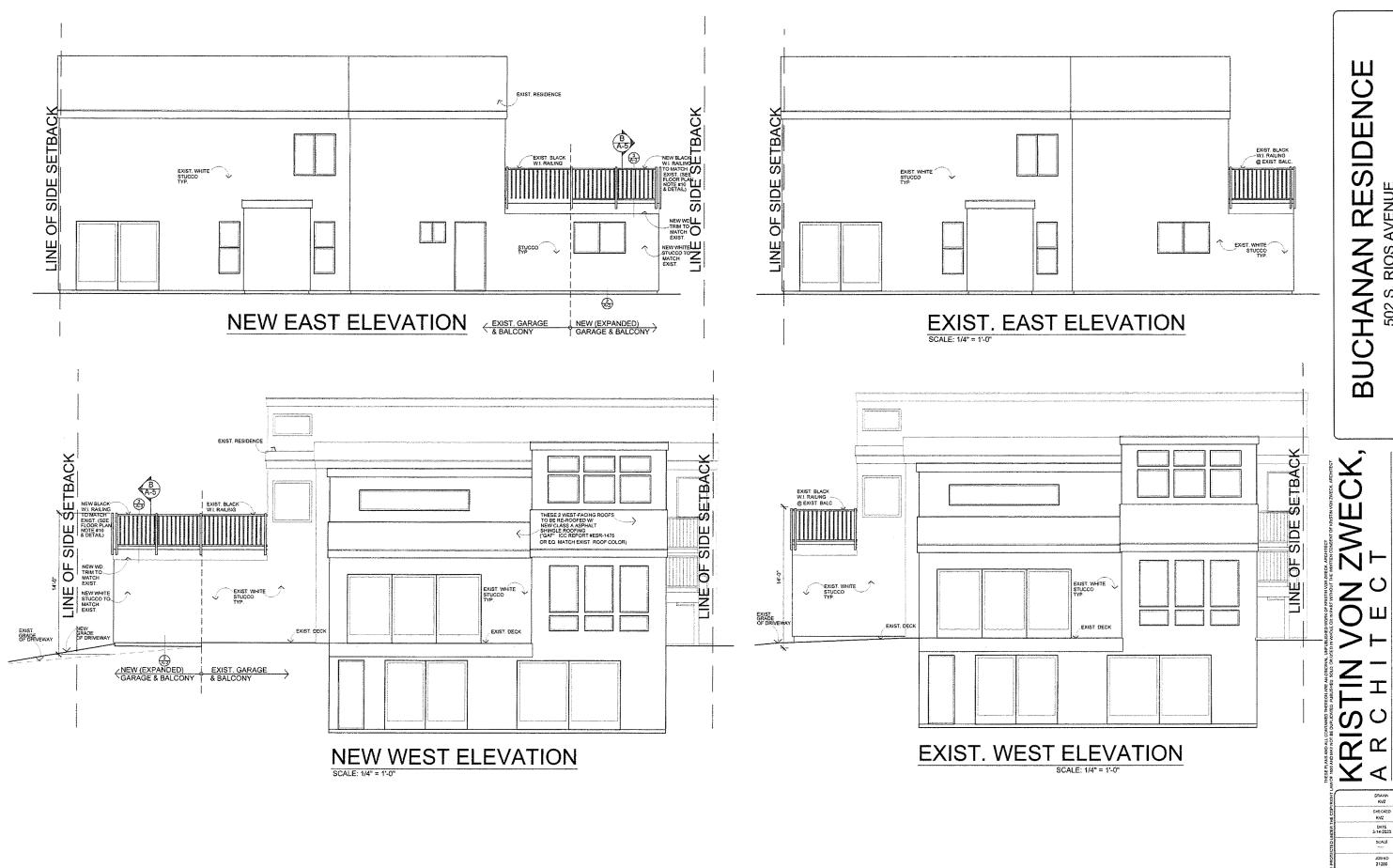
DATE 3-14-2023

-SECTIONS -DETAILS





NOTE: GARAGE IS THE ONLY AREA WHERE THE EXTERIOR HAS CHANGED.

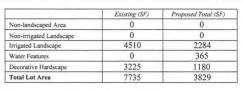


502 S. RIOS AVENUE

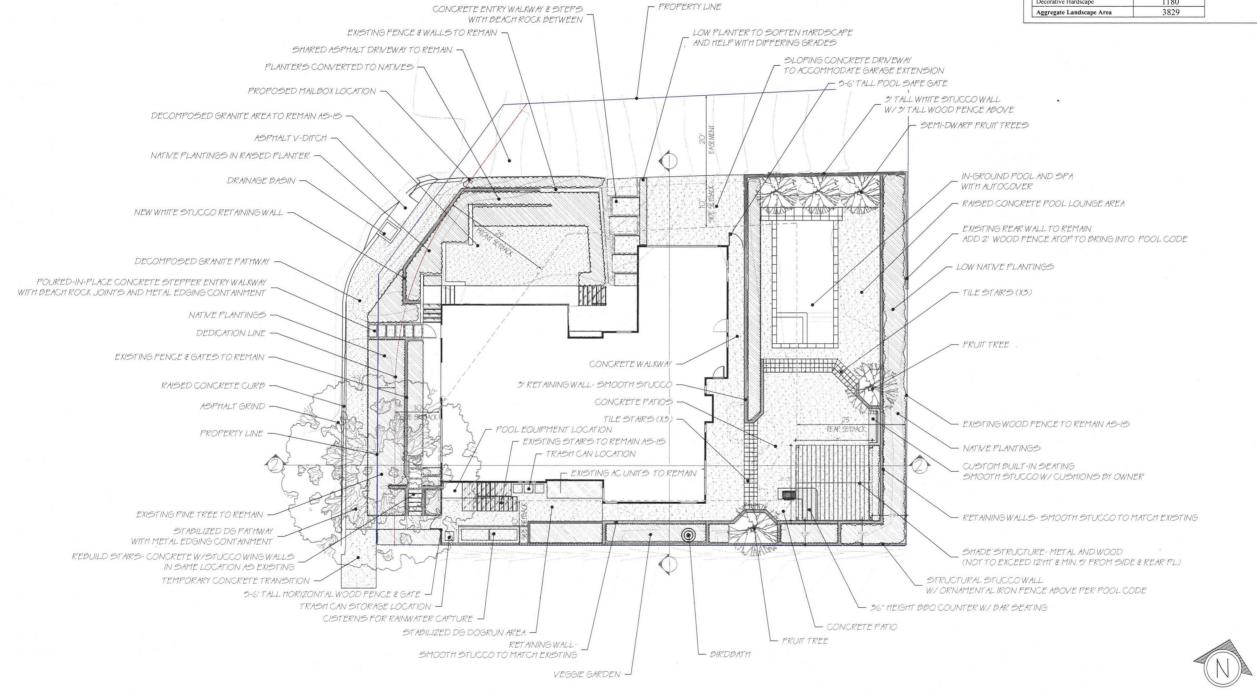
SOLANA BEACH, CALIFORNIA 92075

DRAVA: KVZ CHECKED KVZ DATE 3-14-2023 SCALE JOS NO 21200 -ELEVATIONS **

Conceptual Site Plan



Irrigated Landscape	2284
Water Features	365
Decorative Hardscape	1180
Aggregate Landscape Area	3829





Project Coordinato

Daug Dilworth

P.C. Phone

760-216-3915

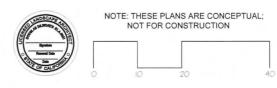
daugd@naturedesigns.net

P.C. Email

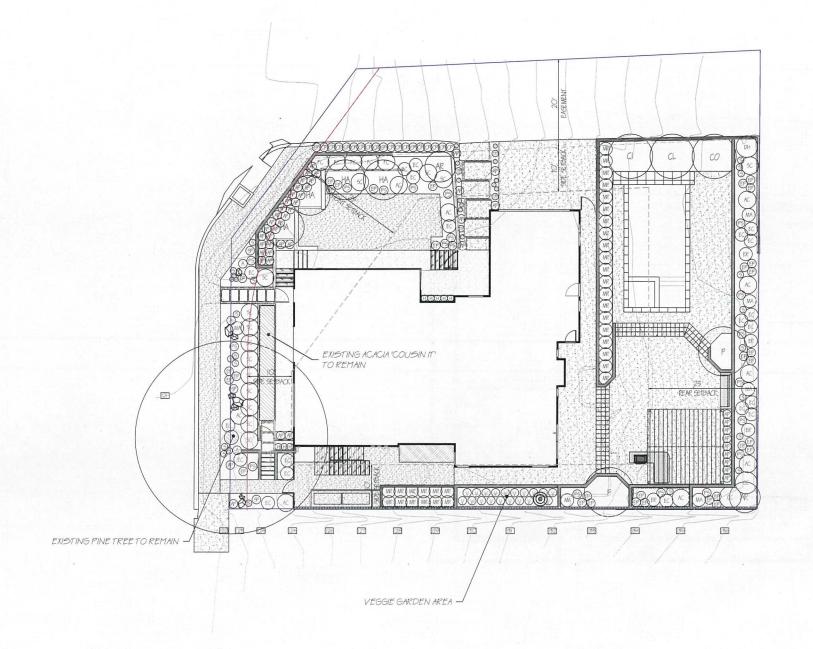
Client Name: BUCHANAN RESIDENCE
Address: 502 S, RIOS AVE., SOLANA BEACH
Characteristics Consider River Rivers

Date: 3/14/2023 Designer: 080

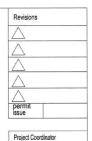
Project: BUCHANAN



Planting Plan



WUCOL5	PLANT LEGEN NEW TREE:	D:	QTY.	SCIENTIFIC NAME	COMMON NAME	SIZE AT MATURITY
۱ (AR .	15 GAL	2	ARCTOSTAPHILOS "HOWARD MCMINN"	HOWARD INCMINN MANZANITA	7-10'H x 7-10'W
M (co	15 GAL	ı	CHRUS	SEMI-DWAS ORANGE	151-20'Hx151-20
м	CL	15 GAL	ı	CITALIS	SEMI-DWAST LEMON	15'-20'Hx15'-20
м	CI)	15 CAL		cinqus	SEMI-DWARF LINE	15'-20'Hx15'-20
VL (HA	15 GAL	4	HETEROWELES ASSUMPOLIA	10YON	IO'HxIO'W
M	P	15 GAL	2	PERSEA AMERICANA	AVOCADO TREE	35'-40'Hx35'-4
WUCOL5	510J85	517E	OTY.	SCENTIFIC NAME	CONMON NAME	SIZE AT MATURITY
L	(A)	5 GAL	3	AGAVE SHAWII	SHAW'S AGAVE	2"H x 2"W
VL	(AP)	IGAL	48	ARISTIPA PURPUREA	PURPLE 3 AWN CRASS	1.5'H x 2'W
VL-	(K)	IGAL	9	ARTEMESIA CALIFORNICA	CALIFORNIA SACEBRUSH	4'Hx 4'W
M	(P)	TOAL	19	CAPEX PRAEGRACUS	CLUSTETED FELD SEDCE	2'H x 2'W
L	(cc)	5 GAL	2	CEANOTHUS 'CONCHA'	"CONCHA" CALILLAC	5'H x 5'W
v. (DH	5 GAL	1	DENDRONECON HARFORDII	CHANNEL ISLANDS TREE POPPY	8'H16'W
V.		164	14	DUDLEYA EDLLIS	FINGERTIPS	6"Hx12"W
VL.	0	5 GAL	4	DUDLEYA BRITTONII	GIANT CHALK PUPLEYA	12"Hx18"W
VL.	(EC)	5 GAL	21	ENCELIA CALIFORNICA	BUSH SUNFLOWER	4'Hx 4'W
VL.	(P)	I GAL	32	EPILOBIUM CANUM	CALIFORNIA FUCHSIA	1.5°H x 2°W
VL.	(ER)	5 GAL	4	ERIOGONUM PARVIFOLIUM	SEACLIFF BUCKWEAT	3'Hx5'W
VL.	(FC)	5 GAL	5	FRANGLIA CALIFORNICA	COFFEEDERRY	6"Hx 4"W
	Ø	ian	8	HEUCHERA MAXIMA	CORAL BELLS	1.5'Hx1.5'W
VL.	MA	IGAL	6	MIMILLUS AUTENTIACUS	BUSH MONKEY FLOWER	3'Hx 3'W
L	ME	5 GAL	52	MUHLENBERGIA RIGENS	DEERORASS	5.5'Hx 5.5'W
L	6	IGAL	19	PENSTEMON SPECTABILIS	SHOWY PENSTEMON	2"H x 2"W
VL *	(50)	5 GAL	14	SALVIA CLEVELANDII "	CLEVELAND SACE	5'H15'W
	0	IGAL	21	SISYRINCHIUM BELLUM	BLUE EYED CRASS	1.5"H x I"W
ī	9	IGAL	3	SPHWERALCEA AMBIGUA	APRICOT WALLOW	2'H x 2'W
M	0	4" PO1	20	VEGETABLES SPP.	MISC VEGETABLES	2'Hx2'W
NOTE: A	ALL PLANTER AREA	IS SHALL REC	CEIVE LAY	ER OF ORGANIC MULCHT	O RETAIN MOISTURE & SUPPRESS V	VEED GROWTH.



Project Coordinator

Daua Pilworth

P.C. Phone

760-216-5915

P.C. Email

daugd@naturedesigns.net

f S 92083 gns.Net

A T U R E D E S I G I fannalei Drive Vista, California

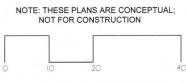
BUCHANAN RESIDENCE 502 S. RIOS AVE., SOLANA BEACH PLANTING PLAN

> Date: 3/14/2023 Designer: 000

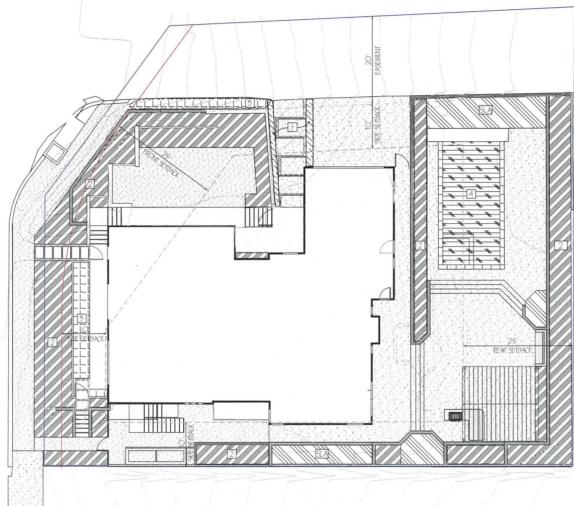
Project: BUCHANAN

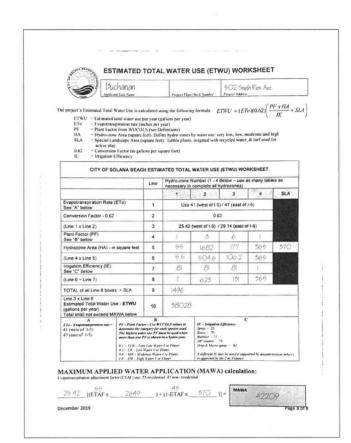
CONCEPTUAL;





Water Conservation Plan







Project Coordinator

Daug Dilworth P.C. Phone

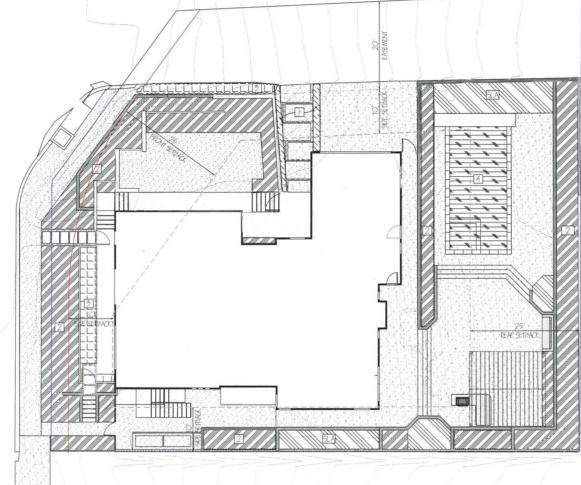
760-216-3915

daugd@naturedesigns.net

Date: 3/14/2023 Designer: 080 Checked by: 5J Project: BUCHANAN Sheet Number:







Hydrozones

Zone #1- Very Low Water Use (55sf) Irrigation Type: Drip

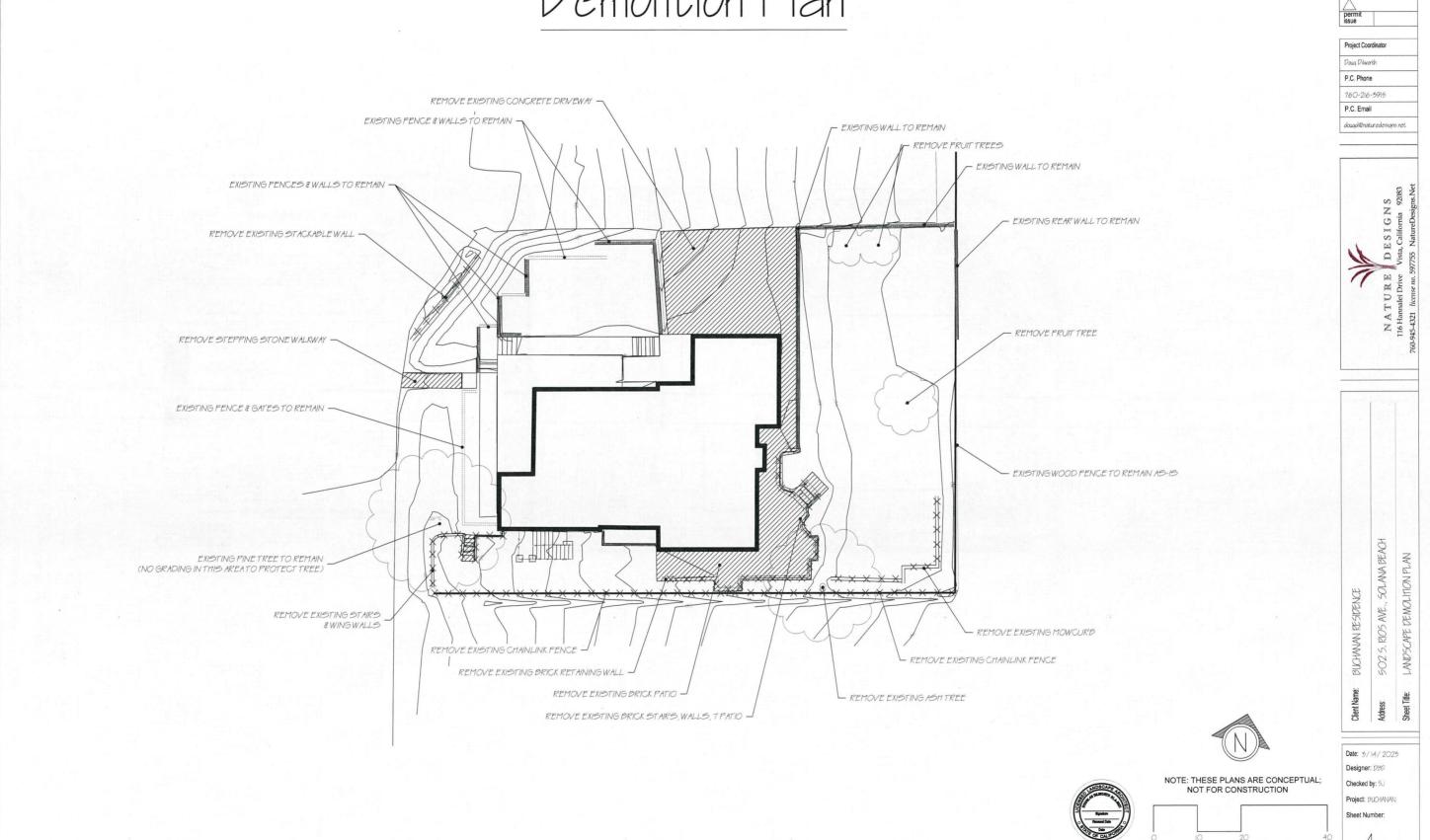
Zone # 2 - Low Water Use (1682sf) Irrigation type: Drip

Zone #3- Moderate Water Use (177sf) Irrigation Type: Drip

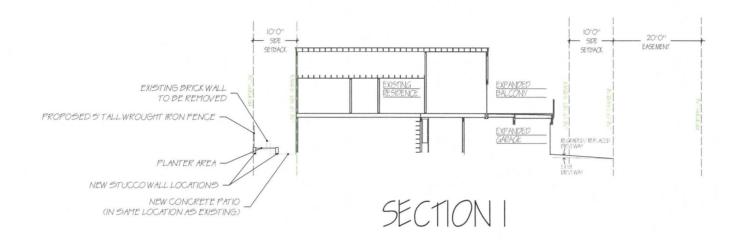
Zone #4- Pool/ Spa Area (365sf)

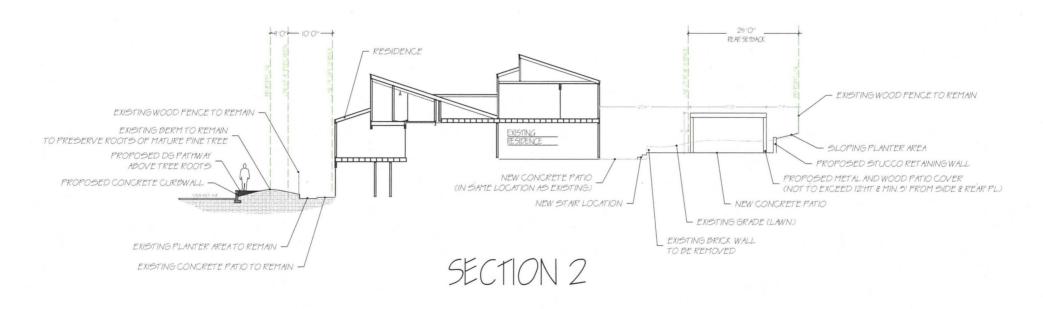
Special Landscape Area (370sf) Fruit trees and veggie garden

Demolition Plan



Site Sections







760-216-3915

P.C. Email

daugd@naturedesigns.net

BUCHANAN RESIDENCE 502 S. RIOS AVE., SOLANA BEACH

NOTE: THESE PLANS ARE CONCEPTUAL; NOT FOR CONSTRUCTION

Date: 3/14/2023 Designer: DBD Checked by: 5J Project: BUCHANAN Sheet Number:



STAFF REPORT CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers

FROM: Gregory Wade, City Manager

MEETING DATE: April 26, 2023

ORIGINATING DEPT: Community Development Department SUBJECT: Public Hearing: Request for a DRP

Public Hearing: Request for a DRP and SDP to Demolish the Existing Single-Family Residence and Construct a Replacement Multi-Level Single-Family Residence with an Attached Garage and Perform Associated Site Improvements at 658 Marsolan Avenue. (Applicants: Marina Gumanovskaya and Boris Shlopov; Application:

DRP21-018/SDP21-016; APN: 298-322-10; Resolution No.

2023-009)

BACKGROUND:

The Applicants, Marina Gumanovskaya and Boris Shlopov, are requesting City Council approval of a Development Review Permit (DRP) and Structure Development Permit (SDP) to demolish the existing single-family residence, construct a replacement 2,745 square-foot, two-story single-family residence built above a 392 square-foot basement with an attached 509 square-foot basement level two-car garage, and perform associated site improvements at 658 Marsolan Avenue. The 6,600 square-foot lot is located within the Medium Residential (MR) Zone and the Scaled Residential Overlay Zone (SROZ). The project proposes grading in the amounts of 101 cubic yards of site grading, 23 cubic yards of excavation for footings, and 386 cubic yards of removal and recompaction. The maximum building height is proposed at 25 feet above the proposed grade with the highest point of the residence at 148.83 feet above Mean Sea Level (MSL).

The project meets three thresholds for the requirement of a DRP, including: 1) grading in excess of 100 cubic yards; 2) construction in excess of 60 percent of the maximum allowable floor area; and 3) construction of a second story that exceeds 35 percent of the floor area of the first floor. The project requires a SDP because the proposed development exceeds 16 feet in height above the existing grade. The issue before the Council is whether to approve, approve with conditions, or deny the Applicants' request, as contained in Resolution 2023-009 (Attachment 1).

CITY COUNCIL ACTION:		

DISCUSSION:

The project was originally presented at the January 25, 2023, City Council meeting. The original Staff Report has been provided in Attachment 2. After conducting the Public Hearing and receiving public testimony, the City Council indicated that they were not able to make the following DRP findings of SBMC 17.68.040.F:

- 1. Relationship with Adjacent Land Uses. The development shall be designed in a manner compatible with and complementary to existing development in the immediate vicinity of the project site and the surrounding neighborhood. The development as proposed shall also be compatible in scale, apparent bulk, and massing with such existing development in the surrounding neighborhood. Site planning on or near the perimeter of the development shall give consideration to the protection of surrounding areas from potential adverse effects.
- 2. Building and Structure Placement. Buildings and structures shall be sited and designed to minimize adverse impacts on the surrounding properties and designed in a manner which visually and functionally enhance their intended use and complement existing site topography. Multi-family residential buildings shall be sited to avoid crowding and to allow for a functional use of the space between buildings.

Comments made by Council Members during the January 25th meeting included that the proposed project was out of scale and character with neighboring residences and appeared to be a three-story structure, that the structure had a commercial appearance, that the second floor deck should be reduced in size and set further back, that the massing of the structure seemed to be pushed towards the street rather than the rear and that the tiered retaining walls in the front yard should be eliminated in favor of a naturally sloped front yard. Following comments by Council, the Applicants indicated that they would like the meeting to be continued to a date certain of March 22, 2023, to address the concerns that were presented at the Public Hearing.

In preparation of the March 22, 2023, City Council Meeting, Staff contacted the Applicants and they informed Staff that the revised project design was not ready to be presented at that time. Staff received the plans on March 15, 2023, and the plans have been reviewed by the Planning, Engineering, and Fire Departments as well as the City's third-party landscape architect and they are consistent with the SBMC regulations.

Table 1 (below) provides a comparison of the SBMC applicable zoning regulations with the Applicants' revised design. Project Plans have been provided in Attachment 3.

Table 1						
LOT INFORMATION						
Property Address: Lot Size: Max. Allowable Floor Area: Proposed Floor Area:	658 Marsolan 6,600 SF 3,105 SF 2,791 SF	Zoning Designation: # Units Allowed: # Units Requested:	1 SFR, 1 ADU, 1JADU			
Below Max. Floor Area by: Max. Allowable Height: Max. Proposed Height: Highest Point/Ridge: Overlay Zone(s):	25 ft 25 ft 25 ft 148.83 MSL SROZ	Setbacks: (d) Front (E) Interior Side (N) Interior Side (S) Rear (W) * ADU not subject to discreti ** Front reduced to 20ft beca	Required 25 ft** 5 ft 5 ft 25 ft onary review	Proposed 20 ft 5 ft 8 ft 25 ft		
	DDG IEGT I	than 55 feet in width.				
	PROJECTI	NFORMATION				
Previous Project Design		Revised Project Desi	gn			
Basement	391 SF	Basement		392 SF		
Basement Garage	548 SF	Basement Garage		509 SF		
Main Floor	1,363 SF	Main Floor		1,410 SF		
Second Floor	1,435 SF	Second Floor		1,335 SF		
Subtotal	3,737 SF	Subtotal		3,646 SF		
Basement Exemption	- 476 SF	Basement Exemption	1	- 455 SF		
Garage Exemption	- 400 SF	Garage Exemption		- 400 SF		
Total	2,861 SF	Total		2,791 SF		
Proposed Grading: 101 yd ³ of site grading, 23 yd ³ for footings, and 386 yd ³ for recompaction						
Proposed Parking: 2 Garage Proposed Fences and Walls: Proposed Accessory Dwellin	Existing Developmer Single-story, single-far attached one-car gara	nt: mily resider	nce with			

The revised project design includes the following modifications:

- The proposed floor area of the residence was reduced by 70 square feet.
- There was a 20 cubic yard reduction in overall grading.
- Landscaping has replaced the three-tiered masonry retaining walls that were originally proposed in the front yard.
- There have been changes to the exterior articulation and finishes. A majority of the roof now has a 1:12 pitch sloping towards the roof edge creating a thinner roof edge in comparison to the previously proposed flat roof sloping towards the center of the building.

- The roof deck area was reduced from 304 square feet to 188 square feet and glass railing has replaced the solid stucco railing that was originally proposed.
- The width of the upper-level balcony has been reduced from 29.5 feet to 24.5 feet with an overall reduction in square footage of approximately 50 square feet.

The following artist renderings show the revisions to the original design.

The original design:



The revised design:



Public Hearing Notice:

Notice of the City Council Public Hearing for the project was published in the Union Tribune more than 10 days prior to the public hearing. The same public notice was mailed to property owners and occupants within 300 feet of the proposed project site on April 13, 2023. No additional correspondence has been provided regarding the project at the time of writing this report.

In conclusion, the proposed project, as conditioned, could be found to be consistent with the Zoning regulations and the General Plan. Staff has prepared draft findings for approval of the project in the attached Resolution 2023-009 for the Council's consideration based upon the information in this report. Conditions from the Community Development, Engineering, and Fire Departments are incorporated in the Resolution of Approval.

The Council may direct Staff to modify the Resolution to reflect the findings and conditions it deems appropriate as a result of the Public Hearing process. If the Council determines the project is to be denied, Staff will prepare a Resolution of Denial for adoption at a subsequent Council meeting.

CEQA COMPLIANCE STATEMENT:

The project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 of the State CEQA Guidelines. Class 3 consists of construction and location of limited numbers of new, small facilities or structures. Examples of this exemption include one single-family residence or second dwelling unit in a residential zone. In urbanized areas, up to three-single-family residences may be constructed or converted under this exemption.

FISCAL IMPACT: N/A

WORK PLAN: N/A

OPTIONS:

- Approve Staff recommendation adopting the attached Resolution 2023-009.
- Approve Staff recommendation subject to additional specific conditions necessary for the City Council to make all required findings for the approval of a DRP and SDP.
- Deny the project if all required findings for the DRP and SDP cannot be made.

DEPARTMENT RECOMMENDATION:

The proposed project meets the minimum zoning requirements under the SBMC, may be found to be consistent with the General Plan and may be found, as conditioned, to meet the discretionary findings required as discussed in this report to approve a DRP.

Therefore, should the City Council be able to make the findings to approve the SDP, Staff recommends that the City Council:

- 1. Conduct the Public Hearing: Open the Public Hearing, Report Council Disclosures, Receive Public Testimony, and Close the Public Hearing.
- 2. Find the project exempt from the California Environmental Quality Act pursuant to Section 15303 of the State CEQA Guidelines; and
- 3. If the City Council makes the requisite findings and approves the project, adopt Resolution 2023-009 conditionally approving a DRP, and SDP, to demolish the existing single-family residence, construct a replacement multi-level single-family residence of 2,745 square-feet built above a 392 square-foot basement with an attached 509 square-foot basement level two-car garage, and perform associated site improvements at 658 Marsolan Avenue, Solana Beach.

CITY MANAGER'S RECOMMENDATION:

Approve Department Recommendation.

Gregory Wade, City Manager

Attachments:

- 1. Resolution 2023-009
- 2. Original Staff Report
- 3. Revised Project Plans

RESOLUTION 2023-009

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, CONDITIONALLY APPROVING A DEVELOPMENT REVIEW PERMIT AND STRUCTURE DEVELOPMENT PERMIT TO DEMOLISH A SINGLE-FAMILY RESIDENCE, CONSTRUCT A REPLACEMENT MULTI-LEVEL, SINGLE-FAMILY RESIDENCE WITH AN ATTACHED BASEMENT LEVEL TWO-CAR GARAGE AND PERFORM ASSOCIATED SITE IMPROVEMENTS AT 658 MARSOLAN AVENUE, SOLANA BEACH.

APPLICANTS: Marina Gumanovskaya and Boris Shlopov CASE NO.: DRP21-018/SDP21-016

WHEREAS, Marina Gumanovskaya and Boris Shlopov (hereinafter referred to as "Applicants"), have submitted an application for a Development Review Permit (DRP) and Structure Development Permit (SDP) pursuant to Title 17 (Zoning) of the Solana Beach Municipal Code (SBMC); and

WHEREAS, the Public Hearing was conducted pursuant to the provisions of Solana Beach Municipal Code Section 17.72.030; and

WHEREAS, at the Public Hearing on January 25, 2023, the City Council received and considered evidence concerning the proposed application; and

WHEREAS, the City Council was unable to make the required findings to approve the project and continued the project to a date certain of March 22, 2023; and

WHEREAS, the Applicants were not ready with the revised plans for the March 22, 2023, City Council meeting; and

WHEREAS, at the Public Hearing on April 26, 2023, the City Council received and considered evidence concerning the proposed application; and

WHEREAS, the Public Hearing was conducted pursuant to the provisions of Solana Beach Municipal Code Section 17.72.030; and

WHEREAS, the City Council found the application request exempt from the California Environmental Quality Act pursuant to Section 15303 of the State CEQA Guidelines; and

WHEREAS, this decision is based upon the evidence presented at the hearing, and any information the City Council gathered by viewing the site and the area as disclosed at the hearing.

NOW THEREFORE, the City Council of the City of Solana Beach, California, does resolve as follows:

- I. That the foregoing recitations are true and correct.
- II. That the request for a DRP and SDP to demolish a single-story, single-family residence and construct a replacement 2,745 square foot multi-level, single-family residence with an attached 509 square foot basement level two-car garage, a 392 square foot basement, and perform associated site improvements at 658 Marsolan Avenue is conditionally approved based upon the following Findings and subject to the following Conditions:

III. FINDINGS

- A. In accordance with Section 17.68.040 (Development Review Permit) of the City of Solana Beach Municipal Code, the City Council finds the following:
 - I. The proposed project is consistent with the General Plan and all applicable requirements of SBMC Title 17 (Zoning Ordinance), including special regulations, overlay zones and specific plans.

General Plan Consistency: The project, as conditioned, is consistent with the City's General Plan designation of Medium Density Residential in the General Plan and intended for single-family residential development with a maximum density of five to seven dwelling units per acre. The development is also consistent with the objectives of the General Plan as it encourages the development and maintenance of healthy residential neighborhoods, the stability of transitional neighborhoods, and the rehabilitation of deteriorated neighborhoods.

Zoning Ordinance Consistency: The project is consistent with all applicable requirements of the Zoning Ordinance (Title 17) (SBMC 17.20.030 and 17.48.040), which delineates maximum allowable Floor Area Ratio (FAR), Permitted Uses and Structures (SBMC Section 17.20.020) which provides for uses of the property for a single-family residence. Further, the project adheres to all property development regulations established for the Medium Residential (MR) Zone and cited by SBMC Section 17.020.030.

The project meets the minimum number of off-street parking spaces and the required front-, side- and rear-yard setbacks and is below the maximum allowable structure height and gross floor area for the property.

- II. The proposed development complies with the following development review criteria set forth in Solana Beach Municipal Code Section 17.68.040.F:
 - a. Relationship with Adjacent Land Uses: The development shall be designed in a manner compatible with and complementary to

existing development in the immediate vicinity of the project site and the surrounding neighborhood. The development as proposed shall also be compatible in scale, apparent bulk, and massing with such existing development in the surrounding neighborhood. Site planning on or near the perimeter of the development shall give consideration to the protection of surrounding areas from potential adverse effects.

The property is located within the MR Zone. Surrounding properties are also located within the MR Zone and are developed with a mixture of one- and two-story single-family residences. The project, as designed, is consistent with the permitted uses for the MR Zone as described in SBMC Sections 17.20.010 and 17.12.020. The property is designated Medium Density Residential in the General Plan and intended for singlefamily residences developed at a maximum density of five to seven dwelling units per acre. The proposed development could be found to be consistent with the objectives of the General Plan as it encourages the development and maintenance of healthy neighborhoods, stability residential the of transitional and rehabilitation of deteriorated neighborhoods, the neighborhoods.

The property is not located within any of the City's Specific Plan areas; however, it is located within the boundaries of the SROZ. The project has been evaluated and could be found to be in conformance with the regulations of the SROZ. The project is also located within the Coastal Zone. As a condition of project approval, the Applicants will be required to obtain a Coastal Development Permit, Waiver, or Exemption from the California Coastal Commission prior to the issuance of building or grading permits.

b. Building and Structure Placement: Buildings and structures shall be sited and designed to minimize adverse impacts on the surrounding properties and designed in a manner which visually and functionally enhance their intended use and complement existing site topography. Multi-family residential buildings shall be sited to avoid crowding and to allow for a functional use of the space between buildings.

The Applicants are proposing to demolish the existing residence and construct a replacement multi-level, single-family residence with an attached basement level two-car garage and perform associated improvements. The project would be located in the buildable area of the lot. The existing driveway located in the southwest corner of the lot that slopes up to the existing

driveway would be replaced with a new driveway that would slope down to the lower basement level garage.

The 392 square-foot basement level would consist of a storage room accessed from the garage and a utility room and a hallway that provides access to an elevator and a staircase. The main level living area would consist of an open concept living room, kitchen and dining room as well as a powder room, laundry room, a staircase and access to the elevator. An 85 square foot landscaped courtyard is proposed on the east side of the living room. Thirty-four square feet of the courtyard is surrounded on three sides and covered and included in the calculation of floor area. The 50 square foot covered entry is also included in the calculation of floor area. There is a 318 square foot covered deck off of the living, dining and kitchen open concept room. The 1,410 square foot upper level would consist of the primary bedroom suite, a sitting room, access to the staircase and the elevator and an additional bedroom with an ensuite bathroom. A 229 square foot balcony is proposed off the east side of the primary bedroom and a 195.5 square foot balcony is proposed off the west side of the primary bedroom that can also be accessed by the sitting room. A 188 square foot roof deck is proposed in the center of the proposed roof.

The proposed site improvements on the lot would include water features, hardscape, landscaping and a perimeter fence. The trash and recycle storage is proposed on the southern elevation of the retaining wall needed to construct the driveway to the basement level garage and will be screened by a fence.

The SBMC parking regulations require two off-street parking spaces per single-family residence. When required spaces are provided in a garage, up to 200 square feet of floor area is exempted for each required space. The proposed 509 square foot attached garage would provide two unobstructed parking spaces; therefore, 400 square feet of the garage is exempt from the calculation of floor area. In addition, the garage is attached to the proposed basement living area. According to the SROZ, there are three types of basements that qualify for a square footage exemption. The proposed design is considered basement attached to garage that is on one level, separated by a door and the only "exposure" is at the garage door. The basement is considered exposed when the adjacent grade (existing or proposed) is more than three feet below the finished floor of the main level. If the proposed basement, as designed, meets the above criteria, the entire square footage of the living area of the basement is exempt and you would use the 2%

calculation to calculate what area of the garage is included in the calculation of floor area. The calculation is as follows:

SF of Garage – 400 SF Parking Exemption = Remaining Garage SF

Remaining Garage SF X Linear Feet of Exposure X .002 = SF Included in Floor Area

For the proposed project the calculations are as follows:

509 SF - 400 SF = 109 SF X 21.3 X 0.02 = 46 SF

The lot is 6,600 square feet in area, therefore, the maximum allowable floor area calculation for this project, pursuant to the provisions of the SROZ, is as follows:

0.50 for the first 6,000 SF:	3,000 SF
0.175 for the area 6,001 to	105 SF
15,000 SF:	
Max Allowable Floor Area	3 105 SF

The entire residence is proposed at 3,646 square feet. With the garage exemption of 400 SF and the basement exemption of 455 square feet, the total proposed floor area is 2,791 square feet which is 314 square feet below the maximum allowable for the lot area.

The SROZ requires that if the proposed residence has a threestory façade, the upper level shall not be directly above the basement level exposure but shall be setback at least 10 feet. As designed, the living area of the upper level is setback from the face of the basement garage exposure 11 to 16 feet.

As designed, the project complies with all required setbacks under the designation "d" on the City's official Zoning Map. Marsolan Avenue is 60 feet in width and the SBMC indicates that when a property is located on a right-of-way that is 55 feet or greater in width, the front yard setback can be reduced to 20 feet. The proposed residence will meet the required setbacks for the proposed property. The maximum building height for the MR Zone is 25 feet. The maximum height of the proposed residence would be 25 feet above the proposed grade with the highest portion of the structure to be at 148.83 feet above MSL at the highest point. As designed, the project will comply with the required parking, maximum floor area, required setbacks, and maximum building height.

c. Landscaping: The removal of significant native vegetation shall be minimized. Replacement vegetation and landscaping shall be compatible with the vegetation of the surrounding area. To the maximum extent practicable, landscaping and plantings shall be used to screen parking areas, storage areas, access roads, and other service uses of the site. Trees and other large plantings shall not obstruct significant views when installed or at maturity. Drought tolerant plant materials and water conserving irrigation systems shall be incorporated into all landscaping plans.

The project is subject to the current water efficient landscaping regulations of SBMC Chapter 17.56. Α Landscape Documentation Package is required for new development projects with an aggregate landscape equal to or greater than 500 square feet requiring a building permit, plan check or development review. The Applicants provided a conceptual landscape plan that has been reviewed by the City's third-party landscape architect, who has recommended approval. The Applicants will be required to submit detailed construction landscape drawings that will be reviewed by the City's third-party landscape architect for conformance with the conceptual plan. In addition, the City's third-party landscape architect will perform an inspection during the construction phase of the project. A separate condition has been added to require that native or drought-tolerant and non-invasive plant materials and waterconserving irrigation systems are required to be incorporated into the landscaping to the extent feasible.

d. Roads, Pedestrian Walkways, Parking and Storage Areas: Any development involving more than one building or structure shall provide common access roads and pedestrian walkways. Parking and outside storage areas, where permitted, shall be screened from view, to the extent feasible, by existing topography, by the placement of buildings and structures, or by landscaping and plantings.

SBMC Section 17.52.040 and the Off-Street Parking Design Manual (OSPDM) require two (2) parking spaces for a single-family residence. The Applicants are proposing to construct a 509 square-foot attached garage in the northeast corner of the proposed residence. The garage would be accessed by a driveway at the southwest corner of the property from Marsolan Avenue. The proposed two-car garage satisfies the required off-street parking for the single-family residence.

e. Grading: To the extent feasible, natural topography and scenic features of the site shall be retained and incorporated into the proposed development. Any grading or earth-moving operations in connection with the proposed development shall be planned and executed so as to blend with the existing terrain both on and adjacent to the site. Existing exposed or disturbed slopes shall be landscaped with native or naturalized non-native vegetation and existing erosion problems shall be corrected.

The Applicants are proposing approximately 101 cubic yards of site grading, 23 cubic yards for footings, and 386 cubic yards for re-compaction. A majority of the grading would be required to construct the basement and driveway access to the basement level garage.

f. Lighting: Light fixtures for walkways, parking areas, driveways, and other facilities shall be provided in sufficient number and at proper locations to assure safe and convenient nighttime use. All light fixtures shall be appropriately shielded so that no light or glare is transmitted or reflected in such concentrated quantities or intensities as to be detrimental to the surrounding areas per SBMC 17.60.060 (Exterior Lighting Regulations).

All new exterior lighting fixtures shall comply with the City-Wide Lighting Regulations of the Zoning Ordinance (SBMC 17.60.060). All light fixtures shall be shielded so that no light or glare is transmitted or reflected in such concentrated quantities or intensities as to be detrimental to the surrounding area.

g. Usable Open Space: Recreational facilities proposed within required usable open space shall be located and designed to maintain essential open space values.

The project consists of the construction of a replacement single-family residence with an attached garage and associated site improvements on a developed residential lot, therefore, usable open space and recreational facilities are neither proposed nor required according to SBMC Section 17.20.040. The Applicants will be required to pay the applicable Park Development Fees prior to building permit issuance.

III. All required permits and approvals including variances, conditional use permits, comprehensive sign plans, and coastal development permits have been obtained prior to or concurrently with the development review permit.

All required permits are being processed concurrently with the Development Review Permit.

IV. If the development project also requires a permit or approval to be issued by a state or federal agency, the city council may conditionally approve the development review permit upon the Applicants obtaining the required permit or approval from the other agency.

The Applicants shall obtain approval from the California Coastal Commission prior to issuance of Building or Grading Permits.

B. In accordance with Chapter 17.63 (Structure Development Permit) of the Solana Beach Municipal Code, the City Council finds the following:

The proposed structure exceeds 16 feet in height above the existing grade, therefore, the project must comply with all of the View Assessment requirements of SBMC Chapter 17.63 and the Applicants were required to complete the SDP process. The Story Pole Height Certification was certified by a licensed land surveyor on June 30, 2022, showing a maximum building height of 25 feet (148.83 feet above MSL) above the proposed grade. Notices were mailed to property owners and occupants within 300 feet of the project site establishing a deadline to file for View Assessment by August 24, 2022. The City received two applications for View Assessment. The Applicants redesigned the proposed residence to address the view impairment concerns of the neighbors. The proposed redesign has two areas that are outside of the originally story pole three-dimensional building envelope. One is an expansion of the northeast corner of the living room and the other is the addition of the bathroom area on the second bedroom on the upper level. The Applicants are requesting that the City Council waive the requirement of an additional 30-day public notice for those areas. The Applicants added story poles to show the changes to the three-dimensional envelope of the structure and were able to provide signatures from the adjacent neighbors as well as the neighbors that filed View Assessment indicating that the redesigned residence does not impair their view (Attachment 3).

The Applicants shall submit a height certification prepared by a licensed land surveyor prior to the framing inspection certifying that the maximum height of the proposed addition will not exceed 25 feet above the proposed grade or 148.83 feet above MSL at the highest point shown on the plans.

V. CONDITIONS:

Prior to use or development of the property in reliance on this permit, the Applicants shall provide for and adhere to the following conditions:

A. Community Development Department Conditions:

- I. The Applicants shall pay required Fire Mitigation, Park Development and Public Use Facilities Impact Fees, as established by SBMC Chapter 15.60, Chapter 15.65, Chapter 15.66, and Resolution 2018-147.
- II. Building Permit plans must be in substantial conformance with the architectural plans presented to the City Council on April 26, 2023, and located in the project file with a submittal date of March 15, 2023.
- III. Pursuant to SBMC 17.68.040 subsection K, the signed final development plan shall be the official site layout for the property and shall be attached to any application for a building permit for the subject property. Any subsequent revisions or changes to the final development plan as approved by the Council will require an amendment to the approved DRP.
- IV. Prior to requesting a framing inspection, the Applicants shall be required to submit a height certification, signed by a licensed land surveyor, certifying that the building envelope is in conformance with City Council approval on April 26, 2023, and that the maximum height of the proposed addition will not exceed 25 feet above the proposed grade or 148.83 feet above MSL, which is the maximum proposed structure height reflected on the project plans.
- V. Any proposed onsite fences, walls and retaining walls and any proposed railing located on top, or any combination thereof, shall comply with applicable regulations of SBMC Section 17.20.040 and 17.60.070 (Fences and Walls).
- VI. The Applicants shall obtain required California Coastal Commission (CCC) approval of a Coastal Development Permit, Waiver or Exemption as determined necessary by the CCC, prior to the issuance of a grading or building permit.
- VII. Native or drought tolerant and non-invasive plant materials and water conserving irrigation systems shall be incorporated into any proposed landscaping and compatible with the surrounding area to the extent feasible.
- VIII. Any new exterior lighting fixtures shall be in conformance with the City-Wide Lighting Regulations of SBMC 17.60.060.
- IX. All light fixtures shall be appropriately shielded so that no light or glare is transmitted or reflected in such concentrated quantities or intensities that render them detrimental to the surrounding area.
- X. Construction vehicles shall be parked on the subject property at all

times when feasible. If construction activity prohibits parking on the subject property, the Applicants shall ensure construction vehicles are parked in such a way to allow sufficient vehicular access on Marsolan Avenue and minimize impact to the surrounding neighbors.

XI. The Applicants shall connect to temporary electrical service as soon as feasible to the satisfaction of the City.

B. Fire Department Conditions:

- I. OBSTRUCTION OF ROADWAYS DURING CONSTRUCTION: All roadways shall be a minimum of 20 feet in width during construction and maintained free and clear, including the parking of vehicles, in accordance with the California Fire Code and the Solana Beach Fire Department.
- II. ADDRESS NUMBERS: STREET NUMBERS: Approved numbers and/or addresses shall be placed on all new and existing buildings and at appropriate additional locations as to be plainly visible and legible from the street or roadway fronting the property from either direction of approach. Said numbers shall contrast with their background and shall meet the following minimum standards as to size: 4" high with a ½" inch stroke width for residential buildings, 8" high with a ½" stroke for commercial and multi-family residential buildings, 12" high with a 1" stroke for industrial buildings. Additional numbers shall be required where deemed necessary by the Fire Marshal, such as rear access doors, building corners, and entrances to commercial centers.
- III. AUTOMATIC FIRE SPRINKLER SYSTEM-ONE AND TWO FAMILY DWELLINGS: Structures shall be protected by an automatic fire sprinkler system designed and installed to the satisfaction of the Fire Department. Plans for the automatic fire sprinkler system shall be approved by the Fire Department prior to installation. Per the Solana Beach Municipal Code Title 15 Building and Construction Chapter 15.32 Fire Code Section 15.32.230 NEW Section 903.2.
- IV. CLASS "A" ROOF: All structures shall be provided with a Class "A" Roof <u>covering</u> to the satisfaction of the Solana Beach Fire Department.
- V. SOLAR PHOTOVOLTAIC INSTALLATIONS (Solar Panels): Solar Photovoltaic systems shall be installed per the California Fire Code and Solana Beach Fire Department requirements.
- C. Engineering Department Conditions:

- I. The Applicants are required to obtain an Encroachment Permit in accordance with SBMC Section 11.20 for the below frontage improvements being done in the public right-of-way. The frontage improvements shall be done to the satisfaction of the City Engineer prior to the occupancy of the proposed project:
 - a. Demolition and Removal of existing surface improvements in public right-of-way including, but not limited to, the concrete driveway, retaining wall, concrete steps, stone surface, landscaping, etc.
 - b. Construction of SDRSD D-25 Type A Curb Outlet.
 - c. Construction of SDRSD G-14A Driveway approach with 2:1 transitions to the proposed D.G. pathway.
 - d. Construction of the 10' wide D.G area compacted and graded at maximum 2% towards the flow line for walking and parking purposes to the satisfaction of the City Engineer.
 - e. Construction of Temporary Sacked Keystone Wall.

All proposed improvements within the public right-of-way shall comply with City standards including, but not limited to, the Off-Street Parking Design Manual.

- II. The Applicants shall record the Encroachment Maintenance Removal Agreement (EMRA) with the County of San Diego prior to the release of the Grading Bond and Security Deposit/Final Inspection of the Building Permit. The EMRA shall be recorded against this property for all private improvements in the public right-of-way including but not limited to:
 - a. SDRSD D-25 Type A Curb Outlet
 - b. Sacked Keystone Wall located on the northerly property line.
- II. The Applicants shall complete to the satisfaction of the City Engineer all grading, paving, public improvements, landscaping, and drainage improvements.
- III. All construction demolition materials shall be recycled according to the City's Construction and Demolition recycling program and an approved Waste Management Plan shall be submitted.
- IV. Construction fencing shall be located on the subject property unless the Applicants have obtained an Encroachment Permit in accordance with chapter 11.20 of the SBMC which allows otherwise.

- V. The Applicants shall obtain a Grading Permit in accordance with Chapter 15.40 of the Solana Beach Municipal Code. Conditions prior to the issuance of a grading permit shall include, but not be limited to, the following:
 - a. The Applicants shall obtain a grading plan prepared by a Registered Civil Engineer and approved by the City Engineer. On-site grading design and construction shall be in accordance with Chapter 15.40 of the Solana Beach Municipal Code.
 - b. The Applicants shall obtain a Soils Report prepared by a Registered Soils Engineer and approved by the City Engineer. All necessary measures shall be taken and implemented to assure slope stability, erosion control and soil integrity. The grading plan shall incorporate all recommendations contained in the soils report.
 - c. The Applicants shall provide a Drainage Report prepared by a Registered Civil Engineer. This report shall address the design for detention basin and corresponding outflow system to ensure the rate of runoff for the proposed development is at or below that of pre-existing condition. All recommendations of this report shall be incorporated into the Preliminary Grading Plan.
 - d. The Applicants shall show all retaining walls and drainage structures. Retaining walls shown on the grading plan shall conform to the San Diego Regional Standards or be designed by a licensed civil engineer. Engineering calculations for all designed walls with a surcharge and nonstandard walls shall be submitted at grading plan check. Retaining walls may not exceed the allowable height within the property line setback as determined by the City of Solana Beach Municipal Code. Contact the Community Development department for further information.
 - e. The Applicants are responsible to protect the adjacent properties during construction. If any grading, construction activity, access or potential construction-related impacts are anticipated beyond the property lines, as determined by the City Engineer, the Applicants shall obtain a letter of permission from the adjoining property owners. All required letters of permission shall be submitted to the City Engineer prior to the issuance of the grading permit.
 - f. The Applicants shall pay a grading plan check fee in accordance with the current Engineering Fee Schedule at initial grading plan

- submittal. Inspection fees shall be paid prior to issuance of the grading permit.
- g. The Applicants shall obtain and submit grading security in a form prescribed by the City Engineer.
- h. The Applicants shall obtain haul permit for import / export of soil. The Applicants shall transport all excavated material to a legal disposal site.
- i. The Applicants shall submit certification from the Engineer of Record and the Soils Engineer that all public or private drainage facilities and finished grades are functioning and are installed in accordance with the approved plans. This shall be accomplished by the Engineer of Record incorporating as-built conditions on the Mylar grading plans and obtaining signatures of the Engineer of Record and the Soils Engineer certifying the as-built conditions.
- j. An Erosion Prevention and Sediment Control Plan shall be prepared by the Applicant. Best management practices shall be developed and implemented to manage storm water and nonstorm water discharges from the site at all times during excavation and grading activities. Erosion prevention shall be emphasized as the most important measure for keeping sediment on site during excavation and grading activities. Sediment controls shall be used as a supplement to erosion prevention for keeping sediment on site.
- k. The Applicants shall show all proposed on-site private drainage facilities intended to discharge water run-off. Elements of this design shall include a hydrologic and hydraulic analysis verifying the adequacy of the facilities and identify any easements or structures required to properly convey the drainage. The construction of drainage structures shall comply with the standards set forth by the San Diego Regional Standard Drawings.
- I. Post Construction Best Management Practices meeting City and RWQCB Order No. R9-2013-001 requirements shall be implemented in the drainage design.
- m. No increased cross lot drainage shall be allowed.
- n. Prior to obtaining a building permit, the Applicants shall submit a building pad certification statement from a soils engineer and an engineer or land surveyor licensed in Land Surveying per SBMC 15.40.230E. If a demo permit is required for removing existing

structures before grading, the Applicants shall obtain the demolition permit separately in order to certify the grading prior to issuance of the Building Permit.

D. City Council Conditions:

I. To be added later if necessary.

IV. ENFORCEMENT

Pursuant to SBMC 17.72.120(B) failure to satisfy any and all of the above-mentioned conditions of approval is subject to the imposition of penalties as set forth in SBMC Chapters 1.1.6 and 1.18 in addition to any applicable revocation proceedings.

V. EXPIRATION

The Development Review Permit for the project shall expire 24 months from the date of this Resolution, unless the Applicants have obtained building permits and has commenced construction prior to that date, and diligently pursued construction to completion. An extension of the application may be granted by the City Council according to SBMC 17.72.110.

VI. INDEMNIFICATION AGREEMENT

The Applicants shall defend, indemnify, and hold harmless the City, its agents. officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify the Applicants of any claim, action, or proceeding. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, the Applicants shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Applicants regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Applicants shall not be required to pay or perform any settlement unless such settlement is approved by the Applicants.

NOTICE TO APPLICANTS: Pursuant to Government Code Section 66020, you are hereby notified that the 90-day period to protest the imposition of the fees, dedications, reservations or other exactions described in this resolution commences on the effective date of this resolution. To protest the imposition of any fee, dedications,

Resolution 2023-009 DRP21-018/SDP21-016 658 Marsolan Avenue Page 15 of 15

reservations or other exactions described in this resolution you must comply with the provisions of Government Code Section 66020. Generally the resolution is effective upon expiration of the tenth day following the date of adoption of this resolution, unless the resolution is appealed or called for review as provided in the Solana Beach Zoning Ordinance.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Solana Beach, California, held on the 26th day of April, 2023, by the following vote:

	AYES: NOES: ABSENT: ABSTAIN:	Councilmembers – Councilmembers – Councilmembers – Councilmembers –		
			LESA HEEBNER, Mayor	
APPI	ROVED AS T	O FORM:	ATTEST:	
JOH	ANNA N. CAN	ILAS, City Attorney	ANGELA IVEY, City Clerk	



STAFF REPORT CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers

FROM: Gregory Wade, City Manager

MEETING DATE: January 25, 2023

ORIGINATING DEPT: Community Development Department

SUBJECT: Public Hearing: Request for a DRP and SDP to Demolish

the Existing Single-Family Residence and Construct a Replacement Multi-Level Single-Family Residence with an Attached Garage and Perform Associated Site Improvements at 658 Marsolan Avenue. (Applicants: Marina Gumanovskaya and Boris Shlopov; Application: DRP21-018/SDP21-016; APN: 298-322-10; Resolution No.

2023-009)

BACKGROUND:

The Applicants, Marina Gumanovskaya and Boris Shlopov, are requesting City Council approval of a Development Review Permit (DRP) and Structure Development Permit (SDP) to demolish an existing single-story, single-family residence, construct a replacement multi-level, single-family residence with an attached 548 square foot garage and an attached 533 square foot Accessory Dwelling Unit (ADU) at 658 Marsolan Avenue. The 6,600 square-foot lot is located within the Medium Residential (MR) Zone and the Scaled Residential Overlay Zone (SROZ). The project proposes grading in the amounts of approximately 498 yd³ of cut, 20yd³ of fill, 478 yd³ of export, 23 yd³ for footings, and 386 yd³ for recompaction. The maximum building height of the residence is proposed at 25 feet above the proposed grade with the highest pole at 148.83 MSL.

The project meets three thresholds for the requirement of a DRP, including: 1) construction in excess of 60 percent of the maximum allowable floor area; and 2) construction of a second story that exceeds 35 percent of the floor area of the first floor; and 3) for an aggregate grading quantity in excess of 100 cubic yards. The project requires an SDP because the proposed development exceeds 16 feet in height above the existing grade.

The issue before the Council is whether to approve, approve with conditions, or deny the Applicants' request as contained in Resolution 2023-009 (Attachment 1).

CITY COUNCIL ACTION:		

DISCUSSION:

The 6,600 square-foot lot is located on the east side of Marsolan Avenue, nine properties south of the intersection of S. Cedros Avenue and Marsolan Avenue. The property is rectangular in shape with 60 feet of street frontage on Marsolan Avenue and a depth of 110 feet. The lot slopes up from the street from approximately 116 feet above Mean Sea Level (MSL) to 124.5 feet MSL within the first 30 feet of the lot. The remainder of the lot is flat with a total change in elevation of approximately 1.5 feet. The existing retaining wall on the lot to the east has top of wall elevation of 128 feet MSL. The lot is currently accessed by a driveway in the southwest corner of the lot.

The Applicants are requesting approval of a DRP and SDP to demolish the existing residence and attached garage and construct a replacement multi-level, single-family residence with an attached basement two-car garage, an attached main floor ADU and perform associated site improvements including grading, hardscape, landscaping and water features. The proposed ADU meets the objective standards as required by state law and is therefore not subject to the City's discretionary review process. The project plans are included in Attachment 2.

Table 1 (below) provides a comparison of the SBMC applicable zoning regulations with the Applicants' proposed design.

Table 1							
LOT INFORMATION							
Property Address:	658 Marsolan Ave.	Zoning Designation	n: MR (5-7	du/ac)			
Lot Size:	6,600 sf	# Units Allowed:	1 SFR, 1	ADU, 1JADU			
Max. Allowable Floor Area:	3,105 sf	# Units Requested:	: 1 SFR aı	nd 1 533 sf			
Proposed Floor Area:	2,861 sf		ADU*				
Below Max. Floor Area by:	244 sf		Required	Proposed			
Max. Allowable Height:	25 ft	\ /	25 ft**	20 ft			
Max. Proposed Height:	25 ft	\ /	5 ft	5 ft			
Highest Point/Ridge:	148.83 MSL	\ /	5 ft	8 ft			
Overlay Zone(s):	SROZ	Rear (W)	25 ft	25 ft			
		* ADU not subject to discr		of way is greater			
		** Front reduced to 20ft because the right-of-way is greater than 55 feet in width.					
	PROPOSED PROJE	CT INFORMATION					
Proposed Floor Area Break	Required Permits:						
Basement Level Living Area	391 sf						
Basement Level Garage	DRP: grading in exce						
Main Floor Living Area 1,363 sf Second Floor Living Area 1,435 sf		construction that exce					
Second Floor Living Area	allowable floor area;						
Subtotal	3,737 sf	story that exceeds 35% of the first floor.					
Basement Exemption	- 476 sf						
Off-Street Parking Exemption	n - 400 sf	SDP: a new structure		To reet in			
Total Proposed Floor Area:	2,861 sf	height from the existi					
Proposed Grading: 498			23 yd ³ for fo	otings, and			
386 yd ³ for recompaction							
Proposed Parking: 2 Garage		Existing Development:					
Proposed Fences and Walls	Single-story, single-family residence with						
Proposed Accessory Dwelli	attached one-car garage to be demolished.						

Staff has prepared draft findings for approval of the DRP in the attached Resolution 2023-009 for Council's consideration based upon the information in this report. The applicable SBMC sections are provided in italicized text and recommended conditions of approval from the Community Development, Engineering, and Fire Departments are incorporated in the Resolution of Approval. The Council may direct Staff to modify the Resolution to reflect the findings and conditions it deems appropriate as a result of the Public Hearing process. If the Council determines the project is to be denied, Staff will prepare a Resolution of Denial for adoption at a subsequent Council meeting.

The following is a discussion of the findings for a DRP as each applies to the proposed project as well as references to recommended conditions of approval contained in Resolution 2023-009.

Development Review Permit Compliance (SBMC Section 17.68.40):

A DRP is required because the proposed development includes construction of a residence in excess of 60 percent of the maximum allowable floor area for the property, construction of a second story that exceeds 35 percent of the first floor and grading in excess of 100 aggregate cubic yards. In addition to meeting zoning requirements, the project must also be found in compliance with development review criteria. The following is a list of the development review criteria topics:

- 1. Relationship with Adjacent Land Uses
- 2. Building and Structure Placement
- 3. Landscaping
- 4. Roads, Pedestrian Walkways, Parking, and Storage Areas
- 5. Grading
- 6. Lighting
- 7. Usable Open Space

The Council may approve, or conditionally approve, a DRP only if all of the findings listed below can be made. Resolution 2023-009 provides the full discussion of the findings.

- 1. The proposed development is consistent with the general plan and all applicable requirements of the zoning ordinance including special regulations, overlay zones, and specific plans.
- 2. The proposed development complies with the development review criteria.
- 3. All required permits and approvals issued by the city, including variances, conditional use permits, comprehensive sign plans, and coastal development permits have been obtained prior to or concurrently with the development review permit.
- 4. If the development project also requires a permit or approval to be issued by a state or federal agency, the city council may conditionally approve the development review permit upon the Applicants obtaining the required permit or approval from the other agency.

If the above findings cannot be made, the Council shall deny the DRP. The following is a discussion of the applicable development review criteria as they relate to the proposed project.

Relationship with Adjacent Land Uses:

The property is located within the MR Zone. Surrounding properties are also located within the MR Zone and are developed with a mixture of one- and two-story single-family residences. The project, as designed, is consistent with the permitted uses for the MR Zone as described in SBMC Sections 17.20.010 and 17.12.020. The property is designated Medium Density Residential in the General Plan and intended for single-family residences developed at a maximum density of five to seven dwelling units per acre. The proposed development could be found to be consistent with the objectives of the General Plan as it encourages the development and maintenance of healthy residential neighborhoods, the stability of transitional neighborhoods, and the rehabilitation of deteriorated neighborhoods.

The property is not located within any of the City's Specific Plan areas; however, it is located within the boundaries of the SROZ. The project has been evaluated and could be found to be in conformance with the regulations of the SROZ. The project is also located within the Coastal Zone. As a condition of project approval, the Applicants will be required to obtain a Coastal Development Permit, Waiver, or Exemption from the California Coastal Commission prior to the issuance of building or grading permits.

Building and Structure Placement:

The Applicants are proposing to demolish the existing residence and construct a replacement multi-level, single-family residence with a basement level living area and attached two-car garage and perform associated site improvements. The residence would be located in the buildable area of the lot. The existing driveway located in the southwest corner of the lot that slopes up to the existing driveway would be replaced with a new driveway that would slope down to the lower basement level garage.

The 391 square-foot basement level would consist of a storage room accessed from the garage and a utility room and a hallway that provides access to an elevator and a staircase. The main level living area would consist of an open concept living room, kitchen and dining room as well as a powder room, laundry room, a staircase and access to the elevator. The proposed 533 square foot attached ADU is in the northeast corner of the main floor. An 85 square foot landscaped courtyard is proposed on the east side of the living room between the living room and the proposed ADU. Thirty-four square feet of the courtyard is surrounded on three sides and covered and included in the calculation of floor area. The 50 square foot covered entry is also included in the calculation of floor area. There is a 318 square foot covered deck off of the living, dining and kitchen open concept room. The 1,435 square-foot upper level would consist of the primary bedroom suite, a sitting room, access to the staircase and the elevator and an additional bedroom with an ensuite bathroom. A 229 square foot balcony is proposed off the east side of the primary bedroom and a 273 square foot balcony is proposed off the west side of the primary bedroom that can also be accessed by the sitting room. A 304 square foot roof deck is proposed in the center of the proposed roof.

The proposed site improvements on the lot would include water features, hardscape, landscaping and a perimeter fence. The trash and recycle storage is proposed on the southern elevation of the retaining wall needed to construct the driveway to the basement level garage and will be screened by a fence.

The SBMC parking regulations require two off-street parking spaces per single-family residence. When required spaces are provided in an enclosed garage, up to 200 square feet of floor area is exempted for each required space. The proposed 548 square foot attached garage would provide two unobstructed parking spaces; therefore, 400 square feet of the garage is exempt from the calculation of floor area. In addition, the garage is attached to the proposed basement living area. According to the SROZ, there are three types of basement that qualify for a square footage exemption. The proposed design is considered basement attached to garage that is on one level, separated by a door and the only "exposure" is at the garage door. The basement is considered exposed when the adjacent grade (existing or proposed) is more than three feet below the finished floor of the main level above the basement. If the proposed basement, as designed, meets the above criteria, the entire square footage of the living area of the basement is exempt and the 2% calculation is used to determine the area of the garage that is included in the calculation of floor area. The calculation is as follows:

SF of Garage – 400 SF Parking Exemption = Remaining Garage SF

Remaining Garage SF X Linear Feet of Exposure X .002 = SF Included in Floor Area

For the proposed project the calculations are as follows:

The lot is 6,600 square feet in area, therefore, the maximum allowable floor area calculation for this project, pursuant to the provisions of the SROZ, is as follows:

0.50 for first 6,000 SF	3,000 SF
0.175 for the area between 6,001 to 15,000 SF	105 SF
Maximum Allowable Floor Area:	3,105 SF

The entire residence is proposed at 3,737 square feet. With the garage exemption of 400 SF and the basement exemption of 476 square feet the total proposed floor area is 2,861 square feet which is 244 square feet below the maximum allowable for the lot area.

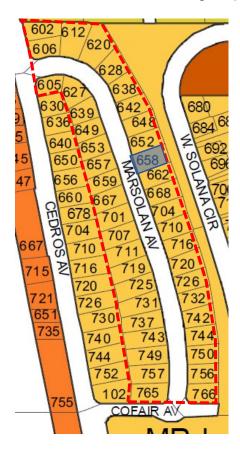
The SROZ requires that if the proposed residence has a three-story façade, the upper level shall not be directly above the basement level exposure but shall be setback at least 10 feet. As designed, the living area of the upper level is setback from the face of the basement garage exposure 11 to 16 feet.

As designed, the project complies with all required setbacks under the designation "d" on the City's official Zoning Map. Marsolan Avenue is 60 feet in width and SBMC indicates that when a property is located on a right-of-way that is 55 feet or greater in width, the front yard setback can be reduced to 20 feet. The proposed residence will meet the

required setbacks for the proposed property. The maximum building height for the MR Zone is 25 feet. The maximum height of the proposed residence would be 25 feet above the proposed grade with the highest portion of the structure to be at 148.83 feet above MSL at the highest point. As designed, the project will comply with the required parking, maximum floor area, required setbacks, and maximum building height.

Neighborhood Comparison:

Staff compared the proposed project to 41 other properties within the surrounding area. This area includes properties on both sides of Marsolan Avenue between S. Cedros Avenue and Cofair Avenue of as shown on the following map:



The properties evaluated in this comparison are also located in the MR Zone. The existing homes range in size from 1,304 square feet to 3,480 square feet, according to the County Assessor records. It should be noted that the County Assessor does not include the garage, covered porch area, unfinished basement, or non-habitable accessory building area in the total square footage. Accordingly, the building area of the proposed project has been calculated for comparison purposes by deleting the area of the proposed garage and the outdoor covered area. Comparatively, the project would be 3,077 square feet (see below).

Project Gross Building Area:	3,737 SF
Delete Covered Patio Area:	- 112 SF
Delete Attached Garage:	- 548 SF
Project Area for Comparison to Assessor's Data:	3.077 SF

Table 2, below, is based upon the County Assessor's data and SanGIS data. It contains neighboring lot sizes, the square footage of existing development and the maximum allowable square footage for potential development on each lot.

Table	2					
#	Property Address	Lot Size in ft2 (GIS)	Existing ft2 Onsite (Assessor's)	Proposed / Recently Approved ft ²	Max. Allowable ft ²	Zone
1.	602 Marsolan Avenue	6,807	1,304		3,141	MR
2.	606 Marsolan Avenue	6,922	2,040		3,161	MR
3.	612 Marsolan Avenue	9,913	2,650		3,685	MR
4.	620 Marsolan Avenue	11,508	1,855		3,964	MR
5.	628 Marsolan Avenue	7,929	1,407		3,338	MR
6.	638 Marsolan Avenue	7,102	2,258		3,193	MR
7.	642 Marsolan Avenue	6,670	1,304		3,115	MR
8.	648 Marsolan Avenue	6,866	1,304		3,152	MR
9.	652 Marsolan Avenue	6,866	3,480		3,152	MR
10.	658 Marsolan Avenue	6,600	1,313	3,077	3,105	MR
11.	662 Marsolan Avenue	6,774	1,304		3,135	MR
12.	668 Marsolan Avenue	6,835	1,304		3,146	MR
13.	704 Marsolan Avenue	6,924	1,304		3,162	MR
14.	710 Marsolan Avenue	6,923	3,182		3,162	MR
15.	716 Marsolan Avenue	6,810	1,304		3,142	MR
16.	720 Marsolan Avenue	7,415	3,133		3,248	MR
17.	726 Marsolan Avenue	6,684	2,246		3,120	MR
18.	732 Marsolan Avenue	6,580	2,430		3,102	MR
19.	742 Marsolan Avenue	6,846	3,470		3,148	MR
20.	744 Marsolan Avenue	6,910	1,480		3,159	MR
21.	750 Marsolan Avenue	6,724	1,590		3,127	MR
22.	756 Marsolan Avenue	6,742	2,971		3,130	MR
23.	766 Marsolan Avenue	11,338	1,794		4,609	MR
24.	765 Marsolan Avenue	8,440	2,292		3,427	MR
25.	757 Marsolan Avenue	8,108	3,247		3,369	MR
26.	749 Marsolan Avenue	8,060	2,534		3,361	MR
27.	743 Marsolan Avenue	8,266	2,671		3,397	MR
28.	737 Marsolan Avenue	7,740	1,658		3,305	MR
29.	731 Marsolan Avenue	8,283	1,379		3,400	MR
30.	725 Marsolan Avenue	8,101	3,247		3,368	MR
31.	719 Marsolan Avenue	7,973	1,654		3,345	MR
32.	711 Marsolan Avenue	7,772	2,524		3,310	MR
33.	707 Marsolan Avenue	7,616	1,344		3,283	MR
34.	701 Marsolan Avenue	7,476	2,442		3,258	MR

667 Marsolan Avenue	7,263	1,653	3,221	MR
659 Marsolan Avenue	6,689	2,530	3,121	MR
657 Marsolan Avenue	6,328	2,138	3,057	MR
653 Marsolan Avenue	6,182	1,688	3,032	MR
649 Marsolan Avenue	6,088	2,651	3,015	MR
639 Marsolan Avenue	6,077	1,368	3,013	MR
627 Marsolan Avenue	6,698	1,465	3,122	MR
605 Marsolan Avenue	5,418	1,499	2,709	MR
	659 Marsolan Avenue 657 Marsolan Avenue 653 Marsolan Avenue 649 Marsolan Avenue 639 Marsolan Avenue 627 Marsolan Avenue	659 Marsolan Avenue 6,689 657 Marsolan Avenue 6,328 653 Marsolan Avenue 6,182 649 Marsolan Avenue 6,088 639 Marsolan Avenue 6,077 627 Marsolan Avenue 6,698	659 Marsolan Avenue6,6892,530657 Marsolan Avenue6,3282,138653 Marsolan Avenue6,1821,688649 Marsolan Avenue6,0882,651639 Marsolan Avenue6,0771,368627 Marsolan Avenue6,6981,465	659 Marsolan Avenue 6,689 2,530 3,121 657 Marsolan Avenue 6,328 2,138 3,057 653 Marsolan Avenue 6,182 1,688 3,032 649 Marsolan Avenue 6,088 2,651 3,015 639 Marsolan Avenue 6,077 1,368 3,013 627 Marsolan Avenue 6,698 1,465 3,122

Fences, Walls and Retaining Walls:

Within the front yard setback, the SBMC Section 17.20.040(O) allows fences and walls, or any combination thereof, to be no higher than 42 inches in height as measured from existing grade, except for an additional 2 feet that is at least 80% open to light. Fences, walls and retaining walls located within the rear and interior side yards are allowed to be up to 6 feet in height with an additional 2 feet that is 50% open to light and air.

The Applicants are proposing to construct three-tiered retaining walls in the front yard, retaining walls that will support the driveway to the basement level garage entry and a retaining wall around the usable rear yard area. Six-foot fences with gates are proposed along the setback area on the north side of the residence and a portion of the setback area along the southern property line.

Currently, the plans show fences and walls that comply with the requirements of SBMC 17.20.040(O) and 17.60.070(C). If the Applicants decide to modify any of the proposed fences and walls or construct additional fences and walls on the project site, a condition of project approval indicates that they would be required to be in compliance with the Municipal Code.

Landscape:

The project is subject to the current water efficient landscaping regulations of SBMC Chapter 17.56. A Landscape Documentation Package is required for new development projects with an aggregate landscape equal to or greater than 500 square feet requiring a building permit, plan check or development review. The Applicants provided a conceptual landscape plan that has been reviewed by the City's third-party landscape architect, who has recommended approval. The Applicants will be required to submit detailed construction landscape drawings that will be reviewed by the City's third-party landscape architect for conformance with the conceptual plan. In addition, the City's third-party landscape architect will perform an inspection during the construction phase of the project. A separate condition has been added to require that native or drought-tolerant and non-invasive plant materials and water-conserving irrigation systems are required to be incorporated into the landscaping to the extent feasible.

Parking:

SBMC Section 17.52.040 and the Off-Street Parking Design Manual (OSPDM) require two (2) parking spaces for a single-family residence. The Applicants are proposing to construct a 548 square-foot attached garage in the northeast corner of the proposed basement level of the residence. The garage would be accessed by a driveway at the southwest corner of the property from Marsolan Avenue. The proposed two-car garage satisfies the required off-street parking for the single-family residence.

Grading:

The Applicants are proposing approximately 498 cubic yards of cut, 20 cubic yards of fill, 478 cubic yards of export, 23 cubic yards for footings, and 386 cubic yards for recompaction. A majority of the grading would be required to construct the basement and driveway access to the basement level garage. The remainder would be for the tiered landscaping in the front yard area and the flat usable yard area behind the house.

Lighting:

A condition of project approval requires that all new exterior lighting fixtures comply with the City-Wide Lighting Regulations of the Zoning Ordinance (SBMC 17.60.060). All light fixtures shall be shielded so that no light or glare is transmitted or reflected in such concentrated quantities or intensities as to be detrimental to the surrounding area.

Usable Open Space:

The project consists of the construction of a replacement multi-level, single-family residence with an attached garage and associated site improvements on a developed residential lot, therefore, usable open space and recreational facilities are neither proposed nor required according to SBMC Section 17.20.040. As a condition of project approval, the Applicants will be required to pay the applicable Park Development Fee.

Structure Development Permit Compliance:

The proposed structure exceeds 16 feet in height above the existing grade, therefore, the project must comply with all of the View Assessment requirements of SBMC Chapter 17.63 and the Applicants were required to complete the SDP process. The Story Pole Height Certification was certified by a licensed land surveyor on June 30, 2022, showing a maximum building height of 25 feet (148.83 feet above MSL) above the proposed grade. Notices were mailed to property owners and occupants within 300 feet of the project site establishing a deadline to file for View Assessment by August 24, 2022. The City received two applications for View Assessment. The Applicants redesigned the proposed residence to address the view impairment concerns of the neighbors. The proposed redesign had two areas that are outside of the originally story pole three-dimensional building envelope. One is an expansion of the northeast corner of the living room and the other is the addition of the bathroom area on the second bedroom on the upper level. The Applicants are requesting that the City Council waive the requirement of an additional 30-day public notice for those areas. The Applicants added story poles to show the changes to the three-dimensional envelope of the structure and were able to provide signatures

from the adjacent neighbors as well as the neighbors that filed View Assessment indicating that the redesigned residence does not impair their view (Attachment 3).

If the Council is able to waive the additional 30-day public notice and make the findings to approve the DRP, a condition of approval has been added to the Draft Resolution of Approval (Attachment 1) to require that the Applicants submit a height certification prepared by a licensed land surveyor prior to the framing inspection certifying that the maximum height of the proposed addition will not exceed 25 feet above the proposed grade or 148.83 feet above MSL at the highest point.

The Draft Resolution of Approval includes the applicable SBMC sections in italicized text and the recommended conditions of approval from the Community Development, Engineering, and Fire Departments. An additional condition of approval requires that the Applicants obtain a Coastal Development Permit, Waiver or Exemption from the California Coastal Commission prior to the issuance of Building or Grading Permits. The Council may direct Staff to modify the Resolution to reflect the findings and conditions it deems appropriate as a result of the public hearing process. If the Council determines the project is to be denied, Staff will prepare a Resolution of Denial for adoption at a subsequent Council meeting.

Property Frontage and Public Right-of-Way Improvements

The existing property is improved with concrete curb and gutter only. There are private improvements and landscaping in the area between the back of the concrete curb and property line. If approved, the Applicants will be required to remove all the private improvements located in the public right-of-way and construct a 10 foot wide decomposed granite (D.G.) pathway graded at a maximum of 2% along the entire property frontage and construct a new driveway approach with 2:1 transition to the proposed D.G. pathway.

Public Hearing Notice:

Notice of the City Council Public Hearing for the project was published in the Union Tribune more than 10 days prior to the Public Hearing. The same public notice was mailed to property owners and occupants within 300 feet of the proposed project site on January 13, 2022. The City has not received any communication in support or opposition of the project at the time of writing this report.

In conclusion, the proposed project, as conditioned, could be found to be consistent with the Zoning regulations and the General Plan. Staff has prepared draft findings for approval of the project in the attached Resolution 2023-009 for Council's consideration based upon the information in this report. Conditions from the Community Development, Engineering, and Fire Departments are incorporated in the Resolution of Approval.

The Council may direct Staff to modify the Resolution to reflect the findings and conditions it deems appropriate as a result of the Public Hearing process. If the Council determines the project is to be denied, Staff will prepare a Resolution of Denial for adoption at a subsequent Council meeting.

CEQA COMPLIANCE STATEMENT:

The project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 of the State CEQA Guidelines. Class 3 consists of construction and location of limited numbers of new, small facilities or structures. Examples of this exemption include one single-family residence or second dwelling unit in a residential zone. In urbanized areas, up to three-single-family residences may be constructed or converted under this exemption.

FISCAL IMPACT: N/A

WORK PLAN: N/A

OPTIONS:

- Approve Staff recommendation adopting the attached Resolution 2023-009.
- Approve Staff recommendation subject to additional specific conditions necessary for the City Council to make all required findings for the approval of a DRP and SDP.
- Deny the project if all required findings for the DRP and SDP cannot be made.

DEPARTMENT RECOMMENDATION:

The proposed project meets the minimum zoning requirements under the SBMC, may be found to be consistent with the General Plan and may be found, as conditioned, to meet the discretionary findings required as discussed in this report to approve a DRP. Therefore, Staff recommends that the City Council:

- 1. Conduct the Public Hearing: Open the Public Hearing, Report Council Disclosures, Receive Public Testimony, and Close the Public Hearing.
- 2. Find the project exempt from the California Environmental Quality Act pursuant to Section 15303 of the State CEQA Guidelines; and
- 3. If the City Council makes the requisite findings and approves the project, adopt Resolution 2023-009 conditionally approving a DRP and SDP to demolish a single-story, single-family residence, construct a replacement multi-level, single-family residence with a basement level attached garage, an attached main floor ADU, and perform associated site improvements at 658 Marsolan Avenue, Solana Beach.

CITY MANAGER'S RECOMMENDATION:

Approve Department Recommendation.

Gregory Wade, City Manager

Attachments:

- 1. Resolution 2023-009
- 2. Project Plans
- 3. View Assessment Waiver Signatures



658 MARSOLAN

658 MARSOLAN, SOLANA BEACH CA 92075

ABBREVIATIONS

MIN MIR MNT MO MS MTL MTR MUL NIC NOM NTS O/FL OC OD OPNG OPP OSCI

MINIMUM

MULLION NOT IN CONTRACT NOMINAL NOT TO SCALE OVER OVERFLOW DRAIN

OUTSIDE DIAMETER

OPPOSITE OWNER SUPPLIED CONTRACTOR

RETURN AIR GRILLE

REFLECTED CEILING PLAN

SHEAL HING SHOWER SIMILAR STRUCTURAL INSULATED PANEL SHEET METAI FLASHING SPECIFICATION STAINLESS STEEL

STRUCTURAL SILICONE GLAZED STANDARD

RESILIENT BASE

RECESSED

RECS'D REF REFL REFRIG REO'D RES RFG RM RMC RO RP

STRUCTURAL

SELF-ADHERING WATERPROOF

TONGUE & GROOVE

TOP OF TOILET PAPE HOLDER TUBE STEEL

VERIFY IN FIELD

WITHOUT WATER CLOSET

TYPICAL
UNLESS NOTED OTHERWI
VARIABLE AIR VOLUME
VINYL COMPOSITION TILE

ELEPHONE HRESHOLD

SUSP

FLOOR SINK

FLASHING FACE OF

FIBER REINFORCED PLASTIC

FINISH SURFACE
FOOT OR FEET
FOOTING
FURRING
GAUGE
GALVANIZED
GALVANIZED
GENERAL CONTRACTOR
GLASS

GYPSUM HOSE BIBB HOLLOW CORE HOT DIPPED

HOLLOW META

INCHES
INSULATION
INTERIOR
JOIST
LAVATORY SINK
MANUFACTURER
MAXIMUM

MECHANICAL

MEDIUM DENSITY FIBERBOARD

(E) ABV AC ACC ACT AD ADA ADDL ADJ AFF ALUM AN APPRIOX

11 ASYM BATT BD BLDG BLW BM BO BTWN BUR BYD CAB CEMT CIP CJ CL CLG CMTR

ACOUSTICAL

ACCESSIBLE

BEYOND CABINET CEMENTITIOUS CAST IN PLACE CONTROL JOINT CENTER LINE

CONCRETE MASONRY UNIT COUNTER

ACOUSTICAL CEILING TILE

AREA DRAIN
AMERICANS W/ DISABILITIES ACT
ADDITIONAL
ADJUSTABLE
ABOVE FINISH FLOOR
ALUMINUM
ANDOIZED
ACCESS PANEL
APPROXIMATE
ASYMMETRICAL
BATTING
BOARD

CONCRETE

CARPET

CENTER DOUBLE

DRINKING FOUNTAIN DIAMETER

DIAMETER
DOWNSPOUT
DETAIL
DRAWING
EACH
EXPANSION JOINT
ELEVATION

ELECTRICAL PANEL

EQUIPMENT

FINISH GRADE

FLUORESCENT FLOOR

CONT CORR CPT CTR DBL DF DIA DS DTL DWG EA EJ EL

GREEN BLDG STANDARDS

- STORM WATER DRAINAGE/RETENTION DURING CONSTRUCTION, PROJECTS WHICH DISTURB LOT INFORMATION: LESS THAN ONE ACRE OF SOIL SHALL MANAGE STORM WATER DRAINAGE DURING
- LEGS TIMA DIRE AUGUSTANCE OF SUILS SHALL MANAGES FOR MY WATER DANIMAGE DURING CONSTRUCTION BY ONE OF THE FOLLOWING:

 A. RETENTION BASINS.

 B. WHERE STORM WATER IS CONVEYED TO A PUBLIC DRAINAGE SYSTEM, WATER SHALL BE FILTERED BY USE OF A BARRIER SYSTEM, WATTLE OR OTHER APPROVED METHOD. CGC
- GRADING AND PAVING. SITE GRADING OR DRAINAGE SYSTEM WILL MANAGE ALL SURFACE WATER FLOWS TO KEEP WATER FROM ENTERING BUILDINGS (SWALES, WATER COLLECTION FRENCH DRAINS, ETC.). CGC SECTION 4.106.3. EXCEPTION: ADDITIONS NOT ALTERING THE
- INDOOR WATER USE TO COMPLY WITH THE FOLLOWING:

URINALS (WALL MOUNTED) URINALS (OTHERS) 0.125 GAL/FLUSH SHOWERHEADS 1.8 GPM @ 80 PS KITCHEN FAUCETS METERING FAUCETS 0.20 GAL/ CYCLE

- LAVATORY FAUCETS SHALL NOT HAVE A FLOW RATE LESS THAN 0.8 GPM AT 20 PSI.
- WHEN A SHOWER IS PROVIDED MULTIPLE SHOWER HEADS, THE SUM OF FLOW TO ALL THE HEADS SHALL NOT EXCEED 1.8 GPM @ 80 PSI, OR THE SHOWER SHALL BE DESIGNED SO THAT ONLY ONE HEAD IS ON AT A TIME. CGC SECTION 4.303.1.3.2.
- LANDSCAPE IRRIGATION WATER USE SHALL HAVE WEATHER OR SOIL BASED
- RECYCLING. A MINIMUM OF 65% OF CONSTRUCTION WASTE IS TO BE RECYCLED. CGC
- RECYCLING. THE CONTRACTOR SHALL SUBMIT A CONSTRUCTION WASTE MANAGEMENT PLAN. CGC SECTION 4.408.2.
- OPERATION AND MAINTENANCE MANUAL. THE BUILDER IS TO PROVIDE AN OPERATION MANUAL CONTAINING INFORMATION FOR MAINTAINING APPLIANCES, ETC. TO THE OWNER AT THE TIME OF FINAL INSPECTION. CGC SECTION 4.410.1.
- POLITITION CONTROL VOC'S MUST COMPLY WITH THE LIMITATIONS LISTED IN SECTIO
- INTERIOR MOISTURE CONTROL, CONCRETE SLABS WILL BE PROVIDED WITH A CAPILLARY BREAK, CGC SECTION 4.505.2.1
- INTERIOR MOISTURE CONTROL. THE MOISTURE CONTENT OF WOOD SHALL NOT IN TERIOR MUST STORE CONTINUE. THE MUST STORE CONTENT TO F WOUD SHALL NOT EXCEED 19% BEFORE IT IS ENCLOSED IN CONSTRUCTION.THE MOISTURE CONTENT NEEDS TO BE CERTIFIED BY ONE OF 3 METHODS SPECIFIED. BUILDING MATERIALS. WITH VISIBLE SIGNS OF WATER DAMAGE SHOULD NOT BE USED IN CONSTRUCTION. THE MOISTURE CONTENT MUST BE DETERMINED AND CERTIFIED BY THE CONTRACTO BY 1 OF 3 METHODS LISTED IN CGC 4,505.3.
- . INDOOOR AIR QUALITY, BATHROOM FANS SHALL BE ENERGY STAR RATED, VENTED DIRECTLY TO THE OUTSIDE, AND CONTROLLED BY A HUMIDISTAT, CGC 4,506.1.
- HEATING AND AIR CONDITIONING SYSTEM DESIGN. HEATING AND AIR CONDITIONING THE FOLLOWING METHODS: (SUPPORT DOCUMENTATION REQUIRED AT APPLICATION SUBMITTAL) 4.507.2.
- ESTABLISH HEAT LOSS AND HEAT GAIN VALUES ACCORDING TO ANSI/ACCA MANUAL J
- 2014 OR OTHER EQUIVALENT METHODS.

AREA TABULATION

LOT SIZE: 6,600 SF (GROSS AND NET) LOOR AREA RATIO: CALCULATION PER SROZ

.5 (FIRST 6,000 SF) .175 (FROM 6,001 SF - 15,000 SF) .1 (FOR 15,000 SF - 20,000 SF) LLOWABLE GFA: 0 SF 3,105 SF DEMOLITION: XISTING HOUSE

1,313 SF EXISTING GARAGE 463 SF SUBTOTAL 1.776 SE

BASEMENT CALCULATION 17.48.040 C 4.a.iii PROPOSED GARAGE 509 SF - 400 SF

PROPOSED AREAS

BASEMENT PERIMETER 156 FT EXPOSURE 21.3 FT 148 SF X 21.3 FT X .02

UPPER FLOOR LIVING AREA PROPOSED FRONT DOOR COVER BIDGE COVER

2ND FLR WEST DECK COVERED AREA

SUBTOTAL OF FLOOR AREA 2,791 SF

TOTAL PROPOSED FLOOR AREA

ABOVE, BELOW, OR HIDDEN

CUTLINE

● MATERIAL IDENTIFIER

F01

■ 01.01 KEYNOTE

EL 99.99 ▼ ELEVATION

SLAB STEP

DOOR IDENTIFIER

FIXTURE IDENTIFIER

RI REVISION CLOUD/CALLOUT

- 2016, ASHRAE HANDBOOKS OR OTHER EQUIVALENT METHODS.
 SIZE DUCT SYSTEMS ACCORDING TO ANSI/ACCA 1 MANUAL D-2016, ASHRAE
 HANDBOOKS OR OTHER EQUIVALENT METHODS.
 SELECT HEATING AND COOLING EQUIPMENT ACCORDING TO ANSI/ACCA 3 MANUAL S-

EXCEPTION: USE OF ALTERNATE DESIGN TEMPERATURES NECESSARY TO ENSURE THE SYSTEMS FUNCTION ARE ACCEPTABLE.

PRIOR TO FINAL INSPECTION, THE LICENSED CONTRACTOR, ARCHITECT, OR ENGINEER IN RESPONSIBLE CHARGE OF THE OVERALL CONSTRUCTION MUST PROVIDE TO THE BUILDING DEPARTMENT OFFICIAL WRITTEN VERIFICATION THAT ALL APPLICABLE PROVISIONS FROM THE GREEN BUILDING STANDARDS CODE THAVE BEEN MIMPLEMENTED AS PART OF THE CONSTRUCTION. CGC 102.3.

DRAFTING SYMBOLS

DRAWING TITLE

GRID LINES

(1 A8-1)

A4-1

N

14% 46.5 SF BUILDING CODE(S) 2019 CBC CONSTRUCTION TYPE

1 273 SE

34 SF

28 SF

0 SF

46 SF

2.791 SF

498 SF

109 SF

AREA CALCULATIONS:

MAIN FLOOR LIVING AREA PROPOSED

103 SF 2ND FLR OPEN TO BELOW

MAXIMUM FLOOR AREA ALLOWED

ACCESSORY DWELLING UNIT (ADU)

V SITE GRADING FOOTING EXCAVATION REMOVAL & RECOMPACTION TOTAL GRADING (W+X+Y):

ANDSCAPE INFORMATION:

ION-IRRIGATED LANDSCAPE: RRIGATED LANDSCAPE: VATER FEATURES: DECORATIVE HARDSCAPE:

TOTAL LOT AREA

AREA OF WORK RRIGATED LANDSCAPE:

ECORATIVE HARDSCAPE: 978 SF AGGREGATE LANDSCAPE AREA

PROJECT TEAM

858.792.5906

SURVEY

ANDSCAPE

SOILS

STRUCTURA

STEPHEN DALTON ARCHITECTS

SOLANA BEACH, CA 92075

METROPOLITAN MAPPING

SAMPO ENGINEERING INC. 171 SAXONY ROAD, SUITE 213 ENCINITAS, CA 92024 760-436-0660

990 SEACOAST DRIVE, SUITE 20

CHRISTIAN WHEELER ENGINEERING

MPERIAL BEACH, CA 91932

3980 HOME AVE SAN DIEGO, CA 92105

SAN DIEGO, CA 92104 619-431-5250

GEORGE MERCER

619-882-2499

PROPOSED 3,634 SF 0 SF 1,976 SF 12 SF 978 SF

6 600 SE

SHEET INDEX

PROJECT DATA

658 MARSOLAN

BORIS SHLOPOV

LOT 46 OF VILLA DEL MAR UNIT NO 1, ACCORDING TO MAP NO. 3332

SCALED RESIDENTIAL OVERLAY

SIDE (EXTERIOR): 5' SIDE (STREET): NA

DESIGN REVIEW PERMIT

BUILDING PERMIT

CA 92075

S

40

No. C25166

OF CALL

Dalton Architects

Stephen I

PROJECT NAME

PROJECT ADDRESS

EGAL DESCRIPTION

VERAY ZONE(S)

REQUIRED SETBACKS

PRINKLERS(YES/NO)

BASE ZONE

EAR BUILT

OCCUPANCY

OWNER

CIVIL DEMO PLAN LANDSCAPE PLAN

ARCHITECTURAL SITE PLAN AREA PLANS AND CALCULATIONS STORY POLE PLAN BASEMENT PLAN

FLOOR PLAN SECOND FLOOR PLAN

DEFERRED SUBMITTALS

PHOTOVOLTAIC SYSTEM

UBMITTAL DOCUMENTS FOR DEFERRED SUBMITTAL ITEMS HALL BE SUBMITTED TO THE ARCHITECT OR ENGINEER OF ECORD, WHO SHALL REVIEW AND FORWARD THEM TO TH BUILDING OFFICIAL WITH A NOTATION INDICATING THAT TH BUILDING OFFICIAL WITH A NOTATION INDICATINS HAT I THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND THAT THEY HAVE BEEN FOUND TO BE IN GENERAL CONFORMANCE WITH THE DESIGN OFTHE BUILDING. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNITL THEIR DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.

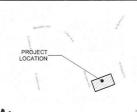
ENERGY CONSERVATION

COMPLIANCE WITH THE DOCUMENTATION REQUIREMENTS OF THE 2019 ENERGY EFFICIENCY STANDARDS IS NECESSARY FOR THIS PROJECT. REGISTERED, SIGNED, AND DATED COPIES OF THE APPROPRIATE CF1R, CF2R, AND CF3R FORMS SHALL BE MADE AVAILABLE AT RECESSARY INTERVALS FOR BUILDING INSPECTOR RECY!EV, FINAL COMPLETED FORMS WILL BE AVAILABLE FOR THE BUILDING

SCOPE OF WORK

DEMO EXISTING STRUCTURES CONSTRUCTION OF A NEW SINGLE-FAMILTY HOME CONSTRUCTION OF AN ADU

VICINITY MAP



ORP/SDP SUBMITAL IV

승

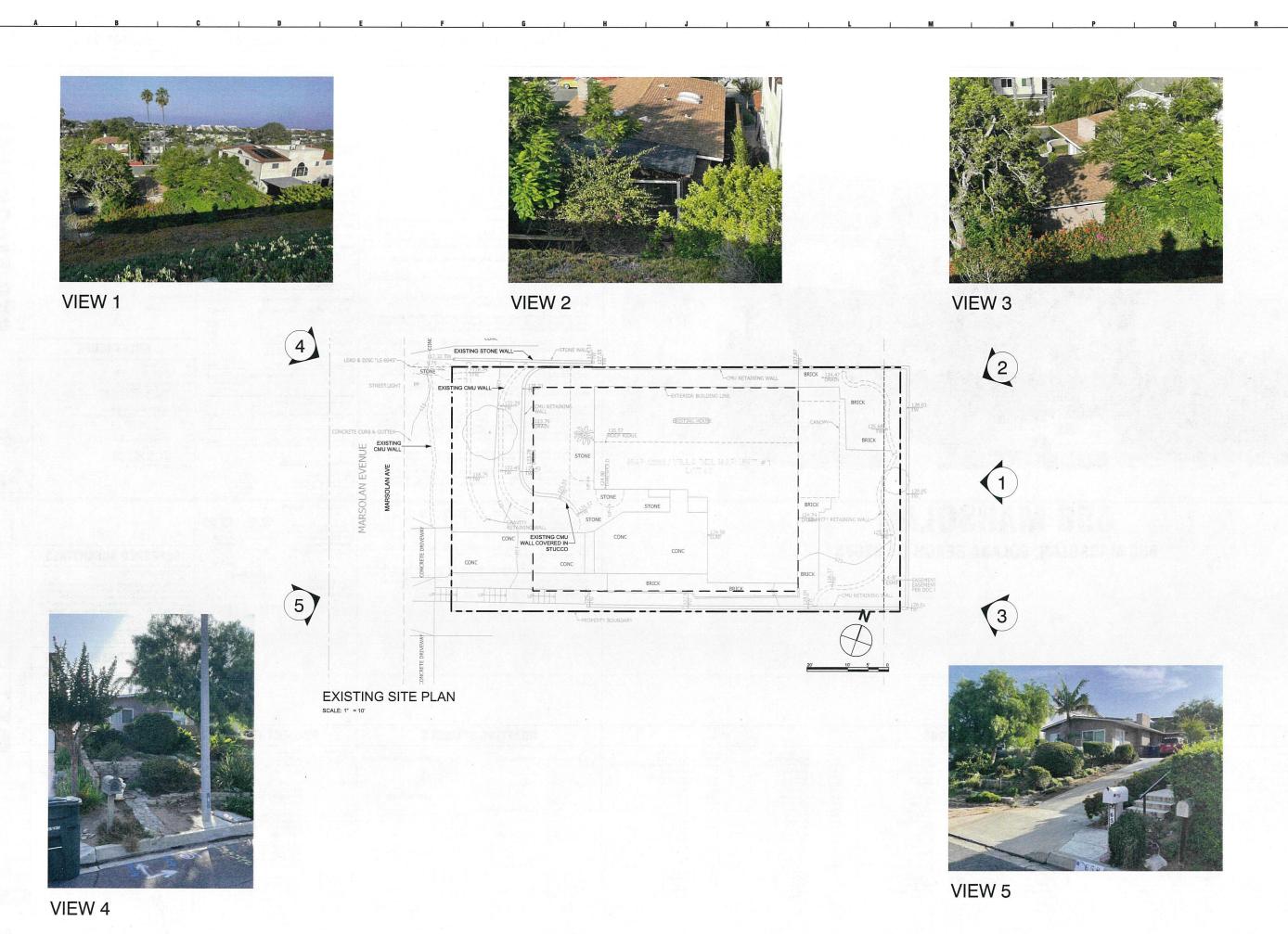
ATTACHMENT 3

9/29/2022 DRP/SDP SUBMITAL V 3/1/2022 CITY COUNCIL REVISIO

DRP/SDP SUBMITAL I

1/24/2021 DRP/SDP SUBMITAL II

3/10/2022 DRP/SDP SUBMITAL III

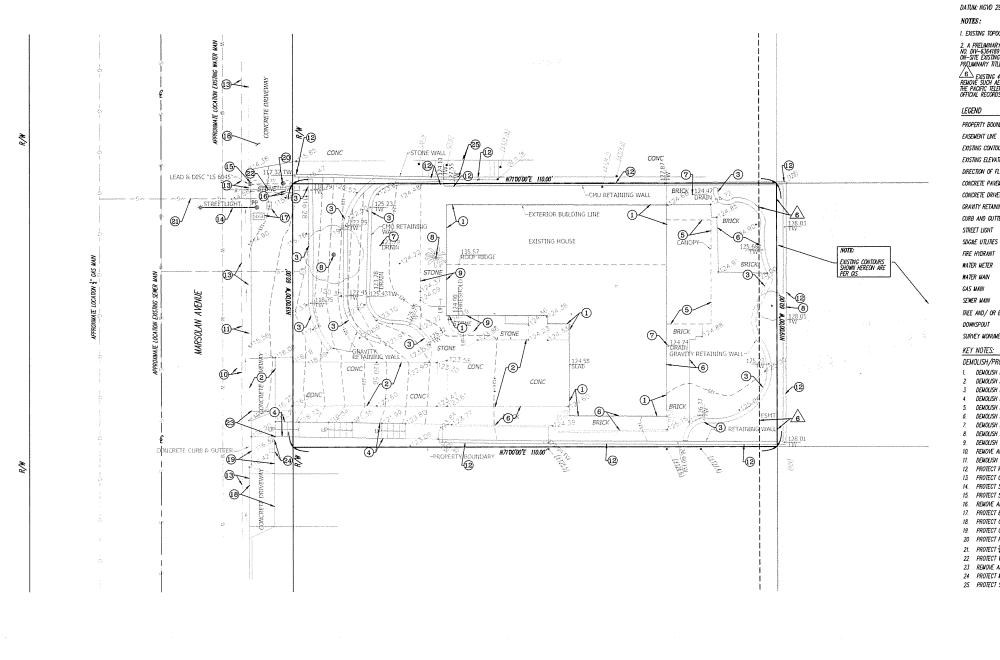


658 MARSOLAN
658 MARSOLAN, SOLANA BEACH CA 92075

Stephen Dalton Architects



A0-2



OWNER: BORIS V. SHLOPOV AND MARINA GUMANOVSKAYA

STTE ADDRESS: 658 MARSOLAN AVENUE, SOLANA BEACH, CA 92075

ASSESSOR'S PARCEL NO.: 298-322-10

LEGAL DESCRIPTION:LOT 46 OF WILLA DEL MAR UNIT NO. 1, ACCORDING TO MAP NO. 3332, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, NOVEMBER 15, 1955.

DATE OF SURVEY: 03-29-21

YERTICAL BENCHMARK: COUNTY OF SAN DIEGO VERTICAL CONTROL BENCHMARK MONUMENT DESCRIPTION: SEWER MH RIM (PER TM 1690) LOCATION: CL OF CEDROS AVE AND MARSOLAN AVE.

DATUM: NGVD 29 ELEVATION: 118.27 FEET

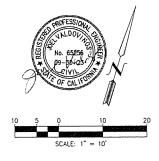
1. EXISTING TOPOGRAPHY SHOWN HEREON PROVIDED BY METROPOLITAN MAPPING, INC.

LEGEND	SYMBOL
PROPERTY BOUNDARY	
easement line	
EXISTING CONTOUR	
EXISTING ELEVATION	: 14€.0
DIRECTION OF FLOW	commentation descentifies.
CONCRETE PAVEMENT	
CONCRETE DRIVEWAY	
GRAVITY RETAINING WALL	
CURB AND GUTTER	
STREET LIGHT	· ·
SOG&E UTLITIES	SSE
FIRE HYDRANT	
WATER METER	21/
WATER MAIN	· Visa \(\sqrt_i
GAS MAIN	
SEWER MAIN	- S
TREE AND/ OR BUSHES	- 00
DOWNSPOUT	⊕ os
SURVEY MONUMENTS	

DEMOLISH/PROTECT IN-PLACE

- 1. DEMOLISH EXISTING RESIDENCE
- DEMOUSH EXISTING CONCRETE DRIVEWAY DEMOUSH EXISTING WALL
- DEMOUSH EXISTING STEPS
 DEMOUSH EXISTING CANDPY
 DEMOUSH BRICK SURFACE OVER CONCRETE
 DEMOUSH EXISTING DRAIN
- DEMOUSH EXISTING TREE DEMOUSH STONE SURFACE
- 10. REMOVE AND RECONSTRUCT AC PAVEMENT
 11. DEMOUSH AND RECONSTRUCT ± 22 LF OF CURB AND GUTTER
- 12. PROTECT RETAINING WALL IN-PLACE
 13. PROTECT CURB AND GUTTER IN-PLACE
- 14. PROTECT STREET LIGHT IN-PLACE
 15. PROTECT SURVEY MONUMENT IN-PLACE
- 16. REMOVE AND RELOCATE WATER METER AND UPGRADE FOR FIRE SPRINKLERS 17. PROTECT ELECTRICAL BOX IN-PLACE AND ADJUST TO NEW SURFACE
- 18. PROTECT CONCRETE DRIVEWAY IN-PLACE
 19. PROTECT CONCRETE SURFACE IN-PLACE

- 20 PROTECT FIRE HIDRALE 2 SURFACE WATCHEE
 21 PROTECT \$" GAS LINE IN-PLACE
 22 PROTECT WATER SERVICE IN-PLACE
 23 REMOVE AND RECONSTRUCT CONCRETE SURFACE
- 24 PROTECT MAILBOX IN-PLACE
- 25. PROTECT STAIR IN-PLACE



ENGINEERING DEPARTMENT

SHLOPOV/GUMANOVSKAYA RESIDENCE 658 MARSOLAN AVE.

DEMOLITION SHEET FOR:

OWNER: BORIS V. SHLOPOV AND MARINA GUMANOVSKAYA

SITE ADDRESS: 658 MARSOLAN AVENUE, SOLANA BEACH, CA 92075

ASSESSOR'S PARCEL NO.: 298-322-10

LEGAL DESCRIPTION: LOT 46 OF VILLA DEL MAR UNIT NO. 1, ACCORDING TO MAP NO. 3332, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, NOVEMBER 15, 1955.

DATE OF SURVEY: 03-29-21

YERTICAL BENCHMARK: COUNTY OF SAN DIEGO VERTICAL CONTROL BENCHMARK MONUMENT DESCRIPTION: SEWER MH RIM (PER TM 1690) LOCATION: CL OF CEDROS AVE AND MARSOLAN AVE.

EARTHWORK QUANTITIES:

DATUM: NGVD 29 ELEVATION: 118.27 FEFT CUT: 490 CY FILL: 29 CY EXPORT: 461 CY MAX CUT DEPTH: 10.5 MAX FILL HEIGHT: 2.5'

IMPERVIOUS AREA CALCULATIONS:

EXISTING TOTAL IMPERVIOUS AREA EXISTING TOTAL PERVIOUS AREA

PROPOSED TOTAL IMPERVIOUS AREA 3,232 SF PROPOSED TOTAL PERVIOUS AREA 3,368 SF

PROPOSED DECREASE IN IMPERVIOUS AREA: 553 SF

NOTES .

1. EXISTING TOPOGRAPHY SHOWN HEREON PROVIDED BY METROPOUTAN MAPPING, INC.

2. A PRELIMINARY TITLE REPORT PREPARTI BY FIRST AMERICAN TITLE COMPANY DATED AUGUST 27, 2020 AS ORDER NO. DIV-636488 WAS ENCYMED FOR EMSTINS CHI-STEE EASTAINTS. SAID PRELIMINARY TITLE REPORT REPORTE ONE ON-STE EXISTING EASTAINT. SAID EASTAINT HAS EEN PLOTTED HEREON AND REFERENCED BELOW PER SAID PRELIMINARY TITLE REPORT (NUMBERING PER SAID TITLE REPORT).

3. ALL ON-SITE STORM DRAIN AND BMP AREAS ARE PRIVATE AND SHALL BE MAINTAINED BY THE PROPERTY OWNER. 4. WALL ELEVATIONS SHOWN HEREON MAY VARY DURING CONSTRUCTION DUE TO EXISTING GRADES AND SOIL ENGINEER RECOMMENDATIONS. SOIL ENGINEER SHALL DETERMINE FINAL WALL FOOTING DEPTHS.

7. ALL EXISTING AND PROPOSED UTILITY LINES SERVING THE SUBJECT PROPERTY SHALL BE INSTALLED UNDERGROUND 8. CONTRACTOR TO REUSE THE EXISTING WATER SERVICE CURRENTLY IN-USE IF FEASIBLE

9. CONTRACTOR TO LOCATE THE EXISTING SEWER LATERAL CURRENTLY SERVING THE EXISTING RESIDENCE AND REUSE IF FRASIRI F

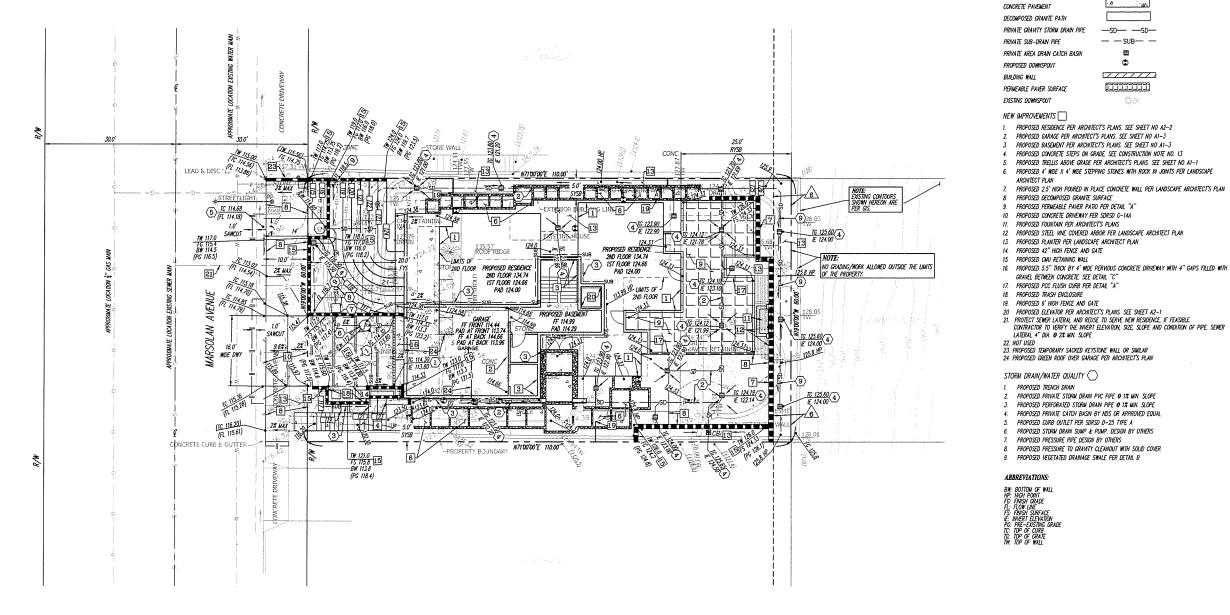
10. ANY DAMAGED CURB AND GUTTER AS RESULT OF THE CONSTRUCTION IS TO BE RECONSTRUCTED AND REPLACED. 11. THE INFORMATION SHOWN ON THIS PLAN, INCLUDING DESIGN DETAILS, CONSTRUCTION MOTES AND OTHER PROPOSED IMPROVEMENTS ARE CONSEPTUALLY REVENED BY THE CITY AS PART OF THE DISCRETIONARY APPROVAL OF THE PROJECT. A MORE DETAILED AND COMPREHENSIVE REVIEW WILL BE PERFORMED BY THE CITY AS PART OF THE CONSTRUCTION PERMIT PROCESS.

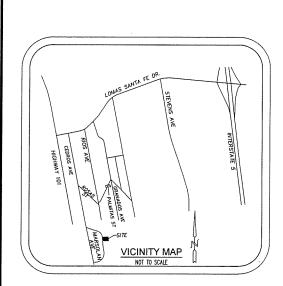
12. INTERIOR FLOOR SLABS. THE MINIMUM BASEMENT SLAB THROMESS SHOULD BE 4 INCHES (ACTUAL) AND THE SLAB SHADUD BE REINFORCED MITH AT LEAST NO. 3 BARS SPACED AT 18 INCHES ON CENTER EACH HAY. THE MINIMUM SLAB THROMESS FOR THE OH-ORDER PORTION OF THE STRUCTURE SHOULD BE SOURCE (ACTUAL) AND THE SLAB SHADUD BE REINFORCED MITH AT LEAST NO. 4 BARS SPACED AT 18 INCRES ON CENTER EACH HAY SLAB FROM SHADUD BE SHOULD BE ADOMED AND THE SHADUD SHADUD BE REINFORCED AND SHADUD BE SHOULD BE ADOMED AND THE SHADUD BE ADOMED AND THE SHADUD BE ADOMED AND THE SHADUD BE ADOMED AND THE POST OF THE SHADUD BE ADOMED AND THE POST OF THE ADOMED AND THE SHADUD BE ADOMED AND THE POST OF THE ADOMED AND THE SHADUD BE ADOMED AND THE POST OF THE ADOMED AND THE SHADUD BE ADOMED AND THE POST OF THE ADOMED AND THE SHADUD BE ADOMED AND THE POST OF THE ADOMEDIAL RECOMMENDATION FOR THE ADOMEDIA THE ADOMED AND THE POST OF THE ADOMEDIAL RECOMMENDATION FOR THE ADOMEDIAL RECOMMENDATION FOR THE ADOMEDIAL RECOMMENDATION FOR THE ADOMEDIAL RECOMMENDATION RECOMMENDATION FOR THE ADOMEDIAL RECOMMENDATION FOR THE ADDMEDIAL RECOMMENDATION FOR THE PROPERTY FOR THE ADDMEDIAL RECOMMENDATION FOR THE PROPERTY FOR THE ADDMEDIAL RECOMMENDATION FOR THE PROPERTY FO

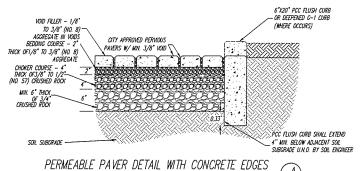
13. EXTERIOR CONCRETE FLATHORY. EXTERIOR CONCRETE SLABS ON GRADE SHOULD HAVE A MINIMUM THICKNESS OF 4 INCHES AND BE REINFORCED WITH AT LEAST NO. 4 BARS PLACED AT 18 INCHES ON CENTER EACH WAY (OCCIV). DRIVENT SLABS SHOULD HAVE A MINIMUM THICKNESS OF 5 INCHES AND BE REINFURCED WITH AT LEAST NO. 4 BARS PLACED AT 12 INCHES.

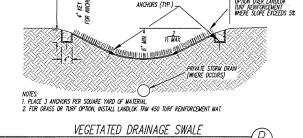
14. ALL STRUCTURES IN THE PUBLIC RIGHT-OF-WAY NOT BUILT TO SAN DIEGO REGIONAL STANDARD DRAWINGS SHALL BE PRIVATELY MAINTFINANCE.

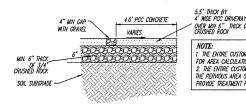
ENCROACHMENT MAINTENANCE AND REMOVAL AGREEMENT AS DOCUMENT NO. 2022







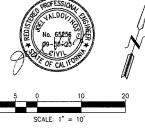




OVER MIN 6" THICK OF \$" CRUSHED ROCK . THE ENTIRE CUSTOM PERMOUS DRIVEWAY WAS CONSIDERED IMPERMOUS 1. THE LITTLE COSTONEY PERMOUS DIFFERENT AND SOCIED WERENOUS. FOR AREA CALCULATIONS IN THE HIDROLOGY REPORT. 2. THE ENTIRE CUSTON PERMOUS DRIVENLY WAS INCLUDED AS PART OF THE PERMOUS AREA SHOWN IN THIS PREJUDINARY GRADING PLAN AND WILL PROVIDE TREATMENT FOR THE DRIVENAY.

CUSTOM PERVIOUS DRIVEWAY DETAIL

-ALL AGGREGATE MUST BE CLEAN/WASHED AND FREE OF FINES (SAND, SILT, ETC.) -EACH COURSE SHALL BE WERATORY COMPACTED BEFORE PLACEMENT OF NEXT COURSE -NO IMPERVIOUS LINER OR FILTER FABRIC IS TO BE USED



ENGINEERING DEPARTMENT

PRELIMINARY GRADING PLAN FOR: SHLOPOV/GUMANOVSKAYA RESIDENCE

658 MARSOLAN AVE.

SHEET 2 OF 2

LEGEND

PROPERTY BOUNDAR

EXISTING ELEVATION

PROPOSED CONTOUR

PROPOSED ELEVATION

DIRECTION OF FLOW

DAYLIGHT LINE/SAWCUT LINE

PRIVATE SUB-DRAIN PIPE

ARCHITECT PLAN

PROPOSED DECOMPOSED GRANITE SURFACE

PROPOSED 42" HIGH FENCE AND GATE

PROPOSED TRASH ENCLOSURE

STORM DRAIN/WATER QUALITY

ARREVIATIONS:

PROPOSED PRIVATE STORM DRAIN PVC PIPE @ 1% MIN. SLOPE PROPOSED PERFORATED STORM DRAIN PIPE 0 17 MIN. SLOPE

PROPOSED PRIVATE CATCH RASIN BY MDS OR APPROVED FOUND

PROPOSED PRESSURE TO CRANTY CLEANOXIT WITH SOLID COVER

PROPOSED STORM DRAIN SUMP & PUMP, DESIGN BY OTHERS PROPOSED PRESSURE PIPE DESIGN BY OTHERS

PROPOSED CURB OUTLET PER SDRSD D-25 TYPE A

9. PROPOSED VEGETATED DRAINAGE SWALE PER DETAIL B

GRAVEL BETWEEN CONCRETE. SEE DETAIL "C" PROPOSED PCC FLUSH CURB PER DETAIL "A"

PROPOSED PERMEABLE PAVER PATIO PER DETAIL "A"

PROPOSED CONCRETE DRIVEWAY PER SORSD G-14A PROPOSED FOUNTAIN PER ARCHITECT'S PLANS

BUILDING WALL

EASEMENT LINE EXISTING CONTOUR SYMBOL

× 146.0 (146.00)

<u> 146</u>

146.00

--SD----SD---

- - sub- -

[777777]

...

. 4

PROPOSED GARAGE PER ARCHITECT'S PLANS. SEE SHEET NO A1-J

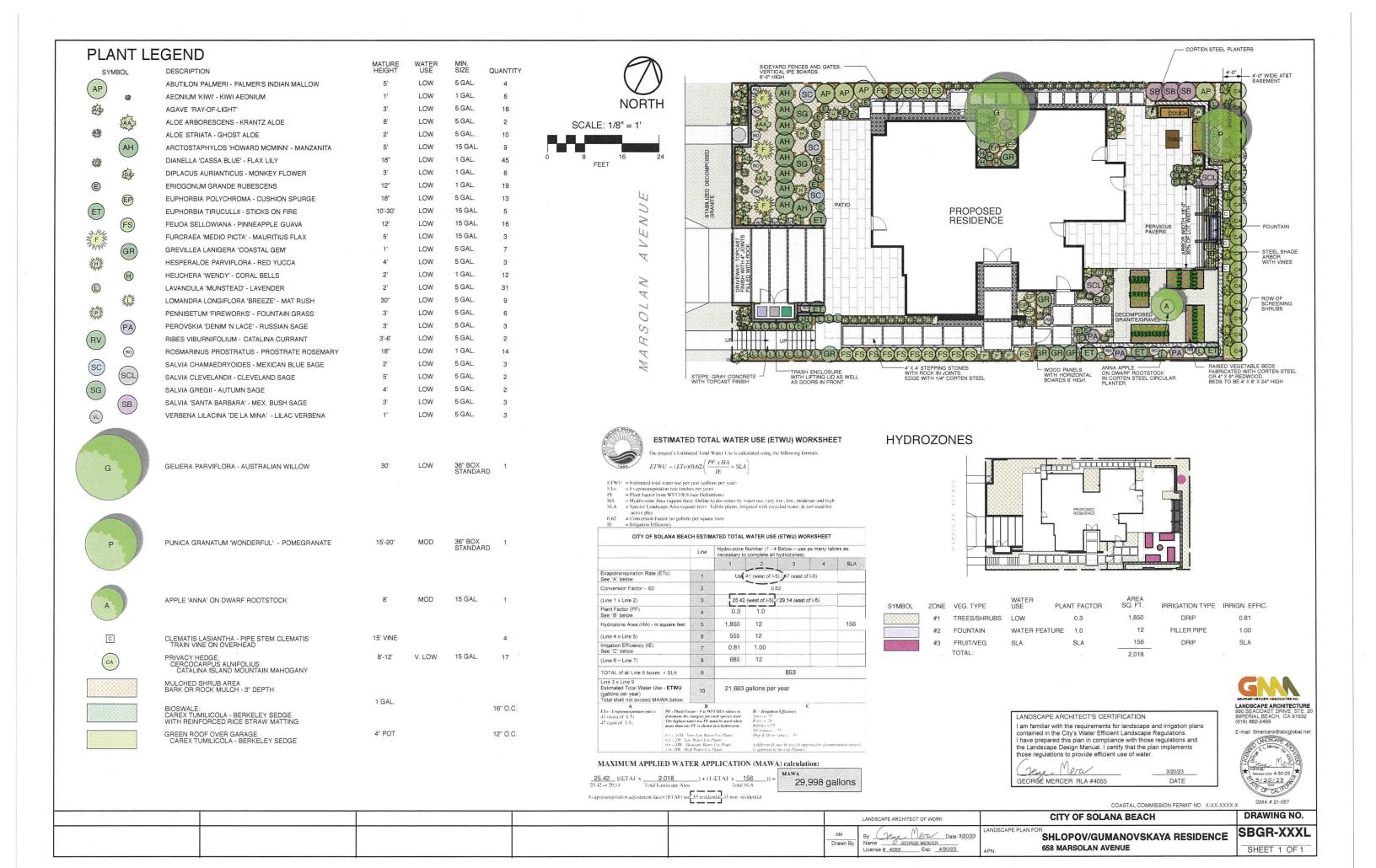
PROPOSED BASEMENT PER ARCHITECT'S PLANS. SEE SHEET NO A1-3 PROPOSED CONCRETE STEPS ON GRADE. SEE CONSTRUCTION NOTE NO. 13
PROPOSED TRELLIS ABOVE GRADE PER ARCHITECT'S PLANS. SEE SHEET NO. 41—1

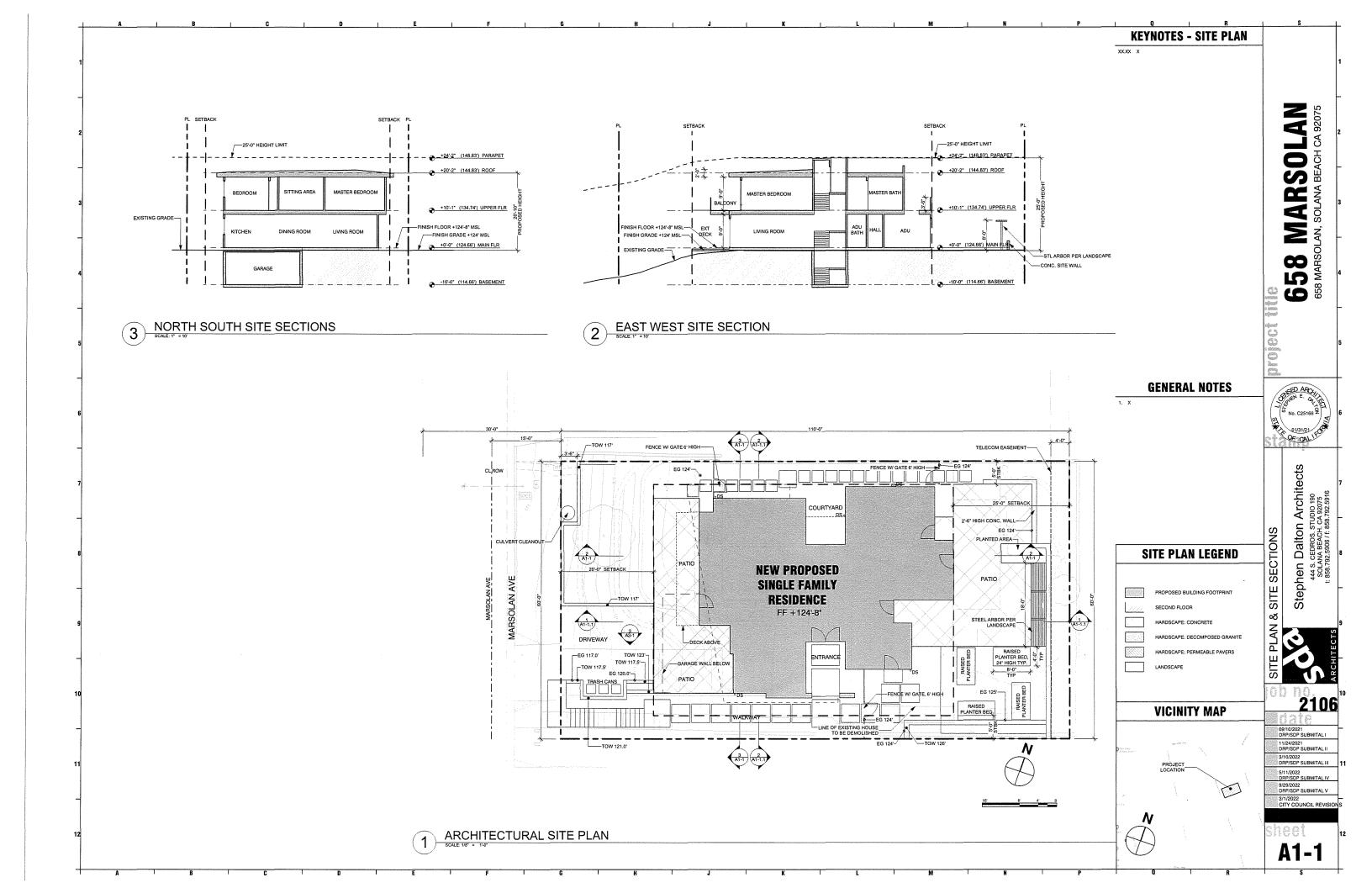
PROPOSED STEEL VINE COVERED ARBOR PER LANDSCAPE ARCHITECT PLAN PROPOSED PLANTER PER LANDSCAPE ARCHITECT PLAN

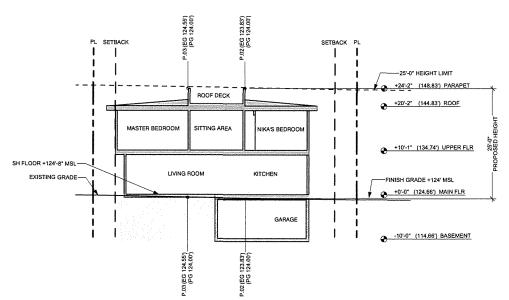
PROPOSED 4' MIDE X 4' MIDE STEPPING STONES WITH ROCK IN JOINTS PER LANDSCAPE

PROPOSED 2.5' HIGH POURED IN PLACE CONCRETE WALL PER LANDSCAPE ARCHITECT'S PLAN

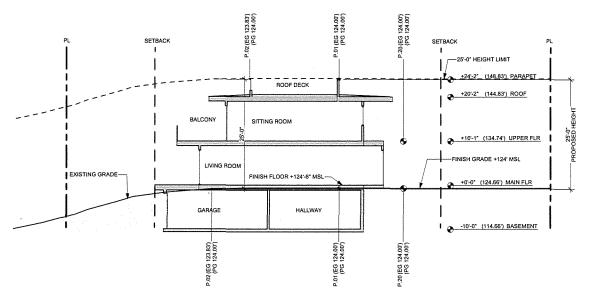
CASE NO: DRP21-018







SITE SECTION - STORY POLE POINTS 2-3



SITE SECTION - STORY POLE POINTS 1-2-20

MAR	SOLAN R	ESIDEN	ICE - ST	ORY PO	DLES
		EXIST	PROP	HT FRM	l —
DLE #	POLE TOP	GRADE	GRADE	LOWEST	l
		(EG)	(PG)	(EX/FIN)	
1	148.83	124.00	124.00	24.83	
2	148.83	123.83	124.00	25.00	
3	146.83	124.55	124.00	24.83	
4	148,83	124,00	124.00	24.83	
S	148.83	124.00	124.00	24.83	
6	143.83	124.00	124.00	24.83	
7	148,83	124,00	124.00	24.83	
£	146,00	124.00	124.00	22.00	
9	145.00	124.00	124.00	22.00	
10	146,00	124.27	124.00	22.00	
11	145.00	124.27	124.00	22,00	
12	145.00	122.17	123.00	23.83	
13	146.00	124,14	124.00	22.00	
14	146.00	124.00	124.00	22.00	
15	146,00	124,00	124.00	22.00	$\overline{}$
16	148,83	124,00	124.00	24.83	
17	148.83	124.00	124.00	24.83	
18	138.24	124,00	124.00	14,74	
9	138.24	124.00	124.00	14.24	
20	138.24	124.00	124.00	14.24	
21	138.24	124.00	174.00	14.24	
22	138.24	124.00	124.00	14.24	
23	138.24	120 80	121.75	15.49	
24	138.24	123.99	124.00	14.24	
25	132.33	125.00	124.33	8.00	
26	132.33	125.00	124.33	7.33	
27	132,33	125.00	124.33	7.33	
28	132.33	125.00	124.33	8.00	
29	138.24	124.00	124.33	13.91	
30	148.83	124.00	124.00	24.83	
11	146.83	124.00	124,00	24.83	
32	146.00	123.50	123.00	22.50	
33	146.00	124.00	124.00	22.00	
34	146.00	124.00	124.00	22.00	
15	138.24	124.00	124.00	14.24	
36	138.24	123.00	124.00	14.24	

658 MARSOLAN, SOLANA BEACH CA 92075

01/31/21 OF CALLED

Stephen Dalton Architects
444 s. cedros. STUDIO 190
SOLANA BEACH. CA 92075
t: 888.792.5916

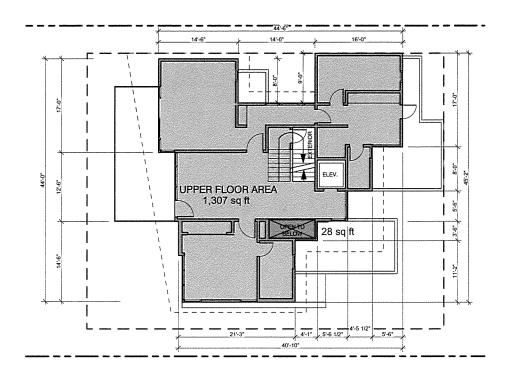
SECTIONS

2106

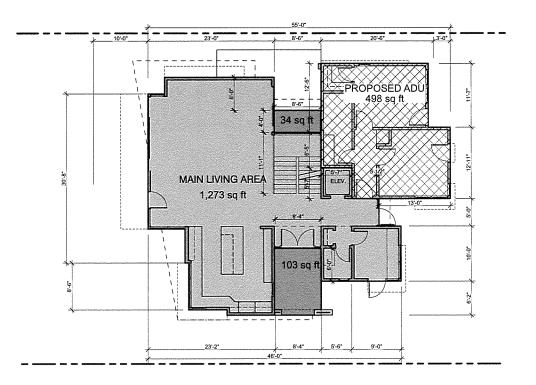
09/10/2021 DRP/SDP SUBMITAL I 11/24/2021 DRP/SDP SUBMITAL II 3/10/2022 DRP/SDP SUBMITAL III

5/11/2022 DRP/SDP SUBMITAL IV 9/29/2022 DRP/SDP SUBMITAL V 3/1/2022 CITY COUNCIL REVISIONS

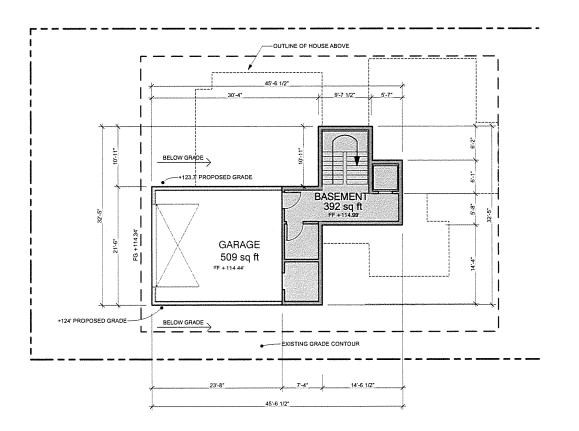
sheet



UPPER FLOOR AREA PLAN



MAIN FLOOR AREA PLAN



BASEMENT AREA PLAN

1,313 SF EXISTING HOUSE EXISTING GARAGE 463 SF SUBTOTAL 1,776 SF BASEMENT CALCULATION 17.48.040 C 4.a.lii MARSOLAN 4, SOLANA BEACH CA 92075 PROPOSED GARAGE 509 SF - 400 SF 109 SF BASEMENT PERIMETER 156 FT EXPOSURE 21.3 FT 21.3 FT / 160 FT 148 SF X 21.3 FT X .02 46.5 SF AREA CALCULATIONS: UPPER FLOOR LIVING AREA PROPOSED 1,307 SF FRONT DOOR COVER 103 SF **658 MARSOLAN, S** BRIDGE COVER 2ND FLR OPEN TO BELOW 28 SF 2ND FLR WEST DECK COVERED AREA OSF 48 SF BASEMENT 2% SUBTOTAL OF FLOOR AREA 2,791 SF TOTAL PROPOSED FLOOR AREA 2,791 SF 3,105 SF MAXIMUM FLOOR AREA ALLOWED 5 No. C25166

01/31/21 OF CAL 110 FILL = 0 CY FILL = 0 CY CUT = 157 CY FILL = 20 CY

CUT = 510 CY

Stephen Dalton Architects 444 S. CEDROS. STUDIO 190 SOLAND BEACH. CA 92075 1: 658.792.5906 / f. 858.792.5916

2106

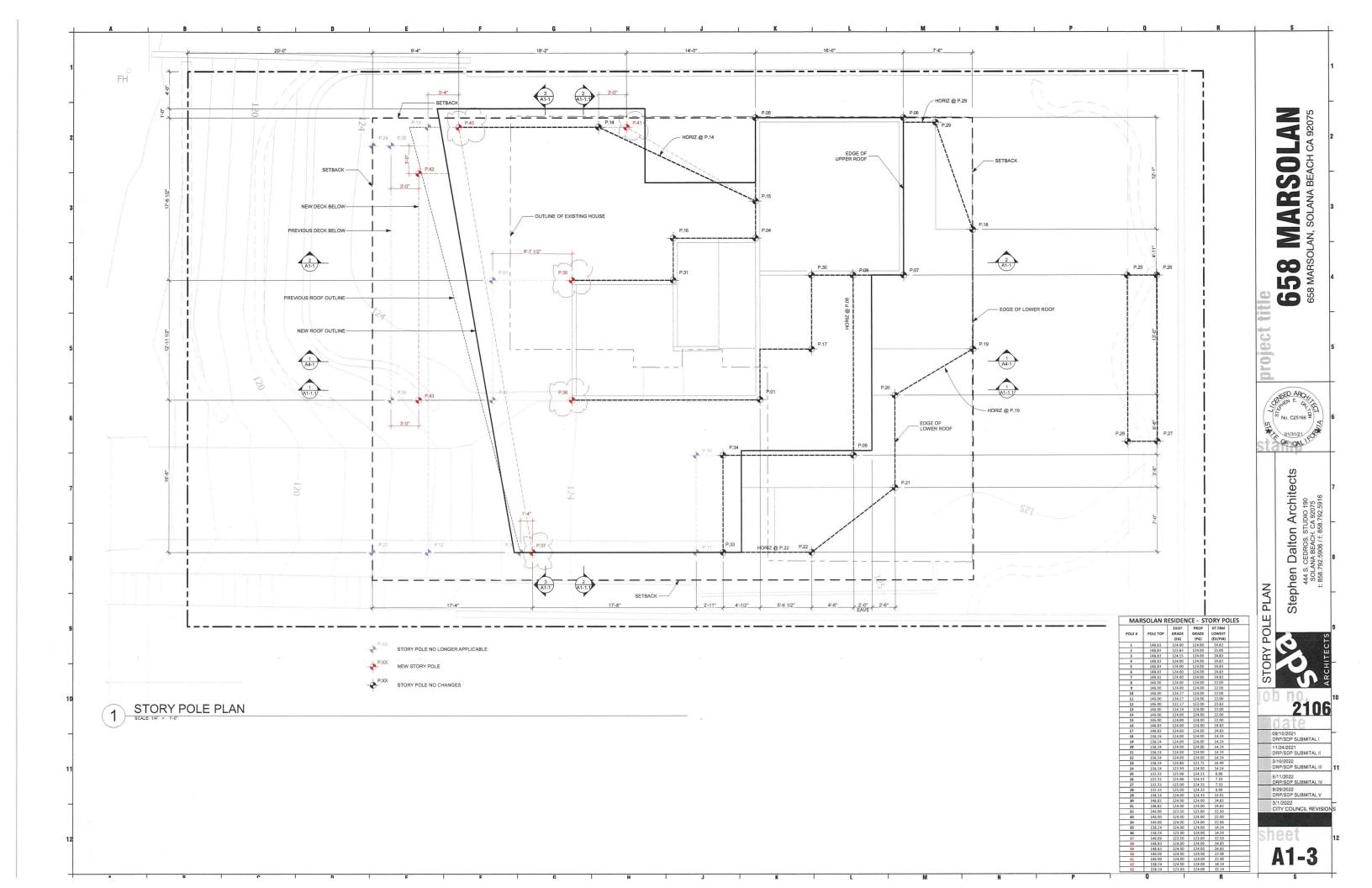
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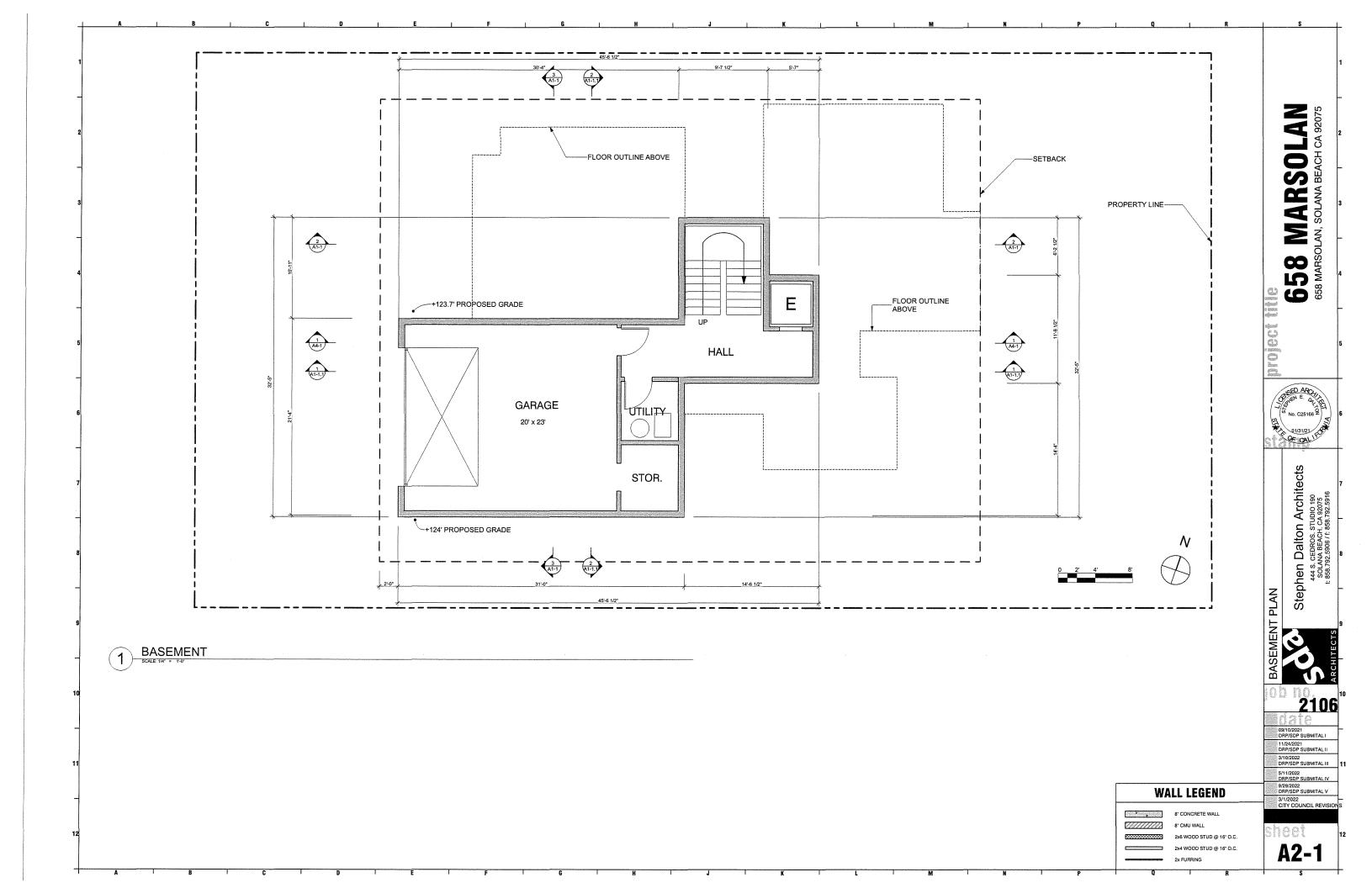
FLOOR AREA LEGEND

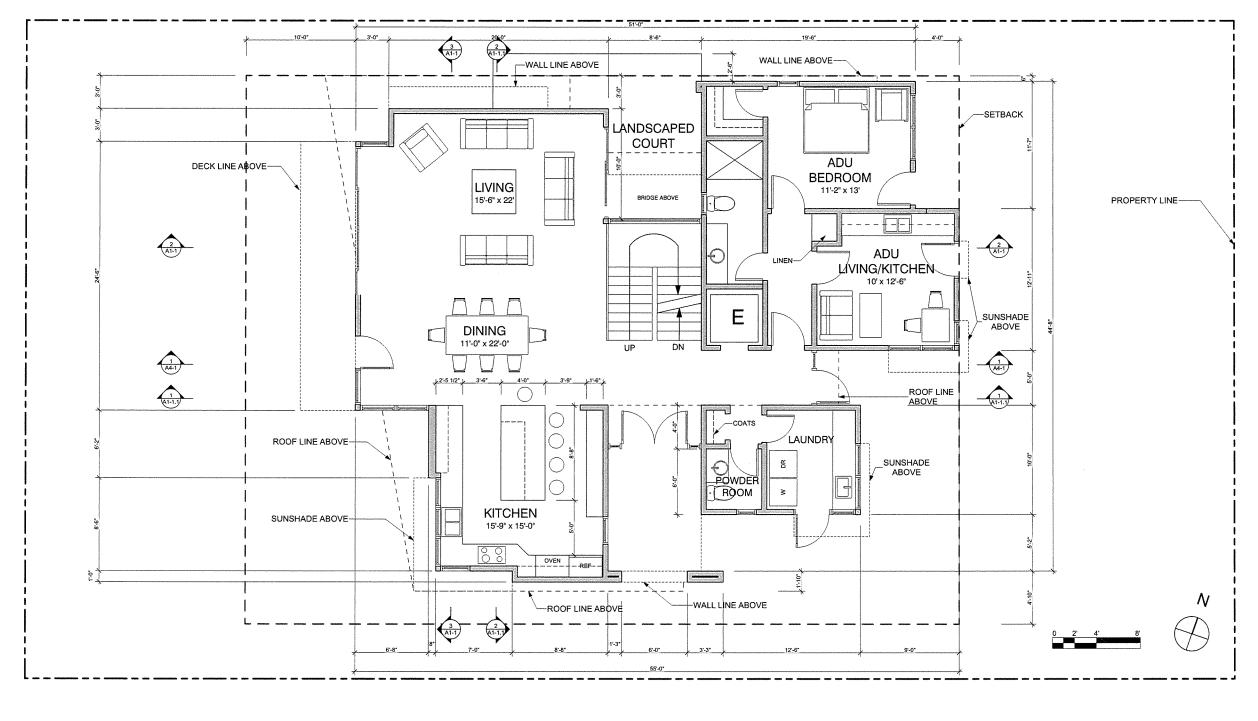


FLOOR AREA

meet







MAIN FLOOR PLAN

WALL LEGEND

2x FURRING

2x6 WOOD STUD @ 16" O.C. 2x4 WOOD STUD @ 16" O.C.

3/1/2022 CITY COUNCIL REVISION

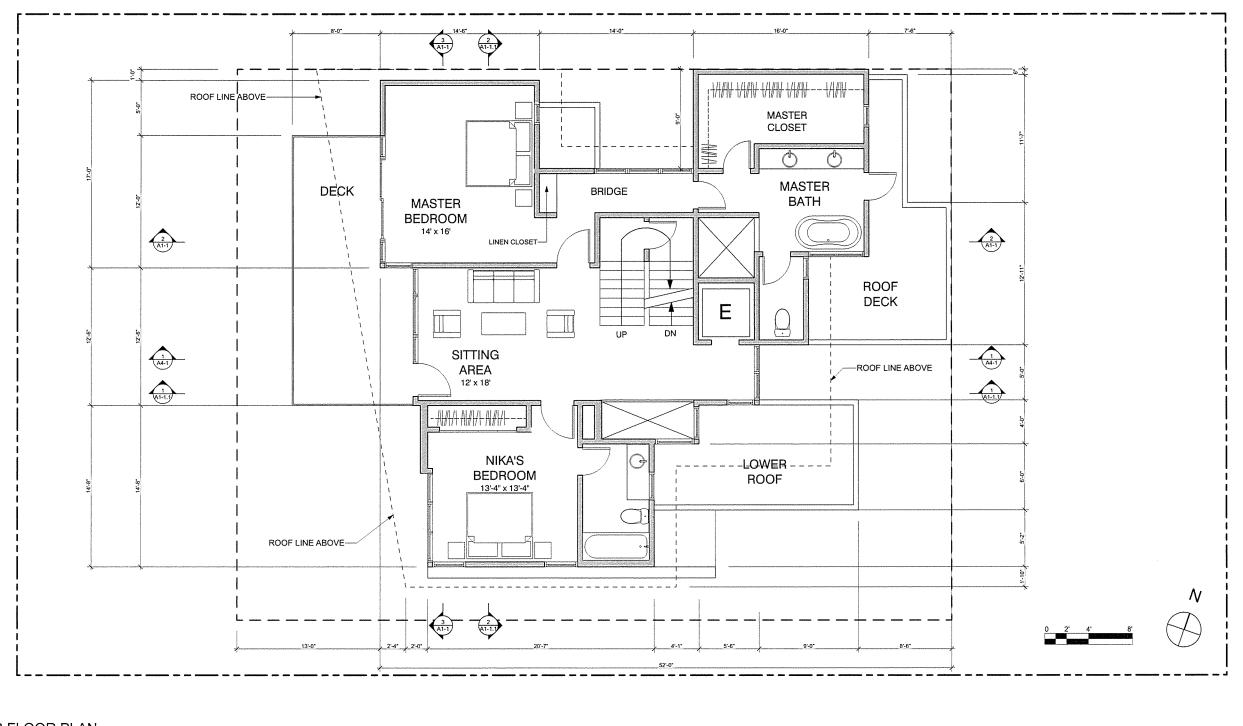
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658 MARSOLAN, SOLANA BEACH CA 92075

01/31/21 OF CALL FOR

Stephen Dalton Architects
444 S. CEDROS. STUDIO 190
SOLANA BEACH. CA 92075
t. 858.792.5906 / f. 858.792.5916

LOOR PLAN



UPPER FLOOR PLAN

WALL LEGEND

8° CMU WALL 2x6 WOOD STUD @ 16" O.C. 2x4 WOOD STUD @ 16° O.C.

3/1/2022 CITY COUNCIL REVISIONS

A2-3

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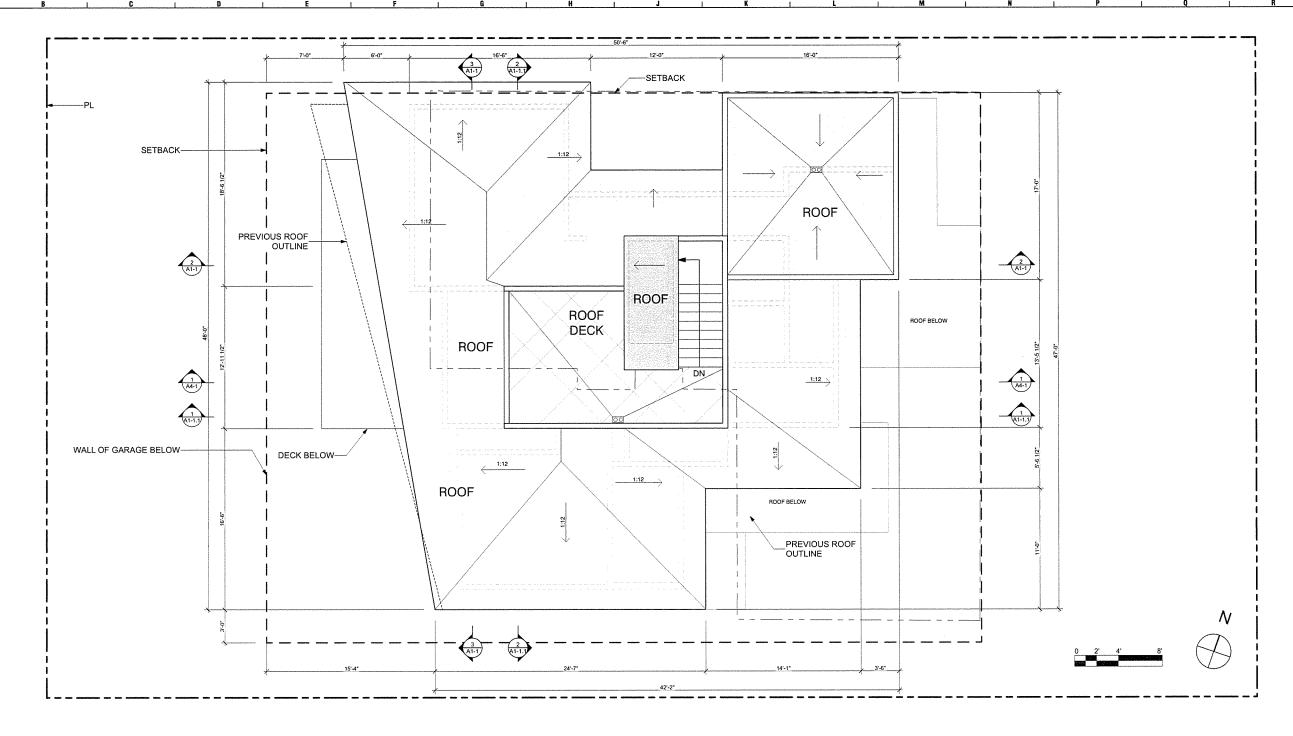
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658 MARSOLAN SOLAN 658 MARSOLAN, SOLANA BEACH CA 92075

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SOLANA BEACH. CA 92075
1: 888.792.5916

PER FLOOR PLAN



ROOF PLAN 1

658 MARSOLAN SOLANA BEACH CA 92075

ORDEN E. OF THE No. C25166 Q

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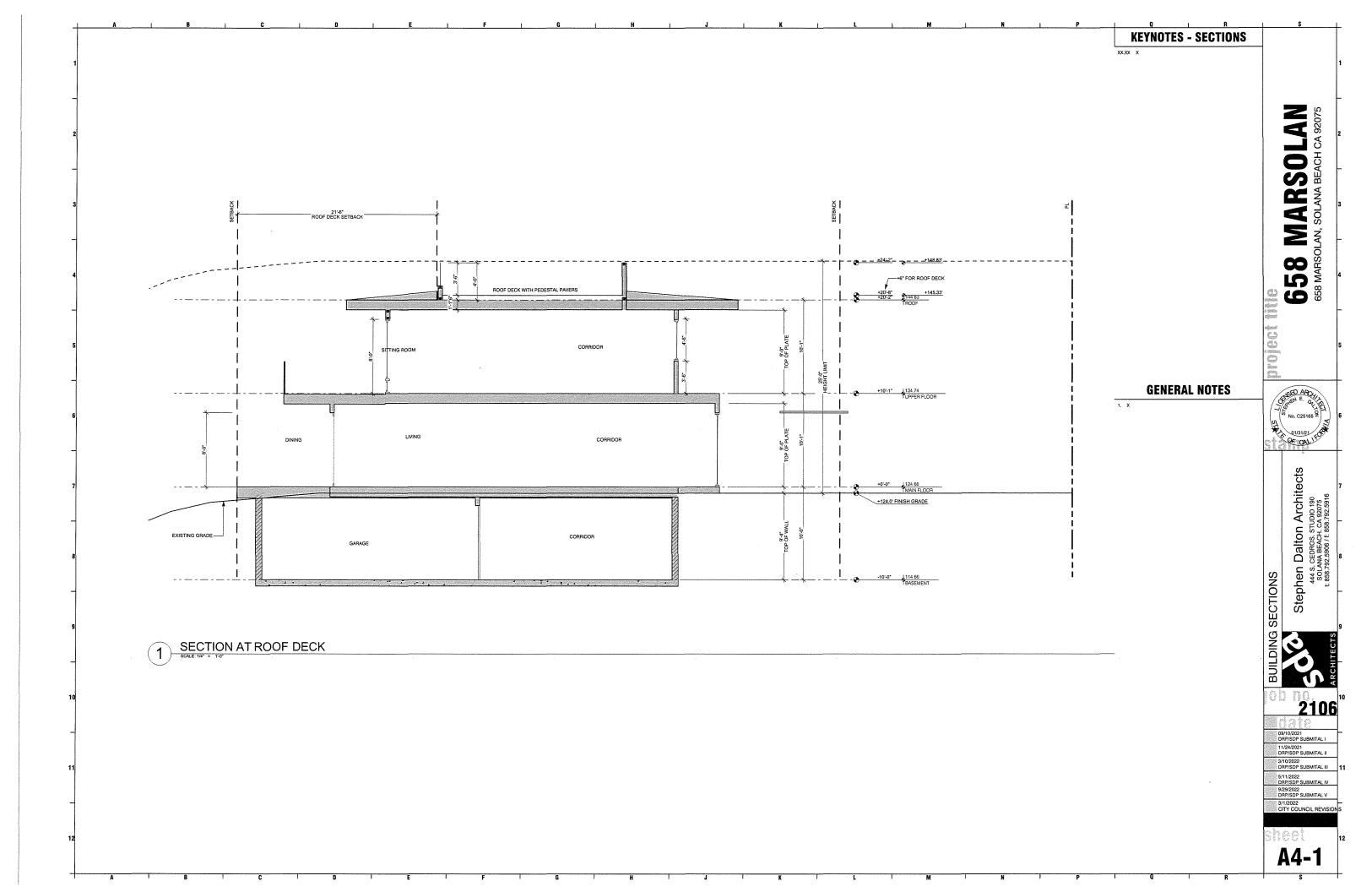
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A2-4









STAFF REPORT CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers

FROM: Gregory Wade, City Manager

MEETING DATE: April 26, 2023

ORIGINATING DEPT: Community Development Department

SUBJECT: Public Hearing: Request for a Development Review Permit

(DRP) and a Structure Development Permit (SDP) for a Remodel and Square Footage Addition to the Existing Two-Story, Single-Family Residence with an Attached Garage and Associated Site Improvements at 1466 Santa Luisa. (Applicants: Daniel and Jessica Krems Application: DRP22-005/SDP22-002; APN: 263-572-01; Resolution No.

2023-042)

BACKGROUND:

The Applicants, Daniel and Jessica Krems, are requesting City Council approval of a Development Review Permit (DRP) and Structure Development Permit (SDP) for an interior remodel and construction of a 946 square foot addition to an existing two-story, single-family residence with an attached garage and perform associated site improvements. The 33,190 square foot lot is located within the Low Medium Residential (LMR) Zone, the Hillside Overlay Zone (HOZ) and the Dark Sky Area.

The project proposes 9 cubic yards (CY) of site grading with 13 CY of excavation for footings. A DRP is required for: 1) a structure that exceeds 60% of the maximum allowable floor area; and 2) a second floor that exceeds 35% of the floor area of the first floor. The project requires an SDP for an addition over 16 feet in height as measured from the pre-existing grade. The maximum height of the proposed addition would be 24.2 feet above the existing grade with the highest story pole measured at 238.8 MSL.

The issue before the Council is whether to approve, approve with conditions, or deny the Applicants' request as contained in Resolution 2023-042 (Attachment 1).

DISCUSSION:

The subject 33,190 square foot property is located at the end of the cul-de-sac of Santa Luisa and is triangular in shape except for the curved street frontage. The lot has side property lines that are approximately 280 feet and 220 feet and a rear property line of 263 feet in length. Due to the location at the end of the cul-de-sac and that the right-of-way

April 26, 2023 DRP22-005/SDP22-002 1466 Santa Luisa - Krems Page 2 of 11

is 55 feet or greater in width, the property qualifies for a reduced front and rear yard setback. It should be noted that the existing residence is considered legal nonconforming as it was constructed prior to the City's incorporation and a portion of the southeast corner of the existing garage is located within the required front yard setback. In addition, the highest roof ridge of the existing residence is 26.5 feet above the existing grade or 241.0 MSL which exceeds the maximum 25-foot building height for the zone. The Applicants provided an analysis on the attached plans (Attachment 2) that indicates that they are not modifying more than 50% of the roof structure, exterior walls, floor structure or foundation, therefore, the project is considered a remodel of an existing residence and the existing nonconformities are allowed to remain as long as they are not increased. The project plans confirm that no increase in the size or degree of the nonconformities are proposed.

As mentioned previously, the lot is located within the HOZ. The lot has a large relatively flat pad where the existing home is located as well as a large rear and side yard, then once you are approximately 120 feet north of the street fronting property line, the lot slopes downward diagonally across the lot from 216 MSL on the eastern side of the lot to 158 MSL in the northwest corner of the rear yard. This area is made up of slopes that exceed 25% and, according to SBMC 17.48.020, no building or grading is permitted in this area.

The Applicants are proposing to maintain the existing driveway and the existing garage. The proposed additions include square footage additions to the northeast corner and the west side of both the first and second floor. The Applicants are also proposing to modify the existing roof ridges over the entry and the bedroom proposed in the southeast corner of the second floor. No portion of the proposed modifications are located within the required setbacks. Project plans are provided in Attachment 2.

Proposed site improvements include grading and the construction of covered patios to the north and west, as well as new landscaping and new hardscape. The property is located within the HOZ. The Applicants provided a slope analysis that shows that the slopes that exceed 25% are beyond the flat pad and will not be disturbed with the proposed project, therefore, the project is exempt from the regulations of the HOZ.

In addition, according to the City's Local Coastal Plan's Biological Resources Map Exhibit 3-2, the property is located adjacent to mapped Environmentally Sensitive Habitat Area (ESHA). The Applicants provided an ESHA assessment report, prepared by Merkel and Associates, Inc., that was peer-reviewed by one of the City's on-call environmental consultants, and has been provided in Attachment 3. The report indicates that the property has Southern Maritime Chaparral located on the rear (northern) portion of the property. The report indicated that there are Chaimse, Nuttall's Scrub Oak trees and wartstemmed ceanothus within the Southern Maritime Chaparral onsite. The proposed outer boundary of the covered patio is located a horizontal distance of 77 feet from the nearest onsite ESHA. The proposed project would not change the land use of the site and development is limited to the southern portion of the lot, subject to the following conditions

of approval, the 77-foot ESHA buffer would continue to adequately protect the ESHA onsite.

- 1. Construction practices shall avoid potential indirect impacts (i.e. erosion, drainage, litter) to the native vegetation and the ESHA downslope from the project limits by including in the construction best management practices (BMPs) such as straw wattles and/or silt fencing prior to the start of construction. Drainage is expected to be retained within the Urban Developed area (i.e. grass lawn) or directed to a bio-retention basin required by the City.
- 2. Any proposed outdoor lighting along the northern boundary of the development shall be directed down or shielded to avoid potential lighting impacts to ESHA.

These conditions have been incorporated into Resolution 2023-042. Table 1 (below) provides a comparison of the SBMC applicable zoning regulations with the Applicants' proposed design.

Table 1							
LOT INFORMATION							
Property Address:	1466 Santa Luisa	Zoning Designatio	n: LMR (4 du/ac)			
Lot Size (Gross):	33,190 ft ²	# of Units Allowed	: 1 D/U,	1 ADU, and 1			
Max. Allowable Floor Area:	9,478 ft ²		JADU				
Proposed Floor Area:	3,996 ft ²	# of Units Request	ted: 1 D/U				
Below Max. Floor Area by:	5,482 ft ²	Setbacks:	Required	Proposed			
Max. Allowable Height:	25 ft.	Front (S)	*25 ft.	20 ft.			
Max. Proposed Height:	24.2 ft.	Interior Side (W)	10 ft.	17 ft. 5 in.			
Highest Point/Ridge:	238.8 MSL	Interior Side (E)	10 ft.	10 ft.			
		Rear (N)	25 ft.	140 ft.			
Existing Development: Existi	ng two-story	*the front yard setbacks re		et width			
residence	residence Proposed Grading:						
Proposed Parking: 2 garage	9 yd3 of site grading		of				
Fences and Walls: Yes	•	excavation for footi	ings.				

PROPOSED PROJECT INFORMATION					
Floor Area Breakdown:		Required Permit:			
Existing First Floor Living Area: Proposed First Floor Addition: Existing Attached Garage: Existing Second Floor Living Area: Proposed Second Floor Addition:	1,568 ft ² 416 ft ² 486 ft ² 1,396 ft ² 530 ft ²	DRP: for a second story floor area that exceeds 35% of the first story floor area. SDP: for construction in excess of 16 feet in			
Sub Total: Required Parking Exemption: Total FAR Proposed:	4,396 ft ² -400 ft ² 3,996 ft ²	height as measured from the pre-existing grade.			

Staff has prepared draft findings for approval of the project in the attached Resolution 2023-042 for Council's consideration based upon the information in this report. The

applicable SBMC sections are provided in italicized text and conditions from the Community Development, Engineering, and Fire Departments are incorporated in the Resolution of Approval. The Council may direct Staff to modify the Resolution to reflect the findings and conditions it deems appropriate as a result of the Public Hearing process. If the Council determines the project is to be denied, Staff will prepare a Resolution of Denial for adoption at a subsequent Council meeting.

The following is a discussion of the findings for a DRP as each applies to the proposed project as well as references to recommended conditions of approval contained in Resolution 2023-042.

<u>Development Review Permit Compliance (SBMC Section 17.68.40)</u>:

A DRP is required because the proposed development includes the construction of a second floor that exceeds 35% of the maximum floor area for the first floor. In addition to meeting zoning requirements, the project must also be found in compliance with development review criteria. The following is a list of the development review criteria topics:

- 1. Relationship with Adjacent Land Uses
- 2. Building and Structure Placement
- 3. Landscaping
- 4. Roads, Pedestrian Walkways, Parking, and Storage Areas
- 5. Grading
- 6. Lighting
- 7. Usable Open Space

The Council may approve, or conditionally approve, a DRP only if all of the findings listed below can be made. Resolution 2023-042 provides the full discussion of the findings.

- 1. The proposed development is consistent with the general plan and all applicable requirements of the zoning ordinance including special regulations, overlay zones, and specific plans.
- 2. The proposed development complies with the development review criteria.
- All required permits and approvals issued by the city, including variances, conditional use permits, comprehensive sign plans, and coastal development permits have been obtained prior to or concurrently with the development review permit.
- 4. If the development project also requires a permit or approval to be issued by a state or federal agency, the city council may conditionally approve the development review permit upon the Applicant obtaining the required permit or approval from the other agency.

If the above findings cannot be made, the Council shall deny the DRP. The following is a discussion of the applicable development review criteria as they relate to the proposed project.

Relationship with Adjacent Land Uses:

The subject lot and all surrounding properties are located within the LMR Zone. Properties within the area are developed with a mixture of one- and two-story single-family residences. The project, as designed, is consistent with the permitted uses for the LMR Zone as described in SBMC Sections 17.20.010 and 17.12.020. The property is designated Low Medium Density Residential in the General Plan and intended for single-family residences to be developed at a maximum density of four dwelling units per acre. Other compatible uses such as accessory dwelling units, home occupations, religious institutions, educational institutions, parks and recreation facilities, and public utilities are permitted or conditionally permitted. The proposed development could be found to be consistent with the objectives of the General Plan as it encourages the development and maintenance of healthy residential neighborhoods, the stability of transitional neighborhoods, and the rehabilitation of deteriorated neighborhoods. The project also could be found consistent with the objective of providing a range of housing types.

The property is not located within any of the City's Specific Plan areas, however, the project is located within the Coastal Zone. As a condition of project approval, the Applicants will be required to obtain a Coastal Development Permit, Waiver, or Exemption from the California Coastal Commission prior to the issuance of building or grading permits.

Building and Structure Placement:

The proposed project includes an interior remodel and a 418 square foot addition to the main floor and a 530 square foot addition (including 115 square feet of area that has a ceiling height over 15 feet) to the second floor. The main floor would be made up of a front entry, living room, dining room, wine cellar, an open concept kitchen/dining/family room and pantry, a guest bedroom with an ensuite bathroom, a powder room and a mudroom that leads to the garage. A proposed 620 square foot covered patio is proposed on the north side of the main floor and a 608 square foot covered patio on the west side of the main floor that includes a barbeque.

The proposed second floor includes the primary bedroom suite, three additional bedrooms, two with ensuite bathrooms, and an additional bathroom and a laundry room. The bedroom in the southeast corner of the second floor has a 158 square foot covered patio over the existing garage.

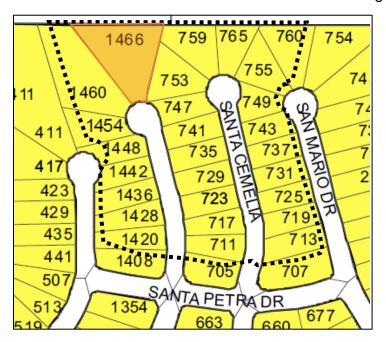
The SBMC parking regulations require two off-street parking spaces per single-family residence. However, the parking spaces must be located in an enclosed garage to qualify for a square footage exemption from the Floor Area Ratio (FAR) calculation. The maximum allowable floor area calculation for this project is as follows:

0.50 for first 5,000 ft ²	3,000 ft ²
0.30 for ft ² between 5,000 and 20,000 ft ²	4,500 ft ²
0.15 for ft ² above 20,000 ft ²	1,978 ft ²
Maximum Allowable Floor Area:	9.487 ft ²

As designed, the project complies with all required setbacks. The residence would be setback 20 feet from the front property line along Santa Luisa, approximately 10 feet from the eastern side property line, approximately 17 ft. 5 inches feet from the western side property line, and approximately 140 feet from the northern, rear property line. The maximum building height for the MR Zone is 25 feet. The proposed residence is currently existing nonconforming with a height of 26 feet five inches. The proposed additions would not exceed 24.2 feet above the pre-existing grade with the highest point of the addition at 238.8. As a condition of approval, the Applicants would be required to submit a height certification to certify that no portion of the structure will exceed 24.2 feet from the existing grade or 238.8 MSL. As designed, the project will comply with the required parking, maximum floor area, required setbacks, and maximum building height.

Neighborhood Comparison:

Staff compared the proposed project to 28 other properties within the surrounding area. This area includes properties located within the LMR Zone north of Santa Petra Drive between San Mario Drive and Santa Victoria as shown on the following map.



The existing homes range in size from 1,251 square feet to 3,507 square feet, according to the County Assessor records. It should be noted that the County Assessor does not include the garage, covered porch area, unfinished basement, and non-habitable accessory building area in the total square footage. Additionally, the Assessor would not

double count areas with a ceiling height of 15 feet or greater. Accordingly, the building area of the proposed project has been calculated for comparison purposes by deleting the area of the proposed garage and the outdoor covered area:

Project Gross Building Area:	4,396 SF
Subtract Garage Area	-486 SF
Subtract Area with Ceiling Height Over 15 ft.	-115 SF
Project Area for Comparison to Assessor's Data:	3,795 SF

Table 2 is based upon the County Assessor's data and SanGIS data. It contains neighboring lot sizes, the square footage of existing development and the maximum allowable square footage for potential development on each lot.

Tabl	e 2					
#	Property Address	Lot Size in ft2 (GIS)	Existing ft2 Onsite (Assessor's)	Proposed / Recently Approved ft ²	Max. Allowable ft ²	Zone
1.	1408 Santa Luisa Dr.	14,103	1,671		5,731	LMR
2.	1420 Santa Luisa Dr.	11,120	2,503		4,836	LMR
3.	1428 Santa Luisa Dr.	12,160	2,372		5,148	LMR
4.	1436 Santa Luisa Dr.	11,595	2,202		4,979	LMR
5.	1442 Santa Luisa Dr.	10,500	2,185		4,650	LMR
6.	1448 Santa Luisa Dr.	10,264	1,737		4,579	LMR
7.	1454 Santa Luisa Dr.	13,846	2,701		5,546	LMR
8.	1460 Santa Luisa Dr.	37,388	2,079		10,108	LMR
9.	1466 Santa Luisa Dr.	33,190	2,892	3,795	9,478	LMR
10.	759 Santa Camelia Dr.	17,052	3,507		6,616	LMR
11.	753 Santa Camelia Dr.	16,330	1,671		6,399	LMR
12.	747 Santa Camelia Dr.	10,510	2,180		4,653	LMR
13.	741 Santa Camelia Dr.	11,136	1,835		4,841	LMR
14.	735 Santa Camelia Dr.	11,069	2,496		4,821	LMR
15.	729 Santa Camelia Dr.	11,207	2,006		4,862	LMR
16.	723 Santa Camelia Dr.	10,901	1,601		4,770	LMR
17.	717 Santa Camelia Dr.	10,032	1,251		4,510	LMR
18.	711 Santa Camelia Dr.	10,860	2,496		4,758	LMR
19.	705 Santa Camelia Dr.	12,542	2,313		5,263	LMR
20.	707 San Mario Dr.	17,725	2,638		6,818	LMR
21.	713 San Mario Dr.	11,658	2,006		4,997	LMR
22.	719 San Mario Dr.	10,329	1,717		4,599	LMR
23.	725 San Mario Dr.	10,181	2,006		4,554	LMR
24.	731 San Mario Dr.	10,060	2,496		4,518	LMR
25.	737 San Mario Dr.	10,094	2,042		4,528	LMR

26.	743 San Mario Dr.	9,522	3,027	4,537	LMR
27.	749 San Mario Dr.	10,332	1,726	4,600	LMR
28.	755 San Mario Dr.	14,168	2,094	5,750	LMR
29.	760 San Mario Dr.	17,477	2,496	6,743	LMR

Fences, Walls and Retaining Walls:

Within the front or exterior side yard setback areas, the SBMC Section 17.20.040(O) allows fences and walls, or any combination thereof, to be no higher than 42 inches in height as measured from existing grade, except for an additional two feet of fence that is at least 80% open to light. Fences, walls and retaining walls located within the rear and interior side yards are allowed to be up to six feet in height with an additional 24 inches that is 50% open to light and air.

The Applicants are proposing a 6-foot masonry wall that follows the western property line from the top of the bluff to approximately 45 feet from the front property line. Then a 6-foot-tall fence is proposed to connect the wall to the southwest corner of the proposed residence. On the eastern side of the residence, a 6-foot fence is proposed at the southeast corner of the garage and follows the eastern property line to the rear of the residence. As proposed, the fence and wall will comply with the maximum fence heights. If the Applicants decide to modify any of the proposed fences and walls or construct additional fences and walls on the project site, a condition of project approval indicates that they would be required to be in compliance with the Municipal Code.

Landscape:

The project is subject to the current water efficient landscaping regulations of SBMC Chapter 17.56. A Landscape Documentation Package is required for new development projects with an aggregate landscape equal to or greater than 500 square feet requiring a building permit, plan check or development review. The Applicants provided a conceptual landscape plan that has been reviewed by the City's third-party landscape architect, who has recommended approval. The Applicants will be required to submit detailed construction landscape drawings that will be reviewed by the City's third-party landscape architect for conformance with the conceptual plan. In addition, the City's third-party landscape architect will perform an inspection during the construction phase of the project. A separate condition has been added to require that native or drought-tolerant and non-invasive plant materials and water-conserving irrigation systems are required to be incorporated into the landscaping to the extent feasible.

Parking:

SBMC Section 17.52.040 and the Off-Street Parking Design Manual (OSPDM) require two (2) parking spaces for a single-family residence. The Applicants are proposing to maintain the existing driveway which provides access to the lot from the southern property

line. The existing garage will also be maintained in the southeastern corner of the residence. The SBMC indicates that each single-family residence requires two off-street parking spaces that are 9ft. X 19ft. and clear of obstruction. If the required parking spaces are provided in an enclosed garage, up to 200 square feet per parking space can be exempt from the calculation of floor area. As mentioned previously, the southeast corner of the garage is located within the required front yard setback, however, the existing garage is deep enough to provide two spaces that are located outside of the required setback so the project qualifies for a 400 square foot exemption.

Grading:

The project would include grading in the amount of 9 yd³ of site grading and 13 yd³ of excavation for footings. The grading is proposed for footings for the proposed additions as well as new landscaping and hardscape in the rear of the proposed residence.

Lighting:

The subject property is located within the Dark Sky Area and is therefore subject to the regulations of SBMC 17.60.60(C) which prohibit the outside illumination for aesthetic or dramatic purposes of any building and/or surrounding landscape, including environmentally sensitive habitat areas (public or private). A condition of project approval includes that all new exterior lighting fixtures comply with the City-Wide Lighting Regulations of the Zoning Ordinance (SBMC 17.60.060) as well as those of the Dark Sky Area. All light fixtures shall be shielded so that no light or glare is transmitted or reflected in such concentrated quantities or intensities as to be detrimental to the surrounding area.

Usable Open Space:

The project consists of the construction of an interior remodel and square footage addition to an existing residence with an attached garage and associated site improvements; therefore, usable open space and recreational facilities are neither proposed nor required according to SBMC Section 17.20.040. As a condition of project approval, the Applicants will be required to pay the Park Development Fee prior to building permit issuance.

<u>Structure Development Permit Compliance:</u>

The proposed structure exceeds 16 feet in height above the existing grade, therefore, the project must comply with all of the View Assessment requirements of SBMC Chapter 17.63 and the Applicants were required to complete the SDP process. The Story Pole Height Certification was certified by a licensed land surveyor on September 15, 2022, showing a maximum building height of 24.2 feet (238.8 feet above MSL) above the existing and proposed grade. Notices were mailed to property owners and occupants within 300 feet of the project site establishing a deadline to file for View Assessment by November 4, 2022. The City received one application for View Assessment. The project was heard at the January View Assessment Commission (VAC) meeting and at that meeting, the VAC voted to continue the project to a later meeting so that the Applicants

could redesign the project. The Applicants redesigned the project by changing the pitch of the proposed roof over the primary bedroom and the front entry to 3:12 instead of 4:12 which lowered the ridgeline over the primary bedroom by 1.7 feet and the ridgeline over the entry by 0.7 feet. The Claimant was satisfied by these modifications and withdrew their Application for View Assessment. Therefore, if the City Council can make the findings to approve the DRP, the SDP would be approved administratively.

A condition of approval has been added to the Draft Resolution of Approval (Attachment 1) to require that the Applicants submit a height certification prepared by a licensed land surveyor prior to the framing inspection certifying that the maximum height of the proposed addition will not exceed 24.2 feet above the proposed grade or 238.8 feet above MSL.

No street improvements are required or proposed for this project.

Public Hearing Notice:

Notice of the City Council Public Hearing for the project was published in the Union Tribune more than 10 days prior to the public hearing. The same public notice was mailed to property owners and occupants within 300 feet of the proposed project site on March 31, 2023, Staff has not received any correspondence in support or opposition to the proposed project.

In conclusion, the proposed project, as conditioned, could be found to be consistent with the Zoning regulations and the General Plan. Staff has prepared draft findings for approval of the project in the attached Resolution 2023-042 for Council's consideration based upon the information in this report. Conditions from the Community Development, Engineering, and Fire Departments are incorporated in the Resolution of Approval.

The Council may direct Staff to modify the Resolution to reflect the findings and conditions it deems appropriate as a result of the Public Hearing process. If the Council determines the project is to be denied, Staff will prepare a Resolution of Denial for adoption at a subsequent Council meeting.

CEQA COMPLIANCE STATEMENT:

The project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 of the State CEQA Guidelines. Class 1 consists of the minor alteration of existing private structures involving negligible or no expansion to the existing use including additions to existing structures that will not result in an increase of more than 50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less.

FISCAL IMPACT: N/A

WORK PLAN: N/A

OPTIONS:

- Approve Staff recommendation adopting the attached Resolution 2023-042.
- Approve Staff recommendation subject to additional specific conditions necessary for the City Council to make all required findings for the approval of a DRP.
- Deny the project if all required findings for the DRP cannot be made.

DEPARTMENT RECOMMENDATION:

The proposed project meets the minimum zoning requirements under the SBMC, may be found to be consistent with the General Plan and may be found, as conditioned, to meet the discretionary findings required as discussed in this report to approve a DRP. Therefore, Staff recommends that the City Council:

- 1. Conduct the Public Hearing: Open the Public Hearing, Report Council Disclosures, Receive Public Testimony, and Close the Public Hearing.
- 2. Find the project exempt from the California Environmental Quality Act pursuant to Section 15301 of the State CEQA Guidelines; and
- 3. If the City Council makes the requisite findings and approves the project, adopt Resolution 2023-042 conditionally approving a DRP and SDP for an interior remodel and a square footage addition to the existing two-story, single-family residence with an attached garage and associated site improvements at 1466 Santa Luisa, Solana Beach.

CITY MANAGER'S RECOMMENDATION:

Approve Department Recommendation.

Gregory Wade, City Manager

Attachments:

- 1. Resolution 2023-042
- 2. Project Plans
- 3. ESHA Assessment Report

RESOLUTION 2023-042

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, CONDITIONALLY APPROVING A DEVELOPMENT REVIEW PERMIT AND STRUCTURE DEVELOPMENT PERMIT FOR AN INTERIOR REMODEL AND A SQUARE FOOTAGE ADDITION TO AN EXISITNG TWO-STORY, SINGLE-FAMILY RESIDENCE WITH AN ATTACHED TWO-CAR GARAGE AND PERFORM ASSOCIATED SITE IMPROVEMENTS AT 1466 SANTA LUISA DRIVE, SOLANA BEACH.

APPLICANTS: JESSICA AND DANIEL KREMS

CASE NO.: DRP22-005/SDP22-002

WHEREAS, Jessica and Daniel Krems (hereinafter referred to as "Applicants"), have submitted an application for a Development Review Permit (DRP) and Structure Development Permit (SDP) pursuant to Title 17 (Zoning) of the Solana Beach Municipal Code (SBMC); and

WHEREAS, the Public Hearing was conducted pursuant to the provisions of Solana Beach Municipal Code Section 17.72.030; and

WHEREAS, at the Public Hearing on April 26, 2023, the City Council received and considered evidence concerning the proposed application; and

WHEREAS, the City Council found the application request exempt from the California Environmental Quality Act pursuant to Section 15301 of the State CEQA Guidelines; and

WHEREAS, this decision is based upon the evidence presented at the hearing, and any information the City Council gathered by viewing the site and the area as disclosed at the hearing.

NOW THEREFORE, the City Council of the City of Solana Beach, California, does resolve as follows:

- I. That the foregoing recitations are true and correct.
- II. That the request for a DRP and SDP for an interior remodel and square footage addition which would result in a 3,910 square foot two-story, single-family residence with an attached 486 square foot two-car garage, and perform associated site improvements at 1466 Santa Luisa Drive, is conditionally approved based upon the following Findings and subject to the following Conditions:

III. FINDINGS

A. In accordance with Section 17.68.040 (Development Review Permit) of the City of Solana Beach Municipal Code, the City Council finds the following:

I. The proposed project is consistent with the General Plan and all applicable requirements of SBMC Title 17 (Zoning Ordinance), including special regulations, overlay zones and specific plans.

General Plan Consistency: The project, as conditioned, is consistent with the City's General Plan designation of Low Medium Density Residential in the General Plan and intended for single-family residential development with a maximum density of four dwelling units per acre. The development is also consistent with the objectives of the General Plan as it encourages the development and maintenance of healthy residential neighborhoods, the stability of transitional neighborhoods, and the rehabilitation of deteriorated neighborhoods.

Zoning Ordinance Consistency: The project is consistent with all applicable requirements of the Zoning Ordinance (Title 17) (SBMC 17.20.030 and 17.48.040), which delineates maximum allowable Floor Area Ratio (FAR), Permitted Uses and Structures (SBMC Section 17.20.020) which provides for uses of the property for a single-family residence. Further, the project adheres to all property development regulations established for the Low Medium Residential (LMR) Zone and cited by SBMC Section 17.020.030.

The project meets the minimum number of off-street parking spaces and the required front-, side- and rear-yard setbacks and is below the maximum allowable structure height and gross floor area for the property.

- II. The proposed development complies with the following development review criteria set forth in Solana Beach Municipal Code Section 17.68.040.F:
 - a. Relationship with Adjacent Land Uses: The development shall be designed in a manner compatible with and complementary to existing development in the immediate vicinity of the project site and the surrounding neighborhood. The development as proposed shall also be compatible in scale, apparent bulk, and massing with such existing development in the surrounding neighborhood. Site planning on or near the perimeter of the development shall give consideration to the protection of surrounding areas from potential adverse effects.

The subject lot and all surrounding properties are located within the LMR Zone. Properties within the area are developed with a mixture of one- and two-story, single-family residences. The project, as designed, is consistent with the permitted uses for the LMR Zone as described in SBMC Sections 17.20.010 and 17.12.020. The property is designated Low Medium Density

Residential in the General Plan and intended for single-family residences to be developed at a maximum density of four dwelling units per acre. Other compatible uses such as accessory dwelling units. home occupations, religious institutions, educational institutions, parks and recreation facilities, and public utilities are permitted or conditionally permitted. The proposed development could be found to be consistent with the objectives of the General Plan as it encourages the development and maintenance of healthy transitional neighborhoods, stability of residential the neighborhoods, and the rehabilitation of deteriorated neighborhoods. The project also could be found consistent with the objective of providing a range of housing types.

The property is not located within any of the City's Specific Plan areas, however, the project is located within the Coastal Zone. As a condition of project approval, the Applicants will be required to obtain a Coastal Development Permit, Waiver, or Exemption from the California Coastal Commission prior to the issuance of building or grading permits.

b. Building and Structure Placement: Buildings and structures shall be sited and designed to minimize adverse impacts on the surrounding properties and designed in a manner which visually and functionally enhance their intended use and complement existing site topography. Multi-family residential buildings shall be sited to avoid crowding and to allow for a functional use of the space between buildings.

The proposed project includes an interior remodel and a 418 square foot addition to the main floor and a 530 square foot addition (including 115 square feet of area that has a ceiling height over 15 feet) to the second floor. The main floor would be made up of a front entry, living room, dining room, wine cellar, an open concept kitchen/dining/family room and pantry, a guest bedroom with an ensuite bathroom, a powder room and a mudroom that leads to the garage. A proposed 620 square foot covered patio is proposed on the north side of the main floor and a 608 square foot covered patio on the west side of the main floor that includes a barbeque.

The proposed second floor includes the primary bedroom suite, three additional bedrooms, two with ensuite bathrooms, and an additional bathroom and a laundry room. The bedroom in the southeast corner of the second floor has a 158 square foot covered patio over the existing garage.

The SBMC parking regulations require two off-street parking spaces per single-family residence. However, the parking spaces must be located in an enclosed garage to qualify for a square footage exemption from the Floor Area Ratio (FAR) calculation. The maximum allowable floor area calculation for this project is as follows:

0.50 for first 5,000 ft ²	3,000 ft ²
0.30 for ft ² between 5,000 and 20,000 ft ²	4,500 ft ²
0.15 for ft ² above 20,000 ft ²	1,978 ft ²
Maximum Allowable Floor Area:	9,487 ft ²

As designed, the project complies with all required setbacks. The residence would be setback 20 feet from the front property line along Santa Luisa, approximately 10 feet from the eastern side property line, approximately 17 ft. 5 inches feet from the western side property line, and approximately 140 feet from the northern, rear property line. The maximum building height for the MR Zone is 25 feet. The proposed residence is currently existing nonconforming with a height of 26 feet five inches. The proposed additions would not exceed 24.2 feet above the pre-existing grade with the highest point of the addition at 238.8. As a condition of approval, the Applicants would be required to submit a height certification to certify that no portion of the structure will exceed 24.2 feet from the existing grade or 238.8 MSL. As designed, the project will comply with the required parking, maximum floor area, required setbacks, and maximum building height.

c. Landscaping: The removal of significant native vegetation shall be minimized. Replacement vegetation and landscaping shall be compatible with the vegetation of the surrounding area. To the maximum extent practicable, landscaping and plantings shall be used to screen parking areas, storage areas, access roads, and other service uses of the site. Trees and other large plantings shall not obstruct significant views when installed or at maturity. Drought tolerant plant materials and water conserving irrigation systems shall be incorporated into all landscaping plans.

The project is subject to the current water efficient landscaping regulations of SBMC Chapter 17.56. A Landscape Documentation Package is required for new development projects with an aggregate landscape equal to or greater than 500 square feet requiring a building permit, plan check or development review. The Applicants provided a conceptual landscape plan that has been reviewed by the City's third-party landscape architect, who has recommended approval. The

Applicants will be required to submit detailed construction landscape drawings that will be reviewed by the City's third-party landscape architect for conformance with the conceptual plan. In addition, the City's third-party landscape architect will perform an inspection during the construction phase of the project. A separate condition has been added to require that native or drought-tolerant and non-invasive plant materials and water-conserving irrigation systems are required to be incorporated into the landscaping to the extent feasible.

d. Roads, Pedestrian Walkways, Parking and Storage Areas: Any development involving more than one building or structure shall provide common access roads and pedestrian walkways. Parking and outside storage areas, where permitted, shall be screened from view, to the extent feasible, by existing topography, by the placement of buildings and structures, or by landscaping and plantings.

SBMC Section 17.52.040 and the Off-Street Parking Design Manual (OSPDM) require two (2) parking spaces for a singlefamily residence. The Applicants are proposing to maintain the existing driveway which provides access to the lot from the southern property line. The existing garage will also be maintained in the southeastern corner of the residence. The SBMC indicates that each single-family residence requires two off-street parking spaces that are 9ft. X 19ft. and clear of obstruction. If the required parking spaces are provided in an enclosed garage, up to 200 square feet per parking space can be exempt from the calculation of floor area. As mentioned previously, the southeast corner of the garage is located within the required front yard setback, however, the existing garage is deep enough to provide two spaces that are located outside of the required setback so the project qualifies for a 400 square foot exemption.

e. Grading: To the extent feasible, natural topography and scenic features of the site shall be retained and incorporated into the proposed development. Any grading or earth-moving operations in connection with the proposed development shall be planned and executed so as to blend with the existing terrain both on and adjacent to the site. Existing exposed or disturbed slopes shall be landscaped with native or naturalized non-native vegetation and existing erosion problems shall be corrected.

The project would include grading in the grading in the amount of 9 yd³ of site grading and 13 yd³ of excavation for footings. The grading is proposed for footings for the proposed additions as

well as new landscaping and hardscape in the rear of the proposed residence.

f. Lighting: Light fixtures for walkways, parking areas, driveways, and other facilities shall be provided in sufficient number and at proper locations to assure safe and convenient nighttime use. All light fixtures shall be appropriately shielded so that no light or glare is transmitted or reflected in such concentrated quantities or intensities as to be detrimental to the surrounding areas per SBMC 17.60.060 (Exterior Lighting Regulations).

The subject property is located within the Dark Sky Area and is therefore subject to the regulations of SBMC 17.60.60(C) which prohibit the outside illumination for aesthetic or dramatic purposes of any building and/or surrounding landscape, including environmentally sensitive habitat areas (public or private). A condition of project approval includes that all new exterior lighting fixtures comply with the City-Wide Lighting Regulations of the Zoning Ordinance (SBMC 17.60.060) as well as those of the Dark Sky Area. All light fixtures shall be shielded so that no light or glare is transmitted or reflected in such concentrated quantities or intensities as to be detrimental to the surrounding area.

g. Usable Open Space: Recreational facilities proposed within required usable open space shall be located and designed to maintain essential open space values.

The project consists of the construction of an interior remodel and square footage addition to an existing residence with an attached garage and associated site improvements; therefore, usable open space and recreational facilities are neither proposed nor required according to SBMC Section 17.20.040. As a condition of project approval, the Applicants will be required to pay the Park Development Fee prior to building permit issuance.

III. All required permits and approvals including variances, conditional use permits, comprehensive sign plans, and coastal development permits have been obtained prior to or concurrently with the development review permit.

All required permits are being processed concurrently with the Development Review Permit.

IV. If the development project also requires a permit or approval to be issued by a state or federal agency, the city council may conditionally

approve the development review permit upon the Applicants obtaining the required permit or approval from the other agency.

The Applicants shall obtain approval from the California Coastal Commission prior to issuance of Building or Grading Permits.

B. In accordance with Chapter 17.63 (Structure Development Permit) of the Solana Beach Municipal Code, the City Council finds the following:

The proposed structure exceeds 16 feet in height above the existing grade, therefore, the project must comply with all of the View Assessment requirements of SBMC Chapter 17.63 and the Applicants were required to complete the SDP process. The Story Pole Height Certification was certified by a licensed land surveyor on September 15, 2022, showing a maximum building height of 24.2 feet (238.8 feet above MSL) above the existing and proposed grade. Notices were mailed to property owners and occupants within 300 feet of the project site establishing a deadline to file for View Assessment by November 4, 2022. The City received one application for View Assessment. The project was heard at the January View Assessment Commission (VAC) meeting and at that meeting, the VAC voted to continue the project to a later meeting so that the Applicants could redesign the project. The Applicants redesigned the project by changing the pitch of the proposed roof over the primary bedroom and the front entry to 3:12 instead of 4:12 which lowered the ridgeline over the primary bedroom by 1.7 feet and the ridgeline over the entry by 0.7 feet. The Claimant was satisfied by these modifications and withdrew their Application for View Assessment. Therefore, if the City Council can make the findings to approve the DRP, the SDP would be approved administratively.

A condition of approval has been added to the Draft Resolution of Approval (Attachment 1) to require that the Applicants submit a height certification prepared by a licensed land surveyor prior to the framing inspection certifying that the maximum height of the proposed addition will not exceed 24.2 feet above the proposed grade or 238.8 feet above MSL.

V. CONDITIONS:

Prior to use or development of the property in reliance on this permit, the Applicants shall provide for and adhere to the following conditions:

- A. Community Development Department Conditions:
 - I. The Applicants shall pay required Fire Mitigation, Park Development and Public Use Facilities Impact Fees, as established by SBMC Chapter 15.60, Chapter 15.65, Chapter 15.66, and Resolution 2018-147.

- II. The Building Permit plans must be in substantial conformance with the architectural plans presented to the City Council on April 26, 2023, and located in the project file with a submittal date of April 18, 2023.
- III. Prior to requesting a framing inspection, the Applicants shall be required to submit a height certification, signed by a licensed land surveyor, certifying that the building envelope is in conformance with City Council approval on April 26, 2023, and that the maximum height of the proposed addition will not exceed 24.2 feet above the proposed grade or 238.8 feet above MSL, which is the maximum proposed structure height reflected on the project plans.
- IV. Any proposed onsite fences, walls and retaining walls and any proposed railing located on top, or any combination thereof, shall comply with applicable regulations of SBMC Section 17.20.040 and 17.60.070 (Fences and Walls).
- V. The Applicants shall obtain required California Coastal Commission (CCC) approval of a Coastal Development Permit, Waiver or Exemption as determined necessary by the CCC, prior to the issuance of a grading or building permit.
- VI. Native or drought tolerant and non-invasive plant materials and water conserving irrigation systems shall be incorporated into any proposed landscaping and compatible with the surrounding area to the extent feasible.
- VII. Any new exterior lighting fixtures shall be in conformance with the City-Wide Lighting Regulations of SBMC 17.60.060.
- VIII. All light fixtures shall be appropriately shielded so that no light or glare is transmitted or reflected in such concentrated quantities or intensities that render them detrimental to the surrounding area.
- IX. Construction practices shall avoid potential indirect impacts (i.e. erosion, drainage, litter) to the native vegetation and the ESHA downslope from the project limits by including construction best management practices (BMPs) such as straw wattles and/or silt fencing prior to the start of construction. Drainage is expected to be retained within the Urban Developed area (i.e. grass lawn) or directed to a bio-retention basin required by the City.
- X. Any proposed outdoor lighting along the northern boundary of the development shall be directed down or shielded to avoid potential lighting impacts to ESHA.
- XI. Construction vehicles shall be parked on the subject property at all times when feasible. If construction activity prohibits parking on the

subject property, the Applicants shall ensure construction vehicles are parked in such a way to allow sufficient vehicular access on Santa Luisa and minimize impact to the surrounding neighbors.

- XII. The Applicants shall connect to temporary electrical service as soon as feasible to the satisfaction of the City.
- IV. Pursuant to SBMC 17.68.040 subsection K, the signed final development plan shall be the official site layout for the property and shall be attached to any application for a building permit for the subject property. Any subsequent revisions or changes to the final development plan as approved by the Council will require an amendment to the approved DRP.

B. Engineering Department Conditions:

- I. The Applicants are required to obtain an Encroachment Permit in accordance with SBMC Section 11.20 for the below frontage improvements being done in the public right-of-way. The frontage improvements shall be done to the satisfaction of the City Engineer prior to the occupancy of the proposed project:
 - a) Construction of the sidewalk underdrain pipe per SDRSD D-27. While constructing the underdrain pipe, the existing concrete sidewalk panel must be removed and then replaced after the placement of the new 3" drain pipe. The contractor may core through the existing concrete curb, but coring under the sidewalk is prohibited.
- II. The Applicant shall record a Hold Harmless Agreement prior to Final Inspection of the Building Permit. The document will hold the City of Solana Beach harmless for the storm drain on the Applicants' property. The Applicants shall record the Hold Harmless Agreement document prior to Final Inspection of the Building Permit.
- III. All construction demolition materials shall be recycled according to the City's Construction and Demolition recycling program and an approved Waste Management Plan shall be submitted.
- IV. Construction fencing shall be located on the subject property unless the Applicants have obtained an Encroachment Permit in accordance with chapter 11.20 of the SBMC which allows otherwise.

C. Fire Department Conditions:

SPECIFIC CONDITIONS:

- I. This property is located within the Very High Fire Hazard Severity Zone. The additional sq ft of the dwelling shall not be required to meet CBC Chapter 7A based on CBC Chapter 7A 701A.3 Exception #4.
- II. Construction of the patio covers <u>shall</u> comply with the requirements of CBC Chapter 7A.

STANDARD CONDITIONS:

- III. FUEL MODIFICATION ZONES/FIRE BREAKS: The Applicants shall provide and maintain fire/fuel breaks to the satisfaction of the Solana Beach Fire Department and the County of San Diego Defensible Space requirements. Fire/fuel breaks size and composition shall be shown on the improvement /grading plans and final map and building plans.
- IV. FIRE RESISTIVE CONSTRUCTION REQUIREMENTS FOR THE VERY HIGH FIRE HAZARD SEVERITY ZONE: Structures shall meet all wildland/urban interface standards to the satisfaction of the Solana Beach Fire Department. Structures shall comply per the 2019 California Building Code Chapter 7A.

D. City Council Conditions:

I. (To be added later if necessary.)

V. ENFORCEMENT

Pursuant to SBMC 17.72.120(B) failure to satisfy any and all of the above-mentioned conditions of approval is subject to the imposition of penalties as set forth in SBMC Chapters 1.1.6 and 1.18 in addition to any applicable revocation proceedings.

VI. EXPIRATION

The Development Review Permit for the project shall expire 24 months from the date of this Resolution, unless the Applicants have obtained building permits and has commenced construction prior to that date, and diligently pursued construction to completion. An extension of the application may be granted by the City Council according to SBMC 17.72.110.

VII. INDEMNIFICATION AGREEMENT

The Applicants shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents,

Resolution 2023-042 DRP22-005/SDP22-002 1466 Santa Luisa - Krems Page 11 of 11

officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify the Applicants of any claim, action, or proceeding. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, the Applicants shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Applicants regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Applicants shall not be required to pay or perform any settlement unless such settlement is approved by the Applicants.

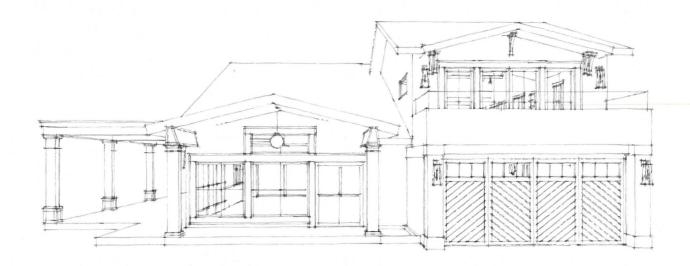
NOTICE TO APPLICANTS: Pursuant to Government Code Section 66020, you are hereby notified that the 90-day period to protest the imposition of the fees, dedications, reservations or other exactions described in this resolution commences on the effective date of this resolution. To protest the imposition of any fee, dedications, reservations or other exactions described in this resolution you must comply with the provisions of Government Code Section 66020. Generally the resolution is effective upon expiration of the tenth day following the date of adoption of this resolution, unless the resolution is appealed or called for review as provided in the Solana Beach Zoning Ordinance.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Solana Beach, California, held on the 26th day of April, 2023, by the following vote:

	AYES: NOES: ABSENT: ABSTAIN:	Councilmembers – Councilmembers – Councilmembers – Councilmembers –	
			LESA HEEBNER, Mayor
APPF	ROVED AS T	O FORM:	ATTEST:
JOHA	ANNA N. CAN	ILAS, City Attorney	ANGELA IVEY, City Clerk

Krems Addition & Remodel

1466 Santa Luisa Dr. Solana Beach, CA 92075



BUILDING CODES

THIS PROJECT SHALL COMPLY WITH THE

2022 CALIFORNIA RESIDENTIAL CODE, 2022 CALIFORNIA BUILDING CODE, 2022 CALIFORNIA ELECTRICAL CODE, 2022 CALIFORNIA PLUMBING CODE 2022 CALIFORNIA MECHANICAL CODE 2022 CALIFORNIA FIRE CODE, 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

PROJECT TEAM

HOMEOWNER:

Daniel & Jessica Krems (619) 300-1480 1466 Santa Luisa Dr. Solana Beach, CA 92075 lesskrems@amail.com dan.krems@landcare.com

ARCHITECT

Samuel J. Koob License No. C 37854 (858) 345-7597 samesk Tdesignstudios.com 3904 Groton St., Suite 102 San Diego, CA 92110

SURVEYOR:

IIIIIIam D. Tuck License No. 9282 Sphere Surveying & Mapping, Inc. (760) 803-910 330 Luiseno Avenue Oceanside, CA 92057

CIVIL ENGINEER:

Dale Clark BHA Inc. (760) 931-8700 DClark@bhaincsd.com 5115 Avenida Encinas, Suite L Carlsbad, CA 92008-4387

LANDSCAPE ARCHITECT

Michael Douglas Brennan Carson Douglas Landscape Architecture (619) 995-1306 michael@cd-la.com 4407 Orchard Ave

San Diego, CA 92107 STRUCTURAL ENGINEER:

Paul S. Christenson, License *RCE 57182 PCSD Engineering Corporation 3529 Coastview Court Carlabad, CA 92010 (760) 207-1885 baul.bcsd@amail.com ENERGY CONSULTANT:

Timothy Carstairs, CEA, HERSs, GPR Carstairs Energy Inc., 2238 Bauview Heights Dr., Suite E. Los Osos, CA 93402 (805) 904-9048 timmycarstairs@yahoo.com

PROJECT INFO

SITE INFORMATION

DANIEL & JESSICA KREMS HOME OWNER APN: 263-572-01-00

ADDRESS: 1466 SANTA LUISA DR. SOLANA BEACH, CA 92075 SITE AREA: 33,190 S.F. (0.75 ACRES)

LOW MEDIUM RESIDENTIAL ZONING:

LEGAL DESCRIPTION: TR 1610 LOT TO

PROJECT INFORMATION:

NON-SPRINKLERED

(E) MAIN FLOOR AREA: (N) MAIN FLOOR ADDITION: 1.568 S.F. 416 S.F. SECOND FLOOR AREA: SECOND FLOOR ADDITION: CEILING HEIGHT OVER 15FT: 415 S.F. 115 S.F. GARAGE AREA: 486 S.F. GARAGE ADDITION: COVERED PATIO AREA: O S.F. (N)

OFF-STREET PARKING EXEMPTION

SUBTOTAL OF FLOOR AREA:

(2 SPACES) TOTAL PROPOSED FLOOR AREA: 4,790

TOTAL HABITABLE AREA: 3.798 S.F.

5,190 S.F

FAR CALCULATIONS:

TOTAL SITE AREA: 33,189 S.F. MAX (FAR) CALCULATIONS: 5,000 S.F.x(0.6): 15,000 S.F.x(0.3) 4,500 S.F. 1,978 S.F. 13.189 S.F.X(O.15): MAX FAR: PROPOSED FAR 4.790 S.F. (PASS) 60% OF MAX FAR ALLOWED (DRP THRESHOLD):

SCOPE OF WORK

THE SCOPE OF WORK SHALL INCLUDE THE ADDITION AND REMODEL TO THE EXISTING TWO-STORY RESIDENCE LOCATED AT 1466 SANTA LUISA DR, SOLANA BEACH CALIFORNIA.

FOR MORE INFORMATION PLEASE SEE THE CONSTRUCTION DRAWINGS.

VICINITY MAP



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TITLE 24 CALCULATIONS T 24 2 = TITLE 24 CALCULATIONS

3/24/2023 ITTAL

ARCHITECTURE FIRM

skī design studios, inc. 3904 Groton St.

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ARCHITECT STAMP



PROJECT TITLE:

KREMS ADDITION # REMODEL

SHEET TITLE:

GENERAL INFORMATION

NO.	DATE	CD SET
1	6/3/2022	REVISION SET *1
2	8/2/2022	REVISION SET #2
3	2/2/2023	REVISION SET *3

PROJECT NO:

3/20/2023 SCALE: N/A

DRAFTED BY: LT

SHEET NO:

ATTACHMENT 2

SPECIFICATION STAINLESS STEEL

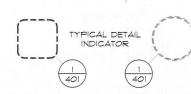
SYMBOL ANNOTATIONS

REFERENCE NUMBER DRAWING NAME MAIN FLOOR PLAN SCALE: 1/4" = 1'-0" DRAWING SCALE SHEET REFERENCE





BUILDING ELEVATION INDICATOR BILL DING SECTION INDICATOR



T.O. WALL EL = 100'-0 TOP OF ELEVATION (100'-0" IS DEFAULT HEIGHT FOR



27



MAIN FINISHED FLOOR HEIGHT









HATCH PATTERNS



STONE VENEER





CONCRETE MASONRY UNIT





EXTRUDED POLYSTYRENE NSULATION





POURED CONCRETE



SHAKES



WOOD BLOCKING



PLYWOOD



COMPOSITE SHINGLE





BOARD & BATTEN



GRASS



GENERAL NOTES

THE WORK INCLUDES ALL LABOR FOLIPMENT TRANSPORTATION, AND SERVICES NECESSARY TO ACCOMPLISH THE DEMOLITION AS SHOWN AND NOTED ON THE DRAWINGS AND AS SPECIFIED. THE GENERAL CONDITIONS AND DIVISION 1 APPLY TO THIS SECTION AS FULLY AS IF REPEATED HEREIN.
2. THE DRAWINGS SHOW GENERAL INFORMATION ONLY.

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO EXAMINE THE SITE TO DETERMINE THE EXACT EXISTING CONDITIONS, CHARACTER, AND EXTENT OF THE WORK TO BE PERFORMED AND OPERATIONS REQUIRED.
3. THE FAILURE OR OMISSION OF THE CONTRACTOR TO

VISIT THE SITE AND ACQUAINT HIMSELF WITH THE EXISTING CONDITIONS SHALL IN NO WAY RELIEVE HIM FROM OBLIGATIONS WITH RESPECT TO HIS BID OR TO HIS

THE INFORMATION INDICATED ON THE DRAWINGS REPRESENTS THE CHARACTER OF THE MATERIALS TO BE ENCOUNTERED AND THEIR LOCATIONS.

5. IT IS EXPRESSLY UNDERSTOOD AND AGREED THAT THERE IS NO WARRANTY OR GUARANTEED, EITHER EXPRESSED OR IMPLIED, THAT THE EXISTING CONDITIONS REPRESENTED ON THE PLANS REFLECT THE ACTUAL CONDITIONS

EXISTING UNDERGROUND LINES SHALL BE VERIFIED PRIOR TO START OF ANY WORK.

7. IT IS UNDERSTOOD AND AGREED THAT CERTAIN LINES CANNOT BE OR HAVE NOT BEEN LOCATED, AND NO INDICATION IS CONTAINED ON ANY OF THE DRAWINGS OR REFERRED TO IN THE SPECIFICATIONS (I.E., STORM DRAINAGE, ELECTRICAL PLUMBING SEWER WATER OR GAS); THEREFORE, EXERCISE EXTREME CAUTION DURING CLEARING, GRADING, EXCAVATING, TRENCHING, AND LIKE WORK. SHOULD ANY SUCH LINES BE ENCOUNTERED, GIVE NOTICE (IN WRITING) AND DO NOT PROCEED UNTIL ADEQUATE INVESTIGATION HAS BEEN MADE THE LINE IDENTIFIED AND INSTRUCTIONS ARE ISSUED AS TO HOW TO PROCEED.

8. PROVIDE BARRICADE WARNINGS (SIGNS AND

LIGHTING), DUST BARRIER, AND MAINTENANCE AND SUPERVISION THEREOF, IN ACCORDANCE WITH APPLICABLE FEDERAL STATE AND LOCAL CODES AND THEIR RESPECTIVE REQUIREMENTS, OR AS MAY BE DIRECTED FROM TIME TO TIME, ALL TEMPORARY BARRICADES, ENCLOSURES, AND PROTECTIONS OF ADJACENT PROPERTY AND EXISTING CONSTRUCTION SHALL BE IN PLACE BEFORE DEMOLITION WORK IS STARTED

THE USE OF PROPER PLANT AND EQUIPMENT IS THE RESPONSIBILITY OF THE CONTRACTOR

EXISTING WORK AND ITEMS WHICH ARE REQUIRED TO

BE REMOVED SHALL BE REMOVED IN SUCH MANNER THAT MINIMUM DAMAGE AND DISTURBANCE IS CAUSED TO ADJACENT AND CONNECTION WORK SCHEDULED TO REMAIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING AND/OR REPLACING ALL EXISTING WORK

SCHEDULED TO REMAIN WHICH IS DAMAGED BY THESE OPERATIONS. EXISTING AREAS TO RECEIVE NEW MATERIALS AND REMOVAL OF MATERIALS AND EQUIPMENT TO ALTER OR REPAIR THE EXISTING BUILDING AS INDICATED ON THE DRAWINGS AND AS SPECIFIED. ALL AREAS TO BE PATCHED TO MATCH ADJACENT AREAS.

ALL REMOVED MATERIAL RESULTING FROM THE WORK OF THIS SECTION. EXCEPT AS INDICATED OR SPECIFIED OTHERWISE, IS THE PROPERTY OF THE CONTRACTOR AND SHALL BE PROMPTLY REMOVED TO A LEGAL DISPOSAL AREA. ALL DEBRIS RESULTING FROM THIS WORK SHALL BE REMOVED FROM THE SITE DAILY AND SHALL NOT BE ALLOWED TO ACCUMULATE

13. STOCKPILING OF REMOVED MATERIALS ON THE PROJECT SITE WILL NOT BE PERMITTED WITHOUT WRITTEN APPROVAL

EXISTING APPURTENANCES AND IMPROVEMENTS WHICH ARE TO REMAIN SHALL BE PROTECTED FROM DAMAGE DUE TO WORK UNDER THIS SECTION. SUCH DAMAGED FACILITIES SHALL BE PROMPTLY REPAIRED AND/OR REPLACED IN KIND.

15. PROVIDE AND MAINTAIN BRACING AND SHORING AS

REQUIRED BY APPLICABLE REGULATIONS FOR SAFETY.

16. PROTECTION OF UTILITIES; PRESERVE IN OPERATING CONDITION ALL ACTIVE LITILITIES TRAVERSING OR WITHIN AND ABOUT THE SITE; PROTECT ALL SUCH PROPERTY AND ITEMS, INCLUDING BUT NOT LIMITED TO PIPING, CONDUITS, DRAINS, MANHOLES, MAINS, LATERALS, CATCH BASINS, VALVE BOXES, METERS, AND OTHER APPURTENANCES AND STRUCTURES. PROMPTLY REPAIR ANY DAMAGE TO SUCH UTILITY OR WORK DUE TO WORK UNDER THIS CONTRACT TO THE SATISFACTION OF THE OWNING UTILITY OR MUNICIPAL BODIES HAVING

JURISDICTION. 17. NO BLASTING OR ON-SITE BURNING WILL BE

PERMITTED.

18. NOISE ABATEMENT. NOISE SHALL BE KEPT AT A REASONABLE LEVEL AS RELATED TO SPECIFIC ITEMS OF EQUIPMENT USED AND THEIR HOURS OF USE. THIS DOES NOT PRECLUDE USE OF MECHANICAL EQUIPMENT, I.E., JACK HAMMERS, POWER-DRIVEN FASTENERS, ETC. NOISE ABATEMENT CONTROL SHALL CONFORM TO LOCAL ORDINANCES

19. DUST PALLIATION. DURING DEMOLITION AND SITE CLEARING KEEP DUST DIRT AND POLLEN FROM VEGETATION FROM BLOWING OR SPREADING BY MEANS OF WATERING DOWN AT REGULAR INTERVALS AND AS DIRECTED. 20. AIR POLLUTION CONTROLS. CONTRACTOR SHALL COMPLY WITH SECTION 11017 OF THE GOVERNMENT CODE

AND WITH THE REQUIREMENTS OF THE SAN DIEGO COUNTY AIR POLLUTION CONTROL DISTRICT. ALL PRODUCTS MATERIALS FINISHES FOUIPMENT

HARDWARE, PLUMBING/ ELECTRICAL/ LIGHTING/ MECHANICAL FIXTURES, FIREPLACES, AND ITEMS TO BE INSTALLED FOR MANUFACTURER SPECIFICATIONS, MANUFACTURER SPECIFICATIONS OVERRIDE ANY SPECIFICATIONS HERE-IN. IF DESIGNER DETAILS OR INFORMATION CONFLICTS WITH MANUFACTURER SPECIFICATIONS CONTACT DESIGNER IMMEDIATELY IN WRITING AND BEFORE INSTALLING. 22. BEFORE COMMENCING ANY WORK ON THE SITE, THE GENERAL CONTRACTOR SHALL VERIFY LOCATIONS OF ALL SITE DIMENSIONS AND SITE CONDITIONS. THESE INCLUDE BUT

GENERAL NOTES

ARE NOT LIMITED TO PROPERTY LINES. REQUIRED SETBACK LINES TO ALL NEW OR EXISTING BUILDING WALLS, EASEMENTS, EXISTING GRADE LOCATIONS, FINISH FLOOR ELEVATIONS, EXISTING SITE UTILITIES, AND ANY OTHER NEW OR EXISTING SITE ITEMS WHICH COULD AFFECT IN ANY WAY THE CONSTRUCTION OF THE BUILDING. FLAG OR OTHERWISE MARK ALL PROPERTY LINES, EASEMENTS, UNDERGROUND UTILITIES OR ANY OTHER ITEMS AS NEEDED.

23. ALL CONDITIONS OR DIMENSIONS ON THESE PLANS

SHALL BE VERIFIED IN THE FIELD BY THE GENERAL CONTRACTOR WITH ACTUAL SITE CONDITIONS. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE.
ON-SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND SUBCONTRACTORS.

THESE DRAWINGS HAVE BEEN PREPARED FROM THE LATEST INFORMATION AVAILABLE ON EXISTING CONDITIONS. MINOR VARIATIONS MAY OCCUR IN THE ACTUAL CONSTRUCTION. ANY DISCREPANCY OR AREA OF CONFUSION BETWEEN FIELD CONDITIONS AND THESE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO PROCEEDING WITH WORK IN QUESTION. DO NOT PROCEED WITH WORK IN QUESTION UNTIL THE ARCHITECT ISSUES WRITTEN DIRECTIONS.
25. IN CASE OF CONFLICT WITHIN THE DRAWINGS THE

ORDER OF PRECEDENT SHALL BE: 1) SPECIFIC DETAILS, 2) DRAWING NOTES, 3) SPECIFICATIONS AND (4) GENERAL

26. NEITHER THE OWNER NOR THE ARCHITECT SHALL ENFORCE SAFETY MEASURES OR REGULATIONS. THEY ARE THE GENERAL CONTRACTOR'S SOLE RESPONSIBILITY.

27. THE GENERAL CONTRACTOR AND SUBCONTRACTOR'S WORK SHALL BE IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL BUILDING CODES AND AGENCY STANDARDS

THE PROVISIONS OF THE 21113 CALIFORNIA RESIDENTIAL CODE SHALL APPLY TO THE CONSTRUCTION ALTERATION, MOVEMENT, ENLARGEMENT, REPLACEMENT REPAIR, EQUIPMENT, USE AND OCCUPANCY, LOCATION, MAINTENANCE, REMOVAL, AND DEMOLITION OF DETACHED ONE AND TWO-FAMILY DWELLING, TOWNHOUSES NOTE MORE THAN THREE STORES ABOVE GRADE PLANE IN HEIGHT WITH A SEPARATE MEANS OF EGRESS AND STRUCTURES ACCESSORY THERETO.

29. CAL-OSHA REQUIREMENT: A CONSTRUCTION ACTIVITY PERMIT IS REQUIRED FOR: CONSTRUCTION OF TRENCHES OR EXCAVATIONS WHICH AREA FIVE FEET OR DEEPER AND INTO WHICH A PERSON IS REQUIRED TO DESCEND. CONSTRUCTION OF ANY BUILDING, STRUCTURES, SCAFFOLDING OR FALSEWORK, MORE THAN THREE STORIES HIGH OR THE EQUIVALENT HEIGHT (36 FEET), ERECTION OR DISMANTLING OF VERTICAL SHORING SYSTEMS MORE THAT THREE STORIES HIGH, OR THE EQUIVALENT HEIGHT (36 FEET) 30 ADHESIVES SEALANTS AND CAULKS SHALL BE

COMPLIANT WITH VOC ARID OTHER TOXIC COMPOUND LIMITS.

PAINTS, STAINS AND OTHER COATING SHALL BE COMPLIANT WITH VOC LIMITS.

32. AEROSOL PAINTS AND COATINGS SHALL BE COMPLIANT.

WITH PRODUCT WEIGHTED MIR LIMITS FOR VOC AND OTHER TOXIC COMPOUNDS.

33. DOCUMENTATION SHALL BE PROVIDED TO VERIFY THAT COMPLIANT VOC LIMIT FINISH MATERIALS HAVE BEEN USED. A LETTER FROM THE CONTRACTOR AND OR THE BUILDING OWNER CERTIFYING WHAT MATERIAL HAS BEEN USED AND ITS COMPLIANCE WITH THE CODE MUST BE SUBMITTED TO THE BUILDING INSPECTOR.

34. FIFTY PERCENT OF FLOOR AREA RECEIVING RESILIENT

FLOORING SHALL COMPLY WITH THE VOC -EMISSION LIMITS DEFINED IN THE COLLABORATIVE FOR HIGH PERFORMANCE SCHOOLS (CHPS) LOW-EMITTING MATERIAL LIST OR BE CERTIFIED UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RCFI) FLOOR SCORE PROGRAM.

35. PARTICLE BOARD, MEDIUM DENSITY FIBERBOARD (MDF) AND HARDWOOD PLYWOOD USED IN INTERIOR FINISH SYSTEMS SHALL COMPLY WITH LOW FORMALDEHYDE EMISSION STANDARDS.

MOISTURE CONTENT OF BUILDING MATERIALS USED IN WALL AND FLOOR FRAMING IS CHECKED BEFORE ENCLOSURE BUILDING MATERIAL WITH VISIBLE SIGN OF WATER DAMAGE SHALL NOT BE USED. INSULATION PRODUCTS WHICH ARE VISIBLY WET OR HAVE A HIGH MOISTURE CONTENT SHALL BE ALLOWED TO DRY PRIOR TO ENCLOSURE. ANY CHANGES OR SUBSTITUTIONS MADE BY THE

GENERAL CONTRACTOR SUBCONTRACTOR CORRESPONDENT OR WHOMEVER ELSE, SHALL NOTIFY THE DESIGNER AND OWNER IMMEDIATELY AND RECEIVE APPROVAL IN WRITING BEFORE INSTALLING.
38. THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND THE COPYRIGHT OF SK7 DESIGN STUDIOS INCORPORATED. NO USE, COPIES OR ALTERATIONS OF THIS MATERIAL IS ALLOWED UNLESS THE WRITTEN PERMISSION OF SK7 STUDIOS, INC. INCORPORATED, IS GRANTED PRIOR TO USE, EXCEPT FOR THE TEMPORARY USE TO CONSTRUCT THE SAID WORK DESCRIBED IN THE PROJECT TITLE BLOCK, NO RIGHTS, OWNERSHIP PRIVILEGES OR REUSE OF INFORMATION CONTAINED HEREIN IS CONVEYED ALLOWED OR TRANSFERRED TO ANY PARTY. © SK7 DESIGN STUDIOS INCORPORATED © STATE OF CALIFORNIA, UNITED STATES OF

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ARCHITECT STAMP:



PROJECT TITLE:

KREMS ADDITION & REMODE

SHEET TITLE

GENERAL NOTES

DRAWING SET DATE CD SET 6/3/2022 REVISION SET #1 REVISION 2 8/2/2022 SET #2 3 2/2/2023 REVISION SET #3

PROJECT NO:

DATE: 3/20/2023

SCALE

DRAFTED BY: LT

- 3. THE GENERAL CONTRACTOR AND SUBCONTRACTOR SHALL BE RESPONSIBLE FOR THE APPROPRIATE HOOK UP TO ALL UTILITIES REQUIRED TO SUPPORT THE WORK
- 4. THE GENERAL CONTRACTOR SHALL PROTECT THE ADJACENT PROPERTIES, INCLUDING, BUT NOT LIMITED TO DUST, TRASH, OR DAMAGES DUE TO DEMOLITION. EXCAVATION, CONSTRUCTION AND/OR FLOODING ORIGINATING ON THE SITE.
- 5. THESE CONTRACT DOCUMENTS DO NOT CONTEMPLATE THE HANDLING OR TREATMENT OF ASBESTOS AND/OR ANY HAZARDOUS WASTE MATERIALS. SHOULD ANY HAZARDOUS MATERIALS BE DISCOVERED. THE GENERAL CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY BY TELEPHONE AND IN WRITING.
- 6. THE GENERAL CONTRACTOR SHALL INSTALL AND MAINTAIN A PHONE AT THE JOB SITE FOR THE DURATION OF CONSTRUCTION.
- 7 A SOIL COMPACTION REPORT SHALL BE PROVIDED TO THE BUILDING INSPECTOR AT THE JOB SITE PRIOR TO PLACEMENT OF CONCRETE FOR THE NEW FOUNDATION IF REQUESTED BY THE CITY.
- 8. IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO GRADE THE SITE AND TO SLOPE ALL GRADING AND CONCRETE WORK TO PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDING AND TO AREA STORM DRAINS. DEMOLITION
- 9. ALL EXCAVATION AND GRADING SHALL COMPLY WITH OSHA AND OTHER GOVERNING REGULATIONS.
- 10. DEMOLITION SHALL CONFORM TO EXTENT SHOWN ON THE DEMOLITION PLAN. NO STRUCTURES ARE TO BE REMOVED OR MOD IFIED WITH NOTIFICATION TO THE DESIGNER AND CONFIRMATION THAT THEY ARE IN CONFORMANCE WITH THE APPROVED PERMIT PLANS.
- SHORING SHALL BE PROVIDED WHERE DEMOLITION OF SUPPORT STRUCTURES OCCUR.
- 12. PRIOR TO THE START OF ANY DEMOLITION OR CONSTRUCTION, THE GENERAL CONTRACTOR SHALL INSPECT AND PREPARE AN INVENTORY OF ALL ITEMS NOTED TO BE RELOCATED OR SALVAGED AND VERIFY THAT THESE ITEMS ARE IN GOOD WORKING CONDITION AND ABLE TO BE RELOCATED. THE CIC SHALL PRESENT THIS INVENTORY TO THE O\DRIER AND THE DESIGNER FOR HEIR APPROVAL, THE GC SHALL BE HELD RESPONSIBLE FOR REPLACING ANY RE-LOCATABLE ITEM DAMAGED DURING THE DEMOLITION PROCESS. SALVAGED ITEMS SHALL BE THE OWNER'S CHOOSING AND SHALL BE THE OWNER'S PROPERTY.

FLOOR PLAN

- INTERIOR FINISHES MUST CONFORM TO THE REQUIREMENTS OF CHAPTER 12, 2016 CBC, ALL DECORATIVE MATERIALS ARE REQUIRED TO BE MAINTAINED IN A FLAME-RETARDANT CONDITION
- 14. DIFFERENT FLOOR FINISHES SHALL MEET UNDER THE DOOR, UNLESS OTHERWISE NOTED.
- 15. SMOKE DETECTORS SHALL BE PROVIDED IN ALL SLEEPING ROOMS, IN ADJACENT HALLWAYS, AND IN AREAS THAT CONFORM TO SECTION 907.2. I 1.2, 2016 CBC.
- 16. MAINTAIN I-HR FIRE RESISTIVE WALL AND CEILING CONSTRUCTION BETWEEN THE GARAGE AND THE RESIDENCE FOR OCCUPANCY SEPARATION, REFER TO SECTION 706.1, 707.3.9 AND TABLE 707.3.9, 2016 CBC.
- 17. GLASS AND GLAZING SHALL CONFORM TO THE PROVISIONS OF CHAPTER 24, SECTION 2406, 2016 CBC. ALL GLAZING PANELS ADJACENT TO DOORS AND WITHIN 18" OF WALKING SURFACES SHALL BE TEMPERED.
- 18. PROVIDE R-13 INSULATION IN ALL EXTERIOR WALLS AND BATHROOM WALLS. PROVIDE R-19 INSULATION BETWEEN FLOORS AND R-30 IN ATTIC SPACE, REFER TO SECTION 719. 2016 CBC
- PROVIDE EMERGENCY EXIT DOORS OR WINDOWS FROM SLEEPING ROOMS. NET CLEAR OPENING AREA SHALL BE NOT LESS THAN 5.7 SQ. FT., (821 SQ. IN.) MINIMUM OPENING HEIGHT SH<u>REA</u> ALL BE 24". MINIMUM OPENING WIDTH SHALL BE 20". MAXIMUM FINISHED SILL HEIGHT SHALL BE
- 20. PROVIDE UNDER-FLOOR CRAWL SPACE VENTILATION IN FOUNDATION WALLS OF NOT LESS THAN 1/150 OF AREA VENTILATED, PROVIDE CORROSION RESISTANT METAL MESH SCREEN FRAME AT EACH OPENING.
- 21 AT TRANSITION TO EXTERIOR BALCONIES AND DECKS SHALL PROVIDE A MINIMUM STEP DOWN TO FINISH SURFACE OF 1 INCH (U.N.O.) ROUGH FRAMING SURFACES SHALL HAVE A MINIMUM 2-INCH STEP DOWN. (U.N.O.)

FRAMING

- 22. PROVIDE SOLID BLOCKING IN WALL FRAMING FOR ALL CABINETS, COUNTERTOPS, MIRRORS, SHELVING, LIGHT FIXTURES, AND MISCELLANEOUS WALL AND CEILING MOUNTED OR RECESSED ITEMS (WHEREVER A CARINET OR AN ITEM REQUIRING SUPPORT IS DEPICTED GRAPHICALLY.)
- 23. CONTRACTOR SHALL COORDINATE SOFFIT FRAMING WITH THE PLAN TO ALLOW ADEQUATE SPACE FOR NSTALLATION OF LIGHT FIXTURES AND MECHANICAL EQUIPMENT.
- 24. PROVIDE DRAFT STOP IN THE ATTIC SPACE. ATTIC SPACE SHALL NOT EXCEED 3,000 SQ. FT., OR 60'-0" IN HORIZONTAL LENGTH.
- 25. UNDER-FLOOR CLEARANCE (RAISED WOOD FLOORS) WOOD JOIST OR BOTTOM OF WOOD STRUCTURE SHALL BE NO CLOSER THAN 18 INCHES AND WOOD GIRDERS SHALL BE NO CLOSER THAN 12 INCHES. UNDER FLOOR AREAS SHALL BE PROVIDE WITH A MINIMUM 18 INCH BY 24 INCH

- 26. ALL WOOD WITHIN 8" OF EARTH OR I " OF CONCRETE SHALL BE REDWOOD OR PRESSURE TREATED, SECTION 2304, 11.2, I & 2 CBC 2016.
- 27. STAIRWAYS AND LANDINGS SHALL BE CONSTRUCTED AS REQUIRED BY SECTION 1009.5, 2016 CBC.
 28. HOLD DOWN ANCHORS TO BE TIED IN PLACE PRIOR TO
- CALLING FOR FOUNDATION INSPECTION 29. FLOOR SHEATHING SHALL BE SCREWED AND GLUED TO
- FLOOR JOISTS 30. PROVIDE FIRE BLOCKING AT FLOOR, CEILING, COVES AND MID-HEIGHT OF WALLS OVER 10"-0" IN HEIGHT.

- 31. INSTALL DUROC FILE BACKER BOARD BY UNITED STATES GYPSUM OR EQUAL ON ALL INTERIOR WALLS,
 COUNTERTOPS AND CEILINGS TO RECEIVE TILE. INSTALL DUROC ACCORDING TO THE MANUFACTURER'S RECOMMENDED SPECIFICATIONS.
- 32. INTERIOR GYPSUM BOARD COMERS SHALL BE PER INTERIOR FINISH SCHEDULE. INTERIOR GYPSUM BOARD TEXTURE SHALL BE PER INTERIOR FINISH SCHEDULE. EXTERIOR
- 33. ALL EXPOSED METAL FLASHINGS SHALL BE PAINTED TO MATCH ADJACENT SURFACES, UNLESS NOTED OTHERWISE.
- 34. A WEEP SCREED OR WEEP HOLES SHALL BE PROVIDED AT OR BELOW THE FOUNDATION PLATE LINE FOR ALL EXTERIOR STUD WALL FINISH ON THE EXTERIOR STUCCO.
 WEEPS SHALL BE PLACED A MINIMUM OF 4" ABOVE GRADE.
- 35. NO VENT PIPE OR ANY PROJECTION SHALL PROJECT ABOVE 30'-0' FROM FINISH GRADE, NEW OR PRE-EXISTING 5'-0" FROM BUILDING FACE, THE HIGHEST POINT OF THE ROOF SHALL NOT EXCEED 30'-0" (U.N.O.
- WOOD SIDING: CLEARANCE BETWEEN WOOD SIDING AND EARTH ON THE EXTERIOR OF A BUILDING SHALL NOT BE JESS THAN 6 INCHES (6") OR LESS THAT 2 INCHES TO CONCRETE STEPS, PATIO SLABS, PORCH SLABS OR SIMILAR HORIZONTAL SURFACES EXCEPT WHERE SIDE. HEATHING AND WALL FRAMING ARE OF NATURALLY DURABLE OR PRESERVATIVE TREATED WOOD.

- 37. ROOFING SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFIC INSTALLATION INSTRUCTIONS ALL NEWLY CONSTRUCTED ROOFS SHALL BE COVERED WITH MATERIALS IDENTIFIED AS CLASS "A" ROOF ASSEMBLY, CLASS A ROOF ASSEMBLIES AND ROOF COVERING SHALL BE LISTED AND IDENTIFIES AS CLASS A BY AN APPROVED TESTING AGENCY.
- PROVIDE ALL REQUIRED SHEET META] FLASHING AND CAULKING, CONTRACTOR SHALL PROVIDE 40-YEAR MINIMUM WARRANTY.
- 39 PROVIDE ATTIC VENTILATION IN ROOF FAVES OR IN TOP OF WALL UNDER GABLE ROOFENDS OF NOT LESS THAN 1/150 OF AREA VENTILATED. PROVIDE CORROSION RESISTANT METAL MESH SCREEN IN WOOD OR METAL FRAME AT EACH OPENING. THE SIZE OF MESH OPENING SHALL BE 1/4" MAXIMUM.

PLUMBING

- 40. MAXIMUM FLOW RATE FOR SHOWERHEADS SHALL BE 2.5 GALLONS PER MINUTE (2.5 GPM)
- ALL NEW TOILETS SHALL BE ULTRA LOW FLUSH TYPE, MAXIMUM 1.6 GALLONS PER FLUSH. (1.6 GPM)
- 42. NO C.P.V, C. PIPING TO BE INSTALLED FOR POTABLE WATER SUPPLY. AH WATER SUPPLY LINES SHALL BE COPPER.
- 43. PERMANENT VACUUM BREAKERS SHALL BE INCLUDED WITH ALL NEW HOSE BIBBS.
- 44. ALL WATER CLOSETS OR BIDET SHALL HAVE A MINIMUM CLEARANCE OF 18" (15" IS CODE MINIMUM) FROM THE CENTERLINE OF THE FIXTURE TO ANY SIDEWALL OR OBSTRUCTION, NOR CLOSER THAN THIRTY (30") INCHES CENTER TO CENTER TO ANY SIMILAR FIXTURE. THE CLEAR SPACE IN FRONT OF ANY WATER CLOSET OR BIDET SHALL NOT BE LESS THAN TWENTY-FOUR (24") INCHES FROM THE FRONT OF THE FIXTURE.
- 45. ALL ABS AND PVC PIPING AND FITTINGS SHALL BE ENCLOSED WITHIN WALLS AND FLOORS COVERED WITH "APE X GYPSUM BOARD" OR SIMILAR ASSEMBLIES THAT ROVIDE THE SAME LEVEL OF FIRE PROTECTION PROTECTION OF MEMBRANE PENETRATIONS IS NOT
- 46. STATE HEALTH AND SAFETY CODE SEC 17921.9 BANS THE USE OF CHLORINATED POLYVINYL CHLORIDE (CPVC) AND CROSS-LINKED POLYETHYLENE (PEX) FOR INTERIOR WATER SUPPLY PIPING
- 47 BUILDING DRAIN AND VENT PIPING MATERIALS SHALL COMPLY WITH SECTION 701.0AND 902,0 OF THE CALIFORNIA PLUMBING CODE. (CPC) 48. ALL SANITARY SYSTEM MATERIALS SHALL BE LISTED BY
- AN APPROVED LISTING AGENCY.
 49. POTABLE WATER PIPING MATERIAL SHALL COMPLY WITH
- SECTION 604.0 OF CPC. 50. LAVATORY SHALL BE THE SELF-CLOSING TYPE. (COMMERCIAL REQUIREMENT)
- 51. EACH FAUCET SHALL NOT EXCEED A WATER FLOW OF 2.2 GALLONS PER MINUTE (2.2. GPM).

- 52. ALL MECHANICAL AND ELECTRICAL SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH APPROVED PLANS AND GOVERNING CODES. ELECTRICAL AND MECHANICAL SYSTEMS SHALL BE TESTED AND APPROVED TO BE IN PROPER WORKING CONDITION TO THE SATISFACTION OF THE BUILDING INSPECTOR BEFORE THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
- 53. ALL THERMOSTATS SHALL BE OF THE AUTOMATIC CHANGEOVER TYPE TO SEQUENCE HEATING OR COOLING. SET POINT RANGE SHALL BE UP TO 10 DEGREES FAHRENHEIT BETWEEN FULL TREATING AND COOLING ADJUSTABLE TEMPERATURE DIFFERENTIAL SHALL BE ONE AND ONE-HALF DEGREES FAHRENHEIT

- 54. EQUIPMENT SHALL HAVE THE CAPACITY OF TERMINATING ALL COOLING AT A TEMPERATURE OF NOT MORE THAN 78 DEGREES FAHRENHEIT.
- 55. AT LEAST ONE AUTOMATIC SPACE TEMPERATURE CONTROL DEVICE SHALL BE PROVIDED FOR EACH ZONE.
 56. ALL DUCTWORK SHALL BE CONSTRUCTED, ERECTED
- AND TESTED IN ACCORDANCE WITH THE MOST RESTRICTIVE OF LOCAL REGULATION PROCEDURES. REFER TO THE STANDARDS ADOPTED BY THE SHEET METAL AND AIR CONDITIONING CONTRACTORS NATIONAL ASSOCIATION AS DETAILED IN THE ASHRAE HANDBOOK OF FUNDAMENTALS.
- 57. PROVIDE BATHROOM VENTILATION OF NOT LESS THAN FIVE (5) AIR CHANGES PER HOUR.
- 58. ATTIC AND/OR UNDER-HOOT INSTALLATION OF HVAC UNITS MUST COMPLY WITH SECTIONS 303, 304, 305, 308, 20 13 C M C
- 59. DUCT OPENING AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED DURING CONSTRUCTION.

- 60. ALL CIRCUIT BREAKER SWITCHED 120V AC LIGHT CIRCUITS OR CONVENIENCE OUTLETS, MUST USE ONLY TYPE GECLOR AFCI CIRCUIT BREAKERS
- 61. ELECTRICAL OUTLETS LOCATED IN WET AREAS BATHROOMS AND LAUNDRY ROOMS, AT THE EXTERIOR OR WITHIN 6'-0" OF THE KITCHEN SINK, SHALL BE PROVIDED WITH GROUND FAULT INTERRUPTER SWITCH (GECL)
- 62. WIRING THE PLENUMS SHALL BE IN CONDUIT OR CONFORM TO ARTICLES 300-21 AND 300-22, NEC.
- 63. ALTERATION, REPAIRS AND ADDITIONS: WHEN ALTERATION, REPAIRS OR ADDITIONS REQUIRING A PERMIT OCCUR, OR WHEN ONE OR MORE SLEEPING ROOMS ARE ADDED OR CREATED IN EXISTING DWELLINGS. THE INDIVIDUAL DWELLING UNIT SHALL BE EQUIPPED WITH SMOKE ALARMS LOCATED AS REQUIRED FOR NEW
- 64. CARBON MONOXIDE ALARMS: LOCATIONS: PROVED SMOKE ALARMS IN THE FOLLOWING LOCATIONS; L) OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS(S) 2) ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS
- 65 SINGLE AND MULTIPLE -STATION CARBON MONOXIDE ALARMS SHALL BE LISTED AS COMPLYING WITH THE REQUIREMENTS OF UL 2304, CARBON MONOXIDE DETECTORS SHALL BE LISTED AS COMPLYING WITH THE REQUIREMENTS OF UL 2075.
- 66. CARBON MONOXIDE ALARMS: IN EXISTING DWELLING UNITS. WHERE A PERMIT IS REQUIRED FOR ALTERATIONS REPAIR OR ADDITIONS EXCEEDING \$1,000 DOLLAR, EXISTING DWELLING OR SLEEPING UNITS THAT HAVE SLEEPING UNITS THAT HAVE ATTACHED GARAGES OR FUEL-BURNING APPLIANCES SHALL BE PROVIDED WITH CARBON MONOXIDE ALARMS IN THE SPECIFIC DWELLING. UNIT OR SLEEPING UNIT FOR WHICH THE PERMIT WAS OBTAINED.
- 67. BATTERY OPERATED CARBON MONOXIDE ALARMS: IN EXISTING DWELLING UNITS. A CARBON MONOXIDE ALARM S PERMITTED TO BE SOLELY BATTERY OPERATED WHERE REPAIRS OR ALTERATIONS DO NOT RESULT IN THE REMOVAL OF A WALL AND CEILING FINISHES OR THERE IS NO ACCESS BY MEANS OF ATTIC, BASEMENT OR CRAWL

GENERAL PROVISIONS

- A. THE FOLLOWING NOTES APPLY, UNLESS INDICATED OTHERWISE.
- 1. CODES AND STANDARDS
- 1. CALIFORNIA BUILDING CODE, 2016 EDITION (C.B.C.)
- 2. CALIFORNIA MECHANICAL CODE, 2016 EDITION (C.M.C.)
- 3. CALIFORNIA PLUMBING CODE. 2016 EDITION (C.P.C.)
- 4. CALIFORNIA ELECTRICAL CODE, 2016 EDITION (C.E.C.)
- 5. CALIFORNIA FIRE CODE, 2016 EDITION (C.F.C.)
- 6. AMERICAN CONCRETE INSTITUTE "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (ACI 318-88) 7. WESTERN WOOD PRODUCTS ASSOCIATION LUMBER
- GRADING STANDARDS 8. AWPA PRESSURE PRESERVATIVE TREATMENT STANDARD FOR FULL PENETRATION GROUND CONTRACT RATING
- EXISTING CONDITIONS: VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS BEFORE STARTING WORK REPORT ALL DISCREPANCIES INVOLVING EXISTING CONDITIONS TO THE DESIGNER, PRIOR TO CONSTRUCTION.
- C. FOUNDATIONS:
- 1. SPREAD FOOTING DESIGN
- 2. BASE FOOTINGS: 18 INCHES MINIMUM BELOW FINISHED GRADE, UNLESS NOTED OTHERWISE.
- 3. ALL FOOTINGS SHALL REST ON FIRM UNDISTURBED EARTH OR SOIL WITH RELATIVE COMPACTED OF 90%, UNLESS
- CONCRETE REINFORCEMENT:
- 1. DEFORMED BARS #2 MIN.- #6. ASTM A6L5 GRADE 60. FY = 40 KSI, LAP 40 BAR DIAMETERS.
- 2. SLAB-ON-GRADE & OTHER MISCELLANEOUS SITE CONCRETE SEE DRAWINGS FOR REINFORCEMENT 3. CONCRETE COVER OVER REINFORCEMENT:
- 4. FOOTINGS 3"
- 5. FORMED SURFACES EXPOSED TO WEATHER OR GROUND 2" 6. SLABS-ON-GRADE, TOP AND BOTTOM MINIMUM 1-1/2" CONCRETE: 1. MINIMUM ULTIMATE 28-DAY COMPRESSIVE STRENGTH (F'C) SHALL BE 2,500 PSI, UNLESS NOTED OTHERWISE
- 2. AN APPROVED WATER-REDUCING ADMIXTURE SHALL BE USED IN ALL CONCRETE EXCEPT FOOTINGS
- 3. USE AN APPROVED AIR-ENTRAINING ADMIXTURE IN ALL CONCRETE (STRUCTURAL AND NON-STRUCTURAL) WHERE EXPOSED TO WEATHER STRUCTURAL STEEL
- 1. MATERIAL BOLTS, ASTM A325, MINIMUM 1/2" DIAMETER

- 2. FABRICATION, AISC SPECIFICATIONS FOR THE DESIGN FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS, MANUAL OF STEEL CONSTRUCTION. FOURTEENTH EDITION
- 3 ALL WELDING BY WARD CERTIFIED WELDERS WELDING SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF THE STRUCTURAL WELDING CODE AWS D.L.- L AND AWS D1-4.
- 4. AFTER FABRICATION, ALL ITEMS SHALL BE FULLY COATED WITH TWO APPLICATIONS STEEL PRIMER. ITEMS PERMANENTLY EXPOSED TO WEATHER SHALL BE FULLY PRIMED AND COATED PER SPECIFICATIONS.
- G. ROUGH CARPENTRY
- 1. LUMBER MATERIALS: -ALL LUMBER SHALL BE GRADED PER WESTERN WOOD PRODUCTS ASSOCIATION LUMBER GRADING STANDARDS. LUMBER SHALL BEAR IDENTIFICATION STAMPS INDICATING:
- a. GRADING ASSOCIATION MILL NUMBER
- b. GRADE AND SPECIES
- c MOISTLIRE CONTENT
- d. PRESERVATION TREATMENT 2. PLYWOOD SHEATHING GRADE, EXPOSURE, SPAN RATING
- AND THICKNESS, PER PLANS. 3. LUMBER GRADING: UNLESS NOTED OTHERWISE, THE
- FOLLOWING SHALL APPLY: a. WALL STUD FRAMING DOUGLAS-FIR LARCH #2 & BETTER
- b. SINGULAR JOISTS, RAFTERS DOUGLAS-PIR LARCH #2 & RETTER
- c. MULTIPLE JOISTS, RAFTERS DOUGLAS-FIR LARCH #2 &
- d STAIR STRINGERS DOUGLAS-FIR LARCH #2 & BETTER. e. BEAMS AND HEADERS DOUGLAS-FIR LARCH #1 & BETTER. f. GLU-LAM BEAMS 24F-V4, INDUSTRIAL GRADE OR AS SPECIFIED ON STRUCTURAL CALCULATIONS.
 g. POSTS DOUGLAS-FIR LARCH #1
- 4. FABRICATION: CONVENTIONAL LIGHT FRAMING UNLESS NOTED OTHERWISE, THE FOLLOWING SHALL APPLY:
- 5. TIMBER CONNECTORS SPECIFIED ARE BY SIMPSON STRONY-TIE CO. INC. OR APPROVED EQUAL LOCATION AND SIZE OF FASTENERS FOR STRUCTURAL ANCHORAGE OR ATTACHMENTS SHALL BE AS SPECIFIED BY
- a. ALL FLOOR JOISTS TO BE SOLID BLOCKED @ BEARING LINES, LONGEST UN-BLOCKED SPAN = 8'-0".
- b. NAILS TO BE COMMON NAILS PER C.B.C. TABLE 2304.9.1. GALVANIZED BASED ON EXPOSURE. c. MINIMUM NAILING TO CONFORM TO C.B.C. TABLE 2304.9.1. (SEE PLANS, SPECIFICATIONS & STRUCTURAL
- DETAILS FOR SIZE AND TYPE) d. WALL STUD CUTTING, NOTCHING OR BORING OF MEMBER PER C.B.C. SECTION 2308.9. 10 &.11
- e. STRUCTURAL CEILING JOIST AND RAFTER CUTTING, NOTCHING OR BORING OF MEMBER PER C.B.C. SECTION 2308 10 4 2
- f. GLU-LAMINATED TIMBERS AND PRESSURE PRESERVATIVE TREATED LUMBER SHALL BE RE-SEALED (COMPATIBLE TREATMENT FOLLOWING ALL SHOP OR FIELD CUTS)
- g. ALL WOOD IN CONTACT WITH CONCRETE, MASONRY SOIL OR EXPOSED TO THE EXTERIOR (AS DEFINED BY C.B.C. 2304.11.4) SHALL BE PRESSURE PRESERVATIVE TREATED LUMBER h. SUPPORT ALL CONCENTRATED LOADS BEARING ON
- STUD OR JOIST CAVITIES WITH SOLID BEARING OR BLOCKING DOUBLE FLOOR FRAMING JOISTS BELOW INTERIOR
- WALLS, BATHTUBS AND HEAVY APPLIANCES. SUBMITTALS
- 1. ALL SUBMITTALS, SHOP DRAWINGS, PRODUCT SAMPLES, ETC. SHALL HE REVIEWED AND <u>ACCEPTED</u> BY THE DESIGNER PRIOR TO FINAL SUBMITTAL TO FABRICATOR OR
- SUPPLIERS. 2. SUBMITTALS SHALL INCLUDE, BUT NOT LIMITED TO THE FOLLOWING:
- a) CONCRETE MIXTURE, ADDITIVES AND REINFORCEMENT

d) CABINETRY AND OTHER BUILT-IN ITEMS

- b) MANUFACTURER ENGINEERED TRUSSES c) FABRICATED STEEL
- e) SPECIAL DELIVERY
- I.CONSTRUCTION QUALITY: 1. ALL CONSTRUCTION SHALL BE OF THE HIGHEST STANDARDS FOR MATERIALS AND METHODS OF

3. ALL SUBCONTRACTORS ARE RESPONSIBLE FOR

- INSTALLATION. 2. ALL FINISH MATERIALS NOT SELECTED SHALL BE REVIEWED AND ACCEPTED BY THE DESIGNER AND OWNER.
- INSPECTING CORRECTING ARID APPROVING ALL CONJUNCTIVE CONDITIONS OF ALL RELATED PRIOR TRADES, PRIOR TO BEGINNING THEIR OWN WORK 4. PRIOR WORKMANSHIP AND MATERIALS NOT ACCEPTABLE
- TO SUBCONTRACTORS SHALL BE BROUGHT TO THE ATTENTION OF THE GENERAL CONTRACTOR PRIOR TO COMMENCING CONSTRUCTION. 5. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING A NEAT & TIDY JOB SITE; ONLY STAGING AREAS APPROVED
- BY THE OWNER WILL BE USED. SUBSTITUTIONS:
- 1. NO SUBSTITUTIONS OF SPECIFIED MATERIALS SHALL BE MADE WITHOUT WRITTEN NOTIFICATION TO THE DESIGNER AND OWNER AND THEIR WRITTEN ACCEPTANCE OF THE
- CLEAN UP
- 1. THE CONTRACTOR SHALL KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIAL AND/OR RUBBISH CAUSED BY THEIR WORK. AT THE COMPLETION OF EACH DAY'S WORK, REMOVE ALL RUBBISH FROM AND ABOUT THE BUILDING. ALL TOOLS, SCAFFOLDING AND SURPLUS MATERIALS SHALL BE STORED, FLAGGED, OR REMOVED. LEAVING THE JOB SITE BROOM CLEAN

LEVELS OF DRYWALL FINISH BASED ON STANDARD ASTM C

ALL INTERIOR ANGLES AND JOINTS SHOULD HAVE TAPE SET INTO JOINT COMPOUND. THE SURFACE SHOULD BE FREE OF EXCESS JOINT COMPOUND, RIDGES AND TOOL MARKS ARE ACCEPTABLE. AT THIS LEVEL, FASTENERS ARE NOT NECESSARILY COVERED. IN SOME MUNICIPALITIES, THIS LEVEL MAY BE CALLED
"FIRE-TAPING" IF IT MEETS THE CODE REQUIREMENT FOR FIRE RESISTANCE. THIS LEVEL OF FINISH IS GENERALLY UTILIZED FOR NONPUBLIC AREAS OF A BUILDING, SUCH AS A GARAGE OR ATTIC.

LEVEL 2

AT THIS LEVEL, ALL INTERIOR ANGLES AND JOINTS SHOULD HAVE TAPE EMBEDDED IN JOINT COMPOUND AND WIPED WITH A TROWEL OR JOINT KNIFE, LEAVING A THIN COATING OF COMPOUND. FASTENER HEADS, CORNER BEADS, AND OTHER ACCESSORIES ARE COVERED WITH A COAT OF JOINT COMPOUND. RIDGES AND TOOL MARKS ARE ACCEPTABLE, BUT THE SURFACE SHOULD NOT HAVE EXCESS JOINT COMPOUND IF JOINT COMPOUND IS APPLIED OVER THE TAPE WHEN IT IS EMBEDDED, THIS IS CONSIDERED A SEPARATE COAT OF COMPOUND TO SATISFY THE REQUIREMENTS OF THIS LEVEL.

 LEVEL 3
 ALL JOINTS AND INTERIOR ANGLES SHOULD HAVE TAPE THAT'S EMBEDDED IN JOINT COMPOUND PLUS ONE ADDITIONAL COAT OF JOINT COMPOUND. ACCESSORIES
AND THE HEADS OF FASTENERS MUST BE COVERED WITH TWO SEPARATE COATS OF JOINT COMPOUND. ALL JOINT COMPOUND MUST BE SMOOTH AND FREE OF RIDGES AND TOOL MARKS FOR LEVEL 3 AND ABOVE THE PREPARED SURFACE SHOULD BE COATED WITH A DRYWALL PRIMER THAT'S COMPATIBLE WITH THE WALLCOVERING, PAINT OR OTHER DECORATION BEING APPLIED TO IT. THE APPLICATION OF PRIMER, HOWEVER, IS USUALLY OUTSIDE THE RESPONSIBILITY OF THE DRYWALL INSTALLER AND FINISHER.

ALL JOINTS AND INTERIOR ANGLES SHOULD HAVE TAPE THAT'S EMBEDDED IN JOINT COMPOUND PLUS TWO SEPARATE COATS OF COMPOUND OVER ALL FLAT JOINTS AND ONE SEPARATE COAT OVER INTERIOR ANGLES. ACCESSORIES AND FASTENER HEADS ARE COVERED WITH THREE SEPARATE COATS OF JOINT COMPOUND. ALL JOINT COMPOUND IS SMOOTH AND FREE OF RIDGES AND TOOL MARKS. SPECIFY THIS LEVEL WHEN YOU'LL APPLY A LIGHT TEXTURE, WALLCOVERING, OR FLAT PAINTS, GLOSS AND SEMIGLOSS PAINTS ARE NOT RECOMMENDED OVER THIS LEVEL. THE WEIGHT AND TEXTURE OF WALLCOVERINGS MUST BE CAREFULLY CONSIDERED TO ENSURE THAT JOINTS AND FASTENERS WILL BE ADEQUATELY CONCEALED. WALLCOVERINGS THAT ARE LIGHTWEIGHT, GLOSSY, OR HAVE LIMITED PATTERNS ARE ESPECIALLY VULNERABLE TO REVEALING IMPERFECTIONS IN THE SURFACE.

AT LEVEL 5, ALL JOINTS AND INTERIOR ANGLES HAVE TAPE THAT'S EMBEDDED IN JOINT COMPOUND PLUS TWO SEPARATE COATS OF COMPOUND OVER ALL FLAT JOINTS AND ONE SEPARATE COAT OVER INTERIOR ANGLES. ACCESSORIES AND FASTENER HEADS ARE COVERED WITH THREE SEPARATE COATS OF JOINT COMPOUND. A THIN SKIM COAT OF JOINT COMPOUND IS APPLIED OVER THE ENTIRE SURFACE. THE SURFACE SHOULD BE SMOOTH AND FREE OF RIDGES AND TOOL MARKS. THIS LEVEL REPRESENTS THE HIGHEST QUALITY OF FINISH, AND IT IS THE ONE RECOMMENDED WHERE GLOSS, SEMIGLOSS, OR NONTEXTURED FLAT PAINTS ARE USED OR WHERE SEVERE LIGHTING CONDITIONS EXIST. I PROVIDES THE MOST UNIFORM SURFACE AND MINIMIZES THE POSSIBILITY OF JOINTS OR FASTENERS SHOWING THROUGH THE FINISH.

design studios

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ARCHITECT STAMP:



PROJECT TITLE:

KREMS ADDITION & REMODEL

SHEET TITLE:

GENERAL NOTES

DRAWING SET: NO. DATE CD SET 6/3/2022 REVISION SET *1 2 8/2/2022 REVISION SET #2 REVISION 3 2/2/2023 REVIOL

PROJECT NO

3/20/2023 DATE

SCALE: DRAFTED BY: LT

The content of this section shall cover the general condit special conditions, alternates, submittals and substitutions procedures governing work by the General Contractor, Sub Contractor and related trades on this project.

General Conditions occur in the actual existing construction. The

Variations may occur in the actual existing construction. The Contractor and sub-contractor shall verify all existing conditions and dimensions on the drawings. Notify the Designer of any discrepancies prior to starting or ordering materials. These documents do not contemplate handling of treatment of asbestos and/or any hazardous waste materials. If any hazardous materials are discovered, the Contractor shall notify the Owner immediately by telephone and in writing.

01013 PROJECT GENERAL REQUIREMENTS The Contractor and sub-contrators work shall be in accordance with all applicable federal, state and local building codes and

2 All construction shall conform to the latest adopted editions of the California T-24 Code of Regulations

California 1-24 Code of Regulations

3. The Designer shall not be held responsible for any means, methods and techniques of construction work, safety in, on, or about the project site, or the Contractors failure to confirm to the Construction Documents, codes, regulations, and laws, for the performance of the Contractor in a timely satisfactory manner.

performance of the Contractor in a timely subsectivity manner.

Product manufacturer's written recommendations, drawings and specifications are to be followed under all conditions. Any conflict with drawings and specifications and above shall be determined by Designer with no change in contract price.

5. All construction material shall be new and shall be void of any viewal structural integrity or suspected defects.

visual, structural, integrity or suspected defects

01013 SPECIAL PROJECT GENERAL REQUIREMENTS

In case of any difference between drawings and/or specifications, the Contractor shall notify the Designer immediately by phone call.

 Written dimensions on drawings shall take precedence over length measurements by scale

4. All requirements, standards, grades, species and strengths of materials and finishes listed in these specifications are Should drawings or reports conflict with specifications, the most restrictive and superior quality shall apply

The contractor shall be responsible for the accurate placement of the building on the site. Any existing structure, which are not located as shown on the plans, shall be brought to the Designer's

This structure is designed as a stable unit after all components are in place. The contractor shall be responsible to provide temporary bracing as required to insure the vertical and lateral stability of the entire structure or a portion thereof during

Constructor or provide attic ventilation at eave line or in top of wall for gable roof ends to equal not less than 1/150 of area ventilated Provide metal mesh screen in wood or metal frame at each opening with a maximum $\frac{1}{4}$ " mesh covering.

Contractor to provide copper mesh screen frame at each

9. Contractor to provide under floor ventilation 12"x18" space in each new foundation wall for each 100 square feet (sf) of inderfloor space.

10. No vent pipe or any projection shall project above 30'-0" from finish grade, new or pre-existing grade 5'-0" from building face The highest point of the roof shall not exceed 30'-0" above adjacent grade.

All outward swinging doors shall have an exterior landing within 1" of the top of the door threshold. Caulk and w

Soil compacting report shall be provided to the building inspector at the job site prior to placement of concrete for the new foundation if requested by the City.

3. Prior to the start of any demolition or construction, t contractor shall inspect and prepare an inventory of all items noted to be relocated or salvaged and verify that these items are in good working condition and able to be relocated. The contractor shall present this inventory to the Owner for their approval. The Contractor shall be held responsible for replacing any re-locatable item damaged during the demolition process. Salvaged items shall be the Owner's choosing and shall be the Owner's choosing and shall be the Owner's choosing and shall be the

Coordinate all demolition work with the architectural, structural civil, electrical, mechanical, plumbing, and landscape drawings Coordinate inspection and testing with Soils, Structural, Mechanical, and Electrical Engineers and with their reports. drawing and specifications

6. Provide draft stop on the attic space. Attic space shall not exceed 3 000 sf

At concealed spaces of stud walls, and partitions, inclu-red spaces at the ceiling and floor levels, and at MAX. Itervals both vertical and horizontal, at the connections be anceled vertical and horizontal spaces such soffits, drop calified vehical and forzontal spaces such solins, propped ceilings, cove ceilings, and tops of framed columns. In conceal spaces between stair stringers, at the top and bottom of the run and between studs along and in line with the run of stairs, if the walls under the stairs are unfinished.

wais uncer me stains are untinished.

8. In openings around vents, pipes, ducts, chimneys, fireplaces, and similar openings, which allow passage for fire at ceiling, and at ceiling and foor levels, use one-combustible materials.

9. At openings between attic spaces and chimneys chases for factory-built chimney, walls having parallel or staggered studs or sound control shall have fire blocks of mineral fiber, glass fiber, or other material.

20. The integrity of all fire blocking, and draft stops shall be

21. Maintain 1-hour fire resistive wall and ceiling construction

between the garage and residence for occupancy separation Refer to CBC Table 805.3.3. THE CONTRACTOR SHALL:

The Contractor shall guarantee all work performed for the period of one year. Work shall include all materials, fixtures, equipment and labor. Such guarantee shall begin on the date of Certificate

2. Notify the Designer about any con

change, before proceeding with the work in question 3 Investigate, verify and be responsible for all conditions and

dimensions of the project and shall notify the Designer of any discrepancies and inconsistencies between draw specifications and/or existing conditions prior to submitting bid Verify all dimensions, levels and site conditions prior to the sta

of construction and report any discrepancies immediately to the Designer. Only noted dimensions are to be used for construction ses. Do not scale drawings! Obtain clarification of imensions from the Designer when necessary. Error scaled dimensions shall be corrected by the contractor at the ontractor's expense

contractor's expense.

Notify the Designer promptly, should any questions arise pertaining to the construction document, or if conditions ar that may prevent the proper excavation of any portion of the work. The contractor shall correct all errors, discrepancies omissions which result from his/her failure to notify the De-

pollution, trash, or damages due to demolition, excavation, construction and/or flooding originating on the site.

 Be held responsible for compliance with the California Safety Orders. Contractor shall coordinate all mechanical and electric equipment as to weights and exact locations with structura veight and location from those indicated on the plans, the ctural Engineer must be notified, and approval prior to

3. Grade the site and to slope all grading and concrete work to

Shall be responsible for the appropriate "hook-up" to all utilities required to support the work.

Flash and caulk as necessary to achieve a waterproof,

The Contractor shall coordinate work with all trades and

Shoring shall be provided where demolition of support

tructures as occurs.
Provide and pay for labor, materials and equipment, tools, onstruction equipment and machinery, electrical power, water, eat, telephones and other utilities required for construction, and their facilities and services necessary for proper execution and ompletion of the work.

proper execution and completion of work, which are customarily secured after start of construction and which are applicable at time contract is awarded. The owner shall pay for all permits and fees required for

and specifications

Give notices required by Governmental authorities and by the wner or his/her representative. Maintain on the job site, in good order, one copy of all

construction documents and modifications thereto, field test records and inspection reports, correspondence pertaining to the work on site permits and permit sets of plan for the use of building

 Maintain a separate set of drawings on the site to be marked up by the contractor with "as-built" information for project records. 20. Deliver to the owner, upon project close-out, the permit and record (as-built) sets of construction documents together with operation and maintenance data, warranties, certificates o compliance required by regulatory authorities, binds or such other project records as may be requested by the owner.

Contractor shall be responsible for complete cleanup including removal of stains, putty marks, paint marks, and complete scrul wax and polishing of surfaces to the satisfaction of the owner and

01030 ALTERNATIVES Alternatives to an item specified herein, must be approved in writing by the Designer or Owner prior to installation.

The Contractor and/or Sub-Constrctors wish to substitute

materials or products other than those specified, he shall obtain the Designer's written approval no later than five (5) working days

The decision of the Designer as to the equality and utility of substitutions offered shall be final 01330 SUBMITTALS

mittals of product data, samples, manufacturer's installation tructions and warranties shall be made by the contractor to the igner when required by a section below or as required by the

ner, owide minimum of Two (2) copies of shop drawings and color mples for all fabricated items including a structure, carpentry, ishes, specialties, equipment, furnishings, elevators, schanical, electrical and plumbing. Submit and pick up from signer office all items to be reviewed for his approval.

The General Contractor shall inform the Designer in writing of any changes or substitutions to the specified material of this project 2. Any substitutions or deviation from these specifications must be submitted in writing as a proposed alternate and include al ermation necessary for evaluation, together with reas ustification for substitution. All substitution shall be forwarded to

the Designer and Owner for approval before the final contract for instruction is signed. The written decisision accepting or denying the proposed alternate by the Designer or Owner shall govern.

01420 ABBREVIATIONS AND SYMBOLS Any abbreviation or symbol used in the Construction Doci and not defined as stated above shall be verified with the

01500 TEMPORARY FACILITIES

Provide and maintain all temporary facilities for the project for the duration of the Contract including, but not limited to the following (Unless otherwise agreed to by the owner) Work site temporary toilet facilities

All temporary fences, barricades and protective devices essary for the safety of workmen, conforming to all governing

Job site telephone. Job shack or trailer

Temporary trash bin or dumpste

DIVISION 2 - SITE WORK 2050 SITE PREPARATION

equipment necessary to complete all work specified herein and as indicated on the plans. This work shall include but is not limited to any site work shown on the Construction Document.

Special Requirements york performed under this section shall be performed by a State of California licensed contractor

2. In the event that unknown utilities or structures are found during construction at unexposed or exposed locations, the contractor shall stop work in that area and notify the owner, designer and

ect all surrounding surfaces, vegetation and areas to remain a dust and damage during construction.

GENERAL REQUIREMENTS

The scope of this section includes all labor, material and equipment necessary to complete all work specified herein and as indicated on the plans. This work shall include site earthwork but is not limited to all grading, filling, compaction and backfillin

Special Requirements
All work performed under this section shall be performed by a
State of California licensed grading or general contractor
All excavation and grading shall comply with OSHA and other

Obtain civil engineering drawings (if part of the project scope) and isure the orderly progress of the total work

4. Obtain the location and depth of utility lines, all underground work ntacting Dig Alert, all facilities in the vicinity of the Project and sting work not specifically indicated, and protect such utility lines, facilities and work from damage Contact Dig Alert (1-800-227-2600) to verify the location of any

utilities located on the project site or vic

Job Conditions
Perform all work in accordance with accepted safety andards. All excavation work left exposed during non-working ours shall be sufficiently barricaded to prevent pedestrian or References

All work in this section must conform to applicable codes and Materials to be placed as fill soils shall be approve by the

Geotechnical Engineer, Certified Testing laboratory or industry approved material and shall be as specified in the grading cification section of the soils repor

3. PERFORMANCE OF WORK General Notes contractor to provide all labor, materials and equipment to cavate, backfill, compact, and grade as required for a complet

finished job. If existing elevations, dimensions and/or site conditions are different from those indicated on the plans, report discrepancy and obtain instructions from Designer before starting work. The contractor shall be responsible for accuracy of all work. Preparation for Grading

entirely into solid undisturbed soil or entirely into compacted fill and/or as directed by the soils report/engineer (of part of project team). No un-compacted fill is permitted under footings. 2. Bottoms of all footing excavations shall be level. Excavations are to be kept free of standing water

Backfilling, Fill and Compaction

All structural fill underlying building areas shall be compacted at least 90 percent of its maximum dry density. Fill material new driveways and parking areas shall have upper six inches npacted to 95 percent of dry density. (For additional information Trenching

1. Cut trenches for piping and conduits to minimum sufficient widths and depths as shown on site utility drawing by others as required 2. All trenching for underground piping, electrical conduits, etc. shall be done in a manner to prevent settlement. 3. Backfilling of trenches shall be compacted to at least 90 percent

of its maximum dry density or shall conform to the soils report and/or to utility company requirements Observation of Grading

nould any loose fill, expansive soil, ground water or other dverse conditions be encountered during excavation, the Owner and Designer shall be notified of the work in question. Finish Grading . The contractor shall be responsible for drainage away from all

buildings and away from the site both during

upon completion.

Slope finish grades a minimum of 1/4 inch per foot (2%) away from buildings, and any portion of the foundation for a distanct four feet. Site shall drain so that water will not stand against ildings or flow over the edge of any slope

4. COMPLETION OF WORK At the conclusion of the work, all earth areas shall be raked free of debris and left with a uniform finely graded surface. All finish grades shall be held 2 inches below level of sidewalks and a minimum of 6 inches below the finish floor line unless otherwise

02500 PIPED UTILITIES

Piped utilities shall be as shown and specified in the ments prepared by the Civil Engineer or Designers or as red by the Owner. 02620 SUB-DRAINAGE SYSTEM Sub-drainage system shall be as shown and specified in the onstruction documents prepared by the Civil Engineer, Designer

and/or Landscape Architect or as required by the Owner

02630 STORM DRAINAGE SYSTEM Storm drainage system shall be as shown and specified in the documents prepared by the Civil Engineer, Designer and/or Landscape Architect or as required by the Owner.

02700 PAVING AND SURFACING Paving and surfaces shall be as shown and specified in the ruction Documents, by code or as required by the Owner.

02900 LANDSCAPING

Landscaping shall be as shown and specified for installation the site in the documents prepared by the control of the control site in the documents prepared by the Desi Architect or as required by the Owner.

DIVISION 3-CONCRETE

03300 CAST IN-PLACE CONCRETE . GENERAL REQUIREMENTS

The Structural Specifications will supercede this specification section if the structural specification sheets are included in the

Scope The scope of this section includes all labor, material and equipment necessary to complete all work specified herein and as indicated on the plans. This section includes, but is not limited to: Excavation of all footings and foundations

ish grading under concrete slabs and sand or gravel fills Construction of all forms necessary for concrete wo Furnishing and placing of all reinforcing steel, mesh, metal inserts, vapor barrier, dowels, bolts, clamps, ties, etc.

Furnish and placing of all concrete interior and exterior of the ding including, slabs on grade, footings, grade beams no eeding 3 feet in height and exterior hardscape flatwork. Removal of forms and cleaning of materials. Special Inspection Testing as required.

Special Requirements erials and installation thereof shall conform to current standards of A.C.I

All work performed under this section shall be perform State of California licensed contractor. 2. MATERIALS Concrete
All footings, slab-on-grade, and miscellaneous

e a minimum compressive strengin of 2000 PSI at 26 days, ses noted otherwise on plans. Concrete shall have a mixture ratio of 1:2-1/2:3-1/2 by, me with 7 gallons of water maximum per sack of cement, und otherwise on plans.

An approved water-reducing admixture may be used in all rete except footings. Use an appoved air-entraining admixture may be used in all te (structural and non-sturcutral) where exposed to weather

Welded Wire Fabric

be placed at center of slab. Lap splice to be 8 inches

Reinforcing Steel
All #5 bars and larger to be ASTM A-615, Grade 60. Lap 30 All #2 through #4 bars to be ASTM A-615, Grade 40. Lap 20

d wire fabric (WWF) shall be per ASTM A-185 and shall

ASTM C-150, Aggregates ASTM C-33

Ready Mix Concrete Mix and deliver in accordance with ASTM C-94

Hold down anchors to be tied in place prior to calling for

Thoroughly compact concrete by puddling with suitable tools and/or vibrators.

num concrete cover over steel reinforcement as follows

slabs level or to slopes as shown on drawings

Slabs to receive tile, screed with straight edge and hand float

Construction joints, wherever possible, shall be placed under

-bearing interior partitions at interior floor slabs unless otherwis

Construction joints shall not exceed a spacing of 30 feet or

Slab control joints shall be constructed with a key, to allow sment of slab.

Walkways, driveways, and patic slabs shall be provided with

onstruction joints at approximately 10-foot intervals. Provide expansion joints at street sidewalks, intersecting drives, and change drive width and at approximately 40 foot intervals on straight

Shall be as required to maintain moisture content of slabs on

ediately after finishing operation for a period of 2 hours. During

periods of low humidity, wind, or temperatures in excess of 70 degrees, the fog spray shall be applied for a period of 4 hours. Fog

spray prior to and during curing and finishing operations is required

permitted by prior submittal and approval by the Designer or Structural Engineer, provided that the compound used is compatible with the floor finishes to be installed over the slab.

the direction of the owner or their representative, is not true to intended alignments; is not plumb or level where so intended; is not

eycomb or rock pockets, or done not fully conform to the

med to be defective (materials and/or faulty workmanship

. Supply and install Gypsum concrete floor underlayment shown on

tural Steel specified by the Structural Engineer shall

. Structural Steel specified by the Structural Engineer shal supercede these specifications if part of this construction document package. They will be shown on the drawings prepared by the Structural Engineer.

The scope of this section includes all labor, material and equipment necessary to complete all work specified herein are sindicated on the plans. This section includes performing all operations necessary to complete all metal fabrication work including but not limited to railings, posts, angles, clips, ties, straps, tubes, bolts, anchors, welding, grinding, and shop prin Snecial Requirements.

All work performed under this section shall be performed by a State of California licensed contractor.

AISC) Chicago IL codes and manuals of American Welding

idDmit snop drawings runy detailing work of all sections, including minor icluding accessories, welding, connections, including minor connections not shown but necessary for complete installation conflict occurs between these specifications and the structural

plans or specs, refer to the structural plans or specs and bring to

All shop welding shall comply with specifications of the "American

plans or specs, refer to the structural plans or specs and bring to

Standards, and as indicated or noted on Drawings. Special inspection required for all structural field welding, by a certified special inspection service. Grind exposed welds subject to contact with smooth surfaces, free of holes, slag, or other defects, flush with adjoining surfaces. 7. Miscellaneous Items. Fabricate Items not specifically mentioned according to the drawings, approved shop drawings and as

required to complete the entire work. Galvanize exterior items

All work shall be done by A.W.S certified licensed welders approved by the local building department. Welding shall b accordance with the provisions of the Structural Welding C AWS D1-1 and AWS D1-4 as modified by referenced AISC

ndards, and as indicated or noted on Drawings

shop prime interior items unless otherwise shown or

Ornamental railing, etc. shall have all welds ground smooth

Submit shop drawings fully detailing work of this section, including accessories, welding, connections, including min connections not shown but necessary for complete installar

onform to additional requirements of the structural drawings and applicable positions of American Institute of Steel Construction

Supply and install structural steel as specified in drawings.

Submit shop drawings fully detailing work of this section

accordance with the manufacturer's written instructions and requirements of the referenced evaluation.

provision of the contract, then such concrete work shall be

the Contractor shall remove defective concrete from the site

2. Installation shall be by a factory-approved applicator in

If any concrete work is not formed as indicated, unless und

grade. Immediately following the finishing operation, keep concrete joist for at least seven days. Concrete slabs and paving shall be

tected against damage and/or defacement

keep the concrete moist. Inert curing co

rue to intended grades and levels; has exce

eplace it with new concrete at his own expense

Defective Concrete

03510 Gypsum Concrete

the drawings.

DIVISION 5 - METALS

. GENERAL REQUIREMENTS

Special Requirements

Society (AWS

Welding Society

the Designer's attention

truction operations. Areas shall be fog sprayed

center each way, unless noted otherwise on plans or as indicated

Provide 3/4 inch chamfer on all exposed poured concrete

Placing of Concrete

erance 1/8 inch in 10 feet

Construction Joints

by the Structural Engineer

a true and uniform surface. Tro otherwise indicated on plans.

foundation inspection

3. PERFORMANCE OF WORK The contractor is responsible for formwork design and onstruction. Construct forms firmly, of sound lumber and plywood, lines and levels indicated.

Fabrication, materials, workmanship shall conform to AISC Specifications for the Design, Fabrication and Erection of Structural Steel for Buildings, Manual of Steel Construction Latest Edition Miscellaneous steel parts are to be accurately fabricated as shown on plans. Cut, drill and tap to receive hardware as

Provide all reinforcement as required or indicated by the rchitectural drawings, structural drawings or soils report. Foo labs, grade beams, stem walls and other reinforced concrete aver minimum depth, width, anchors and reinforcen equired and as indicated on the drawings. Installation shall conform to drawings, approved submittals and

3. PERFORMANCE OF WORK

to provide all holes and drilling indicated or required for fasteners Protect aluminum from contact with dissimilar metals or with concrete or cement plaster by painting the contact surfaces o gaskets, as applicable for each condition

See drawings for other material that would fall under this

nanship shall conform to AISC

Grouting: Provide non-shrink grouting for Work of this section as shown and required. Conform to manufacturer's directions.

specifications p priming: Clean surfaces according to AISC Specifications ily shop coat of metal primer to minimum 1.0 mil dry film kness. Work primer into joints. Do not prime galvanized itre ems imbedded in concrete or masonry. Shop prime all ous items not to be galvanized unless otherwise indicated o

securing miscellaneous metal items to in-place construction 10. Galvanized Repair: Wire brush welds and damaged coating to

clean bright metal. Apply one coat of galvanized repair paint where surfaces are concealed or are to be finish painted. Use the specified hot-applied galvanizing repair compound where surfaces remain exposed and unpainted

Supply and install miscellaneous metal fabrications as shown and detailed on the drawings.

 All installed metal fabrications shall be protected once in place.
 Contractor shall be responsible for all abrasions, dents, or other marks on finished installed metal fabrications

6100: DIVISION 6 - SECTION 1 - ROUGH CARPENTRY 1. GENERAL REQUIREMENTS

equipment necessary to complete all work specified herein and as indicated on the plans. This section includes, but is not limited to, all wood framing, wood forms for concrete, all wood-cutting, furring and backing required for all trades and checking of layout and dimensions for all trades.

2. SPECIAL REQUIREMENTS

elevation of all parts of the construction shown on plans or notes Prior to commencing work; the Contractor shall carefully compare architectural and structural drawings that affect the location and/or elevation of the work, and any discrepancies shall be immediately reported to the Designer for clanification and/or

3. Supply and install rough framing as shown on the structural drawings. Coordinate all work with the work of other trades. Provide

chases cuts, bracing, and blocking, required by other trades References: All work of this section shall conform to industry standards and all governing codes and regulations, including the current adopted edition of the Uniform Building Code.

1. Lumber Materials All lumber shall be graded per Western Wood Product

Grade and species

2. Lumber grading: unless noted otherwise, the following sha

- Wall stud framing Douglas-Fir Larch - Singular joints, rafters Douglas-Fir Larch #2 & better

- Multiple joists, rafters Douglas-Fir Larch #2 & bette - Stair stringers Douglas-Fir Larch #2 & bette - Beams and headers Douglas-Fir Larch #1 & better Posts Douglas-Fir Larch

Glue-lam beams 24F-V4, grade or as specified on structura All wood in contact with concrete, masonry, soil or exposed to the exterior (as defined by C.B.C. 2317.4) shall be pressure ervative treated lumber. Bottom plates shall be pressure

4. Sawn Lumber: shall be Douglas fir. S4S, and shall bear a grad mark. Use grades as specified for stressed applications an "stud" grade for blocking, bridging and other non-stressed

Use preservative treated lumber in contact with concrete or wood and other type sheathing shall be grade, exposure, spa

i. Plywood and other type sheathing shall be grade, exposure, span rating and thickness, per plane.
I. Sheathing, shall be plywood or oriented strand board rated by the American Plywood Association (APA), in grades and thickness as indicated on the structural drawings. Plywood shall conform to product standards U.S. PS.1, current edition. Floor and Deck Sheathing must be plewood. 8. Hardboard: shall be Masonite as manufactured by Masonite

Corp., Installation shall conform to the written specifications of the manufacturer and to the recommendations of the American 9 See plans for additional wood framing grades or specifications

 See plans for additional wood framing grades or specifications.
 Metal Connectors.
 Connectors specified shall be by Simpson Strong-Tie Co. Inc. unless otherwise specified. Alternates may be used only with prior approval of the Designer.
 Other metal connectors as specified on the structural or architectural plans as required for complete installation

1. Nails to be common nails per C.B.C. table 23-I-Q, galvanized Minimum nailing shall confrom to C.B.C. table 23-I-Q. (See plans, specifications & structural details for size and type.)

 Supply and install glued-laminated timber as shown on the structural drawings. Provide a certificate of conformance for each timber if required by the Building Official. Deliver, store and 3. Bolts and Nuts: ASTM A307 galvanized minimum for exterior

nstallation shall be as shown on the structural drawings Product shall conform to ANSI Standards, Each timber shall be identified with an inspection march either form the Amrican Plywood Association - Engineered Wood Systems (APA-EWS), or from the American Institute of Timber Construction (AITC)

. GENERAL REQUIREMENTS Scope

The scope of this section includes all labor, material and equipment necessary to complete all work specified herein and as indicated on the plans. The work of this section includes, but is ot limited to, the furnishings and installation of all non-structura

Provide solid blocking of all cabinets, countertops, mirrors, shelving, light fixtures, and all miscellaneous wall and mounted o

helves, poles and plastic work as shown on the drawings and a irected by the owner. Field measure for fabricated items prior t All interior exposed ceiling joists, heams or trim shall be finish

the owner.

Members shall be neatly and accurately scribed in place. All members shall be installed in full lengths. Joints shall be scarf corners mitered or coped. All members shall be fastened secu in place accurately and be scribed neatly to walls, ceilings or other surfaces so that open joints do not occur. All joints shall filled and sanded after installation.

Exposed Wood Frames for Doors and Windows. Tomeshall be called out or detailed on plants. Members shall be

vel with firm connections to structure Nails and Fasteners

Closet hanging poles and support fittings shall be chrome

Installation shall be true to line and level, fasten securely and ribed to prior finish work for a tight fit. Provide one shelf (1x12) ounted at six feet six inches above the floor and one rod (1-1/2 eter), mounted at six feet - six inches above the floor and 12 om the face of the rear wall at each clothes closet, whether or ot such shelving and rod are shown on the drawings. Verify the requirement for closet layout with the owner

3. Confirm with the Designer the Owner's design for pole and shelf r Owner's consultants closet design (if any Interior Stairs and Handrails

... Interior Stairs and Handralls ... Interior Stairs and Handralls as shown and detailed on the drawings. Clear Douglas Fir, unless noted otherwise on drawings, seasoned, hand selected for appearance. Miter at corners and other intersections. Finish siding per notes. Fasteners shall be Stainless Steel or Hot Dipped Galvanize. 2. Product and finish shall be as selected by the owner.

scribed to prior finish work for a tight fit.

scribed to prior finish work for a tight fit.

Exterior Wood (Modify per Job-See Exterior Finish Notes)

Siding: Grade: Tight knot Douglas Fir, Re-Sawn, unless noted otherwise on drawings, seasoned, hand selected for appearance. 2 Trim Grade: Tight knot Douglas Fir, Re-Sawn (verify) unless noted otherwise on drawings, seasoned, hand selected for appearance. Miter at comers and other intersections (verify with existing). Finish siding per notes: Fasteners shall be stainless Steel or Hot Dipped Galvanize.

Fascia, Time & 2x's: Grade: Tight knot Douglas Fir, S4S unless

noted otherwise on drawings, seasoned, hand selected for appearance. Miter at corner and other intersections (verify xisting). Finish siding per notes. Fasteners shall be Stainless 4. Exposed Roof Eaves: 1X6 "V" Groove Grade: Tight knot Douglas

e Stainless Steel or Hot Dipped Galvanize. Roof Brackets: Constructed of 6x6 & 6x8, Grade: clear Douglas Fir. S4S, hand selected for appearance. Miter at corners and

Scope: The scope of this section includes all labor, materia and equipment necessary to complete all work specified herein and is indicated on the plans. The work of this section includes, but is ot limited to, the furnishing and installation of all cabinets, shelving asework and casework finish hardware.

inual of Millwork. All work performed under this section shall be ed by a State of California licensed cabinet contract All materials shall be in accordance with the latest edition of

4. COMPLETION REQUIREMENTS: The contractor is responsible

design studios

ARCHITECTURE FIRM

3904 Groton St. Suite 102 San Diego, CA 92110 (858) 345-7597

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PROJECT TITLE:

KREMS ADDITION & REMODEL

SHEET TITLE:

PROJECT

DRAWING SET: DATE | CD SET 6/3/2022 REVISION SET *1 REVISION 2 8/2/2022 SET #2 3 2/2/2023 KEY IOIG REVISION

PROJECT NO

SCALE

DRAFTED BY: IT SHEET NO.

SP,

Manufactured Lumber

shown on the framing drawings.

inished wood members, shaped wood members, wood door and

cellaneous specialties

Special Requirements

Finish Carpentry

2 Supply and install all interior wood trim, door frames, casting

nterior exposed ceiling joists, beams of trim shall be linis de. Finish treatment shall be confirmed with the Owner o igner. Distresses treatments shall be confirmed with the igner. Product wood species and finish shall be selected

Trim shall be called out or detailed on plans. Members shall be butt or miter joined. Cut members for tight fit, install plumb, and

3. Installation shall be true to line and level, fastened securely and

3. Fascia, Trim & 2x's: Grade: Tight knot Douglas Fir, S4S unless

ir, Re-Sawn, seasoned, hand selected for appearance. Miter at corners and other intersections. Finish per notes. Fasteners shall ections. Finish brackets per notes. Fasteners shall be

DIVISION 6 - SECTION 4 - ARCHITECTURAL MILLWORK 1. GENERAL REQUIREMENTS

Garage cabinets and shelving shall have melamine finish interiors and faces with laminate countertops.

Cabinet maker shall adjust hinges and glides as needed to

for the cleaning of all components before final acceptance of the job. All component warranty and maintenance information shall be given to Owner at project completion.

6180: STRUCTURAL GLUED-LAMINATED TIMBER

Nails and trasteners
Nails and trasteners shall be arranged in a straight line, uniform pattern, evenly spaced. All exposed fasteners shall be set and filled. Hammer marks are not acceptable. Damaged members shall be replaced. Exterior finish wood fasteners shall be stainless steel nails, unless shown otherwise.

inished metal. Hanging poles shall be provided with cente supports for spans longer than 4'-0" in length.

stainless Steel or Hot Dipped Galvanized

Special Requirements: All work shall be in accordance with test edition of the Woodwork Institute of California (W.I.C.)

3. PERFORMANCE OF WORK tightly and scribe neatly to walls, ceilings or other surfaces so oper

Footings placed against earth 3" 5. Support all concentrated loads bearing on stuf or joist cavities nsions and site conditions before Formed surfaces exposed to weather or ground 2" 6 Painting & Priming: After fabrication all items shall be fully coated All millwork shall conform to the latest edition of the Wood Institute of California (W.I.C.) cing work. In addition, verify disposition of all site vegetation with solid bearing or blocking. S Slabs-on-grade, top and bottom minimum 1-1/2 with two coats of a steel shop primer paint of different colors.
Lead-free red metal primer, zinc chromate or alkyd type. Item 6. Double floor framing joists below interior walls, bath tubs and hefore any remova Pay all legally required sales, consumer and use taxes. exterior wall above grade 1-1/2 2. MATERIALS Excavation

Excavate foundations to size and depth shown. Footings shall be heavy appliances Secure and pay for licenses and inspection, as necessary for manently exposed to weather shall be fully primed and coate Interior wall above grade 3/4 7 All wood within 6" of earth or 1" of the concrete shall be redwood A. Finished Wood Members: Kiln dried, clear vertical grain louglas Fir except as noted or shown on place. Tied columns (main steel) 1-1/2" Coverage to be equal to one bar diameter minimum. Contractor shall install and coordinate soffit framing with the plan to allow adequate space for installation of light fixtures and Wood Jambs, Sills, Trim and Handrails: Shall be clear kiln PERFORMANCE OF WORK truction and all tests and inspection as required by drawings Concrete Finish

specimen.

8 Shop Prime Coat Repair: Clean field welds, field bolts, and all damaged shop primer and apply a shop coat of the same prime used for the shop coat.

9. Provide the necessary anchorage devices and fasteners for

05500 METAL FABRICATION

Verify with architect or owner finish on metal fabrications

supercede these specifications if part of this construction document package. They will be shown on the drawings prepared by the Structural Engineer. 2. The scope of this section includes all labor, material and

3. Non-wood items in this section include manufactured metal

All work performed under this section shall be performed by a State of California licensed contractor.

 Contractor of this section shall be responsible for the location and

Moisture content

Blocking, plates, backing and miscellaneous framing #3

C. Nails and Other Fasteners

shall be screwed and glued to floor joists. Existing and new floors 3. Structural member fastener penetration shall be per C.B.C.

. To be installed level, plumb, true to line and dimension, and in

unblocked span shall be no larger than 8'-0". Floor sheathing

2. All floor joists to be solid blocked at bearing lines, longest

strict compliance with sections, details and notes. Work required but not shown and/or specified, shall conform to applicable

exposed use. Provide matching washers.

4. PERFORMANCE OF WORK

Framing and Fabrication

ections of governing codes.

Installation shall be as shown and specified on the str drawings, complete with connectors, nailing, bracing, temporary supports, and materials not shown or specified but are necessary

Contractor shall install and coordinate soffit framing with the plan to allow adequate space for installation of light fixtures and nechanical equipment

Installation shall be as shown and specified on the structural drawings, complete with connectors, nailing, bracing, temporary supports, and materials not shown or specified but nec a complete job. eams and injets shall be limited to one-fifth the hea

Cutting of beams and joints small be limited to direction and offer depth from the top and located no further from the beam end than three times the beam depth. Cuts in excess of this, or bored holes with a diameter more than two inches are not permitted without special provisions and approved by the Structural Engineer. Furring I. Provide wood furring where indicated or required to conceal piping, structural metal work, or other unfinished work

sed where appropriate.) used where appropriate.)

Pjwood Sheathing

Pjwood Sheathing

Pjwood floor and roof sheating shall be laid continuous over two
or more framing spans. Install with face grain (and office)
dimension) of piece at right angles to joist and/or parallel to studs.
Arrange so that no piece is less than 16 inche swide and 4 feet in 2. Wall panels shall not be less than 16 inches wide and 4 feet in

width. Finish as shown, noted or detail. (Metal furring may also be

2. Use 2 inch nominal (1-1/2 inch actual) thick material of required

4. Thickness and nailing shall be as shown on plans Fire Blocking and Draft Stops
Fire Blocking and Draft Stops
Firestops and draft stopping shall be installed to cut off all concealed draft openings (both vertical and horizontal) and shall form an effective barrier between floors, between a top story and a roof or attic space, and shall subdivide attic spaces, concealed roof spaces, and floor/ceiling assemblies roof spaces, and floor/ceiling assemblies.

2. The integrity of all fire blocks and draft stops shall be maintained.

3. Stagger all sheathing panel seams a minimum of 2 feet or two

4. Thickness and nailing shall be as shown on plans

3. Required fire blocking locations:

In concealed spaces of stud walls and partitions, including the spaces at the ceiling and floor levels, and at 10 foot vals in both vertical and horizontal dimensions.

coved ceilings. In concealed spaces under stairs within stair structural stringer assemblies. In openings around vents, pipes, ducts, chimney, fireplaces and similar openings which would afford a passage of fire at ceiling and floor levels with non-combustible fire stopping

exceed 100 square feet. Install fire blocking under all

At openings between attic spaces and chimney chases for factory-built fireplace chimneys. e. Where wood sleepers are laid under wood flooring over concrete floors, the space between the floor slab and underside of wood shall be filled with non naterial or fire blocking. Fire blocking shall be installed so that there will be no open spaces under the flooring which will

permanent partitions so that there shall be no unblocked spaces between adjoining rooms. 4. Fire Block Materials Fire blocking shall consist of 2 inch nominal lumber or 3/4 inch plywood sheets with joints backed by a 3/4 inch wood panel. Fire blocks may also be constructed of gypsum board, mineral fiber, glass fiber, or other approved material, and securely

5. Draft stopping (location and criteria) When there is a usable space above and below the concealed space of a floor/ceiling assembly (i.e. attic, or soffit area) it shall not exceed 1,000 square feet and/or measures more than 60 feet in any direction. Such spaces shall be equally divided by a draft stop.

Draft stop min. construction shall be 1/2 inch gypsum board, 3/8 inch plywood or other approved materials, with a 3/8 inch 6170: PREFABRICATED STRUCTURAL WOOD

Wood Roof Trusses
Supply and install wood roof trusses as shown on the structural nos. Deliver store and handle trusses in confe the manufacturer's written instructions the manufacturer's written instructions. Submit shop drawings and engineering calculations to the Designer and Structural Engineer for review and approval pri fabrication. The calculations shall be stamped and signed by engineer registered in the state at which the project is being The truss manufacturer shall provide shop drawings and calculations, as reviewed and approved by the Structural

if required by the building official, prior to the issuance of a building permit.
Installation shall be as shown on the truss manufacturer's shop

snown on the fraining drawings. 2 Products shall be manufactured by the bear and trademark of, with quality control inspections. No substitution of products is allowable unless permitted in writing by the Structural Engineer I. Installation shall be in accordance with the Products Reference Guide published by Truss Joist MacMillan Spans are not to exceed Truss Joist recommended spans based on L/480 live lost feabrication.

Supply and install manufactured joists, beams, an headers as

06200 DIVISION 6 - SECTION 2 - FINISHED CARPENTRY

indow frames and trim, and other trim or finish items. It further cludes the installation of doors, finish hardware and S

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ARCHITECT STAMP



SPECIFICATIONS

DATE 3/20/2023

- The scope of this section includes all labor, material and equipment necessary to complete all work specified herei and as indicated on the plans. The work includes but is no limited to: roofing, waterproofing, damp proofing, nonmetal flashing, sealants, and waterproof coatings.
- Gravel stops, flashing, and counter flashing are including are included under "sheet metal".

See Exterior Finish Notes, unless otherwise notes.

- Waterproofing shall be "TUFF RUBBER (TR-950)" by Optimum Safeguard Waterproofing or Designer approved equal. Telephon 2. "BITUTHENE SYSTEM 4000", 60 mil. membrane by W.R.Grace,
- 3. Install in accordance with the manufacturer's specifications by a
- certified installer. Waterproofing contractor shall guarantee a abor and materials of waterproofing system for a period of five
- 4. Drain board and Protection Fabric: shall be DB-55 drain board and PF-5 protection fabric by Optimum Safeguard Waterproofing install in accordance with the manufacturer's specifications
- Drainage lines: shall be 4: (100 mm) diameter rigid perforated (holes down) PVC pipe. Locate bottom of pipe a minimum of 4 holes down) PVC pipe. Locate bottom of pipe a minimum of 4" below bottom of slab. Surround pipe with 6" of gravel and filter abric. Discharge line shall be a non-perforated 4" diameter rigic PVC pipe extending to daylight at slope.
- Sheet Waterproofing for Parapet and other Horizontal Surface proofing. Membrane waterproofing system shall be JIFFV Valerproofing Membrane waterproofing system shall be JIFFY IEAL 140/60 membrane by Protecto Wrap or Bituthene 3000, by V.R. Grace Company, or equal. I. Install in accordance with manufacturer's instructions.
- 2. Extend a continuous membrane a minimum of 9" below edge of parapet, each side. Provide a minimum end lap of 4" ove ning membrane sheet. Where membrane encounters vertical surfaces, the membrane shall extend 9" up the surface, and be apped over by building wrap. No general nailing shall be done on norizontal surface of JIFFY SEAL.
- 3. For sealant in contact with "Jiffy Seal" use 160 H MASTIC or JSLM URETHANE or products manufactured by Protecto Wrap vide adhesive compounds and tapes recommended by waterproofing sheet manufacturer for flashing
- 4 Provide collection course Amocor Board or equal or a ended by waterproofing sheet manufactu
- Fecommended by waterproofing sneet manufacturer, of installer must examine substrate and notify contractor of unsatisfactory conditions. Do not proceed until these conhave been corrected in a manner acceptable to installer
- Building Weather Protection Building Wrap:
- Supply and install weather-resistive barrier to all weather exposed surfaces to fully protect the structure from water intrusion as equired by UBC. The weather-resistive barrier shall constitute of building paper, penetration flashing at all wall openings and proof membrane as shown on the drawings and details and as specified below
- 2. Shall comply with CBC section 1402. Building paper. Shall be reather type Grade D sheathing paper meeting or exceeding ederal specifications
- 3 Building wrap shall be applied horizontally with the upper layer lapped on the lower layer not less than 2 inches and said layer. pped on the lower layer not less than 2 inches and end laps all be not less than 6 inches building warp shall include Two yers of 60-Minute grade "D" building yarp shall include Two idling paper shall be: DuPonnt-Tyvek HomeWrap or approved ual. Install all materials per manufacturers examinates.
- equal. Install all materials per manufacturer's specifications.

 5. Use "JIFFY SEAL" 140/60 at all corners as noted on plans. Install
- Alternate Building Wrap Layer. Base layer. Tyvek "Home Wrap house wrap by Dupond Telephone 1-800-448-9835. Install per Penetration Flashing Shall be 12" wide heavy-duty reinforced
- 8. Building Wrap: Shall be installed in accordance with
- ufacturer, as required
- Door & Window Flashing
 Sheet metal head flashing shall be per plan Opening flashing shall be "MOISTOP" by Fortifiber Corp. Flashing including flashing sealants shall be installed per
- manufacturer's instructions Windows, Doors, and Skylights, Windows, Door and Skylights ans. Contractor to verify all rough openings with Provide for unit installations as required and install per nufactures instructions. See schedules for
- Roofing (See Roof Notes on Roof Sheet for Project Specific
- 40# fiberglass reinforced felt underlayment sheet. In nanufactures instructions. As manufactured by GS Roofing Products (or Designer approved equal.)
- 2. Waterproofing at roof areas less than 4.12 and Alternate Roofing "Ice and Water shield" by W.R. Grace Install pe
- offing System: 40 year UL 790, Class A Roof (See Roof Notes Roof Sheet for Project Specific Roofing)
- on Roof Sheet for Project Specific Roofing)
 Fiberglass Roof Shingles shall be Fiberglass Shingles, "Sa
 or Charcoal Black" by Elk, Inc. or Owens Coming, IBCO ES ER 5443 (match existing) install with exposure pattern to match existing over underlayment Roofing system installed a licensed roofing contractor. Roofing system shall have a minimum 10-year labor and material warranty.
- Tile Roofing shall be: US Tile Roofing or equal
- 3. Mortar set all ridge & hip tile:
- 4. Use copper flashing throughout 5. Use #40 tile under underlayment
- Cricket all flat roof to vertical wall joints with copper flashing ove
- 8 Roofing shall be installed in accordance with manufacturer's specific installation procedures
- 9 Provide all required sheet metal flashing and caulking
- owner, and designer prior to installation to review drawings, and any questions or concerns regarding the roof details, installation, finish and roof maintenance.
- Deck and Balcony Waterproofing
- Surface Preparation: Wood surfaces shall be clean, dry, and free ons, dust and voids. Repair all area as n before applying membrane. All exposed metal surfaces that wi be in contact with waterproof membrane are to be clean and free of all paints, oils, rust and any other contaminants
- Counter-slopes. Area of crickets and counter sloped to allow drainage to deck drains and scuppers shall be sloped 1/8" per 12"

- um) with G-26 (latex-cement) flooring underlayment by Crossfield Products Corp. 4079. Deck Railing System: Per drawings and details. To be approved
- 4. Metal Flashing and Counter Flashing: All exterior flashing to be
- 4. Metair Hashing and Counter Praising, All exterior is assigned to be 16 oz. copper unless otherwise noted. All exposed copper shall have a mill finish. Hem all exposed edges.
 5. Deck Drain and Overflow: Deck drain BDCD3NH by Thunderbird Products. Telephone 800-658-2473. 5"x5" bronze grate with 16 oz. copper base. Provide separate drain for deck drain and deck overflow drain lines. Provide 3" I.D. ABS drain lines from deck to
- oundations. Connect deck drain line to subterranean site drainage system
- <u>Deck Surface Waterproofing:</u> Waterproofing system shall be "Dex-o Tex. Weatherwear" by Crossfield Products Inc.
- I.C.B.O.#1338. Extend a continuous waterproof membrane a minimum of 6" above edges of deck. Installed in strict accordance. with manufacturer's specifications by a manufacturer's certified nstaller, General contractor shall follow manufacturer's specification for plywood substrate
- Water Test: After membrane is installed plug all scuppers and drains and flood test deck with a min. of 1" of water for 24 hours.
- Protection Board by W.R.Meadow, Inc. Telephone 706-883-4500: PC-2 or approved equal, (1/8") protection board Install per manufacturers specifications.
- Stone/Tile Flooring: Provide a \$7/square foot allowance for
- erial only. Flooring material as selected by owner, verify floor tile pattern. Provide 4 sample slate pieces for owner review and Grout Color to be selected by owner
- Penetrating Sealer: For stone and grout, "Enviroseal Double by HYDROZO INC. telephone 1-800-422-1902. Penetrating, non-staining, non-coloring, or de-hardening, water repellen sealer to be applied on all stone and grout surfaces. Prior t cation a sample application to a 2'x2' stone and grout a sample shall be done for approval. Apply per manufactur specifications. Sealer shall be re-appled every 2 years maxim
- Caulking and Sealant: Manufactured by Dow Corning or poration telephone 510-490-0650. One-part, silicone glazing and waterproofing sealant: Down corning #795 - medium modulus, Silicone Building Sealant
- 3. PERFORMANCE OF WORK All materials shall be installed per manufacturer's endations, unless noted otherwise on plans
- Installer must examine substrate and notify contractor of sfactory conditions. Do not proceed until these correction rected in a manner acceptable to installe
- Structural Metal Parts and Members shall conform to the
- Structural steel rolled shapes, plates and bars shall be ASTM Steel pipe used for structural purposes shall be ASTM A-36
- 2 Steel pipe used for structural purposes shall be ASTM A-36 3 Square & rectangular structural steel tubing (TS) shall be ASTM A36, ASTM a-500 grade B, or A501 4 Machine bolts and anchor botts shall conform to ASTM A-307, grade A. High strength (HS) bolts shall conform to ASTM A-325, field inspection required for installation 5. Aluminum. ASTM B209, B221, AND B429, Alloy 6083-T5.
- 6. Stainless Steel: ASTM A176, Type 303, 304 or 306, with No. 4
- All materials and installations shall be warranted by the ler and manufacture for a period of not less than ten year

DIVISION 07200 - THERMAL PROTECTION - INSULATION GENERAL REQUIREMENTS

- cope: The scope of this section includes all labor, materia quipment necessary to complete all work specified herein dation, raised floors, ceiling and other ion locations specified on the drawings
- Special Requirements. All work performed unit be performed by a State of California licensed of

Supply and install thermal or acoustical building insulation in amed portions of all roof/ceiling assemblies, framed walls and

ation shall also be installed in the walls, ceiling, and floors of

w and existing portions of all bedrooms, bathrooms, and laundry

Batt type insulation shall comply with the California Quality

icate indicating compliance with the Energy Efficiency adop

Installation of thermal or acoustical insulation shall be in installation of thermal or acoustical insulation shall be in indicance with the manufacturer's written installation instruction. Contractor shall provide and install thermal or acoustical attorn minimum values as follows: (or as noted on the plans)

ds for Insulating Materials The installer shall post a signe

floors that separate conditioned and unconditioned spaces

PERFORMANCE OF WORK

New 2x4 walls R-13 - Batt

GENERAL REQUIREMENTS

water tight job

MATERIALS

shall notify the Designer

New 2x6 and 2x8 walls R-19 - Batt

New 2x10 or deeper walls R-30 - Batt Existing 2x4 walls R-13 - Batt or Blown Wool

New & Existing Raised floors R-19 - Batt

Insulation between floor levels R-19 - Batt

Attic space (as listed on plan) R-19- Batt (minimum

he plans. The work of this section includes, but is not limited to

Special Requirements
All work performed under this section shall be performed by a State of California licensed sheet metal contractor.

2. Supply and install copper flashing, gutters, downspouts, scuppe

as indicated on the drawings or as directed by the Designer or

Contractor shall avoid installing copper flashing in contact with

netal or aluminum. Where contact is anticipated, the Contractor

Galvanized Steel sheet metal. Galvanized sheet metal shall be coated steel, ASTM A562, with 0.20% copper, G90 hot dipped

alvanized, mill phosphatized where indicated for painting. Shee

Owner, including miscellaneous items required for a completely

mplete all work specified herein and as indic

New and Existing hot water storage tank R-12

HVAC Ducts in unconditioned spaces R-4 2

aulted or Roofs Areas R-30 - Batt (n

metal work shown, noted or specified

 MATERIALS
 Batt insulation Foil faced glass fiber thermal insulation by Owens' Corning or approved equal. Foil faced side of ston shall be placed toward interior (heated) side of exterior 4 One-part, medium modulus (+- 50% movement) silicone glazing and waterproofing sealant Dow Corning #795 Silicone Building roofs and raised floors plation: AMOEOAM-CM by TENENCO, Telephone

2. MATERIALS

- sealant: Dow Corning #799 Silicone Structural Adhesive
- One-part, high modulus (+- 25% movement) glazing sealant. Dow Corning #999A Silicone Building & Glazing Sealant
- 8 Backers Inert fibrous glass, polyethylene or polyurethane a
- 3. PERFORMANCE OF WORK
- Sealant shall be non-drying gun applied to make a watertight il at all joints, sills, windows, door, frim elements, etc. Backer rocked breaker agents shall be used depending on the specific
- Supply and install sealants with backer rods, to provide a rtight installation. Conform to the recommendations of the ufacturer. Colors shall match adjacent surfaces unless other
- Maximum 3/8" depth unless otherwise shown. Minimum join width is 1/8" for metal-to-metal joints and 1/2" maximum width elsewhere. Apply sealant under sufficient pressure to fill voids. Finish exposed joints smooth and flush with adjoining surface unles sed joints are shown. Remove temporary masking as soon as
- Clean material from surfaces not to receive sealant and re the finish as required. If surfaces adjoining joints are stained and cleaning is not acceptable to the Owner, remove the affected vide new finish materials as directed and approved, at extra cost to the Owner
- Seal penetrations through fire-rated assemblies using 3-M Fire er manufactures by 3-M Company Inc., installed to the ifications and recommendations of the manufacturer Warranty Sealants shall have a 20-year warranty

DIVISION 08050 - DOORS AND WINDOWS GENERAL REQUIREMENTS

- Scope: The scope of this section includes all labor, material equipment necessary to complete all work specified herein and ridicated on the plans. This section includes furnishing and illing doors, glass, windows and mirrors.
- Special Requirements State of California licensed contractor All installed glazing shall receive a protective coating or ing to protect finish after installation.
- ring to protect finish after installation.

 Where windows and/or doors are to be replaced or relocated,
 Contractor shall coordinate with the Owner for removal and
 age. The existing openings shall be field venified and modified as
 fed to accommodate the new door or window. If the walls or
 fer must be enlarged, the Designer shall be notified prior to work.

Provide emergency exit doors or windows from sleeping

2. MATERIALS

hemmed back 1/4" unless detailed otherwise. Submit shop drawings

Copper Sheet Metal I Items include but are not limited to: ning, counter flashing, gutters, roof penetrations, and bellaneous exterior metal. Use 20 oc copper unless noted rivise. Fasteners shall be copper. All exposed edges to be

All work shall conform to Sheet Metal and Air conditioning

Contractors National Association (S.M.A.C.N.A.) Architectural Sheet Metal Manual, latest edition.

2. All exposed interior sheet metal shall be primed and painted to

atch color of adjoining materials, unless noted otherwise

B Concealed Ducts for Exhaust Fans and Blowers. Same cross sectional areas as fan discharge opening, fabricated with smooth looked seam joints. Transitions: as short and direct as the material will allow. Also, refer to mechanical specifications.

essary to complete all work specified herein and as indicate plans. The work of this section includes, but is not limited to

Special Requirements
All work performed under this section shall be performed by a State of California licensed Roofing Contractor.

PERFORMANCE OF WORK
Supply and install roof vents as indicated on the drawings.

Vents as manufactured by Harlen Metal Products. Inc. or

2. Product shall be half round dormer roof vents, or as shown on

ents as manuractured by Harien Metal Products, Inc. of oproved equal. Roof vents of alternate manufactures must ovide a minimum of 73 square inches of free vent area each iless additional vents are installed to provide equivalent tota

ellation shall conform to the written instructions of the

4. Installation shall conform to the written instructions of the manufacturer and shall be coordinated with the work of the roofing installer. Provide curbs, flashings, fasteners, and accessories necessary for a fully watertight installation. 5. Install all plumbing vent stack, exhaust fans, or other miscellaneous roofing items as shown on the roof plan.

6. Group all roof vent pipes and vents to be not visible form the

Scope: This section includes all labor, materials, and

State of California Incensed Contractors.

Supply and install all sealants and sealant accessories as indicated on the drawings or as directed by the Deisgner of Owner, including miscellaneous items required for a computer that it.

Caulking and Sealant Caulking and sealant shall be

10-490-0650, or designer approved equivalent production

Mildow Resistant Silicone Sealant

d by Dow Corning Corporation, telephone

One-part mildew resistant silicone sealant Dow Corning #786

pment necessary to complete all work specified herein and as ated on the plans The work os this section includes, but is not ed to sealant application or work shown, noted or specified.

york performed under this section shall be performed by a

DIVISION 07900 - JOINT SEALERS

GENERAL REQUIREMENTS

Special Requirements

State of California licensed contractor

roof specialties and work shown, noted or specified

ing notes for materials, unless noted otherwise

of all custom fabricated items for Designer's review

Il custom fabricated items for Designer's review.

DIVISION 07700 - PREFABRICATED AND ROOFING SPECIALTIES

PERFORMANCE OF WORK

GENERAL REQUIREMENTS

2. MATERIALS

Workmanship

All interior doors shall be v T.M. COBB unless noted on plans

All exterior doors shall be 1-3/4 inch thick solid core, fabricated

- All doors to bedrooms, bathrooms, and laundry room shall be 1-3/4 inch solid core. All others shall be 1-3/8 inch hollow core fabricated with type II adhesives at interior doors.
- All door frames shall be 1-1/4 inch thick paint grade Douglas Fir width shall match wall thickness
- All doors from interior of house to garage shall have a fire rating of 20 minutes door and frame, equipped with a self closure ee Door and Window Notes and Title 24 Energy Notes for
- Mirrors: Shall be 1/4" crystal, clear polished edges, no exposed frames o
- clips, with fully sealed back. Operable Windows
- 2. Also, see Door and Window Notes and Title 24 Energy Notes fo 3. Net clear window opening area shall be not less than 5.7 sq.ft. (821 sq.in.) minimum. Net opening height dimension 24" clea minimum. Minimum net opening width dimension 20" clear Finished sill height maximum 44" above floor.
- Fixed Windows

 Inless otherwise noted to be the same manufacturer as operable
- Miscellaneous Fixed Glass
- As noted on plans. 08360 Sectional Overhead Doors: (See Door Schedule)
- 2. Product shall be four section wood or other specified material door and door manufacturer's operating hardware. Submit manufacturer's catalog cuts to Owner for selection of design and
- 3. Installation shall be in accordance with the manufacturer's written
- Shop Drawings (If requested)
- 3. PERFORMANCE OF WORK All doors, glazing and windows shall be installed per
- manufactures specifications Glass shall be cut smooth with straight edges, accurately sized as required with proper clearance of the job.
- Breakage and damage of any kind shall be repaired of
- 4. COMPLETION REQUIREMENTS
- Contractor is responsible for the cleaning of all glass, lows and door frames before final acceptance of the j All component warranty and maintenance information given to owner at project completion.

DIVISION 08200 - WOOD DOORS AND WINDOWS

- VISION 08200 WOOD DOORS AND WINDOWS
 GENERAL REQUIREMENTS
 Scope Supply and install wood exterior and interior doors as
 own on the drawings Doors shall conform to the applicable
 slustry Standard of the National Wood Window and Door
 sociation (NWWDA). Store and handle doors in accordance with
 e recommendations and NWWDA and the manufacturer.
- Special Requirements vork performed under this section shall be performed by a State of California licensed contractor

- Wood doors shall be 1. Exterior flush doors 1-3/4 inch thick, 5-ply construction glued-up solid wood, or 7-ply construction particle board core with sound grade birch or medium density overlay veneer unless otherwise shown. Trim shall be added if shown on drawings.
- 2. Exterior Stile and Rail Doors: 1-3/4 inch thick solid wood style and rail and solid wood raised panels. Joinery shall be either doweled mortise and tendon. Glazing, if indicated, shall be fully
- mpered to ANSI Standards 3. Exterior Glazed Doors 1-3/4 inch thick solid wood rail and stile door with individual panes of glass as shown on the exterior elevations. Glass shall be tempered to ANSI Standards.
- valuris Grass since tempered to Arksi Standards. error Doors: Flush 1-3/8 or 1-3/4 inch thick solid core, sized per edrawings. If other than flush door (raised panel, etc.) is located, door design shall be selected by the Owner from the intractors supplier's submittal
- Comply with NWWDA Standards 1.5.2 and 1.5.4 with a Quality Certification Label on each unit Install to the specifications and
- mmendations of NWWDA and the manufacturer 2. Products shall be as selected by the Owner and shall be shop
- allation shall be in accordance with the recon

DIVISION 08700 - FINISH HARDWARE GENERAL REQUIREMENTS

- and equipment necessary to complete all work specified herein at as indicated on the plans. This section of work includes but is not limited to, the furnishing of all finish hardware including, door handles, door stops, door hinges, cabinet door pulls, and miscellaneous hardware necessary for a finished.
- 2. MATERIAL AND INSTALLATION
- Material as selected or specified for proje See Door and Window Notes and Cabinet Schedule and All hardware not specified shall be selected and/or approved
- Door Hardware

 1. All locksets and dead bolts shall be operable by one ke shall be tested in locks, properly tagged for location and de
- 2 Provide four (4) complete key sets to owner 3 Door hardware shall match Latch Provide keyed deadbolts at all
- 5. Hinges shall be: Oil Rubbed Bronze or Brushed Stainless Ste 6. Provide each door with three (3) hinges. At exterior doors provide 7 Lockset/latch schedule

rior doors to hedrooms and haths shall have privacy latch

- Front door manufacturer and style to be selected by owner
 Other exterior doors. Schlage, style to be selected by owner 10. Interior swinging doors. Schlage, style to be selected by Sliding pocket & closet Schlage, style to be selected by
- 12 Provide cost allowance for hardware to be selected by owner

- INSTALLATION ractor shall supply and install all hardware except Owner supplied hardware.

 2. Submit a hardware schedule to the Owner, specifying the
 - manufacturer's catalog numbers, location and finishes. Prov templates to trade doing work and furnish all hardware com 3. Secure finish hardware with suitable fasteners of the same
 - material and finish as the item being attached. After fitting hardware to doors, remove all finish hardware except hinges
 - 4. Door hinges and door strips shall be selected by Designer and Owner with finish submittals and approved by Own Contractor shall prepare & verify number, type & location for all door & misc. hardware.
 - Replace in properly marked boxes, and place in storage. After painting and finishing in completed, permanently install finish

 - 8. Coat metal thresholds with asphaltic paint on the bottom, set in mastic and have plastic flashing specified elsewhere extend up
 - 3. COMPLETION REQUIREMENTS
 - The Contractor shall be responsible for verifying the correct sllation and smooth operation of all finish hardware before final optance of the job. All component warranty and maintenance information shall be given to Owner at project completion.

DIVISION 08800 - GLAZING

- Scope The scope of this section includes all labor, materia Glass shall be manufactured by LOF Glass Inc. PPO
- Industries, Inc., Ford Glass Division, except where specific types or colors of different manufacturers are indicated or specified. Float Glass: Type I (transparent glass flat), Class I (clear) Quality q3, (glazing select), double strength unless otherwis specified or required by glass area or hazardous location. Tinter
- loat glass shall be Type I. Class 2 (tinted heat absorbing and light cing) quality q3. Tempered Glass: Condition A type I or II Class 1 Quality of d ET match color of clear reflective or tinted class as applicable tempered (Heat strengthened glass may not be substituted for tempered glass.) Perform tempering by horizontal roller gas
- ptable. Handle glass according to manufacturer's instructions Lights showing excessive distortion will not be permitted All new glazing (fenestration's) will be installed with a certifying attached, showing the U-value.
- following locations:
 Swinging, sliding, and fixed panels of doors, except wardrobe Enclosures for hot tubs, whirlpools, saunas, steam rooms, bathtubs and showers. Glazing in walls enclosing those compartments where the bottom edge of glazing is less than sixty nches above the standing surface and drain inlet Glazing adjacent to a door within a 24 inch arc of either
- edge of the door in a closed position and where the pottom edge of glazing is less than 60 inches above the walking Glazing in individual, fixed, or operable panel, other than those locations indicated above, where the individual pane is greater than 9 square feet, the bottom edge is less than 18 inches above the floor and one or more walking surfaces is within 36 inches horizontally of
- the place of glazing Glazing in railings Manufacturer of the glass used in the assembly sha
- 3. PERFORMANCE OF WORK A Install glass in wood and metal frames according to manufacturer's instructions. Minimum glass edge bearing clearance and edge lap (bite) shall be per Code and manufacturer's printed
- Wash and polish glass both sides and leave free of soiling nout the use of any harsh cleaning agents, caustics, abrasives

- DIVISION 09200 LATH AND EXTERIOR PLASTER GENERAL REQUIREMENTS
- Application: Conform to CBC and ICBO reports, printed
- ictions of manufacturer and the Plaster/Metal Framing system/Lath Manual published by the California Lathing and Plastering Contractors Association, Inc. Special Requirements
- All work performed under this section shall be performed by a State of California licensed plastering contractor.

 2. All disposal a plaster products shall conform to State and Local requirement. 3. Prior to installation of the weather-resistive barrier, inspect the condition of framing and all surfaces to receive stucco, to assure that they conform to code and are suitable for the finish to be
- plied. Make repair and corrections as needed 2. MATERIALS
- Lathing

 Vertical Exterior: Lathing for exterior Portland cement plaster (stucco) shall be of woven steel wire fabric (stucco net with a 1-12 inch openings of #17 gauge, with a back of two layers water resistant paper, over 16 gauge wire stetched that horizontality to vertical surfaces and spaced at not more than six inch (67) intervals. Woven steel wire shall be attached to raming with 1-1/2 inch, 12 gauge, 3/8 head furning nails at a naximum interval of six inches (67) Maximum spacing of tachments from longitudinal edges shall not exceed two inches orizontal Exterior, backing for exterior Portland cement education.
- attachments from longitudinal edges shall not exceed two inche 2 lenzontal Extenor: backing for extenor Portland cement plaste (stucco) shall be of 3/8 inch nb 3.4 libs/sq yard, galvanized st expanded metal or expanded metal (diamond mesh) lath desig specifically for horizontal applications such as ceilings or soffits Expanded metal and diamond lath shall be attached with 1-1/2 inch long-4d box or common nail, or approved screw fasteners with 5/8 inch minimum supporting frame penetration. 3 Framing over framing spaced at 16 inches on center or at framing at 24 inches on surfaces or as indicted on drawings.
- aming at 24 inches on surfaces or as indicted on drawings Fasteners: Nails and Staples: comply with CBC and drawings ype, size, gauge, and spacing Accessories: Unless noted otherwise on plans, use the
- sion Screed Type "m" AMCJM-780, exterior grade vi 16 inch reveal, 7/8 inch ground, exterior grade vinyl, equal. Telephone 800-859-5363. Install per manufi
- exterior grade vinyl, 7/8 inch ground, exterior grade vinyl, by AMICO or equal. Telephone 800-859-5363. Install per manufacturer's specification. 3. Miscellaneous stucco accessories as required by details or as

- 5/8 inch thick, "blue board" designed for use for plaster vene n. fire rated core, type "X" gypsum wallboard. Gypsum
- 26 gauge) may be used at specific job site were prior written pard. Gypsum wallboard shall have tapered or beveled edges approval by Designer is issued to Contractor 5. Furnish and install all screeds, interior and exterior corne ements, casing beads, fasteners, etc. Install as require

Copper or Galvanized Steel (Galvanized steel shall be m

Portland cement plaster shall conform to "Standard Specification for Portland Cement" ASTM Designation: c 150, Type I or Type II.

issued by Stucco Manufacturers Association, Sherman Oaks, CA

Exterior Stucco: Conforming to the general requirements of "Specifications and Standards for Manufactured Stucco Finishe

Manufactured by La Habra or Highland Stucco, delivered in

Sand shall be clean and well graded from course to fine

Alternate Admixture: stucco shall contain a micro-fiber

fibers with stucco per manufacturer's instructions

PERFORMANCE OF WORK

Subsurface Preparation

Trim Installation

pplying finish coat.

be per exterior finish notes

together over 2 inches

Plaster Installation at Existing Plaste

natural stops

6. The approved application shall be composed of 3 coats totally no

Install stucco true to lines and level. Stucco shall be installed to

2. Extreme care shall be taken to fully mask all exposed aluminum

sylass, wood, and until exposed surfaces prince for Surfaces shall be protected until all plastered surfaces are hardened and fully cured. Unless noted otherwise, all stucco walls shall have a stucco screed located not less than 4 inches above finish grade, or 2 inches above concrete or deck surface

Over solid sheathing apply two layers of Grade D 60-min. paper.

Waterproof membrane, "Jiffy Seal" or Bithuthane 3000 or equal

instantation: screed or "J" termination with weep hole shall be at or below the foundation plate line for all exterior Weeps shall be placed a minimum of 2" above cond

6. Over horizontal or sloping areas apply one layer 40 mil.

Apply scratch (first) coat evenly with sufficient material and

Brown (second) coat. After scratch cote is initially set and

hardened, apply brown coat. Apply brown coat to thoroug dampened scratch coat. Bring brown coat out to grounds straighten to a true and uniform surface, float and compact

eave sufficiently rough to assure adequate bond for finish

3. Prior to finish coat application, any surface cracks on "brow

normal breaks such as corners, expansion joints and other

owner in advance of starting the application. Finish coat will contain integral color and shall be applied no sooner than 21

lays after application of the preceding coat. Finish texture will

Fog Coat: Will not be required if finish plaster is uniform in color and texture, to the satisfaction of the Owner.

1. All joints between existing and new stucco shall be feathered

The projects with new and existing stucco finish shall match

existing in texture and color unless otherwise indicated.

3. Where the existing stucco color is integral in the existing finish, provide a new color coat over all existing surfaces.

4. Where the existing stucco has been painted the Contractor shall provide a new painted finish over all stucco surfaces or shall san blast stucco to remove paint and then provide a new color coat.

Application over Masonry and Concrete. Apply bonding coat in accordance with manufacturer's recommendations. Apply brown co and allow to cure for 14 days. Apply finish coat within screeds with

existing in texture and color unless otherwise indic

no dry laps, tool marks, crazing, checking and other surface

F. Stucco over Decorative Foam or Wood Trim. Install foam shapes with adhesive, wood shape with nails. Apply bonding coa

shapes with adhesive, wood snape with hairs. Apply obtaining coat over foam or wood, embed in fiberglass fabric in bonding coat and allow to set. Apply color coat and finish coat as specified elsewhere Protect shapes from damage. Replace damaged material at no cos

Seal-Coat Apply to all exterior stucco surfaces after finish has set and dried thoroughly. Seal-coat applied to stucco s

oat has set and dried thoroughly. Seal-coat applied to stucco shall e "Enviroseal Double 7" by HYDROZONE Inc., telephone

1-800-422-1902. Penetrating, non-staining, waster repellent to be applied on all stucco surfaces. Apply per manufacturer's

All over spray shall thoroughly removed and all affected

DIVISION 09-250 - GYPSUM WALLBOARD AND ACCESSORIES

and equipment necessary to complete all work specified herein and as indicated on the plans. This section of work incldues all gypsum

gypsum wall board shall be installed per Chapter 25 of the C.B.C. and per the manufacturer's instructions for installation.

Special Requirements: All work performed under this section be performed by a State of California licensed drywall

GENERAL REQUIREMENTS
Scope The scope of this section includes all labor, m

wall board materials and installation as shown on the plan

4. COMPLETION REQUIREMENTS

2. MATERIALS

4 Finish coat (1/8") color and texture shall be approved by the

Keep moist for 72 hours, and allow to air cure for 21 days before

coat shall be covered with an open-weave fiberglass tape. There shall be no cold joints left in any application, that is, each coat

shall be applied in such a manner so as to start and stop only at

pressure to form full keys on metal and wire lath, then score horizontally. Scratch coat shall be cured for a minimum of 48

glass, wood, and other exposed surfaces prior to plastering

provide uniform surface flatness with a maximum surface variation of 1/8 inch in 10 feet in any direction.

reinforcement: HI-TECH FIBERS or approved equal.

Manufactured by Hi-Tech Fibers. Telephone 1-800-344-1572. Mix

- r detailed. Secure all to metal lath required and backing. Lap flanges with weather-resistive barriers to shed water
- Tape for cracks shall be a coated adhesive backed open fiberglass tape, 2-1/2 inches wide, designed to reinforce Plastering Machine or Hand Applied
 - Location and type of wallboard used shall be noted on Interi

5/8 inch thick, fire rated core, type "X" gypsum wallboard

5/8 inch thick, fire rated core, type "X" water resistant gypsui

um wallboard shall have tapered or beveled edges.

- Tape for seams, a coated adhesive backed open-weave fiberglass tape, 2-1/2 inches wide, designed to reinforce joints
- FASTENERS Single Layer Applications Nail size shall be 6d 13 Ga. 1-7/8" long Screws Screws shall be self-tapping, flat head, spiral thread e S for steel framing, for wood framing shall be 1-1/ type W drywall screw. (Preferred Fasteners) Ceilings shall be

ened with drywall screws only.

3. PERFORMANCE OF WORK

- Size and spacing shall not be less than required by the CBC S and as modified by fire resistive construction requ Joint Reinforcing Tape: Joint tape of same manufacturer as pard or fiberglass reinforced tape.
- Tape for "Dens-Shield" seams shall be a coated adhesive open-weave fiberglass tape, 2-1/2" inches wide. Corner Bead & other drywall trim.
- United States Gypsum Corporation or approved equal. Outside corners shall have standard corner trim, unless noted otherwise. (See interior Finish Schedule). Other locations shall
- have appropriate casing or terminations 3. If indicated on drawings all corners shall be 3/4 inch radius "bull
- Application Install standard grade (White) wallboard unless otherwise indicated on the drawings, in these specifications or required by

Install type Water Resistant (Purple) hoard in all damp areas suc

- single Layer Application: Apply available in the Certification, which was a wall with long dimension at right angles to framing members. Maximum spacing of fasteners shall be nails. -7 inches on center screws 9 inches on center scateners for second layer shall be staggered and sufficient in length to penetrate base layer(s) and 3/4 inch into framing. Gyspart board shall be installed per manufacturer's specifications for multi-layer applications.
- Finishing Joints: Finish all exposed joints with reinforcing tape and joint cement in accordance with written instructions of wallboard manufacturer per specific finish system coating
- stucco Weeps shall be placed a minimum of 2" above concrete or 4" above grate.
 Expansion and control joints shall be as called out on drawings and installed per manufacturer's recommendations. Joint spacing should meet the following criteria: No length should be greater than 18 ft. in either direction; no panel should exceed 104 sq. ft for vertical applications; no panel should exceed 104 sq. ft for horzontal, curved, or angular sections; no length-to-width ratio should exceed 2 5 to 1 in any given direction (per Portland Cement Plaster/Stucco Manual, EB049, based on ASTM C1063). Corner heads and trim. Install at all exterior and interior corners angles and where wallboard abuts other materials and no ler tirm is shown
 - rovide standard "L" comer beads, casing beads and other trimor all Modern. Traditional or Craftsman style homes. Provide bull nose casing beads for all Mediterranean or Spanis style homes. (unless noted otherwise) 5. Finish and texture:
 - Gypsum board texture as noted on Interior Finish Schedule sypsom to the control of the control
 - Plaster Veneer two coat "Imperial Finish Plaster" over "Imperial Basecoat Plaster" by United States Gypsum Corp
 - or approved equal. Total plaster thickness 1/8" minim a smooth "museum" finish. Install per manufacturer's specifications. Provide 3/3' finish texture sample for and Designer's approval prior to plaster application. ALTERNATE: Two Coat - "Easicoat" veneer plaster by Expo Stucco Products Telephone 619-566-4343 Total plaster thickness 1/8" minimum with a smooth "museum" finish. Inst per manufacturer's specifications. Provide 3'x3' finish texture
 - ample for Owner and Designer's approval prior to plaste See Interior Finish Schedule for location of specific finish.
 - Caulking Compound (Acoustical Seals): Permanently non-hardening acoustical sealant. Install at perimeters of all sound-insulated walls, outlets and penetrations. COMPLETION REQUIREMENTS
 - On completion of the work, remove scaffolding, equipment, rubbish from the site. Walls and other surfaces shall be left in All over spray shall be thoroughly removed and all affected

DIVISION 09-300 CERAMIC TILE AND STONE GENERAL REQUIREMENTS:

Special Requirements

Tile and Stone

- Scope: The scope of this section includes all labor, materials and equipment necessary to complete all work specified herein an is indicated on the plans. Work shall include but not limited to the cllowing areas; floors, walls, ceilings, shower walls, and floors, ountertops, roof decks and balconies, patios and walkways, and
- All work performed under this section shall be performed by a state of California licensed contractor. Quality Assurance

 Ceramic Tile: All workmanship and material shall be in
- tandards and "Handbook for Ceramic Tile Installation" by the eramic tile Institute of America, current edition. Stone. All workmanship and material shall be in conformance able portions of ANSI Specifications and Standards and Handbook for Stone Installation" by the Marble Institute
- Project Conditions Protect adjacent work surfaces during tile one work Closed rooms or spaces to traffic of all types until ortar and grout has set
- As indicated on plans or provide allowances as indicated or 2. Provide all trim shapes as necessary for a complete installation
- See Plans, Finish Schedule and Interior elevations for areas receiving tile or stone. Membranes: Slip sheet, cleavage membrane, waterproof brane shall be as listed or approved and rane shall be as listed or approved equal.

 Thin set locations: Nobel Seal TS by The Nobel Company,
- Full mortar bed locations Chlorolov 240 by The Nobel Company, 800-787-5788, or approved equa
- Mortar Bed Installations
 Custom Building Products Custom Float Bedding Mortar
 d with water and Acrylic Mortar Admix. Mortar bed shall be 3/4" thick minimum and 1-1/4" maximum, verify mortar thickness with actual field conditions. Metal lath - 2.5 lbs /yard self furred expanded metal
- D. Cementitious Backer Units: 1/2 inch "Durock Tile Backer Board" or Designer approved equal, at indicated walls, floors

design studios

ARCHITECTURE FIRM:

- 3904 Groton St.
- Suite 102 San Diego, CA 92110 n: (858) 345-7597 L w: www.skldesignstudios.com

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ARCHITECT STAMP



PROJECT TITLE:

SHEET TITLE:

KREMS ADDITION # REMODEL

PROJECT

SPECIFICATIONS

DRAWING SET NO. DATE CD SET 1 6/3/2022 REVISION SET *1 REVISION 2 8/2/2022 SET *2 REVISION 3 2/2/2023 SET #3

PROJECT NO:

DRAFTED BY: LT SHEET NO

DATE:

SCALE:

SP.2

3/20/2023

- Tile Adhesives: Custom Building Products Master-Blend mixed
 Custom-Flex latex.

 Grout: Where indicated on the drawing, and elsewhere as
 tariaf for fillion the joints between tiles. All group colors shall be F. Grout: Where indicated on the drawing, and elsewhere as required for filling the joints between tiles. All group colors shall be selected by the owner
- Custom Building Products Polyblend Sanded Colors Tile Grout or igints 1/8" 1/2"
- Custom Building Products Polyblend Non-Sanded Colored Tile Grout for joints up to 1/8".
- G. Elastomeric Joint: Caulk where indicated on the drawings, and all expansion joints. All joints between floors and walls and at joints between tile or stone and dissimilar materials.
- Custom Building Products Polyblend Ceramic Tile Caulk.

 Exture and color shall match adjacent grout. Tile sealer, as recommended by Custom Building Products
- and approved by Owner. Apply sealer per manufacturer's
- Stone sealer as recommended by Custom Building Product approved by Owner, apply sealer per manufacturer's

3. INSTALLATION

- J. Pre-installation Conference: Contractor shall conduct a pre-installation meeting at the project site.
- Contractor shall provide samples of all finish materials to be
- Mock ups and layout of special patterns shall be presented and reviewed for acceptance by Owner and Designer before
- Surfaces to Receive Tile: Examine surfaces which are to ve tile or stone. Do not proceed with work until defect or conditions which
- ould adversely affect quality, execution and permanence of finishe work are corrected Concrete: All concrete substrates shall be at least 28 days old.
- completely cured and free of hydrostatic conditions, and/or moistur Plywood: sub floor shall be firm and dry
- Protect adjacent surfaces prior to beginning tile or stone work Install slip sheet, cleavage membrane, waterproof membrane on walls and floors where indicated on drawings. Apply with strict accordance to manufacturer's instruction
- Vater test membranes at showers and other wet areas before
- Expansion joints, control joints, etc., as shown on plans, and sewhere as required. All joints between floors and walls and joints etween tile and dissimilar materials. Fill with materials as
- Mortar-Set Installation: (Shower Floors, Bathroom floor, Tubs and other areas as indicated.
- 1. Install over One layer class A building paper with one layer of waterproof membrane over in wet area
- 2. Install self furred expanded metal lath. See sheet
- Install 1-1/4" mortar bed.
- 4. Thing set tile set on mortar bed a latex modified thin set mortar Tile Backer board - Installation: (shower walls, tub walls and other areas as indicated)
- outer areas as indicated)

 I. Install over one layer class A building paper with one layer of waterproof membrane over wet areas.

 2. Install cementitious tile backer board per manufacturer's
- 3. Thing set tile set on tile backer board with a latex modified thin
- Thin Set Installation: (walls, floors and other areas as indicated)
- Install over firm and clean substrate
- Lay tile or stone in grid pattern unless otherwise indicated on
- Terminate tile neatly at obstructions, edges and corner. without disruption of pattern and joint alignment
- Where tile or stone cuts are necessary, cuts shall be neat and Different finishes at floor shall meet under the door, unles
- therwise noted.

 3. Install grout accordance with manufacturer's direction.

 4. CLEANING AND PROTECTION
- Clean and Seal: tile, stone, and grout in accordance with
- Product manuscuries a recommendation from traffic and incidental dirt by covering with Kraft paper during construction period.

 C. All component warrantly and maintenance information shall be given to owner at project completion.
- Install exterior tile over concrete in 1-1/4" minimum mortar bed Apply mortar bed bond coat to concrete substrate in preparation
- 2. Latex Portland Cement Mortar Installation: Installation with dry set or Latex-Portland Cement Mortar.
- Floors: For installation over plywood substrate apply one layer of glass mesh mortar unit. Set tile in latex POrtland cement mortar
- 4. In dry areas apply tile over firmly attached, taped and spackled

DIVISION 09-900 PAINTING

- I GENERAL REQUIREMENTS

 A. Scope. The scope of this section includes all labor, material and equipment necessary to complete all work specified herein and as indicated on the plans. This section includes, but is not limited to painting of statining of all surfaces as shown and/or specified. Refer to Finish Schedule and Notes for location and finish of surface to be
- . All work performed under this section shall be performed by a State California licensed painting contractor
- 2. Furnish paint materials from the same manufacturer wheneve practicable. All materials shall be compatible with one anoth and with the surface materials over which they are to be applied omply with manufacturer's written recommer ental conditions under which coatings and costing
- systems can be applied. Materials, application and disposal shall conform to all local and state regulations governing the use of paint materials at the
- billioning site.

 4. Submit a complete list of paint materials with two (2) color samples (8x10) inches on card board of each color and gloss. 5. Interior finishers must conform to the requirements of Chapter 8, 2001, CBC. All decorative materials are required to be maintained. a flame-retardant condition
- 2. MATERIALS All paint materials shall be by Benjamin Moore
- Sherwin-Williams, or approved equal. Colors as selected by designer and sample approved by owner.
- Wood stains shall be by Olympic or approved equal. Colors as selected by designer and sample approved by owner. Equivalent or comparable products of other reputable manufacturers may be used with the Decimals of several products.
- 3. PERFORMANCE OF WORK Preparation and Application
- 1. All exterior and interior surfaces visible to the occupants, whether located in conditioned or unconditioned spaces shall receive paint, stain, or clear finish
- Contractor shall re-paint or re-stain all existing surfaces to remain in place to match original color and texture unless otherwise

- foreign matter prior to the application of the primer coat. Repair all voids, nicks, cracks, dents with suitable patching material. Finish flush with adjacent surface.
- Where interior painting is specified for walls of a room, paint all incidental exposed surfaces in the room, such as base trim, grills and other miscellaneous items. Hardware such as hinges, levers or vinyl weather-stripping shall not be painted, unless specified Items that are not to be painted shall be masked to prevent over spray or splatter.
- Paint shall be applied at the manufacturer's recommended rate of coverage. Each coat shall be even, smooth and uniform; free of laps, skips, runs and color variations. Sand lightly between all coats. Edges of doors and windows scheduled to receive paint shall have complete coverage. Allow each coat to dry thoroughly before applying succeeding coat.
- <u>Woodwork prep.</u> Sand rough spots, seal knots, pitch pockets and sappy spots; spackle nail holes, cracks and joints after primer coat, caulk baseboard and trim (as occur) to gypsum board. Sheet metal Prep: wash galvanized metal with neutralizer and
- allow to dry.

 Paint Color Schedule: Verify with Designer prior to application prior colors selected by Designer or Owner.
- Front Door (stained): One coat sanding sealer, two coats spar sh. (Verify gloss.) Coating shall include all surfaces including Ext. Doors and Windows: One coat wood primer, and two ts acrylic semi-gloss enamel. Coating shall include all surfaces uding top and bottom edges.
- Exterior Painting Siding. One coat wood primer, and two coats is semi-gloss enamel, Coating shall include all surfaces, ding top and bottom edges.
- Ext. Sandblasted Wood: Two coats semi-transparent water ble stain with mildew inhibitor. educine stain with milidew inhibitor.

 G. Galvanized Sheet Metal; Metal: Pretreatment for galvanized metal: 7113 Vinyl Wash Primer one coat etching metal primer, two coats acrylic satin enamel (color to match adjacent material.)
- Ext. Ornamental Steel: Sandblasted scale and rust, one coat anic zinc primer, one coast two-part epoxy, one coat two-part
- Exterior Plaster-Painted: One coat high hide primer, two coats % acrylic stucco paint.
- s acryine succes paint: Stained Exterior Wood: One coat sanding sealer, two coats-transparent or full body stain. Plaster and Concrete: 1st Coat: Sealer, 2nd Coat: Prime rcoat, 2rd Coat: Enamel, sheen as selected.
- Gypsum Board: One coat sealer, one coat Prime Undercoat oats satin-acrylic-vinyl, except at kitchens and baths apply coats semi-gloss acrylic enamel
- Interior Painted Doors, Window, Woodwork, and Paint Grade netry. One coat ename!

DIVISION 09-950 FOAM APPLIED SHAPES

- GENERAL REQUIREMENTS: DESCRIPTION AND SCOPE
- Provide all labor, material and equipment necessa Walter N. Coffman Inc. coated shapes or Designer

Walter N. Coffman Inc

5180 Naranja St. San Diego, CA 92114 2. Related work specified elsewhere

- Finishes, div. 9
- Lath and Plastering, div. 9 3 Description of systems
- Description of systems

 Coated Expanded Polystyrene (EPS) Shapes: Base-coated, paint-ready and stone coated shapes consisting of a polymer-modifier cementitious coating (recommended with reinforcing mesh) over a close cell, resilient, lightweight foam plastic with a minimum standard density of one pound cubic foot to be produced by Pacific Coast Foam.

 Reinforcing Mesh: A fiberglass mesh used to strengthen the base coat. To the produced by Pacific Coast Foam.

 Base Coat and/or Adhesive: To be produced by Pacific Coast Foam.
- - See Plans and/or Appliance Schedule for all items to be Base Coat and/or Adhesive: To be produced by Pacific Coast Provide allowance for items need but not specifie Foam and approved by Pacific Coast Foam Appliances and/or equipment as specified or selected by the
- Interior Lykewood LykeStone Concrete or Limestone Finishes: to be produced by Pacific Coast Foam or approved

MATERIALS GENERAL

- 1. All components of Pacific Coast Foam shapes shall be obtained by Pacific Coast Foam or its authorized distributor. NO SUBSTITUTIONS OR ADDITIONS of other material shall be permitted without prior written permission from Pacific Coas
- MATERIAL nded Plystyrene (EPS) shanes
- Shall be coated with polymoer-modified cementitious acrylic based primer, or gypsum based coatings depending on you
- Foam shapes shall be produced by Pacific Coast Foam Shall meet current specifications of molded expanded
- polystyrene shapes Minimum nominal density shall be available in 1#. 2#. 3#
- rcing Mesh Netting
- Shall be produced by Pacific Coast Foam or a manufacturer approved by Pacific Coast Foam Shall be treated, open weave or glass fiber type. Available in 10x10 fine and 6x6 regular ne
- Base Coat and/or Adhesive

 Based on hour application, cementitious or gypsum base coat
- and/or adhesive, or acrylic primer to approved substrate 3. PERFORMANCE OF WORK
- The substrate surface shall be free of foreign materials such as oils, dust, dirt, form release agents, paint, wax, glaze, noisture, frost, etc.
- The substrate shall be examined for compliance with contrast The substrate shall be examined for soundness, such as tightness of connections, crumbling or looseness of surfaces, voids and projections. It is the General Contractor's responsibility to make sure the substrate is flat, straight and ready to receive Pacific Coast Foam details.

from sliding until the adhesive starts to set, do not penetrate

Plaster-ready Product mix additional primer to more flowable consistency (suitable for brush applications) and apply to

paper. Countersink and fill holes with primer adhesive

- INSTALLATION Pacific Coast Foam shapes are pre-coated and/or finished under
- mbing drawings and calculations, if required for or mits and for construction, shall be provided by the 2. EPS Foam to Brown Coat 2. MATERIALS consistency.

 Cover both the surfaces of the shapes and the brown coat.
- Piping All materials shall be new and shall be in full Press shape into position on the brown coat. Generally, the adhesive to the substrate will be sufficient to hold the shape in nance with all governing and applicable codes, rules and place. On larger shapes, use fasteners to prevent the shape
 - Copper water piping under concrete slabs shall be type "K" hard or soft drawn copper with no joints, placed in sand bed an protected with a protective wrap when penetrating concrete opper piping elsewhere shall be type "L"
 - 2. All above grade waste line, deck drains and roof drains, within the

- building shall be cast iron. All others shall be A.B.S. DWV
- Product: Primer must be applied to all joints No C.P.V.C. piping shall be installed for potable water Exterior Paint-ready, Lykestone or Limestone Product: Apply 3. PERFORMANCE OF WORK

shape at all joints with the brown coat and contiguous shapes Two inch fiberglass mesh to be used over joints

o substrate same as above. Joints to be filled with grout or

use PL Premium for adhering materials to a smooth and level

2" of each other. Temporary blocking or fasteners may be

Interior Paint Ready Product: Use PL Premium to apply to

d. Interior Paint Ready Product It is recommended that all joints be kept tight coat with foam coat. Drywall compound can be applied on top and lightly sanded smooth.

5. EPS Foam to Wood or Plastic

Use PI Premium for applying materials to smooth and level

Premium Construction Adhesive is available at Walter N

Wait a minimum of 24 hours before further work on the surface of bonded components in order to avoid any

Conventional water-based paint may be applied after 48 hours

xterior Stucco Finish
After curing for at least 48 hours, stucco finish may be applied
directly over the coated EPS shape. Just before applying color
coat, add four (4) ounces of bonder to each 50 lb. bag of
stucco when mixing or brush bonder directly on foam shape.
For other exterior finishes (EIFS) - to be approved by Pacific
Coast Exemp.

num 48 hours - surface must be completely dry.

1. Material left over by subcontractor at the job site shall be

2. The subcontractor shall clean adjacent materials and surfaces and the work area of foreign material resulting from the work

GENERAL REQUIREMENTS
 Scope: The Scope of this section includes all labor, material dequipment necessary to complete all work specified herein an

All work performed under this section shall be performed by a State of California licensed contractor.

The Contractor shall provide all rough-ins, connections, fittings

and incidental materials and all labor for complete installation i

Install all owner provided equipment or appliances.

All work and materials shall be in accordance with all
rning and applicable codes, rules and regulations, the Californi
anical Code and the California Electrical Code, latest adopted

Install all owner provided equipment or appliar

Install all appliances or equipment per manufacturer's

Contractor shall be held responsible for the failure of pment to operate properly, unless such failure was caused by

C. All equipment operating instructions and component warranty

A. <u>Scope</u>: All furnishings are by the owner and delivery and setup are not part of this contract.

Other. The contractor shall move or store all furnishings of

2. Provide backing and power as needed for complete installation

Shades as indicated on the Energy Compliance sheet in the drawings, installed in accordance with Owner's directions.

SCOPE. The scope of this section includes all labor, material Scope: The scope of this section includes all labor, material equipment necessary to complete all work specified herein an didicated on the plans. Furnish and install a complete plumbing em in full compliance with all applicable sections of the latest

All work performed under this section shall be performed by a State of California licensed plumbing contractor.

2. If necessary for the scope of work the Contractor shall saw cut

3. Design and install the plumbing system per the latest app

slab(s) as necessary to install new lines. Contractor shall pour

edition of the CPC. CBC, and other applicable ordinances and

materials from project area if required by Ov

Window Shades: Install all owner provide window shades

DIVISION 22 - MECHANICAL/PLUMBING

pted codes and governing regulations Special Requirements

crete slab patches at all cuts

GENERAL REQUIREMENTS

nation shall be given to owner at project completio

movement, which would weaken the bond between

Per paint manufacturer's specifications

Per acrylic manufacturer's specification

DIVISION 11-450 RESIDENTIAL APPLIANCES

Special Requirements:

fully operable condition

3. PERFORMANCE OF WORK

DIVISION 12 - FURNISHINGS

GENERAL REQUIREMENTS.

4 COMPLETION REQUIREMENTS

MATERIALS

Coffman Inc. or local building supply outlet

Use Pt. Premium for applying materials to smooth and level surfaces. Apply 1/4" continuous zigzag bead of adhesive within 2 inches of each other for plastic or wood. Temporary blocking or fasteners may be needed until adhesives sets. (Pl.

substrate same as above or using a 3/8" notched trowel, spread Hamilition's Foam Coat FC-90 on back of shape detail.

needed until adhesive sets. (PL Premium Constr Adhesive is available at Pacific Coast Foam or local building

surface. Apply 1/4" continuous zigzag bead of adhesive within

It is recommended that all joints he coated with Adhesive

Primer and 2 inch mesh to prevent cracking

3. EPS Foam to EPS

Clean surface

Clean surface

FINISHING COAT

2 Exterior Stucco Finish

3. Acrylic Finish

CLEAN UP

- All work and materials shall be installed in accordance with all poverning and applicable codes, rules and regulations, including the California Building Code and the California Mechanical Code and the
- California Electrical Code, latest adopted edition
- All work shall conform to the following guidelines unless berseded by local building codes or noted on plans otherwise
- Project to have all new plumbing piping, fixtures and fittings throughout, unless noted otherwise
- Existing plumbing piping, fixtures, and fittings to be abandoned and/or removed, unless noted otherwise.
- rovide new plumbing supply, soil, waste, and vent and sewe All new piping shall be pressure tested to the approval of the building inspector and/or the minimum standards as follows:
- sanitary piping: min. water pressure 5 psi for 15 minutes.
- water piping: min. water pressure 50 psi for 15 minutes. water piping: min. water pressure 10 psi for 15 minutes. gas piping: min. gas pressure 10 psi for 15 minutes. 5 Waste piping shall be sloped a minimum of 1/4 inch per foot, only piping greater than 4 inches in diameter may be sloped a min. of 1/6 inch per foot as approved by the building department.
- 6. All water lines shall be copper, soldered with lead-free solde Where possible water lines shall not be run beneath slabs Insulate all hot water piping per title 24 requirements
- All waste lines above concrete slab or raised floor on multi-story buildings shall be cast iron within habitable areas. Vents and other waste lines shall be ABS plastic. All vertical sewer lines shall be insulated and shaned to how
- All equipment giving off waste or condensation shall be required to draw. All equipment giving off waste or condensation shall be required to drain to the extenior or be provided with a drain.

 O. Cold and hot water piping to futures shall be thoroughly flushed and ninsed prior to placing system in service.
- Connectors between copper and brass piping with other ferrous materials shall be made with approved dielectric
- Hot and cold-water piping shall be a minimum of 12 inches apart where piping is parallel
- ippart winete piping is parailet. Plumbing contractor shall review all kitchen, bath and other quipment, and make service connection to each as required. Gas vents, vent stacks and piping in walls, passing through hree floors or less shall be effectively draft-stopped a each floor
- shear walls. When waste, vent and rain water leads must run in shear walls, penetrations though shear panels, plates and studs shall be held to a minimum.
- Boring and notching of shear panels, plates and study shall be neatly drilled or cut. Borings or notches shall be of the minimum size to accommodate the particular pip. Refer to Division 6
- Hose Bibbs: All hose bibs shall be mounted 18 inches above the finish surface, unless noted otherwise. Install a minimum of 2 wall mounted hose bibbs, with backflow prevention devises, per waii mounted nose blobs, with backnow prevenden devises, per living unit as shown on drawings or as directed by the Owner. All hose bibbs shall be protected by an anit-siphon device. Permanent vacuum breakers shall be included with all new hose bibbs. Meters and Service Connections:
- Provide new gas meter and electrical service (gas water as sewer) for new construction. Verify existing meter and sen capacity for renovation of existing buildings at remodel/add projects and upgrade and relocate as required.

 Where local water pressure is in excess of 80 p.s.i. provide appropriate and projects and upgrade and relocate as required.
- eved pressure regulated as required by CP Plumbing Fixtures and Fittings: See plumbing schedule for fixtures and fittings. Provide
- allowance for fixtures and fittings not selected 2. All water closets shall be ultra low flush toilets with 1.28 gal/flush
- All faucets shall have a flow rate of 1.8 gallons per minute 5. Showerheads shall be 1.8 gmp (gallons per minute) max. Provide all accessories and connecti ons required for proper operation of fixtures, appliances and equipment 6. In showers and tub-shower combinations, control valves must be
- ressure halanced or thermostatic mixing valves, ner CPC pressure balanced or thermostatic mixing valves, per CPC.
 Ceramic tile tub and shower units shall be built over a waterproof
 membrane as specified.
 Unit showers shall have a fiberglass or pre-cast receptor with a
- minimum six foot high integral wainscot; with direct connect to framing as shown on the interior elevations. 9. Install tempered glass for shower enclosures Pressed steel or cast iron tub/shwper units with baked ename
- finish shall have wainscot as shown on the interior elevations or requested by the Owne
- Water heaters shall be braced to resist seismic forces per UPC
- All water heaters shall be installed, with clearances per CMC See drawings for location(s) 3. Combustion air shall be provided as required by CPC
- Site or Deck Drains and Fittings Not drains hall be bonderized copper combination roof drain/overflow with ABS plastic dome grate as manufactured by Thunderibr Products, inc. El Cajon CA 800-658-2473. See plans for size and type. Do not attach drain to rain water leads until drain has been properly installed.

 Deck frains hall be hondright accesses with south hand to the properly installed.
- Deck drains shall be bonderized copper with cast br stainless steel grate as manufactured by Thunderbird Products, Inc. El Cajon CA 800-658-2473. See plans for size and type. Provide recessed washing machine supply and discharge box as manufactured by Tech Specialties, Inc. Model No. Womb-L.
- Miscellaneous Equipment and Fittings
 Provide icemaker connection box by Tech Specialties, Inc. Model
 10. BB-1
- COMPLETION REQUIREMENTS All fixtures shall be clean, connected and tested for proper
- operation. All component warranty and maintenance information shall be
- GENERAL REQUIREMENTS Scope. The scope of this section includes all labor, material equipment necessary to complete all ork specified herein and arated on the plans. Also included are materials not specifically bloned herein or shown, but which are necessary to make a
- olete, properly functioning electrical system. Electrical work des, but is not limited to
- urnish and installation of lighting fixtures, wall switches, eceptacles, vents, etc as shown on the plans, complete with all 4. Minor cutting and notching as required for proper installation of
- electrical system and functioning fixtures. Television cable and telephone line provisions (verify location with the owner if not shown). Coordinate telephone system with the owner if not shown).

- 6. Exhaust fans and vents.
- 7. Doorbell and intercom system
- 8. Trenching necessary for underground telephone and electrical
- See Appliance Schedule for appliances and their respi electrical needs. Also refer in Mechanical Plan or Equi
- Special Requirements
- All work performed under this section shall be performed by a State of California licensed electrical contractor.
- State of California licensed electrical contractor.

 2. All electrical systems shall be installed in accordance with approved plans and governing codes. Specifications pursuant to this section shall be tested and approved to be in proper working condition to the satisfaction of the Building Official before issuance of the certificate of occupancy.

 3. Install electrical, telephone and cable television systems to the latest edition of the CEC, CBC, utility company requirements and all local ordinances.

 Electrical deviagors and calculations if raquired shall be provided.
- 4. Electrical drawings and calculations, if required, shall be provided by the property Owner
- 5. The Contractor shall coordinate all work with the public utilities
- and the property Owner
- 2 MATERIALS: erning and applicable codes, rules and regulations, the California ding Code and the California Mechanical Code and the California trical Code, latest adopted edition.
- See Electrical Plans for, Electrical Equipment and Lighting Fixtures All materials shall be new and UL listed. Provide a cost allowance for ems not selected. All wiring shall be copper. Wire gauge shall be sufficient for anticipated electrical loads.
- sufficient for anticipated electrical loads.

 3. PERFORMANCE OF WORK.

 A Contractor shall coordinate with all other trades (Security System, Intercom/Phone System, etc.) to assist with electrical requirements as needed. The contractor shall use the following guidelines, unless otherwise noted on electrical plans. Switches and Receptacles: The locations of switches, outlets and light fixtures shown o
- boxes in place and the owner or owner's agent has been called to make visual review of all locations. Rocker switches, dimmers, make visual review of all locations. Rocker switches, dimmers receptacles, wall plates and other related receptacles such as telephone jacks, GFIC receptacles and cable outlets shall be Leviton "Decora". Color of all items shall be "White" unless 2. All electric wall switches unless noted on the plan are to be
- located 48 inches above the finish floor. All outlet receptacles shall be 12 inches above finish floor, unless noted otherwise erify locations for horizonally mounted outlets (marked zontal" on plans). Multiple switches shall be ganged together, unless noted otherwise Convenience outlets in bathrooms, kitchens, outdoors
- basements and garages shall be ground fault interrupt circuit (GFIC) types. ALL Electrical outlets at the exterior and interior shall be provided with ground fault interrupter switch (GFIC) Electrical outlet plate gaskets shall be installed on all receptacles switches or other electrical boxes in exterior walls and any walls
- nction boxes for ceiling fans shall be securely fastened to framing per fan manufacturer's instructions. Also see Site Plan, Sections, and Interior Elevations for additional electrical requirements or fixtures locations.
- Lighting Fixtures: Mounting heights for light fixtures shown on plans are from finish floor or flatwork to the centerline of junction box, unless noted otherwise. Also refer to exterior and interior elevations for additional information regarding fixture-mouinting heights
- Owner supplied fixtures shall be installed by contract e Owner shall select all light fixtures unless shown on the Light fixtures used for general lighting in kitchen and bathro shall provide 490 lumens per watt at task level. (General lighting shall be those lights switched on when entering a room. If the subject space has a single light source, that source will be
- considered general lighting.) Lighting for specific visual tasks or decorative effect are exempt from these requirements. 5. Unless otherwise shown on the drawings, provide one bare-bulb light fixture at or above the attic mounted air handling unit itchable from an approved, convenient location. Install one nvenience outlet within 24: of unit.
- 6. Dropped or luminous ceiling shall be sized and detailed as shown on the drawings, if any,
- Appliances and Equipment.

 Ferify electrical requirements for new appliances and mechanic
 quipment prior to running wire. (See Appliance Schedule and
 oor plans for equipment.) Wiring Wiring in plenums shall be in conduit or conform to CEC articles
- Verify all electrical requirements for new work and provide service necessary. All new electrical wiring and installation shall apply with the latest adopted edition of the C.E.C., state and
- local requirements.

 A ray fixed appliances such as disposal, dishwasher, clothes washer, diyer, built-in heaters, or any other fixed appliance wir 1/4 H.P. motor or larger, shall be on a separate #12 AWG wire branch circuit. Each dwelling unit shall have installed therein individual disposal circuit supplied with minimum #12 AWG wire. and a 15 AMP indicating-type switch, (CEC 210-23 & 220)

 Electrical Service and Sub-Panels
- All electrical panels shall have permanent legible labels indicating circuit use, amperage, etc. 2. All circuit breaker switched to receptacle, must use only type AFCI circuit breakers. Verify all electrical requirements for new work and provide service
- ecessary. All new electrical wring and installation shall ply with the latest adopted edition of the C.E.C., state and Telephone, Sound systems, or Security Systems . Verify with owner and coordinate installation requirements of sound system and speaker wire for sound system. (System and
- Provide four telephone lines to residence. (Verify with owner Prewire for cable TV and telephone per plans, verify size and shielding requirements for TV cable. 3. Verify locations of telephone, cable and computer outlets with

owner prior to installation

- Owner prior to insulation.

 4. General contractor to verify with the owner and coordinate any electrical requirements for the installation of security system and/or intercom system. (System and wiring not in contract.)

 G. Smoke detectors and Fire alarms Smoke detectors shall be provided at all sleeping rooms and in hallways adjacent, which conform to 2001 CBC Section 310.9.
- 2 Install smoke detectors as required by CBC Chapter 3 and CBC SEction 310.9 and in accordance with the approved manufacturers instructions.

 Smoke detectors shall be permanently wired to the building electrical system and shall be equipped with better back up CBC Section 310.9. The detector shall emit a signal when it batteries are low. Wiring shall be permanent and without a disconnecting switch other than those required for over currected.

- 5. When the dwelling unit has more than one story and in dwellings with basements, a detector shall be installed on each story and in the basement. In dwelling units where a story or basement is split into two or more levels, the smoke detector shall be installed on
- 6. When sleeping rooms are on an upper level, the detector shall be 5. When sleeping rooms are on an upper level, the detector shall be placed at the ceiling of the upper level in close proximity to the stainway. In dwelling units here the ceiling height of a room open to the hallway serving the bedrooms exceeds that of the hallway by 24 inches or more, smoke detectors shall be installed in the hallway and the adjacent room. Detectors shall sound as alarm audible in all sleeping areas of the dwelling unit in which they are
- Site Lighting
- As shown and specified in the documents prepared by the Designer, Civil Engineer or Landscape Architect or as requite the owner.
- Provide electrical connection to exterior junction boxes, timers or controls as required for functioning system.
- COMPLETION REQUIREMENTS
 All fixtures shall be clear. All fixtures shall be clean, lamps installed and tested to respond
- to appropriate switch 2. Other electrical devises shall be tested for proper operation
- omponent warranty and maintenance information shall be n to owner at project completion.

design studios

ARCHITECTURE FIRM

skī design studios, inc. 3904 Groton St.

面

IRST Suite 102

San Diego, CA 92110 (858) 345-7597 p: (858) 345-7597 e: samesk7designstudios.com w: www.sk7designstudios.com

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ARCHITECT STAMP



PROJECT TITLE:

SHEET TITLE

KREMS ADDITION & REMODEL

PROJECT

SPECIFICATIONS

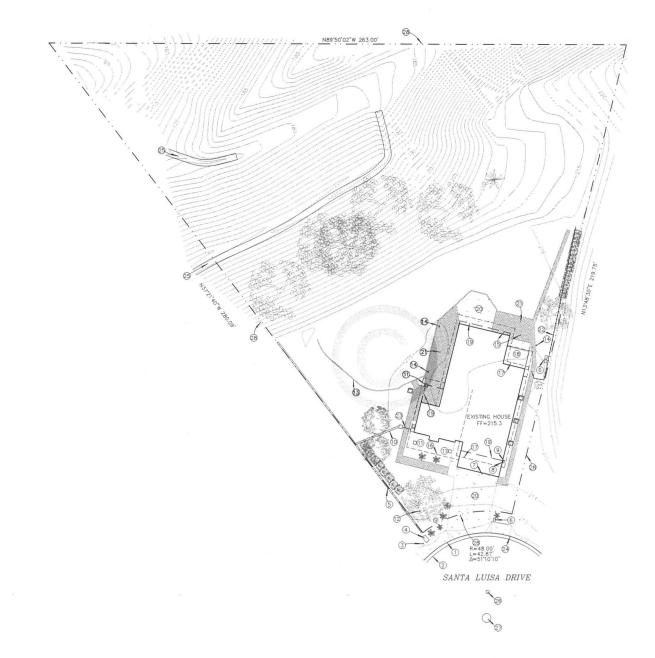
DRAWING SET: DATE CD SET REVISION 1 6/3/2022 SET #1 2 8/2/2022 SET #2 REVISION REVISION 3 2/2/2023 SET *3

DATE: 3/20/2023 SCALE

DRAFTED BY: LT SHEET NO:

PROJECT NO:

SP.3



① ...PCC CURB
② ...LIP OF GUTTER
③CABLE RISER
④ ...SDGE HAND HOLE

....8" BLOCK WALL
....IRRIGATION HAND HOLE

(S)...e BLOCK WALL
(S)...for WALE
(S)...for WATER LID
(S)...6" WATER LID
(S)...6" WATER LID
(S)...6" WATER
(S)...6" WALE
(S)...6" WARD DRAIN
(S)...6" YARD DRAIN
(S)...6" YARD DRAIN
(S)...5" YARD WALL
(S)...5" WALD
(S

SPHERE SURVEYING AND MAPPING, INC. 330 LUISENO AVENUE OCEANSIDE, CA. 92057 (760)803-9107

↑"=20"

SITE ADDRESS: 1466 SANTA LUISA DRIVE SOLANA BEACH, CA. 92075

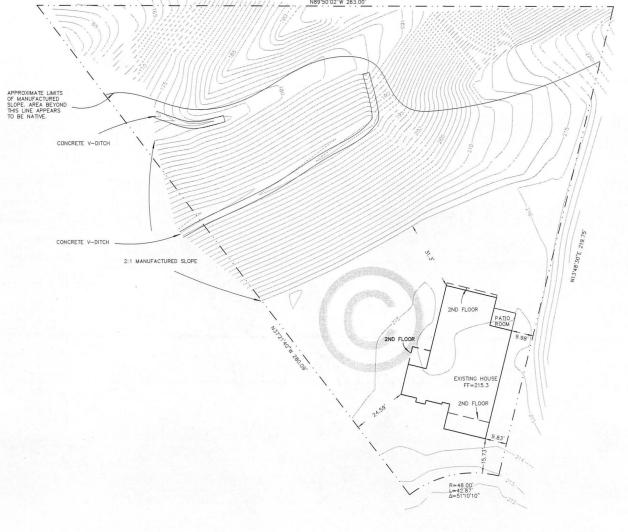
BENCHMARK: SOLB-3 PT. NO. 2003 CITY OF SOLANA BEACH SURVEY CONTROL ROS 18971 ELEV=253.354 NAVD88

SURVEYOR'S STATEMENT: THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE BY ME IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYOR'S ACT AT THE REQUEST OF JESSICA KREMS ON 5/14/2021.

Weller D. Jul WILLIAM D. TUCK

5/20/21 DATE





ZONING DATA:
LMGC: LOW-MEDIUM RESIDENTIAL
FIRE ZONE: ENTIRE PROPERTY IS WITHIN THE FIRE ZONE.
HILLSIDE OVERLAY: THE PORTION OF THE PROPERTY BEYOND THE
MANUFACTURED SLOPE HAS SLOPES THAT MAY BE CONSIDERED
INLAND BLUFF. THIS PORTION IS ALSO WITHIN THE HILLSIDE
OVERLAY:
DARK SKY OVERLAY: ENTIRE PROPERTY IS WITHIN THE DARK SKY
OVERLAY: ENTIRE PROPERTY BEYOND THE MANUFACTURED
SLOPE MAY BE CONSIDERED ENVIRONMENTALLY SENSITIVE HABITAT
(ESHA). PER THE ESHA MAP. THE NORTHWEST CORNER OF THIS
PROPERTY IS WITHIN THE ESHA THERE IS NO DATA AVAILABLE AT
THE CITY OTHER THAN A POF MAP THAT SHOWS THIS SO IT IS NOT
PLOTTED ON THIS SCHOOL

Ø 1*=20'

SPHERE SURVEYING AND MAPPING, INC. 330 LUISENO AVENUE OCEANSIDE, CA. 92057 (760)803-9107

SITE ADDRESS: 1466 SANTA LUISA DRIVE SOLANA BEACH, CA. 92075 BENCHMARK: SOLB-3 PT. NO. 2003 CITY OF SOLANA BEACH SURVEY CONTROL ROS 18971 ELEV=253.354 NAVD88

SANTA LUISA DRIVE

SURVEYOR'S STATEMENT:

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Weller DInt WILLIAM D. TUCK

5/20/21 DATE



BASIS OF BEARINGS:

DEARINGS AND DISTANCES SHOWN HEREON PER MAP 7670. ALL PROPERTY CORNERS WERE FOUND PER MAP 7670 AND PER FIELD SURVEY COMPLETED BY WILLIAM D. TUCK (PLS 9282) AND PLOTTED ON 5-20-21.

BENCH MARK:

SOLB-JPT. NO. 2003 CITY OF SOLANA BEACH SURVEY CONTROL ROS 18971 ELEV=253.351 NAVD88

APN

263-572-01 - 0.762 AC (33,189 SQ.FT.)

EARTHWORK

VOLUME OF GRADING

NOT APPLICABLE

SLOPE ANALYSIS LEGEND

25-40% = 1.607 sf 40% + = 15,269 sf 33,189 sf / 43,560 = 0.762 AC

ZONING DATA:

LOW-MEDIUM RESIDENTIAL. LMRc:

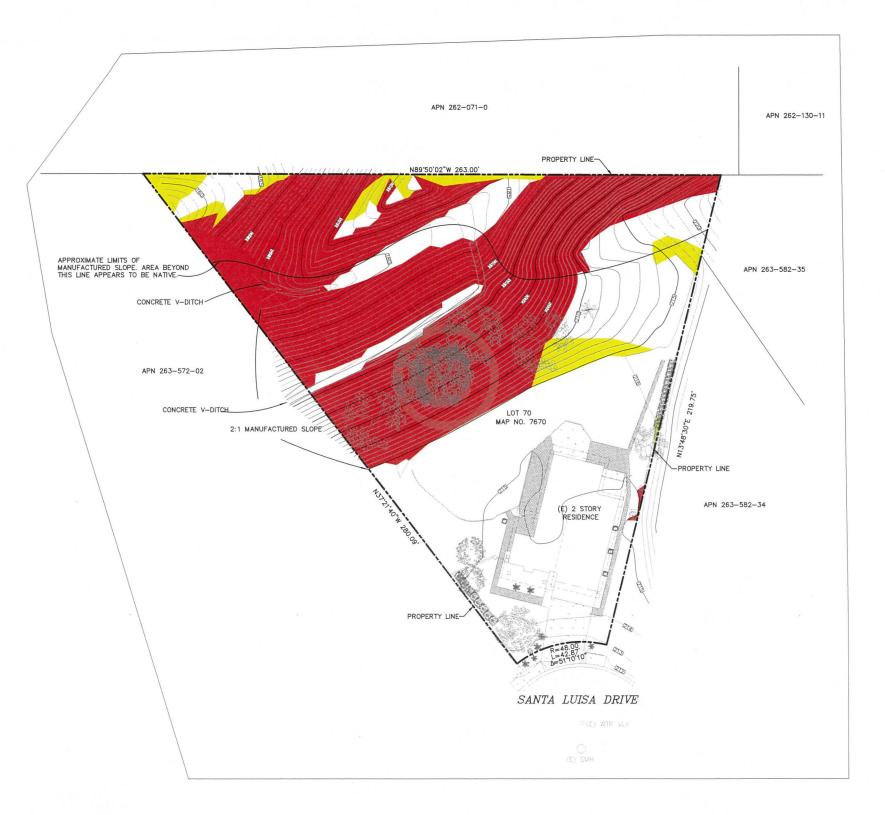
ENTIRE PROPERTY IS WITHIN THE FIRE ZONE. FIRE ZONE:

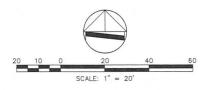
HILLSIDE OVERLAY: THE PORTION OF THE PROPERTY BEYOND THE MANUFACTURED SLOPE HAS SLOPES THAT MAY BE CONSIDERED INLAND BLUFF. THIS PORTION IS ALSO WITHIN THE HILLSIDE OVERLAY.

DARK SKY OVERLAY: ENTIRE PROPERTY IS WITHIN THE DARK SKY OVERLAY.

ESHA:

THE PORTION OF THE PROPERTY BEYOND THE MANUFACTURED SLOPE MAY BE CONSIDERED ENVIRONMENTALLY SENSITIVE HABITAT (ESHA). PER THE ESHA MAP, THE NORTHWEST CORNER OF THIS PROPERTY IS WITHIN THE ESHA. THERE IS NO DATA AVAILABLE AT THE CITY OTHER THAN A PDF MAP THAT SHOWS THIS SO IT IS NOT PLOTTED ON THIS EXHIBIT.







bhainc. Iand planning, civil engineering, surveying 5115 AVENIDA ENCINAS SUITE "L" CARLSBAD, CA. 92008–4387 (760) 931–8700





PROJECT CHARACTERISTIC	
PARCEL AREA	0.762 ACRES
APN	263-572-01
SOIL TYPE	В
DEPTH TO GROUNDWATER	>20 FEET

AREA SUB-AREA ESCONDIDO SAN ELIDO CARLSBAD CREEK (1994 51) PACIFIC OCI	RSHED)	UTION XATERSHI	CONTRIBU	LOGIC UNI	HYDROI
CARLSBAD CREEK SAN ELIJO PACIFIC OCI	TERBODIES	DOWNSTREAM WATERBO			WATERSHED
(904.60)	AN	PACIFIC OCEAN	SAN ELIJO (904.61)		CARLSBAD

TTAL - 3/24/2

LEGEND

1005	(30)
NODE RUNOFF (CFS)	(30)
RUNUFF (CFS)	\simeq
BASIN AREA (ACRES)	0.066
RUNOFF COEFFICIENT	C=0.33
POINT OF CONCENTRATION (POC)	PDC-1
FLOWLINE	
PROPERTY LINE	
DRAINAGE BASIN BOUNDARY	A STATE OF THE STA
DRAINAGE SUB-BASIN BOUNDARY	
DRAINAGE DIRECTION	-
EXISTING CURB & GUTTER	
EXISTING CONTOUR MAJOR	
EXISTING CONTOUR MINOR	
EXISTING BRICK PAVERS	
EXISTING CONCRETE	
EXISTING CONCRETE TO BE DEMOLISHED	

SUMMARY OF EXISTING CONDITION PEAK FLOWS

DISCHARGE	DRAINAGE AREA	100-YEAR PEAK FLOW	T _C
LOCATION	AC	CFS	MIN
POC-1	0.30	0.65	5.94

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(760) 931-8700

DEVELOPED CONDITION HYDROLOGY EXHIBIT:

KREMS RESIDENCE

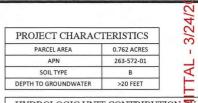
CITY OF SOLANA BEACH, CA

SHEET 1 OF 1

APN 262-130-11

APN 262-071-0





WATERSHED	HYDROLOGIC AREA	HYDROLOGIC SUB-AREA	DOWNSTREAM WATERBODIES
CARLSBAD	ESCONDIDO CREEK (904.60)	SAN ELIJO (904.61)	PACIFIC OCEAN

LEGEND

NODE	(110)
RUNOFF (CFS)	0.91
BASIN AREA (ACRES)	0.077
RUNOFF COEFFICIENT	C=0.70
POINT OF CONCENTRATION (POC)	PDC-1
FLOWLINE	
STORM DRIAN	— sp —— sp —
PROPERTY LINE	
DRAINAGE BASIN BOUNDARY	
DRAINAGE SUB-BASIN BOUNDARY	
DRAINAGE DIRECTION	-
EXISTING CURB & GUTTER	
EXISTING CONTOUR MAJOR	55
EXISTING CONTOUR MINOR	
EXISTING BRICK PAVERS	/////////

CONCRETE STEPS

DECOMPOSED GRANITE

PEBBLE JOINT CONCRETE

CONCRETE

SUMMARY OF DEVELOPED CONDITION PEAK FLOWS

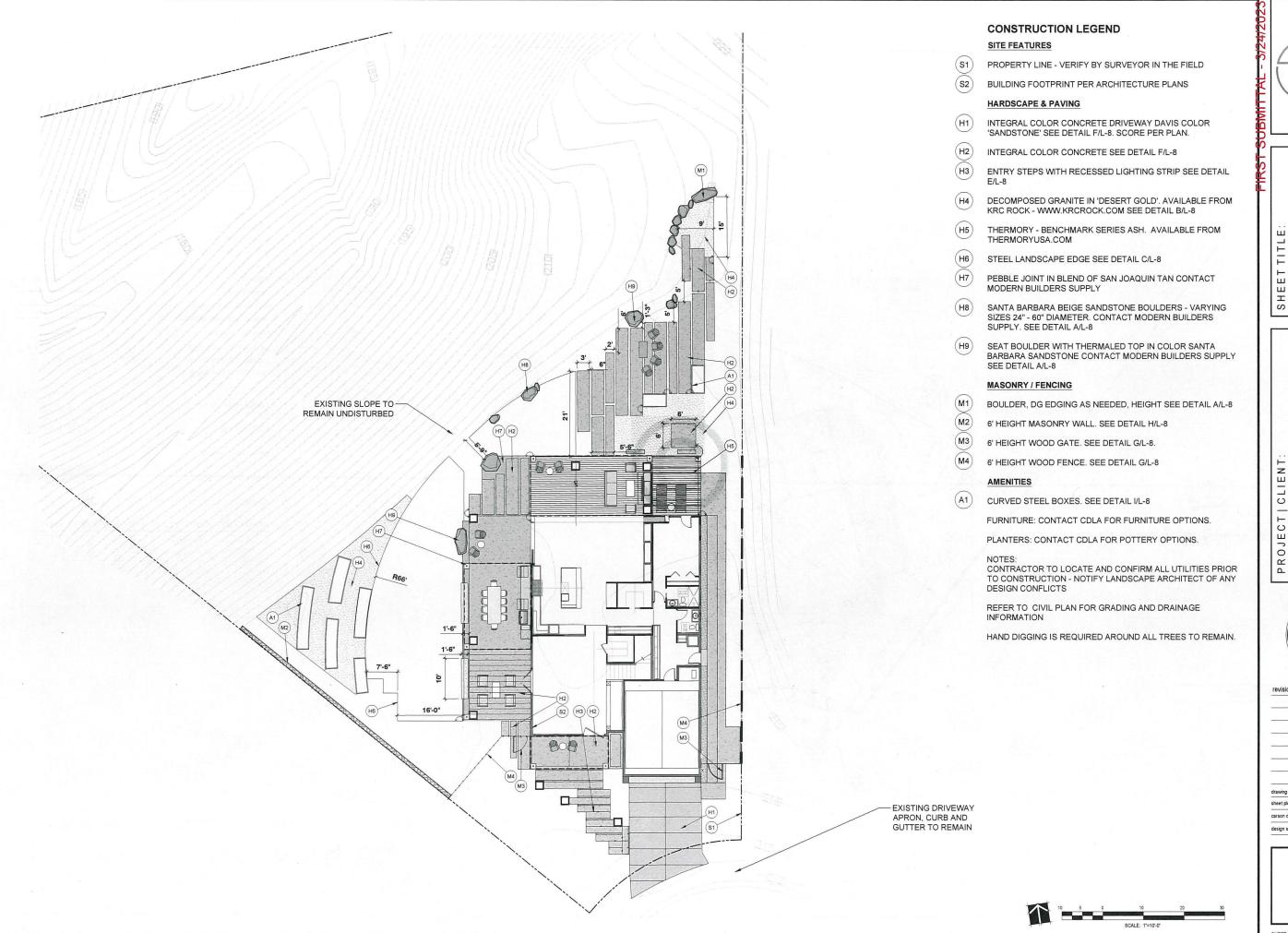
DISCHARGE	DRAINAGE AREA	100-YEAR PEAK FLOW	Tc
LOCATION	AC	CFS	MIN
POC-1	0.30	0.91	5.58



DEVELOPED CONDITION HYDROLOGY EXHIBIT:

KREMS RESIDENCE

SHEET 1 OF 1



CONSTRUCTION PLAN

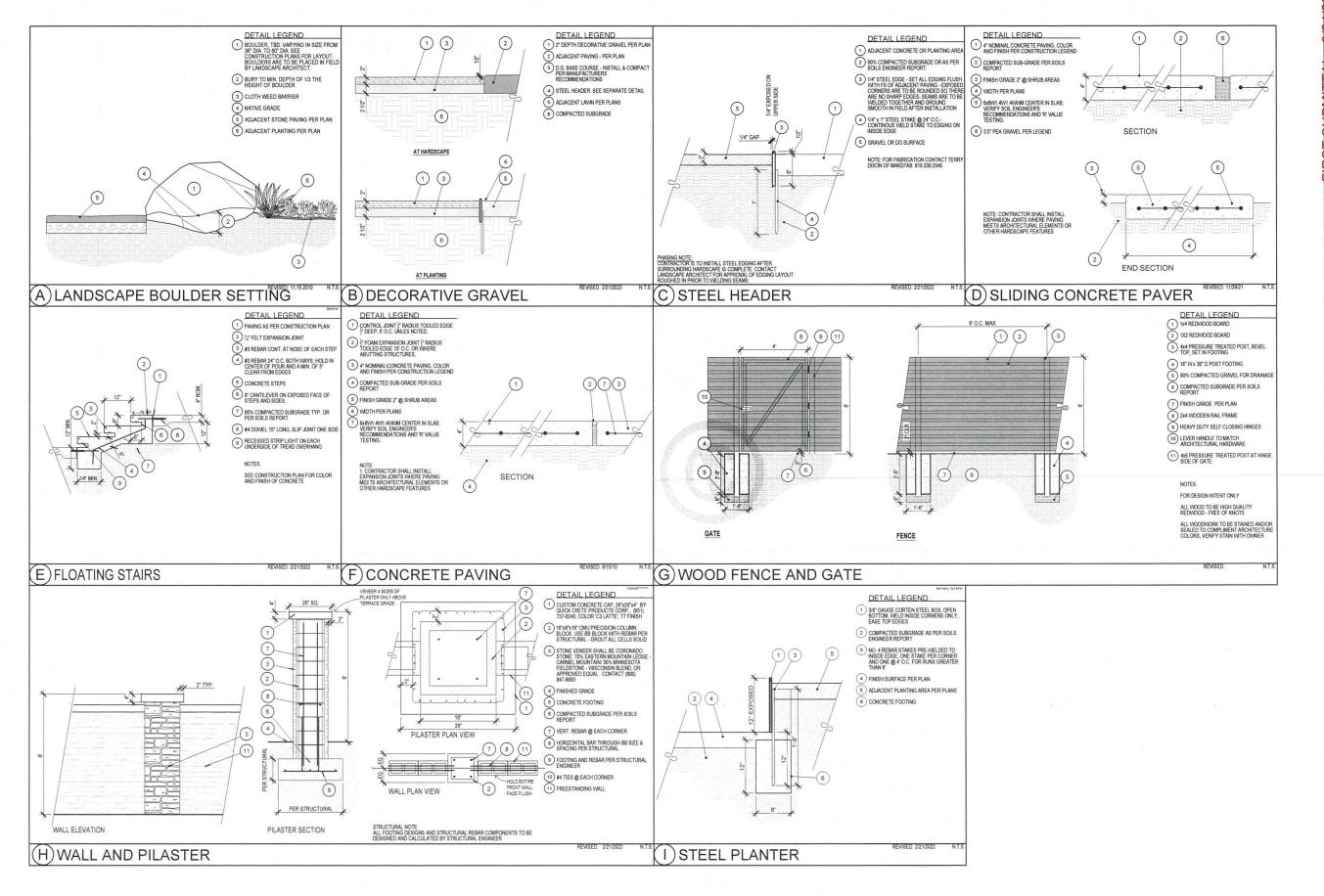
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LANDSCAPECONSTRUCTION PLAN 1466 Santa Luisa Drive Solana Beach



revisions	
TEVISIONS	
1 10 64	
	77 1
drawing prepared by -	WJ/MB/SS/CR/NS/
sheet plot date -	6-29-20

drawing prepared by -	WJ/MB/SS/CR/NS/EK
sheet plot date -	6-29-2022
carson douglas job number -	21-050
design start date -	SEPT 2021



4407 Orchard Avenue San Diego, CA 92107 619 995.1306

> CONSTRUCTION DETAILS

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KREMS RESIDENCE

LANDSCAPECONSTRUCTION PLAN

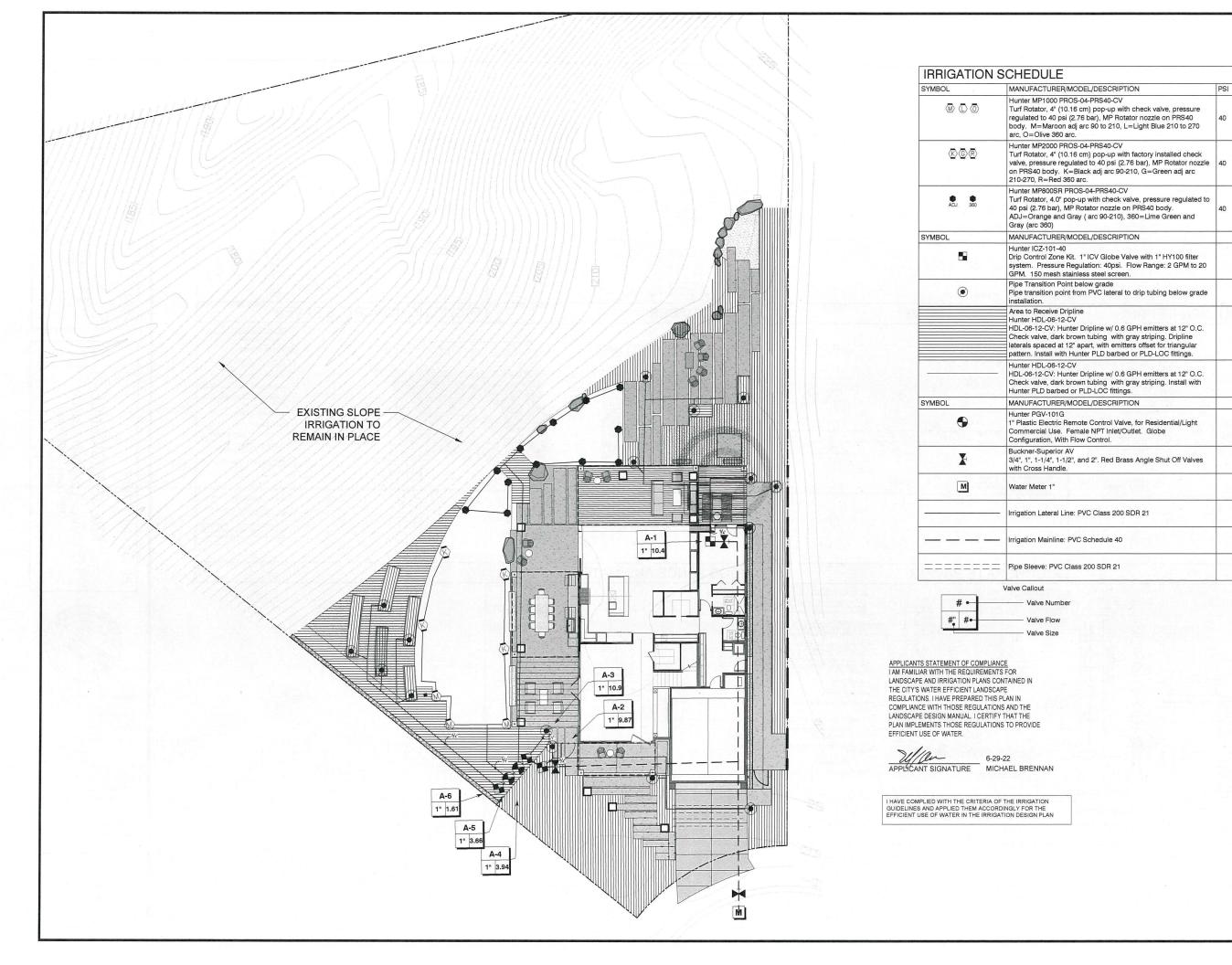
1466 Santa Luisa Drive
Solana Beach

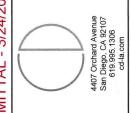
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drawing prepared by - WJMB/SSICR/NS/EK
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carson douglas job number - 21-050
design start date - SEPT 2021

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IRRIGATION PLAN

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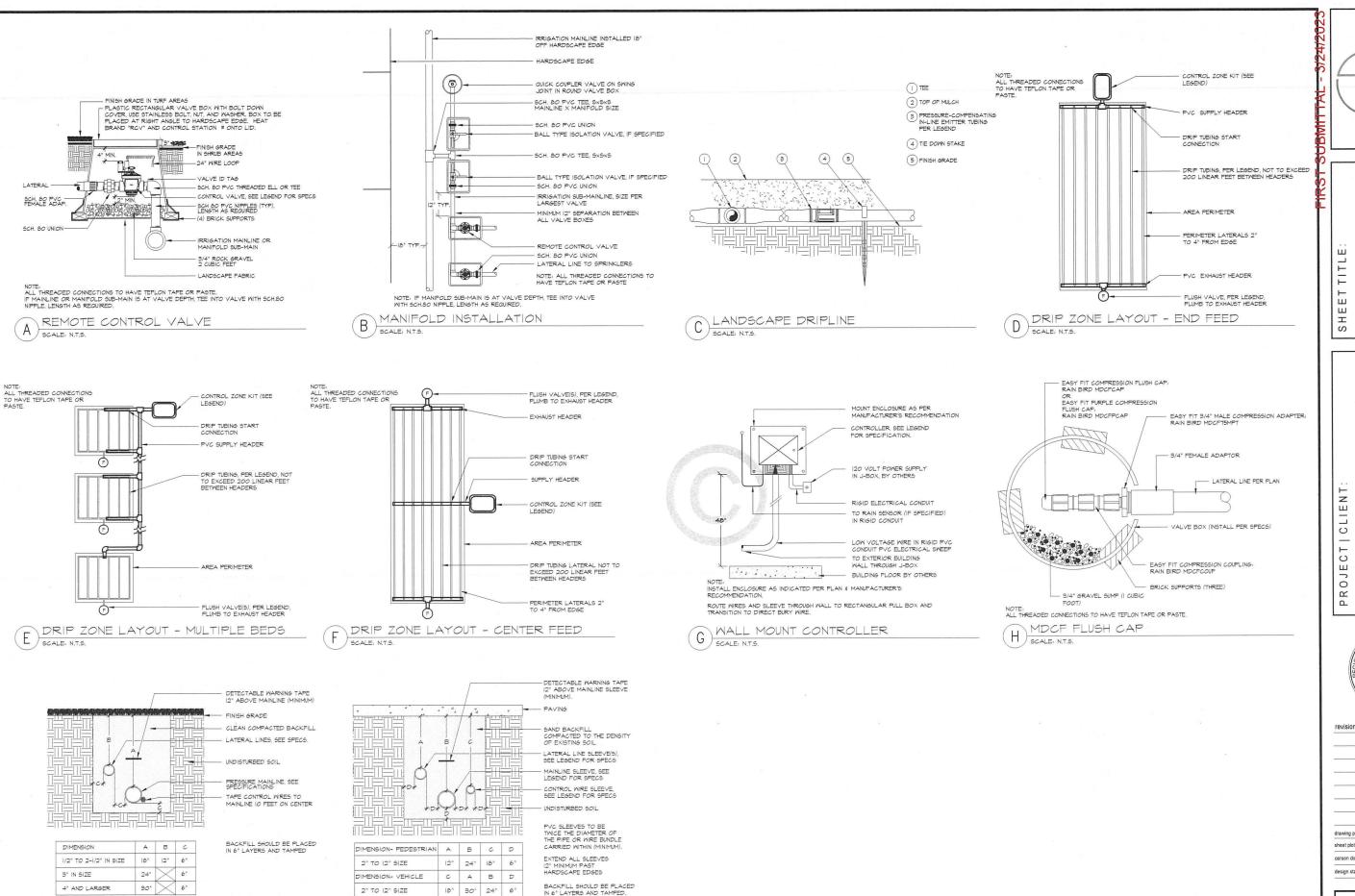
LANDSCAPECONSTRUCTION PLAN 1466 Santa Luisa Drive Solana Beach KREMS RESIDENCE

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design start date SEPT 2021



SLEEVE INSTALLATION, POTABLE

SCALE: N.T.S.

PIPE INSTALLATION, POTABLE

SCALE: N.T.S.

PECONSTRUCTION PLAN 3 Santa Luisa Drive Solana Beach RESIDENC EMS LANDSCAPE 1466 § α

IRRIGATION PLAN

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revisions

WJ/MB/SS/CR/NS/EK drawing prepared by sheet plot date 6-29-2022 carson douglas job number 21-050 design start date -SEPT 2021

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OF

GENERAL IRRIGATION NOTES ALL LOCAL MUNICIPAL AND STATE LAWS, RULES AND REGULATIONS GOVERNING OR ALL LOCAL MUNICIPAL AND STATE LAWS, ROLES AND REGULATIONS GOVERNING OR RELATING TO ANY PORTION OF THIS WORK ARE HEREBY INCORPORATED INTO AND MADE A PART OF THESE SPECIFICATIONS AND THEIR PROVISIONS SHALL BE CARRIED OUT BY THE CONTRACTOR. IN CASE OF CONFLICT BETWEEN THE SPECIFICATIONS, DRAWINGS, AND/OR CODE, THE MORE STRINGENT REQUIREMENT SHALL PREVAIL. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES. STRUCTURES AND SERVICES BEFORE COMMENCING WORK. THE LOCATIONS OF UTILITIES, STRUCTURES AND SERVICES SHOWN IN THESE PLANS ARE APPROXIMATE ONLY. ANY DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL OBTAIN THE PERTINENT ENGINEERING OR ARCHITECTURAL PLANS BEFORE BEGINNING WORK THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED TO PERFORM THE WORK INDICATED HEREIN BEFORE BEGINNING WORK. IRRIGATION EQUIPMENT AS SHOWN IS DIAGRAMMATIC. INSTALL ALL THE

THE MAINLINE AND SLEEVING IS DIAGRAMMATIC. ALL PIPING IS FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED WITHIN LIMIT OF WORK BOUNDARIES AND IN SHRUB PLANTING AREAS WHERE POSSIBLE. AVOID ANY CONFLICTS BETWEEN THE SPRINKLER SYSTEM, PLANTING AND ARCHITECTURAL FEATURES.

IRRIGATION REMOTE CONTROL VALVES, QUICK COUPLERS, MASTER VALVES, FLOW SENSORS, BACKFLOWS, AIR/VACUUM DEVICES, BALL VALVES, AND ANCILLARY EQUIPMENT, IN SHRUB PLANTING AREAS WHEN FEASIBLE OR AS APPROVED BY OWNER'S REPRESENTATIVE AND THE LANDSCAPE IRRIGATION DESIGNER.

DO NOT WILL FULLY INSTALL ANY FOUIPMENT AS SHOWN ON THE PLANS WHEN IT DO NOT WILLPOLD THAT DAY EQUIPMENT AS SHOWN ON THE POWNS WHEN IS OBVIOUS IN THE FIELD THAT UNKNOWN CONDITIONS EXIST THAT WERE NOT EVIDENT AT THE TIME THESE PLANS WERE PREPARED. ANY SUCH CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE PRIOR TO ANY WORK OR THE IRRIGATION CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY FIELD CHANGES DEEMED NECESSARY BY THE OWNER

INSTALL ALL EQUIPMENT AS SHOWN IN THE DETAILS AND SPECIFICATIONS. CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH COUNTY AND STATE REQUIREMENTS FOR BOTH EQUIPMENT AND INSTALLATION.

CONTRACTOR IS TO PROVIDE THREE (3) ADDITIONAL PILOT WIRES AND ONE (1) COMMON WIRE TO THE END OF THE MAINLINE RUN IN TWO DIRECTIONS FROM THE CONTROLLER. THE ADDITIONAL WIRE SHALL BE EXTENDED 10', MAKING A COIL TO FITI INSIDE A RECTANGULAR PULL BOX. LABEL THE LID OF THE PULL BOX

ALL PIPE UNDER PAVED AREAS, HARDSCAPE, OR AS DIRECTED BY OWNERS REPRESENTATIVE TO BE INSTALLED IN SLEEVING, TWICE THE DIAMETER OF PIPE OR WIRE BUNDLE CARRIED. ALL 2" AND 3" SLEEVING FOR NON-VIHICULAR PAVING SHALL BE PVC1220 SCH. 40. TYPE 1, GRADE 2 MATERIAL CONFORMING TO ASTM STANDARD D-1785-4. ALL 4" AND LARGER SLEEVING BELOW VEHICULAR PAVING SHALL BE PVC1220 SCH.80 SDR21, TYPE 1, GRADE 2 MATERIAL CONFORMING TO ASTM STANDARD D-2241. SLEEVES UNDER BROW DITCHES SHALL BE ENCASED IN CONCRETE A MINIMUM OF 6" THICK ON ALL SIDES OF PIPE. SLEEVES TO EXTEND AT LEAST 12" PAST THE EDGE OF

ALL QUICK COUPLER VALVES TO BE INSTALLED IN SHRUB OR GROUND COVER AREAS WHERE POSSIBLE. ALL QUICK COUPLER VALVES TO BE INSTALLED AS SHOWN ON THE INSTALLATION DETAILS. INSTALL ALL QUICK COUPLER VALVES WITHIN 18" OF HARDSCAPE.

 $ETWU = (ETo)(0.62)\left(\frac{PF \times IIA}{IE} + SLA\right)$

Estimated total water use per year (gallons per year)

Evapotranspiration rate (inches per year)
Plant Factor frem WUCOLS (see Definitions)

active play Conversion Factor (to gallens per square foot)

Irrigation Efficiency

Evapotranspiration Rate (ETo See "A" below

Plant Factor (PF)

Imigation Efficiency (IE)

TOTAL of all Line 8 boxes + SLA

Total shall not exceed MAWA below

See "C" below

ESTIMATED TOTAL WATER USE (ETWU) WORKSHEET he project's Estimated Total Water Use is calculated using the following formula

Hydro-zone Area (square feet). Define hydro-zones by water use; very low, low, moderate and high Special Landscape Area (square feet). Edible plants, irrigated with recycled water, & turf used for

CITY OF SOLANA BEACH ESTIMATED TOTAL WATER USE (ETWU) WORKSHEET

0.3

3 071 921.3

0.81

necerman me energy; for each species used The highest water use PF must be used when more fluon one PF is shown in a hydro-zone.

MAXIMUM APPLIED WATER APPLICATION (MAWA) calculation

Evapotranspiration adjustment factor (ETAF) use: 55 residential: 45 non- residential

1137.4

Hydro-zone Number (1 - 4 Below – use as many tables as

Use 41 (west of I-5) / 47 (east of I-5)

25.42 (west of I-5) /29.14 (east of -5)

64.0 1062.6

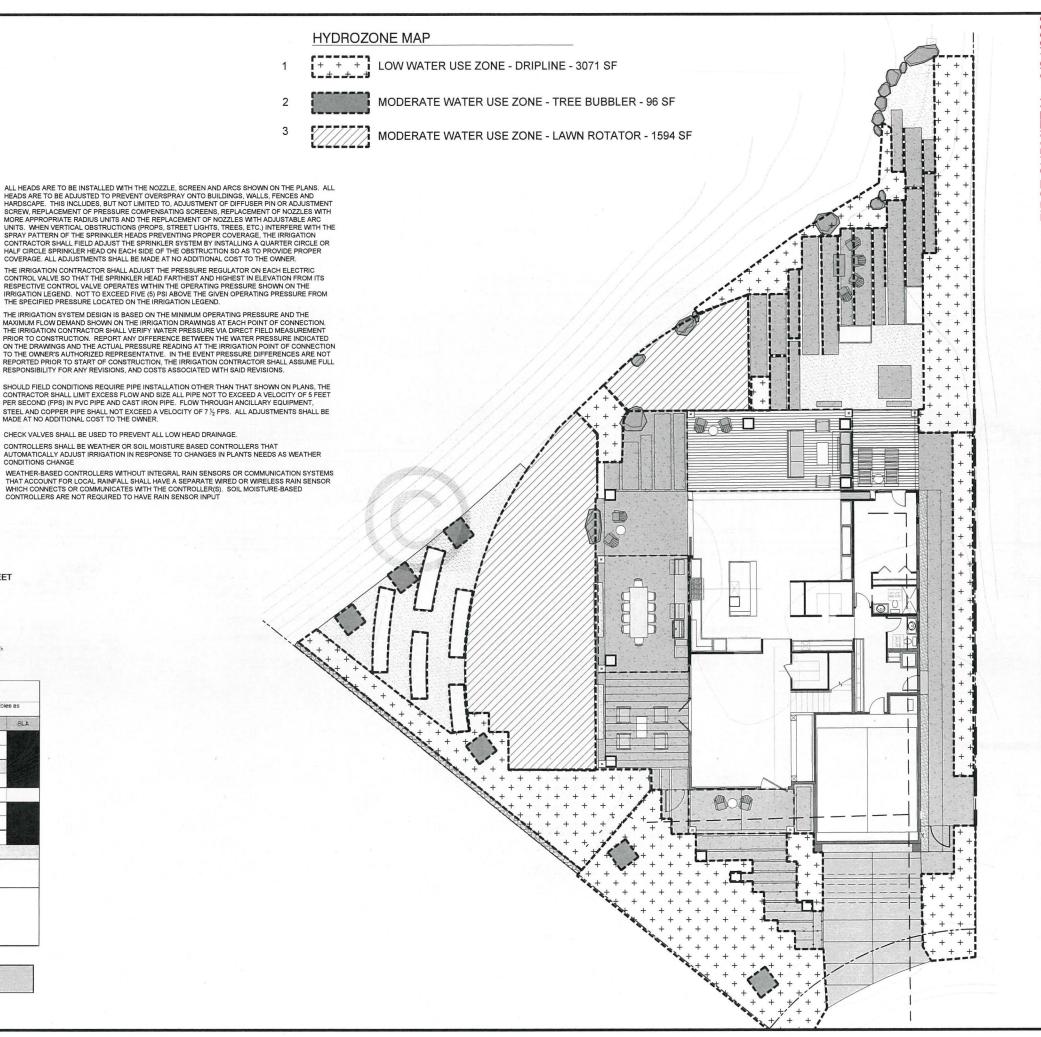
2264.1

0.5

48

0.75

CONDITIONS CHANGE





IRRIGATION PLAN

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LANDSCAPECONSTRUCTION PLAN 1466 Santa Luisa Drive Solana Beach SIDENCE RE KREMS

6-29-2022 sheet plot date carson douglas job number **SEPT 2021**

APPLICANTS STATEMENT OF COMPLIANCE I AM FAMILIAR WITH THE REQUIREMENTS FOR LANDSCAPE AND IRRIGATION PLANS CONTAINED IN THE CITY'S WATER EFFICIENT LANDSCAPE REGULATIONS. I HAVE PREPARED THIS PLAN IN COMPLIANCE WITH THOSE REGULATIONS AND THE LANDSCAPE DESIGN MANUAL. I CERTIFY THAT THE PLAN IMPLEMENTS THOSE REGULATIONS TO PROVIDE EFFICIENT USE OF

DATE: 6-29-22 MICHAEL BRENNAN

APPLICANT SIGNATURE

NOTES:
1) The soil prep shall include, at a minimum, 4 cubic yards of compost/1000 SF incorporate to a depth of 6 inches into the soil.
2) 3" of mulch shall be installed in all planting areas.

2) 3" of mulcin shall be installed in all planning areas.
3 The agronomic soil testing results and recommendations will be prepared following grading and prior to planting.
4) At the time of completion of the installation a certification of completion, using the City's form and signed by the licensed professional who prepared the landscape plans,

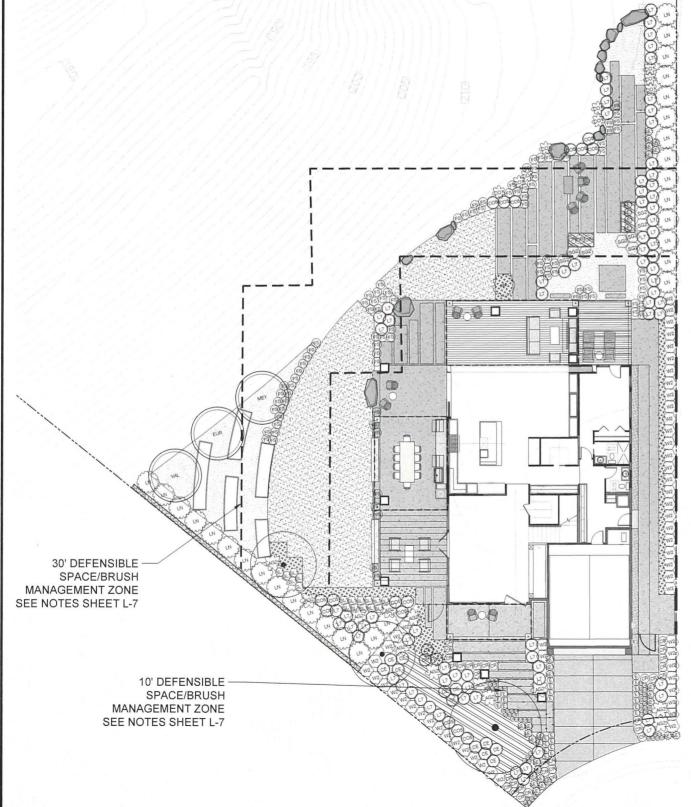
till be required.

The following items shall be completed prior to the City's inspection:

A. All landscape work has been installed and completed per the plans approved by the

City of Solana Beach. All required soil amendments shall be incorporated and verified by the licensed

B. All required soil amendments shall be incorporated and verified by the licensed professional.
C. The following shall be submitted with the certification of completion form:
1) A copy of the agronomic soils test.
2) A maintenance schedule for planting and irrigation.
3) An irrigation schedule that delineates irrigation times and water usage consistent with the approved plan's estimated total water use (ETWU) and current Irrigation District Requirements.



PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	MATURE SIZE (WXH)	WUCOLS	
(CA)	1	Citrus x limon `Eureka`	Eureka Lemon	24" BOX	8 X 10	MEDIUM	
MC1	1	Citrus x meyeri	Meyer Lemon	24" BOX	8 X 10	MEDIUM	
(14)	1	Citrus x sinensis `Dwarf Valencia`	Dwarf Valencia Orange	24" BOX	8 X 10	MEDIUM	
•)	3	Existing	To remain				
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	MATURE SIZE(WXH)	WUCOLS	
Æ)	32	Aeonium arboreum `Atropurpureum`	Purple Tree Aeonium	5 GAL	2 X 2	LOW	
EAG23	12	Agave americana `Medio-picta Alba`	Striped Century Plant	5 gal	3 X 3	LOW	
(AM)	1	Aloe tongaensis 'Medusa'	Medusa Mozambique Tree Aloe	15 gal	2 x 8	LOW	
FS	106	Carex tumulicola	Foothill Sedge	1 GAL	1x1	LOW	
(CE)	15	Chondropetalum tectorum `El Campo`	El Campo Small Cape Rush	5 GAL	3 X 3	LOW	
£03	9	Cordyline australis `Burgandy Spire`	Grass Palm	5 GAL	2 x 8	LOW	
(00)	16	Cordyline x `Festival Grass`	Dracaena	1 GAL	2 X 3	LOW	
CR	35	Crassula arborescens	Silver Dollar Plant	5 GAL	1x1	LOW	
E	25	Echeveria agavoides `Lipstick`	Hen and Chicks	5 GAL	1x1	LOW	
EN S	30	Laurus nobilis	Sweet Bay		HEDGED HEIGHT 6'-8' MATURE HEIGHT 20'-30'	LOW	
U	77	Lomandra longifolia `Breeze`	Dwarf Mat Rush	5 GAL	3 X 3	LOW	
(SG2)	9	Salvia greggii `White`	White Autumn Sage	5 GAL	2 x 2	LOW	
(SLI)	17	Salvia leucantha `Santa Barbara`	Mexican Bush Sage	5 GAL	2 X 3	LOW	
(S8)	56	Senecio mandraliscae `Blue Chalk Sticks`	Senecio	1 GAL	1 x 1	LOW	
(W2)	55	Westringia fruticosa `Morning Light`	Morning Light Coast Rosemary	5 GAL	3 X 3	LOW	
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	MATURE SIZE(WXH)	WUCOLS	SPACING
	253 sf	Ceanothus x `Centennial`	Centennial Wild Lilac	1 GAL	1 x 1	LOW	24" o.c.
	262 sf	Senecio jacobsenii	Trailing Jade	1 GAL	1 x 1	LOW	12" o.c.
	1,533 sf	Turf Sod	Drought Tolerant Buffalo Grass	SOD	1 x 1	MEDIUM	

BRUSH MANAGEMENT NOTES:

- 1. OFFSITE BRUSH MANAGEMENT SHALL BE THE RESPONSIBILITY OF ADJACENT PROPERTY OWNERS.
- 2. MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE OWNER. LANSCAPE AND IRRIGATION AREAS IN THE PUBLIC RIGHT-OF-WAY SHALL BE MAINTAINED BY THE OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER, AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHEY GROWING CONDITION, DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE
- 3. PRE-CONSTRUCTION MEETING: A PRE-CONSTRUCTION MEETING SHALL BE HELD WITH THE CITY'S LANDSCAPE INSPECTOR PRIOR TO IMPLEMENTING THE BRUSH MANAGEMENT PROGRAM
- 4. ALL LANDSCAPING SHALL BE COMPLETED WITHIN 6 MONTHS OF OCCUPANCY OR WITHIN ONE YEAR OF NOTICE OF COMPLETION OF

5. IF IN THE VERY HIGH FIRE SEVERITY ZONE; 35' OF ZONE 1 AND 65' OF ZONE 2 (DEFENSIBLE SPACE = 100' TOTAL; ZONE 1 SHALL NOT BE LESS THAN 35' WITHOUT ADDITIONAL MITIGATION(S)) DEFENSIBLE SPACE REDUCES THE RISK THAT FIRE WILL SPREAD FROM THE SURROUNDINGS TO THE STRUCTURE AND PROVIDES FIREFIGHTERS ACCESS/ABILITY TO DEFEND THE STRUCTURE. REDUCED ZONES WILL JEOPARDIZE THE STRUCTURE AND INHIBIT FIREFIGHTERS DEFENSIBLE SPACE.





PLAN PLANTING

SHEET

KREMS RESIDENCE

LANDSCAPECONSTRUCTION PLAN 1466 Santa Luisa Drive Solana Beach PROJECT | CLIENT:



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neet plot date -	6-29-20
arson douglas job number -	21-0
esign start date -	SEPT 20

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San Diego Municipal Code §142.0412 - Brush Management

Table 142-04H

	Standard Width	Provided Width
Zone One	35-feet	
Zone Two	65-feet	



(f) The Zone Two width may be decreased by 1½ feet for each 1 foot of increase in Zone One width.

(g) Zone One Requirements

- The required Zone One width shall be provided between native or naturalized vegetation and any structure and shall be measured from the exterior of the structure to the vegetation.
- (2) Zone One shall contain no habitable structures, structures that are directly attached to habitable structures, or other combustible construction that provides a means for transmitting fire to the habitable structures. Structures such as fences, walls, palapas, play structures, and non-habitable gazebos that are located within brush management Zone One shall be of noncombustible, one hour fire-rated or heavy timber construction.
- (3) Plants within Zone One shall be primarily low-growing and less than 4 feet in height with the exception of trees. Plants shall be low-fuel and fire-resistive.
- (4) Trees within Zone One shall be located away from structures to a minimum distance of 10 feet as measured from the structures to the drip line of the tree at maturity in accordance with the Landscape Standards of the Land Development Manual.
- (5) Permanent irrigation is required for all planting areas within Zone One except as follows:
 - (A) When planting areas contain only species that do not grow taller than 24 inches in height, or
 - (B) When planting areas contain only native or naturalized species that are not summer-dormant and have a maximum height at plant maturity of less than 24 inches.
- (6) Zone One irrigation overspray and runoff shall not be allowed into adjacent areas of native or naturalized vegetation.
- (7) Zone One shall be maintained on a regular basis by pruning and thinning plants, controlling weeds, and maintaining irrigation systems

(h) Zone Two Requirement

- (1) The required Zone Two width shall be provided between Zone One and the undisturbed, native or naturalized vegetation, and shall be measured from the edge of Zone One that is farthest from the habitable structure, to the edge of undisturbed vegetation.
- (2) No structures shall be constructed in Zone Two.
- (3) Within Zone Two, 50 percent of the plants over 24 inches in height shall be cut and cleared to a height of 6 inches.
- (4) Within Zone Two, all plants remaining after 50 percent are reduced in height, shall be pruned to reduce fuel loading in accordance with the Landscape Standards in the Land Development Manual. Non-native plants shall be pruned before native plants are pruned.
- (5) The following standards shall be used where Zone Two is in an area previously graded as part of legal development activity and is proposed to be planted with new plant material instead of clearing existing native or naturalized vecentation:
 - (A) All new plant material for Zone Two shall be native, low-fuel, and fire-resistive. No non-native plant material may be planted in Zone Two either inside the MHPA or in the Coastal Overlay Zone, adjacent to areas containing sensitive biological synthesis.
 - (B) New plants shall be low-growing with a maximum height at maturity of 24 inches. Single specimens of fire resistive native trees and tree form shrubs may exceed this limitation if they are located to reduce the chance of transmitting fire from native or naturalized vegetation to habitable structures and if the vertical distance between the lowest branches of the trees and the top of adjacent plants are three times the height of the adjacent plants to reduce the spread of fire through ladder fueling.
 - (C) All new Zone Two plantings shall irrigated temporarily until established to the satisfaction of the City Manager. Only lowflow, low-gallonage spray heads may be used in Zone Two, Overspray and runoff from the irrigation shall not drift or flow into adjacent areas of native or naturalized vegetation. Temporary irrigation systems shall be removed upon approved establishment of the plantings. Permanent irrigation is not allowed in Zone Two.

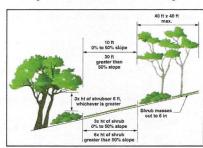
3-1 BRUSH MANAGEMENT - DESCRIPTION

Fire safety in the landscape is achieved by reducing the readily flammable fuel adjacent to structures. This can be accomplished by pruning and thinning of native and naturalized vegetation, revegetation with low fuel volume plantings or a combination of the two. Implementing brush management in an environmentally appropriate manner requires a reduction in the amount and continuity of highly flammable fuel while maintaining plant coverage for soil protection. Such a transition will minimize the visual, biological and erosion impacts while reducing the risks of wildland fires.

3-2 BRUSH MANAGEMENT- REQUIREMENTS

- 3.2-1 Basic requirements All Zones
 - 3.2-1.01 For zone two, plants shall not be cut below six inches.
 - 3.2-1.02 Debris and trimmings produced by thinning and pruning shall be removed from the site or if left, shall be converted into mulch by a chipping machine and evenly dispersed, non-irrigated, to a maximum depth of 6 inches.
 - 3.2-1.03 Trees and large tree form shrubs (e.g., Oaks, Sumac. Toyon) which are being retained shall be pruned to provide clearance of three times the height of the under story plant material or six feet whichever is higher (Figure 3-1). Dead and excessively twiggy growth shall also be removed.

Figure 3-1
Pruning Trees to Provide Cleareance for Brush Managemen



- 3.2-1.04 All plants or plant groupings except cacti, succulents, trees and tree-form shrubs shall be separated by a distance three times the height of the tallest adjacent plants (Figure 3-1).
- 3.2-1.05 Maximum coverage and area limitations as stated herein shall not apply to indigenous native tree species (i.e., Pinus, Quercus, Platanus, Salix and Ponulus).

3.2-2 Zone 1 Requirements - All Structures

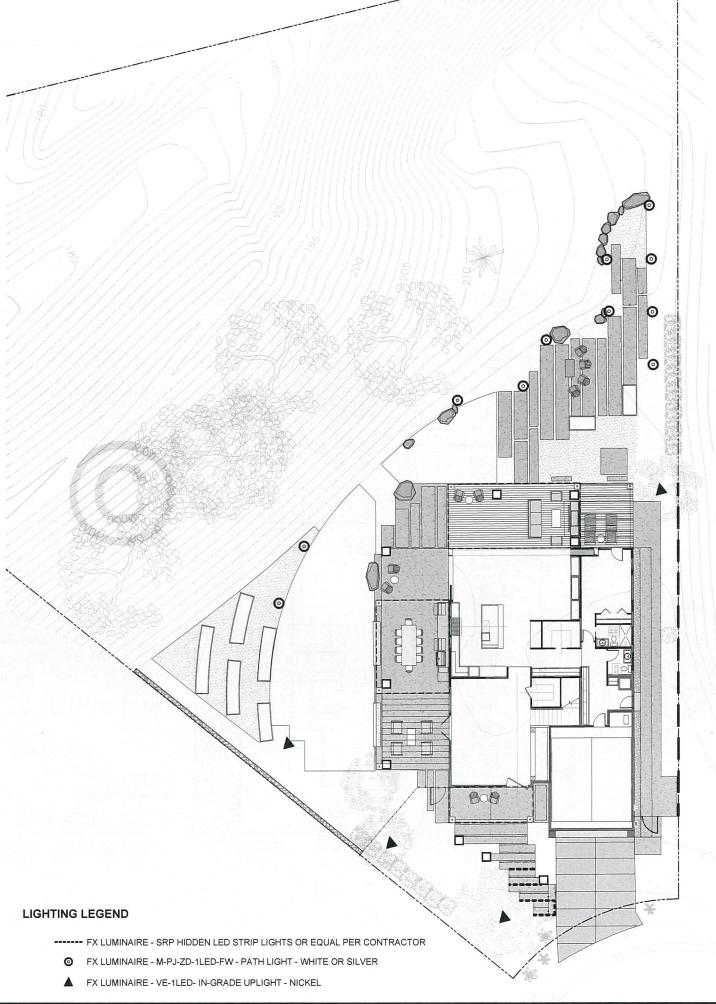
- 3.2-2.01 Do not use, and remove if necessary, highly flammable plant materials (see **Appendix "B"**).
- 3.2-2.02 Trees should not be located any closer to a structure than a distance equal to the tree's mature spread.
- 3.2-2.03 Maintain all plantings in a succulent condition.
- 3.2-2.04 Non-irrigated plant groupings over six inches in height may be retained provided they do not exceed 100 square feet in area and their combined coverage does not exceed 10 percent of the total Zone 1 area.

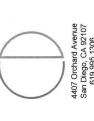
3.2-3 Zone 2 Requirements - All Structures

3.2-3.01 Individual non-irrigated plant groupings over 24 inches in height may be retained provided they do not exceed 400 square feet in area and their combined coverage does not exceed 30 percent of the total Zone 2 area.

Brush Management Maintenance Notes

- 1. General Maintenance ~ Regular inspections and landscape maintenance are necessary to minimize the potential damage or loss of property from brush fires and other natural hazards such as crossion and slope failures. Because each property is unique establishing a precise maintenance schedule is not feasible. For effective fire and watershed management, however, property owners should expect to provide maintenance according to each brush management zone: Zone 1: Year-round maintenance, Zone 2: Seasonal maintenance. Brush management activities are prohibited within coastal sage scrub, martiime succulent scrub, and coastal sage-chaparral habitats from March 1 through August 15, except where documented to the satisfaction of the City Manager that the thinning would be consistent with conditions of species coverage described in the City of San Diego's MSCP Subarea Plan.
- 2. Brush Management Zone 1 ~ This is the most critical area for fire and watershed safety. All omamental plantings should be kept well watered and any irrigation run-off should drain toward the street. Rain gutters and drainage pipes should be cleaned regularly and all leaves removed from the roof before the fire season begins. All planting, particularly non-irrigated natives and large trees should be regularly pruned to eliminate dead fuels, to reduce excessive fuel and to provide adequate space between plants and structures.
- 3. Brush Management Zone 2 Seasonal maintenance in this zone should include removal of dead woody plants, eradication of weedy species and periodic pruning and thinning of trees and shrubs. Removal of weeds should not be done with hand tools such as hoes, as this disturbs valuable soil. The use of weed trimmers or other tools which retain short stubble that protects the soil is recommended. Native shrubs should be pruned in the summer after the major plant growth occurs. Well pruned healthy shrubs should typically require several years to build up excessive live and dead fuel. On slopes all drainage devices must be kept clear. Re-inspect after each major storm since minor soil slips can block drains. Various groundcovers should be periodically sheared and thatch removed. Diseased and dead wood should be pruned from trees. Fertilizing trees and shrubs is not typically recommended as this may stimulate excessive growth.
- 4. Long-term Maintenance Responsibility ~ All Landscaping / Brush Management within the Brush Management Zone(s) as shown on these plans shall be the responsibility of [please Specify, e.g. Owner, H.O.A.]. The Brush Management Zone areas shall be maintained free of debris and litter and all plant material shall be maintained in a healthy growing condition.





LIGHTING PLAN

SHEET TITLE:

KREMS RESIDENCE

ANDSCAPECONSTRUCTION PLAN
1466 Santa Luisa Drive
Solana Beach

CLIE

ECT

0

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sheet p

design start date

No SCA PARTIES OF CALL TO STATE OF CALL

E 777 11	
prepared by -	WJ/MB/SS/CR/NS/EK
ot date -	6-29-2022
louglas job number -	21-050

SEPT 2021

L-7

неет 7 оғ

FXLuminaire.	LED Path Lights	FXLuminaire.
	PROJECT CATALOG # TIPE NOTES	VE LED Down Light Designer Premium Project CATALOGY THYRE NOTEL
M-PJ Path Light Designer Plus The M-PJ path light adds style and functionality to modern installations. Durable aluminum construction stands up to the elements. Quick Facts Tamper-resistant features Die-cast aluminum Two-layer manne-grade anodization and powder Two-layer manne-grade anodization and powder	5.3" (135 mm)) 2.8" (70 mm)	The VE softly illuminates areas from above when hung from trees or architectural elements. Perfect for producing a moonlighting effect for seating areas, focal points, or landscaping features in 1 or 3 LED. Quick Facts * De-cast ataminum with optional capper * Two layer manne-grade anodusation and powder coaff from * Natural powder coaffect or arthqued cooper Creek Inlegrated LEDs finishes: * Cottor temperature litters
coat finish Input voltage: 10-15 V LANDSCAPELIGHTING FXLuminaire	Specialty Lignts	NOTES: 1. SCHEMATIC PLAN ONLY 2. ALL FIXTURES SHALL PROVIDE WARM WHITE LIGHT. WIRING SH BE DESIGN/BUILD PER CONTRACTOR- ACTUAL RUNS MAY VARY BASED ON LIGHTING ZONES AND TRANSFORMER LOADING. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING THE CORRECT TRANSFORMER FOR THE LIGHTING DEMAND AND HIDII TRANSFORMERS WITHIN THE LANDSCAPE PER LANDSCAPE
	PHONECT CREADOR # 1-09 NOTES	ARCHITECT'S SITE DIRECTION. LOW VOLTAGE LIGHTING SYSTEM SHALL INCLUDE TRANSFORMER(S) IN STAINLESS STEEL ENCLOSURE(S) & WIRING RUNS IN ACCORDANCE W/ MANUFACTURECOMMENDATIONS. 3. ALL LIGHTING SHALL BE DOWN-SHIELDED TO THE MAXIMUM EXTENT FEASIBLE, OF LOW-INTENSITY, AND OBSCURED SO THAT DIRECT VIEW OF THE LIGHTING SOURCE IS POSSIBLE FROM ADJACENT PROPERTIES OR PUBLIC RIGHTS-OF-WAY. 4. REFER TO ARCHITECT'S PLANS FOR ARCHITECTURAL LIGHTIN CALIFORNIA ENERGY CODE LIGHTING REQUIREMENTS: A. ALL LUMINAIRES INSTALLED IN RESIDENTIAL CONSTRUCT
8	i	MUST QUALIFY AS "HIGH EFFICACY LUMINAIRES"; B. HIGH EFFICACY FIXTURES INCLUDE: (1)LINEAR FLUORESCENT (2)PIN-BASED COMPACT FLUORESCENT;



LIGHTING PLAN

SHEET TITLE:

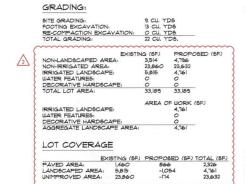
PROJECT | CLIENT:

KREMS RESIDENCE
LANDSCAPECONSTRUCTION PLAN
1466 Santa Luisa Drive
Solana Beach

WJ/MB/SS/CR/NS/E
6-29-20
21-0
SEPT 20

L-8

SHEET 8



263.00

20.

PROPERTY LINE

58-6" 42'-0"

LUISA DR.

N89°50'02"W

BEGINNING OF MANUFACTURED SLOPE

APPROXIMATE BEGINNING OF NATIVE SLOPE & VEGETATION

SITE BMP's:

8C-5	PROTECT	TRASH S	TORAGE	ARE	45 FR	OM
1000	RAINFALL,					

SD-I MAINTAIN NATURAL DRAINAGE PATHWAYS AND HYDROLOGIC FEATURES

6D-2 CONSERVE NATURAL AREAS, SOILS, AND VEGETATION

5D-3 MINIMIZE IMPERVIOUS AREA

5D-4 MINIMIZE SOIL COMPACTION 6D-5 IMPERVICUS AREA DISPERSION - ROUTE RUNOFF FROM IMPERVICUS SURFACES SUCH AS HARDSCAPE, DRIVEUIAYS AND ROOFS TO PERVICUS AREAS (LANDSCAPING).

PARKING:

REGULAR PARKING SPACES: HANDICAPPED PARKING SPACES: LOADING PARKING SPACES: TOTAL PARKING SPACES PROVIDED: TOTAL SPACES REQUIRED:

YEHICLE USE AREA (YUA); LANDSCAPED COUNTED TOWARDS YUA; TOTAL LANDSCAPE AREA;

350 S.F. 0 28,405 S.F.

TOTAL HABITABLE AREA:

FAR CALCULATIONS:



(E) GARAGE

-- - (N) DRAINAGE FLOW GENERAL SITE NOTES:

- DEPARTMENT.

 2 STREET NUMBERG: APPROYED NUMBERG AND/OR ADDRESSES SHALL BE PLACED ON ALL NEW AND EXISTING SHUDNIS AND AT APPROPRIATE OF A STATE OF A STATE
- FIRE RESISTIVE CONSTRUCTION REQUIREMENTS FOR UILDLAND/URBAN INTERFACE AREAS, FRUCTURES SHALL MEDIAND/URBAN INTERFACE STANDARDS TO THE BATISFACTION OF THE FIRE DEPARTMENT, STRUCTURES SHALL COMPLY WITH CURRENT CALIFORNIA BUILDING CODE CHAPTER TA.

SHEET NOTES

SITE INFORMATION:

JESSICA & DAN KREMS HOME OWNER APN. 263-572-01-00

ADDRESS:

33,190 S.F. (0.75 ACRES) LOW MEDIUM RESIDENTIAL SITE AREA: ZONING:

LEGAL DESCRIPTION: TR 1610 LOT 10

PROJECT INFORMATION:

NON-SPRINKLERED

YEAR BUILT: 1974

(E) MAIN FLOOR AREA:
(N) MAIN FLOOR ADDITION:
(E) SECOND FLOOR ADDITION:
(E) CELINA HEIGHT OVER 18FT:
(E) CARAGE AREA:
(N) GARAGE AREA:
(N) GARAGE ADDITION:
(N) GARAGE ADDITION:
(N) COVERED FAITO AREA:
(N) COVERED FAITO AREA: 791 6.F. 5,190 6.F

OFF-STREET PARKING EXEMPTION (2 SPACES): -400 S.F.
TOTAL PROPOSED FLOOR AREA: 4,790

SETBACKS:

FRONT: SIDE: REAR: MAX, STRUCTURE HEIGHT: 20'-0" 10'-0" 25'-0" 25'-0"

TOTAL SITE AREA: 33,89 5.F.

MAX (FAR) CALCULATIONS:
5,000 5.F.W(0.6): 3,000 5.F.

5,000 5.F.W(0.3): 4,500 5.F.

MAX (PAS-F.W(0.18): 1219 6.F.

PROPER SITE OF THE SITE OF THE

SITE KEY:





(N) ADDITION

ALL ROADWAYS SHALL BE A MINIMUM OF 24 FT, IN WIDTH DURING CONSTRUCTION AND MAINTAINES PREE AND CLEAR, INCLIDING THE PARKING OF VEHICLES, IN ACCORDANCE WITH THE CALIFORNIA FIRE CODE AND THE FIRE DEPARTMENT.

- . SMOKE DETECTORS/CARBON MONOXIDE ALARMS/FIRE SPRINKLER SYSTEMS: SMOKE DETECTORS/CARBON MONOXIDE ALARMS/FIRE SPRINKLERS SHALL BE INSPECTED BY THE SOLANA BEACH FIRE DEPARTMENT.
- . CLASS "A" ROOF; ALL STRUCTURES SHALL BE PROVIDED WITH A CLASS "A" ROOF COVERING TO THE SATISFACTION OF THE SOLANA BEACH FIRE DEPARTMENT.

24/2023 design studios

UBI ARCHITECTURE FIRM:

skī design studios, inc. 3904 Groton St.

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ARCHITECT STAMP:



PROJECT TITLE:

KREMS ADDITION # REMODEL

SHEET TITLE:

SITE PLAN

DRAWING SET:

NO.	DATE	CD SET	
1	6/3/2022	REVISION SET *1	
2	8/2/2022	REVISION SET #2	
3	2/2/2023	REVISION SET #3	

PROJECT NO:

DATE: 3/20/2023

SCALE: 1" = 20'-0"

DRAFTED BY: LT

SHEET NO:



(N) ELECTRIC METER (E) GAS METER

MAIN FLOOR ADDITION 416 S.F.

(N) SECOND FLOOR ADDITION 241 S.F. (N) PATIO ON WEST Y COVERED O PATIO 349 6.F. MAIN FLOOR ADDITION 416 S.F. (E) SECOND FLOOR 1,396 S.F. (E) MAIN FLOOR 1,568 S.F. (N) PATIO (N) SECOND FLOOR ADDITION 27 S.F. (E) GARAGE 486 S.F. 14'4" 19'-4" (E) DRIVEWAY

SHEET NOTES

FAR KEY:





(E) RESIDENCE



CEILING HEIGHT OF 15' OR GREATER





(N) COVERED PATIOS

BUILDING FOOTPRINT: PAYED: IRRIGATED: NON-IRRIGATED: WATER FEATURES:

ALL DIMENSIONS ARE MEASURED FROM THE EXTERIOR WALL SURFACES.

design studios not design studios not design studios not studios, inc.

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PROJECT TITLE:

KREMS ADDITION # REMODEL

SHEET TITLE:

FAR PLANS

10.	DATE	CD SET
1	6/3/2022	REVISION SET *1
2	8/2/2022	REVISION SET #2
3	2/2/2023	REVISION SET *3

PROJECT NO:

3/20/2023 SCALE: 1" = 10'-0"

DRAFTED BY: LT

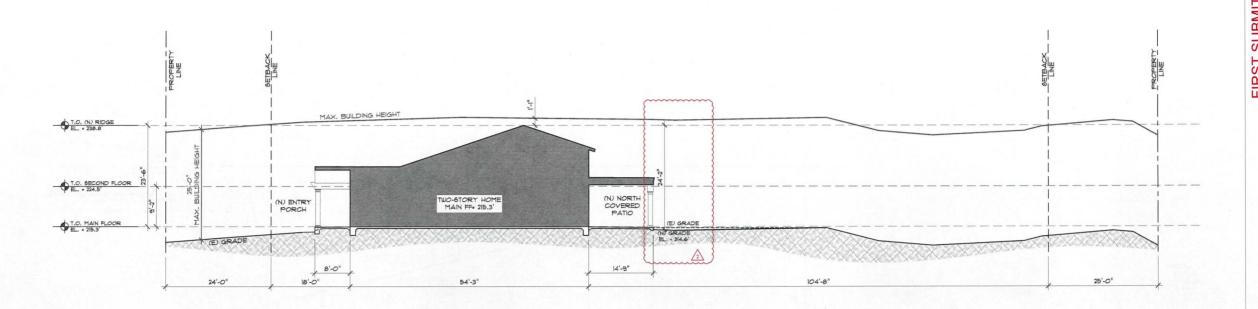
SHEET NO:

SECOND FLOOR PLAN - FAR DIAGRAM SCALE: 1" = 10'-0"

(E) CEILING
HEIGHT __
OVER 15FT
115 6,F,

SITE PLAN - FAR DIAGRAM

SCALE: 1" = 10'-0"



T.O. (E) RIDGE EL. = 241.0 T.O. SECOND FLOOR EL. * 224.5 T.O. MAIN FLOOR EL. = 215.3 EL : 2/4.6 16'-6" 15'-10" 44'-3" 42'-0" 10'-0"

SITE SECTION

SITE SECTION

SCALE: 1" = 10'-0"

SCALE: 1" = 10'-0"

2

3/24/2023 ARCHITECTURE FIRM:

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PROJECT TITLE:

KREMS ADDITION # REMODEL

SHEET TITLE:

SITE SECTIONS

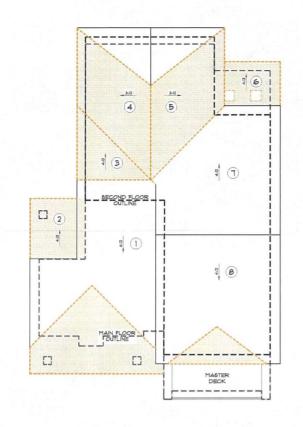
10.	DATE	CD SET
1	6/3/2022	REVISION SET *1
2	8/2/2022	REVISION SET #2
3	2/2/2023	REVISION SET #3

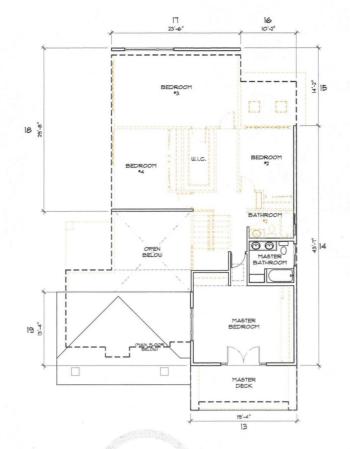
DATE: 3/20/2023

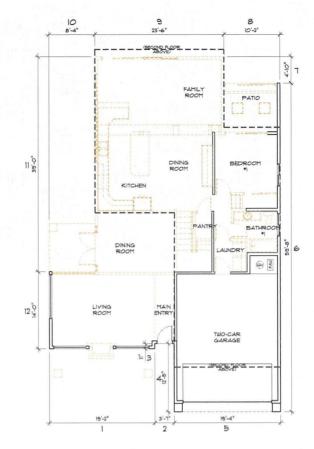
1" = 10'-0" SCALE:

DRAFTED BY: LT

SHEET NO:







MAIN FLOOR DEMO PLAN

DEMO PLANS MAY NOT REFLECT ALL DEMO REQUIRED FOR PROJECT

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

ROOF DEMO PLAN SCALE: 1/8" = 1'-0"

SECOND FLOOR DEMO PLAN

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

ROOF NO.	EXISTING ROOF S.F.	REMOVED ROOF 6.F.	REMAINING ROOF S.F.
1	736 S.F.	244 S.F.	492 S.F.
2	110 S.F.	110 S.F.	O 5.F.
3	92 S.F.	92 S.F.	O 5.F.
4	281 S.F.	209 S.F.	72 S.F.
5	281 S.F.	209 S.F.	72 S.F.
6	116 S.F.	116 S.F.	0 S.F.
Т	453 S.F.	0 S.F.	453 S.F.
8	531 S.F.	61 S.F.	470 S.F.
TOTALS:	2,600 S.F.	1,041 S.F.	1,559 S.F.

WALL NO,	EXISTING WALL L.F.	REMOVED WALL	REMAINING WALL
13	19'-4"	0	19'-4"
14	43'-7"	0	43'-7"
15	14'-2"	14'-2"	0
16	10'-2"	10'-2"	0
ΙT	23'-6"	0	23'-6"
18	29'-8"	29'-8"	0
19	13'-4"	0	13'-4"
TOTALS:	153'-9"	54'-0"	99'-9"



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PROJECT TITLE:

KREMS ADDITION # REMODEL

SHEET TITLE:

DEMO PLANS

NO.	DATE	CD SET
1	6/3/2022	REVISION SET *1
2	8/2/2022	REVISION SET #2
3	2/2/2023	REVISION SET *3

PROJECT NO:

3/20/2023 1/8" = 1'-0" SCALE:

DRAFTED BY: LT



EXISTING EAST VIEW

SCALE: NTS



EXISTING SOUTH YIEW

SCALE: NTS

EXISTING WEST YIEW

SCALE: NTS



EXISTING NORTH YIEW

SCALE: NTS

-(3)

SUBMITTAL

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PROJECT TITLE:

KREMS ADDITION # REMODEL

SHEET TITLE:

EXISTING SITE PHOTOS

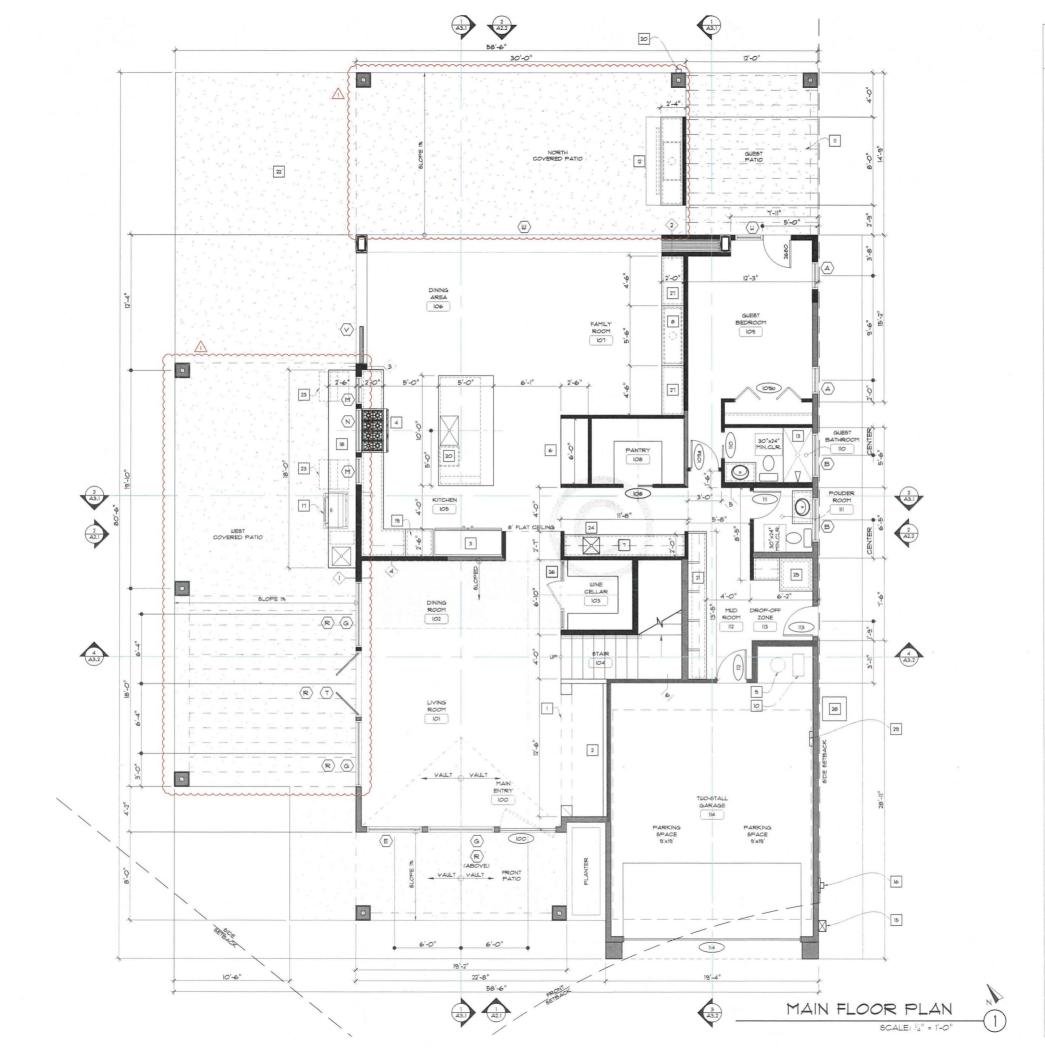
DRAWING SET:

9 8/2/2022 SET #1 REVISION SET #2 REVISION	NO.	DATE	CD SET
2 8/2/2022 SET #2 REVISION	1	6/3/2022	REVISION SET #1
REVISION	2	8/2/2022	REVISION SET #2
3 2/2/2023 SET #3	3	2/2/2023	REVISION SET #3

PROJECT NO:

DATE: 3/20/2023 SCALE:

DRAFTED BY: LT



SHEET NOTES

3/24/2023 COLUMNS & CASED OUT OPENING PIANO AREA T2" REPRIGERATOR design studios inc 48" RANGE, DBL. OVEN 4 LOW-PRO HOOD

5304 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 50

(E) WATER HEATER TO BE REPLACED/UPGRADED (E) FAU TO BE REPLACED/UPGRADED

SU

DIRECT YENT GAS FIREPLACE

APPLIANCE STATION

B DIRECT VENT GAS FIRE

CE) WATER HEATER TO REPLACED/JPGRADD IO

(E) FAU TO BE REPLA

TRELLIS FEATURE AB

CUTDOOR GAS FIREP ABOVE 4 LOG CUBBY

B PORCELAIN TILE SHO GLASS FIREP ABOVE 4 LOG CUBBY

LINEN CLOSET

(E) GAS METER

(E) GAS METER

(E) GAS METER

(E) GAS METER

(E) BBQ STATION

IS MICROWAYE

DIRECT VENT W/BLOW PATIO COVER

TO STATIO CO OUTDOOR GAS FIREPLACE W/MOUNTED TV PORCELAIN TILE SHOWER W/TEMPERED GLASS DOOR & WALL

5

DISHWASHER BUILT-IN STUDY

DIRECT VENT W/BLOWER, OUTSIDE OF PATIO COVER

13'-5" BUILT-IN BENCH W/ BINS 4 HOOKS

STACKING WASHER 4 DRYER

WALL KEY:

(N) 2x WALL (E) 2x WALL

CENTERLINE

CEILING HEIGHT OF 15' OR GREATER

WALL TYPES:

GC TO YERIFY WITH STRUCTURAL DRAWINGS AND EXISTING SITE CONDITIONS.

EXTERIOR:

DATERIOR WALL 2x6 WOOD STUDG • (6" O.C.
W R-19 BATT INBULATION, 578" GYPSUM WALL
BOARD WLEYEL 4 FINISH ON INTERIOR SIDE.
WALL SHEATHING WMOISTURE BARRIER,
BOTERIOR FINISH (SEE ELEVATIONS)



EXTERIOR 20" WALL 2x4 WOOD STUDS * 16" O.C., R-13 BATT,
NSWLATION, 15" AIR CAVITY, 2x4 WOOD STUDS
* 16" O.C., 5/5" GYPBUM WALL BOARD
WLEVEL 4 RINISH ON INTERIOR SIDE WALL
SHEATHING WIMDIGRE BARRIER, EXTERIOR
RINISH (SE ELEVATIONS).



DITERIOR IN WALL 2x4 WOOD STUDS 6 IS O.C. W/R-18 BATT
NSULATION, 2x4 WOOD STUDS 6 IS O.C. W/R-18
BATT INSULATION, 5x6" STPSWIM WALL BOARD
WLEYEL A RINGH ON INTERIOR SIDE. BOTERIOR
GRADE SHEATHING W/AFOR BARRIER,
DUTERIOR RINGH (SEE ELEVATIONS).

INTERIOR:

4 NTERIOR WALL -2x4 WOOD STUDS * 16" O.C. 5/8" GYPSUM WALL BOARD W/LEVEL 4 FINISH.

(5) **(3)** INTERIOR WALL -2x6 WOOD STUDS & 16" O.C. 5/8" GYPSUM WALL BOARD W/LEVEL 4 FINISH.

6

HOUR FIRE WALL
2x WOOD STUDS * IS* O.C., R-13 BATT.

NSULATION, W * * TYPE X GYPSUM BOARD

WLEYEL * FINISH U.O.N. ON GARAGE SIDE.



INTERIOR DOUBLE WALL 2x4 WOOD STUDS • 16" O.C., 1" GAP, 2x4 WOOD
STUDS • 16" O.C., R-13 INSULATION, 5/8"
GYPSUM WALL BOARD W/LEVEL 4 FINISH.

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ARCHITECT STAMP:



PROJECT TITLE:

KREMS ADDITION # REMODEL

SHEET TITLE:

MAIN FLOOR PLAN

DRAWING SET:

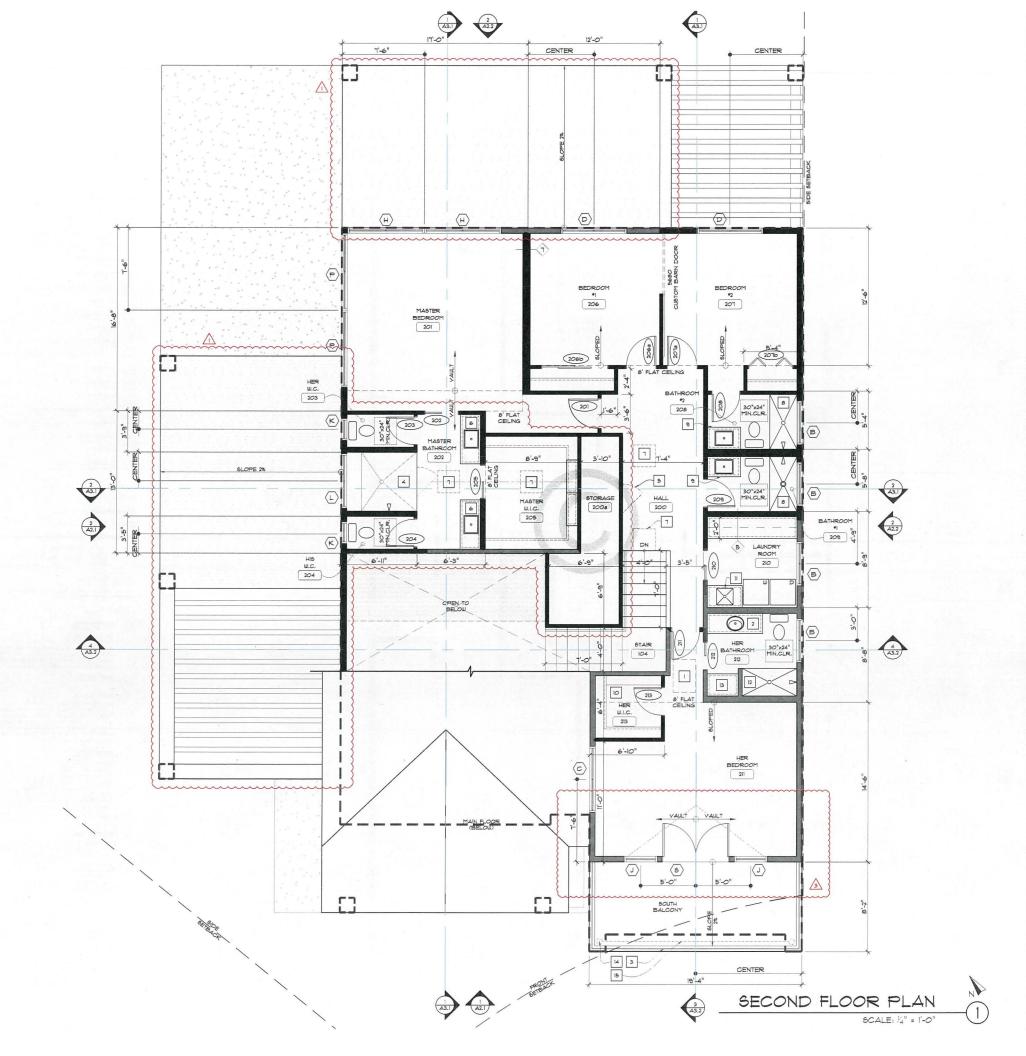
NO. DATE CD SET 1 6/3/2022 REVISION SET #1 2 8/2/2022 REVISION SET *2 3 2/2/2023 REVISION SET *3

PROJECT NO:

3/20/2023 DATE. SCALE: 1/4" = 1'-0"

DRAFTED BY: LT

SHEET NO:



SHEET NOTES

PANELED WALL W/HIDDEN PANELED DOOR - EXACT DOOR LOCATION TBD

3/24/2023 1 (E) ATTIC ACCESS
2 60° YANITY
3 42° GUARDRAIL - 19
RAILING ON 24° STU
4 16° x64° P.T. SHOWER
5 PANELED WALL WHI
ENGRED GLASS I
EXACT DOOR LOCA
54° YANITY
1 2x2° SKYLIGHT 42" GUARDRAIL - 16" TEMPTERED GLASS RAILING ON 24" STUCCO WALL 16"x64" P.T. SHOWER W/SEAT 4 W/ SEAMLESS TEMPERED GLASS DOOR 4 WALL design studios

skT design studios, inc. a: 3904 Groton St. Suite 102

ST

8 9 Q

30"x60" P.T. SHOWER W/ SEAMLESS TEMPERED GLASS DOOR & WALL 36" YANITY

LINEAR DRAIN

15 DOWNSPOUTS INSIDE COLUMNS

WALL KEY:

(N) 2x WALL (E) 2× WALL

CENTERLINE

CEILING HEIGHT OF 15' OR GREATER

WALL TYPES:

EXTERIOR:

DESCRIPTION WALL - 2x6 WOOD STUDS 6 16" O.C. WAS THE STATE OF THE STAT



EXTERIOR 20" WALL 2x4 WOOD STUDS & IS" O.C., R-IB BATT,
NSULATION, IS" AIR CAVITY, 2x4 WOOD STUDS

IS "O.C., SIS" GYPEUM WALL BOARD

ILEVEL & PRISH ON INTERIOR SIDE WALL
SHEATHING WYOUSIRE BARRIER, EXTERIOR
PRISH OF ELEVATIONS.

3

EXTERIOR IZ WALL 2x4 WOOD STUDS 4 Is O.C. W R-19 BATT
NSULATION, 2x4 WOOD STUDS 6 IS O.C. W R-19
BATT INSULATION, 2x7 WOOD STUDS 6 IS O.C. W R-19
BATT INSULATION, 2x7 WOOD STUDS 6 IS O.C. W R-19
BATT INSULATION, 2x7 WO

INTERIOR:

INTERIOR WALL -2x4 WOOD STUDS * 16" O.C. 5/8" GYPSUM WALL BOARD W/LEVEL 4 FINISH.

5

INTERIOR WALL - 2% WOOD STUDS * 16" O.C. 5/8" GYPSUM WALL BOARD W/LEVEL 4 FINISH,

6

HOUR FIRE WALL
2x WOOD STUDS 4 IS O.C., R-13 BATT.

INSULATION, W 52 TYPE X GYPSUM BOARD

W/LEYEL 4 FINISH LO.N. 4 GYPSUM BOARD

W/LEYEL 3 FINISH LO.N. ON GARAGE SIDE.

INTERIOR DOUBLE WALL - 2x4 WOOD STUDS • 16" O.C., 1" GAP, 2x4 WOOD STUDS • 16" O.C., R-13 INSULATION, 5/8" GYPSUM WALL BOARD W/LEVEL 4 FINISH,

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PROJECT TITLE:

KREMS ADDITION # REMODEL

SHEET TITLE:

SECOND FLOOR PLAN

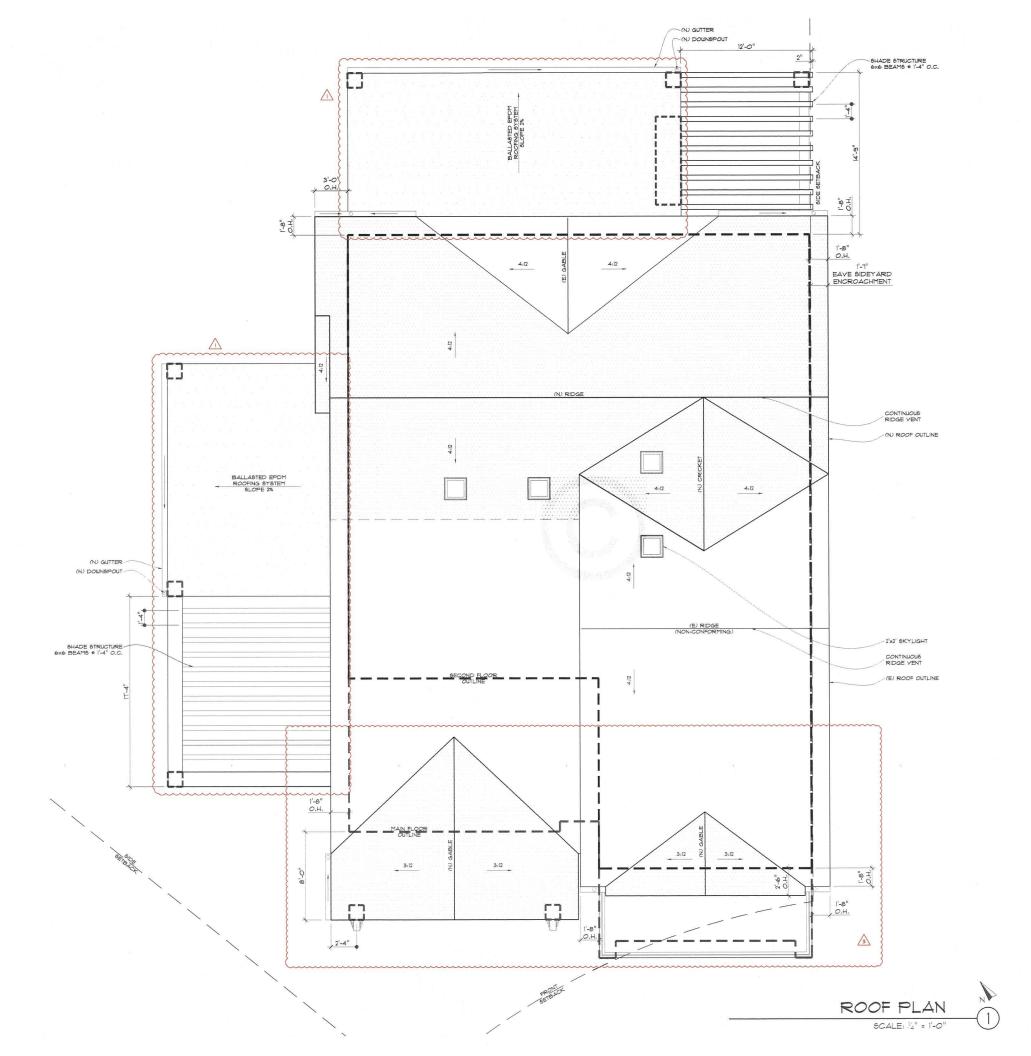
NO.	DATE	CD SET
1	6/3/2022	REVISION SET #1
2	8/2/2022	REVISION SET #2
3	2/2/2023	REVISION SET #3

20	JECT	NO:

3/20/2023 DATE: SCALE: 1/4" = 1'-0"

DRAFTED BY: LT

SHEET NO:



SHEET NOTES

GENERAL ROOF PLAN NOTES:

I. ROOF WILL BE A CLASS "A" ASSEMBLY.

I. ROOF WILL BE A CLASS "A" ASSEMBLY.

CLASS "A" METAL STANDING SEAM MAXIMA 2"-18"
FLAT PANEL COOL ROOF COVERING BY MCELROY
METAL OR APPROVED EQUAL, INSTALL PER IMFG 8
SPEC'S AND INSTALLATION INSTALLOTIONS.

CAPPROVED

AND THE VERRIED WITH OWNER. ENERGY STAR
APPROVED

INSTALL VERA-SHIELD FIRE-RESISTANT ROOF DECK
PROTECTION OVER A LAYER OF "30 ORGANIC FELT
TO MEET LOCAL CODES AND MAINTAIN RISE
RATINGS. ALWAYS FOLLOW THE METAL ROOFING
MANUFACTUREN'S INSTALLATION REQUIREMENTS AND
RECOMMENDATIONS.

ILSO CLASS 90

ICC-ES APPROVAL ESC-1082

CLASS "A" GRAVEL BALLASTED EPDM ROOF SYSTEM IL LISTIM CLASS A ASSEMBLY: 60-011. NON-REINFORCED BLACK MEMBRANE, ASTM D 4631. TYPE I. BALLAST TO BE RIVER BOTTOM STONE (3/4" TO 1-1/2" DIAM'ETER) INSTALL PER MEG'S SPEC'S AND INSTALLATION INSTRUCTIONS.

2. SEE SHEET SI ROOF FRAMING NOTES FOR ROOF SHEATHING INFORMATION AND ADDITIONAL SPECIFICATIONS.

ATTIC YENTILATION NOTES:

NEW ROOF AREA: 2,343 S.F. X (1/150) * 15.6 S.F. YENTILATION

I. VENTILATION TO BE 60% AT BOTTOM/ SOFFIT AREA AND 40% NEAR RIDGES OF ROOF OR USE CONTINUOUS RIDGE VENT PER MFG SPECIFICATIONS.

- 2. ATTIC OPENINGS SHALL BE COVERED WITH
- O ROOF DISCHARGE POINTS (GUITER DOUNSPOUTS)
 SHALL DRAINED ONTO SLOPED PERMANENT
 VEGETATED GROUND COVER, GRADE SHALL BE
 SLOPED TOWARDS VEGETATIVE SUALES,
 VEGETATIVE BLANKETS, AND OR STORM
 WATER/SEWER DRAINS.

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PROJECT TITLE:

KREMS ADDITION # REMODEL

SHEET TITLE:

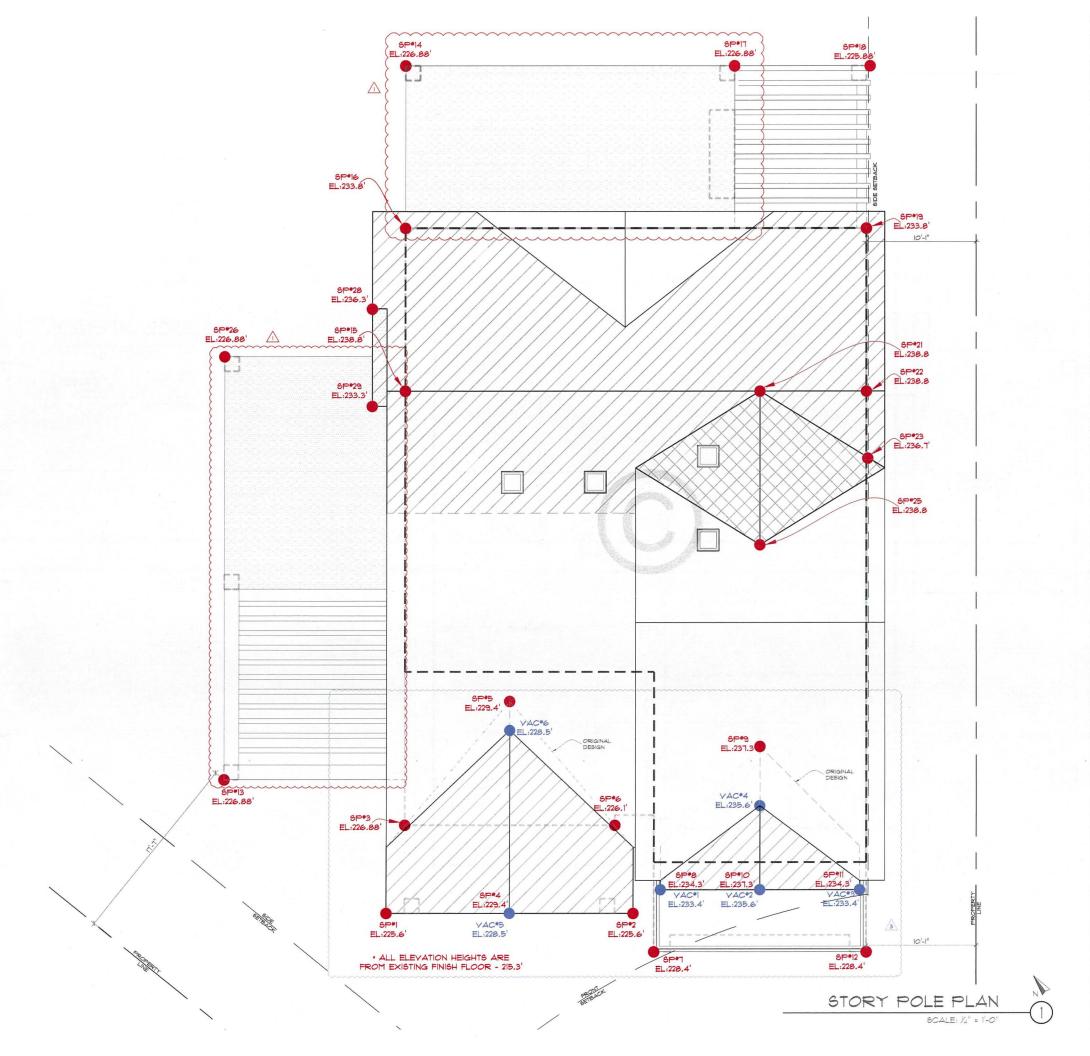
ROOF PLAN

2 8/2/2022 SET #2	NO.	DATE	CD SET
2 8/2/2022 SET #2 2 2/2/2023 REVISION	1	6/3/2022	
2 2/2/2023	2	8/2/2022	REVISION SET #2
	3	2/2/2023	REVISION SET *3

PROJECT NO:

3/20/2023 1/4" = 1'-0" SCALE:

DRAFTED BY: LT



SHEET NOTES

_ _ MAIN FLOOR OUTLINE SECOND FLOOR OUTLINE

(N) GABLE ROOF

(N) CRICKET





STORY POLE



YAC STORY POLE



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SHEET TITLE:

STORY POLE PLAN

6/3/2022 SET *1 8/2/2022 REVISION SET *2 REVISION	10.	DATE	CD SET
8/2/2022 SET #2 REVISION	1	6/3/2022	REVISION SET *1
	2	8/2/2022	REVISION SET #2
	3	2/2/2023	REVISION SET #3
1 7			1

DATE: 3/20/2023

SCALE: 1/4" = 1'-0"

DRAFTED BY: LT







NORTHWEST CONCEPTUAL RENDERING

SOUTH CONCEPTUAL RENDERING

SCALE: NTS



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CONCEPTUAL RENDERINGS

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3	2/2/2023	REVISION SET #3

3/20/2023

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SHEET NO:

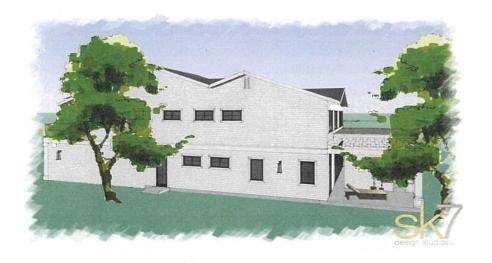


NORTH CONCEPTUAL RENDERING









EAST CONCEPTUAL RENDERING

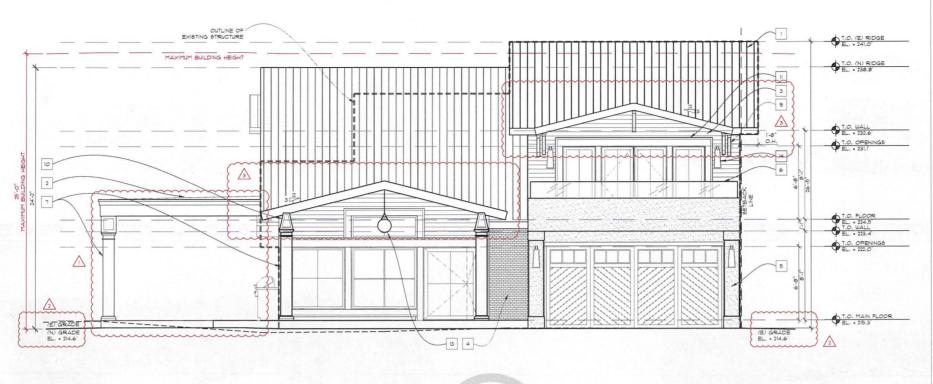


WEST CONCEPTUAL RENDERING

(6)

SCALE: NTS

SCALE: NTS





WEST BUILDING ELEVATION

SOUTH BUILDING ELEVATION

SCALE: 1/4" = 1'-0"

SHEET NOTES

- 1 STANDING SEAM METAL ROOF
- 2 LOW SLOPE BALLASTED EPDM ROOFING SYSTEM
- 3 HARDIE LAP SIDING W/MITERED CORNERS, COLOR: VERIFY WITH OWNER
- 4 BRICK VENEER
- 5 эмоотн этиссо
- 6 42" GUARDRAIL 18" TEMPTERED GLASS RAILING ON 24" STUCCO WALL
- 7 CASED OUT COLUMNS
- 8 TRELLIS 6x6 BEAMS 1'-4" O.C.
- 9 CUSTOM BRACKET (TYP.)
- 10 CUSTOM WRAPPED BEAMS
- II HARDIE TRIM
- 12 12x24 ATTIC VENT
- 13 HANGING LIGHT
- 14 WALL SCONCE
- 15 LOG CUBBY
- 16 GAS FIREPLACE
- IT 8x8 MANTEL
- 18 RECESSED SPACE FOR WALL MOUNTED TV
- DIRECT VENT W/BLOWER, OUTSIDE OF PATIO COVER

3/24/2023 DE COMPANDA DE LA COMPANDA DEL COMPANDA DE LA COMPANDA DEL COMPANDA DE

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PROJECT TITLE:

KREMS ADDITION # REMODEL

SHEET TITLE:

BUILDING ELEVATIONS

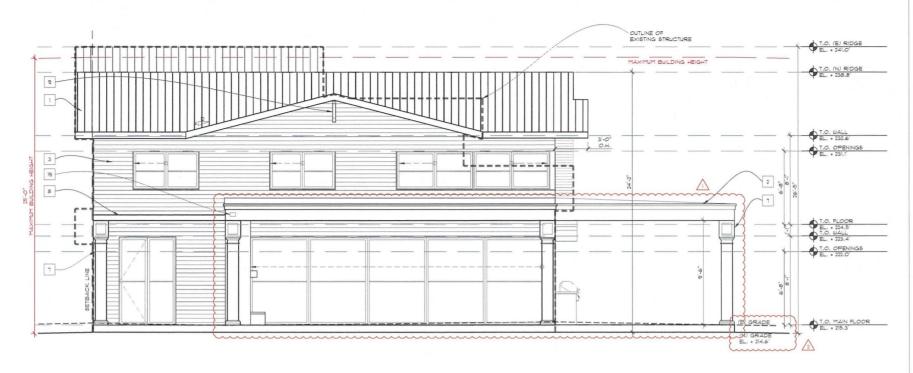
1	6/3/2022	REVISION SET *1
2	8/2/2022	REVISION SET #2
3	2/2/2023	REVISION SET #3

PROJECT NO:

DATE: 3/20/2023

SCALE: 1/4" = 1'-0"

DRAFTED BY: LT



NORTH BUILDING ELEVATION



EAST BUILDING ELEVATION

SCALE: 1/4" = 1'-0"

SHEET NOTES

- 1 STANDING SEAM METAL ROOF
- 2 LOW SLOPE BALLASTED EPDM ROOFING SYSTEM
- 3 HARDIE LAP SIDING W/MITERED CORNERS, COLOR: VERIFY WITH OWNER
- 4 BRICK VENEER
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- 6 42" GUARDRAIL 18" TEMPTERED GLASS RAILING ON 24" STUCCO WALL
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- 12 12x24 ATTIC VENT
- 13 HANGING LIGHT
- 14 WALL SCONCE
- 5 LOG CUBBY
- 16 GAS FIREPLACE
- 17 BXB MANTEL
- 18 RECESSED SPACE FOR WALL MOUNTED TV
- DIRECT VENT W/BLOWER, OUTSIDE OF PATIO COVER

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SHEET TITLE:

BUILDING ELEVATIONS

10.	DATE	CD SET
1	6/3/2022	REVISION SET #1
2	8/2/2022	REVISION SET #2
3	2/2/2023	REVISION SET *3

1/4" = 1'-0" DRAFTED BY: LT

HALL 200

209

STORAGE

200a

MASTER W.I.C. 205

L

KITCHEN 105

SHEET NOTES

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KREMS ADDITION # REMODEL

SHEET TITLE:

BUILDING SECTIONS

DRAL	UING SET:	
NO.	DATE	CD SET
1	6/3/2022	REVISION SET #1

2 8/2/2022 REVISION SET *2 3 2/2/2023 REVISION SET #3

PROJECT NO:

DATE: 3/20/2023 1/4" = 1'-0"

SCALE: DRAFTED BY: LT

SHEET NO:

BUILDING SECTION

SCALE: 1/2" = 1'-0"

T.O. OPENINGS EL. • 222.0

T.O. MAIN FLOOR EL. = 2/5.3

SHEET NOTES

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PROJECT TITLE:

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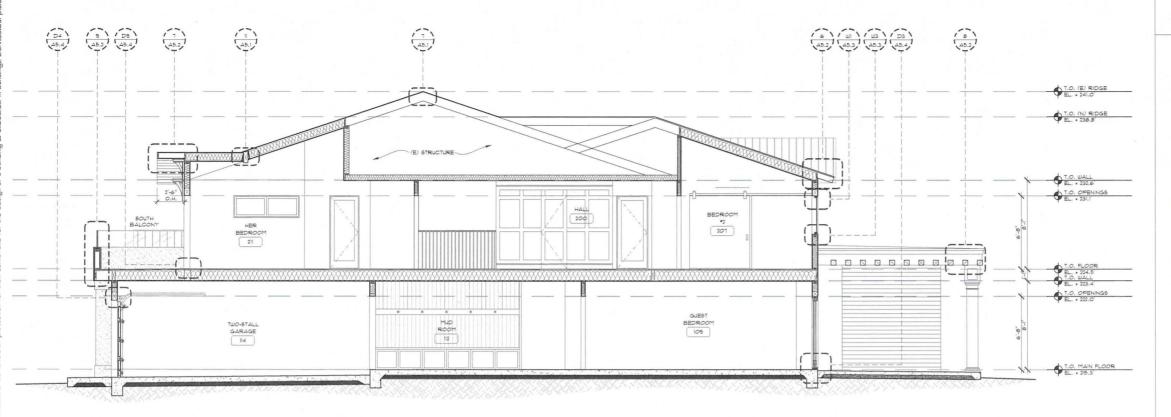
SHEET TITLE:

BUILDING SECTIONS

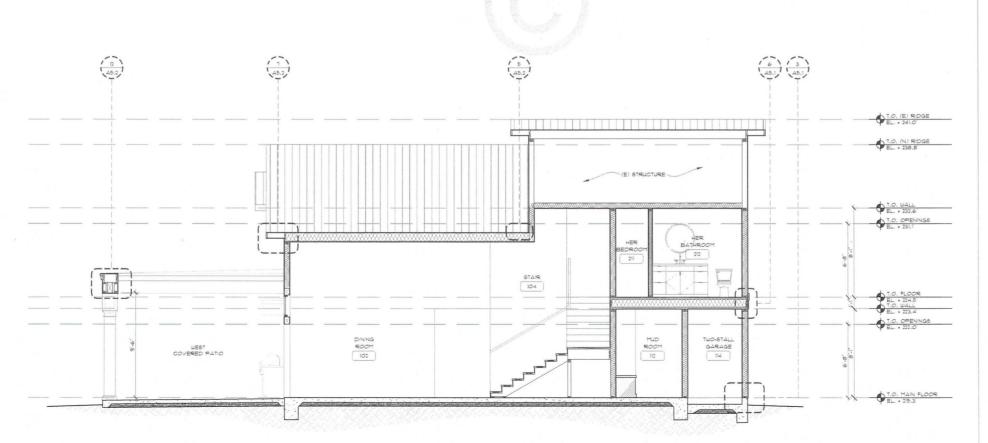
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2	8/2/2022	REVISION SET #2
3	2/2/2023	REVISION SET #3
PRO.	JECT NO:	L. C.

DRAFTED BY: LT

A3.2

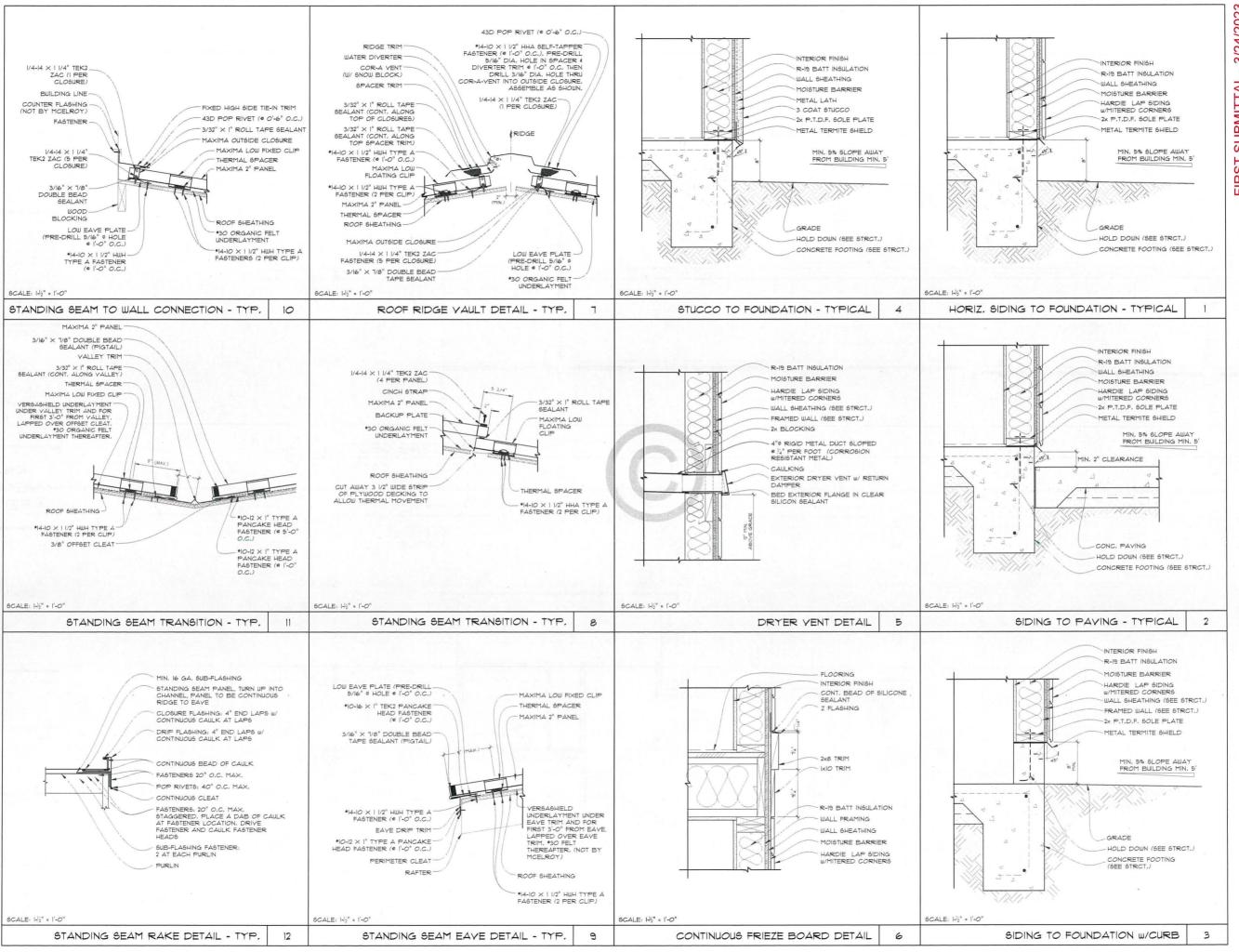


BUILDING SECTION SCALE: 1/4" = 1'-0"



BUILDING SECTION

SCALE: 1/4" = 1'-0"



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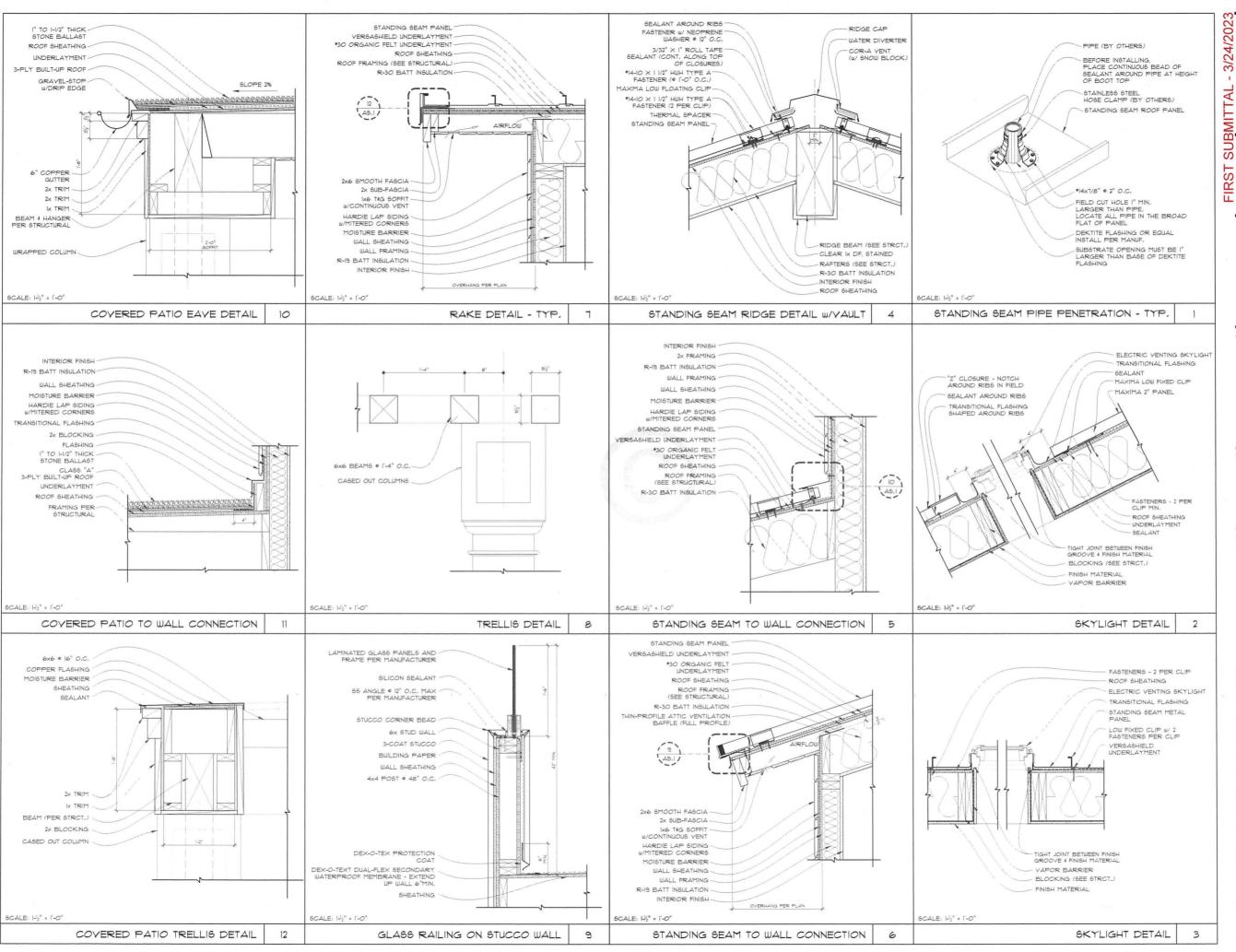
PROJECT TITLE:

KREMS ADDITION & REMODEL

SHEET TITLE:

DETAILS

NO.	DATE	CD SET
1	6/3/2022	REVISION SET *1
2	8/2/2022	REVISION SET *2
3	2/2/2023	REVISION SET *3
	JECT NO:	
DATE	Ē:	3/20/2023



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PROJECT TITLE:

KREMS
ADDITION

REMODEL

SHEET TITLE:

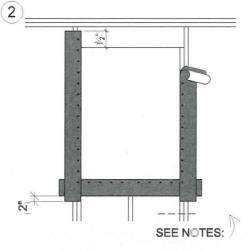
DETAILS

6/3/2022	REVISION SET *1
8/2/2022	REVISION SET #2
2/2/2023	REVISION SET *3
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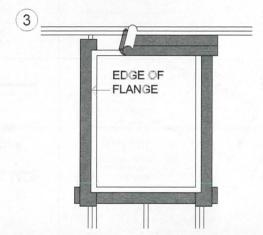
A5.2

(1

ATTACH A SILL STRIP OF "L.A.P." FLASHING PAPER AT LEAST 12" WIDE WITH THE TOP EDGE EVEN WITH THE TOP EDGE OF THE ROUGH OPENING FOR WINDOW, ATTACH FLASHING WITH GALVANIZED ROOFING NAILS OR RUST-RESISTANT

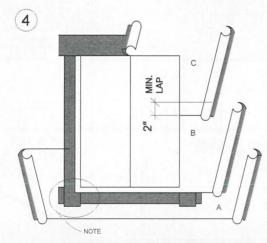


AFTER SILL STRIP IS IN PLACE ATTACH JAMB STRIPS (GIDE OF OPENING) AT LEAST 12" WIDE WITH INSIDE EDGE OF FLASHING FLUSH WITH EDGE OF WINDOW OPENING, START JAMB STRIPS 1" BELOW THE STILL STRIP AND EXTEND JAMB STRIPS 12" ABOYE THE LOWER EDGE OF THE HEADER (TOP OF WINDOW OPENING)



APPLY A CONTINUOUS BEAD OF "L.A.P." SEALANT TO THE BACK SURFACES OF THE WINDOW FLANGE, THEN PLACE THE WINDOW INTO THE ROUGH OPENING WITH FLANGES OVER THE WINDOW IS PLACED, INSTALL THE HEAD FLASHING OVER THE WINDOW FLANGE, THIS IS ANOTHER STRIP OF FLASHING AT LEAST 12" WIDE.

CAULK HEAD ELASH TO WINDOW ELANGE, APPLY A SECOND BEAD OF "L.A.P." CAULKING AT WINDOW FLANGE AND FLAGHING JOINT, THEN SMOOTH WITH BLADE TO ELIMINATE ALL



STARTING AT THE BOTTOM OF THE WALL (SOLE PLATE), LAY 60 MINUTE GRADE 'D' PAPER UNDER THE SILL STRIP, CUT ANY EXCESS WATER-RESIDEATH PAPER THAT MAY EXTEND ABOVE THE SILL FLANGE ON EACH SIDE OF THE OPENING, (SHOWN IN DIAGRAM AS SHORT DASH LINES), INSTALL SUCCEEDING COURSES OF WATER-RESISTANT PAPER (B, C, ETC.) OVER JAMB AND HEAD FLANGES IN SHINGLE-BOARD FASHION.
PAPER SHOULD RUN CONTINUOUSLY OVER HEAD WITH NO
SPLICES ABOVE WINDOW.

NOTES: SECTION 1402.2 UNIFORM BUILDING CODE CALLS FOR NOTES: SECTION HOUSE, WINDOWS BUILDING CODE CALLS FOR FLASHING OF ALL EXTERIOR OPENINGS EXPOSED TO WEATHER TO MAKE THEM WEATHER PROOF, USE "L.A.P." CAULKING AT BACK OF WINDOW FRAMES BEFORE SETTING, USE WINDOWS THAT ARE WATERTIGHT, ALL FLASHING TO BE SOLID BACKED,

ALL FLASHING NAILING SHALL BE WITH NON-CORROSIVE NAILS AND MINIMUM OF 16" O.C. & 3" AWAY FROM CORNERS. ALL PENETRATIONS SHALL BE SEALED, CLENCHED NAILS WILL NOT BE

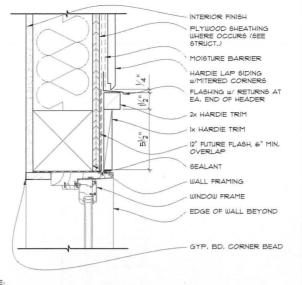
26 GA, G.I. FLASHING REQUIRED AS SHOWN IN OTHER WINDOW DETAILS TO BE INSTALLED BY SHEET METAL CONTRACTOR,

LINE WIRE WHEN USED AS BACKING TO SUPPORT WATER LINE WIRE, WHEN USED AS BACKING TO SUPPORT WATER RESISTANT BUILDING PAPER OR FELT BENEATH LATH FOR STUCCO SHOULD BE INSTALLED ACCORDING TO INDUSTRY STANDARDS AND PRACTICE. NO ATTACHMENT DEVICE NOR THE WIRE BACKING SHOULD COVER OR PENETRATE FLASHING MATERIAL, PERIPHERAL FLASHING AT ALL EDGES OF WALL OPENING MUST COVER WIRE BACKING, FOR STEEL FRAMING BLOCKING MUST BE SHEET METAL OR PLYWOOD,

"L.A.P." SHALL BE INSTALLED WITH DULL SIDE OUT AND SHINY SIDE

ALL CAULKING TO BE "L.A.P."

ALL MATERIAL SUBSTITUTIONS HALL BE SUBMITTED IN WRITING FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.



NOTE: REFER TO DETAIL WI ON SHEET FOR FLASHING AND BUILDING PAPER INSTALLATION REQUIREMENTS

SCALE: 3" = 1'-0'

INTERIOR FINISH PLYWOOD SHEATHING WHERE OCCURS (SEE STRUCT.) MOISTURE BARRIER HARDIE LAP SIDING W/MITERED CORNERS 12" FUTURE FLASH, 6" MIN. FLASHING W/RETURNS AT FA. END OF HEADER IIIALL FRAMING WINDOW FRAME GYP. BD. CORNER BEAD

NOTE: REFER TO DETAIL WI ON SHEET FOR FLASHING AND BUILDING PAPER INSTALLATION REQUIREMENTS

SCALE: 3" = 1'-0"

INTERIOR FINISH

PLYWOOD SHEATHING

MOISTURE BARRIER

HARDIE I AP SIDING W/MITERED CORNERS 12" FUTURE FLASH, 6" MIN.

EDGE OF WALL BEYOND

GYP, BD, CORNER BEAD

OYERLAF

WALL FRAMING

TYPICAL WINDOW HEAD DETAIL W1

INTERIOR FINISH PLYILLOOD SUFATHING WHERE OCCURS (SEE STRUCT.) MOISTURE BARRIER HARDIE LAP SIDING W/MITERED CORNERS SEAL ANT

WINDOW JAMP DETAIL W/TRIM

WINDOW HEAD DETAIL W/TRIM

OVER! AF SEAL ANT WALL FRAMING EDGE OF WALL BEYOND

GYP, BD. CORNER BEAD

12" FUTURE FLASH, 6" MIN.

REFER TO DETAIL WI ON SHEET FOR FLASHING AND

BUILDING PAPER INSTALLATION REQUIREMENTS

W5

REFER TO DETAIL WI ON SHEET FOR FLASHING AND BUILDING PAPER INSTALLATION REQUIREMENTS

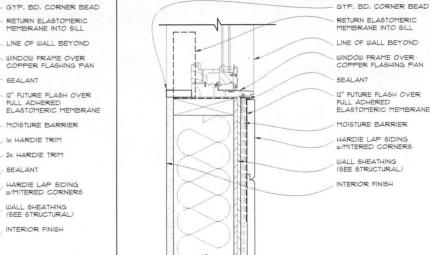
SCALE: 3" = 1'-0'

TYPICAL WINDOW JAMB DETAIL

W2

LINE OF ILLAL BEYOND WINDOW FRAME OVER 12" FUTURE FLASH OVER FULL ADHERED ELASTOMERIC MEMBRANE MOISTURE BARRIER HARDIE LAP SIDING W/MITERED CORNERS WALL SHEATHING (SEE STRUCTURAL INTERIOR FINISH

DRAFTED BY: LT



NOTE: REFER TO DETAIL WI ON SHEET FOR FLASHING AND BUILDING PAPER INSTALLATION REQUIREMENTS NOTE: REFER TO DETAIL WI ON SHEET FOR FLASHING AND BUILDING PAPER INSTALLATION REQUIREMENTS SCALE: 3" = 1'-0"

TYPICAL WINDOW SILL DETAIL

SCALE: 3" = 1'-0"

WINDOW YAPOR BARRIER INSTALLATION DETAIL

WT

WINDOW SILL DETAIL - STONE YENEER

W6

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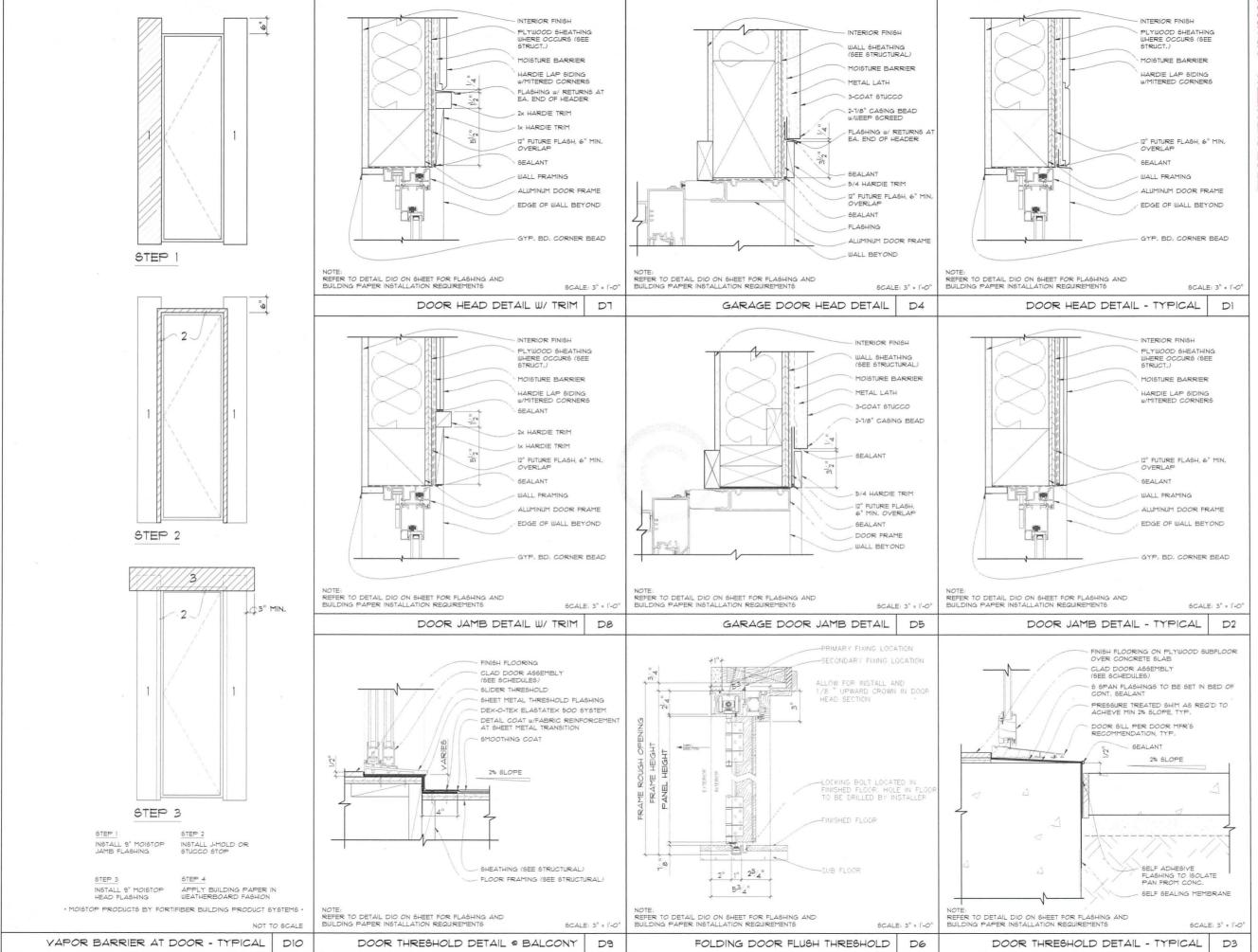
PROJECT TITLE:

KREMS ADDITION & REMODEL

SHEET TITLE:

TYPICAL WINDOW DETAILS

DRAWING SET: DATE CD SET 6/3/2022 REVISION SET *1 2 8/2/2022 REVISION SET *2 3 2/2/2023 REVISION SET *3 PROJECT NO: DATE: 3/20/2023 SCALE:



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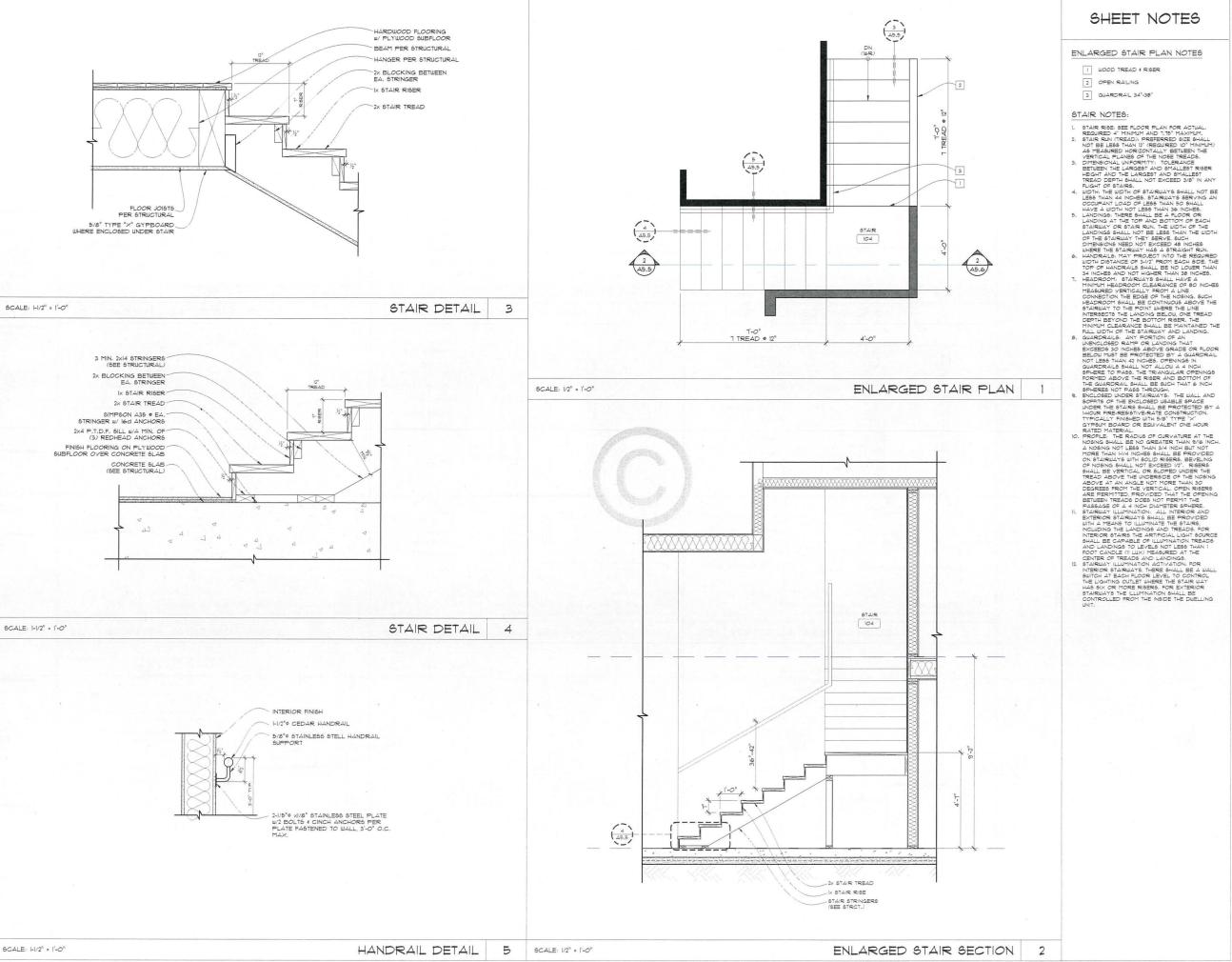
PROJECT TITLE:

KREMS ADDITION & REMODEL

SHEET TITLE:

TYPICAL DOOR DETAILS

NO.	DATE	CD SET
1	6/3/2022	REVISION SET *1
2	8/2/2022	REVISION SET #2
3	2/2/2023	REVISION SET #3
PRO	JECT NO:	
PRO		3/20/2023
		3/20/2023
	_E:	



established under one for diagrams,

SHEET NOTES

ENLARGED STAIR PLAN NOTES

design studios

SUBMITTAL ARCHITECTURE FIRM

3/24/2023

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KREMS ADDITION & REMODEL

SHEET TITLE:

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DRAWING SET

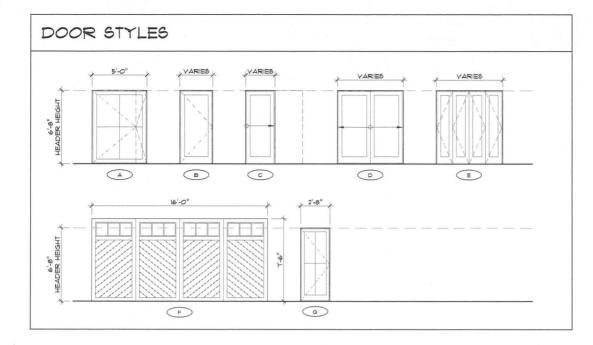
NO.	DATE	CD SET
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3	2/2/2023	REVISION SET #3

PROJECT NO:

DATE: 3/20/2023

SCALE:

DRAFTED BY: LT



DOOR SCHEDULE

MK.	LOCATION		SWING	TYPE	MATERIAL	NOTES		
		WIDTH	HEIGHT					
100	MAIN ENTRY	5'-0"	6'-8"	PIVOT DOOR	A	CLAD	1)	
108	PANTRY	2'-8"	6'-8"	POCKET DOOR	С	WOOD		
109a	GUEST BEDROOM	2'-6"	6'-8"	LEFT HAND	В	WOOD		
1096	GUEST BEDROOM	6'-0"	6'-8"	DOUBLE BI-FOLD	E	WOOD		
110	GUEST BATHROOM	2'-4"	6'-8"	POCKET DOOR	С	WOOD		
111	POWDER ROOM	2'-6"	6'-8"	LEFT HAND	В	WOOD		
112	MUD ROOM	2'-8"	6'-8"	RIGHT HAND	В	MOOD	(2	
113	DROP-OFF ZONE	2'-8"	6'-8"	LEFT HAND	G	WOOD	1)	
114	TWO-STALL GARAGE	16'-0"	T'-6"	GARAGE DOOR	F	CLAD	1	3
201	MASTER BEDROOM	2'-8"	6'-8"	RIGHT HAND	В	WOOD		
202	MASTER BATHROOM	3'-0"	6'-8"	POCKET DOOR	С	WOOD		
203	HER W.C.	2'-6"	6'-8"	RIGHT HAND	В	MOOD		
204	HIS W.C.	2'-6"	6'-8"	LEFT HAND	В	WOOD		
205	MASTER W.I.C.	3'-0"	6'-8"	POCKET DOOR	С	WOOD		
206a	BEDROOM •1	2'-8"	6'-8"	RIGHT HAND	В	WOOD		
206b	BEDROOM *1	6'-O"	6'-8"	6LIDING	D	WOOD		
207а	BEDROOM *2	2'-8"	6'-8"	LEFT HAND	В	WOOD		
207b	BEDROOM *2	4'-0"	6'-8"	DOUBLE BI-FOLD	E	ШООР		
208	BATHROOM 2	2'-6"	6'-8"	RIGHT HAND	В	MOOD		
209	BATHROOM *I	2'-6"	6'-8"	RIGHT HAND	В	MOOD		
210	LAUNDRY	2'-8"	6'-8"	POCKET DOOR	С	WOOD		
211	HER BEDROOM	2'-6"	6'-8"	RIGHT HAND	В	WOOD		
212	HER BATHROOM	2'-6"	6'-8"	POCKET DOOR	С	WOOD		
213	HER W.I.C.	2'-06"	6'-8"	RIGHT HAND	В	WOOD		

GENERAL DOOR NOTES

- 1. CONTRACTOR TO VERIETY ALL ROUGH OPENINGS RELATED TO DOOR (WINDOW SIZES, AND JAMB SIZES BEFORE ORDERING.
 2. FLASHING TO BE PLACED OVER ALL EXTERIOR DOORS, WINDOWS, AND SIDELITES.
 3. INSTALL DOORS (WINDOWS PER MANUFACTURER SPECIFICATIONS ALL EXTERIOR DOORS W GLAZING TO HAVE TEMPERED GLASS WILDOW E II COATING.
 5. INTERIOR DOORS TO BE I-PANEL, PRIMED & PAINTED, SOLID CORE

NOTES

- 1 ALL GLAZING IN DOORS TO BE TEMPERED GLASS
- 2 SELF-CLOSING, SELF-LATCHING, 1-3/8"SOLID CORE OR 20-MIN
 ASSEMBLY, TYP FOR OPENINGS BETWEEN GARAGE & DWELLING
 3 NEW OR REPLACEMENT GARAGE DOORS TO HAYE BACK-UP INSTALLED FOR GARAGE DOOR OPENERS



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KREMS ADDITION # REMODEL

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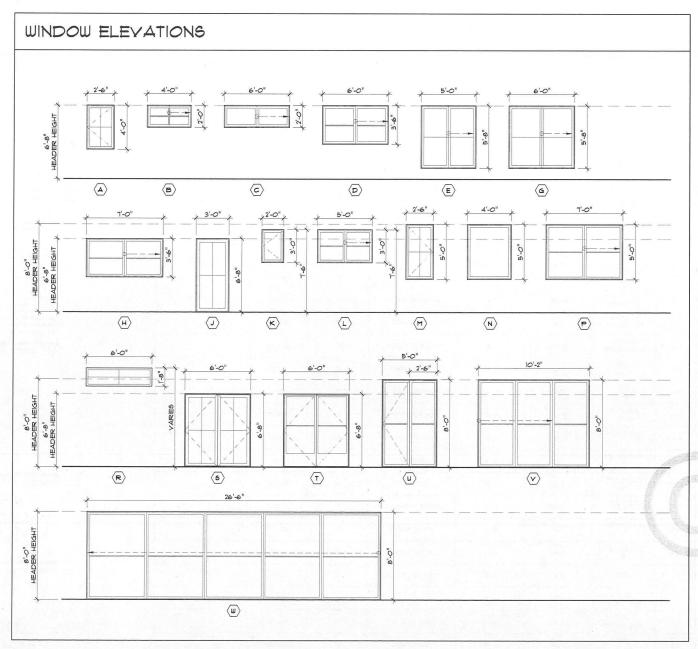
1 6/3/2022 REVISION SET *1 2 8/2/2022 REVISION SET *2 3 2/2/2023 REVISION SET *3	DATE	CD SET
2 8/2/2022 SET #2 REVISION	6/3/2022	
2 17/7/2023	8/2/2022	
021 3	2/2/2023	REVISION SET #3
		-
		6/3/2022 8/2/2022

PROJECT NO:

3/20/2023 DATE: SCALE: N/A

DRAFTED BY: LT





WINDOW SCHEDULE

MARK	QTY.	LOCATION	ROUGH OPENING & WINDOW SIZES	STYLE	MATERIAL	NOTES
Д	2	109	2'-6"×4'-0"	CASEMENT	FIBERGLASS	2
В	6	110, 111, 208, 209, 210, 212	4'-0"x2'-0"	HORIZ. SLIDE	FIBERGLASS	0
С	1	211	6'-0"x2'-0"	HORIZ, SLIDE	FIBERGLASS	2
D	2	206, 207	6'-0"x3'-6"	HORIZ, SLIDE	FIBERGLASS	2
E	1	101	5'-0"x5'-8"	HORIZ, SLIDE	FIBERGLASS	
G	3	101	6'-0"x5'-8"	HORIZ, SLIDE	FIBERGLASS	0
н	2	201	T'-0"x3'-6"	HORIZ, SLIDE	FIBERGLASS	2
J	2	211	3'-0"×6'-8"	FIXED	FIBERGLASS	0
K	2	203, 204	2'-0"×3'-0"	CASEMENT	FIBERGLASS	0
L	1	202	5'-0"x3'-0"	HORIZ, SLIDE	FIBERGLA66	0
м	2	105	2'-6"x5'-0"	CASEMENT	FIBERGLA66	0
N	1	105	4'-0"x5'-0"	FIXED	FIBERGLA66	0
P	2	201	T'-0"x5'-0"	HORIZ, SLIDE	FIBERGLASS	2
R	3	101	6'-0"x2'-0"	FIXED CLERESTORY	FIBERGLASS	0
6	1	211	6'-0"x6'-8"	DOUBLE DOOR	FIBERGLASS	0
Ţ	1	101	6'-0"x6'-8"	DOUBLE DOOR	FIBERGLASS	0
u	i	109	5'-0"x8'-0"	LEFT HAND DOOR/FIXED	FIBERGLA66	0
~	1	106	10'-0"x8'-0"	3-PANEL STACKING DOOR	FIBERGLASS	0
w A		106	26'-6"×8'-0"	5-PANEL SLIDE-AWAY DOOR	FIBERGLASS	(1)

GENERAL WINDOW NOTES

- GENERAL WINDOW TO BE PLACED OVER ALL WINDOWS.

 1. CONTINUOUS FLASHING TO BE PLACED OVER ALL WINDOWS.

 2. OWNER 4 CONTRACTOR TO VERIFY TOGETHER ALL WINDOW QUANTITIES, SIZES, LOCATION, STYLES, 4 LITES BEFORE ORDERING.

 3. ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE THE FOLLOWING DIMENSIONS THE MINIMUM HET CLEAR OPENING WIDTH DIMENSION SHALL BE 20 INCHES, ISSOC, RIOL.13) THE NET CLEAR OPENING DIMENSIONS REQUIRED BY THIS SECTION SHALL BE OBTAINED BY THE NORMAL OPERATION OF THE EMERGENCY ESCAPE AND RESCUE OPENING FROM THE INSIDE, VERIFY THAT EMERGENCY ESCAPE WINDOWS COMPLY WITH THESE REQUIREMENTS.

 4. WINDOWS TO HAVE A MAX, UFACTOR OF .30 AND A MAX SHGC OF .23

 5. ALL WINDOWS TO HAVE LOW E II COATING VERIFY W WINDOW MANUFACTURER CONSULTANT FOR OPTIMAL ENERGY REDUCING DESIGN BEFORE ORDERING.

KEY NOTES

- 1 TEMPERED GLASS GC YERIFY W/ WINDOW PROVIDER WHERE TEMPERED GLASS IS REQUIRED
- 2 WINDOW TO MEET EGRESS REQUIREMENTS (SEE GENERAL WINDOW NOTE *3 ABOVE)

WINDOW MAKE & MODEL

VERIFY W/ OWNER VERIFY W/ OWNER VERIFY W/ OWNER SEE ELEVATIONS

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PROJECT NO:

DATE: 3/20/2023 SCALE: N/A

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MECHANICAL NOTES

- INSTALL TUB-SHOWER COM, SHOWERHEADS TO HAVE
- INSTALL LOW FLUSH TOILET- 1.28 G.P.M. AND MAXIMUM 1.2 P.M. FLOW ON LAVATORY FAUCETS. TOILETS TO HAVE 15" N. CLEARANCE FROM SIDES AND 24" IN FRONT.
- EXTEND HEAT DUCTS TO NEW F.A.U.
- STATE HEALTH AND SAFETY CODE (SEC 179219 BANS THE USE OF CHLORINATED POLIVINYL CHLORIDE (CPVC) FOR INTERIOR WATER SUPPLY AND PEX.
- PERMANENT YACUUM BREAKERS SHALL BE INCLUDED WITH ALL NEW HOSE BIBBS
- 6. ALL ABS & PVC PIPING & FITTINGS SHALL BE ENCLOSED WITHIN WALLS & FLOORS COVERED WITH "TYPE X GYPSUM BOARD" OR SIMILAR ASSEMBLIES THAT PROVIDE THE SAME LEVEL OF FIRE PROTECTION, PROTECTION OF MEMBRANE PENETRATIONS IS NOT REQUIRED.
- ATTIC/ UNDER-FLOOR INSTALLATIONS MUST COMPL' WITH SECTIONS 904, 908, AND 905 OF THE CALIFORNIA MECHANICAL CODE (CMC) 4 C.R.C.
- PROVIDE KITCHEN FAUCETS WITH A MAXIMUM FLOW OF
- 9. PROVIDE 5 AIR CHANGES PER HOUR FOR BATHROOM AND LAUNDRY ROOM VENTILATION.
- IO. ALL PLUMBING FIXTURES AND FITTINGS WILL BE WATER CONSERVING AND WILL COMPLY WITH THE 2016 CGBSC.
- PER 2016 CGBSC, PLUMBING FIXTURES (WATER CLOSETS AND URINALS) AND FITTINGS (FAUCETS AND SHOWERHEADS) SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE.
- 12. PER 2016 GREEN CODE ANY INSTALLED GAS FIREPLACE SHALL BE A DIRECT-VENT SEALED-COMBUSTION TYPE. ANY INSTALLED WOODSTOVE OR PELLET STOVE SHALL COMPLY WITH U.S. EPA PHASES II EMISSION LIMITS WHERE APPLICABLE. WOODSTOVES, PELLET STOVES AND FIREPLACES SHALL ALSO COMPLY ITH APPLICABLE LOCAL
- PER 2016 GREEN CODE MECHANICAL EXHAUST FANS
- 13. PER 2016 GREEN CODE MECHANICAL EXHAUST FANS WHICH EXHAUST DIRECTLY FROM BATHROOMS SHALL COMPLY WITH THE FOLLOWING:

 1. FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING.

 2. UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDSTAT WHICH SHALL BE READILY ACCESSIBLE, HUMIDSTAT CONTROLS SHALL BE CAPABLE OF ADJISTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF 50 TO 80
- 16. WHEN A SHOWER IS PROVIDED WITH MULTIPLE SHOWER IB. WHEN A SHOWER IS PROVIDED WITH MULTIPLE SHOWER HEADS, THE SUM OF PLOW TO ALL THE HEADS SHALL NOT EXCEED 1.3 GPM * 80 PS), OR THE SHOWER SHALL BE DESIGNED SO THAT ONLY ONE HEAD IS ON AT A TIME. HANDHELD SHOWERS ARE CONSIDERED SHOWERHEADS, CGC 4.303.1.32.
- IT. ALL EXISTING "NONCOMPLIANT" FIXTURES (TOILETS THAT USE MORE THAN I.6 GALLONS OF WATER PER FLUSH, WRINALS THAT USE MORE THAN ONE GALLON OF WATER PER FLUSH, SHOWERHEADS THAT HAVE A FLOW CAPACITY OF MORE THAN 2.5 GALLONS OF WATER PER MINUTE, AND INTERIOR FAUCETS THAT ENIT MORE THAN 2.2 GALLONS OF WATER PER MINUTE) SHALL BE REPLACED, CERTIFICATION OF COMPLIANCE SHALL BE GIVEN TO THE BUILDING INSPECTOR PRIOR TO FINAL PERMIT APPROVAL, CALIFORNIA SB40
- IB. ALL HOT WATER PIPING SIZED %" OR LARGER IS REQUIRED TO BE INSULATED AS FOLLOWS: "PIPE SIZE OR LESS: "THICK INSULATION: LARGER PIPE SIZES REQUIRE INS" THICK INSULATION, NOTE: IN ADDITION, THE ½" SIZE HOT WATER PIPE TO THE KITCHEN SINK IS REQUIRED TO BE ES 150.0(J)2.
- IS, IF APPLIES: BELOW GRADE HOT WATER PIPING IS REQUIRED TO BE INSTALLED IN A WATERPROOF AND NON-CRUSHABLE SLEEVE OR CASING THAT ALLOWS FOR REPLACEMENT OF BOTH THE PIPING AND INSULATION, ES IBO.O(J)
- 20. BATHROOM REQUIRE EXHAUST FANS (MINIMUM 50 CFM) TO BE DUCTED (4") TO THE EXTERIOR. ALL FANS INSTALLED TO MEET ALL OF THE PRECEDING REQUIREMENTS MUST BE SPECIFIED AT A NOISE RATING OF LESS THAN I "SONE
- EXHAUST DUCTS AND DRYER VENTS SHALL BE
- 22. SHOWER COMPARTMENTS AND BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A

- NONABSORBENT SURFACE THAT EXTENDS TO A HEIGHT OF
- PROVIDE LAVATORY FAUCETS WITH A MAXIMUM FLOW
- 24. PROVIDE KITCHEN FAUCETS WITH A MAXIMUM FLOW OF I.8 GALLONS PER MINUTE (GPM)
- 25. PROVIDE SHOWER HEADS WITH A MAXIMUM FLOW OF 1.8 GALLONS PER MINUTE (GPM)
- 26. PROVIDE WATER CLOSET WITH A MAXIMUM FLOW OF 1.28 GALLONS FLUSH (GP
- PERMANENT VACUUM BREAKERS SHALL BE INCLUDED
- PLUMBING FIXTURES (WATER CLOSETS AND URINALS) AND FITTINGS (FAUCETS AND SHOWERHEADS) SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING
- 29. THE CONTROL VALVE IN SHOWERS, TUB/SHOWERS, BATHTUBS, AND BIDETS MUST BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES, (CPC SECTIONS 408, 409
- 30. GAS WATER HEATERS INSTALLED TO SERVE INDIVIDUAL DUBLLING UNITS SHALL MEET THE FOLLOWING DESIGN REQUIREMENTS:
 30.I. GAS PIPING SIZING BASED UPON A MINIMUM INPUT OF 200,000 BTU/HR.
 30.2. A CONDENSATE DRAIN INSTALLED NO HIGHER THAN 2" ABOVE THE BASE OF THE HEATER THAT ALSO ALLOWS

- 2 ABOVE THE BASE OF THE HEATEN THAT ALSO ALLOWS FOR GRANTIT DRAINAGE.

 10.3. THE "B" VENT INSTALLED IN A STRAIGHT POSITION FROM THE ROOM CONTAINING THE WATER HEATER TO THE ROOF TERMINATION. (FOR PUTURE POSSIBLE SLEEVING FOR HIGH EFFICIENCY HEATER VENTING...)

 10.4. A 12-O-VOLT RECEPTACLE ACCESSIBLE TO THE HEATER INSTALLED WITHIN 3".
- 31. INSTANTANEOUS WATER HEATERS SHALL HAVE ISOLATION VALVES ON BOTH THE COLD AND THE HOT WATER PIPING LEAVING THE WATER HEATER COMPLETE WITH HOSE BIBLS OR OTHER FITTINGS ON EACH VALVE FOR FLUSHING TH WATER HEATER WHEN THE VALVES ARE CLOSED.
- 32. ALL DOMESTIC HOT WATER PIPING TO HAVE THE 32. ALL DOMESTIC HOT WATER MINING TO HAVE THE FOLLOWING MINIMUM INSULATION INSTALLED: 1/2" PIPE (1/2" NSULATION), 3/4" PIPE (1" INSULATION), 1" TO 1-1/2" PIPE (1/1/2" INSULATION), ADDITIONALLY THE 1/2" HOT WATER PIPE TO THE KITCHEN SINK, AND THE COLD-WATER PIPE WITHIN 5' OF THE WATER HEATER BOTH REQURE 1" MINIMUM INSULATION,
- 33. PRIOR TO FINAL INSPECTION THE LICENSED CONTRACTOR, ARCHITECT OR ENGINEER IN RESPONSIBLE CHARGE OF THE OVERALL CONSTRUCTION MUST PROVIDE TO THE BUILDING DEPARTMENT OFFICIAL WRITTEN VERIFICATION THAT ALL APPLICABLE PROVISIONS FROM THE GREEN BUILDING STANDARDS CODE HAVE BEEN IMPLEMENTED AS PART OF THE CONSTRUCTION.

ELECTRICAL NOTES

- INSTALL SWITCHES, OUTLETS, AND FIXTURES AS PER
- A) TAMPER RESISTANT RECEPTACLES FOR ALL LOCATIONS DESCRIBED IN 210.52 (I.E., ALL RECEPTACLES IN A DWELLING)
- WEATHER RESISTANT TYPE FOR RECEPTACLES A) WEATHER RESISTANT TYPE FOR RECEPTACLES
 NSTALLED IN DAMP OR WET LOCATIONS (OUTSIDE).
 B) ARC-FAULT PROTECTION FOR ALL OUTLETS (NOT JUST
 RECEPTACLES) LOCATED IN ROOMS DESCRIBED IN NEC
 210.12(B): FAMILY, LIVING, BEDROOMS, DINING, HALLS, ETC.
 C) GFCI PROTECTED OUTLETS FOR LOCATIONS DESCRIBED
 IN NEC 210.28: KITCHENS, GARAGES, BATHROOMS, OUTDOORS,
 WITHIN 6' OF A SINK, ETC.
- 2. EXISTING SERVICE ASSUMED TO BE ADEQUATE, UPGRADE SERVICE TO " " AMPS IS REQUIRED.
- INSTALL SMOKE DETECTOR PER C.B.C & C.R.C. SEC 902.2.10.1.2 IN HALLWAYS AND SLEEPING AREAS
- 4. LIGHTING IN BATHROOMS, GARAGES, LAUNDRY ROOMS, UTILITY ROOMS, AND OTHER ROOMS SHALL EITHER BE HIGH EFFICACY LUMINARIES OR SHALL BE CONTROLLED BY A VACANCY SENSOR (OR DIMMER FOR THE OTHER ROOMS ONLY).
- OUTDOOR LIGHTING SHALL BE HIGH EFFICAC LUMINARIES OR SHALL BE CONTROLLED BY A PHOTO CONTROL/ MOTION SENSOR COMBINATION.
- BEDROOM OUTLETS SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT
- T. ADDITIONAL SMOKE ALARMS SHALL BE PROVIDED AT THE TOP OF EACH STAIRWAY LANDING AND SHALL BE PROVIDED IN ALL HABITABLE SPACES EXCEPT KITCHENS.
- AT LEAST HALF THE INSTALLED WATTAGE OF LUMINAIRES IN KITCHENS SHALL BE HIGH EFFICACY AND THE ONES THAT ARE NOT MUST BE SWITCHED SEPARATELY.
- ALL SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE 3. ALL SMOKE ALARMÉ SHALL BE LISTED IN ACCORDANCE WITH JUL 211 AND INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THE GOVERNING CRC AND THE HOUSEHOLD FIR WARNING EQUIPMENT PROVISIONS OF NFPA 12. SYSTEMS AND COMPONENTS SHALL BE CALIFORNIA STATE MARSHAL LISTED AND APPROVED IN ACCORDANCE WITH CCR. TITLE 19 DIVISION I FOR THE PURPOSE OF WHICH THEY ARE INSTALLED.
- IO. SMOKE ALARMS I CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING PROVIDED THAT SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACK-UP, SMOKE ALARMS WITH INTEGRAL STROBES THAT ARE NOT EQUIPPED WITH BATTERY BACK-UP SHALL BE CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEM, SMOKE ALARMS SHALL EMIT AS IGNAL WHEN THE BATTERIES ARE LOW, WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN AS REQUIRED FOR OVERCURRENT PROTECTION.
- WHEN MORE THAN ONE SMOKE DETECTOR IS REQUIRED TO BE INSTALLED WITHIN A UNIT THE SMOKE ALARM SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF THE ALARM WILL ACTIVATE ALL THE ALARMS AT THE SAME TIME.
- PROVIDE CARBON MONOXIDE AL ARMS OUTSIDE DE IZ. PROVIDE CARBON MONOXIDE ALARMS OUTSIDE OF EACH SEPERATE DUELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM(S), ON EVERY LEVEL OF A DWELLING.
- ALARMS SHALL BE LISTED AS COMPLYING WITH THE REQUIREMENTS OF UL 2034, CARBON MONOXIDE DETECTORS SHALL BE LISTED AS COMPLYING WITH THE REQUIREMENTS
- 14. IN EXISTING DWELLING UNITS A CARBON MONOXIDE ALAM IS PERMITTED TO BE SOLELY BATTERY OPERATION WHERE REPAIRS OR ALTERATIONS DO NOT RESULT IN THE REMOVAL OF WALLELY BATTERY OF REMOVED OF WALLELY BASEMENT OR CRAWL SPACE.
- IS. CARBON MONOXIDE ALARMS FOR TEH PROPOSED PROJECT ARE NOT PERMITTED TO BE BATTERY OPERATED ANDD SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING IN ACCORDANCE WITH SECTION R315.1.1.
- WHERE MORE THAN ONCE CARBON MONOXIDE ALARM 16. WHERE MORE THAN ONCE CARBON MONOXIDE ALARM IS REQUIRED TO BE INSTALLED UITHIN THE DUELLING UNIT OR WITHIN A SLEEPING UNIT THE ALARM SHALL BE INTERCONNECTED IN A MANNER THAT ACTIVATION OF ONE ALARM SHALL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT, SECTION R315.2.2.
- SINGLE- AND MULTIPLE-STATION CMA'S SHALL BE LISTED A6 REQUIREMENTS OF UL 2014, CARBONOXIDE DETECTORS SHALL BE LISTED AS COMPLYING WITH THE REQUIREMENTS OF UL 2015, ISEC.R3I5.3]

IB. OUTDOOR LIGHTING: ALL LUMINAIRES MOUNTED TO THE BUILDING OR TO OTHER BUILDINGS ON THE SAME LOT SHALL BE HIGH EFFICACY LUMINAIRES OR MUST BE CONTROLLED BY A MOTION SENSOR AND CONTROLLED BY ONE OF THESE:

- OR ASTRONOMICAL TIME CLOCK OR ENERGY MANAGEMENT CONTROL SYSTEM (EMCS) SMOKE ALARMS OVER 10 YEARS OLD WILL BE
- 20. CARBON MONOXIDE ALARMS AND SMOKE DETECTORS WILL BE A MINIMUM OF 3 FT FROM ANY AIR PRODUCING DEVICE I.E. CEILING FANS, SUPPLY AND RETURN AIR.
- KITCHENS: ALL THE INSTALLED WATTAGE OF LUMINARIES IN KITCHENS SHALL BE HIGH EFFICACY AND SHALL HAVE A MANUAL ON/OFF IN ADDITION TO A VACANCY SENSOR OR DIMMER, UNDER CABINET LIGHTING SHALL BE SWITCHED
- 22. LIGHTING IN GARAGES, LAUNDRY ROOMS AND UTILITY 22. LIGHTING IN GARAGES, LAUNDAY ROOMS AND MILITY
 ROOMS: ALL LUMINAIRES SHALL BE HIGH EFFICACY AND AT
 LEAST ONE LUMINAIRE IN EACH OF THESE SPACES SHALL BE
 CONTROLLED BY A VACANCY SENSOR.
- EFFICACY AND SHALL HAVE A MANUAL ON/OF IN ADDITION TO A VACANCY SENSOR OR DIMMER.
- THERE WILL BE A MINIMUM OF 2 SMALL APPLIANCE BRANCH CIRCUITS WITHIN THE LOCATIONS SPECIFIED IN ARTICLE 210.52(B), I.E. KITCHEN AND DINING AREAS.
- 25. OUTDOOR LIGHTING: ALL LUMINAIRES MOUNTED TO THE BUILDING OR TO OTHER BUILDINGS ON THE SAME LOT SHALL BE HIGH EFFICACY LUMINAIRES AND MUST BE CONTROLLED BY A MANUAL ON AND OFF SUITCH, AND CONTROLLED BY ONE OF THESE AUTOMATIC CONTROL TYPES: PHOTOCONTROL AND A MOTION SENSOR, OR ASTRONOMICAL TIME CLOCK, OR ENERGY MANAGEMENT CONTROL SYSTEM (EMCS)
- 26. HEATING AND AIR CONDITIONERS SHALL BE SIZED DESIGNED AND HAVE THEIR EQUIPMENT SELECTED USING THE FOLLOWING METHODS:
- THE HEAT LOSS AND HEAT GAIN IS ESTABLISHED ACCORDING TO ANSI/ACCA 2 MANUAL J-2004 (RESIDENTIAL LOAD CALCULATION, ASHRAE HANDBOOKS OR OTHER EQUIVALENT DESIGN SOFTWARE
- b) DUCT \$Y\$TEM\$ ARE \$IZED ACCORDING TO ANSI/ACCA | MANUAL D-2009 (RESIDENTIAL DUCT \$Y\$TEM\$) A\$HRAE HANDBOOKS OR OTHER EQUIVALENT DESIGN SOFTWARE
- SELECT HEATING AND COOLING EQUIPMENT ACCORDING TO ASNSI/ACCA 3 MANUAL 5-2004 (RESIDENTIAL EQUIPMENT SELECTION)

ELECTRICAL LEGEND





= CEILING FAN/ LIGH

0 = CEILING INCANDESCENT

Ю # WALL INCANDESCENT

8 = LED RECESSED CAN

(P)

0 = LED WALL SCONCE = LED FLOOR LIGHT

---- = LED COVE LIGHTING

FLORESCENT FIXTURE

E LED TRACK LIGHT - SMOKE DETECTOR

(5) 0 . CARBON MONOXIDE ALARM

= DOOR CHIME

F = FAN

FL = FAN/ LIGHT

TV = TELEVISION OUTLET

J = JUNCTION BOX

₩P = WEATHER PROOF OUTLET Θ . SINGLE RECEPTACLE OUTLET

 \Rightarrow = DUPLEX RECEPTACLE OUTLET

 . TRIPLEX RECEPTACLE OUTLET

-# QUAD RECEPTACLE OUTLET

 $= \bigcirc$ * SPECIAL PURPOSE OUTLET 220 = 220 OUTLET

TELEPHONE OUTLET

* COMPUTER DATA OUTLET

* THERMOSTAT

. SINGLE POLE SWITCH

= THREE-WAY SWITCH

. FOUR-WAY SWITCH

* DIMMER SUITCH

* DOOR SWITCH

* MOTION SENSOR SWITCH - HOSE BIB

" CONTRACTOR TO VERIFY LOCATION 4 STYLES OF ALL ELECTRICAL, PLUMBING AND MECHANICAL FIXTURES W/ OWNER BEFORE INSTALLATION."

HERS NOTES

- I. AN ELECTRONICALLY SIGNED AND REGISTERED AN ELECTRONICALLY SIGNED AND REGISTERED INSTALLATION CERTIFICATE(S) (CFR2) POSTED BY THE INSTALLING CONTRACTOR SHALL BE SUBMITTED TO THE FIELD INSPECTOR DURING CONSTRUCTION AT THE BUILDING SITE. A REGISTERED CF2R WILL HAVE A UNIQUE 21-DIGIT REGISTRATION NUMBER FOLLOWS BY FOUR ZEROS LOCATED AT THE BOTTOM OF EACH PAGE. THE FIRST 12 DIGITS OF THE NUMBER WILL MATCH THE REGISTRATION NUMBER OF THE ASSOCIATED CFIR. CERTIFICATE OF OCCUPANCY WILL NOT BE (SAULED LINTEL SOMM CF2P IS SEVERIED AND NOT BE ISSUED UNTIL FORMS CF2R IS REVIEWED AND
- 2. AN ELECTRONICALLY SIGNED AND REGISTERED CERTIFICATE(S) OF FIELD VERIFICATION AND DIAGNOSTIC TESTING (CF3R) SHALL BE POSTED AT THE BUILDING SITE BY A CERTIFIED HERE RATER, A REGISTERED CF3R WILL HAVE A UNIQUE 25-DIGIT REGISTRATION NUMBER LOCATED AT THE BUTTOM OF EACH PAGE. THE FIRST 20 DIGITS OF THE NUMBER OF THE ASSOCIATED CF3P CERTIFICATE OF OCCUPANCY WILL ASSOCIATED CF2R, CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL CF3R IS REVIEWED AND

design studios no

ARCHITECTURE FIRM:

S

3/24/2023

ITAI

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5an Diego, CA 92110 p: (858) 345-7597 e: sameskildesignstudios.com

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ARCHITECT STAMP



PROJECT TITLE:

KREMS ADDITION # REMODEL

SHEET TITLE:

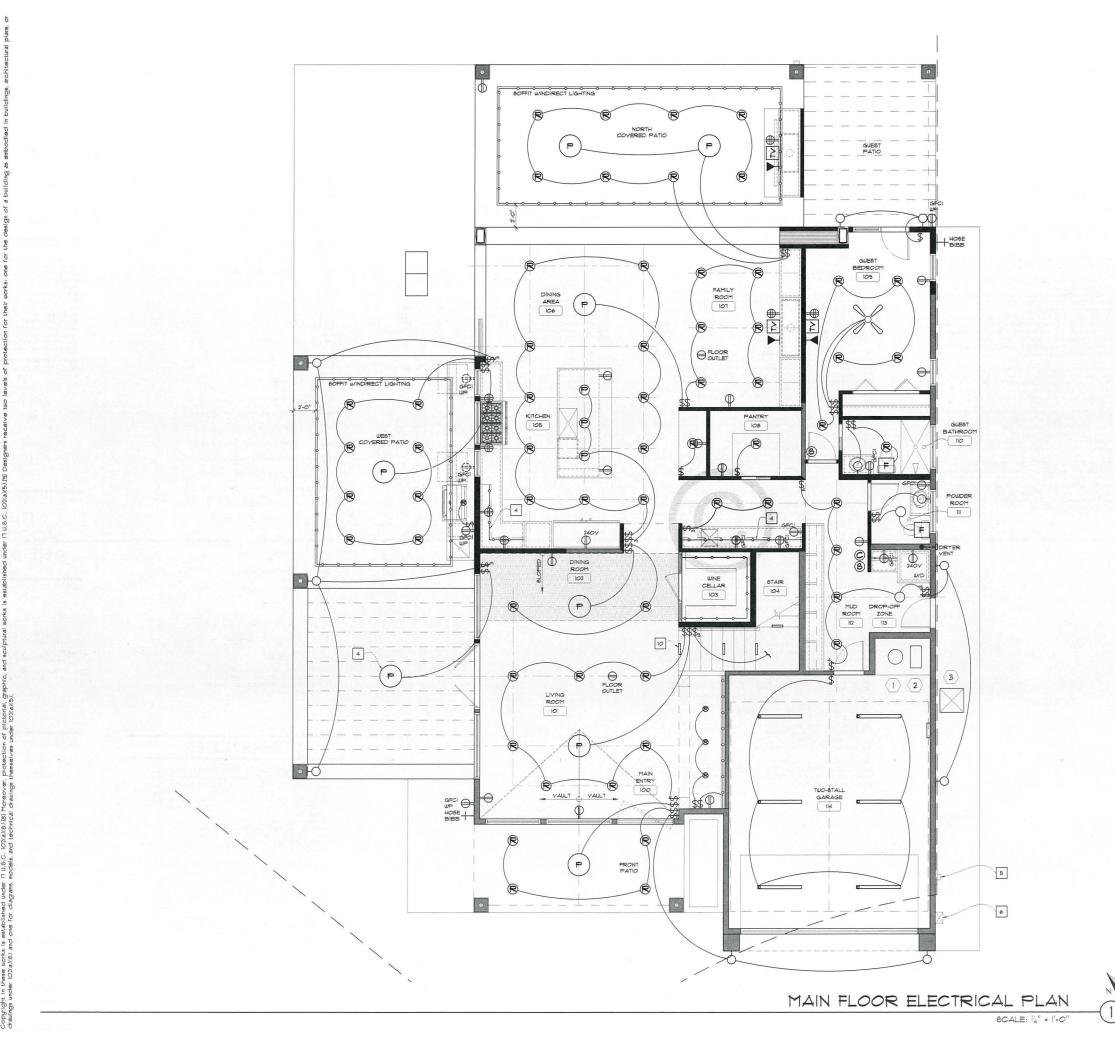
ELECTRICAL MECHANICAL. \$ PLUMBING NOTES

DRAWING SET: NO. DATE CD SET 1 6/3/2022 REVISION SET #1 2 8/2/2022 REVISION SET *2 3 2/2/2023 REVISION SET #3 PROJECT NO: DATE: 3/20/2023

N/A

DRAFTED BY: LT SHEET NO

SCALE:



SHEET NOTES

ALL LIGHTING TO BE LED LIGHTING U.O.N.

ALL RECESSED CANS & PENDANTS TO BE ON DIMMER SUITCHES.

DIMPINE SWITCHES, AND OUTLETS BEFORE INSTALLING.

NSTALLING.

4 TOE KICK AND U
LIGHTING.

5 ELECTRICAL MET

6 GAS METER

1 2'x2' SKYLIGHT

8 STAIR LIGHTING TOE KICK AND UNDER UPPER CABINET LED LIGHTING. ELECTRICAL METER

WALL KEY:

(E) 2x WALL

CENTERLINE

CEILING HEIGHT OF 15' OR GREATER

ELECTRICAL LEGEND



0 . CEILING INCANDESCENT Ю . WALL INCANDESCENT

8 . LED RECESSED CAN **P** . PENDENT

- = LED COVE LIGHTING . LED TRACK LIGHT

(6) . SMOKE DETECTOR = CARBON MONOXIDE ALARM

0 СН - DOOR CHIME

F

FL . FAN/ LIGHT

TV * TELEVISION OUTLET J . JUNCTION BOX

₩P • WEATHER PROOF OUTLET

 \ominus

 \Rightarrow - DUPLEX RECEPTACLE OUTLET . TRIPLEX RECEPTAGLE OUTLET

-

= - SPECIAL PURPOSE OUTLET

220 = 220 OUTLET = TELEPHONE OUTLET

- THERMOSTAT . SINGLE POLE SWITCH

* DIMMER SWITCH . DOOR SWITCH - MOTION SENSOR SWITCH

. HOSE BIB

MECHANICAL LEGEND

(E) TANKLESS WATER HEATER TO BE REPLACED/UPGRADED

(E) FAU TO BE REPLACED/UPGRADED

3 NO A/C UNIT

3/24/2023 design studios

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ARCHITECT STAMP:



PROJECT TITLE:

KREMS ADDITION # REMODEL

SHEET TITLE:

MAIN FLOOR ELECTRICAL PLAN

DRAWING SET:

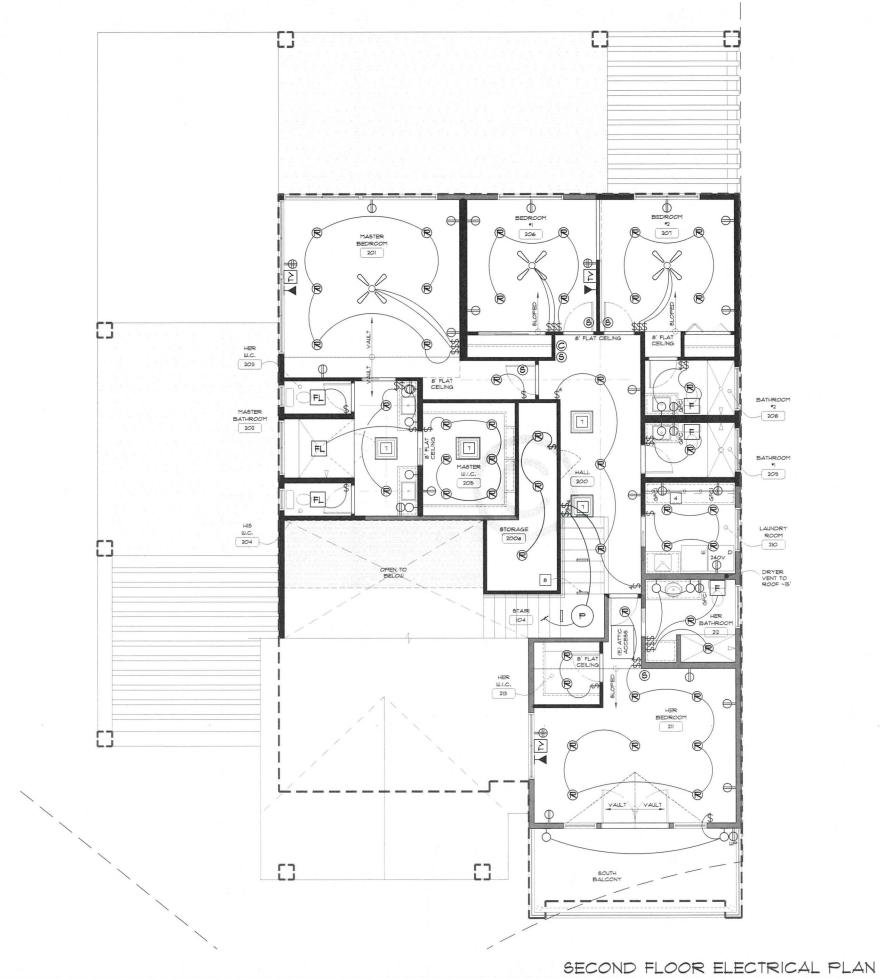
NO.	DATE	CD SET
1	6/3/2022	REVISION SET *1
2	8/2/2022	REVISION SET #2
3	2/2/2023	REVISION SET #3

PROJECT NO:

3/20/2023 1/4" = 1'-0"

DRAFTED BY: LT

SCALE:



SHEET NOTES

1 ALL LIGHTING TO BE LED LIGHTING U.O.N.
2 ALL RECESSED CANS 4 PENDANTS TO BE DIMMER SUITCHES. ALL RECESSED CANS & PENDANTS TO BE ON DIMMER SUITCHES.

GC TO VERIFY WITH OWNER LOCATION OF ALL LIGHTS, SWITCHES, AND OUTLETS BEFORE INSTALLING.

INSTALLING.

TOE KICK AND LIGHTING.

ELECTRICAL ME

GAS METER

2'x2' SKYLIGHT TOE KICK AND UNDER UPPER CABINET LED LIGHTING. ELECTRICAL METER

8 STAIR LIGHTING

WALL KEY:

(E) 2x WALL

CENTERLINE CEILING HEIGHT OF 15' OR GREATER

ELECTRICAL LEGEND



0 . CEILING INCANDESCENT Ю - WALL INCANDESCENT

. LED RECESSED CAN

 \bigcirc - LED COVE LIGHTING

10 0 0 = LED TRACK LIGHT

(5) . SMOKE DETECTOR 0 . CARBON MONOXIDE ALARM

СН . DOOR CHIME

F = FAN

FL = FAN/ LIGHT

TY * TELEVISION OUTLET

J . JUNCTION BOX

₩P . WEATHER PROOF OUTLET

 \rightarrow . SINGLE RECEPTACLE OUTLET

 \rightarrow . DUPLEX RECEPTACLE OUTLET

 \blacksquare . TRIPLEX RECEPTACLE OUTLET

 \Rightarrow

= . SPECIAL PURPOSE OUTLET

220 × 220 OUTLET

. COMPUTER DATA OUTLET

. THERMOSTAT

\$ - SINGLE POLE SWITCH - THREE-WAY BUITCH

* FOUR-WAY SWITCH

Sps * DOOR SWITCH

. MOTION SENSOR SWITCH

HOSE BIB

3/24/2023 design studios

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ARCHITECT STAMP:



PROJECT TITLE:

KREMS ADDITION # REMODEL

SHEET TITLE:

SECOND FLOOR ELECTRICAL PLAN

6/3/2022 SET *1 2 8/2/2022 REVISION SET *2	NO.	DATE	CD SET
2 8/2/2022 SET *2 REVISION	1	6/3/2022	REVISION SET *1
2 2/2/2023	2	8/2/2022	REVISION SET *2
	3	2/2/2023	REVISION SET *3

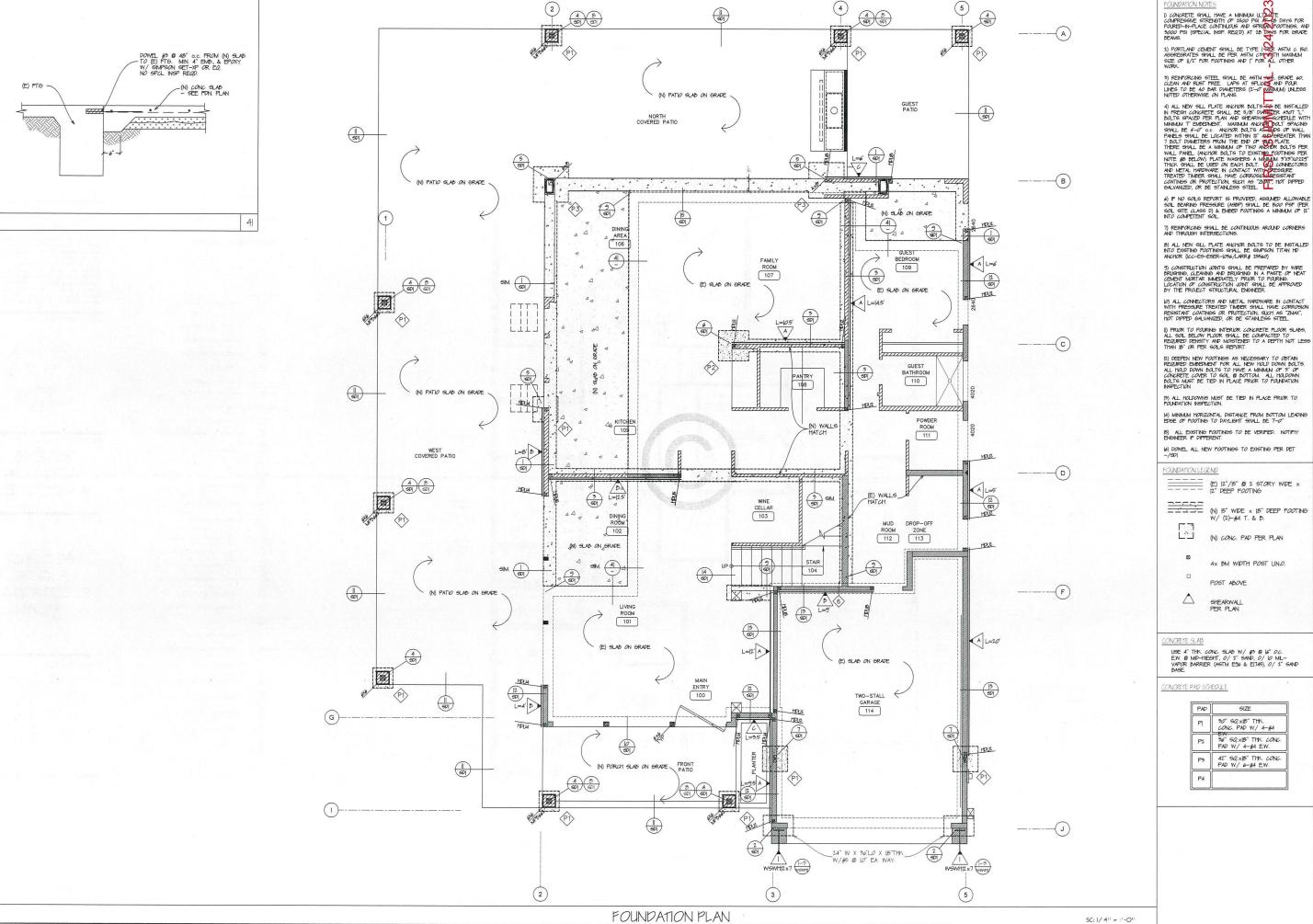
PROJECT NO:

3/20/2023 1/4" = 1'-0" SCALE:

DRAFTED BY: LT

SHEET NO:

SCALE: 1/4" = 1'-0"



4) MINIMUM HORIZONTAL DISTANCE FROM BOTTOM LEADING EDGE OF FOOTING TO DAYLIGHT SHALL BE 7-0"

oundation 77

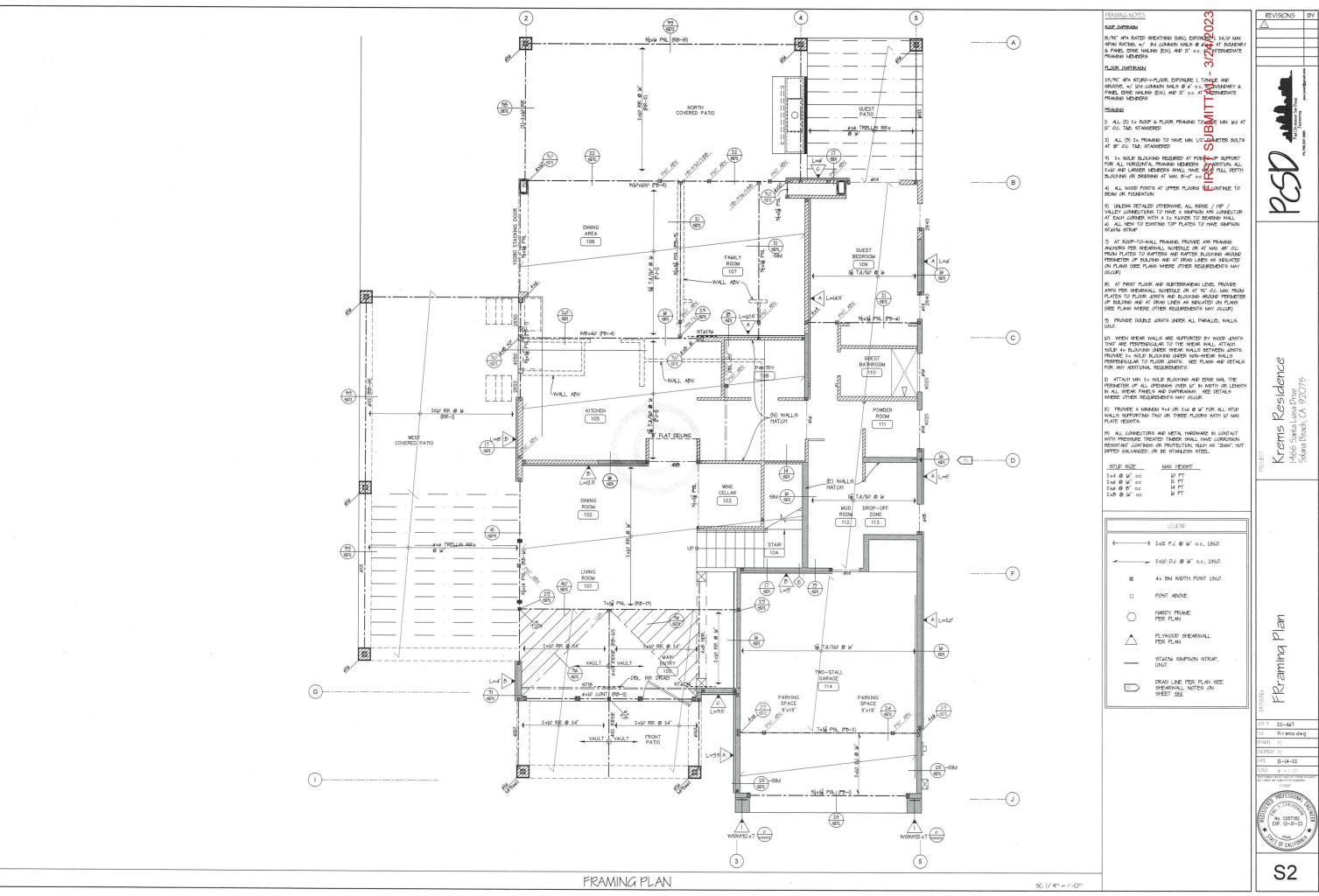
Residence 1 Luisa Drive 11, CA 92075

Krems F 1466 Santa L Solana Beach,

22-467 Krems.dwg AWN PC WEEP PC |2-|4-22 £ 1" = 1'-0"



S1



<u>D</u> aming 77 75

Residence

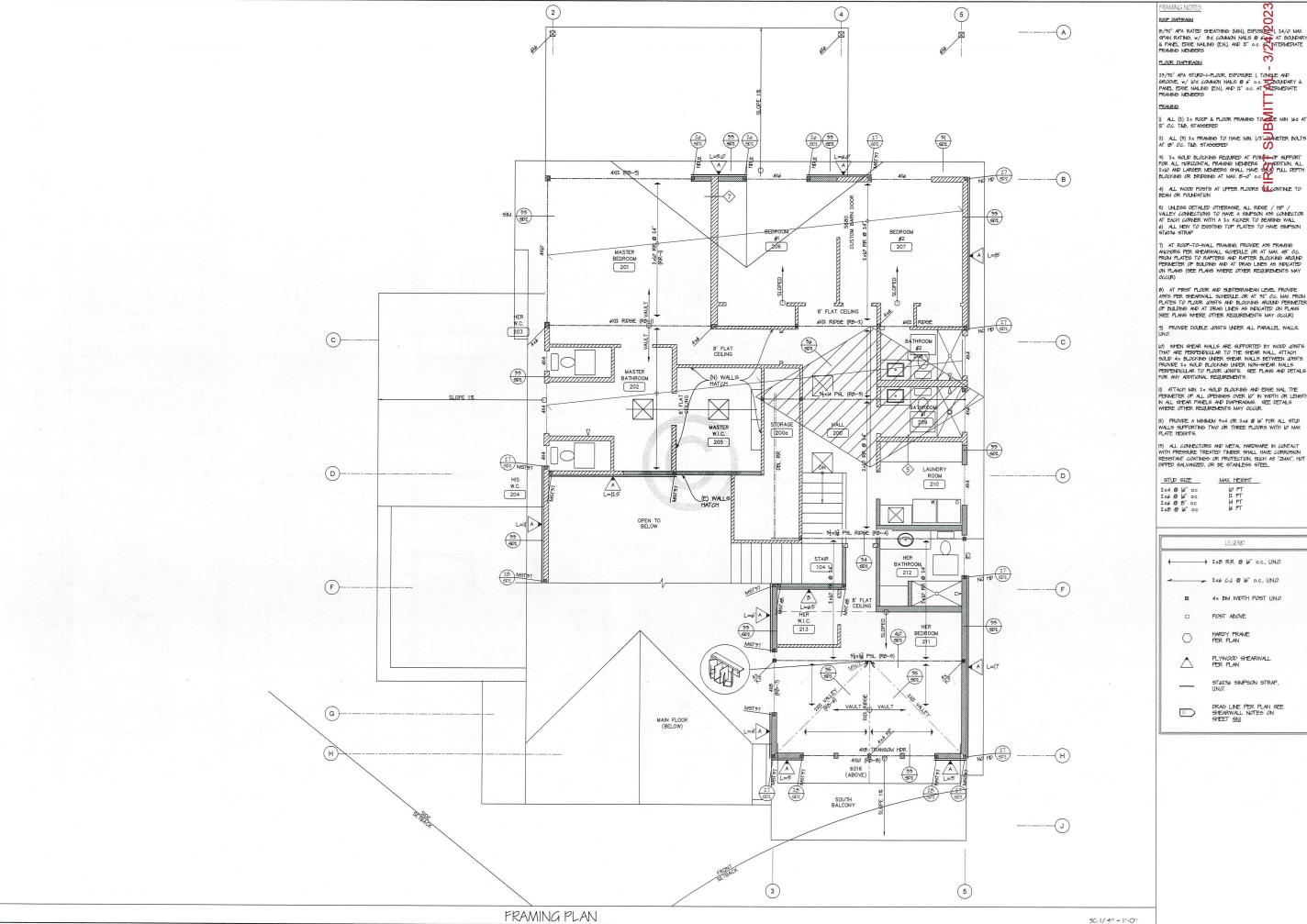
ems.

Sal

22-467 Krems.dwg

|2-|4-22





ROOT DIAPHRAGM

15/92" APA RATED STEATHING (MIN.), EPPOS<mark>CEI.</mark> 24/0 MAX. SPAN RATING, W/ BG COMMON NALS **0** 6 as AT BOADARY & PANEL EPSE MALING (EN.), AND 12" o.c. NTERMEDIATE TRANSING MEMBERS

FLOOR DIAPHRAGM

22/22" APA STURD-HELOOR, EXPOSURE I, TONGUE AND GROODE, W/ DOL COMMON NALLS @ 6" O.C. AT EXAMPLY & PAYEL EDGE NALING (EN.), AND (2" O.C. AT THERMEDIATE IRANING MOMPERS

1) ALL (2) 2x ROOF & FLOOR FRAMING TO THE MIN 16d AT 12" OC. TAD, STAGGERED B

4) ALL WOOD POSTS AT UPPER FLOORS TO CONTINUE TO BEAN OR FOUNDATION

5) UNLESS DETALED OTHERWISE, ALL RIDGE / HIP / VALLEY CONNECTIONS TO HAVE A SIMPSON ASS CONNECTOR AT EACH CORNER WITH A 2x KICKER TO BEARNING WALL 6) ALL NEW TO EXISTING TOP PLATES TO HAVE SIMPSON ST62% STRAP

T). AT ROOT-TO-WALL FRANDS, PROVIDE AND FRANDS AND TARS FER SHEARWALL SCHEDULE OR AT MAX 46" OC. FROM PLATES TO RAFFERS AND RAFFER SHOCKING AROUND PERMETERS OF PULDING MAD AT DRUG LINES AS INDICATED ON PLANS (SEE PLANS WHERE OTHER REQUIREMENTS MAY OCCUR.)

9) AT PRET FLOOR AND SUPTERANEM LEVEL PROVIDE ASSE PER SHEARWALL SCHEDULE OR AT 32" O.C. MAX FROM PLATES TO FLOOR JOSTES AND PLOCKNING AROUND PERMETER OF DULDING MO AT TORAG LIESE AS INDICATED ON PLANS (SEE PLANS WHERE OTHER REQUIREMENTS MAY OCCUR.)

9) PROVIDE DOUBLE JOISTS UNDER ALL PARALLEL WALLS,

(d) WHEN SHEAR WALLS ARE SUPPORTED BY WOOD JOSTS
THAT ARE PERPEDICULAR TO THE SHEAR WALL ATTACH
SALD 4-X BLOCKHO HOPES SHEAR WALLS DETMIED NOSTS.
PRADUE 1-X SALD BLOCKHO HOPES NON-SHEAR WALLS
PERPEDICULAR TO FLOOR NOSTS. SEE PLANS AND DETALS
FOR ANY ADDITIONAL REQUIREMENTS.

II) ATTACH MIN. 2x SOLD PLOCKING AND EDGE MAL THE PERMETER OF ALL OPENINGS OVER LO' IN WIDTH OR LENGTH IN ALL SHEAR PANELS AND PURPLEMENS SEE PETALS WHERE OTHER REQUIREMENTS MAY OCCUR.

(2) PROVIDE A MINIMUM 3×4 OR 2×6 & 6 F FOR ALL STUD WALLS SUPPORTING TWO OR THREE FLOORS WITH 10 MAX PLATE HEIGHTS.

(b) AL CONECTORS AND METAL HARDWARE IN CONTACT WITH PRESSURE TREATED TIMBER SHALL HAVE CORROSION RESISTANT CONTINSO OR PROTECTION, SUCH AS "ZMAX", HOT DIPPED GALVANIZED, OR PE STAINLESS STEEL

STUD SIZE MAX. HEIGHT 2x4 @ |6" oc 2x6 @ |6" oc 2x6 @ 8" oc 2x8 @ |6" oc

LEGEND 1x8 RR. @ 16" o.c., UNO. 4x BM WIDTH POST UNO POST ABOVE

PLYWOOD SHEARWALL PER PLAN

ST6236 SIMPSON STRAP, DRAG LINE PER PLAN SEE SHEARWALL NOTES ON SHEET SNI <u>D</u> raming

Residence

A. CA

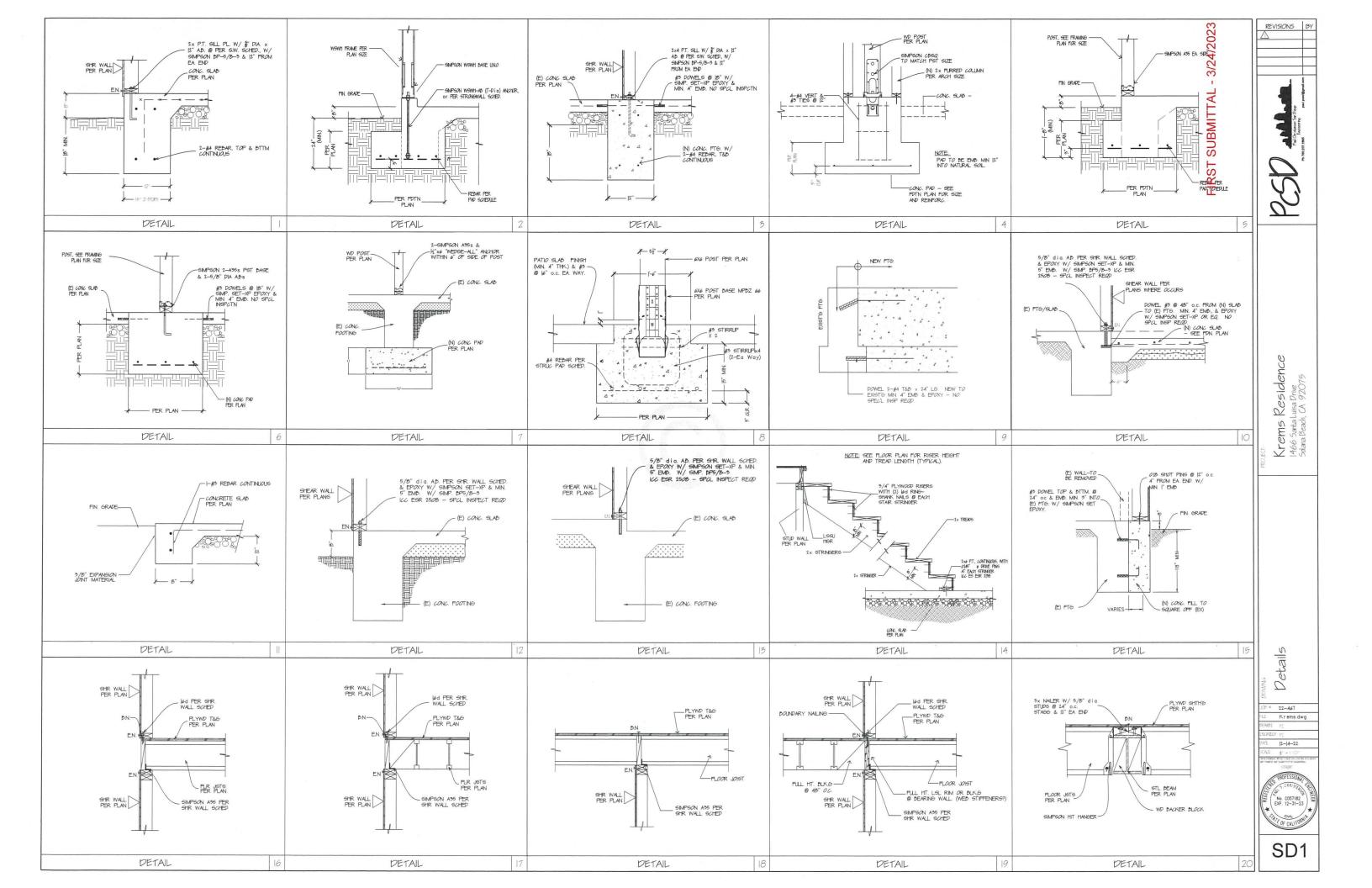
Krems F 1466 Santa Li Solana Beach,

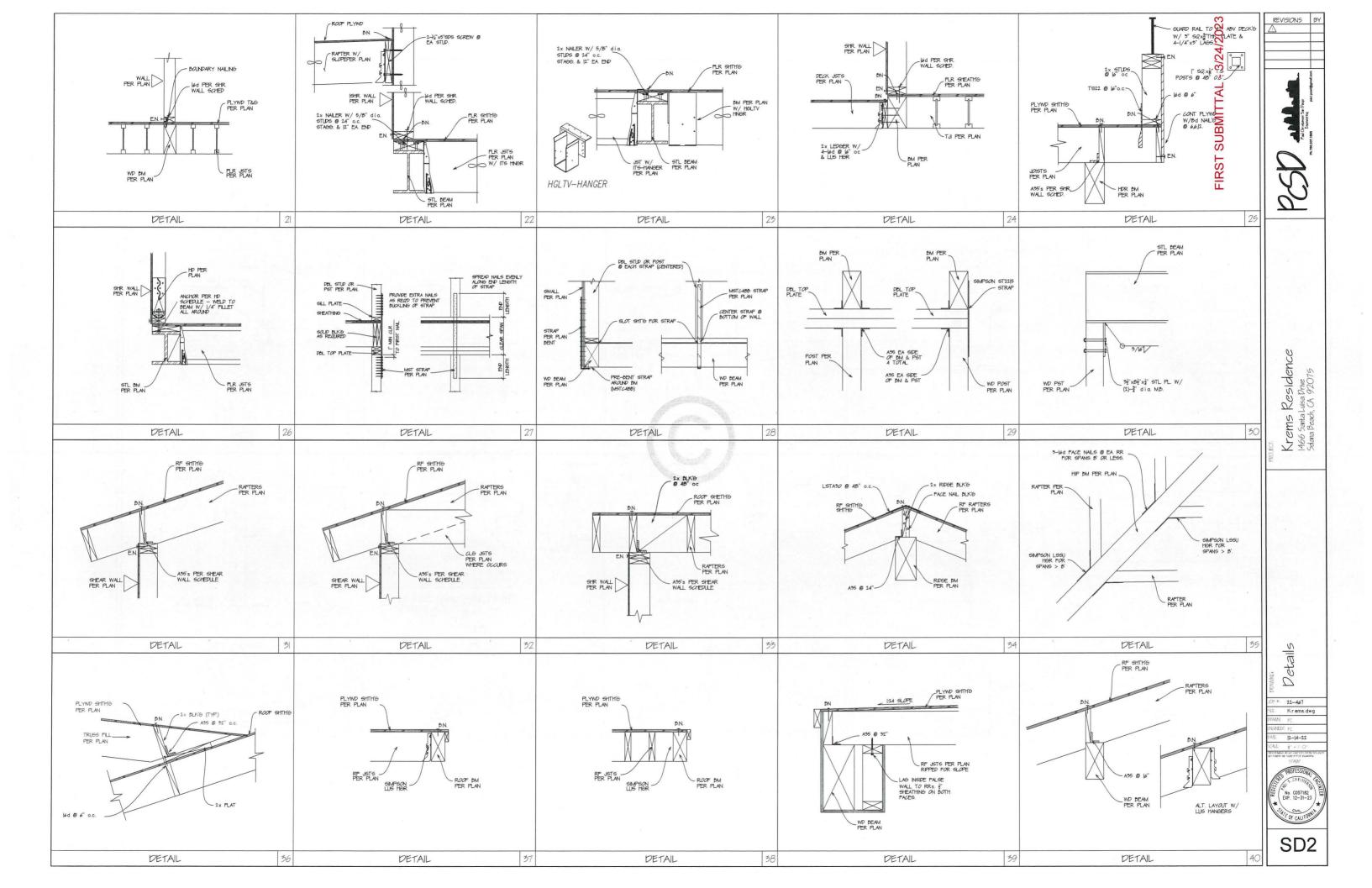
22-467 Krems.dwg

PATE: |2-|4-22



S3





RAFTERS PER PLAN APS'S PER SHEAR WALL SCHEDULE WO REAN PER PLAN TRELLIS RR PER PLAN W/ CJT HOR									FIRST SUBMITTAL - 3/24/2023 PSP Fall Cycles of Page 1 Pag
DETAIL	46	DETAIL	47	DETAIL	48	DETAIL	49	DETAIL	Krems Residence 1466 Santa Luisa Brive Sdava Beach, CA 92075
DETAIL	51	DETAIL	52	DETAIL	53	DETAIL	54	DETAIL	Maria Sea Sea Sea Sea Sea Sea Sea Sea Sea Se
DETAIL	56	DETAIL	57	DETAIL	58	DETAIL	59	DETAIL	INTERPRETATIONS STATE

NECESSARY TO PROTECT THE STRUCTURE DURNO CONSTRUCTION. SUCH MESSIRES SHALL NALLDE, BUT ARE NOT LIMITED TO, BRUNDO AND SHORING FOR LONGS BIE TO CONSTRUCTION EQUIPMENT, ETC. THE METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, SUPERVISION, AND NISTALLIATION OF ALL TEMPORARY PRACING AND SHORING SHOULD ENGINE THE SWITTY OF THE WORK. BRUNDO AND SHORING IS TO BE INSTALLED PER THE LATEST OSHA STANDARDS. ALL BRACING AND/OR SHORING SHALL STAY IN PLACE UNTIL ALL WORK HAS BEEN SUITABLY COMPLETED.

A) THE GENERAL CONTRACTOR SHALL VERBY ALL DIMENSIONS PRIOR TO STARTING CONSTRUCTION. THE ENGINEER SHALL BE NOTIFED OF ANY DISCREPANCIES OR INCONSISTENCIES

5) DIMPNISIONS SHALL TAKE PRECEDENCE OVER SCALES ON DRAWINGS. NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS.

I) IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO PROVIDE SUPERVISION OF THE CONSTRUCTION WORK TO ENSURE THAT IT IS BUILT IN CONFIDENANCE WITH THE MYROUND PLANS AND SPECIFICATIONS. THE ENSURED WILL PROVIDE ONLY OBSERVATION OF THE WORK DURNING CONSTRUCTION.

6) THE APPROVED SET OF CONSTRUCTION DOCUMENTS, INCLIDING ALL APPROVED REVISIONS, SHALL BE PRESENT AT THE JOB SITE AT ALL TIMES.

d) construction materials shall be spread out if placed on travied floors or rooms. Loads shall not except the design loading for the supporting members

(a) No changes in the plans will be made and no extra work performed unless so approved BY THE OWNER, CIVIL/STRUCTURAL ENGINEER, SOILS ENGINEER/GEOLOGISTS, COUNTY/CITY INSPECTOR

II) A CLAM FOR EXTRAG WILL BE CONSIDERED IF A CONDITION ARISES WHICH WAS CHANGED BY DESIGN BY OTHERS, UNFORESEEN OR HAS NOT BEEN SHOWN ON THE PLANS. SUCH CLAIMS FOR EXTRAS WILL NOT BE ALLOWED UNLESS THE CONTRACTOR HAS NOTIFED THE OWNER AND SUPERVISING ENGINEER IN WRITING, INCLIDING AN AGREED-TO REMOURSEMENT SCHEDULE, PRIOR TO PERFORMING THE EXTRA WORK

INTENT OF THE DOCUMENTS

IT IS THE NITENT OF THE PRIMINES AND THE SPECIFICATIONS TO REQUIRE THE COMPLETION OF THE WORK IN A THOROUGH AND WORKMANLIKE MANNER IN EVERY RESPECT.

DESCRIPTION OF WORK

THE CONTRACTOR SHALL PURNISH PERMITS, LICENSES, PEES, MATERIAL LABOR, TOOLS, PLANT, SUPPLIES, EQUIPMENT, TRANSPORTATION, SUPERNITENDENCE, TEMPORARY CONSTRUCTION OF EVERY NATURE. INSURANCE, TAYES, CONTRIBUTIONS, AND ALL OTHER SERVICES AND FACILITIES, UNLESS SPECIFICALLY EXCEPTED NECESSARY TO COMPLETE THIS PROJECT

LIABILITY AND COMPENSATION INSURANCE

THE CONTRACTOR SHALL ODTAIN THE BUILDING PERMIT, AND ALL OTHER CERTIFICATIONS, INSPECTION REPORTS, RELEASES, JURISDICTIONAL SETTLEMENTS, NOTICES, RECEPTS FOR FEE PAYMENTS, JUDGMENTS, AND SIMILAR DOCUMENTS, CORRESPONDENCE AND RECORDS IN COLLECTION.

SUBCONTRACTOR'S STATUS

SUPPLY THE MEDITARD IN THE SPECIFICATIONS IS INTODED TO REPRESENT THE QUILITY OF MITERIALS THAT WILL BE PROMPED. SHALLD THE SEASORIRACTOR WHAT TO SEGEEST MY SECTION. FOR THE CAMES EQUIL IN WALL AND STRUCKLY WITH THE ONE SPECIFIED, HE SHALL STATE WHAT THE ITEM SEGEESTED IS, AND THE PITTERIALS IN COST, IF ANY.

IF SUBSTITUTES OF MATERIALS (EQUALY 6000) ARE OFFERD AT THE TIME DIDS ARE SUBMITIED, THEY WILL BE CONSIDERED. IN THE EMBLIT THE OWNER WHATES TO ACCEPT THE SUBSTITUTE, ARRANGEMENTS WILL BE MADE FOR THE CHANGE DEFORE EMPERIOS INTO A CONTRACT.

IF NO ITEMS ARE SUSCESTED AS A SUBSTITUTE AT THE TIME THE DPS ARE SUBMITTED, THEN NO PEVATION WILL BE ALLOWED FROM THE MATERIALS SPECIFIED WITHOUT FIRST SECURING THE APPROVAL OF THE OWNER.

WORKMAN SAFETY-EXCAVATIONS

F EXCAVATIONS ARE TO BE MADE DIRING THE RAINY SEASON PARTICULAR CARE SHOULD BE GIVEN TO MEMBE THAT BERMS OR OTHER DEVICES PREMISH SUPPLIE WATER FROM FLOWING OVER THE TOP OF THE EXCAMPLIAN OR PROPING AT THE TOP OF THE EXCAMPLIANCE

NO TRENCHES OR EXCAVATIONS SHALL BE 5 OR MORE IN DEPTH INTO WHICH A PERSON IS REQUIRED TO DESCEND, OR ODTAIN NECESSARY PERMIT FROM THE STATE OF CALFORNIA DIVISION OF INDUSTRIAL SHIPTY PRIOR TO ISSUMICE OF A BULDING OR GROUNG PERMIT.

DESIGN SPECIFICATION (NDS). ALL SAWN LUMBER SHALL BE GRADED BY EITHER WWPA OR WOLLD

3) UNIO, ALL YOUR SELF CHAILES AND LEBERGE PERMAND OF COMMERCE OR MASSARY SHALL BE.
REESSARE TREATED DOUGLAG FREALPORT, MOUTHS OF DOUTS SHALL BE SIFE DIAMETERS FROM: EACH END OF
MANIMAN 4-0° O.C. AND WITHIN IT. AND REALTER THAN SEMEN DOUT DIAMETERS FROM: EACH END OF
A SELF, RROM A HOLE, OR FROM A NOTCH GREATER THAN 1/5 THE WIDTH OF THE SELL SEE
SEDEWALL SCIEDLLE FOR OTHER REQUIREDMENTS.

9) ALL WALL BRACHS AND MATCHING OF STUDS SHALL CONFORM TO SECTION 1908-93 OF THE 1016 CALIFORNIA BUILDING CODE.

NALED WITH 8d COMMON 0 $6^{\prime\prime}$ o.c. edges & boundaries and $|1^{\prime\prime}$ o.c at intermediate framing members.

FLOW SPEATHNO SHALL DE $19/92^\circ$ (D), APA-RATED STURD-I-FLOW, TAG, EPPORTE I, MIN. SPAN RATING 20° oc, NALED WITH IOG COMMON 0° oc at edges & DONDARES AND IZTOC, AT INTERMEDIATE FRAMING MEMBERS

SHEARWALL SHEATHING SHALL BE APA "STRUCTURAL I" RATED, EXPOSURE \downarrow GROUP \downarrow . NALING PER SHEARWALL SCHEDULE.

AL WOOD STRUCTURAL PANEL SHEATHING SHALL BE GRADE MARKED BY APA, TECO, OR PTL AND SHALL CONFORM TO PS 1-95, PS 2-92, OR PRP-105.

TRASH 'REMOVAL

THE CATTRICTOR STULL PROMPTLY REMOVE FROM THE BUILDING, LOT, SPEWALKS, AND STREETS ILL RUBBISH AND DRIT, AS IT ACCUMILATES, DIE TO THE WORK DONE UNDER THIS CONTRACT.

FOUNDATION

I CANCRET SHUL THE A MINIMI (LITMATE CAMPRESSIVE STRENGTH OF 1500 PSI AT 10 DAYS FOR PORRED-IN-PLACE CATINIDIS AND SPREAD FOOTINGS, AND 1000 PSI (SPECIAL INSP. REQE) AT 120 DAYS FOR REPORT EMBIG.

WITH MAXIMUM SIZE OF 11/2" FOR FOOTINGS AND I" FOR ALL OTHER WORK.

) REINFORCING STEEL SHALL BE ASTM AND GRADE 60 (LEAN AND RUST FREE. LAPS AT SPLICES AND PAIR LINES TO BE 40 BAR DIAMETERS (2'-0" MINIMUM) UNLESS NOTED OTHERWISE ON PLANS.

THE BALL DE ANNUAL OF THE ALL DE STELL OWNERS ALL PRE DE STELL OF THE WASHES ALL DE ALL PRE DESTRUCTION OF THE ALL DE ALL DE ALL DE ALL PRE DESTRUCTION OF THE ALL DE ALL

T) RENTORCEMENT CLEARANCES FOR FOOTINGS AND GRADE BEAMS, (LINO): A) POLRED AGAINST EARTH - 5" D) FORMED SURFACE - 1"

B) REMOVAL OF FORMS:

A) SUPPORTING VERTICAL SURFACES — 2 DAYS MINIMUM b) SUPPORTING DEAMS & GROERS — 16 DAYS MINIMUM

5) REINFORCING SHALL BE CONTINUOUS AROUND CORNERS AND THROUGH INTERSECTIONS

IO) DOWEL ANY NEW FOOTINGS TO EXISTING FOOTINGS WITH (1) $\mu A \times 2'-0'$ DARS TOP AND BOTTOM MITH 6" EMPEDMENT IN 11/2" PLANETER CORED HOLES IN APPROVED NON-SHRINK GROUT MATERIAL

II) ALL HOLD DOWNS INTO EXISTING POOTINGS TO BE INSTALLED WITH SIMPSON SET-XP APPESING EPONY, ICC-ESR-1506/LARR/125179. CONTRACTOR TO INSTALL PER NANUFACTURER'S SPECIFICATIONS

II) UNLESS NOTED OTHERWISE, DOWEL ANY NEW SLUDS TO EXISTING POOTINGS WITH (I)— μ x 1- σ DARS SPACED 6 36 0.4 WITH 6 EMERICACHI IN 5/8 DAWLETER CARED HOLES IN SMASCAI SET-IF EPONT (ICEO, CU-ERR-1506, I) UNERF 35713)

B) ALL NEW SILL PLATE ANCHOR BOLTS TO BE INSTALLED INTO EXISTING FOOTINGS SHALL BE SIMPSON TITAN HD ANCHOR (ICC-ES-ESER-1056/LARR # 15560)

H) CONSTRUCTION JOINTS SHALL BE PREPARED BY WIRE BRUSHING, CLEANING AND BRUSHING IN A PASTE OF NEAT COMENT MORTAR IMMEDIATELY PRIOR TO POURING. LOCATION OF CONSTRUCTION JOINT SHALL BE APPROVED BY THE PROJECT STRUCTURAL ENGINEER

HAVE CORROSION RESISTANT COATINGS OR PROTECTION, SUCH AS "ZMAX", HOT DIPPED GALVANIZED, OR DE STAINLESS STEEL

IA) PRIOR TO POLICING INTERIOR CONCRETE FLOOR SLADS ALL SOLIDE ON FLOOR SHALL COMPACTED TO REQUIRED DENSITY AND MOISTENED TO A DEPTH NOT LESS THAN IS" OR PER SOLS

IT) DEEPEN NEW POOTNIGS AS NECESSARY TO ODTAIN REQUIRED EMBEDMENT FOR ALL NEW HOLD DOWN BOLTS. ALL HOLD DOWN BOLTS TO HAVE A MINIMUM OF 3" OF CONCRETE COVER TO SOL. σ

FRAMING

ROOF DIAPHRAGM

15/92" APA RATED SHEATHING MIN) EXPOSIBE | 14/0 MAY SPAN RATING W/ 54 COLANON NAI S 6 6 oc. AT POLIDARY & PAIRL EDGE HALING (EN.), APD (2" oc. AT INTERNEDIATE FRAMING MEMORIES

13/91" APA STIRD-1-FLOOR, EIPOSIRE |, TONBLE AND GROOME, W/ I/O COMMON MALS θ δ' oc. AT MOUNTARY & PANEL EDGE NALING (EN.), AND II" oc. AT INTERNEDIATE FRANING MEMBERS

BULT-UP WOOD PRANKS MONDERS MAY NOT BE SUBSTITUTED FOR 4x AND WIDER BEANS UNLESS
WITTED BY DISSINCER
 ALL (3) 1x ROOT & PLOOR FRANKING TO HAVE MIN JAI AT 12" OC TAB, STASSERED
 ALL (6) 1x FRANKING TO HAVE MIN JAI" DAWETER BOLTS AT 18" OC TAB, STASSERED
 ALL (6) 1x FRANKING TO HAVE MIN JAI" DAWETER BOLTS AT 18" OC TAB, STASSERED
 ALL 14 AND LARSER MEMBERS SHALL HAVE SOLD FILL PETHT BLOCKING OR

PRIDGING AT MAX. 8'-0' o.c. * ALL WOOD POSTS AT UPPER FLOORS TO CONTINUE TO BEAM OR FOUNDATION

UNLESS DETAILED OTHERWISE, ALL RIDGE / HP / VALLEY CONNECTIONS TO HAVE A SIMPSON ASS CONNECTOR AT EACH CORNER WITH A 1x KICKER TO BEARING WALL

ALL NEW TO EXISTING TOP PLATES TO HAVE SIMPSON STIGEN STRAP

AT ROOF-TO-WALL FRAMING, PROVIDE ASS FRAMING ANCHORS PER SHEARWALL SCHEDILE OR AT MAX. 46" O.C. FROM PLATES TO RAFTERS AND RAFTER BLOCKING AROUND PERMETER OF BUILDING AND AT DRAG LINES AS INDICATED ON PLANS (SEE PLANS WHERE OTHER REQUIREMENTS MAY

ARE ALL POWER LINES AS INDICATED ON HANG (SEE PLANS WIESE CITIES REQUIREMENTS MAY OCCUR).

* AT FIRST FLORR AND SIDTERNAMEN LEVEL PROVIDE ASSO FOR SHEARWALL SCHEDILLE OR AT 35'
OC. MAX. FROM PLATES TO FLORR JOSIES AND BLOCKING AROUND PERMICITES OF DULDIGG AND AT TRAGE LINES AS INDICATED ON FLANS (SEE PLANS WHERE CITIES REQUIREMENTS MAY OCCUR).

***PROVIDE DUBLE JOSIES INDICATED ALL PROVIDE JOSIES STIMMAT ARE PERPENDICLAR TO THE SHEAR WHILE SHEAR WALLS ARE SUPPORTED BY WOOD JOSIES THAT ARE PERPENDICLAR TO THE SHEAR.

WALL, ATTACH SOLD 4x BLOCKING UNDER SHEAR WALLS BETWEEN JOISTS. PROVIDE 2x SOLD BLOCKING UNDER NON-SHEAR WALLS PERPENDICULAR TO FLOOR JOISTS. SEE PLANS AND DETAILS

* ATTACH MIN 2x saud blocking and edge nal the permeter of all openings over of in width or length in all shear panels and duphragms. See details where other

· PROVIDE A MINIMUM 5x4 OR 2x6 0 16" FOR ALL STUD WALLS SUPPORTING TWO OR THREE FLOORS WITH IN MAX PLATE HEIGHTS

· ALL CONNECTORS AND METAL HARDWARE IN CONTACT WITH PRESSURE TREATED TIMER SHALL WE CORROSION RESISTANT COATINGS OR PROTECTION, SUCH AS "ZMAX", HOT DIPPED GALVANIZED,

REINFORCING STEEL

NL PRIMARY REINFORCEMENT SHALL CONFORM TO ASITM A- 4/5, PRIME 60 KSI STEEL

. TIES AND STRRUPS SHULL CONFORM TO ASTM. A-615, GRADE

5) HORIZONTAL WOOD STRUCTURAL PANELS SHALL BE LAD WITH THE LONG DIMENSION AND PACE GRAIN PERPENDICULAR TO THE RAFTERS OR JOISTS, AND THE SHEETS SHALL BE STAGGERED AS SHOWN IN 109 (by TAN F 150411 (CASES | AND 5) FACH SHEET SHALL CONTAIN A MINIMA OF 5 SOLVER 2017 COL TOPIC 200822 (COPES) (AMP 5). EVEN STEEL STALL CONTAIN A MINIMAN OF 9 SQUARE.

FIELT AND DISTRIPT OF 9 SIPPORTS (1) "8" SPACES EXTREME PAIL DISS AND EXCESS PER CONTRACTOR FOR COMPLIANCE
MILL MODD STRUCTURAL PAREL PUPPERAGINS SHALL DE REVIEMEND DY CONTRACTOR FOR COMPLIANCE
MINIT NALLAN AND PAREL REQUIREDMENTS ESPECIE PINISH IS A PRILED.

4) UND, ALL 1x ROOF RATTER AND FLOOR JOIST FRAMING MEMBERS STALL DE MINIMAM GRUDE DOUBLAG FRE-LARCH NO 1 OR DETTER. ALL DEAMS, HEADERS, AND POSTS STALL DE MINIMAM DOUBLAG FRE-LARCH NO 1 OR DETTER. ALL VERTICAL WALL FRAMING MEMBERS STALL DE DOUBLAG FRE-LARCH NO 1 OR DETTER.

ks i) AND 19E MICROLAN BEANS (E=1900 ks i), RESPECTIVELY, AS DESCRIBED IN ICC-ES-ESR-195 & ICC-ES-ESR-1957. ALL WOOD I-LIDIST MEMBERS SHOWN ON PLANS TO BE AS DESCRIBED IN ESR-1959.

8) MOISTURE CONTENT OF SAWN LIMBER AT TIME OF INSTALLATION SHALL NOT EXCEED 1976.

(4) ALL DEAMS SYML DE SUPPORTED DY POSTS OR GROERS. FOR 4x6 AND SMALLER DEAMS A MINIMAN (1)-324 DF. (4) POST SYML DE USED, UNIO. FOR 4x6 AND LARGER DEAMS A MINIMAM 4x4 DF. (4) POST SYML DE USED, UNIO. ALL POSTS SYML PROVIDE FILL DEARNIS WIDTH FOR THE DEAM.

IS) ALL POSTS SHALL BE CANTINUED RETWEEN FLOORS WITH SOLD FULL WIDTH BLOCKING AND A POST OF EQUIL OR GREATER SIZE BELOW, WITH, A BEWA OR FOUNDATION IS ENCOUNTERED. ALL POSTS INSIDE WALLS MAY BEAR ON THE SOLE OR SILL PLATE, UND. ISOLATED POSTS SHALL BE SEATED IN POST OR COLUMN DARCES FER PLAN.

IS) ALL WALLS HIGHER THAN 10-0" SHALL BE 1x6 OR 9x6 STLDS 0 16" o.c., UNLESS PESIGNED OTHERWISE BY ENGINEER. ALL WALLS CONTAINING MECHANICAL PIPING 2" IN DIAMETER OR LARGER SHALL BE FRAMED WITH 2x6 STUDS @ 16" O.C.

IT) CUTTING, NOTCHING, OR DORING HOLES IN STUDS SHALL COMPLY WITH 2019 CDC SECTION 1/908/910

IS) FRANNS AND NALING NOT SPECIFICALLY DETAILED ON THE PLANS ARE TO CONFORM TO 1019 ON. B) TRAINS AND HALD HAT SECURIAL TELEBRA IN THE FLOOR ALL OF CONTROL TO DUT ON THE TOTAL STATE. THE TRAIN I COMMON HALD ARE REQUIRED FOR ALL SHERWING, FLOOR HAD ROAD FURREWARD. HE PORTIONS, UND. DOLLED HARZONIA, MOMBERS SHALL BE STITCHHAUED TOCKHER WITH TWO ROADS OF HIS HALD BE STICHHAUED. THE SHER SHE THE STATE HAVE ON THE STATE HAD THE SHE SHE THE SHE THE

9) ANCHOR DOUTS TO SILL AND SOLE PLATES SHALL HAVE NUTS DRIMEN FLUSH WITH SQUARE PLATE MASHERS IN ACCORDANCE WITH THE FOLLOWING SCHEDULE:

T PIAMETER		
5/8"		
3/4		
7/8"		
r		

PLATE 517F 02127 x 5" x 5" 5/6" x 5" x 5" 5/6" x 5" x 5" 3/5 x 3 1/2 x 3 1/2"

THE ABOVE SCHEDILE ALSO APPLIES TO LAG SCREWS DRIVEN INTO SOLE PLATES FOR RASED FLOOR

10) LAG SCREWS SHALL BE INSTALLED IN PRE-DRILLED HOLES. THE GLEARANCE HOLE FOR THE SHAN PATION SHALL HAVE THE SHAE DIMETER AND DEPTH AS THE SHANK. THE LEAD RIGH FOR THE THEADED PATION SHALL HAVE A DIMETER EQUAL TO ADX-TOX OF THE SHANK DAMETER FOR ALL DOLD-FIR LIVED MEDIES. LAS SERVIS ARE TO BE INSTALLED WITH THE TURN OF A WIRENCH DRIVING, AS WITH A HAMBER, IS NOT PERMITTED.

11) AL CONECTORS AD META, HARDWARE IN CONTACT WITH PRESSURE TREATED TIMER SHALL HAVE CORROGION RESISTANT CONTINGS OR PROTECTION, SUCH AS "ZMAN", HOT DIPPED GALVANIZED, OR SE STAILLES STEEL.

STRUCTURAL STEEL

) ALL STRUCTURAL STEEL SHALL CONFORM TO SECTION 2203] - 2019

W-WIDE PLANSE SHAPES ASTM ADDI. Fy = 50-65 KSI PLATES, ANGLES, CHANNELS: ASTM ADS. Fy = 36 KSI HOLLOW TUBE SHAPES: ASTM ASOA, GRAPE D, Fy = 46 KSI ROUND PIPE SHAPES: ASTM ASO, GRADE D, Fy = 95 KSI

APPROVED BY THE LOCAL MUNICIPAL BUILDING DEPARTMENT

*) STRUCTURAL SHOP DRAWINGS SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER FOR REVIEW PRIOR TO FABRICATION.

4) ALL STRUCTURAL STEEL SHALL BE DENIFIED PER 1019 CDC. DESIGN OF STEEL MEMBERS SHALL BE PER ASD PROVISIONS IN THE 1019 CDC SECTION 11051 & 12051.

5) STRUCTURAL STEEL SHALL HAVE A SHOP COAT OF RED-OXIDE

6) AFTER ERECTION, ALL FELD CONNECTIONS, BOLTS, WELDS, AND ALL ARRAPED PLACES ON THE SHOP PAINT SHALL BE TOUCHED UP WITH THE SAME TYPE OF PAINT AS THE SHOP COAT.

T) FIELD AND SHOP WELDING SHALL BE DONE BY A DLLY CERTIFIED WELDER USING LOW-HYDROGEN ETO-T& ELECTRODE RODS, UNLESS NOTED OTHERWISE. CONTINUOUS INSPECTION BY A REGISTERED NSPECTOR IS REQUIRED FOR FIELD WELDING. ALL WELDING SHALL BE PER AWS, LATEST EDITION, AND AISC SPECIFICATIONS

8) BOLTS SHULL BE OF ASOT QUILITY WITH WASHERS, UNLESS BOLTS SHALL HAVE SPECIAL INSPECTION, UNLESS NOTED OTHERWISE 9) STEEL ERECTOR SHALL PROVIDE ALL ERECTION BRACING REQUIRED

TO MAINTAN STRUCTURE PLLIND AND PROPERLY BRACED DURING CONSTRUCTION (d) ALL STRUCTURAL STEEL SHALL BE DESIGNED BASED UPON THE ALLOWABLE STRESS DESIGN METHOD PER AISC %(o).

'S OF WORK PERTAINING TO CONCRETE CONSTRUCTION SHALL CONFORM TO 2019 CDC CHAPTER 19

1) MINIAM ILTHATE COMPRESSIVE CONCRETE STRENGTHS (1'c) SYML PE-SUA ON GRAPE. 1500 PS (0 15 DAYS STRENTERS DECK 5000 PS (0 15 DAYS CALIMS 5000 PS (0 15 DAYS FOOTNES 1500 PS (0 15 DAYS CONCRETE/GRAPE PEANS 5000 PS (0 15 DAYS CANCRETE/GRAPE PEANS 5000 PS (0 15 DAYS CHASSONS 5000 PS (0 15 DAYS

4) CEMENT SHULL BE TYPE II, LOW ALKALI, CONFORMING TO AS.T.M. C-150.

5) ALL PRIMARY REINFORCEMENT SYMLL DE PER ASTM A-46, GRADE 60 ks i STEEL. ALL TIES AND STRRUPS SYMLL CONFORM TO ASTM. A-46, GRADE 40 ks i STEEL.

A) UNLESS NOTED OTHERWISE, SPLUES OF REINFORCING SHALL BE LIPPED A MINIMAN OF 40 DAR DAWLETENS
AND SECRELY WIRED TOKETHER, USING A MINIMAN OF 16 GA, WIRE. SPLUES OF ADJUSTIC REINFORCING DAYS.
SHALL BE STAGERED WERENER POSSIBLE. WHERE SPECIFICALLY CALLED OUT, WELDING OF REINFORCING DAYS.
SHALL BE PERFORMED BY A CONTIFED MEDICE USING BY SPECIS ELECTRODES FOR MINIS, LITEST ENTION.

7) INTERIOR CONCRETE SLADS ON GRADE SHALL HAVE A STEEL TROWEL PINISH. DRINEWAYS, WALKS, AND GARAGE SLADS SHALL HAVE A BROOM FINISH AND SHALL DE PITCHED TO SHED WATER.

6) PRIOR TO POURING INTERIOR CONCRETE FLOOR SLADS, ALL SOL BELOW FLOOR SHALL BE COMPACTED TO REQUIRED DENSITY AND MOISTENED TO A DEPTH NOT LESS THAN 15" OR PER SOILS REPORT.

II) IRYPACK UNDER MARPLATES, SIL PLATES, AND WHERE OTHERWISE NOTED ON PRIVINGS SHALL CONSIST APPRADE NON-SPRINK HIGH STRENGTH GROUT. WHEN SPACE DETIMEN TWO SUPPLIES FROM RECORD TO SHALL DE PLACED BY TAMPING OR RAMANIE WITH A DAR OR ROO WITH THE VORS ARE CAMPIELLY FILLD

I) PLACEMENT OF CONCRETE SHALL CONFORM TO ACL LATEST STANDARD AND PROJECT SPECIFICATIONS. WRE BRUSH OR SAMPLIAST ALL CONCRETE SURFACES AGAINST WHICH CONCRETE IS TO BE PLACED.

(b) If callings and walls are placed with places, infimum time of two hars must place between the of calling as wall par and beginning of place par.

6) COVER TO BEAN RENFORCEMENT TO BE 1" MINIMUM FORMED CONCRETE & 9" MINIMUM AGAINST EARTH, UNLESS NOTED OTHERWISE.

II) ARCHITECTURAL DRAWINGS TO BE RETERRED TO FOR DECK SLOPES, DRAINGE, PLUMONS, FRAMING AND ELECTRICAL HARDWARE & ALL DIMENSIONS.

(B) WHEN A MONAUTHIC POUR IS NOT POSSIBLE, CONSTRUCTION JOINTS SHALL BE APPROVED BY THE PROJECT STRUCTURAL ENGINEER (5) SHARING SHALL NOT BE REMOVED UNTL CONCRETE HAS ACHIEVED MINIMUM 18 DAY COMPRESSIVE STRENGT FIFTEEN DAYS AFTER CONCRETE POR IS COMPLETED THE PROJECT STRUCTURAL ENGINEER MAY DETERMINE, MASTO AN COMPRESSION TESTS, IF SHARING MAY BE REMOVED.

10) ALL DECK SURPACES EMPOSED TO WEATHER SHALL BE WATERPROOFED. SEE ARCHITECTURAL DOCUMENTS FOR SPECIFICATIONS

1) CACRETE SHALL BE THARAISHLY CASSALDATED IN A MANNER THAT WILL BYLAME THE REINFOCCIDENT AND INSERTS, FILL THE FORMS, AND PRODUCE A SERVICE OF UNFORM TEACHER FREE OF ROOK POCKETS AND EXCESSME UNION CACKETE SHALL BE CASSALDATED BY MEANS OF HIGH PREQUIENT INTERNAL WIRATORS WITHOUT CAUSING WATER OR COMENT PASTE TO FUSH TO THE SERVICE INTERNAL VIRRATOR TYPE, SUZE, AND NUMBER SHALL BE APPROADED BY THE DISMORTER.

DRAG LINE DL

VERIFICATION & INSPECTION

SIMPSON SET XP EPOXY

THE SPECIAL NOPELTIANS LISTED ARE IN ADDITION TO THE CALLED INSPECTIONS REQUIRED BY SECTION TOO OF THE CASC AS AMENDED. SPECIAL NEPELTIAN IS NOT A SUBSTITUTE FOR INSPECTION BY A CITY INSPECTOR CANTINUOUS INSPECTION IS ALWAYS REQUIRED DRINKS THE FEBRUANACE OF THE WORK INLESS OTTERWINE SPECIAL IN WITHOUT IN THE TIMP ONE CATEGORY OF WORK REQUIRED SPECIAL INSPECTION IS TO BE PERFORMED SMILLTARDUSLY. OR THE RECORDED AND ASSESSMENT IN THAT IT CANNOT BE CONTINUOUSLY OFFICIAL PROPERTIES AND ASSESSMENT TO BRAIL IT IS AMERICAN SECTION THAT IT THE WORK IS NOTICED TO THE WORK IS INSPECTED IN THE WORK IS NOTICED TO THE SPECIAL INSPECTION SHOULD BE THAT ALL THE WORK IS INSPECTED THE SPECIAL INSPECTION SHOULD BE SECTION THE SPECIAL INSPECTION SHOULD BE SECURE INSPECTION SHOULD BE SECURED.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTFY THE SPECIAL INSPECTION MEDICALY AT LEAST OF WORKING DAY PRIOR TO PERFORMING ANY WORK THAT REQUIRES SPECIAL INSPECTION OF WORK THAT IS INSTALLED OR COMERD WITHOUT THE APPROVAL OF THE CITY INSPECTOR IS GLOCIFT OF ROWARD. ARE DEPOSIT

DRAG LINE: SIMPSON STAZE O ALL DREAKS AND DIAPHRAGM EDGE NALING.

O FLOOR: SHEAR WALL TO CONTINUE UP TO DOL TOP PL MINIMUM, EDGE NAL, AND INSTALL ANS PER SHEAR WALL

SUMMARY OF SPECIAL INSPECTION

CONTINUOUS PERIODIC REFERENCE STANDARD

ICC-ES ESR-1508 USE PER MANUF. SPECS.

NOTE I: CONTACT PCSD AT (856) 509-8505 FOR STRUCTURAL INSPECTION OF WOOD SHEAR WALLS, WOOD DIAPPARAMS, DRAG STRUTS, BRACES, SHEAR PANELS, AND HOLDOWNS.

NOTE 2: CONTACT TECHNICAL FIELD SERVICES, INC. CHRIS PINNOW, (760) 497-1264

TABLE 2304.10.1 NAILING SCHEDULE	ന	
CONECTION	2	NALING
JOIST TO SILL OR GIRDER, TOENAL	~	9-8d
2. DRIDGING TO JOIST, TORNAL EACH END	0	2-8 d
9. "X6" (25mm x 162mm) SUPPLOOR OR LESS TO EACH JOIST, FACE NAL	2	2-8 d
4. WIDER THAN I'X6' (25mm x 152mm) SUBFLOOR TO EACH JOIST, FACE NAL	-	3-8d
5. 2" (5/mm) SUBPLOOR TO JOIST OR GIRDER, BLIND AND FACE NAIL	4	2-6d
6. SOLE PLATE TO JOIST OR BLOCKING, TYPICAL FACE NAIL. 16d A	CI	(406mm) OC.
SOLE PLATE TO JOIST OR BLOCKING, AT BRACED WALL PANELS 3-16	PER.	
7. TOP PLATE TO STUD, END NAL	0	2- 6d
6. STUD TO SOLE PLATE 4-8d, TOENAL		
9. Paule studs, face nal.	24"	(610mm) OC.
	ATI6"	(406mm) OC
PAIDLE TOP PLATES, LAP SPLICE	_	8-16d
DLOCKING DETWEEN JOISTS OR RAFTERS TO TOP PLATE	_	3-6d
2. RM JOIST TO TOP PLATE TOE NAL 8d	AT L'	(152mm) O.C.
5. TOP PLATES, LAPS AND INTERSECTIONS, FACE NALS	_	2- 6d
4. CONTINOUS HEADER, TWO PIECES 6d AT 6" (400mm) O.C. A	Lang	EACH EDGE
6. CELING JOIST TO PLATE, TOE NAL		3-5d
6. CONTINOUS HEADER TO STUD, TOE NAIL	=	4-5d
7. CELING JOIST, LAPS OVER PARTITIONS, FACE NAL	>	3- 6d
6. CELING JOISTS TO PARALLEL RAFTERS, FACE NAL	_	3-16d
9. RAFTER TO PLATE, TOE NAIL	$\mathbf{\omega}$	3-8d
20. ((25mm) BRACE TO EACH STUD AND PLATE, FACE NAL		2-6d
2]. ["x8" (25mm x 205mm) SHEATHING TO EACH BEARING, FACE NAIL		2-8d
22. WIDER THAN (" x 8" (25mm x 205mm) SHEATHING TO EACH BEARING, FACE NAIL.	(1)	3-8d (60mm) 00.
24. BULT-UP GIRDER AND BEAMS 20d AT 92" (819mm) O.C. AT TOP AND BOTTON		
1-10d AT ENDS AND		
	A(JQ)	CH BEARING
14. WOOD STRUCTURAL PANELS AND PARTICLE BOARD: 2	~	
SUPPLOOR AND WALL SHEATHING (TO FRAMING):		
1/2" (12.7mm) AND LESS	_	6d
19/32"-3/4" (15mm-19mm)	18	od CK 60
7/8"- " (22mm-25mm)	_	8d2
/8"- /4" (2 9mn-3 2mm)	1	od OR 8d5
COMBINATION SUPPLOOR-UNDERLAYMENT (TO FRAMING):		
3/4" (I9mm) AND LESS		ød ⁵
7/8"- " (22mm-25mm)		8d5
/8"- /4" (19mm-92mm)	i	od OR 8d5
17. PANEL SIDING (TO FRAMING:		
1/2" (12.7mm) OR LESS		éd€
5/8" (l/mm)		₽d€
15. FREBOARD SHEATHING:		19675 CH - 1000
1/2" (2.7mm)		NO. II GAE
		6d*
		NO. 16 GAS
25/92" (20mm)		NO. II GAE
		8d*
		NO. 16 GA.
19. NTERIOR PANELING		
1/4" (6.4mm)		4d
3/8" (25mm)		éd!

TABLE 2304.10.1 NAILING SCHEDULE

ICOMMON OR DOX NALS MAY DE USED EXCEPT WHERE OTHERWISE STATED

***PALS SPACED AT \$" OR AT EDGES, IZ" AT INTERMEDIATE SUPPORTS WHERE SPANS ARE

****BOTTED TO SECTIONS SPANS OF WOOD STRUCTURE, PAULE AND PARTICULED/AND DIMPRIAMS AND SHEAR

WALLS, RETER TO SECTIONS SPANS AND SPAN, NALS FOR WALL SHEATHING MAY DE COMMON, DOX OR

CASING, FOR WALL SHEATHING MAY DE COMMON, DOX OR CASING.

***CASING, FOR WALL SHEATHING MAY DE COMMON, DOX OR CASING.

***COMMON OR DETORNED SHANK.**

***COMMON OR DETORNED SHANK.** TRAMINI FORTRINED HANK CORROSION-RESISTANT SIDNE OR CASNE NALS CONFORMINE TO THE REQUIREMENTS OF SECTION 13043, TASTERES SPACED 3" o.c. AT EXTENIOR EDGES AND 6" o.c. AND INTERNEDIATE SPIPARTS

SUPPORTS

**CARROSION-RESISTANT ROOMING NALS WITH 1/16-INCH-DIAMETER HEAD AND | 1/15-INCH LENGTH FOR 1/2"

SHEATHING AND | 1/12"-INCH LENGTH FOR 15/51-INCH SHEATHING CONFORMING TO THE

REQUIREDINGS OF SECTION 12043

**CORROSION-RESISTANT STAPLES WITH NOMINAL 1/16"-INCH CROWN AND | 1/5-INCH LENGTH FOR

1/2" SHEATHING AND | 1/12"-INCH LENGTH FOR 15/51-INCH SHEATHING CONFORMING TO THE

REQUIREDINGS OF SECTION 12045

PANEL SPPARTS AT 16", 10" - IF STRENGTH ANS IN THE LONG DRECTION OF THE PANEL.

UNLESS OTHERWISE MARKED) LAGING OR FINISH NALS SPACED 6" ON PANEL EDGES, 12"

IF ANEL SIPPORTS AT 14", LASING OR FINISH NALS SPACED 6" ON PANEL EDGES, 12"

(250mm) AT INTERMEDIATE SPPORTS.

	THOUT CAUSING WATER OR COMENT PASTE TO PLUSH TO THE SURFACE INTERNAL VIDRATOR TYPE, SIZE, AND IMPER SHALL BE APPROVED BY THE ENGINEER			2019 CALIFORNIA BUILDING CODE SHEARWALL SCHEDULE							
12) CALCRETE MIXING COMPANY SI 1013 CBC.	II) CAKRETE MINING CAMPANY SHULL PROVIDE TEST RECARDS AND STANDIARD PENATION PER SECTION 1806 OF OID COC.		WOOD	COMMON NAIL SPACING 0 DOUNDARES	ALLOWABLE SHEAR / FT	SLIDING ANCHOR SYSTEM					
PANELS AND HORIZONTAL DIAPHRA 1) ALL SHEARWALLS WITH AN AL	LOWALE STEAR CAPACITY GREATER THAN 950 p.11 REQUIRE 9x MEMBERS AT THE ROWCENT PANEL EDGES. A MINIMUM OF 1/12" EDGE DISTANCE FROM THE PANEL EDGE TO		STRUCTURA PANEL THICKNESS	L& EDGES (DN & EN) FIELD NALING (B) 12" OC.	(WOOD STUDS SHE" OC., UND	5/8"~ AD SPACING 2 2× SILL V= 184# 3× SILL V= 1520#	CLIP SPACING V=450#	COMMON	PLATE ONLY:		
9) ALL HOLD DOWN CONNECTORS	SHALL BE TIGHTENED JUST PRIOR TO COVERING THE WALL FRAMING BOLT HOLES FOR			1500		06.	06	OL.	06.		
	T SHALL BE 1/16" (MAX.) OVERSIZED. INSPECTOR TO VERIFY HOLD DOWN CONNECTIONS.	1	7/8" STUCCO	No. BA 0	180#/FT.	60"	A35 @	8"	36"		
4) PROVIDE MINIMUM 4x4 POSTS I	FOR ALL HOLD DOWNS ENDS OF SHEARWALL	A	3/8"	8d @ 6" o.c.	180#/FT.	54"	A35. 0	5"	23"		
5) APPROVED PLATE WASHERS SH	WILL BE PROVIDED FOR ALL WOOD STRUCTURAL PANEL SHEAR WALL ANCHOR BOLTS AND	A	15/32"	8d @ 4" o.c.	350#/FT	48"	A35. 0	4"	15"		
FOR ALL HOLD DOWN CONNECTOR	BOLTS TO POSTS	B	15/32"	8d @ 4" o.c.	430#/FT.	42"	A35. 0	3"	15"		
BOLT DIAMETER 5/8"	PLATE SIZE 0219" x 3" x 3"	(2)	15/32"	8d @ 3" o.c.	550#/FT.	32"	A35. 0	2"	12"		
3/4	5/\6" x 5" x 5" 5/\8" x 5" x 5"	1	15/32"	8d @ 2" o.c.	750#/FT.	24"	A35. 0	→	9"		
7/6°	5/6" x 5 'x 5" 5/5" x 5 /1" x 5 /2"	Æ	15/32"	Ød Ø 2" o.c.	870#/FT.	20"	A35. 0	→	6"		
DRAG LINE DL					ES AND ADJOINING SHALL BE STAGGE						

NOMINAL MEMBER, AND ALL NALS SHALL BE STAGGERED WITH 1/2" EDGE DISTA SOLE PLATE MAY BE USED AT RAISED FLOOR AND UPPER LEVELS.

SIMPSON pP5/b bearing plates (larr 1529), or other listed make, approved by building official, shall be used with all 5/b"~ anchors, 5/b"~ simpson titan ho MACHINE (CO.D.S-ESER-) GALARY I SOAW WITH A', WIN DIMEDIAN, MAY DE USED IN LEU 5/50 ~ AKCHAR BOLTS AT EXISTING FORTH SAME SPACHS PER TABLE ABOVE SPECIAL INSPECTION FOR TABLE ABOVE SPECIAL INSPECTATION FOR T

AL SIL NALING SHALL BE STAGGERED 1/2" MINIMUM. (TYPICAL) WHEN A SHEARWALL IS SPECIFED ON BOTH SDES OF WALL, ALL SLDING ANCHOR CONNECTORS SHALL BE ATTACHED WITH SPACINGS FROM THE TABLE ABOVE TO BE REDIKED BY HALF.

FLOOR DEAD LOAD = FLOOR LIVE LOAD = AND POF (AND POF - DECKS) ATERAL DESIGN

SEISMIC:
- SITE CLASS: P
- OCCUPANY CATEGORY: II IMPORTANCE FACTOR, I: 10
SEISMIC DESIGN CATEGORY: I
LATITUDE: 35007
LATITUDE: 35007
LANITUDE: -||17.45
PLYWD SHEAR WALLS, R=65

IMPORTANCE FACTOR = 10 WIND EXPOSURE CAT. = 5 HEIGHT & EXPOSURE ADJ. COEFF: 10 TOPOGRAPHIC ADJ. FACTOR: 10

ANING WALLS:

RESTRAINED LOAD (EPP) = NA P.CF
(ANTILEVRED LOAD (EPP) = NA P.CF (LEVEL)

PASSIVE SOLL PRESSURE = NA P.CF / 2000 P.CF MAX.
COEFFICENT OF FRICTION = NA
S REPORT DY: NA

STRUCTURAL DESIGN BASIS

VERTICAL DESIGN - ROOF DEAD LOAD = - ROOF LIVE LOAD = - ROOF SNOW LOAD =

- OCC/PANY CATEGORY: II - Ss = 1086 SI = 0382 - Sds = 0853 SdI = 0 - SEISMC FORCE RESISTING SYSTEM(S): - Cs = Sds / (R/1) = 019 / 14 (ASD) - V = Cs + W (ASD) = 0094 + W

WIND:
- DASIC WIND SPEED = ||O MPH
- OCCUPANCY CATEGORY: ||

SIMPLIFED DESIGN WIND PRESSURE: DESIGN WIND PRESSURE = 160 PSF

FOUNDATION DESIGN

22-467 12-14-22

2 Z $\overline{\sigma}$ Structura Krems.dwg

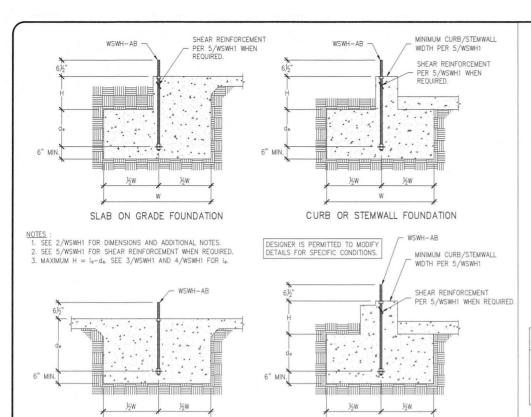
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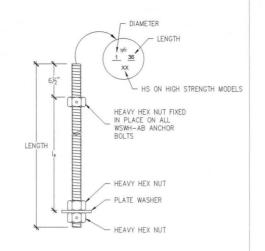


STRONG-WALL® WSWH ANCHORAGE - TYPICAL SECTIONS

SLAB OR CURB AND SURROUNDING FOUNDATION NOT SHOWN FOR CLARITY

35W

WSWH-AR



WSWH PANEL MODEL	MODEL NO.	DIAMETER	LENGTH	le
	WSWH-AB1x24	1"	24"	15½"
WSWH12, WSWH18 AND WSWH24	WSWH-AB1x24HS	1"	24"	15½"
	WSWH-AB1x30	1"	30"	21½"
	WSWH-AB1x30HS	1"	30"	21½"
H3H124	WSWH-AB1×36	1"	36"	27½"
	WSWH-AB1x36HS	1"	36"	27%"

WSWH ANCHOR BOLTS

NOTES:

1. ANCHORAGE DESIGNS CONFORM TO ACI 318-11 APPENDIX D AND ACI 318-14 CHAPTER 17 WITH NO SUPPLEMENTARY REINFORCEMENT FOR CRACKED OR UNCRACKED CONCRETE AS NOTED.

REINFORCEMENT FOR CRACKED OR UNCRACKED CONCRETE AS NOTED.

2. ANCHOR STRENGTH INDICATES REQUIRED GRADE OF WSWH—AB ANCHOR BOLT. STANDARD (ASTM F1554 GRADE 36) OR HIGH STRENGTH (HS) (ASTM A193 GRADE 87).

3. SEISMIC INDICATES SEISMIC DESIGN CATEGORY C—F. DETACHED 1 AND 2 FAMILY DWELLINGS IN SDC C MAY USE WIND ANCHORAGE SOLUTIONS. SEISMIC ANCHORAGE DESIGNS CONFORM TO ACI 318—11 SECTION D.3.3.4.3 AND ACI 318—14 SECTION 17.2.3.4.3.

4. WIND INCLUDES SEISMIC DESIGN CATEGORY A AND B AND DETACHED 1 AND 2 FAMILY DWELLINGS IN SDC C.

5. FOUNDATION DIMENSIONS ARE FOR ANCHORAGE ONLY. FOUNDATION DESIGN (SIZE AND REINFORCEMENT) BY OTHERS. THE DESIGNER MAY SPECIFY ALTERNATE EMBEDMENT, FOOTING SIZE OR ANCHOR BOLT.

WSWH_HSR WSWH-HSR_KT AND WSWH-AB ASSEMBLY HY ON TOP OF CONCRETE TOP OF CONCRETE HEAVY HEX NUT FIXED IN PLACE ON ALL WSWH-HSR WSWH ANCHOR BOLTS AS NECESSARY - 1" HIGH STRENGTH ROD ASSEMBLY I_e = WSWH-AB I_e + WSWH-HSR I_e+6½" HIGH STRENGTH COUPLER NUT WSWH-AB HIGH STRENGTH

WSWH PANEL MODEL	MODEL NO.	DIAMETER	LENGTH	l _e
WSWH12, WSWH18 AND - WSWH24	WSWH-HSR1x24KT	1"	24"	17½"
	WSWH-HSR1x36KT	1"	36"	29½"

3/24/202; SUBMITTAL FIRST

TBD

Inc. S

Strong-Tie,

SIMPSON S



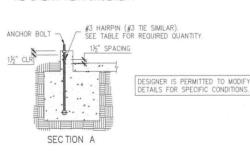


RONG-WALL® WSWH ANCHORAGE DETAILS ENGINEERED DESIGNS

6

FIELD TIE AND SECURE DURING CONCRETE PLACEMENT. TIE SHEAR REINFORCEMENT

ANCHOR



#3 TIE, GRADE 60 REBAR (MIN.)

	STRON	IG-WALL® HIGH	STRENGTH W	OOD SHEARWAL	L SHEAR AN	CHORAGE	
		SEISMIC ³			WND ⁴		
MODEL	L _t OR L _h (in.)	SHEAR REINFORCEMENT	MIN. CURB/ STEMWALL WIDTH (in.)	SHEAR REINFORCEMENT	MIN. CURB/ STEMWALL WDTH	ASD ALLOWABL	
			(111.)		(in.)	UNCRACKED	CRACKED
WSWH12	101/4	(1) #3 TIE	6	SEE NOTE 7	6	1,080	770
WSWH18	15	(2) #3 HAIRPINS ^{5,6}	6	(1) #3 HAIRPIN	6	HAIRPIN REINF.	
WSWH24	19	(2) #3 HAIRPINS ⁵	6	(2) #3 HAIRPINS ⁵	6		LOAD OF THE

- NOTES :

 1. SHEAR ANCHORAGE DESIGNS CONFORM TO ACI 318-11 AND ACI 318-14 AND ASSUME MINIMUM 2,500 PSI CONCRETE.
- 1. SHEAR REINFORCEMENT IS NOT REQUIRED FOR INTERIOR FOUNDATION APPLICATIONS (PANEL INSTALLED AWAY FROM EDGE OF CONCRETE), OR BRACED WALL PANEL APPLICATIONS.
- BRACED WALL PANEL APPLICATIONS:

 3. SEISMIC INDICATES SEISMIC DESIGN CATEGORY C THROUGH F DETACHED 1 AND 2 FAMILY DWELLINGS IN SDC C MAY USE WIND ANCHORAGE SOLUTIONS. SEISMIC SHEAR REINFORCEMENT DESIGNS CONFORM TO ACI 318—14, SECTION 17.2.3.5.3.

 4. WIND INCLUDES SEISMIC DESIGN CATEGORY A AND B.

 5. ADDITIONAL TIES MAY BE REQUIRED AT GARAGE CURB OR STEMWALL INSTALLATIONS BELOW ANCHOR REINFORCEMENT PER DESIGNER.

 6. USE (1) #3 HAIRPIN FOR WSWH18 WHEN STANDARD STRENGTH ANCHOR IS USED.

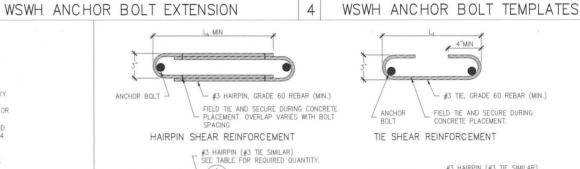
- O. USE (1) #3 TRAINFIN FOR WSWHIZ WHEN STANDARD STRENGTH ANCHOR IS USED.

 7. USE (1) #3 TIE FOR WSWHIZ WHEN PANEL DESIGN SHEAR FORCE EXCEEDS TABULATED ANCHORAGE ALLOWABLE SHEAR LOAD.

 8. #4 GRADE 40 SHEAR REINFORCEMENT MAY BE SUBSTITUTED FOR WSWH SHEAR ANCHORAGE SOLUTIONS.

 9. CONCRETE EDGE DISTANCE FOR ANCHORS MUST COMPLY WITH ACI 318-14 SECTION 17.7.2 AND ACI 318-11 SECTION D.8.2.

 10. THE DESIGNER MAY SPECIFY ALTERNATE SHEAR ANCHORAGE.





1½" CLR	
HAIRPIN INSTALLATION	
(CADACE CURD CHOWN OTHER FOOTING TYPES CIVIL AD)	

-	THE STREET			***************************************	111111111		
	H	AIRPIN	INS.	TALLAT	ION		
(GARAGE	CURB	SHOWN.	OTHER	FOOTING	TYPES	SIMILAR.)	



ST

10-12-2020 N.T.S.

WSWH1 OF SHEETS

B NO.

			WSWH-AB	1 ANCHOR	R BOLT
DESIGN CRITERIA	CONCRETE	ANC HOR STRENGTH	ASD ALLOWABLE UPLIFT (lbs)	W (in)	de (in)
		STANDARD *	16,000	33	- 11
	CRACKED	STANDARD	17,100	35	12
	CRACKED	HIGH STRENGTH	34,100	52	18
SEISMIC		HIGH STRENGTH	36,800	55	19
SEISMIC		CTANDADD	15,700	28	10
	LINIODACKED	STANDARD	17,100	30	10
	UNCRACKED	LUCII CIDENODI	33,500	45	15
		HIGH STRENGTH	36,800	48	16
			6,200	16	6
		STANDARD	11,400	24	8
			17,100	32	11
	CRACKED		21,100	36	12
		LUCII CTDCNOTI	27,300	42	14
		HIGH STRENGTH	34,100	48	16
THE LET			36,800	51	17
MIND			6,400	14	6
		STANDARD	12,500	22	8
			17,100	28	10
	UNCRACKED		22,900	33	11
		LUCK STRENGTA	26,400	36	12
		HIGH STRENGTH	34,200	42	14
			36,800	44	15

INTERIOR FOUNDATION

STRONG-WALL

WOOD SHEARWALL

32W

WSWH ANCHORAGE SOLUTIONS FOR 2500 PSI CONCRETE

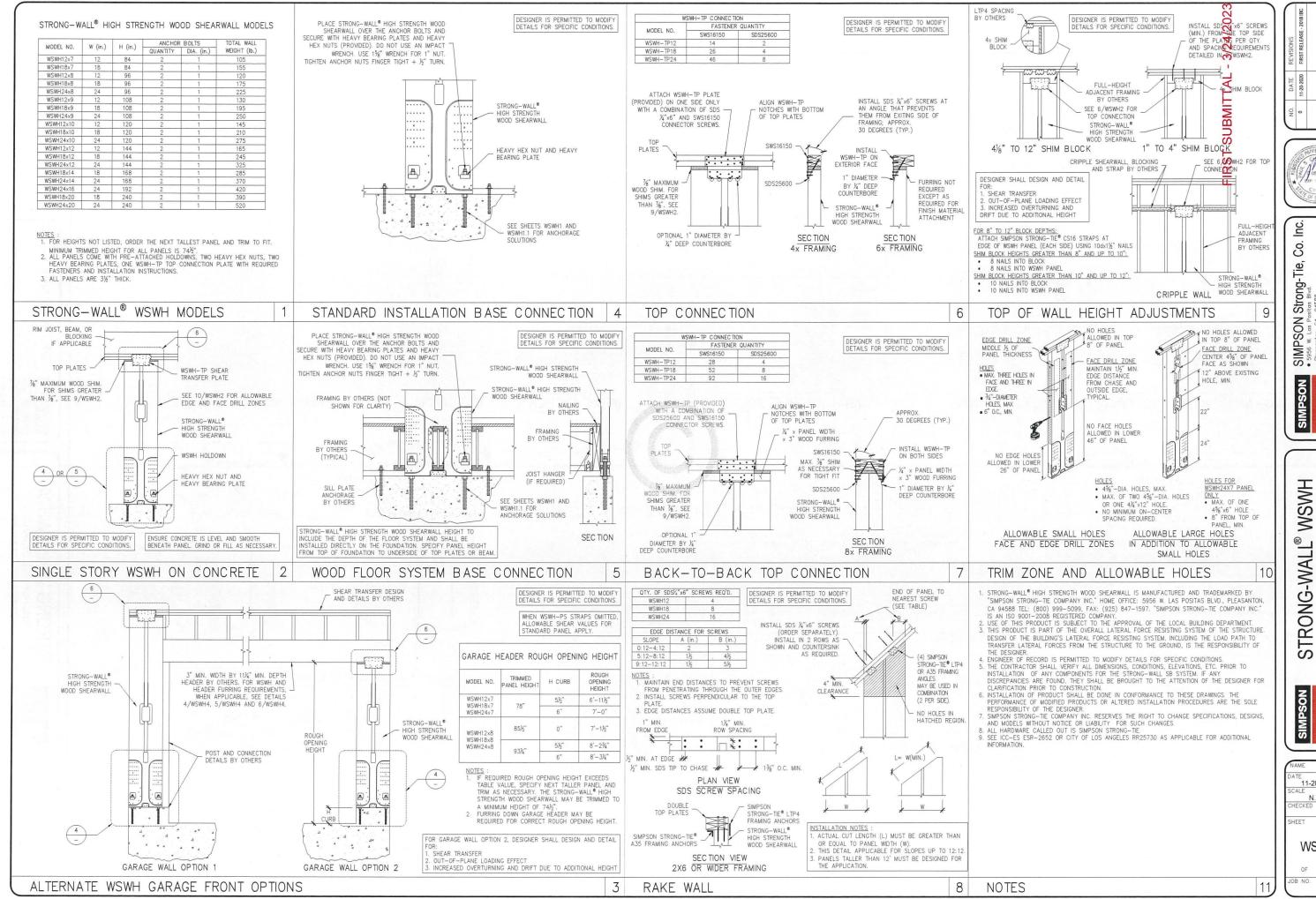
FOUNDATION PLAN VIEW

		SOLUTIONS	WSWH-AB		
DESIGN CRITERIA	CONCRETE	ANCHOR STRENGTH	ASD ALLOWABLE UPLIFT (lbs)	W (in)	de (in)
a.		STANDARD	16,000	31	11
	CRACKED -	LUCIL CTDENCTI	17,100 33,900	33 49	11
SEISMIC		HIGH STRENGTH	36,800	52	18
OLIDINIO		STANDARD	16,300 17,100	27	9
	UNCRACKED	HIGH STRENGTH	34,000	43	15
		THOIT STRENGTH	36,800	46	16
		STANDARD	5,600	14 21	6
		STANDAND	17,100	30	10
	CRACKED		20,000	33	11
		HIGH STRENGTH	26,500 33,600	39 45	13 15
WILLIAM TO			36,800	48	16
WIND			6,200	13	6
		STANDARD	12,800 17,100	21	7
	UNCRACKED		21,800	30	10
		HIGH STRENGTH	28,900	36	12
		HIGH STRENGTH	33,100	39	13
			36,800	42	14

6. REFER TO 1/WSWH1 FOR de.

BRICK LEDGE FOUNDATION

			WSWH-AB	1 ANCHOR	BOLT
DESIGN CRITERIA	CONCRETE	ANCHOR STRENGTH	ASD ALLOWABLE UPLIFT (lbs)	W (in)	de (in)
		STANDARD	16,000	27 .	9
	CRACKED	STANDARD	17,100	29	10
	CRACKED	HIGH STRENGTH	34,700	44	15
CEICHIC		HIGH STRENGTH	36,800	46	16
SEISMIC		CTANDADD	15,700	23	8
	UNCRACKED -	STANDARD	17,100	25	9
		INCIL CERENCEL	33,900	38	13
		HIGH STRENGTH	36,800	40	14
			6,800	14	6
		STANDARD	11,600	20	7
			17,100	26	9
	CRACKED		21,400	30	10
		I II OLI CERRILORI	28,400	36	12
		HIGH STRENGTH	32,400	39	13
			36,800	43	15
WIND			6,800	12	6
		STANDARD	12,400	18	6
			17,100	23	8
	UNCRACKED		22,800	27	9
		I WALL CERTICAL	26,700	30	10
		HIGH STRENGTH	30,700	33	11
			36.800	37	13





WSWH

FRAMING DETAILS ENGINEERED DESIGNS

11-20-2020 N.T.S.

WSWH2

OF SHEETS

Calculation Date/Time: 2023-03-21T07:23:07-07:00 Project Name: Santa Luisa Drive Addition (Page 1 of 14) Input File Name: Santa Luisa Drive Addition (1466).ribd22x

Run Title Title 24 Analysis Front Orientation (deg/ Cardinal) 180 Building Type Single family Project Scope Addition and/or A 13 Number of Bedroom Fenestration Average U-factor 0 Existing Cond. Floor Area (ft²) 2964 Total Cond. Floor Area (ft²) 37 Glazing Percentage (%) 20.40%

01 Building Compiles with Computer Performance
02 This building incorporates features that require field testing and/or verification by a certified HERS rater under the supervision of a CEC-approved HERS pro-03 This building incorporates one or more Special Features shown below

Registration Number: 223-P010033770A-000-000-0000-0000 CA Building Energy Efficiency Standards - 2022 Residential Compliance Registration Date/Time: 2023-03-21 10:42:44

Report Generated: 2023-03-21 07:24:16

Calculation Date/Time: 2023-03-21T07:23:07-07:00 Project Name: Santa Luisa Drive Addition (Page 4 of 14) Input File Name: Santa Luisa Drive Addition (1466).ribd22x
 02
 03
 04
 05
 06

 Zone Type
 HYAC System Name
 Zone Floer Area (R²)
 Avg. Celling Height
 Water Heating System 1

New Living	Area Ci	a Conditioned		stem1	831		8	DHW Sys 1		New
PAQUE SURFA	CES									
01	02	03	04	05	06	07	08	09	10	11
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft ²)	Window and Door Area (ft2)	Tilt (deg)	Wall Exceptions	Status	Verified Existin Condition
Front Wall	Existing Living Area	R-O Wall	180	Front	184	107.7	90	none	Existing	No
Left Wall	Existing Living Area	R-0 Wall	270	Left	128	74	90	none	Existing	No
Right Wall	Existing Living Area	R-0 Wall	90	Right	248	43.8	90	none	Existing	No
Front Wall 2	Existing Living Area	R-0 Wall	180	Front	160	80	90	none	Existing	No
Left Wall 2	Existing Living Area	R-0 Wall	270	Left	136	O 12	90	none	Existing	No
Rear Wall	Existing Living Area	R-0 Wall	0	Back	224	70	90	none	Existing	No
Right Wall 2	Existing Living Area	R-0 Wali	90	Right	248	16	90	none	Existing	No
Left Wall 3	New Living Area	R-15 Wall	270	Left	304	159	90	Extension	New	n/a
Rear Wall 2	New Living Area	R-15 Wall	0	Back	336	120	90	Extension	New	n/a
Right Wall 3	New Living Area	R-15 Wall	90	Right	48	10	90	Extension	New	n/a
Front Wall 3	New Living Area	R-15 Wall	180	Front	176	0	90	Extension	New	n/a
Left Wall 4	New Living Area	R-15 Wall	270	Left	328	97	90	Extension	New	n/a
Rear Wall 3	New Living Area	R-15 Wall	0	Back	112	21	90	Extension	New	n/a
Right Wall 4	New Living Area	R-15 Wall	90	Right	216	16	90	Extension	New	n/a

Registration Number: 223-P010033770A-000-000-0000000-0000 CA Building Energy Efficiency Standards - 2022 Residential Compliance Registration Date/Time: 2023-03-21 10 42 44

Report Generated: 2023-03-21 07:24:16

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CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: Santa Luisa Drive Addition Calculation Date/Time: 2023-03-21T07:23:07-07:00 (Page 7 of 14)

ENESTRATION	/ GLAZING														
01	02	03	94	05	06	07	08	09	10	11	12	13	14	15	16
Name	Туре	Surface	Orientatio n	Azimuth	Width (ft)	Heigh t (ft)	Mult.	Area (ft²)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading	Status	Verified Existing Condition
French Door 2	Window	Front Wall 2	Front	180			1	40	0.3	NFRC	0.23	NFRC	Bug Screen	Altered	No
Window 8	Window	Front Wall 2	Front	180			1	20	0.3	NFRC	0.23	NFRC	Bug Screen	Altered	No
Window 9	Window	Left Wall 2	Left	270			1	12	0.3	NFRC	0.23	NFRC	Bug Screen	Altered	No
Window 10	Window	Rear Wall	Back	0			1	24.5	0.3	NFRC	0.23	NFRC	Bug Screen	Altered	No
Window 11	Window	Rear Wall	Back	0			1	24.5	0.3	NFRC	0.23	NFRC	Bug Screen	Altered	No
Window 12	Window	Rear Wall	Back	0		-	1	21	0.3	NFRC	0.23	NFRC	Bug Screen	Altered	No
Window 13	Window	Right Wall 2	Right	90	-	116	1	-8	0.3	NFRC	0.23	NFRC	Bug Screen	Altered	No
Window 14	Window	Right Wall 2	Right	90	and the	10	1	8	0.3	NERC	0.23	NFRC	Bug Screen	Altered	No
Window 15	Window	Left Wall 3	Left	270			1	34	0.3	NFRC	0.23	NFRC	Bug Screen	New	NA
Window 16	Window	Left Wall 3	Left	270			1	12.5	0.3	NFRC	0.23	NFRC	Bug Screen	New	NA.
Window 17	Window	Left Wall 3	Left	270			1	20	0.3	NFRC	0.23	NFRC	Bug Screen	New	NA
Window 18	Window	Left Wall 3	Left	270			1	12.5	0.3	NFRC	0.23	NFRC	Bug Screen	New	NA
Sliding Glass Door	Window	Left Wall 3	Left	270			1	80	0.3	NFRC	0.23	NFRC	Bug Screen	New	NA
Sliding Glass Door 2	Window	Rear Wall 2	Back	0			1	80	0.3	NFRC	0.23	NFRC	Bug Screen	New	NA
Window 19	Window	Rear Wall 2	Back	0			1	20	0.3	NFRC	0.23	NFRC	Bug Screen	New	NA
French Door	Window	Rear Wall 2	Back	0			1	20	0.3	NFRC	0.23	NFRC	Bug Screen	New	NA

Registration Date/Time: 2023-03-21 10 42 44 Registration Number: 223-P010033770A-000-000-000000-0000 HERS Provider: CA Building Energy Efficiency Standards - 2022 Residential Compliance

Report Generated: 2023-03-21 07:24:16

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD Calculation Date/Time: 2023-03-21T07:23:07-07:00 Project Name: Santa Luisa Drive Addition Input File Name: Santa Luisa Drive Addition (1466).ribd22x

ENERGY USE SUMMARY Standard Design Source Standard Design TDV Energy
Energy (EDR1) (kBtu/ft²-yr) (EDR2) (kTDV/ft²-yr) Proposed Design Source Proposed Design TDV Energy Compliance (EDR2) (kTDV/ft²-yr) Margin (EDR1) Compliance Margin (EDR2) Energy Use Energy (EDR1) (kBtu/ft2 -yr) Space Cooling 6.96 0 0.46 6.5 IAQ Ventilation 0 Self Utilization/Flexibility Credit 27.86 27.23 0 0.63 1 (0) Battery Flexibility Indoor Lighting Appl. & Cooking 13.64 13.61 Plug Loads 20.34 20.34 Outdoor Lighting 1.72

CA Building Energy Efficiency Standards - 2022 Residential Compliance

TOTAL COMPLIANCE

Report Generated: 2023-03-21 07:24:16

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Calculation Date/Time: 2023-03-21T07:23:07-07:00 Project Name: Santa Luisa Drive Addition

70.43

01	02	03	04	05	06	07	08	09	10	11
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft ²)	Window and Door Area (ft2)	Tilt (deg)	Wall Exceptions	Status	Verified Existing
Interior Surface	Existing Living Area>>Garage	R-0 Wall1	n/a	n/a	280	17.8	n/a		Existing	No
Interior Surface 2	New Living Area>>Existing Living Area	R-0 Wall1	n/a	n/a	592	0	r/a		New	n/a
Interior Surface	New Living Area>>Existing Living Area	R-0 Wall1	n/a	r/a	480	0	r/a		New	n/a
Roof 2	Existing Living Area	R-11 Roof Attic	n/a	n/a	508	n/a	n/a		Existing	No
Roof 3	Existing Living Area	R-11 Roof Attic	n/a_	n/a	1396	n/a	n/a		Existing	No
Roof 4	New Living Area	R-30 Roof Attic	n/a	n/a	415	n/a	n/a		New	n/a
Interior Surface 4	Existing Living Area	R-0 Floor No Crawlspace	n/a	n/a	335	n/a	N/a		Existing	No
Interior Surface 5	Existing Living Area	R-0 Floor No Crawlspace	n/a	n/a	1	n/a	n/a		New	n/a
Interior Surface 6	Existing Living Area	R-0 Floor No Crawlspace	n/a	n/a	1060	n/a	n/a		Existing	No
Front Wall 4	Garage	R-0 Wall	180	Front	152	0	90	none	Existing	No
Left Wall 5	Garage	R-0 Wall	270	Left	216	0	90	none	Existing	No
Rear Wall 4	Garage	R-0 Wall	0	Back	152	0	90	none	Existing	No
Right Wall 5	Garage	R-0 Wall	90	Right	216	0	90	none	Existing	No

CA Building Energy Efficiency Standards - 2022 Residential Compliance

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Project Name: Santa Luisa Drive Addition Calculation Date/Time: 2023-03-21T07:23:07-07:00

ENESTRATION	/ GLAZING														
01	02	03	04	05	06	07	08	09	10	11	, 12	13	14	15	16
Name	Туре	Surface	Orientatio n	Azimuth	Width (ft)	Heigh t (ft)	Mult.	Area (ft²)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading	Status	Verified Existing Condition
Window 20	Window	Right Wall 3	Right	90			1	10	0.3	NFRC	0.23	NFRC	Bug Screen	New	NA.
Window 21	Window	Left Wall 4	Left	270			1	6	0.3	NFRC	0.23	NFRC	Bug Screen	New	NA
Window 22	Window	Left Wall 4	Left	270			1	15	0.3	NFRC	0.23	NFRC	Bug Screen	New	NA
Window 23	Window	Left Wall 4	Left	270			1	6	0.3	NFRC	0.23	NFRC	Bug Screen	New	NA
Window 24	Window	Left Wall 4	Left	270			1	35	0.3	NFRC	0.23	NFRC	Bug Screen	New	NA
Window 25	Window	Left Wall 4	Left	270		_	1	35	0.3	NFRC	0.23	NFRC	Bug Screen	New	NA
Window 26	Window	Rear Wall 3	Back	0 6	-	11	T	21	0.3	NFRC	0.23	NFRC	Bug Screen	New	NA
Window 27	Window	Right Wall 4	Right	90	_(100	1.	8	0.3	NFRC	0.23	NFRC	Bug Screen	New	NA
Window 28	Window	Right Wall 4	Right	90	4.5	18	91	8	0.3	NFRC	0.23	NFRC	Bug Screen	New	NA

PAQUE DOORS					
01	02	03	04	05	06
Name	Side of Building	Area (ft ²)	U-factor	Status	Verified Existing Condition
Door	Front Wall	33.3	0.2	Altered	No
Door 2	Right Wall	17.8	0.2	Altered	No
Door 3	Interior Surface	17.8	0.2	Altered	No

CA Building Energy Efficiency Standards - 2022 Residential Compliance

Report Generated: 2023-03-21 07:24:16

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD Project Name: Santa Luisa Drive Addition

Calculation Description: Title 24 Analysis

Calculation Date/Time: 2023-03-21T07:23:07-07:05 (Page 3 of 14) Input File Name: Santa Luisa Drive Addition (1466). 1d2:

	Standard Design (kBtu/ft² - yr)	Proposed Design (kBtu/ft ² - yr)	Compliance Margin (kBtu/ft² - yr)	Margin Percentag
Gross EUI ¹	11.98	11.81	0.17	1.42
Net EUI ²	11.98	11.81	0.17	1.42

	2
REQUIRED SPECIAL FEATURES	M
The following are features that must be installed as condition for meeting the modeled energy performance for this computer anal	alysis.
Ducts with high level of insulation Exposed slab floor in conditioned zone	S

1.	Exposed slab floor in conditioned zone		0)
	The state of the s	with the last that he had been been	7
HER	S FEATURE SUMMARY	- 1 311 - 11	100
		it must be field-verified by a certified HERS Rater as a condition for mee Registered CF2Rs and CF3Rs are required to be completed in the HERS F	eting the modeled energy performant this computer analysis. Additional Registry
	Kitchen range hood	4 11 C 11 D 1 11 C 7	TUEN L
	Verified Refrigerant Charge		T.
	Duct leakage testing		ш.

UILDING - FEATURES INFORM	ATION					
01	02	03	04	05	06	07
Project Name	Conditioned Floor Area (ft²)	Number of Dwelling Units	Number of Bedrooms	Number of Zones	Number of Ventilation Cooling Systems	Number of Water Heating Systems
Santa Luisa Drive Addition	3795	1	5	2	0	1

ONE INFORMATION						
01	02	03	04	05	06	07
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft²)	Avg. Celling Height	Water Heating System 1	Status
Existing Living Area	Conditioned	HVAC System1	2964	8	DHW Sys 1	Existing Unchange

Registration Number: 223-P010033770A-000-000-0000-0000 CA Building Energy Efficiency Standards - 2022 Residential Compliance Registration Date/Time: 2023-03-21 10:42:44

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CF1R-PRF-01E

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CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD Project Name: Santa Luisa Drive Addition

Calculation Date/Time: 2023-03-21T07:23:07-07:00

01	02	03	04	05	06	07	OS	09	10	11	12	13	14
Name	Zone	Construction	Azimuth	Orientation	Area (ft²)	Skylight Area (ft ²)	Roof Rise (x in 12)	Roof Reflectance	Roof Emittance	Cool Roof	Status	Verified Existing Condition	Existing Construction
Roof	Garage	R-0 Roof No Attic	0	Back	486	0	4	0.1	0.85	No	Existing	No	

01			02				03	0	4	05	06	07	08		09	10
Name			Construction	on.		7	уре	Roof (x in		Roof Nectance	Roof Emittance	Radiant Barrier	Cool Ro	of	Status	Verified Existing Condition
Attic Existing Li	iving Area	Attic	RoofExisting Li	iving Area		Ven	tilated	4		0.1	0.85	No	No	E	Existing	No
Attic New Liv	ing Area	Atti	RoofNew Liv	ing Area		Ven	tilated	4		0.1	0.85	Yes	No		New	n/a
FENESTRATION	/ GLAZING		1 1	. 1		114			71	-	in	-				
01	02	03	04	05	06	07	08	09	10	11	12	- 013		14	15	16
Name	Туре	Surface	Orientatio n	Azimuth	Width (ft)	Heigh t (ft)	Mult.	Area (ft²)	U-factor	U-facto Source		SHGC So		Exterior Shading	Status	Verified Existing Condition
	_		_	_	-	-	-	_	_	_	_	_	_		_	_

01	02	03	04	05	06	07	-08	09	10	11	12	- 13	14	15	16
Name	Туре	Surface	Orientatio n	Azimuth	Width (ft)	Heigh t (ft)	Mult.	Area (ft²)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading	Status	Verifie Existin Conditio
Window	Window	Front Wall	Front	180			1	46	0.3	NFRC	0.23	NFRC	Bug Screen	Altered	No
Window 2	Window	Front Wall	Front	180			1	28.4	0.3	NFRC	0.23	NFRC	Bug Screen	Altered	No
Window 3	Window	Left Wall	Left	270			1	34	0.3	NFRC	0.23	NFRC	Bug Screen	Altered	No
French Door	Window	Left Wall	Left	270			1	40	0.3	NFRC	0.23	NFRC	Bug Screen	Altered	No
Window 4	Window	Right Wall	Right	90			1	10	0.3	NFRC	0.23	NFRC	Bug Screen	Altered	No
Window 5	Window	Right Wall	Right	90			1	8	0.3	NFRC	0.23	NFRC	Bug Screen	Altered	No
Window 6	Window	Right Wall	Right	90			1	8	0.3	NFRC	0.23	NFRC	Bug Screen	Altered	No
Window 7	Window	Front Wall 2	Front	180			1	20	0.3	NFRC	0.23	NFRC	Bug Screen	Altered	No

Registration Number: 223-P010033770A-000-000-000000-0000 CA Building Energy Efficiency Standards - 2022 Residential Compliance

Registration Date/Time: 2023-03-21 10 42 44 Report Generated: 2023-03-21 07:24:16

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE MET

Calculation Description: Title 24 Analysis

Project Name: Santa Luisa Drive Addition Calculation Date/Time: 2023-03-21T07:23:07-07:00

	and the Farm								
LAB FLOORS									
01	02	03	04	05	06	07	08	09	10
Name	Zone	Area (ft²)	Perimeter (ft)	Edge Insul. R-value and Depth	Edge Insul. R-value and Depth	Carpeted Fraction	Heated	Status	Verified Existin Condition
Slab	Existing Living Area	1568	70	none	D	80%	No	Existing	No
Slab 2	New Living Area	416	86	none	0	0%	No	New	n/a
Slab 3	Garage	485	92	none	0	0%	No	Existing	No

PAQUE SURFACE CONST	RUCTIONS	1					
01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing R	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
R-0 Wall	Exterior Walls	Wood Framed Wall	2x4 @ 16 in, O. C.	R-0	None / None	0.361	Inside Finish: Gypsum Board Cavity / Frame: no insul. / 2x4 Exterior Finish: 3 Coat Stucco
R-15 Wall	Exterior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-15	None / None	0.095	Inside Finish: Gypsum Board Cavity / Frame: R-15 / 2x4 Exterior Finish: 3 Coat Stucco
R-0 Roof No Attic	Cathedral Ceilings	Wood Framed Ceiling	2x4 @ 16 in. O. C.	R-O	None / None	0.484	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x4 Inside Finish: Gypsum Board
R-0 Wall1	Interior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-O	None / None	0.277	Inside Finish: Gypsum Board Cavity / Frame: no insul. / 2x4 Other Side Finish: Gypsum Board

Registration Date/Time: 2023-03-21 10 42 44

Report Generated: 2023-03-21 07:24:16



HERS Testing

Luisa Addition

Santa

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD CF1R-PRF-01E Calculation Date/Time: 2023-03-21T07:23:07-07:00 Project Name: Santa Luisa Drive Addition (Page 10 of 14)

PAQUE SURFACE CONSTR	UCTIONS						
01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
Attic RoofExisting Living Area	Attic Roofs	Wood Framed Ceiling	2x4 @ 24 in, O. C.	R-0	None / 0	0.644	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x4
Attic RoofNew Living Area	Attic Roofs	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-0	None / 0	0.644	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x4
R-11 Roof Attic	Ceilings (below attic)	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-11	None / None	0.081	Over Ceiling Joists: R-1.9 insul. Cavity / Frame: R-9.1 / 2x4 Inside Finish: Gypsum Board
R-30 Roof Attic	Ceilings (below attic)	Wood Framed Ceiling	2x4 @ 24 in, O. C.	R-30	None / None	0.032	Over Ceiling Joists: R-20.9 insul. Cavity / Frame: R-9.1 / 2x4 Inside Finish: Gypsum Board
I-O Floor No Crawlspace	Interior Floors	Wood Framed Floor	2x12 @ 16 in. O. C.	R-0	None / None	0.196	Floor Surface: Carpeted Floor Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x12 Ceiling Below Finish: Gypsum Board

01	02	03	04	05
Quality Insulation Installation (QII)	High R-value Spray Foam Insulation	Building Envelope Air Leakage	CFM50	CFM50
Not Required	Not Required	N/A	n/a	n/a

Registration Number: 223-P010033770A-000-000-0000 CA Building Energy Efficiency Standards - 2022 Residential Compliance

Report Generated: 2023-03-21 07:24:16

Project Name: Santa Luisa Drive Addition Calculation Date/Time: 2023-03-21T07:23:07-07:00 (Page 13 of 14) Calculation Description: Title 24 Analysis

01	02	03	04	05	06	07	08	09
Name	Duct Leakage Verification	Duct Leakage Target (%)	Verified Duct Location	Verified Duct Design	Buried Ducts	Deeply Buried Ducts	Low-leakage Air Handler	Low Leakage Ducts Entirely in Conditioned Space
Air Distribution System 1-hers-dist	Yes	10.0	Not Required	Not Required	Not Required	Credit not taken	Not Required	No

HVAC - FAN SYSTEMS								
01	02	03	04					
Name	Туре	Fan Power (Watts/CFM)	Name					
HVAC Fan 1	HVAC Fan	0.45	HVAC Fan 1-hers-far					

01	02	03
Name	Verified Fan Watt Draw	Required Fan Efficacy (Watts/CFM)
HVAC Fan 1-hers-fan	Not Required	0

CA Building Energy Efficiency Standards - 2022 Residential Compliance

Report Generated: 2023-03-21 07:24:16

Santa Luisa Drive Addition	RY				RMS-1
	Type El Sing	le Family	☐ Addition Alon ☑ Existing+ Add	e Stant A baseting	Date
			stal Cond. Floor A		3/21/202
	Climate Zon		3,795	831	1
INSULATION	Area				
Construction Type Cavity	y (ft ²)	Spe	cial Feature	es	Status
Nail Wood Framed - no insule	tion 50				Existing
Velt Wood Framed - no insula	tion 124				Existing
Vall Wood Framed - no insula	tion 154				Existing
Vell Wood Framed - no insule	tion 232	100			Existing
Toof Wood Framed Attic R 11	1,396				Existing
Demising Wood Framed w/o Crawl Space - no insula					Existing
Demising Wood Framed w/o Crawl Space - no insula			1		New
Demising Wood Framed w/o Crawl Space - no insula					Existing
	lazing Percentag		% NewlAltered A		0.30
Orientation Area(fr) U-Fac SHGC O	verhang	Sidefin	Exterior	Shades	Status
-HVAC SYSTEMS City. Heating Min. Eff Cooli	ing	Min. E	eff TI	hermostat	Status
Aty. Heating Min. Eff Cooli				Duct	
Qty. Heating Min. Eff Cooli		Min. E			Status

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD CF1R-PRF-01E Calculation Date/Time: 2023-03-21T07:23:07-07:00 Project Name: Santa Luisa Drive Addition (Page 11 of 14) Calculation Description: Title 24 Analysis Input File Name: Santa Luisa Drive Addition (1466).ribd22x

01	02	03	04	05	06	07	08	09	10	11	12
Name	System Type	Distribution Type	Water Heater Name	Number of Units	Solar Heating System	Compact Distribution	HERS Verification	Water Heater Name (#)	Status	Verified Existing Condition	Existing Wat Heating System
DHW Sys 1	Domestic Hot Water (DHW)	Standard	DHW Heater	1	n/a	None	n/a	DHW Heater 1 (1)	New	NA.	

01	02	03	04	05	06	07	08	09	10	11	12	13	14	15
Name	Heating Element Type	Tank Type	# of Units	Tank Vol. (gal)	Heating Efficiency Type	Efficiency	Rated Input Type	Input Rating or Pilot	Tank Insulation R-value (Int/Ext)	Standby Loss or Recovery Eff	1st Hr. Rating or Flow Rate	Tank Location	Status	Verified Existing Condition
DHW eater 1	Gas	Consumer Instantaneous	1	10	UEF	0.93	Btu/Hr	200000	0	n/a	n/a		New	n/a

WATER HEATING - HERS VE	VATER HEATING - HERS VERIFICATION									
01	02	03	04	os	06	07				
Name	Pipe Insulation	Parallel Piping	Compact Distribution	Compact Distribution Type	Recirculation Control	Shower Drain Water Heat Recovery				
DHW Sys 1 - 1/1	Not Required	Not Required	Not Required	None	Not Required	Not Required				

01	02	03	04	05	06	07	08	09	10	11	12
Name	System Type	Heating Unit Name	Heating Equipment Count	Cooling Unit Name	Cooling Equipment Count	Fan Name	Distribution Name	Required Thermostat Type	Status	Verified Existing Condition	Existing HVA System
HVAC System1	Heating and cooling system other	Heating Component 1	1	Cooling Component 1	1	HVAC Fan 1	Air Distribution System 1	Setback	Altered	No	

CA Building Energy Efficiency Standards - 2022 Residential Compliance

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CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD	CF1R-PRF-01E				
Project Name: Santa Luisa Drive Addition	Calculation Date/Time: 2023-03-21T07:23:07-07:00 (Page 14 of 14)				
Calculation Description: Title 24 Analysis	Input File Name: Santa Luisa Drive Addition (1466).ribd22x				
DOCUMENTATION AUTHOR'S DECLARATION STATEMENT					
I certify that this Certificate of Compliance documentation is accurate and complete.					
Documentation Author Name:	Documentation Author Signature:				
Timothy Carstairs	Timothy Carotains				
Company:	Signature Date:				
Carstairs Energy Inc.	2023-03-21 10:41:46				
Address;	CEA/ HERS Certification identification (if applicable):				
2238 Bayview Heights Drive, Suite E	r160610042				
City/State/Zip:	Phone:				
Los Osos, CA 93402	805-904-9048				
RESPONSIBLE PERSON'S DECLARATION STATEMENT					
	Compilance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations. te are consistent with the information provided on other applicable compilance documents, worksheets,				
Responsible Designer Name: Samuel Koob	Responsible Designer Signature: Sam & A				
Company: SK Residential Design & Drafting	Data Signed: 2023-03-21 10:42:44				
Address: 8400 Miramar Rd, Ste 219	ticense:				

Phone: 858-345-7597

Digitally signed by CalCERTS. This digital signature is provided in order to secure the content of this registered document, and in no way implies

Registration Number: 223-P010033770A-000-000-000000-0000

City/State/Zip: San Diego, CA 92126

Registration Date/Time: 2023-03-21 10.42.44

Project Na										
Santa I	uisa Drive Add	tion		Building 1	ype ⊠ Sin	gle Fam ti Family	ly D Addit	on Alone ng+ Addition	VAlteration	3/21/20
Project Ad			-	California	Energy Clima				Addition	
1466 S	anta Luisa Drivi	Solana E	Beach		limate Zor			95	831	1
INSUL	ATION				Area					
Const	ruction Type			Cavity	(ft ²)	S	pecial F	eatures		Status
Well	Wood Framed			R 15	145					New
Wall	Wood Framed			R 15	216					New
Well	Wood Framed			R 15	38	D				New
Sleb	Unheated Slab-on-	Creste		- no insulati	on 416	Perim	- 85"			New
Demising	Wood Framed			- no insulati	on 1.072	9.				New
Well	Wood Framed			R 15	176					New
Well	Wood Framed			R 15	231					New
Well	Wood Framed			R 15	91					New
FENES	TRATION	Total	Area	775 Gla	zing Percenta	ge 2	0.4% New!	Altered Avera	ge U-Factor	0.30
Orient	ation Area(T) U-Fa	c SH	GC OV	erhang					Status
	SYSTEMS Heating	Min	ı. Eff	Coolir	ng	Min	. Eff	Ther	mostat	Status
Qty. I	Heating		ı. Eff	Coolir		Min t Loca		D	mostat uct -Value	Status
Qty. I	DISTRIBUTION NO.	N	ı. Eff	Coolir	ng Duc	t Loca		D	uct	



Registration Date/Time: 2023-03-21 10 42 44

Report Generated: 2023-03-21 07:24:16

RESID	ENTIAL	MEAS	SURES S	UMM	ARY				71	RMS-1
	isa Drive .	Addition			ding Type	□ Mul	ti Family		Addition/Alteration	3/21/202
Project Add		Orive S	olana Beach			ergy Clima		Total Cond. Flo 3.795		# of Unit
INSULA		51110	Diana Dodon	-	, C. C.	Area		0,700		-
Constru	action 7	Type		Car	vity	(ft²)	S	pecial Feat	ures	Status
	Wood Frame			- no in	aulation	76				Existing
Door	Opaque Doo			R-6		33				Attered
Wall	Wood Frame	d		- no in	sulation	54				Existing
Well	Wood Frame	ed .		- no in	sulation	204				Existing
Door	Opaque Doo	,		R-S		18				Atlered
Roof	Wood Frame	ed Attic		R 11		508				Existing
Slab	Unheated Six	aò-on-Grade		- no in	sulation	1,568	Perim	- 70"		Existing
Demising	Wood Frame	ed .		- no in	aulation	262				Existing
FENES"	TRATION	V	Total Area:	77	Glazina	Percenta	ee 2	0.4% NewlAtte	red Average U-Factor	0.30
Orienta	tion A	rea(fr)	U-Fac S	HGC	Over	hang	Sidef	ins Exteri	or Shades	Status
Front (S)		154.4	0.300	0.23	none		none	NA		Attered
Left (M)		86.0	0.300	0.23	none		none	NIA		Atlered
Right (E)	1721	42.0	0.300	0.23	none		none	N/A		Attered
Rear (N)		70.0	0.300	0.23	none		none	NA		Atered
Let (M)		256.0	0.300	0.23	none		none	NA		New
Rear (N)		141.0	0.300	0.23	none		none	NA		New
Right (E)		26.0	0.300	0.23	none		none	N/A		New
Qty. H	YSTEM: leating		Min. Eff		oling			. Eff	Thermostat	Status
Qty. H			Min. Eff		oling at Air Con	déloner		seer	Thermostat Setbeck	Status
Qty. H	leating	J71800	,,,,,,,,			dtioner				
Qty. H	leating as Central Fu	UTION	,,,,,,,,	Sp				SEER	Setback	
Qty. H	esting as Central Fu DISTRIBU	UTION	ssk Arue	Sp	et Air Con		14.0	SEER	Setback Duct	Altered
HVAC D Locatio	leating as Central Fu DISTRIBU In	UTION He	ssk Arue	Sp	et Air Con	Duc	14.0	SEER	Duct R-Value	Attered
HVAC D Locatio	esting as Central Fu DISTRIBU	UTION He	ss% AFUE	Sp	et Air Con	Duc Attic	140	SEER	Duct R-Value	Attered

EnergyPro 9.1 by EnergySoft User Number: 6249

RESIDENTIAL M	EASURES SI					RMS-1
Project Name Santa Luisa Drive Add	ition		☐ Multi Family	ly ☐ Addition Alone ☐ Existing+ Addition		3/21/2023
Project Address 1466 Santa Luisa Drive	e Solana Beach		ate Zone 07	Total Cond. Floor Area 3.795	Addition 831	# of Units
INSULATION	o dolaria boadii	Ort Omit	Area	0,100		
Construction Type		Cavity	(ft²) S	pecial Features		Status
Wall Wood Framed		R 15	200			New
Roof Wood Framed Atta		R 30	415			New
FENESTRATION Orientation Area(Total Area fr) U-Fac S	775 Glazing		0.4% New/Altered Avera		0.30 Status
HVAC SYSTEMS						
HVAC SYSTEMS Qty. Heating	Min. Eff	Cooling	Min	. Eff Ther	mostat	Status
Qty. Heating HVAC DISTRIBUTIO	DN			D	luct	
Qty. Heating		Cooling	Min Duct Loca	D		Status
	Min. Eff	Cooling	Min	. Eff Ther	mostat	Sta
Heating C DISTRIBUTION	DN	Cooling	Duct Loca	D	luct	



2022 Single-Family Residential Mandatory Requirements Summary

NOTE Single-f	amily residented buildings subject to the Energy Codes must comply with all applicable mandatory measures, regardless of the compliance approach to respective section for more information.
(04/2022)	Tripotetti attato ile inita traditatetti.
fullding Envelo	
§ 110,6(a)1	Air Leakage. Manufactured fene stration, extenor doors, and extenor pet doors must limit air leakage to 0.3 CFM per square foot or loss when fested per NFRC-400, ASTM E283, or AAMAWDMACSA 1018 S.2/A440-2011.*
§ 110.6(a)5:	Labeling. Fenestration products and extenor doors must have a label meeting the requirements of § 10-111(a).
§ 110.6(b):	Field fabricated exterior doors and fenestration products must use U-factors and solar hout gain coefficient (SHGC) values from Tables 110 6-A, 110 6-B, or JA4 5 for exterior doors. They must be causked and/or weather-strapped.
5 110.7:	Air Leakage. All joints, ponetrations, and other openings in the building envelope that are potential sources of air leakage must be cauked, gasketed, or weather stripped.
§ 110.8(a)	Insulation Certification by Manufacturers. Insulation must be certified by the Department of Consumer Affairs, Bureau of Household Goods and Services (BHGS)
6 110.8(g)	Insulation Requirements for Heated Slab Floors, Heated slab floors must be insulated per the requirements of § 110.8(e)
§ 110.8(i):	Rooting Products Solar Reflectance and Thermal Emittance. The thermal emittance and aged solar reflectance values of the rooting material must meet the requirements of § 110.8() and be labeled per § 10–113 when the installation of a cool roof is specified on the CFTs.
5 110.8():	Radiant Barrier. When required, radiant barriers must have an emittance of 0.05 or less and be certified to the Department of Consumer Affairs.
§ 150.0(a):	Red Dex, Calling and Rather Red Insulation. Net does in monty conducted date in dismate zones. I and it is assembled in surregul-Valent me controlled VALEN Called and interferent memoria. PLC entailation in new loads me calling it are surregulf-date area good. Under the maintenance PLC entailation in new loads me calling it are surregulf-date area plus VALEN or INSULATION. Although the controlled date of the VALEN CALLED CALL
§ 150.0(b):	Loase-fill Insulation. Loace fill insulation must meet the manufacturer's required density for the labeled R-value
§ 150.0(c):	Wall Insulation. Minimum R-13 insulation in 2x4 inch wood framing wall or have a U-factor of 0.102 or less, or R-20 in 2x6 inch wood framing or have a U-factor of 0.971 or less. Opaque non-framed assembles must have an overall assembly U-factor not exceeding 0.102
	Masonry walls must meet Tables 150.1-A or B.*
§ 150.0(d):	Raised-Seer Insulation, Minimum R-15 inculation in raised wood framed Seer or 0 037 maximum U-factor."
§ 150.0(¶:	State Edge Invalation. State adge insulation must meet all of the following have a water absorption rate, for the invalation material admoss with Edge Invalation, an greater than 0.3 percent, have a water vapor permeance no greater than 2.0 perm per inch, be protected on physical disamage and UV light deterioration; and, when installed as part of a headed date foor, meet the requirements of § 11.0 [8]:
§ 150.0(g)1	Vapor Retarder, in climate zones 1 through 16, the earth floor of unvented crawl space must be covered with a Class I or Class II vapor retarder. This requirement also applies to controlled ventilation crawl space for buildings complying with the exception to 4150 0(d).
§ 150.0(g)2:	Vapor Retarder. In climate zones 14 and 15, a Class I or Class II vapor retarder must be installed on the conditioned space side of all insulation in all extener walls, vented after, and unvented aftics with air-permeable insulation.
§ 150.0(q):	Fenestration Products. Fonestration, including skylights, separating conditioned space train unconditioned space or outdoors must have a maximum U-factor of 0.45, or area-weighted average U-factor of all fonestration must not exceed 0.45.

Freglenc, Detentifier East Againteres, and East Leg.

1955(0) The City Continuously invested policy for an ent allowed for mixin and endoter frequence.

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1958(0) Continuously invested policy for an entity of the frequency invested policy and mixing a sequence of the feeling of the feeling and an expected policy of the feeling of the feeling and an expected policy of the feeling of the feeling and an expected policy of the feeling of the f

\$192.00 Interestable. All numeral or covering systems on conversionary a continuous processors of the control of \$1.00 to the



§ 150.0(k)1G:	Screw based luminaires. Screw based luminaires must contain lamps that comply with Reference Joint Appendix JAB
§ 150.0(k)1H:	Light Sources in Enclosed or Recessed Luminaires. Lumps and other separable light sources that are not compliant with the JAS elevated temperature requirements, including marking requirements, must not be notalled in enclased or recessed luminaires.
§ 150.0(k)11	Light Source in Drawer, Cabbets, and Liene Cleents, Light source internal to drawer, cabonity or from cleents are frequent to samply with Table 150 64 or to exclude if by avance present of more type are read to came in warm to sample with Table 150 64 or to exclude if by avance present or more type. Swifts of power, each not more type 150 kmons, and are equipped with controls that automatically turn the lighting off when the drawer, cabinet or fines closest is closed.
§ 150 0(k)2A	Interior Switches and Controls, All forward phase out dimmers used with LED light sources must comply with NENA SSL 7A.
§ 150 0(k)2(3	Interior Switches and Controls. Exhaust fans must be controlled separately from lighting systems."
§ 150 0(k)2A	Accessible Controls. Lighting must have readly accessible wall-mounted controls that allow the lighting to be manually turned on and off.*
§ 150 0(k)251	Multiple Centrols. Controls must not bypass a dimmer, occupant sensor, or vacancy sensor function if the dimmer or sensor is installed to comply with 6 150 0(k).
§ 150 0(k)2C	Mandatory Requirements, Lighting controls must comply with the applicable requirements of 6 110 9
§ 150.0(k)20	Energy Management Control Systems. An energy management control system (EMCS) may be used to comply with dimming, occupancy, and control requirements if it provides the functionality of the specified centrol per § 118 9 and the physical controls specified in § 150 (8)(3).
§ 150.0(k)2E	Automatic Shuteff Controls, in bothrooms, garages, laundry rooms, utility rooms and walk-in classes, at least one netaled luminaria must be controlled by an occupancy or vacancy sensor providing automatic-off functionality. Lighting lands drawers and cabinots with opposite forsit of open must have controls that furn the lath off when the drawer of open is closed.
§ 150.0(k)2F	Diametri. Lighting in habitable spaces (e.g., living reems, dirung reems, kitchens, and bedreems) must have readily accessible well- mounted demning controls that allow the lighting to be manually adjusted up and down. Ferward phase out demners controlling LED light sources in those spaces must comply with NEMA 530, 7A.
§ 150.0(k)2K	Independent controls, integrated lighting of exhaust fans shall be controlled independently from the fans. Lighting under cabinets or shelves, lighting in display cabinets, and switched outlets must be controlled separately from ceiling-installed lighting.
§ 150.0(k)3A	Restricted of the source of th
§ 150.0p.)4:	Internally Blum in sted address signs, internally illuminated address signs must other comply with § 140 8 or consume no more than 5 wolts of power.
§ 150.00k)5:	Residential Garages for Eight or More Vehicles, Lighting for residential parking garages for eight or more vehicles must comply with the applicable requirements for nonresidential garages in §6 110 9, 130 9, 130 1, 130 4, 140 6, and 141 0.
olar Readiness	
§ 110 10(a)1	Single-tamily Residences. Single-tamily residences located in subdivisions with 10 or more single-tamily residences and where the application for a tentative subdivision may be the residences has been deemed complete and approved by the enforcement agency, which do not have a photovolate cythem installed, must comply with the requirement of § 110 100(±)-0.
§110 50(b)1A	Memors divide Zene Area. The said zene must have a memors that area as described balow. The said zene must camply we are purchased as specified in Table 2. Part of an entire of 160 2. A Part of morting and 160 2. A Part
§ 110 10(b)2	Azimuth. All sections of the solar zone located on steep-sloped roofs must have an azimuth between 90-300° of true north.
§ 110 10(b)3A	Shading. The solar zone must not contain any obstructions, including but not limited to vents, chimneys, architectural features, and real mounted equipment.
§ 110 10(b)3B	Shading. Any obstruction located on the roof or any other part of the building that projects above a solar zone must be located at least twice the horizontal distance of the height difference between the highest paint of the obstruction and the horizontal projection of the nearest point of the solar zone measured in the vertical plane."
§ 110 10(b)4	Structural Design Loads on Construction Documents. For areas of the roof designated as a solar zone, the structural design loads for roof dead load and roof live load must be clearly indicated on the construction documents.
§ 110 10(c)	Interconnection Pathways. The construction documents must indecide a location reserved for meeters and metering equipment and a pathway resource for resider of locations of the resider of locations and central water heading systems, a pathway resource for exiting from the salest asset of locations and central water heading systems, a pathway resource for residing plumbing from the salest zeros to the water-heading systems. Decumentations, A days of the constitution documents or a compractate decument including the elementation state. In 18 (19)-(19) must be a compractate decument including the elementation state.)
§ 110 10(d)	provided to the eccupant.
§ 110 10(e)1	Main Electrical Service Panel, The main electrical service panel must have a minimum busbar rating of 200 amps
	Main Electrical Service Panel. The main electrical service panel must have a reserved space to allow for the installation of a double pole



	2022 Single-Family Residential Mandatory Requirements Summary				
§ 110.5	Plot Lights. Confinuously burning plot lights are prohibited for natural gas: fan-type control furnaces, household cooking appliances (except appliances without an electrical supply viltage connection with plot lights that consume less than 150 Bits per hour], and pool are sea houter:				
§ 150.0(h)1	Building Cooling and Heating Leads. Heating under cooling leads are calculated in accordance with the ASHRAE Handbook, Equipment Volume, Applications Volume, and Fundamentals Volume; the SMACNA Residential Contine System Installation Standards Manual, or the ACCA Manual Justing deep conditions specified in § 150 (IDI).				
§ 150.0(h)3A.	Clearances. Air conditioner and heaf pump outdoor condensing units must have a clearance of at least five feet from the outlet of any dryer.				
§ 150.0(1)38:	Liquid Line Drier, Air conditioners and heat gump systems must be equipped with liquid line filter driers if required, as specified by the manufacturer's instructions.				
§ 150.0 <u>0</u> 1	Water Piping, Solar Water-healing System Piping, and Space Conditioning System Line Insulation. All domestic hot water piping must be insulated as specified in § 600 11 of the California Plumbing Code.*				
§ 150.0@2	Installation Privaction. Proop mobilish must be protected from camage mobilished that is unsight, mobilish, equipment, maintenance, and wind as required by §120.3(b), insulation opposed is worther must be waith instantion and protected from UV light for advector tapes), insulation covering shelds what props and refregerant suction perign located outside the conditioned space must include or the printeds by a Class I or Class I suppor instantion. Per insulation buried below grade must be installed in a waterpriorf and non-outsights camera visition.				
§ 150.0(n)1	Gut or Prepare Water Healing Systems. Systems using gut or propore value healters to serve individual develop units must designate a goar silvest 25 v 25 v 3 vuilable for the fortun restablish on 8 and young water healter, and most individual and plumbing requirements. Sussed on the distance between this designated space and the water healter location, and a condomistic drain no many than 2" higher than the base of the water healter.				
§ 150.0(n)3:	Solar Water-heading Systems. Solar water-heading systems and collectors must be certified and rolled by the Solar Rating and Certification Corporation (SPCC), the hitematismal Association of Plumbing and Mechanical Officials, Research and Testing (IAPMO RATI) or by a string agency that is approved by the securities directly.				
Nets and Fans					
§ 110.8(d)3:	Ducts, insulation installed on an existing space-conditioning duct must comply with § 604.0 of the California Mechanical Code (CMC). If contractor installs the insulation, the contractor must certify to the customer, in writing, that the insulation mosts this requirement.				
§ 150.0(m)1:	GMC Compliance. All an elebiblishes system data and planness must med CAC [§ 81 1-86] and ANIZSANCO-MS-2298 (1442). Delta Compliance Theories with and elebiblishes (fields) reflexes or single and entrinum data to planness must be assisted as planness of the compliance of the comp				
§ 150.0(m)2:	those spaces must not be compressed. * Factory-Educated Duct Systems, Factory-bincated duct systems must comply with applicable requirements for duct constitution and observes, pinks and seams of duct systems and their components must not be socied with clieft back nubber of duct book under such back or and observes with been is used in perchadron with must be and sink shade.				
§ 150.0(m)3	Field-Fabricated Duct Systems. Field-barcated duct systems must comply with applicable requirements for pressure-sensitive tapes, mastics, sealants, and other requirements specified for duct construction.				
§ 150.0(m)7	Backdraft Damper. Fan systems that exchange ar between the conditioned space and subdoers must have backdraft or automatic dampers:				
§ 150.0(m)E	Gravity Ventilation Dampers. Cravity ventilating systems serving conditioned space must have either automatic or readily accessible, manually operated dampers in all openings to the autoide, except combustion wint and outlet air openings and elevator shaft vents.				
§ 150.0(m)9	Profection of Insulation, insulation must be protected from damage due tosunlight, moisture, equipment maintenance, and wind insulation exposed to weather must be suitable for outdoor service (e.g., protected by aluminum, sheet metal, painted canvas, or plastic				



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	2022 Single-Family Residential Mandatory Requirements Summary
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§ 150 b(t)	Hat Pump Space Healer Ready, Systems using pas or propose features to some industrial desting with most enclude. A described unabstructed 250M transch circuit large installed with 7 or 450M transch some with the blank occurs described as 250M ready. "and a reserved man electrical service panel space to allow for the installation of a deutile polic exout breaker permanently markets at 550M transch. 250M use."
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2022 Single-Family Residential Mandatory Requirements Summary

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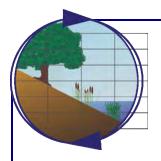
§ 150.0(e)1	Requirements for Ventillation and Indoor Air Quality. All dwelling units must most the requirements of ASHRAE Standard 62.2. Ventilation and Acceptable Indoor Air Quality in Residential Buildings subject to the amendments specified in § 150.0(e)1.*				
Stollight Central Fan Integrated (CPI) Ventilation Systems. Continuous sporation of CPI air handlers is not allowed to prove deating out ventilation and/our required per (\$50 figh) IC. A naturesed damport), must be untailed on the ventilation provints all surface through the space conditioning of uptime when the designific is closed andersorded per (\$150 ventilation systems must have controls that track auditors are ventilation num time, and either open or close the motion compliance with (\$150 figh).					
§ 150.0(e)1C	Whole-Dwelling Unit Mechanical Yenflation for Single-Family Detached and townhouses. Single-family dotached dwelling units and attached dwelling units not sharing ceilings or floars with other dwelling units, occupiable spaces, public garages, or commercial spaces must have mechanical ventilation airdow specified in § 150.0(o)10-iii.				
§ 150.0(e)1G	Lec Il Richarical Esbaser. Kitchen and between must have less inechanical exhaust, nemeclosed kitchen must have desse centrolled shaust system meeting registerents of §150 (light) discussed kitchen and between can use demand-centrolled or continuous activate meeting §150 (light). Airflow must be measured by the installer per §150 (light) and rated for sound per §150 (light).				
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hard and the fire	stems and Equipment:				
§ 110.4(s)	Certific dates by Manufacturers. Any pool or spa healing system or equipment must be certified to have all of the following complain with the Applicance Efficiency Regulations and storing in MAEDUS, an on-off which musted outside of the health must adjuding the themselved storing, a personance weatherpring faller or case with operating numberations; and must use electric resistance healing. Philipse, Any pool or sharphain system or opportunity the installed with all least 30 inches of good between the filter and the heal				
§ 110.4(b)1:	dedicated suction and return lines, or built-in or built-up connections to allow for future solar heating.				
§ 110.4(b)2	Covers. Outdoor pools or spas that have a hoot pump or gas heater must have a cover. Directional Inlets and Time Switches for Pools. Pools must have directional inlets that adequately mix the pool water, and a time				
§ 110 4(b)3	switch that will allow all pumps to be set or programmed to run only during off-peak electric demand periods.				
§ 110.5	Pilet Light. Natural gas pool and spa heaters must not have a continuously burning pilet light.				
6 150 0(p)	Pool Systems and Equipment Installation. Residential pool systems or equipment must meet the specified requirements for pumping flow rate, piping. Mers, and valves.				
Lighting:	200 (2001) 100 (300) 100 (200)				
July .	Lighting Controls and Components. All lighting control devices and systems, ballasts, and luminaires must meet the applicable				
5 110.9	requirements of § 110 9				
§ 150.0(k)1A					
150.0(k)1B	Screw based luminaires. Screw based luminaires must contain lamps that comply with Reference Joint Appendix JAS."				
6 150 0(k)1C	Recessed Downlight Luminaires in Ceillings. Luminaires recessed into ceilings must not contain screw based sockets, must be as and must be scaled with a gasket or caulk. California Electrical Code § 416 116 must also be met.				
	Light Sources in Enclosed or Recessed Luminaires, Lamps and other separable light sources that are not complant with the JA elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.				
6 150 00x)1D	Blank Electrical Boxes. The number of electrical boxes that are more than five feet above the finished floor and do not contain a luminaire or other device shall be no more than the number of bedrooms. These boxes must be served by a dimmer, vacancy son.				
-	Blank Electrical Boxes. The number of electrical boxes that are more than five feet above the fivehed floor and do not contain a luminaire or other device shall be no more than the number of bodrooms. These boxes must be served by a dimmor, vacancy sons control law validate eviting. or the spood control.				

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I				PAGE TOTA		1,790	37,768	2,381	994	









Merkel & Associates, Inc.

5434 Ruffin Road, San Diego, CA 92123 Tel: 858/560-5465 • Fax: 858/560-7779

> December 6, 2021 Revised August 26, 2022 M&A #21-076-01

Ms. Jessica Krems 1466 Santa Luisa Drive Solana Beach, Ca 92075

Re: Environmentally Sensitive Habitat Area (ESHA) Assessment for Proposed Improvements at 1466 Santa Luisa Drive, Solana Beach, California

Dear Ms. Krems:

The purpose of this letter is to provide an Environmentally Sensitive Habitat Area (ESHA) analysis of the proposed project site located at 1466 Santa Luisa Drive (APN 263-572-01-00) in the City of Solana Beach, California (Figure 1). The proposed project consists of a single-family home addition and remodel including construction of an outdoor covered patio.

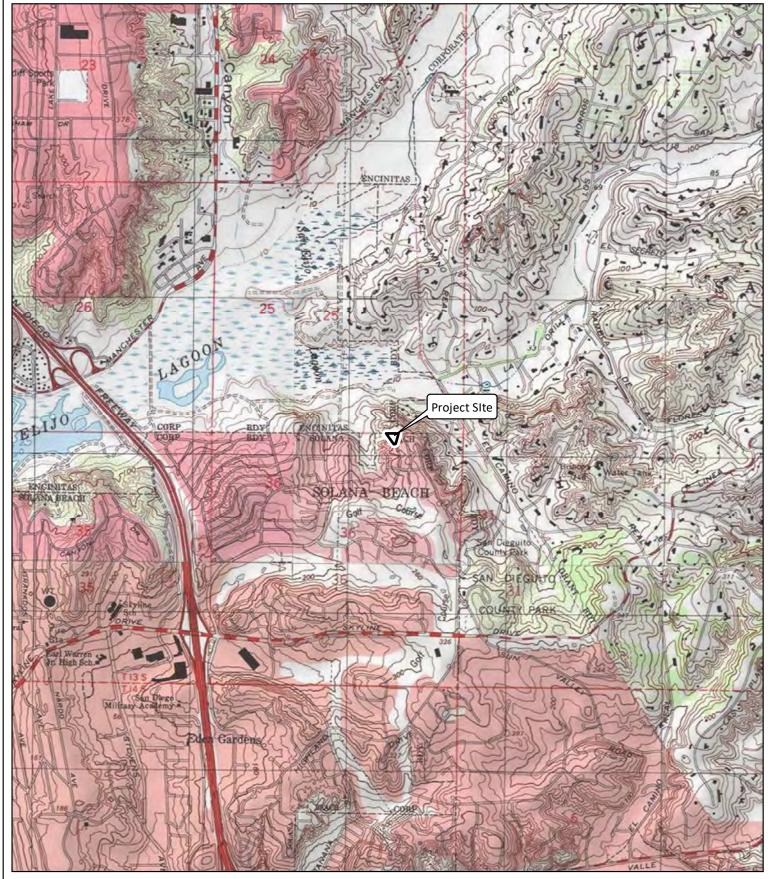
This report confirms the presence of ESHA within the project parcel boundary as mapped previously in the City of Solana Beach Land Use Plan ESHA Mapping Update Project (M&A 2018) as shown in Figure 2 but with slight modifications as depicted in Figure 3.

Methods

Prior to the initiation of the field survey, historical and currently available biological literature and data pertaining to the project area including the project parcel was reviewed. This review included the City of Solana Beach Land Use Plan ESHA Mapping Update Project as well as aerial photography from Microsoft (Bing 2020) and ESRI imagery basemaps: (Digital Globe 2021), and Google Earth Pro (2021); and sensitive species records from USFWS and CNDDB GIS databases (2021) for the project vicinity, where applicable. In addition, a field survey was conducted on November 22, 2021, by M&A Senior Biologist Kyle Ince. The project parcel was surveyed by foot, photographs (Appendix 1) and field notes were taken making note of existing conditions including the native and non-native flora on the property. Onsite and directly adjacent habitats were mapped based on the observed flora. Vegetation communities were identified and mapped based on field observations and utilizing the most recent publicly available aerial photographs. Surrounding habitats, landscape features, and land uses were also noted to assess the project parcel within a broader context.

Results

The project parcel is located along the northern boundary of the City of Solana Beach. The existing residence occurs in the relatively flat southern half of the parcel. A manufactured slope occurs in the approximate north half of the parcel and ranges in elevation from approximately 215 feet at the top of the slope to 180 feet at the toe of the slope, near the northern boundary of the parcel. In general, the parcel is bordered to the east, west and south by single family residences and to the north by open space that supports native maritime chaparral mapped as ESHA (Figure 2).

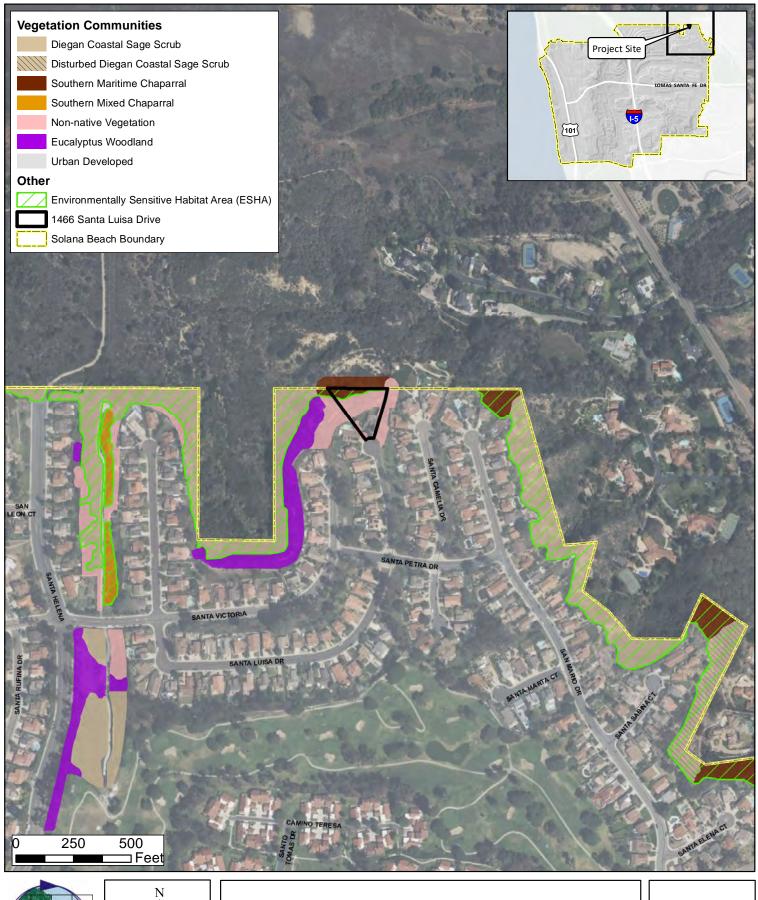






Project Vicinity Map

1466 Santa Luisa Drive, Solana Beach Source: USGS 7.5' Del Mar, CA Quadrangle Figure 1



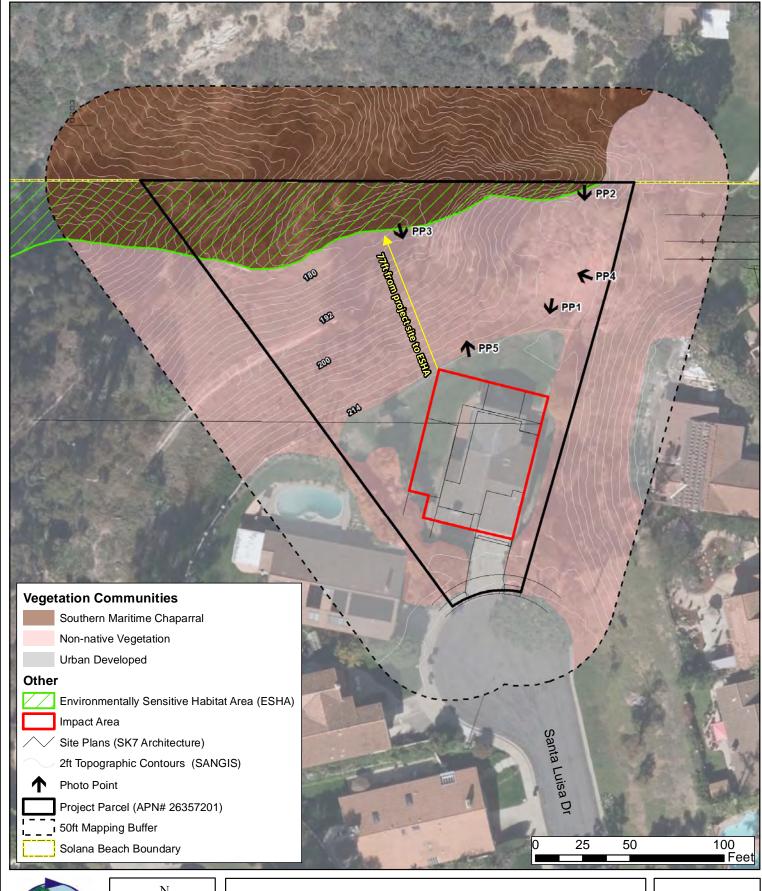




Regional Setting Map

1466 Santa Luisa Drive, Solana Beach

Figure 2







Biological Resources Map

1466 Santa Luisa Drive, Solana Beach

Figure 3

Based on the November 22, 2021, field survey, the project parcel supports two vegetation communities consisting of Non-native Vegetation and Southern Maritime Chaparral in addition to Urban Developed lands (Figure 3). The Southern Maritime Chaparral mapped onsite was refined and slightly reduced in coverage based on the survey ground truthing as compared to the ESHA/SMC mapping provided in the 2018 ESHA Update (M&A 2018). Table 1 lists acreages for each vegetation community mapped onsite and proposed impact acreages. In addition, photographs of the existing conditions throughout the project parcel are provided in Appendix 1.

Table 1. Vegetation Communities Onsite and Proposed Impact Acreages

Habitat Type	Onsite Acreage*	Proposed Impact Acreage		
MHCP Habitat Group B**				
Southern Maritime Chaparral (37C30)	0.14	0.00		
MHCP Habitat Group F**				
Non-Native Vegetation (11000)	0.21	0.00		
Urban/Developed (12000)	0.42	0.10		
Total	0.77	0.10		

^{*}Acreage has been rounded to nearest hundredth for all habitats, and totals reflect overall rounding.

Key species identified within the Southern Maritime Chaparral onsite included chamise (Adenostoma fasciculatum), Nuttall's scrub oak (Quercus dumosa), and wart-stemmed ceanothus (Ceanothus verrucosus). This native habitat occurs within a narrow band onsite along the northern boundary of the parcel and extends offsite to the north. Habitat quality is considered relatively high based on native species diversity, presence of sensitive species (i.e., Nuttall's scrub oak, wart-stemmed ceanothus) and general lack in disturbance and/or presence of non-native species.

The area mapped as Non-native Vegetation includes ornamental landscaping surrounding the house and on the rear yard manufactured slope. The flat portion of the yard includes ornamental trees including macadamia nut (*Macadamia integrifolia*), ornamental pear (*Pyrus* sp.) and magnolia (*Magnolia* sp.). The manufactured slope in the north half of the property includes several mature sugar gum (*Eucalyptus cladocalyx*), a few golden wattle (*Acacia longifolia*), and a ground cover of hottentot-fig (*Carpobrotus edulis*) on the upper portion of the slope and white trailing iceplant (*Delosperma* sp.) on the lower portion of the slope.

The area mapped as Urban Developed includes the existing house, surrounding hardscape, and the backyard grass lawn.

^{**}Habitat Groups refer to the Multiple Habitat Conservation Program (MHCP) Habitat Classification System, with numerical codes from Holland (1986) and/or Oberbauer (2008). Habitat Group B is generally defined as rare uplands; while Group F is defined as other lands including disturbed land, agricultural, and eucalyptus.

ESHA Assessment

The Coastal Act and City Land Use Plan (LUP) defines ESHA as: "Any area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments...". Additional clarification of ESHA is provided in the LUP, which provides specific exclusions for candidates of potential areas for ESHA. Exclusions of otherwise appropriate areas of rare or valuable habitat are typically due to urban isolation or proximity to disturbed and developed lands. Land uses, including public access ways and recreational pedestrian friendly trails, have also been identified in the LUP as being compatible in and adjacent to ESHA, and were taken into consideration when analyzing current ESHA boundaries.

The site-specific habitat mapping based on the November 22, 2021 field survey conducted by M&A generally reflected the mapping and findings of the City LUP 2018 ESHA analysis for the project parcel with the exception of a few areas of habitat refinements. The Southern Maritime Chaparral that occurs within the project parcel would be considered ESHA. This determination is based on the sensitivity of this native habitat and the location of this habitat that is contiguous to additional maritime chaparral to the north.

The proposed project impacts are limited to Urban/Developed (Figure 3) within the southern portion of the project parcel. The proposed project impact limits (identified as the outer boundary of the covered patio) are located a horizontal distance of 77 feet from the nearest onsite ESHA (i.e., Southern Maritime Chaparral). In addition, with no proposed change in grade, the project would maintain a vertical distance of 35 feet from its nearest location from the ESHA boundary (Figure 3). The proposed project would not result in a change in land use and is limited to the southern portion of the parcel and thus would not result in direct impacts to ESHA or any native habitat located along the northern edge of the parcel. To ensure consistency with the Coastal Act and the City's LUP, the project proposes the following:

- A minimum 50-foot buffer is typically required for a designated ESHA to protect against any
 adjacent impacts. It is expected that the proposed ESHA buffer of 77 feet from the
 proposed project limits would continue to adequately protect the adjacent ESHA.
- Construction practices would avoid potential indirect impacts (i.e., erosion, drainage, litter) to the native vegetation and the ESHA downslope from the project limits by including in the project design plans the requirement to install applicable construction and post-construction best management practices (BMPs) such as straw wattles and/or silt fencing prior to the start of construction. Drainage is expected to be retained within the Urban Developed area (i.e., grass lawn) or directed to a bio-retention basin required of the City.
- It is recommended that any proposed outdoor lighting along the northern boundary of the development be directed down or shielded to avoid potential lighting impacts to ESHA.

In conclusion, the proposed project is consistent with the current uses and existing conditions and it is expected that the proposed ESHA buffer of 77 feet from the proposed project limits would continue to adequately protect the adjacent ESHA.

If you have any questions regarding this analysis or need any additional information, please do not hesitate to contact M&A biologist, Kyle Ince (Project Manager), at kince@merkelinc.com or (858) 560-5465.

Sincerely,

Kyle L. Ince

Senior Biologist

References

- California Department of Fish and Wildlife (CDFW) California Natural Diversity Database (CNDDB). 2021. July 2021. State and Federally Listed Endangered, Threatened, and Rare Plants of California. California Department of Fish and Wildlife. Sacramento, CA. Available from:

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APPENDIX 1. PHOTOS



Photo Point 1. Viewing southwest from eastern end of manufactured slope at existing residence and area of proposed development to be constructed on existing backyard concrete patio, brick pavers, and lawn. November 22, 2021.



Photo Point 2. Viewing south from ESHA near the northeast corner of the parcel. The proposed project is approximately 110 feet to the south of this location. November 22, 2021.



Photo Point 3. Viewing southeast from near the toe of the parcel's manufactured slope dominated by Non-native Vegetation. This photo was taken from the edge of ESHA which is approximately 77 feet from the proposed project to the south. November 22, 2021.



Photo Point 4. Viewing northwest at the residence's backyard lawn, manufactured slope with Nonnative Vegetation and ESHA (Southern Maritime Chaparral) that occurs below the lower brow ditch of the manufactured slope. The red line demarcates the southern edge of ESHA. Nov. 22, 2021.



Photo Point 5. Viewing northwest from the edge of the proposed project at the parcel's manufactured slope and ESHA to the north. Redline demarcates southern edge of ESHA approximately 77 feet to the north of the proposed project. November 22, 2021.



STAFF REPORT CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers

FROM: Gregory Wade, City Manager

MEETING DATE: April 26, 2023

ORIGINATING DEPT: Community Development Department

SUBJECT: Introduction (1st Reading) of Ordinance No. 530 Adding

Section 17.68.030(C)(1)(c)(i-vii) to the Solana Beach Municipal Code that Would Allow for Modifications to Roof Structures of Legal Nonconforming Garages that Encroach into the Required Front Yard Setback and are Located in the Low-Medium Residential Zone North of Lomas Santa

Fe Drive and East of the Interstate 5 Freeway

BACKGROUND:

This item is before the City Council to consider introduction of Ordinance 530 (Attachment 1) adding a new subsection to Chapter 17.68.030 (Minor Exceptions) of the Solana Beach Municipal Code (SBMC). This new section would provide a mechanism for the roof structures of legal nonconforming garages located on properties within the Low-Medium Residential (LMR) Zone north of Lomas Santa Fe Drive and east of Interstate 5 to be structurally modified subject to specific regulations and under the approval of a Minor Exception.

DISCUSSION:

Various planned developments located north of Lomas Santa Fe Drive and east of Interstate 5 were constructed in the 1970's prior to the City's incorporation and under the jurisdiction of the County of San Diego. These developments include the San Elijo Hills (1 and 2), Santa Fe Hills, and Loma Cielo West communities, indicated in Exhibit 1 on the following page. The City designated these developments as LMR with setback designators "c" and "d", which both require a 25-foot front-yard setback for all structures measured from the front property line, pursuant to SBMC Section 17.20.030(D). Adoption of these development standards made many of the properties in this area legal nonconforming due to single-story garages that are setback approximately 20 feet from the front property lines. These garages consist of a variety of flat, hip, and gable roof

COUNCIL ACTION:		

designs and exist uniformly throughout the referenced area. Examples of the nonconforming garages are provided in Attachment 2.

While SBMC Chapter 17.16 (Nonconforming Uses and Structures) allows for legal nonconforming structures to be maintained, the interpretation of the regulations prohibit structural modifications that would "increase the size or degree of the existing nonconformity" (SBMC Section 17.17.060), such as reconstruction of a nonconforming garage roof between the varying roof designs found in the referenced area.

Exhibit 1 – LMR Zone properties located north of Lomas Santa Fe Drive and east of Interstate 5.



SBMC Chapter 17.68.030 (Minor Exceptions) provides "the flexibility necessary to achieve the objectives of this title" (Chapter 17 Zoning). Minor Exceptions can be approved by the Community Development Director unless the overall project is subject to a discretionary permit (such as a Development Review Permit) that falls under the purview of the City Council, in which the requests would be considered comprehensively by the City Council. The process for consideration of a Minor Exception includes notification of all property owners within 300 feet of the subject site 20 days prior to the decision. If there is an objection raised by neighbors, consideration of the Minor Exception would be elevated to the City Council. The approval is subject to the following findings (17.68.030(F):

1. That strict or literal interpretation and enforcement of the specified regulation would result in practical difficulty or unnecessary physical hardship inconsistent with the objectives of the general plan and intent of this title.

2. That the granting of the minor exception will not be detrimental to the public health, safety, welfare, or materially injurious to properties or improvements in the vicinity.

Currently, two development regulations exist that qualify for a Minor Exception, including fence height (subsection a) and parking design standards (subsection b). The proposal before the City Council is to add a third development regulation entitled "nonconforming garage roofs" under subsection "c" stating that "the director may allow the roof structures of legal nonconforming garages that encroach into the required front yard setback and are located in the Low-Medium Residential (LMR) Zone north of Lomas Santa Fe Drive and east of the Interstate 5 Freeway to be reconstructed and/or modified."

Staff believes that the Minor Exception is the most appropriate mechanism if the City Council is supportive of the general concept and suggests that the following requirements be met in order to determine eligibility of the Minor Exception:

- i. The Residential Building Record (RBR) from the County Assessor shall verify that the garage was legally constructed.
- ii. The existing floor plan shall verify that the existing garage currently accommodates the two (2) 9-foot by 19-foot off-street parking spaces required for the single-family residence and has not been converted into habitable space.
- iii. The portion of the new roof located in the front yard setback shall not exceed 15 feet in height measured from the existing finished surface of the garage.
- iv. There shall not be any second-story addition of habitable area above the portion of the garage located in the front yard setback.
- v. The portion of the garage located in the front yard setback may include nonhabitable storage within the roof structure with a minimum vertical clearance of 7 feet above the finished surface of the garage.
- vi. The existing footprint of the garage shall not be expanded within the front yard setback.
- vii. The surrounding exterior walls of the garage shall be allowed to be structurally modified to the extent deemed necessary by the Building Official in order to structurally support the new roof and/or meet current building codes, however, the plate height of the garage shall not be increased within the front yard setback.

It is possible that the requirements listed above would not comply with every reasonable proposal. The City Council could include an eighth requirement that may allow more flexibility at the discretion of the City Council versus the Community Development Director.

Ordinance 530 would not preclude a property owner from obtaining necessary Homeowner's Association (HOA) approval in addition to the City's approval of a Minor Exception and Building Permit and authorization from the California Coastal Commission.

General Plan and Local Coastal Program Land Use Plan Consistency

The General Plan Land Use Element adopted by the City Council (and amended in 2014) established Policy LU-1.1, which "encourage(s) the development and protection of healthy residential neighborhoods by ensuring sensitive transitions between those neighborhoods and adjoining areas and preventing deterioration through rehabilitation and maintenance efforts".

The establishment of nonconforming garages located in the applicable area as a development regulation subject to a Minor Exception, gives property owners the flexibility to construct minor improvements that would both enhance and maintain the character of the residential neighborhood in compliance with the City's adopted General Plan.

CEQA COMPLIANCE STATEMENT:

This is not a project as defined by CEQA because there is no development or physical change that would result from the adoption of Ordinance No. 530.

FISCAL IMPACT:

There is no direct impact to the General Fund. Ordinance No. 530 would provide a mechanism for future projects to modify legal nonconforming roof structures of garages located in the applicable area through the established process for a Minor Exception.

WORK PLAN: N/A

OPTIONS:

- Approve Staff recommendation and introduce Ordinance No. 530.
- Approve Staff recommendation with alternative amendments/modifications.
- Denv Staff recommendation.

DEPARTMENT RECOMMENDATION:

Staff recommends that the City Council:

- 1. Conduct the Public Hearing: Open the public hearing, Report Council disclosures, Receive public testimony, Close the public hearing.
- Introduce Ordinance No. 530 adding section 17.68.030(C)(1)(c)(i-vii) to the Solana Beach Municipal Code that would allow for modifications to roof structures of legal nonconforming garages that encroach into the required front yard setback and are located in the Low-Medium Residential Zone north of Lomas Santa Fe Drive and

east of the Interstate 5 Freeway.

CITY MANAGER'S RECOMMENDATION:

Approve Department Recommendation.

Gregory Wade, City Manager

Attachments:

- 1. Ordinance 530
- 2. Existing Nonconforming Garages

ORDINANCE 530

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, ADDING SECTION 17.68.030(C)(1)(c)(i-vii) TO THE SOLANA BEACH MUNICIPAL CODE THAT WOULD ALLOW FOR MODIFICATIONS TO ROOF STRUCTURES OF LEGAL NONCONFORMING GARAGES THAT ENCROACH INTO THE REQUIRED FRONT YARD SETBACK AND ARE LOCATED IN THE LOW-MEDIUM RESIDENTIAL ZONE NORTH OF LOMAS SANTA FE DRIVE AND EAST OF THE INTERSTATE 5 FREEWAY

WHEREAS, on April 26, 2023, the City Council of the City of Solana Beach held a noticed public hearing on this proposed ordinance; and

WHEREAS, the City of Solana Beach has a General Plan and Zoning Ordinance established in compliance with California Government Code Title 7, Planning and Zoning Law; and

WHEREAS, the City Council of the City of Solana Beach finds that modifications to the Zoning Ordinance, consistent with California Government Code Title 7, are reasonably necessary from time to time; and

WHEREAS, the General Plan Land Use Element adopted by the City Council established Policy LU-1.1 to "encourage the development and protection of healthy residential neighborhoods by ensuring sensitive transitions between those neighborhoods and adjoining areas and preventing deterioration through rehabilitation and maintenance efforts"; and

WHEREAS, the City Council of the City of Solana Beach found Ordinance 530 to be consistent with the adopted General Plan; and

WHEREAS, the City Council of the City of Solana Beach found Ordinance 530 to be exempt from the California Environmental Quality Act (CEQA) because there would be no development or physical change that would result from the adoption of Ordinance 530; and

WHEREAS, the decision is based upon the evidence presented at the hearing and any information the City Council gathered by viewing the applicable areas as disclosed at the hearing;

NOW THEREFORE, the City Council of the City of Solana Beach does ordain as follows:

Section 1. All of the above statements are true; and

<u>Section 2</u>. Chapter 17.68 is hereby amended and Section 17.68.030(C)(1)(c)(i-vii) is hereby added to the Solana Beach Municipal Code, to read as follows.

17.68.030(C)(1)(c) Nonconforming Garage Roofs

- c. Nonconforming Garage Roofs. The director may allow the roof structures of legal nonconforming garages that encroach into the required front yard setback and are located in the Low-Medium Residential (LMR) Zone north of Lomas Santa Fe Drive and east of the Interstate 5 Freeway to be reconstructed and/or modified provided that the following requirements are met:
 - i. The Residential Building Record (RBR) from the County Assessor shall verify that the garage was legally constructed.
 - ii. The existing floor plan shall verify that the existing garage currently accommodates the two (2) 9-foot by 19-foot off-street parking spaces required for the single-family residence and has not been converted into habitable space.
 - iii. The portion of the new roof located in the front yard setback shall not exceed 15 feet in height measured from the existing finished surface of the garage.
 - iv. There shall not be any second-story addition of habitable area above the portion of the garage located in the front yard setback.
 - v. The portion of the garage located in the front yard setback may include non-habitable storage within the roof structure with a minimum vertical clearance of 7 feet above the finished surface of the garage.
 - vi. The existing footprint of the garage shall not be expanded within the front yard setback.
 - vii. The surrounding exterior walls of the garage shall be allowed to be structurally modified to the extent deemed necessary by the Building Official in order to structurally support the new roof and/or meet current building codes, however, the plate height of the garage shall not be increased within the front yard setback.

Section 6.35.090 Severability

The provisions of this chapter are declared to be severable and if any provision, sentence, clause, section or part of this chapter is held illegal, invalid, unconstitutional or inapplicable to any person or circumstances, such illegality, invalidity or unconstitutionality or inapplicability shall not affect or impair any of the remaining provisions, sentences, clauses, sections or parts of this chapter or their application to persons and circumstances."

EFFECTIVE DATE: This Ordinance shall be effective thirty (30) days after its adoption. Within fifteen (15) days after its adoption, the City Clerk of the City of Solana Beach shall proceed with publication pursuant to the provisions of Government Code §36933.

INTRODUCED AND FIRST READ at a meeting of the City Council of the City of Solana Beach, California, on the 26th day of April, 2023; and

THEREAFTER ADOPTED at a regular meeting of the City Council of the City o Solana Beach, California, on the day of, 2023, by the following vote:				
	NOES: ABSTAIN:	Councilmembers – Councilmembers – Councilmembers – Councilmembers –		
			LESA HEEBNER, Mayor	
APPROVED AS TO FORM:			ATTEST:	
JOHANNA N. CANLAS, City Attorney			ANGELA IVEY, City Clerk	

Attachment 2—Existing Nonconforming Garages









