

Filed: August 24, 2012  
Staff: Trever Parker  
Staff Report: August 28, 2012  
Commission Hearing Date: September 5, 2012  
Commission Action:

**STAFF REPORT: CITY OF TRINIDAD**

APPLICATION NO: 2012-06

APPLICANT / AGENT: Julian Berg

PROPERTY OWNER: Darryl & Tina Freeland

PROJECT LOCATION: 70 Scenic Drive

PROJECT DESCRIPTION: Coastal Development Permit and Design Review to construct a 595 sq. ft. 2-car, attached garage on an existing 2-story, 1,111 sq. ft., 1-bedroom single family residence. Other proposed improvements include a new entry, window, a 212.5 sq ft deck extension, and extending the existing driveway.

ASSESSOR'S PARCEL NUMBER: 042-151-006

ZONING: SR – Suburban Residential

GENERAL PLAN DESIGNATION: SR – Suburban Residential

ENVIRONMENTAL REVIEW: Categorically Exempt from CEQA per § 15301(e) of the CEQA Guidelines exempting additions to existing structures.

APPEAL STATUS:

Planning Commission action on a coastal development permit, a variance or a conditional use permit, and Design Assistance Committee approval of a design review application will become final 10 working days after the date that the Coastal Commission receives a "Notice of Action Taken" from the City unless an appeal to the City Council is filed in the office of the City Clerk at that time. Furthermore, this project is   X   / is not    appealable to the Coastal Commission per the City's certified LCP, and may be appealable per Section 30603 of the Coastal Act.

## **SITE CHARACTERISTICS:**

The property is located on the west side of Scenic Drive on a marine terrace near the edge of the coastal bluffs. The lot is 'flag' shaped and access is provided by a long driveway to Scenic Drive. The parcel is surrounded by Suburban Residential (SR) lots, many of which are also partially zoned Special Environment (SE) parcels (but not this one). The private Groth Lane, which provides access to parcels further down the bluff and accommodates the Groth Lane Trail, borders the property on the west. At present, the .49 acre lot accommodates a 1,111 sq. ft., 2-story house with a 949 sq. ft. footprint on the north northeastern quadrangle of the property and a 70 ft<sup>2</sup> shed east of the residence. The western portion of the lot is mostly forested, and the lot contains areas of steep slopes toward the west, mixed with flatter areas. The majority of the open space on the property has about a 29% slope, aside from where the residence is located, which is fairly flat. There is an existing septic system to the southeast of the residence and a reserve area and leachfield located to the northwest of the septic tank.

## **STAFF COMMENTS:**

The application materials show the project location, the site plan and the proposed locations of the garage, new driveway, and deck extension. This application has been processed on a short timeline. This was due to the fact that the regular September meeting was cancelled because of the likelihood of a lack of quorum, and the applicants would like to construct the project prior to the rainy season. Since the project consisted of mainly just a garage addition, I figured the short timeline would not be prohibitive. However, there are some issues with the project that need to be further address because of the steep slopes and questionable stability designation of the site. Because of the time constraint, there was not an opportunity to send out referrals. However, I feel that the Planning Commission can proceed with the Design Review, as long as the project is properly conditioned to ensure appropriate review by the City Engineer and Building Inspector.

The project includes several different components, and the proposed actions are as follows:

- Construction of a 595 sq. ft., attached, 2-car garage;
- Extend the existing driveway (currently 1,350 sq. ft.) to the garage with 1,100 sq. ft. of interlocking concrete pavers;
- Remodel / removal of portions of the front deck and entry to accommodate the new garage and driveway;
- New side access stairs and landing (120 sq. ft.);
- Small retaining wall along these stairs and landing (maximum 7.5in wide by 3 ft. tall)
- Addition to an existing deck of 212.5 sq. ft.;
- Relocate the existing propane tank and screen with redwood;
- New dining room sliding door unit to access new deck;
- New kitchen window to replace one removed next to the garage.

## **ZONING ORDINANCE / GENERAL PLAN CONSISTENCY**

The property where the project is located is zoned SR – Suburban Residential. The purpose of this zone is to provide for single-family residential development at low densities suited to the physical capacity of the land and consistent with the density of nearby development. As the garage and deck are additions to the single-family residence, they fall under a principally permitted use. Zoning Ordinance (§17.24.010) defines the established purpose of the SR zone as “*sites are suitable for single-family residential development at low densities suited to the physical capacity of the land and consistent with the density of nearby development.*” The proposed use of the site as a residence with a garage is consistent with these allowable uses.

The project area is used as residential property, and the applicants plan on building a garage as an addition to the residence. This attached garage will be used for two cars, and the use will be incidental to the primary use of the premises, and not alter or change the character of the premises. Zoning Ordinance (§17.28.060) states that the minimum yards in the SR zone are: front - thirty feet; rear - twenty feet; and side - ten feet. The garage meets all required yards; the north-facing side of the garage meets the 10-foot yardage exactly.

There is one setback issue that does take a little bit of consideration, and that is with the stairs and landing on the north side of the garage. Section 17.56.110 of the Zoning Ordinance has more specific setback requirements for all zones. Subsection A states: “*Uncovered porches, decks, balconies, stairways, fire escapes or landings may extend a maximum of eight feet into front street-side or rear yards and three feet into side yards.*” However, there are no setback restrictions for things like driveways, retaining walls, patios or walkways, and even accessory buildings can be located fully within a side yard (17.56.090). The proposed stairs and bottom landing extend a maximum of 3 ft. into the side yard, and therefore meet the Zoning Ordinance requirements. However, the ‘landing’ at the top of the stairs extends up to 6 ft. into the side yard where it meets the driveway. It is staff’s opinion that the setback restriction of §17.56.110 is intended for structures that are not at ground level, since it does not include patios, walkways or driveways. Staff feels that the upper landing meets the definition of a walkway or patio just as well as it does a ‘landing.’ Under this interpretation, the structures would meet all the required setbacks, but the Planning Commission could have a different interpretation.

Garages are not included in the calculation of residential square footage (17.08.310). But, as can be seen in Table 1, the residence and floor-to-area ratios are well under the guidelines. According to Zoning Ordinance (§17.24.070), the maximum building height in the SR zone is twenty-five feet, except that the design assistance committee may require a lesser height as provided in the Design Review findings. The proposed maximum height of the garage is 20 ft.

**TABLE 1 - AREAS**

	EXISTING	PROPOSED
LOT AREA	21,743 s.f.	21,743 s.f.
FLOOR AREA		
1 <sup>st</sup> Floor	949 s.f.	949 s.f.
2 <sup>nd</sup> Floor Loft	162 s.f.	162 s.f.
<b>Total Residential Space</b>	<b>1,111 s.f.</b>	<b>1,111 s.f.</b>
Attached Garage	0 s.f.	595 s.f.
Shed	70 s.f.	70 s.f.
Footprint of residence	949 s.f.	949 s.f.
Footprint of all structures	1,019 s.f.	1,614 s.f.
FLOOR TO LOT AREA RATIO		
<b>Total Residence</b>	<b>5.1 %</b>	<b>5.1 %</b>
Total Footprint (lot coverage)	4.7 %	7.4 %

The minimum lot size in the SR zone for this type of project is what is necessary to include sufficient area to accommodate required yards, the intended use, and primary and reserve septic leach fields as determined from requirements in the wastewater disposal regulations adopted by the city and in no case shall a lot be less than twenty thousand square feet in area (§17.28.040). The lot in question is approximately 21,743 ft<sup>2</sup> and has existing reserve and leach fields for the existing septic tank.

Parking in the SR Zone is regulated by Zoning Ordinance §17.56.180. A single-family residence requires a minimum of two off-street parking spaces in addition to any garage spaces. There is ample room in the driveway to accommodate two or more vehicles. The new driveway extension is proposed to be paved with interlocking concrete pavers with a trench drain adjacent to the new garage. Note that drainage from the driveway and garage roof will be tightlined underground to a suitable outlet in the flat area west of the residence. Recommendations from the geologic / soils report (see below) regarding drainage are required as conditions of project approval.

**SLOPE STABILITY:**

The project site is mapped in an area of questionable stability on Plate 3 of the General Plan but outside the Alquist-Priolo Fault Zone. Due to this, §17.28.090 requires a geologic study and that *“structures, septic disposal systems, driveways, parking areas, pedestrian trails and other improvements permitted in the SR zone shall only be permitted on lands designated as unstable or of questionable stability on Plate 3 of the general plan if analysis by a registered geologist or engineering geologist, at the applicant's expense, demonstrates to the satisfaction of the planning commission that construction of the development will not significantly increase erosion and slope instability and that any potential adverse impacts have been mitigated to the maximum extent feasible.*

LACO Associates performed a R-2 Geologic Foundation and Soils report in 2008. Though the geologist's report is based only on a conceptual plan, the results and recommendations conform to the requirements of Section 17.20.130 (Ord. 166 §4.05 (C) (6), 1979). The report included the following analysis for landsliding / slope stability: *“Currently, the bluff face bordering the project site is heavily vegetated with dense brush, and immature whitewoods and conifers. In plan view, the crown of the bluff is arcuate and partially modified by erosion. Past erosional events appear to be the product of shallow debris sliding and / or soil raveling. At the time of our investigation, we did not observe any evidence of instability significant enough that it would affect or be affected by the proposed development. The proposed building site is located away from these slopes, and is primarily underlain by nearly level ground. Provided our recommendations are adhered to, we do not anticipate slope stability to be a hazard to the proposed development.”*

In addition, the 2008 R-2 Engineering Geologic / Foundation and Soils Report is currently being updated to address this specific proposal. The 2008 report found that a larger project could be constructed without adverse impacts (see above). It is interesting to note that the flat area below the existing residence is the old stagecoach road and much of the site consists of fill and was terraced many years ago. The project will be conditioned on review by the City Engineer and Building Inspector and any recommendations from the report will be required as part of the building permit process.

#### **SEWAGE DISPOSAL:**

The septic system is shown on the plot plan and consists of a 1,200 gallon tank, a leachfield and reserve area. The 2-bdrm system was installed in 1980 when the house was constructed. The plot plan shows portions of the septic system to be located off the property. However, the lot lines shown on the submitted plot plan appear to be from the original 1969 subdivision, which was adjusted in 1973. The current parcel map shows that the property is actually somewhat larger and that it includes the existing septic system area. Note that the Freelands also own the two adjacent lots that are affected by this 1973 lot line adjustment (see attached parcel map). There was not time to send the Humboldt County Division of Environmental Health (DEH) a referral for this project. However, I find that it is unnecessary. Current DEH policy does not require system upgrades for projects that do not increase wastewater flows (e.g. adding a bedroom) or that do not increase the building footprint such that it would affect potential reserve area. In addition, the existing system appears to meet most current requirements in terms of size and reserve area.

#### **LANDSCAPING AND FENCING:**

The site has terraced landscaping supported by rock retaining walls and mature redwood and spruce trees surrounding the site. This project does not involve any new landscaping or fencing, other than the proposed redwood fencing to disguise the propane tank. All existing trees on site will be retained.

## **DESIGN REVIEW / VIEW PROTECTION FINDINGS:**

Recommended Design Review / View Preservation Findings are written in a manner to allow approval, without endorsing the project. However, if public hearing information is submitted or public comment received indicating that views, for instance, may be significantly impacted, or the structure proposed is obtrusive, the findings should be reworded accordingly.

### **Design Review Criteria**

- A. *The alteration of natural landforms caused by cutting, filling, and grading shall be minimal. Structures should be designed to fit the site rather than altering the landform to accommodate the structure.* Response: The proposed garage and driveway will be located mostly on the flattest area of the property. However, the western half of the garage will be built on an estimated 65% slope (with the eastern half and the driveway paved over a 5-10% slope). Approximately 48 cubic yards of cut and fill will be required to construct the garage. For comparison purposes, a grading permit is triggered by 50 cubic yards or more. The applicants have limited location options for placing an attached garage with access to the existing driveway. The 1,100 sq ft interlocking concrete paver driveway will require only minimal grading, following the existing slope. No grading is proposed for the deck extension.
- B. *Structures in, or adjacent to, open space areas should be constructed of materials that reproduce natural colors and textures as closely as possible.* Response: The project is not adjacent to any open space areas. The garage is designed with tan walls and blue metal roof, which matches the existing residence's color scheme. It is consistent with existing and surrounding development. The driveway will have a San Francisco cobblestone "caramel blend" finish that matches the stonework on the existing residence. The deck extension will match the existing deck on the south side of the residence.
- C. *Materials and colors used in construction shall be selected for the compatibility both with the structural system of the building and with the appearance of the building's natural and man-made surroundings. Preset architectural styles (e.g. standard fast food restaurant designs) shall be avoided.* Response: The building materials used for the garage and deck extension will be compatible with or match the existing structure (also see response to 'B' above).
- D. *Plant materials should be used to integrate the manmade and natural environments to screen or soften the visual impact of new development, and to provide diversity in developed areas. Attractive vegetation common to the area shall be used.* Response: No trees will be removed with this project, and the site is already landscaped. The propane tank will be relocated west of the garage with new RW (Redwood) screening.
- E. *On-premise signs should be designed as an integral part of the structure and should complement or enhance the appearance of new development.* Response: No signs are proposed as part of this project.

- F. *New development should include underground utility service connections. When above ground facilities are the only alternative, they should follow the least visible route, be well designed, simple and unobtrusive in appearance, have a minimum of bulk and make use of compatible colors and materials.* Response: Existing utilities will be used, and power and water are shown on the site plan. The residence is already served by an existing overhead line, which will not be altered by the project.
- G. *Off-premise signs needed to direct visitors to commercial establishments, as allowed herein, should be well designed and be clustered at appropriate locations. Sign clusters should be a single design theme.* Response: No off-premise signs are proposed as part of this project.
- H. *When reviewing the design of commercial or residential buildings, the committee shall ensure that the scale, bulk, orientation, architectural character of the structure and related improvements are compatible with the rural, uncrowded, rustic, unsophisticated, small, casual open character of the community. In particular:*
1. *Residences of more than two thousand square feet in floor area and multiple family dwellings or commercial buildings of more than four thousand square feet in floor area shall be considered out of scale with the community unless they are designed and situated in such a way that their bulk is not obtrusive.* Response: The proposed garage is residential but is not included in the square footage of the residence as per the definition of floor area (§17.08.310). The proposed 212.5 sq ft deck extension (roughly 10'x10') will not impact the footprint measurement since it is uncovered and not enclosed (§17.08.310). The project is designed consistently with the character of existing development and attached to the residence on the corner of the property. The residence itself is only 1,111 sq. ft. in size, with a 5% floor-to-area ratio, well under the guidelines.
  2. *Residential and commercial developments involving multiple dwelling or business units should utilize clusters of smaller structures with sufficient open space between them instead of a consolidated structure.* Response: Multiple dwelling or business units are not proposed.

## **View Protection**

- A. *Structures visible from the beach or a public trail in an open space area should be made as visually unobtrusive as possible.* Response: The project is not readily visible from any open space areas. However, it may be possible to view the residence from Old Home Beach. The garage is located behind the residence from the beach, and so would not be considered visually obtrusive.
- B. *Structures, including fences over three feet high and signs, and landscaping of new development, shall not be allowed to significantly block views of the harbor, Little Trinidad Head, Trinidad Head or the ocean from public roads, trails, and vista points, except as provided in subdivision 3 of this subsection.* Response: Due to the project's location and orientation, it has little potential to significantly block views.

- C. *The committee shall recognize that owners of vacant lots in the SR and UR zones, which are otherwise suitable for construction of a residence, are entitled to construct a residence of at least fifteen feet in height and one thousand five hundred square feet in floor area, residences of greater height as permitted in the applicable zone, or greater floor area shall not be allowed if such residence would significantly block views identified in subdivision 2 of this subsection. Regardless of the height or floor area of the residence, the committee, in order to avoid significant obstruction of the important views, may require, where feasible, that the residence be limited to one story; be located anywhere on the lot even if this involves the reduction or elimination of required yards or the pumping of septic tank wastewater to an uphill leach field, or the use of some other type of wastewater treatment facility; and adjust the length-width-height relationship and orientation of the structure so that it prevents the least possible view obstruction.* Response: The project does not propose construction on a vacant lot.
- D. *If a residence is removed or destroyed by fire or other means on a lot that is otherwise usable, the owner shall be entitled to construct a residence in the same location with an exterior profile not exceeding that of the previous residence even if such a structure would again significantly obstruct public views of important scenes, provided any other nonconforming conditions are corrected.* Response: There was no residence that was destroyed by fire associated with this project.
- E. *The Tsurai Village site, the Trinidad Cemetery, the Holy Trinity Church and the Memorial Lighthouse are important historic resources. Any landform alterations or structural construction within one hundred feet of the Tsurai Study Area, as defined in the Trinidad general plan, or within one hundred feet of the lots on which identified historical resources are located shall be reviewed to ensure that public views are not obstructed and that development does not crowd them and thereby reduce their distinctiveness or subject them to abuse or hazards.* Response: The proposed project is not within 100 feet of the Tsurai Study Area, Holy Trinity Church, the Memorial Lighthouse or the Cemetery.

### **STAFF RECOMMENDATION**

Based on the above analysis, and as conditioned, the garage, driveway and deck extension can be found to be consistent with the City's Zoning Ordinance and General Plan and other policies and regulations, and the necessary findings for granting approval of the project can be made. If the Planning Commission agrees with staff's analysis, the project may be approved with the following motion:

Based on application materials, information and findings included in this Staff Report, and based on public testimony, I move to adopt the information and required Design Review and View Protection findings in this staff report and approve the project as proposed and as conditioned in this staff report.

## PLANNING COMMISSION ALTERNATIVES

If the Planning Commission does not agree with staff's analysis, or if information is presented during the hearing that conflicts with the information contained in the staff report, the Planning Commission has several alternatives.

- A. Alter the proposed conditions of approval to address any specific concerns on the part of the Commission or the public.
- B. Delay action / continue the hearing to obtain further information.
  - In this case, the Planning Commission should specify any additional information required from staff or the applicant and / or suggestions on how to modify the project and / or conditions of approval.
- C. Denial of the project.
  - The Planning Commission should provide a motion that identifies the Finding(s) that can not be made and giving the reasons for the inability to make said Finding(s).

## CONDITIONS OF APPROVAL

1. The applicant is responsible for reimbursing the City for all costs associated with processing the application. *Responsibility: City Clerk to place receipt in conditions compliance folder prior to occupation of building with the business.*
2. Based on the findings that community values may change in a year's time, approval of this Design Review is for a one-year period starting at the effective date and expiring thereafter unless the project has been completed or an extension is requested from the Planning Commission prior to that time. *Responsibility: City Clerk to verify prior to occupation of the building with the business.*
3. This project is subject to review by the City Engineer upon receipt of the R-2 Engineering Geologic/Foundation and Soils Report prepared by LACO Associates. All recommendations of the City Engineer and the geologic report shall be incorporated into the project. *Responsibility: Building Official prior to building permits being issued.*
4. Recommended conditions of the City Building Official and City Engineer shall be required to be met as part of the building permit application submittal. Grading, drainage, ADA compliance and street improvements will need to be specifically addressed at the time of building permit application. *Responsibility: Building Official prior to building permits being issued.*
5. Construction related activities are to occur in a manner that incorporates storm water runoff and erosion control measures in order to protect water quality considerations near the bluffs. Specific water quality goals include, but are not limited to:

- a. Limiting sediment loss resulting from construction
  - b. Limiting the extent and duration of land disturbing activities
  - c. Replacing vegetation as soon as possible
  - d. Maintaining natural drainage conditions
6. The applicant is responsible for submitting proof that a statement on the deed, in a form approved by the City Attorney, has been recorded indicating that any increase in the number of bedrooms above a total of two bedrooms or use of the property in excess of a single unit will require City approval of adequate sewage disposal capabilities and other applicable standards. *Responsibility: Building Official to verify prior to building permits being issued.*

POR. SECS. 23, 24, 25 & 26, T8N, R1W, H.B. & M.

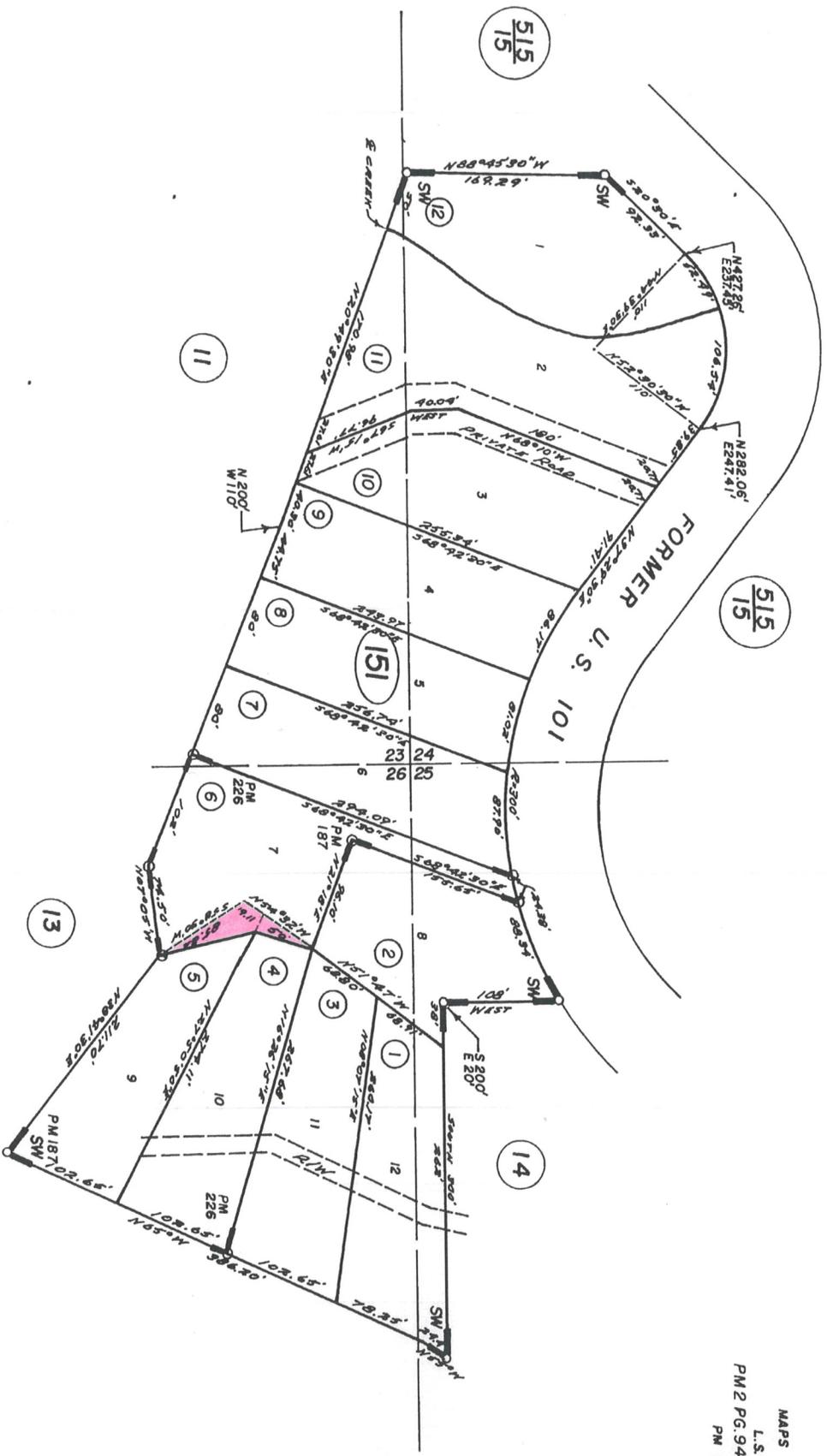
SEA WOODS SUBDIVISION  
TRACT NO. 77

42-15

1"=100'



MAPS 15 P 123  
L.S. 22 P 61  
PM 2 PG. 94 = PM 187  
PM 2 P 134 = PM 226



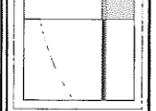
NOTE - Assessor's Block Numbers Shown in Ellipses  
Assessor's Parcel Numbers Shown in Circles

Assessor's Maps Bk. 42 - Pg. 15  
County of Humboldt, Calif.



REVISIONS:


**JULIAN BERG DESIGNS**  
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 julianbergdesigns.com



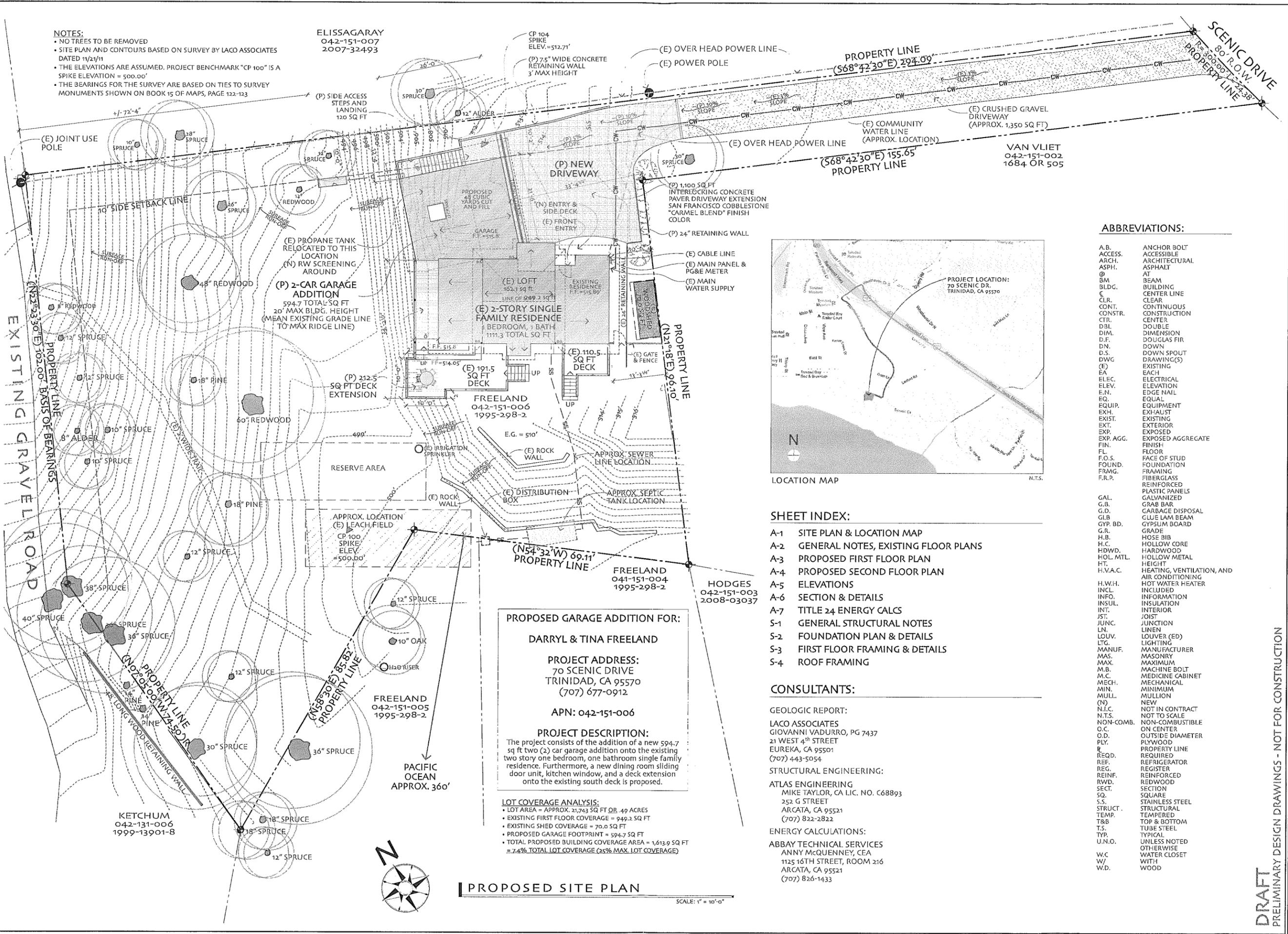
PROJECT TITLE: **FREELAND REMODEL & ADDITION**  
 DARRYL & TINA FREELAND • 70 SCENIC DRIVE • TRINIDAD, CA 95570 • TEL: (707) 677-0912  
 SHEET TITLE: **SITE PLAN, LOCATION MAP & INDEX**  
 ASSESSOR'S PARCEL NUMBER: 042-151-006

PROJECT NO.: DTFR - 1206  
 DRAWN BY: JAB  
 DATE: 8/24/2012  
 SHEET # : **A-1**

**NOTES:**  
 • NO TREES TO BE REMOVED  
 • SITE PLAN AND CONTOURS BASED ON SURVEY BY LACO ASSOCIATES DATED 11/21/11  
 • THE ELEVATIONS ARE ASSUMED. PROJECT BENCHMARK "CP 100" IS A SPIKE ELEVATION = 500.00'  
 • THE BEARINGS FOR THE SURVEY ARE BASED ON TIES TO SURVEY MONUMENTS SHOWN ON BOOK 15 OF MAPS, PAGE 122-123

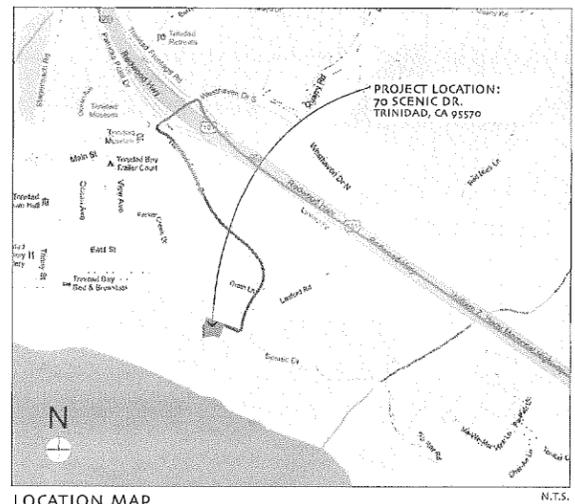
**ELISSAGARAY**  
 042-151-007  
 2007-32493

**VAN VLIET**  
 042-151-002  
 1684 OR 505



**ABBREVIATIONS:**

A.B.	ANCHOR BOLT
ACCESS.	ACCESSIBLE
ARCH.	ARCHITECTURAL
ASPH.	ASPHALT
@	AT
BM	BEAM
BLDG.	BUILDING
CL.	CENTER LINE
CLR.	CLEAR
CONT.	CONTINUOUS
CONSTR.	CONSTRUCTION
CTR.	CENTER
DBL	DOUBLE
DIM.	DIMENSION
D.F.	DOUGLAS FIR
DN.	DOWN
D.S.	DOWN SPOUT
DWG	DRAWING(S)
(E)	EXISTING
EA	EACH
ELEC.	ELECTRICAL
ELEV.	ELEVATION
E.N.	EDGE NAIL
EQ.	EQUAL
EQUIP.	EQUIPMENT
EXH.	EXHAUST
EXIST.	EXISTING
EXT.	EXTERIOR
EXP.	EXPOSED
EXP. AGG.	EXPOSED AGGREGATE
FIN.	FINISH
FL.	FLOOR
F.O.S.	FACE OF STUD
FOUND.	FOUNDATION
FRMG.	FRAMING
F.R.P.	FIBERGLASS REINFORCED PLASTIC PANELS
GAL.	GALVANIZED
G.B.	GRAB BAR
G.D.	CARBAGE DISPOSAL
GLB	GLUE LAM BEAM
GYP. BD.	GYP. BOARD
G.R.	GRADE
H.B.	HOSE BIB
H.C.	HOLLOW CORE
H.D.W.D.	HARDWOOD
HOL. MTL.	HOLLOW METAL
HT.	HEIGHT
H.V.A.C.	HEATING, VENTILATION, AND AIR CONDITIONING
H.W.H.	HOT WATER HEATER
INCL.	INCLUDED
INFO.	INFORMATION
INSUL.	INSULATION
INT.	INTERIOR
JOIST	JOIST
JUNC.	JUNCTION
LN.	LINEN
LOUV.	LOUVER (ED)
LTC.	LIGHTING
MANUF.	MANUFACTURER
MAS.	MASONRY
MAX.	MAXIMUM
M.B.	MACHINE BOLT
M.C.	MEDICINE CABINET
MECH.	MECHANICAL
MIN.	MINIMUM
MULL.	MULLION
(N)	NEW
N.I.C.	NOT IN CONTRACT
NOT TO SCALE	NOT TO SCALE
NON-COMB.	NON-COMBUSTIBLE
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
PLY.	PLYWOOD
PL.	PROPERTY LINE
REQD.	REQUIRED
REF.	REFRIGERATOR
REG.	REGISTER
REINF.	REINFORCED
RWD.	REDWOOD
SECT.	SECTION
SQ.	SQUARE
S.S.	STAINLESS STEEL
STRUCT.	STRUCTURAL
TEMP.	TEMPERED
T&B	TOP & BOTTOM
T.S.	TUBE STEEL
TYP.	TYPICAL
U.N.O.	UNLESS NOTED OTHERWISE
W.C.	WATER CLOSET
W/	WITH
W.D.	WOOD



**SHEET INDEX:**

- A-1 SITE PLAN & LOCATION MAP
- A-2 GENERAL NOTES, EXISTING FLOOR PLANS
- A-3 PROPOSED FIRST FLOOR PLAN
- A-4 PROPOSED SECOND FLOOR PLAN
- A-5 ELEVATIONS
- A-6 SECTION & DETAILS
- A-7 TITLE 24 ENERGY CALCS
- S-1 GENERAL STRUCTURAL NOTES
- S-2 FOUNDATION PLAN & DETAILS
- S-3 FIRST FLOOR FRAMING & DETAILS
- S-4 ROOF FRAMING

**CONSULTANTS:**

**GEOLOGIC REPORT:**  
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 EUREKA, CA 95501  
 (707) 443-5054

**STRUCTURAL ENGINEERING:**  
 ATLAS ENGINEERING  
 MIKE TAYLOR, CA LIC. NO. C68893  
 252 G STREET  
 ARCATA, CA 95521  
 (707) 822-2822

**ENERGY CALCULATIONS:**  
 ABBAY TECHNICAL SERVICES  
 ANNY McQUENNEY, CEA  
 1125 16TH STREET, ROOM 216  
 ARCATA, CA 95521  
 (707) 826-1433

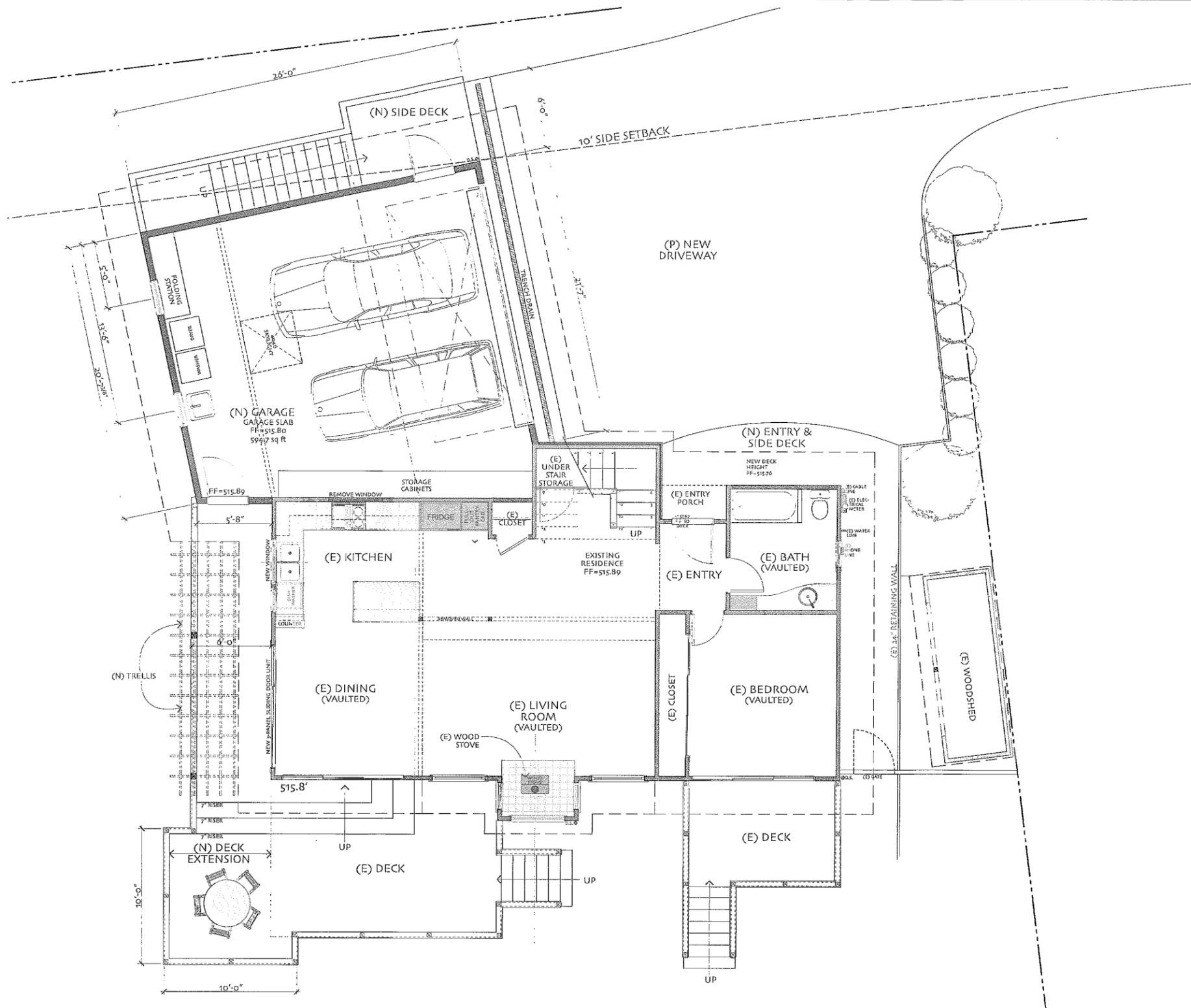
**PROPOSED SITE PLAN**  
 SCALE: 1" = 10'-0"

DRAFT PRELIMINARY DESIGN DRAWINGS - NOT FOR CONSTRUCTION

**GENERAL NOTES**

ALL WORK SHALL COMPLY WITH THE 2010 EDITION OF THE CALIFORNIA BUILDING CODE (C.B.C.), AND THE MOST CURRENT VERSIONS OF THE CALIFORNIA MECHANICAL CODE (C.M.C.), CALIFORNIA PLUMBING CODE (C.P.C.), CALIFORNIA ELECTRICAL CODE (C.E.C.), CALIFORNIA FIRE CODE (C.F.C.), CALIFORNIA ENERGY CODE, & TRINIDAD CITY CODES.

- WHERE EAVE OR CORNICE VENTS ARE INSTALLED, A MINIMUM OF 1" AIRSPACE SHALL BE PROVIDED BETWEEN INSULATION AND ROOF SHEATHING
- ALL GAS APPLIANCES SHALL BE ELEVATED 18" ABOVE IGNITION SOURCE AS PER CURRENT BUILDING CODE
- PROVIDE SEISMIC ANCHORAGE FOR WATER HEATER PER CURRENT BUILDING CODE
- UNDERGROUND FERROUS GAS PIPING SHALL BE ELECTRICALLY ISOLATED FROM THE REST OF THE SYSTEM WITH APPROVED ISOLATION FITTINGS INSTALLED A MINIMUM 6" ABOVE GRADE
- CLASS "B" MINIMUM FIRE RETARDANT ROOFING MATERIAL REQUIRED
- PRESSURE ABSORBING DEVICES (AIR CHAMBERS OR APPROVED MECHANICAL DEVICES) TO BE USED ON ALL BUILDING WATER SUPPLIES W/ QUICK ACTING VALVES
- ALL EXTERIOR WATER PIPES SHALL BE INSULATED
- FROST FREE HOSE BIBS TO BE USED AT EXTERIOR
- PROVIDE MIXING VALVE LIMITING WATER TEMP. TO 120 DEGREES F. AT SHOWER
- USE 1.6 GAL. FLUSH MAX. WATER CLOSET
- ALL WATER PIPES INSTALLED IN UNCONDITIONED SPACES TO BE INSULATED W/ R4 MINIMUM
- SEE SHEET ME-1 FOR ELECTRICAL NOTES
- ALL RAILING SHALL BE CONSTRUCTED PER CURRENT BUILDING CODE
- SAFETY GLAZING SHALL BE APPLIED TO ALL DOORS AND WINDOWS WITHIN EIGHTEEN INCHES OF THE FLOOR
- THE INTENT OF THESE DRAWINGS IS TO SHOW ALL NECESSARY ITEMS TO COMPLETE THIS STRUCTURE. TYPICAL DETAILS AND NOTES WITHIN THESE DRAWINGS APPLY TO SIMILAR CONDITIONS UNLESS NOTED OTHERWISE. ALL WORK AND CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE BUILDING CODES, REGULATIONS AND SAFETY REQUIREMENTS FOR ITEMS, METHODS AND/OR MATERIALS NOT SHOWN. THE MINIMUM REQUIREMENTS OF THE MOST CURRENT BUILDING, MECHANICAL, PLUMBING, ELECTRICAL AND FIRE CODES SHALL BE MET.
- THE DESIGNER IS NOT RESPONSIBLE FOR FABRICATION, ERECTION AND/OR JOB SAFETY. THE CONTRACTOR SHALL COMPLY WITH ALL SAFETY REGULATIONS.
- THE CONTRACTOR SHALL HOLD HARMLESS, INDEMNIFY AND DEFEND THE OWNER/DESIGNER/ENGINEER, HIS CONSULTANTS AND EACH OF THEIR OFFICERS AND EMPLOYEES FROM ALL LIABILITY CLAIMS, LOSSES OR DAMAGES ARISING OR SAID TO ARISE FROM THE PERFORMANCE OF WORK DESCRIBED HEREIN.
- WHILE EVERY ATTEMPT HAS BEEN MADE TO AVOID MISTAKES IN THE PREPARATION OF THESE PLANS, THE MAKER CANNOT GUARANTEE AGAINST HUMAN ERROR. THEREFORE, THE DIMENSIONS AND SPECIFICATIONS OF THESE PLANS SHALL BE VERIFIED BY THE OWNER/CONTRACTOR PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AND ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER.
- INSPECTION BY DESIGNER MAY NOT CATCH ALL ERROR IN CONSTRUCTION, IT IS THEREFORE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE CONSTRUCTION COMPIES WITH ALL CODES
- ALL WORK, UNLESS NOTED OTHERWISE, SHALL COMPLY WITH THE MOST CURRENT BUILDING CODE
- THESE PLANS HAVE BEEN DRAWN TO COMPLY WITH THE CLIENTS' SPECIFICATIONS AND ANY CHANGES MADE TO THEM AFTER POINTS ARE MADE SHALL BE DONE AT THE CLIENTS' EXPENSE.
- ALL WORK SHALL BE THE BEST OF THEIR RESPECTIVE TYPES AND CONTRACTORS SHALL BE RESPONSIBLE FOR OBSERVANCE OF ALL STATE, COUNTY, AND LOCAL BUILDING CODES.
- FIRE, VANDALISM AND THEFT INSURANCE SHALL BE PROVIDED BY OWNER. PUBLIC LIABILITY AND WORKMEN'S COMPENSATION INSURANCE SHALL BE PROVIDED BY CONTRACTOR.
- THE JOB SHALL BE LEFT BROOM CLEAN, WITH WINDOWS AND FIXTURES WASHED AND ALL DEBRIS REMOVED BY CONTRACTOR.
- THE CONTRACTOR SHALL GIVE THE DESIGNER 48 HOURS NOTICE MINIMUM WHEN SITE OBSERVATIONS ARE NECESSARY.
- WHEN DISCREPANCIES ARISE BETWEEN ENGINEERING SPECIFICATIONS AND ARCHITECTURAL SPECIFICATIONS, CONTACT ENGINEER AND DESIGNER FOR CORRECT SPECIFICATION.
- FIRE DEPARTMENT ACCESS MUST BE PROVIDED AND MAINTAINED SERVICEABLE PRIOR TO AND DURING CONSTRUCTION.
- FIRESTOPPING AND DRAFT STOPS PER SECTIONS SHALL BE PROVIDED AS PER SECTIONS IN CURRENT BUILDING CODE.
- ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTERENCE PF RAIN AND SNOW. THE NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/50 OF THE SPACE VENTILATED.
- GUARDRAILS SHALL BE A MINIMUM OF 42" ABOVE FINISH FLOOR OR WALKWAY AREA. HANDRAILS SHALL BE A MINIMUM OF 34" ABOVE NOSING OF TREADS AND NOT HIGHER THAN 38".
- GLAZING IN AND ADJACENT TO DOORS WHERE THE NEAREST EDGE OF THE GLAZING IS WITHIN 24" ARCH OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND THE BOTTOM EXPOSED EDGE OF THE GLASS IS LESS THAN 60" ABOVE THE FLOOR OR WALKING SURFACE IS REQUIRED TO BE SAFETY GLAZING.
- ALL SUBSIDING SHALL BE 1/2" CDX PLYWOOD UNLESS OTHERWISE SPECIFIED.
- ALL WOOD MEMBERS IN DIRECT CONTACT WITH CONCRETE TO BE PRESURE TREATED D.F.
- CONCRETE MIX TO BE MIN. PSI STRENGTH SPECIFIED BY ENGINEER.
- IN EXTERIOR WALLS AND BEARING PARTITIONS ANY WOOD STUD MAY BE CUT OR NOTCHED TO A DEPTH NOT TO EXCEED 25% OF ITS WIDTH. CUTTING, NOTCHING OF STUDS IN NON-BEARING WALL CAN NOT EXCEED 40% OF STUD WIDTH.
- A BORED HOLE CAN NOT EXCEED 40% OF THE STUD WIDTH. BORED HOLES NOT GREATER THAN 60% ON NON BEARING WALLS.
- INSTALL ALL SIMPSON BRACKETS/CONNECTORS AS PER MANUFACTURES SPECIFICATIONS.
- PROVIDE APPROVED NON-REMOVABLE BACKFLOW PREVENTION DEVICES ON HOSE BIBS.
- VERIFY ALL DIMENSIONS IN FIELD



**PROPOSED MAIN LEVEL FLOOR PLAN**  
594.7 sq ft GARAGE  
SCALE: 1/4" = 1'-0"

**WALL LEGEND**

(E) 2x4 WALL (STUDS 16" O.C.)
(N) 2x4 WALL (STUDS 16" O.C.) - INSULATED
(N) 2x6 WALL (STUDS 16" O.C.) - R-31 INSULATION TYP.
(N) CONCRETE WALL

**REVISIONS:**


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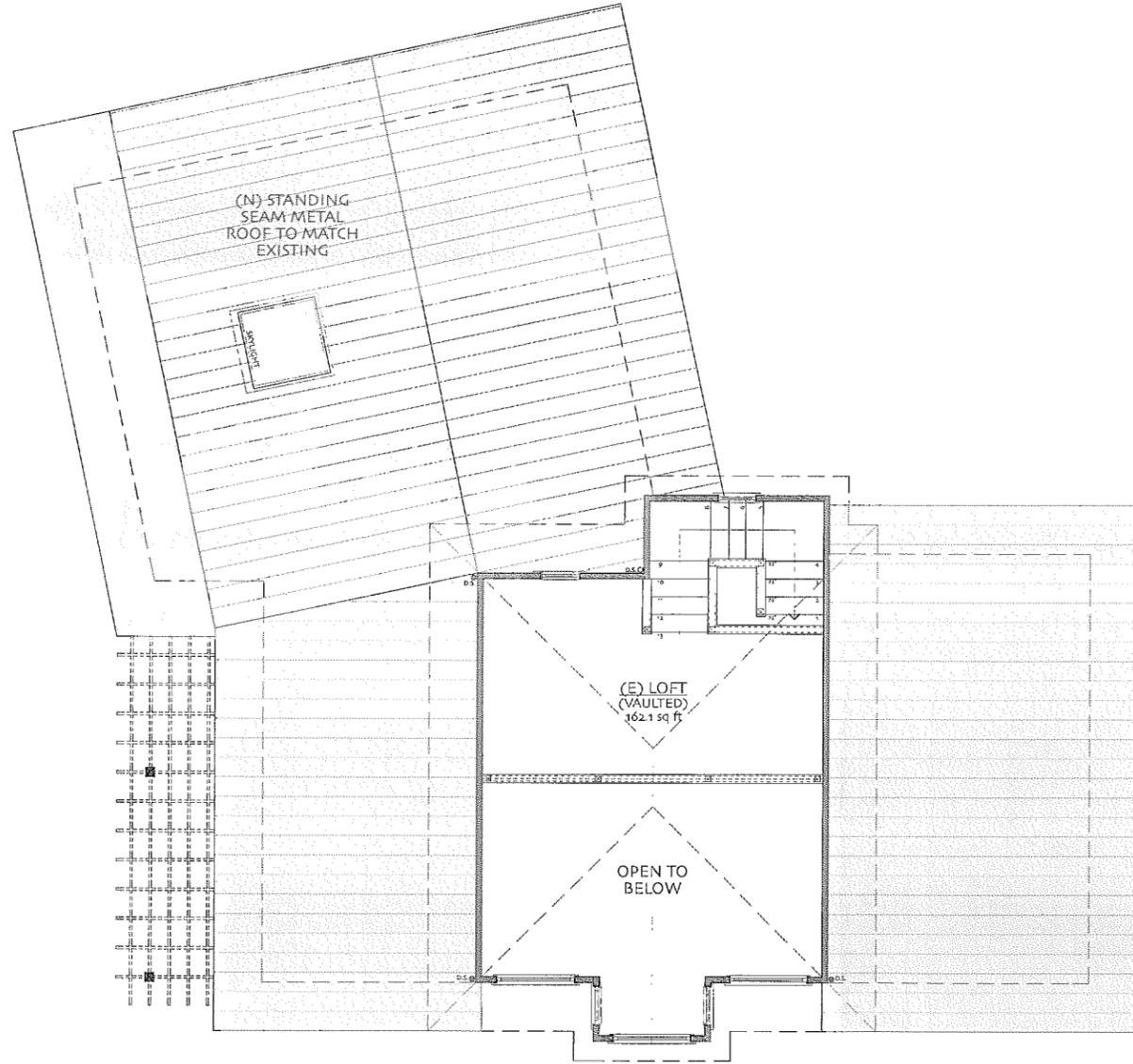
PROJECT TITLE: **FREELAND REMODEL & ADDITION**  
DARRYL & TINA FREELAND • 70 SCENIC DRIVE • TRINIDAD, CA 95570 • TEL: (707) 677-0972  
SHEET TITLE: **PROPOSED FIRST FLOOR PLAN**  
ASSESSOR'S PARCEL NUMBER: 042-151-006

PROJECT NO.: DTFR - 1206  
DRAWN BY: JAB  
DATE: 8/24/2012

SHEET # : **A-3**

**DRAFT**  
PRELIMINARY DESIGN DRAWINGS - NOT FOR CONSTRUCTION





**PROPOSED SECOND FLOOR PLAN**

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

**DRAFT**  
PRELIMINARY DESIGN DRAWINGS - NOT FOR CONSTRUCTION

PROJECT NO.:  
DTFR - 1206  
DRAWN BY:  
JAB  
DATE:  
8/24/2012

SHEET # :

**A-4**

PROJECT TITLE: **FREELAND REMODEL & ADDITION**  
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SHEET TITLE: **PROPOSED SECOND FLOOR PLAN**  
ASSESSOR'S PARCEL NUMBER : 042-151-006

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