



Staff Report to the Zoning Administrator

Application Number: **141287**

Applicant: Hamilton-Swift & Associates
Owner: Schreier
APN: 033-171-05

Agenda Date: 11/6/15
Agenda Item #: 4
Time: After 9:00 a.m.

Project Description: Proposal to demolish an existing two story single family dwelling with attached garage and construct a new 4,000 square foot two-story single family dwelling with 4 bedrooms, 4.5 bathrooms, with a two car detached garage and 44 square foot non-habitable accessory structure. Project includes the construction of 3 linear feet by 11 foot high privacy walls located within the required 20 foot front yard setback and approximately 32 cubic yards of grading. Requires a Coastal Development Permit and Residential Development Permit for an over height fence.

Location: Property located on the south side of Opal Cliff Drive approximately 200 feet east of the intersection with 41st Avenue (4140 Opal Cliff Drive).

Supervisory District: First District (District Supervisor: Leopold)

Permits Required: Coastal Development Permit and Residential Development Permit

Staff Recommendation:

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 141287, based on the attached findings and conditions.

Exhibits

- | | |
|---|---|
| A. Categorical Exemption (CEQA determination) | E. Assessor's, Location, Zoning and General Plan Maps |
| B. Findings | F. Comments & Correspondence |
| C. Conditions | |
| D. Project plans | |

Parcel Information

Parcel Size:	13,372 square feet
Existing Land Use - Parcel:	Residential
Existing Land Use - Surrounding:	Residential

Project Access: Opal Cliff Drive
Planning Area: Live Oak
Land Use Designation: R-UM (Urban Medium Density Residential)
Zone District: R-1-5 (Single family residential - 5,000 square feet minimum)
Coastal Zone: X Inside Outside
Appealable to Calif. Coastal X Yes No
Comm.

Environmental Information

Geologic Hazards: Development outside 100 year coastal bluff setback
Soils: Soils Report reviewed and accepted - REV141075
Fire Hazard: Not a mapped constraint
Slopes: Flat building site with coastal bluff at the rear of property
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
Drainage: Existing drainage adequate
Archeology: Not mapped

Services Information

Urban/Rural Services Line: X Inside Outside
Water Supply: Soquel Creek Water District
Sewage Disposal: County Sanitation District
Fire District: Central Fire Protection District
Drainage District: Flood Control District 5

Project Setting

The subject property is located on the ocean side of Opal Cliff Drive approximately 200 feet east of the intersection with 41st Avenue in the Live Oak Planning area. The subject property is developed with an existing single family dwelling with attached garage originally constructed in 1964. The parcel is relatively flat with the exception of the coastal bluff located at the rear of the property.

Existing development in the vicinity consists of single family construction on lots of similar size. Several newer homes exist on the street and there is a mix of architectural designs and styles due to the varying age of construction in the neighborhood.

Zoning & General Plan Consistency

The subject property is a parcel of approximately 13,000 square feet, located in the R-1-5 (Single family residential - 5,000 square feet minimum) zone district, a designation which allows residential uses. The proposed single family dwelling is a principal permitted use within the

zone district and the zoning is consistent with the site's R-UM (Urban Medium Density Residential) General Plan designation.

Local Coastal Program Consistency

The proposed single family dwelling is in conformance with the County's certified Local Coastal Program, in that the structure is sited and designed to be visually compatible, in scale with, and integrated with the character of the surrounding neighborhood. Developed parcels in the area contain single family dwellings. Size and architectural styles vary widely in the area, and the design submitted is consistent with the existing range of styles. The project site is located between the shoreline and the first public road though it is not identified as a priority acquisition site in the County's Local Coastal Program. The proposed project will not interfere with public access to the beach, ocean, or other nearby body of water and an existing beach access exists approximately 600 feet to the southeast. As indicated in the attached findings, the project has been reviewed by the County Geologist and found to be consistent with the County's Geologic Hazards Ordinance.

Design Review

The proposed single family dwelling complies with the requirements of the County Design Review Ordinance, in that the proposed project will incorporate site and architectural design features such as the use of natural color and finish material and low-profile design which steps back from the street. These design features help to reduce the visual impact of the proposed development on surrounding land uses and the natural landscape. Additionally, the proposed flat roof design will compliment the surrounding built environment by the incorporating a green (living) roof.

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 **141287**, 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

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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: 141287

Assessor Parcel Number: 033-171-05

Project Location: 4140 Opal Cliff Drive

Project Description: Demolish an existing single family dwelling and construct a new 2-story single family dwelling.

Person or Agency Proposing Project: Hamilton-Swift & Associates

Contact Phone Number: (831) 459-9992

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

F. Reasons why the project is exempt:

A class 3 categorical exemption consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel. An example of this exemption includes, but is not limited to:

(a) One single-family residence, or a second dwelling unit in a residential zone. In urbanized areas, up to three single-family residences may be constructed or converted under this exemption.

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

Nathan MacBeth, Project Planner

Date: _____

Coastal Development Permit Findings

1. That the project is a use allowed in one of the basic zone districts, 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 R-1-5 (Single family residential - 5,000 square feet minimum), a designation which allows residential uses. The proposed single family dwelling is a principal permitted use within the zone district, and the zoning is consistent with the site's R-UM (Urban Medium Density Residential) General Plan designation.

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

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

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

This finding can be made, in that the development is consistent with the surrounding neighborhood in terms of architectural style. The colors and materials will be that of unfinished cypress wood siding with earth tone fascia and trim. The roofing material will consist of a combination of a standing seam metal roof and flat green (living) roof elements. The site is located on a bluff top however it is not readily visible from the beach below. The project will result in limited site disturbance and grading will be limited to foundation only. The proposed development will be situated further from the edge of the bluff than the existing dwelling and the second floor will be stepped resulting in a visual reduction to the bulk and mass. The location and design of the proposal combined with the proposed landscaping, the project will have minimal impact on coastal resources and result in development that is compatible with the surrounding environment and development in the vicinity.

As proposed the privacy fence will appear to blend with the facade of the garage and surf board storage room located at the front of the property. The fencing material will be comprised of the same material as the siding therefore integrating the fencing into the home. The need for an over-height fence permit is due to the 3ft encroachment of the fence into the front yard. It has been demonstrated that the screening is in fact detached from the structure and constitutes a fence rather than an extension of the wall. The location of the fence will be set back 18 feet from the travelled roadway and will not adversely impact sight distance for vehicles entering or exiting the subject property.

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 located between the shoreline and the first public road however, the single family dwelling will not interfere with public access to the beach, ocean, or any nearby body of water. Existing public beach access is located approximately 600 feet to the southwest of the project site and consists of a public parking lot and stairs. The project site is not identified as a priority acquisition site in the County Local Coastal Program.

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, and integrated with the character of the surrounding neighborhood. Additionally, residential uses are allowed uses in the R-1-5 (Single family residential - 5,000 square feet minimum) zone district, as well as the General Plan and Local Coastal Program land use designation. Developed parcels in the area contain single family dwellings. The design submitted is consistent with the existing range of styles of other dwellings in the area.

A Geotechnical Engineering Report prepared by Haro, Kasunich and Associates dated August 8, 2014 and Coastal Bluff Recession Study dated July 16, 2014, were submitted to the County for review. The County Geologist reviewed and accepted the reports on November 4, 2014. It was determined that the location of all development was consistent with the County's Geologic Hazards Ordinance with respect to geologic setback to the coastal bluff. The project has been conditioned to ensure compliance with the recommendations of the project Geotechnical Engineer and Geologist. Additional information and a copy of these reports is on file with the Planning Department (REV141075)

The project will conform to the site standards for the zone district with respect to setbacks, lot coverage and floor area ratio. The project will not encroach on public access to the beach or result in significant adverse impacts on coastal resources. As indicated, the site is not readily visible from the beach below and the proposed home will be set back further from the edge of the bluff than the existing home. The use of natural colors and materials, varying roof lines combined with the green (living) roof will result in a project that is consistent with the County General Plan and Local Coastal Plan with respect to design and visual compatibility. Consequently, the project will not result in significant adverse impacts to coastal resources.

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 all development will comply with the coastal bluff setback. Construction will comply with prevailing building technology, the California Building Code, and the County Building ordinance to insure the optimum in safety and the conservation of energy and resources. The proposed single family dwelling 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 these amenities. The proposed over height fence located within the front yard will not adversely impact sight distance or result in a hazardous or unsafe condition.

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 single family dwelling and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the R-1-5 (Single family residential - 5,000 square feet minimum) zone district as the primary use of the property will be one single family dwelling that meets all current site standards for the zone district.

The proposed privacy fence located in the front yard will not extend beyond the proposed eaves of the garage and non-habitable accessory structure. Consequently, the privacy fencing will not adversely impact sight distance for vehicles entering or exiting the subject property. The design of the side yard fencing will be consistent with the type of siding use on the other portions of the home therefore creating a seamless transition between the fence and the accessory structures.

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 Medium Density Residential) land use designation in the County General Plan.

The proposed single family dwelling 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), in that the single family dwelling will not adversely shade adjacent properties, and will meet current setbacks for the zone district.

The proposed single family dwelling 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 the proposed single family dwelling will comply with the site standards for the R-1-5 zone district (including setbacks, lot coverage, floor area ratio, height, and number of stories) and will result in a structure consistent with a design that could be approved on any similarly sized lot in the vicinity.

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

4. That the proposed use will not overload utilities and will not generate more than the acceptable level of traffic on the streets in the vicinity.

This finding can be made, in that the proposed single family dwelling is to be constructed on an existing developed lot. The proposed project will not result in an increase in traffic and existing utilities serve the site. No adversely impacts existing roads, intersection or utilities are expected.

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

This finding can be made, in that the proposed structure is located in a mixed neighborhood containing a variety of architectural styles and ages. The proposed single family dwelling and accessory structures are consistent with the land use intensity and density of the neighborhood. The use of natural colors and materials along with the flat roof design and green (living) roof component will be a substantial improvement to the project site and complimentary to the neighborhood.

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

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

Conditions of Approval

Exhibit D: Project Plans 38 Sheets, Prepared Hamilton Swift and Associates, Dated 6/8/15

- I. This permit authorizes the construction of a replacement single family dwelling with detached garage and nonhabitable accessory structure, and construct 3 linear feet of privacy screening 12 feet in height within the front yard. 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 for the existing single family dwelling from the Santa Cruz County Building Official.
 - C. Obtain a Building Permit from the Santa Cruz County Building Official.
 1. Any outstanding balance due to 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.
 - D. Obtain an Encroachment Permit from the Department of Public Works for all off-site work performed in the County road right-of-way.
 - E. Submit proof that these conditions have been recorded in the official records of the County of Santa Cruz (Office of the County Recorder) within 30 days from the effective date of this permit.
- 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. 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 Planning Department review and approval.

3. Grading, drainage, and erosion control plans.
 4. Drainage plan that complies with the requirements set forth in 2013 California Building Code (CBC) Section 1804.3 and the recommendations of the soils engineer.
 5. Details showing compliance with fire department requirements.
 6. Details showing compliance with County Department of Public Works Stormwater Management.
 7. The location of the existing driveway culvert (in the frontage of the adjacent property) that the curb and gutter drains to.
- B. Meet all requirements of and pay Zone 5 drainage fees to the County Department of Public Works, Stormwater Management. Drainage fees will be assessed on the net increase in impervious area.
- C. Meet all requirements and pay any applicable plan check fee of the Central Fire Protection District.
- D. Submit 2 copies of the soils report prepared and stamped by a licensed Geotechnical Engineer and a plan review form, based on final revised plans, signed and stamped by the soils engineer.
- E. Submit 2 copies of the geology report and any updates along with a plan review form, based on final revised plans, signed and stamped by the project geologist.
- F. Pay the current fees for Parks and Child Care mitigation for 1 additional bedroom. Currently, these fees are, respectively, \$1,000 and \$109 per bedroom.
- G. Pay the current fees for Roadside and Transportation improvements for 1 additional bedroom. Please contact the Department of Public Works for a current list of these fees.
- H. Provide required off-street parking for 3 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.
- I. Submit a written statement signed by an authorized representative of the school district in which the project is located confirming payment in full of all applicable developer fees and other requirements lawfully imposed by the school district.

- J. Complete and record a Declaration of Restriction to construct a two detached non-habitable accessory structures. **You may not alter the wording of this declaration.** Follow the instructions to record and return the form to the Planning Department.
 - K. Provide a copy of the recorded Declaration of Geologic Hazards.
- 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. Prior to building permit final, the applicant shall provide final inspection forms from the geotechnical engineer, engineering geologist, and civil engineer. All construction shall be completed in compliance with all recommendations provided in the soils and geology reports.
 - 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.
 - B. Lighting within the coastal bluff setback shall be solar or battery powered, and shall not require a building permit to install.
 - C. Development, including any site improvements which require a building permit, or any portion of the structure, including that which is cantilevered, is prohibited within the 25'/100-year coastal bluff setback.
- 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.

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.

Application #: 141287
APN: 033-171-05
Owner: Schreier

Approval Date: _____

Effective Date: _____

Expiration Date: _____

Wanda Williams
Deputy Zoning Administrator

Nathan MacBeth
Project Planner

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.

SCHREIER RESIDENCE SANTA CRUZ, CA

PROJECT DIRECTORY

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LANDSCAPE DESIGN

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DRAWING INDEX

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A76	74	LANDSCAPE PLAN/ANALYSIS
A77	75	LANDSCAPE PLAN/ANALYSIS
A78	76	LANDSCAPE PLAN/ANALYSIS
A79	77	LANDSCAPE PLAN/ANALYSIS
A80	78	LANDSCAPE PLAN/ANALYSIS
A81	79	LANDSCAPE PLAN/ANALYSIS
A82	80	LANDSCAPE PLAN/ANALYSIS
A83	81	LANDSCAPE PLAN/ANALYSIS
A84	82	LANDSCAPE PLAN/ANALYSIS
A85	83	LANDSCAPE PLAN/ANALYSIS
A86	84	LANDSCAPE PLAN/ANALYSIS
A87	85	LANDSCAPE PLAN/ANALYSIS
A88	86	LANDSCAPE PLAN/ANALYSIS
A89	87	LANDSCAPE PLAN/ANALYSIS
A90	88	LANDSCAPE PLAN/ANALYSIS
A91	89	LANDSCAPE PLAN/ANALYSIS
A92	90	LANDSCAPE PLAN/ANALYSIS
A93	91	LANDSCAPE PLAN/ANALYSIS
A94	92	LANDSCAPE PLAN/ANALYSIS
A95	93	LANDSCAPE PLAN/ANALYSIS
A96	94	LANDSCAPE PLAN/ANALYSIS
A97	95	LANDSCAPE PLAN/ANALYSIS
A98	96	LANDSCAPE PLAN/ANALYSIS
A99	97	LANDSCAPE PLAN/ANALYSIS
A100	98	LANDSCAPE PLAN/ANALYSIS
A101	99	LANDSCAPE PLAN/ANALYSIS
A102	100	LANDSCAPE PLAN/ANALYSIS

[illegible]

COASTAL
DEVELOPMENT
PERMIT
DATE
12.16.14
PAGE 47
APPLICANT

DATE _____

COVER SHEET

A0.00

DIRECTIONS TO THE PROPERTY

FROM HIGHWAY 1 EAST AND TURN SOUTH ON CLIFF DRIVE
440 OPAL CLIFF DRIVE WILL BE LOCATED ON THE RIGHT HAND SIDE OF STREET

FELDMAN
ARCHITECTURE
1005 Sansome St., Ste 240
San Francisco, CA 94111
P 415 393 1441
F 415 393 1442



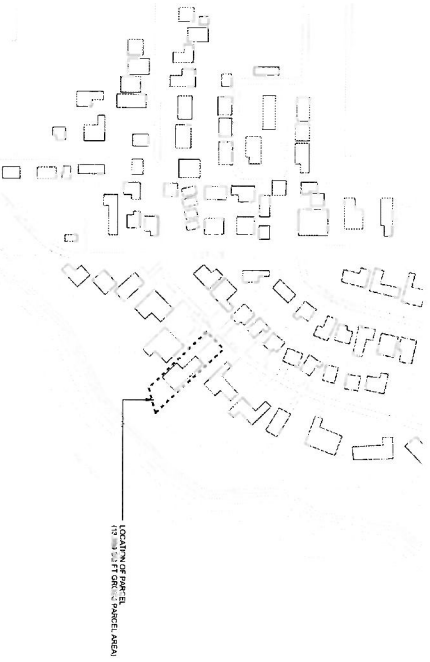
SCHREIER
RESIDENCE
4140 OPAL CLIFF DR.
SANTA CRUZ, CA

DATE: 12.16.14
BY: J. FELDMAN
FOR: A. SCHREIER

2 SANTA CRUZ COUNTY VICINITY MAP



1 NEIGHBORHOOD VICINITY MAP





FOR A REVIEW
SCHREIER
RESIDENCE
4140 OPAL CLIFF DR.
SANTA CRUZ, CA

DATE
14-04
E.C. & J. ARIAN SCHREIER

DATE
12.16.14
COASTAL
DEVELOPMENT
PERMIT
DATE

NEIGHBOR
STREET VIEWS



A0.03



7 4140 OPAL CLIFF DRIVE (T)
SUBJECT PROPERTY



6 4150 OPAL CLIFF DRIVE (E)
EAST OF SUBJECT PROPERTY



5 4170 OPAL CLIFF DRIVE (D)
EAST OF SUBJECT PROPERTY



4 4190 OPAL CLIFF DRIVE (C)
EAST OF SUBJECT PROPERTY



3 4200 OPAL CLIFF DRIVE (B)
EAST OF SUBJECT PROPERTY



2 4250 OPAL CLIFF DRIVE (A)
EAST OF SUBJECT PROPERTY



1 SITE PHOTO KEY



SCHREIER
RESIDENCE
4140 OPAL CLIFF DRIVE
SANTA CRUZ, CA

DATE: 01/17/05
BY: JON & BRIAN SCHREIER
SCALE: 1/4" = 1'

COASTAL
DEVELOPMENT
PERMIT
12.16.14
DATE: A. DBC

NEIGHBOR
STREET VIEWS

A0.04



7 4140 OPAL CLIFF DRIVE (F)
WEST OF SUBJECT PROPERTY



6 4130 OPAL CLIFF DRIVE (G)
WEST OF SUBJECT PROPERTY



5 4120 OPAL CLIFF DRIVE (H)
WEST OF SUBJECT PROPERTY



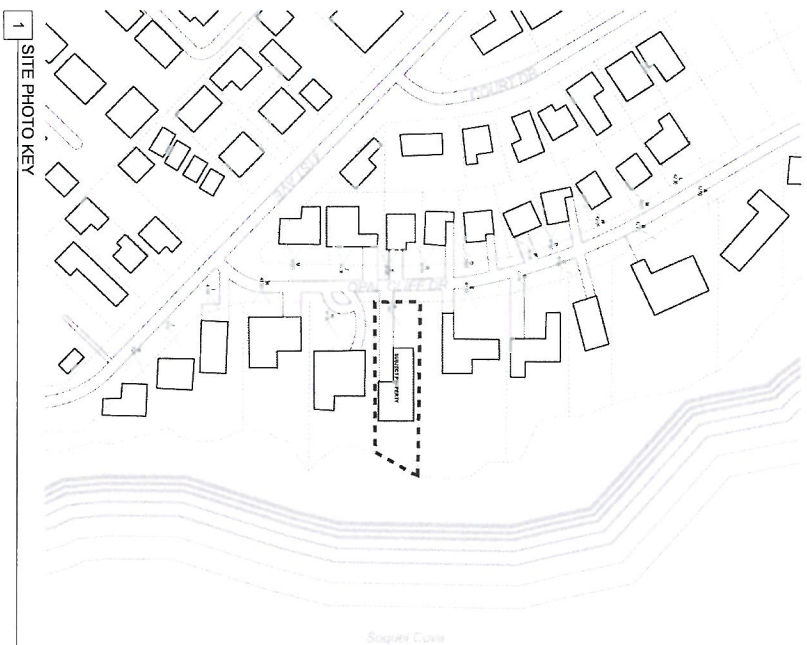
4 4100 OPAL CLIFF DRIVE (I)
WEST OF SUBJECT PROPERTY



3 510 41ST AVENUE (J)
WEST OF SUBJECT PROPERTY



2 500 41ST AVENUE (K)
WEST OF SUBJECT PROPERTY



1 SITE PHOTO KEY



**SCHREIER
RESIDENCE**
4140 OPAL CLIFF DR.
SANTA CRUZ, CA

DATE: 12.16.14
DRAWN BY: ERM & ARMAN SCHREIER
CHECKED BY: [Signature]

COASTAL
DEVELOPMENT
PERMIT
12.16.14
DATE

NEIGHBOR
STREET VIEWS



A0.05



1 SITE PHOTO KEY



7 4165 OPAL CLIFF DRIVE (Q)
ACROSS STREET FROM SUBJECT PROPERTY



6 4175 OPAL CLIFF DRIVE (P)
ACROSS STREET FROM SUBJECT PROPERTY



5 4195 OPAL CLIFF DRIVE (O)
ACROSS STREET FROM SUBJECT PROPERTY



4 4205 OPAL CLIFF DRIVE (N)
ACROSS STREET FROM SUBJECT PROPERTY



3 4225 OPAL CLIFF DRIVE (M)
ACROSS STREET FROM SUBJECT PROPERTY



2 4235 OPAL CLIFF DRIVE (L)
ACROSS STREET FROM SUBJECT PROPERTY



SCHREIER
RESIDENCE
4140 OPAL CLIFF DR.
SANTA CRUZ, CA

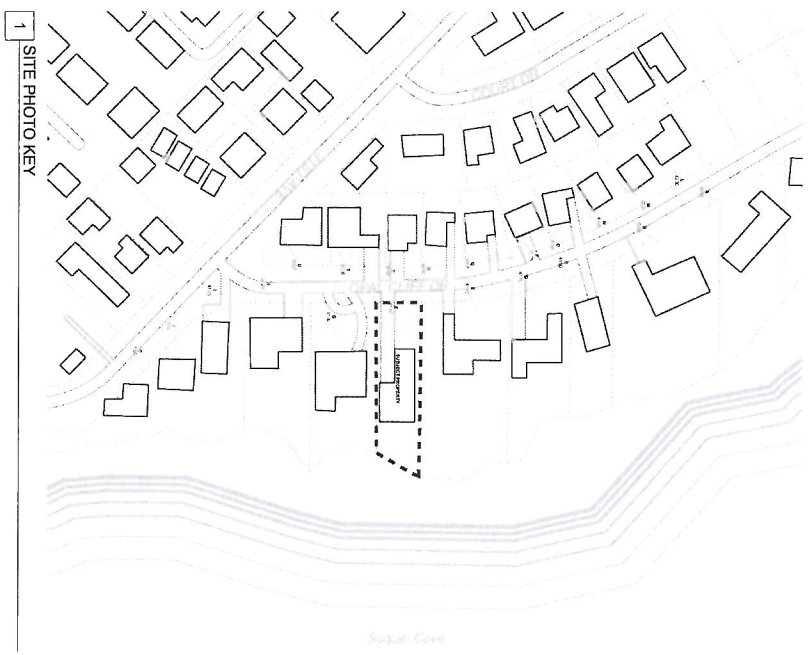
DATE: 11/16/14
BY: EJP & BRUN J. JARREN
14-001

COASTAL
DEVELOPMENT
PERMIT
12.16.14
DATE: A. DEBC

NEIGHBOR
STREET VIEWS



A0.06



1 SITE PHOTO KEY



4 4135 OPAL CLIFF DRIVE []
ACROSS STREET FROM SUBJECT PROPERTY



2 4155 OPAL CLIFF DRIVE [R]
ACROSS STREET FROM SUBJECT PROPERTY



5 4125 OPAL CLIFF DRIVE [U]
ACROSS STREET FROM SUBJECT PROPERTY



3 4145 OPAL CLIFF DRIVE [S]
ACROSS STREET FROM SUBJECT PROPERTY

PROJECT DATA

FIR - GROSS SITE AREA = 13,359 SF
FIR - 0.034 AC NET DEVELOPABLE SITE AREA
(PER SANTA CRUZ GUIDELINES)
NET DEVELOPABLE SITE AREA = 9,871 SF
PETER HUA MEMORI DATED 08/22/11
MAXIMUM PARCEL COVERAGE = 0.4 OF NET DEVELOPABLE SITE AREA
AS DETERMINED BY SANTA CRUZ
PARCEL COVERAGE GARAGE CREDIT 725 SF
AS DENIED BY SANTA CRUZ

GROSS BUILDING AREA

1. ALLOWABLE
AS DEFINED BY SANTA CRUZ
ZONING REGULATIONS 13.10.323
DEVELOPMENT STANDARDS FOR
RESIDENTIAL DISTRICTS

= [NET SITE AREA] (FAR) + GARAGE CREDIT

= [9,671 SF] (0.6) + [225 SF]

= 4,836 SF + 225 SF

2. PROPOSED

= [4967.88 SF]

GROSS BUILDING AREA - PROPOSED			
LEVEL	AREA	LOCATION	SQUARE FOOTAGE
RESIDENCE - FF	A	SITE/BOARD WALK	428.38 SF
HI. SUDENK - FF	B	GA. - 50	225.00 SF
RESIDENCE - FF	C	GA. - 50	271.92 SF
RESIDENCE - FF	D	MAIN HOUSE LEVEL 1	270.31 SF
LEVEL 1		SUBTOTAL	925.60 SF
LEVEL - FF	E	MAIN HOUSE LEVEL 2	1292.22 SF
LEVEL 2		SUBTOTAL	1292.22 SF
PROPOSED TOTAL			2217.82 SF

PARCEL COVERAGE

ALLOWABLE
AS DEFINED BY SANTA CRUZ
ZONING REGULATIONS 13.10.033
DEVELOPMENT STANDARDS FOR
RESIDENTIAL DISTRICTS

■ [NET SITE AREA] [MAXIMUM PARCEL COVERAGE]

■ [9.671 SF] [0.4]

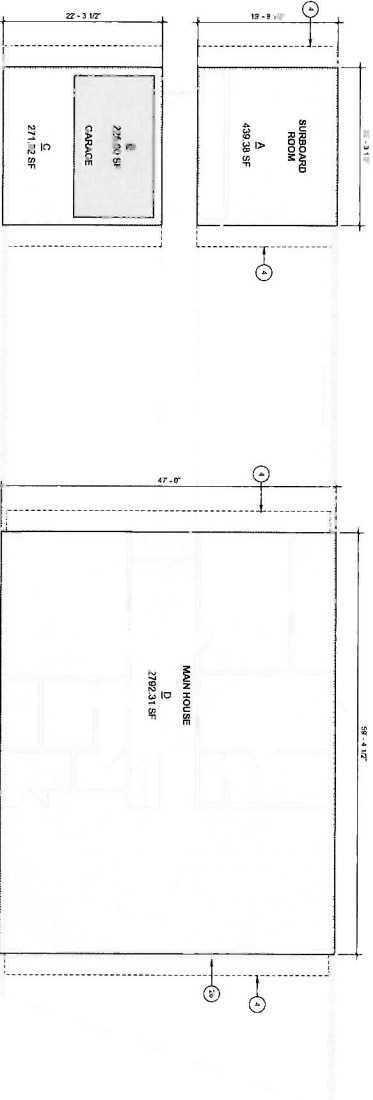
■ 3.888 SF

2. PROPOSED

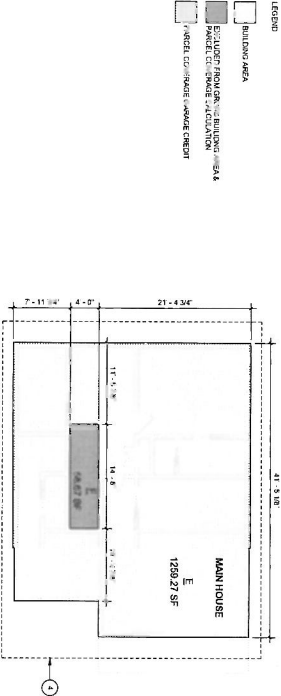
$$= \underline{\underline{3,728.60 \text{ SF}}}$$

PARCEL COVERAGE - PROPOSED			
LEVEL	AREA	LOCATION	SQUARE FOOTAGE
RESIDENCE - FF	A	SURFBOARD ROOM	439.38 SF
RESIDENCE - FF	B	GAIRAGE	226.00 SF
RESIDENCE - FF	C	GAIRAGE	271.92 SF
RESIDENCE - FF	D	MAIN HOUSE LEVEL 1	370.21 SF
TOTAL			3,728.00 SF


RESIDENCE - FF





2	LEVEL 2
	1/8" = 1'-0"



LEGEND

 BUILDING AREA

 EXCLUDED FROM GRADING BUILDING AREA & PARCEL COVERAGE CALCULATION

 PARCEL COVERAGE & PARCEL CREDIT



**SCHREIER
RESIDENCE**
4140 OPAL CLIFF DR.
SANTA CRUZ, CA

017105
EVA & BRIAN SCHREIER
14-004

COASTAL
DEVELOPMENT
PERMIT
12.16.14

Δ DESC.

DATE _____

FAR AREA CALCULATIONS

A0.07



FOR THE
**SCHREIER
RESIDENCE**
4140 OPAL CLIFF DR.,
SANTA CRUZ, CA

DATE
11/30/2015
DRAWN BY
EVA & BRIAN SCHREIER
SCALE
1/4" = 1'-0"

COASTAL
DEVELOPMENT
PERMIT
12.16.14
DATE
A. CRILL

PERSPECTIVE

12/16/14 5:02:56 PM
1 VIEW FROM OPAL CLIFF DRIVE
FACING SOUTH





FOR THE
**SCHREIER
RESIDENCE**
4140 OPAL CLIFF DR.
SANTA CRUZ, CA

DATE
12/16/14
BY
E. A. BRUNNEN
14-001

COASTAL
DEVELOPMENT
PERMIT
12.16.14
DATE
Δ PERC



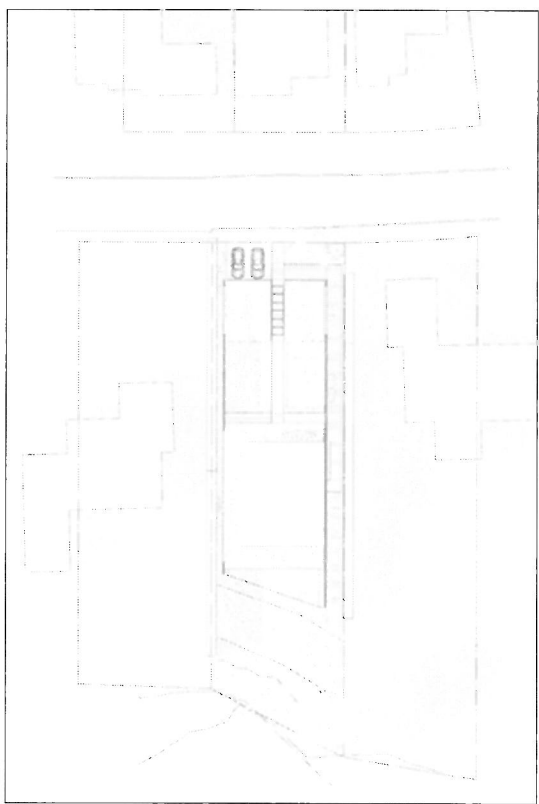
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1
VIEW FROM OCEAN
FACING NORTH-WEST



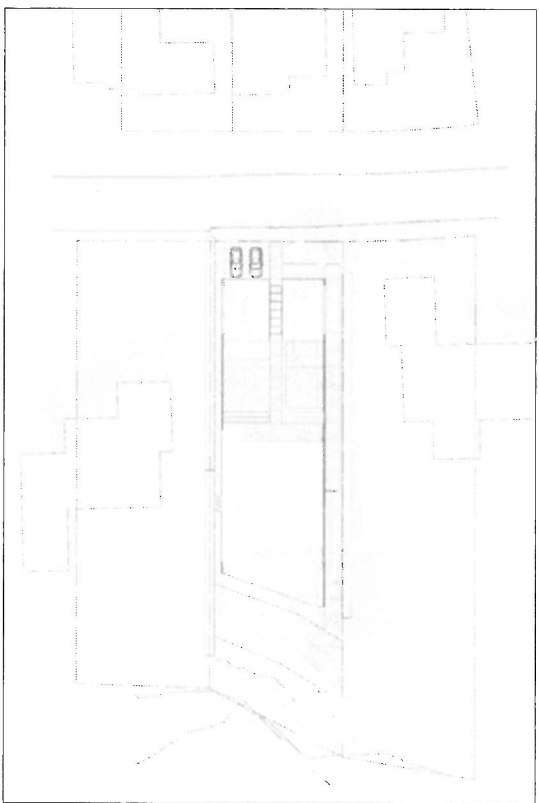
SCHREIER
RESIDENCE
 4140 OPAL CLIFF DR.
 SANTA CRUZ, CA

DATE
 12.16.14
 BY
 J. FELDMAN

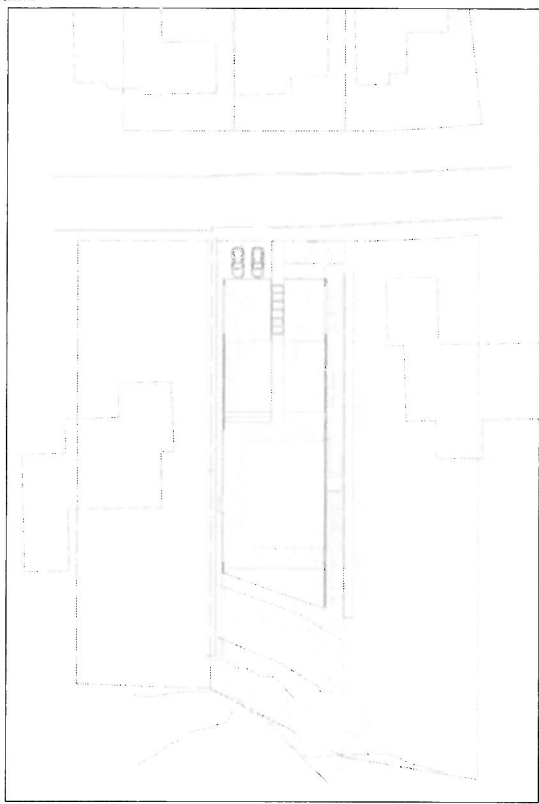
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 STUDY



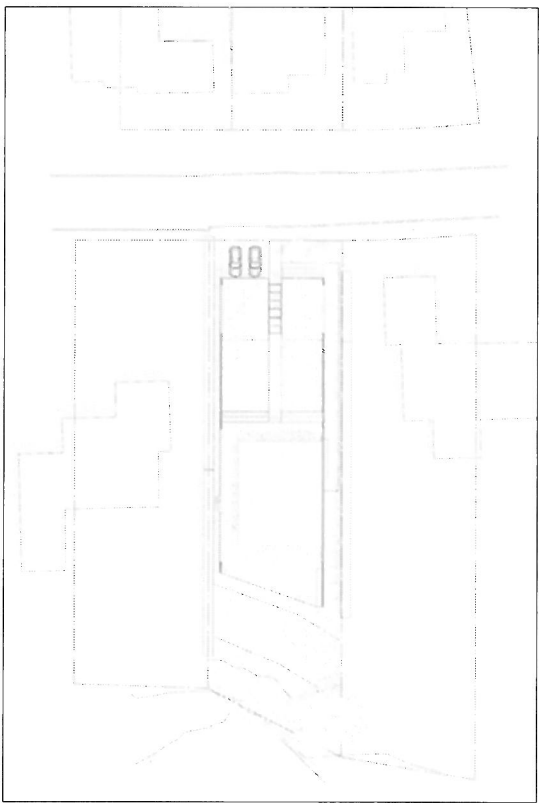
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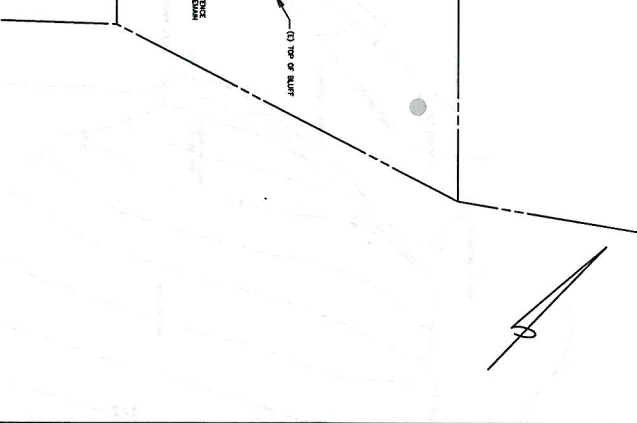
3 12/21 10:00 AM



2 6/21 2:00 PM



1 6/21 10:00 AM



EARTHWORK AND GRADING NOTES















- [illegible]

- [illegible]

ABBREVIATIONS

- | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|----|----|----|------|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|-----|
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 | 51 | 52 | 53 | 54 | 55 | 56 | 57 | 58 | 59 | 60 | 61 | 62 | 63 | 64 | 65 | 66 | 67 | 68 | 69 | 70 | 71 | 72 | 73 | 74 | 75 | 76 | 77 | 78 | 79 | 80 | 81 | 82 | 83 | 84 | 85 | 86 | 87 | 88 | 89 | 90 | 91 | 92 | 93 | 94 | 95 | 96 | 97 | 98 | 99 | 100 |
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 | 51 | 52 | 53 | 54 | 55 | 56 | 57 | 58 | 59 | 60 | 61 | 62 | 63 | 64 | 65 | 66 | 67 | 68 | 69 | 70 | 71 | 72 | 73 | 74 | 75 | 76 | 77 | 78 | 79 | 80 | 81 | 82 | 83 | 84 | 85 | 86 | 87 | 88 | 89 | 90 | 91 | 92 | 93 | 94 | 95 | 96 | 97 | 98 | 99 | 100 |
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 | 51 | 52 | 53 | 54 | 55 | 56 | 57 | 58 | 59 | 60 | 61 | 62 | 63 | 64 | 65 | 66 | 67 | 68 | 69 | 70 | 71 | 72 | 73 | 74 | 75 | 76 | 77 | 78 | 79 | 80 | 81 | 82 | 83 | 84 | 85 | 86 | 87 | 88 | 89 | 90 | 91 | 92 | 93 | 94 | 95 | 96 | 97 | 98 | 99 | 100 |
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 | 51 | 52 | 53 | 54 | 55 | 56 | 57 | 58 | 59 | 60 | 61 | 62 | 63 | 64 | 65 | 66 | 67 | 68 | 69 | 70 | 71 | 72 | 73 | 74 | 75 | 76 | 77 | 78 | 79 | 80 | 81 | 82 | 83 | 84 | 85 | 86 | 87 | 88 | 89 | 90 | 91 | 92 | 93 | 94 | 95 | 96 | 97 | 98 | 99 | 100 |
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 | 51 | 52 | 53 | 54 | 55 | 56 | 57 | 58 | 59 | 60 | 61 | 62 | 63 | 64 | 65 | 66 | 67 | 68 | 69 | 70 | 71 | 72 | 73 | 74 | 75 | 76 | 77 | 78 | 79 | 80 | 81 | 82 | 83 | 84 | 85 | 86 | 87 | 88 | 89 | 90 | 91 | 92 | 93 | 94 | 95 | 96 | 97 | 98 | 99 | 100 |
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13</ | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

LEGEND

- | PANEL STATE TEST SELECTION | |
|----------------------------|---|
| (1) LATCH ARM |  |
| (2) LOCKING SPRING |  |
| (3) DO PLATE/DOORWAY |  |
| (4) DOOR PNEUMATIC |  |
| (5) BULBING AREA |  |
| (6) PLATING (CLIP) |  |
| (7) CONTROL |  |
| (8) SPECIFIC STRIP |  |
| (9) STAIN DUAL |  |
| (10) REPROGRAMMABLE PFC |  |
| (11) STATION |  |
| (12) WATERS LINE |  |
| (13) MATCH LINE |  |
| (14) JOINT INSUCH |  |

EARTHWORK VOLUMES

AREA	EXCAVATION (CY)	FILL (CY)	NET (CY)
SITE	38	0	38 (CUR)
RESIDENCE, GARAGE & SUBBOARD ROOM	20	35	35 (FILL)

3 (cont'd)

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APR 03-17-05

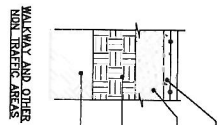
BOWMAN & WILLIAMS
CONSULTING CIVIL ENGINEERS
1011 CENTRE STREET

1011 GARDEN STREET
SANTA CRUZ, CA 95060
(415) 426-5860

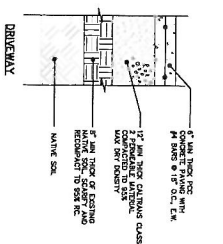
REGISTERED CIVIL ENGINEER NO. 42666

SEAFORD RESIDENCE
4140 OVAL CLEFT DRIVE
SANTA CRUZ, CALIFORNIA

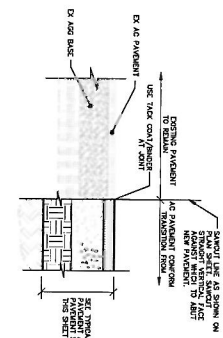
SCALE 1"=10'	DRAWN CTR	JOB NO. 22430	SHEET C1 OF 5
DATE NOVEMBER 26, 2014	CHECKED JPH	INDEX	
DESIGN CTR	DWG NAME 22430-C1	FILE NO.	



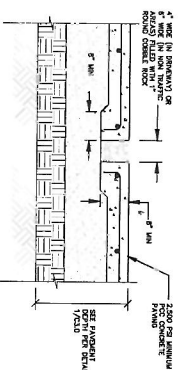
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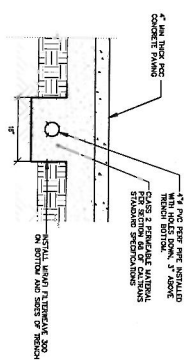
2 TYPICAL PAVEMENT CONFORM DETAIL
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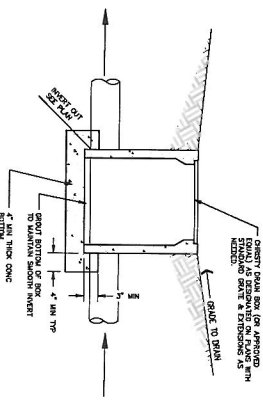
3 TYPICAL AC PAVEMENT SECTION
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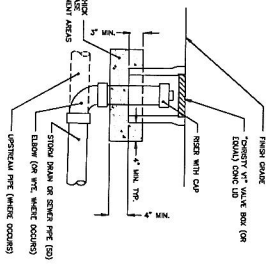
4 CONCRETE BAND SECTION
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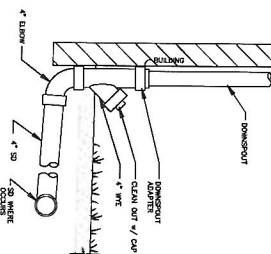
5 TYPICAL SUBDRAIN DETAIL
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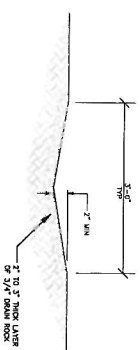
6 TYPICAL CATCH BASIN DETAIL
SCALE: N.T.S.



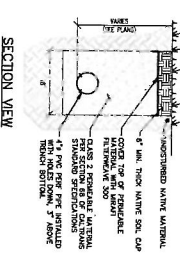
7 STORM DRAIN/SEWER CLEANOUT DETAIL
SCALE: N.T.S.



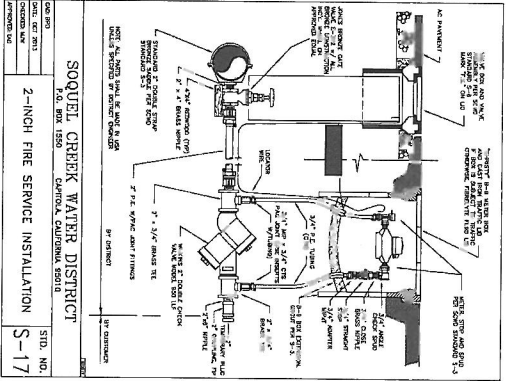
8 DOWNSPOUT CONNECTION TO SD PIPE
SCALE: N.T.S.



9 TYPICAL ROCK LINED SWALE
SCALE: 1"=1'-0"



10 TYPICAL CURTAIN DRAIN DETAIL
SCALE: 3/4"=1'-0"



SOQUEL CREEK WATER DISTRICT
2-INCH FIRE SERVICE INSTALLATION
S-17



DISCLAIMER
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REVISIONS

NO.	DATE	BY	CHKD.	DESCRIPTION
1	08/10/2010	JEW	JEW	ISSUED FOR PERMIT

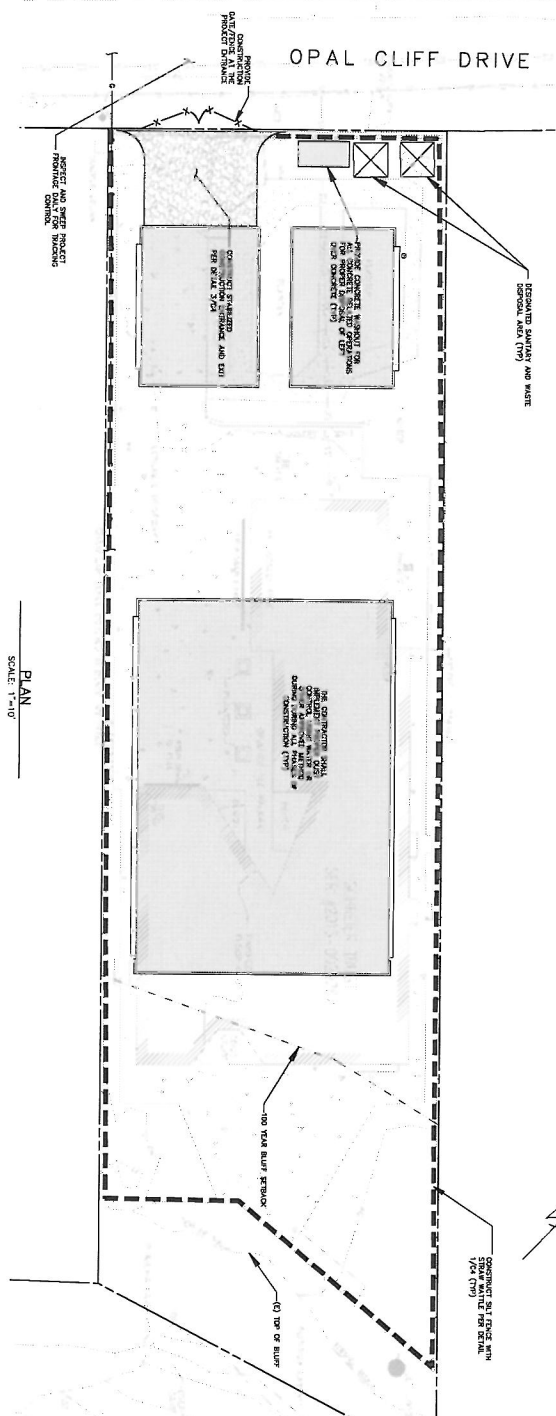
PROJECT: SOQUEL CREEK WATER DISTRICT
SHEET: S-17

LEGEND

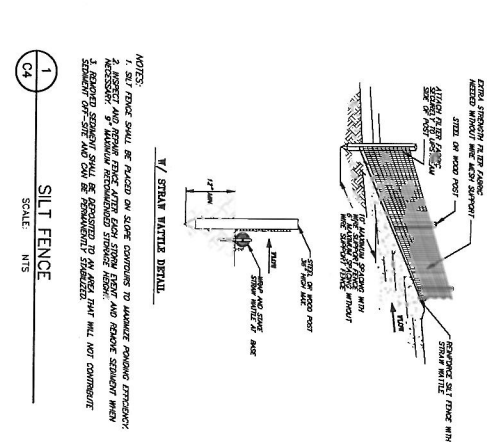
RIB/CON ROLLS
SILT FENCE

CONSTRUCTION FENCING
WALCH COVERED AREA

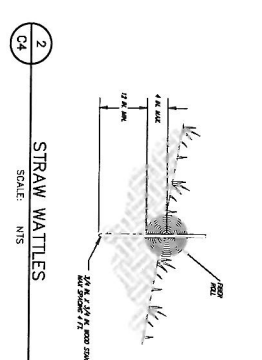
INLET PROTECTION



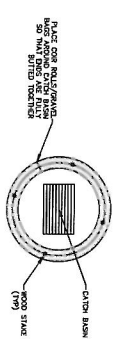
PLAN
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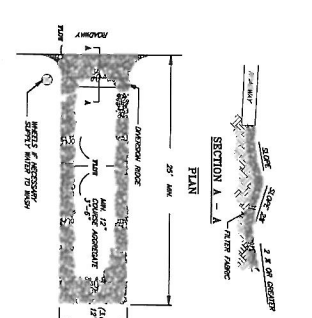
1
SCALE: NTS



2
SCALE: NTS



3
SCALE: NTS



4
SCALE: NTS



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BOWMAN & WILLIAMS CONSULTING ENGINEERS

1011 DOWNEY STREET
SUITE 100
DOWNEY, CA 90242
TEL: 714.444.4444

STORMWATER POLLUTION CONTROL PLAN

DATE: 03-17-2010
DRAWN BY: JWS
CHECKED BY: JWS
SCALE: AS SHOWN

REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	03-17-2010

NOTES

1. THE DESIGNER/CONSULTANT SHALL COMPLY WITH THE DESIGN CODES, REGULATIONS, ORDINANCES, AND STANDARDS OF THE STATE OF CALIFORNIA AND THE LOCAL AGENCIES. THE DESIGNER/CONSULTANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
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9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

SITE HOUSEKEEPING REQUIREMENTS

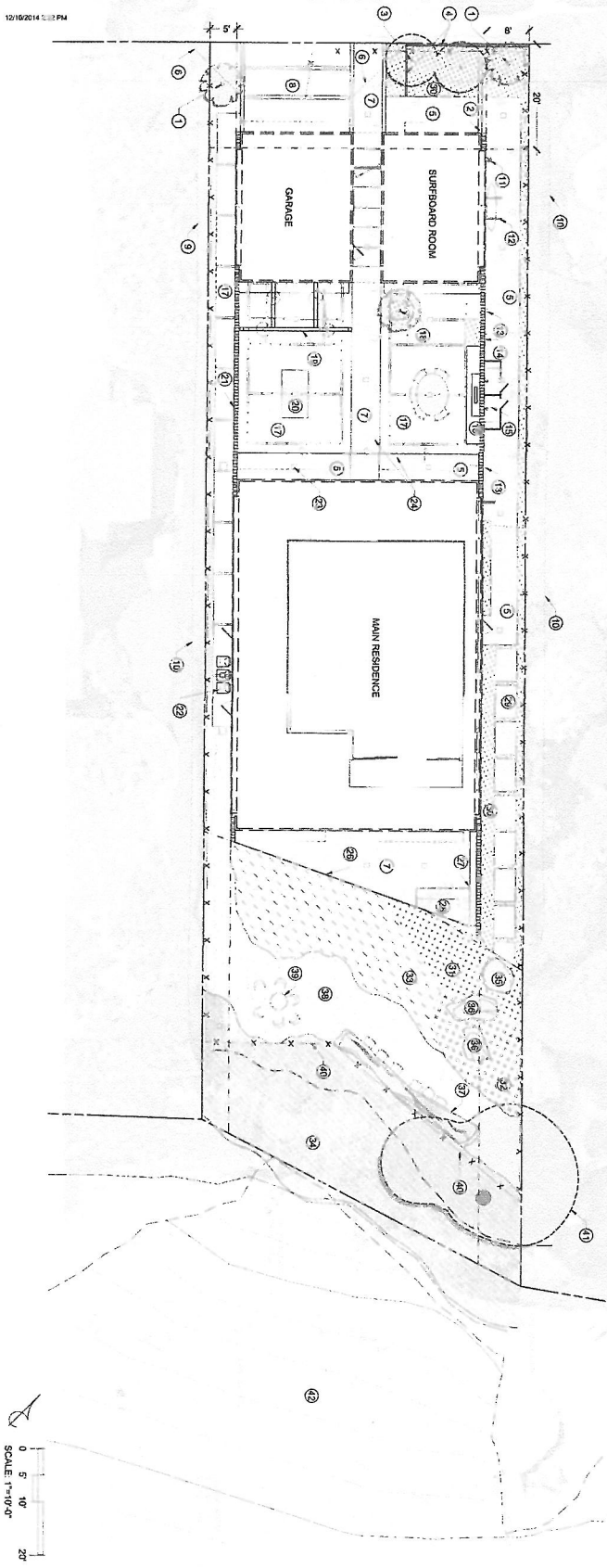
1. ALL LOOSE STOCKPILING CONSTRUCTION MATERIALS THAT ARE NOT ACTIVELY BEING USED (E.G. SOIL, STONE, ASPHALT, ETC.) SHALL BE COVERED AND PROTECTED.
2. ALL LOOSE STOCKPILING CONSTRUCTION MATERIALS THAT ARE NOT ACTIVELY BEING USED (E.G. SOIL, STONE, ASPHALT, ETC.) SHALL BE COVERED AND PROTECTED.
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8. ALL LOOSE STOCKPILING CONSTRUCTION MATERIALS THAT ARE NOT ACTIVELY BEING USED (E.G. SOIL, STONE, ASPHALT, ETC.) SHALL BE COVERED AND PROTECTED.
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10. ALL LOOSE STOCKPILING CONSTRUCTION MATERIALS THAT ARE NOT ACTIVELY BEING USED (E.G. SOIL, STONE, ASPHALT, ETC.) SHALL BE COVERED AND PROTECTED.

BEST MANAGEMENT PRACTICES

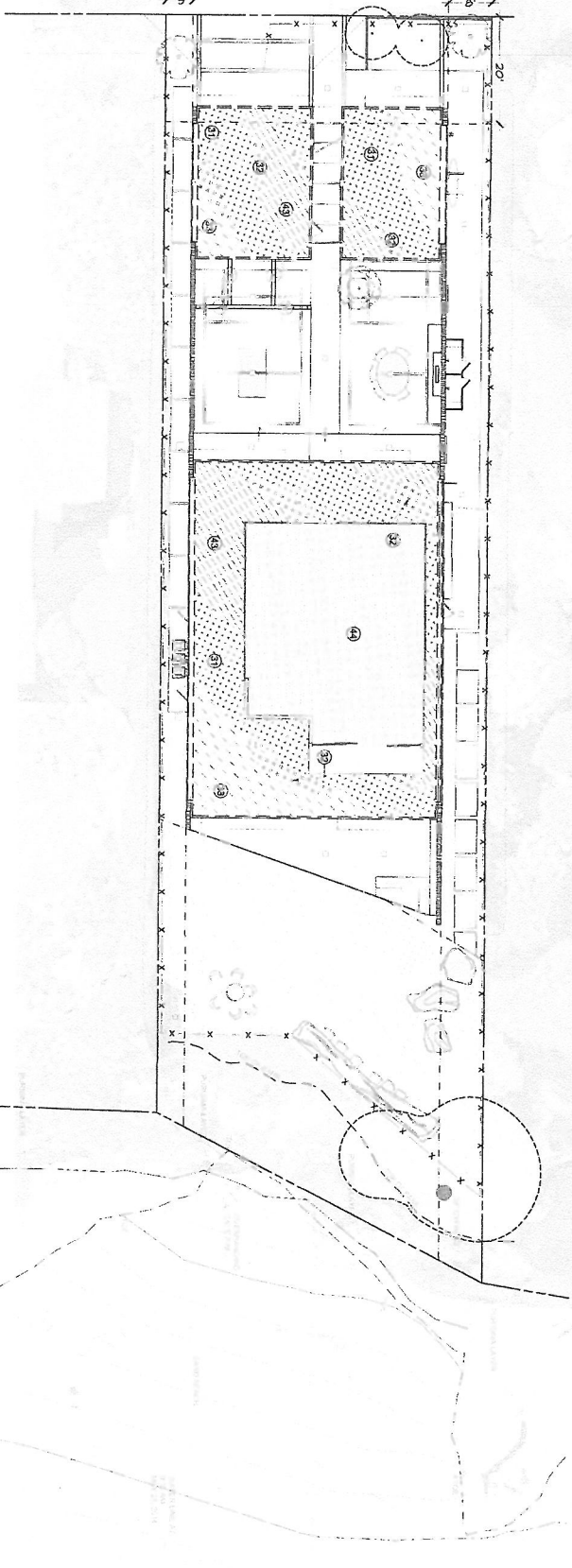
1. EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS.
2. SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS.
3. SLOPE STABILIZATION MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS.
4. WATERSHED PROTECTION MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS.
5. LANDSCAPE PROTECTION MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS.
6. WILDLIFE PROTECTION MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS.
7. CULTURAL RESOURCE PROTECTION MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS.
8. HISTORIC RESOURCE PROTECTION MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS.
9. PALEONTOLOGICAL RESOURCE PROTECTION MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS.
10. ARCHAEOLOGICAL RESOURCE PROTECTION MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS.

INSPECTION & MAINTENANCE NOTES:

1. THE CONTRACTOR SHALL MAINTAIN AND HAVE WRITTEN RECORD OF ALL SITE INSPECTIONS TO DISCLOSE ADEQUATE CONDITION OF BEST MANAGEMENT PRACTICES (BMPs).
2. MAINTENANCE OF BMPs SHALL BE DONE WITHIN 72 HOURS OF IDENTIFICATION AND THE CHANGES COMPLETED AS SOON AS POSSIBLE.
3. INSPECTIONS SHALL BE DONE AT LEAST ONCE A WEEK DURING THE CONSTRUCTION PERIOD.
4. INSPECTIONS SHALL BE DONE AT LEAST ONCE A WEEK DURING THE CONSTRUCTION PERIOD.
5. INSPECTIONS SHALL BE DONE AT LEAST ONCE A WEEK DURING THE CONSTRUCTION PERIOD.
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10. INSPECTIONS SHALL BE DONE AT LEAST ONCE A WEEK DURING THE CONSTRUCTION PERIOD.

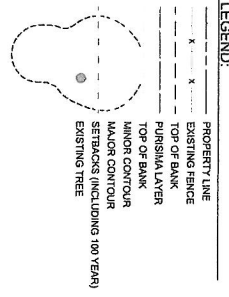


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SCALE 1"=10'-0"

LEGEND:



- KEY:
1. CITRUS SPR.
 2. GRAVEL FILLED BAND/DRAINAGE CHANNEL
 3. EXISTING LEMON TREES (2) TO REMAIN
 4. NEW FENCE, 48-INCHES HIGH, 1/2" X 4" PINE OR CEDAR SLATS TO MATCH ARCHITECTURAL EXTERIOR SING. REFER TO MATERIALS BOARD.
 5. BOARDWALK, GAP BETWEEN BOARDS TO ACCOMMODATE SUFFICIENT DRAINAGE TO DRAIN INLETS, SEE CPT, UNDER LIT WITH 1/2" X 4" PINE OR CEDAR SLATS TO MATCH THIS SHEET.
 6. CORNER SIGHT CLEARANCE TRIANGLE
 7. DECKING, MATCH INTERIOR FLOOR (MATERIAL, SIZING, AND SPACING)
 8. CONCRETE (SALT FINISH) WITH 8-INCH PERMEABLE STRIPS, MATERIAL TO BE DETERMINED
 9. EXISTING FENCE AND HEDGE TO REMAIN (HEDGE 5'-FEET)
 10. EXISTING FENCE AND HEDGE TO REMAIN (HEDGE 5'-10'-FEET)
 11. HOSE BIB FOR SURFBOARD WASH-OFF
 12. SURFBOARD RACKS
 13. SLIDING DOORS, 11'-FEET HIGH BY 5'-FEET WIDE, VERTICAL WOOD SING. TO MATCH ARCHITECTURAL SING.
 14. COURTYARD SCREEN WALL, 1/2" X 4" PINE OR CEDAR SLATS TO MATCH ARCHITECTURAL SING.
 15. OUTDOOR SHOWER STALLS (2), 5'-FEET HIGH, VERTICAL WOOD SING. TO MATCH ARCHITECTURAL SING.
 16. BUILT-IN GAS FIREPLACE WITH CANTILEVERED CONCRETE BENCH SURROUND
 17. CONCRETE (SALT FINISH) WITH 4-INCH PERMEABLE JOINTS (PLANTED WITH CAREX PANSA, 1/2" X 4" PINE OR CEDAR SLATS TO MATCH THIS SHEET)
 18. CITRUS ADPUNCTIFOLIA (KEY LINE)
 19. OPEN FRAME STEEL STRUCTURE, MINIMALLY DESIGNED TO ACCOMMODATE SWING-CHAIRS, BY 2" X 4" PINE OR CEDAR SLATS TO MATCH THIS SHEET
 20. PING PONG, TABLE BY OWNER
 21. SLIDING PANELS, 11'-FEET HIGH BY 6'-FEET WIDE, VERTICAL WOOD SING. TO MATCH ARCHITECTURAL SING.
 22. TRASH AND RECYCLING RECEPTACLES
 23. CATCH BASIN, SEE CIVIL PLANS
 24. LIGHTING, SEE LEGEND, THIS SHEET
 25. NO ITEM
 26. 100-YEAR SETBACK
 27. CONCRETE CANTILEVERED BENCH, 1/2" X 4" PINE OR CEDAR SLATS TO MATCH THIS SHEET
 28. SPA, CUSTOM STAINLESS STEEL, 10'-0" X 6'-0" (SEE LEGEND FOR FINISH SURFACE OF DECKING)
 29. BOARDWALK SEGMENTS SET ON GRADE
 30. CAREX PANSA (DUNE SEDGE), WITH COBBLE
 31. ACHILLEA MILLEFOLIUM (COMMON YARROW - WHITE)
 32. ERIGERON GLAUCUS (SEASIDE Daisy)
 33. DANthonIA CALIFORNICA (CALIFORNIA DANThONIA)
 34. BLUFF RESTORATION:
 - BERBERIS GLAUCA
 - ERIGERON GLAUCUS
 - ERIGERON LATIFOLIUM (COAST BUCKWHEAT)
 - FRAXELUS CALIFORNICA
 - FRAXELUS CALIFORNICA (CALIFORNIA POPP)
 - ARCTOSTAPHYLOS UVA-URSI (SANDBERRY MANZANITA)
 35. FLAT STEPPING STONE
 36. BOLLUS (2) APPROXIMATELY 4'-FEET TO 6'-FEET DIAMETER
 37. DRIFTWOOD BAR WITH SEATING, 4'-FEET TO 6'-FEET DIAMETER
 38. CRUSHED GRANITE
 39. FIRE PIT (WOOD BURNING, METAL SEATING) SET ON GRADE WITH FINISH SURFACE OF DECKING
 40. EXISTING FENCE TO REMAIN
 41. APPROXIMATE CANOPY OF EXISTING CYPRESS TREE TO REMAIN
 42. SAND BENCH
 43. ERIGERON LATIFOLIUM (COAST BUCKWHEAT)
 44. ROOF - COLOR AND TEXTURE SIMILAR TO PURSILIA FORMATION

FELDMAN
ARCHITECTURE

1005 Sansome St., Ste 240
San Francisco, CA 94111
P 415 554 1441
J 415 557 1442



PROJECT: SCHREIER
RESIDENCE
4140 OPAL CLIFF DR.
SANTA CRUZ, CA

DATE: 12/11/2014
DRAWN BY: BROWN SCHREIER
CHECKED BY: [Signature]

COASTAL
DEVELOPMENT
PERMIT
12.16.14
DATE: 12/16/14

LANDSCAPE PLAN
ROOF

L1.1



PROJECT NAME
**SCHREIER
RESIDENCE**
4140 OPAI CLIFF DR.
SANTA CRUZ, CA

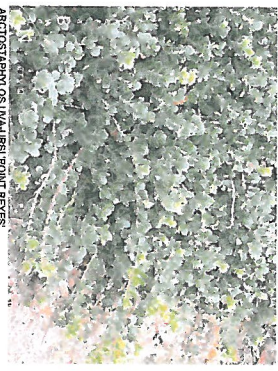
DATE
2016.8.18/19/20/21/22/23/24/25
14-000

ISSUE
**COASTAL
DEVELOPMENT
PERMIT**
DATE
12.16.14
REVISION
Δ DESC. DATE

PLANT IMAGES



ACHILLEA MILLEFOLIUM
(COMMON YARROW - WHITE)



ARCTOSTAPHYLOS UVA-URSI
(MANZANITA)



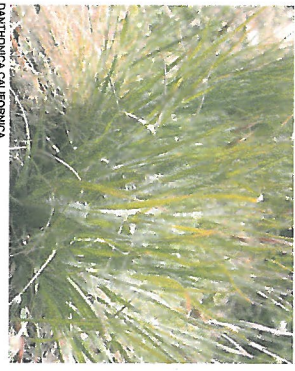
CAREX PANICEA
(BLUE SEDGE)



CITRUS AURANTIIFOLIA
(KEY LIME)



CITRUS spp.
(IMPROVED MEYER LEMON)



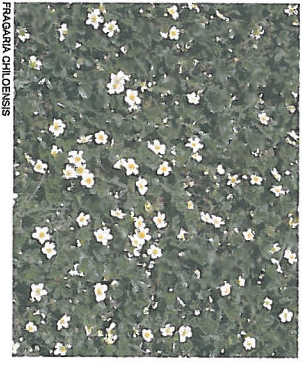
DANTHONIA CALIFORNICA
(CALIFORNIA DARGASS)



ERIGERON GLAUCUS
(SEASIDE DAISY)



ERIOGONUM LATIFOLIUM
(COAST BLUEWHEAT)



ERIOGONUM CALIFORNICUM
(BEACH STRAWBERRY)



ESCHSCHOLZIA CALIFORNICA
(CALIFORNIA POPPY)

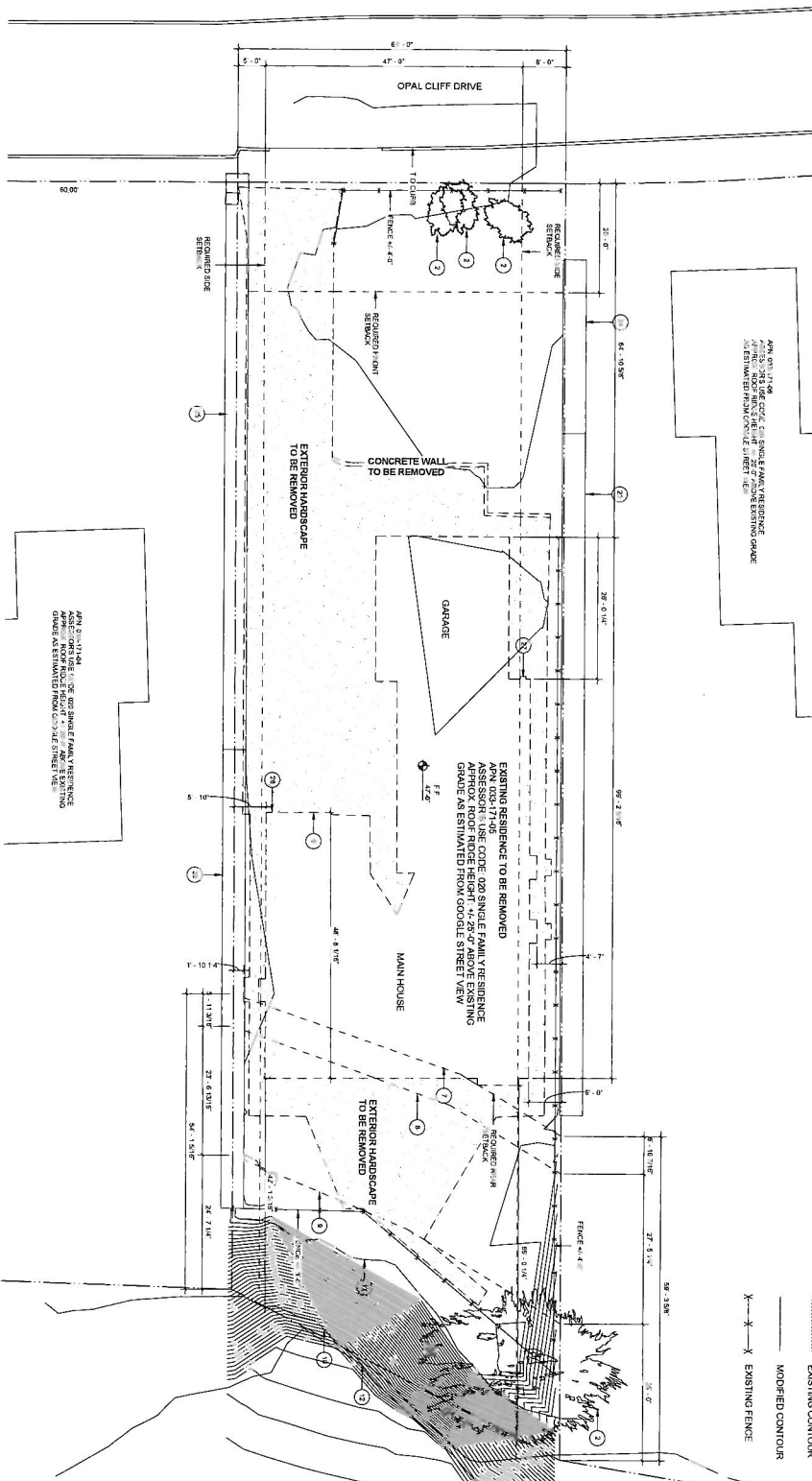
12/8/2014 6:57:16 AM

1 EXISTING CONDITIONS
T = 10'-0"

APN 034-163-02
ASSESSOR'S USE CODE 000 SINGLE FAMILY RESIDENCE
APPROX. ROOF RISE HEIGHT 14'-0" ABOVE EXISTING GRADE AS ESTIMATED FROM GOOGLE STREET VIEW

APN 034-163-04
ASSESSOR'S USE CODE 000 SINGLE FAMILY RESIDENCE
APPROX. ROOF RISE HEIGHT 14'-0" ABOVE EXISTING GRADE AS ESTIMATED FROM GOOGLE STREET VIEW

APN 034-163-04
ASSESSOR'S USE CODE 000 SINGLE FAMILY RESIDENCE
APPROX. ROOF RISE HEIGHT 14'-0" ABOVE EXISTING GRADE AS ESTIMATED FROM GOOGLE STREET VIEW



LEGEND

- KEYNOTE LEGEND**
- 1 Existing house to remain
 - 2 Existing house to be removed
 - 3 Existing house to be removed
 - 4 Existing house to be removed
 - 5 Existing house to be removed
 - 6 Existing house to be removed
 - 7 Existing house to be removed
 - 8 Existing house to be removed
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 - 98 Existing house to be removed
 - 99 Existing house to be removed
 - 100 Existing house to be removed

SITE PLAN



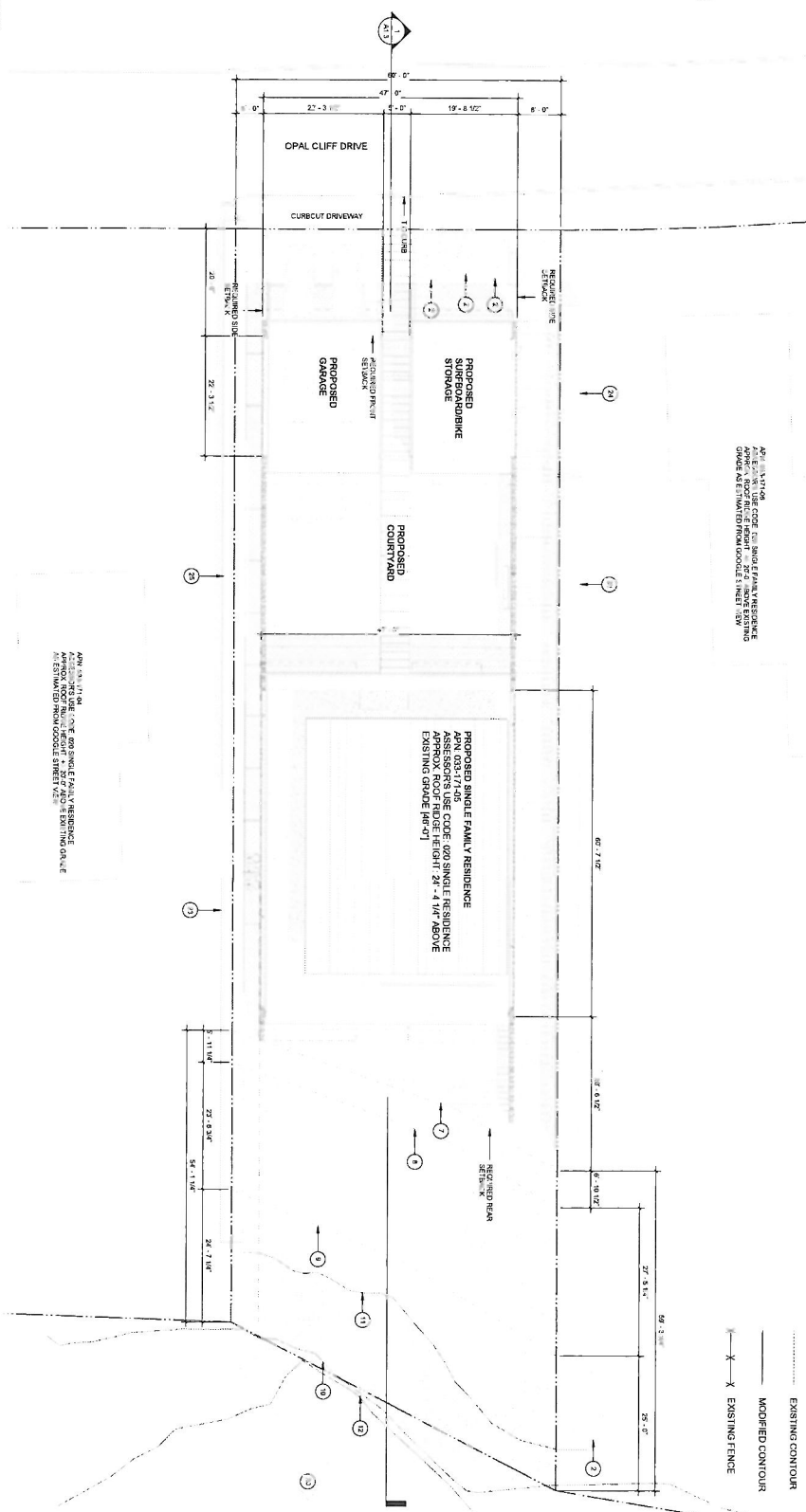
A1.1

**SCHREIER
RESIDENCE**
4140 OPAL CLIFF DR.
SANTA CRUZ, CA

DATE: 12/16/14
BY: J. BRIN
CHECKED: J. BRIN
DATE: 12/16/14



**FELDMAN
ARCHITECTURE**
1005 S. SHORE ST. STE. 240
SAN FRANCISCO, CA 94116
P 415.532.1444
F 415.532.1444

[illegible]

LEGEND

PROPERTY LINE

--- SETBACK

.....
EXISTING CONTOUR

MODIFIED CONTOUR

EXISTING FENCE

4140 OPAL CLIFF DR.
SANTA CRUZ, CA

053317105

FROM & BRIAN J. HREBERA

14-00-

34

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DEVELOPMENT
PERMIT**
12.16.14
1:57 PM
DESC.

Δ DESC

DATE _____

SITE PLAN

A1.2

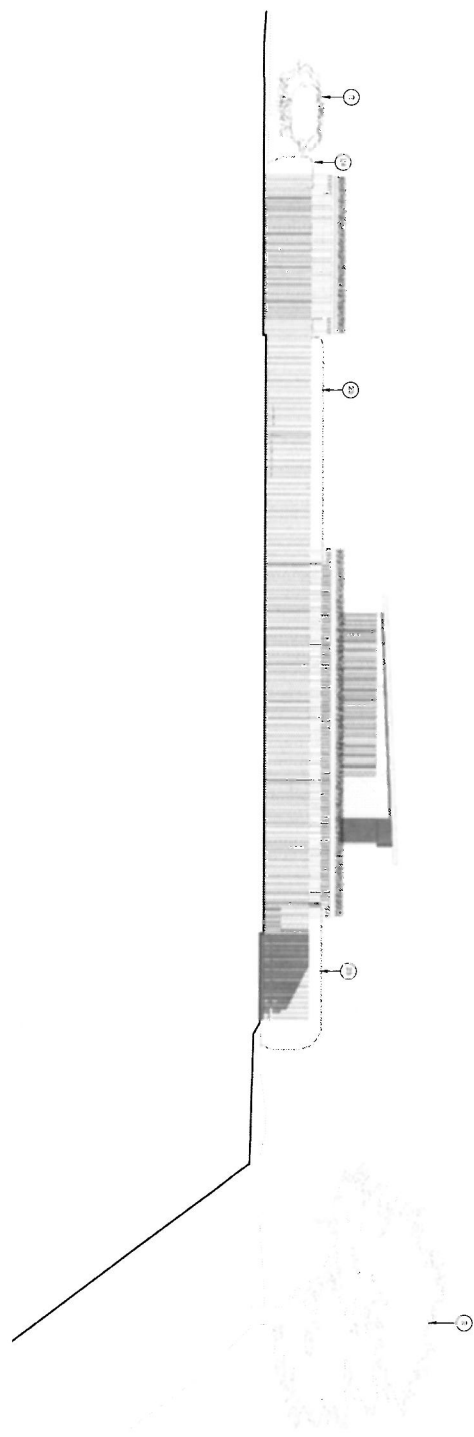


F **FELDMAN**
ARCHITECTURE

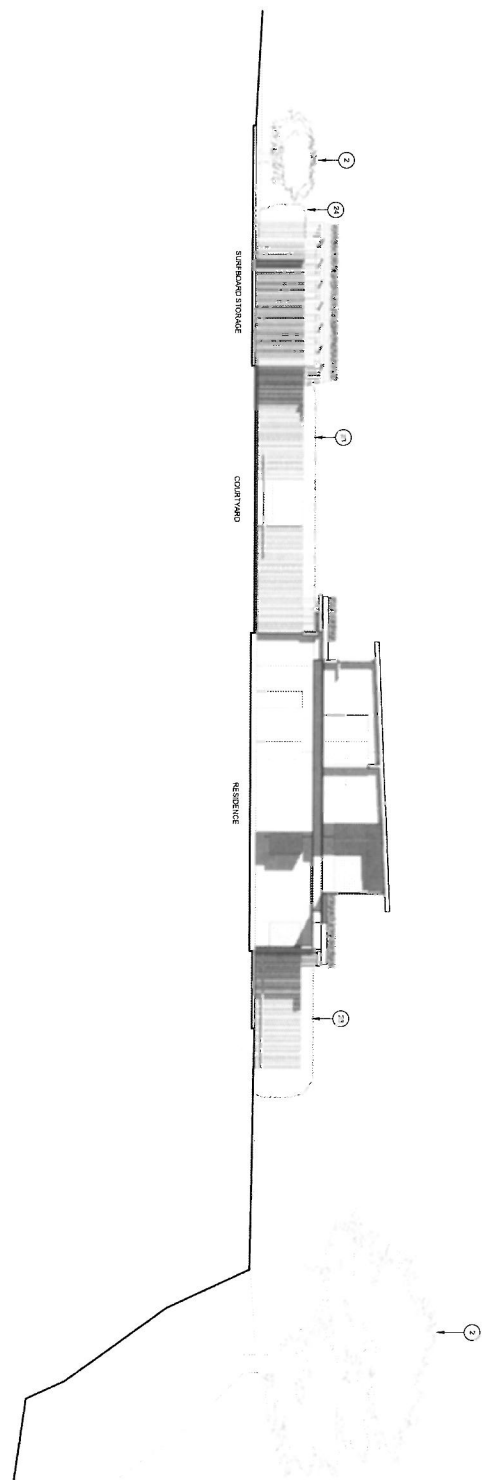
1005 Sansome St., Ste 240
San Francisco, CA 94111

P 415 212 1444
J 415 252 1444

KEYNOTE LEGEND
 1 Existing Top to Section
 2 Existing Top to Section
 3 Existing Top to Section
 4 Existing Top to Section



2 SITE WEST ELEVATION - PROPOSAL
 1" = 10'-0"



1 SITE SECTION - PROPOSAL
 1" = 10'-0"

FELDMAN
 ARCHITECTURE
 1005 SERRANO ST., 2ND FLOOR
 SAN FRANCISCO, CA 94111
 P 415.353.1441
 F 415.353.1442



SCHREIER
 RESIDENCE
 4140 OPAL CLIFF DR.
 SANTA CRUZ, CA

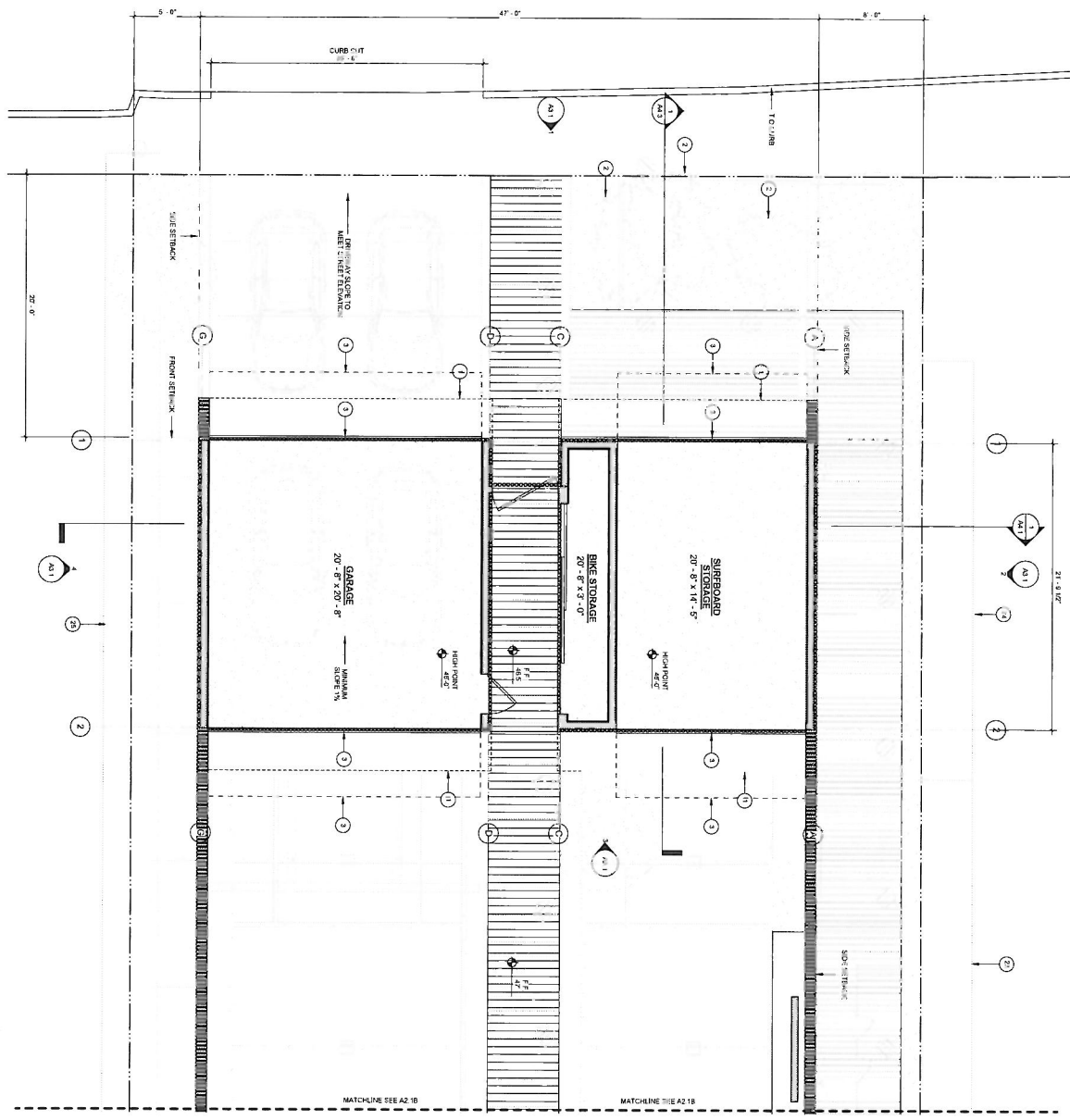
DATE: 05/11/10
 DRAWN BY: J. A. BROWN-SCHREIER
 14-004

COASTAL
 DEVELOPMENT
 PERMIT
 12.16.14
 DATE: 05/11/10

SITE SECTION
 & ELEVATION

A1.3

OPAL CLIFF DRIVE



KEYNOTE LEGEND

- 1 Roof overland
- 2 Existing trees to remain
- 3 Live-edge wood screen doors
- 23 Existing hedge 4'-10" \varnothing
- 24 Existing hedge 4'-8" \varnothing
- 25 Existing hedge 4'-8" \varnothing

LEGEND

- NEW WALL
- 1-HOUR RATED WALL
- PROPERTY LINE
- SETBACK

FLOOR PLAN GENERAL NOTES

- [illegible]



FELDMAN
ARCHITECTURE
1005 Sansome St., Ste 2400
San Francisco, CA 94111
P 415 252 1441
F 415 252 1442

**SCHREIER
RESIDENCE**
4140 OPAL CLIFF DR.
SANTA CRUZ, CA

03317105
EVA & BRIAN HIRE
14 004

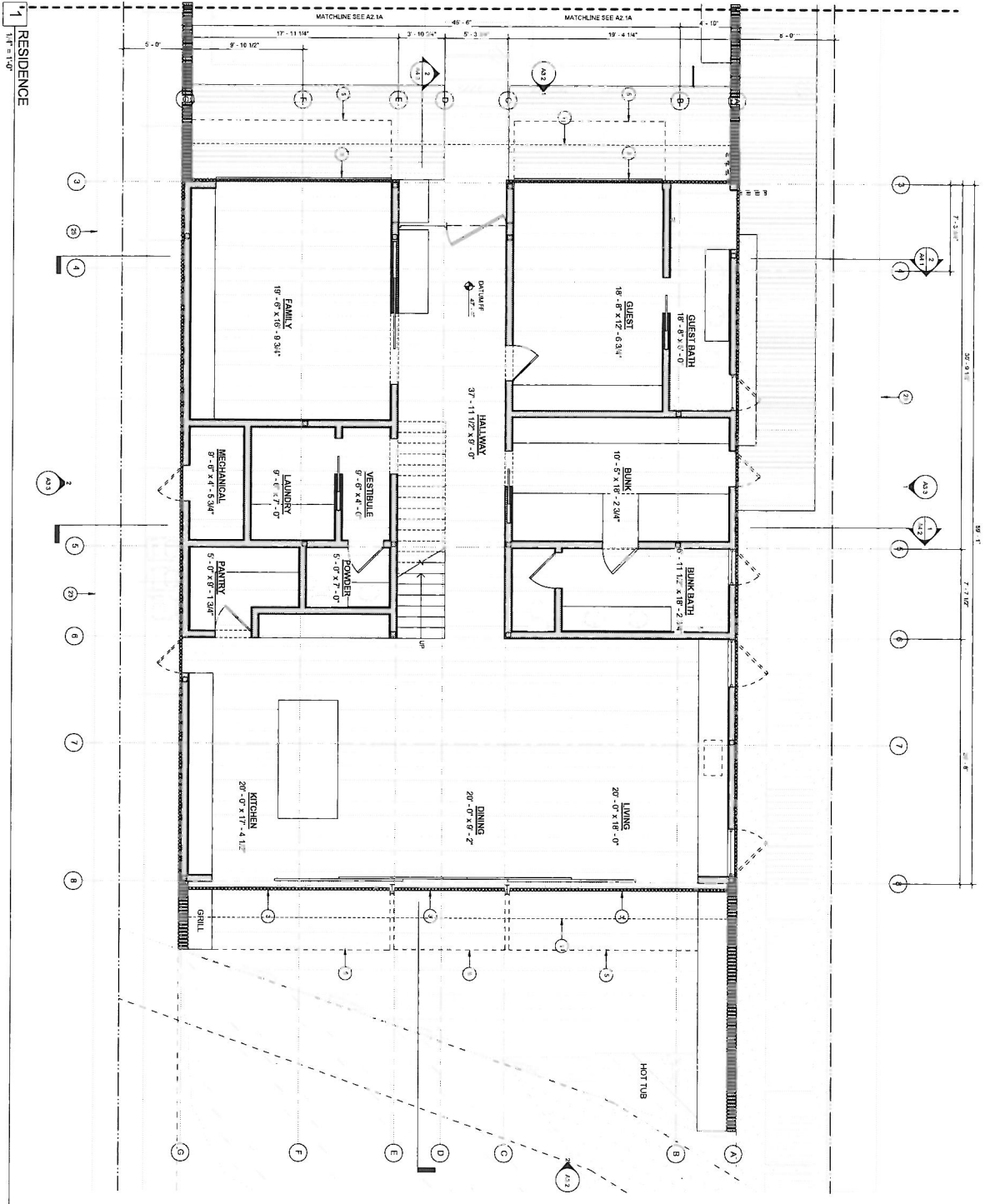
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12.16.14

DATE	Δ DESC.
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11/2/78	100.00
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12/25/78	100.00
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12/27/78	100.00
12/28/78	100.00
12/29/78	100.00
12/30/78	100.00
12/31/78	100.00

FLOOR PLAN
LEVEL 1

A2.1A



- KEYNOTE LEGEND**
- 1 Roof Unfinished
 - 2 Roof Finished
 - 3 Wall Unfinished
 - 4 Wall Finished
 - 5 Ceiling Unfinished
 - 6 Ceiling Finished
 - 7 Floor Unfinished
 - 8 Floor Finished
 - 9 Foundation
 - 10 Foundation
 - 11 Foundation
 - 12 Foundation
 - 13 Foundation
 - 14 Foundation
 - 15 Foundation
 - 16 Foundation
 - 17 Foundation
 - 18 Foundation
 - 19 Foundation
 - 20 Foundation
 - 21 Foundation
 - 22 Foundation

- LEGEND**
- NEW WALL
 - 1/2" RATED WALL
 - PROPERTY LINE
 - SETBACK

- FLOOR PLAN GENERAL NOTES**
1. PER 2008 IBC, SECTION 1003.1, ALL EXTERIOR WALLS SHALL BE CONSTRUCTED OF MASONRY OR CONCRETE.
 2. PER 2008 IBC, SECTION 1003.2, ALL EXTERIOR WALLS SHALL BE CONSTRUCTED OF MASONRY OR CONCRETE.
 3. PER 2008 IBC, SECTION 1003.3, ALL EXTERIOR WALLS SHALL BE CONSTRUCTED OF MASONRY OR CONCRETE.
 4. PER 2008 IBC, SECTION 1003.4, ALL EXTERIOR WALLS SHALL BE CONSTRUCTED OF MASONRY OR CONCRETE.
 5. PER 2008 IBC, SECTION 1003.5, ALL EXTERIOR WALLS SHALL BE CONSTRUCTED OF MASONRY OR CONCRETE.
 6. PER 2008 IBC, SECTION 1003.6, ALL EXTERIOR WALLS SHALL BE CONSTRUCTED OF MASONRY OR CONCRETE.
 7. PER 2008 IBC, SECTION 1003.7, ALL EXTERIOR WALLS SHALL BE CONSTRUCTED OF MASONRY OR CONCRETE.
 8. PER 2008 IBC, SECTION 1003.8, ALL EXTERIOR WALLS SHALL BE CONSTRUCTED OF MASONRY OR CONCRETE.
 9. PER 2008 IBC, SECTION 1003.9, ALL EXTERIOR WALLS SHALL BE CONSTRUCTED OF MASONRY OR CONCRETE.
 10. PER 2008 IBC, SECTION 1003.10, ALL EXTERIOR WALLS SHALL BE CONSTRUCTED OF MASONRY OR CONCRETE.
 11. PER 2008 IBC, SECTION 1003.11, ALL EXTERIOR WALLS SHALL BE CONSTRUCTED OF MASONRY OR CONCRETE.
 12. PER 2008 IBC, SECTION 1003.12, ALL EXTERIOR WALLS SHALL BE CONSTRUCTED OF MASONRY OR CONCRETE.
 13. PER 2008 IBC, SECTION 1003.13, ALL EXTERIOR WALLS SHALL BE CONSTRUCTED OF MASONRY OR CONCRETE.
 14. PER 2008 IBC, SECTION 1003.14, ALL EXTERIOR WALLS SHALL BE CONSTRUCTED OF MASONRY OR CONCRETE.
 15. PER 2008 IBC, SECTION 1003.15, ALL EXTERIOR WALLS SHALL BE CONSTRUCTED OF MASONRY OR CONCRETE.
 16. PER 2008 IBC, SECTION 1003.16, ALL EXTERIOR WALLS SHALL BE CONSTRUCTED OF MASONRY OR CONCRETE.
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 18. PER 2008 IBC, SECTION 1003.18, ALL EXTERIOR WALLS SHALL BE CONSTRUCTED OF MASONRY OR CONCRETE.
 19. PER 2008 IBC, SECTION 1003.19, ALL EXTERIOR WALLS SHALL BE CONSTRUCTED OF MASONRY OR CONCRETE.
 20. PER 2008 IBC, SECTION 1003.20, ALL EXTERIOR WALLS SHALL BE CONSTRUCTED OF MASONRY OR CONCRETE.
 21. PER 2008 IBC, SECTION 1003.21, ALL EXTERIOR WALLS SHALL BE CONSTRUCTED OF MASONRY OR CONCRETE.
 22. PER 2008 IBC, SECTION 1003.22, ALL EXTERIOR WALLS SHALL BE CONSTRUCTED OF MASONRY OR CONCRETE.

FEILDMAN ARCHITECTURE

1005 Sansome St. Ste 240
San Francisco, CA 94111
P 415.531.1441
F 415.531.1442



SCHREIER RESIDENCE
4140 OPAL CLIFF DR.
SANTA CRUZ, CA

DATE: 12.16.14
DRAWN BY: E.A. & B.R. SCHREIER
CHECKED BY: E.A. & B.R. SCHREIER
DATE: 12.16.14

COASTAL DEVELOPMENT PERMIT
12.16.14

FLOOR PLAN LEVEL 1

A2.1B

KEYNOTE LEGEND

FELDMAN
ARCHITECTURE
1005 SERRANO ST. STE 200
SAN FRANCISCO, CA 94111
P 415.552.1441
F 415.552.1442

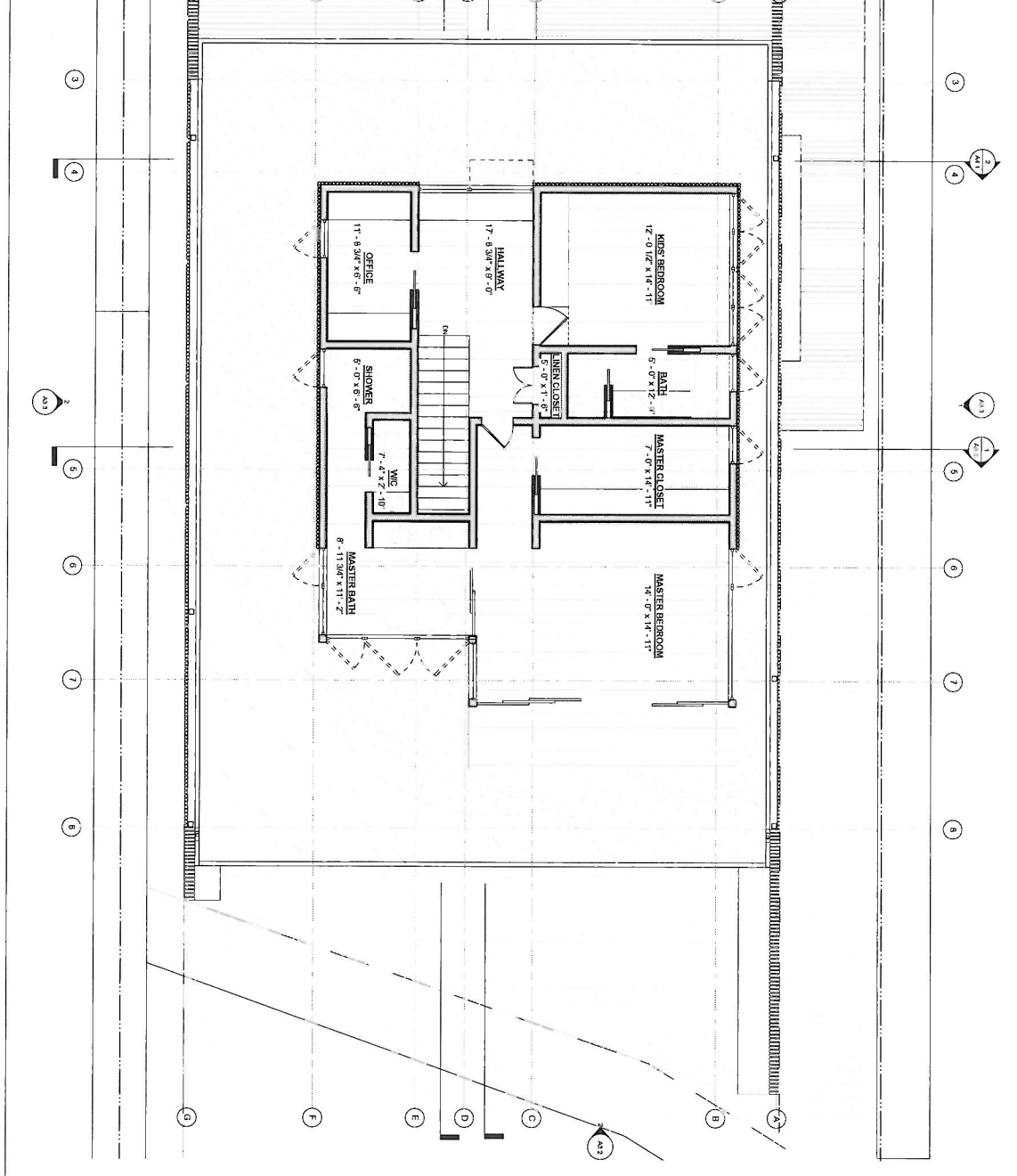


SCHREIER
RESIDENCE
4140 OPAL CLIFF DR.
SANTA CRUZ, CA

02/17/2005
BY: A. BRUNO SCHREIER
14.004

12/16/14 9:16:57 AM

1 RESIDENCE
1/4" = 1'-0"



LEGEND

- NEW WALL
- 1-40/IR RATED WALL
- PROPERTY LINE
- SETBACK

FLOOR PLAN GENERAL NOTES

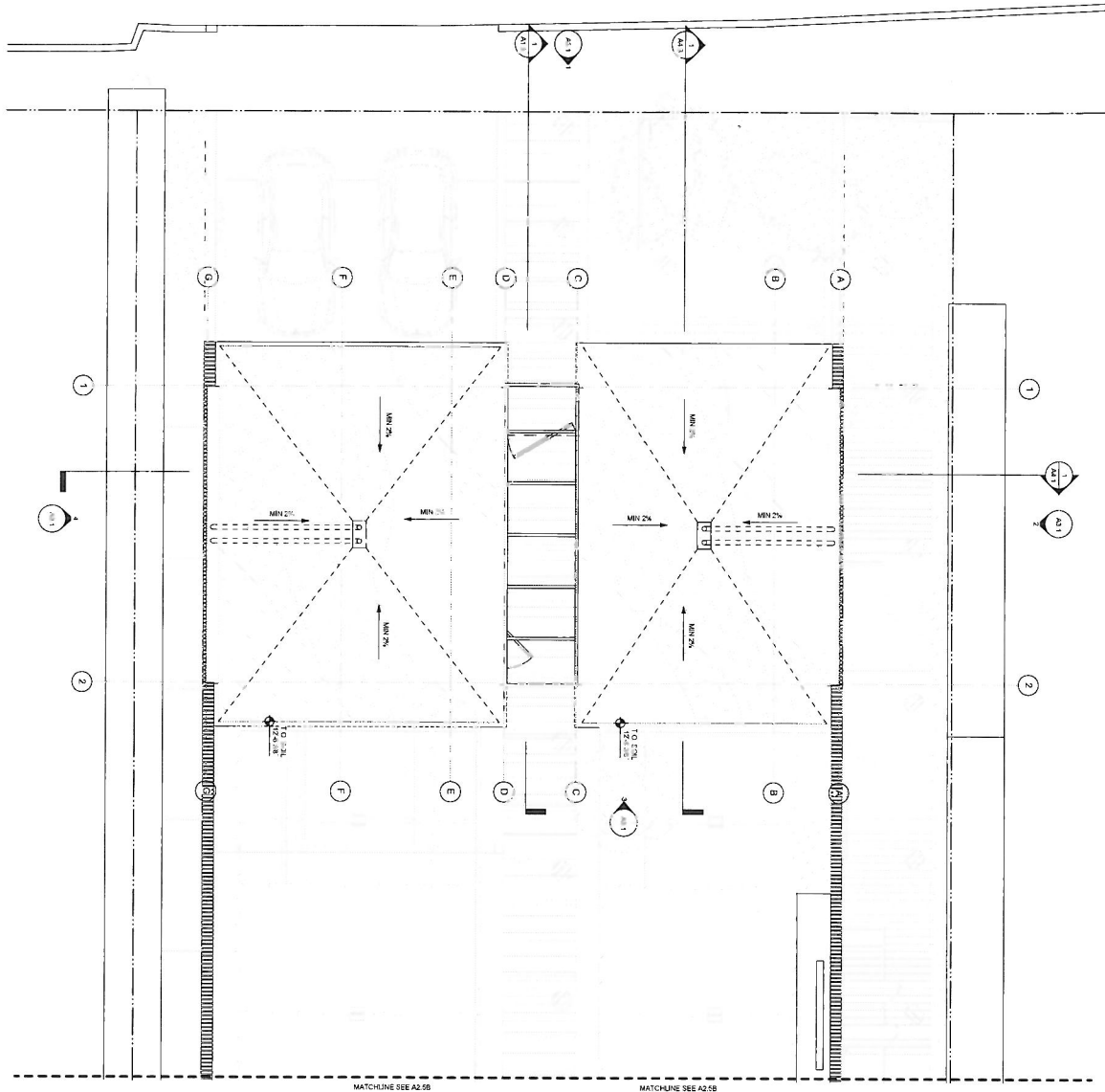
1. PERMITTED AREA: 10,000 S.F. (10,000 S.F. TOTAL AREA OF LOT). ALL CONSTRUCTION SHALL BE WITHIN THIS PERMITTED AREA. ANY CONSTRUCTION OUTSIDE THIS PERMITTED AREA SHALL BE AT THE OWNER'S RISK AND WITHOUT THE ARCHITECT'S RESPONSIBILITY.
2. INTERIOR FINISHES: INTERIOR FINISHES SHALL BE AS SHOWN ON THE FLOOR PLAN. INTERIOR FINISHES SHALL BE AS SHOWN ON THE FLOOR PLAN.
3. GROUNDWORK: GROUNDWORK SHALL BE AS SHOWN ON THE FLOOR PLAN. GROUNDWORK SHALL BE AS SHOWN ON THE FLOOR PLAN.
4. EXTERIOR FINISHES: EXTERIOR FINISHES SHALL BE AS SHOWN ON THE FLOOR PLAN. EXTERIOR FINISHES SHALL BE AS SHOWN ON THE FLOOR PLAN.
5. ROOFING: ROOFING SHALL BE AS SHOWN ON THE FLOOR PLAN. ROOFING SHALL BE AS SHOWN ON THE FLOOR PLAN.
6. MECHANICAL: MECHANICAL SHALL BE AS SHOWN ON THE FLOOR PLAN. MECHANICAL SHALL BE AS SHOWN ON THE FLOOR PLAN.
7. ELECTRICAL: ELECTRICAL SHALL BE AS SHOWN ON THE FLOOR PLAN. ELECTRICAL SHALL BE AS SHOWN ON THE FLOOR PLAN.
8. PLUMBING: PLUMBING SHALL BE AS SHOWN ON THE FLOOR PLAN. PLUMBING SHALL BE AS SHOWN ON THE FLOOR PLAN.
9. CONSTRUCTION: CONSTRUCTION SHALL BE AS SHOWN ON THE FLOOR PLAN. CONSTRUCTION SHALL BE AS SHOWN ON THE FLOOR PLAN.
10. FINISHES: FINISHES SHALL BE AS SHOWN ON THE FLOOR PLAN. FINISHES SHALL BE AS SHOWN ON THE FLOOR PLAN.
11. MATERIALS: MATERIALS SHALL BE AS SHOWN ON THE FLOOR PLAN. MATERIALS SHALL BE AS SHOWN ON THE FLOOR PLAN.
12. STRUCTURE: STRUCTURE SHALL BE AS SHOWN ON THE FLOOR PLAN. STRUCTURE SHALL BE AS SHOWN ON THE FLOOR PLAN.
13. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

FLOOR PLAN
LEVEL 2

A2.2

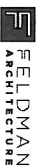
1 GARAGE & SURFBOARD ROOM

OPAL CLIFF DRIVE



KEYNOTE LEGEND

- ROOF PLAN GENERAL NOTES**
1. RAFTERS TO BE 2x10 SPACED 16" O.C. AT ROOF DOWNSPOUTS.
 2. ROOFING SHALL MAINTAIN A MINIMUM 2% SLOPE.
 3. ROOF AND ROOF SURFACES SHALL SLOPE AT A MINIMUM 2% SLOPE.
 4. ROOF FLASHING SHALL BE 3" WIDE AT ALL ROOF PENETRATIONS AND OTHER ROOF PENETRATIONS.
 5. ROOF FLASHING SHALL BE 3" WIDE AT ALL ROOF PENETRATIONS AND OTHER ROOF PENETRATIONS.
 6. ROOF FLASHING SHALL BE 3" WIDE AT ALL ROOF PENETRATIONS AND OTHER ROOF PENETRATIONS.
 7. ROOF FLASHING SHALL BE 3" WIDE AT ALL ROOF PENETRATIONS AND OTHER ROOF PENETRATIONS.
 8. ROOF FLASHING SHALL BE 3" WIDE AT ALL ROOF PENETRATIONS AND OTHER ROOF PENETRATIONS.
 9. ROOF FLASHING SHALL BE 3" WIDE AT ALL ROOF PENETRATIONS AND OTHER ROOF PENETRATIONS.
 10. ROOF FLASHING SHALL BE 3" WIDE AT ALL ROOF PENETRATIONS AND OTHER ROOF PENETRATIONS.
 11. ROOF FLASHING SHALL BE 3" WIDE AT ALL ROOF PENETRATIONS AND OTHER ROOF PENETRATIONS.
 12. ROOF FLASHING SHALL BE 3" WIDE AT ALL ROOF PENETRATIONS AND OTHER ROOF PENETRATIONS.



1005 Saratoga St. Ste. 400
San Francisco, CA 94111
P 415 552 1441
F 415 552 1442

SCHREIER
RESIDENCE
4140 OPAL CLIFF DR.
SANTA CRUZ, CA

DATE
12.16.14

ROOF PLAN
LOW ROOF

A2.5A

KEYNOTE LEGEND

22 Roof Annotations

FELDMAN
ARCHITECTURE

1005 Sansome St., Ste 340
San Francisco, CA 94111
P 415.352.1441
F 415.352.1442



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RESIDENCE
4140 OPAL CLIFF DR.
SANTA CRUZ, CA

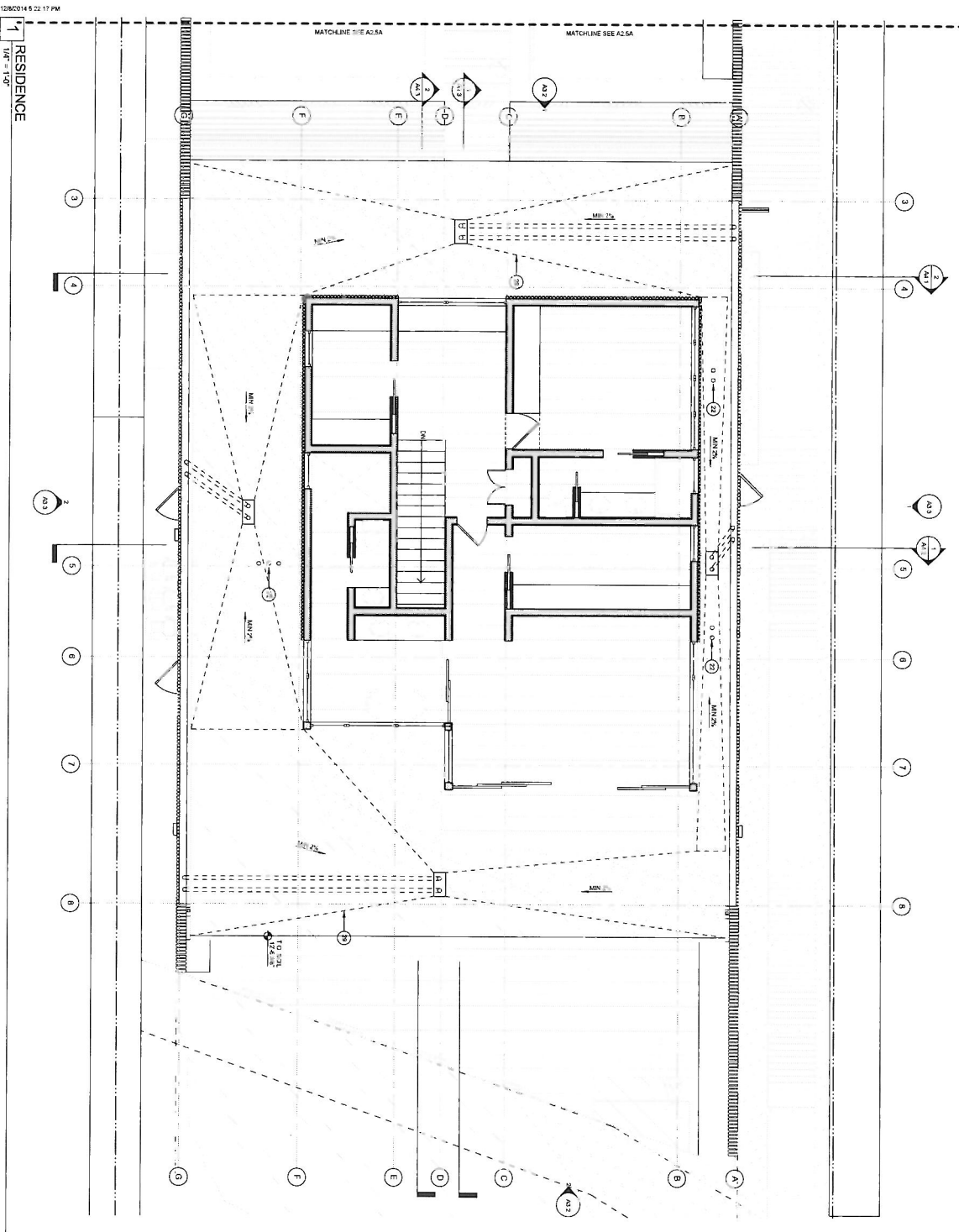
DATE: 12.16.14
E: A. BRUNO - ARCHITECT
12.16.14

COASTAL
DEVELOPMENT
PERMIT
12.16.14

DATE: 12.16.14

ROOF PLAN
LOW ROOF

A2.5B



ROOF PLAN GENERAL NOTES

1. REFER TO NOTES AND FORM FOR ROOF FINISHES AT LOWER LEVEL ROOFS.
2. ROOFING SHALL MAINTAIN A MINIMUM 2% SLOPE AWAY FROM THE PROPOSED LOCATION OF THE ROOFING.
3. ROOF AND ROOF FINISHES SHALL BE AT LEAST 1/2\"/>

KEYNOTE LEGEND
21 5" diameter perforated galvalume down to green roof below
Roof penetration

FELDMAN
ARCHITECTURE
1005 Saratoga St. Ste 200
San Francisco, CA 94116
P 415.533.1444
J 415.533.1445



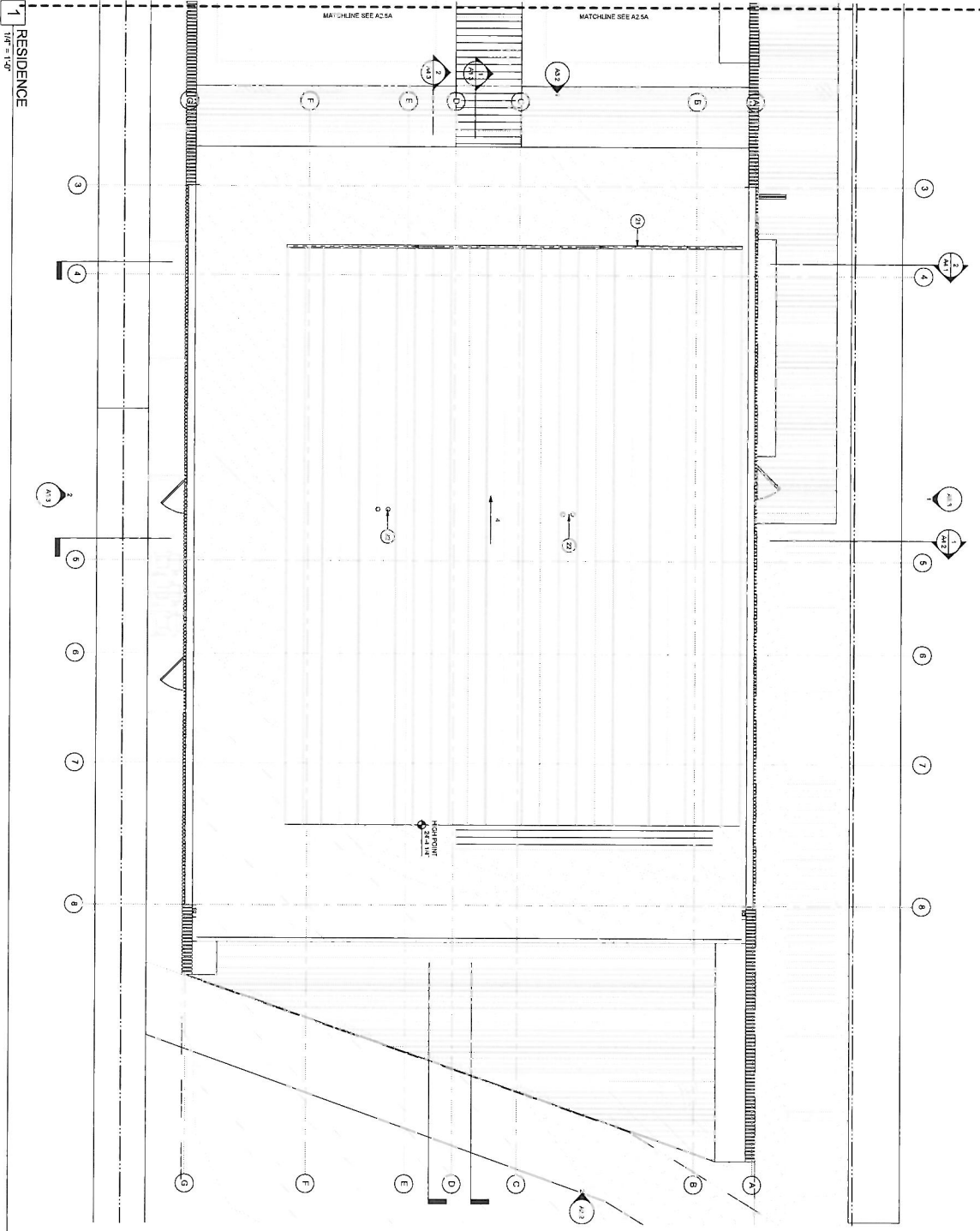
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SANTA CRUZ, CA

DATE
03/11/16
S.D.A. BRUNO SCHREIER
14-001

DATE
12.16.14
COASTAL
DEVELOPMENT
PERMIT
A. LUCIF

ROOF PLAN
HIGH ROOF

A2.6



- ROOF PLAN GENERAL NOTES**
1. REFER TO LAYOUT PLAN FOR ROOF DRAINAGE AT
 2. ROOFING SHALL MAINTAIN A MINIMUM 1/4" SLOPE AT ALL TIMES TO THE PERFORATED DOWNSPOUTS.
 3. ROOF AND DECK SURFACES SHALL BE COVERED AT ALL TIMES TO PREVENT DAMAGE TO THE ROOFING.
 4. ROOF PENETRATION SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
 5. THE ROOFING SHALL BE A COPY OF THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
 6. PROVIDE ROOFING FLASHING AT ALL ROOF PENETRATIONS.
 7. PROVIDE ROOFING FLASHING AT ALL ROOF PENETRATIONS.
 8. PROVIDE FLASHING AT ALL ROOF PENETRATIONS.
 9. PROVIDE FLASHING AT ALL ROOF PENETRATIONS.
 10. PROVIDE FLASHING AT ALL ROOF PENETRATIONS.
 11. PROVIDE FLASHING AT ALL ROOF PENETRATIONS.
 12. PROVIDE FLASHING AT ALL ROOF PENETRATIONS.

- KEYNOTE LEGEND**
- 3 Ornamental wood screen doors
 - 10 Ornamental wood screen doors
 - 14 Green steel structural steel members
 - 16 Gray powder-coated steel mesh
 - 17 Powder-coated steel mesh
 - 18 Powder-coated steel mesh

ELEVATION GENERAL NOTES

1. CONTRIBUTION TO FIELD: 1/8" BY 1/8" DIMENSION: 1/8"



SCHREIER & FELDMAN ARCHITECTURE
 1005 Saratoga St. Ste 200
 San Francisco, CA 94111
 P 415.552.1444
 F 415.552.1445

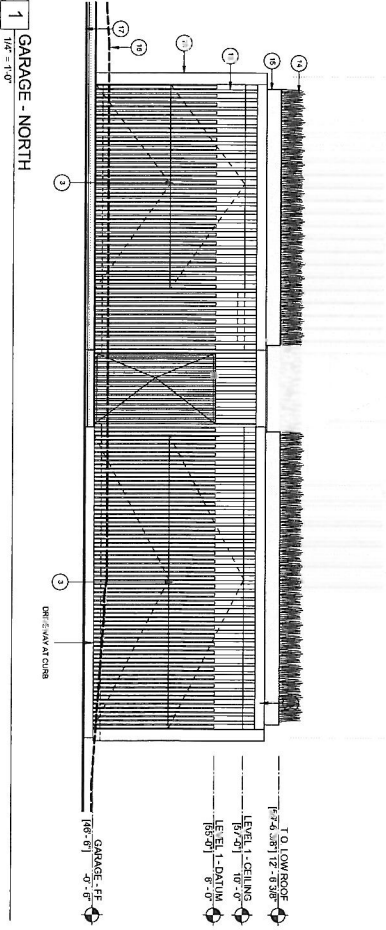
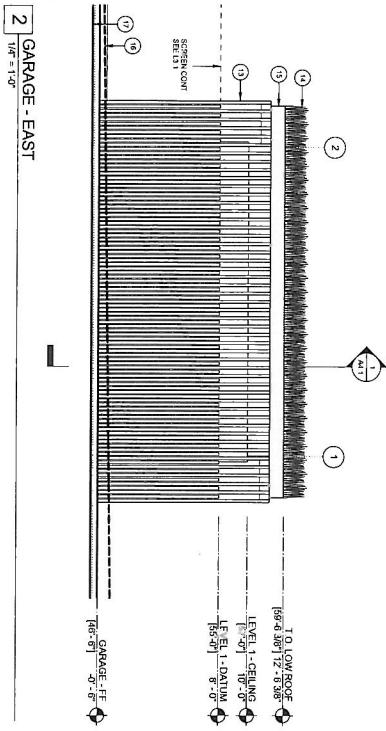
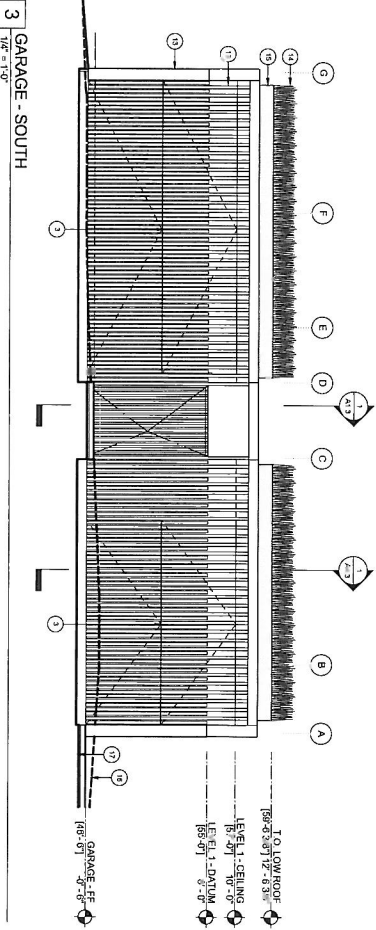
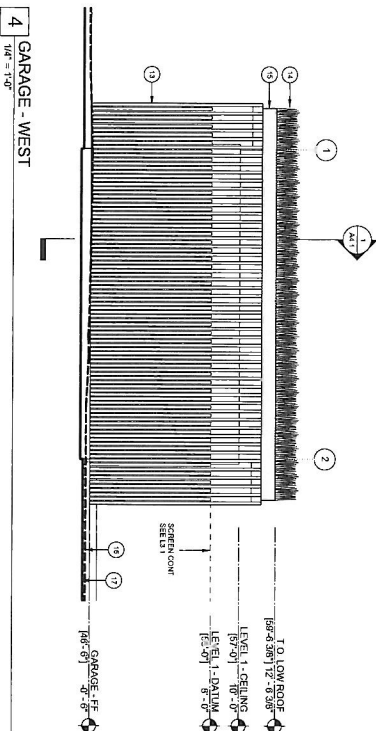
**SCHREIER
 RESIDENCE**
 4140 OPAL CLIFF DR.
 SANTA CRUZ, CA

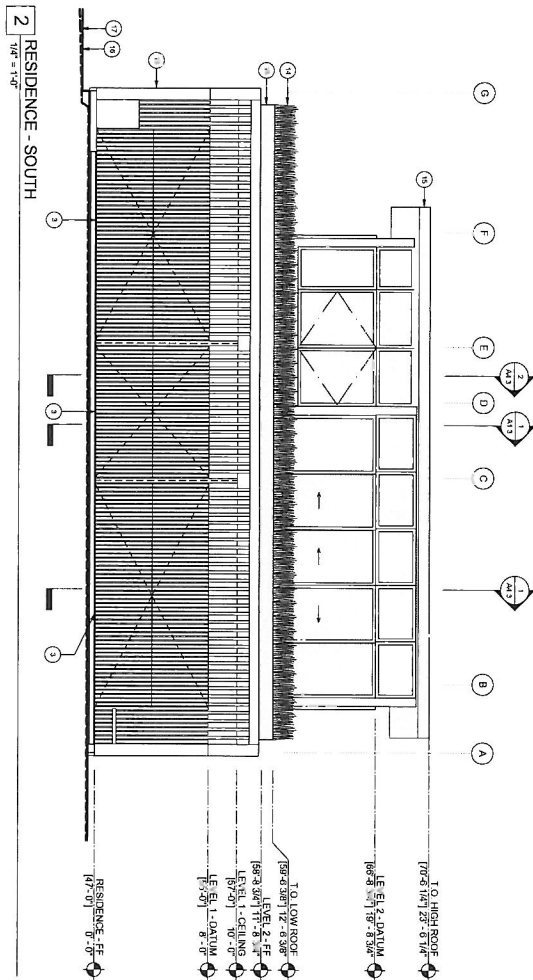
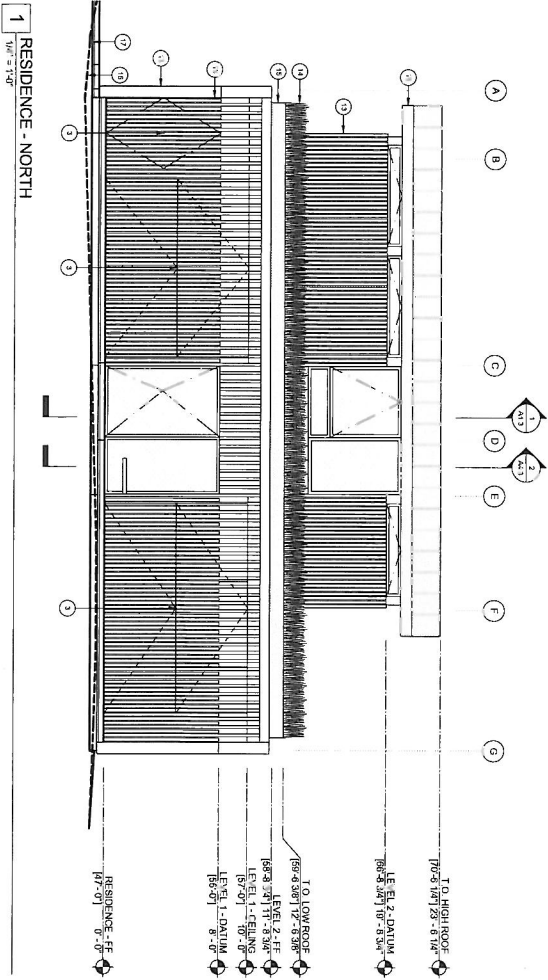
DATE: 11/20/2014
 BY: S. BRUNO / J. FELDMAN
 14-001

COASTAL DEVELOPMENT PERMIT
 12.16.14
 DATE: 12.16.14

BUILDING ELEVATION(S)

A3.1





- KEYNOTE LEGEND
- 1. Operable wood screen door
 - 2. Operable wood screen door
 - 3. Operable wood screen door
 - 4. Operable wood screen door
 - 5. Operable wood screen door
 - 6. Operable wood screen door
 - 7. Operable wood screen door
 - 8. Operable wood screen door
 - 9. Operable wood screen door
 - 10. Operable wood screen door
 - 11. Operable wood screen door
 - 12. Operable wood screen door
 - 13. Operable wood screen door
 - 14. Operable wood screen door
 - 15. Operable wood screen door
 - 16. Operable wood screen door
 - 17. Operable wood screen door

ELEVATION GENERAL NOTES

1. FINISHES TO FIELD VERRY ALUMINUM TYP

FELDMAN
ARCHITECTURE

1005 Sansome St., 10th Floor
San Francisco, CA 94111
P 415.553.1444
F 415.553.1445



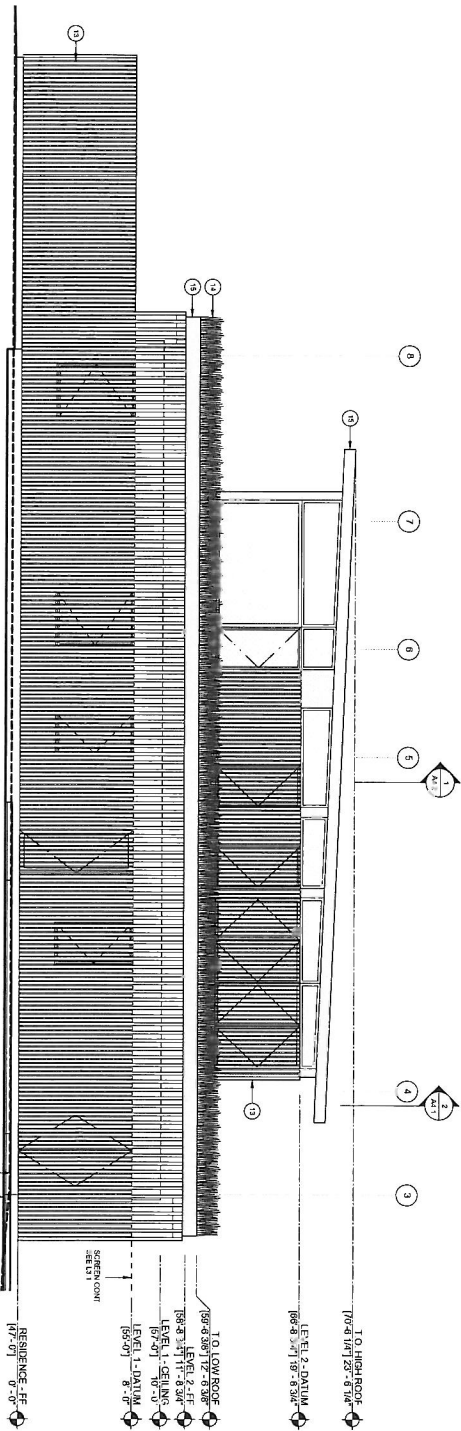
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RESIDENCE
4140 OPAL CLIFF DR.
SANTA CRUZ, CA

DATE: 12/16/14
BY: E.A. BRUN / P. GREEN
14-004

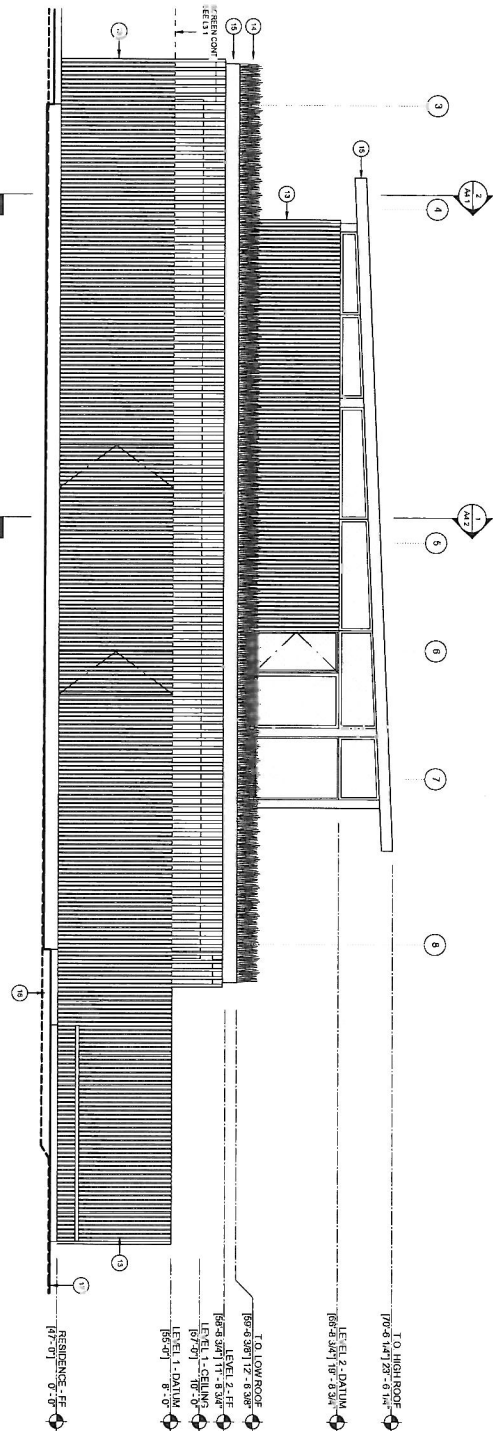
COASTAL
DEVELOPMENT
PERMIT
12.16.14

A3.2

1 RESIDENCE - EAST
1/8" = 1'-0"



2 RESIDENCE - WEST
1/8" = 1'-0"



KEYNOTE LEGEND
11 Void space of security window system
12 Void space of security window system
13 Void space of security window system
14 Void space of security window system
15 Void space of security window system
16 Void space of security window system
17 Void space of security window system
18 Void space of security window system
19 Void space of security window system
20 Void space of security window system

ELEVATION GENERAL NOTES
1. CONSTRUCTION TO FIELD VERIFY ALL DIMENSIONS TYP



FIELDMAN
ARCHITECTURE
1005 Sansome St. Ste 240
San Francisco, CA 94111
P 415.352.1441
F 415.352.1442

SCHREIER
RESIDENCE
4140 OPAL CLIFF DR.
SANTA CRUZ, CA

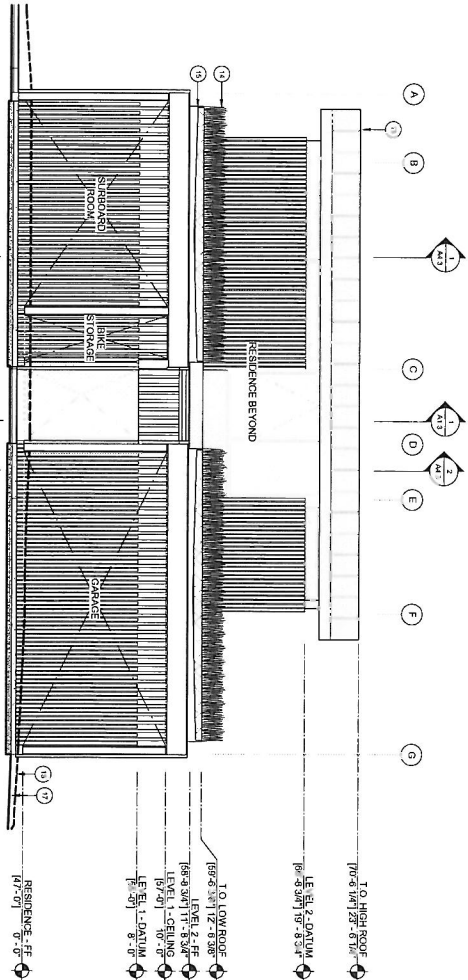
DATE: 12.16.14
BY: E.A. & B.M. SCHREIER
114-001

COASTAL
DEVELOPMENT
PERMIT
12.16.14
DATE: 12.16.14
BY: E.A. & B.M. SCHREIER

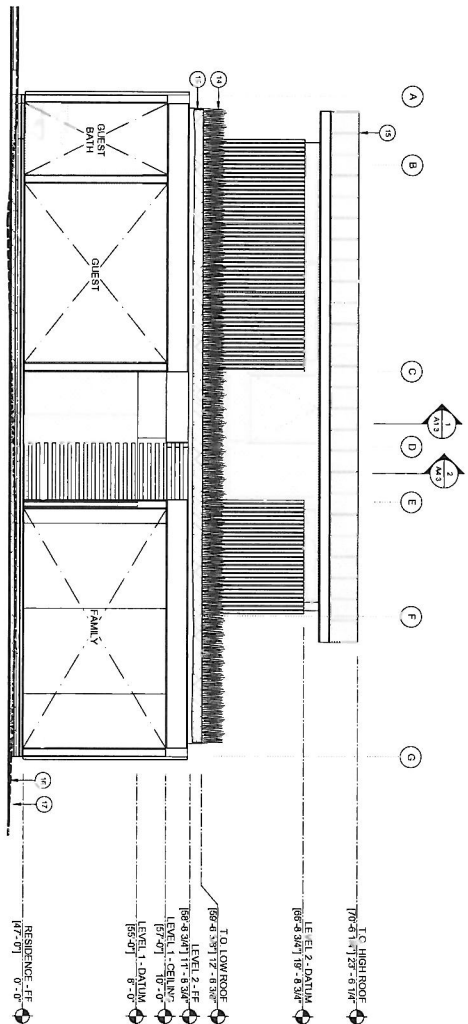
BUILDING
ELEVATIONS)

A3.3

1 GARAGE & SURFBOARD ROOM
1/8" = 1'-0"



2 RESIDENCE
1/8" = 1'-0"



KEYNOTE LEGEND
14 Green roof, above bar maintenance
15 Green roof, above bar maintenance
16 Green roof, above bar maintenance
17 Finished grade (top of sidewalk)

FELDMAN
ARCHITECTURE

1005 Saratoga St. Ste 240
San Francisco, CA 94111
P 415.552.1444
F 415.552.1445



SCHREIER
RESIDENCE
4140 OPAL CLIFF DR.
SANTA CRUZ, CA

DATE: 11/20/15
BY: J. FELDMAN
F. & A. BROWN ARCHITECTS

COASTAL
DEVELOPMENT
PERMIT
12.16.14
DATE: 12.16.14

BUILDING
CROSS
SECTION(S)

A4.1

KEYNOTE LEGEND
14 Green roof - vegetative base membrane
15 Green roof - vegetative base membrane
16 Green roof - vegetative base membrane
17 Finished ground (not to scale)



FELDMAN
ARCHITECTURE
1005 SOMERSET ST. STE 240
SAN FRANCISCO, CA 94111
P 415 552 1444
F 415 552 1444

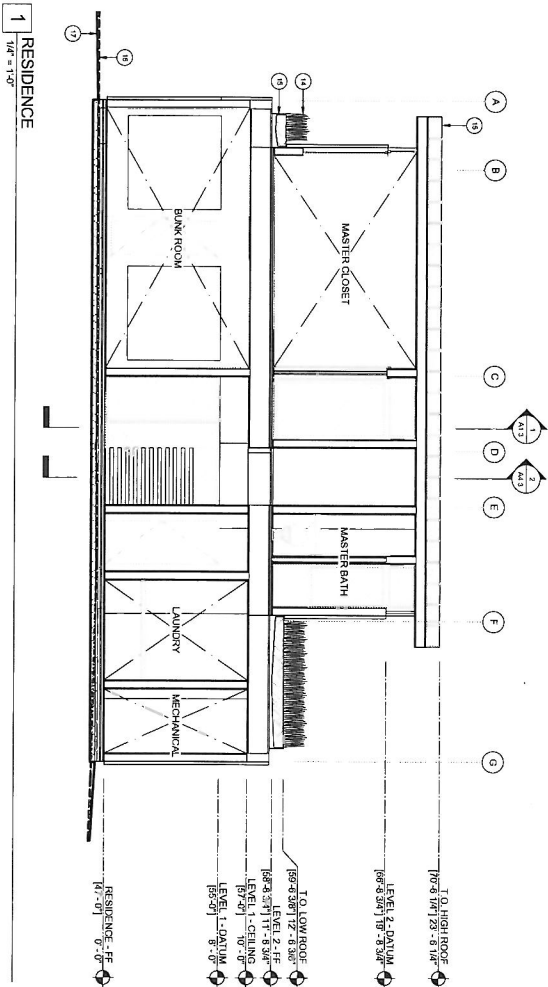
SCHREIER
RESIDENCE
4140 OPAL CLIFF DR.
SANTA CRUZ, CA

DATE
02/11/15
BY
J. K. BRAN COHEN
14-004

COASTAL
DEVELOPMENT
PERMIT
12.16.14
DATE
A. DEC.

BUILDING
CROSS
SECTION(S)

A4.2



KEYNOTE LEGEND

12 Wood shoring of existing, vertical formwork
13 Concrete wall, interior face, vertical formwork
14 Concrete wall, exterior face, vertical formwork
15 Existing grade
16 Proposed grade
17 Proposed grade line of landscape



FELDMAN ARCHITECTURE
1205 S. GARDEN ST., STE. 400
SANTA ANITA, CA 94111
P 415.533.1441
F 415.533.1442

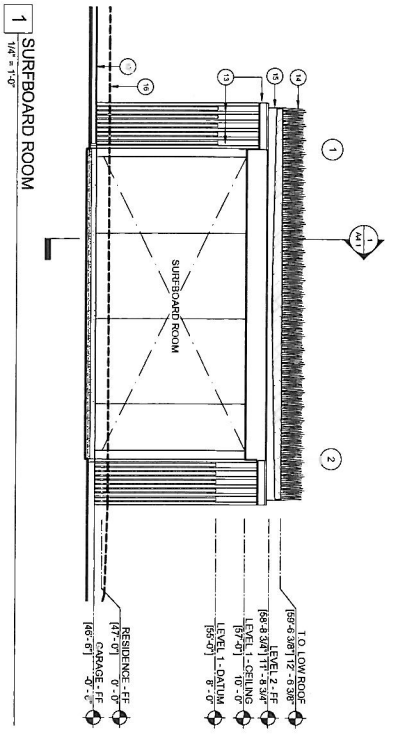
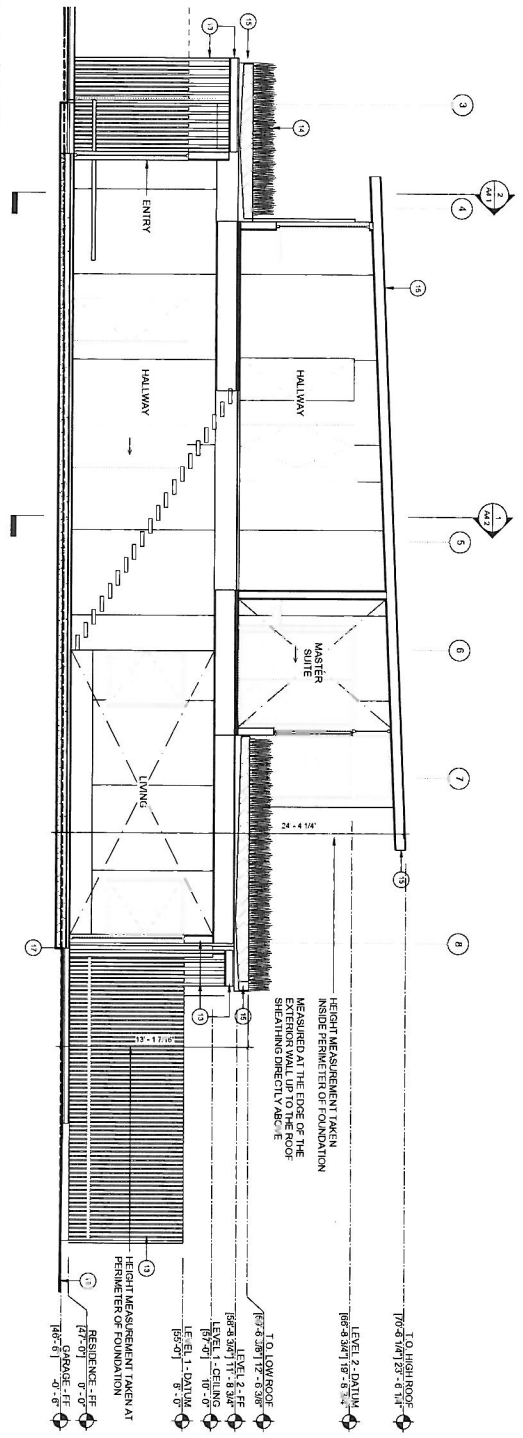
SCHREIER RESIDENCE
4140 OPAL CLIFF DR.
SANTA CRUZ, CA

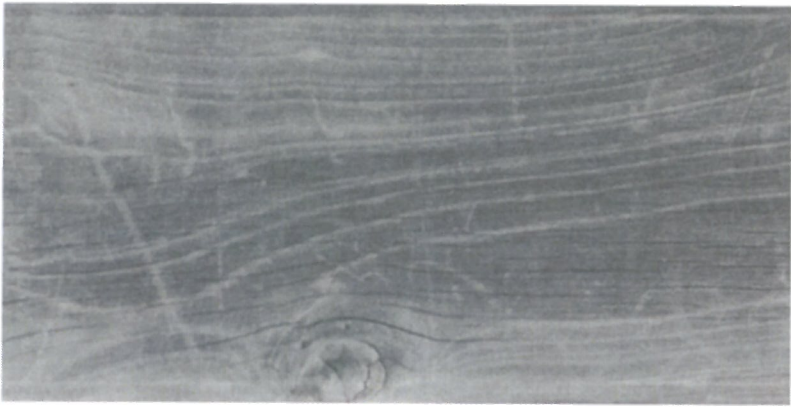
DATE: 12.16.14
BY: J. BRUN - ENGINEER
12.16.14

DATE: 12.16.14
BY: J. BRUN - ENGINEER
12.16.14

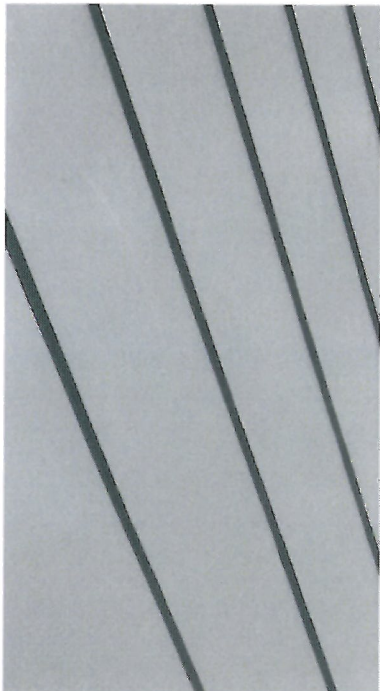
BUILDING LONGITUDINAL SECTION(S)

A4.3

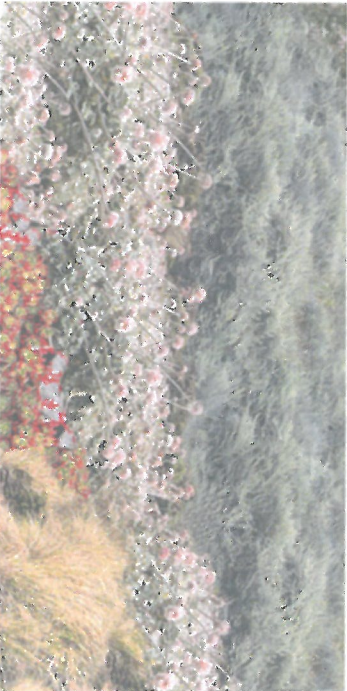




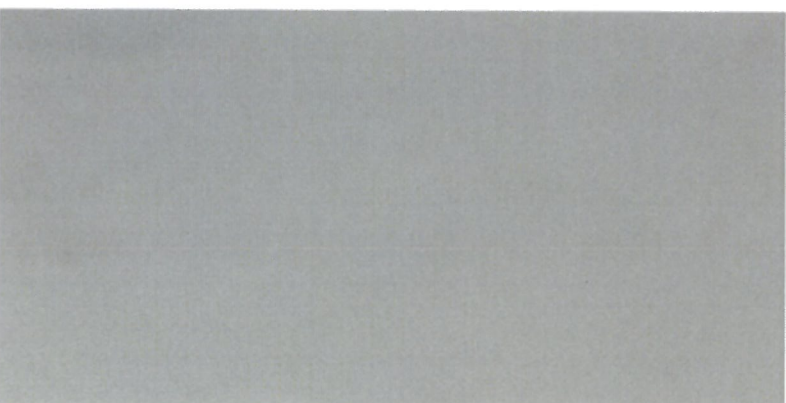
EXTERIOR CYPRESS SLATS ON
BLDG WALLS & CYPRESS BOARDS
ON EXTERIOR DECKS



ZINCALUME STANDING SEAM METAL ROOF



GREEN ROOF (SEE LANDSCAPE DWGS)



FASCIA, PTD FLASHING, BREAK METAL,
& POWDER COATED METAL CLAD
WOOD DOORS AND WINDOWS
(RAL 7037 - DUSTY GRAY)

4140 OPAL CLIFF DRIVE

EXTERIOR MATERIALS

4140 OPAL CLIFF DRIVE, SANTA CRUZ, CA
BRYAN & EVA SCHREIER
RELEASE DATE: 12/3/2014
ISSUED FOR: CDA STAL DEVELOPMENT PERMIT

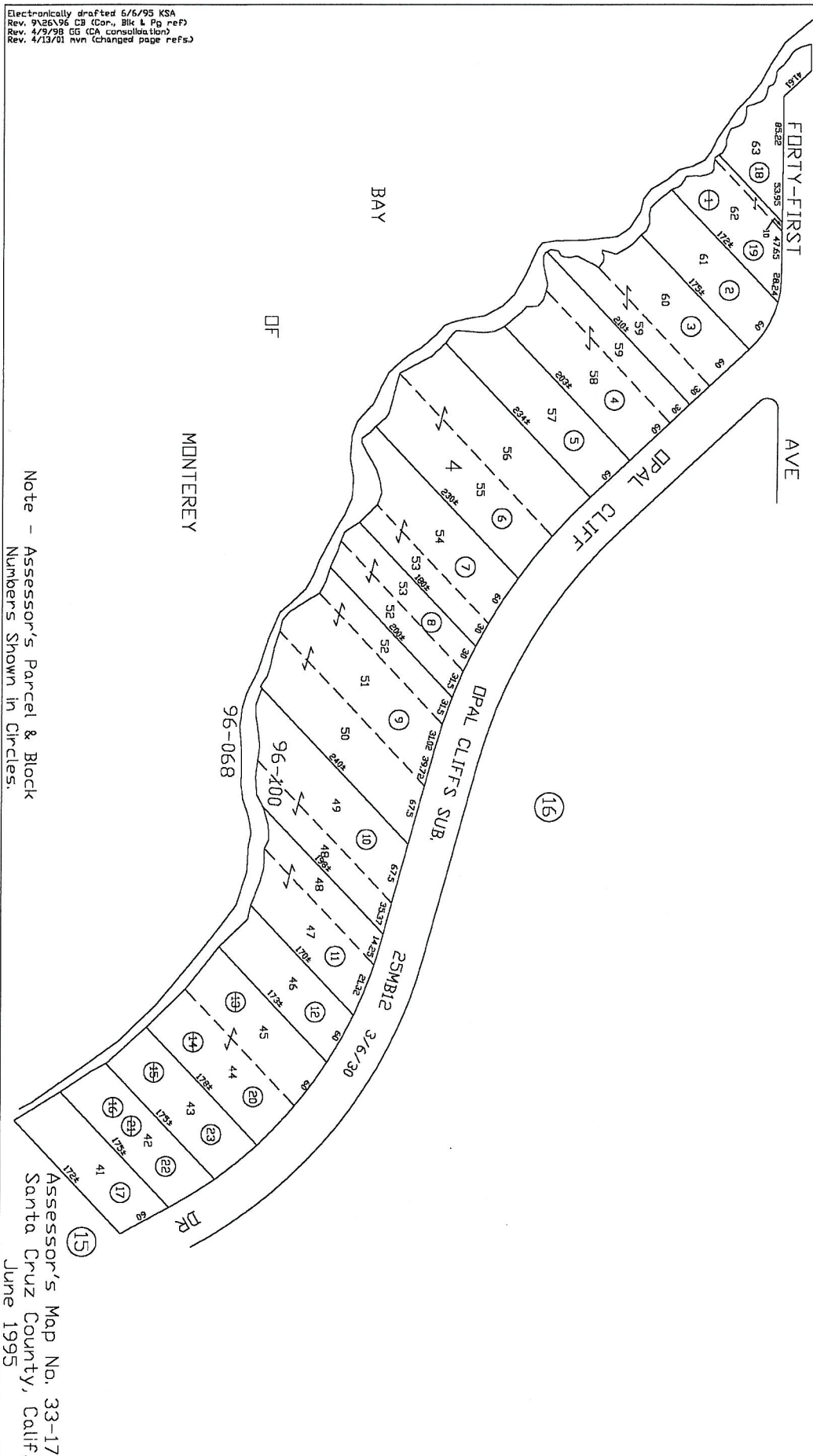
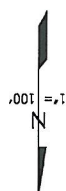
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PDR. RANCHO ARROYO DEL RODEO
 N.W. 1/4 SEC. 22, T.11S., R.1W. M.D.B. & M.

Tax Area Code
 96-100 96-068

33-17

Bk.32
 18

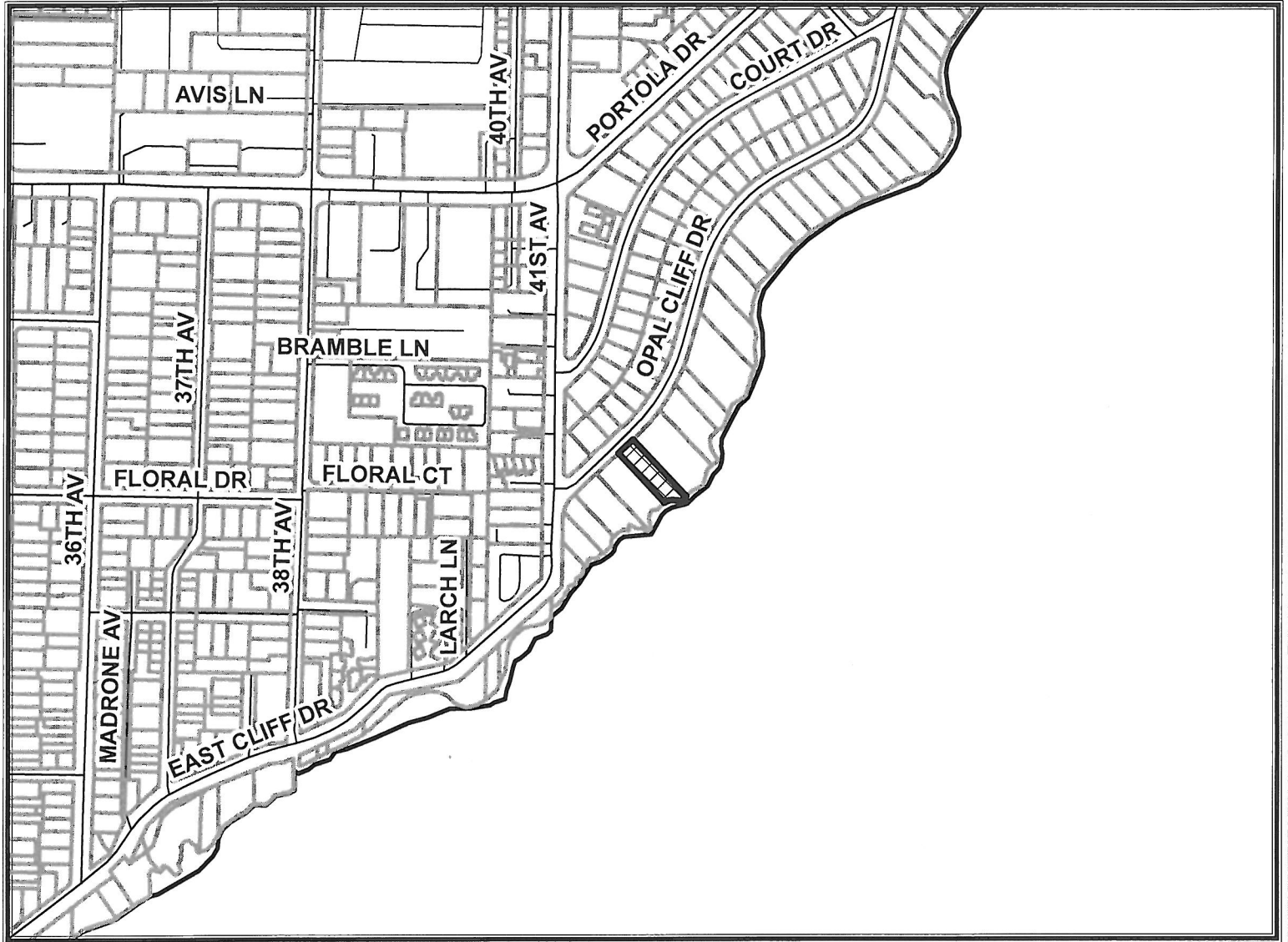


Note - Assessor's Parcel & Block
 Numbers Shown in Circles.





Electronically drafted 6/6/95 KSA
 Rev. 9/26/96 CB (Corr. Blk & Pg ref)
 Rev. 4/5/98 GG (CA consultation)
 Rev. 4/13/01 nvn (changed page refs.)

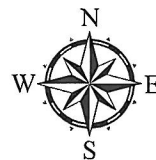


Location Map



LEGEND

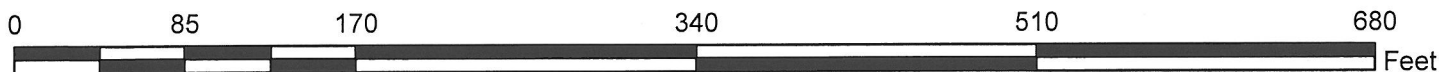
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-  Assessors Parcels
-  Street
-  County Boundary



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January 2015

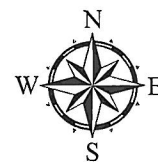


Zoning Map



LEGEND

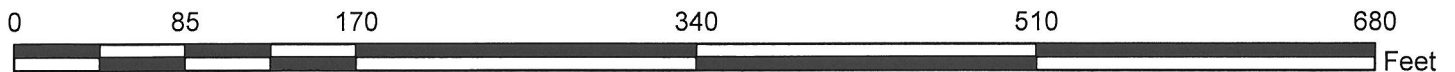
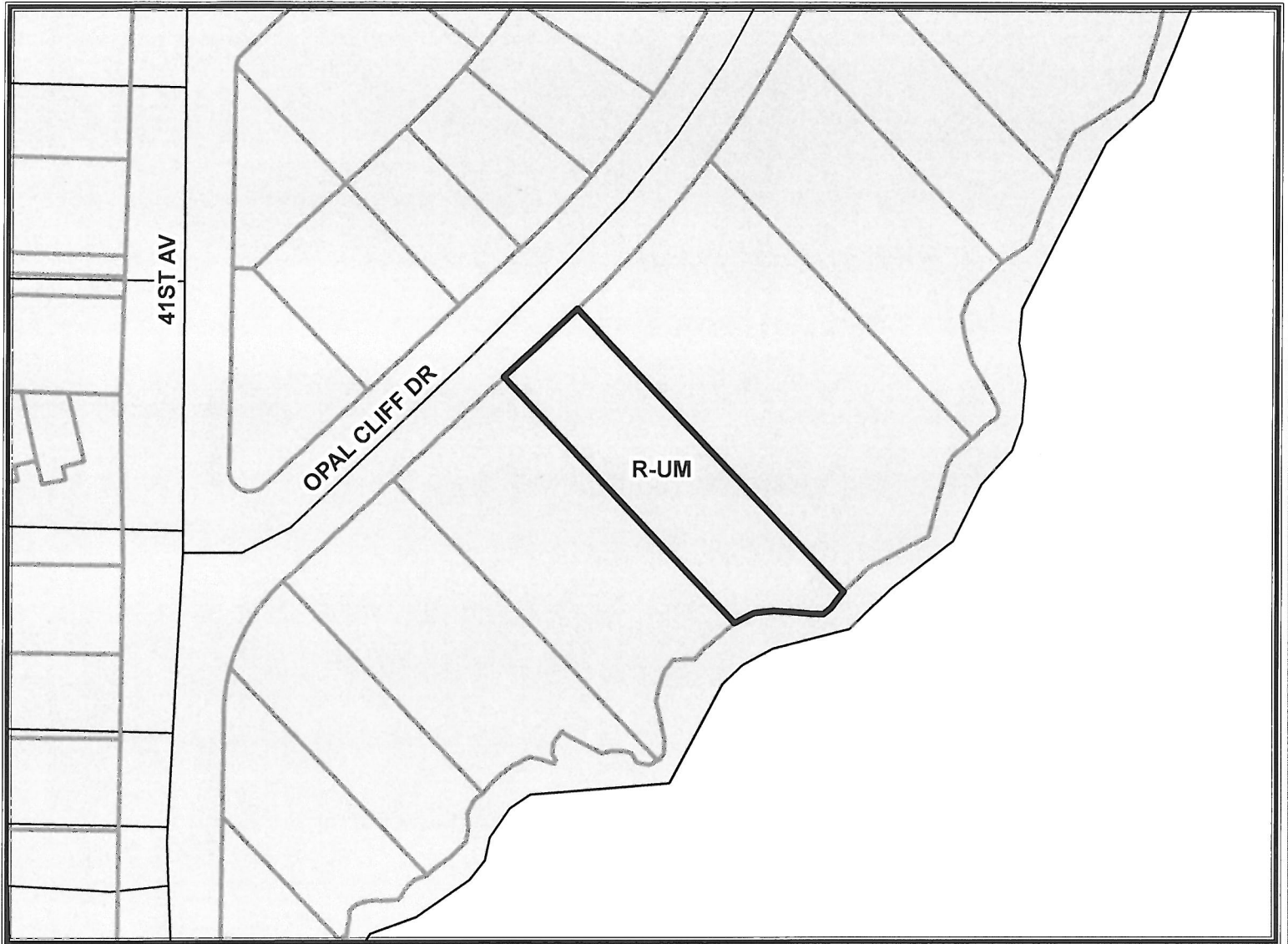
- APN: 033-171-05
- Assessors Parcels
- Street
- County Boundary
- RESIDENTIAL-SINGLE FAMILY
- PARK
- PUBLIC FACILITY
- RESIDENTIAL-MULTI FAMILY








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January 2015

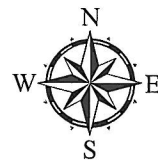


General Plan Designation Map



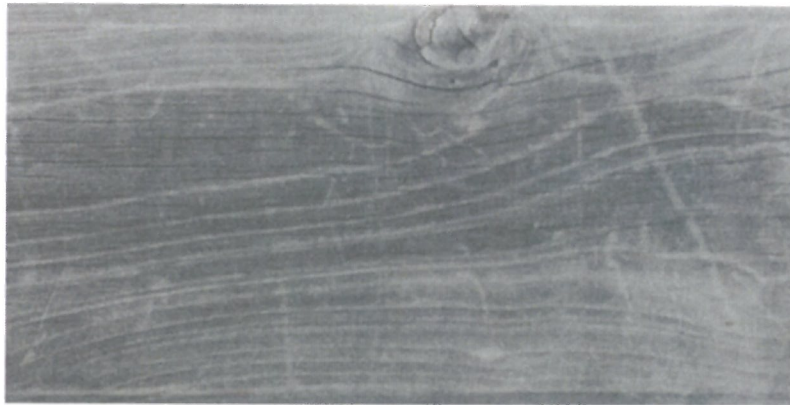
LEGEND

-  APN: 033-171-05
-  Assessors Parcels
-  Street
-  County Boundary
-  Residential - Urban Medium Density

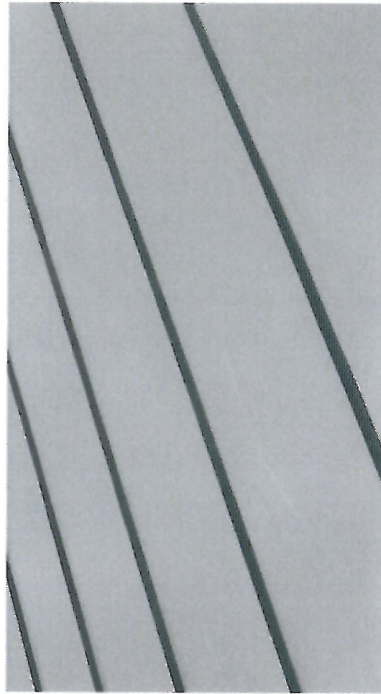


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January 2015

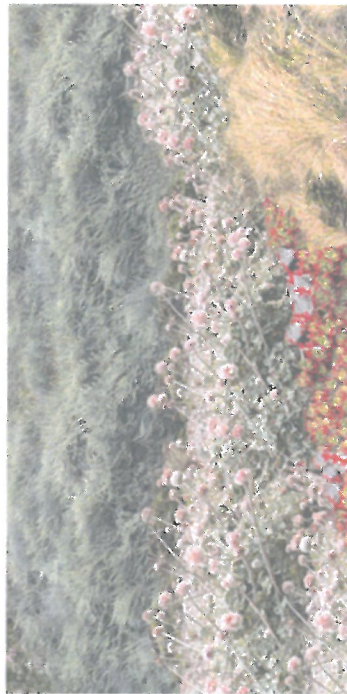




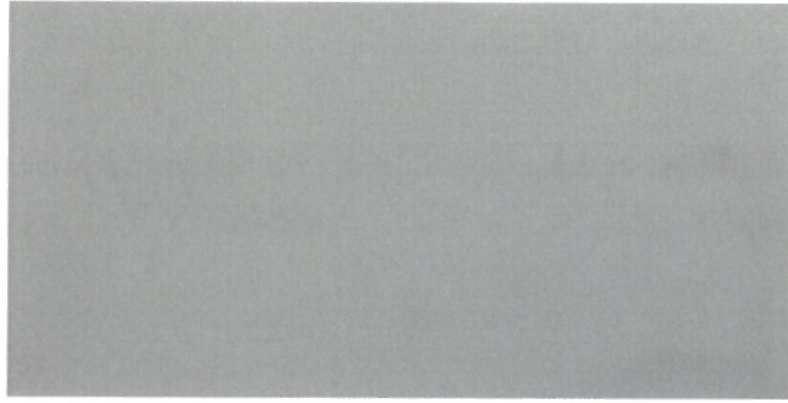
EXTERIOR CYPRESS SLATS ON
BLDG WALLS & CYPRESS BOARDS
ON EXTERIOR DECKS



ZINCALUME STANDING SEAM METAL ROOF



GREEN ROOF (SEE LANDSCAPE DWGS)



FASCIA, PTD FLASHING, BREAK METAL,
& POWDER COATED METAL CLAD
WOOD DOORS AND WINDOWS
(RAL 7037 - DUSTY GRAY)