AGENDA

VALLEJO ARCHITECTURAL HERITAGE AND LANDMARKS COMMISSION

JUNE 17, 2021

6:30 P.M.

Brian Harkins, Chair
Peter Bregenzer, Vice Chair
Curt Harding
David McCandless
Angela McDonald
Brendan Riley

IMPORTANT NOTICE

Until further notice, meetings of the Architectural Heritage and Landmarks Commission are being conducted using teleconference and electronic means, consistent with State of California Executive Order N-29-30 regarding the COVID-19 pandemic. The live stream of the meeting may be viewed on television or online. Details may be found at www.cityofvallejo.net. In accordance with Executive Order N-29-30, the public may only view the meetings on television and/or online and not in the Council Chamber.

PUBLIC COMMENT: Members of the Public may provide public comments during the Architectural Heritage and Landmarks Commission Meeting via ZOOM (https://zoomregular.cityofvallejo.net), or via phone, by dialing (669) 900-6833, enter meeting id: 914 0075 0676#

For additional instructions on how to speak during public comment, please visit, www.cityofvallejo.net/publiccomment

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- Stream from the City website: www.cityofvallejo.net/Streaming
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GENERAL INFORMATION

This AGENDA contains a brief general description of each item to be considered. The posting of the recommended actions does not indicate what action may be taken. If comments come to the Architectural Heritage and Landmarks Commission without prior notice and are not listed on the AGENDA, no specific answers or response should be expected at this meeting per State law.

Disclosure Requirements: Government Code Section 84308(d) sets forth disclosure requirements that apply to persons who actively support or oppose projects in which they have a "financial interest," as that term is defined by the Political Reform Act of 1974. If you fall within that category, and if you (or your agent) have made a contribution of $250 or more to any commissioner within the last twelve months to be used in a federal, state, or local election, you must disclose the fact of that contribution in a statement to the Commission.

Notice of Availability of Public Records: All public records relating to an open session item, which are not exempt from disclosure pursuant to the Public Records Act, that are distributed to a majority of the AHLC will be available for public inspection at City Hall, 555 Santa Clara St., 2nd Floor, or the Vallejo Public Library, 505 Santa Clara St. at the same time that the public records are distributed or made available to the AHLC. Such documents may also be available on the City of Vallejo website at www.cityofvallejo.net, subject to staff's ability to post the documents prior to the meeting.

Appeals: The applicant or any party adversely affected by the decision of the Architectural Heritage and Landmarks Commission may, within ten days after the rendition of the decision of the Architectural Heritage and Landmarks Commission, appeal in writing to the City Council by filing a written appeal with the City Clerk. Such written appeal shall state the reason or reasons for the appeal and why the applicant believes he or she is adversely affected by the decision of the Architectural Heritage and Landmarks Commission. Such appeal shall not be timely filed unless it is actually received by the City Clerk or designee no later than the close of business on the tenth calendar day after the rendition of the decision of the Architectural Heritage and Landmarks Commission. If such date falls on a weekend or City holiday, then the deadline shall be extended until the next regular business day.

Notice of the appeal, including the date and time of the City Council's consideration of the appeal, shall be sent by the City Clerk to all property owners within two hundred or five hundred feet of the project boundary, whichever was the original notification boundary.

The Council may affirm, reverse or modify any decision of the Architectural Heritage and Landmarks Commission which is appealed. The Council may summarily reject any appeal upon determination that the appellant is not adversely affected by a decision under appeal.

If you have questions regarding any of the following agenda items, please contact the staff planner listed for the item. For general questions, please contact the AHLC Secretary, Jonathan Atkinson at 707-648-4346 or jonathan.atkinson@cityofvallejo.net.

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. APPROVAL OF MINUTES

5. WRITTEN COMMUNICATIONS

6. SECRETARY'S REPORT

7. CITY ATTORNEY'S REPORT

8. REPORT OF THE CITY COUNCIL LIAISON

9. REPORT OF THE CHAIRPERSON AND MEMBERS OF THE COMMISSION

10. COMMITTEE REPORTS

11. COMMUNITY FORUM

12. CONSENT CALENDAR AND APPROVAL OF THE AGENDA

13. PUBLIC HEARING

A. **729 Santa Clara Street (COA#20-0023)**

Applicant/Owner: Jeffrey Otterman

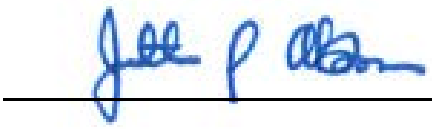
Project Description: The project consists of the construction of a 2,841 square foot, two-story, single-family residence with new landscaping and reduction of the required garage setback within the St. Vincent's Historic District. The single-family residence will include a total of five bedrooms, three bathrooms, a single-car garage, a living room and a kitchen. The new single-family residence will be constructed with the following mix of materials: horizontal lap siding with a smooth texture finish at the base of the building, a two by six horizontal "belly band" at the second floor and vertical panel siding with a cedar texture finish on the second floor, asphalt roof shingles and a combination of double-hung, slider and bay windows along Florida Street. Additionally, a total of 660 square feet of new landscaping will be installed along the front yard and around the home.

Proposed Environmental Determination:	The project is categorically exempt pursuant to Section 15303(a) of the California Environmental Quality Act (CEQA) Guidelines (Class 3: "New Construction or Conversion of Small Structures"). Therefore, no further environmental review is required.
Staff Recommendation:	Adopt the Resolution No. AHLC 21-XX to approve Certificate of Appropriateness (COA) #20-0023
Staff Planner:	Cesar Orozco, Associate Planner (707) 648-5436; cesar.orozco@cityofvallejo.net

14. OTHER AGENDA ITEMS

15. ADJOURNMENT

I, Jonathan Atkinson, AHLC Secretary, do hereby certify that I have caused a true copy of the above notice and agenda to be delivered to each of the members of the Vallejo Architectural Heritage and Landmarks Commission, at the time and in the manner prescribed by law and that this agenda was posted at City Hall, 555 Santa Clara Street, CA at or before 6:00 p.m. on Thursday, June 10, 2021.



Jonathan Atkinson, Secretary

Dated Thursday, June 10, 2021

Staff Reports

STAFF REPORT
CITY OF VALLEJO
ARCHITECTURAL HERITAGE AND LANDMARKS COMMISSION

I. PROJECT INFORMATION

Item No. 13-A

DATE OF MEETING:	June 17, 2021
PROJECT NUMBER:	Certificate of Appropriateness (COA) #20-0023
PREPARED BY:	Cesar Orozco, Associate Planner
PROJECT LOCATION:	729 Santa Clara Street / APN: 0055-101-250
APPLICABLE ZONING CODE SECTION(S):	Certificate of Appropriateness (Vallejo Municipal Code (VMC) Chapter 16.38)
PROJECT SUMMARY:	The project consists of the construction of a 2,841 square-foot, two-story, single-family residence with new landscaping and reduction of the required garage setback within the St. Vincent's Historic District. The single-family residence will include a total of five bedrooms, three bathrooms, a single-car garage, a living room and a kitchen. The new single-family residence will be constructed with the following mix of materials: horizontal lap siding with a smooth texture finish at the base of the building, a two by six horizontal "belly band" at the second floor and vertical panel siding with a cedar texture finish on the second floor, asphalt roof shingles and a combination of double-hung, slider and bay windows along Florida Street. Additionally, a total of 660 square feet of new landscaping will be installed along the front yard and around the home.
CEQA DETEMINATION:	The project is categorically exempt pursuant to Section 15303(a) of the California Environmental Quality Act (CEQA) Guidelines (Class 3: "New Construction or Conversion of Small Structures"). Therefore, no further environmental review is required.
RECOMMENDATION:	Staff recommends that the Architectural Heritage and Landmark Commission adopt Resolution 21-XX to

APPROVE Certificate of Appropriateness (COA) #20-0023.

PROJECT DATA SUMMARY

APPLICANT/PROPERTY OWNER:	Jeffrey Otterman 255 King Street #405 San Francisco, CA 94107
GENERAL PLAN DESIGNATION:	P-SF – Primarily Single-family
ZONING DISTRICT:	Low Density Residential (LDR)
HISTORIC DISTRICT:	St. Vincent's Historic District
EXISTING LAND USE:	Vacant residential Lot
SURROUNDING LAND USE:	North – Florida Street / Residential South – Residential / Lozier Alley East – Santa Clara Street / Residential West - Residential
LOT AREA:	4,766 square feet
TOTAL FLOOR AREA:	2,847 square feet
PARKING REQUIREMENTS/ PROVIDED:	Two spaces / Two spaces.

II. PROJECT DESCRIPTION

A. Background

Jeffrey Otterman, the property owner and applicant, submitted an application for a Certificate of Appropriateness, Site Development and a Minor Exception to construct a single-family residence at 729 Santa Clara Street. The timeline for the application is as follows:

Table 1 – Project Timeline

Date	Action / Event
January 4, 2021	The applicant Jeffrey Otterman, filed an application for a Certificate of Appropriateness, Site Development and a Minor Exception
January 4, 2021	The project plans were routed to various agencies for interdepartmental review and comment
February 3, 2021	Staff sent a Permit Streamlining Act Letter to the applicant requesting additional information to be submitted.
April 6, 2021	The applicant resubmitted plans addressing staff's comments. The project plans were routed to various agencies for interdepartmental review and comment.
April 30, 2021	The application was determined to be complete for processing and staff confirmed via email.

June 3, 2021	A public notice was sent to the Architectural Heritage and Landmark Commission (AHLC), all active neighborhood groups within 500 feet of the subject property, property owners within 200 feet of the subject property, and to the applicant.

The project requires the following approvals under the Vallejo Municipal Code (VMC):

Table 2 – Required Permits

Permit Type	Description	VMC Code Section	Review Authority
Certificate of Appropriateness	Consistency to St. Vincent's Historic District	16.38.270	AHLC
Site Development	New-single family residence	16.90.050	Planning and Development Services (PDS) Director
Minor Exception	Reduction of garage setback	16.80.090	PDS Director

Once the Architectural Heritage and Landmark Commission takes action on the Certificate of Appropriateness, the Planning and Development Services Director will take action on the Site Development and Minor Exception permits.

Location and Land Use Context

The project site is located on a corner lot at the intersection Santa Clara Street and Florida Street. It is surrounded by existing residential uses, as described in Table 3, below, and as shown in Figure 1 (on the next page).

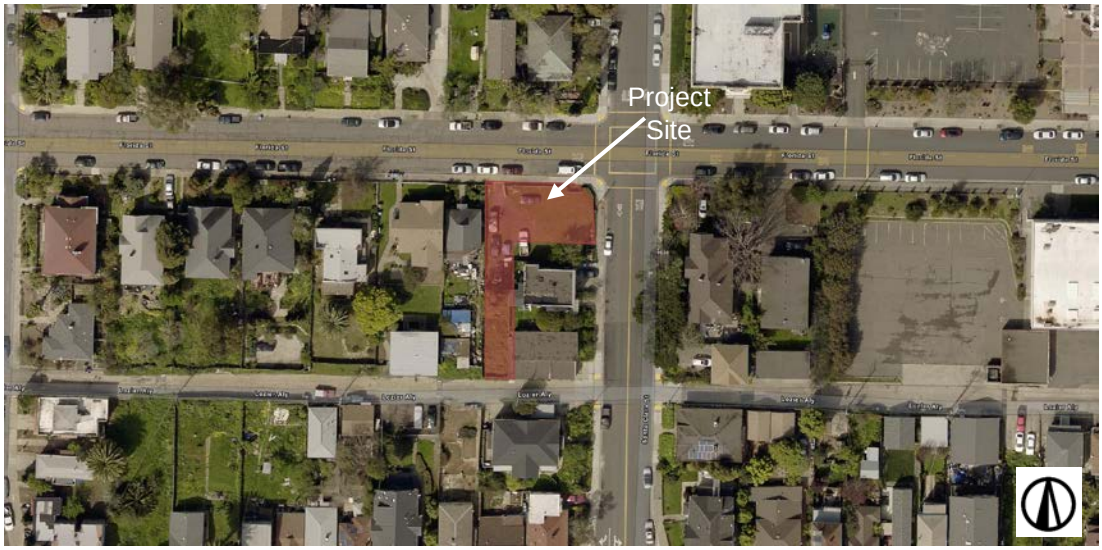
Table 3 – Surrounding Use

Direction	Land Uses
North	Florida Street Residential
East	Santa Clara Street Residential
South	Residential Lozier Alley
West	Residential

Saint Vincent's Ferrer Catholic Church is located approximately 150 feet to the northeast and Sonoma Boulevard is located approximately a quarter mile to the east. The immediate vicinity of the project site is characterized by existing residential land uses. The site's General Plan land use designation is Primarily Single-Family (R-SF) and it has a zoning district of Low Density Residential (LDR). The new proposed zoning district for the subject site is Residential Low Density (RLD).

On August 29, 2017, the City Council adopted the Interim Zoning Policy (IZP) to facilitate development that is consistent with General Plan 2040 prior to the adoption of the new Zoning Ordinance. Under the Interim Zoning Policy, General Plan 2040 land use designations correlate to existing zoning districts for the purpose of applying development regulations in reviewing projects. The IZP has predetermined that the land use designation of R-SF is consistent to the LDR zoning district.

Figure 1 – Vicinity Map



St. Vincent's Historic District

The subject property is located within the St. Vincent's Historic District. In 2003, the St. Vincent's Historic District was added to the National Register list. The St. Vincent's Historic District is a residential neighborhood constructed mostly from the 1850's to the end of World War II. During the past 130 years, 714 primary buildings were constructed on a regular grid pattern across hilly terrain. The district includes approximately 575 parcels, about 95 percent of which have a residential use. About 542 of the dwellings within the district are single-family residences, including alley residences or second units, and 131 buildings are multi-unit or mixed use buildings. Of the 714 primary buildings, 545 contribute to the historic character of the district. Most of the other ancillary buildings are garages or sheds.

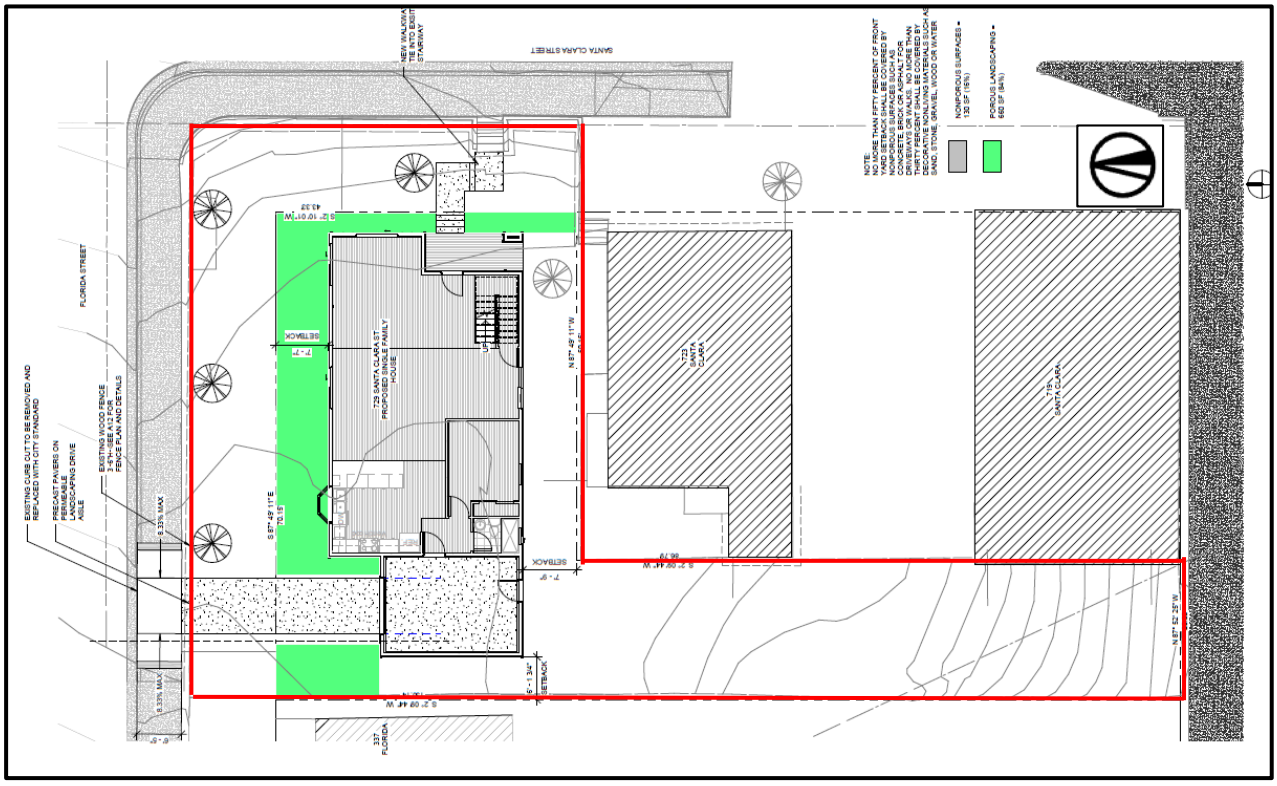
The predominant use of single-family residences accounts for the visual characteristics of the district. Many of the primary buildings are clearly separated from neighboring buildings. The parcels within the district have side yards, often quite narrow, and back yards. Building setbacks vary by construction date causing the street face to be irregular on some blocks. Many residences were constructed on the property line, while others were constructed towards the rear of the property away from the street.

Additionally, the variety of building heights, massing and scale has created a diverse visual character within the St. Vincent's Historic District. Throughout the district, different types of residences from different eras are seen, with gable, hip or flat roofs, one or two story heights, hardie board or shingle siding, and double-hung or slider windows. The St. Vincent's Historic District was created with different historical styles represented throughout the district.

B. Project Description

The project involves the construction of a new single-family residence with a total building area of 2,841 square feet and an overall building height of 27 feet and three inches. The single-family residence will include a total of five bedrooms, three bathrooms, a single-car garage, a living room and a kitchen. The new single-family residence will be constructed with the following mix of materials: horizontal lap siding with a smooth texture finish at the base of the building, a two by six horizontal "belly band" at the second floor and vertical panel siding with a cedar texture finish on the second floor, asphalt roof shingles and a combination of double-hung, slider and bay windows along Florida Street. Additionally, a total of 660 square feet of new landscaping will be installed along the front yard and around the home (see figure 2).

Figure 2 – Site Plan



III. STAFF ANALYSIS

General Plan Consistency

The General Plan 2040 Land Use Designation for the subject property is Primarily Single-Family (R-SF). The General Plan characterizes this designation as follows:

> "Primarily Single-Family (R-SF). The R-SF designation applies to residential neighborhoods primarily characterized by detached single-family homes, although some older areas also have attached dwellings and small stores. Dwellings typically have front and rear yards, as well as side setbacks. Permitted land uses include single family homes, in some instances duplexes, triplexes, fourplexes, and small commercial spaces, and public facilities such as schools, religious institutions, parks, and other community facilities appropriate within a residential neighborhood…"[1]

The project is consistent with this land use designation in that it involves the construction of a 2,841 square-foot single-family residence. The proposed single-family residence will be compatible with surrounding single-family residences and will not adversely affect the land uses in close proximity.

The project is also consistent with applicable General Plan 2040 policies and actions. Key policies and actions relevant to the project are shown in **bold**, followed by staff's analysis in *italic*:

[1] General Plan 2040, page 2-19

Table 4 – General Plan 2040 Policies and Actions	
Policies and Actions	**Staff's Analysis**
- Policy NBE-2.3 Inviting, Compatible Design. Promote attractive development that is compatible with surrounding uses.	*- The proposed single-family residence is being constructed with horizontal lap siding, a two by six horizontal "belly band" at the second floor and vertical panel siding on the second floor, asphalt roof shingles and a combination of double-hung, slider and bay windows is compatible with surrounding homes.*
- Policy NBE-2.8 Infill Development. Promote infill development targets vacant and underutilized sites for community-desired and enhancing uses that is compatible with surrounding uses.	*- Underutilized vacant lot within a developed historical district.* *- The single-family residence will enhance and is compatible with the surrounding uses, which are primarily single family residences.*
- Policy NBE-3.13 – Neighborhood Character. Preserve the character of existing single-family residential neighborhoods.	*- The proposed single-family residence helps preserve the character of existing single-family residences within close proximity and the St. Vincent's Historic District.* *- The proposed single-family residence contributes to the character of the neighborhood by respecting the scale and mass, site location, height, and materials of the neighborhood.*

Vallejo Municipal Code Compliance

The project site is zoned Low Density Residential (LDR). The LDR zoning district is intended to create and establish regulations for a low density residential district, in which permanent single-family residences are the principal use. Per Section 16.38.295 (B) of the Vallejo Municipal Code (VMC), basic site development standards are applicable to new construction within historic districts. The project is consistent with the applicable LDR standards enumerated in VMC Section 16.14.060. The proposed single-family residential use is permitted by right (other than AHLC approval for a new structure) and is compliant with all development standards.

Per Section 16.38.295 (C) of the VMC, new construction standards shall be adopted and applied when reviewing and approving new buildings with a Certificate of Appropriateness (COA). As mentioned below, the new construction standards were waived by the AHLC, which informally adopted the Secretary's Standards for use in evaluating new construction. The Secretary's Standards are generally silent on entirely new structures.

Certificate of Appropriateness

Pursuant to VMC Section 16.38.260, any new construction within the St. Vincent's Historic District requires a COA. The St. Vincent's Historic District has no formal, adopted design guidelines for new construction. In 1973, the Planning Division informally adopted "New Construction Standards" for an Architectural Heritage District. These early standards required any new construction or major exterior alterations in the Architectural Heritage District to be constructed in one of 17 traditional styles. The

traditional styles ranged from several Victorian styles to Spanish or Mission Revival. Throughout the 1970's, creating replicas of a historic dwelling was common practice for new construction within historic districts.

In 1976, the Federal Government created the Secretary of the Interior's Standards for Rehabilitation ("Secretary's Standards"), which were formally published in 1978 for use in evaluating rehabilitation work in historic districts. The Secretary's Standards provided government officials, architects and homeowners with standardized guidance that could be provided country-wide when faced with rehabilitation and new construction in historic districts. In July of 1985, the AHLC waived the 1973 guidelines and informally adopted the Secretary's Standards for use in evaluating new construction within the Architectural Heritage District.

The Secretary's Standards are generally silent on entirely new structures. Nonetheless, they do include the following statements that staff has used to evaluate the proposed single-family residence (the standards are in **bold**, and staff's determination follows in *italics*):

- **Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.**

  The proposed single-family residence is being constructed to be visually consistent with the neighborhood due to features such as siding, roof style, and double-hung windows, yet clearly recognizable as a modern building. The building will be constructed with modern materials such as hardie board siding and metal garage doors. Recreating a false sense of historical features is discouraged with new construction. The proposed single-family residence is proposed to have similar scale and mass, height, setbacks and materials as homes within the district.

- **Not recommended: Introducing a new building, streetscape or landscape feature that is out of scale, or otherwise inappropriate to the setting's historic character.**

  The proposed single-family residence contributes to the character of neighborhood by respecting the scale and mass, site location, height, materials and orientation to other residences in the 700 block of Santa Clara Street, the 300 block of Florida Street and the St. Vincent's District in general. The height of the proposed building is 25 feet and nine inches, which is consistent with the average building height of 24 feet of buildings in close vicinity to the subject property. The location of the proposed building and its garage doors are orientated toward the street to capture key characteristics of the neighborhood. The proposed three-foot setback from the front property line is consistent to other residences in the 700 block of Santa Clara Street and the 300 block of Florida Street. The single-family residence will be visually compatible with the existing neighborhood due to the proposed materials of horizontal lap siding with a smooth texture finish at the base of the building, a two by six horizontal "belly band" at the second floor and vertical panel siding with a cedar texture finish on the second floor, asphalt roof shingles and a combination of double-hung, slider and bay windows. Window and door placements on the proposed residence continues the established building rhythms along Santa Clara Street and Florida Street.

- **Not recommended: Introducing new construction into a historic district that is visually incompatible or that destroys historic relationships within the district or the neighborhood.**

  As stated above, the proposed single-family residence will not be visually incompatible or destroy historic relationships within the district or the neighborhood. The single-family residence will be visually compatible with the existing neighborhood due to the proposed materials horizontal lap siding with a smooth texture finish at the base of the building, a two by six horizontal "belly band" at the second floor and vertical panel siding with a cedar texture finish on the second floor, asphalt roof shingles and a combination of double-hung, slider and bay windows.

Overall, the proposed project consistent with the existing streetscape of Santa Clara Street where there is a mix of architectural styles that range from 19th century cottages, to more opulent Victorian buildings and 1920's Spanish style cottages. The proposal will be architecturally compatible to the existing neighborhood however; it will clearly be perceived as 21st century construction.

Certificate of Appropriateness Findings

VMC Section 16.38.310 requires the AHLC to make the following findings prior to granting a Certificate of Appropriateness (the findings s are in **bold**, and staff's determination follows in *italics*):

> **With respect to property in an architectural heritage district or a historic district, that the proposed work shall not adversely affect the exterior features of the subject property or the relationship and congruity between the subject structure or feature and its neighboring structures and surroundings, including facade, setback, bulk, height, color and wall of continuity; nor shall the proposed work adversely affect the special character or special historical, cultural, architectural or aesthetic interest or value of the district.** *The proposed single-family residence does not adversely affect the relationship and congruity between it and its neighboring structures and surroundings nor adversely affect the special character or special historical, cultural, architectural or aesthetic interest or value of the St. Vincent's District because it respects the scale and mass, site location, height, materials and orientation of other residences in the 700 block of Santa Clara Street, 300 block of Florida Street, and the St. Vincent's District more generally. The height of the proposed building is 25 feet and nine inches, which is consistent with the average building height of 24 feet for buildings in close vicinity to the subject property. The location of the proposed structure and its garage doors are orientated toward the street to capture key characteristics of the neighborhood. The single-family residence will be visually compatible with the existing neighborhood due to the proposed materials for the structure's exterior, including horizontal lap siding with a smooth texture finish at the base of the structure, a two by six horizontal "belly band" and vertical panel siding with a cedar texture finish on the second floor, asphalt roof shingles, and a combination of double-hung, slider and bay windows. Window and door placements on the proposed residence continue the established building rhythm along Santa Clara Street and Florida Street.*

IV. Environmental Review

Following a review of the project, staff has determined that it is exempt from the requirements of the California Environmental Quality Act (CEQA). Under CEQA, the State has identified classes of projects which have been determined to not have a significant impact on the environment and are therefore exempt from the requirements of CEQA. The project is categorically exempt pursuant to Section 15303 Class 3: "New Construction and Conversion of Small Structures" of the CEQA Guidelines. Construction of a new single-family residence will not significantly affect the environment. Furthermore, the City has considered whether or not any of the exceptions found under Section 15300.2 of the CEQA Guidelines exist, which would preclude the project from being categorically exempt from CEQA. The project is consistent with Section 15300.2 as follows: (a) the site is not located in an environmentally sensitive area, (b) there are no cumulative impacts, (c) there are no significant effects due to unusual circumstances, (d) the project is not located near a scenic highway, (e) the project site is not located on a hazardous waste site pursuant to Government Code Section 65962.5, and (f) the project would not adversely affect any historical resource. Therefore, no further environmental review is required.

V. NOTICING AND PUBLIC COMMENTS

Pursuant to VMC Section 16.38.290 (D), notice of this hearing was sent on June 7, 2021 to all property owners within 200 feet of the subject property and to applicable neighborhood groups. Staff has not received any comments or questions from the public on the application as of writing this staff report.

VI. CONCLUSION / STAFF RECOMMENDATION

Based on the analysis contained in this staff report and the project's consistency with General Plan 2040 and the Vallejo Municipal Code, staff recommends that the AHLC **APPROVE** Certificate of Appropriateness (COA)) #20-0023 based on the findings provided in the attached Resolution No. AHLC 201-XX and subject to the Conditions of Approval provided as Exhibit A thereto.

VII. EXPIRATION

Pursuant to VMC Section 16.38.318, approval of this Certificate of Appropriateness shall expire automatically 18 months after its approval unless authorized construction has commenced prior to the expiration date (December 17, 2022 if approved at this meeting and not appealed).

VIII. APPEAL PROCEDURE

Pursuant to VMC Section 16.38.330, the applicant or any party adversely affected by the decision of the AHLC may, within ten days after the Commission renders its decision, file a written appeal to the City Council with the City Clerk along with a fee of $1,243 dollars. Such written appeal shall state the reason or reasons for the appeal and why the appellant believes he or she is adversely affected by the decision. Such appeal shall not be timely filed unless it is actually received by the City Clerk or designee no later than the close of business on the tenth calendar day after the decision has been rendered. If such date falls on a weekend or City holiday, then the deadline shall be extended until the next regular business day.

Notice of the appeal, including the date and time of the City Council's consideration of the appeal, shall be sent by the City Clerk to all property owners within two hundred feet of the project boundary. The Council may affirm, reverse, or modify any decision that is appealed.

IX. ATTACHMENTS

1. Resolution No. AHLC 21-XX
    - Exhibit A – Conditions of Approval
2. Project Plans

ATTACHMENT 2

ARCHITECTURAL HERITAGE AND LANDMARKS COMMISSION

RESOLUTION NO. AHLC 21-XX

A RESOLUTION OF THE ARCHITECTURAL HERITAGE AND LANDMARKS COMISSION APPROVING A CERTIFICATE OF APPROPRIATENESS (COA) #20-0023 TO ALLOW THE CONSTRUTION OF A 2,841 SQUARE-FOOT SINGLE-FAMILY RESIDENCE LOCATED AT 729 SANTA CLARA STREET.

APN: 0055-101-250

*** ***

I. GENERAL FINDINGS

WHEREAS, January 4, 2021, an application was filed by Jeffrey Otterman seeking approval for a Certificate of Appropriateness to construct a 2,841 square-foot single-family residence ("Project") located at 729 Santa Clara Street; and

WHEREAS, per Section 16.38.260(B) of the Vallejo Municipal Code (VMC), a Certificate of Appropriateness is required for projects within the St. Vincent's Historic District; and

WHEREAS, on July 17, 2021, the City of Vallejo Architectural Heritage and Landmarks Commission conducted a duly noticed public hearing to consider the Certificate of Appropriateness application, at which testimony and evidence, both written and oral, were presented to and considered by the Architectural Heritage Landmarks Commission; and

WHEREAS, based on evidence received at the public hearing and that provided by staff in its report to the Architectural Heritage and Landmarks Commission, the Commission makes the following factual findings:

II. CALIFORNIA ENVIRONMENTAL QUALITY ACT FINDINGS

Following a review of the project, staff has determined that it is exempt from the requirements of the California Environmental Quality Act (CEQA). Under CEQA, the State has identified classes of projects which have been determined to not have a significant impact on the environment and are therefore exempt from the requirements of CEQA. The project is categorically exempt pursuant to Section 15303 Class 3: "New Construction and Conversion of Small Structures" of the CEQA Guidelines.

Furthermore, the City has considered whether or not any of the exceptions found under Section 15300.2 of the CEQA Guidelines exist, which would preclude the project from being categorically exempt from CEQA. The project is consistent with Section 15300.2 as follows: (a) the site is not located in an environmentally sensitive area, (b) there are no cumulative impacts, (c) there are no significant effects due to unusual circumstances, (d) the project is not located near a scenic highway, (e) the project site is not located on an open a hazardous waste site pursuant to Government Code Section 65962.5, and (f) the project would not adversely affect any historical resource. Therefore, no further environmental review is required.

III. FINDINGS RELEVANT TO THE CERTIFICATE OF APPROPRIATENESS FOR PROJECT APPROVAL AND FOR DETERMINATION OF PROJECT CONSISTENCY WITH APPLICABLE GENERAL PLAN

WHEREAS, the criteria for a Certificate of Appropriateness has been met in accordance with Vallejo Municipal Code Section 16.38.310 as follows:

A. **With respect to property in an architectural heritage district or a historic district, that the proposed work shall not adversely affect the exterior features of the subject property or the relationship and congruity between the subject structure or feature and its neighboring structures and surroundings, including facade, setback, bulk, height, color and wall of continuity; nor shall the proposed work adversely affect the special character or special historical, cultural, architectural or aesthetic interest or value of the district.** *The proposed single-family residence does not adversely affect the relationship and congruity between it and its neighboring structures and surroundings nor adversely affect the special character or special historical, cultural, architectural or aesthetic interest or value of the St. Vincent's District because it respects the scale and mass, site location, height, materials and orientation of other residences in the 700 block of Santa Clara Street, 300 block of Florida Street, and the St. Vincent's District more generally. The height of the proposed building is 25 feet and nine inches, which is consistent with the average building height of 24 feet for buildings in close vicinity to the subject property. The location of the proposed structure and its garage doors are orientated toward the street to capture key characteristics of the neighborhood. The single-family residence will be visually compatible with the existing neighborhood due to the proposed materials for the structure's exterior, including horizontal lap siding with a smooth texture finish at the base of the structure, a two by six horizontal "belly band" and vertical panel siding with a cedar texture finish on the second floor, asphalt roof shingles, and a combination of double-hung, slider and bay windows. Window and door placements on the proposed residence continue the established building rhythm along Santa Clara Street and Florida Street.*

NOW, THEREFORE, BE IT RESOLVED, that the Architectural Heritage and Landmarks Commission herby **APPROVES** Certificate of Appropriateness #20-0023, based on the findings contained herein and subject to the Conditions of Approval attached as Exhibit A to the Resolution.

IV. VOTE

PASSED AND ADOPTED at a regular meeting of the Architectural Heritage and Landmarks Commission of the City of Vallejo, State of California, on the 17th day of June 2021, by the following vote to-wit:

AYES:
NOES:
ABSTAIN:
ABSENT:

Brian Harkins, Chairperson
City of Vallejo Architectural Heritage and Landmarks Commission

Jonathan Atkinson, Secretary
City of Vallejo Architectural Heritage and Landmarks Commission

EXHIBIT A

CONDITIONS OF APPROVAL
CERTIFICATE OF APPROPRIATENESS (COA) #20-0023
729 SANTA CLARA STREET
APN: 0055-101-250

PROJECT DESCRIPTION

The project consists of the construction of a 2,841 square-foot, two-story, single-family residence with new landscaping and the reduction of the required garage setback within the St. Vincent's Historic District. The single-family residence will include a total of five bedrooms, three bathrooms, a single-car garage, a living room and a kitchen. The new single-family residence will be constructed with the following mix of materials: horizontal lap siding with a smooth texture finish at the base of the building, a two by six horizontal "belly band" at the second floor, vertical panel siding with a cedar texture finish on the second floor, asphalt roof shingles and a combination of double-hung, slider and bay windows along Florida Street. Additionally, a total of 660 square feet of new landscaping will be installed along the front yard and around the home.

A. Planning Division
Staff Contact: Cesar Orozco, (707) 648-5436, cesar.orozco@cityofvallejo.net

Pre-Building Permit:

1. Prior to building permit submittal, the project must receive approval for the Site Development permit and Minor Exception permit from the Planning and Development Services Director. If the Site Development and Minor Exception permits are not approved, this approval becomes null and void.

2. Prior to building permit issuance, submit a numbered list to the Planning Division with a written response on how each condition of project approval contained in this report will be satisfied. The list should be submitted to the project planner who will coordinate development of the project. The approved COA will be included in the permit set after the cover sheet with each condition listed and how the applicant will address each condition in writing.

3. Prior to building permit issuance, the Planning Division shall confirm that the building permit drawings and subsequent construction substantially conform with the approved Planning application drawings.

Overall Project:

4. All vents, gutters, downspouts, flashings, electrical conduits, etc., shall be painted to match the color of the adjacent surface.

5. All mechanical equipment and utility meters shall be screened in a manner approved by the Planning Division. Electrical transformers shall be screened or placed underground.

6. Proposed landscaping shall be completed prior to obtaining certificate of occupancy.

7. Required landscaping shall be maintained in a neat, clean, and healthy condition. This shall include pruning, mowing of lawns, weeding, removal of litter, fertilizing, replacement of plants when necessary, and the regular watering of all plantings.

8. All roof-mounted mechanical devices and their components such as air conditioners, heating equipment, exhaust fans, vents or ducts, or similar equipment shall be screened from view in a

manner approved by the Planning Division. All wall-mounted air conditioners shall be flush mounted.

9. Obtain an inspection from the Planning Division prior to occupancy/final building inspection. All inspections require a minimum 24-hour notice. Occupancy permits shall not be granted until all construction and landscaping is completed and finaled in accordance with the approved plans and required conditions of approval or a bond has been posted to cover all costs of the unfinished work as agreed to by the Planning Manager.

10. Construction-related activities shall be limited to between the hours of 7 a.m. and 6 p.m., Monday through Saturday. No construction is to occur on Sunday or federal holidays. Construction equipment noise levels shall not exceed the City's maximum allowable noise levels.

11. The project shall be constructed and operated in accordance with the authorized use as described in the application materials, staff report, and approved plans [COA20-0023] (dated 4/5/2021), and as amended by these Conditions of Approval (COA). Any additional uses or facilities other than those approved with this permit as described in the project description and the approved plans will require a separate application and approval. Any deviation from the approved drawings and COA shall require prior written approval from the Planning Manager or his or her designee.

12. The Planning Manager or his/her designee shall conduct a site visit prior to the issuance of an occupancy permit by the Building Division to confirm compliance with approved plans, conditions of approval, and code requirements.

13. The Certificate of Appropriateness shall expire 18 months from the date of approval unless construction permits are obtained and work has begun. The effective date of the permit is June 28, 2021 (if approved) and expiration date of the approvals is December 17, 2022 (if approved).

14. A request for a time extension from the expiration date of December 17, 2022 (if approved) can be considered if an application with required fee is filed at least 45 days before the original expiration date, otherwise a new application is required. Extensions are not automatically approved. Changes in conditions, City policies, surrounding neighborhood, and other factors permitted to be considered under the law, may require, or permit denial.

15. Applicant shall indemnify, hold harmless, and defend City, its officers, officials, directors, employees, agents, volunteers and affiliates and each of them from any and all claims, demands, causes of action, damages, costs, expenses, actual attorney's fees, applicant's fees, expert fees, losses or liability, in law or in equity, of every kind and nature whatsoever arising out of or in connection with Applicant's operations, or any subcontractor's operations, to be performed under this agreement for Applicant's or subcontractor's tort negligence including active or passive, or strict negligence, including but not limited to personal injury including, but not limited to bodily injury, emotional injury, sickness or disease, or death to persons and/or damage to property of anyone, including loss of use thereof, caused or alleged to be caused by any act or omission of Applicant, or any subcontractor, or anyone directly or indirectly employed by any of them or anyone for the full period of time allowed by the law, regardless to any limitation by insurance, with the exception of the sole negligence or willful misconduct of the City. No modification of the project, any application, permit, certification, condition, environmental determination, other approval, change in applicable laws and regulations, or change in processing methods shall alter the Applicant's indemnity obligation.

JEFFERY ADAM OTTERMAN

729 SANTA CLARA STREET
VALLEJO, CA 94590

DESCRIPTION OF WORK

NEW SINGLE FAMILY HOUSE ON IRREGULAR SHAPED CORNER LOT.

DEFERRED SUBMITTAL

- FIRE SPRINKLER SYSTEM
- PREFRABRICATED TRUSS FRAMING

CODE SUMMARY

OCCUPANCY TYPE:	R-3
CONSTRUCTION TYPE	VB
SPRINKLERED:	YES
BUILDING CODES	
CALIFORNIA RESIDENTIAL BUILDING CODE	2019
CALIFORNIA BUILDING CODE	2019
CALIFORNIA MECHANICAL CODE	2019
CALIFORNIA PLUMBING CODE	2019
CALIFORNIA ELECTRICAL CODE	2019
CALIFORNIA ENERGY CODE	2019
LOCAL AMENDMENTS	

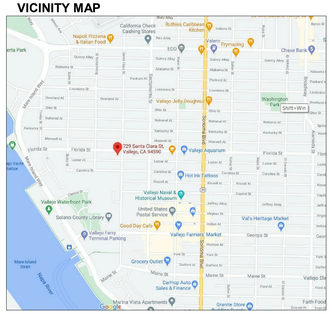
ZONING SUMMARY

ZONING TYPE	PRIMARILY SINGLE-FAMILY (PSF) LOW DENSITY RESIDENTIAL (LDR)
EXISTING USE:	SINGLE FAMILY HOME
HISTORIC DISTRICT	ST VINCENT'S HISTORIC DISTRICT

PROPERTY SUMMARY

APN	**0055-123-080**
HOUSE AREA: FIRST FLOOR	1230 SF
SECOND FLOOR	1140 SF
TOTAL OCCUPIED FLOOR AREA	**2370 SF**
PORCH AREA	**77 SF**
GARAGE AREA:	**295 SF**
EXISTING LOT AREA:	4,776 SF
LOT SITE COVERAGE: (1230 SF+ 76 SF+ 295 SF) = 1601 SF/ 4776SF	1601 SF 34% < 50% MAX
PARKING SPACES PROPOSED:	1-COVERED STALL

VICINITY MAP



LIGHTING NOTES

1. ALL LIGHTS THROUGHOUT THE RESIDENCE, INCLUDING THE GARAGE AND EXTERIOR, SHALL BE HIGH EFFICACY. [CENC 150.0(K)1A]

2. LIGHTS OVER TUBS AND SHOWERS TO BE MARKED FOR DAMP OR WET LOCATIONS WHERE SUBJECT TO SHOWER SPRAY. [CEC 410.10(D)]

ELECTRICAL NOTES

1. ALL OUTLETS AFCI UNLESS NOTED AS GFCI. ALL 120-VOLT, SINGLE PHASE, 15- AND 20-AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS OR DEVICES INSTALLED IN DWELLING UNIT BEDROOMS, SUNROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION-TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT. [CEC 210.12(A)]
2. ALL NON-LOCKING TYPE 125-VOLT, 15- AND 20-AMPERE RECEPTACLES SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES. [CEC 406.12]
3. 20-AMPERE DEDICATED BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY BATHROOM RECEPTACLE OUTLET(S). SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS. [CEC 210.11(C)(3)]

PLUMBING NOTES

GC TO CONFIRM ALL PLUMBING FIXTURE WITHIN THE DWELLING UNIT TO BE REPLACED WITH MODERN WATER CONSERVING FIXTURES. [CALGREEN 301.1.1]
NONCOMPLIANT PLUMBING FIXTURE MEANS ANY OF THE FOLLOWING [CALIFORNIA CIVIL CODE. 1101.3(C)]:
(1) ANY TOILET MANUFACTURED TO USE MORE THAN 1.6 GALLONS OF WATER PER FLUSH.
(2) ANY URINAL MANUFACTURED TO USE MORE THAN ONE GALLON OF WATER PER FLUSH.
(3) ANY SHOWERHEAD MANUFACTURED TO HAVE A FLOW CAPACITY OF MORE THAN 2.5 GALLONS OF WATER PER MINUTE.
(4) ANY INTERIOR FAUCET THAT EMITS MORE THAN 2.2 GALLONS OF WATER PER MINUTE.

GENERAL NOTES

1. CONSTRUCTION DOCUMENTS AND SPECIFICATIONS ARE COMPLIMENTARY. WHAT IS SHOWN ON ONE SHALL BE BIDING AS IF REQUIRED BY ALL..
2. INVALIDITY OF ANY PROVISIONS IN THE CONTRACT DOCUMENTS DOES NOT INVALIDATE THE REMAINING ELEMENTS OF THE CONTRACT.
3. DIGITAL TRANSMISSION OF CAD DRAWINGS OR MODEL, IF REQUESTED, IS FOR REFERENCE ONLY. DESIGN TEAM SHALL BE HELD INDEMNIFIED FOR ALL BUILDING INFORMATION MOEL USE OR RELIANCE
4. CONTRACTOR SHALL REVIEW AND BECOME FAMILIAR WITH THE SITE CONDITIONS, FIELD DIMENSION AND COORDINATE WORK AS NEEDED WITH CONTRACT DOCUMENTS.
5. CONTRACTOR SHALL ALERT ARCHITECT TO ANY DISCREPANCY IN FIELD CONDITIONS OR AS DEFINED IN DRAWINGS.
6. CONTRACTOR IS SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, ETCHNIQUES, SEQUENCES AND PROCEDURES.
7. CONTRACTOR IS RESPONSIBLE TO OWNER FOR ERRORS OR OMISSIONS OF THEIR SUBCONTRACTORS, AGENTS OR EMPLOYEES
8. CONTRACTOR SHALL BE RESPONSIBLE FOR INSPECTION OF WORK PROGRESS AND SCHEDULE AND DETERMINE IF SPACE IS IN PROPER CONDITION TO RECEIVE SUBSEQUENT WORK
9. CONTRACTOR SHALL PAY FOR LABOR, MATERIALS, EQUIPENT, TOOLS, CONSTRUCTION EQUIPMENT AND MACHINERY, WATER, HEAT, UTILITIES, TRANSPORTATION AND OTHER FACILITIES NECESSARY FOR PROPER EXECUTION AND COMPLETION OF WORK.
10. CONTRACTOR MAY NOT SUBSTITUTE MATERIALS ONLY WITH EXPRESSED CONSENT OF THE OWNER AND AFTER EVALUATION BY DESIGN TEAM
11. CONTRACTOR WARRANTEES WORK WILL BE FREE OF DEFECTS EXCEPT FOR THOSE INERENT IN THE QUALITY OF THE WORK
12. CONTRACTOR SHALL COMPLY WITH ALL LOCAL LAWS.
13. CONTRACTOR SHALL PROVIDE NOTICE TO OWNER AND DESIGN TEAM IF CONCEALED OR UNKNOWN CONDITIONS ARE ENCOUNTERED THAT DIFFER FROM THOSE IN CONTRACT DOCUMENTS.
14. CONTRACTOR SHALL SUSPEND OPERATIONS SHOULD THEY ENCOUNTER HUMAN REMAINS, BURIAL MARKERS, ARCHAEOLOGICAL SITES OR WETLANDS NO INDICATED IN CONTRACT DOCUENTS. OWNER SHALL PROMPTLY TAKE ACTION AS NEEDED FOR GOVERMENTAL AUTHORIZATION REQUIRED TO RESUE WORK.
15. CONTRACTOR SHALL FURNISH CONSTRUCTION SCHEDULE PROMPTLY AFTER BEING AWARDED THE CONTRACT.
16. CONTRACTOR SHALL CONFINE OPERATIONS TO THE SITE AND SITE AREAS AS PERMITTED BY LOCAL CODE.
17 CONTRACTOR SHALL CUT, FIT OR PATCH AS NEEDED TO COMPLETE WORK AND ALLOW COMPONENT ASSEMBLIES TO FIT TOGETHER PROPERLY
18. CONTRACOR SHALL NOT CUT OR ALTER CONSTRUCTION BY THE OWNER OR A SEPARATE CONTRACOR WITHOUT WRITTEN CONSENT
19. CONTRACTOR SHALL KEEP THE PREMISES AND SURROUNDING AREAS CLEAN AND REMOVE WASTE OR RUBBISH AS NEEDED TO ALLOW PROPER OPERATIONS.
20.CONTRACOR SHALL ALLOW ACCESS TO THE WORK IN PREPARATION AND IN PROGRESS.
21. CONTRACTOR INDEMNIFIES OWNER, ARCHITECT AND ENGINEERING CONSULTANS AGAINST CLAIMS, DAMAGES, LOSES AND EXPENSES ARISING OUT OF OR RESULTING FROM PERFORMANCE OF THE WORK.

CONTACT LIST

OWNER
JEFFERY ADAM OTTERMAN
729 SANTA CLARA STREET
VALLEJO, CA 94590
EMAIL: jeffregina@yahoo.com

PROJECT MANAGER
DESIGN EVEREST
SAYAN BANYOPADHYAY
TEL: 650.265.2822
EMAIL: sayan@designeverest.com

ARCHITECT OF RECORD
MICHAEL R TOM, AIA
TEL: 415.857.5592
EMAIL: mtom@phantomarchitecture.com

DRAWING INDEX

DESIGN EVEREST
CONSULTING ENGINEERS
365 FLOWER LANE
MOUNTAIN VIEW, CA 94043
PHONE: (888) 311-3015 FAX: (650) 695-1801

729 SANTA CLARA ST

COVER

REV	DATE	REMARKS
	04/05/2021	ISSUE FOR PLANNING

SIGN DATE:

DATE:

SCALE:

DRAWN BY:

CKD BY:

PROJECT#:

A00

LEGEND:

WALL
BUILDING FOOTPRINT
OE — OVERHEAD ELECTRIC
WOODEN FENCE
G — GAS
W — WATER
SIGN
WATER VALVE

BASIS OF BEARINGS:

RECORD OF SURVEY FILED IN BOOK 28 OF SURVEYS AT PAGE 26 (28 RS 26), BEING PORTIONS OF LOTS 15 AND 16 OF BLOCK 345, OFFICIAL MAP OF THE CITY OF VALLEJO (1 M 122), SOLANO COUNTY RECORDS

BENCHMARK:

ASSUMED DATUM HOLDING POINT NUMBER 100 AT AN ELEVATION OF 200.00.

ABBREVIATIONS:

A/C	ASPHALTIC CONCRETE PAVING
APN	ASSESSOR'S PARCEL NUMBER
CONC	CONCRETE
DWY	DRIVEWAY
DN	DOCUMENT NUMBER
FH	FIRE HYDRANT
HCR	HANDICAP RAMP
INV	INVERT
JP	JOINT UTILITY POLE
MON	SURVEY MONUMENT
PBM	PROJECT BENCHMARK
PP	POWER POLE
SCR	SOLANO COUNTY RECORDS
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
WM	WATER METER
WV	WATER VALVE

NOTES:

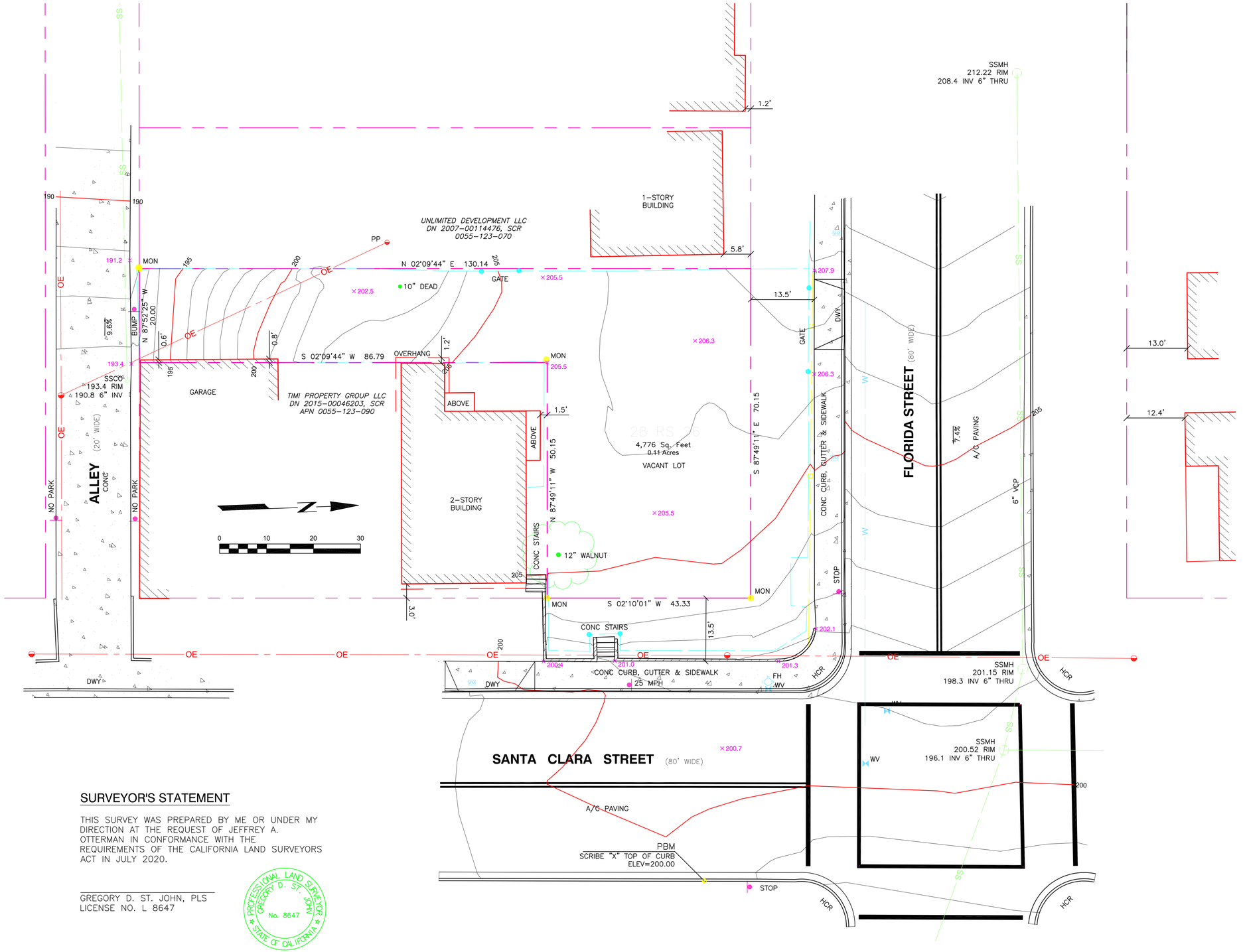
1. TOPOGRAPHIC SURVEY WAS PERFORMED ON 06/27/2020 BY ST. JOHN LAND CONSULTING. GROUND CONDITIONS SHOWN HEREON REFLECT CONDITIONS ON THE DATE OF THE SURVEY.
2. BOUNDARY INFORMATION IS BASED UPON A RECORD OF SURVEY FILED IN BOOK 28 OF SURVEYS AT PAGE 26 (28 RS 26), SCR
3. NO TITLE REPORT WAS REVIEWED IN CONJUNCTION WITH THIS MAPPING.
4. UTILITY LOCATIONS ARE BASED UPON RECORD INFORMATION AND SURFACE EVIDENCE. ACTUAL LOCATIONS AND DEPTHS MAY ONLY BE DEFINITIVELY DETERMINED BY POTHOLING. ACTUAL LOCATIONS MAY VARY.
5. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL THE UTILITIES MARKED BY THE RESPECTIVE UTILITY COMPANY PRIOR TO CONSTRUCTION.
6. CALL U.S.A. (1-800-227-2600) AT LEAST 48 HOURS PRIOR TO ANY DIGGING TO HAVE EXISTING UNDERGROUND UTILITIES MARKED.
7. TREES WERE LOCATED BY ESTIMATING THE CENTER OF THE TREE WHERE IT EXITS THE GROUND AND THE DIAMETER AT BREAST HEIGHT. EXACT LOCATION OF THE TREES SHOULD BE VERIFIED IN THE FIELD PRIOR TO ANY DESIGN WORK. TREES TYPES MAY BE VERIFIED BY A CERTIFIED ARBORIST IF NECESSARY.
8. THIS MAP WAS PREPARED FOR THE EXCLUSIVE USE OF JEFFERY A. OTTERMAN AND HIS CONSULTANTS. USE BY ANY OTHER PARTY FOR ANY PURPOSE WHATSOEVER IS PROHIBITED.

SURVEYOR'S STATEMENT

THIS SURVEY WAS PREPARED BY ME OR UNDER MY DIRECTION AT THE REQUEST OF JEFFREY A. OTTERMAN IN CONFORMANCE WITH THE REQUIREMENTS OF THE CALIFORNIA LAND SURVEYORS ACT IN JULY 2020.

GREGORY D. ST. JOHN, PLS
LICENSE NO. L 8647

PROFESSIONAL LAND SURVEYOR * GREGORY D. ST. JOHN * No. 8647 * STATE OF CALIFORNIA *



REVISIONS	DATE

SURVEY
drawn: GSTJ
job no. 202017
dwg: Santa_Clara_St_Topo

ST. JOHN LAND CONSULTING
BENICIA, CA 94510 707.392.6789

scale: 1" = 10'
drawn: GSTJ
checked: GSTJ
date: 07/07/20

TOPOGRAPHIC SURVEY
LANDS OF OTTERMAN

APN 055-123-080, DN 2019-00001294, SCR
729 SANTA CLARA STREET, VALLEJO, CA 94510
PROJECT NO. 202017

SHEET NO.
TS-1
OF: 1

MATERIALS AND COLOR BOARD

VERTICAL PANEL
CEDAR TEXTURE
LP SIDING

HORIZONTAL LAP SIDING
SMOOTH TEXTURE
LP SIDING

ROOF COMP. SHINGLES
Onyx Black
OWENS CORNING ROOF

TRIM COLOR
Snow Cap White
LP Trim Color

VERT & HORIZ. SIDING COLOR
Tundra Gray
LP Panel Color

ACCENT COLOR
407 CARBON
KELLY MOORE

DESIGN EVEREST, INC
365 FLOWER LANE
MOUNTAIN VIEW, CA 94043
FOR SALES:
PHONE: (888) 311-3015
FOR CONSTRUCTION SUPPORT:
PHONE: (888) 512-3152
EMAIL: constructionsupport@designeverest.com

NEW RESIDENCE
for

Jeffrey Adam Otterman
729 Santa Clara St,
Vallejo, CA 94590

REV	DATE	DESCRIPTION
1	-	-
2	-	-
3	-	-
4	-	-
5	-	-

SIGN DATE: 12-15-2020
START DATE: 06-17-2020
SCALE: AS NOTED
DRAWN BY: LS
CKD BY: LS
PROJECT #: 2020
ELEVATIONS

A.02

2019 Low-Rise Residential Mandatory Measures Summary

NOTE: Low-rise residential buildings subject to the Energy Standards must comply with all applicable mandatory measures, regardless of the compliance approach used. Review the respective section for more information. "Exceptions may apply.
(01/2020)

Building Envelope Measures:	
§ 110.6(a)1:	**Air Leakage.** Manufactured fenestration, exterior doors, and exterior pet doors must limit air leakage to 0.3 CFM per square foot or less when tested per NFRC-400, ASTM E283 or AAMA/WDMA/CSA 101/I.S.2/A440-2011.*
§ 110.6(a)5:	**Labeling.** Fenestration products and exterior doors must have a label meeting the requirements of § 10-111(a).
§ 110.6(b):	**Field fabricated exterior doors and fenestration** products must use U-factors and solar heat gain coefficient (SHGC) values from Tables 110.6-A, 110.6-B, or JA4.5 for exterior doors. They must be caulked and/or weather-stripped.*
§ 110.7:	**Air Leakage.** All joints, penetrations, and other openings in the building envelope that are potential sources of air leakage must be caulked, gasketed, or weather stripped.
§ 110.8(a):	**Insulation Certification by Manufacturers.** Insulation must be certified by the Department of Consumer Affairs, Bureau of Household Goods and Services (BHGS).
§ 110.8(g):	**Insulation Requirements for Heated Slab Floors.** Heated slab floors must be insulated per the requirements of § 110.8(g).
§ 110.8(i):	**Roofing Products Solar Reflectance and Thermal Emittance.** The thermal emittance and aged solar reflectance values of the roofing material must meet the requirements of § 110.8(i) and be labeled per §10-113 when the installation of a cool roof is specified on the CF1R.
§ 110.8(j):	**Radiant Barrier.** When required, radiant barriers must have an emittance of 0.05 or less and be certified to the Department of Consumer Affairs.
§ 150.0(a):	**Ceiling and Rafter Roof Insulation.** Minimum R-22 insulation in wood-frame ceiling; or the weighted average U-factor must not exceed 0.043. Minimum R-19 or weighted average U-factor of 0.054 or less in a rafter roof alteration. Attic access doors must have permanently attached insulation using adhesive or mechanical fasteners. The attic access must be gasketed to prevent air leakage. Insulation must be installed in direct contact with a continuous roof or ceiling which is sealed to limit infiltration and exfiltration as specified in § 110.7, including but not limited to placing insulation either above or below the roof deck or on top of a drywall ceiling.*
§ 150.0(b):	**Loose-fill Insulation.** Loose-fill insulation must meet the manufacturer's required density for the labeled R-value.
§ 150.0(c):	**Wall Insulation.** Minimum R-13 insulation in 2x4 inch wood framing wall or have a U-factor of 0.102 or less, or R-20 in 2x6 inch wood framing or have a U-factor of 0.071 or less. Opaque non-framed assemblies must have an overall assembly U-factor not exceeding 0.102. Masonry walls must meet Tables 150.1-A or B.*
§ 150.0(d):	**Raised-floor Insulation.** Minimum R-19 insulation in raised wood framed floor or 0.037 maximum U-factor.*
§ 150.0(f):	**Slab Edge Insulation.** Slab edge insulation must meet all of the following: have a water absorption rate, for the insulation material alone without facings, no greater than 0.3 percent; have a water vapor permeance no greater than 2.0 perm per inch; be protected from physical damage and UV light deterioration; and, when installed as part of a heated slab floor, meet the requirements of § 110.8(g).
§ 150.0(g)1:	**Vapor Retarder.** In climate zones 1 through 16, the earth floor of unvented crawl space must be covered with a Class I or Class II vapor retarder. This requirement also applies to controlled ventilation crawl space for buildings complying with the exception to § 150.0(d).
§ 150.0(g)2:	**Vapor Retarder.** In climate zones 14 and 16, a Class I or Class II vapor retarder must be installed on the conditioned space side of all insulation in all exterior walls, vented attics, and unvented attics with air-permeable insulation.
§ 150.0(q):	**Fenestration Products.** Fenestration, including skylights, separating conditioned space from unconditioned space or outdoors must have a maximum U-factor of 0.58; or the weighted average U-factor of all fenestration must not exceed 0.58.*
Fireplaces, Decorative Gas Appliances, and Gas Log Measures:	
§ 110.5(e)	**Pilot Light.** Continuously burning pilot lights are not allowed for indoor and outdoor fireplaces.
§ 150.0(e)1:	**Closable Doors.** Masonry or factory-built fireplaces must have a closable metal or glass door covering the entire opening of the firebox.
§ 150.0(e)2:	**Combustion Intake.** Masonry or factory-built fireplaces must have a combustion outside air intake, which is at least six square inches in area and is equipped with a readily accessible, operable, and tight-fitting damper or combustion-air control device.*
§ 150.0(e)3:	**Flue Damper.** Masonry or factory-built fireplaces must have a flue damper with a readily accessible control.*
Space Conditioning, Water Heating, and Plumbing System Measures:	
§ 110.0-§ 110.3:	**Certification.** Heating, ventilation and air conditioning (HVAC) equipment, water heaters, showerheads, faucets, and all other regulated appliances must be certified by the manufacturer to the California Energy Commission.*
§ 110.2(a):	**HVAC Efficiency.** Equipment must meet the applicable efficiency requirements in Table 110.2-A through Table 110.2-K.*
§ 110.2(b):	**Controls for Heat Pumps with Supplementary Electric Resistance Heaters.** Heat pumps with supplementary electric resistance heaters must have controls that prevent supplementary heater operation when the heating load can be met by the heat pump alone; and in which the cut-on temperature for compression heating is higher than the cut-on temperature for supplementary heating, and the cut-off temperature for compression heating is higher than the cut-off temperature for supplementary heating.*
§ 110.2(c):	**Thermostats.** All heating or cooling systems not controlled by a central energy management control system (EMCS) must have a setback thermostat.*
§ 110.3(c)4:	**Water Heating Recirculation Loops Serving Multiple Dwelling Units.** Water heating recirculation loops serving multiple dwelling units must meet the air release valve, backflow prevention, pump priming, pump isolation valve, and recirculation loop connection requirements of § 110.3(c)4.
§ 110.3(c)6:	**Isolation Valves.** Instantaneous water heaters with an input rating greater than 6.8 kBtu per hour (2 kW) must have isolation valves with hose bibbs or other fittings on both cold and hot water lines to allow for flushing the water heater when the valves are closed.
§ 110.5:	**Pilot Lights.** Continuously burning pilot lights are prohibited for natural gas; fan-type central furnaces; household cooking appliances (except appliances without an electrical supply voltage connection with pilot lights that consume less than 150 Btu per hour); and pool and spa heaters.*
§ 150.0(h)1:	**Building Cooling and Heating Loads.** Heating and/or cooling loads are calculated in accordance with the ASHRAE Handbook, Equipment Volume, Applications Volume, and Fundamentals Volume; the SMACNA Residential Comfort System Installation Standards Manual; or the ACCA Manual J using design conditions specified in § 150.0(h)2.

2019 Low-Rise Residential Mandatory Measures Summary

Requirements for Ventilation and Indoor Air Quality:	
§ 150.0(o)1:	**Requirements for Ventilation and Indoor Air Quality**. All dwelling units must meet the requirements of ASHRAE Standard 62.2, Ventilation and Acceptable Indoor Air Quality in Residential Buildings subject to the amendments specified in § 150.0(o)1.
§ 150.0(o)1C:	**Single Family Detached Dwelling Units**. Single family detached dwelling units, and attached dwelling units not sharing ceilings or floors with other dwelling units, occupiable spaces, public garages, or commercial spaces must have mechanical ventilation airflow provided at rates determined by ASHRAE 62.2 Sections 4.1.1 and 4.1.2 and as specified in § 150.0(o)1C.
§ 150.0(o)1E:	**Multifamily Attached Dwelling Units.** Multifamily attached dwelling units must have mechanical ventilation airflow provided at rates in accordance with Equation 150.0-B and must be either a balanced system or continuous supply or continuous exhaust system. If a balanced system is not used, all units in the building must use the same system type and the dwelling-unit envelope leakage must be ≤ 0.3 CFM at 50 Pa (0.2 inch water) per square foot of dwelling unit envelope surface area and verified in accordance with Reference Residential Appendix RA3.8.
§ 150.0(o)1F:	**Multifamily Building Central Ventilation Systems.** Central ventilation systems that serve multiple dwelling units must be balanced to provide ventilation airflow for each dwelling unit served at a rate equal to or greater than the rate specified by Equation 150.0-B. All unit airflows must be within 20 percent of the unit with the lowest airflow rate as it relates to the individual unit's minimum required airflow rate needed for compliance.
§ 150.0(o)1G:	**Kitchen Range Hoods.** Kitchen range hoods must be rated for sound in accordance with Section 7.2 of ASHRAE 62.2.
§ 150.0(o)2:	**Field Verification and Diagnostic Testing.** Dwelling unit ventilation airflow must be verified in accordance with Reference Residential Appendix RA3.7. A kitchen range hood must be verified in accordance with Reference Residential Appendix RA3.7.4.3 to confirm it is rated by HVI to comply with the airflow rates and sound requirements as specified in Section 5 and 7.2 of ASHRAE 62.2.
Pool and Spa Systems and Equipment Measures:	
§ 110.4(a):	**Certification by Manufacturers**. Any pool or spa heating system or equipment must be certified to have all of the following: a thermal efficiency that complies with the Appliance Efficiency Regulations; an on-off switch mounted outside of the heater that allows shutting off the heater without adjusting the thermostat setting; a permanent weatherproof plate or card with operating instructions; and must not use electric resistance heating.*
§ 110.4(b)1:	**Piping.** Any pool or spa heating system or equipment must be installed with at least 36 inches of pipe between the filter and the heater, or dedicated suction and return lines, or built-in or built-up connections to allow for future solar heating.
§ 110.4(b)2:	**Covers.** Outdoor pools or spas that have a heat pump or gas heater must have a cover.
§ 110.4(b)3:	**Directional Inlets and Time Switches for Pools.** Pools must have directional inlets that adequately mix the pool water, and a time switch that will allow all pumps to be set or programmed to run only during off-peak electric demand periods.
§ 110.5:	**Pilot Light**. Natural gas pool and spa heaters must not have a continuously burning pilot light.
§ 150.0(p):	**Pool Systems and Equipment Installation.** Residential pool systems or equipment must meet the specified requirements for pump sizing, flow rate, piping, filters, and valves.*
Lighting Measures:	
§ 110.9:	**Lighting Controls and Components.** All lighting control devices and systems, ballasts, and luminaires must meet the applicable requirements of § 110.9.*
§ 150.0(k)1A:	**Luminaire Efficacy.** All installed luminaires must meet the requirements in Table 150.0-A.
§ 150.0(k)1B:	**Blank Electrical Boxes.** The number of electrical boxes that are more than five feet above the finished floor and do not contain a luminaire or other device must be no greater than the number of bedrooms. These electrical boxes must be served by a dimmer, vacancy sensor control, or fan speed control.
§ 150.0(k)1C:	**Recessed Downlight Luminaires in Ceilings.** Luminaires recessed into ceilings must meet all of the requirements for: insulation contact (IC) labeling; air leakage; sealing; maintenance; and socket and light source as described in § 150.0(k)1C.
§ 150.0(k)1D:	**Electronic Ballasts for Fluorescent Lamps.** Ballasts for fluorescent lamps rated 13 watts or greater must be electronic and must have an output frequency no less than 20 kHz.
§ 150.0(k)1E:	**Night Lights, Step Lights, and Path Lights.** Night lights, step lights and path lights are not required to comply with Table 150.0-A or be controlled by vacancy sensors provided they are rated to consume no more than 5 watts of power and emit no more than 150 lumens.
§ 150.0(k)1F:	**Lighting Integral to Exhaust Fans.** Lighting integral to exhaust fans (except when installed by the manufacturer in kitchen exhaust hoods) must meet the applicable requirements of § 150.0(k).*
§ 150.0(k)1G:	**Screw based luminaires.** Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8.*
§ 150.0(k)1H:	**Light Sources in Enclosed or Recessed Luminaires.** Lamps and other separable light sources that are not compliant with the JA8 elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.
§ 150.0(k)1I:	**Light Sources in Drawers, Cabinets, and Linen Closets.** Light sources internal to drawers, cabinetry or linen closets are not required to comply with Table 150.0-A or be controlled by vacancy sensors provided that they are rated to consume no more than 5 watts of power, emit no more than 150 lumens, and are equipped with controls that automatically turn the lighting off when the drawer, cabinet or linen closet is closed.
§ 150.0(k)2A:	**Interior Switches and Controls.** All forward phase cut dimmers used with LED light sources must comply with NEMA SSL 7A.
§ 150.0(k)2B:	**Interior Switches and Controls.** Exhaust fans must be controlled separately from lighting systems.*
§ 150.0(k)2C:	**Interior Switches and Controls.** Lighting must have readily accessible wall-mounted controls that allow the lighting to be manually turned ON and OFF.*
§ 150.0(k)2D:	**Interior Switches and Controls.** Controls and equipment must be installed in accordance with manufacturer's instructions.
§ 150.0(k)2E:	**Interior Switches and Controls.** Controls must not bypass a dimmer, occupant sensor, or vacancy sensor function if the control is installed to comply with § 150.0(k).
§ 150.0(k)2F:	**Interior Switches and Controls.** Lighting controls must comply with the applicable requirements of § 110.9.

2019 Low-Rise Residential Mandatory Measures Summary

§ 150.0(n)3A:	**Clearances.** Air conditioner and heat pump outdoor condensing units must have a clearance of at least five feet from the outlet of any dryer
§ 150.0(h)3B:	**Liquid Line Drier.** Air conditioners and heat pump systems must be equipped with liquid line filter driers if required, as specified by the manufacturer's instructions.
§ 150.0(j)1:	**Storage Tank Insulation.** Unfired hot water tanks, such as storage tanks and backup storage tanks for solar water-heating systems, must have a minimum of R-12 external insulation or R-16 internal insulation where the internal insulation R-value is indicated on the exterior of the tank.
§ 150.0(j)2A:	**Water Piping, Solar Water-heating System Piping, and Space Conditioning System Line Insulation.** All domestic hot water piping must be insulated as specified in Section 609.11 of the California Plumbing Code. In addition, the following piping conditions must have a minimum insulation wall thickness of one inch or a minimum insulation R-value of 7.7: the first five feet of cold water pipes from the storage tank; all hot water piping with a nominal diameter equal to or greater than 3/4 inch and less than one inch; all hot water piping with a nominal diameter less than 3/4 inch that is: associated with a domestic hot water recirculation system, from the heating source to storage tank or between tanks, buried below grade, and from the heating source to kitchen fixtures.*
§ 150.0(j)3:	**Insulation Protection.** Piping insulation must be protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind as required by Section 120.3(b). Insulation exposed to weather must be water retardant and protected from UV light (no adhesive tapes). Insulation covering chilled water piping and refrigerant suction piping located outside the conditioned space must include, or be protected by, a Class I or Class II vapor retarder. Pipe insulation buried below grade must be installed in a waterproof and non-crushable casing or sleeve.
§ 150.0(n)1:	**Gas or Propane Water Heating Systems.** Systems using gas or propane water heaters to serve individual dwelling units must include all of the following: A dedicated 125 volt, 20 amp electrical receptacle connected to the electric panel with a 120/240 volt 3 conductor, 10 AWG copper branch circuit, within three feet of the water heater without obstruction. Both ends of the unused conductor must be labeled with the word "spare" and be electrically isolated. Have a reserved single pole circuit breaker space in the electrical panel adjacent to the circuit breaker for the branch circuit and labeled with the words "Future 240V Use"; a Category III or IV vent, or a Type B vent with straight pipe between the outside termination and the space where the water heater is installed; a condensate drain that is no more than two inches higher than the base of the water heater, and allows natural draining without pump assistance; and a gas supply line with a capacity of at least 200,000 Btu per hour.
§ 150.0(n)2:	**Recirculating Loops.** Recirculating loops serving multiple dwelling units must meet the requirements of § 110.3(c)5.
§ 150.0(n)3:	**Solar Water-heating Systems.** Solar water-heating systems and collectors must be certified and rated by the Solar Rating and Certification Corporation (SRCC), the International Association of Plumbing and Mechanical Officials, Research and Testing (IAPMO R&T), or by a listing agency that is approved by the Executive Director.
Ducts and Fans Measures:	
§ 110.8(d)3:	**Ducts.** Insulation installed on an existing space-conditioning duct must comply with § 604.0 of the California Mechanical Code (CMC). If a contractor installs the insulation, the contractor must certify to the customer, in writing, that the insulation meets this requirement.
§ 150.0(m)1:	**CMC Compliance.** All air-distribution system ducts and plenums must meet the requirements of the CMC §§ 601.0, 602.0, 603.0, 604.0, 605.0 and ANSI/SMACNA-006-2006 HVAC Duct Construction Standards Metal and Flexible 3rd Edition. Portions of supply-air and return-air ducts and plenums must be insulated to a minimum installed level of R-6.0 or a minimum installed level of R-4.2 when ducts are entirely in conditioned space as confirmed through field verification and diagnostic testing (RA3.1.4.3.8). Portions of the duct system completely exposed and surrounded by directly conditioned space are not required to be insulated. Connections of metal ducts and inner core of flexible ducts must be mechanically fastened. Openings must be sealed with mastic, tape, or other duct-closure system that meets the applicable requirements of UL 181, UL 181A, or UL 181B or aerosol sealant that meets the requirements of UL 723. If mastic or tape is used to seal openings greater than ¼ inch, the combination of mastic and either mesh or tape must be used. Building cavities, support platforms for air handlers, and plenums designed or constructed with materials other than sealed sheet metal, duct board or flexible duct must not be used to convey conditioned air. Building cavities and support platforms may contain ducts. Ducts installed in cavities and support platforms must not be compressed to cause reductions in the cross-sectional area.*
§ 150.0(m)2:	**Factory-Fabricated Duct Systems.** Factory-fabricated duct systems must comply with applicable requirements for duct construction, connections, and closures; joints and seams of duct systems and their components must not be sealed with cloth back rubber adhesive duct tapes unless such tape is used in combination with mastic and draw bands.
§ 150.0(m)3:	**Field-Fabricated Duct Systems.** Field-fabricated duct systems must comply with applicable requirements for: pressure-sensitive tapes, mastics, sealants, and other requirements specified for duct construction.
§ 150.0(m)7:	**Backdraft Damper.** Fan systems that exchange air between the conditioned space and outdoors must have backdraft or automatic dampers.
§ 150.0(m)8:	**Gravity Ventilation Dampers.** Gravity ventilating systems serving conditioned space must have either automatic or readily accessible, manually operated dampers in all openings to the outside, except combustion inlet and outlet air openings and elevator shaft vents.
§ 150.0(m)9:	**Protection of Insulation.** Insulation must be protected from damage, sunlight, moisture, equipment maintenance, and wind. Insulation exposed to weather must be suitable for outdoor service. For example, protected by aluminum, sheet metal, painted canvas, or plastic cover. Cellular foam insulation must be protected as above or painted with a coating that is water retardant and provides shielding from solar radiation.
§ 150.0(m)10:	**Porous Inner Core Flex Duct.** Porous inner core flex ducts must have a non-porous layer between the inner core and outer vapor barrier.
§ 150.0(m)11:	**Duct System Sealing and Leakage Test.** When space conditioning systems use forced air duct systems to supply conditioned air to an occupiable space, the ducts must be sealed and duct leakage tested, as confirmed through field verification and diagnostic testing, in accordance with § 150.0(m)11 and Reference Residential Appendix RA3.
§ 150.0(m)12:	**Air Filtration.** Space conditioning systems with ducts exceeding 10 feet and the supply side of ventilation systems must have MERV 13 or equivalent filters. Filters for space conditioning systems must have a two inch depth or can be one inch if sized per Equation 150.0-A. Pressure drops and labeling must meet the requirements in §150.0(m)12. Filters must be accessible for regular service.*
§ 150.0(m)13:	**Space Conditioning System Airflow Rate and Fan Efficacy.** Space conditioning systems that use ducts to supply cooling must have a hole for the placement of a static pressure probe, or a permanently installed static pressure probe in the supply plenum. Airflow must be ≥ 350 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.45 watts per CFM for gas furnace air handlers and ≤ 0.58 watts per CFM for all others. Small duct high velocity systems must provide an airflow ≥ 250 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.62 watts per CFM. Field verification testing is required in accordance with Reference Residential Appendix RA3.3.*

2019 Low-Rise Residential Mandatory Measures Summary

§ 150.0(k)2G:	**Interior Switches and Controls.** An energy management control system (EMCS) may be used to comply with control requirements if it: provides functionality of the specified control according to § 110.9; meets the Installation Certificate requirements of § 130.4; meets the EMCS requirements of § 130.0(e); and meets all other requirements in § 150.0(k)2.
§ 150.0(k)2H:	**Interior Switches and Controls.** A multiscene programmable controller may be used to comply with dimmer requirements in § 150.0(k) if it provides the functionality of a dimmer according to § 110.9, and complies with all other applicable requirements in § 150.0(k)2.
§ 150.0(k)2I:	**Interior Switches and Controls.** In bathrooms, garages, laundry rooms, and utility rooms, at least one luminaire in each of these spaces must be controlled by an occupant sensor or a vacancy sensor providing automatic-off functionality. If an occupant sensor is installed, it must be initially configured to manual-on operation using the manual control required under Section 150.0(k)2C.
§ 150.0(k)2J:	**Interior Switches and Controls.** Luminaires that are or contain light sources that meet Reference Joint Appendix JA8 requirements for dimming, and that are not controlled by occupancy or vacancy sensors, must have dimming controls.*
§ 150.0(k)2K:	**Interior Switches and Controls.** Under cabinet lighting must be controlled separately from ceiling-installed lighting systems.
§ 150.0(k)3A:	**Residential Outdoor Lighting.** For single-family residential buildings, outdoor lighting permanently mounted to a residential building, or to other buildings on the same lot, must meet the requirement in item § 150.0(k)3A) (ON and OFF switch) and the requirements in either § 150.0(k)3Ai (photocell and either a motion sensor or automatic time switch control) or § 150.0(k)3Aii (astronomical time clock), or an EMCS.
§ 150.0(k)3B:	**Residential Outdoor Lighting.** For low-rise residential buildings with four or more dwelling units, outdoor lighting for private patios, entrances, balconies, and porches; and residential parking lots and carports with less than eight vehicles per site must comply with either § 150.0(k)3A or with the applicable requirements in Sections 110.9, 130.0, 130.2, 130.4, 140.7 and 141.0.
§ 150.0(k)3C:	**Residential Outdoor Lighting.** For low-rise residential buildings with four or more dwelling units, any outdoor lighting for residential parking lots or carports with a total of eight or more vehicles per site and any outdoor lighting not regulated by § 150.0(k)3B or § 150.0(k)3D must comply with the applicable requirements in Sections 110.9, 130.0, 130.2, 130.4, 140.7 and 141.0.
§ 150.0(k)4:	**Internally illuminated address signs.** Internally illuminated address signs must comply with § 140.8; or must consume no more than 5 watts of power as determined according to § 130.0(c).
§ 150.0(k)5:	**Residential Garages for Eight or More Vehicles.** Lighting for residential parking garages for eight or more vehicles must comply with the applicable requirements for nonresidential garages in Sections 110.9, 130.0, 130.1, 130.4, 140.6, and 141.0.
§ 150.0(k)6A:	**Interior Common Areas of Low-rise Multifamily Residential Buildings.** In a low-rise multifamily residential building where the total interior common area in a single building equals 20 percent or less of the floor area, permanently installed lighting for the interior common areas in that building must be comply with Table 150.0-A and be controlled by an occupant sensor.
§ 150.0(k)6B:	**Interior Common Areas of Low-rise Multifamily Residential Buildings.** In a low-rise multifamily residential building where the total interior common area in a single building equals more than 20 percent of the floor area, permanently installed lighting for the interior common areas in that building must: i. Comply with the applicable requirements in Sections 110.9, 130.0, 130.1, 140.6 and 141.0; and ii. Lighting installed in corridors and stairwells must be controlled by occupant sensors that reduce the lighting power in each space by at least 50 percent. The occupant sensors must be capable of turning the light fully on and off from all designed paths of ingress and egress.
Solar Ready Buildings:	
§ 110.10(a)1:	**Single Family Residences.** Single family residences located in subdivisions with 10 or more single family residences and where the application for a tentative subdivision map for the residences has been deemed complete and approved by the enforcement agency, which do not have a photovoltaic system installed, must comply with the requirements of § 110.10(b) through § 110.10(e).
§ 110.10(a)2:	**Low-rise Multifamily Buildings.** Low-rise multi-family buildings that do not have a photovoltaic system installed must comply with the requirements of § 110.10(b) through § 110.10(d).
§ 110.10(b)1:	**Minimum Solar Zone Area.** The solar zone must have a minimum total area as described below. The solar zone must comply with access, pathway, smoke ventilation, and spacing requirements as specified in Title 24, Part 9 or other parts of Title 24 or in any requirements adopted by a local jurisdiction. The solar zone total area must be comprised of areas that have no dimension less than 5 feet and are no less than 80 square feet each for buildings with roof areas less than or equal to 10,000 square feet or no less than 160 square feet each for buildings with roof areas greater than 10,000 square feet. For single family residences, the solar zone must be located on the roof or overhang of the building and have a total area no less than 250 square feet. For low-rise multi-family buildings the solar zone must be located on the roof or overhang of the building, or on the roof or overhang of another structure located within 250 feet of the building, or on covered parking installed with the building project, and have a total area no less than 15 percent of the total roof area of the building excluding any skylight area. The solar zone requirement is applicable to the entire building, including mixed occupancy.*
§ 110.10(b)2:	**Azimuth.** All sections of the solar zone located on steep-sloped roofs must be oriented between 90 degrees and 300 degrees of true north.
§ 110.10(b)3A:	**Shading.** The solar zone must not contain any obstructions, including but not limited to: vents, chimneys, architectural features, and roof mounted equipment.*
§ 110.10(b)3B:	**Shading.** Any obstruction located on the roof or any other part of the building that projects above a solar zone must be located at least twice the distance, measured in the horizontal plane, of the height difference between the highest point of the obstruction and the horizontal projection of the nearest point of the solar zone, measured in the vertical plane.*
§ 110.10(b)4:	**Structural Design Loads on Construction Documents.** For areas of the roof designated as a solar zone, the structural design loads for roof dead load and roof live load must be clearly indicated on the construction documents.
§ 110.10(c):	**Interconnection Pathways.** The construction documents must indicate: a location reserved for inverters and metering equipment and a pathway reserved for routing of conduit from the solar zone to the point of interconnection with the electrical service; and for single family residences and central water-heating systems, a pathway reserved for routing plumbing from the solar zone to the water-heating system.
§ 110.10(d):	**Documentation.** A copy of the construction documents or a comparable document indicating the information from § 110.10(b) through § 110.10(c) must be provided to the occupant.
§ 110.10(e)1:	**Main Electrical Service Panel.** The main electrical service panel must have a minimum busbar rating of 200 amps.
§ 110.10(e)2:	**Main Electrical Service Panel.** The main electrical service panel must have a reserved space to allow for the installation of a double pole circuit breaker for a future solar electric installation. The reserved space must be permanently marked as "For Future Solar Electric".

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CONSULTING ENGINEERS
365 FLOWER LANE
MOUNTAIN VIEW, CA 94043
PHONE: (888) 311-3015 FAX: (650) 695-1801

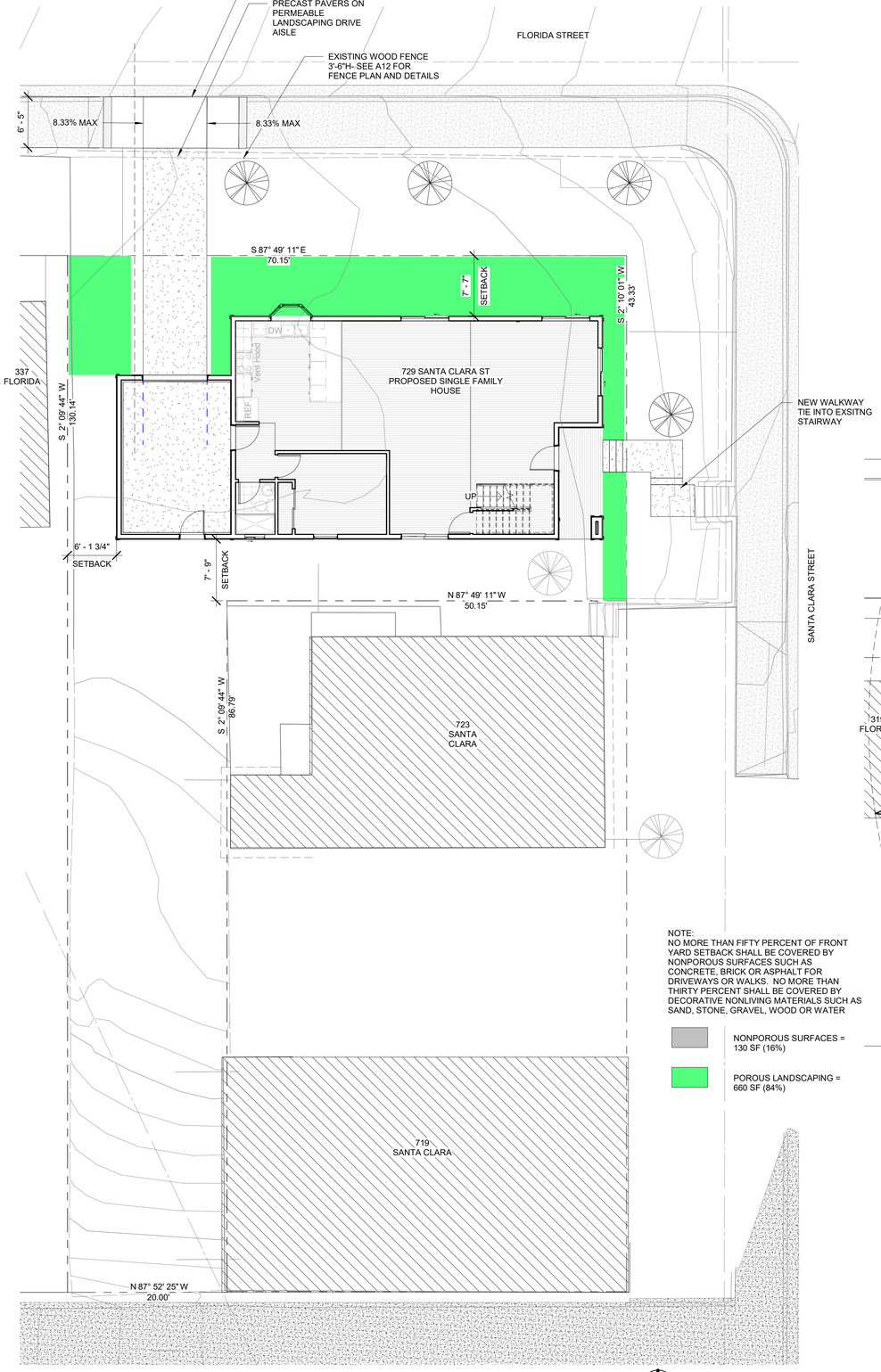
729 SANTA CLARA ST

MANDATORY RESIDENTIAL REQUIREMENTS

REV	DATE	REMARKS
	04/05/2021	ISSUE FOR PLANNING

SIGN DATE:
DATE:
SCALE:
DRAWN BY:
CKD BY:
PROJECT#:

A05

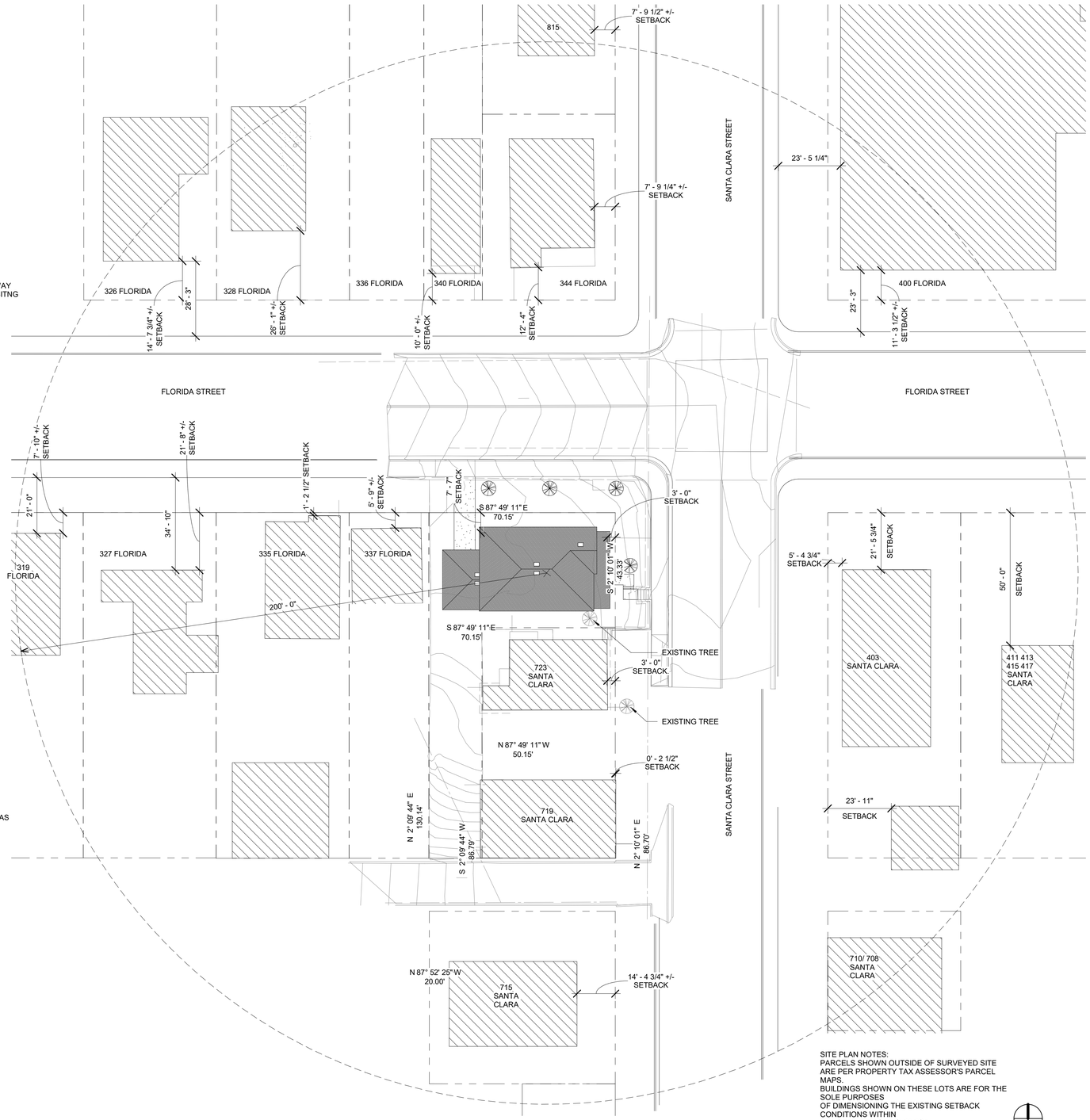


NOTE:
NO MORE THAN FIFTY PERCENT OF FRONT YARD SETBACK SHALL BE COVERED BY NONPOROUS SURFACES SUCH AS CONCRETE, BRICK OR ASPHALT FOR DRIVEWAYS OR WALKS. NO MORE THAN THIRTY PERCENT SHALL BE COVERED BY DECORATIVE NONLIVING MATERIALS SUCH AS SAND, STONE, GRAVEL, WOOD OR WATER

NONPOROUS SURFACES = 130 SF (16%)

POROUS LANDSCAPING = 660 SF (84%)

② SITE PLAN OVERALL
1/8" = 1'-0"



SITE PLAN NOTES:
PARCELS SHOWN OUTSIDE OF SURVEYED SITE ARE PER PROPERTY TAX ASSESSOR'S PARCEL MAPS.
BUILDINGS SHOWN ON THESE LOTS ARE FOR THE SOLE PURPOSES
OF DIMENSIONING THE EXISTING SETBACK CONDITIONS WITHIN
200' OF THE EXISITNG PARCEL

① PLOT PLAN
3/64" = 1'-0"

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SITE PLAN

REMARKS

DATE

REV

SIGN DATE:

DATE:

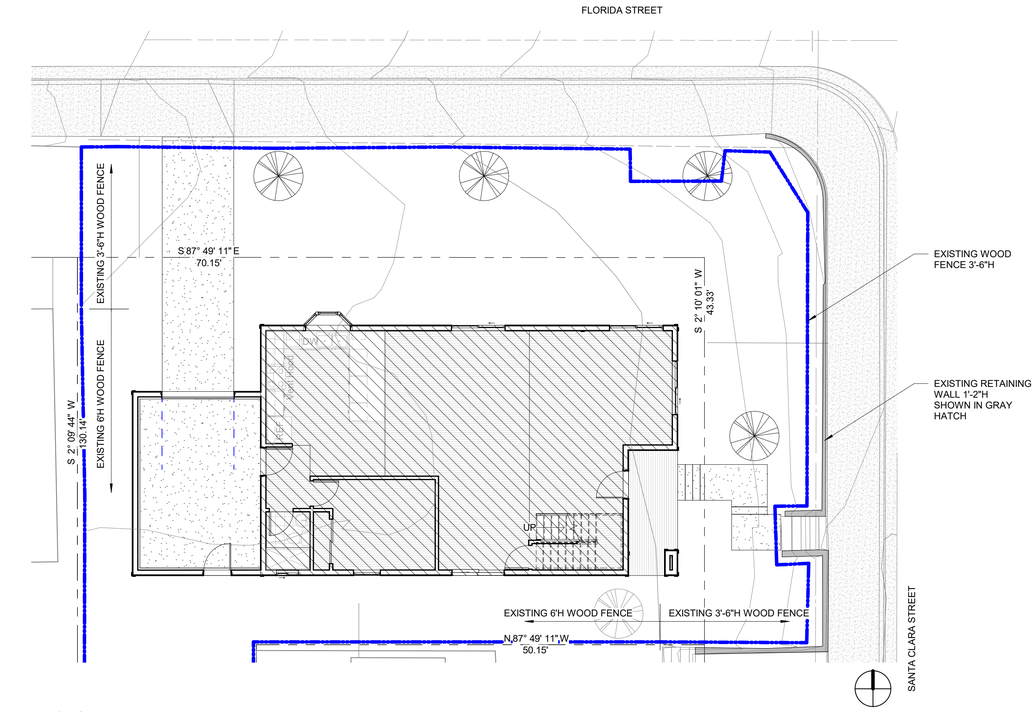
SCALE:

DRAWN BY:

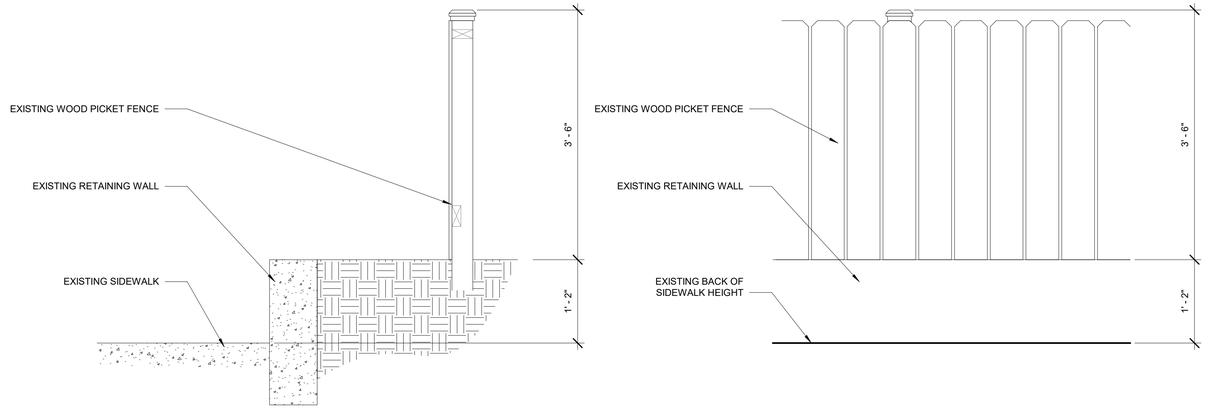
CKD BY:

PROJECT#:

A11



1 FENCING PLAN
1/8" = 1'-0"



2 FENCE ELEV & SECTION
1" = 1'-0"

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CONSULTING ENGINEERS
365 FLOWER LANE
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PHONE: (888) 311-3015 FAX: (650) 695-1801

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FENCING PLAN & DETAILS

REV	DATE	REMARKS
	04/05/2021	ISSUE FOR PLANNING

SIGN DATE:

DATE:

SCALE:

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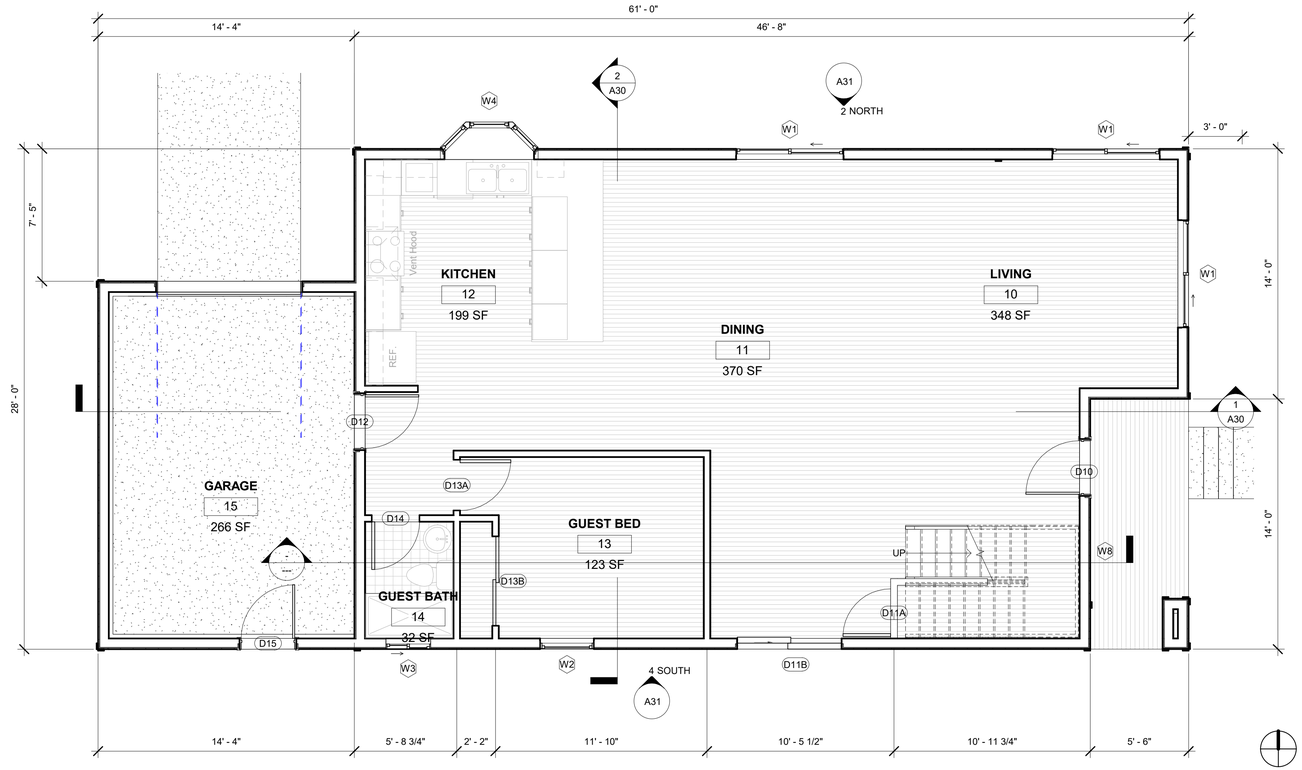
PROJECT#:

A12



1 FIRST FLOOR
1/4" = 1'-0"

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FIRST FLOOR PLAN

REV	DATE	REMARKS

SIGN
DATE:

DATE:

SCALE:

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A21

1 SECOND FLOOR
1/4" = 1'-0"

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729 SANTA CLARA ST
SECOND FLOOR PLAN

REMARKS
DATE
REV

SIGN DATE:
DATE:
SCALE:
DRAWN BY:
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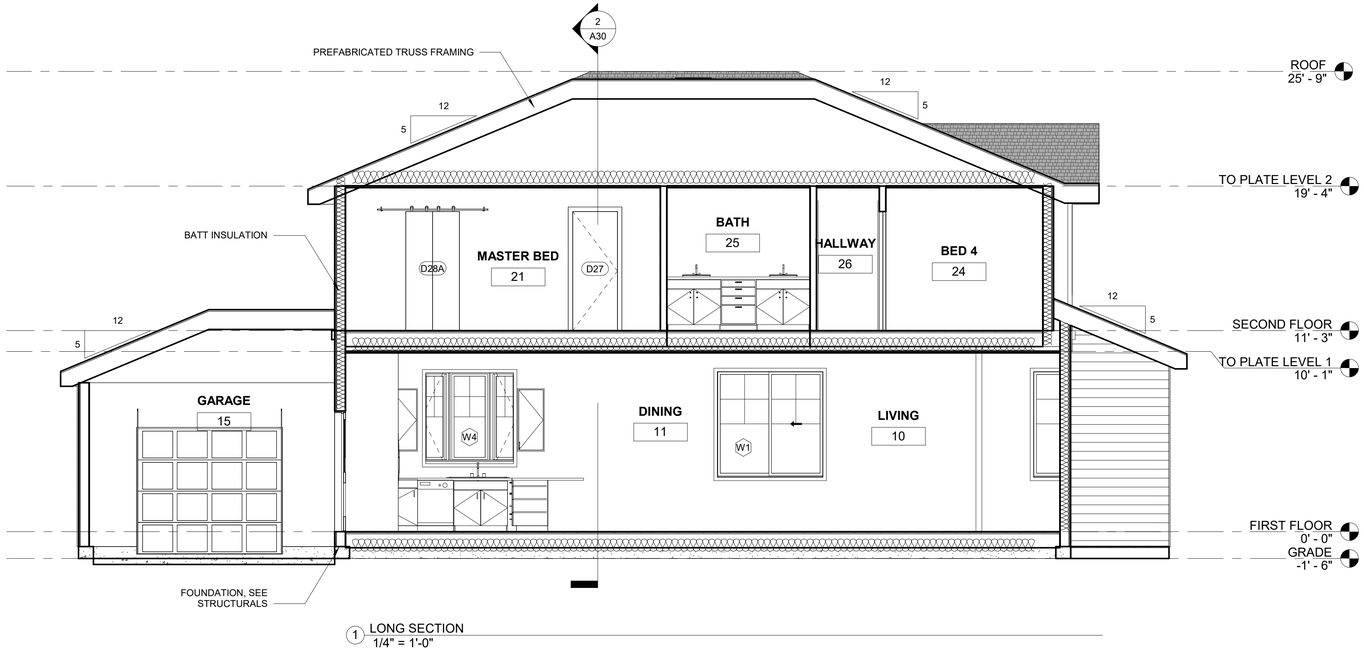
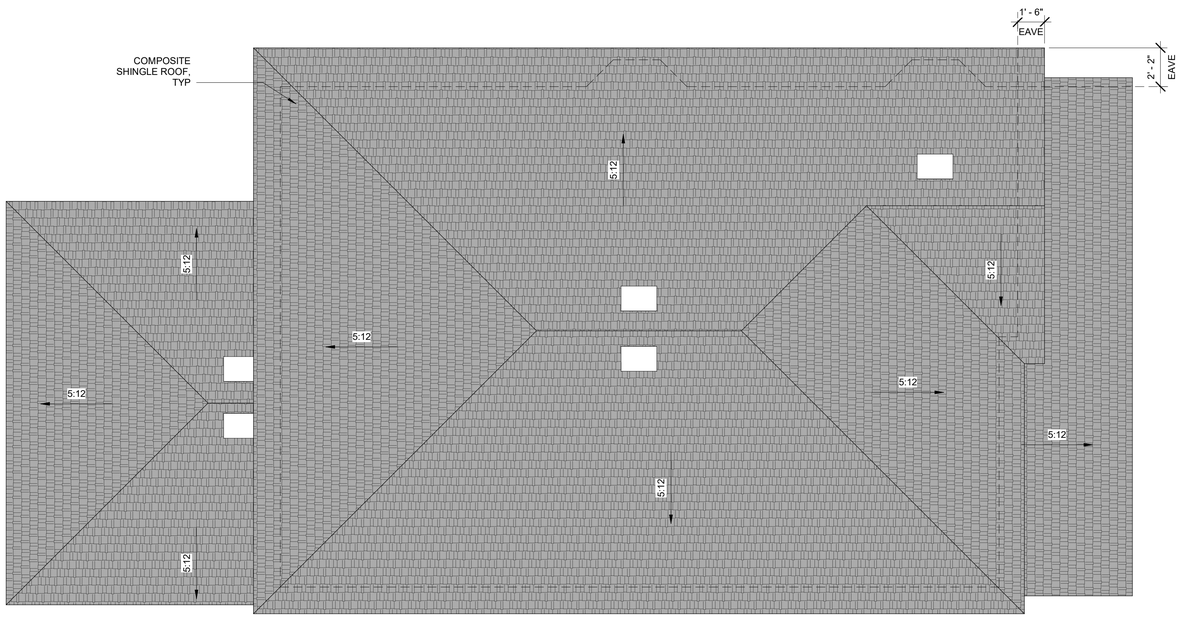
PROJECT#:

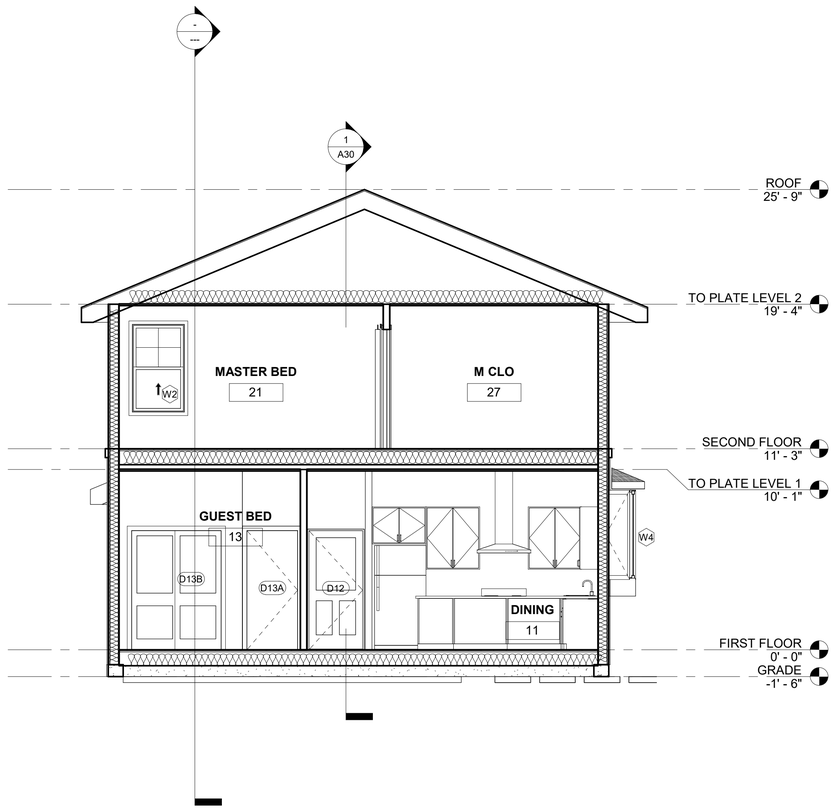
A22



1 LONG SECTION
1/4" = 1'-0"



3 ROOF PLAN
1/4" = 1'-0"



2 CROSS SECTION
1/4" = 1'-0"

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BUILDING SECTIONS

REV	DATE	REMARKS

SIGN DATE:
DATE:
SCALE:
DRAWN BY:
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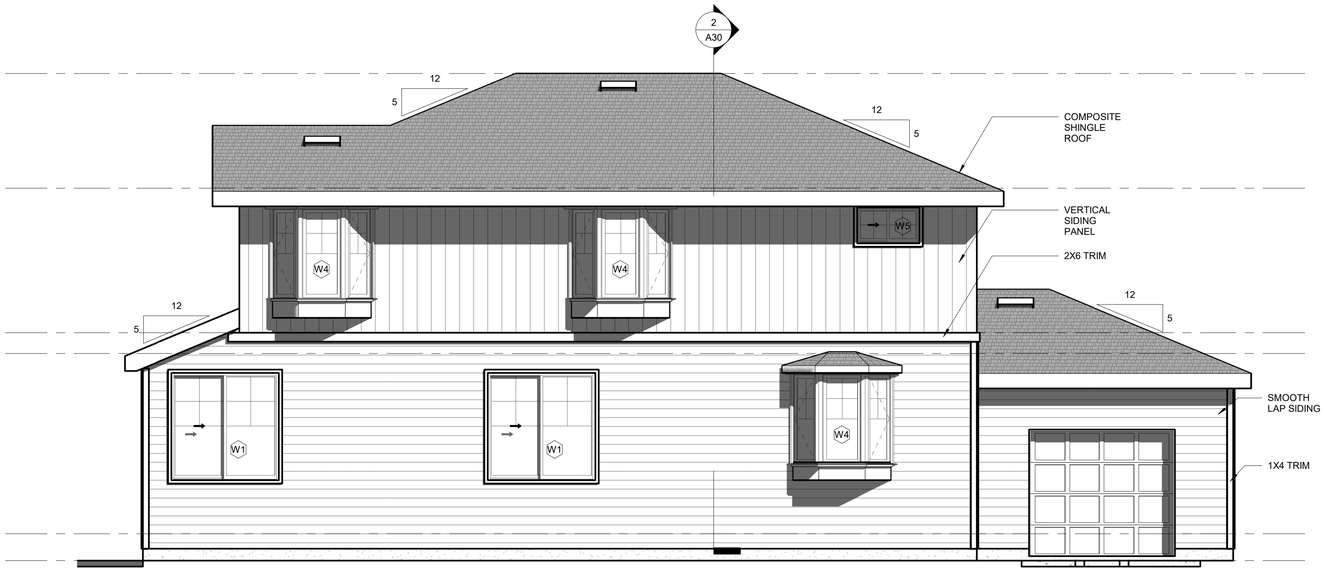
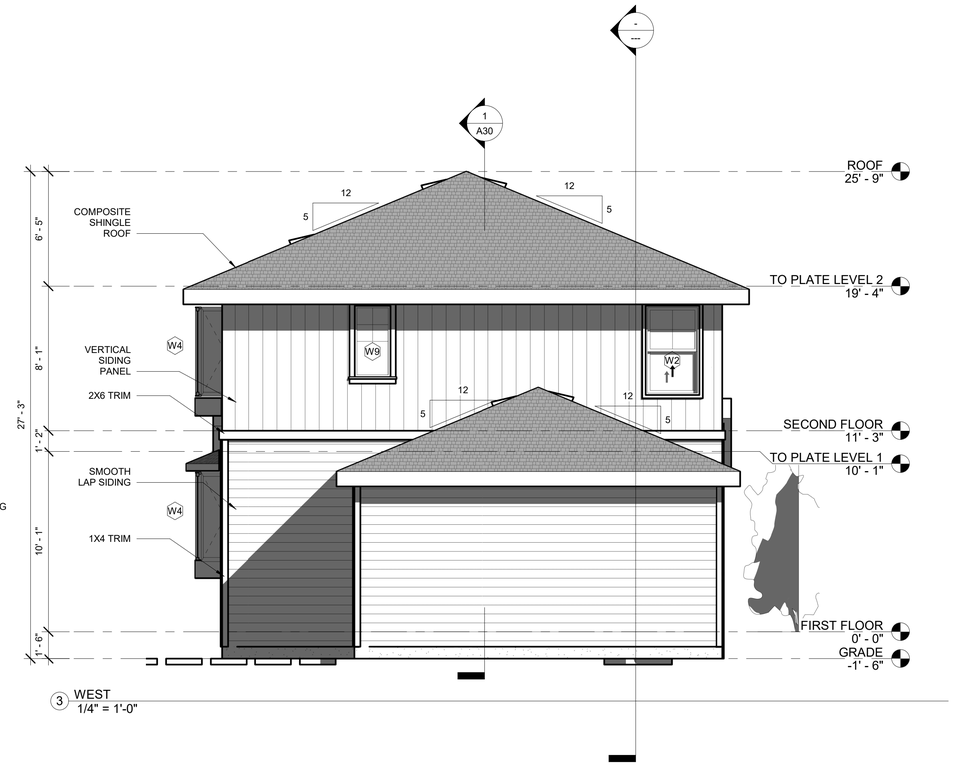
PROJECT#:

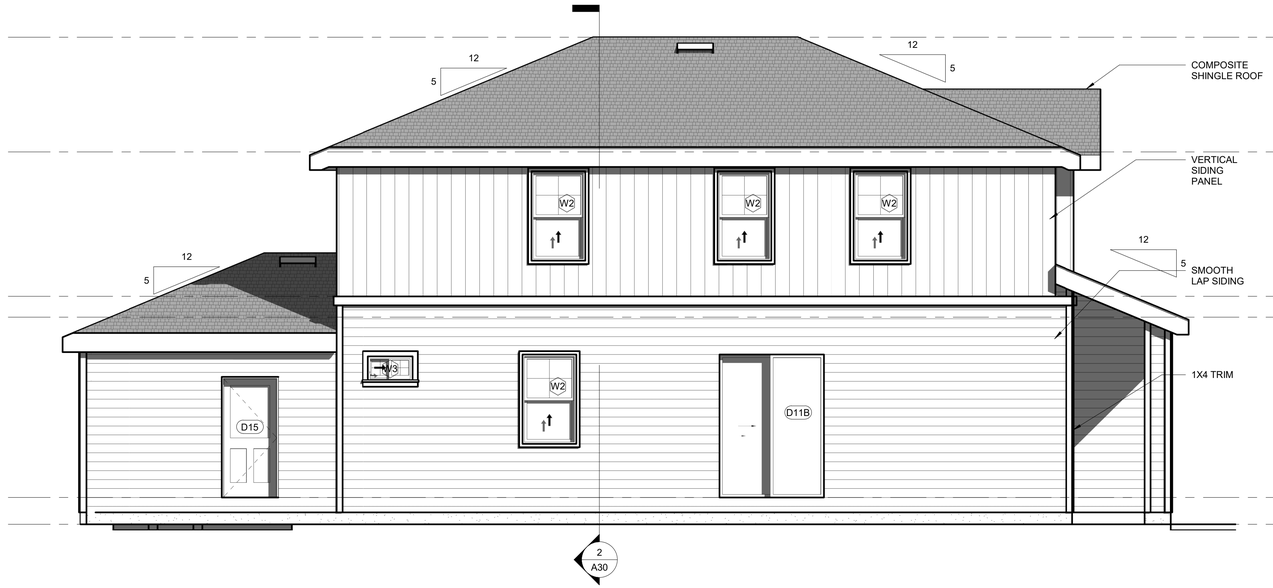
A30



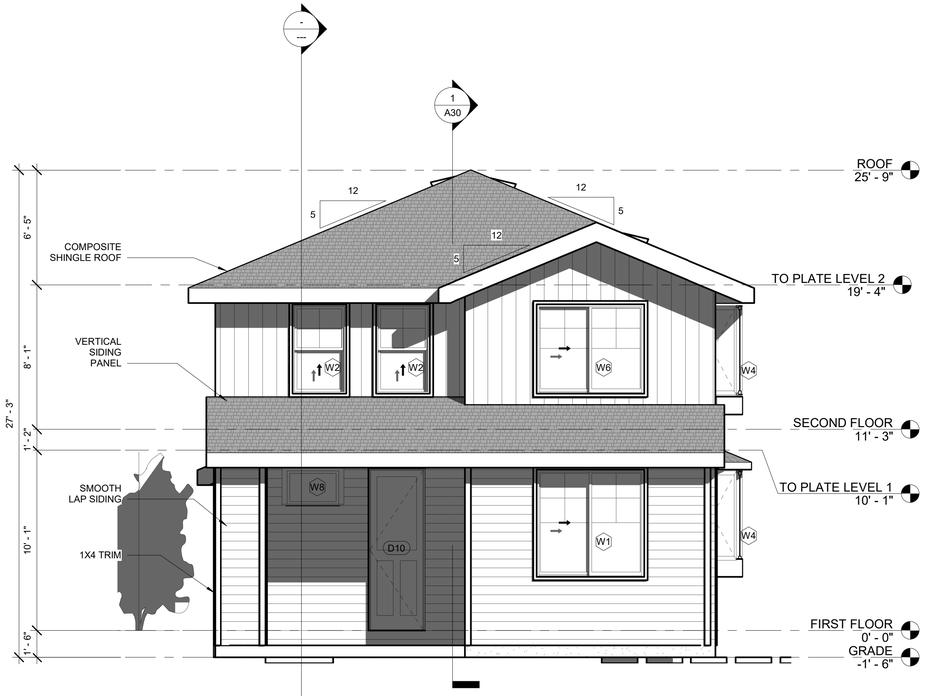
2 NORTH ELEVATION - FLORIDA ST
1/4" = 1'-0"



3 WEST
1/4" = 1'-0"



4 SOUTH ELEVATION
1/4" = 1'-0"



1 EAST ELEVATION - SANTA CLARA ST
1/4" = 1'-0"

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729 SANTA CLARA ST

ELEVATIONS

REV	DATE	REMARKS

SIGN DATE:

DATE:

SCALE:

DRAWN BY:

CKD BY:

PROJECT#:

A31

Door Schedule				
Door Number	Frame Type	Finish		
		Door	Frame	Comments
D10	WOOD	PTD SC GLASS	PTD WD	
D11A	WOOD	PTD HC	PTD WD	
D11B	WOOD	FIBERGLASS	PTD WD	GLAZING TO BE TEMPERED OR SAFETY
D12	WOOD	PTD SC	PTD WD	
D13A	WOOD	PTD HC	PTD WD	
D13B	WOOD	PTD HC	PTD WD	
D14	WOOD	PTD HC	PTD WD	
D15	WOOD	PTD SC	PTD WD	
D21	WOOD	PTD HC	PTD WD	
D22A	WOOD	PTD HC	PTD WD	
D22B	WOOD	PTD HC	PTD WD	
D23A	WOOD	PTD HC	PTD WD	
D23B	WOOD	PTD HC	PTD WD	
D24A	WOOD	PTD HC	PTD WD	
D24B	WOOD	PTD HC	PTD WD	
D25	WOOD	PTD HC	PTD WD	
D26A	WOOD	PTD HC	PTD WD	
D26B	WOOD	PTD HC	PTD WD	
D27	WOOD	PTD HC	PTD WD	
D28A	WOOD	PTD GLAZED	PTD WD	GLAZING TO BE TEMPERED OR SAFETY
D28B	WOOD	PTD HC	PTD WD	

Window Schedule											
Type Mark	Rough Opening		Type	Manufacturer	Model	Material	Finish	Glazing		Sill Height	Comments
	Width	Height						Thickness	Type		
W1	6' - 0"	6' - 0"	Window-Sliding-Double	MARVIN	1829	FIBERGLASS	BLACK		LOW IRON	3' - 0"	
W2	3' - 0"	5' - 0"	Window-Single-Hung	MARVIN	ESDH3050 E	FIBERGLASS	BLACK		LOW IRON		
W3	2' - 6"	1' - 4"	Window-Sliding-Double	MARVIN	ESGL2616	FIBERGLASS	BLACK		LOW IRON	6' - 6 3/4"	
W4	5' - 0"	5' - 0"	Window-Bay-Casement-45_Degree_Angle	MARVIN	ELEVATE 21-26-21	FIBERGLASS	BLACK		LOW IRON		
W5	3' - 6"	2' - 0"	Window-Sliding-Double	MARVIN	ESGL4224	FIBERGLASS	BLACK		LOW IRON	5' - 0"	
W6	6' - 0"	5' - 0"	Window-Sliding-Double	MARVIN	ESGL7260	FIBERGLASS	BLACK		LOW IRON	2' - 0"	
W8	3' - 0"	2' - 0"	Fixed with Trim	MARVIN	ESCAP3624	FIBERGLASS	BLACK		LOW IRON	7' - 0"	
W9	2' - 0"	4' - 0"	Window-Fixed	MARVIN	ESCAP2448	FIBERGLASS	BLACK		LOW IRON	3' - 0"	

DESIGN EVEREST
CONSULTING ENGINEERS
365 FLOWER LANE
MOUNTAIN VIEW, CA 94043
PHONE: (888) 311-3015 FAX: (650) 695-1801

729 SANTA CLARA ST

SCHEDULES

REV	DATE	REMARKS
	04/05/2021	ISSUE FOR PLANNING

SIGN DATE:

DATE:

SCALE:

DRAWN BY:

CKD BY:

PROJECT#:

A80

ENGINEER'S GENERAL NOTES

1. ENGINEER OF RECORD HAS EXERCISED A REASONABLE AND ACCEPTABLE STANDARD OF CARE IN THE PREPARATION OF THESE PLANS. HOWEVER, THE DESIGN PROCESS INCLUDES ACTIVITIES OCCURRING AFTER PLAN SIGNATURE. THESE ACTIVITIES INCLUDE CALCULATION, PLAN CHECK AND VERIFICATIONS DURING CONSTRUCTION. SHOULD PERSONS OTHER THAN ENGINEER OF RECORD PERFORM THE CONSTRUCTION STAKING OPERATIONS, THEY SHALL INDEMNIFY THE ENGINEER OF RECORD FROM ANY DAMAGES RESULTING FROM FAILURE TO PERFORM THESE TASKS OR ANY EXPENSE OR DAMAGE RESULTING FROM OMISSION OR ERROR CONTAINED IN THE PLANS WHICH WOULD REASONABLY HAVE BEEN DISCOVERED AND CORRECTED BY ENGINEER OF RECORD
2. SHOULD IT APPEAR THAT THE WORK TO BE DONE, OR ANY MATTER RELATIVE THERETO, IS NOT SUFFICIENTLY DETAILED OR EXPLAINED ON THESE PLAN, THE CONTRACTOR SHALL CONTACT ENGINEER OF RECORD AT (888) 512-3152. ANY REVISIONS REQUIRE PUBLIC WORKS OR BUILDING DEPARTMENT APPROVAL BEFORE PROCEEDING WITH REVISED PLANS.
3. PRIOR TO ANY CORRECTIVE ACTION BY THE CONTRACTOR WHICH IS NECESSARY DUE TO ALLEGED STAKING ERROR, THE CONTRACTOR SHALL NOTIFY ENGINEER OF RECORD FOR RESTAKING AND VERIFICATION OF PREVIOUS STAKING. SHOULD ANY CORRECTIVE WORK BE DONE PRIOR TO NOTIFICATION, OR IF THE ORIGINAL STAKING IS DONE BY OTHERS, ENGINEER OF RECORD ASSUMES NO LIABILITIES FOR THE COSTS INCURRED FOR THIS WORK. WHERE IT HAS BEEN DETERMINED THAT ANY CORRECTIVE ACTION WILL REQUIRE FINANCIAL PARTICIPATION BY ENGINEER OF RECORD, THAT AMOUNT SHALL BE AGREED TO BY ENGINEER OF RECORD IN WRITING PRIOR TO TAKING CORRECTIVE ACTION. FAILURE TO OBTAIN WRITTEN ACCEPTANCE BY WOOD RODGERS INC. WILL NEGATE ALL REQUIREMENTS OF OUR FINANCIAL ASSISTANCE.
4. CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD THE DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE ERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.
5. EXCAVATION SHALL BE ADEQUATELY SHORED, BRACED AND SHEETED SO THAT THE EARTH WILL NOT SLIDE OR SETTLE AND SO THAT ALL EXISTING IMPROVEMENTS OF ANY KIND WILL BE FULLY PROTECTED FROM DAMAGE. ANY DAMAGE RESULTING FROM LACK OF ADQUATE SHORING, BRACING AND SHEETING, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND HE SHALL EFFECT NECESSARY REPAIRS OR RECONSTRUCTION AT HIS OWN EXPENSE. WHERE THE EXCAVATION FOR A CONDUIT TRENCH, STRUCTURE AND/OR BORING OR JACKING PIT IS REQUIRED THE CONTRACTOR SHALL CONFORM TO THE APPLICABLE CONSTRUCTION SAFETY ORDERS OF THE DIVISION OF INDUSTRIAL SAFETY OF THE STATE OF CALIFORNIA. THE CONTRACTOR SHALL ALWAYS COMPLY WITH OSHA REQUIREMENTS.
6. ALL APPLICABLE FEES TO BE PAID AND PERMITS REQUIRED SHALL BE OBTAINED BY THE CONTRACTOR BEFORE COMMENCEMENT OF CONSTRUCTION.
7. ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED. ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH THE "OCCUPATIONAL SAFETY AND HEALTH REGULATIONS" OF THE U.S. DEPARTMENT OF LABOR, AND WITH THE STATE OF CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS' "CONSTRUCTION SAFETY ORDERS".
8. THE CIVIL ENGINEER SHALL NOT BE RESPONSIBLE IN ANY WAY FOR THE CONTRACTORS' AND SUBCONTRACTORS' COMPLIANCE WITH THE "OCCUPATIONAL SAFETY AND HEALTH REGULATIONS" OF THE U.S. DEPARTMENT OF LABOR OR WITH THE STATE OF CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS, "CONSTRUCTION SAFETY ORDERS".
9. THE CONTRACTOR'S ATTENTION IS DIRECTED TO THE REQUIREMENTS OF THE DIVISION OF INDUSTRIAL SAFETY PERTAINING TO "CONFINED SPACE". ANY MANHOLE, CULVERT, DROP INLET OR TRENCH (WHICH COULD CONTAIN AIR), THAT IS NOT READILY VENTILATED, MAY BE CONSIDERED A "CONFINED SPACE".
10. THE CONTRACTOR SHALL POST EMERGENCY TELEPHONE NUMBERS AT THE JOB SITE FOR PUBLIC WORKS, AMBULANCE, POLICE AND FIRE DEPARTMENTS. CONTRCATOR SHALL POST SIGN AT JOB SITE BEARING OWNER'S NAME AND SITE ADDRESS. PROPERTY CORNERS SHALL CLEARLY BE MARKED.
11. THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, SIGNS, BARRICADES, FLAGMEN OR OTHERDEVICES NECESSARY TO PROVIDE FOR PUBLIC SAFETY AND TO MAINTAIN TRAFFIC CONTROL AT ALL TIMES.
12. THE CONTRACTOR SHALL PROVIDE FOR INGRESS AND EGRESS FOR ANY PRIVATE PROPERTY ADJACENT TO THE WORK AREA THROUGHOUT THE PERIOD OF CONSTRUCTION.
13. PRIOR TO COMMENCEMENT OF ANY WORK ON ADJACENT PROPERTY, THE OWNER SHALL OBTAIN WRITTEN PERMISSION FROM AFFECTED PROPERTY OWNERS.
14. ENCROACHMENT PERMITS ARE REQUIRED FOR WAORK WITHIN THE EXISTING PUBLIC RIGHT-OF-WAY. ENCROACHMENT PERMITS SHALL BE OBTAINED BY THE CONTRACTOR.
15. ALL EXISTING ELEVATIONS SHOWN ARE AS MEASURED IN THE FIELD, UNLESS OTHERWISE NOTED.
16. THE CONTRACTOR SHALL CONFIRM THE GROUND ELEVATIONS AND OVERALL TOPOGRAPHY OF THE SITE PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY ENGINEER OF RECORD IN WRITING IMMEDIATELY OF ANY DIFFERENCES IN TOPOGRAPHY FROM THAT SHOWN ON THIS PLAN WHICH MAY REQUIRE CHANGES IN DESIGN.
17. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GAURANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. THE CONTRACTOR SHALL NOTIFIY UTILITY COMPANIES AT LEAST THREE WORKING DAYS IN ADVANCE OF CONSTRUCTION TO FIELD LOCATE UTILITIES. CALL UNDERGROUND SERVICE ALERT (U.S.A.), AT 800-277-2600. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THOSE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ADDITIONAL COSTS INCURRED AS A RESULT OF CONTRACTOR'S FAILURE TO VERIFY LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED AND MERGED IN THE CONTRACT UNIT PRICE.
18. EXISTING UTILITIES SHOWN ARE TO BE PROTECTED IN PLACE OR RELOCATED PER UTILITY PLANS. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF EXITING UTILITIES.
19. THE REMOVAL OF OBSTRUCTIONS (POWER POLES, FENCES, RETAINING WALLS, TREES, STRUCTURES, PIPELINES, PAVING, ETC.) SHALL BE AT THE CONTRACTOR'S EXPENSE.
20. ALL RECYCLABLE MATERIALS SHALL BE PROCESSED AND STORED AT THE SITES DESIGNATED ON THE PLANS APPROVED BY THE ENGINEER.
21. EXCESS MATERIAL SHALL BE PLACED AT AN APPROVED FILL SITE.
22. ALL STREETS SHALL BE SWEPT AND VACUUMED IN ACCORDANCE WITH THE STORM WATER POLLUTION PREVENTION PLAN FOR THE DURATION OF THE PROJECT WORK.
23. SURPLUS EXCAVATED MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OFF-SITE IN A MANNER APPROVED BY THE CITY ENGINEER. CONTRACTOR SHALL OBTAIN OFF-HAUL ROUTE APPROVAL FROM THE CITY ENGINEER A MINIMUM OF 14 CALENDAR DAYS PRIOR TO THE START OF EXCAVATION WORK.
24. DURING GRADING OPERATIONS, THE CONTRACTOR SHALL IMPLEMENT DUST CONTROL MEASURES ON SITES AND ON HAUL ROUTES.
25. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING AN AIRBORNE DUST NUISANCE FROM THE CONSTRUCTION SITE BY WATERING AND/OR TREATING THE SITE IN SUCH A MANNER TO LIMIT THE EXTENT OF AIRBORNE DUST PARTICLES.
26. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY DAMAGE TO THE SITE OR SURROUNDING AREA DUE TO DUST OR EROSION, RESULTING FROM WORK DONE BY THE CONTRACTOR.
27. THE CONTRACTOR SHALL COMPLY WITH ALL RULES, REGULATIONS AND PROCEDURES OF THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) FOR MUNICIPAL, CONSTRUCTION AND INDUSTRIAL ACTIVITIES AS PROMULGATED BY THE CALIFORNIA STATE WATER RESOURCE CONTROL BOARD OR ANY OF ITS REGIONAL WATER QUALITY CONTROL BOARDS. REFER TO THE PROJECT SWPPP.
28. IF ARCHEOLOGICAL MATERIALS ARE UNCOVERED DURING GRADING, TRENCHING OR OTHER EXCAVATION, EARTHWORK WITHIN 30 FEET OF THESE MATERIALS SHALL BE STOPPED UNTIL A PROFESSIONAL ARCHAEOLOGIST WHO IS CERTIFIED BY THE SOCIETY OF CALIFORNIA ARCHAEOLOGY (SCA) AND/OR THE SOCIETY OF PROFESSIONAL ARCHAEOLOGY (SOPA) HAS HAD AN OPPORTUNITY TO EVALUATE THE SIGNIFICANCE OF THE FIND AND SUGGEST THE APPROPRIATE MITIGATION MEASURES, IF THEY ARE DEEMED NECESSARY.

PROJECT NOTES

1. ALL WORK SHALL CONFORM TO THE CITY OF VALLEJO STANDARDS, EXCEPT WHERE SPECIFICALLY NOTED ON THE PLANS. ANY DEVIATION FROM APPROVED PLANS DURING CONSTRUCTION WILL REQUIRE PRIOR NOTICE TO THE ENGINEER AND APPROVAL OF THE CITY ENGINEER. AT LEAST ONE SET OF APPROVED PLANS SHALL BE ON THE SITE AT ALL TIMES FOR INSPECTION.
2. ALL CONSTRUCTION MATERIALS AND METHODS SHALL COMPLY WITH THE ORDINANCES SPECIFICATIONS AND STANDARDS OF THE CITY OF VALLEJO WITH THE EXCEPTION AS NOTED ON THE PLANS.
3. IT SHALL BE UNDERSTOOD THAT THE TERM "CITY ENGINEER" AS USED HEREIN IS THE CITY ENGINEER OF THE COUNTY OF RIVERSIDE OR HIS AUTHORIZED REPRESENTATIVE.
4. NO WORK WHATSOEVER SHALL BE STARTED WITHOUT FIRST NOTIFYING THE CITY ENGINEER, ENGINEER, GEOTECHNICAL ENGINEER AND APPROPRIATE PUBLIC AGENCIES 48 HOURS PRIOR TO COMMENCEMENT OF WORK.
5. THE CONTRACTOR SHALL NOT DESTROY ANY PERMANENT SURVEY POINTS WITHOUT THE CONSENT OF THE CITY ENGINEER. ANY PERMANENT MONUMENT OR POINTS DESTROYED SHALL BE REPLACED BY A REGISTERED ENGINEER OR LICENSED SURVEYOR AT THE CONTRACTORS EXPENSE.
6. ALL UNDERGROUND FACILITIES SHALL BE INSTALLED PRIOR TO THE CONSTRUCTION OF CURBS, FINAL PREPARATION OF SUBGRADE, AND PLACEMENT OF BASE MATERIAL. CURBS AND GUTTERS INCLUDING BASE ROCK, SHALL BE COMPLETED PRIOR TO PLACEMENT OF BASE ROCK IN THE STREET AREA, UNLESS OTHERWISE APPROVED.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR REQUIRED INSPECTIONS AND SHALL MAKE THE (48 HOURS PRIOR) NOTIFICATION TO THE CITY ENGINEER, GEOTECHNICAL ENGINEER, OR OTHER REQUIRED INDIVIDUALS OR PUBLIC AGENCIES.
8. CONTRACTOR SHALL ARRANGE A PRE-CONSTRUCTION MEETING WITH THE CITY ENGINEER, THE OWNER OR THE OWNER'S REPRESENTATIVE, THE OWNER'S ENGINEER, AND ALL UTILITY COMPANIES BEFORE START OF CONSTRUCTION.
9. THE OWNER'S ENGINEER WILL PROVIDE THE CONSTRUCTION STAKES. THE NUMBER AND LOCATION OF STAKES REQUIRED SHALL BE DETERMINED BEFORE THE CONSTRUCTION BEGINS. ALL STAKING REQUESTS SHALL BE DIRECTED TO THE ENGINEER A MINIMUM OF 48 HOURS PRIOR TO ACTUAL NEED. AN ADDITIONAL STAKING OR RESTAKING WILL ONLY BE DONE AS DIRECTED AND AUTHORIZED BY THE OWNER OR HIS AUTHORIZED AGENT. ALL CONSTRUCTION STAKING SHALL BE DONE BY A REGISTERED CIVIL ENGINEER OR LICENSED LAND SURVEYOR.
10. THE CONTRACTOR SHALL EXPOSE AND CHECK INVERTS OR EXISTING UTILITIES AND CLEARANCE OF KNOWN CROSSINGS OF OTHER UTILITIES BEFORE CONSTRUCTING NEW PIPELINES. ANY DISCREPANCY BETWEEN THE PLANS AND FIELD INFORMATION SHALL BE REPORTED IMMEDIATELY TO THE ENGINEER.
11. CONTRACTOR SHALL COORDINATE SANITARY SEWER, STORM DRAIN, AND WATER CONSTRUCTION IN A MANNER TO PREVENT ANY CONFLICTS WHERE UTILITY LINES CROSS EACH OTHER.
12. ALL CURB DATA REFERS TO THE "FACE OF CURB" AND STATIONING REFERS TO THE INDICATED CENTERLINE UNLESS NOTED OTHERWISE.
13. ALL SANITARY SEWER AND STORM DRAIN CONSTRUCTION SHALL PROCEED FROM THE DOWNSTREAM CONNECTION TO THE UPSTREAM TERMINUS.
14. EXISTING CURBS, SIDEWALKS, AND UTILITIES WITHIN OR ADJACENT TO THE PROJECT LIMITS THAT ARE DAMAGED OR DISPLACED, EVEN THOUGH THEY WERE NOT TO BE REMOVED, SHALL BE REPAIRED OR REPLACED EVEN IF DAMAGE OR DISPLACEMENT OCCURRED PRIOR TO ANY WORK PERFORMED BY THE CONTRACTOR.
15. MANHOLE VALVE AND METER BOX RIM ELEVATIONS IF SHOWN ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE RIMS AND COVERS TO THE FINISHED PAVEMENT GRADE. IN UNIMPROVED STREETS, THE RIMS SHALL BE SET AT THE ELEVATION SHOWN.
16. WORK HOURS SHALL BE LIMITED FROM 7:00 AM TO 10:00 PM, SEVEN DAYS A WEEK.
17. CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN TO THE CITY ENGINEER PRIOR TO THE START OF ANY WORK WITHIN A PUBLIC RIGHT OF WAY. THE TRAFFIC CONTROL PLAN SHALL CONFORM WITH THE CURRENT EDITION OF CALTRANS "MANUAL OF TRAFFIC CONTROLS," AND AS DIRECTED BY THE ENGINEER.
18. THE EROSION CONTROL MEASURES SHOWN ON THE APPROVED EROSION CONTROL PLAN SHALL BE IN PLACE WHILE PERFORMING ANY WORK SHOWN ON THESE PLANS.
19. CONTRACTOR SHALL OBTAIN A HYDRANT WATER METER AND PERMIT FROM THE CITY PRIOR TO USE OF ANY CITY WATER FOR CONSTRUCTION PURPOSES.
20. EXTERIOR PROPERTY CORNERS SHALL BE MARKED AS REQUIRED BY THE CITY ENGINEER PRIOR TO COMMENCING ANY GRADING OPERATIONS, AND SHALL BE MAINTAINED THROUGHOUT THE GRADING OPERATIONS. ALL PROPERTY CORNERS OR OFFSET MARKERS SHALL BE VISIBLE AT THE TIME OF ROUGH AND FINAL INSPECTION.
21. ANY DAMAGED RIGHT-OF-WAY INFRASTRUCTURE AND OTHERWISE DISPLACED CURB AND GUTTER SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE CITY ENGINEER OR HIS DESIGNEE. CONTRACTOR SHALL COORDINATE WITH PUBLIC WORKS DEPARTMENT (707) 648-4316.
22. PRIOR TO COMMENCEMENT OF ANY WORK DONE IN THE PUBLIC RIGHT-OF-WAY, A PERMIT TO OPEN STREET AND/OR AN ENCROACHMENT PERMIT WILL BE REQUIRED.

GRADING NOTES

1. GRADING SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS AND RECOMMENDATIONS CONTAINED IN THE GEOTECHNICAL INVESTIGATION, PREPARED BY VISHA CONSULTANTS, DATED AUGUST 3, 2020, #20-0607.
2. ALL CUT AND FILL SLOPE SHALL BE CONSTRUCTED IN CONFORMANCE WITH THESE GRADING PLANS. NO SLOPE SHALL BE STEEPER THAN A MAXIMUM OF 2:1. THE TRANSITION FROM CONSTRUCTED SLOPES TO NATURAL GROUND SHALL BE GRADED TO A GENTLY ROUNDED CONTOUR AND NOT LEFT AS AN ABRUPT CHANGE.
3. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONFIRM THESE GROUND ELEVATIONS AND OVERALL TOPOGRAPHY OF THE SITE PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY ENGINEER OF RECORD IN WRITING IMMEDIATELY OF ANY DIFFERENCES IN TOPOGRAPHY FROM THAT SHOWN ON THIS PLAN WHICH MAY REQUIRE CHANGES IN DESIGN AND/OR EFFECT THE EARTHWORK QUANTITY.
4. THE CONTRACTOR SHALL ESTIMATE THE EARTHWORK QUANTITIES TO HIS/HER SATISFACTION PRIOR TO THE START OF CONSTRUCTION AND SHALL ARRANGE FOR DISPOSAL OF EXCESS MATERIAL OR ACQUISITION OF IMPORT MATERIAL AS REQUIRED TO COMPLETE THE GRADING AS SHOWN ON THIS PLAN. NO ADDITIONAL COMPENSATION WILL BE MADE FOR ANY EXPORT OR IMPORT REQUIRED.
5. GRADING OPERATION SHALL BE OBSERVED BY THE GEOTECHNICAL ENGINEER. THE GEOTECHNICAL ENGINEER SHALL BE NOTIFIED A MINIMUM 2 WORKING DAYS TO OBSERVE AND TEST ALL GRADING ACTIVITIES.

FLOOD ZONE

ZONE X PER FLOOD INSURANCE RATE MAP (FIRM)
COMMUNITY PANEL 06095C0607F DATED AUGUST 3, 2016.

EROSION CONTROL NOTES

1. IT SHALL BE THE LEGALLY RESPONSIBLE PARTY'S (LRP/DISCHARGER) DUTY TO MAINTAIN CONTROL OF THE ENTIRE CONSTRUCTION OPERATION AND TO ENSURE THE ENTIRE SITE IS IN COMPLIANCE WITH THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) APPROVED FOR THE SITE, THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD (SWRCB) ORDER NO. 2009-0009 DWQ, NPDES NO. CAS000002 AND THE CASQA CONSTRUCTION BMP GUIDANCE HANDBOOK.
2. THIS PLAN IS INTENDED TO BE UTILIZED FOR INTERIM EROSION AND SEDIMENT CONTROL ONLY AND IS NOT TO BE UTILIZED FOR FINAL ELEVATIONS OR PERMANENT IMPROVEMENTS.
3. THIS PLAN MAY NOT COVER ALL THE SITUATIONS THAT MAY ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. VARIATIONS AND ADDITIONS MAY BE MADE TO THIS PLAN AS NECESSARY IN THE FIELD. DOCUMENT AND REPORT ANY FIELD CHANGES PER THE REQUIREMENTS OF THE SWPPP AND NOTIFY THE CITY OR COUNTY REPRESENTATIVE OF THE FIELD CHANGES.
4. ALL MAINTENANCE AND OPERATION REQUIREMENTS SHALL COMPLY WITH THE SWPPP AND THE CASQA CONSTRUCTION BMP GUIDANCE HANDBOOK.
5. DISCHARGERS SHALL EFFECT AND MAINTAIN PRECAUTIONARY MEASURES NECESSARY TO PROTECT ADJACENT WATERCOURSES AND PUBLIC OR PRIVATE PROPERTY FROM DAMAGE BY EROSION, FLOODING AND DEPOSITION OF MUD OR DEBRIS ORIGINATING FROM THE SITE.
6. THE CONTRACTOR IS RESPONSIBLE FOR ALL ASPECTS OF EROSION CONTROL FOR THE PROJECT AND SHALL INSTALL AND MAINTAIN ANY DEVICES AND MEASURES NECESSARY TO THE SATISFACTION OF THE CITY OR COUNTY ENGINEER AND THE REGIONAL WATER QUALITY CONTROL BOARD (RWQCB).
7. DISCHARGERS SHALL ESTABLISH AND MAINTAIN EFFECTIVE BMP PERIMETER CONTROLS AND STABILIZED ALL CONSTRUCTION ENTRANCES AND EXITS TO SUFFICIENTLY CONTROL EROSION AND SEDIMENT DISCHARGES FROM THE SITE YEAR-ROUND.
8. EROSION CONTROL MEASURES WILL BE PROPERLY IN PLACE YEAR-ROUND. ALL REMOVABLE PROTECTIVE DEVICES SHOWN SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN THE FIVE DAY RAIN PROBABLITY EXCEEDS 50 PERCENT.
9. INSPECTIONS AND OBSERVATIONS SHALL OCCUR WEEKLY, AND AT LEAST ONCE EACH 24-HOUR PERIOD DURING EXTENDED STORM EVENTS, TO IDENTIFY AND RECORD BMPS THAT NEED MAINTENANCE TO OPERATE EFFECTIVELY, THAT HAVE FAILED OR THAT COULD FAIL TO OPERATE AS INTENDED.
10. DISCHARGERS SHALL IMPLEMENT MEASURES TO CONTROL ALL NON-STORMWATER DISCHARGES DURING CONSTRUCTION.
11. DISCHARGERS SHALL IMPLEMENT EFFECTIVE WIND EROSION CONTROL.
12. CONSTRUCTION TRAFFIC SPEEDS WILL BE LIMITED TO 15 MPH, OR LESS, AS REQUIRED BY THE CONTRACTOR.
13. STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF SITE WORK. ALL CONSTRUCTION TRAFFIC ENTERING THE PAVED ROAD MUST CROSS THE ENTRANCE. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY.
14. APPLY GRAVEL CONSTRUCTION ENTRANCE MATERIAL WITHIN MATERIAL STORAGE AREA.
15. APPLY GRAVEL CONSTRUCTION ENTRANCE MATERIAL WITHIN THE VEHICLE STORAGE AREA.
16. PLACE ALL EQUIPMENT OR VEHICLES, WHICH ARE TO BE FUELED, MAINTAINED AND STORED IN A DESIGNATED AREA FITTED WITH APPROPRIATE BMPS.
17. IMPLEMENT BMPS TO PREVENT THE OFF-SITE TRACKING OF LOOSE CONSTRUCTION AND LANDSCAPE MATERIALS.
18. PAVED STREETS WILL BE MONITORED DAILY AND FREQUENTLY CLEANED. STREETS WILL ALSO BE SWEPT ON AT LEAST A WEEKLY BASIS OR MORE OFTEN, AS NEEDED, TO MAINTAIN CONTINUOUS LITTER AND TRACKING CONTROL. STREET WASHING WILL NOT BE DONE.
19. TRASH RECEPTACLES WILL BE PROVIDED THROUGHOUT THE SITE AND UTILIZED BY ALL WORKERS FOR MISCELLANEOUS TRASH. SITE REFUSE WILL BE PICKED UP ON A WEEKLY BASIS OR AS OFTEN AS NECESSARY IN ORDER TO KEEP THE SITE CLEAN.
20. COVER AND BERM LOOSE STOCKPILED CONSTRUCTION MATERIALS THAT ARE NOT ACTIVELY BEING USED (I.E. SOIL, SPOILS, AGGREGATE, FLY-ASH, STUCCO, HYDRATED LIME, ETC.).
21. CONTAIN AND SECURELY PROTECT STOCKPILED WASTE MATERIAL FROM WIND AND RAIN AT ALL TIMES UNLESS ACTIVELY BEING USED.
22. EXCAVATING, FILLING, BACKFILLING AND GRADING WORK SHALL NOT BE PERFORMED DURING UNFAVORABLE WEATHER CONDITIONS.
23. DISCHARGERS SHALL PROVIDE EFFECTIVE SOIL COVER FOR INACTIVE AREAS AND ALL FINISHED SLOPES, OPEN SPACE, UTILITY BACKFILL AND COMPLETED LOTS. INACTIVE AREAS OF CONSTRUCTION ARE AREAS OF CONSTRUCTION ACTIVITY THAT HAVE BEEN DISTURBED AND ARE NOT SCHEDULED TO BE RE-DISTURBED FOR AT LEAST 14 DAYS.
24. SLOPES WILL BE GRADED SO THAT WATER IS DIRECTED AWAY FROM THE SLOPE FACES AT THE END OF EACH WORKING DAY WHEN A CHANCE OF RAIN IS FORECAST.
25. ALL RILLS, GULLIES, ETC. WILL BE PROMPTLY REPAIRED AS PRACTICAL BY REGRADING OR INSTALLATION OF SOIL, GRAVEL OR SANDBAGS.
26. ALL DRAIN INLETS WILL BE PROTECTED AS THEY ARE COMPLETED, DURING THE ENTIRE COURSE OF CONSTRUCTION.
27. IF SEDIMENT BASINS ARE TO BE USED, DISCHARGERS SHALL, AT A MINIMUM DESIGN SEDIMENT BASINS ACCORDING TO THE METHOD PROVIDED IN CASQA'S CONSTRUCTION BMP GUIDANCE HANDBOOK.
28. AFTER EACH RAINSTORM, SILT AND DEBRIS SHALL BE REMOVED FROM CHECK DAMS, FIBER ROLLS, SILT FENCES AND SILT SACKS. SEDIMENT TRAPS/BASINS SHOULD ALSO BE OBSERVED AND PUMPED DRY AS NECESSARY TO ASSURE PROPER FUNCTION AND CAPACITY.
29. INTERIOR FIBER ROLLS MAY BE REMOVED AS THE AREA COMES UNDER CONSTRUCTION FOR FINISH GRADING AND LANDSCAPING INSTALLATION. PERIMETER PROTECTION SHOULD BE LEFT IN PLACE YEAR-ROUND.
30. GRAVEL CHECK DAMS MAY BE REMOVED FROM UNPAVED ROADWAYS AS THEY COME UNDER CONSTRUCTION.
31. QSP SHALL IDENTIFY AND PLACE LOCATION OF MATERIAL STORAGE, VEHICLE STORAGE AND SANITARY FACILITIES ON THE SITE BASED ON FIELD CONDITIONS.

EXISTING TOPOGRAPHY

EXISTING PROPERTY BOUNDARY, TOPOGRAPHY, ELEVATIONS, AND SITE FEATURES ARE BASED ON "TOPOGRAPHIC SURVEY LANDS OF OTTERMAN" PREPARED BY ST. JOHN LAND CONSULTING DATED JULY 7, 2020, RECEIVED FROM THE OWNER. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY EXISTING CONDITIONS SHOWN ON THIS SHEET AND NOTIFY THE CIVIL ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.

BENCHMARK: ASSUMED DATUM HOLING POINT NUMBER 100 AT AN ELEVATION OF 200.00 (SHOWN ON SURVEY)

ABBREVIATIONS

AC	AIR CONDITIONER
BGFF	BACK OF GARAGE FINISHED FLOOR
C	CONCRETE
EX	EXISTING
FF	FINISHED FLOOR
FL	FLOW LINE
GLIP	GARAGE LIP
HP	HIGH POINT
INV	INVERT
LAT	LATERAL
LS	LANDSCAPE
PUE	PUBLIC UTILITY EASEMENT
SD	STORM DRAIN
S.A.D.	SEE ARCHITECTURAL DRAWINGS
S.L.D.	SEE LANDSCAPE DRAWINGS
S.S.D.	SEE STRUCTURAL DRAWINGS
SS	SANITAIRY SEWER
SSCO	SANITAIRY SEWER CLEANOUT
SSMH	SANITAIRY SEWER MANHOLE
TG	TOP OF GRATE
WM	WATER METER
WS	WATER SERVICE

LEGEND

	PROPERTY BOUNDARY
	ADJOINER PROPERTY
	CENTERLINE
	PROPOSED BUILDING
OHW	EXISTING OVERHEAD ELECTRICAL WIRE
AD	AREA DRAIN PIPE (ADS N-12 OR PVC SDR 35)
	PROPOSED CONCRETE FLATWORK (S.L.D.)
	PROPOSED LANDSCAPE AREA (S.L.D.)
	EXISTING TREE TO REMAIN
	PROPOSED AREA DRAIN (4" NDS ATRIUM OR FLAT GRATE)
	PROPOSED BUBBLE UP (6" NDS POP UP EMITTER)
	EXISTING WATER METER
EX UTILITY	EXISTING UTILITY AS NOTED
x100.0	PROPOSED SPOT GRADE
✓100.00	EXISTING SPOT GRADE
	EXISTING STRUCTURE ON ADJOINER LOT

DESIGN EVEREST, INC
365 FLOWER LANE
MOUNTAIN VIEW, CA 94043
FOR SALES:
PHONE: (888) 311-3015
FOR CONSTRUCTION SUPPORT:
PHONE: (888) 512-3152
EMAIL: constructionsupport@designeverest.com

NOTES AND DETAILS

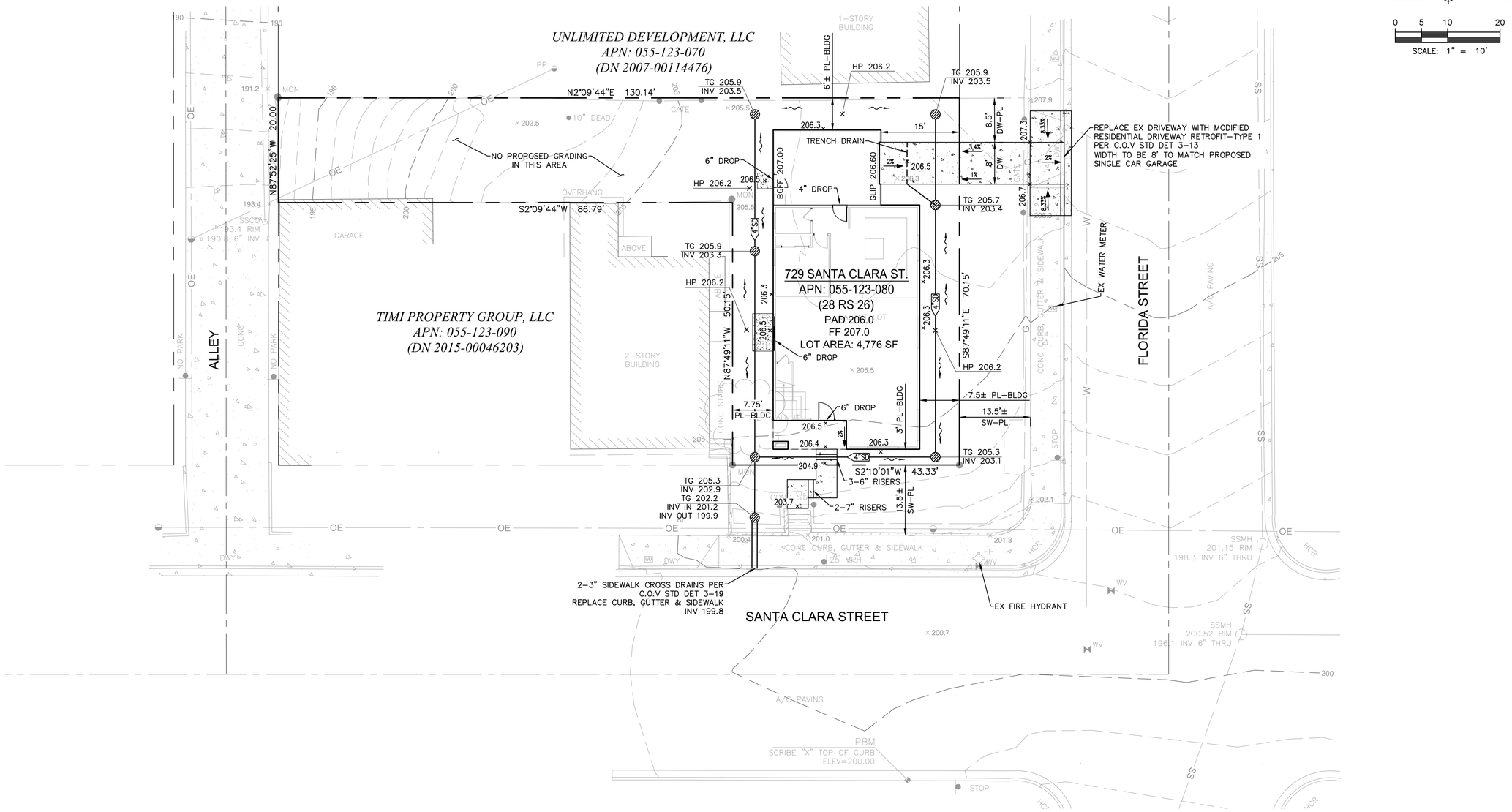
SINGLE FAMILY RESIDENCE
729 SANTA CLARA STREET
VALLEJO, CA 94590

REV	DATE	DESCRIPTION
1	10/15/20	PLAN CHECK
2	,	,
3	,	,
4	,	,
5	,	,

REGISTERED PROFESSIONAL ENGINEER
JOEL "R." ALVERNAZ
No. 75740
CIVIL
STATE OF CALIFORNIA

DATE: APRIL 2021
SCALE: AS NOTED
DRAWN BY: CA
CKD BY: CA
PROJECT #: 202006057

C0.0



GRADING & DRAINAGE NOTES:

1. ON-SITE STORMWATER SHALL BE INTERCEPTED BY THE ON-SITE DRAINAGE SYSTEM AND NOT DISCHARGED INTO ADJOINING PARCELS.
2. SHEET FLOW OVER SIDEWALKS OR DRIVEWAYS IS NOT ALLOWED.

FOUNDATION ASSUMPTION:

AT THE TIME THIS PLAN WAS DEVELOPED STRUCTURAL ENGINEERING PLANS WERE NOT AVAILABLE. IT IS ASSUMED THAT A SLAB ON-GRADE/POST TENSION SLAB WITH 1' SECTION THICKNESS WILL BE USED FOR THE BUILDING FOUNDATION

IMPERVIOUS AREA:

EXISTING: 0 SF

PROPOSED: 1,930 SF

DOWNSPOUT NOTE:

CONTRACTOR SHALL INSTALL COBBLES OR SPLASHBLOCKS AT THE DOWNSPOUTS PER THE DIRECTION OF THE PROJECT GEOTECHNICAL ENGINEER.

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GRADING & DRAINAGE PLAN

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