



Staff Report to the Zoning Administrator

Application Number: **231365**

Applicant: Geoffrey and Sandra Anderson
Owner: Geoffrey and Sandra Anderson
APN: 028-172-17
Site Address: 226 20th Avenue

Agenda Date: 3/15/24
Agenda Item #: 2
Time: After 9:00 a.m.

Project Description: Proposal to demolish an existing 36 square foot, covered, cantilevered second story front yard deck and construct a 110 square foot, second story, uncovered deck with support posts.

Location: Project is located on the western side of 20th Avenue (226 20th Avenue), approximately 185 square feet from the intersection of 20th Avenue and East Cliff Drive.

Permits Required: Requires a Variance to reduce the front yard setback from 15 feet to 11 feet 6.25 inches to the deck support posts and a Minor Exception to increase lot coverage from 44.5% to 47%.

Supervisory District: First District (District Supervisor: Manu Koenig)

Staff Recommendation:

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 231365, based on the attached findings and conditions.

Project Description & Setting

The area from 18th to 21st Avenue between the main thorough ways of East Cliff Drive and Portola Drive, is characterized by small lots that are developed with a mix of older and newer one- and two-story single-family dwellings. Many of these existing structures include both enclosed habitable square footage and second story decks, and several are non-conforming to setbacks, lot coverage and FAR. The proposed project is located on the western side of 20th Avenue in the Live Oak General Plan Boundary and within the Coastal Residential Exclusion Area.

Project Background

The property is developed with an existing two-story, 1,681 square foot single-family dwelling with a 412 square foot attached garage and a 36 square foot covered, cantilevered second story deck at the front elevation. The dwelling was originally built in 1982 under Building Permit 63895, but as built was non-conforming to current zone district standards, because the resulting lot coverage was 42%. In 2015, Variance Permit 151046 was approved for a reduction to the rear yard

setback from 15 feet to 12 feet 9 inches and an increase in the lot coverage from 42% to 44.5% to allow for the construction of a minor lower floor addition.

The current project proposes to demolish the existing 36 square foot covered, cantilevered second story deck at the front of the dwelling and to construct a 110 square foot supported second story deck. This requires a Variance to reduce the front yard setback from 15 feet to 11 feet 6.25 inches to the deck support posts and a Minor Exception to further increase lot coverage from 44.5% to 47%.

Zoning & General Plan Consistency

The subject property is an approximately 4,000 square foot lot, located in the R-1-4 (Single-Family Residential, 4,000 square foot minimum lot size) zone district, a designation which allows for residential uses, including the construction of decks. The proposed 110 square foot supported, second story deck is consistent with the standards of the zone district and the site's R-UM (Urban Residential – Medium Density) General Plan designation.

The applicable site and development standards for parcels in the R-1-4 zone district are set out in SCCC 13.10.323. A summary of the required, existing and proposed site and development standards relevant to the project are summarized in the table below:

Development Standards	R-1-4 Zone District	Existing	Proposed
Front Yard Setback	15 feet	SFD: 15 feet 9 inches Deck: 12 feet 9 inches (cantilevered)	SFD: 15 feet 9 inches Deck: 11 feet 6.25 inches (supported)
Side Yard Setbacks	5 feet	5 feet	5 feet
Rear Yard Setback	15 feet	12 feet 9 inches*	12 feet 9 inches*
Maximum Height of Deck	28 feet	Approx. 8 feet 7 inches	8 feet 7 inches
Maximum Number of Stories	2 stories if inside USL	2	2
Maximum Front Yard Fence Height	3 feet	Approx. 6 feet	3 feet
Maximum Floor Area Ratio	50%	47%	48%
Maximum Lot Coverage	40%	44.5%*	47%

*As approved by Variance 151046

As illustrated by the above table, the existing dwelling conforms to all site and development standards and standards approved by Variance 151046. Also, there is an unpermitted approximately 6 foot fence that is located inside the front yard setback, which will be reduced to a maximum 3-foot high fence that conforms to the standard set out in SCCC 13.10.525 as part of

the proposed project. The proposed replacement deck requires an additional Variance to reduce the front setback from 15 feet to 11 feet 6.25 inches to allow for the addition of deck posts within the front yard and a Minor Exception to further increase lot coverage from 44.5% to 47%.

SCCC 13.10.230, Variance approvals

In accordance with SCCC 13.10.323(E)(1), decks that are cantilevered may extend up to 6 feet into the front yard setback. As proposed, the 110 square foot, second story deck at the front elevation will extend 5 feet 3 inches into the required 15-foot front yard setback, which is less than 6 feet. However, because the deck is to be constructed at an existing dwelling, posts are required to support the new structure. In addition, as shown in the picture below, the posts are required to be located 4 feet from the front wall of the single-family dwelling to not restrict an existing walkway. As such, they will be located 11 feet 6.25 inches from the front property line and within the front setback and a Variance is therefore required to allow for a reduced front yard setback.

Figure 1: Photo Indicating Deck Outline



The surrounding neighborhood includes many dwellings that include existing second story decks, many of which are non-conforming to the site and development standards for the zone district because they extend into the front yard setback. In addition, there is one second-story deck in the vicinity of the project site for which a variance has been approved, e.g. the 0-foot setback for deck posts located at the neighboring property APN 028-172-09. The proposed project is therefore in harmony with the general intent and purpose of the zoning objectives and is not a grant of special privilege inconsistent with the limitations upon other properties in the vicinity. Staff is therefore recommending approval of the Variance to the front yard setback.

SCCC 13.10.235, Minor Exceptions

The proposed project includes an increase in lot coverage to 47%, which exceeds the R-1-4 zone district standard of 40% and so requires approval of a Minor Exception. The purpose of the Minor Exception ordinance is to provide a streamlined discretionary review process to allow consideration of minor variations from the zoning district site standards established for height, setbacks, separation between structures on the same property, lot coverage and floor area ratio. As set out in SCCC 13.10.235(B)(5), for lot coverage on parcels less than 6,000 square feet, up to a 25% increase in the total allowable lot coverage, may be authorized, equating to a maximum 50%. The increase in lot coverage to 47% for the proposed deck is less than 50% and is therefore considered appropriate. Further, the resulting structure will be in harmony with the purpose of the zoning objectives and not detrimental to public health or safety and will be similar in scale and design to other second-story decks on other homes within the neighborhood.

Minor Exceptions to lot coverage also require a finding that there is no increase in stormwater leaving the property as a result of additional impermeable area created by the increase in lot

coverage As proposed, the deck will be pervious and therefore will not impact stormwater runoff at the property. Further, as part of the project, the existing non-conforming, extended eave at the front of the house will be reduced in size, thereby reducing the pervious surface area of the roof. Staff is therefore, recommending approval of the Minor Exception for the increased lot coverage. A complete list of findings for the Minor Exception is included at Exhibit B of this report.

Public Outreach/Public Comment

Staff has received multiple public comments in support of this proposed project. See Exhibit G.

Conclusion

As proposed and conditioned, the project is consistent with all applicable codes and policies of the Zoning Ordinance and General Plan/LCP. 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 **231365**, 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

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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. Comments & Correspondence

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: 231365

Assessor Parcel Number: 028-172-17

Project Location: 226 20th Avenue

Project Description: Proposal to demolish an existing 36 square foot, cantilevered second story front yard deck and construct a new 110 square foot, supported second story deck.

Person or Agency Proposing Project: Geoffrey and Sandra Anderson

Contact Phone Number: 408-709-6846

- 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. ☒ **Categorical Exemption**

Specify type: Class 1 - Existing Facilities (15301)

Class 3 - New Construction or Conversion of Small Structures (Section 15303)

F. Reasons why the project is exempt:

Construction of a replacement deck on an existing residential structure with no significant increase in floor area ratio.

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

Alexandra Corvello, Project Planner

Date: _____

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 optimum safety and the conservation of energy and resources. The proposed second story deck will not deprive adjacent properties or the neighborhood of light, air, or open space, in that the proposed deck is not enclosed and the support posts are only 6-inches in width. Further, the deck support posts have been located so as to not impact proper access to walkways.

As part of this project, an existing unpermitted 6-foot fence in the front yard setback will be replaced by a maximum 3-foot high fence that conforms to the standard set out in SCCC 13.10.525. This reduction in the height of the fence will result in increased safety for both vehicles and pedestrians in the neighborhood.

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 of the 110 square foot deck and the conditions under which it will be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the R-1-4 (Single-Family Residential, 4,000 square foot minimum lot size) zone district. The primary use of the property is one single-family dwelling that, with the exception of a reduced rear yard of 12 feet 9 inches and increased lot coverage of 42.5% as approved by Variance 151046, currently meets all current site standards for the zone district. The proposed Variance to reduce the front yard setback from 15 feet to 11 feet 6.25 inches and Minor Exception further increase in lot coverage to 47%, will continue to be consistent with all pertinent County ordinances and the purpose of the zone district in which the site is located. A complete list of Variance and Minor Exception Findings is included with this report.

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-UM (Urban Residential – Medium Density) land use designation in the County General Plan.

The proposed deck will not adversely impact the light, solar opportunities, air, and/or open space available to other structures or properties, and 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 deck and deck posts will not adversely shade adjacent properties.

The proposed deck 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, with the approval of a Variance to reduce the front yard setback from 15 feet to 11 feet 6.25 inches and Minor Exception further increase in lot coverage to 47%, the proposed deck will comply with the site standards for the R-1-4 zone district (including 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 acceptable level of traffic on the streets in the vicinity.

This finding can be made, in that the proposed deck is to be constructed on an existing developed lot. No traffic would be generated by the expansion of the second-story deck and therefore, the project will not result in an increase in traffic in the area. In addition, the replacement deck will not overload utilities. Consequently, no adverse impacts to existing utilities, roads or intersections will occur.

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 single-family dwellings that are developed in a variety of architectural styles, many of which include second-story decks and porches at the front elevation. These porches and decks are located both outside and inside the 15-foot front yard setback and help provide greater articulation and visual interest to the dwellings in views from the road, as well as providing increased usable outdoor space on the small, narrow lots. The proposed replacement deck is therefore consistent with the physical design aspects, land use intensity and density of the surrounding residential neighborhood.

Variance and Minor Exception 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.

This finding can be made in that the project is located in an area that is zoned R-1-4 (Single-Family Residential, 4,000 square foot minimum lot size), a designation that allows for residential uses. A single-family dwelling with a second-story deck is a principal permitted use within a residential zone district and the zoning is consistent with the site's (R-UM) Urban Medium Residential General Plan designation.

Variance: The approval of a variance is justified because the existing single-family dwelling has a unique layout, with the second story being located mostly over the garage with no exterior access at the rear elevation. The existing exterior access currently opens onto a 36 square foot deck at the front of the property. This existing deck will be removed and replaced with a 110 square foot deck, and because the new deck is to be constructed at an existing dwelling, posts are required to support the structure. In addition, to not restrict an existing walkway, the posts are required to be located 4 feet from the front wall of the single-family dwelling. As such, the posts will be located 11 feet 6.25 inches from the front property line and within the front setback such that a Variance is required to allow for a reduced front yard setback at a distance of 11 feet 6.25 inches from the property line where 15 feet is required.

Minor Exception: The existing lot coverage on the parcel is 44.5% as approved by Variance 151046. As proposed the replacement deck would result in a minor increase to 47%. This increase in lot coverage is well within the 50% lot coverage amount as allowed by the approval of a Minor Exception and therefore this finding can be made.

2. That the granting of such variance will be in harmony with the general intent and purpose of the 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 the intent and purpose of the residential zone districts is to provide for residential uses including decks that provide useable outdoor areas at the second story. The proposed location of the replacement 110 square foot deck and the conditions under which it would be operated or maintained will be in significant compliance with all pertinent County ordinances and will upgrade the appearance of the existing single-family dwelling.

Variance: In accordance with SCCC 13.10.323(E)(1), decks that are cantilevered may extend up to 6 feet into the front yard setback. As proposed, the 110 square foot deck at the front elevation will extend 5 feet 3 inches into the required 15-foot front yard setback, which is less than 6 feet. However, because the deck is to be constructed at an existing dwelling, posts are required to support the new structure. In addition, the new posts are required to be located 4 feet from the front wall of the single-family dwelling where they will not restrict an existing walkway. As such, they will be located 11 feet 6.25 inches from the front property line and within the front setback. The granting of a Variance to allow for a reduced front yard setback of 11 feet 6.25 inches will be in harmony with the general intent and purpose of the zoning objectives and will not be materially

detrimental to public health, safety or welfare or injurious to property or improvements in the vicinity and therefore, this finding can be made.

Minor Exception: The proposed increased lot coverage to 47% will not add to the bulk and mass of the existing building and will not be materially detrimental to public health, safety or welfare, or be injurious to property or improvements in the vicinity as the proposed 110 square foot deck at the second-story of an existing single-family dwelling is in alignment with the overall character of the surrounding neighborhood and this finding can be made.

3. That the granting of such variance 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 the proposed second story deck with posts will be consistent with the types of decks found at other properties in the surrounding neighborhood, many of which are also nonconforming to setbacks, and therefore does not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and zone in which such is situated.

Variance: The reduction of the front yard setback from 15 feet to 11 feet 6.25 inches for the deck support posts is consistent with the existing non-conforming development pattern of the neighborhood. In addition, Variances have been granted to allow for similar decks, including at the neighboring property APN 028-172-09 where a 0-foot front yard setback was approved for a deck with support posts (Permit 87-0078). Therefore, this finding can be made.

Minor Exception: As set out in SCCC 13.10. 235(B)(5), an increase in lot coverage of up to 50% is considered appropriate on parcels of under 6,000 square feet. The proposed project will result in lot coverage of 47% on a parcel of 4,000 square foot which is within this limit, and therefore, this finding can be made.

4. Minor Exception to Lot Coverage: That there is no increase in stormwater leaving the property as a result of additional impermeable area created by a minor increase in lot coverage. The project as approved incorporates measures or conditions that direct runoff to the landscape, use permeable paving material, reduce existing impermeable area, or incorporate low impact drainage design practices to control any increase in stormwater runoff.

This finding can be made, in that the proposed deck is a pervious, slated deck that will not increase the stormwater leaving the property. Further, as part of the project, the existing non-conforming, extended eave at the front of the house will be reduced in size, thereby reducing the pervious surface area of the roof. Therefore, this finding can be made in support of a Minor Exception to the lot coverage.

Conditions of Approval

Exhibit D: Project plans, prepared by Hereld and Ayres Architects, dated 1.24.24.

- I. This permit authorizes the construction of a 110 square foot supported second story deck 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. 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, if required.
 - 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.
 - D. Obtain an Encroachment Permit from the Department of Public Works for all off-site work performed in the County road right-of-way, if required.
- II. 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. 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.

3. Drainage and erosion control plans, if required.
 4. Details showing compliance with fire department requirements.
- B. Meet all requirements of the County Department of Public Works, Stormwater Management, if required during the building permit review. Drainage fees will be assessed on the net increase in impervious area.
1. The discretionary application has been deemed feasible for the Minor Exception. Prior to issuance of a building, grading, or other permit, final Stormwater Management documents shall be submitted for review and approval by Stormwater Management Section that adhere to Part 3 of the County Design Criteria and County Code 7.79.
 2. Pre-development runoff patterns and rates shall be maintained, and safe stormwater overflow shall be incorporated into the project design.
 3. New and/or replaced impervious and/or semi-impervious surface area shall not exceed 5,000 square feet.
- C. Meet all requirements of the Environmental Planning section of Santa Cruz County Planning.
- D. Meet all requirements and pay any applicable plan check fee of the Central Fire Protection District.
- E. Provide required off-street parking for 2 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.
- III. 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. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
 - C. The project must comply with all recommendations of the approved soils reports, if required.
 - D. 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.

IV. Operational Conditions

- A. 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.

V. 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 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.

1	angle	REL	between	CORR	correction	DRO	exit ramp down	G1	grounding	LAM	laminate	QBS	on center (s)	REW	removing (ment)	T&B	top & bottom
2	between	BTM	below finished floor	CWT	cold water	ESD	exit stair down	G2	galvanized iron	LES	lights	QD	outside diameter	RET	refined	TELE	temp
3	greater than	BSF	below finished floor	CSMT	cement	ESU	exit stair up	GLB	glue	LFL	load floor	OPF	on panel	REV	revised	TEMP	temperature
4	less than	BUD	building	DBL	double	ESU	exit stair up	GLZ	glazing	LP	load point	OPH	on panel	REV	revised	TEMP	temperature
5	more than	BUD	building	DBL	double	ESU	exit stair up	GLZ	glazing	LP	load point	OPH	on panel	REV	revised	TEMP	temperature
6	or	BUD	building	DBL	double	ESU	exit stair up	GLZ	glazing	LP	load point	OPH	on panel	REV	revised	TEMP	temperature
7	channel or round	BUD	building	DBL	double	ESU	exit stair up	GLZ	glazing	LP	load point	OPH	on panel	REV	revised	TEMP	temperature
8	diameter	BUD	building	DBL	double	ESU	exit stair up	GLZ	glazing	LP	load point	OPH	on panel	REV	revised	TEMP	temperature
9	floor	BUD	building	DBL	double	ESU	exit stair up	GLZ	glazing	LP	load point	OPH	on panel	REV	revised	TEMP	temperature
10	number	BUD	building	DBL	double	ESU	exit stair up	GLZ	glazing	LP	load point	OPH	on panel	REV	revised	TEMP	temperature
11	or	BUD	building	DBL	double	ESU	exit stair up	GLZ	glazing	LP	load point	OPH	on panel	REV	revised	TEMP	temperature
12	room	BUD	building	DBL	double	ESU	exit stair up	GLZ	glazing	LP	load point	OPH	on panel	REV	revised	TEMP	temperature
13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31
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23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40
24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41
25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42
26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43
27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44
28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45
29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46
30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47
31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48
32	33	34	35	36	37	38	39	40	41</								

BUILDING SECTION CUT

SECTION NUMBER
A7
SHEET NUMBER

DETAIL ELEVATION, CUT, BUBBLE

DETAIL NUMBER
1
D3
SHEET NUMBER

KEYED NOTATION NUMBER

1 → 1.01 →

REVISION NUMBER

1






ROOM NAME / NUMBER

ENTRY
101

ALIGN MATERIAL OR FINISH

↔ ↔ ↔

ARCHITECTURAL:

- A1 PROJECT DATA
 - SCOPE OF WORK STATEMENT
 - SITE PLAN
 - FLOOR PLANS
 - ROOF PLAN → 
 - BUILDING SECTION 
- A2 PARTIAL FOUNDATION PLAN
 - PARTIAL UPPER FLOOR FRAMING PLAN
 - EXTERIOR ELEVATIONS 
 - DETAILS 
- GN1 GENERAL CONSTRUCTION NOTES
 - GREEN BUILDING NOTES 

THE GENERAL PROPOSED SCOPE OF WORK FOR THIS PROJECT IS AS FOLLOWS:

GENERAL:

- 1. REMOVE (E) ±30 ±1, CANTILEVERED BALCONY STRUCTURE
- 2. INSTALL (N) 108 ±1 POST SUPPORTED BALCONY STRUCTURE
- 3. THERE IS NO ELECTRICAL WORK AS PART OF THIS PERMIT

GREEN BUILDING REQUIREMENTS:

- 1. A MINIMUM OF 65% OF THE CONSTRUCTION AND DEMOLITION WASTE WILL BE RECYCLED, REUSED ON THE PROJECT, OR SALVAGED FOR LATER USE OR SALE (CGSB 4.408.1)
- 2. SEE SHEET G01 FOR ADDITIONAL GREEN BUILDING REQUIREMENTS

DEFERRED SUBMITTALS

PRIOR TO FABRICATION, THE MANUFACTURER SHALL PROVIDE 5 SETS OF SHOP DRAWINGS AND ENGINEERING CALCULATIONS WHERE APPROPRIATE FOR THE ARCHITECT AND ENGINEERS REVIEW AND APPROVAL, PRIOR TO SUBMITTAL TO BUILDING DEPARTMENT FOR PERMIT.

DEFERRED ITEMS:

STEEL BALCONY GUARDRAIL (SEE 5/402)

A detailed map of San Francisco, California, showing the location of the property at 229-231A Ave. Santa Clara, CA 94102. The property is marked with a black triangle. The map includes surrounding streets such as E George, Eddy, Divisadero, and Divisadero. Key landmarks and businesses are labeled, including Golden Gate Park, San Francisco Zoo, and various schools and businesses. The map also shows the San Francisco Bay and the Golden Gate Bridge.

BUILDING OWNER: JEFF & SANDY ANDERSON 226 2ND AVENUE SANTA CRUZ, CA 95062		MORRIS SHAFTER ENGINEERING LLP 1300 INDUSTRIAL ROAD, UNIT 12 SAN CARLOS, CA 94070	
PHONE: (408) 396-7498		PHONE: (650) 595-2973 x120	
EMAIL: andersenoff1957@gmail.com		CONTACT: GEDDF CLIFFORD (gedcf@morris-shafter.com)	

SITE DATA:

LOT AREA: _____ 4,000 s.f.

F.A.R. CALCULATION:

	EXISTING:	PROPOSED:
(C) LOWER FLOOR LIVING AREA:	1,261 s.f.	1,261 s.f.
(E) UPPER FLOOR LIVING AREA:	420 s.f.	420 s.f.
(C) GARAGE AREA:	412 s.f.	412 s.f.
(C) GARAGE AREA CREDIT:	-225 s.f.	-225 s.f.
(N) 2/3 AREA OF DECK > 36" FROM HOUSE:	1,886 s.f.	37 s.f.
TOTAL COURT/FLOOR AREA:	47% _____	48% _____
F.A.R. = (AREA / 4000 s.f.)		

LOT COVERAGE:

	EXISTING:	PROPOSED:
(E) BUILDING FOOTPRINT:	1,261 s.f.	1,261 s.f.
(C) GARAGE AREA:	412 s.f.	412 s.f.
(E) EXTERIOR STAIRS:	83 s.f.	83 s.f.
(N) AREA BELOW SUPPORTED DECK:	0 s.f.	110 s.f.
TOTAL BUILDING FOOTPRINT:	1,756 s.f.	1,866 s.f.
LOT COVERAGE (= AREA / 4000 s.f.):	44% _____	47% _____

(E) STORAGE BELOW EXT STAIRS: _____ 55 s.f. _____ 55 s.f.

(NOT INCLUDED IN THE ABOVE CALCULATIONS)

PERVIOUS / IMPREVIOUS SURFACE COVERAGE:

	EXISTING:	PROPOSED:	TOTAL:
PERVIOUS AREA:	+422 s.f.	0 s.f.	+422 s.f.
IMPREVIOUS AREA:	+1,304 s.f.	0 s.f.	+1,304 s.f.
BUILDING COVERGE:	+2,074 s.f.	0 s.f.	+2,074 s.f.
TOTAL LOT AREA:	4,000 s.f.	0 s.f.	4,000 s.f.

BUILDING DATA:

	EXISTING:	PROPOSED:	TOTAL:
BUILDING AREA:			
LOWER FLOOR AREA:	+1,261 s.f.	0 s.f.	+1,261 s.f.
UPPER FLOOR AREA:	+420 s.f.	0 s.f.	+420 s.f.
TOTAL LIVING AREA:	+1,681 s.f.	0 s.f.	+1,681 s.f.
GARAGE AREA:	+412 s.f.	0 s.f.	+412 s.f.
TOTAL BUILDING AREA:	+2,093 s.f.	0 s.f.	+2,093 s.f.
BALCONY AREA:	-36 s.f.	+110 s.f.	+84 s.f.

CODE DATA:

APN:	028-172-17	2022 CALIFORNIA BUILDING CODE (CBC)
ZONING:	R-1 - 4	2022 CALIFORNIA MECHANICAL CODE (CMC)
OCCUPANCY GROUP:	R-3 - U	2022 CALIFORNIA PLUMBING CODE (CPC)
FIRE SPRINKLERS:	NO	2022 CALIFORNIA ELECTRICAL CODE (CEC)
CONSTRUCTION TYPE:	V-B	2022 CALIFORNIA FIRE CODE (FCF)
BUILDING HEIGHT:	2 STORY	2022 CALIFORNIA RESIDENTIAL CODE (CRC)
		2022 CALIFORNIA ENERGY CODE (CEC-E)
		2022 CALIFORNIA GREEN BUILDING CODE (CALGreen)
		ALL OTHER APPLICABLE STATE AND LOCAL CODES

1. EACH BEDROOM HAS A SMOKE DETECTOR.

2. THERE IS A CO2 MONITOR OUTSIDE OF THE SECOND FLOOR BEDROOMS IN THE HALL.

3. THERE IS A CO2 MONITOR IN THE LIVING, NEAR THE CORNER FROM THE MASTER BEDROOM.

4. FIELD INSPECTOR SHALL VERIFY AND INDICATE IF THERE ARE ANY ADDITIONAL DETECTORS REQUIRED.

(E) FENCE

±5'-0" ±7'-6" TALL ±30'-0" ±5'-0" (E) SIDEYARD SETBACK (5' MIN) (E) SIDEYARD SETBACK (5' MIN)

15'-0" REAR YARD SETBACK

(E) FENCE 45'-4" TALL

(E) PATIO AREA

(E) RESIDENCE

(E) AREAS OF LANDSCAPING & PERISHOUS MATERIALS SHOWN HATCHED (#622 s.f.)

(E) FENCE 45'-9" TALL

(E) GATE ±5'-8" TALL

(E) COURTYARD AREA

(E) LANDSCAPE AREA

(E) FENCE 10'-0" TALL

(E) GARAGE

LINE OF 8.5' x 18' PARKING SPACES

(E) GATE ±5'-8" TALL

REMOVE (E) 36 s.f. BALCONY STRUCTURE

(E) FENCE Ø TRASH BIN REDUCED TO 36" MAX

(N) POST & PIER BELOW (N) BALCONY

LINE OF BALCONY ABOVE CONSTRUCT (N) 108 s.f. 2nd FLOOR BALCONY STRUCTURE

20th AVENUE

29'-0" R.O.W.

15'-0" FRONT YARD SETBACK

6'-0" TO THE EDGE OF BALCONY ±4'-28"

±11'-58" (E) DRIVEWAY

±5'-5" TO THE EDGE OF BALCONY

(E) LANDSCAPE AREA

FACE OF DOOR

40'-0"

Site Plan

1/16"=1'-0"

1.	EXISTING CONSTRUCTION NOTES	3.	NEW CONSTRUCTION NOTES
	1.01. (C) CONC FOOTING	3.01. (N) CUSTOM METAL GUARDRAIL TO +42" ABOVE TOP OF DECKING TO (N) 6x DECK JOISTS	
	1.02. (E) SLAB ON GRADE	3.02. (N) CANTILEVERED DECK JOISTS. FLASH ALL HORIZONTAL SURFACES w/ (N) SS FLASHING	
	1.03. (E) GARAGE DOOR OPENING	3.03. (N) 2x BLUG @ (C) RIM FOR (2)-2x BLUG	
	1.04. (E) CONCRETE DRIVEWAY	3.04. (N) 6x6 POST	
	1.05. (C) 2x FLOOR JOISTS & SUBFLOOR	3.05. (N) 6x BEAM	
	1.06. (E) EXT DOOR TO REMAIN	3.06. (N) 2x6 WOOD DECKING @ METAL FLASHING	
	1.07. (E) DOOR HEADER TO REMAIN	3.07. (N) CONC PIER w/ EMBEDDED TS POST BASE	
	1.08. (E) ROOF FRAMING TO REMAIN		
2.	DEMOLITION CONSTRUCTION NOTES		
	2.01. REMOVE (E) GARAGE DOOR HEADER AND REPLACE		
	2.02. REMOVE (E) EXTENDED FASC TO MATCH EX. ROOF INSTANT. (N) CLIPPED		

Upper Floor Plan

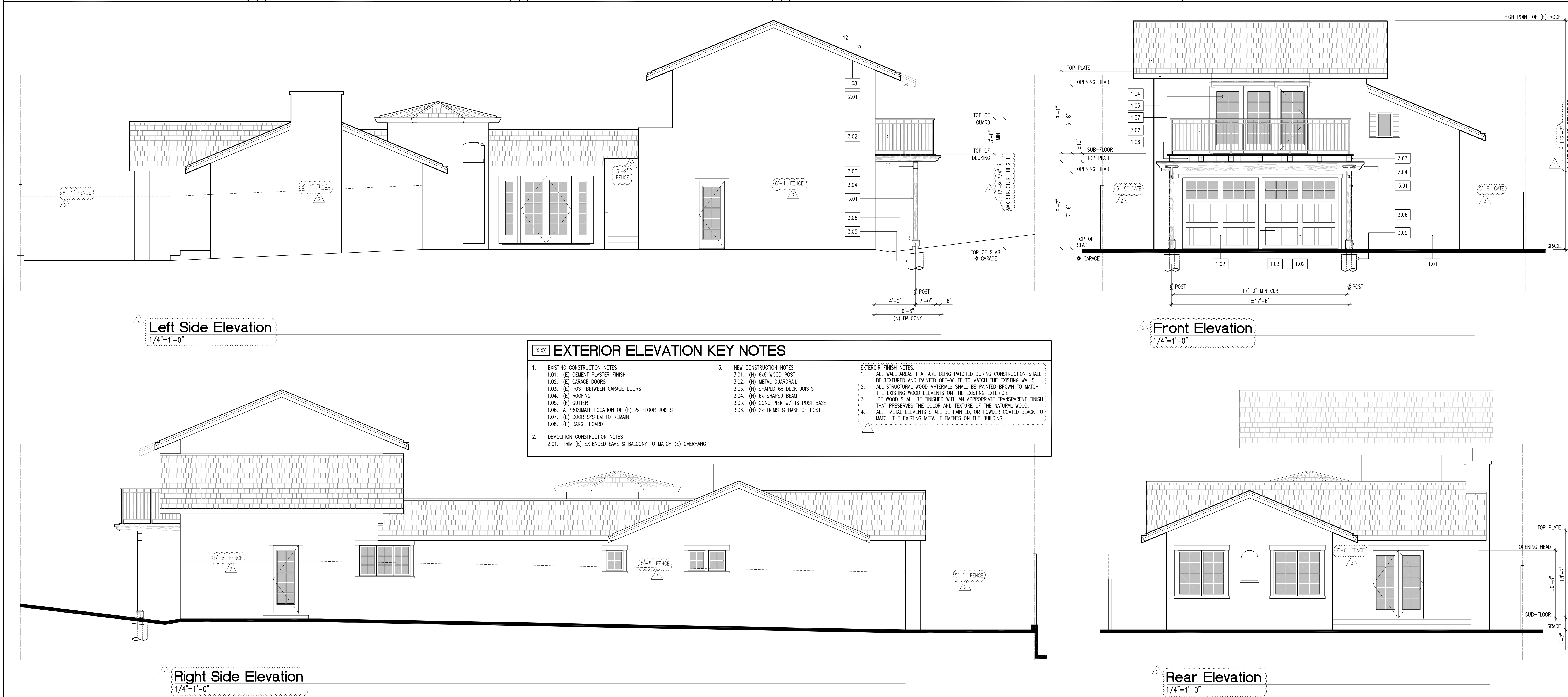
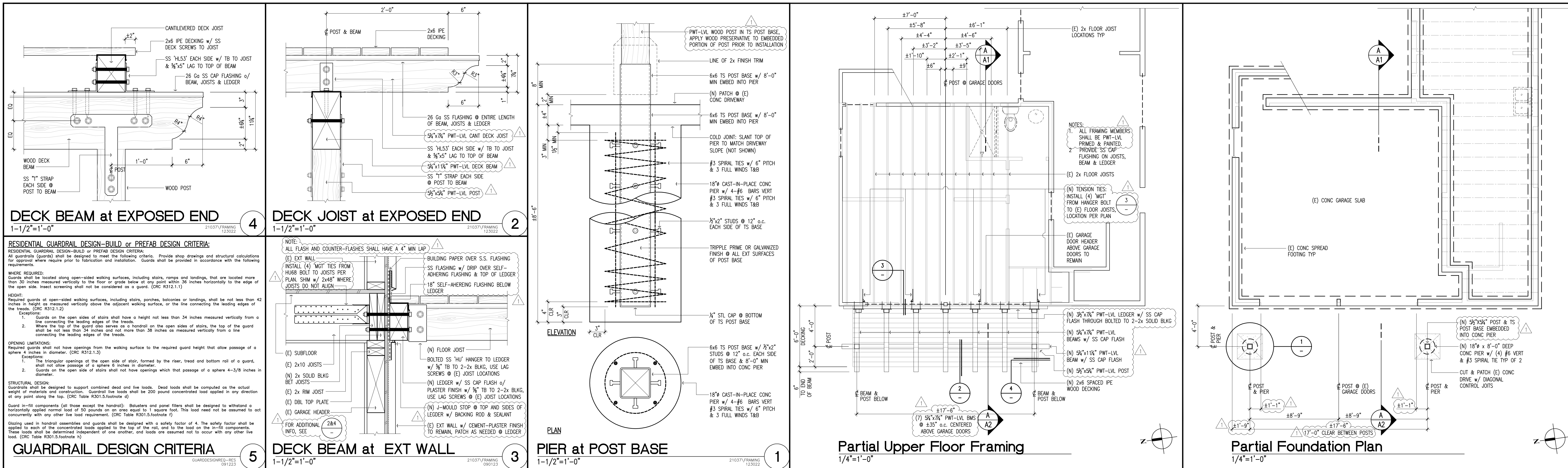
1/4"=1'-0"

Lower Floor Plan

DRAWING DATE	BY
7-2-21	DA
DESIGN OPTIONS	
7-21-21	DA
STRUCT RFP'S	
9-5-21	DA
PRELIM STRUCT	
12-7-21	DA
REVISE STRUCTURAL	
12-20-21	DA
BLDG DEPT SET	
7-31-22	DA
REVISED DESIGN	
12-31-22	DA
REV BLDG DEPT SET	
5-9-23	DA
BLDG DEPT SUBMITTAL	
8-4-23	DA
DISCRETIONARY REVIEW	
9-12-23	DA
PLAN CHECK C1	
10-18-22	DA
PLAN CHECK C2	
12-20-23	DA
PLAN CHECK C2	

SHEET: DA
DRAWN: DA
JOB #: 21037
TITLE: PL01-E

EXT ELEVATIONS
FOUNDATION PLAN
UPPER FLOOR FRAMING
DETAILS



X.XX EXTERIOR ELEVATION KEY NOTES		
1. EXISTING CONSTRUCTION NOTES	3. NEW CONSTRUCTION NOTES	EXTERIOR FINISH NOTES:
1.01. (E) CEMENT PLASTER FINISH	3.01. (N) 6x6 WOOD POST	1. ALL WALL AREAS THAT ARE BEING PATCHED DURING CONSTRUCTION SHALL BE TEXTURED AND PAINTED OFF-WHITE TO MATCH THE EXISTING WALLS.
1.02. (E) GARAGE DOORS	3.02. (N) METAL GUARDRAIL	2. ALL STRUCTURAL WOOD MATERIALS SHALL BE PAINTED BROWN TO MATCH THE EXISTING WOOD ELEMENTS ON THE EXISTING EXTERIOR.
1.03. (E) POST BETWEEN GARAGE DOORS	3.03. (N) SHAPED 6x DECK JOISTS	3. IPE WOOD SHALL BE FINISHED WITH AN APPROPRIATE TRANSPARENT FINISH THAT PRESERVES THE COLOR AND TEXTURE OF THE NATURAL WOOD.
1.04. (E) ROOFING	3.04. (N) 6x SHAPED BEAM	4. ALL METAL ELEMENTS SHALL BE PAINTED, OR POWDER COATED BLACK TO MATCH THE EXISTING METAL ELEMENTS ON THE BUILDING.
1.05. (E) GUTTER	3.05. (N) CONC PIER w/ TS POST BASE	
1.06. APPROXIMATE LOCATION OF (E) 2x FLOOR JOISTS	3.06. (N) 2x TRIMS @ BASE OF POST	
1.07. (E) DOOR SYSTEM TO REMAIN		
1.08. (E) BARGE BOARD		
2. DEMOLITION CONSTRUCTION NOTES		
2.01. TRIM (E) EXTENDED EAVE @ BALCONY TO MATCH (E) OVERHANG		

2022 CALIFORNIA GREEN BUILDING RESIDENTIAL MANDATORY MEASURES

THE FOLLOWING ARE THE CALIFORNIA GREEN BUILDING CODE, MANDATORY MEASURES, WHICH ARE REQUIRED FOR ALL NEWLY CONSTRUCTED BUILDINGS, ADDITIONS AND/OR ALTERATIONS OF RESIDENTIAL CONSTRUCTION, AND ARE REQUIRED TO BE UTILIZED FOR THIS PROJECT AS INDICATED IN THE ASSOCIATED CHECKLIST ON THIS SHEET. GREEN BUILDING CODE CIRC SECTIONS ARE NOT APPLICABLE (NA) IN THE ASSOCIATED CHECKLIST HAVE BEEN REMOVED FROM THE MANDATORY MEASURES BELOW FOR CLARITY.

CHAPTER 4 RESIDENTIAL MANDATORY MEASURES

Division 4.4 - MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

4.401.1 Scope. The provisions of this chapter shall outline means of achieving material conservation and resource efficiency through protection of buildings from exterior moisture; construction waste diversion; employment of techniques to reduce pollution through recycling of materials; and building commissioning or testing, auditing and balancing.

SECTION 4.405 ENHANCED DURABILITY AND REDUCED MAINTENANCE

4.406.1 Rodent proofing. Annual spays around pipes, electric cables, conduits or other openings in sole/toe/trim plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency.

SECTION 4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING

4.408.1 Construction waste management. Recycle and/or salvage for reuse a minimum of 65 percent of the nonhazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3, or 4.408.4, or meet a more stringent local construction waste management ordinance.

Exceptions:

- Excavated soil and land-clearing debris.
- Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite.
- The enforcing agency may make exceptions to the requirements of this section when isolated jobsites are located in areas beyond the haul boundaries of the diversion facility.

4.408.3 Waste management company. Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that the percentage of construction and demolition waste materials diverted from the landfill complies with Section 4.408.1.

Note: The Owner or contractor may make the determination if the construction and demolition waste materials will be diverted by a waste management company.

4.408.4 Waste stream reduction alternative (A). Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed four (3.4) lbs/sq ft of building area shall meet the minimum 65 percent construction waste reduction requirement in Section 4.408.1.

4.408.4.1 Waste stream reduction alternative. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed two (2) lbs/sq ft of building area, shall meet the minimum 65 percent construction waste reduction requirement in Section 4.408.1.

4.408.5 Documentation. Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 4.408.2, Items 1 through 5, Section 4.408.3 or Section 4.408.4.

Notes:

1. Sample forms found in "A Guide to the California Green Building Standards Code (Residential)" located at www.hcd.ca.gov/building-standards/calgreen/cal-green-form.html may be used to assist in documenting compliance with this section.

2. Mixed construction and demolition debris (C&D) processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle).

Division 4.5 - ENVIRONMENTAL QUALITY

SECTION 4.501 GENERAL

4.501.1 Scope. The provisions of this chapter shall outline means of reducing the quantity of air contaminants that are odorous, irritating and/or harmful to the comfort and wellbeing of a building's residents, occupants and neighbors.

SECTION 4.504 POLLUTANT CONTROL

4.504.2 Finish material pollutant control. Finish materials shall comply with this section.

4.504.2.1 Adhesives, sealants and caulks. Adhesives, sealants and caulks used on the project shall meet the requirements of the following standards unless more stringent local or regional air quality management district rules apply:

- Adhesives, adhesive bonding primers, sealants, sealant primers, and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable or SCAQMD Rule 1168 VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichloroethylene), except for aerosol products, as specified in Subsection 2 below.
- Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, when 1 pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of California Code of Regulations, Title 17, commencing with Section 94507.

4.504.2.2 Paints and coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 4.504.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss, as defined in subsections 2.1, 4.36, and 4.37 of the 2007 California Air Resources Board, Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in Table 4.504.3 shall apply.

4.504.2.3 Aerosol paints and coatings. Aerosol paints and coatings shall meet the Product-weighted MIR limits for ROC in Section 94522(a)(2) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522-1(i) and (f)(1) of California Code of Regulations, Title 17, commencing with Section 94520, and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation 8, Rule 49.

4.504.2.4 Verification. Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to, the following:

- Manufacturer's product specification.
- Field verification of on-site product containers.

TABLE 4.504.1 ADHESIVE VOC LIMIT 1.2 Less Water and Less Exempt Compounds in Grams per Liter	
ARCHITECTURAL APPLICATIONS	VOC LIMIT
Indoor carpet adhesives	50
Carpet pad adhesives	50
Outdoor carpet adhesives	110
Wood flooring adhesive	100

Rubber floor adhesives	60
Subfloor adhesives	50
Ceramic tile adhesives	65
VCI and asphalt tie adhesives	50
Drywall and panel adhesives	50
Cove base adhesives	50
Multipurpose construction adhesives	100
Structural glazing adhesives	100
Single-ply roof membrane adhesives	250
Other adhesives not specifically listed	50

SPECIALTY APPLICATIONS	
PVC welding	510
CPVC welding	490
ABS welding	325
Plastic cement welding	250
Adhesive primer for plastic	550
Contact adhesive	80
Special purpose contact adhesive	250
Structural wood member adhesive	140
Top and trim adhesive	250

SUBSTRATE SPECIFIC APPLICATIONS	
Metal to metal	50
Plastic forms	50
Porous material (except wood)	50
Wood	30
Fiberglass	80
1. If an adhesive is used to bond dissimilar substrates together, the adhesive with the highest VOC content shall be allowed.	
2. For additional information regarding methods to measure the VOC content specified in this table, see South Coast Air Quality Management District Rule 1168.	

TABLE 4.504.2 SEALANT VOC LIMIT Less Water and Less Exempt Compounds in Grams per Liter	
SEALANTS	VOC LIMIT
Architectural	250
Marine deck	760
Nonmembrane roof	300
Roadway	250
Single-ply roof membrane	450
Other	420

SEALANT PRIMERS	
Architectural	250
Nonporous	775
Porous	775
Modified bituminous	500
Marine deck	750
Other	750

TABLE 4.504.3 VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS 2, 3 Grams of VOC per Liter of Coating, Less Water and Less Exempt Compounds	
COATING CATEGORY	VOC LIMIT

Flat coatings	50
Nonflat coatings	100
Nonflat-high gloss coatings	150
SPECIALTY COATINGS	
Aluminum roof coatings	400
Basement specialty coatings	400
Bituminous roof coatings	50
Bituminous roof primers	350
Bond breakers	350
Concrete curing compounds	350
Concrete/masonry sealers	100
Driveway sealers	100
Dry fog coatings	150
Faux finishing coatings	350
Fire resistive coatings	350
Floor coatings	100
Form-release compounds	250
Graphic arts coatings (sign paints)	500
High temperature coatings	420
Industrial maintenance coatings	250
Low solids coatings ¹	120
Magnesium cement coatings	450
Mastic texture coatings	100
Metallic pigmented coatings	500
Multicolor coatings	420
Pretreatment wash primers	250
Primers, sealers, and undercoats	100
Reactive generating sealers	350
Recycled coatings	250
Roof coatings	250
Self-priming coatings	50
Shelving	120
Clear	730
Opaque	550
Specialty primers, sealers and undercoats	250
Stains	250
Stone consolidants	450
Swimming pool coatings	340
Traffic marking coatings	420
Tub and tile refinishing coatings	420
Waterproofing membranes	250
Wood coatings	275
Wood preservatives	350
Zinc-rich primers	340

4.504.5 Composite wood products. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the building shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure for Composite Wood (17 CCR 93120 et seq.), or by before the dates specified in those sections, as shown in Table 4.504.5.

4.504.5.1 Documentation. Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following:

- Product certifications and specifications.
- Chain of custody certifications.
- Product labeled and invoiced as meeting the Composite Wood Products regulation (See CCR, Title 17, Section 93120, et seq.).
- Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269 or European 636 S3 standards and Canadian CSA O121, CSA O151, CSA O153 and CSA O325 standards.
- Other methods acceptable to the enforcing agency.

TABLE 4.504.5 FORMALDEHYDE LIMITS 1 Maximum Formaldehyde Emissions in Parts per Million	
PRODUCTS	CURRENT LIMIT
Hardwood plywood veneer core	0.05
Hardwood plywood composite core	0.05
Particleboard	0.09
Medium density fiberboard	0.11
Thin medium density fiberboard 2	0.13
1. Values in this table are derived from those specified by the California Air Resources Board, Air Toxics Control Measure for Composite Wood as stated in accordance with ASTM E 1333. For additional information, see California Code of Regulations, Title 17, Section 93120 through 93120.12.	
2. Thin medium density fiberboard has a maximum thickness of 5/16 inch (8mm).	

SECTION 4.505 INTERIOR MICROBIAL CONTROL

4.505.1 General. Buildings shall meet or exceed the provisions of the California Building Standards Code.

GENERAL RESIDENTIAL CONSTRUCTION NOTES (REGSENGSPEC DOCK - Updated 2/7/23)

1. BASIC REQUIREMENTS

A. General. The intent of these drawings is to show all items necessary to complete the structure. Typical details and notes on these sheets shall be followed unless specifically shown or noted otherwise. Construction details not fully shown or noted shall be similar to details shown for similar conditions. All work and construction shall comply with applicable building codes, regulations and safety requirements. For items not shown, the minimum requirements of the current addition of the 12 parts of the 24 parts of the California Code of Regulations (CCR) as follows shall govern unless noted otherwise.

Part 1 - California Building Standards Administrative Code
Part 2 - California Building Code (CBC)
Part 2.5 - California Residential Building Code (CRB)
Part 3 - California Electrical Code (CEC)
Part 4 - California Mechanical Code (CMC)
Part 5 - California Plumbing Code (CPC)
Part 6 - California Fire Code (CFC)
Part 7 - (No longer published in Title 24. See Title 8, CCR)
Part 8 - California Historical Building Code (CHC)
Part 9 - California Fire Code (CFC)
Part 10 - California Existing Building Code (CEBC)
Part 11 - California Green Building Standards Code (CAL GREEN) (CGBC)
Part 12 - California Reference Standards Code

B. Discrepancies. The contractor shall inform the Architect in writing, during the bidding period, of any discrepancies or omissions noted on the drawings or in the specifications or of any variations needed in order to conform to codes, rules and regulations. Upon receipt of such information, the Architect will send written instructions to all concerned. Any such discrepancy, omission, or variation not reported shall be the responsibility of the contractor, and work shall be performed in a manner as directed by the Architect.

C. Job safety. In accordance with generally accepted construction practices, the contractor shall be solely and completely responsible for working conditions at the job site, including safety of all persons and property during performance of the work. This requirement shall apply continuously and shall not be limited to normal work hours. The Architect and Engineer are not responsible for the fabrication, section and/or relative job safety. The contractor shall comply with all required safety orders.

D. The Contractor shall be responsible for all safety during construction and the protection of adjacent public and private properties per CBC chapter 33.

E. Sidewalk protection. Pedestrian traffic shall be protected as specified in CBC 3308.

F. Shoring. It shall be the contractor's sole responsibility to design and provide adequate shoring, bracing and form work, etc., as required for the protection of life and property during the construction of this building.

G. Bracing. Do all temporary bracing as required to hold the various elements in place until final support is securely anchored.

H. Excavation and Fill. All excavations and fills shall be executed per CBC 3304 u.o.i. in the soils report. The contractor shall be solely responsible for all excavation procedures including lighting, shoring and protection of adjacent property, structures, streets and utilities in accordance with the local building department.

I. Other trades. See Architectural, electrical and mechanical drawing for size and location of pipe, vent, duct and other openings and details not shown on these structural drawings. All dimensions are to be checked and verified with the Architectural drawings.

J. Inspections. Any inspections, special or otherwise, that are required by the building code, local building departments, or these plans shall be done by an independent inspection company. Job site visits by the Architect do not constitute official inspections.

K. Special inspections. Where required, the Contractor shall be responsible for coordinating special inspections with an approved special inspection agency, and for giving proper notification to the chosen special inspection agency of the date and time for the installation of items requiring special inspection. The contractor shall submit a "Special Inspection Testing Agreement" form to the building official prior to the use of the building permit.

L. Shop drawings. Shop drawings are an aid for field placement and are superseded by the structural drawings. It shall be the general contractor's responsibility to make certain that all construction is in full agreement with the latest structural drawings.

M. Shop drawings check. The contractor shall supply the Architect with one set of shop drawings a minimum of two weeks prior to placement. The Architect's review of shop drawings is only for general compliance with the structural drawings and

specifications. The Architect's review does not guarantee in any way that the shop drawings are correct, nor does it infer that they supersede the structural drawings.

N. Site observations. The contractor shall notify the Architect 48 hours (minimum) prior to the time of the site observation.

O. The term "Architect," as used in these General Construction Notes, refers to the Architect or his authorized representative.

P. The contractor and/or sub-contractors shall visit the site prior to submitting bids.

Q. Each sub-contractor is considered a specialist in his respective field and shall be responsible for the submission of bid or performance of work under the general contractor or owner of any work called out on the drawings in full agreement with the fully guaranteed.

R. The contractor and/or sub-contractors shall verify all dimensions on the drawing and shall notify the Architect of any discrepancies prior to starting their work.

S. Work shall not be performed when weather conditions may create hazardous working conditions or lead to failure in workmanship.

T. The contractor warrants all work to be performed and all material to be furnished under this contract against defects in material or workmanship.

U. Upon written notice of any defect in materials or workmanship, the contractor shall, at the option of the owner, repair or replace said defect and any damage to other work caused by or resulting from such defect without cost to the owner.

V. The contractor shall be responsible for the satisfactory completion of all work in accordance with the project plans and specifications.

W. Geotechnical and Structural Engineers specifications take precedence over architectural specifications.

X. Address Numbers: Buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of 4 inches high with a minimum stroke width of 1/8 inch. Where access is by means of a private road and the building address cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. (CRC R318.1)

2. SITEWORK

A. The contractor shall accept the site in its present condition and shall remove from the area of the designated project area (below building and paving) all obstructions including any existing foundations and slabs, designated trees and their associated root systems, existing asphalt and base rock, and buried utility or irrigation line, debris, and any other matter determined by the Geotechnical Engineer to be deleterious. Such material shall become the property of the contractor and shall be removed from the site. Holes resulting from the removal or underground obstructions that extend below finish grades shall be cleared and back-filled to the existing structural fill.

B. Geotechnical Engineering Report.

1. All soil compaction shall be observed by a licensed Geotechnical Engineer where a Geotechnical report for the project has been provided.

2. Unless a geotechnical report has been provided, the elevation of bottoms of footings has been established to reach firm undisturbed soil capable of supporting a minimum of 1000 psf live and dead load.

3. Foundation excavations shall be examined and certified by the soils Engineer or his representative prior to the placement of any reinforcing steel or concrete where a Geotechnical report has been provided.

C. Excavation and Grading.

1. Excavation and grading shall conform to CBC chapter 18, chapter 33, and appendix 'J' Grading.

2. Excavations, fills, and utilities for buildings or structures shall be constructed or protected that they do not endanger life or property.

3. Excavation shall be to the depth shown on the drawings or to comply with applicable ordinances. The contractor will not do unnecessary excavating. Excavating portions of the work shall be kept free of water. All excavations shall be shored and braced in accordance with applicable ordinances.

4. Trench excavations shall be located to avoid damage to tree roots and neighboring structures.

5. Footings shall be poured in a neat excavation without being provided adjacent to the buildings so as to direct surface water away from foundations and slabs toward suitable discharge facilities. Pounding of surface water should not be allowed adjacent to the structure or on pavements.

6. Cut slopes for permanent excavations and fills shall not be steeper than 2 horizontal to 1 vertical unless substantiating data justifying steeper slopes are submitted and approved per CBC 3304. More restrictive requirements (lower slopes) shall take precedence over the condition if required by local ordinance.

D. Drainage.

1. The contractor and/or subcontractors shall be responsible for the proper surface and subsurface drainage of the site. Notify owner of any discrepancies prior to starting work. (CRC 1804).

2. Positive surface gradients should be provided adjacent to the buildings so as to direct surface water away from foundations and slabs toward suitable discharge facilities. Pounding of surface water should not be allowed adjacent to the structure or on pavements.

3. Surface drainage shall be diverted to a storm sewer conveyance or other approved point of collection that does not create a hazard. Loss shall be graded to drain surface water away from foundation walls. The grade shall fall a minimum of 6 inches within the first 10 feet (5%) (CRC R401.3).

4. Drains shall be provided around all concrete foundations that retain earth and enclose habitable or usable spaces located below grade. (CRC R405.1).

E. Utilities.

1. The contractor shall determine the location of utility services in the area prior to excavation. Provide substantial protection of utilities.

2. The contractor and/or sub-contractors shall be responsible for the appropriate "hook-up" to all utilities required to support the work and shall conform to all regulations governing such work.

F. Erosion Control.

1. It shall be the responsibility of the contractor to prevent erosion of freshly graded areas during construction and to provide permanent drainage and erosion control measures at the completion of the job.

2. The contractor shall assume responsibility for the alleviation or prevention of any dust nuisance on or about the site or off site borrow area.

3. CONCRETE (NOTE: Structural Engineer's Specifications Shall Supersede the Architect's Specifications where there is a Conflict)

A. General.

1. Concrete quality, mixing and placement shall conform to ACI 318 as modified by CBC 1905.

2. Concrete shall be regular weight hard rock type (150 pcf). Aggregate shall conform to ACI 318, Section 3.3 U.N.O.

3. All concrete shall have a minimum compressive strength of 2,500 psi at 28 days U.N.O. (ACI 318, Section 9)

4. Cement shall conform to ASTM C150, type 1 or 2. (ACI 318, Section 3.2)

5. Placement of concrete shall be in conformance with ACI 318, Sections 5.7, 5.9 and 5.10.

B. Concrete Strength requirements.

1. exterior walls and slabs

2. interior S.O.D.

3. Footings and piers

4. exterior concrete slabs (patios, driveways, and walkways) to have a minimum slope of 1/8" per foot to prevent ponding water.

5. Formwork: Embedment of pipes and construction joints to conform to ACI 318, Chapter 6.

6. Foundation anchorage shall be per CBC R403.1.6 (CBC 2308.6). Anchors, bolts, inserts, and other hardware to be set in concrete shall be firmly set in position before concrete is placed. Anchor bolts shall be embedded at least 7 inches into the concrete and spaced not more than 6 feet apart (1 foot for building over 2 stories in height) where not specifically noted otherwise in the construction documents. Provide a minimum of 2 bolts per each slab plate. All plates shall be bolted to the concrete with 5/8" x 12" bolts. Bolts shall be spaced not more than 12", or seven bolt diameters - whichever is less, from each end of the plate section. Consult drawings for placement of anchor bolts. Plate washers a minimum of 2"x2" square x3/16" thick shall be used on each bolt.

7. Debris: remove all debris from the forms prior to pouring foundations.

8. Prior to slab on grade pours, dampen underlying base (i.e. sand).

9. Construction joints: slab construction joints shall have formed keyed joints. Dowels shall be provided connecting both sides of the joint.

10. Control joints: Slab-on-grade shall have a grid of control joints in both directions at approximately 15 o.c. unless noted otherwise on plans.

J. Concrete shall be kept continuously moist for a minimum of 7 days. Concrete shall be kept moist by fog spraying, curing paper and/or acceptable curing compounds.

K. Deficient concrete removal and replacement of all concrete that is found to be below specified strength, has excessive shrink or is of insufficient visual quality, as determined by the Architect or Engineer, shall be removed and replaced at the contractor's expense. Contractor shall pay for all extra testing required by deficient concrete.

L. Reinforcing: Details of reinforcement shall be per CRC R404.1.2.3.7 (CBC Chapter 19) and ACI 318, Section 3.5 and ACI 318, Chapter 7.

1. Reinforcing shall be new stock deformed bars conforming to ASTM A615 as follows: #4 and smaller bars shall be grade 40, #5 and larger bars shall be grade 60. CRC R404.1.2.3.7.1 (CBC 1907)

2. Contractor to provide mill certification for all reinforcing used on the job.

3. Location of reinforcement in walls shall be per CRC R404.1.2.3.7.2.

4. Wall openings shall be reinforced with the same size additional vertical reinforcement within 12" of each side of the opening per CRC R404.1.2.3.7.3.

5. Rebar Support and Cover: Reinforcement shall be secured in the proper location in the forms by tie wire or other bar support system to prevent displacement during the concrete placement operation. All dimensions showing the locations of reinforcing steel not noted as "clear" are to center of steel. Minimum clear coverage of reinforcing, shall be per CRC R404.1.2.3.7.4 (ACI 318, Section 7.7) as follows:

concrete cast against earth, except slab-on-grade:



concrete cast in forms but exposed to earth or weather

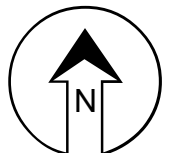


Parcel Location Map



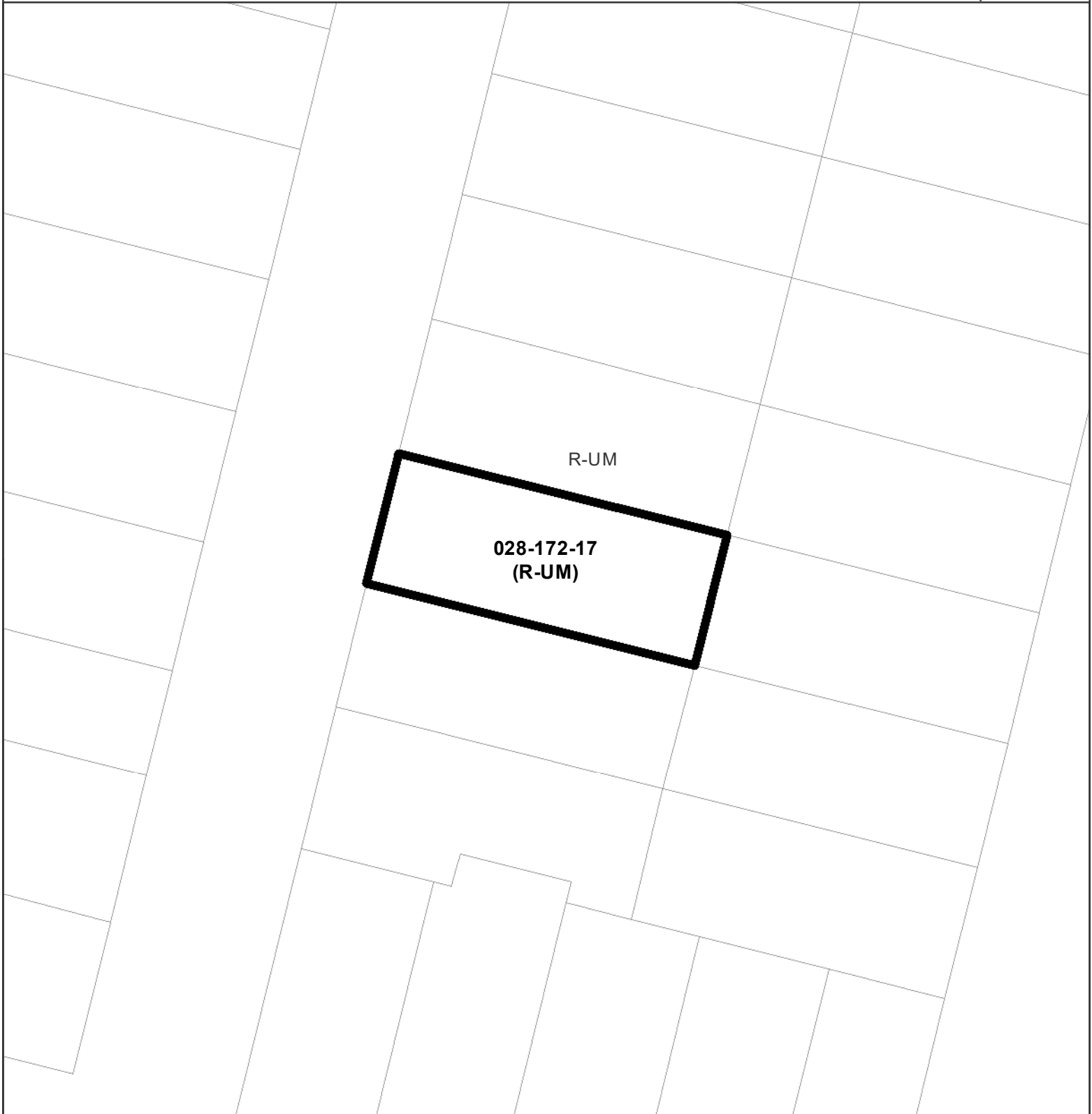
Parcel: 02817217

-  Study Parcel
-  Assessor Parcel Boundary

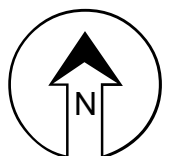




Parcel General Plan Map



☐ R-UM *Res. Urban Medium Density*

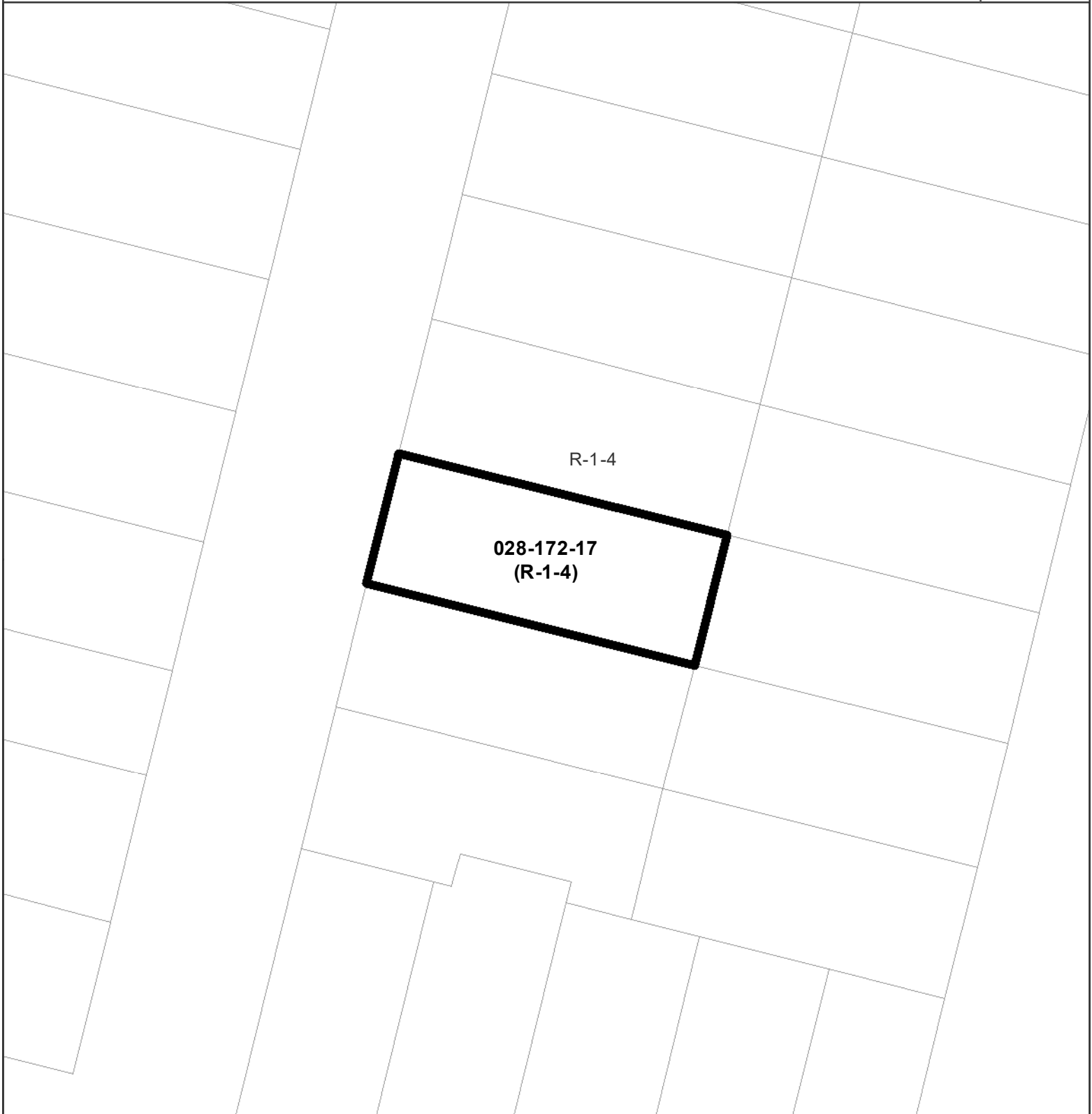


0 10 20
Feet

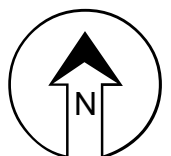
Exhibit E



Parcel Zoning Map



☐ R-1 *Single-Family Residential*



0 10 20
Feet

FOR TAX PURPOSES ONLY

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POR. OF N.E. 1/4 SEC. 20,
T.11S., R.1W., M.D.B. & M.

Tax Area Code
82-040

28-17

Exhibit E



Electronically Redrawn 8/19/98 rw
Rev. 6/6/00 mvm (98RS9)
Rev. 11/30/01 mvm (100RS38)
Rev. 2/8/02 mvm (st. name)
Rev. 5/21/07 td (109RS14)
Rev. 10/18/10 CB (10-0036461, Comb 1-27)

SANTA MARIA DEL MAR
5MB82 Copy 12-1 12/14/1891

Note - Assessor's Parcel & Block
Numbers Shown in Circles.

Assessor's Map No. 28-17
County of Santa Cruz, Calif.
Aug. 1998

Parcel Information

Services Information

Urban/Rural Services Line:	<u> X </u> Inside <u> </u> Outside
Water Supply:	Santa Cruz Water Service
Sewage Disposal:	Santa Cruz Sanitation District
Fire District:	Central Fire Protection District
Drainage District:	Flood Zone 5

Parcel Information

Parcel Size:	4,000 square feet
Existing Land Use - Parcel:	Single-family residential
Existing Land Use - Surrounding:	Single-family residential
Project Access:	20th Avenue
Planning Area:	Live Oak General Plan Area
Land Use Designation:	R-UM (Urban Residential – Medium Density)
Zone District:	R-1-4 (Single-Family Residential, 4,000 square foot minimum)
Coastal Zone:	<u> X </u> Inside <u> </u> Outside
Appealable to Calif. Coastal Comm.	<u> </u> Yes <u> X </u> No

Technical Reviews: NA

Environmental Information

XX (if an environmental review document has been prepared, delete the table and include the following language referencing that document): An Initial Study has been prepared (Exhibit XX) that addresses the environmental review associated with this application.

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:	Not a mapped resource
Archeology:	Not mapped/no physical evidence on site

Alexandra Corvello

From: Margaret Lynn <lynnmargaret05@gmail.com>
Sent: Sunday, February 25, 2024 11:34 AM
To: Alexandra Corvello
Subject: Re: Building project at 226 20 th ave

Follow Up Flag: Follow up
Flag Status: Flagged

******CAUTION:**This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email.****

On Sun, Feb 25, 2024 at 11:33 AM Margaret Lynn <lynnmargaret05@gmail.com> wrote:

On Sun, Feb 25, 2024 at 11:02 AM Margaret Lynn <lynnmargaret05@gmail.com> wrote:

Dear Ms. Corvallo:

My husband and I live at 211 20th Ave, Santa Cruz CA 95062 and also own 215 20th ave. This is to inform you that we both whole heartedly approve of the building project the Anderson's are requesting at 226 20th ave. We are asking that you grant their building permit. They are stellar neighbors and have contributed positively to neighborhood. Should you require any additional information, I can be reached at 808 387 3723.

Very truly yours,
Margaret A Lynn

Alexandra Corvello

From: Joe Precissi <joeprecissi@gmail.com>
Sent: Monday, February 26, 2024 11:34 AM
To: Alexandra Corvello
Subject: Addition to front deck at 226 20th ave

Follow Up Flag: Follow up
Flag Status: Flagged

****CAUTION:This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email.****

Ms Corvallis this is Joseph and Janet Precissi at 210 20th ave we know about the deck expansion at 226 Jeff and Sandy have shown us the plans from the start. We feel that it doesn't affect the neighborhood negatively in any way. Parking or street access is not affected in anyway and will help them enjoy their home that much more. Thank you so much for reading this I know your job is not easy..Joe and Janet at 210th 20th Ave Sent from my iPad

Alexandra Corvello

From: kary primary <karykara@comcast.net>
Sent: Saturday, March 2, 2024 12:51 PM
To: Alexandra Corvello
Subject: proposed addition

Follow Up Flag: Follow up
Flag Status: Flagged

****CAUTION:This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email.****

Hello Ms. Corvello,

My name is Kary Karahadian. My wife and I own/live (half of each month) at 225 20th Ave. I received a blue Notice Of Public Hearing regarding planned demo/addition at 226 20th Ave. I will be unable to attend the 3/15 meeting, however as the neighbor that lives directly across the street from Mr/Mrs Anderson's home, and therefore the one to be most impacted by proposed work, I would like to go on the record in full support of the proposed addition. I have absolutely no issues with it moving forward.

Please feel free to contact me with any questions you may have.

Cordially,

Kary Karahadian
225 20th Ave
559-288-1939