Staff Report to the Zoning Administrator

Application Number: 231182

Applicant: Foundry Architecture-Eric Iversen
Owner: Joar Opeheim
APN: 038-191-19
Site Address: 745 Las Olas Drive, Aptos

Agenda Date: March 15, 2023
Agenda Item #: 1
Time: After 9:00 a.m.

Project Description: Proposal to remodel an existing nonconforming single-family dwelling to include the combination of first story structures and the addition of a new second story bedroom and bathroom. Project would result in a 2,238 square foot, three-bedroom, two-story single-family dwelling.

Requires Coastal Development Permit, a Variance to reduce the front yard setback (from 20-feet to 13-feet), a Variance to reduce the required parking from three spaces to two, a Variance to utilize more than 50% of the front yard for parking, and a determination that the project is exempt from further review under the California Environmental Quality Act (CEQA).

Location: Property is located approximately 500 feet west of the Las Olas Drive gate (745 Las Olas Drive).

Permits Required: Coastal Development Permit, Variance to front yard setback, Variance to reduce the required parking from three spaces to two, Variance to allows more than 50 percent of the front yard for parking.

Technical Reviews: Combined Soils and Geologic Review Review (REV221066).

Supervisorial District: District 2 (District Supervisor: Zach Friend)

Staff Recommendation:

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 231182, based on the attached findings and conditions.

Project Description & Setting

The subject property is a 10,321 square foot lot parcel located approximately 500 feet west of the Las Olas Drive gate at the north end of Seacliff State Beach. The site is situated between the Las Olas Drive right-of-way and bluff to the north, and the beach and shoreline to south, with portions of the property extending seaward onto the beach.

Existing development on the site consists of a group of three nonconforming structures functioning as one single-family dwelling: an approximately 1,192 square foot one-bedroom dwelling (Casita 1), a 250-square foot detached habitable accessory structure (Casita 2), a 240 square foot detached habitable accessory structure (Casita 3), and a 50 square foot detached nonhabitable accessory structure (laundry). Nonstructural elements of the property include miscellaneous decking and patios at the front and rear of the house, and a riprap seawall located approximately 40-feet seaward of the house. Based on County Assessor Records, Casita 1 was constructed circa 1935 but the laundry room and Casita 3 were developed without the benefit of permits sometime in the mid-1980s. Casita 2 was lawfully developed and is considered a legal nonconforming structure developed within the front yard setback.

The proposed project, characterized as a remodel by the project applicant and defined as a remodel under the County non-conforming structure regulations, would demolish the unpermitted Casita 3 and laundry room, internally connect the detached Casita 2 to the primary structure, and add a 455 square foot second story addition. The foundation would be upgraded at various points across the site, including the installation of new battered helical anchors and concrete grade beams. The result of the project will be a 2,238 square foot, two story dwelling with two bedrooms.

The proposal includes a request to reduce the front yard setback from 20-feet to about 13-feet and to reduce the required on-site parking from three spaces to two spaces, and an approval to utilize more than 50% of the front yard for parking for the two onsite parking spaces. Further, because the property is located between the shoreline and the first public through road, a Coastal Development Permit is required.

Zoning & General Plan Consistency

The subject property is a 10,321 square foot lot, located in the R-1-8 (single-family residential, 8,000 square foot parcel size) zone district, a designation which allows residential uses. The proposed residence is a principal permitted use within the zone district and the zoning is consistent with the site's R-UL, O-U (Urban Low Density Residential, Urban Open Space) General Plan designation.

Nonconforming Regulations

Santa Cruz County nonconforming structure regulations (SCCC 13.10.262) authorize ministerial approval of conforming additions which do not increase the nonconforming dimensions of the structure. Nonconforming additions are not permitted without the granting of a variance or minor exception. The regulations further regulate proposals for "reconstruction", defined as modification or replacement of 65 percent or more of the major structural components within a 5-year period, to require a conditional use permit with expanded findings.

As demonstrated in the project plans (Exhibit D), the proposed project modifies 41 percent of the primary structure and 18 percent of Casita 1. Therefore, the proposal does not represent a reconstruction pursuant to County nonconforming structure regulations. Analysis of the modifications and cost estimate included consideration of the applicant's proposal for new foundation elements. Updated modification plans and modification worksheet shall be provided prior to building permit approval to ensure compliance with the Non-Conforming Structures Ordinance and Geological Hazards Ordinances as noted under the Flood Elevation compliance

section below.

The new additions proposed at the front of the house and within the front yard setback are subject to variance approval as discussed below.

Variances

The project includes requests for a variance to the front yard setback, a reduction in the number of required on-site parking spaces (from three to two), and to use more than 50 percent of the front yard for parking for the two spaces. Each of the requests are driven by the constraints to development on Las Olas Drive; parcels in this area are encumbered by restrictions to new seaward development on the ocean side and by the application of setbacks on the inland side. Reductions to the front yard setback are common for developments along Las Olas Drive where the large majority of homes have nonconforming front yards and substandard parking.

Staff supports the proposed variances, as the project removes some egregiously nonconforming development on site and would also result in an improved street frontage. The proposed parking configuration, which would be oriented parallel to the house but completely out of the right-of-way, is improved over existing conditions, which provide for just one parking space parallel to Las Olas Drive. The proposal is commensurate with the parking pattern found along Las Olas Drive, where many of the homes have been developed with substandard parking or utilize parking within the right-of-way.

Flood Elevation

The proposed project is in compliance with Chapter 16.13 of the Santa Cruz County Code. The project is not considered a “substantial improvement” as defined in the County flood regulations (16.13), in that the estimated costs of construction do not exceed fifty percent of the appraised market value of the structures. The cost estimate submitted by the applicant estimates that costs of construction would equal 49.2% of the appraised value. Given the potential to exceed the fifty percent threshold, and thereby requiring the structures to be floodproofed or elevated, conditions of approval include the requirement for final building plans to include revised modification plans detailing the proposed work, an updated appraisal to reflect market fluctuations, and revised cost estimated to reflect any additional modifications. The recommendation for approval of this project is that the project is in compliance with the County flood regulations. Revisions resulting in a “substantial improvement” will render this approval null and void.

Design Review

The proposed residence complies with the requirements of the County Design Review Ordinance, in that the resulting structure is complementary to and in scale with other developments in the vicinity. The proposed design incorporates a variety of materials to provide visual interest in the structure, and the architectural style resulting from the addition of the second story results in a structure with minimal visual impacts to adjacent properties.

Local Coastal Program Consistency

The proposed residence is in conformance with the County's certified Local Coastal Program, in

that the structure is sited and designed to be visually compatible, in scale with, and integrated with the character of the surrounding neighborhood. Developed parcels in the area contain single-family dwellings. Size and architectural styles vary in the area, and the design submitted is consistent with the existing range of styles. The project site is located between the shoreline and the first public through road, but the site is not identified as a priority acquisition site in the County's Local Coastal Program, and public access to the beach will not be impeded by the proposed project.

The property is included as one of multiple properties listed in approved Coastal Development Permit application 97-0837, which recognized the emergency repair of a riprap retaining wall and established a future monitoring and maintenance plan.

Conclusion

As proposed and conditioned, the project is consistent with all applicable codes and policies of the Zoning Ordinance and General Plan/LCP. The applicant's geotechnical report (REV221266) was reviewed by the County Environmental planning staff and accepted on December 14, 2023. The project has been conditioned to comply with the recommendations of that report.

Please see Exhibit "B" ("Findings") for a complete listing of findings and evidence related to the above discussion.

Staff Recommendation

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.

- **APPROVAL** of Application Number **231182,** based on the attached findings and conditions.

Supplementary reports and information referred to in this report are on file and available for viewing at the Santa Cruz County Planning Division, and are hereby made a part of the administrative record for the proposed project.

The County Code and General Plan, as well as hearing agendas and additional information are available online at: www.sccoplanning.com

Report Prepared By: Evan Ditmars
Santa Cruz County Planning
701 Ocean Street, 4th Floor
Santa Cruz CA 95060
Phone Number: (831) 454-3227
E-mail: evan.ditmars@santacruzcountyca.gov

Exhibits

A. Categorical Exemption (CEQA determination)
B. Findings
C. Conditions
D. Project plans
E. Assessor's, Location, Zoning and General Plan Maps
F. Parcel information
G. Acceptance Letter for Combined Soils and Geologic Report Review (REV221266)

CALIFORNIA ENVIRONMENTAL QUALITY ACT
NOTICE OF EXEMPTION

The Santa Cruz County Planning Division has reviewed the project described below and has determined that it is exempt from the provisions of CEQA as specified in Sections 15061 - 15332 of CEQA for the reason(s) which have been specified in this document.

Application Number: 231182
Assessor Parcel Number: 038-191-19
Project Location: 745 Las Olas Drive, Aptos

Project Description: Proposal to remodel an existing nonconforming single-family dwelling to include the combination of first story structures and addition of a new second story bedroom and bathroom. Project would result in a 2,238 square foot, three-bedroom single-family dwelling

Person or Agency Proposing Project: Foundry Architecture-Eric Iversen

Contact Phone Number: 917-242-2122

A. _____ The proposed activity is not a project under CEQA Guidelines Section 15378.

B. _____ The proposed activity is not subject to CEQA as specified under CEQA Guidelines Section 15060 (c).

C. _____ **Ministerial Project** involving only the use of fixed standards or objective measurements without personal judgment.

D. _____ **Statutory Exemption** other than a Ministerial Project (CEQA Guidelines Section 15260 to 15285).

E. X Categorical Exemption

Specify type: Class 3 - New Construction or Conversion of Small Structures (Section 15303)
Class 2 – Replacement or Reconstruction (Section 15302)

F. Reasons why the project is exempt:

Remodel of an existing single-family dwelling, including demolition of unpermitted portions, to result in a structure of substantially the same size and use.

In addition, none of the conditions described in Section 15300.2 apply to this project.

_____ Date:_____
Evan Ditmars, Project Planner

EXHIBIT A

Coastal Development Permit Findings

1. That the project is a use allowed in one of the basic zone districts that are listed in LCP Section 13.10.170(D) as consistent with the LCP Land Use Plan designation of the site.

This finding can be made, in that the property is zoned R-1-8 (single-family residential, 8,000 square foot parcel size), a designation which allows residential uses. The proposed residence is a principal permitted use within the zone district, and the zoning is consistent with the site's R-UL, O-U (Urban Low Density Residential, Urban Open Space) General Plan designation.

2. That the project does not conflict with any existing easement or development restrictions such as public access, utility, or open space easements.

This finding can be made, in that no such easements or restrictions are known to encumber the project site.

3. That the project is consistent with the design criteria and special use standards and conditions of this chapter pursuant to SCCC 13.20.130 and 13.20.140 et seq.

This finding can be made, in that the development is consistent with the surrounding neighborhood in terms of architectural style; the site is surrounded by lots developed to an urban density; the colors will be natural in appearance and complementary to the site; and although the development is located on the beach, the proposed remodel and addition would not result in degradation of public views or visual incompatibility with existing uses and developments in the vicinity.

The project site is not located in one of the special communities specified in 13.20.140 through 13.20.149.

4. That the project conforms with the public access, recreation, and visitor-serving policies, standards and maps of the LCP Land Use Plan, including Chapter 2: Section 2.5 and Chapter 7.

This finding can be made, in that the project site is not identified as a priority acquisition site in the County Local Coastal Program and public beach access is available 500-feet south of the project site at Seacliff State Beach.

5. That the project conforms to all other applicable standards of the certified LCP.

This finding can be made, in that the structure is sited and designed to be visually compatible and integrated with the character of the surrounding neighborhood. Additionally, residential uses are allowed uses in the R-1-8 (single-family residential, 8,000 square foot parcel size) zone district, as well as the General Plan and Local Coastal Program land use designation. Developed parcels in the area contain single-family dwellings. Size and architectural styles vary in the area, and the design submitted is consistent with the pattern of development within the surrounding neighborhood.

6. If the project is located between the nearest through public road and the sea or the shoreline of any body of water located within the Coastal Zone, that the project conforms to the public access and public recreation policies of Chapter 3 of the Coastal Act.

Exhibit B

This finding can be made, in that although the project site is located between the shoreline and the first public road, the proposed single-family residence will not interfere with public access to the beach, ocean, or any nearby body of water. Further, the project site is not identified as a priority acquisition site in the County Local Coastal Program. See also Finding 2 above.

Exhibit B

Variance Findings

1. That because of special circumstances applicable to the property, including size, shape, topography, location, or surroundings, the strict application of the zoning ordinance deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification.

The proposed variances to the front yard setback, to reduce the required on-site parking spaces from three to two, and to use more than 50 percent of the front yard for parking are driven by the constraints to development on Las Olas Drive; parcels in this area are encumbered by restrictions to new seaward development on the ocean side and by the application of setbacks on the inland side. Reductions to the front yard setback are common for developments along Las Olas Drive where the large majority of homes have nonconforming front yards and substandard parking. Strict application of the zoning ordinance (in requiring district-compliant setbacks or parking) would require a substantial reduction in the size of the existing home, require a greater portion of the dwelling to be located on the second floor, or require the project scope to expand to include flood elevating all of the structures on the property. These changes could result in a more significant visual impact to adjacent properties when compared to the structure proposed under the current application.

2. That the granting of the Variance will be in harmony with the general intent and purpose of zoning objectives and will not be materially detrimental to public health, safety, or welfare or injurious to property or improvements in the vicinity.

This finding can be made, in that no such easements or restrictions are known to encumber the project site.

The proposed project will be in the harmony, general intent, and purpose of the zoning objectives in that the project removes some egregiously nonconforming development in the front yard and would result in an improved street frontage without compromising privacy of adjacent properties. The proposed parking, which would be oriented parallel to the house but completely out of the right-of-way, is improved over existing conditions and would be commensurate with other developments in the area.

3. That the granting of such Variances shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such is situated.

This finding can be made in that several homes in the vicinity which are subject to the same site constraints as the subject property, including 725 and 761 Las Olas, were approved for variances to site standards, including reductions to their front yard setbacks and required parking.

Exhibit B

Development Permit Findings

1. That the proposed location of the project and the conditions under which it would be operated or maintained will not be detrimental to the health, safety, or welfare of persons residing or working in the neighborhood or the general public, and will not result in inefficient or wasteful use of energy, and will not be materially injurious to properties or improvements in the vicinity.

This finding can be made, in that the project is located in an area designated for residential uses. Construction will comply with prevailing building technology, the California Building Code, and the County Building ordinance to ensure the optimum in safety and the conservation of energy and resources.

2. That the proposed location of the project and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the zone district in which the site is located.

This finding can be made, in that the proposed location of the structure and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the R-1-8 (single-family residential, 8,000 square foot parcel size) zone district as the primary use of the property will be one single-family dwelling that, with the exception of the requested variances, meets standards for the zone district. The proposed structure will result in a structure that is no longer nonconforming with exception of the proposed variances. Variance findings are attached.

3. That the proposed use is consistent with all elements of the County General Plan and with any specific plan which has been adopted for the area.

This finding can be made, in that the proposed residential use is consistent with the use and density requirements specified for the R-UL, O-U (Urban Low Density Residential, Urban Open Space) land use designation in the County General Plan.

The proposed structure will not adversely impact the light, solar opportunities, air, and/or open space available to other structures or properties. Except for the requested variance to the front setback, the structure meets all current site and development standards for the zone district as specified in Policy 8.1.3 (Residential Site and Development Standards Ordinance). The requested reductions to parking and allowance to utilize the entirety of the front yard for parking would not adversely affect adjacent properties and represents an improvement over existing parking conditions on the site.

The proposed structure will be properly proportioned to the parcel size and the character of the neighborhood as specified in General Plan Policy 8.6.1 (Maintaining a Relationship Between Structure and Parcel Sizes), in that except for the front yard setback, will comply with the site standards for the R-1-8 zone district (including setbacks, lot coverage, floor area ratio, height, and number of stories) and will result in a structure consistent with a design that could be approved on any similarly sized lot in the vicinity.

A specific plan has not been adopted for this portion of the County.

4. That the proposed use will not overload utilities, and will not generate more than the

Exhibit B

acceptable level of traffic on the streets in the vicinity.

This finding can be made, in that the proposed project is a remodel of an existing single-family dwelling. No new traffic generating uses are proposed at the site. Except for a small increase in trips generated during construction, no additional traffic is anticipated from the proposal.

5. That the proposed project will complement and harmonize with the existing and proposed land uses in the vicinity and will be compatible with the physical design aspects, land use intensities, and dwelling unit densities of the neighborhood.

This finding can be made, in that the proposed structure is located in a mixed neighborhood containing a variety of architectural styles, and the proposed structure is consistent with the land use intensity and density of the neighborhood.

6. The proposed development project is consistent with the Design Standards and Guidelines (sections 13.11.070 through 13.11.076), and any other applicable requirements of this chapter.

This finding can be made, in that the proposed dwelling will be of an appropriate scale and type of design that will enhance the aesthetic qualities of the surrounding properties and will not reduce or visually impact available open space in the surrounding area.

The proposed design incorporates a variety of materials to provide visual interest in the structure, and the architectural style resulting from the addition of the second story results in a structure with minimal visual impacts to adjacent properties.

Exhibit B

Conditions of Approval

Exhibit D: Project plans, prepared by Foundry Architecture, dated 10-31-23.

I. This permit authorizes a remodel and addition of a residence, as indicated on the approved Exhibit "D" for this permit. This approval does not confer legal status on any existing structure(s) or existing use(s) on the subject property that are not specifically authorized by this permit.

II. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:

A. Sign, date, and return to Santa Cruz County Planning one copy of the approval to indicate acceptance and agreement with the conditions thereof.

B. Obtain a Demolition Permit from the Santa Cruz County Building Official.

C. Obtain a Building Permit from the Santa Cruz County Building Official.

1. Any outstanding balance due to Santa Cruz County Planning must be paid prior to making a Building Permit application. Applications for Building Permits will not be accepted or processed while there is an outstanding balance due.

III. Prior to issuance of a Building Permit the applicant/owner shall:

A. Submit final architectural plans for review and approval by Santa Cruz County Planning. The final plans shall be in substantial compliance with the plans marked Exhibit "D" on file with Santa Cruz County Planning. Any changes from the approved Exhibit "D" for this development permit on the plans submitted for the Building Permit must be clearly called out and labeled by standard architectural methods to indicate such changes. Any changes that are not properly called out and labeled will not be authorized by any Building Permit that is issued for the proposed development. The final plans shall include the following additional information:

1. A copy of the text of these conditions of approval incorporated into the full-size sheets of the architectural plan set.

2. A revised cost estimate worksheet and associated modification plan.

3. Submit revised PLG300 prepared by the project Geotechnical Engineer, as necessary.

4. One elevation shall indicate materials and colors as they were approved by this Discretionary Application. If specific materials and colors have not been approved with this Discretionary Application, in addition to showing the materials and colors on the elevation, the applicant shall supply a color and material sheet in 8 1/2” x 11” format for Santa Cruz County Planning review and approval.

Exhibit C

5. Grading, drainage, and erosion control plans.

6. Details showing compliance with fire department requirements. If the proposed structure(s) are located within the State Responsibility Area (SRA) the requirements of the Wildland-Urban Interface code (WUI), California Building Code Chapter 7A, shall apply.

B. Meet all requirements of the County Department of Public Works, Stormwater Management. Drainage fees will be assessed on the net increase in impervious area.

1. The application submittal shall adhere to the County Design Criteria (CDC). Pre-development runoff patterns and rates shall be maintained, and safe stormwater overflow shall be incorporated into the project design.

2. A site assessment shall be performed, and a note shall be added to the plans and/or drainage report that states whether there are any existing drainage issues on or near the site and if any drainage issues or adverse impacts to neighboring properties, roadways, or drainage pathways are anticipated resulting from the proposed improvements.

C. Meet all requirements of the Santa Cruz County Sanitation District. Proof of sanitary sewer service availability is required prior to application for a Building Permit.

D. Submit 3 copies of plan review letters prepared and stamped by the project Geotechnical Engineer.

E. Pay the current fees for Parks mitigation. Currently, these fees are $4.51 per square foot for single-family dwellings.

F. Pay the current fees Childcare mitigation. Currently, these fees are $0.74 per square foot for single-family dwellings.

G. Pay the current fees for Roadside and Transportation improvements for one bedroom. Currently, these fees are $1,000 per bedroom.

H. Pay the current Affordable Housing Impact Fee. The fees are based on unit size and the current fee for a dwelling up to 2,500 square feet is $3 per square foot.

I. Provide required off-street parking for two cars. Parking spaces must be 8.5 feet wide by 18 feet long and must be located entirely outside vehicular rights-of way. Parking must be clearly designated on the plot plan.

J. Submit a written statement signed by an authorized representative of the school district in which the project is located confirming payment in full of all applicable developer fees and other requirements lawfully imposed by the school district.

K. Submit final Cost of Improvement form for projected cost of construction. Submittal shall include a revised appraisal to account for market fluctuations.

Exhibit C

IV. All construction shall be performed according to the approved plans for the Building Permit. Prior to final building inspection, the applicant/owner must meet the following conditions:

A. All site improvements shown on the final approved Building Permit plans shall be installed.

B. Submit revised Substantial Improvement form to include a revised Cost of Improvement section for any changes to the projected cost of construction. Submittal shall include a revised appraisal to account for market fluctuations.

C. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.

D. The project must comply with all recommendations of the approved soils reports.

E. Pursuant to Sections 16.40.040 and 16.42.080 of the County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this development, any artifact or other evidence of an historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.080, shall be observed.

V. Operational Conditions

A. Work exceeding the approved project scope, including but not limited to, exceedance of the 50 percent substantial improvement calculation, shall render this Permit approval null and void.

B. In the event that future County inspections of the subject property disclose noncompliance with any Conditions of this approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, including any follow-up inspections and/or necessary enforcement actions, up to and including permit revocation.

VI. Indemnification

The applicant/owner shall indemnify, defend with counsel approved by the COUNTY, and hold harmless the COUNTY, its officers, employees, and agents from and against any claim (including reasonable attorney's fees, expert fees, and all other costs and fees of litigation), against the COUNTY, its officers, employees, and agents arising out of or in connection to this development approval or any subsequent amendment of this development approval which is requested by the applicant/owner, regardless of the COUNTY's passive negligence, but excepting such loss or damage which is caused by the sole active negligence or willful misconduct of the COUNTY. Should the COUNTY in its sole discretion find the applicant's/owner's legal counsel unacceptable, then the applicant/owner shall reimburse the COUNTY its costs of defense, including without limitation

Exhibit C

reasonable attorney's fees, expert fees, and all other costs and fees of litigation. The applicant/owner shall promptly pay any final judgment rendered against the COUNTY (and its officers, employees, and agents) covered by this indemnity obligation. It is expressly understood and agreed that the foregoing provisions are intended to be as broad and inclusive as is permitted by the law of the State of California and will survive termination of this development approval.

A. The COUNTY shall promptly notify the applicant/owner of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. The COUNTY shall cooperate fully in such defense.

B. Nothing contained herein shall prohibit the COUNTY from participating in the defense of any claim, action, or proceeding if both of the following occur:

1. COUNTY bears its own attorney's fees and costs; and

2. COUNTY defends the action in good faith.

C. Settlement. The applicant/owner shall not be required to pay or perform any settlement unless such applicant/owner has approved the settlement. When representing the COUNTY, the applicant/owner shall not enter into any stipulation or settlement modifying or affecting the interpretation or validity of any of the terms or conditions of the development approval without the prior written consent of the COUNTY.

D. Successors Bound. The "applicant/owner" shall include the applicant and/or the owner and the successor'(s) in interest, transferee(s), and assign(s) of the applicant and/or the owner.

Minor variations to this permit which do not affect the overall concept or density may be approved by the Planning Director at the request of the applicant or staff in accordance with Chapter 18.10 of the County Code.

Please note: This permit expires three years from the effective date listed below unless a building permit (or permits) is obtained for the primary structure described in the development permit (does not include demolition, temporary power pole or other site preparation permits, or accessory structures unless these are the primary subject of the development permit). Failure to exercise the building permit and to complete all of the construction under the building permit, resulting in the expiration of the building permit, will void the development permit, unless there are special circumstances as determined by the Planning Director.

Approval Date: _____

Effective Date: _____

Expiration Date: _____

_____
Deputy Zoning Administrator

Appeals: Any property owner, or other person aggrieved, or any other person whose interests are adversely affected by any act or determination of the Zoning Administrator, may appeal the act or determination to the Planning Commission in accordance with chapter 18.10 of the Santa Cruz County Code.

Exhibit C

PROJECT INFORMATION

SCOPE OF WORK: REMODEL EXISTING SINGLE STORY SFD. PROPERTY HAS 3 DISTINCT HABITABLE STRUCTURES. EXISTING LAUNDRY ROOM AND EXISTING CASITA 3 ARE ILLEGAL AND WILL BE DEMOLISHED. PROPOSING TO CONNECT THE TWO LEGAL CASITAS AND ADD A 2ND STORY. (2)

BUILDING ADDRESS:	745 LAS OLAS
ZONING:	R-1-8
CONSTRUCTION TYPE:	VB
OCCUPANCY TYPE:	GROUP R-3
STATE RESPONSE AREA:	SRA - LOW
SPRINKLERED:	NO
COASTAL ZONE:	YES
MAX NUMBER OF STORIES:	2
EXISTING	1
PROPOSED	2
SETBACKS -	
FRONT	20'
SIDE	5' and 5'
REAR	15'
MAX HEIGHT:	28' - 0"
EXISTING	15' - 3"
PROPOSED	20' - 3"
LOT SIZE	10,321 SQFT
NET DEVELOPABLE AREA	9,420 SQFT
MAX LOT COVERAGE	40%

MAX FLOOR AREA RATIO	50%
MAX FLOOR AREA	4,710 SQFT
EXISTING FLOOR AREA	
BEDROOM 1	275 SQFT
MAIN SPACE	1,271 SQFT
TOTAL	1,546 SQFT
PROPOSED FLOOR AREA	
PROPOSED FLOOR AREA - LEVEL 1	1,783 SQFT
PROPOSED FLOOR AREA - LEVEL 2	455 SQFT
TOTAL:	2,238 SQFT

(2)

APPLICABLE CODES & REGS.

2022 California Building Code
2022 California Residential Code
2022 California Electrical Code
2022 California Mechanical Code
2022 California Plumbing Code
2022 California Fire Code
2022 Building Energy Efficiency Standards
2022 California Green Building Code

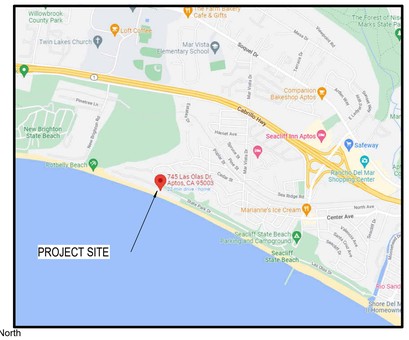
ALL WORK TO CONFORM TO LOCAL CODE AMENDMENTS , APPLICABLE ORDINANCES & FEDERAL REGULATIONS. NONE

DEFERRED SUBMITTALS

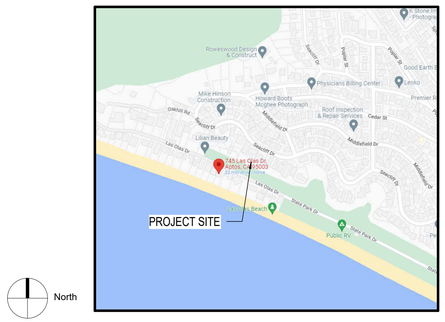
SUBMITTAL DOCUMENTS FOR DEFERRED ITEMS SHALL BE SUBMITTED TO THE ARCHITECT OR ENGINEER OF RECORD WHO SHALL REVIEW THEM AND FORWARD TO THE BUILDING OFFICIAL WITH A NOTATION INDICATING THAT THE DEFERRED DOCUMENTS HAVE BEEN REVIEWED AND THAT THEY HAVE BEEN FOUND TO BE IN GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING. THE DEFERRED ITEMS SHALL NOT BE INSTALLED UNTIL THEIR DESIGN & SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.

ITEMS TO HAVE DEFERRED SUBMITTAL INCLUDE:

LOCATION MAP



VICINITY MAP



FIRE NOTES

1. THESE PLANS ARE IN COMPLIANCE WITH CALIFORNIA BUILDING AND FIRE CODES (2016 EDITION) AND THE LOCAL FIRE DISTRICT AMENDMENTS
2. SMOKE ALARMS SHALL BE INSTALLED ACCORDING TO THE FOLLOWING MINIMUM REQUIREMENTS:
   - ONE ALARM ADJACENT TO EACH SLEEPING AREA
   - ONE ALARM IN EACH SLEEPING ROOM
   - ONE AT THE TOP OF EACH STAIRWAY OF 24" RISE OR GREATER AND IN AN ACCESSIBLE LOCATION BY LADDER
   - THERE SHALL BE ONE SMOKE ALARM ON EACH FLOOR LEVEL
   - THERE SHALL BE A MINIMUM OF ONE SMOKE ALARM IN EVERY BASEMENT AREA
3. CARBON MONOXIDE ALARMS SHALL BE INSTALLED ACCORDING TO THE FOLLOWING MINIMUM REQUIREMENTS:
   - ONE ALARM ADJACENT TO EACH SLEEPING AREA
   - THERE SHALL BE AT LEAST ONE CARBON MONOXIDE ALARM ON EACH FLOOR LEVEL
4. BUILDING NUMBERS SHALL BE A MINIMUM OF FOUR (4) INCHES IN HEIGHT ON A CONTRASTING BACKGROUND AND VISIBLE FROM THE STREET. WHERE NUMBERS ARE NOT VISIBLE FROM THE STREET, ADDITIONAL NUMBERS SHALL BE INSTALLED ON A DIRECTIONAL SIGN AT THE PROPERTY DRIVEWAY AND THE STREET.
5. FOR NEW ROOFS THE COVERING SHALL BE NO LESS THAN CLASS "B" RATED ROOF.
6. A MINIMUM OF 48 HOURS NOTICE TO THE FIRE DEPARTMENT IS REQUIRED PRIOR TO INSPECTION.
7. A PUBLIC FIRE HYDRANT IS REQUIRED TO BE WITHIN 600' OF ANY PORTION OF THE BUILDING. HYDRANT SHALL BE ON A FIRE APPARATUS ACCESS ROAD, AS MEASURED BY AN APPROVED DRIVABLE ROUTE AROUND THE EXTERIOR OF THE FACILITY OR BUILDING.

ABBREVIATIONS

A	
AFF	ABOVE FINISHED FLOOR
AL	ALUMINUM
ALT	ALTERNATE
APPL	APPLIANCE
ARCH	ARCHITECT(URAL)
AUTO	AUTOMATIC
AVG	AVERAGE
&	AND
B	
BLDG	BUILDING
BD	BOARD
BLKG	BLOCKING
C	
CPT	CARPET
CEM	CEMENT(ITIOUS)
CLG	CEILING
CONC	CONCRETE
CONST	CONSTRUCTION
CONT	CONTINUOUS(ATION)
CMU	CONCRETE MASONRY UNIT
D	
DBL	DOUBLE
DEPT	DEPARTMENT
DET	DETAIL
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DIFF	DIFFUSER
DIM	DIMENSION
DISP	DISPENSER
DIV	DIVISION
DN	DOWN
$	DOLLAR (US CURRENCY)
DR	DOOR
DWR	DRAWER
DS	DOWNSPOUT
E	
ELEC	ELECTRICAL
ENGR	ENGINEER(ED)
ENTR	ENTRANCE
EQ	EQUAL
EQUIP	EQUIPMENT
EXIST	EXISTING
EXT	EXTERIOR
F	
F	FIXED
FAB	FABRICATION
FD	FLOOR DRAIN
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER AND CABINET
FHC	FIRE HOSE CABINET
FIN	FINISH
FR	FIRE RAT(ING)(ED)
FRMG	FRAMING
FLR	FLOOR(ING)
FURN	FURNITURE
FWC	FABRIC WALL COVERING
G	
GA	GAUGE
GC	GENERAL CONTRACTOR
GFRC	GLASS FIBER REINFORCED CONCRETE
GFRG	GLASS FIBER REINFORCED GYPSUM
GFRP	GLASS FIBER REINFORCED PLASTER
GL	GLASS
GYP	GYPSUM
H	
HD	HEAD
HDWE	HARDWARE
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HP	HEAT PUMP
HVAC	HEATING, VENTILATING, AND AIR CONDITIONING
I	
INFO	INFORMATION
INSUL	INSULATION
INT	INTERIOR
L	
LAV	LAVATORY
LB	POUND
LT	LIGHT
LVLG	LEVELING

M	
MAX	MAXIMUM
MFD	MANUFACTURED
MFR	MANUFACTURER
MECH	MECHANICAL
MIN	MINIMUM
MISC	MISCELLANEOUS
MLWK	MILLWORK
MTD	MOUNTED
N	
NIC	NOT IN CONTRACT
NO	NUMBER
NTS	NOT TO SCALE
O	
OVFL	OVERFLOW
OVHD	OVERHEAD
OPNG	OPENING(S)
P	
PBD	PARTICLE BOARD
PNL	PANEL
POB	POINT OF BEGINNING
PREFIN	PREFINISHED
PREFAB	PREFABRICATED
PLAM	PLASTIC LAMINATE
PLYWD	PLYWOOD
(P)	PROPOSED
R	
RECES	RECESSED
REF	REFER(ENCE)
REFL	REFLECTED
REGS	REGULATIONS
RM	ROOM
REQD	REQUIRED
S	
SEC	SECURITY
SF	SQUARE FEET
SIM	SIMILAR
SST	STAINLESS STEEL
STD	STANDARD
STL	STEEL
STRUCT	STRUCTURAL
SUSP	SUSPENDED
T	
TRTD	TREATED
T&G	TONGUE AND GROOVE
TYP	TYPICAL
T	TEMPERED GLASS
U	
UTIL	UTILITY
UON	UNLESS OTHERWISE NOTED
V	
VERT	VERTICAL
VIF	VERIFY IN FIELD
W	
W/	WITH
WC	WATER CLOSET
WD	WOOD
W/O	WITHOUT
WT	WEIGHT

CONTACT INFORMATION

CLIENT:
Joar Opheim
745 Las Olas
Aptos, Ca 95003

DESIGNER:
Foundry Architecture Lic. #38920
Russell Simpkins
Eric Iversen
525 Siesta Drive
Aptos, CA 95003
(917) - 242 -2122
eric@foundryarchitecture.com
www.foundryarchitecture.com

STRUCTURAL:
CMTaylor Structural Engineering
4245 Capitola Rd. Suite 204
Capitola, Ca 95010
(831) 854-2484
www.cmtaylorse.com

GEOTECHNICAL:
CMAG Engineering Inc.
Adrian Garner PE, GE
C 66087 GE 2814
3130 Winkle Ave.
Santa Cruz Ca 95065
(831)-475-1411
adrian@cmagengineering.com
www.cmagengineering.com

SURVEY:
Hanagan Land Surverying
Paul Hanagan: LS 7797
305-C Soquel Ave.
Santa Cruz, Ca 95062
(831) 469-3428
paulhanagansurvey.com
www.hanagansurvey.com

APPRAISAL:
Pacific Appraisers
Ryan Whitelaw:
Ca Certification # AG028668
9010 Soquel Dr. Suite 3
Aptos, CA 95003
(888)-887-7715
ryan@pacificappraisers.com
www.pacificappraisers.com

DRAWING INDEX

ARCHITECTURAL

Sheet Number	Sheet Name	Discretionary Submittal 1st	Discretionary Resubmittal 2nd	Discretionary Resubmittal 3rd
A0.1	PROJECT INFORMATION	X	X	X
A0.2	SHADOW PLAN	X	X	X
A0.3	NEIGHBORHOOD CONTEXT	X	X	X
A1.0	NEW STORMWATER MANAGMENT AND EROSION CONTROL PLAN	X	X	X
A1.1	EXISTING & NEW SITE PLAN	X	X	X
A2.0	EXISTING FLOOR PLAN	X	X	X
A2.1	EXISTING ROOF PLAN	X	X	X
A2.2	NEW FLOOR PLAN - LEVEL 1	X	X	X
A2.3	NEW FLOOR PLAN - LEVEL 2	X	X	X
A2.4	NEW ROOF PLAN	X	X	X
A3.0	EXISTING ELEVATIONS	X	X	X
A3.1	EXISTING ELEVATIONS	X	X	X
A3.2	NEW ELEVATIONS	X	X	X
A3.3	NEW ELEVATIONS	X	X	X
A4.0	STRUCTURAL MODIFICATION SHEET - EXISTING FOUNDATION	X	X	X
A4.0A	STRUCTURAL MODIFICATION WORKSHEET - EXISTING FOUNDATION - PRIMARY STRUCTURE		X	X
A4.1	STRUCTURAL MODIFICATINO SHEET - EXISTING FLOOR	X	X	X
A4.2	STRUCTURAL MODIFICATION WORKSHEET - WALLS	X	X	X
A4.3	STRUCTURAL MODIFICATION WORKSHEET - ROOF	X	X	X
A5.0	PERSPECTIVES	X	X	X
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A7.0	WINDOW & DOOR SCHEDULE	X	X	X
A9.1	NEW EXTERIOR LIGHTING PLAN - BOTH LEVELS	X	X	X

SURVEY

SU-1	TOPOGRAPHIC SURVEY	X	X	X
SU-2	TOPOGRAPHIC SECTION	X	X	X

Exhibit D

OPHEIM REMODEL

745 LAS OLAS
APTOS CA 95003

Foundry.

525 Siesta Drive
Aptos CA, 95003
Tel 831.239.8578

#	Issue	Date	Issue Description
0	1	04/10/23	Discretionary Permit Submittal
1	2	07/05/23	Discretionary Permit Resub
2	3	10/31/23	Discretionary Permit Resbum

Seal/Signature

LICENSED ARCHITECT
ERIC LEE IVERSEN
Eric Iversen
C 38920
02 - 28 - 2025
RENEWAL DATE
STATE OF CALIFORNIA

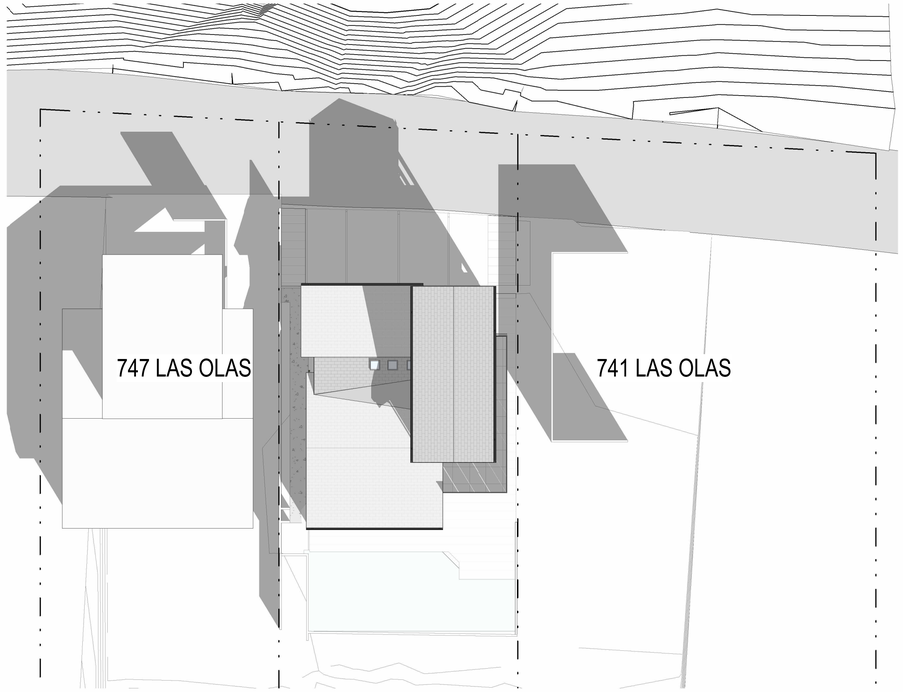
Project Name
OPHEIM REMODEL

Project APN
03819119

Description
PROJECT INFORMATION

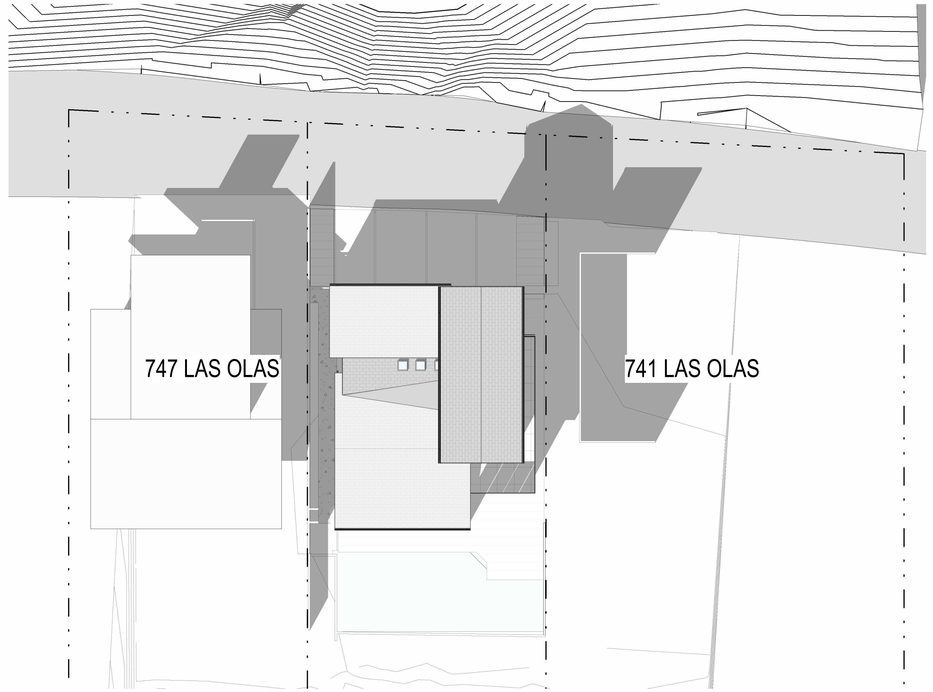
Scale
As indicated

A0.1



1 **NEW SHADOW PLAN - DEC 21ST 10 AM**

SCALE: 1 : 180

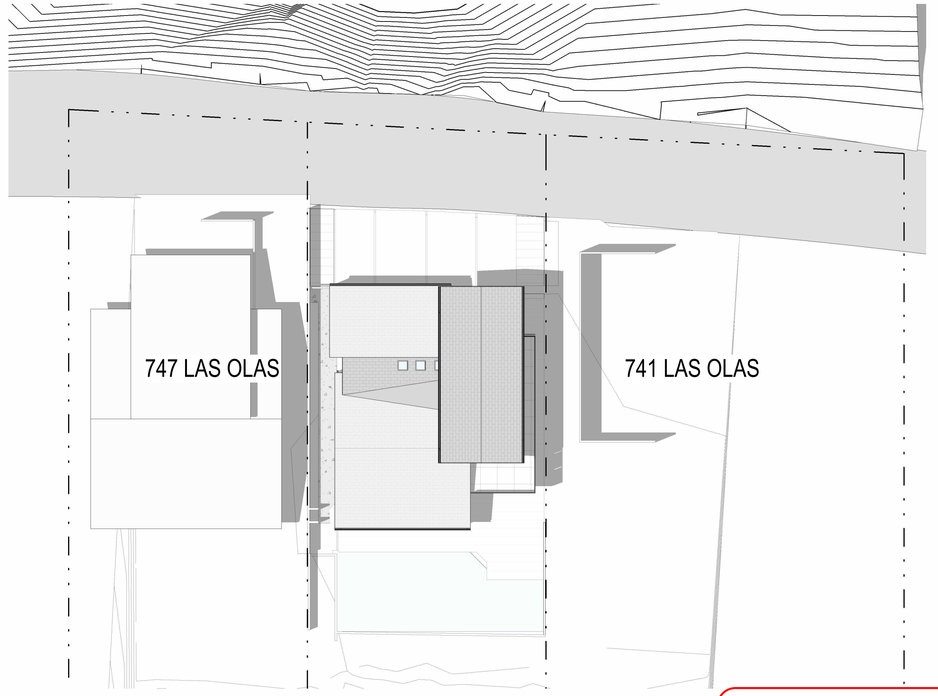


2 **NEW SHADOW PLAN - DEC 21ST 2 PM**

SCALE: 1 : 180

3 **NEW SHADOW PLAN - JUNE 21ST 10 AM**

SCALE: 1 : 180



4 **NEW SHADOW PLAN - JUNE 21ST 2 PM**

SCALE: 1 : 180

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Description
SHADOW PLAN

Scale
1 : 180

North

A0.2

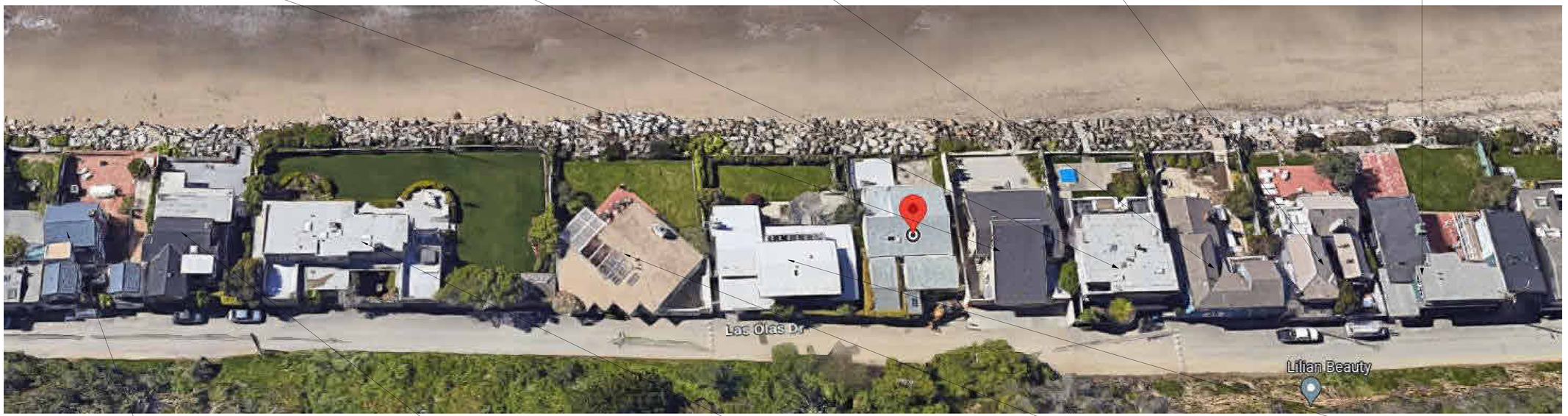
747 LAS OLAS DR.

749 LAS OLAS DR.

751 LAS OLAS DR.

753 LAS OLAS DR.

755 LAS OLAS DR.



729 LAS OLAS DR.

731 LAS OLAS DR.

733 LAS OLAS DR.

739 LAS OLAS DR.

741 LAS OLAS DR.

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APTOS CA 95003

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525 Siesta Drive
Aptos CA, 95003

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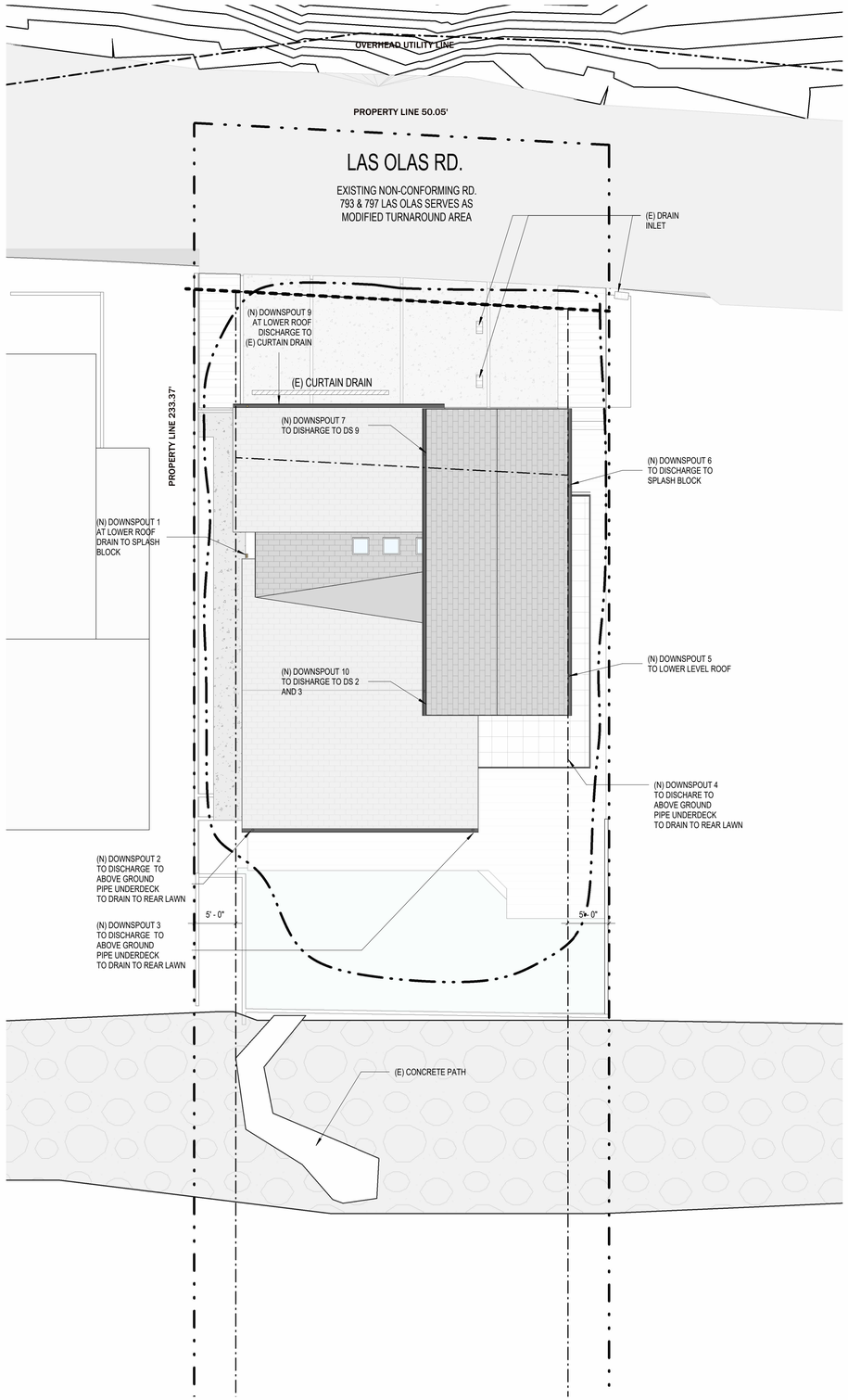
Description
NEIGHBORHOOD CONTEXT

Scale

A0.3

Exhibit D



1 **NEW STORMWATER MANAGMENT AND ERONSION CONTROL PLAN**

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

WALL LEGEND

- (E) PARTITION/OBJECT TO BE DEMOLISHED
- (E) PARTITION
- (N) 2X4 PARTITION
- (N) 2X6 PARTITION
- (N) WATTLE

Exhibit D

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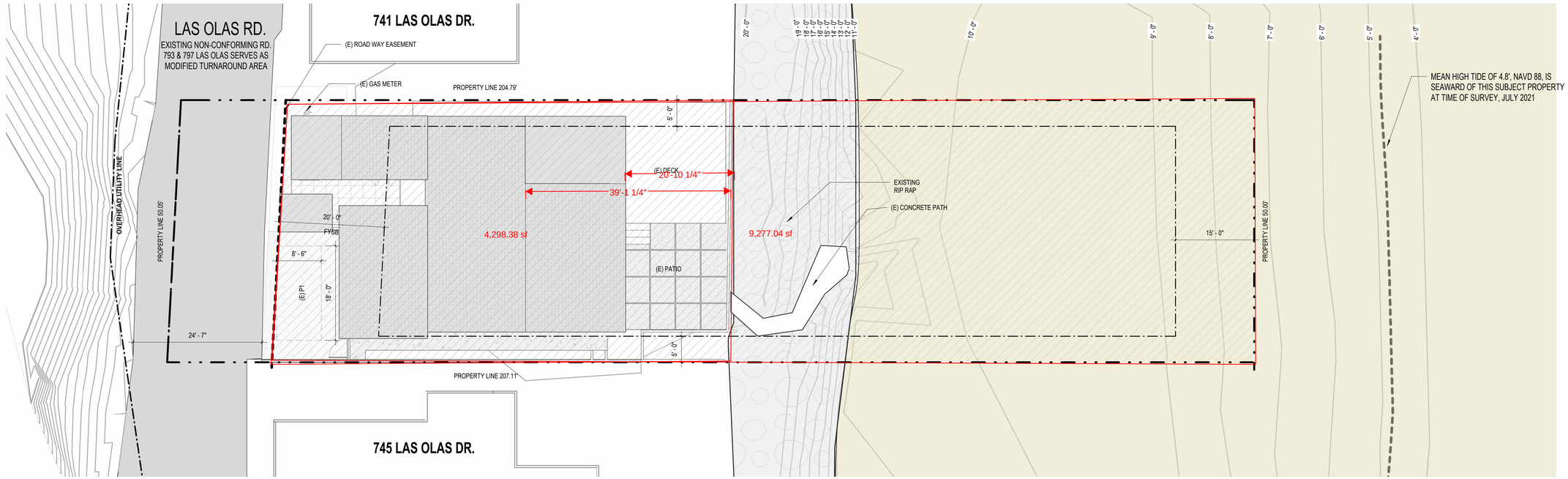
Description
NEW STORMWATER MANAGMENT AND EROSION CONTROL PLAN

Scale
1/8" = 1'-0"

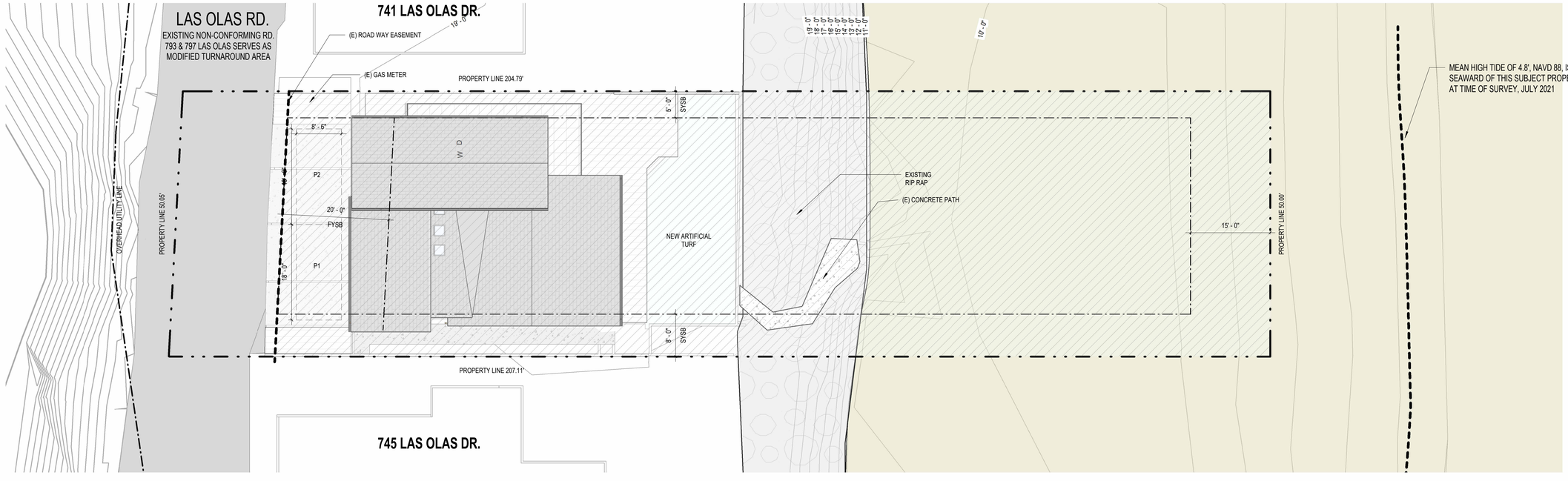
North

A1.0



1 EXISTING SITE PLAN

SCALE: 1" = 10'-0"



2 NEW SITE PLAN

SCALE: 1" = 10'-0"

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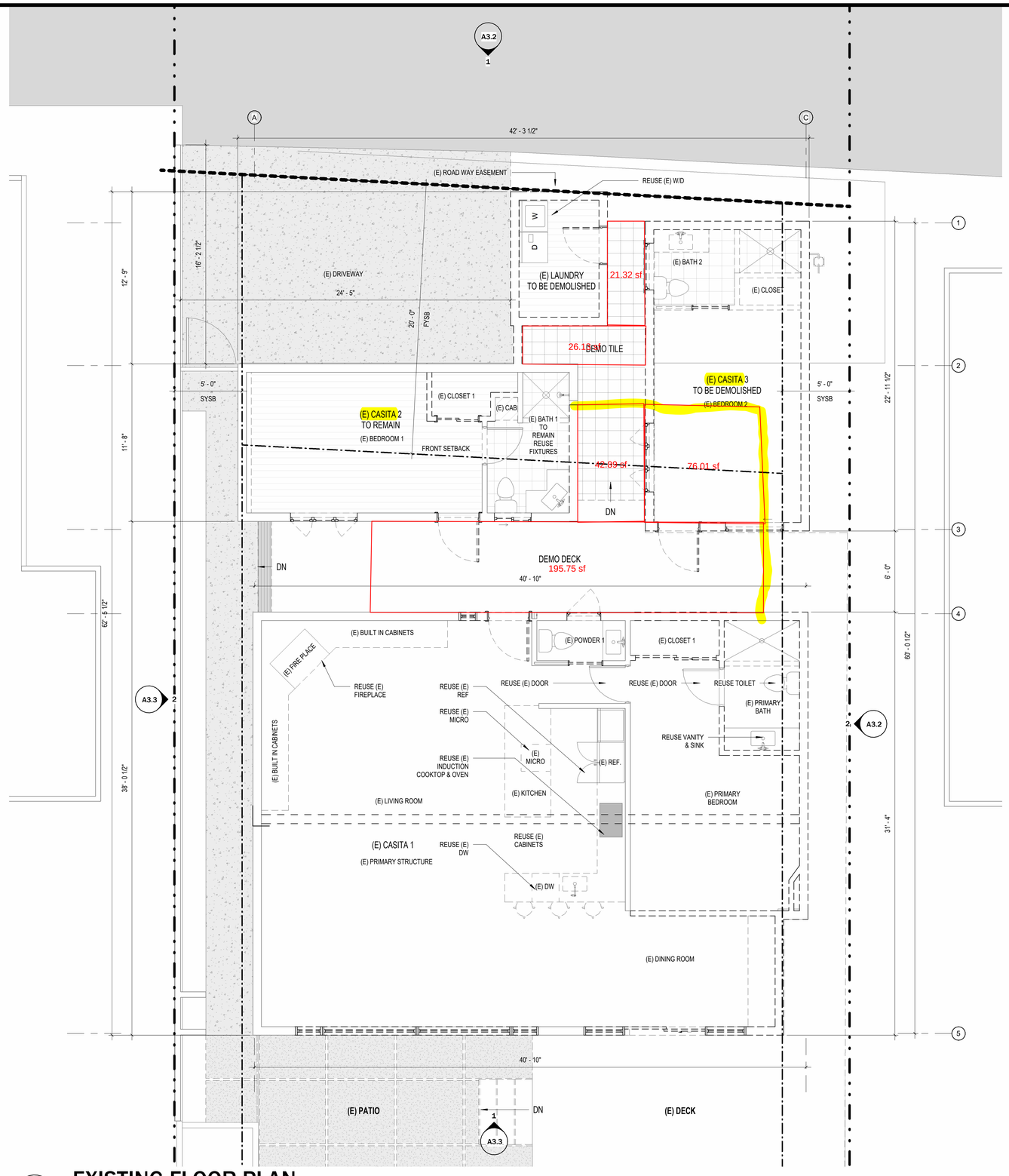
Description
EXISTING & NEW SITE PLAN

Scale
1" = 10'-0"

North

A1.1



1 EXISTING FLOOR PLAN

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

WALL LEGEND

- (E) PARTITION/OBJECT TO BE DEMOLISHED
- (E) PARTITION
- (N) 2X4 PARTITION
- (N) 2X6 PARTITION
- (N) WATTLE

Exhibit D

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Description
EXISTING FLOOR PLAN

Scale
As indicated

North

A2.0

1 EXISTING ROOF PLAN

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

WALL LEGEND

- (E) PARTITION/OBJECT TO BE DEMOLISHED
- (E) PARTITION
- (N) 2X4 PARTITION
- (N) 2X6 PARTITION
- (N) WATTLE

Exhibit D

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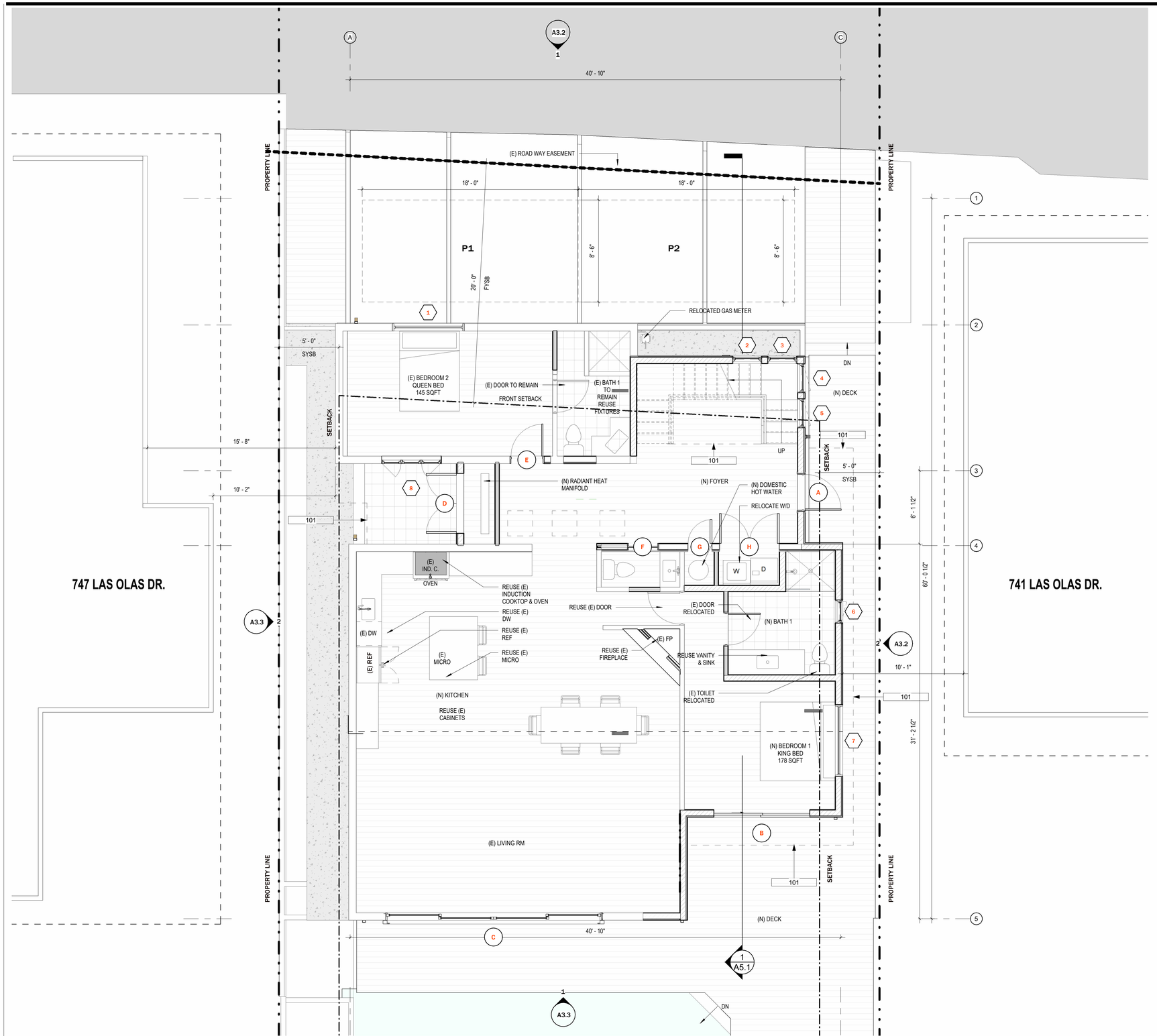
Description
EXISTING ROOF PLAN

Scale
As indicated

North

A2.1



1 NEW FLOOR PLAN - LEVEL 1

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

SHEET NOTES

KEYNOTES

101	LINE OF OVERHANG ABOVE

WALL LEGEND

- (E) PARTITION/OBJECT TO BE DEMOLISHED
- (E) PARTITION
- (N) 2X4 PARTITION
- (N) 2X6 PARTITION
- (N) WATTLE

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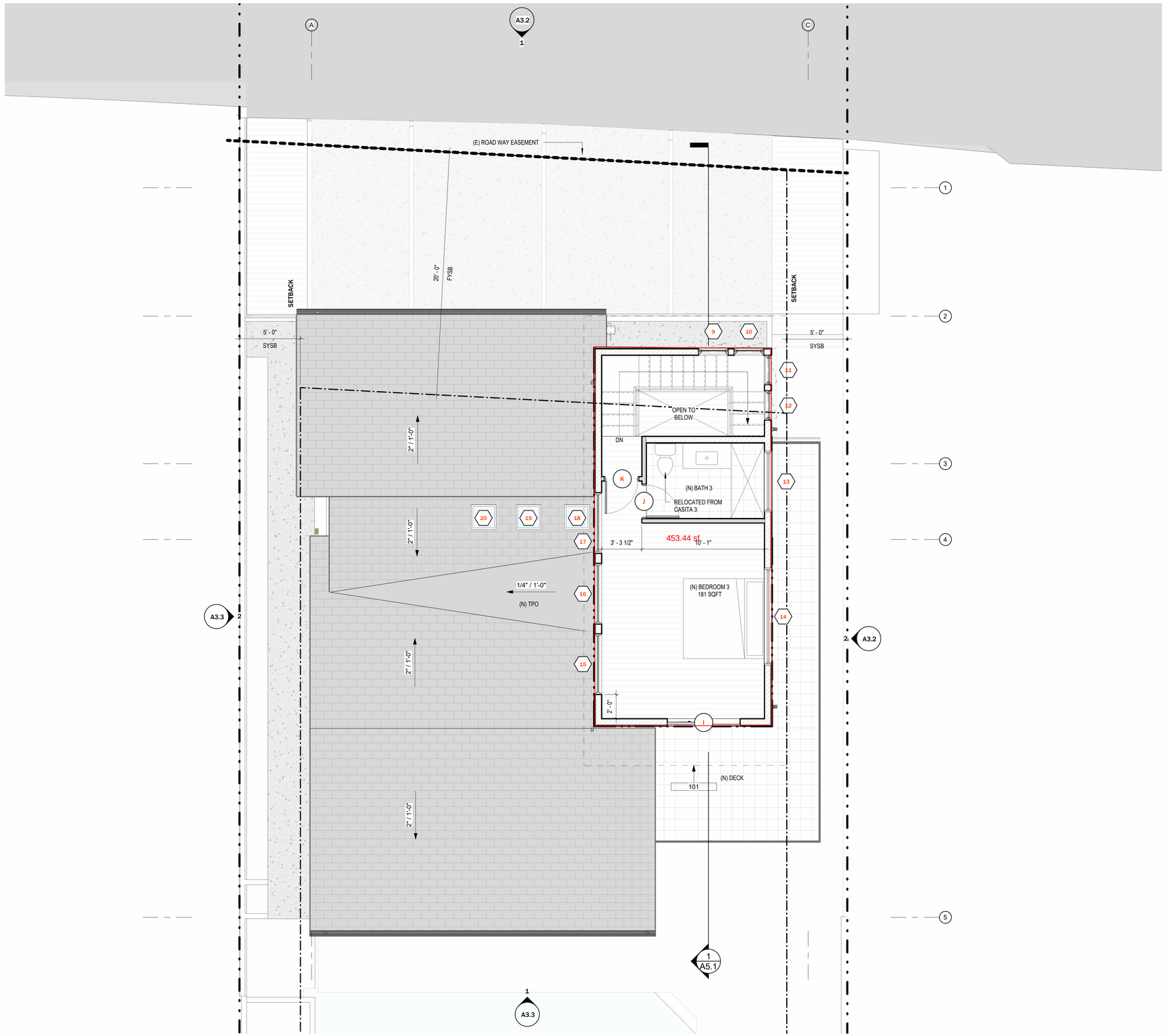
Description
NEW FLOOR PLAN - LEVEL 1

Scale
As indicated

North

A2.2
2



1 NEW FLOOR PLAN - LEVEL 2

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

SHEET NOTES

KEYNOTES

101	LINE OF OVERHANG ABOVE

WALL LEGEND

- (E) PARTITION/OBJECT TO BE DEMOLISHED
- (E) PARTITION
- (N) 2X4 PARTITION
- (N) 2X6 PARTITION
- (N) WATTLE

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Aptos CA, 95003
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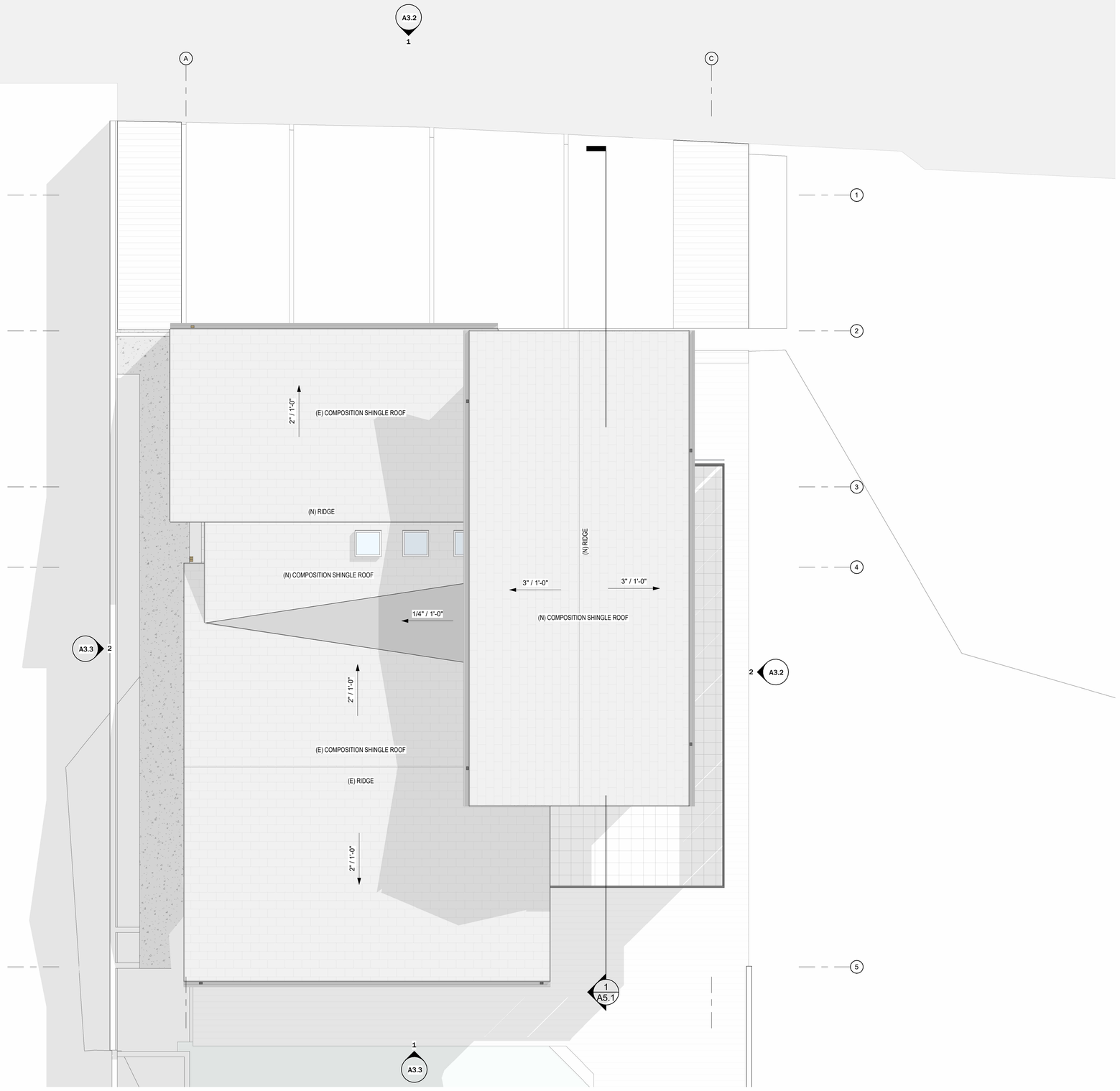
Description
NEW FLOOR PLAN - LEVEL 2

Scale
As indicated

North

A2.3



1 NEW ROOF PLAN

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

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745 LAS OLAS
APTOS CA 95003

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Description
NEW ROOF PLAN

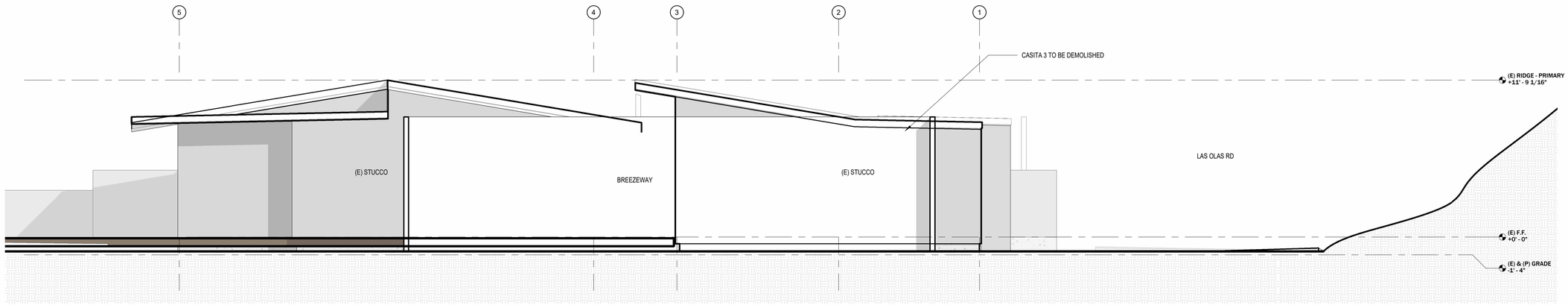
Scale
1/4" = 1'-0"

North

A2.4

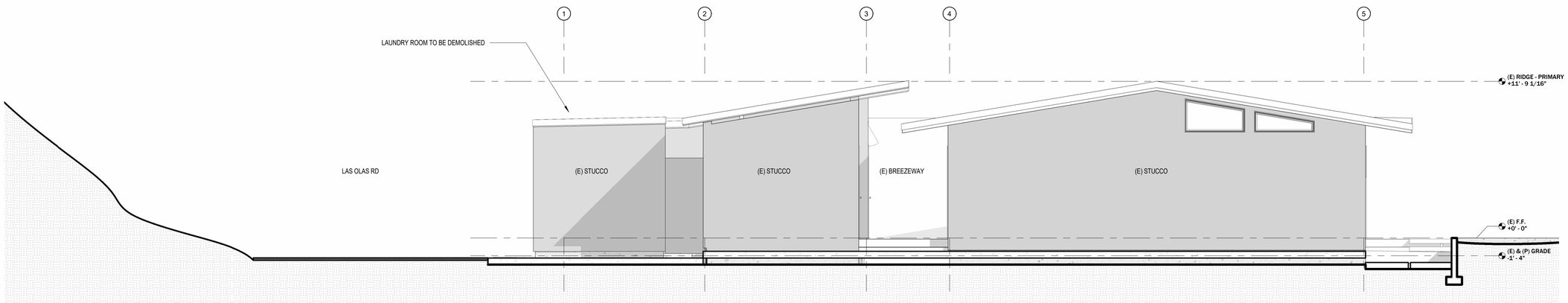
2

Exhibit D



2 EXISTING EAST ELEVATION

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



4 EXISTING WEST ELEVATION

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

Exhibit D

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Seal/Signature

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STATE OF CALIFORNIA

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OPHEIM REMODEL

Project APN
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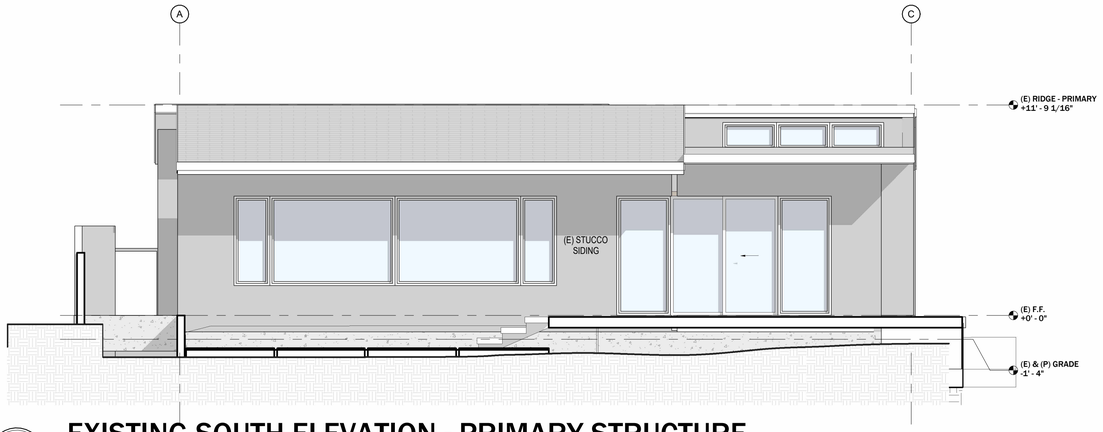
Description
EXISTING ELEVATIONS

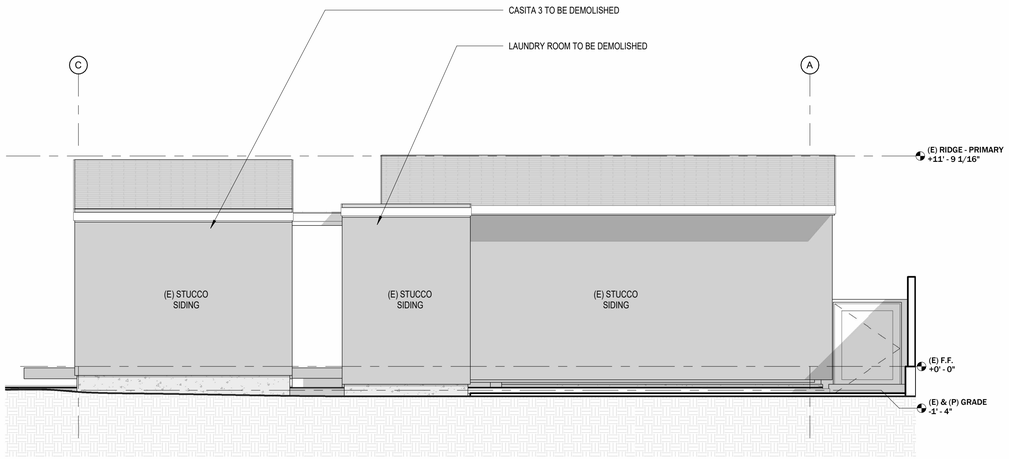
Scale
1/4" = 1'-0"

A3.0



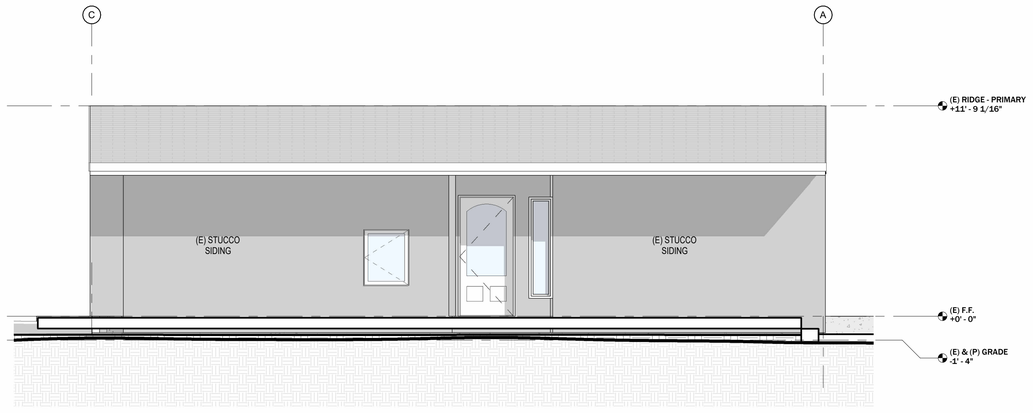
1 EXISTING SOUTH ELEVATION - PRIMARY STRUCTURE

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



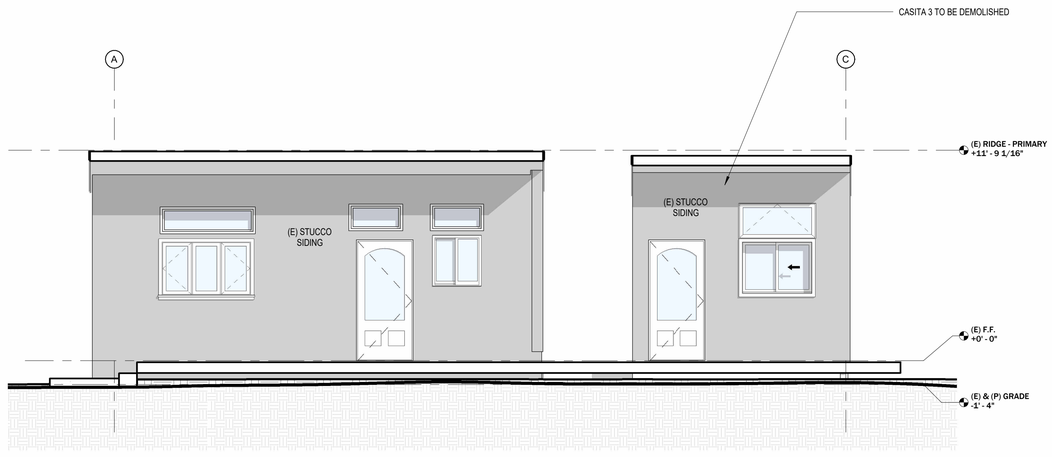
4 EXISTING NORTH ELEVATION - BED 1 & 2 & LAUNDRY

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



2 EXISTING NORTH ELEVATION - PRIMARY STRUCTURE

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



3 EXISTING SOUTH ELEVATION - BED 1 AND 2

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

OPHEIM REMODEL

745 LAS OLAS
APTOS CA 95003

Foundry.

525 Siesta Drive
Aptos CA, 95003
Tel 831.239.8578

#	Issue	Date	Issue Description
0	1	04/10/23	Discretionary Permit Submittal
1	2	07/05/23	Discretionary Permit Resub
2	3	10/31/23	Discretionary Permit Resbum

Seal/Signature

LICENSED ARCHITECT
ERIC LEE IVERSEN
Eric Iversen
C 38920
02 - 28 - 2025
RENEWAL DATE
STATE OF CALIFORNIA

Project Name
OPHEIM REMODEL

Project APN
03819119

Description
EXISTING ELEVATIONS

Scale
1/4" = 1'-0"

A3.1

Exhibit D

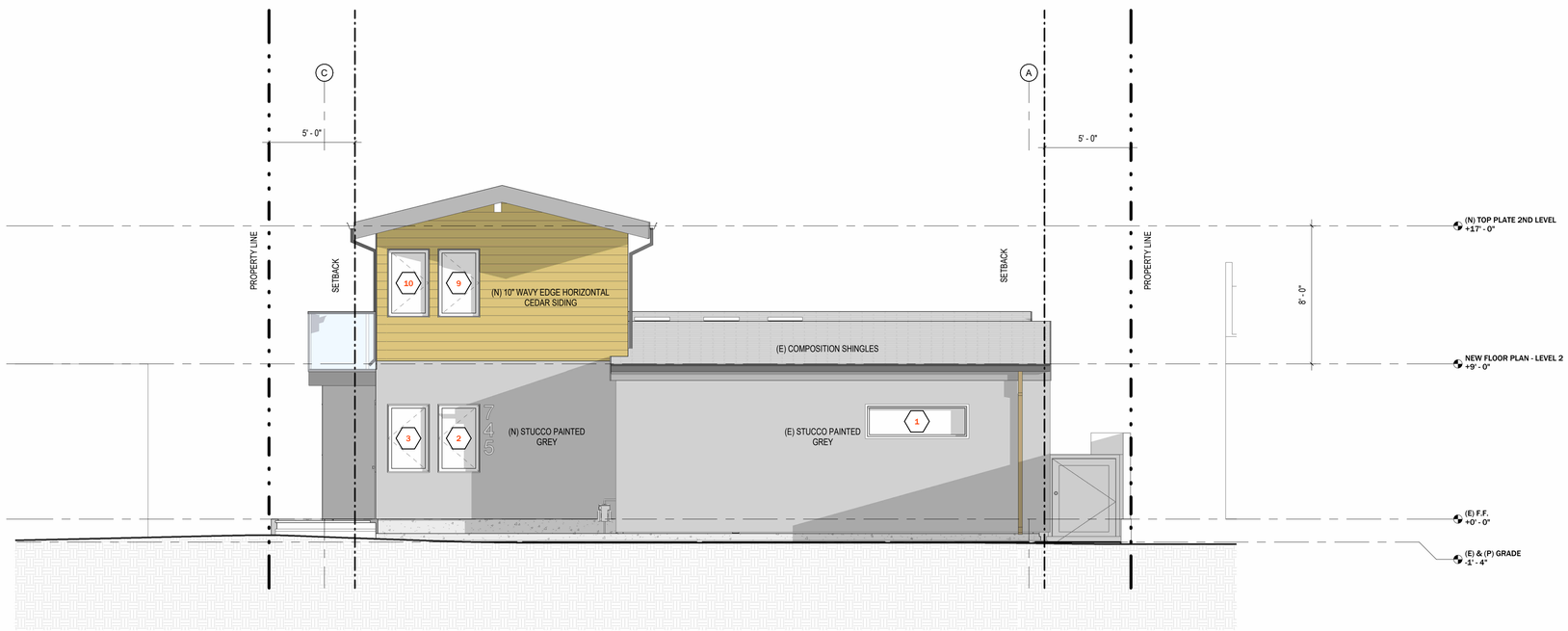
MATERIALS PALETTE

COMPOSITION ROOF SHINGLES - STYLE: 3 TAB - COLOR: DARK CHARCOAL

STUCCO SIDING:
COLOR: GREY

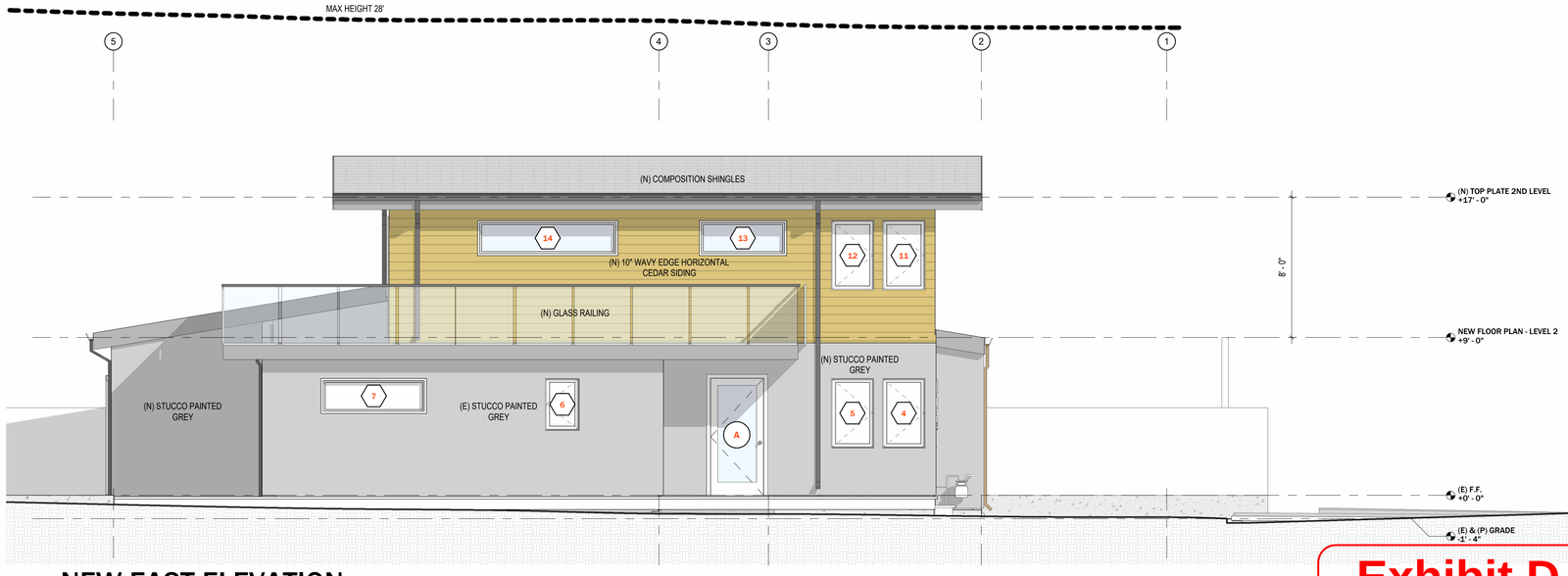
WESTERN RED CEDAR SIDING:
MANUFACTURER: HAIDA FOREST PRODUCTS LTD.
STYLE: HAIDA SKIRL 10" WAVY EDGE

WINDOWS:
MANUFACTURER: TBD
COLOR: BRONZE FRAME



1 NEW NORTH ELEVATION

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



2 NEW EAST ELEVATION

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

Exhibit D

OPHEIM REMODEL

745 LAS OLAS
APTOS CA 95003

Foundry.

525 Siesta Drive
Aptos CA, 95003
Tel 831.239.8578

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Seal/Signature

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ERIC LEE IVERSEN
Eric Iversen
C 38920
02 - 28 - 2025
RENEWAL DATE
STATE OF CALIFORNIA

Project Name
OPHEIM REMODEL

Project APN
03819119

Description
NEW ELEVATIONS

Scale
As indicated

A3.2

MATERIALS PALETTE

COMPOSITION ROOF SHINGLES - STYLE: 3 TAB - COLOR: DARK CHARCOAL

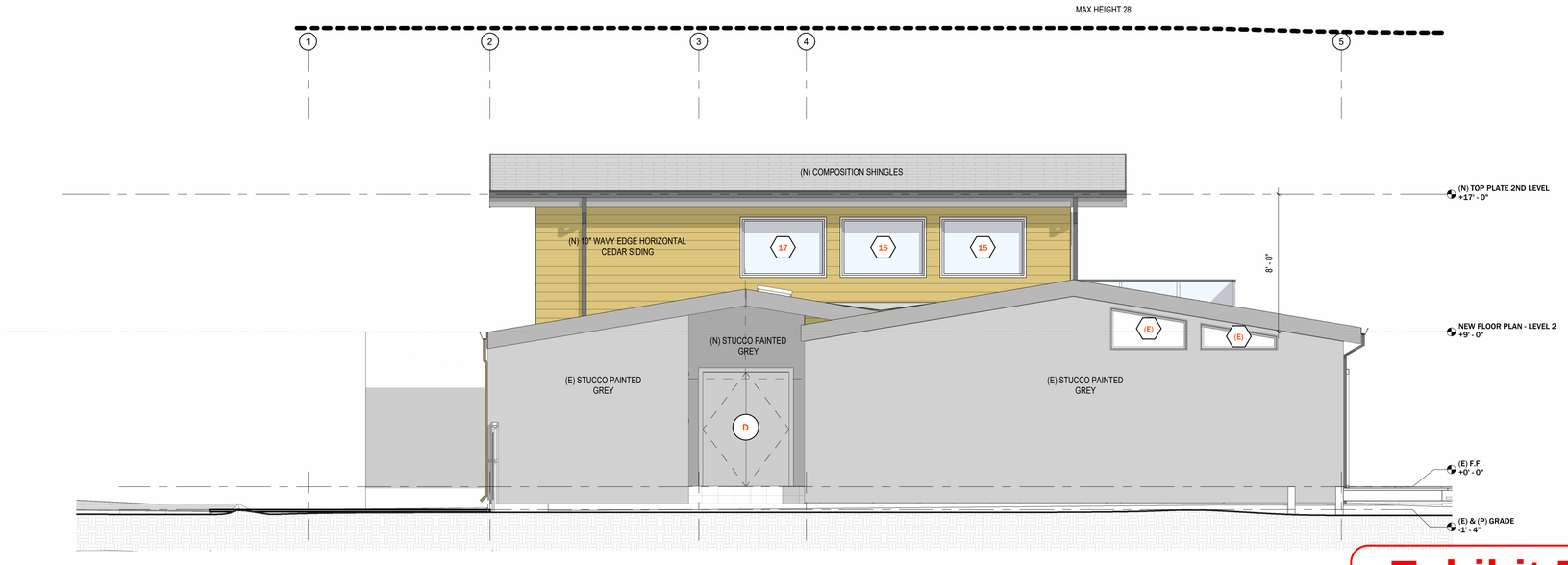
STUCCO SIDING:
COLOR: GREY

WESTERN RED CEDAR SIDING:
MANUFACTURER: HAIDA FOREST PRODUCTS LTD.
STYLE: HAIDA SKIRL 10" WAVY EDGE

WINDOWS:
MANUFACTURER: TBD
COLOR: BRONZE FRAME

1 **NEW SOUTH ELEVATION**

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



2 **NEW WEST ELEVATION**

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

Exhibit D

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APTOS CA 95003

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Aptos CA, 95003
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ERIC LEE IVERSEN
Eric Iversen
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02 - 28 - 2025
RENEWAL DATE
STATE OF CALIFORNIA

Project Name
OPHEIM REMODEL

Project APN
03819119

Description
NEW ELEVATIONS

Scale
As indicated

A3.3

BEDROOM 1 MODIFICATION WORKSHEET

Modification Worksheet

To be used in association with evaluating the extent of proposed modifications of the major structural components of a nonconformi structure or structure accomodating a nonconforming use, and for a determination whether a structure may be considered developer per the Geologic Hazards Ordinance and thus may be required to prepare a geologic report or geologic assessment.

How to use this calculator:

For each building component (roof, exterior walls, floor framing or foundation), you may enter either an estimated percen to be modified or you can enter the actual measurements and use the calculator to obtain the percent modification of tha component. Enter values only in the green fields. The result is given in the blue box a the bottom of the spreadsheet.

For spreadsheet guidelines, click the index tab (below page margin at bottom of this page) called "User Guide".

Roof

Enter either	Do not enter words or symbols	
Estimated % of roof to be modified		
or		
Area of Existing Roof	280	SF
Total Modified Area of Roof	6	SF
	2%	

Calculation Tips

Roof Calculation Notes:
Measure as a flat plane, neglecting slope. Di count deck roofs or eaves. Do count sealed s that are part of the main roof system. On m one-story structures, the roof area will equ floor area.

Exterior Walls

Enter either		
Estimated % of exterior walls to be modified		
or		
Total length of existing exterior walls	71.06	LF
Total length of modified exterior walls	8	LF
	11%	

Exterior Walls Calculation Notes:
Modified segments wrap around corners an no minimum separation. Attic walls and mo cripple walls do not count. To assist with measuring modified segments in multiples of four feet, use the wall modification calculator.

Floors

Enter either		
Estimated % of floor area to be modified		
or		
Total area of existing floors	286	SF
Total area of modified floors	0	SF
	0%	

Floor Calculation Notes:
The modified area of each structural member extends halfway to each adjacent member. For cross pieces and diagonal members, the modified area extends 16 inches on either side. Exclude decks and additions. Do not use FAR guidelines.

Foundations

Enter either		
Estimated % of foundations to be modified	80%	
or		
Perimeter Foundations		
Total length of existing perimeter foundation		LF
Total length of modified perimeter foundation		LF
Area of first floor supported by perimeter foundation		SF
Slab Foundations		
Total area of existing slab foundation		SF
Total area of modified slab foundation		SF
Area of first floor supported by slab foundation		SF
Pier and Grade Beam Foundation		
Total length of existing pier and grade beam foundation		LF
Total length of modified pier and grade beam foundation		LF
Area of first floor supported by pier and grade beam foundation		SF

Foundation Calculation Notes:
Modification of a perimeter and pier and grade beam foundations are measured as percentage of length.

Modification of a slab is measured as percentage of area.

Where piers are added or reinforced, multiply the number of modified piers by the average spacing. Where one pier or anchor is added, count as a modification of 4'.

Modification of an existing foundation to enable an addition is included, but not a separate addition foundation.

Summary	
Roof Modification (15%)	0%
Exterior Wall Modification (65%)	7%
Floor Framing Modification (10%)	0%
Foundation Modification (10%)	8%
	16%

For Planning Staff Only

If structural modifications exceed the level of modification indicated below, a discretionary application is required.

c 65% c Other*
c 50% c No Maximum*
*Explain:

APN: 03819119 Owner Name: Joar Opheim Date: 10/26/23

I certify that this worksheet is accurate. I understand that when the worksheet is evaluated as part of the application review, if the proposed work exceeds the established threshold, additional permits, information, and fees may be required for my project.

Joar Opheim
Signature Print Name

FOUNDATION DATA FOR MODIFICAITON WORKSHEET FOR BEDROOM 1

Foundation Number	Length in Feet	Batterred and/or Helical Piers	Average Spacing of Piers	Modified/Demolished
SEGMENT 5	11.2	1	0	4
SEGMENT 6	24.7	5	5	24.7
SEGMENT 7	11.33	1	0	4
SEGMENT 8	24.7	6	4.33	24.7
Total	**71.93**	**13.00**		**57.40**

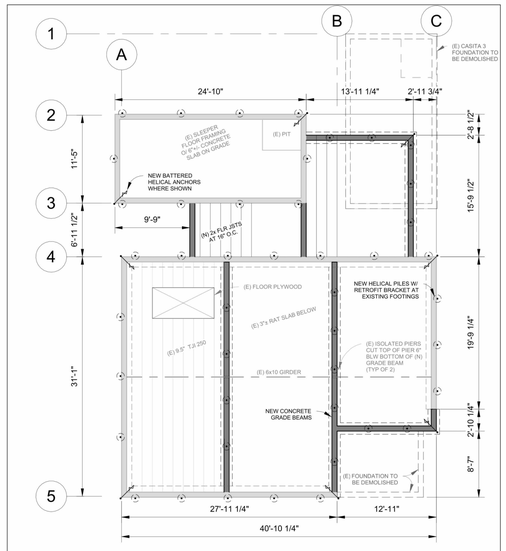
FOUNDATION LEGEND

HELICAL PILE

EXISTING FOUNDATION

NEW FOUNDATION

OUTLINE OF PROPOSED 1ST FLOOR



CM Taylor | Structural Engineering
4245 Capitola Rd, Suite 204, Capitola, CA 95010
phone: (831) 854-2484 email: contact@cmtaylorse.com

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PRELIMINARY FOUNDATION PLAN

Project number	22053	2 of 2
Date	10-13-23	Scale 1/8" = 1'-0"

PRELIMINARY FOUNDATION PLAN NOTES

1. THE INTENT OF THIS PRELIMINARY FOUNDATION PLAN IS TO PROVIDE A CONCEPTUAL HELICAL PILE/ANCHOR AND CONCRETE GRADE BEAM LAYOUT FOR COST ESTIMATING PURPOSES. FINAL NUMBER OF HELICAL PILES/ANCHORS, DEPTHS, AND CONNECTION DETAILS WILL BE FINALIZED DURING THE CONSTRUCTION DOCUMENTS PHASE OF WORK.
2. SEE GEOTECHNICAL INVESTIGATION REPORT BY CMAG ENGINEERING, INC. FOR ADDITIONAL INFORMATION. (PROJECT NO. 22-138-SC DATED NOVEMBER 8, 2022)
3. ALL HELICAL PILES AND ANCHORS SHALL BE EMBEDDED A MINIMUM OF 5 FEET INTO THE UNDERLYING BEDROCK. ACTUAL DEPTHS COULD BE GREATER IF REQUIRED TO RESIST FINAL VERTICAL AND LATERAL FORCES. ACTUAL HELICAL PILE / ANCHOR CONFIGURATION SHALL BE DETERMINED IN THE FIELD DURING CONSTRUCTION BY THE SPECIALTY CONTRACTOR, INSTALLATION TORQUE, AND LOAD TESTS.
4. VERTICAL HELICAL PILES MAY CONSIST OF ROUND SHAFT HELICAL PILES FILLED WITH GROUT OR HELICAL PULLDOWN MICROPILES SIZED TO RESIST BUCKLING FORCES FROM SEISMICALLY INDUCED LIQUEFACTION.
5. BATTERED HELICAL ANCHORS WILL BE INSTALLED AT AN ANGLE TO RESIST BUILDING WIND AND SEISMIC LATERAL LOADS.
6. ALL HELICAL PILES/ANCHORS SHALL BE PROTECTED AT A MINIMUM WITH A GALVANIZED COATING. DUE TO THE SALT WATER ENVIRONMENT, OTHER CORROSION PROTECTION MEASURES MAY BE CONSIDERED.
7. IT IS RECOMMENDED THAT AT LEAST ONE VERTICAL TEST PILE AND ONE BATTERED TEST ANCHOR BE INSTALLED AND LOAD TESTED PRIOR TO FULL SCALE PRODUCTION IN ORDER TO VERIFY BOTH DESIGN LOADS AND INSTALLATION TORQUE REQUIREMENTS. A MINIMUM OF TWO VERTICAL PRODUCTION PILES AND ONE BATTERED PRODUCTION ANCHOR SHOULD BE PERFORMANCE TESTED PER THE RECCOMENDATIONS PRESENTED IN FHWA GEOTECHNICAL ENGINEERING CIRCULAR NO. 4, PUBLICATION NO. FHWA-IF-99-015 (1999).
8. THE EXISTING BUILDINGS ON THE STREET SIDE OF THE PROPERTY ARE FRAMED OVER EXISTING CONCRETE SLABS ON GRADE. THESE SLABS MAY EXPERIENCE SIGNIFICANT CRACKING AND SETTLEMENT DURING INTENSE SEISMIC SHAKING. IF THE OWNER DECIDES THAT THIS IS UNACCEPTABLE, ADDITIONAL GRADE BEAMS AND HELICAL PIERS MAYBE ADDED AS REQUIRED TO SUPPORT THE EXISTING SLABS.
9. FINAL HELICAL PILE LOCATIONS WILL BE DEPENDENT ON THE ABILITY OF THE EXISTING FOOTINGS / GRADE BEAMS TO SPAN BETWEEN PILES. ALTERNATIVELY, NEW CONCRETE GRADE BEAMS COULD BE CONSTRUCTED ADJACENT TO THE EXISTING FOOTINGS TO REDUCE THE NUMBER OF REQUIRED HELICAL PILES. GRADE BEAMS SHALL BE CONTINUOUS AND TIED TOGETHER TO ACT AS A GRID.
10. THE CONNECTION OF HELICAL PILES / ANCHORS TO GRADE BEAMS TO BE DETERMINED. CONNECTIONS AT TOP OF VERTICAL HELICAL PILES WILL INCLUDE A COMBINATION OF RETROFIT BRACKETS FASTENED TO EXISTING FOOTINGS AND NEW CONSTRUCTION BRACKETS EMBEDDED IN CONTINUOUS CONCRETE GRADE BEAMS. CONNECTIONS AT TOP OF BATTERED HELICAL ANCHORS WILL CONSIST OF NEW CONSTRUCTION BRACKETS EMBEDDED IN A REINFORCED CONCRETE CAP WITH EPOXY DOWELS AT EXISTING FOOTINGS.

LEGEND

(N) GRADE BEAM
(E) FTG / GRADE BEAM
(N) HELICAL PILE
(N) BATTERED HELICAL ANCHOR

CM Taylor | Structural Engineering
4245 Capitola Rd, Suite 204, Capitola, CA 95010
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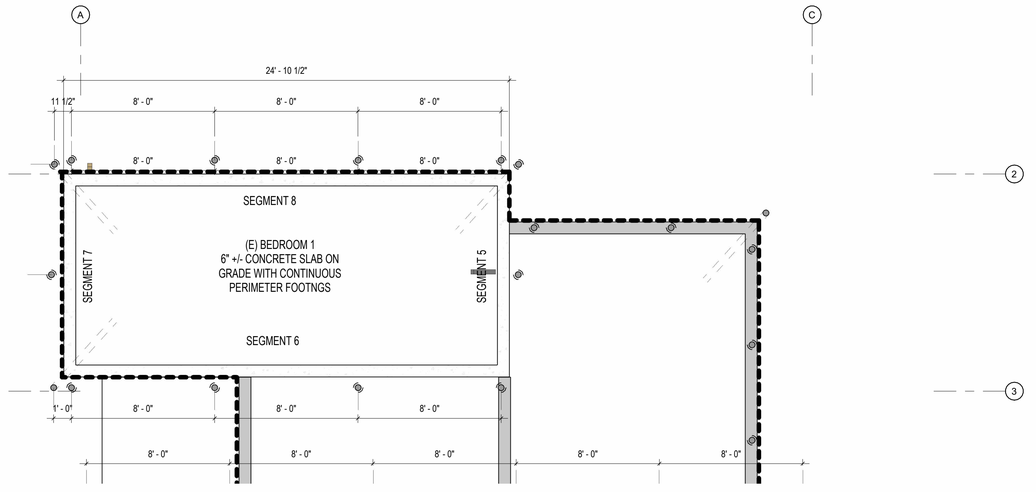
PRELIM FOUNDATION PLAN NOTES

Project number	22053	1 of 2
Date	10-13-23	Scale As indicated



OPHEIM REMODEL

745 LAS OLAS
APTOS CA 95003

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Seal/Signature

LICENSED ARCHITECT
ERIC LEE IVERSEN
Eric Iversen
C 38920
02 - 28 - 2025
RENEWAL DATE
STATE OF CALIFORNIA

Project Name
OPHEIM REMODEL

Project APN
03819119

Description
STRUCTURAL MODIFICATION SHEET - EXISTING FOUNDATION

Scale
As indicated

Exhibit D

1 **STRUCTURAL MODIFICATION WORKSHEET - EXISTING FOUNDATION PLAN - BEDROOM 1**

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

A4.0

PRIMARY MODIFICATION WORKSHEET

Modification Worksheet

To be used in association with evaluating the extent of proposed modifications of the major structural components of a nonconforming structure or structure accomodating a nonconforming use, and for a determination whether a structure may be considered development per the Geologic Hazards Ordinance and thus may be required to prepare a geologic report or geologic assessment.

How to use this calculator:

For each building component (roof, exterior walls, floor framing or foundation), you may enter either an estimated percentage to be modified or you can enter the actual measurements and use the calculator to obtain the percent modification of that component. Enter values only in the green fields. The result is given in the blue box a the bottom of the spreadsheet.

For spreadsheet guidelines, click the index tab (below page margin at bottom of this page) called "User Guide".

Roof

Enter either	Do not enter words or symbols		Calculation Tips
Estimated % of roof to be modified			**Roof Calculation Notes:** Measure as a flat plane, neglecting slope. Do not count deck roofs or eaves. Do count sealed decks that are part of the main roof system. On most one-story structures, the roof area will equal the floor area.
or			
Area of Existing Roof	1271	SF	
Total Modified Area of Roof	475	SF	
	37%		

Exterior Walls

Enter either			
Estimated % of exterior walls to be modified			**Exterior Walls Calculation Notes:** Modified segments wrap around corners and have no minimum separation. Attic walls and most cripple walls do not count. To assist with measuring modified segments in multiples of six feet, use the wall modification calculator.
or			
Total length of existing exterior walls	144	LF	
Total length of modified exterior walls	56	LF	
	39%		

Floors

Enter either			
Estimated % of floor area to be modified			**Floor Calculation Notes:** The modified area of each structural member extends halfway to each adjacent member. For cross pieces and diagonal members, the modified area extends 16 inches on either side. Exclude decks and additions. Do not use FAR guidelines.
or			
Total area of existing floors	1271	SF	
Total area of modified floors	95	SF	
	7%		

Foundations

Enter either			
Estimated % of foundations to be modified	97%		**Foundation Calculation Notes:** Modification of a perimeter and pier and grade beam foundations are measured as percentage of length; Modification of a slab is measured as percentage of area. Where piers are added or reinforced, multiply the number of modified piers by the average spacing. Where one pier or anchor is added, count as a modification of 4'. Modification of an existing foundation to enable an addition is included, but not a separate addition foundation.
or			
Perimeter Foundations			
Total length of existing perimeter foundation		LF	
Total length of modified perimeter foundation		LF	
Area of first floor supported by perimeter foundation		SF	
Slab Foundations			
Total area of existing slab foundation		SF	
Total area of modified slab foundation		SF	
Area of first floor supported by slab foundation		SF	
Pier and Grade Beam Foundation			
Total length of existing pier and grade beam foundation		LF	
Total length of modified pier and grade beam foundation		LF	
Area of first floor supported by pier and grade beam foundation		SF	

Summary	
Roof Modification (15%)	6%
Exterior Wall Modification (65%)	25%
Floor Framing Modification (10%)	1%
Foundation Modification (10%)	10%
	41%

For Planning Staff Only

If structural modifications exceed the level of modification indicated below, a discretionary application is required.

c 65% c Other*
c 50% c No Maximum*
*Explain:

APN: 03819119 Owner Name: Joar Opheim Date: 10/27/23

I certify that this worksheet is accurate. I understand that when the worksheet is evaluated as part of the application review, if the proposed work exceeds the established threshold, additional permits, information, and fees may be required for my project.

Signature: Joar Opheim Print Name: Joar Opheim

FOUNDATION DATA FOR MODIFICATION WORKSHEET FOR PRIMARY STRUCTURE

Foundation Number	Length in Feet	Batterred and/or Helical Piers	Average Spacing of Piers Per Segment	Modified
SEGMENT 9	40.83	9		
SEGMENT 10	22.5	3		
SEGMENT 14	28	5		
SEGMENT 15	31.08	4		
Total	**122.41**	**21.00**	5.69	**119.49**

Foundation Number	Length in Feet	Batterred and/or Helical Piers	Average Spacing of Piers Per Segment	Demolished
SEGMENT 11	1.7	0	N/A	Yes
SEGMENT 12	8.58	0	N/A	Yes
SEGMENT 13	11.125	0	N/A	Yes

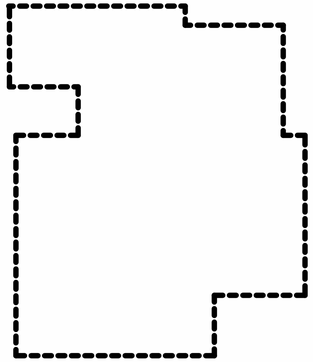
FOUNDATION LEGEND

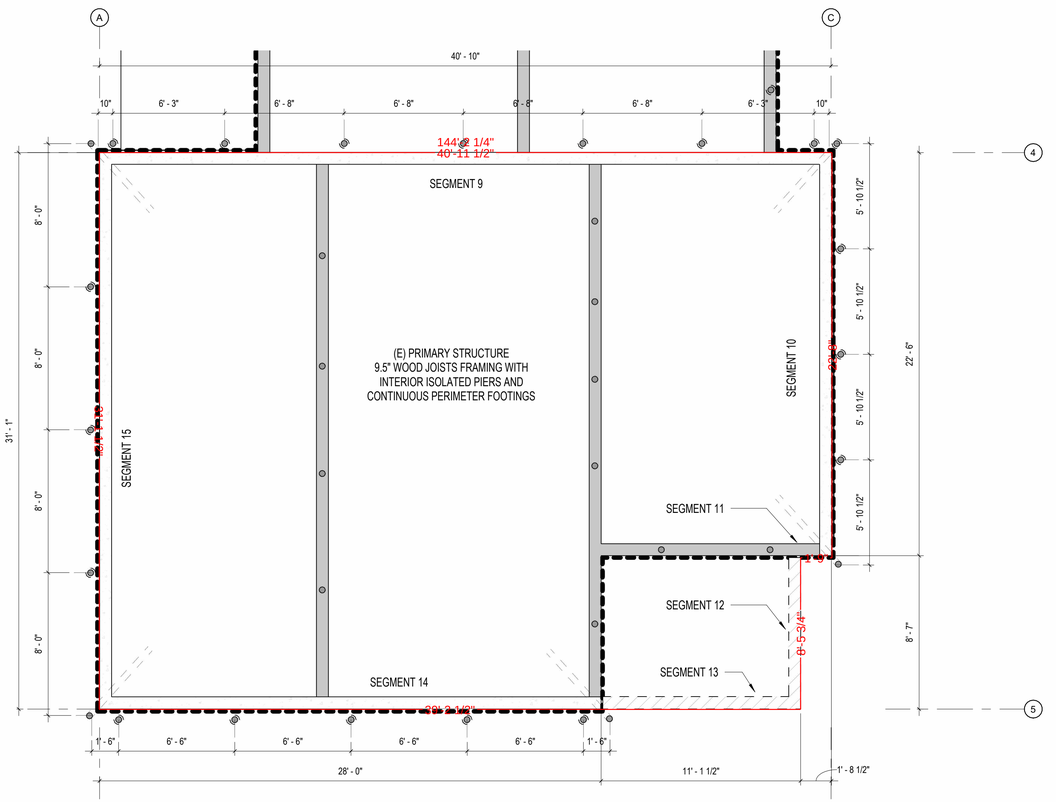
HELICAL PILE

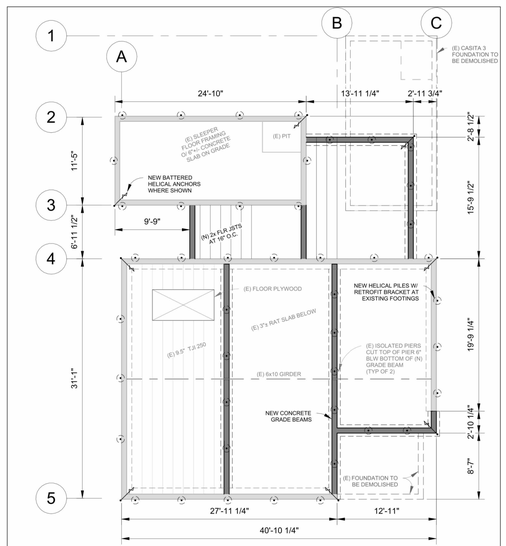
EXISTING FOUNDATION

NEW FOUNDATION

OUTLINE OF PROPOSED 1ST FLOOR







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4245 Capitola Rd, Suite 204, Capitola, CA 95010
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PRELIMINARY FOUNDATION PLAN

Project number	22053	2 of 2
Date	10-13-23	Scale 1/8" = 1'-0"

PRELIMINARY FOUNDATION PLAN NOTES

1. THE INTENT OF THIS PRELIMINARY FOUNDATION PLAN IS TO PROVIDE A CONCEPTUAL HELICAL PILE/ANCHOR AND CONCRETE GRADE BEAM LAYOUT FOR COST ESTIMATING PURPOSES. FINAL NUMBER OF HELICAL PILES/ANCHORS, DEPTHS, AND CONNECTION DETAILS WILL BE FINALIZED DURING THE CONSTRUCTION DOCUMENTS PHASE OF WORK.
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3. ALL HELICAL PILES AND ANCHORS SHALL BE EMBEDDED A MINIMUM OF 5 FEET INTO THE UNDERLYING BEDROCK. ACTUAL DEPTHS COULD BE GREATER IF REQUIRED TO RESIST FINAL VERTICAL AND LATERAL FORCES. ACTUAL HELICAL PILE / ANCHOR CONFIGURATION SHALL BE DETERMINED IN THE FIELD DURING CONSTRUCTION BY THE SPECIALTY CONTRACTOR, INSTALLATION TORQUE, AND LOAD TESTS.
4. VERTICAL HELICAL PILES MAY CONSIST OF ROUND SHAFT HELICAL PILES FILLED WITH GROUT OR HELICAL PU;LLDOWN MICROPILES SIZED TO RESIST BUCKLING FORCES FROM SEISMICALLY INDUCED LIQUEFACTION.
5. BATTERED HELICAL ANCHORS WILL BE INSTALLED AT AN ANGLE TO RESIST BUILDING WIND AND SEISMIC LATERAL LOADS.
6. ALL HELICAL PILES/ANCHORS SHALL BE PROTECTED AT A MINIMUM WITH A GALVANIZED COATING. DUE TO THE SALT WATER ENVIRONMENT, OTHER CORROSION PROTECTION MEASURES MAY BE CONSIDERED.
7. IT IS RECOMMENDED THAT AT LEAST ONE VERTICAL TEST PILE AND ONE BATTERED TEST ANCHOR BE INSTALLED AND LOAD TESTED PRIOR TO FULL SCALE PRODUCTION IN ORDER TO VERIFY BOTH DESIGN LOADS AND INSTALLATION TORQUE REQUIREMENTS. A MINIMUM OF TWO VERTICAL PRODUCTION PILES AND ONE BATTERED PRODUCTION ANCHOR SHOULD BE PERFORMANCE TESTED PER THE RECCOMENDATIONS PRESENTED IN FHWA GEOTECHNICAL ENGINEERING CIRCULAR NO. 4, PUBLICATION NO. FHWA-IF-99-015 (1999).
8. THE EXISTING BUILDINGS ON THE STREET SIDE OF THE PROPERTY ARE FRAMED OVER EXISTING CONCRETE SLABS ON GRADE. THESE SLABS MAY EXPERIENCE SIGNIFICANT CRACKING AND SETTLEMENT DURING INTENSE SEISMIC SHAKING. IF THE OWNER DECIDES THAT THIS IS UNACCEPTABLE, ADDITIONAL GRADE BEAMS AND HELICAL PIERS MAYBE ADDED AS REQUIRED TO SUPPORT THE EXISTING SLABS.
9. FINAL HELICAL PILE LOCATIONS WILL BE DEPENDENT ON THE ABILITY OF THE EXISTING FOOTINGS / GRADE BEAMS TO SPAN BETWEEN PILES. ALTERNATIVELY, NEW CONCRETE GRADE BEAMS COULD BE CONSTRUCTED ADJACENT TO THE EXISTING FOOTINGS TO REDUCE THE NUMBER OF REQUIRED HELICAL PILES. GRADE BEAMS SHALL BE CONTINUOUS AND TIED TOGETHER TO ACT AS A GRID.
10. THE CONNECTION OF HELICAL PILES / ANCHORS TO GRADE BEAMS TO BE DETERMINED. CONNECTIONS AT TOP OF VERTICAL HELICAL PILES WILL INCLUDE A COMBINATION OF RETROFIT BRACKETS FASTENED TO EXISTING FOOTINGS AND NEW CONSTRUCTION BRACKETS EMBEDDED IN CONTINUOUS CONCRETE GRADE BEAMS. CONNECTIONS AT TOP OF BATTERED HELICAL ANCHORS WILL CONSIST OF NEW CONSTRUCTION BRACKETS EMBEDDED IN A REINFORCED CONCRETE CAP WITH EPOXY DOWELS AT EXISTING FOOTINGS.

A3.3 2

LEGEND

(N) GRADE BEAM

(E) FTG / GRADE BEAM

(N) HELICAL PILE

(N) BATTERED HELICAL ANCHOR

CM Taylor | Structural Engineering
4245 Capitola Rd, Suite 204, Capitola, CA 95010
phone: (831) 854-2484 email: contact@cmtaylorse.com

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PRELIM FOUNDATION PLAN NOTES

Project number	22053	1 of 2
Date	10-13-23	Scale As indicated

STRUCTURAL MODIFICATION WORKSHEET - EXISTING FOUNDATION PLAN - PRIMARY

1

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

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APTOS CA 95003

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STATE OF CALIFORNIA

Project Name
OPHEIM REMODEL

Project APN
03819119

Description
STRUCTURAL MODIFICATION WORKSHEET - EXISTING FOUNDATION - PRIMARY STRUCTURE

Scale
As indicated

A4.0A
2

Exhibit D

BEDROOM 1 MODIFICATION WORKSHEET

Modification Worksheet

To be used in association with evaluating the extent of proposed modifications of the major structural components of a nonconforming structure or structure accomodating a nonconforming use, and for a determination whether a structure may be considered development per the Geologic Hazards Ordinance and thus may be required to prepare a geologic report or geologic assessment.

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For spreadsheet guidelines, click the index tab (below page margin at bottom of this page) called "User Guide".

Roof

Enter either	Do not enter words or symbols		Calculation Tips
Estimated % of roof to be modified			**Roof Calculation Notes:** Measure as a flat plane, neglecting slope. Do not count deck roofs or eaves. Do count sealed decks that are part of the main roof system. On most one-story structures, the roof area will equal the floor area.
or			
Area of Existing Roof	280	SF	
Total Modified Area of Roof	6	SF	
	2%		

Exterior Walls

Enter either			Exterior Walls Calculation Notes:
Estimated % of exterior walls to be modified			Modified segments wrap around corners and have no minimum separation. Attic walls and most cripple walls do not count. To assist with measuring modified segments in multiples of four feet, use the wall modification calculator.
or			
Total length of existing exterior walls	71.06	LF	
Total length of modified exterior walls	8	LF	
	11%		

Floors

Enter either			Floor Calculation Notes:
Estimated % of floor area to be modified			The modified area of each structural member extends halfway to each adjacent member. For cross pieces and diagonal members, the modified area extends 16 inches on either side. Exclude decks and additions. Do not use FAR guidelines.
or			
Total area of existing floors	286	SF	
Total area of modified floors	0	SF	
	0%		

Foundations

Enter either			Foundation Calculation Notes:
Estimated % of foundations to be modified	80%		Modification of a perimeter and pier and grade beam foundations are measured as percentage of length;
or			
Perimeter Foundations			
Total length of existing perimeter foundation		LF	
Total length of modified perimeter foundation		LF	Modification of a slab is measured as percentage of area.
Area of first floor supported by perimeter foundation		SF	
Slab Foundations			
Total area of existing slab foundation		SF	Where piers are added or reinforced, multiply the number of modified piers by the average spacing. Where one pier or anchor is added, count as a modification of 4'.
Total area of modified slab foundation		SF	
Area of first floor supported by slab foundation		SF	
Pier and Grade Beam Foundation			
Total length of existing pier and grade beam foundation		LF	Modification of an existing foundation to enable an addition is included, but not a separate addition foundation.
Total length of modified pier and grade beam foundation		LF	
Area of first floor supported by pier and grade beam foundation		SF	

Summary		For Planning Staff Only
Roof Modification (15%)	0%	If structural modifications exceed the level of modification indicated below, a discretionary application is required.
		c 65% c Other*
Exterior Wall Modification (65%)	7%	c 50% c No Maximum*
Floor Framing Modification (10%)	0%	*Explain:
Foundation Modification (10%)	8%	
	16%	

APN: 03819119 Owner Name: Joar Opheim Date: 10/26/23

I certify that this worksheet is accurate. I understand that when the worksheet is evaluated as part of the application review, if the proposed work exceeds the established threshold, additional permits, information, and fees may be required for my project.

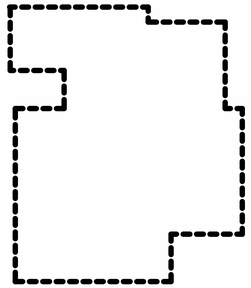
Joar Opheim — Signature — Joar Opheim — Print Name

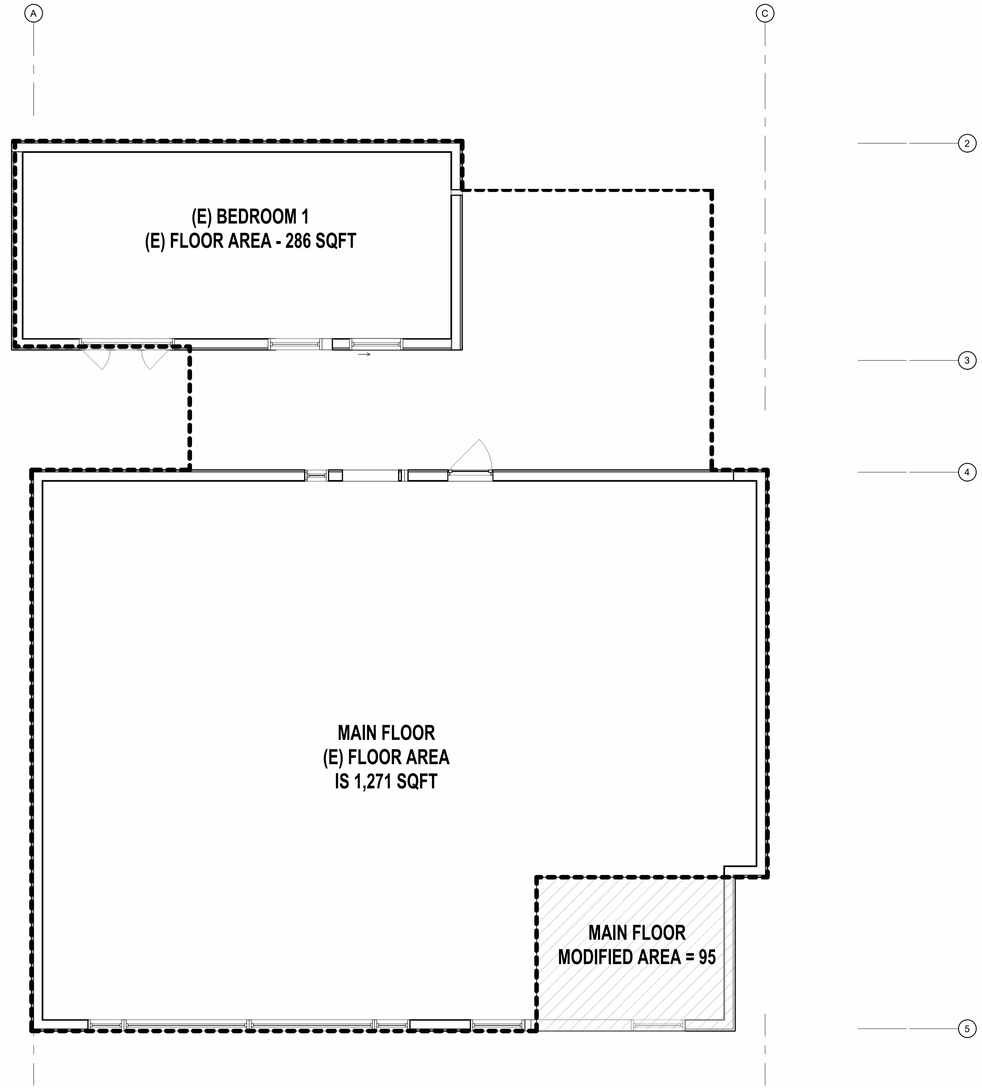
BEDROOM 1 FLOOR CALCULATIONS FOR MODIFICATION WORKSHEET			
EXISTING SPACE	**SQUARE FOOTAGE**	**SQUARE FOOTAGE OF MODIFIED AREA**	**MODIFIED/DEMOLISHED FLOOR AREA RATIO**
BEDROOM 1	286	0	0.00%

FLOOR LEGEND

FLOOR TO BE MODIFIED/REMOVED

OUTLINE OF PROPOSED 1ST FLOOR





PRIMARY MODIFICATION WORKSHEET

Modification Worksheet

To be used in association with evaluating the extent of proposed modifications of the major structural components of a nonconforming structure or structure accomodating a nonconforming use, and for a determination whether a structure may be considered development per the Geologic Hazards Ordinance and thus may be required to prepare a geologic report or geologic assessment.

How to use this calculator:

For each building component (roof, exterior walls, floor framing or foundation), you may enter either an estimated percentage to be modified or you can enter the actual measurements and use the calculator to obtain the percent modification of that component. Enter values only in the green fields. The result is given in the blue box a the bottom of the spreadsheet.

For spreadsheet guidelines, click the index tab (below page margin at bottom of this page) called "User Guide".

Roof

Enter either	Do not enter words or symbols		Calculation Tips
Estimated % of roof to be modified			**Roof Calculation Notes:** Measure as a flat plane, neglecting slope. Do not count deck roofs or eaves. Do count sealed decks that are part of the main roof system. On most one-story structures, the roof area will equal the floor area.
or			
Area of Existing Roof	1271	SF	
Total Modified Area of Roof	475	SF	
	37%		

Exterior Walls

Enter either			Exterior Walls Calculation Notes:
Estimated % of exterior walls to be modified			Modified segments wrap around corners and have no minimum separation. Attic walls and most cripple walls do not count. To assist with measuring modified segments in multiples of four feet, use the wall modification calculator.
or			
Total length of existing exterior walls	144	LF	
Total length of modified exterior walls	56	LF	
	39%		

Floors

Enter either			Floor Calculation Notes:
Estimated % of floor area to be modified			The modified area of each structural member extends halfway to each adjacent member. For cross pieces and diagonal members, the modified area extends 16 inches on either side. Exclude decks and additions. Do not use FAR guidelines.
or			
Total area of existing floors	1271	SF	
Total area of modified floors	95	SF	
	7%		

Foundations

Enter either			Foundation Calculation Notes:
Estimated % of foundations to be modified	97%		Modification of a perimeter and pier and grade beam foundations are measured as percentage of length;
or			
Perimeter Foundations			
Total length of existing perimeter foundation		LF	
Total length of modified perimeter foundation		LF	Modification of a slab is measured as percentage of area.
Area of first floor supported by perimeter foundation		SF	
Slab Foundations			
Total area of existing slab foundation		SF	Where piers are added or reinforced, multiply the number of modified piers by the average spacing. Where one pier or anchor is added, count as a modification of 4'.
Total area of modified slab foundation		SF	
Area of first floor supported by slab foundation		SF	
Pier and Grade Beam Foundation			
Total length of existing pier and grade beam foundation		LF	Modification of an existing foundation to enable an addition is included, but not a separate addition foundation.
Total length of modified pier and grade beam foundation		LF	
Area of first floor supported by pier and grade beam foundation		SF	

Summary		For Planning Staff Only
Roof Modification (15%)	6%	If structural modifications exceed the level of modification indicated below, a discretionary application is required.
		c 65% c Other*
Exterior Wall Modification (65%)	25%	c 50% c No Maximum*
Floor Framing Modification (10%)	1%	*Explain:
Foundation Modification (10%)	10%	
	41%	

APN: 03819119 Owner Name: Joar Opheim Date: 10/27/23

I certify that this worksheet is accurate. I understand that when the worksheet is evaluated as part of the application review, if the proposed work exceeds the established threshold, additional permits, information, and fees may be required for my project.

Joar Opheim — Signature — Joar Opheim — Print Name

PRIMARY STRUCTURE FLOOR CALCULATIONS FOR MODIFICATION WORKSHEET			
EXISTING SPACE	**SQUARE FOOTAGE**	**SQUARE FOOTAGE OF MODIFIED AREA**	**MODIFIED/DEMOLISHED FLOOR AREA RATIO**
PRIMARY STRUCTURE	1271	95	7.47%

1 **STRUCTURAL MODIFICATION WORKSHEET - EXISTING FLOOR PLAN**

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

Exhibit D

OPHEIM REMODEL

745 LAS OLAS
APTOS CA 95003

Foundry.

525 Siesta Drive
Aptos CA, 95003
Tel 831.239.8578

#	Issue	Date	Issue Description
0	1	04/10/23	Discretionary Permit Submittal
1	2	07/05/23	Discretionary Permit Resub
2	3	10/31/23	Discretionary Permit Resbum

Seal/Signature

LICENSED ARCHITECT — ERIC LEE IVERSEN — Eric Iversen — C 38920 — 02 - 28 - 2025 — RENEWAL DATE — STATE OF CALIFORNIA

Project Name
OPHEIM REMODEL

Project APN
03819119

Description
STRUCTURAL MODIFICATINO SHEET - EXISTING FLOOR

Scale
As indicated

A4.1

BEDROOM 1 MODIFICATION WORKSHEET

Modification Worksheet

To be used in association with evaluating the extent of proposed modifications of the major structural components of a nonconforming structure or structure accomodating a nonconforming use, and for a determination whether a structure may be considered development per the Geologic Hazards Ordinance and thus may be required to prepare a geologic report or geologic assessment.

How to use this calculator:

For each building component (roof, exterior walls, floor framing or foundation), you may enter either an estimated percentage to be modified or you can enter the actual measurements and use the calculator to obtain the percent modification of that component. Enter values only in the green fields. The result is given in the blue box a the bottom of the spreadsheet.

For spreadsheet guidelines, click the index tab (below page margin at bottom of this page) called "User Guide".

Roof

Enter either	Do not enter words or symbols	
Estimated % of roof to be modified		
or		
Area of Existing Roof	280	SF
Total Modified Area of Roof	6	SF
	2%	

Calculation Tips

Roof Calculation Notes:
Measure as a flat plane, neglecting slope. Do not count deck roofs or eaves. Do count sealed decks that are part of the main roof system. On most one-story structures, the roof area will equal the floor area.

Exterior Walls

Enter either		
Estimated % of exterior walls to be modified		
or		
Total length of existing exterior walls	71.06	LF
Total length of modified exterior walls	8	LF
	11%	

Exterior Walls Calculation Notes:
Modified segments wrap around corners and have no minimum separation. Attic walls and most cripple walls do not count. To assist with measuring modified segments in multiples of four feet, use the wall modification calculator.

Floors

Enter either		
Estimated % of floor area to be modified		
or		
Total area of existing floors	286	SF
Total area of modified floors	0	SF
	0%	

Floor Calculation Notes:
The modified area of each structural member extends halfway to each adjacent member. For cross pieces and diagonal members, the modified area extends 16 inches on either side. Exclude decks and additions. Do not use FAR guidelines.

Foundations

Enter either		
Estimated % of foundations to be modified	80%	
or		
Perimeter Foundations		
Total length of existing perimeter foundation		LF
Total length of modified perimeter foundation		LF
Area of first floor supported by perimeter foundation		SF
Slab Foundations		
Total area of existing slab foundation		SF
Total area of modified slab foundation		SF
Area of first floor supported by slab foundation		SF
Pier and Grade Beam Foundation		
Total length of existing pier and grade beam foundation		LF
Total length of modified pier and grade beam foundation		LF
Area of first floor supported by pier and grade beam foundation		SF

Foundation Calculation Notes:
Modification of a perimeter and pier and grade beam foundations are measured as percentage of length;

Modification of a slab is measured as percentage of area.

Where piers are added or reinforced, multiply the number of modified piers by the average spacing. Where one pier or anchor is added, count as a modification of 4'.

Modification of an existing foundation to enable an addition is included, but not a separate addition foundation.

Summary	
Roof Modification (15%)	0%
Exterior Wall Modification (65%)	7%
Floor Framing Modification (10%)	0%
Foundation Modification (10%)	8%
	16%

For Planning Staff Only

If structural modifications exceed the level of modification indicated below, a discretionary application is required.

c 65% c Other*
c 50% c No Maximum*
*Explain:

APN: 03819119 Owner Name: Joar Opheim Date: 10/26/23

I certify that this worksheet is accurate. I understand that when the worksheet is evaluated as part of the application review, if the proposed work exceeds the established threshold, additional permits, information, and fees may be required for my project.

Joar Opheim
Signature Print Name

PRIMARY MODIFICATION WORKSHEET

Modification Worksheet

To be used in association with evaluating the extent of proposed modifications of the major structural components of a nonconforming structure or structure accomodating a nonconforming use, and for a determination whether a structure may be considered development per the Geologic Hazards Ordinance and thus may be required to prepare a geologic report or geologic assessment.

How to use this calculator:

For each building component (roof, exterior walls, floor framing or foundation), you may enter either an estimated percentage to be modified or you can enter the actual measurements and use the calculator to obtain the percent modification of that component. Enter values only in the green fields. The result is given in the blue box a the bottom of the spreadsheet.

For spreadsheet guidelines, click the index tab (below page margin at bottom of this page) called "User Guide".

Roof

Enter either	Do not enter words or symbols	
Estimated % of roof to be modified		
or		
Area of Existing Roof	1261	SF
Total Modified Area of Roof	475	SF
	38%	

Calculation Tips

Roof Calculation Notes:
Measure as a flat plane, neglecting slope. Do not count deck roofs or eaves. Do count sealed decks that are part of the main roof system. On most one-story structures, the roof area will equal the floor area.

Exterior Walls

Enter either		
Estimated % of exterior walls to be modified		
or		
Total length of existing exterior walls	144	LF
Total length of modified exterior walls	56	LF
	39%	

Exterior Walls Calculation Notes:
Modified segments wrap around corners and have no minimum separation. Attic walls and most cripple walls do not count. To assist with measuring modified segments in multiples of four feet, use the wall modification calculator.

Floors

Enter either		
Estimated % of floor area to be modified		
or		
Total area of existing floors	1271	SF
Total area of modified floors	95	SF
	7%	

Floor Calculation Notes:
The modified area of each structural member extends halfway to each adjacent member. For cross pieces and diagonal members, the modified area extends 16 inches on either side. Exclude decks and additions. Do not use FAR guidelines.

Foundations

Enter either		
Estimated % of foundations to be modified	100%	
or		
Perimeter Foundations		
Total length of existing perimeter foundation		LF
Total length of modified perimeter foundation		LF
Area of first floor supported by perimeter foundation		SF
Slab Foundations		
Total area of existing slab foundation		SF
Total area of modified slab foundation		SF
Area of first floor supported by slab foundation		SF
Pier and Grade Beam Foundation		
Total length of existing pier and grade beam foundation		LF
Total length of modified pier and grade beam foundation		LF
Area of first floor supported by pier and grade beam foundation		SF

Foundation Calculation Notes:
Modification of a perimeter and pier and grade beam foundations are measured as percentage of length;

Modification of a slab is measured as percentage of area.

Where piers are added or reinforced, multiply the number of modified piers by the average spacing. Where one pier or anchor is added, count as a modification of 4'.

Modification of an existing foundation to enable an addition is included, but not a separate addition foundation.

Summary	
Roof Modification (15%)	6%
Exterior Wall Modification (65%)	25%
Floor Framing Modification (10%)	1%
Foundation Modification (10%)	10%
	42%

For Planning Staff Only

If structural modifications exceed the level of modification indicated below, a discretionary application is required.

c 65% c Other*
c 50% c No Maximum*
*Explain:

APN: 03819119 Owner Name: Joar Opheim Date: 10/27/23

I certify that this worksheet is accurate. I understand that when the worksheet is evaluated as part of the application review, if the proposed work exceeds the established threshold, additional permits, information, and fees may be required for my project.

Joar Opheim
Signature Print Name

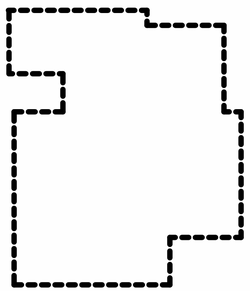
PRIMARY STRUCTURE WALL CALCULATIONS FOR MODIFICATION WORKSHEET		
Wall Descriptor	**Existing Wall Length in Feet**	**Modified Wall/Demolished Wall In 4' Increments**
W9	40.85	
W10	22.5	
W11	1.81	
W12	8.58	
W13	39.3	
W14	31.125	
Total	**144.17**	**56**

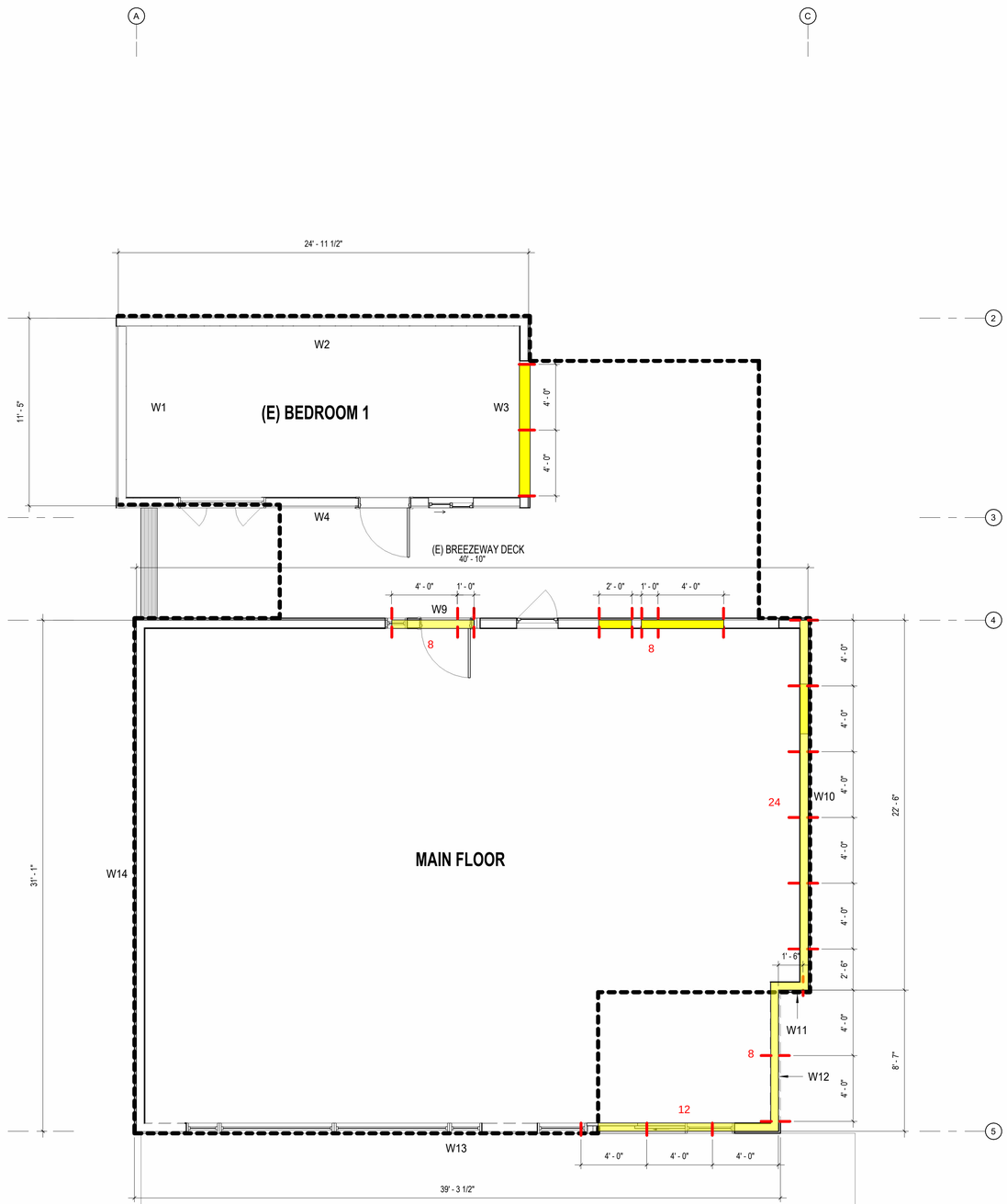
WALL LEGEND

WALL TO BE MODIFIED/DEMOLISHED

COUNTY COUNTS WALL MODIFICATIONS IN 4' SEGMENTS

OUTLINE OF PROPOSED 1ST FLOOR





1 **STRUCTURAL MODIFICATION WORKSHEET - EXISTING WALLS**

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

Exhibit D

OPHEIM REMODEL

745 LAS OLAS
APTOS CA 95003

Foundry.

525 Siesta Drive
Aptos CA, 95003

Tel 831.239.8578

#	Issue	Date	Issue Description
0	1	04/10/23	Discretionary Permit Submittal
1	2	07/05/23	Discretionary Permit Resub
2	3	10/31/23	Discretionary Permit Resbum

Seal/Signature

LICENSED ARCHITECT
ERIC LEE IVERSEN
Eric Iversen
C 38920
02 - 28 - 2025
RENEWAL DATE
STATE OF CALIFORNIA

Project Name
OPHEIM REMODEL

Project APN
03819119

Description
STRUCTURAL MODIFICATION WORKSHEET - WALLS

Scale
As indicated

A4.2
2

BEDROOM 1 MODIFICATION WORKSHEET

Modification Worksheet

To be used in association with evaluating the extent of proposed modifications of the major structural components of a nonconforming structure or structure accomodating a nonconforming use, and for a determination whether a structure may be considered development per the Geologic Hazards Ordinance and thus may be required to prepare a geologic report or geologic assessment.

How to use this calculator:

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For spreadsheet guidelines, click the index tab (below page margin at bottom of this page) called "User Guide".

Roof

Enter either		Do not enter words or symbols	Calculation Tips
Estimated % of roof to be modified			**Roof Calculation Notes:** Measure as a flat plane, neglecting slope. Do not count deck roofs or eaves. Do count sealed decks that are part of the main roof system. On most one-story structures, the roof area will equal the floor area.
or			
Area of Existing Roof	280	SF	
Total Modified Area of Roof	6	SF	
	2%		

Exterior Walls

Enter either			Exterior Walls Calculation Notes:
Estimated % of exterior walls to be modified			Modified segments wrap around corners and have no minimum separation. Attic walls and most cripple walls do not count. To assist with measuring modified segments in multiples of four feet, use the wall modification calculator.
or			
Total length of existing exterior walls	71.06	LF	
Total length of modified exterior walls	8	LF	
	11%		

Floors

Enter either			Floor Calculation Notes:
Estimated % of floor area to be modified			The modified area of each structural member extends halfway to each adjacent member. For cross pieces and diagonal members, the modified area extends 16 inches on either side. Exclude decks and additions. Do not use FAR guidelines.
or			
Total area of existing floors	286	SF	
Total area of modified floors	0	SF	
	0%		

Foundations

Enter either			Foundation Calculation Notes:
Estimated % of foundations to be modified	80%		Modification of a perimeter and pier and grade beam foundations are measured as percentage of length;
or			
Perimeter Foundations			Modification of a slab is measured as percentage of area.
Total length of existing perimeter foundation		LF	
Total length of modified perimeter foundation		LF	Where piers are added or reinforced, multiply the number of modified piers by the average spacing. Where one pier or anchor is added, count as a modification of 4'
Area of first floor supported by perimeter foundation		SF	
Slab Foundations			
Total area of existing slab foundation		SF	Modification of an existing foundation to enable an addition is included, but not a separate addition foundation.
Total area of modified slab foundation		SF	
Area of first floor supported by slab foundation		SF	
Pier and Grade Beam Foundation			
Total length of existing pier and grade beam foundation		LF	
Total length of modified pier and grade beam foundation		LF	
Area of first floor supported by pier and grade beam foundation		SF	

Summary		For Planning Staff Only
Roof Modification (15%)	0%	If structural modifications exceed the level of modification indicated below, a discretionary application is required.
Exterior Wall Modification (65%)	7%	
Floor Framing Modification (10%)	0%	○ 65% ○ Other*
Foundation Modification (10%)	8%	○ 50% ○ No Maximum*
	16%	*Explain:

APN: 03819119 Owner Name: Joar Opheim Date: 10/26/23

I certify that this worksheet is accurate. I understand that when the worksheet is evaluated as part of the application review, if the proposed work exceeds the established threshold, additional permits, information, and fees may be required for my project.

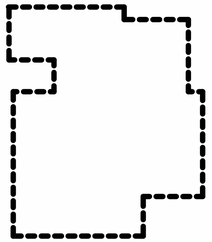
Joar Opheim — Signature — Joar Opheim — Print Name

BEDROOM 1 ROOF CALCULATIONS FOR MODIFICATION WORKSHEET			
EXISTING SPACE	SQUARE FOOTAGE	SQUARE FOOTAGE OF MODIFIED AREA	MODIFIED ROOF AREA RATIO
BEDROOM 1	286	6	2.10%

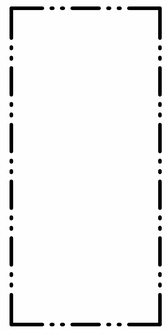
ROOF LEGEND

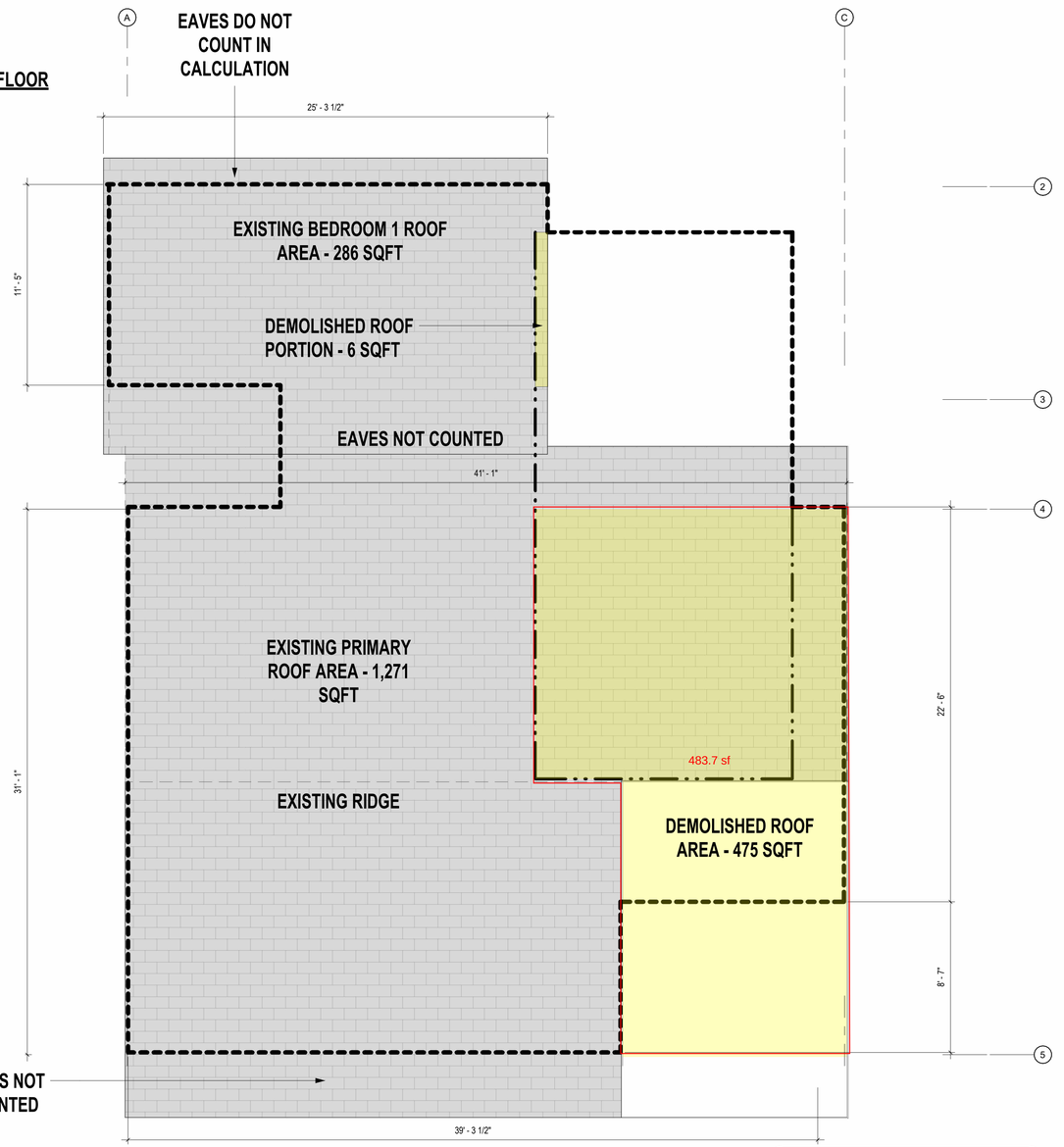
ROOF TO BE DEMOLISHED

OUTLINE OF PROPOSED 1ST FLOOR



OUTLINE OF PROPOSED 2ND FLOOR





PRIMARY MODIFICATION WORKSHEET

Modification Worksheet

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For spreadsheet guidelines, click the index tab (below page margin at bottom of this page) called "User Guide".

Roof

Enter either		Do not enter words or symbols	Calculation Tips
Estimated % of roof to be modified			**Roof Calculation Notes:** Measure as a flat plane, neglecting slope. Do not count deck roofs or eaves. Do count sealed decks that are part of the main roof system. On most one-story structures, the roof area will equal the floor area.
or			
Area of Existing Roof	1271	SF	
Total Modified Area of Roof	475	SF	
	37%		

Exterior Walls

Enter either			Exterior Walls Calculation Notes:
Estimated % of exterior walls to be modified			Modified segments wrap around corners and have no minimum separation. Attic walls and most cripple walls do not count. To assist with measuring modified segments in multiples of four feet, use the wall modification calculator.
or			
Total length of existing exterior walls	144	LF	
Total length of modified exterior walls	56	LF	
	39%		

Floors

Enter either			Floor Calculation Notes:
Estimated % of floor area to be modified			The modified area of each structural member extends halfway to each adjacent member. For cross pieces and diagonal members, the modified area extends 16 inches on either side. Exclude decks and additions. Do not use FAR guidelines.
or			
Total area of existing floors	1271	SF	
Total area of modified floors	95	SF	
	7%		

Foundations

Enter either			Foundation Calculation Notes:
Estimated % of foundations to be modified	97%		Modification of a perimeter and pier and grade beam foundations are measured as percentage of length;
or			
Perimeter Foundations			Modification of a slab is measured as percentage of area.
Total length of existing perimeter foundation		LF	
Total length of modified perimeter foundation		LF	Where piers are added or reinforced, multiply the number of modified piers by the average spacing. Where one pier or anchor is added, count as a modification of 4'.
Area of first floor supported by perimeter foundation		SF	
Slab Foundations			
Total area of existing slab foundation		SF	Modification of an existing foundation to enable an addition is included, but not a separate addition foundation.
Total area of modified slab foundation		SF	
Area of first floor supported by slab foundation		SF	
Pier and Grade Beam Foundation			
Total length of existing pier and grade beam foundation		LF	
Total length of modified pier and grade beam foundation		LF	
Area of first floor supported by pier and grade beam foundation		SF	

Summary		For Planning Staff Only
Roof Modification (15%)	6%	If structural modifications exceed the level of modification indicated below, a discretionary application is required.
Exterior Wall Modification (65%)	25%	
Floor Framing Modification (10%)	1%	○ 65% ○ Other*
Foundation Modification (10%)	10%	○ 50% ○ No Maximum*
	41%	*Explain:

APN: 03819119 Owner Name: Joar Opheim Date: 10/27/23

I certify that this worksheet is accurate. I understand that when the worksheet is evaluated as part of the application review, if the proposed work exceeds the established threshold, additional permits, information, and fees may be required for my project.

Joar Opheim — Signature — Joar Opheim — Print Name

PRIMARY STRUCTURE ROOF CALCULATIONS FOR MODIFICATION WORKSHEET			
EXISTING SPACE	SQUARE FOOTAGE	SQUARE FOOTAGE OF MODIFIED AREA	MODIFIED ROOF AREA RATIO
PRIMARY STRUCTURE	1271	475	37.37%

1 **STRUCTURAL MODIFICATION WORKSHEET - EXISTING ROOF**

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

Exhibit D

OPHEIM REMODEL

745 LAS OLAS
APTOS CA 95003

Foundry.

525 Siesta Drive
Aptos CA, 95003
Tel 831.239.8578

#	Issue	Date	Issue Description
0	1	04/10/23	Discretionary Permit Submittal
1	2	07/05/23	Discretionary Permit Resub
2	3	10/31/23	Discretionary Permit Resbum

Seal/Signature

LICENSED ARCHITECT — ERIC LEE IVERSEN — C 38920 — 02 - 28 - 2025 RENEWAL DATE — STATE OF CALIFORNIA

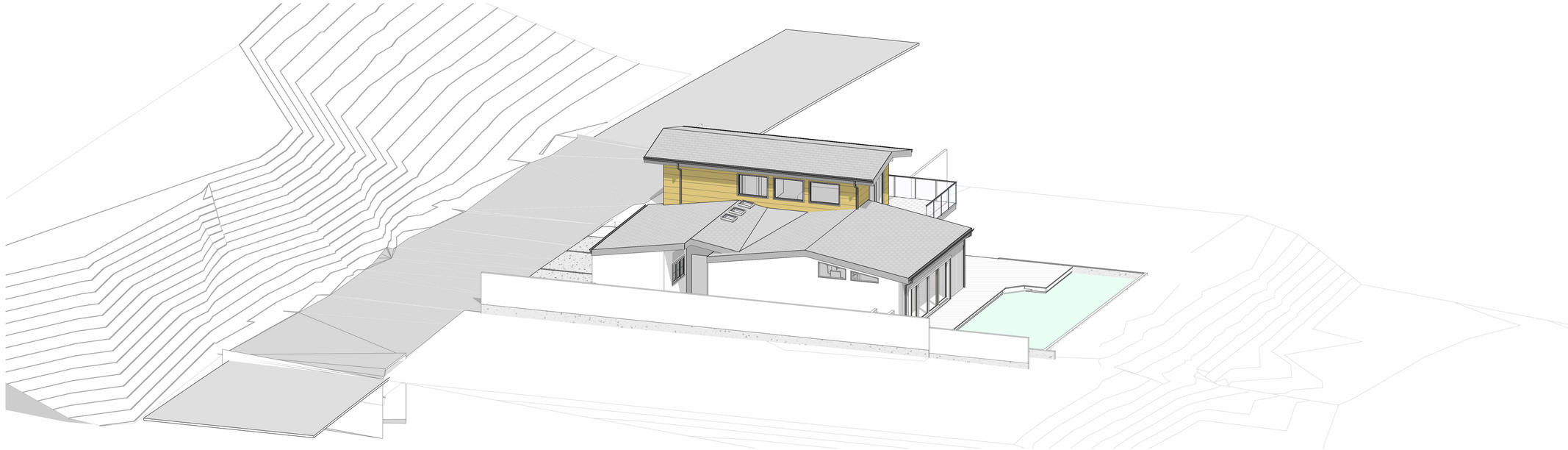
Project Name
OPHEIM REMODEL

Project APN
03819119

Description
STRUCTURAL MODIFICATION WORKSHEET - ROOF

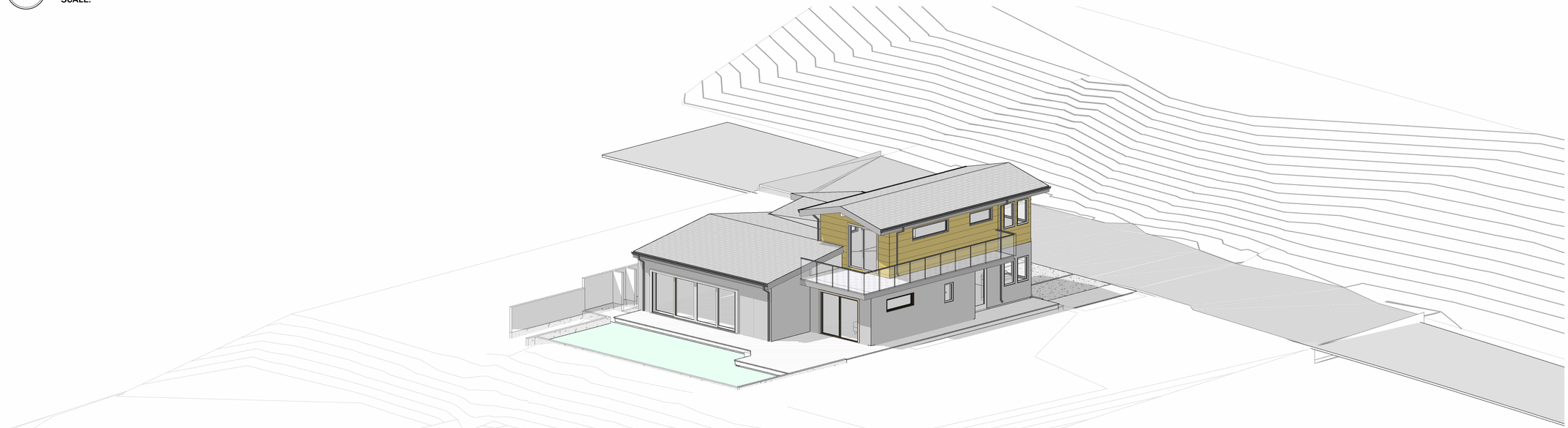
Scale
As indicated

A4.3



1 **PERSPECTIVE 1**

SCALE:



2 **PERSPECTIVE 2**

SCALE:

Exhibit D

OPHEIM REMODEL

745 LAS OLAS
APTOS CA 95003

Foundry.

525 Siesta Drive
Aptos CA, 95003

Tel 831.239.8578

#	Issue	Date	Issue Description
0	1	04/10/23	Discretionary Permit Submittal
1	2	07/05/23	Discretionary Permit Resub
2	3	10/31/23	Discretionary Permit Resbum

Seal/Signature

LICENSED ARCHITECT
ERIC LEE IVERSEN
C 38920
02 - 28 - 2025
RENEWAL DATE
STATE OF CALIFORNIA

Project Name
OPHEIM REMODEL

Project APN
03819119

Description
PERSPECTIVES

Scale

A5.0

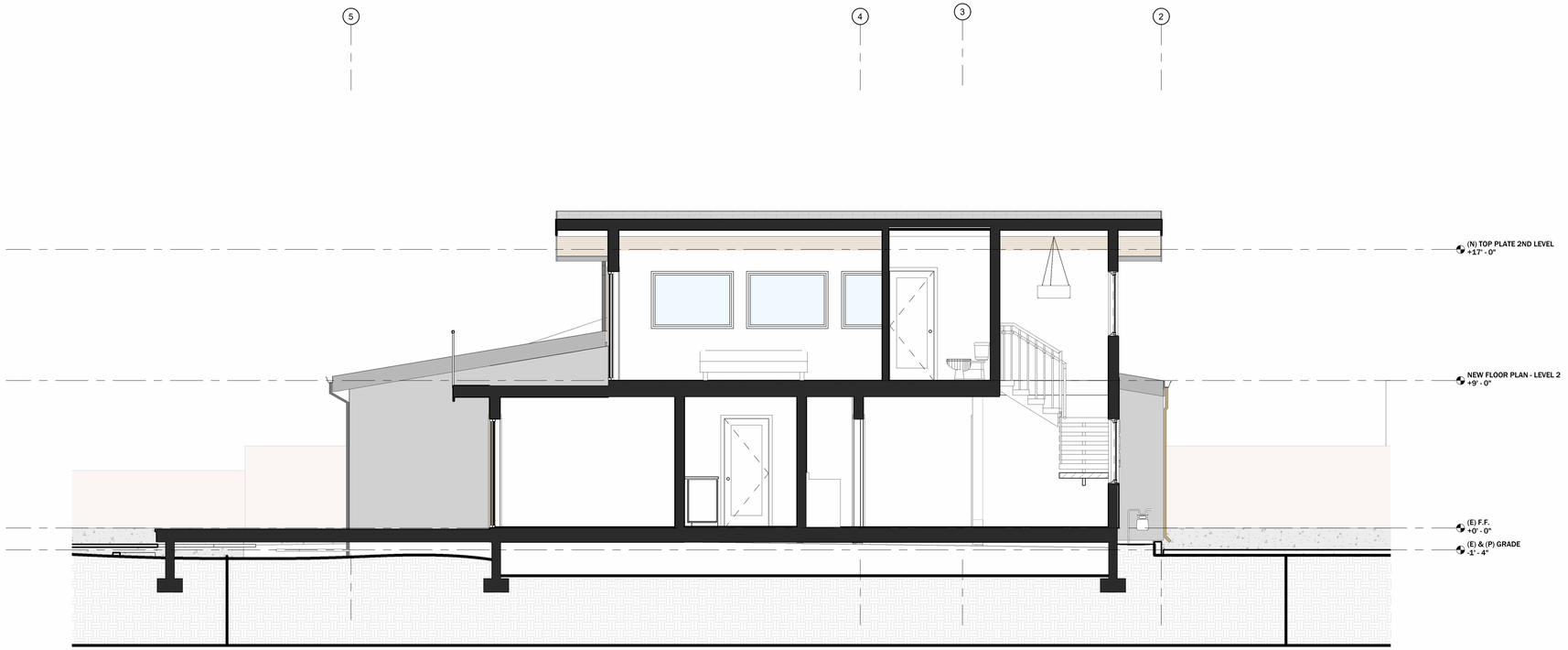
MATERIALS PALETTE

COMPOSITION ROOF SHINGLES - STYLE: 3 TAB - COLOR: DARK CHARCOAL

STUCCO SIDING:
COLOR: GREY

WESTERN RED CEDAR SIDING:
MANUFACTURER: HAIDA FOREST PRODUCTS LTD.
STYLE: HAIDA SKIRL 10" WAVY EDGE

WINDOWS:
MANUFACTURER: TBD
COLOR: BRONZE FRAME



1 **Section 1**

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

Exhibit D

OPHEIM REMODEL

745 LAS OLAS
APTOS CA 95003

Foundry.

525 Siesta Drive
Aptos CA, 95003
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Seal/Signature

LICENSED ARCHITECT
ERIC LEE IVERSEN
Eric Iversen
C 38920
02 - 28 - 2025
RENEWAL DATE
STATE OF CALIFORNIA

Project Name
OPHEIM REMODEL

Project APN
03819119

Description
SECTIONS

Scale
As indicated

A5.1

OCEAN SIDE RENDERING

Exhibit D

OPHEIM REMODEL

745 LAS OLAS
APTOS CA 95003

Foundry.
525 Siesta Drive
Aptos CA, 95003
Tel 831.239.8578

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LICENSED ARCHITECT
ERIC LEE IVERSEN
C 38920
02 - 28 - 2025
RENEWAL DATE
STATE OF CALIFORNIA

Project Name
OPHEIM REMODEL

Project APN
03819119

Description
OCEANSIDE RENDERING

Scale

A5.2
2

DOOR TYPES - EXTERIOR

Mark	Function	Manufacturer	Width	Height	Glazing Type	Comments
A	Exterior	TBD	3' - 0"	6' - 8"	Tempered Low e	
B	Exterior	TBD	8' - 0"	6' - 8"	Tempered Low e	
C	Exterior	TBD	18' - 0"	6' - 8"	Tempered Low e	
D	Interior	TBD	5' - 0"	6' - 8"	Tempered Low e	
E	Interior	TBD	2' - 8"	6' - 8"	Tempered Low e	
F	Interior	TBD	2' - 6"	6' - 8"	Tempered Low e	
G	Interior	TBD	2' - 0"	6' - 8"	Tempered Low e	
H	Interior	TBD	5' - 0"	6' - 8"	Tempered Low e	
I	Exterior	TBD	6' - 0"	6' - 8"	Tempered Low e	
J	Interior	TBD	2' - 8"	6' - 8"	Tempered Low e	
K	Interior	TBD	2' - 8"	6' - 8"	Tempered Low e	

WINDOW TYPES

Mark	Rough Width	Rough Height	Head Height	Window Glazing	Operation	Comments-Window
1	6' - 0"	2' - 0"	6' - 8"	Tempered Low-e	FIXED	
2	2' - 6"	4' - 0"	6' - 8"	Tempered Low-e	CASEMENT	
3	2' - 6"	4' - 0"	6' - 8"	Tempered Low-e	CASEMENT	
4	2' - 6"	4' - 0"	6' - 8"	Tempered Low-e	CASEMENT	
5	2' - 6"	4' - 0"	6' - 8"	Tempered Low-e	CASEMENT	
6	2' - 0"	3' - 0"	6' - 8"	Tempered Low-e	CASEMENT	
7	6' - 0"	2' - 0"	6' - 8"	Tempered Low-e	FIXED	
8	5' - 0"	3' - 0"	6' - 8"	Tempered Low-e	CASEMENT	
9	2' - 6"	4' - 0"	6' - 8"	Tempered Low-e	CASEMENT	
10	2' - 6"	4' - 0"	6' - 8"	Tempered Low-e	CASEMENT	
11	2' - 6"	4' - 0"	6' - 8"	Tempered Low-e	CASEMENT	
12	2' - 6"	4' - 0"	6' - 8"	Tempered Low-e	CASEMENT	
13	2' - 10"	6' - 8"	6' - 8"	Tempered Low-e	FIXED	
14	3' - 0"	7' - 0"	6' - 8"	Tempered Low-e	FIXED	
15	3' - 0"	7' - 0"	6' - 8"	Tempered Low-e	FIXED	
16	3' - 0"	7' - 0"	6' - 8"	Tempered Low-e	FIXED	
17	3' - 0"	7' - 0"	6' - 8"	Tempered Low-e	FIXED	
18	2' - 0"	2' - 0"		Tempered Low-e	FIXED	
19	2' - 0"	2' - 0"		Tempered Low-e	FIXED	
20	2' - 0"	2' - 0"		Tempered Low-e	FIXED	

OPHEIM REMODEL

745 LAS OLAS
APTOS CA 95003

Foundry.

525 Siesta Drive
Aptos CA, 95003

Tel 831.239.8578

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Seal/Signature

LICENSED ARCHITECT
ERIC LEE IVERSEN
Eric Iversen
C 38920
02 - 28 - 2025
RENEWAL DATE
STATE OF CALIFORNIA

Project Name
OPHEIM REMODEL

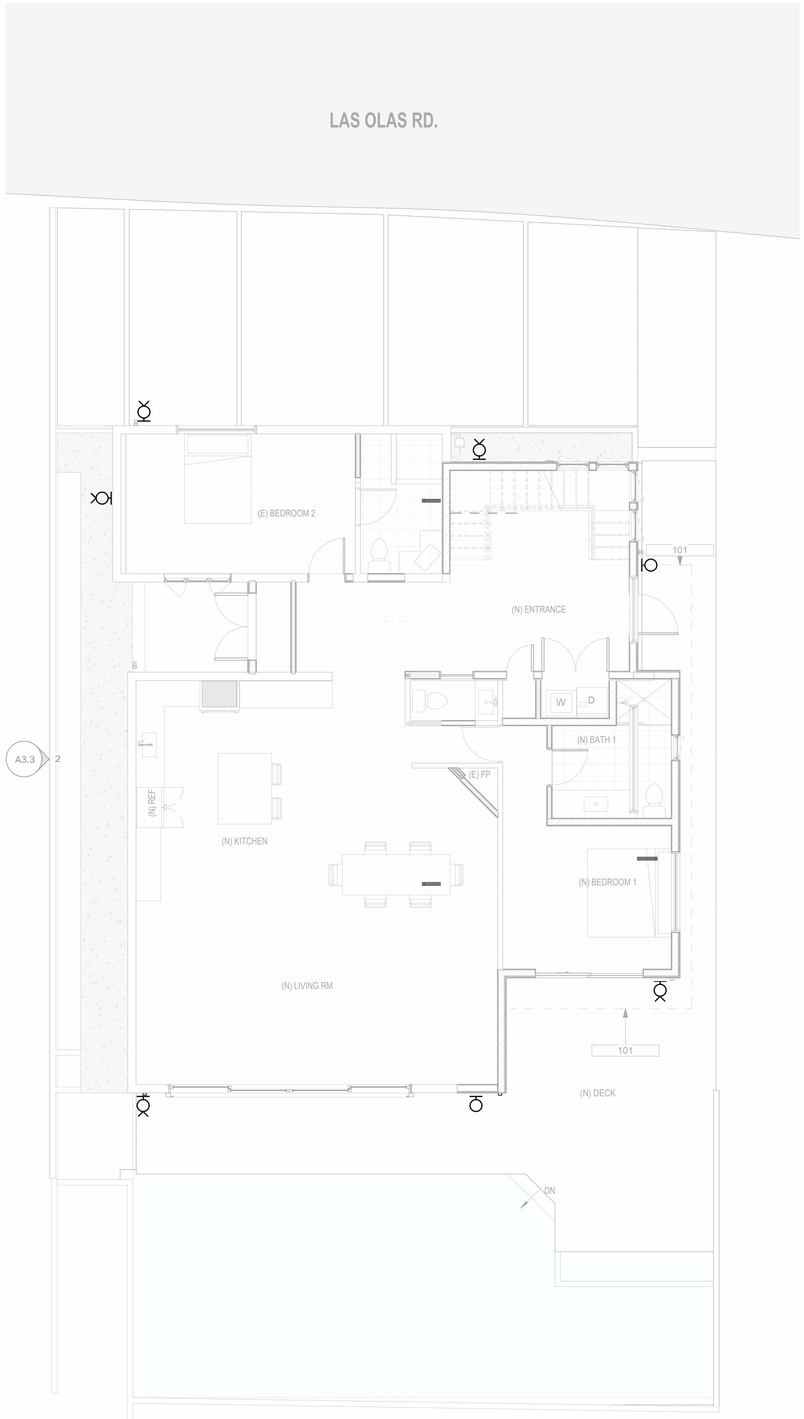
Project APN
03819119

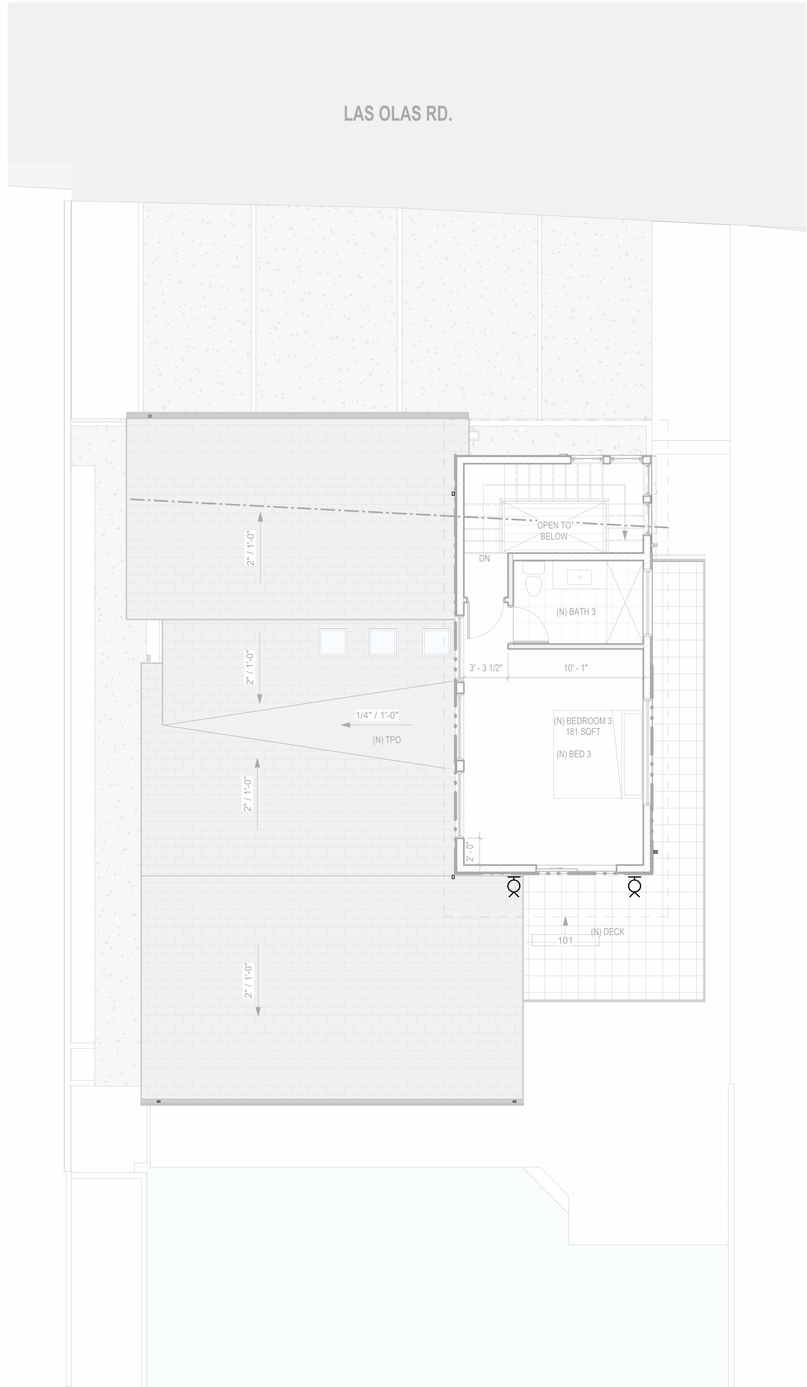
Description
WINDOW & DOOR SCHEDULE

Scale

A7.0

Exhibit D





FIXTURE SCHEDULE

- LED RECESSED HIGH EFFICACY FIXTURE
- WP — WATERPROOF LED RECESSED HIGH EFFICACY FIXTURE
- LANDSCAPE HIGH EFFICACY UPLIGHT
- WALL-MOUNTED EXTERIOR LED SCONCE
- WALL-MOUNTED EXTERIOR LED SCONCE CONTROLLED BY SENSOR

KEYNOTES

101	LINE OF OVERHANG ABOVE

Exhibit D

1 NEW EXTERIOR LIGHTING PLAN - LEVEL 1
SCALE: 3/16" = 1'-0"

2 NEW EXTERIOR LIGHTING PLAN - LEVEL 2
SCALE: 3/16" = 1'-0"

OPHEIM REMODEL

745 LAS OLAS
APTOS CA 95003

Foundry.
525 Siesta Drive
Aptos CA, 95003
Tel 831.239.8578

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Seal/Signature

LICENSED ARCHITECT
ERIC LEE IVERSEN
Eric Iversen
C 38920
02 - 28 - 2025
RENEWAL DATE
STATE OF CALIFORNIA

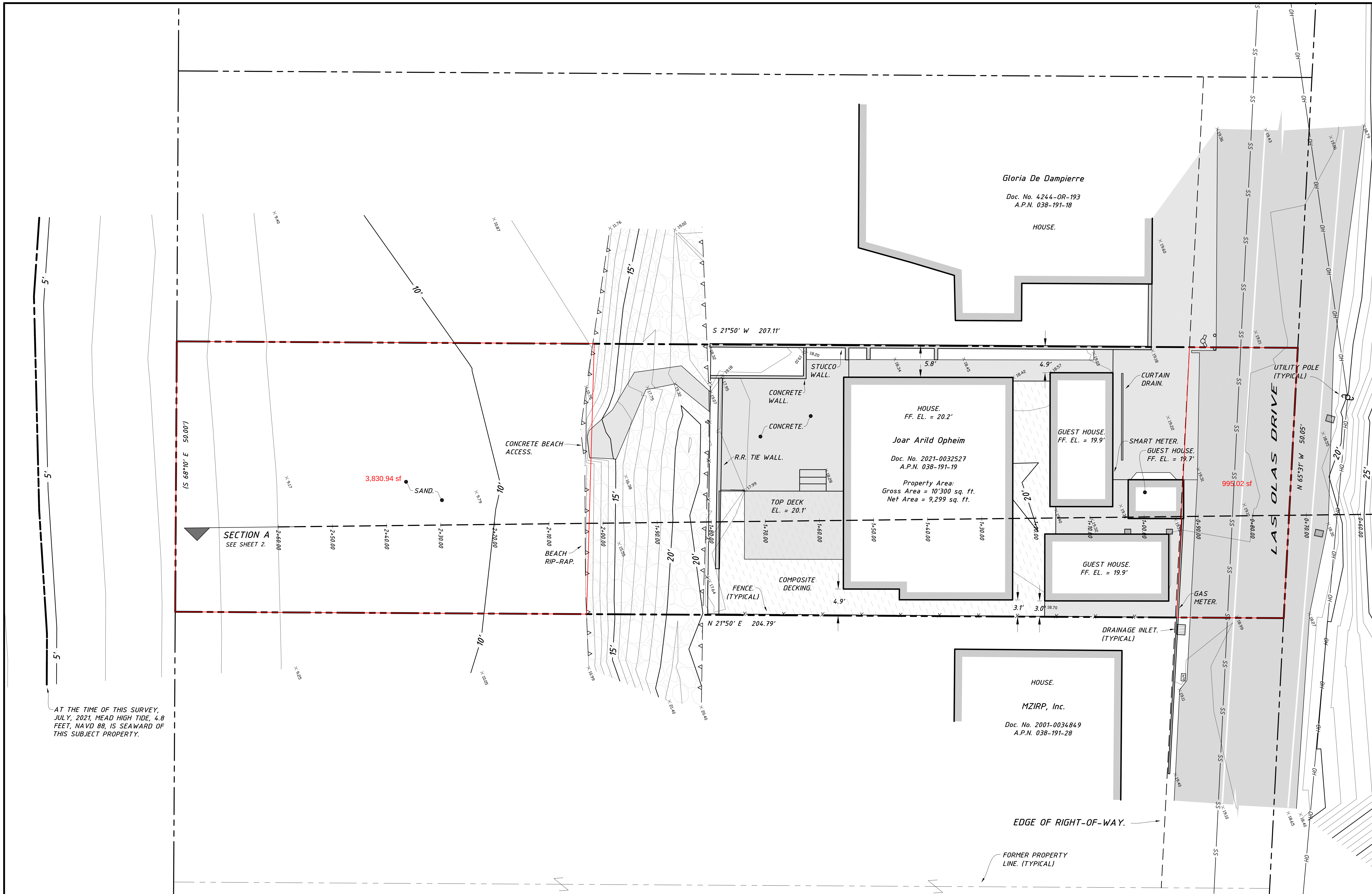
Project Name
OPHEIM REMODEL

Project APN
03819119

Description
NEW EXTERIOR LIGHTING PLAN - BOTH LEVELS

Scale
As indicated

A9.1
2



Basis of Elevation

County benchmark no. 474, with an elevation of 18.66 feet (NAVD 88) was used on a found brass disc stamped "Santa Cruz County Surveyor, BM 474" standing at the northeasterly corner of a concrete pad across from the steps to the pier for the Cement Ship in Seacliff Beach State Park

The contour interval is 1 foot.

Basis of Bearings

The basis of bearing for this map is between found monuments on the northern line of Las Olas Drive, per record of survey map 110-M-24, recorded in the County of Santa Cruz.

Exhibit D

PROFESSIONAL LAND SURVEYOR
PAUL J. HANAGAN
NO. 7797
STATE OF CALIFORNIA

REVISION 6-19-2023 Added area calculations.

APPROVED Paul Hanagan
Paul Hanagan LS 7797

HANAGAN LAND SURVEYING
305-C SOQUEL AVE.,
SANTA CRUZ, CA 95062
PHONE (831) 469-3428

Topographic Map, The Lands Of:

Joar Opheim

745 Las Olas Drive, Aptos, CA 95003

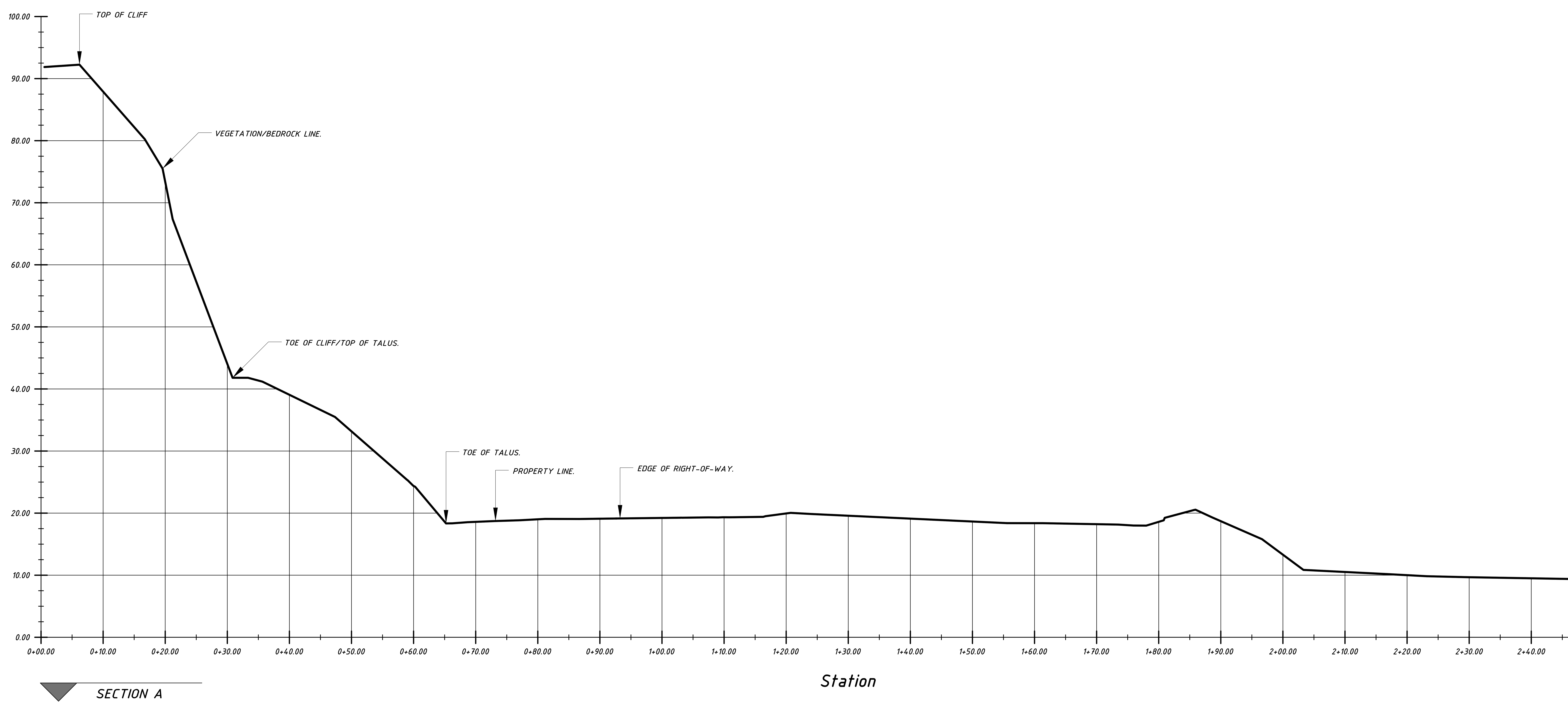
Santa Cruz County
A.P.N. 038-191-19

DATE 7-21-2021 | DESIGN
SCALE 1" = 8' | DRAWN J. Hanagan

SHEET SU-1
OF 2 SHEETS

21088
JOB NO.

Layout Tab Name: 24x36, Images: , Xrefs:
S:\PROJECTS\2021\21088 745 Las Olas Drive, Aptos\Dwg\745 Las Olas Drive.dwg, Plotted By: paul, Plotted: Jul 05, 2023 – 3:07pm



Basis of Elevation

County benchmark no. 474, with an elevation of 18.66 feet (NAVD 88) was used on a found brass disc stamped "Santa Cruz County Surveyor, BM 474" standing at the northeasterly corner of a concrete pad across from the steps to the pier for the Cement Ship in Seacliff Beach State Park
The contour interval is 1 foot.

GRAPHIC SCALE
8' 0' 8' 16'
1 INCH = 8 FEET

Exhibit D

PROFESSIONAL LAND SURVEYOR PAUL J. HANAGAN NO. 7797 STATE OF CALIFORNIA

REVISION
APPROVED Paul Hanagan
Paul Hanagan LS 7797

HANAGAN LAND SURVEYING
305-C SOQUEL AVE.,
SANTA CRUZ, CA 95062
PHONE (831) 469-3428

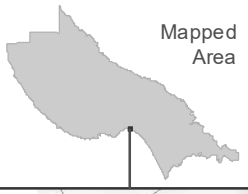
Topographic Map, The Lands Of:
Joar Opheim
745 Las Olas Drive, Aptos, CA 95003

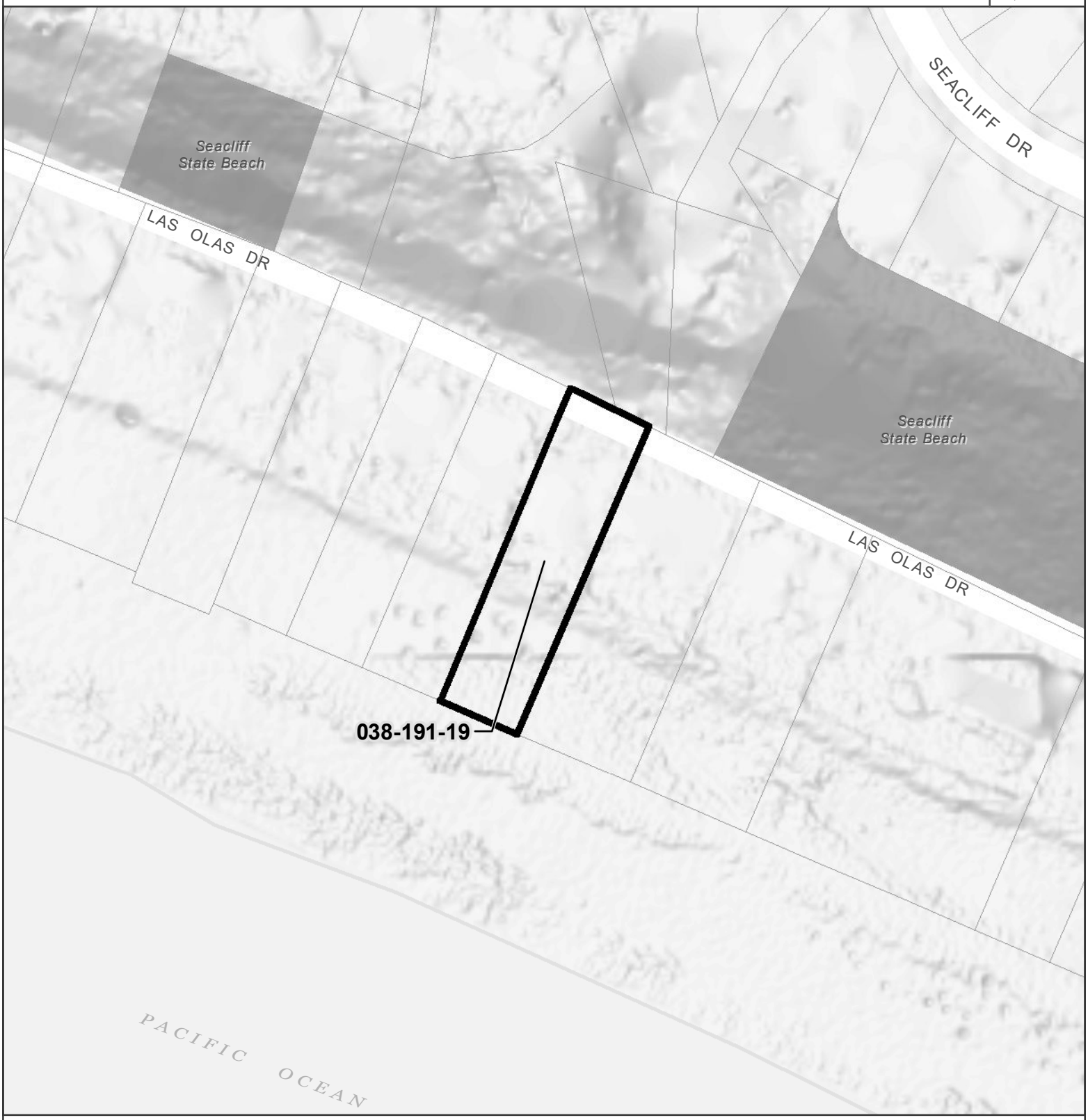
Santa Cruz County
A.P.N. 038-191-19
DESIGN
DRAWN J. Hanagan
DATE 7-21-2021
SCALE 1" = 8'

SHEET SU-2
OF 2 SHEETS
21088
JOB NO.

SANTA CRUZ COUNTY PLANNING DEPARTMENT

Parcel Location Map





Parcel: 03819119

- Study Parcel
- Assessor Parcel Boundary
- Existing Park

Map printed: 4 Mar. 2024

Exhibit E

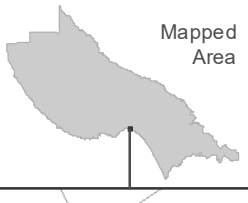
N

0 25 50

Feet

SANTA CRUZ COUNTY PLANNING DEPARTMENT

Parcel General Plan Map



R-UM

038-191-19
(O-R; R-UL)

R-UL

O-R

O-R

O-R *Parks, Recreation & Open Space*
R-UM *Res. Urban Medium Density*
R-UL *Res. Urban Low Density*

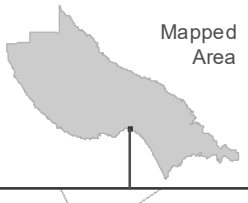
N

0 25 50
Feet

Exhibit E

SANTA CRUZ COUNTY PLANNING DEPARTMENT

Parcel Zoning Map



R-1-10

R-1-4

038-191-19
(R-1-8)

R-1-8

PR

PR

PACIFIC OCEAN

PR *Parks, Recreation, & Open Space*

R-1 *Single-Family Residential*

N

0 25 50

Feet

Exhibit E

Parcel Information

Services Information

Urban/Rural Services Line:	_X_ Inside __ Outside
Water Supply:	Soquel Creek Water District
Sewage Disposal:	Sewer
Fire District:	Central Fire Protection District
Drainage District:	Flood Control Zone 6

Parcel Information

Parcel Size:	10,321 square feet
Existing Land Use - Parcel:	Residential
Existing Land Use - Surrounding:	Residential, Parks, Open Space
Project Access:	Private, via Las Olas Drive
Planning Area:	Aptos
Land Use Designation:	R-UL, O-U (Urban Low Density Residential, Urban Open Space)
Zone District:	R-1-8 (single-family residential, 8,000 square foot parcel size)
Coastal Zone:	_X_ Inside __ Outside
Appealable to Calif. Coastal Comm.	_X_ Yes __ No

Technical Reviews: Combined Soils and Geologic Report Review (REV221266)

Environmental Information

Geologic Hazards:	Not mapped/no physical evidence on site
Fire Hazard:	Not a mapped constraint
Slopes:	N/A
Env. Sen. Habitat:	Not mapped/no physical evidence on site
Grading:	No grading proposed
Tree Removal:	No trees proposed to be removed
Scenic:	Mapped scenic resource
Archeology:	Not mapped/no physical evidence on site

Exhibit F

County of Santa Cruz

Department of Community Development and Infrastructure

701 Ocean Street, Fourth Floor, Santa Cruz, CA 95060
Planning (831) 454-2580 Public Works (831) 454-2160
sccoplanning.com dpw.co.santa-cruz.ca.us

14 December 2023

Foundry Architecture
525 Siesta Drive
Aptos, CA 95003

Subject: Review of Geotechnical Investigation, 745 Las Olas Drive, Aptos, Santa Cruz County, California report dated 8 November 2022 by CMAG Engineering, Inc. - Project No.: REV221266

Project Site: 745 Las Olas Drive
APN 038-191-19
Application REV221266
Owner: Joar Opheim

Dear Applicant:

The purpose of this letter is to inform you that the Planning Division has accepted the above referenced geotechnical engineering report for the Discretionary Application REV221266. The following items shall be required for the project site Building Permit Application:

1. The subject geotechnical investigation report dated 8 November 2022 references the 2019 California Building Code. Prior to submittal of the Building Permit Application, please request your geotechnical engineer provide a report update letter referencing the 2022 California Building Code which became effective on 1 January 2023.

2. All project design and construction shall comply with the recommendations of the project site reports;

3. Final plans shall reference the reports by titles, author, and dates. Final Plans should also include a statement that the project shall conform to the reports' recommendations; and

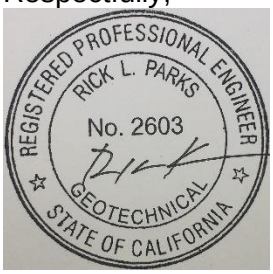
4. After plans are prepared that are acceptable to all reviewing agencies, please submit a completed Soils (Geotechnical) Engineer Plan Review Form to Environmental Planning. The author of the soils report shall sign and stamp the completed form. Please note that the plan review form must reference the final plan set by the last revision date.

After building permit issuance the soils engineer *must remain involved with the project* during construction. Please review the Notice to Permits Holders (attached).

Our acceptance of the report is limited to its technical content. Other project issues such as zoning, fire safety, septic or sewer approval, etc. may require resolution by other agencies.

If we may be of any further assistance, please contact the undersigned at: 831.454.3168 or rick.parks@santacruzcountyca.gov

Respectfully,



Rick Parks, GE 2603
Civil Engineer – Environmental Planning
County of Santa Cruz CDI Planning Division

Cc: Jessica deGrassi
Adrian Garner, GE
Eric Iverson

Attachments: Notice to Permit Holders

NOTICE TO PERMIT HOLDERS WHEN A SOILS REPORT HAS BEEN PREPARED, REVIEWED AND ACCEPTED FOR THE PROJECT

After issuance of the building permit, the County requires your soils engineer to be involved during construction. Several letters or reports are required to be submitted to the County at various times during construction. They are as follows:

1. **When a project has engineered fills and/or grading**, a letter from your soils engineer must be submitted to the Environmental Planning section of the Planning Department prior to foundations being excavated. This letter must state that the grading has been completed in conformance with the recommendations of the soils report. Compaction reports or a summary thereof must be submitted.

2. **Prior to placing concrete for foundations**, a letter from the soils engineer must be submitted to the building inspector and to Environmental Planning stating that the soils engineer has observed the foundation excavation and that it meets the recommendations of the soils report.

3. **At the completion of construction,** a *Soils (Geotechnical) Engineer Final Inspection Form* from your soils engineer is required to be submitted to Environmental Planning that includes copies of all observations and the tests the soils engineer has made during construction and is stamped and signed, certifying that the project was constructed in conformance with the recommendations of the soils report.

   If the *Final Inspection Form* identifies any portions of the project that were not observed by the soils engineer, you may be required to perform destructive testing in order for your permit to obtain a final inspection. The soils engineer then must complete and initial an *Exceptions Addendum Form* that certifies that the features not observed will not pose a life safety risk to occupants.