



## Staff Report to the Zoning Administrator

Application Number: **121318**

**Applicant:** Dennis Anderson  
**Owner:** David and Janet Peoples  
**APN:** 052-321-11

**Agenda Date:** July 19, 2013  
**Agenda Item #:** 1  
**Time:** After 9:00 a.m.

**Project Description:** Proposal to construct a 456 square foot addition onto an existing 2,227 square foot single family dwelling located within the Pajaro Dunes PUD. Requires a Coastal Permit, Soils Report Review, and an Exemption from the California Environmental Quality Act (CEQA).

**Location:** Parcel is located in Pajaro Dunes on Willet Circle off of Rio Boca (100 Willet Circle).

**Supervisory District:** 2<sup>nd</sup> District (District Supervisor: Friend)

**Permits Required:** Coastal Permit  
**Technical Reviews:** Soils Report Review

### Staff Recommendation:

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 121318, based on the attached findings and conditions.

### Exhibits

- |   |  |
|---|--|
| A. Categorical Exemption (CEQA determination)         | F. Geotechnical Investigation (conclusions and recommendations), prepared by Rock Solid Engineering, Inc., dated January 14, 2013. |
| B. Findings   | G. Comments & Correspondence   |
| C. Conditions   |  |
| D. Project plans                                      |  |
| E. Assessor's, Location, Zoning and General Plan Maps |  |

### Parcel Information

Parcel Size:	7353 square feet (EMIS Estimate)
Existing Land Use - Parcel:	Residential (Single family dwelling)
Existing Land Use - Surrounding:	Residential
Project Access:	Via Willet Circle, a private road

Planning Area: San Andreas  
Land Use Designation: R-UL (Urban Low Residential)  
Zone District: SU (Special Use)/Pajaro Dunes PUD  
Coastal Zone: X Inside      \_\_\_ Outside  
Appealable to Calif. Coastal Comm. X Yes      \_\_\_ No

### Environmental Information

Geologic Hazards: Sand dunes and beach located directly west of the subject parcel; primarily mapped as within the FEMA Special Flood Hazard Area Zone VE; mapped for very high liquefaction potential.  
Soils: Geotechnical Investigation prepared by Rock Solid Engineering, dated January 14, 2013. Report accepted by Environmental Planning Staff.  
Fire Hazard: Not a mapped constraint.  
Slopes: Parcel is primarily flat.  
Env. Sen. Habitat: Mapped for western snowy plover, bank swallow, Monterey spineflower, globose dune beetle, and sand loving wallflower; partially mapped as groundwater recharge area.  
Grading: No grading proposed, addition is on second story.  
Tree Removal: No trees proposed to be removed.  
Scenic: Scenic beach viewshed  
Drainage: Existing drainage adequate, no new impervious surface proposed.  
Archeology: Not a mapped resource.

### Services Information

Urban/Rural Services Line: X Inside      \_\_\_ Outside  
Water Supply: City of Watsonville  
Sewage Disposal: City of Watsonville  
Fire District: Santa Cruz County Fire Protection District  
Drainage District: Zone 7

### History

A Planned Unit Development (74-400-PUD) was approved for the existing residential Pajaro Dunes Development and associated service and recreational facilities. The PUD was approved in several phases over a series of years. The development and design standards associated with this PUD are still in effect at this time.

A three bedroom, two bathroom, single family dwelling with a study was constructed on the parcel with building permit #11532 in 1969. In 1978, building permit #57918 was approved to allow for a remodel to construct a bathroom and enlarge a living room. The plans submitted and the Assessor's records indicate that a 4 bedroom residence currently exists; therefore, it is assumed that the study that was approved with the original building permit was converted to a bedroom.

## **Project Setting**

The subject parcel is approximately 7,353 square feet and is developed with a two-story single family dwelling. The residence is located about 15 feet from the beach to the west. The parcel is zoned Special Use (SU) and is located in the Pajaro Dunes PUD. Parking for the residence is located within the Willet Circle cul-de-sac, about 200 feet east of the residence, and is accessed by a wooden walkway. There is a 10-foot wide strip of designated Common Area that runs along the east (front) property line that provides pedestrian access to the subject parcel by way of the walkway.

## **Zoning, General Plan, and PUD Consistency**

The existing single family dwelling is a permitted use in the SU zone district and the project is consistent with the site's (R-UL) Urban Low Residential General Plan designation. In addition, the proposed project is consistent with the requirements and development standards of the approved Planned Unit Development in that the addition is a second story addition and will be located entirely within the existing building envelope from which there are no setbacks. Further, the maximum height of the residence will be 16' tall measured from the natural grade which complies with the maximum height requirement of 30' as per the Pajaro Dunes PUD.

## **Special Flood Hazard Zone VE**

The western portion of the property which fronts on the beach is mapped as within Special Flood Hazard Zone VE, which, according to the Federal Emergency Management Act (FEMA), is "an area that is subject to inundation by the 1 percent annual chance flood event with additional hazards due to storm induced velocity wave action."

Per FEMA requirements, if the project cost estimate exceeds 50% of the structure's value, either portions of the project must be removed from the project plans to reduce project costs below 50%, or the applicant must modify the application to bring the structure into compliance with all FEMA and County regulations for new construction within the FEMA-designated VE-Zone.

A preliminary appraisal was submitted by the applicant and accepted by Environmental Planning Staff which indicates that the project cost estimate does not exceed 50% of the structure's value. An additional cost estimate is required to be submitted as a condition of approval prior to building permit issuance which will confirm that the improvements will not exceed 50% of the structure's value.

## **Beaches/Geologic Hazards**

The addition will allow the property owner to add square footage onto the home without impacting the beach to the west, without exceeding the maximum height requirement of the Pajaro Dunes PUD, and without constructing outside of the building envelope. The addition does not extend seaward, therefore it does not meet the definition of "development" in the Geologic Hazards section of the County Code (16.10.040(s)(4)) and is not subject to geologic hazards setback requirements from the coast.

## **Soils Report Review**

A geotechnical investigation, prepared by Rock Solid Engineering, Inc., dated January 14, 2013, (Exhibit F) was submitted by the applicant and was reviewed and accepted by Environmental Planning Staff (Exhibit G). The report indicates that the geotechnical hazards at the site consist of ground shaking caused by earthquakes and a high potential for liquefaction. Conditions of approval are included which require the project to conform to the recommendations of the report and for the project soils engineer to remain involved with the project during construction.

## **Local Coastal Program Consistency**

The proposed addition is in conformance with the County's certified Local Coastal Program (LCP), 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 widely in the area, and the design submitted is not inconsistent with the existing range. No coastal access easements cross the subject property, and a pedestrian access point already exists about 60 feet south of the project site.

## **Design Review**

The proposed addition to the existing single family dwelling will not significantly alter the existing bulk, mass and scale of the residence as there the house is currently a two story structure and the proposal is to expand the second story by 456 square feet. In addition, the proposed roof will not exceed the height of the existing roof and the site is surrounded by three story structures that are located higher in elevation than the subject site; therefore the addition will not interfere with surrounding ocean views.

The proposed addition complies with the requirements of the County Design Review Ordinance and Local Coastal Program, in that the proposed project will incorporate site and architectural design features such as natural colors and materials to reduce the visual impact of the proposed development on surrounding land uses and the natural landscape.

The proposed addition will be visible from the scenic beach viewshed, however the proposal will result in an improved exterior design.

## **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**

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- **APPROVAL** of Application Number **121318**, 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 Department, 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.co.santa-cruz.ca.us](http://www.co.santa-cruz.ca.us)**

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# CALIFORNIA ENVIRONMENTAL QUALITY ACT

## NOTICE OF EXEMPTION

The Santa Cruz County Planning Department 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: 121318

Assessor Parcel Number: 052-321-11

Project Location: 100 Willet Circle, Watsonville

**Project Description: Proposal to construct a 456 square foot addition on to an existing 2,227 square foot single family dwelling.**

**Person or Agency Proposing Project: Dennis Anderson**

**Contact Phone Number: (831)457-8348**

- 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).

Specify type:

E.   X   **Categorical Exemption**

Specify type: Class 1 - Existing Facilities (Section 15301)

**F. Reasons why the project is exempt:**

Construction of an addition of less than 50% of the floor area of the existing single family dwelling before the the addition.

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

\_\_\_\_\_  
Samantha Haschert, Project Planner

Date: \_\_\_\_\_

## **Coastal Development Permit Findings**

1. That the project is a use allowed in one of the basic zone districts, other than the Special Use (SU) district, listed in section 13.10.170(d) as consistent with the General Plan and Local Coastal Program LUP designation.

This finding can be made, in that the property is zoned SU and is located within the Pajaro Dunes PUD in an area created for residential uses. The zoning is consistent with the site's Urban Low Residential (R-UL) 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 the proposal does not conflict with the existing common area easement along the front (east) property line and the addition will be built within the designated development envelope.

3. That the project is consistent with the design criteria and special use standards and conditions of this chapter pursuant to section 13.20.130 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 a low urban density; and the colors shall be natural in appearance and complementary to the beach setting. The proposed addition will be visible from the beach and will improve the exterior design of the structure.

4. That the project conforms with the public access, recreation, and visitor-serving policies, standards and maps of the General Plan and Local Coastal Program land use plan, specifically Chapter 2: figure 2.5 and Chapter 7, and, as to any development between and nearest public road and the sea or the shoreline of any body of water located within the coastal zone, such development is in conformity with the public access and public recreation policies of Chapter 3 of the Coastal Act commencing with section 30200.

This finding can be made in that the project site is an existing developed lot with no public access easements and pedestrian access already exists about 60 feet south of the project site. The addition is proposed to be located on the east side of the parcel and will therefore not encroach on the beach.

5. That the proposed development is in conformity with the certified local coastal program.

This finding can be made, in that the structure is sited and designed to be visually compatible, in scale with, and integrated with the character of the surrounding neighborhood. Additionally, residential uses are allowed uses in the SU zone district of the area and as a part of the Pajaro Dunes PUD, 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 widely in the area, and the design submitted is not inconsistent with the existing range.

## **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 and is located within a defined building envelope that is not encumbered by physical constraints to development. Construction will comply with prevailing building technology, the Uniform Building Code, and the County Building ordinance to insure the optimum in safety and the conservation of energy and resources. The resulting residence will not deprive adjacent properties or the neighborhood of light, air, or open space, in that the structure meets all current setbacks that ensure access to light, air, and open space 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 location of the residential addition on the east side of the existing second story is consistent with all pertinent County ordinances and the purpose of the SU (Special Use) zone district and Planned Unit Development in that the primary use of the property will remain a single family residence, adequate parking is available in the existing parking areas, the exterior design of the structure will be updated and improved as a result of the addition, the addition will be located entirely within the designated building envelope, and the height of the structure will not exceed 30' as measured from the natural grade to the highest point of the structure.

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 project will result in a continued single family residential use of the parcel which is consistent with the use and density requirements specified for the Urban Low Residential (R-UL) land use designation in the County General Plan.

The proposed residential addition will not adversely impact the light, solar opportunities, air, and/or open space available to other structures or properties and it will meet all current site and development standards for the Planned Development in that the residential addition will not adversely shade adjacent properties and will meet current setbacks for the PUD that ensure access to light, air, and open space in the neighborhood.

The resulting proposed single family residence will not be improperly proportioned to the parcel size or the character of the neighborhood as specified in General Plan Policy 8.6.1 (Maintaining a Relationship Between Structure and Parcel Sizes), in that the proposed single family residence will comply be located entirely within the existing designated building envelope (including setbacks, lot coverage, development envelope, 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.

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 residential addition is to be constructed on a parcel that is currently developed with a single family dwelling; therefore, the proposed addition is not expected to increase traffic levels and is not expected to impact existing roads and intersections in the surrounding area.

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 structure is located in the Pajaro Dunes area which contains a variety of architectural styles and the proposed addition will result in a superior exterior design that 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 resulting single family dwelling will be of an appropriate scale and type of design that will update and improve the existing exterior of the structure which will enhance the aesthetic qualities of the surrounding properties. The resulting structure will not reduce or visually impact available open space in the surrounding area in that the structure is currently two stories.

## Conditions of Approval

Exhibit D: Project Plans, prepared by Anderson McKelvey Architects, sheets

- I. This permit authorizes the construction of a 456 square foot addition onto the second story of the existing residence. 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 the Planning Department 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 the Planning Department 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.
- II. Prior to issuance of a Building Permit the applicant/owner shall:
  - A. Submit final architectural plans for review and approval by the Planning Department. The final plans shall be in substantial compliance with the plans marked Exhibit "D" on file with the Planning Department. 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. One elevation shall indicate materials as they were approved by this Discretionary Application. In addition to showing the materials and colors on the elevation, the applicant shall supply a color and material board in 8 1/2" x 11" format for Planning Department review and approval.
    2. Grading, drainage, and erosion control plans.
    3. Details showing compliance with fire department requirements.
    4. Final plans shall reference the report and include a statement that the project shall conform to the report's recommendations.

- B. Meet all requirements of and pay Zone 7 drainage fees to the County Department of Public Works, Stormwater Management. Drainage fees will be assessed on the net increase in impervious area.
- C. Obtain an Environmental Health Clearance for this project from the County Department of Environmental Health Services.
- D. Meet all requirements and pay any applicable plan check fee of the County of Santa Cruz Fire Protection District.
- E. Pay the current fees for Parks and Child Care mitigation for 2 bedrooms. Currently, these fees are, respectively, \$1000 and \$109 per bedroom (PVS & CC2).
- F. Submit a plan review letter shall be submitted to Environmental Planning after plans are prepared that are acceptable to all reviewing agencies. The review letter shall state that the project plans conform to the recommendations of the accepted geotechnical report. *Please note that the plan review letter must reference the final plan set by last revision date.* The author of the accepted geotechnical report shall write the plan review letter.
- G. Submit an electronic copy of the soils report in .pdf format via compact disk or email to: [pln829@co.santa-cruz.ca.us](mailto:pln829@co.santa-cruz.ca.us). Please note that the report must be generated and/or sent directly from the consultants of record.
- H. Submit two copies of completed Substantial Improvement Forms, including a contractor affidavit, owner affidavit, and cost breakdown, based on the final plans submitted with the building application. The forms can be downloaded at: <http://www.sccoplaning.com/LinkClick.aspx?fileticket=FzxV4JVLaw0%3d&tabid=1001>.
  - 1. If the project cost estimate exceeds 50% of the structure's value, either portions of the project shall be removed from the project plans prior to building permit issuance to reduce project costs below 50%, or the applicant shall modify the application to bring the structure into compliance with all FEMA and County regulations for new construction within the FEMA-designated VE-Zone.
- I. Submit two copies of the appraisal, reflecting the structure's value of \$736,050.
- J. Submit two copies of the accepted soils report.
- K. Submit a storm water pollution control plan that meets the requirements set forth in the County's Construction Site Storm water Pollution Control BMP Manual. The Manual may be found on our website at [sccoplaning.com](http://www.sccoplaning.com) by navigating to

Environmental / Erosion and Storm water Pollution Control / Construction Site  
Storm water BMP Manual.

- L. Submit a signed and recorded copy of the "Declaration Regarding the Issuance of a Development Permit in an Area Subject to Geologic Hazards" form.
  - M. Submit a signed and stamped Soils (Geotechnical) Engineer Plan Review Form to Environmental Planning. Please note that the plan review form must reference each reviewed sheet of the final plan set by its last revision date. Any updates to the soils report recommendations necessary to address conflicts between the report and plans must be provided via a separate addendum to the soils report. The author of the report shall sign and stamp the completed form. An electronic copy of this form may be found on our website at [www.sccoplanning.com](http://www.sccoplanning.com), under Environmental / Geology & Soils / Assistance & Forms / Soils Engineer Plan Review Form.
- 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 construction shall comply with the recommendations of the accepted geotechnical report. The soils engineer shall remain involved with the project during construction.
  - C. Submit a signed and stamped soils engineer final inspection form.
  - D. Submit a signed and stamped civil engineer/architect final inspection form.
  - E. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
  - F. Pursuant to Sections 16.40.040 and 16.42.100 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 16.42.100, shall be observed.
- IV. Operational Conditions
- A. Any additional work (including siding, roofing, damage repairs, etc.) proposed within 5 years of the issue date of the building permit shall be evaluated for

cumulative improvement. If the total value of the proposed work, when added to the costs of this project, exceeds 50% of the structure's value, the structure will be required to comply with all FEMA and County regulations for new construction within the FEMA-designated VE-Zone.

- 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.
- V. As a condition of this development approval, the holder of this development approval ("Development Approval Holder"), is required to defend, indemnify, and hold harmless the COUNTY, its officers, employees, and agents, from and against any claim (including attorneys' fees), against the COUNTY, its officers, employees, and agents to attack, set aside, void, or annul this development approval of the COUNTY or any subsequent amendment of this development approval which is requested by the Development Approval Holder.
- A. COUNTY shall promptly notify the Development Approval Holder of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. COUNTY shall cooperate fully in such defense. If COUNTY fails to notify the Development Approval Holder within sixty (60) days of any such claim, action, or proceeding, or fails to cooperate fully in the defense thereof, the Development Approval Holder shall not thereafter be responsible to defend, indemnify, or hold harmless the COUNTY if such failure to notify or cooperate was significantly prejudicial to the Development Approval Holder.
- 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 Development Approval Holder shall not be required to pay or perform any settlement unless such Development Approval Holder has approved the settlement. When representing the County, the Development Approval Holder 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. "Development Approval Holder" shall include the applicant and the successor(s) in interest, transferee(s), and assign(s) of the applicant.

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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.

Application #: 121318  
APN: 052-321-11  
Owner: David and Janet Peoples

**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: \_\_\_\_\_

\_\_\_\_\_  
Wanda Williams  
Deputy Zoning Administrator

\_\_\_\_\_  
Samantha Haschert  
Project Planner

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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.



ANDERSON  
ARCHITECTS  
1440 AVENUE 10  
SAN FRANCISCO, CA 94115  
TEL: 415.774.1000  
FAX: 415.774.1001



DAVID R. PLOIS  
11717 LINDEN CIRCLE  
PALM BEACH, FL 33411  
RECEIVED RECORD/ADDITION  
APR 03 2013



SITE PLAN

DRAWN: ECR  
SCALE: AS SHOWN  
DATE: 18 January 2013  
21 February 2013  
7 May 2013

# SHEET INDEX

- A1 SITE PLAN VIGNETTE MAP, PROJECT INFO
- A2 EXISTING FLOOR PLANS
- A3 PROPOSED FLOOR PLAN & SCHEDULES
- A4 EXISTING EXTERIOR ELEVATIONS
- A5 PROPOSED EXTERIOR ELEVATIONS
- A6 BUILDING SECTIONS
- A7 PROPOSED ROOF PLAN

# PROJECT DATA

APN: 06532111  
ZONING: S1  
CONTRACT NO.: 13-0001  
CONSTRUCTION TYPE: HO  
LOT AREA: 7,335 sq ft  
EXISTING FLOOR AREA: 1,685 sq ft  
PROPOSED FLOOR AREA: 1,685 sq ft  
TOTAL FLOOR AREA: 3,370 sq ft  
TOTAL BUILDING FOOTPRINT: 1,685 sq ft  
TOTAL BUILDING VOLUME: 1,685 cu ft  
TOTAL BUILDING MASS: 2,445 tons

# PROJECT SCOPE

FIRST FLOOR - ENLARGE KITCHEN & BATHROOMS  
SECOND FLOOR - ADD 2 BEDROOMS AND 1 BATHROOM

# GENERAL NOTES:

- ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH CALIFORNIA BUILDING & FIRE CODES (BOLDO ITED) AND PALMDALE VALLEY FIRE PROTECTION DISTRICT AMENDMENTS AND REGULATIONS APPLICABLE AS FOLLOWS:  
2010 CALIFORNIA BUILDING CODE (BOLDO ITED) AS ADOPTED & AMENDED BY CALIFORNIA  
2010 CALIFORNIA MECHANICAL CODE (BOLDO ITED) AS ADOPTED & AMENDED BY CALIFORNIA  
2010 CALIFORNIA PLUMBING CODE (BOLDO ITED) AS ADOPTED & AMENDED BY CALIFORNIA  
2010 CALIFORNIA ELECTRICAL CODE (BOLDO ITED) AS ADOPTED & AMENDED BY CALIFORNIA  
2010 CALIFORNIA GREEN BUILDING STANDARDS  
2010 CALIFORNIA ENERGY EFFICIENCY STANDARDS  
2010 CALIFORNIA FIRE CODE
- NOTHING IN THE CONTRACT DOCUMENTS SHALL BE CONSIDERED TO PREVENT WORK NOT CONFORMING TO THESE CODES, LAWS, ORDINANCES AND REGULATIONS. ANY UNLAWFUL WORK, OR WORK THAT VIOLATES ANY APPLICABLE CODES, LAWS, ORDINANCES AND REGULATIONS, SHALL BE STOPPED IMMEDIATELY BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
- ALL DIMENSIONS AND ELEVATIONS SHALL BE CHECKED AND VERIFIED ON PROJECT SITE BY THE CONTRACTOR AND EACH TRADE BEFORE WORK BEGINS. RECORD, OMISSIONS AND DISCREPANCIES SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION BEFORE CONSTRUCTION BEGINS.
- ALL DIMENSIONS ARE FROM FACE OF STUD OR CENTERLINE OF COLUMN OR OTHER SCHEDULED OPENING.
- COORDINATION:
- THE CONTRACTOR SHALL CORRELATE ALL LATENT DISCREPANCIES INDICATED ON THE LANDSCAPE, STRUCTURAL AND ELECTRICAL DRAWINGS WITH THOSE INDICATED ON THE ARCHITECTURAL DRAWINGS. ALL DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
- THE CONTRACTOR SHALL VERIFY ALL ELECTRICAL, MECHANICAL, TELEPHONE AND SECURITY REQUIREMENTS BEFORE CONSTRUCTION BEGINS.
- ON ALL CONTRACTORS SHALL COORDINATE THE LOCATIONS OF LIGHT, HVAC, CLOSET AND RAIL REGISTERS, AND SMOKE DETECTORS BEFORE CONSTRUCTION BEGINS.
- THE CONTRACTOR SHALL COORDINATE THE LOCATIONS OF LIGHT, HVAC, CLOSET AND RAIL REGISTERS, AND SMOKE DETECTORS BEFORE CONSTRUCTION BEGINS.
- THE CONTRACTOR SHALL VERIFY THE HEIGHTS OF ALL EXISTING STRUCTURES, INCLUDING BUT NOT LIMITED TO, CHIMNEYS, ROOFS, WALLS, FENCES, ETC., BEFORE CONSTRUCTION BEGINS.
- THE USE OF THE WORD "PROVIDED" IN CONNECTION WITH ANY ITEM SPECIFIED IN THE CONTRACT SHALL BE INTERPRETED TO MEAN THAT SUCH ITEM SHALL BE PROVIDED, INSTALLED AND CONNECTED, WHETHER BY THE CONTRACTOR OR BY ANOTHER PARTY, AND SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
- THE USE OF THE WORD "SHALL" IN CONNECTION WITH ANY ITEM SPECIFIED IN THE CONTRACT SHALL BE INTERPRETED TO MEAN THAT SUCH ITEM SHALL BE PROVIDED, INSTALLED AND CONNECTED, WHETHER BY THE CONTRACTOR OR BY ANOTHER PARTY, AND SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
- THE USE OF THE WORD "MAY" IN CONNECTION WITH ANY ITEM SPECIFIED IN THE CONTRACT SHALL BE INTERPRETED TO MEAN THAT SUCH ITEM MAY BE PROVIDED, INSTALLED AND CONNECTED, WHETHER BY THE CONTRACTOR OR BY ANOTHER PARTY, AND SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

# CONTACTS

**OWNERS**  
ANDERSON ARCHITECTS  
1440 AVENUE 10  
SAN FRANCISCO, CA 94115  
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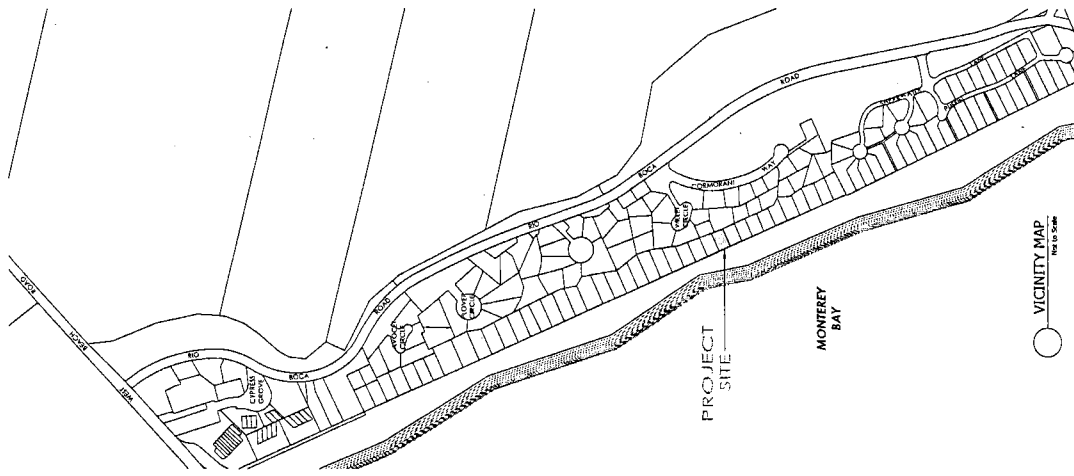
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TEL: 415.774.1000  
FAX: 415.774.1001

# SITE NOTES

- CONTOURS SHOWN ON PLAN ARE DOWD (OLD WATCHVILLE DRAINAGE)
- EXISTING BRUSH GRASS SHALL BE PROTECTED DURING CONSTRUCTION. NO NEW BRUSH GRASS SHALL BE PLANTED DURING CONSTRUCTION. NO NEW BRUSH GRASS SHALL BE PLANTED DURING CONSTRUCTION.
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VIGNETTE MAP  
NOT TO SCALE



ANDERSON  
ARCHITECTS  
1514 KINGS AVENUE  
SANTA MONICA, CA 90405  
TEL 310 318 2720  
FAX 310 318 2720



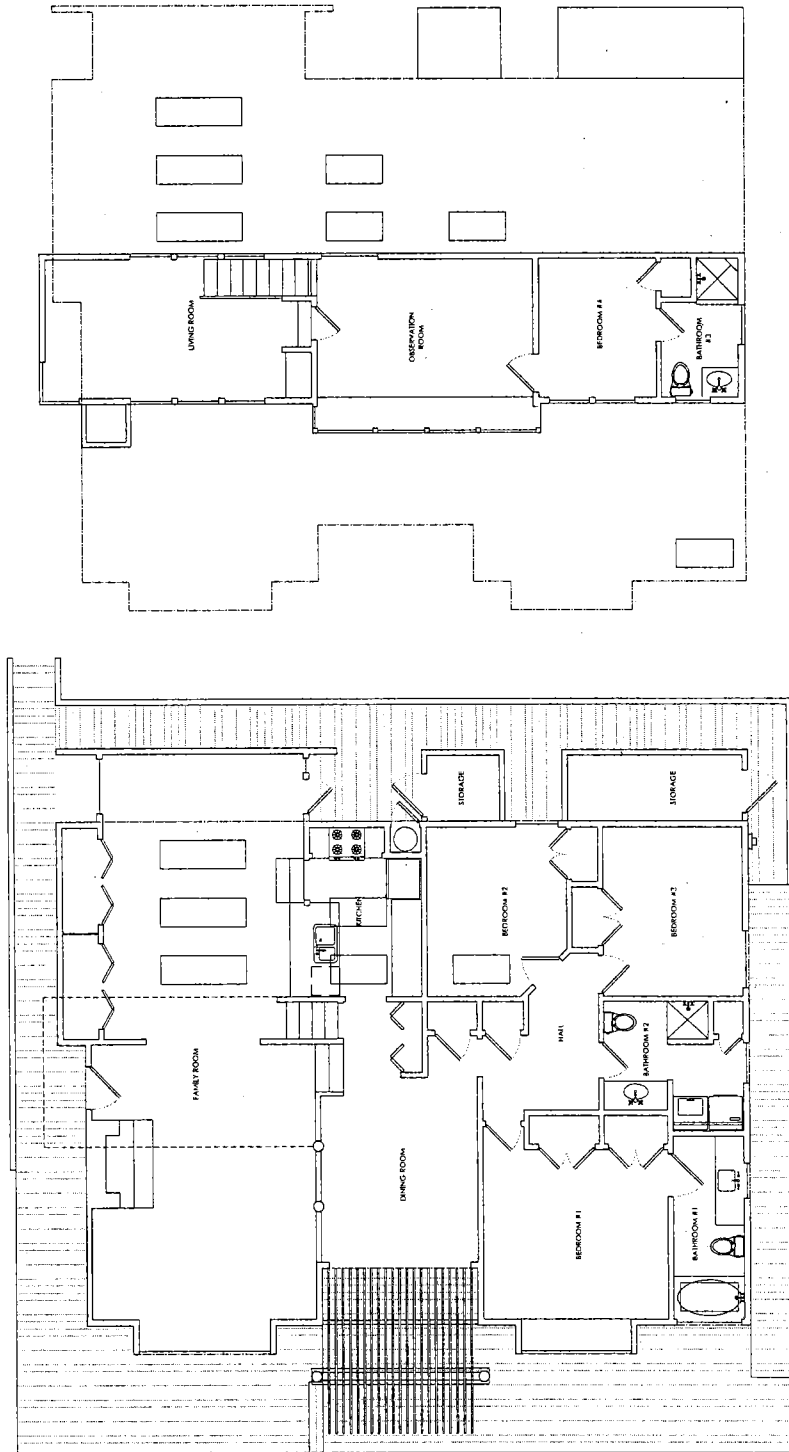
RESIDENTIAL REMODEL/ADDITION  
100 WATER CIRCLE  
PALMDALE, CA 91304  
APN: 055-231-11

JANET & AVY GEORGINA



EXISTING HOUSE

DRAWN	RCE
CHECKED	W
DATE	18 January 2013



1. EXISTING MAIN FLOOR PLAN  
Scale: 1/8" = 1'-0"

2. EXISTING UPPER FLOOR PLAN  
Scale: 1/8" = 1'-0"



### WALL LEGEND

- GENERAL NOTES**
1. SEAL ALL EXPOSED PARTICLE BOARD OR MDF
  2. USE FINGER JOINTED TRIM AT CASINGS AND FLOORBOARDS

### ○ INTERIOR DOOR SCHEDULE

[illegible]

## ◇ WINDOW SCHEDULE

#	LOCATION	SITE	TYPE	MANUFACTURER/UNIT	HARDWARE/NOTES
101A	FAMILY ROOM (H)	101A-1	STAIRWELL		
101B	FAMILY ROOM (H)	101A-2	STAIRWELL		
101C	ENTRY	101A-3	STAIRWELL		
101D	ENTRY	101A-4	STAIRWELL		
101E	ENTRY	101A-5	STAIRWELL		
101F	ENTRY	101A-6	STAIRWELL		
101G	ENTRY	101A-7	STAIRWELL		
101H	ENTRY	101A-8	STAIRWELL		
101I	ENTRY	101A-9	STAIRWELL		
101J	ENTRY	101A-10	STAIRWELL		
101K	ENTRY	101A-11	STAIRWELL		
101L	ENTRY	101A-12	STAIRWELL		
101M	ENTRY	101A-13	STAIRWELL		
101N	ENTRY	101A-14	STAIRWELL		
101O	ENTRY	101A-15	STAIRWELL		
101P	ENTRY	101A-16	STAIRWELL		
101Q	ENTRY	101A-17	STAIRWELL		
101R	ENTRY	101A-18	STAIRWELL		
101S	ENTRY	101A-19	STAIRWELL		
101T	ENTRY	101A-20	STAIRWELL		
101U	ENTRY	101A-21	STAIRWELL		
101V	ENTRY	101A-22	STAIRWELL		
101W	ENTRY	101A-23	STAIRWELL		
101X	ENTRY	101A-24	STAIRWELL		
101Y	ENTRY	101A-25	STAIRWELL		
101Z	ENTRY	101A-26	STAIRWELL		
101AA	ENTRY	101A-27	STAIRWELL		
101AB	ENTRY	101A-28	STAIRWELL		
101AC	ENTRY	101A-29	STAIRWELL		
101AD	ENTRY	101A-30	STAIRWELL		
101AE	ENTRY	101A-31	STAIRWELL		
101AF	ENTRY	101A-32	STAIRWELL		
101AG	ENTRY	101A-33	STAIRWELL		
101AH	ENTRY	101A-34	STAIRWELL		
101AI	ENTRY	101A-35	STAIRWELL		
101AJ	ENTRY	101A-36	STAIRWELL		
101AK	ENTRY	101A-37	STAIRWELL		
101AL	ENTRY	101A-38	STAIRWELL		
101AM	ENTRY	101A-39	STAIRWELL		
101AN	ENTRY	101A-40	STAIRWELL		
101AO	ENTRY	101A-41	STAIRWELL		
101AP	ENTRY	101A-42	STAIRWELL		
101AQ	ENTRY	101A-43	STAIRWELL		
101AR	ENTRY	101A-44	STAIRWELL		
101AS	ENTRY	101A-45	STAIRWELL		
101AT	ENTRY	101A-46	STAIRWELL		
101AU	ENTRY	101A-47	STAIRWELL		
101AV	ENTRY	101A-48	STAIRWELL		
101AW	ENTRY	101A-49	STAIRWELL		
101AX	ENTRY	101A-50	STAIRWELL		
101AY	ENTRY	101A-51	STAIRWELL		
101AZ	ENTRY	101A-52	STAIRWELL		
101BA	ENTRY	101A-53	STAIRWELL		
101BB	ENTRY	101A-54	STAIRWELL		
101BC	ENTRY	101A-55	STAIRWELL		
101BD	ENTRY	101A-56	STAIRWELL		
101BE	ENTRY	101A-57	STAIRWELL		
101BF	ENTRY	101A-58	STAIRWELL		
101BG	ENTRY	101A-59	STAIRWELL		
101BH	ENTRY	101A-60	STAIRWELL		
101BI	ENTRY	101A-61	STAIRWELL		
101BJ	ENTRY	101A-62	STAIRWELL		
101BK	ENTRY	101A-63	STAIRWELL		
101BL	ENTRY	101A-64	STAIRWELL		
101BM	ENTRY	101A-65	STAIRWELL		
101BN	ENTRY	101A-66	STAIRWELL		
101BO	ENTRY	101A-67	STAIRWELL		
101BP	ENTRY	101A-68	STAIRWELL		
101BQ	ENTRY	101A-69	STAIRWELL		
101BR	ENTRY	101A-70	STAIRWELL		
101BS	ENTRY	101A-71	STAIRWELL		
101BT	ENTRY	101A-72	STAIRWELL		
101BU	ENTRY	101A-73	STAIRWELL		
101BV	ENTRY	101A-74	STAIRWELL		
101BW	ENTRY	101A-75	STAIRWELL		
101BX	ENTRY	101A-76	STAIRWELL		
101BY	ENTRY	101A-77	STAIRWELL		
101BZ	ENTRY	101A-78	STAIRWELL		
101CA	ENTRY	101A-79	STAIRWELL		
101CB	ENTRY	101A-80	STAIRWELL		
101CC	ENTRY	101A-81	STAIRWELL		
101CD	ENTRY	101A-82	STAIRWELL		
101CE	ENTRY	101A-83	STAIRWELL		
101CF	ENTRY	101A-84	STAIRWELL		
101CG	ENTRY	101A-85	STAIRWELL		
101CH	ENTRY	101A-86	STAIRWELL		
101CI	ENTRY	101A-87	STAIRWELL		
101CJ	ENTRY	101A-88	STAIRWELL		
101CK	ENTRY	101A-89	STAIRWELL		
101CL	ENTRY	101A-90	STAIRWELL		
101CM	ENTRY	101A-91	STAIRWELL		
101CN	ENTRY	101A-92	STAIRWELL		
101CO	ENTRY	101A-93	STAIRWELL		
101CP	ENTRY	101A-94	STAIRWELL		
101CQ	ENTRY	101A-95	STAIRWELL		
101CR	ENTRY	101A-96	STAIRWELL		
101CS	ENTRY	101A-97	STAIRWELL		
101CT	ENTRY	101A-98	STAIRWELL		
101CU	ENTRY	101A-99	STAIRWELL		
101CV	ENTRY	101A-100	STAIRWELL		
101CW	ENTRY	101A-101	STAIRWELL		
101CX	ENTRY	101A-102	STAIRWELL		
101CY	ENTRY	101A-103	STAIRWELL		
101CZ	ENTRY	101A-104	STAIRWELL		
101DA	ENTRY	101A-105	STAIRWELL		
101DB	ENTRY	101A-106	STAIRWELL		
101DC	ENTRY	101A-107	STAIRWELL		
101DD	ENTRY	101A-108	STAIRWELL		
101DE	ENTRY	101A-109	STAIRWELL		
101DF	ENTRY	101A-110	STAIRWELL		
101DG	ENTRY	101A-111	STAIRWELL		
101DH	ENTRY	101A-112	STAIRWELL		
101DI	ENTRY	101A-113	STAIRWELL		
101DJ	ENTRY	101A-114	STAIRWELL		
101DK	ENTRY	101A-115	STAIRWELL		
101DL	ENTRY	101A-116	STAIRWELL		
101DM	ENTRY	101A-117	STAIRWELL		
101DN	ENTRY	101A-118	STAIRWELL		
101DO	ENTRY	101A-119	STAIRWELL		
101DP	ENTRY	101A-120	STAIRWELL		
101DQ	ENTRY	101A-121	STAIRWELL		
101DR	ENTRY	101A-122	STAIRWELL		
101DS	ENTRY	101A-123	STAIRWELL		
101DT	ENTRY	101A-124	STAIRWELL		
101DU	ENTRY	101A-125	STAIRWELL		
101DV	ENTRY	101A-126	STAIRWELL		
101DW	ENTRY	101A-127	STAIRWELL		
101DX	ENTRY	101A-128	STAIRWELL		
101DY	ENTRY	101A-129	STAIRWELL		
101DZ	ENTRY	101A-130	STAIRWELL		
101EA	ENTRY	101A-131	STAIRWELL		
101EB	ENTRY	101A-132	STAIRWELL		
101EC	ENTRY	101A-133	STAIRWELL		
101ED	ENTRY	101A-134	STAIRWELL		
101EE	ENTRY	101A-135	STAIRWELL		
101EF	ENTRY	101A-136	STAIRWELL		
101EG	ENTRY	101A-137	STAIRWELL		
101EH	ENTRY	101A-138	STAIRWELL		
101EI	ENTRY	101A-139	STAIRWELL		
101EJ	ENTRY	101A-140	STAIRWELL		
101EK	ENTRY	101A-141	STAIRWELL		
101EL	ENTRY	101A-142	STAIRWELL		
101EM	ENTRY	101A-143	STAIRWELL		
101EN	ENTRY	101A-144	STAIRWELL		
101EO	ENTRY	101A-145	STAIRWELL		
101EP	ENTRY	101A-146	STAIRWELL		
101EQ	ENTRY	101A-147	STAIRWELL		
101ER	ENTRY	101A-148	STAIRWELL		
101ES	ENTRY	101A-149	STAIRWELL		
101ET	ENTRY	101A-150	STAIRWELL		
101EU	ENTRY	101A-151	STAIRWELL		
101EV	ENTRY	101A-152	STAIRWELL		
101EW	ENTRY	101A-153	STAIRWELL		
101EX	ENTRY	101A-154	STAIRWELL		
101EY	ENTRY	101A-155	STAIRWELL		
101EZ	ENTRY	101A-156	STAIRWELL		
101FA	ENTRY	101A-157	STAIRWELL		
101FB	ENTRY	101A-158	STAIRWELL		
101FC	ENTRY	101A-159	STAIRWELL		
101FD	ENTRY	101A-160	STAIRWELL		
101FE	ENTRY	101A-161	STAIRWELL		
101FF	ENTRY	101A-162	STAIRWELL		
101FG	ENTRY	101A-163	STAIRWELL		
101FH	ENTRY	101A-164	STAIRWELL		
101FI	ENTRY	101A-165	STAIRWELL		
101FJ	ENTRY	101A-166	STAIRWELL		
101FK	ENTRY	101A-167	STAIRWELL		
101FL	ENTRY	101A-168	STAIRWELL		
101FM	ENTRY	101A-169	STAIRWELL		
101FN	ENTRY	101A-170	STAIRWELL		
101FO	ENTRY	101A-171	STAIRWELL		
101FP	ENTRY	101A-172	STAIRWELL		
101FQ	ENTRY	101A-173	STAIRWELL		
101FR	ENTRY	101A-174	STAIRWELL		
101FS	ENTRY	101A-175	STAIRWELL		
101FT	ENTRY	101A-176	STAIRWELL		
101FU	ENTRY	101A-177	STAIRWELL		
101FV	ENTRY	101A-178	STAIRWELL		
101FW	ENTRY	101A-179	STAIRWELL		
101FX	ENTRY	101A-180	STAIRWELL		
101FY	ENTRY	101A-181	STAIRWELL		
101FZ	ENTRY	101A-182	STAIRWELL		
101GA	ENTRY	101A-183	STAIRWELL		
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101GM	ENTRY	101A-195	STAIRWELL		
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101GT	ENTRY	101A-202	STAIRWELL		
101GU	ENTRY	101A-203	STAIRWELL		
101GV	ENTRY	101A-204	STAIRWELL		
101GW	ENTRY	101A-205	STAIRWELL		
101GX	ENTRY	101A-206	STAIRWELL		
101GY	ENTRY	101A-207	STAIRWELL		
101GZ	ENTRY	101A-208	STAIRWELL		
101HA	ENTRY	101A-209	STAIRWELL		
101HB	ENTRY	101A-210	STAIRWELL		
101HC	ENTRY	101A-211	STAIRWELL		
101HD	ENTRY	101A-212	STAIRWELL		
101HE	ENTRY	101A-213	STAIRWELL		
101HF	ENTRY	101A-214	STAIRWELL		
101HG	ENTRY	101A-215	STAIRWELL		
101HH	ENTRY	101A-216	STAIRWELL		
101HI	ENTRY	101A-217	STAIRWELL		
101HJ	ENTRY	101A-218	STAIRWELL		
101HK	ENTRY	101A-219	STAIRWELL		
101HL	ENTRY	101A-220	STAIRWELL		
101HM	ENTRY	101A-221	STAIRWELL		
101HN	ENTRY	101A-222	STAIRWELL		
101HO	ENTRY	101A-223	STAIRWELL		
101HP	ENTRY	101A-224	STAIRWELL		
101HQ	ENTRY	101A-225	STAIRWELL		
101HR	ENTRY	101A-226	STAIRWELL		
101HS	ENTRY	101A-227	STAIRWELL		
101HT	ENTRY	101A-228	STAIRWELL		
101HU	ENTRY	101A-229	STAIRWELL		
101HV	ENTRY	101A-230	STAIRWELL		
101HW	ENTRY	101A-231	STAIRWELL		
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101HY	ENTRY	101A-233	STAIRWELL		
101HZ	ENTRY	101A-234	STAIRWELL		
101IA	ENTRY	101A-235	STAIRWELL		
101IB	ENTRY	101A-236	STAIRWELL		
101IC	ENTRY	101A-237	STAIRWELL		
101ID	ENTRY	101A-238	STAIRWELL		
101IE	ENTRY	101A-239	STAIRWELL		
101IF	ENTRY	101A-240	STAIRWELL		
101IG	ENTRY	101A-241	STAIRWELL		
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101II	ENTRY	101A-243	STAIRWELL		
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101IK	ENTRY	101A-245	STAIRWELL		
101IL	ENTRY	101A-246	STAIRWELL		
101IM	ENTRY	101A-247	STAIRWELL		
101IN	ENTRY	101A-248	STAIRWELL		
101IO	ENTRY	101A-249	STAIRWELL		
101IP	ENTRY	101A-250	STAIRWELL		
101IQ	ENTRY	101A-251	STAIRWELL		
101IR	ENTRY	101A-252	STAIRWELL		
101IS	ENTRY	101A-253	STAIRWELL		
101IT	ENTRY	10			

### SYMBOL LEGEND

- KEYNOTE  
INTERIOR DOOR SYMBOL  
WINDOW SYMBOL

## KEYNOTES

1. 1/2" gyp board on 2x4 studs at 16" o.c.
2. 1/2" gyp board on 2x4 studs at 16" o.c.
3. 1/2" gyp board on 2x4 studs at 16" o.c.
4. Concrete slab slope 1/8" per ft. min.
5. Line of slope
6. Use of second floor above
7. Line of roof above
8. Line of wall above
9. 2" x 12" exterior access
10. 2" x 12" exterior access
11. 2" x 12" exterior access
12. 2" x 12" exterior access
13. 2" x 12" exterior access
14. 2" x 12" exterior access
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97. 2" x 12" exterior access
98. 2" x 12" exterior access
99. 2" x 12" exterior access
100. 2" x 12" exterior access

112 Metal handrail w/ 1 1/4" - 2 grippable cross

- 34.33" deep front panel, continuous from top to bottom line & returning to wall  
Mated trench w/ 1 1/4" x 2" gablelike cross section & without sharp corners, continuous from top to bottom line & returning to wall  
Continuous g-nivel points & returning to wall, wood brackets spaced to prevent protrusion of 4" spacers  
Egress window w/ min. net clear opening of 5.7 sq ft, min. clear width opening with 20" x 30" sill not more than 48" above floor, 48" protruding surface w/ 2% (1/4" per ft.) slope max.  
Circle Recessed front panel  
Built-in chair  
Built-in desk  
Built-in closet  
Built-in bench  
Built-in window seat  
Trench w/ 1 1/4" x 2" gablelike cross section, continuous from top to bottom line & returning to wall  
Built-in cabinets for shoes  
Built-in bookcase

## MECHANICAL EQUIPMENT

- 44 Energy Star washing machine
- 45 Energy Star clothes dryer
- 46 Existing water heater
- 47 Bosch 24" stackable compact washer & dryer
- 48 Stacking washer/dryer, dryer exhaust to exterior w/ backdraft damper
- 49 High-efficiency boiler, wall-mounted to pilot, 18" A.F.F.

**KITCHEN**

- 11 floor mounted base cabinet w/ recycled
- 12
- 13 Range hood: exhaust fan vented to the outside
- 14 Full-height lexicon cabinets
- 15 Microwave
- 16 38" tall kitchen island: floor mounted base cabinet w/ countertop
- 17
- 18 Refrigerator: freestones
- 19 Energy Star Refrigerator
- 20 Energy Star Dishwasher

**BATHROOM**

- |  |    |
|--|----|
| Shower w/ ceramic tile @ floor & walls [to 77 mm above drain level] over moisture resistant underlayment       | 1  |
| American Standard Colony 56" x 32" tub w/ ceramic tile to ceiling  | 2  |
| Metrolux 24" insulated jet w/ Kohler   | 3  |
| Loratory jet w/ glass cabinet, recycled glass countertop & backsplash  | 4  |
| Outdoor shower   | 5  |
| Levin shelves  | 6  |
| Durafloor tile, 1/20 gpf max.  | 7  |
| Steam shower w/ ceramic tile @ floor & walls [to 77 mm above drain level] over moisture resistant underlayment | 8  |
| Incourt tub  | 9  |
| 1/2" Temp. Controls Glass Shower   | 10 |

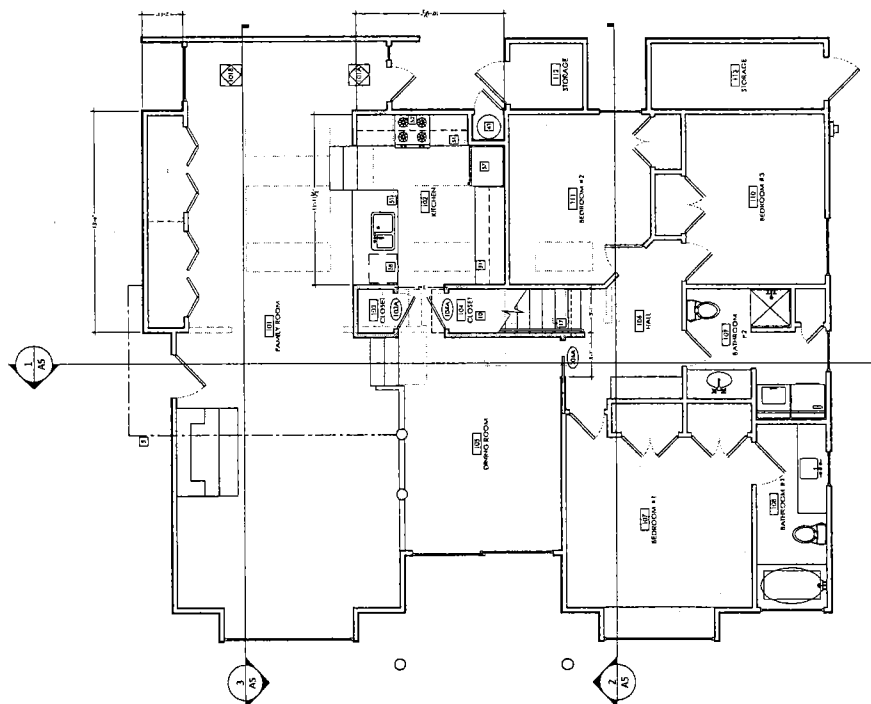
## FLOORING

- 11 Carpet & pad (incl. by owner) on subfloor
- 12 Wood finish flooring (incl. by owner) on subfloor
- 13 Ceramic tile flooring (incl. by owner) on subfloor
- 14 Polished concrete floor

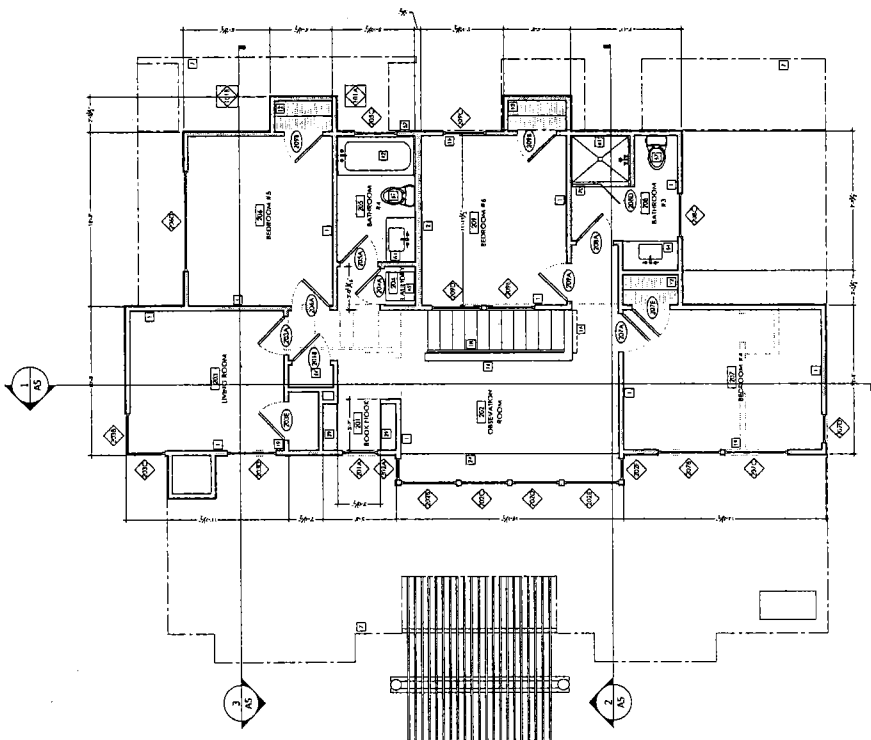
171

- CEILING**
- ☒ Rci 5/8" gyp. bd. ceiling @ 8'-0"
  - ☒ Rci 5/8" gyp. bd. ceiling @ 9'-0"
  - ☒ Rci 5/8" gyp. bd. ceiling @ 12'-0"
  - ☒ Open beam ceiling

1



1 PROPOSED MAIN FLOOR PLAN  
Scale: 1/4" = 1'-0"



2 PROPOSED UPPER FLOOR PLAN  
Scale: 1/4" = 1'-0"

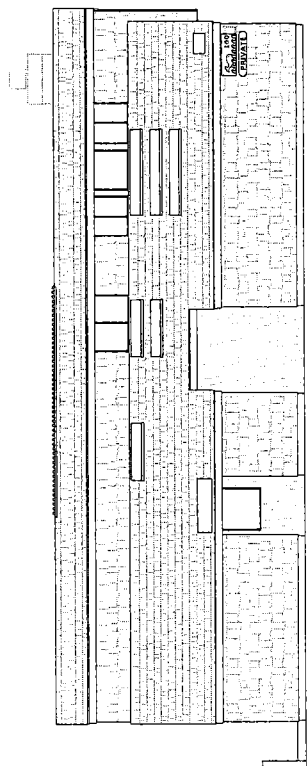


ANDERSON  
ARCHITECTS

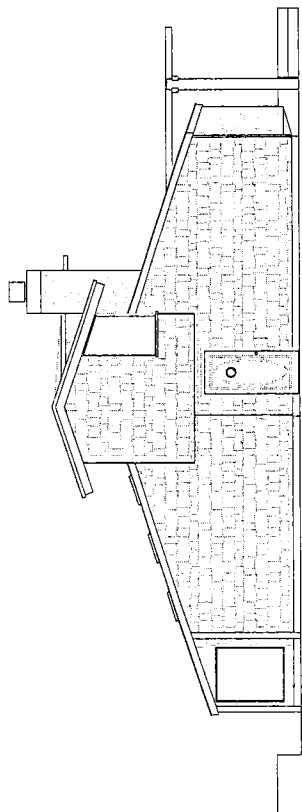
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TEL: 415.397.3128  
FAX: 415.422.3774



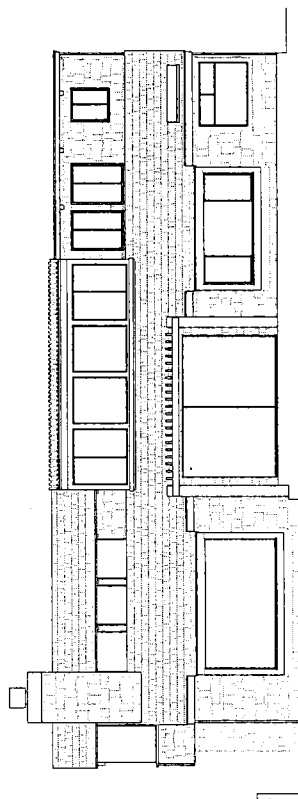
DAVID P. JONES  
ARCHITECT  
RESIDENTIAL REMODEL/ADDITION  
PALM BEACH, FL 33408  
APR. 02/2011



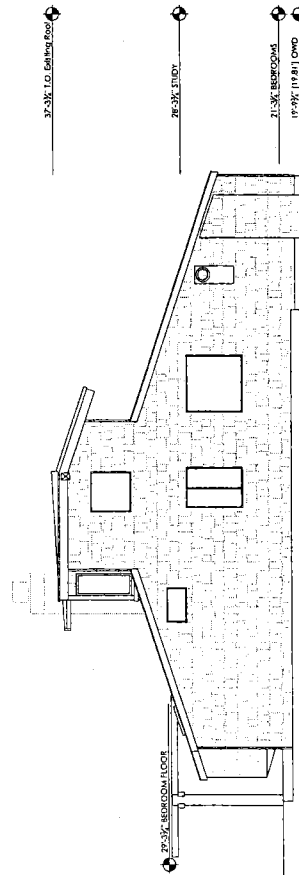
1 EAST ELEVATION  
Scale: 1" = 1'-0"



2 NORTH ELEVATION  
Scale: 1" = 1'-0"



3 WEST ELEVATION  
Scale: 1" = 1'-0"



4 SOUTH ELEVATION  
Scale: 1" = 1'-0"

EXISTING EXTERIOR  
ELEVATIONS

DRAWN: RCB  
SCALE: 1/2" = 1'-0"  
DATE: 18 January 2013



100 WILLET CIRCLE  
Pajaro Dunes, CA 95026  
APN: 052-021-11

S7E03: CLAYO PLANT

## PROPOSED EXTERIOR ELEVATIONS

DRAWN	RGR
SCALE	$Y_1 = 1.47$
DATE	18 January 2013

---

	21 February 2013
--	------------------



**1** EAST ELEVATION  
Scale: 1" = 1'-0"

MAKE SHINGLES TO MATCH EXISTING



2. NORTH ELEVATION  
Scale: 1" = 1'-0"

LINE OF EXISTING ROOF SHOWN DASHED



3 WEST ELEVATION  
Scale: 1" = 1'-0"

NEW WINDOWS



4 SOUTH ELEVATION  
Scale: 1" = 1'-0"

LINE OF FLYING ROOF SHOWN IN SHEN —



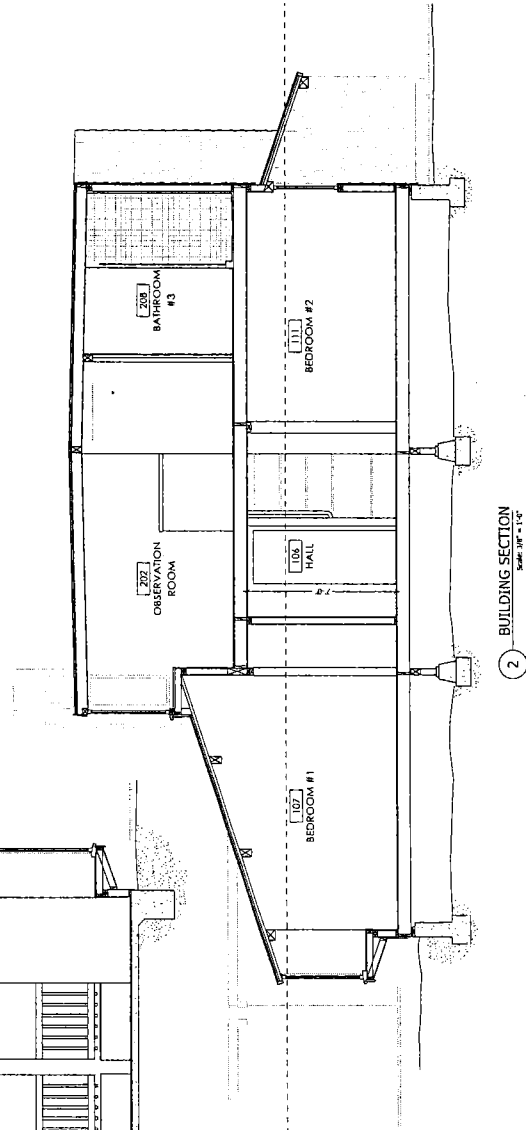
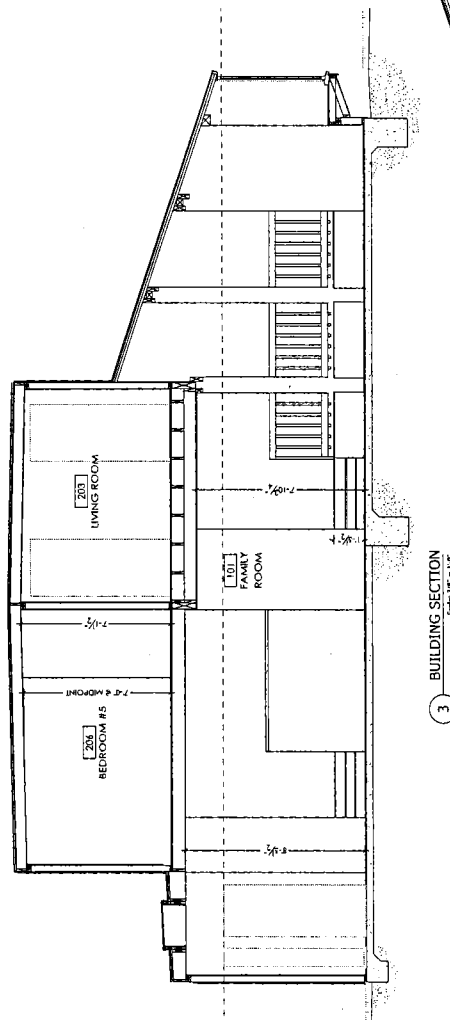
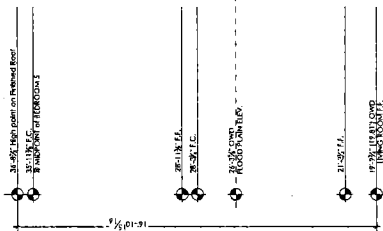
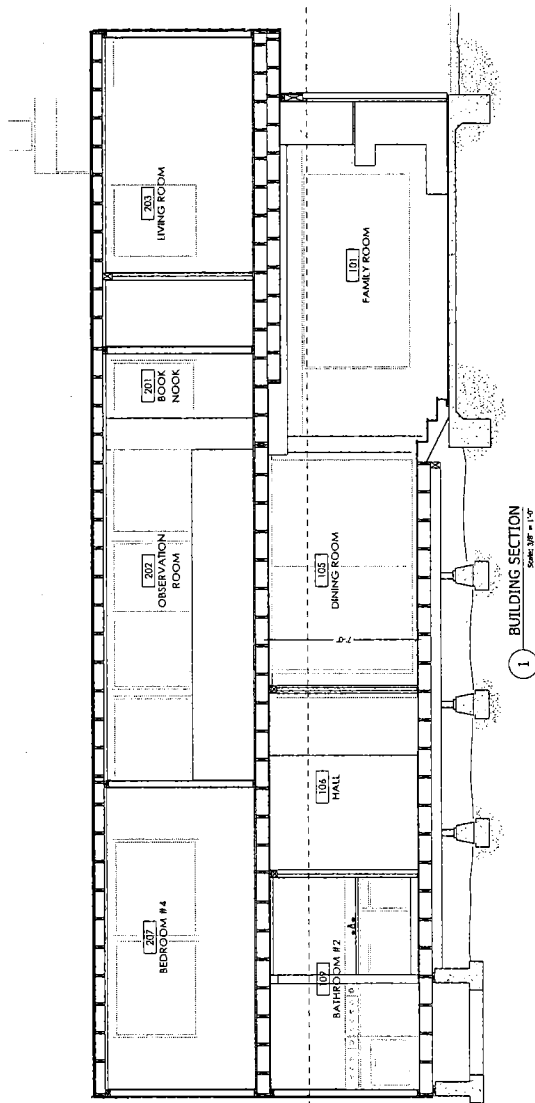
ANDERSON  
ASSOCIATES  
3140 KODOL AVENUE  
SAN JOSE, CA 95128  
TEL: 415-435-1200  
FAX: 415-435-1201



DAVID S. JONES  
RESIDENTIAL ARCHITECT/INTERIOR DESIGNER  
100 WATER CIRCLE  
PALM BEACH, FL 33480-1111  
PH: 561-833-1111

BUILDING SECTIONS

DRAWN: [blank]  
SCALE: 1/8" = 1'-0"  
DATE: 18 January 2013  
21 February 2013





ANDERSON  
REVIEW  
314 S. BRIDLE AVENUE  
SUNNYVALE, CA 94087  
TEL: 415.351.8100  
FAX: 415.351.8101

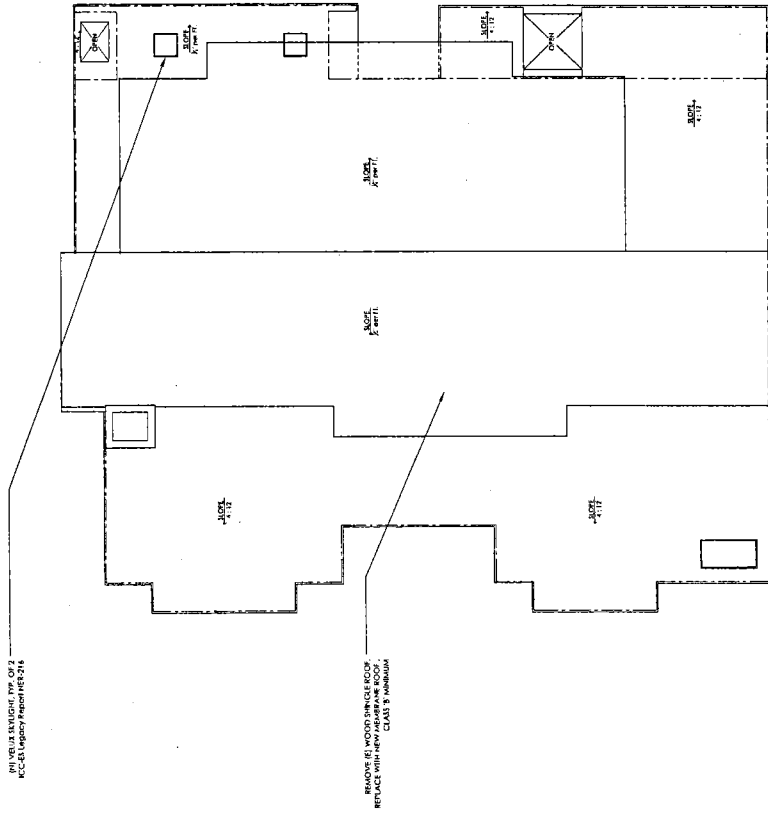


JAMES D. DAVO PE 00513  
RESIDENTIAL REMODEL/ADDITION  
P.L. AND D. DAVO, CA 94084  
APR. 02-02-11



PROPOSED FLOOR  
PLANS

DRAWN: NCE  
SCALE: 1/4" = 1'-0"  
DATE: 18 January 2013  
21 February 2013



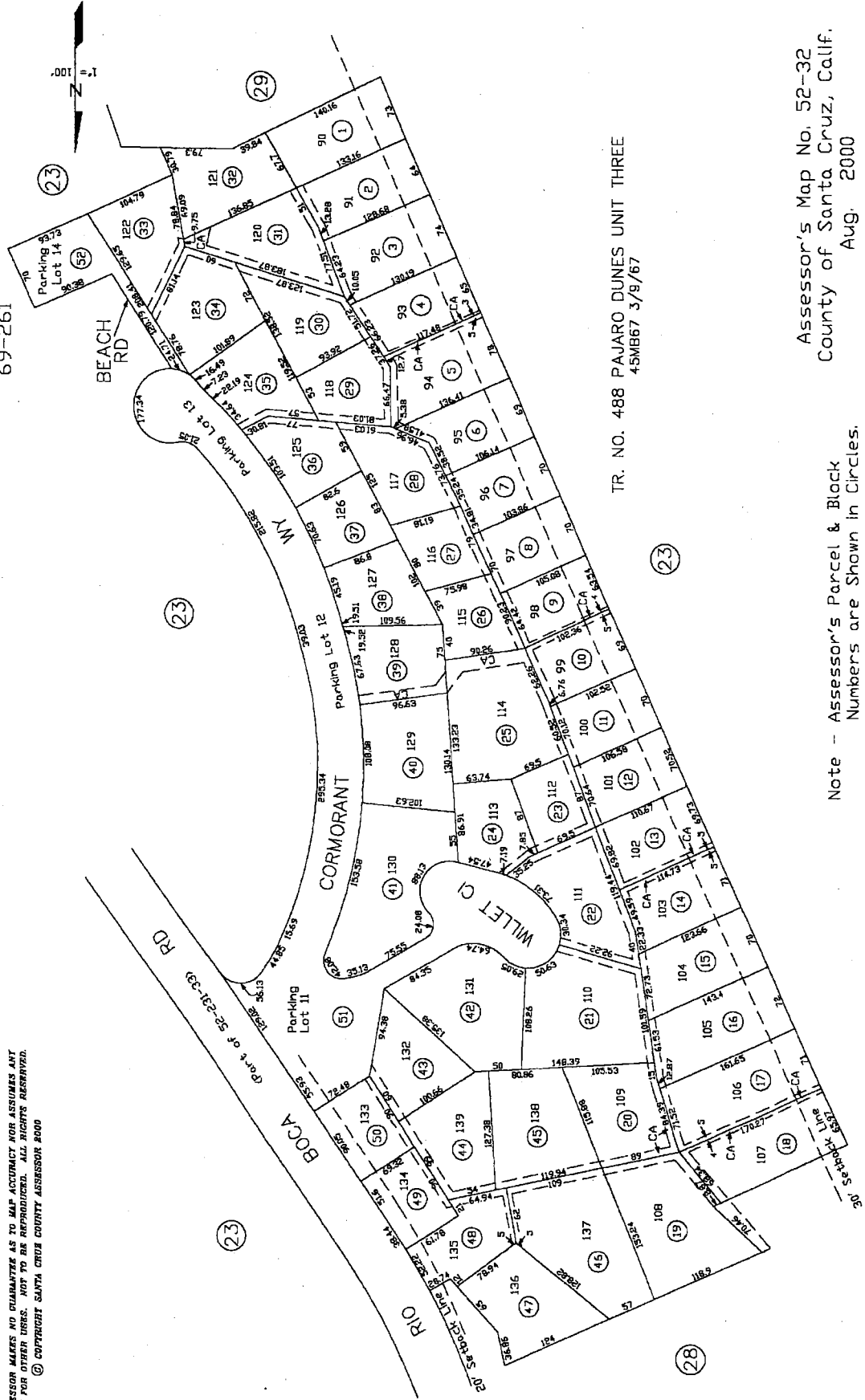
1 PROPOSED ROOF PLAN  
Scale: 1/4" = 1'-0"

52-32

Tax Area Code  
69-261

POR. SEC. 25, T.12S., R.1E., M.D.B. & M.

FOR TAX PURPOSES ONLY  
THE ASSESSOR MAKES NO GUARANTEE AS TO MAP ACCURACY NOR ASSUMES ANY  
LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.  
© COPYRIGHT SANTA CRUZ COUNTY ASSESSOR 2000



TR. NO. 488 PAJARO DUNES UNIT THREE  
45MB67 3/9/67

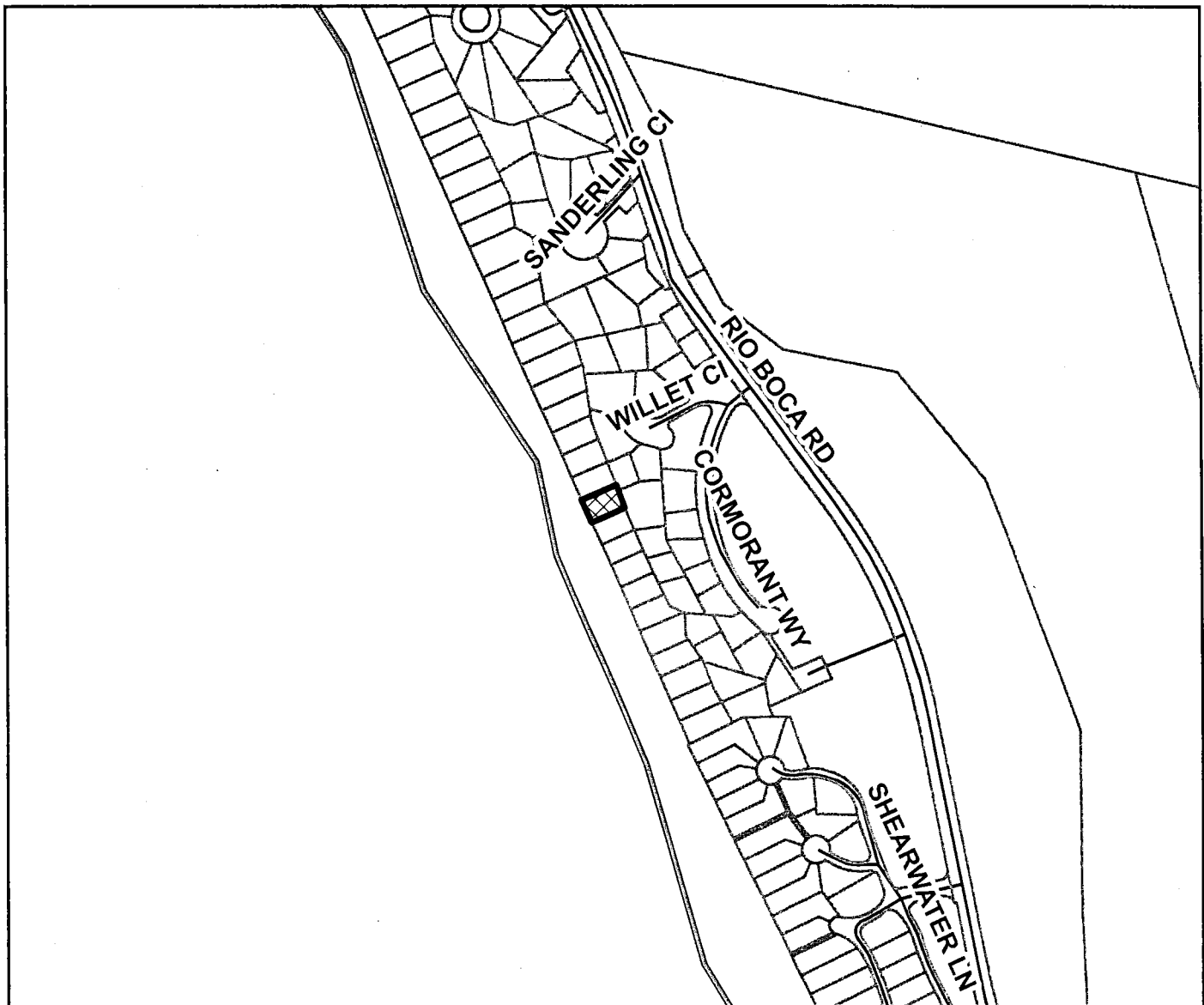
Assessor's Map No. 52-32  
County of Santa Cruz, Calif.  
Aug. 2000

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





EXHIBIT E

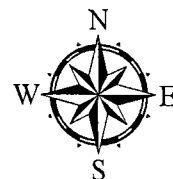


# Location Map



## LEGEND

-  APN: 052-321-11
-  Assessors Parcels
-  Streets
-  County Boundary

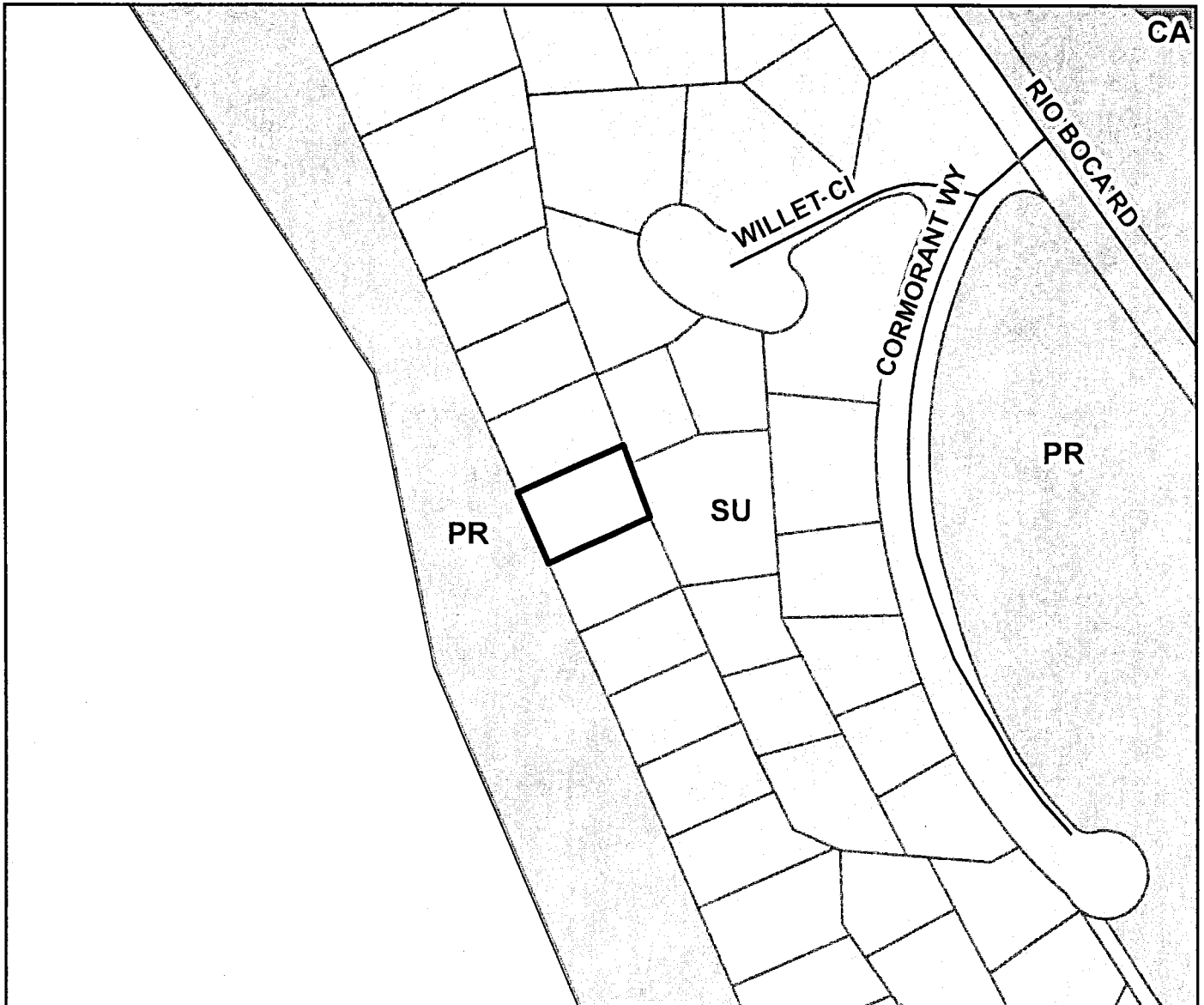


Map Created by  
County of Santa Cruz  
Planning Department  
December 2012




EXHIBIT B

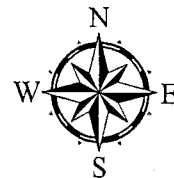


# Zoning Map



## LEGEND

-  APN: 052-321-11
-  Assessors Parcels
-  Streets
-  County Boundary
-  SPECIAL USE
-  PARK
-  AGRICULTURE COMMERCIAL



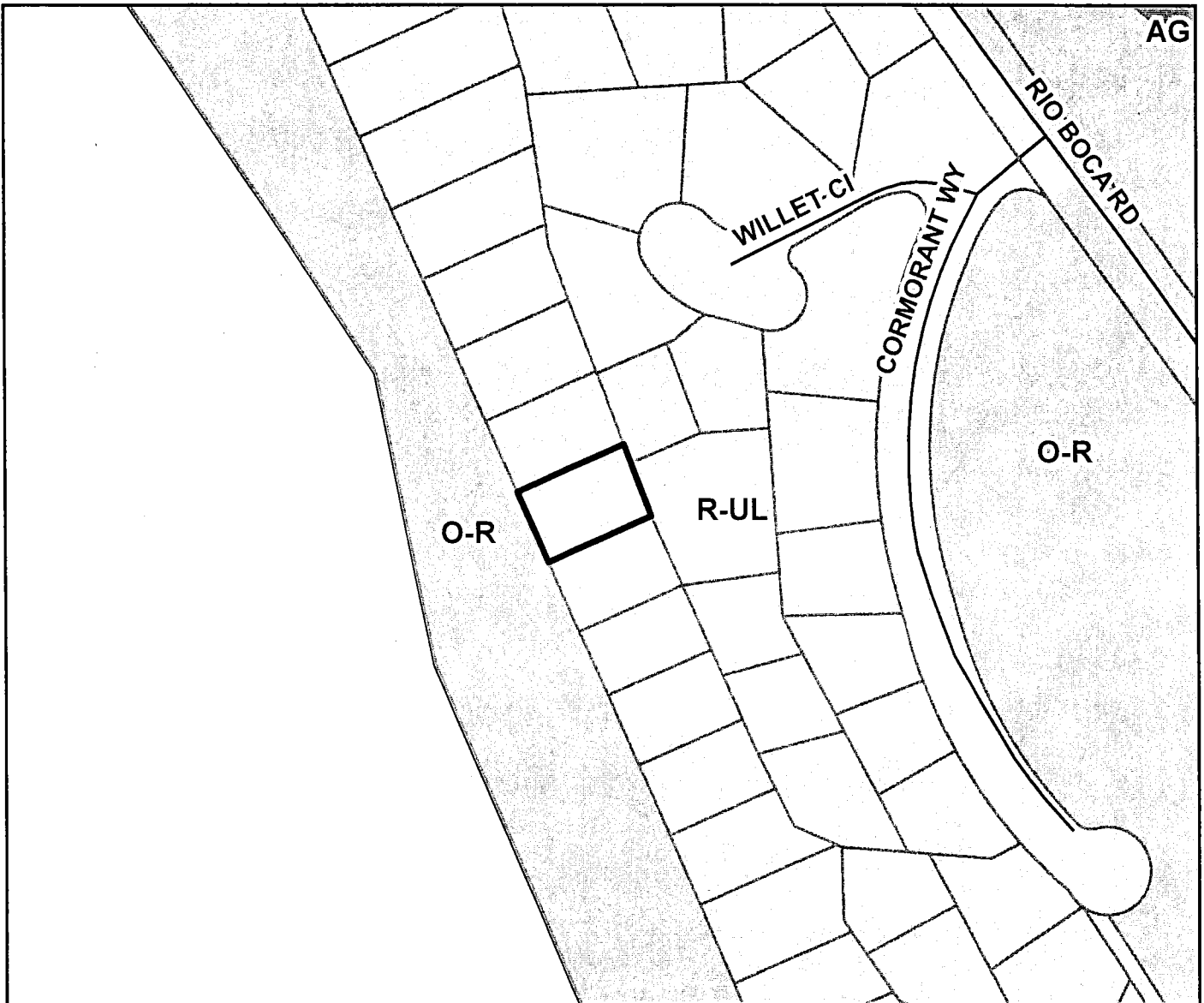
Map Created by  
County of Santa Cruz  
Planning Department  
December 2012

EXHIBIT 11










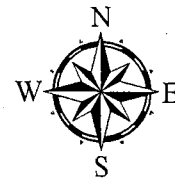


# General Plan Designation Map



## LEGEND

-  APN: 052-321-11
-  Assessors Parcels
-  Streets
-  County Boundary
-  Residential - Urban Low Density
-  Parks and Recreation
-  Agriculture



Map Created by  
County of Santa Cruz  
Planning Department  
December 2012

EXHIBIT E

## GEOTECHNICAL INVESTIGATION-DESIGN PHASE

Proposed Addition to Single Family Residence  
100 Willet Circle  
Watsonville, Santa Cruz County, California  
A.P.N.: 052-321-11

For:  
Dennis Anderson  
536 Soquel Avenue  
Santa Cruz, California 95062

Project No. 12037  
January 14, 2013

# ROCK SOLID ENGINEERING, INC.

Soil Reports • Site Assessments • Manufactured Home Foundations • Expert Witness • Real Estate Inspections

Project No. 12037

January 14, 2013

Dennis Anderson  
536 Soquel Avenue  
Santa Cruz, California 95062

SUBJECT: **GEOTECHNICAL INVESTIGATION - DESIGN PHASE**  
Proposed Addition to Single Family Residence  
100 Willet Circle, Watsonville, Santa Cruz County, California  
APN 052-321-11

Dear Mr. Anderson:

In accordance with your authorization, we have completed a geotechnical investigation for the proposed addition to the existing single family residence at 100 Willet Circle, in Watsonville, California. This report summarizes the findings, conclusions, and recommendations from our field exploration, laboratory testing, and engineering analysis. The conclusions and recommendations included herein are based upon applicable standards at the time this report was prepared.

It is a pleasure being associated with you on this project. If you have any questions, or if we may be of further assistance, please do not hesitate to contact our office.

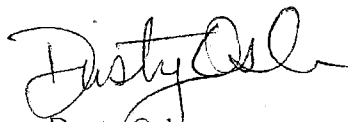
Sincerely,

**ROCK SOLID ENGINEERING, INC.**



Signed: 1/16/13

Yvette M. Wilson, P.E.  
Principal Engineer  
R.C.E. 60245

  
Dusty Osburn  
Staff Engineer

Distribution: •(5) Addressee and via email  
(1) Andrew Radovan and via email

**EXHIBIT F**

- e. Liquefaction, lateral spreading, and differential compaction tend to occur in loose, unconsolidated, noncohesive soils with shallow groundwater. Based on our review of Geology and Liquefaction Potential of Quaternary Deposits in Santa Cruz County, California (Reference 5) the site is mapped as Zone A, very high potential for liquefaction. As the residence is existing and the addition will be to the second story, further analysis is beyond the scope of this report.

## 5. CONCLUSIONS AND RECOMMENDATIONS

### 5.1 General

- a. Based on the results of our investigation, it is our opinion that from the geotechnical standpoint, the subject site will be suitable for the proposed development provided the recommendations presented herein are implemented during grading and construction.
- b. It is our opinion that the subject site will be suitable for the support of the proposed structure on a **foundation system composed of conventional, shallow, continuous and pad footings**. Recommendations for this foundation system are provided in section 5.3, Foundations.
- c. Grading will not adversely affect, nor be adversely affected by, adjoining property, with due precautions being taken.
- d. At the time we prepared this report, grading and foundation plans had not been finalized. We request an opportunity to review these plans during the design stages to determine if supplemental recommendations will be necessary.
- e. The design recommendations of this report must be reviewed during the grading phase when subsurface conditions in the excavations become exposed.
- f. **Field observation and testing must be provided by a representative of Rock Solid Engineering, Inc.**, to enable them to form an opinion regarding the adequacy of the site preparation, and the extent to which the earthwork is performed in accordance with the geotechnical conditions present, the requirements of the regulating agencies, the project specifications and the recommendations presented in this report. Any earthwork performed in connection with the subject project without the full knowledge of, and not under the direct observation of Rock Solid Engineering, Inc., the Geotechnical Consultant, will render the recommendations of this report invalid.

- g. **The Geotechnical Consultant should be notified at least five (5) working days prior to any site clearing or other earthwork operations** on the subject project in order to observe the stripping and disposal of unsuitable materials and to ensure coordination with the grading contractor. During this period, a preconstruction conference should be held on the site to discuss project specifications, observation/testing requirements and responsibilities, and scheduling. This conference should include at least the Grading Contractor, the Architect, and the Geotechnical Consultant.

5.2 Grading

5.2.1 General

All grading and earthwork should be performed in accordance with the recommendations presented herein and the requirements of the regulating agencies.

5.2.2 Site Clearing

- a. Prior to grading, the areas to be developed for structures, pavements and other improvements, should be stripped of any vegetation and cleared of any surface or subsurface obstructions, including any existing foundations, utility lines, basements, septic tanks, pavements, stockpiled fills, and miscellaneous debris.
- b. All pipelines encountered during grading should be relocated as necessary to be completely removed from construction areas or be capped and plugged according to applicable code requirements.
- c. Any wells encountered shall be capped in accordance with **Santa Cruz County** Health Department requirements. The strength of the cap shall be at least equal to the adjacent soil and shall not be located within 5 feet of any structural element.
- d. Surface vegetation and organically contaminated topsoil should be removed from areas to be graded. The required depth of stripping will vary with the time of year the work is done and must be observed by the Geotechnical Consultant. It is generally anticipated that the required depth of stripping will be 6 to 12 inches.
- e. Holes resulting from the removal of buried obstructions that extend below finished site grades should be backfilled with compacted engineered fill per section 5.2.5.

### 5.2.3 Excavating Conditions

- a. Access to the site is limited. The contractor should anticipate difficult access and conditions.
- b. The sand encountered at the site was clean, loose and dry. We anticipate caving of the sands at excavations. Excavations should be kept moist and be planned in a manner to support the sand in place through use of forms or other standard methods.
- c. Groundwater was not encountered during the course of our field exploration and is not expected to present a problem during construction.
- d. Any excavations adjacent to existing structures should be accomplished by phased construction, such that no more than 5 feet of the existing foundation is exposed at any time. This will prevent undermining or distress to the existing structures.

### 5.2.4 Fill Material

- a. The on-site soils **may** be used as compacted fill.
- b. All soils, both on-site and imported, to be used as fill, should contain less than 3% organics and be free of debris and cobbles over 6 inches in maximum dimension.
- c. Any imported soil to be used as engineered fill shall meet the following requirements:
  - (i) free of organics, debris and other deleterious materials
  - (ii) be granular (sandy) in nature and have sufficient fines to allow for excavation of the foundation trenches.
  - (iii) free of rock and cobbles in excess of 3 inches
  - (iv) have an expansion potential not greater than low ( $EI < 20$ )
  - (v) have a soluble sulfate content less than 150 ppm
- d. Imported fill material should be approved by the Geotechnical Consultant prior to importing. The Geotechnical Consultant should be notified not less than 5 working days in advance of placing any fill or base course material proposed for import. Each proposed source of import material should be sampled, tested and approved by the Geotechnical Consultant prior to delivery of any soils imported for use on the site.

- c. The native subgrade beneath new **slabs-on-grade** should be reworked to a depth sufficient to provide a zone of compacted fill extending at least 8 inches below the bottom of the capillary break.
- d. The native subgrade beneath **new pavements** should be reworked to a depth sufficient to provide a zone of compacted fill extending at least 12 inches below the bottom of aggregate base coarse.
- e. A representative of our firm shall observe the bottom of the excavation once the required depth of overexcavation has been achieved to verify suitability. Prior to replacing the excavated soil, the exposed surface should be scarified to a depth of 6 to 8 inches, moisture conditioned, and compacted.
- f. Settlements may need to be evaluated should the planned grades result in the ground surface being raised more than 2± feet above existing grades. Should this occur, some additional reworking of existing materials may be required.
- g. The depths of reworking required are subject to review by the Geotechnical Consultant during grading when subsurface conditions become exposed.

#### 5.2.7 Groundwater Table

Groundwater **was not** encountered during the course of our investigation, and is not expected to interfere with the proposed construction.

#### 5.2.8 Expansive Soils

Our laboratory testing indicates that the near surface soil contains less than 10% fines passing the No. 200 sieve. In accordance with Section R403.1.8 of the 2010 C.R.C., the near surface soils shall be considered **not expansive**.

#### 5.2.9 Sulfate Content

The results of our laboratory testing indicate that the soluble sulfate content of the on-site soils likely to come into contact with concrete is below the 150 ppm generally considered to constitute an adverse sulfate condition. **Type II cement** is therefore considered adequate for use in concrete in contact with the on-site soils.

#### 5.2.10 Surface Drainage

- a. Pad drainage should be designed to collect and direct surface water away from structures and slope faces to approved drainage facilities. A minimum gradient of **5 percent for a distance of no less than 10 feet** measured perpendicularly from the wall face, should be maintained and drainage should be directed toward approved swales or drainage facilities. If 10 horizontal feet can not be satisfied due to lot lines or physical constraints, the drainage shall be designed in accordance with the requirements of Section R401.3 of the 2010 California Residential Code.
- b. Swales and impervious surfaces shall be sloped a minimum of 2 percent towards an approved drainage inlet or discharge point.
- c. All new roof eaves should be guttered with the outlets from the downspouts provided with adequate capacity to carry the storm water away from the structure to reduce the possibility of soil saturation and erosion. The connection should be to splashblocks which discharges at an approved location away from the structure and the graded area.
- d. The surface soils are classified as **moderately erodible**. Therefore, the finished ground surface should be planted with erosion resistant landscaping and ground cover and continually maintained to minimize surface erosion.
- e. Drainage patterns approved at the time of construction should be maintained throughout the life of the structures. The building and surface drainage facilities must not be altered nor any grading, filling, or excavation conducted in the area without prior review by the Geotechnical Consultant.
- f. Irrigation activities at the site should be controlled and reasonable. Planter areas should not be sited adjacent to walls without implementing approved measures to contain irrigation water and prevent it from seeping into walls and under foundations and slabs-on-grade. Large trees should be planted a minimum distance of  $\frac{1}{2}$  their mature height away from the foundation.

#### 5.2.11 Utility Trenches

- a. Bedding material may consist of sand with SE not less than 20 which may then be jetted, unless local jurisdictional requirements govern.
- b. Existing on-site soils may be utilized for trench backfill, provided they are free of organic material and rocks over 6 inches in diameter.



### 5.3.2 Conventional Shallow Foundations

- a. Footing widths should be based on the allowable bearing values but not less than 15 inches for 2 story structures.
- b. **The minimum recommended depth of embedment is 18 inches for all new footings and footings supporting two stories.** Should local building codes require deeper embedment of the footings or wider footings the codes must apply.
- c. Footing excavations must be checked by the Geotechnical Consultant before steel is placed and concrete is poured to insure bedding into proper material. Excavations should be thoroughly wetted down just prior to pouring concrete.
- d. The **allowable bearing capacity** shall not exceed 2,000 psf for all footings.
- e. The allowable bearing capacity values above may be increased by one-third in the case of short duration loads, such as those induced by wind or seismic forces.
- f. Footing should not be placed closer than 8 feet to the top of a fill slope, nor 6 feet from the base of a cut slope.
- g. In the event that footings are founded in structural fill consisting of imported soil, the recommended allowable bearing capacity may need to be re-evaluated.

### 5.4 Settlements

Total and differential settlements beneath foundation elements are expected to be within tolerable limits. Vertical movements are not expected to exceed 1 inch. Differential movements are expected to be within the normal range ( $\frac{1}{2}$  inch) for the anticipated loads and spacings. These preliminary estimates should be reviewed by the Geotechnical Consultant when foundation plans for the proposed structures become available.

### 5.5 Slabs-on-Grade

- a. Although not anticipated, concrete floor slabs may be founded on compacted engineered fill per the recommendations in section 5.2.6. The subgrade should be proof-rolled just prior to construction to provide a firm, relatively unyielding surface, especially if the surface has been loosened by the passage of construction traffic.

- b. It is important that the subgrade soils be thoroughly saturated for 24 to 48 hours prior to the time the concrete is poured. **For compacted engineered fill with a low expansion potential, the subgrade should be presoaked 4 percentage points above optimum to a depth of 1.0 feet.**
- c. The slab-on-grade section should incorporate a minimum 4 inch capillary break consisting of 3/4 inch, clean, crushed rock, or approved equivalent. Class II baserock is not recommended. Structural considerations may govern the thickness of the capillary break.
- d. Where moisture sensitive floor coverings are anticipated or vapor transmission may be a problem, a 10 mil waterproof membrane should be placed between the floor slab and the capillary break in order to reduce moisture condensation under the floor coverings. Place a 2-inch layer of moist sand on top of the membrane. This will help protect the membrane and will assist in equalizing the curing rate of the concrete.
- e. Slab thickness, reinforcement, and doweling should be determined by the Project Structural Engineer, based on the design live and dead loads, including vehicles.



# COUNTY OF SANTA CRUZ

## PLANNING DEPARTMENT

701 OCEAN STREET, 4<sup>TH</sup> FLOOR, SANTA CRUZ, CA 95060  
(831) 454-2580 FAX: (831) 454-2131 TDD: (831) 454-2123  
KATHLEEN MOLLOY PREVISICH, PLANNING DIRECTOR

June 13, 2013

Dennis Anderson  
536 Soquel Avenue  
Santa Cruz, CA 95062

**Subject: Geotechnical Investigation Report Rock Solid Engineering  
Dated January 14, 2013; Project NO. 12037**

***APN 052-321-11, Application #: REV121079***

Dear Dennis Anderson:

The purpose of this letter is to inform you that the Planning Department has accepted the subject report and the following items shall be required:

1. All construction shall comply with the recommendations of the report.
2. Final plans shall reference the report and include a statement that the project shall conform to the report's recommendations.
3. Prior to building permit issuance a *plan review letter* shall be submitted to Environmental Planning. After plans are prepared that are acceptable to all reviewing agencies, please submit a review letter from the geotechnical engineer that state that the project plans conform to the recommendations of the report. *Please note that the plan review letter must reference the final plan set by last revision date.* The author of the report shall write the *plan review letter*.
4. Please submit an electronic copy of the report in pdf format via compact disk or email to: [pln829@co.santa-cruz.ca.us](mailto:pln829@co.santa-cruz.ca.us). Please note that the report must be generated and/or sent directly from the consultants of record.

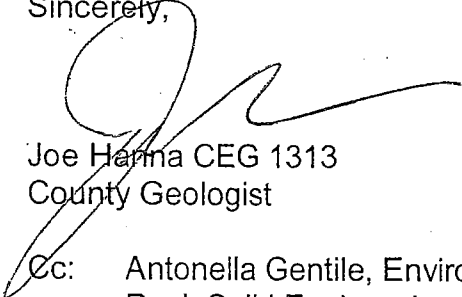
After building permit issuance the soils engineer *must remain involved with the project* during construction. Please review the *Notice to Permits Holders* (attached).

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.

Please note that this determination may be appealed within 14 calendar days of the date of service. Additional information regarding the appeals process may be found online at: [http://www.sccoplanning.com/html/devrev/plnappeal\\_bldg.htm](http://www.sccoplanning.com/html/devrev/plnappeal_bldg.htm)

Please call the undersigned at (831) 454-3175 if we can be of any further assistance.

Sincerely,



Joe Hanna CEG 1313  
County Geologist

Cc: Antonella Gentile, Environmental Planning  
Rock Soild Engineering  
owner (if different from applicant)

**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 letters from the soils engineer must be submitted to the building inspector and to Environmental Planning stating that the consultants have observed the foundation excavation and that it meets the recommendations of the soils report.
3. **At the completion of construction**, a *final letter* from your soils engineer is required to be submitted to Environmental Planning that summarizes the inspections, observations and the tests made during construction. The final letter must also state the following: "Based upon our observations and tests, the project has been completed in conformance with the report recommendations."

If the *final soils letter* identifies any items of work remaining to be completed or that any portions of the project were not observed by the soils engineer, you will be required to complete the remaining items of work and may be required to perform destructive testing in order for your permit to obtain a final inspection.



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## **Environmental Planning**

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**Routing No: 2 Review Date: 06/17/2013**

**ANTONELLA GENTILE (AGENTILE) : Complete**

### Completeness Comments

The soils report has been accepted. Please see the letter from Joe Hanna, County Geologist, dated June 13, 2013 for acceptance requirements.

This project is considered complete per the requirements of Environmental Planning.

### Miscellaneous Comments

The current proposal includes improvements valued at \$336,520, or 45.7% of the appraised value of \$736,050. If the project cost estimate, when submitted with the building permit application, exceeds 50% of the structure's value, either portions of the project shall be removed from the project plans prior to building permit issuance to reduce project costs below 50%, or the applicant shall modify the application to bring the structure into compliance with all FEMA and County regulations for new construction within the FEMA-designated VE-Zone.

### Conditions of Approval

The following are required conditions of approval for this project:

1. Prior to issuance of the building permit, the applicant shall submit:
  - A. Two copies of the completed Substantial Improvement Forms, including a contractor affidavit, owner affidavit, and cost breakdown, based on the final plans submitted with the building application. The forms can be downloaded here: <http://www.sccoplanning.com/LinkClick.aspx?fileticket=FzxV4JVLAw0%3d&tabid=1001>.
  - B. Two copies of the appraisal, reflecting the structure's value of \$736,050.
  - C. Two copies of the soils report.
  - D. A stormwater pollution control plan that meets the requirements set forth in the County's Construction Site Stormwater Pollution Control BMP Manual. The Manual may be found on our website at [sccoplanning.com](http://www.sccoplanning.com) by navigating to Environmental / Erosion and Stormwater Pollution Control / Construction Site Stormwater BMP Manual.
  - E. A copy of the recorded "Declaration Regarding the Issuance of a Development Permit in an Area Subject to Geologic Hazards," provided with the soils report acceptance letter.

**EXHIBIT G**



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## **Environmental Planning**

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**Routing No: 2 Review Date: 06/17/2013**

ANTONELLA GENTILE (AGENTILE) : Complete

F. A signed and stamped Soils (Geotechnical) Engineer Plan Review Form to Environmental Planning. Please note that the plan review form must reference each reviewed sheet of the final plan set by its last revision date. Any updates to the soils report recommendations necessary to address conflicts between the report and plans must be provided via a separate addendum to the soils report. The author of the report shall sign and stamp the completed form. An electronic copy of this form may be found on our website at [www.sccoplanning.com](http://www.sccoplanning.com), under Environmental / Geology & Soils / Assistance & Forms / Soils Engineer Plan Review Form.

2. Prior to building permit final inspection, the applicant or owner shall submit:

A. A signed and stamped soils engineer final inspection form.

B. A signed and stamped civil engineer/architect final inspection form.

3. If the project cost estimate exceeds 50% of the structure's value, either portions of the project shall be removed from the project plans prior to building permit issuance to reduce project costs below 50%, or the applicant shall modify the application to bring the structure into compliance with all FEMA and County regulations for new construction within the FEMA-designated VE-Zone.

4. Any additional work (including siding, roofing, damage repairs, etc.) proposed within 5 years of the issue date of the building permit shall be evaluated for cumulative improvement. If the total value of the proposed work, when added to the costs of this project, exceeds 50% of the structure's value, the structure will be required to comply with all FEMA and County regulations for new construction within the FEMA-designated VE-Zone.

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## **Project Review**

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**Routing No: 2 Review Date:**

() :

**EXHIBIT G**